

E. 48TH AVENUE
(AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN

LOCATED IN SECTIONS 16 AND 21 TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

SIGNATURE BLOCKS:

SITE PLAN; E. 48TH AVENUE (AEROTROPOLIS TO MONAGHAN) INFRASTRUCTURE SITE PLAN
LEGAL DESCRIPTION: SEE SHEET 2.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON ARRIVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATIONS OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, Aurora Tech Center Development LLC HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ AD, _____

BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF, Monaghan Properties LLC HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____

(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ AD, _____

BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

Lumen QWEST Corporation C/O
IN WITNESS THEREOF, PROP Tax - Bwembya Chikolwa HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____

(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ AD, _____

BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

LOCATION MAP



SITE BENCHMARK:

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE E. E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN (FOUND 3" BRASS CAP IN MONUMENT BOX STAMPED, "CITY OF AURORA IS 16848 - 1993") AND THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN (FOUND 2-1/2" ALUMINUM CAP IN MONUMENT BOX STAMPED, "LS 25961 - 2001"), BEARING NORTH 89°51'48" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

SITE PLAN DATA BLOCK:

PROPOSED SIDEWALK AREA: 130,776 +/- SQ FT (3.00 +/- ACRES) OR 22.9%
PROPOSED ROADWAY AREA: 343,609 +/- SQ FT (7.89 +/- ACRES) OR 60.2%
PROPOSED LANDSCAPE AREA: 96,880 +/- SQ FT (2.22 +/- ACRES) OR 17.0%
PRESENT ZONING CLASSIFICATION: AIRPORT DISTRICT (AD)
OVERALL ISP AREA: 571,265 +/- SQ FT (13.11 +/- ACRES)

PROPERTY OWNERS:

AURORA TECH CENTER DEVELOPMENT LLC
250 Pilot Road, Suite 150
Las Vegas, NV 89119-3543
LUMEN QWEST CORPORATION
C/O PROP TAX - BWEMBYA CHIKOLWA
1025 Eldorado Boulevard
Broomfield, CO 80021-8254
MONAGHAN PROPERTIES LLC
1892 Big Bear Drive
Sedalia, CO 80135-4411

LEGAL DESCRIPTION

48TH AVENUE
FILING NO. 2
SEE SHEET 2

PROJECT OWNER/OPERATOR

AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
MATT HOPPER
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
PH: 303-779-5710
matt@summit-strategies.net

ENGINEER CONTACT(S):

AECOM
DAVID CENTER, PE, CFM
7595 East Technology Way, Suite 200
Denver, CO 80237
PH: 303-376-2919
Dave.Center@aecom.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been finalized and is for general review and information and comment only.

UTILITY DESIGN:

AECOM
SCOTT COLE, PE
7595 East Technology Way, Suite 200
Denver, CO 80237
PH: 303-376-8887
scott.r.cole@aecom.com

LANDSCAPE DESIGN:

AECOM
JEFF MCKELVEY, PLA, ASLA, ENV SP
7595 East Technology Way, Suite 200
Denver, CO 80237
PH: 303-376-3617
Jeff.McKelvey@aecom.com

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES & DEDICATION
3	ROADWAY TYPICALS
4	OVERALL SITE SHEET
5-9	ROADWAY SITE SHEETS
10	LANDSCAPE NOTES AND TABLES
11	LANDSCAPE SCHEDULES
12-13	LANDSCAPE PLAN
14	HYDROZONE PLAN
15	LANDSCAPE DETAILS

ADJUSTMENTS

DUE TO EXISTING 250 FT XCEL EASEMENT (BK 3867, PG 737) RELATED TO OVERHEAD ELECTRICAL TRANSMISSION LINES, STREET TREES ARE NOT PERMITTED ON THE WESTBOUND FRONTAGE (NORTH SIDE) OF THIS SECTION OF 48TH AVE. SHRUB EQUIVALENTS HAVE BEEN PROVIDED, SEE LANDSCAPE PLANS.

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING AND ZONING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ DATE: _____
DATABASE APPROVAL DATE: _____ DATE: _____

CITY OF AURORA STANDARDS

STANDARD PLAN NO.	DESCRIPTION	STANDARD PLAN NO.	DESCRIPTION
S1.19	ROADWAY EDGE DRAIN	S7.4	CURB, GUTTER AND WALK CURB CUTS
S2.1	14' & 26' RAISED MEDIAN TURNING LANE & TRANSITION	S9.6	CURB RAMPS
S7.1	CURB AND GUTTER	S9.12	TYPE 4 CURB RAMP W/ CROSSWALK MARKINGS
S7.2	STANDARD MEDIAN CURBS	S12.1	24" TYPE "R" INLET RING & COVER
S7.3	SIDEWALK CONSTRUCTION JOINTS	402	STORM SEWER DETAIL WATER OR SEWER CROSSING

AMENDMENTS:

DRAWN BY: _____ JOB DATE: _____
APPROVED: _____ JOB NUMBER: _____
CAD DATE: 5/16/2024
CAD FILE: 48thPH2_GEN_CoverSht.dgn
BAR IS ONE INCH ON OFFICIAL DRAWINGS.
IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

AECOM

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



DESIGN BY: MJD
SCALE: N/A
DRAWN BY: DCB
DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
COVER SHEET

SHEET NO.

1

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SITE PLAN NOTES:

1.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2.

ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3.

RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5.

FOR LANDSCAPING REQUIREMENTS, SEE LANDSCAPING NOTES AND TABLES ON SHEET 10.
6.

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7.

THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8.

NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9.

ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10.

ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11.

ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
12.

ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
13.

IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
14.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREETLIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
15.

PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
16.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17.

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
18.

THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE AND SHALL PROVIDE TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY, AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED CODE AND CITY ORDINANCES.
19.

PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

PHASING NOTES:

1.

THE CONSTRUCTION OF 48TH AVE WILL BE COORDINATED AND CONSTRUCTED AT A SIMILAR TIME FRAME AS AEROTROPOLIS PARKWAY (32ND TO 48TH AVE) (DA-2062-43) AND MONAGHAN ROAD (26TH TO 48TH AVE) (DA-2342-00). TRAFFIC OPERATIONS WILL BE CONNECTED WITH AEROTROPOLIS PARKWAY AND MONAGHAN ROAD. ADDITIONALLY, THE WATERLINE MAIN WILL BE BUILT AND TIED INTO THE AEROTROPOLIS PARKWAY AND MONAGHAN WATERLINE MAINS. UNTIL THE WATERLINE MAIN CAN BE CONNECTED TO THE AEROTROPOLIS PARKWAY AND MONAGHAN WATERLINE MAINS A TEMPORARY BLOWOFF SHALL BE PLACED AT THE END OF THE LINE. THE SANITARY SEWER MAIN WILL BE BUILT AND TIE INTO THE AEROTROPOLIS PARKWAY SANITARY SEWER MAIN.
2.

THIS SITE RELIES ON OFFSITE PONDS AND/OR CONVEYANCE INFRASTRUCTURE (I.E. POND BE-1T). NO IMPERVIOUS AREA MAY BE CONSTRUCTED WITHIN THIS SITE UNTIL THE NEEDED OFFSITE PONDS ARE FULLY CONSTRUCTED AND FUNCTIONAL AND THERE IS INITIAL ACCEPTANCE FOR ANY NEEDED OFF-SITE CONVEYANCE INFRASTRUCTURE. NO CO/CTO WILL BE ISSUED FOR THIS SITE UNTIL THERE IS AN APPROVED POND CERTIFICATE FOR ANY REQUIRED OFFSITE POND.
3.

THE PROPOSED GRADING ADJACENT TO THE NORTH SIDE OF 48TH AVENUE WILL TIE INTO EXISTING GROUND. PROPOSED GRADING ALONG THE SOUTH SIDE OF 48TH AVENUE WILL TIE INTO THE AEROTROPOLIS LOGISTICS CENTER (ALC) PROPERTY OVERLOT GRADING, SHOWN ON THE ROADWAY SITE SHEETS. NORTHSOUTH COLLECTOR ROAD COMING FROM THE ATEC PROPERTY WILL BE BUILT AT A FUTURE DATE AND TIE INTO THE CONSTRUCTED 48TH AVENUE. MINIMAL GRADING ADJUSTMENTS WILL BE REQUIRED TO MAKE THE ROAD CONNECTION.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF THREE PARCELS OF LAND BEING A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022000045700 (PARCELS A, B, AND C), A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022000045699 (PARCEL 1), AND A PORTION OF BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2021000133534, ALL RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTIONS 16 AND 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°51'48" WEST, A DISTANCE OF 2,649.04 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16 SOUTH 89°51'48" WEST, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°51'48" WEST, A DISTANCE OF 1,444.19 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021000133534, ADAMS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE NORTH 15°08'11" WEST, A DISTANCE OF 60.05 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 89°51'48" EAST, A DISTANCE OF 1,459.68 FEET THE WEST RIGHT-OF-WAY LINE FOR E. 48TH AVE. (70' PUBLIC R.O.W.) AS SHOWN ON THE U.S. WEST - MONAGHAN SUBDIVISION RECORDED AT RECEPTION NO. B1027228, ADAMS COUNTY RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'37" EAST, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.933 ACRES (84,217 SQUARE FEET), MORE OR LESS.

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°51'48" WEST, A DISTANCE OF 2,649.04 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16 SOUTH 89°51'48" WEST, A DISTANCE OF 103.77 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE SOUTH 00°08'12" EAST, A DISTANCE OF 58.00 FEET;

THENCE SOUTH 89°51'48" WEST, A DISTANCE OF 1,758.89 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021000133534, ADAMS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE NORTH 15°08'11" WEST, A DISTANCE OF 60.04 FEET TO SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16;

THENCE ALONG SAID SOUTH LINE NORTH 89°51'48" EAST, A DISTANCE OF 1,774.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.352 ACRES (102,460 SQUARE FEET), MORE OR LESS.

PARCEL C

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 89°51'48" EAST, A DISTANCE OF 2,649.04 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16 NORTH 89°51'48" EAST, A DISTANCE OF 708.73 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2022000045700 (PARCEL A) AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE NORTH 15°08'11" WEST, A DISTANCE OF 60.05 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 89°51'48" EAST, A DISTANCE OF 62.12 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2022000045700 (PARCEL B), ADAMS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 15°08'11" EAST, A DISTANCE OF 60.05 FEET TO SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16;

THENCE CONTINUING SOUTH 15°08'11" EAST AND ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021000133534, ADAMS COUNTY RECORDS, A DISTANCE OF 60.04 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 89°51'48" WEST, A DISTANCE OF 62.12 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021000133534, ADAMS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY LINE NORTH 15°08'11" WEST, A DISTANCE OF 60.04 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.165 ACRES (7,206 SQUARE FEET), MORE OR LESS.

DEDICATION CONTINUED:

PARCEL D

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16,

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16 NORTH 89°51'48" EAST, A DISTANCE OF 708.73 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021000133534, ADAMS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 15°08'11" EAST, A DISTANCE OF 60.04 FEET;

THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°51'48" WEST, A DISTANCE OF 724.22 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 21;

THENCE CONTINUING SOUTH 89°51'48" WEST, A DISTANCE OF 45.24 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°44'22", A DISTANCE OF 72.51 FEET (A CHORD BEARING SOUTH 77°59'37" WEST, A DISTANCE OF 71.99 FEET);

THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 42°31'16", A DISTANCE OF 33.40 FEET (A CHORD BEARING SOUTH 44°51'48" WEST, A DISTANCE OF 32.63 FEET);

THENCE SOUTH 89°51'48" WEST, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 59.81 FEET;

THENCE SOUTH 00°08'12" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 89°51'48" WEST, A DISTANCE OF 71.81 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 42°31'16", A DISTANCE OF 33.40 FEET (A CHORD BEARING NORTH 45°08'12" WEST, A DISTANCE OF 32.63 FEET);

THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°44'22", A DISTANCE OF 72.51 FEET (A CHORD BEARING NORTH 78°16'01" WEST, A DISTANCE OF 71.99 FEET);

THENCE SOUTH 89°51'48" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 245.22 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 65.11 FEET (A CHORD BEARING NORTH 84°23'51" WEST, A DISTANCE OF 65.00 FEET);

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 55.09 FEET (A CHORD BEARING NORTH 84°23'51" WEST, A DISTANCE OF 55.00 FEET);

THENCE SOUTH 89°51'48" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 613.25 FEET;

THENCE SOUTH 85°37'32" WEST, A DISTANCE OF 162.24 FEET;

THENCE SOUTH 88°35'25" WEST, A DISTANCE OF 270.57 FEET;

THENCE SOUTH 89°51'48" WEST, A DISTANCE OF 420.70 FEET;

THENCE NORTH 00°08'12" WEST, A DISTANCE OF 76.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16;

THENCE ALONG SAID SOUTH LINE NORTH 89°51'48" EAST, A DISTANCE OF 2,194.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.450 ACRES (193,859 SQUARE FEET), MORE OR LESS.

PARCEL E

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16,

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16 SOUTH 89°51'48" WEST, A DISTANCE OF 2,194.73 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 00°08'12" WEST, A DISTANCE OF 76.00 FEET;

THENCE NORTH 89°51'48" EAST, A DISTANCE OF 142.99 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 65.11 FEET (A CHORD BEARING SOUTH 84°23'51" EAST, A DISTANCE OF 65.00 FEET);

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 55.09 FEET (A CHORD BEARING SOUTH 84°23'51" EAST, A DISTANCE OF 55.00 FEET);

THENCE NORTH 89°51'48" EAST, A DISTANCE OF 158.18 FEET;

THENCE SOUTH 88°51'49" EAST, A DISTANCE OF 270.07 FEET;

THENCE NORTH 89°51'48" EAST, A DISTANCE OF 1,504.26 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16;

THENCE CONTINUING NORTH 89°51'48" EAST, A DISTANCE OF 693.09 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021000133534, ADAMS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 15°08'11" EAST, A DISTANCE OF 60.05 FEET TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16;

THENCE ALONG SAID SOUTH LINE SOUTH 89°51'48" WEST, A DISTANCE OF 708.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.989 ACRES (173,740 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 48TH AVE, FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

PRELIMINARY
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APPROVED: _____	JOB NUMBER: _____	
CAD DATE: 5/16/2024		
CAD FILE: 48thPH2_GEN_NotesSht.dgn		

NO	DATE	BY	REVISION	DESCRIPTION



7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

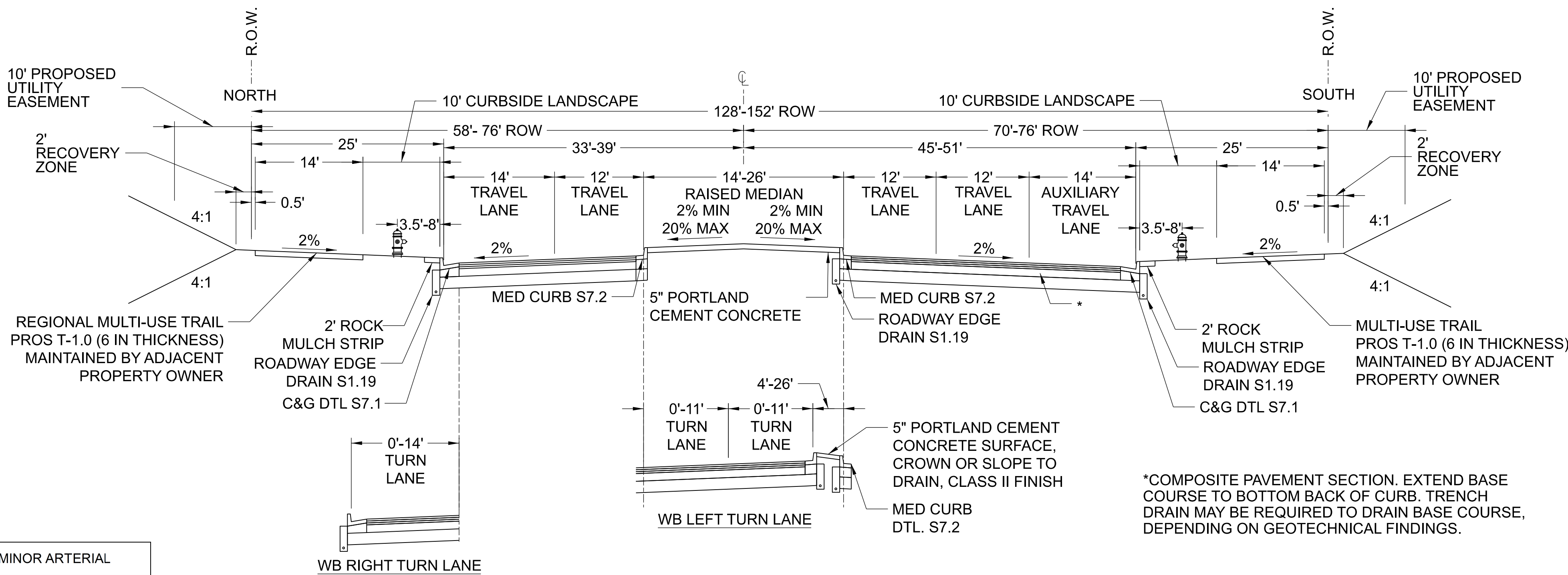


DESIGN BY: MJD	DRAWN BY: DCB
SCALE N/A	DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
GENERAL NOTES & DEDICATION

SHEET NO.
2

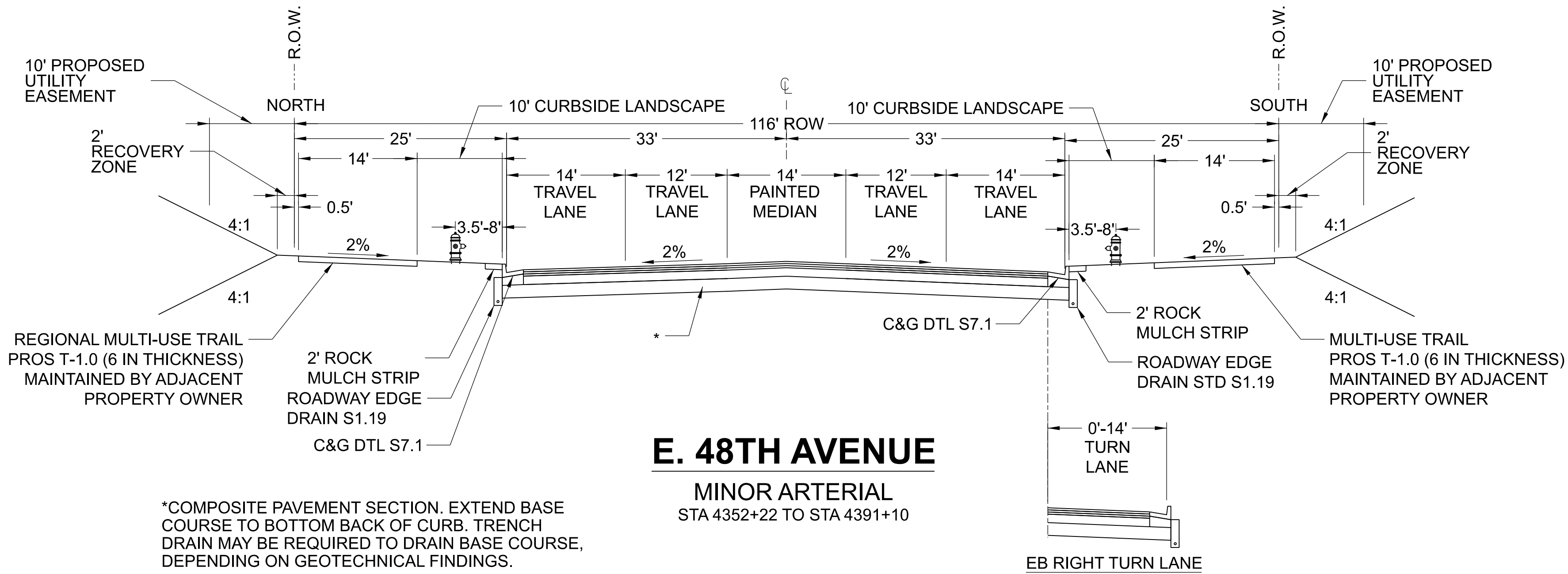
DanielBurke 9/4/2023 AM pwt\\aecom-ma-pw-bentley.com\\AECOM_USA_Colorado\\Documents\\0607502-ART1A_48th Avenue\\900-CAD_GIS\\900-CAD\\20B-SHEETS-PH2-CAD\\20B-SHEETS-PH2_GEN_Typicals.dgn



ROADWAY CLASSIFICATION	MINOR ARTERIAL
ADJACENT LAND USE CATEGORY	AIRPORT DISTRICT (AD)
NUMBER OF LANES	FOUR (4)
FLOWLINE TO FLOWLINE WIDTH	66' - 90'
BACK OF THE CURB TO BACK OF THE CURB WIDTH	67' - 91'
PEDESTRIAN ACTIVITY LEVEL	MEDIUM
PAVEMENT TYPE FOR LIGHTINGS CALCULATIONS	R3

E. 48TH AVENUE

MINOR ARTERIAL
STA 4343+70 TO STA 4352+22



E. 48TH AVENUE

MINOR ARTERIAL
STA 4352+22 TO STA 4391+10

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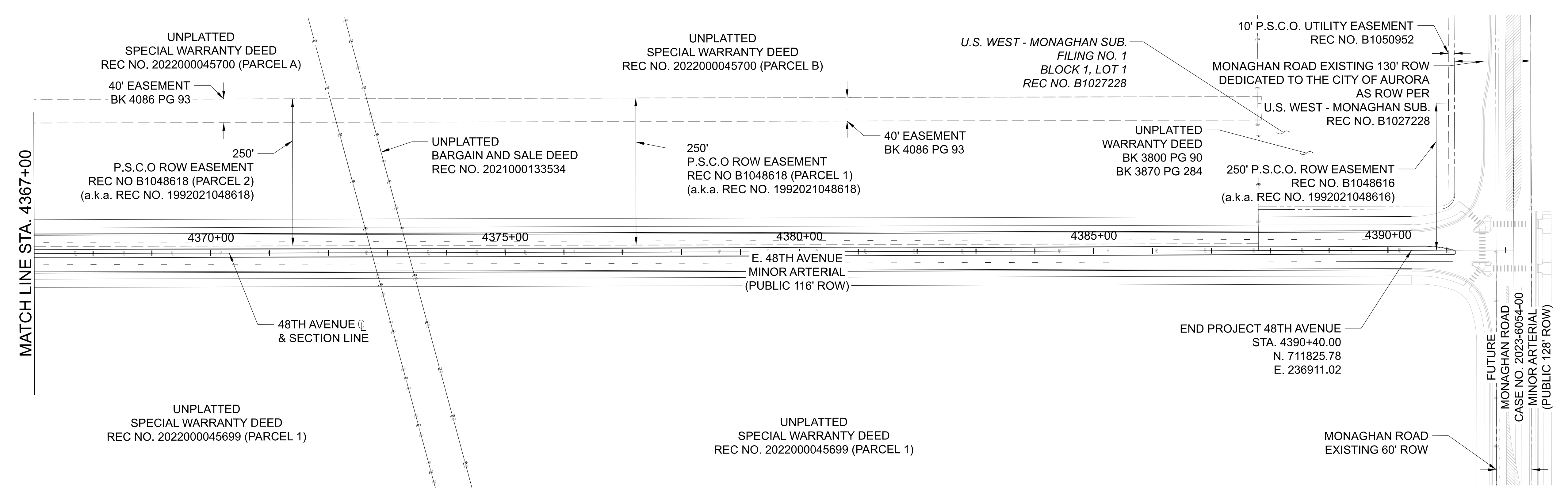
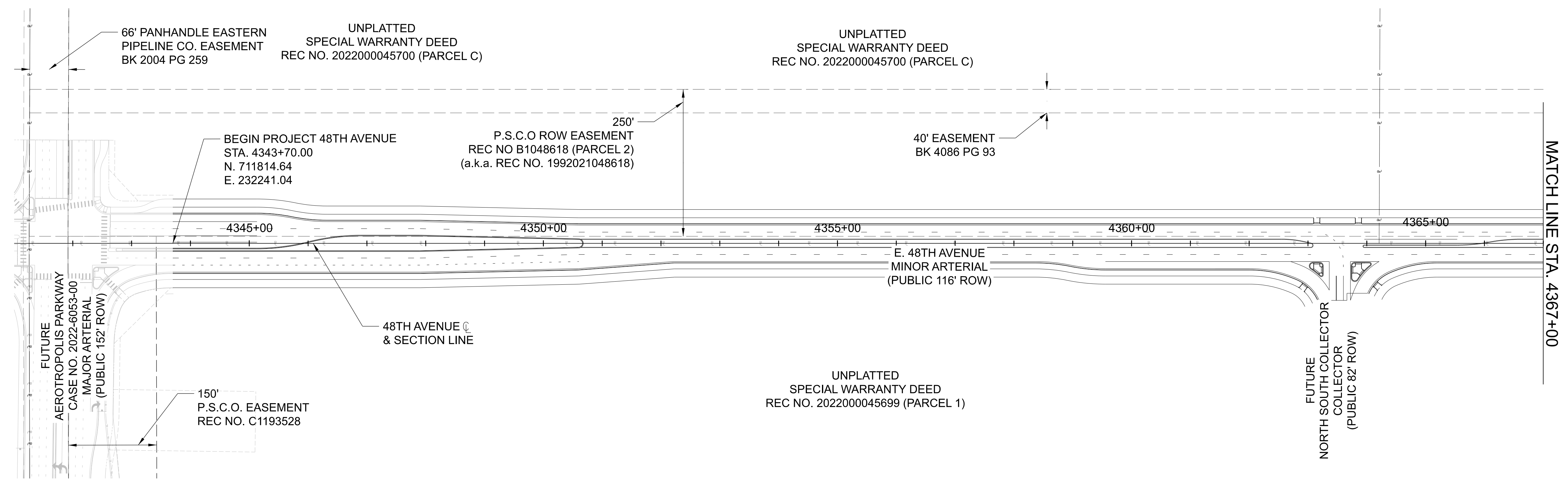
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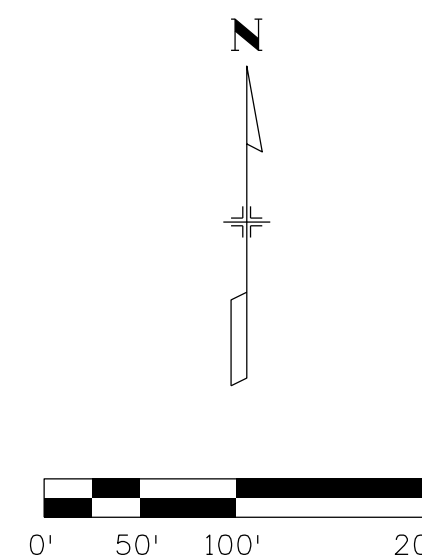
DESIGN BY: MJD	DRAWN BY: DCB
SCALE NTS	DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
ROADWAY TYPICALS

SHEET NO.
3



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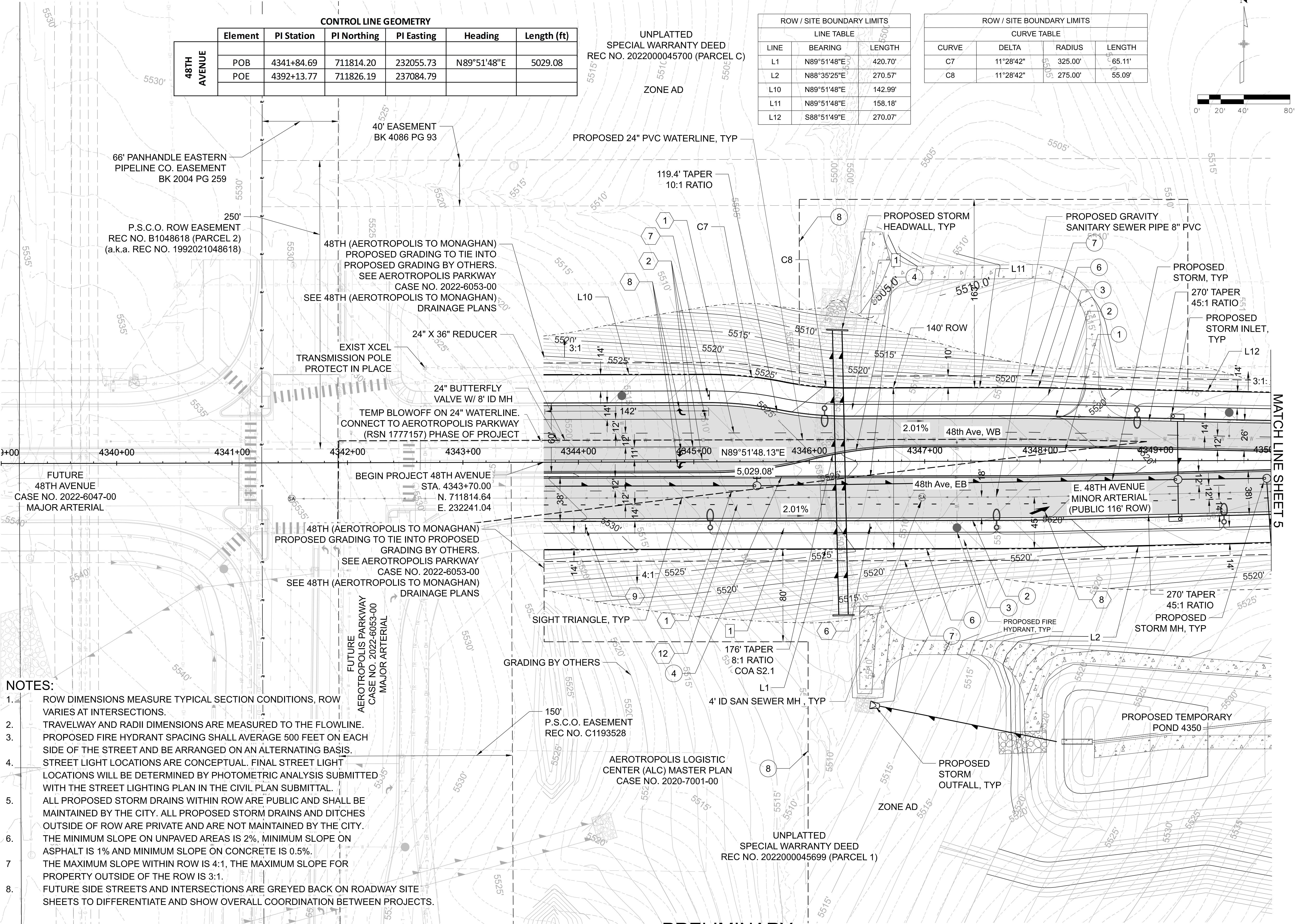
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SCALE: 1"=100'
DRAWN BY: AG
DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
OVERALL SITE SHEET

SHEET NO.
4

DanielBurke 9/4/24 1M pwa\locorm-np-pw.bentley.com\secom_usa_colorado\Documents\60675102-ARTA_48th_Avenue\900-CAD_05\910-CAD\20B-SHEETS-PH2\00B-General\48thPH2_GEN_OverallSite.dgn

DanielBurke 3/20/24 2:22 PM gwt:\aecom-mg-pw-bentley.com\AECOM_USA_Colorado\Documents\06075102-48TH 48th Avenue\900-CAD_GIS\900-CAD\20B-SHEETS-PH2\01B - Roadway\48thPH2_ROW_Plan40Sc_01.dgn



KEY MAP

SHEET LEGEND

- EXISTING TELEPHONE
- EXISTING PIPELINE
- EXISTING FIBEROPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED STORM
- PROPOSED SANITARY
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT
- TWO 2" TRAFFIC INTER-CONNECT CONDUIT

1 5" PORTLAND CEMENT CONCRETE
2 VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
3 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
4 STANDARD MEDIAN CURB COA DTL S7.2
5 CURB RAMP COA DTL S9.6
6 PROPOSED ROW/SITE BOUNDARY
7 PROPOSED UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
8 PROPOSED DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

1 CURBSIDE LANDSCAPE
2 PROPOSED ASPHALT
3 EXISTING XCEL TRANSMISSION POLE. PROTECT IN PLACE.
4 PROPOSED INLET
5 PROPOSED MANHOLE
6 PROPOSED STREET LIGHT; SL-4 W/ 30FT POLE
7 PROPOSED FIRE HYDRANT
8 PROPOSED SANITARY MANHOLE
9 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
10 8" WHITE CHANNELIZING LINE
11 4" DOUBLE YELLOW LANE LINE
12 10' X 2' CROSSWALK BARS
13 2' STOP BAR
14 SPEED LIMIT (45 MPH) SIGN 30" X 36" R2-1
15 RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7
16 PAVEMENT MARKING ARROW
17 LANE ENDS SIGN 36" X 36" W4-2
18 STREET NAME SIGN D3-1
19 KEEP RIGHT SIGN 24" X 30" R4-7
20 8" DOTTED EXTENSION LINE (3' SEGMENT - 9' GAP)
21 YIELD SIGN 36" X 36" X 36" R1-2
22 PEDESTRIAN SIGN 30" X 30" W11-15, 24" X 12" W16-7P
23 LANE CONTROL SIGN 30" X 30" R3-8 MOD (LEFT - RIGHT)

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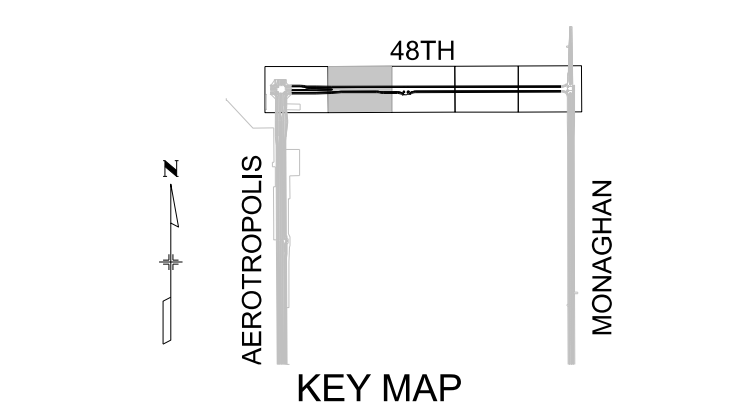
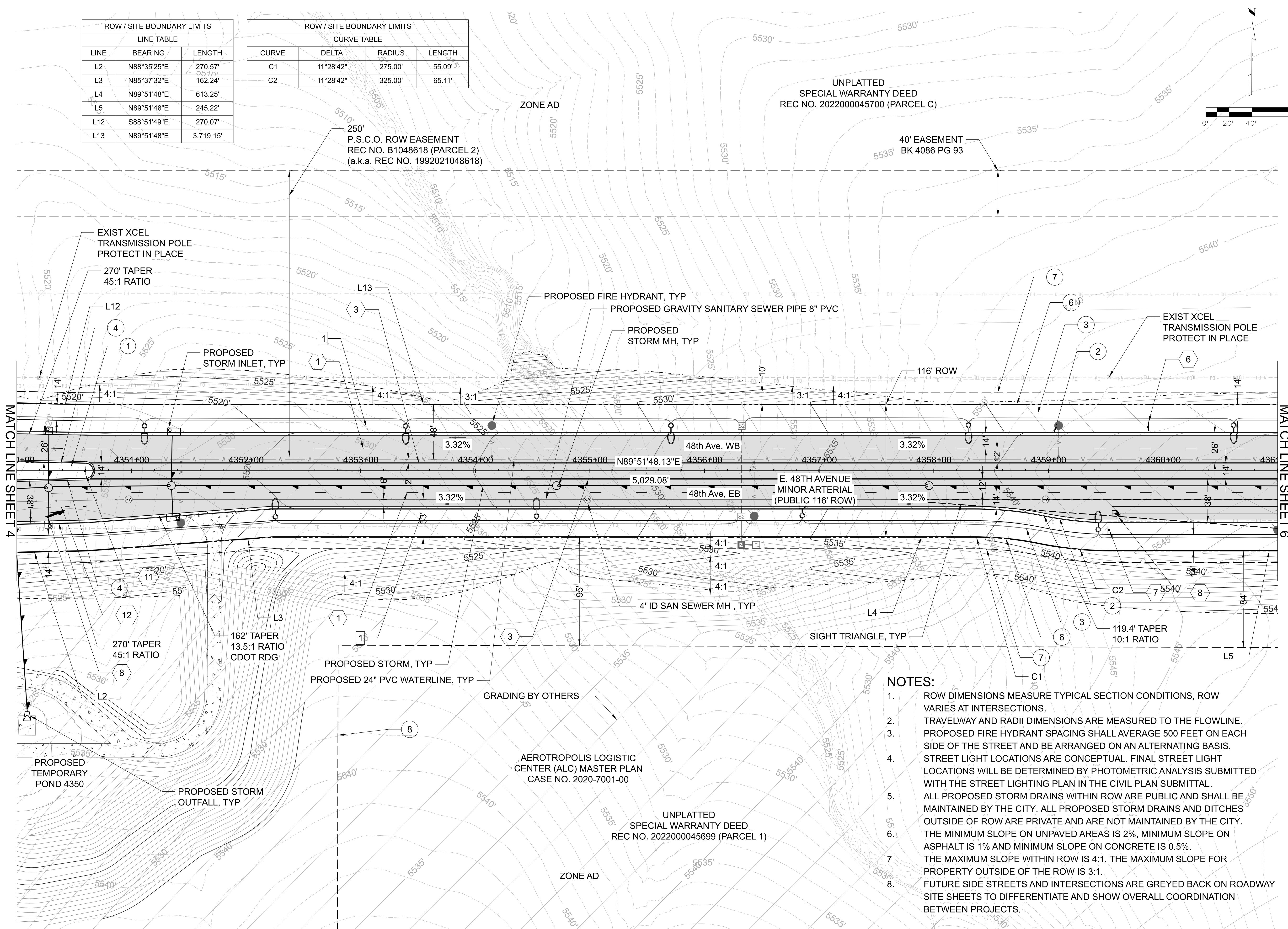
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SCALE: 1" = 40'
DRAWN BY: AKH
DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
5

ROW / SITE BOUNDARY LIMITS		
LINE TABLE		
LINE	BEARING	LENGTH
L2	N88°35'25"E	270.57'
L3	N85°37'32"E	162.24'
L4	N89°51'48"E	613.25'
L5	N89°51'48"E	245.22'
L12	S88°51'49"E	270.07'
L13	N89°51'48"E	3,719.15'

ROW / SITE BOUNDARY LIMITS			
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°28'42"	275.00'	55.09'
C2	11°28'42"	325.00'	65.11'



- SHEET LEGEND**
- EXISTING TELEPHONE
 - EXISTING PIPELINE
 - EXISTING FIBEROPTIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING ROW
 - EXISTING EASEMENT
 - PROPERTY LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM
 - PROPOSED SANITARY
 - TOP OF CUT
 - TOE OF FILL
 - PROPOSED ROW
 - PROPOSED UTILITY EASEMENT
 - TWO 2" TRAFFIC INTER-CONNECT CONDUIT

- 5" PORTLAND CEMENT CONCRETE
- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- STANDARD MEDIAN CURB COA DTL S7.2
- CURB RAMPs COA DTL S9.6
- PROPOSED ROW/SITE BOUNDARY
- PROPOSED UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- PROPOSED DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- CURBSIDE LANDSCAPE
- PROPOSED ASPHALT
- EXISTING XCEL TRANSMISSION POLE. PROTECT IN PLACE.
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED STREET LIGHT; SL-4 W/ 30FT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- 8" WHITE CHANNELIZING LINE
- 4" DOUBLE YELLOW LANE LINE
- 10' X 2' CROSSWALK BARS
- 2' STOP BAR
- SPEED LIMIT (45 MPH) SIGN 30" X 36" R2-1
- RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7
- PAVEMENT MARKING ARROW
- LANE ENDS SIGN 36" X 36" W4-2
- STREET NAME SIGN D3-1
- KEEP RIGHT SIGN 24" X 30" R4-7
- 8" DOTTED EXTENSION LINE (3' SEGMENT - 9' GAP)
- YIELD SIGN 36" X 36" X 36" R1-2
- PEDESTRIAN SIGN 30" X 30" W11-15, 24" X 12" W16-7P
- LANE CONTROL SIGN 30" X 30" R3-8 MOD (LEFT - RIGHT)

NOTES:

- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS, ROW VARIES AT INTERSECTIONS.
- TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
- PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- ALL PROPOSED STORM DRAINS WITHIN ROW ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY. ALL PROPOSED STORM DRAINS AND DITCHES OUTSIDE OF ROW ARE PRIVATE AND ARE NOT MAINTAINED BY THE CITY.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- FUTURE SIDE STREETS AND INTERSECTIONS ARE GREYED BACK ON ROADWAY SITE SHEETS TO DIFFERENTIATE AND SHOW OVERALL COORDINATION BETWEEN PROJECTS.

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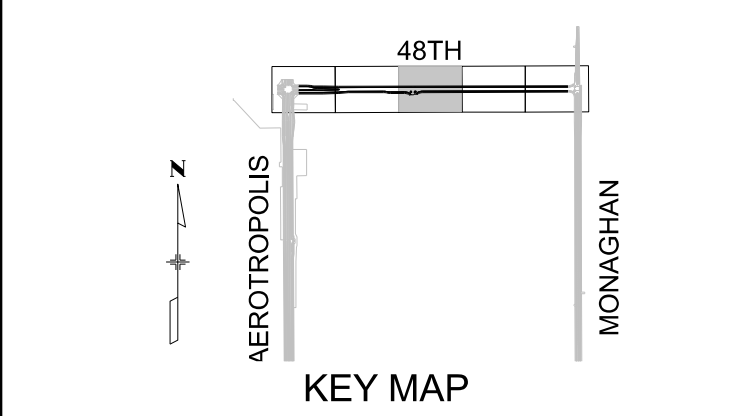
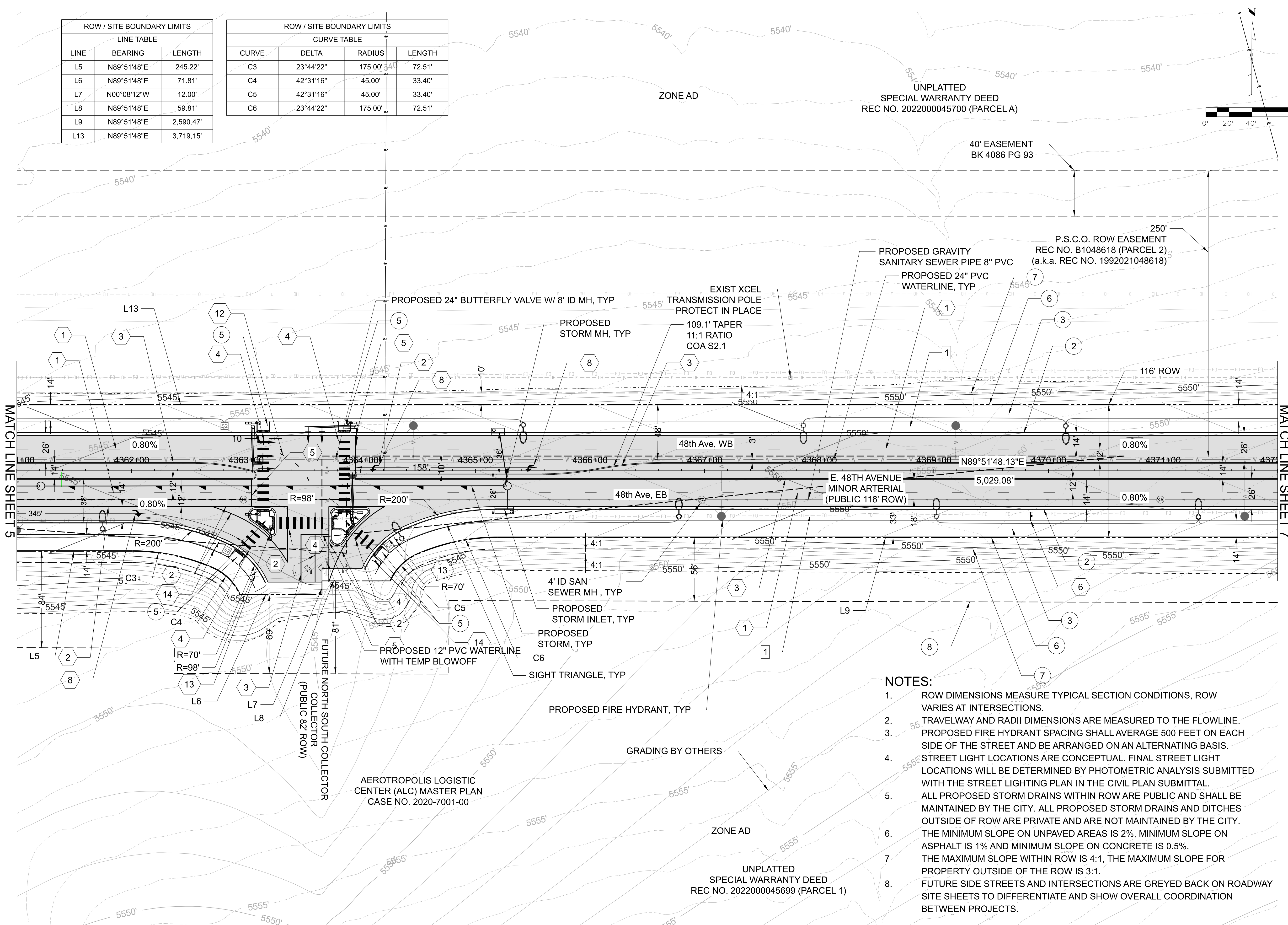
DESIGN BY: MJD
SCALE: 1" = 40'
DRAWN BY: AKH
DATE: 5/16/2024

48TH AVENUE (AEROTROPIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
6

ROW / SITE BOUNDARY LIMITS		
LINE TABLE		
LINE	BEARING	LENGTH
L5	N89°51'48"E	245.22'
L6	N89°51'48"E	71.81'
L7	N00°08'12"W	12.00'
L8	N89°51'48"E	59.81'
L9	N89°51'48"E	2,590.47'
L13	N89°51'48"E	3,719.15'

ROW / SITE BOUNDARY LIMITS			
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	23°44'22"	175.00'	72.51'
C4	42°31'16"	45.00'	33.40'
C5	42°31'16"	45.00'	33.40'
C6	23°44'22"	175.00'	72.51'



- SHEET LEGEND**
- EXISTING TELEPHONE
 - EXISTING PIPELINE
 - EXISTING FIBEROPTIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING ROW
 - EXISTING EASEMENT
 - PROPERTY LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM
 - PROPOSED SANITARY
 - TOP OF CUT
 - TOE OF FILL
 - PROPOSED ROW
 - PROPOSED UTILITY EASEMENT
 - TWO 2" TRAFFIC INTER-CONNECT CONDUIT

- 1 5" PORTLAND CEMENT CONCRETE
- 2 VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 3 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- 4 STANDARD MEDIAN CURB COA DTL S7.2
- 5 CURB RAMP COA DTL S9.6
- 6 PROPOSED ROW/SITE BOUNDARY
- 7 PROPOSED UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- 8 PROPOSED DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- 1 CURBSIDE LANDSCAPE
- PROPOSED ASPHALT
- EXISTING XCEL TRANSMISSION POLE. PROTECT IN PLACE.
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED STREET LIGHT; SL-4 W/ 30FT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- 8" WHITE CHANNELIZING LINE
- 4" DOUBLE YELLOW LANE LINE
- 10' X 2' CROSSWALK BARS
- 2' STOP BAR
- SPEED LIMIT (45 MPH) SIGN 30" X 36" R2-1
- RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7
- PAVEMENT MARKING ARROW
- LANE ENDS SIGN 36" X 36" W4-2
- STREET NAME SIGN D3-1
- KEEP RIGHT SIGN 24" X 30" R4-7
- 8" DOTTED EXTENSION LINE (3' SEGMENT - 9' GAP)
- YIELD SIGN 36" X 36" X 36" R1-2
- PEDESTRIAN SIGN 30" X 30" W11-15, 24" X 12" W16-7P
- LANE CONTROL SIGN 30" X 30" R3-8 MOD (LEFT - RIGHT)

- NOTES:**
- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS, ROW VARIES AT INTERSECTIONS.
 - TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
 - PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 - ALL PROPOSED STORM DRAINS WITHIN ROW ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY. ALL PROPOSED STORM DRAINS AND DITCHES OUTSIDE OF ROW ARE PRIVATE AND ARE NOT MAINTAINED BY THE CITY.
 - THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - FUTURE SIDE STREETS AND INTERSECTIONS ARE GREYED BACK ON ROADWAY SITE SHEETS TO DIFFERENTIATE AND SHOW OVERALL COORDINATION BETWEEN PROJECTS.

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DESIGN BY: MJD
SCALE: 1"=40'

DRAWN BY: AKH
DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
7

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MATCH LINE SHEET 6

MATCH LINE SHEET 8

NOTES:

- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS, ROW VARIES AT INTERSECTIONS.
- TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
- PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
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DRAWN BY: AKH
DATE: 5/16/2024

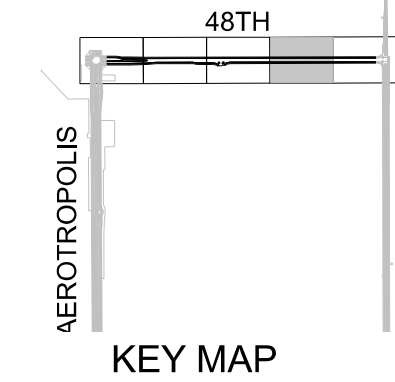
48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
8

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2022000045700 (PARCEL B)

ZONE AD

ROW / SITE BOUNDARY LIMITS		
LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°51'48"E	2,590.47'
L13	N89°51'48"E	3,719.15'



SHEET LEGEND

- EXISTING TELEPHONE
- EXISTING PIPELINE
- EXISTING FIBEROPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED STORM
- PROPOSED SANITARY
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT
- TWO 2" TRAFFIC INTER-CONNECT CONDUIT

- 5" PORTLAND CEMENT CONCRETE
- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- STANDARD MEDIAN CURB COA DTL S7.2
- CURB RAMP COA DTL S9.6
- PROPOSED ROW/SITE BOUNDARY
- PROPOSED UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- PROPOSED DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- CURBSIDE LANDSCAPE
- PROPOSED ASPHALT
- EXISTING XCEL TRANSMISSION POLE. PROTECT IN PLACE.
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED STREET LIGHT; SL-4 W/ 30FT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- 8" WHITE CHANNELIZING LINE
- 4" DOUBLE YELLOW LANE LINE
- 10' X 2' CROSSWALK BARS
- 2' STOP BAR
- SPEED LIMIT (45 MPH) SIGN 30" X 36" R2-1
- RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7
- PAVEMENT MARKING ARROW
- LANE ENDS SIGN 36" X 36" W4-2
- STREET NAME SIGN D3-1
- KEEP RIGHT SIGN 24" X 30" R4-7
- 8" DOTTED EXTENSION LINE (3' SEGMENT - 9' GAP)
- YIELD SIGN 36" X 36" X 36" R1-2
- PEDESTRIAN SIGN 30" X 30" W11-15, 24" X 12" W16-7P
- LANE CONTROL SIGN 30" X 30" R3-8 MOD (LEFT - RIGHT)

ROW / SITE BOUNDARY LIMITS		
LINE TABLE		
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L9	N89°51'48"E	2,590.47'
L13	N89°51'48"E	3,719.15'

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2022000045700 (PARCEL B)

ZONE AD

UNPLATTED
WARRANTY DEED
BK 3800 PG 90
BK 3870 PG 284

10' P.S.C.O.
UTILITY EASEMENT
REC NO. B1050952

MONAGHAN ROAD
EXISTING 130' ROW
DEDICATED TO THE CITY OF AURORA
AS ROW PER
U.S. WEST - MONAGHAN SUB.
REC NO. B1027228

0' 20' 40' 80'

SHEET LEGEND

- EXISTING TELEPHONE
- EXISTING PIPELINE
- EXISTING FIBEROPTIC
- EXISTING OVERHEAD
ELECTRIC
- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED STORM
- PROPOSED SANITARY
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
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TO BE DEDICATED BY SEPARATE
DOCUMENT
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TO BE DEDICATED BY SEPARATE
DOCUMENT

- CURBSIDE LANDSCAPE
- PROPOSED ASPHALT
- EXISTING XCEL TRANSMISSION
POLE. PROTECT IN PLACE.
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W11-15, 24" X 12" W16-7P
- LANE CONTROL SIGN 30" X 30"
R3-8 MOD (LEFT - RIGHT)

MATCH LINE SHEET 7

NOTES:

- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS, ROW VARIES AT INTERSECTIONS.
- TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
- PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- ALL PROPOSED STORM DRAINS WITHIN ROW ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY. ALL PROPOSED STORM DRAINS AND DITCHES OUTSIDE OF ROW ARE PRIVATE AND ARE NOT MAINTAINED BY THE CITY.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- FUTURE SIDE STREETS AND INTERSECTIONS ARE GREYED BACK ON ROADWAY SITE SHEETS TO DIFFERENTIATE AND SHOW OVERALL COORDINATION BETWEEN PROJECTS.

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY: JGB DATE: 5/16/2024
APPROVED: JGB NUMBER: 0
CAD DATE: 5/16/2024
CAD FILE: 48thPH2_RDW_Plan40Sc_05.dgn

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

AECOM

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



DESIGN BY: MJD
SCALE: 1" = 40'
DRAWN BY: AKH
DATE: 5/16/2024

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
9

CURBSIDE LANDSCAPE TABLE

DESCRIPTION	LENGTH (LF)	EXCLUSIONS (LF) NOTE #2	FINAL LENGTH (LF)	WIDTH (CL)	AREA (SF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED NOTE #7	TREE EQUIV SHRUBS PROVIDED (12 SHRUBS/ 1 TREE)	SHRUBS REQUIRED	SHRUBS PROVIDED		
48TH AVENUE - WB (NORTH SIDE)	4,671	85	4,586	10	45,860	115	0	1,380	0	SHRUBS:	1060	72.6%
										GRASSES:	400	27.4%
										SUBTOTAL -WB:	1460	100.0%
48TH AVENUE -EB (SOUTH SIDE)	4,681	128	4,553	10	45,530	114	114	0	0	SHRUBS:	850	73.9%
										GRASSES:	300	26.1%
										SUBTOTAL - EB:	1150	100.0%
TOTALS:	9,352	213	9,139	10	91,390	229	114	1,380	0	2,610		

NOTES:
1) STREET FRONTAGE MEASURED 5-FT BACK FROM INTERSECTING SIDEWALK TO 5-FT FROM RAMP END OR INTERSECTING SIDEWALK.
2)* EXCLUSIONS: INTERSECTING DRIVES AND STREETS AND REQUIRED SETBACKS OF 50' AT STOP SIGNS, ARE EXCLUDED FROM LINEAR FOOT CALCULATIONS.
3) CL=CURBSIDE LANDSCAPE (WIDTH IN FEET)
4) CURBSIDE LANDSCAPE AREAS THAT ARE 10 FEET IN WIDTH OR WIDER MAY BE PLANTED ENTIRELY WITH EITHER A WATER CONSERVING (XERIC) OR COOL SEASON GRASS OR NATIVE SEED, UDO/146-4.7.5 C.2.A.IV
5) DUE TO INTERSECTION SIGHT TRIANGLES, TRAFFIC SIGNALS, AND UTILITY STRUCTURES, EASEMENTS AND/OR ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE, THESE REQUIRED TREES HAVE BEEN RELOCATED OR SHRUB EQUIVALENTS HAVE BEEN PROVIDED.
6) THERE IS A 10' MIN. SEPARATION BETWEEN STORMWATER INFRASTRUCTURE AND STREET TREES.
7) DUE TO EXISTING 250 FT XCEL EASEMENT (BK 3867, PG 737) RELATED TO OVERHEAD ELECTRICAL TRANSMISSION LINES, STREET TREES ARE NOT PERMITTED ON THE WESTBOUND FRONTAGE (NORTH SIDE) OF THIS SECTION OF 48TH/ AVE. SHRUB EQUIVALENTS HAVE BEEN PROVIDED, SEE LANDSCAPE PLANS.
8) WESTBOUND FRONTAGE (NORTHSIDE) - 1380 SHRUBS ARE PROVIDED FOR 115 TREES (12 SHRUBS/1 TREE)

LANDSCAPE DATA TABLE

DESCRIPTION	SITE AREA (SF)	IMPERVIOUS SURFACE		PERVIOUS SURFACE		MAXIMUM COOL SEASON GRASSES ALLOWED		COOL SEASON GRASSES PROVIDED	
		SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% PERVIOUS AREA	SF	% TOTAL AREA
48TH AVENUE - WB (NORTH SIDE)	276,639	227,823	39.9%	48,816	8.6%	16,107	16.5%	0	0.0%
48TH AVENUE - EB (SOUTH SIDE)	294,626	246,562	43.0%	48,064	8.5%	15,914	16.5%	0	0.0%
TOTALS:	571,265	474,385	82.9%	96,880	17.1%	32,021	33.0%	0	0.0%

NOTES:
1) COOL SEASON GRASS IS % OF PERVIOUS AREA, NOT TOTAL AREA

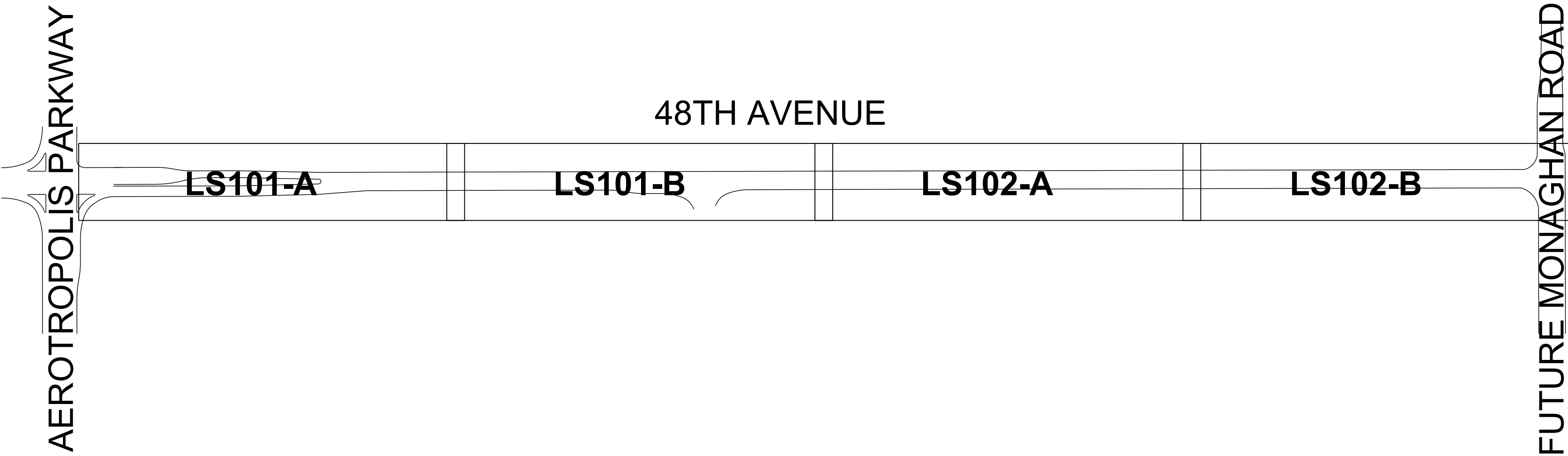
CITY OF AURORA STANDARD LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION MATERIAL AT A RATE OF FOUR (4) CU. YARDS/1,000 SF OF AREA.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
- THE SURFACE MATERIAL OF WALKS IS STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED IN THE CURBSIDE LANDSCAPE AREAS ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN AFTER COMPLETION OF ROADWAY INFRASTRUCTURE AND AT THE TIME OF ADJACENT PROPERTY DEVELOPMENT.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE UNIFIED DEVELOPMENT ORDINANCE SECTION 4.7.3 C. MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

GENERAL LANDSCAPE NOTES

- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 10' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF ROCK MULCH - TYPE 2 (LOCAL RIVER ROCK). WEED BARRIER IS REQUIRED UNDER ROCK MULCH. TREES IN TURF AREAS TO BE MULCHED WITH 5" DEPTH RING OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL AREAS OF SODDED TURF (TUR WCM) IN CURBSIDE LANDSCAPE AREAS SHALL BE WATERED BY A PERMANENT AUTOMATIC, SUB-SURFACE DRIP IRRIGATION SYSTEM.

KEY PLAN (NTS)



PRELIMINARY
NOT FOR
CONSTRUCTION



DRAWN BY: EA	JOB DATE: 05/16/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.
APPROVED: DC	JOB NUMBER: 60675102	
CAD DATE: 2024-05-14 (HENDRIXP)		
CAD FILE: 60675102_28-SHT-30-48TH-L-L001.DWG		

NO	DATE	BY	REVISION DESCRIPTION

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
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AUTHORITY

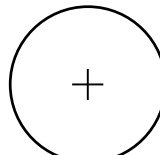
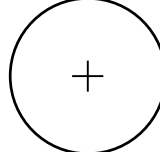
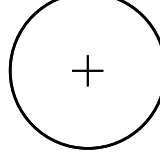
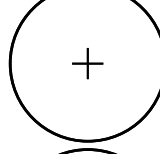
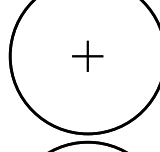
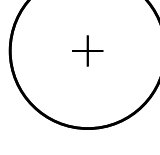

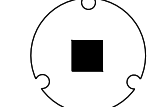
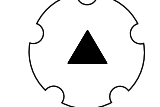
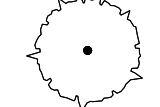
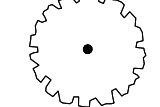
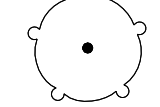
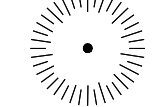
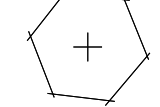

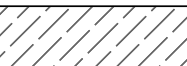
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SCALE:	DATE: 05/16/24

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
LANDSCAPE NOTES AND TABLES

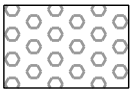
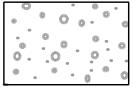
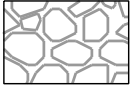
SHEET NO. 10
SUBSET SHEET NO. L-001

PLOT DATE: 2024-05-15

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	WATER USE
TREES							
	ACE INN	24	ACER NEGUNDO 'SENSATION'	SENSATION MAPLE	B & B	2.5"CAL	Medium
	ACE IMW	24	ACER TRUNCATUM X PLATANOIDES 'JFS-KWO'	CRIMSON SUNSET MAPLE	B & B	2.5"CAL	Medium
	CEL OCC	18	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	Medium
	GLE SKY	19	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2.5"CAL	Low
	GYM KEN	15	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5"CAL	Low - Medium
	ULM RUI	14	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM	EMERALD SUNSHINE ELM	B & B	2.5"CAL	Low
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
SHRUBS							
	ARC UVA	216	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#5 CONT.	Low	
	CAR BMI	312	CARYOPTERIS X CLANDONENSIS 'CT-9-12' TM	BEYOND MIDNIGHT BLUEBEARD	#5 CONT.	Medium	
	GEN LYD	432	GENISTA LYDIA	LYDIA BROOM	#5 CONT.	Low - Medium	
	POT MCK	370	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	#5 CONT.	Medium	
	RIB GRE	292	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	#5 CONT.	Low - Medium	
	SPI MOU	288	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	#5 CONT.	Medium	
GRASSES							
	PAN SHD	360	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#5 CONT.	Low - Medium	
	SCH BLU	340	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM	#5 CONT.	Low - Medium	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	
SOD/SEED							
	TUR WCM	25,907 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TAHOMA 31'	TAHOMA 31 BERMUDAGRASS	SOD	Very low	
	TUR NID	276,320 SF	SEEDDED TURF-TYPE 2	NON-IRRIGATED DRYLAND SEED	SEED	Very low	

MATERIAL SCHEDULE

SYMBOL	MATERIAL	DESCRIPTION
	ROCK MULCH - TYPE 1	3/4" WYOMING RED ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 2	3/4" - 1 1/2" LOCAL RIVER ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 3	4" - 6" WHITE RIVER COBBLE OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
-----	LANDSCAPE EDGING	STEEL EDGING

SOD AND SEED SCHEDULE

SODDED TURF: WATER-CONSERVING MANICURED TURF (TUR WCM)

NOTES:
1) DROUGHT TOLERANT, WATER CONSERVING (<15" SUPPLEMENTAL WATER PER YEAR), 'TAHOMA 31' BERMUDA GRASS HYBRID

SEEDDED TURF - TYPE 2: NON-IRRIGATED DRYLAND SEED (TUR NID)

W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	<i>ACHNATHERUM HYMENOIDES</i>	INDIAN RICEGRASS	5	14.00%
W	<i>ANDROPOGON GERARDII</i>	BIG BLUESTEM	4	6.00%
W	<i>BOUTELOUA GRACILIS</i>	BLUE GRAMA	3	25.00%
W	<i>CALAMOVILF LONGIFOLI</i>	PRAIRIE SANDSEED	4.5	14.50%
W	<i>PANACUM VIRGATUM</i>	SWITCHGRASS	4	18.50%
W	<i>SCHIZACHYRIUM SCOPARIUM</i>	LITTLE BLUESTEM	4.5	12.00%
W	<i>SORGHASTRUM NUTANS</i>	INDIANGRASS	5	10.00%
TOTAL:			30.0	100%

NOTES:
1) W/C = WARM OR COOL SEASON
2) * PLS: PURE LIVE SEED; RATES SHOWN ARE FOR DRILL SEEDING, IF BROADCAST, RATES SHOULD BE DOUBLED.
3) ** PERCENT BY SEED NUMBER

SEEDDED TURF - TYPE 3: NON-IRRIGATED WETLAND SEED (TUR NIW)

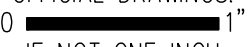
W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	<i>ELYMUS LANCEOLATUS</i>	STEAMBANK WHEATGRASS	2.1	15.00%
C	<i>ELYMUS TRACHYCAULUM</i>	SLENDER WHEATGRASS	2.7	20.00%
C	<i>PANICUM VIRGATUM</i>	SWITCHGRASS	.8	15.00%
W	<i>PASCOPYRUM SMITHII</i>	WESTERN WHEATGRASS	3.8	25.00%
C	<i>PUCCINELLIA DISTANS</i>	ALKALIGRASS	.5	15.00%
C	<i>JUNCUS BALTICUS</i>	BALTIC RUSH	.1	10.00%
TOTAL:			10.0	100%

NOTES:
1) W/C = WARM OR COOL SEASON
2) * PLS: PURE LIVE SEED; RATES SHOWN ARE FOR DRILL SEEDING, IF BROADCAST, RATES SHOULD BE DOUBLED.
3) ** PERCENT BY SEED NUMBER
4) BASIS OF DESIGN: APPROVED GRASS SPECIES SEED MIX PER DENVER INTERNATIONAL AIRPORT FAA APPROVED 2021 WILDLIFE HAZARD MANAGEMENT PLAN (WHMP)


PRELIMINARY
NOT FOR
CONSTRUCTION



PLOT DATE: 2024-05-15

DRAWN BY: <u>EA</u>	JOB DATE: <u>05/16/24</u>	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 
APPROVED: <u>DC</u>	JOB NUMBER: <u>60675102</u>	IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.
CAD DATE: <u>2024-05-14 (HENDRIXP)</u>		
CAD FILE: <u>60675102_28-SHT-30-48TH-L-L002.DWG</u>		

NO	DATE	BY	REVISION DESCRIPTION



7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

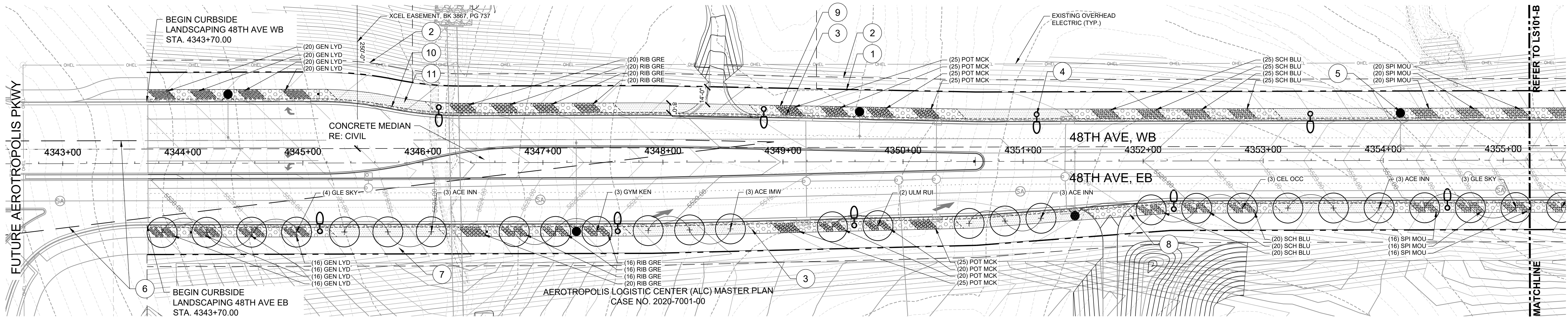
AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



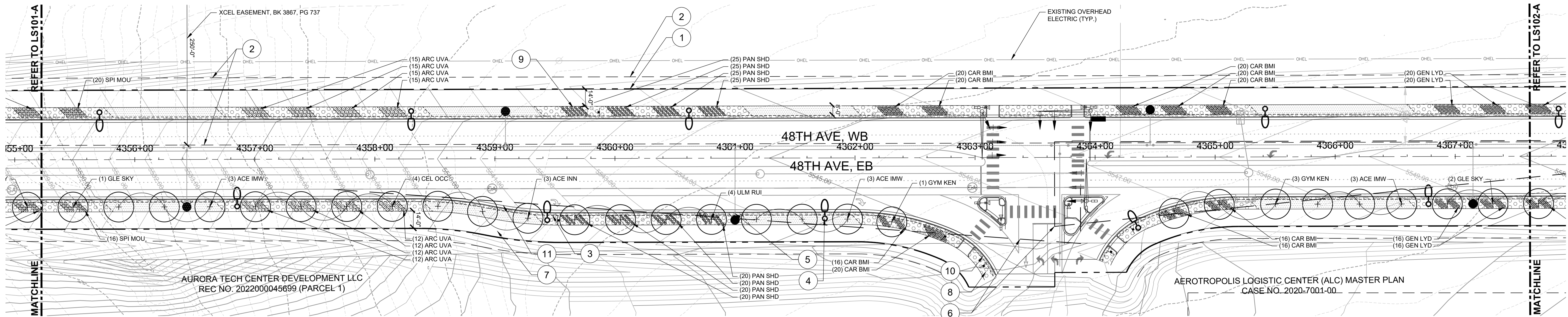
DESIGN BY: EA/PH	DRAWN BY: EA/PH
SCALE:	DATE: 05/16/24

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
LANDSCAPE SCHEDULES

SHEET NO.
11
SUBSET SHEET NO.
L-002



LANDSCAPE PLAN 'A'



LANDSCAPE PLAN 'B'

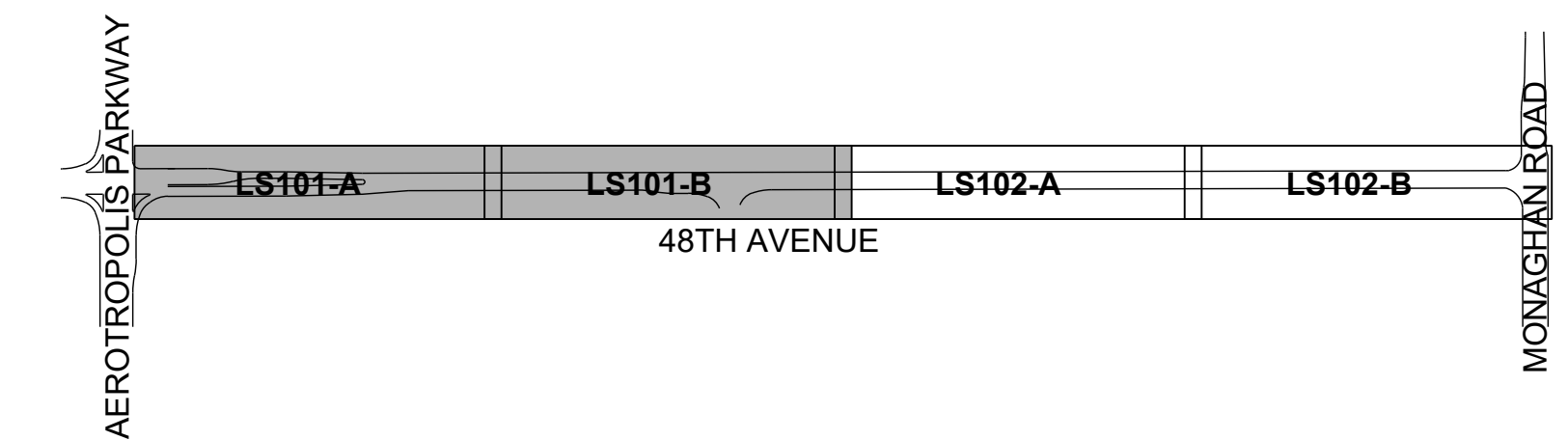
LEGEND

- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING OVERHEAD ELECTRIC LINE (OHEL)
 - PROPOSED R.O.W
 - UTILITY EASEMENT
 - LANDSCAPE EDGING
 - STREET LIGHT
 - FIRE HYDRANT
 - SIGHT TRIANGLE
 - CONCRETE SIDEWALK
- 8 ROCK MULCH - TYPE 1
- 9 ROCK MULCH - TYPE 2
- 10 ROCK MULCH - TYPE 3
- 11 SODDED TURF - TUR WCM
- DECIDUOUS STREET TREE

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- SEEDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.
- SEEDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED AT ALL TEMPORARY PONDS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE. SEEDED TURF - TYPE 3 (TUR NIW) WILL BE PROVIDED IN AREAS BELOW THE 100-YR WSEL.
- THE 14' REGIONAL TRAIL/SIDEWALK WILL BE PRIVATELY MAINTAINED.

KEY PLAN (NTS)



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NO	DATE	BY	REVISION DESCRIPTION

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DENVER, CO 80237

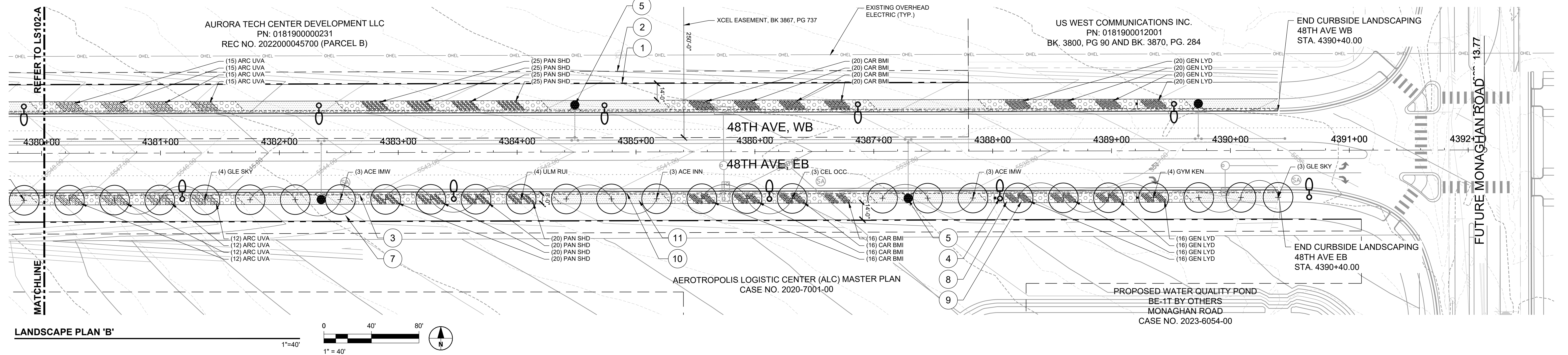
AEROTROPOLIS
REGIONAL
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AUTHORITY



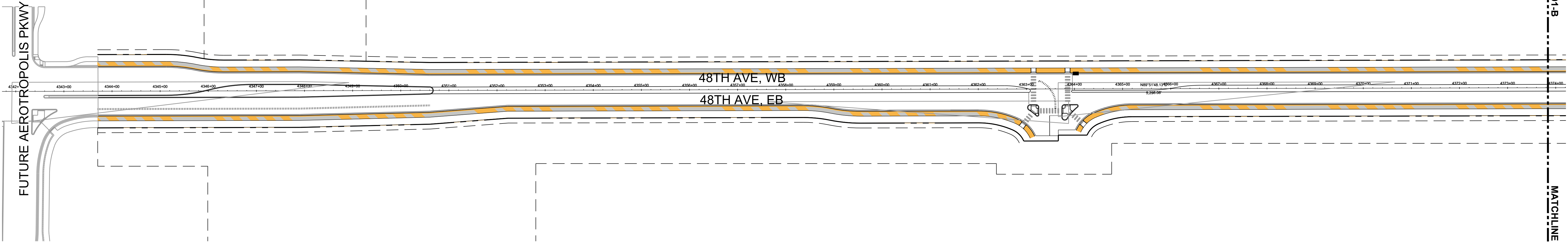
DESIGN BY: EA/PH
SCALE: 1"=40'
DRAWN BY: EA/PH
DATE: 05/16/24

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

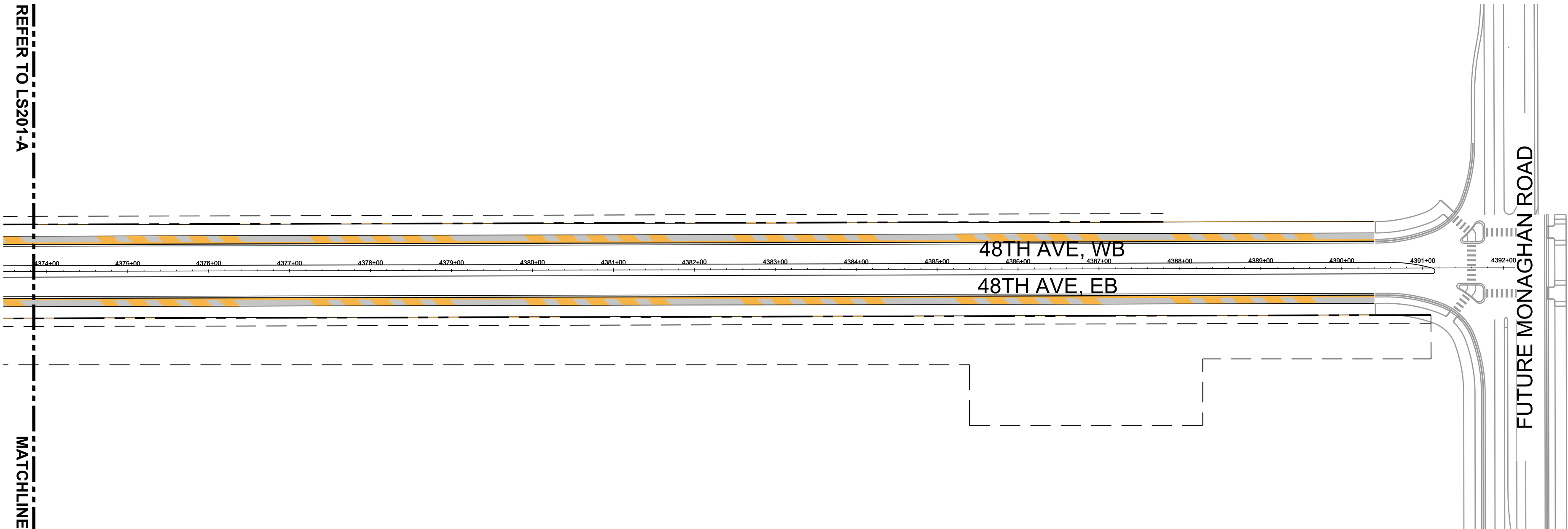
SHEET NO.
12
SUBSET SHEET NO.
LS101



SHEET NO.
13
SUBSET SHEET NO.
LS102



HYDROZONE PLAN 'A'



HYDROZONE PLAN 'B'

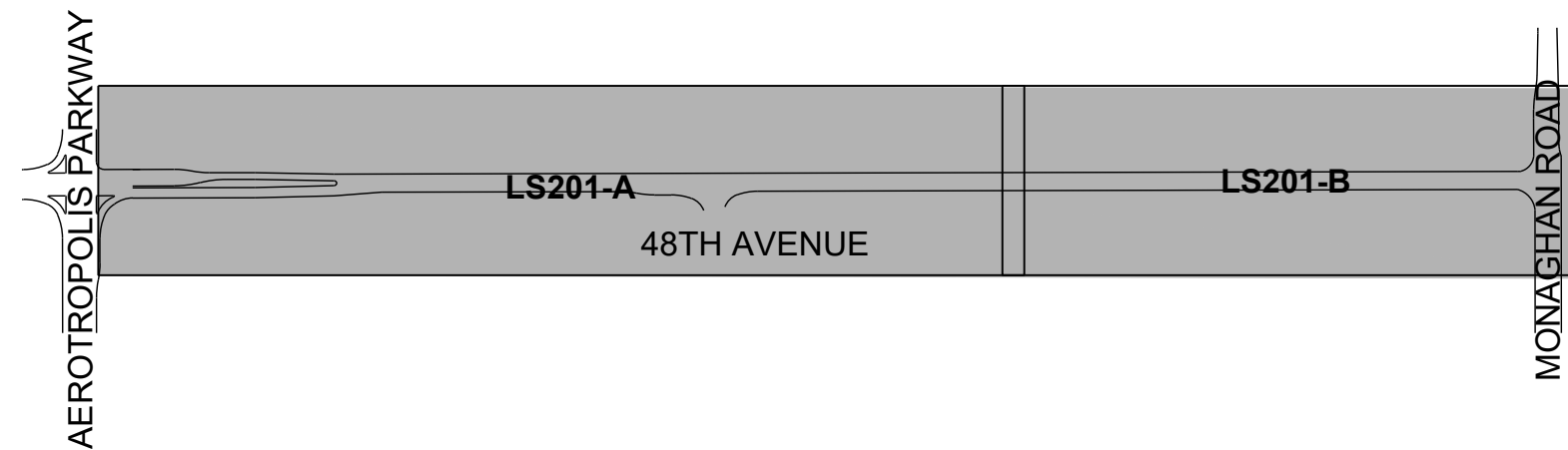
HYDRO-ZONES LEGEND

- NON-WATER CONSERVING
- WATER CONSERVING
- NON-WATER USING

WATER USE TABLE

DESCRIPTION	TOTAL AREA (SF)	NON-WATER CONSERVING IRRIGATION (SF)	WATER CONSERVING IRRIGATION		NON-WATER USING (Z)		IMPERVIOUS SURFACE	
			SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
48TH AVENUE - WB FRONTAGE	276,639	0	22,217	3.9%	26,599	4.7%	227,823	39.9%
48TH AVENUE - EB FRONTAGE	294,626	0	22,179	3.9%	25,885	4.6%	246,562	43.0%
TOTALS:	571,265	0	44,396	7.8%	52,484	9.3%	474,385	82.9%

KEY PLAN (NTS)



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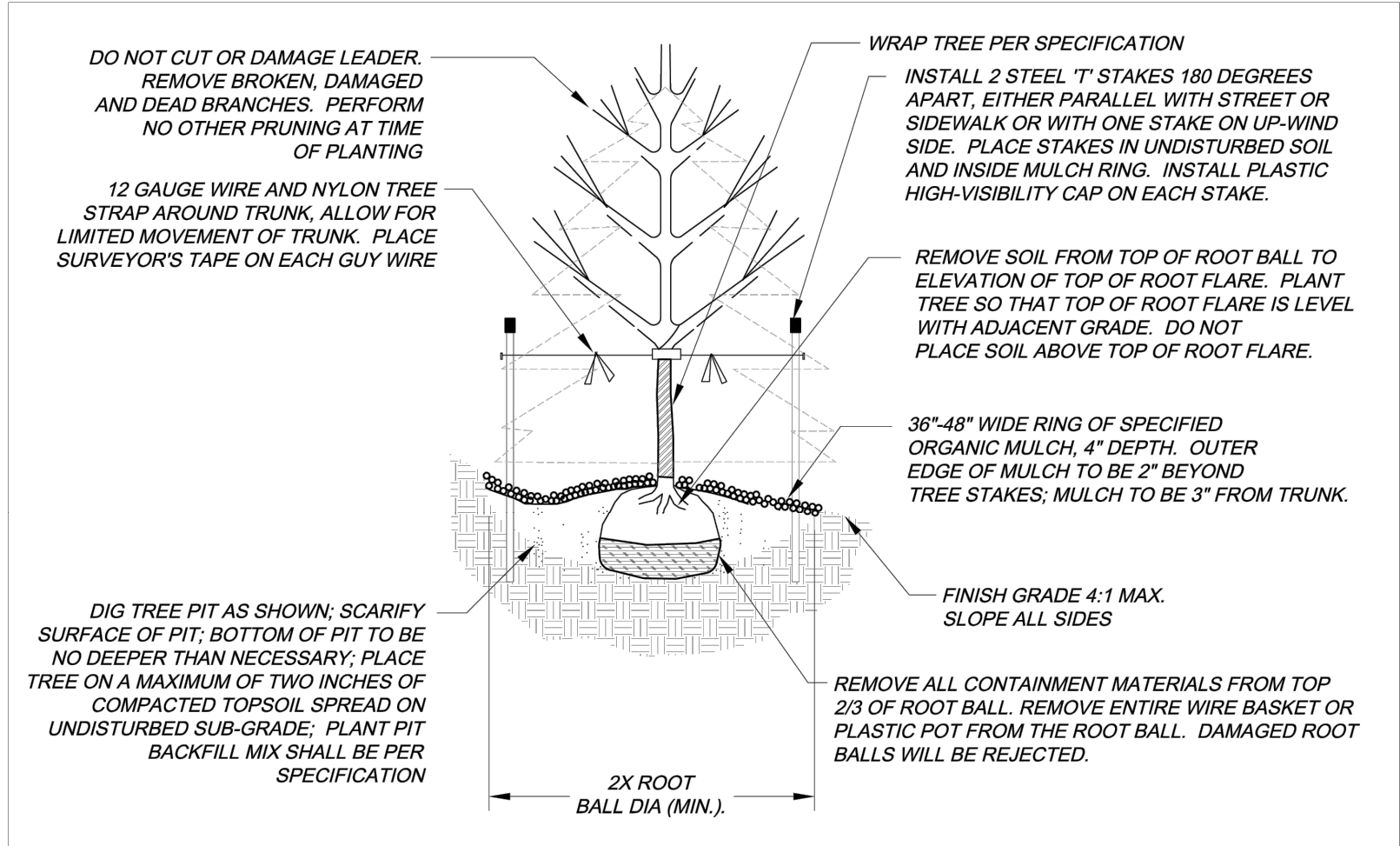


DESIGN BY: EA/PH
SCALE: 1"=100'
DRAWN BY: EA/PH
DATE: 05/16/24

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
HYDROZONE PLAN

SHEET NO.
14
SUBSET SHEET NO.
LS201

PLOT DATE: 2024-05-15





City of Aurora

Parks, Recreation & Open Space Dept.

Date: October 2020

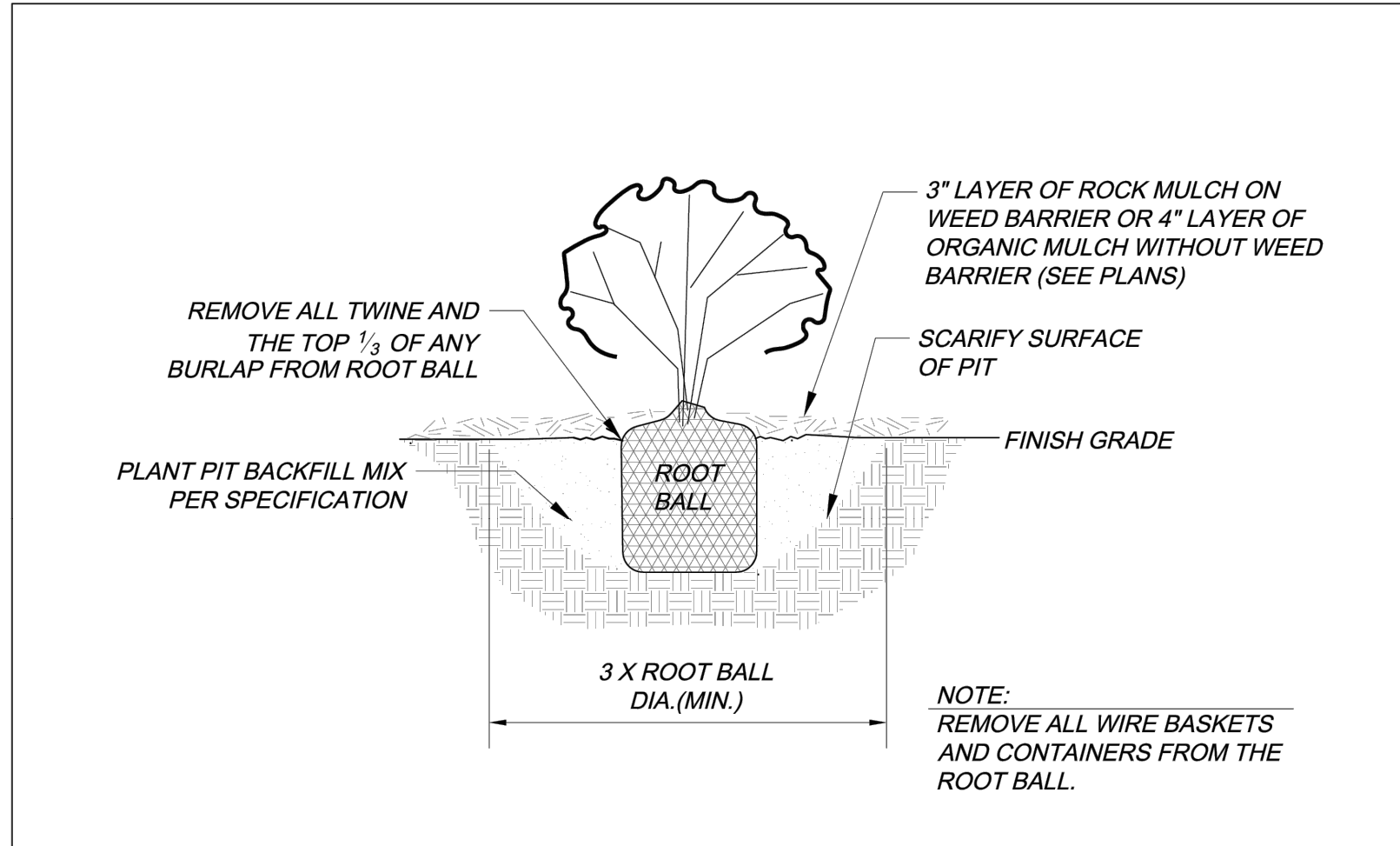
DECIDUOUS &
EVERGREEN TREE

PROS

L-2.0

1 TREE PLANTING (PROS STANDARD DETAIL L-2.0)

NTS





City of Aurora

Parks, Recreation & Open Space Dept.

Date: October 2020

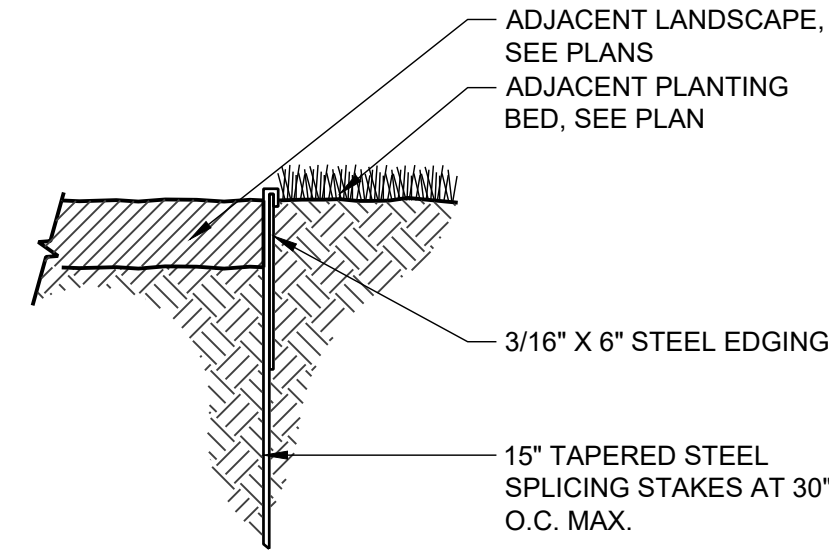
SHRUB

PROS

L-2.1

2 SHRUB PLANTING (PROS STANDARD DETAIL L-2.1)

NTS



3 LANDSCAPE EDGING

1 1/2" = 1'-0"

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CAD DATE: <u>2024-05-14 (HENDRIXP)</u>		
CAD FILE: <u>60675102_28-SHT-30-48TH-L-LS500.DWG</u>		

NO	DATE	BY	REVISION DESCRIPTION



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SUITE 200
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DESIGN BY:	DRAWN BY:
EA/PH	EA/PH
SCALE:	DATE:
AS NOTED	05/16/24

48TH AVENUE (AEROTROPOLIS TO MONAGHAN)
INFRASTRUCTURE SITE PLAN
LANDSCAPE DETAILS

SHEET NO.
15
SUBSET SHEET NO.
LS501

PLOT DATE: 2024-05-15