

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 SUBSET SHEET L-001.
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 HERIN 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 NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS 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 FIRE CODE AND CITY ORDINANCES.

PHASING NOTES:

1. THE INTERIM LAYOUT OF MONAGHAN ROAD WILL CONSIST OF TWO SOUTHBOUND LANES, MEDIAN, ONE NORTHBOUND LANE, A SOUTHBOUND BIKE LANE, WEST CURBSIDE LANDSCAPE, AND WEST SIDEWALK. A TEMPORARY SHOULDER WILL BE CONSTRUCTED ON THE EAST SIDE OF THE NORTHBOUND LANE. FULL LIGHTING, STORM SEWER, AND WATERLINE ARE INCLUDED.
2. THE INTERIM MONAGHAN ROAD CONSTRUCTION WILL BE COORDINATED AND CONSTRUCTED AT A SIMILAR TIME FRAME AS 26TH AVENUE, 38TH AVENUE, AND 48TH AVENUE. TRAFFIC OPERATIONS WILL BE CONNECTED TO THOSE CORRIDORS. THE WATERLINE MAIN WILL TIE INTO THE 26TH AVENUE, 38TH AVENUE, AND 48TH AVENUE WATERLINE MAINS. IF CONSTRUCTION OF MONAGHAN ROAD PRECEDES THE OTHER ROADWAYS, A TEMPORARY BLOWOFF SHALL BE PLACED AT THE END OF THE LINE.
3. TRAFFIC SIGNALS WILL BE CONSTRUCTED AT THE 26TH AVENUE, 38TH AVENUE AND 48TH AVENUE INTERSECTIONS ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNAL ESCROW WILL BE COLLECTED AT A FUTURE DATE AND WILL BE TRIGGERED BY VERTICAL DEVELOPMENT AS INDICATED BY THE TRAFFIC SIGNAL ESCROW ORDINANCE.
4. TEMPORARY WATER QUALITY PONDS WILL BE CONSTRUCTED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MONAGHAN ROAD WITH 38TH AVENUE AND MONAGHAN ROAD WITH 48TH AVENUE. THE PONDS WILL PROVIDE WATER QUALITY FOR THE ROADWAY DRAINAGE UNTIL THE CONSTRUCTION OF WATER QUALITY ASSOCIATED WITH THE AURORA TECHNOLOGY CORRIDOR (ATEC) DEVELOPMENT LOCATED TO THE WEST OF THE ROADWAY.
5. THE FINAL NORTHBOUND LANE, EAST CURBSIDE LANDSCAPE, AND EAST SIDEWALK WILL BE CONSTRUCTED AT A TIME DRIVEN BY FUTURE DEVELOPMENT LOCATED ON THE EAST SIDE OF THE ROADWAY. LIGHT STANDARDS, INLETS, AND FIRE HYDRANTS WILL BE ADJUSTED TO FINAL ELEVATIONS AT THAT TIME.
6. COORDINATION WITH THE ATEC DEVELOPMENT TO THE WEST OF THE ROADWAY IS ONGOING.
7. THE SANITARY SEWER MAY BE INCULDED IN THE ULTIMATE ROAD SECTION AND WILL BE DESIGNED AND CONSTRUCTED AT SUCH TIME THAT THE ULTIMATE SECTION IS CONSTRUCTED.

AURORA TECH CENTER DEVELOPMENT - LAND DESCRIPTION:

A TRACT OR PARCEL OF LAND OF THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING 338,736 SQ. FT. (7.776 ACRES), MORE OR LESS, IN SECTIONS 21 AND 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING WITHIN A PORTION OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 202200045699 (PARCELS 1 AND 3), SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONAGHAN RD. (60' R.O.W. - BK 5, PG 455, COUNTY COMMISSIONERS OFFICE), WHENCE THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28 BEARS S. 10°43'46" E., A DISTANCE OF 172.03 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE S. 89°18'49" W., A DISTANCE OF 28.00 FEET;
2. THENCE N. 00°41'11" W., A DISTANCE OF 5,020.23 FEET;
3. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°17'24", A DISTANCE OF 61.97 FEET, (A CHORD BEARING N. 10°49'53" W., A DISTANCE OF 61.65 FEET);
4. THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT, A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 48°44'02", A DISTANCE OF 38.27 FEET, (A CHORD BEARING N. 45°20'36" W., A DISTANCE OF 37.13 FEET);
5. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°17'24", A DISTANCE OF 61.97 FEET, (A CHORD BEARING N. 79°51'18" W., A DISTANCE OF 61.65 FEET);
6. THENCE S. 90°00'00" W., A DISTANCE OF 156.06 FEET;
7. THENCE N. 00°00'00" W., A DISTANCE OF 116.00 FEET;
8. THENCE N. 90°00'00" E., A DISTANCE OF 143.03 FEET;
9. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°17'24", A DISTANCE OF 61.97 FEET, (A CHORD BEARING N. 79°51'18" E., A DISTANCE OF 61.65 FEET);
10. THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT, A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 49°30'59", A DISTANCE OF 38.89 FEET, (A CHORD BEARING N. 44°57'07" E., A DISTANCE OF 37.69 FEET);
11. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°17'24", A DISTANCE OF 61.97 FEET, (A CHORD BEARING N. 10°02'56" E., A DISTANCE OF 61.65 FEET);
12. THENCE N. 00°05'46" W., A DISTANCE OF 44.56 FEET;
13. THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT, A RADIUS OF 319.00 FEET, A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 31.79 FEET, (A CHORD BEARING N. 02°45'33" E., A DISTANCE OF 31.78 FEET);
14. THENCE N. 05°36'52" E., A DISTANCE OF 90.67 FEET;
15. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 28.01 FEET, (A CHORD BEARING N. 02°45'33" E., A DISTANCE OF 28.00 FEET);
16. THENCE N. 00°05'46" W., A DISTANCE OF 4,058.79 FEET;
17. THENCE N. 01°21'18" W., A DISTANCE OF 273.04 FEET;
18. THENCE N. 00°05'46" W., A DISTANCE OF 414.06 FEET;
19. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°17'24", A DISTANCE OF 61.97 FEET, (A CHORD BEARING N. 10°14'28" W., A DISTANCE OF 61.65 FEET);
20. THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT, A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 49°27'39", A DISTANCE OF 38.85 FEET, (A CHORD BEARING N. 45°06'59" W., A DISTANCE OF 37.65 FEET);
21. THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°17'24", A DISTANCE OF 61.97 FEET, (A CHORD BEARING N. 79°59'30" W., A DISTANCE OF 61.65 FEET);
22. THENCE S. 89°51'48" W., A DISTANCE OF 11.61 FEET;
23. THENCE N. 00°08'12" W., A DISTANCE OF 58.00 FEET TO THE NORTH LINE OF SAID SECTION 21;
24. THENCE ALONG SAID NORTH LINE N. 89°51'48" E., A DISTANCE OF 143.83 FEET TO SAID WEST RIGHT-OF-WAY LINE OF MONAGHAN RD. (60' R.O.W.);
25. THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S. 00°05'46" E., A DISTANCE OF 5,299.07 FEET;

26. THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S. 00°41'11" E., A DISTANCE OF 5,129.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 338,736 SQ. FT. (7.776 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHEAST CORNER OF SAID SECTION 28, T.3S., R.65W., 6TH P.M. (FND. 1-1/2" BRASS CAP IN MONUMENT BOX, ILLEGIBLE) AND THE NORTHEAST CORNER OF SAID SECTION 28, T.3S., R.65W., 6TH P.M. (FND. 3" BRASS CAP IN MONUMENT BOX, "CITY OF AURORA - LS 13327, 2001"), HAVING A BEARING OF N. 00°41'11" W.

PROPERTY RESERVE - LAND DESCRIPTION:

A TRACT OR PARCEL OF LAND OF THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING 304,854 SQ. FT. (6.998 ACRES), MORE OR LESS, IN SECTIONS 15, 22 AND 27, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING WITHIN A PORTION OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 1991020983090, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MONAGHAN RD. (60' R.O.W. - BK 5, PG 455, COUNTY COMMISSIONERS OFFICE), WHENCE THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27 BEARS S. 09°21'23" W., A DISTANCE OF 172.03 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N. 00°41'11" W., A DISTANCE OF 5,128.44 FEET;
2. THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE N. 00°05'46" W., A DISTANCE OF 5,299.38 FEET;
3. THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE N. 00°11'37" W., A DISTANCE OF 994.83 FEET;
4. THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S. 01°22'48" E., A DISTANCE OF 434.69 FEET;
5. THENCE S. 00°11'37" E., A DISTANCE OF 494.69 FEET;
6. THENCE N. 89°48'23" E., A DISTANCE OF 25.00 FEET;
7. THENCE S. 00°11'37" E., A DISTANCE OF 65.38 FEET;
8. THENCE S. 00°05'46" E., A DISTANCE OF 570.70 FEET;
9. THENCE S. 01°09'47" W., A DISTANCE OF 273.04 FEET;
10. THENCE S. 00°05'46" E., A DISTANCE OF 4,455.77 FEET;
11. THENCE S. 00°41'11" E., A DISTANCE OF 5,128.31 FEET;
12. THENCE S. 89°18'49" W., A DISTANCE OF 28.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 304,854 SQ. FT. (6.998 ACRES), MORE OR LESS.


BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 27, T.3S., R.65W., 6TH P.M. (FND. 1-1/2" BRASS CAP IN MONUMENT BOX, ILLEGIBLE) AND THE NORTHWEST CORNER OF SAID SECTION 27, T.3S., R.65W., 6TH P.M. (FND. 3" BRASS CAP IN MONUMENT BOX, "CITY OF AURORA - LS 13327, 2001"), HAVING A BEARING OF N. 00°41'11" W.

DRAWN BY: K.DOMINIK JOB DATE:


APPROVED: M.DE KOCK JOB NUMBER:

CAD DATE:

CAD FILE:


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

NO	DATE	BY	REVISION	DESCRIPTION



7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

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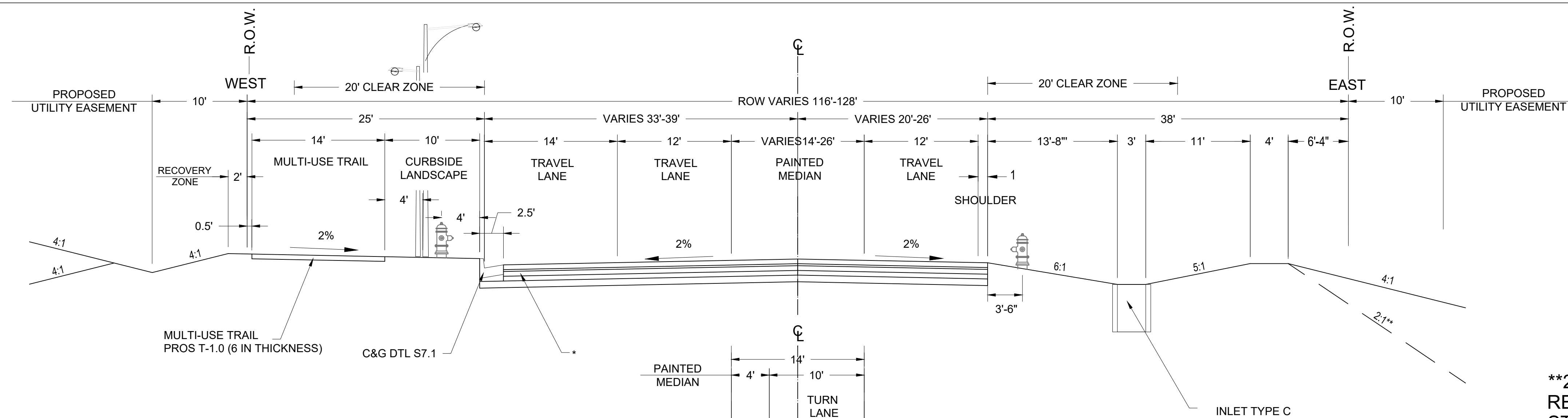
DESIGN BY: L.U. DRAWN BY: K.D.

SCALE: N/A DATE: 01/09/25

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
SITE PLAN NOTES

SHEET NO.

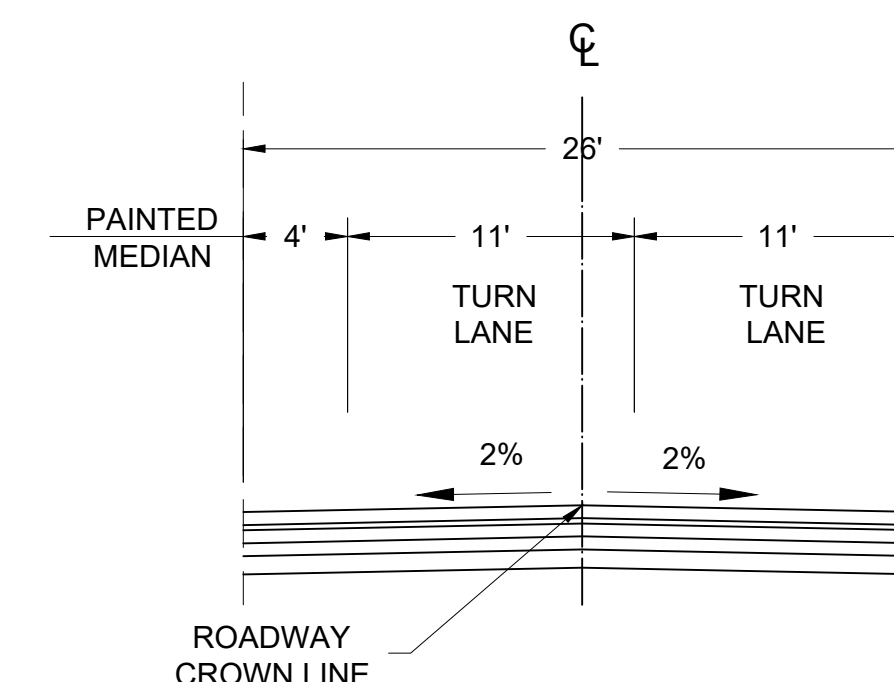
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*COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE, DEPENDING ON GEOTECHNICAL FINDINGS.

**2:1 SLOPE APPLIES ONLY TO THE RESTRICTED GAS AREA BETWEEN STA 5241+77.01 TO STA 5242+27.37
STA 5250+39.36 TO STA 5252+39.67

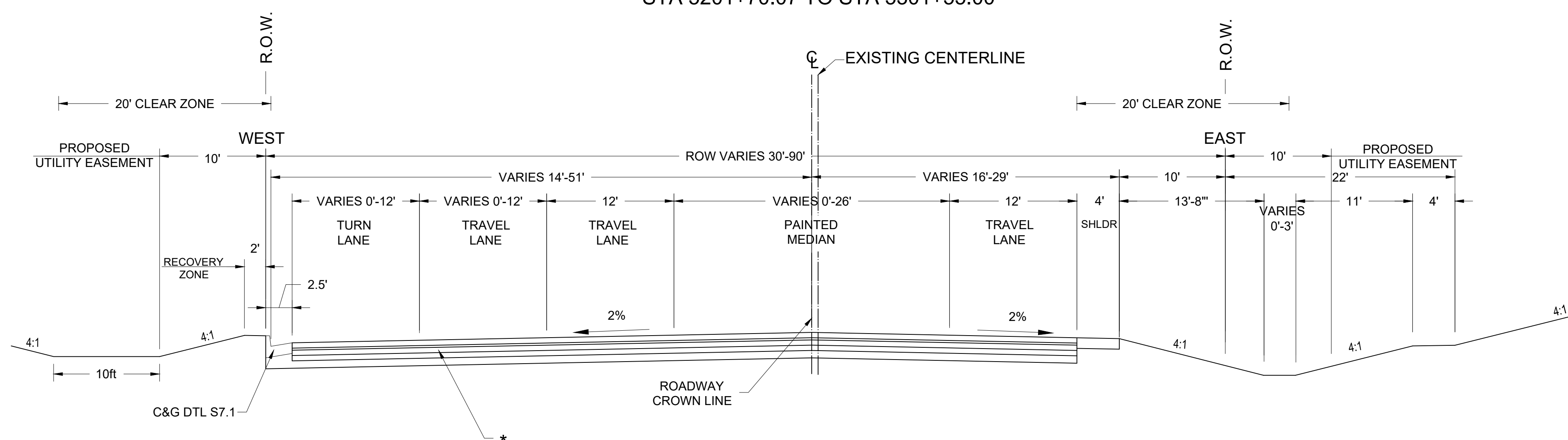
38TH AVE WB LEFT TURN LANE STA 5248+97.99 TO STA 5252+80.93



48TH AVE WB LEFT TURN LANE STA 5301+47.85 TO STA 5305+35.67

SEE SHEET 18 FOR THE
ULTIMATE STREET SECTIONS

MONAGHAN ROAD - INTERIM MINOR ARTERIAL STA 5201+70.07 TO STA 5301+55.00



*COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE, DEPENDING ON GEOTECHNICAL FINDINGS.

SEE SHEET 18 FOR THE
ULTIMATE STREET SECTIONS

MONAGHAN ROAD - INTERIM 48TH AVENUE INTERSECTION TO NORTH TIE-IN STA 5305+97.33 TO STA 5316+80.39

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APPROVED: M.DE KOCK JOB NUMBER: _____
CAD DATE: _____
CAD FILE: _____

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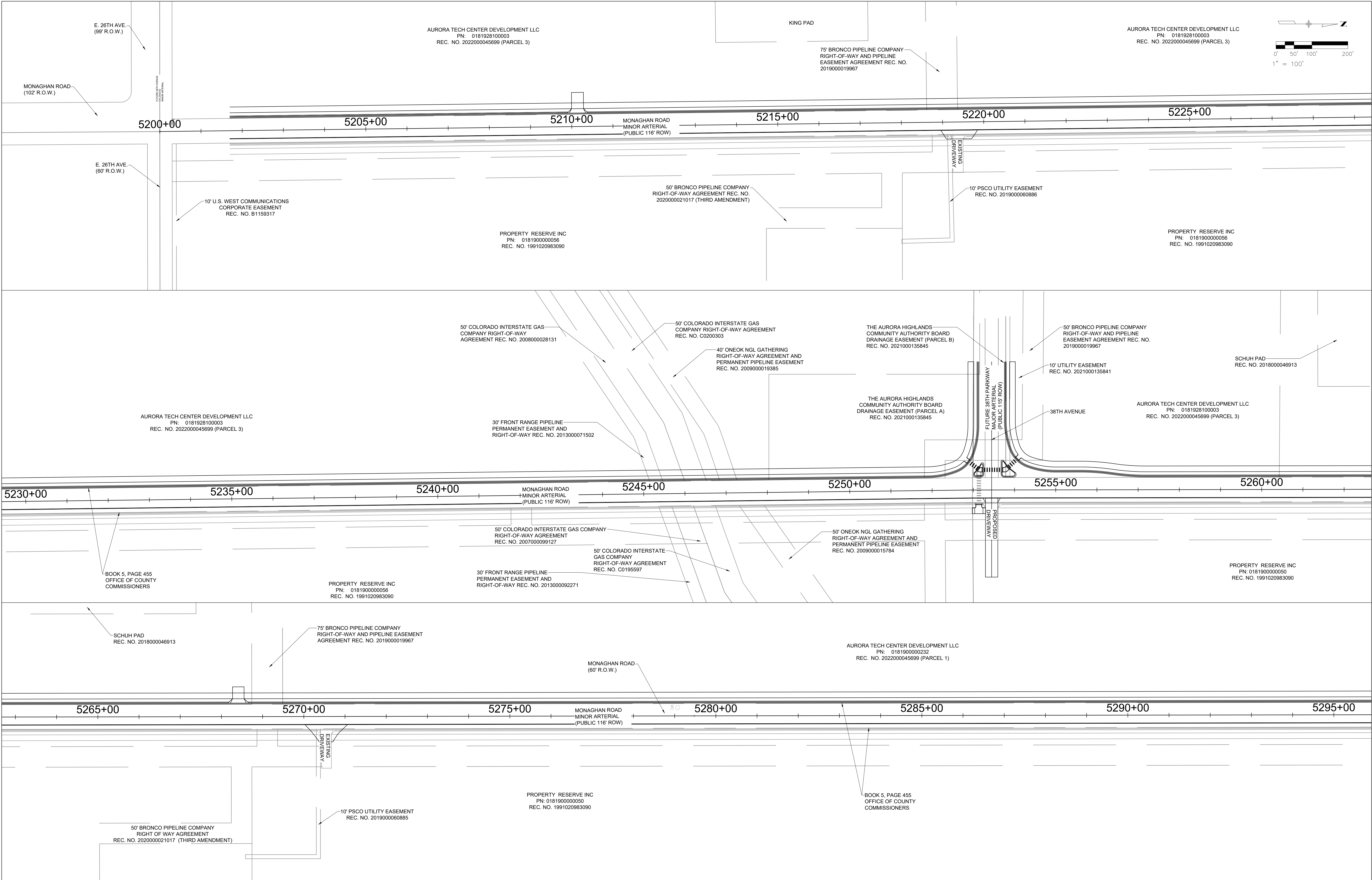


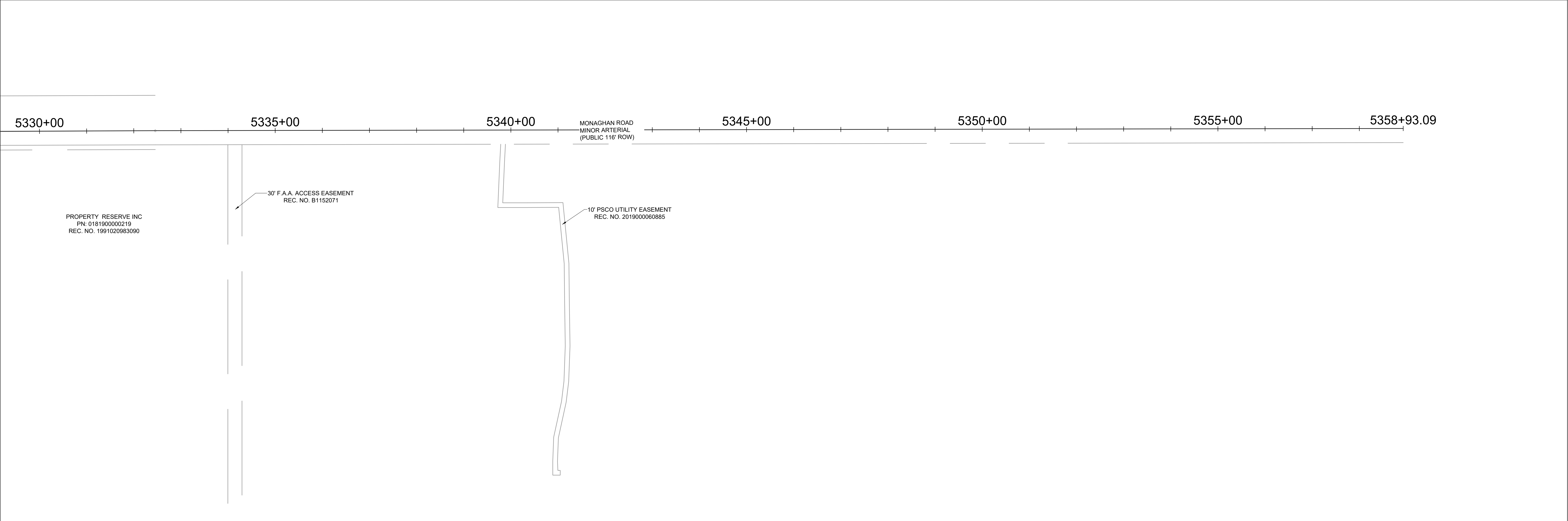
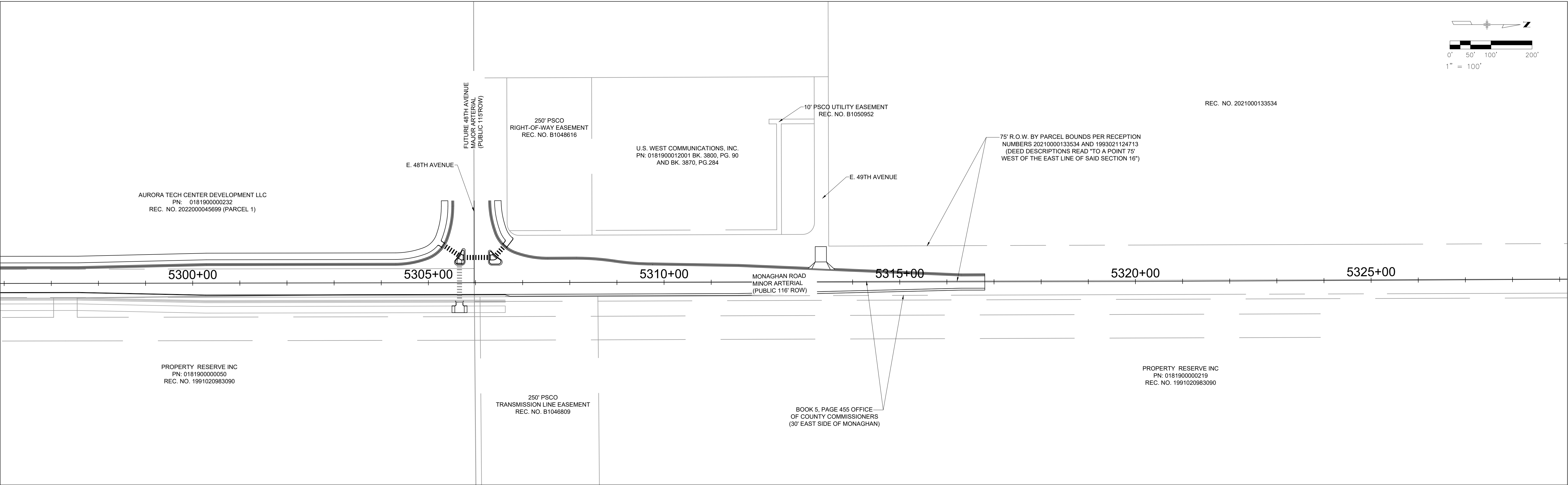
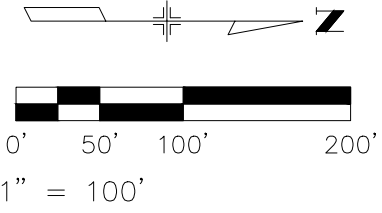
DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: N/A DATE: 01/09/25

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY TYPICALS - INTERIM

SHEET NO.

3





DRAWN BY: J.K.DOMINIK JOB DATE: _____
APPROVED: H.MATHIS JOB NUMBER: _____
CAD DATE: _____
CAD FILE: _____

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SUITE 200
DENVER, CO 80237

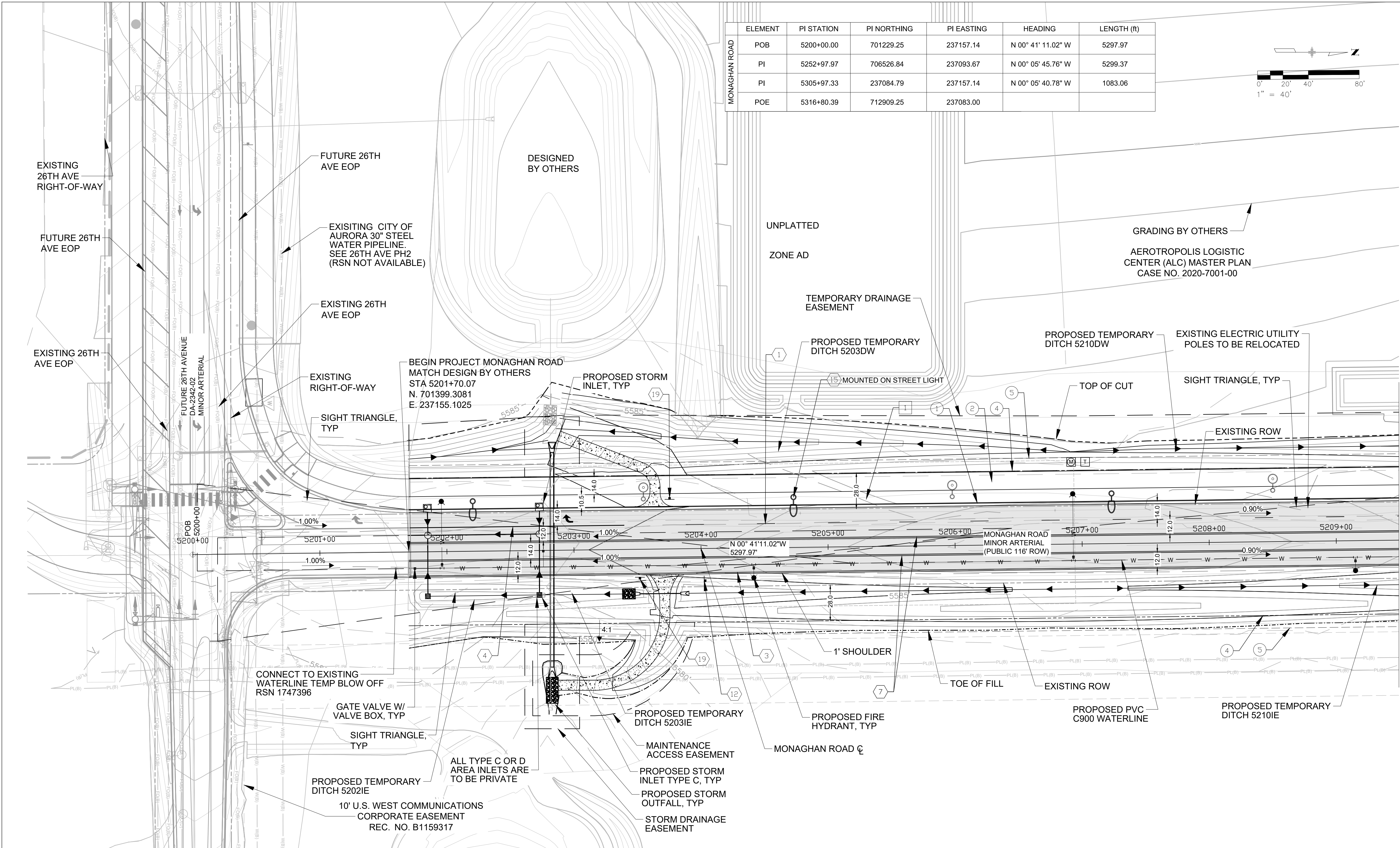
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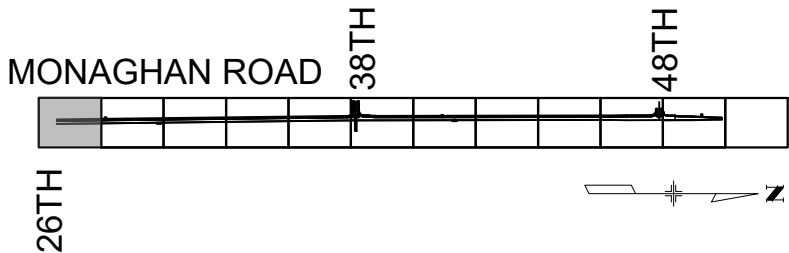
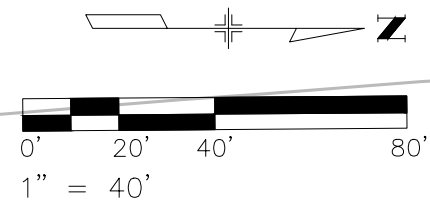
DESIGN BY: L.U.	DRAWN BY: K.D.
SCALE: 1"=40'	DATE: 01/09/2025

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
OVERALL SITE SHEET

SHEET NO.
5



ELEMENT	PI STATION	PI NORTHING	PI EASTING	HEADING	LENGTH (ft)
POB	5200+00.00	701229.25	237157.14	N 00° 41' 11.02" W	5297.97
PI	5252+97.97	706526.84	237093.67	N 00° 05' 45.76" W	5299.37
PI	5305+97.33	237084.79	237157.14	N 00° 05' 40.78" W	1083.06
POE	5316+80.39	712909.25	237083.00		



KEY MAP

SHEET LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT
- CRESTONE PEAK PIPE LINE

- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- CURB RAMPS COA DTL S9.1
- PROPOSED ROW/SITE BOUNDARY
- PROPOSED UTILITY EASEMENT
- CURBSIDE LANDSCAPE
- PROPOSED METERED LIGHTNING CONTROL CENTER
- PROPOSED PAD MOUNTED XCEL UTILITY TRANSFORMER
- PROPOSED METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER
- PROPOSED STREET LIGHT TYPE SL- 4 30' POLE HEIGHT
- PROPOSED STREET LIGHT MOUNTED TO A TRAFFIC SIGNAL POLE
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED INLET TYPE R
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED DRIVEWAY PAVEMENT
- 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- 4" DOTTED WHITE LANE LINE
- 4" SOLID WHITE EDGE LINE
- 8" WHITE CHANNELIZING LINE
- 18" WHITE YIELD LINE
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PRELIMINARY
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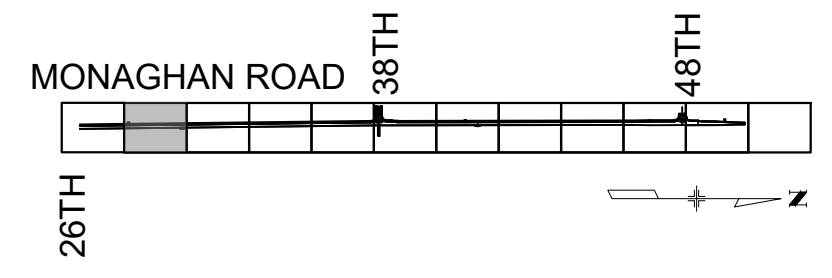
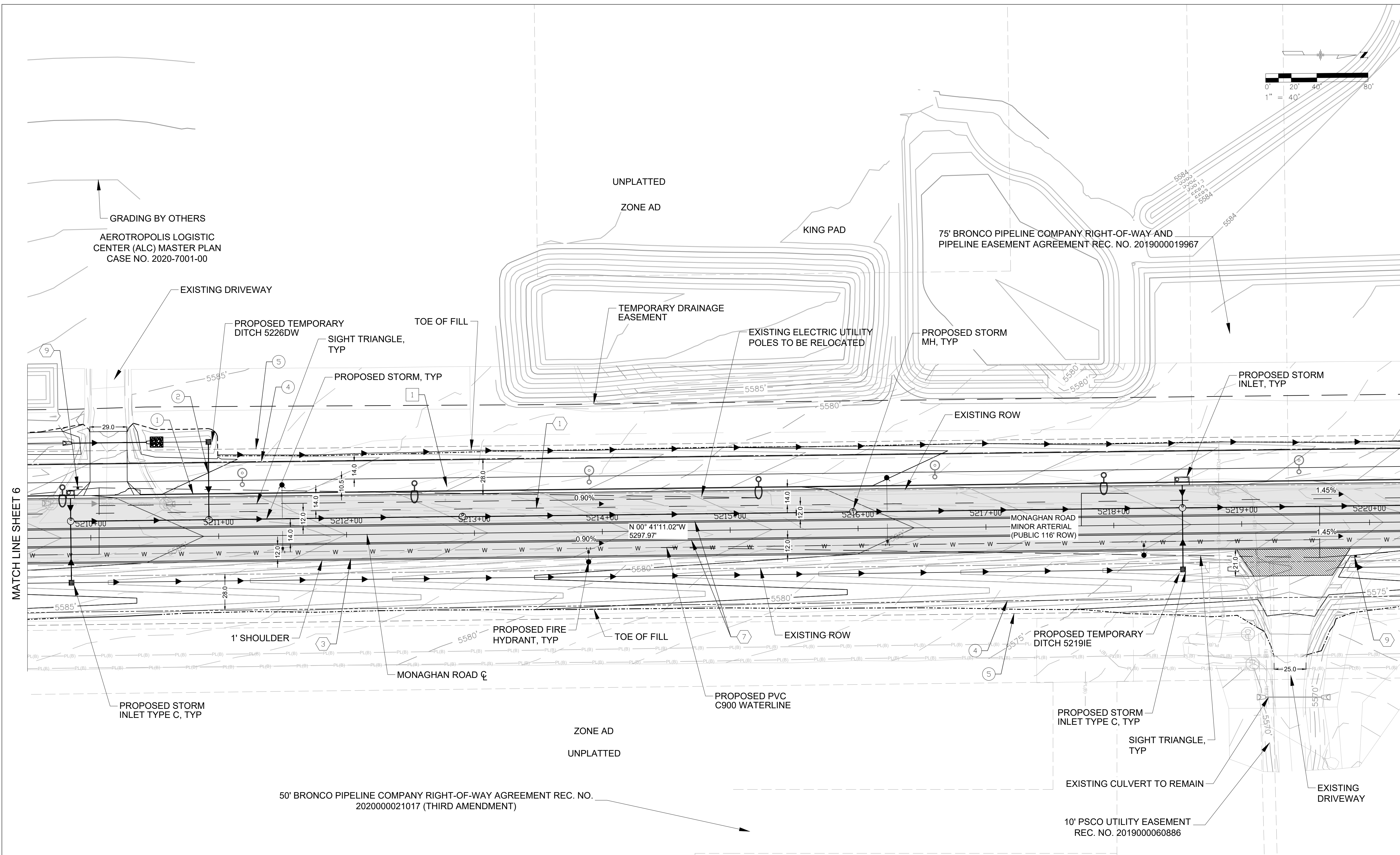
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DESIGN BY: L.U.	DRAWN BY: K.D.
SCALE: 1"=40'	DATE: 10/11/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

SHEET NO.
6



KEY MAP

SHEET LEGEND

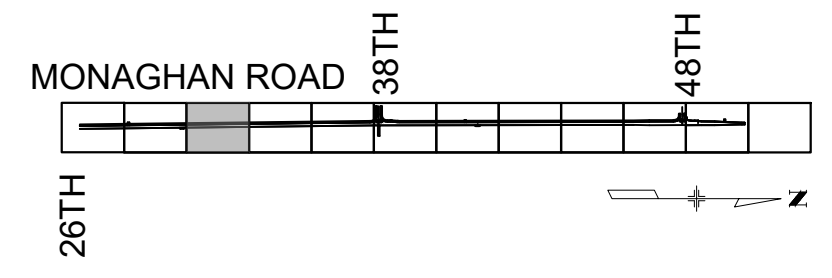
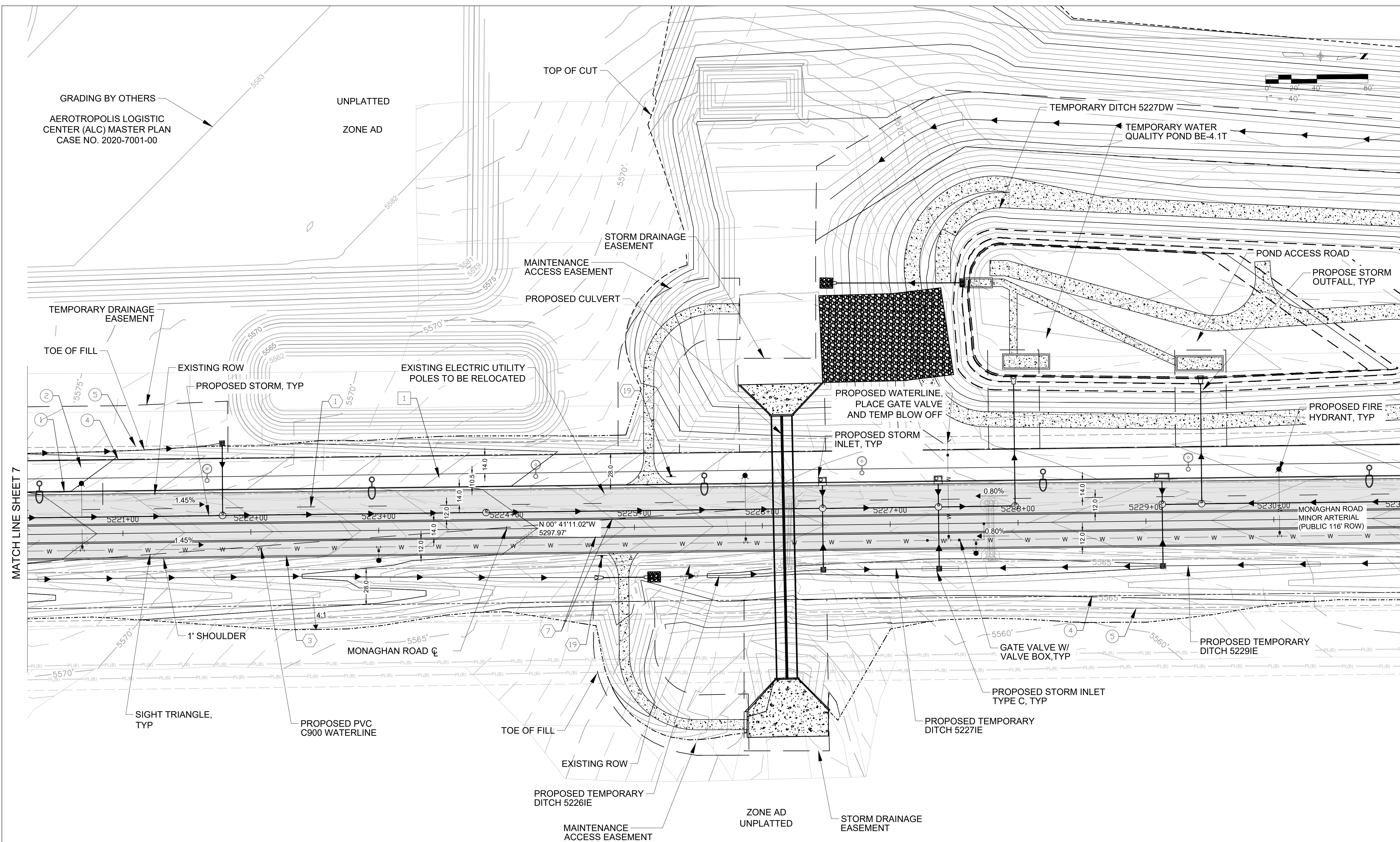
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- EXISTING ELECTRIC POLE
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- TOP OF CUT
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PRELIMINARY
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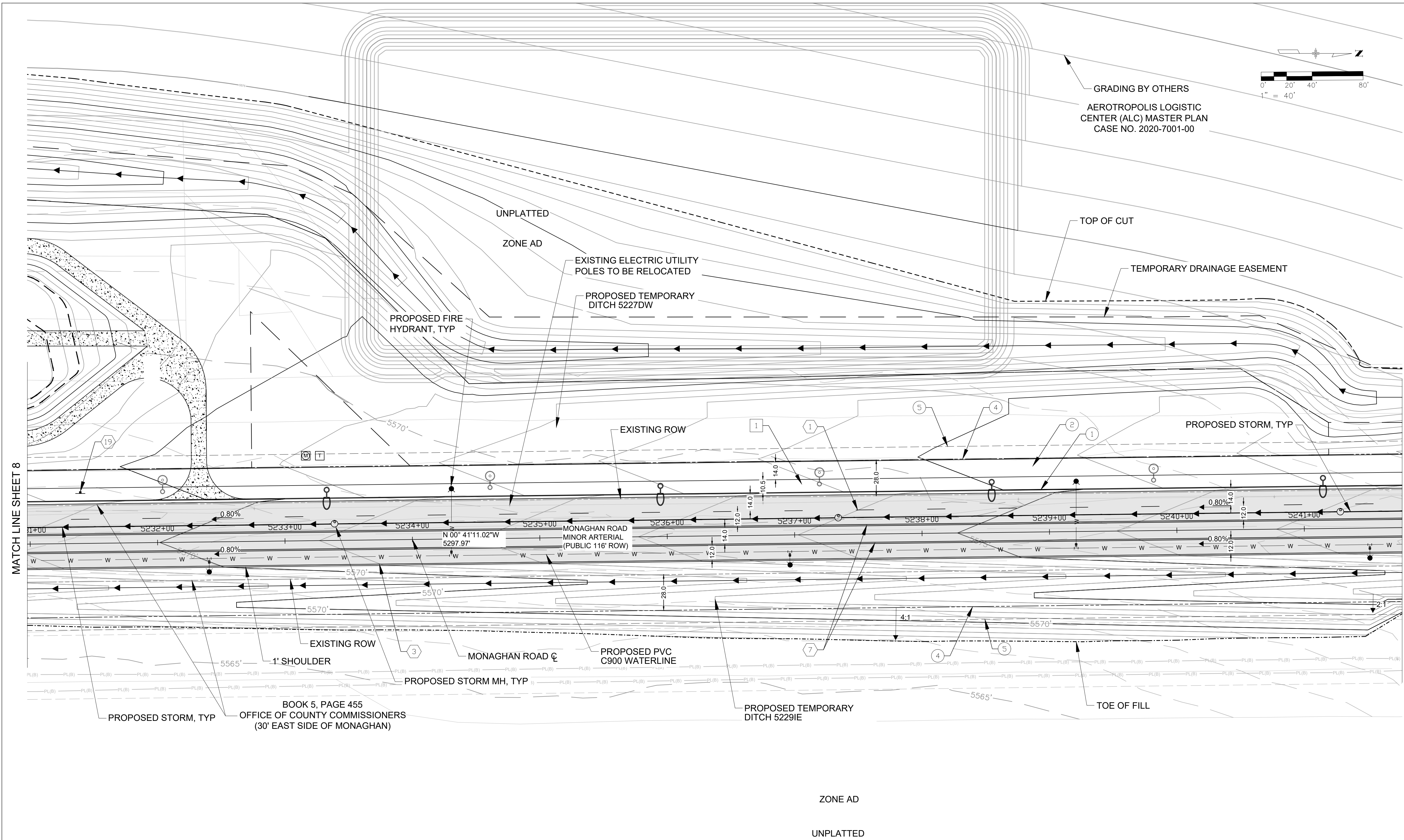
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SCALE: 1"=40' DATE: 10/11/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

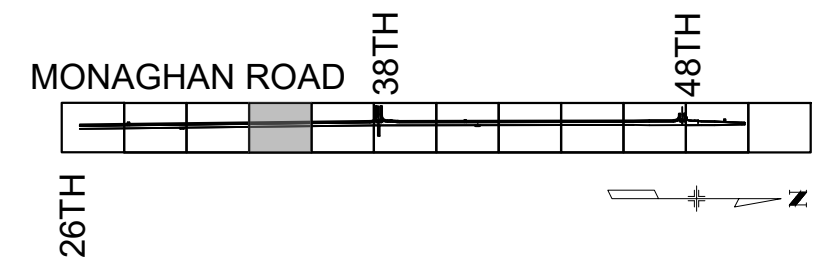
SHEET NO.
8



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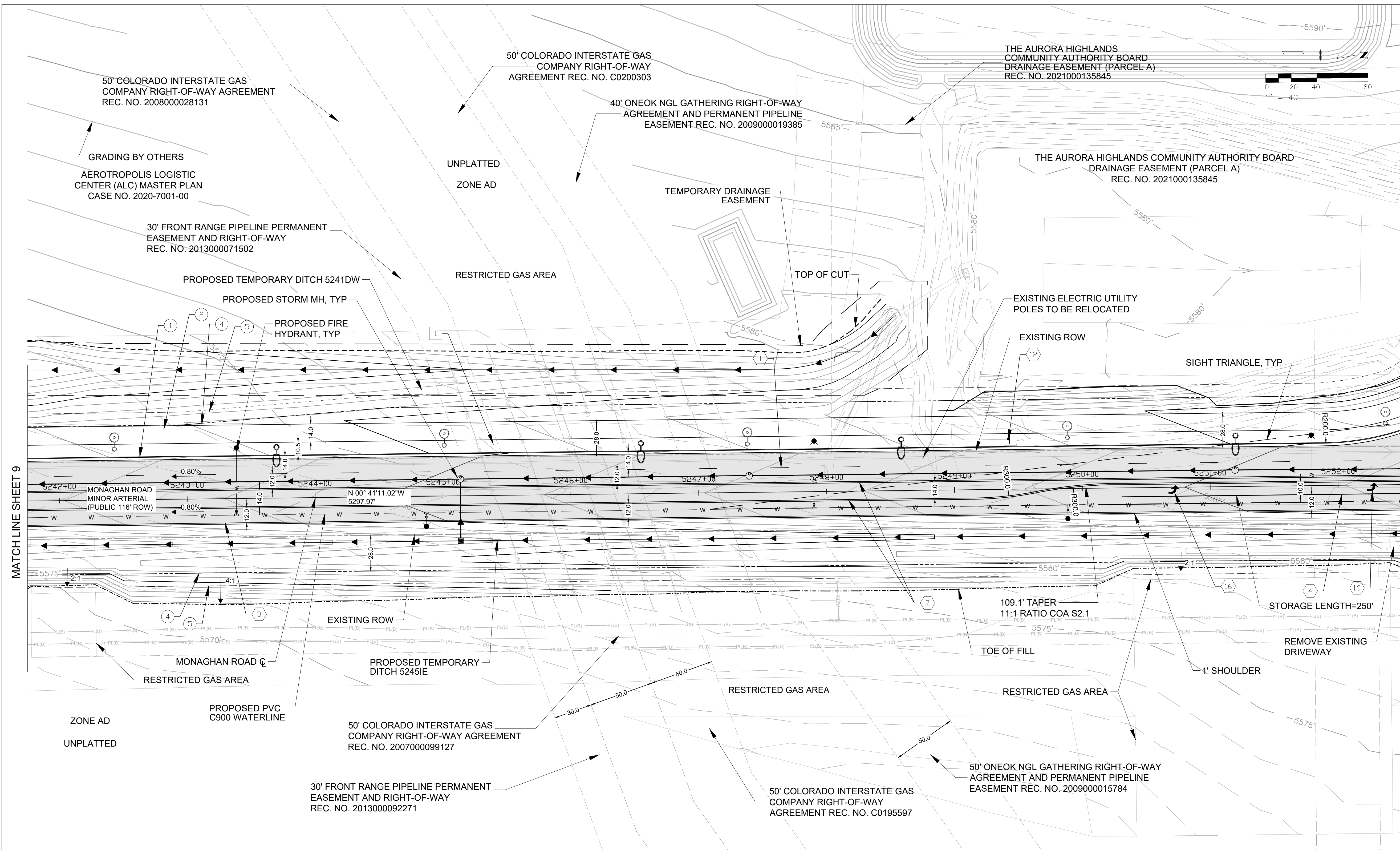
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DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: 1"=40' DATE: 10/11/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

SHEET NO.
9



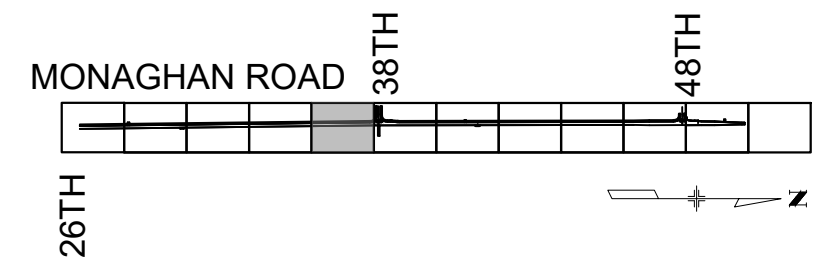
MATCH LINE SHEET 9

MATCH LINE SHEET 11

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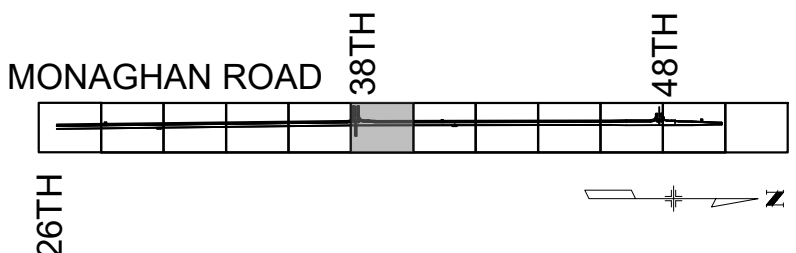
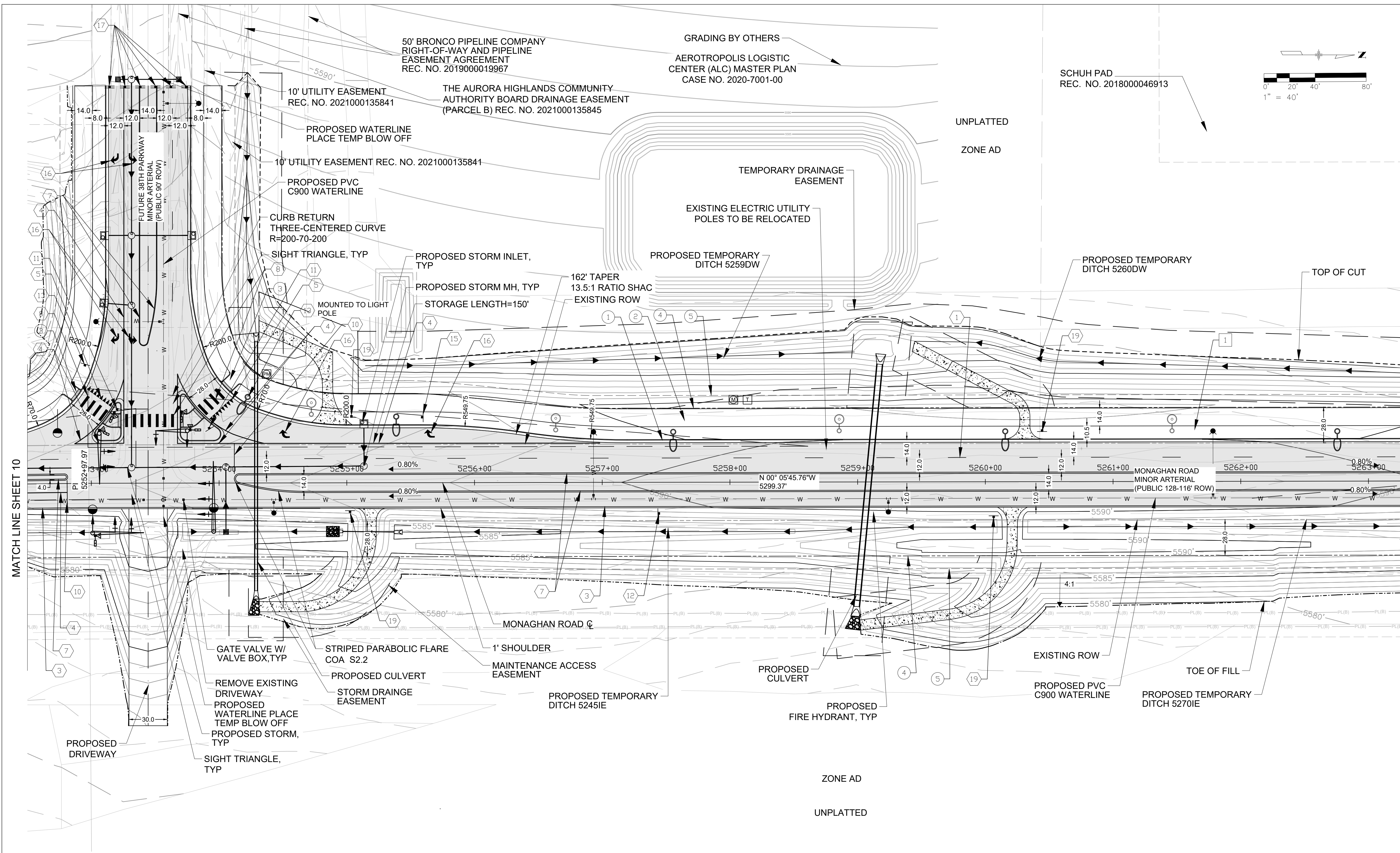


DESIGN BY: L.U.
SCALE: 1"=40'

DRAWN BY: K.D.
DATE: 10/11/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

SHEET NO.
10



KEY MAP

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- 9 STOP SIGN 30" X 30" R1-1
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- 11 PEDESTRIAN CROSSING SIGN
- 30" X 30" W11-2, 24" X 12" W16-7P
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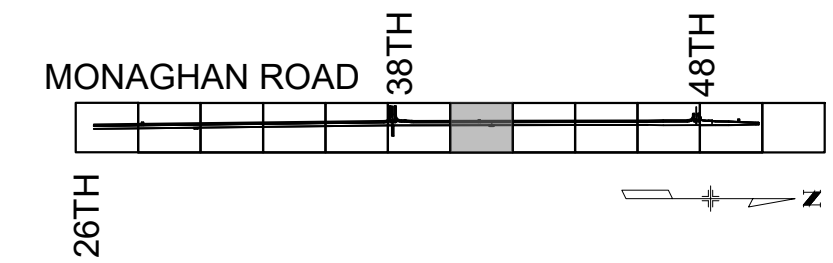
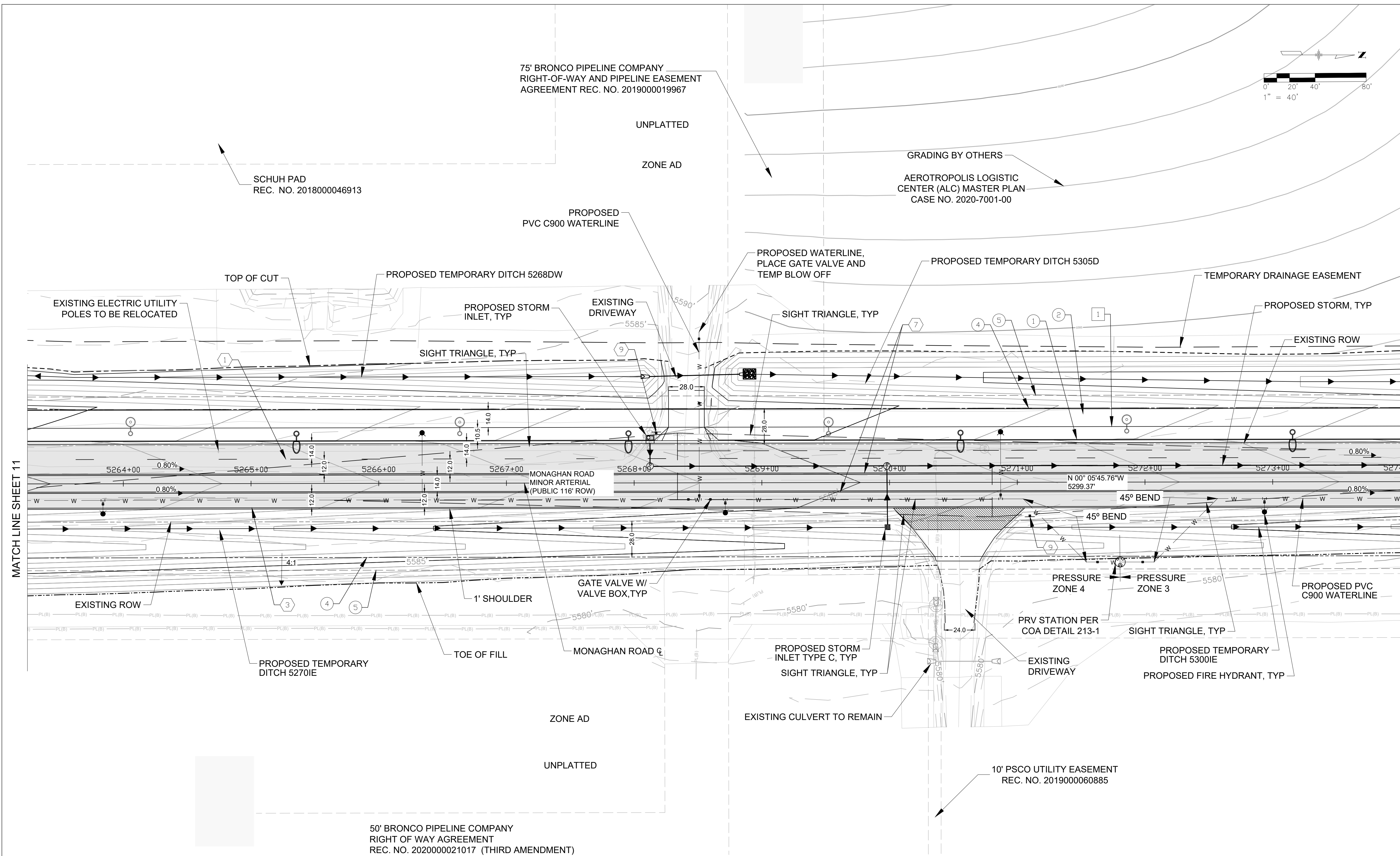
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SCALE: 1"=40'

DRAWN BY: K.D.
DATE: 10/11/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

SHEET NO.

11



KEY MAP

SHEET LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
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- PROPOSED METERED LIGHTNING CONTROL CENTER
- PROPOSED PAD MOUNTED XCEL UTILITY TRANSFORMER
- PROPOSED METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER
- PROPOSED STREET LIGHT TYPE SL- 4 30' POLE HEIGHT
- PROPOSED STREET LIGHT MOUNTED TO A TRAFFIC SIGNAL POLE
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED INLET TYPE R
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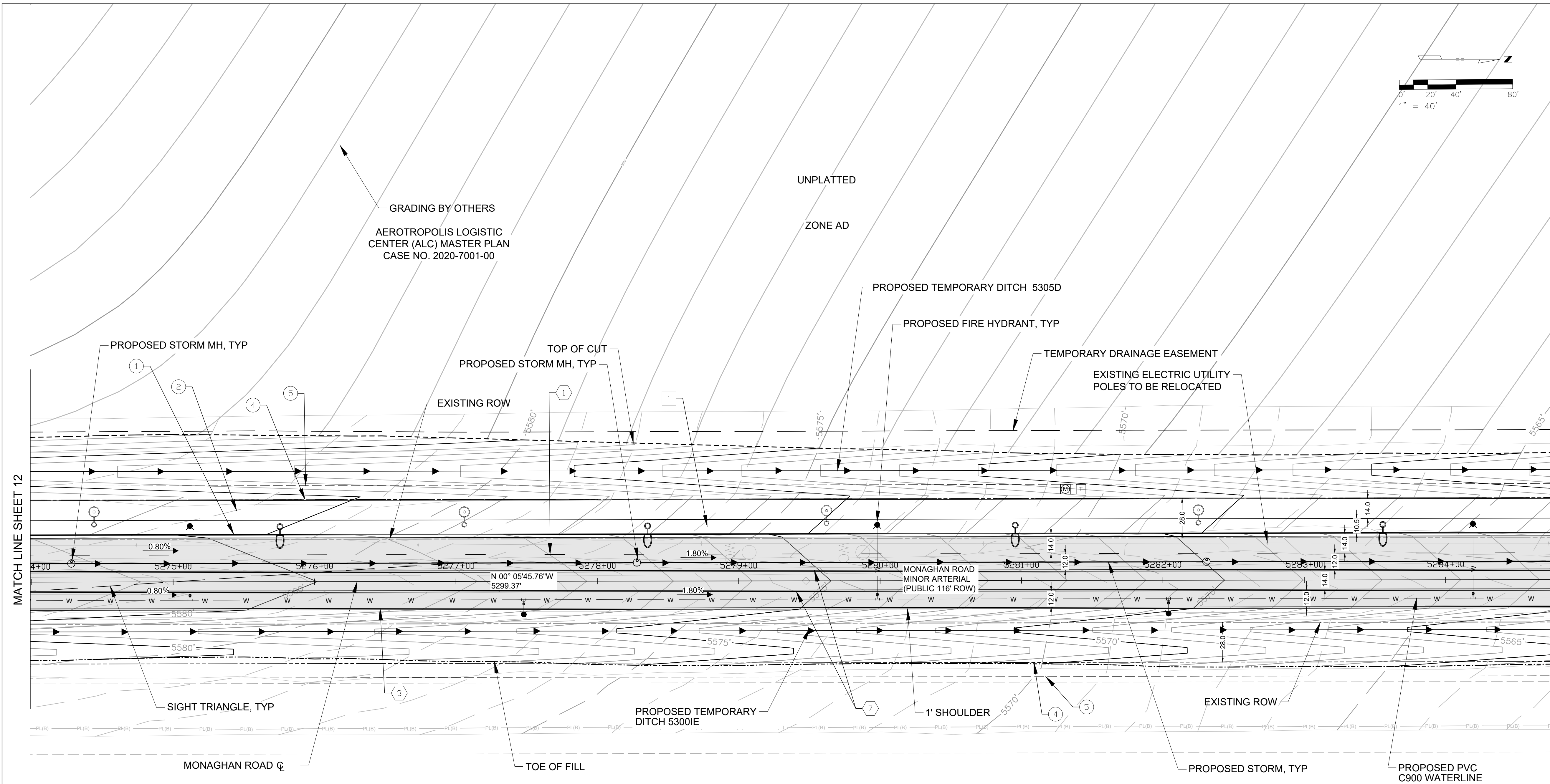
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ROADWAY SITE SHEET - INTERIM

SHEET NO.

12



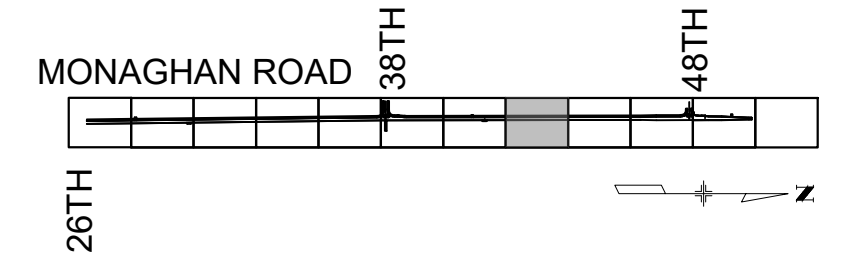
MATCH LINE SHEET 12

MATCH LINE SHEET 14

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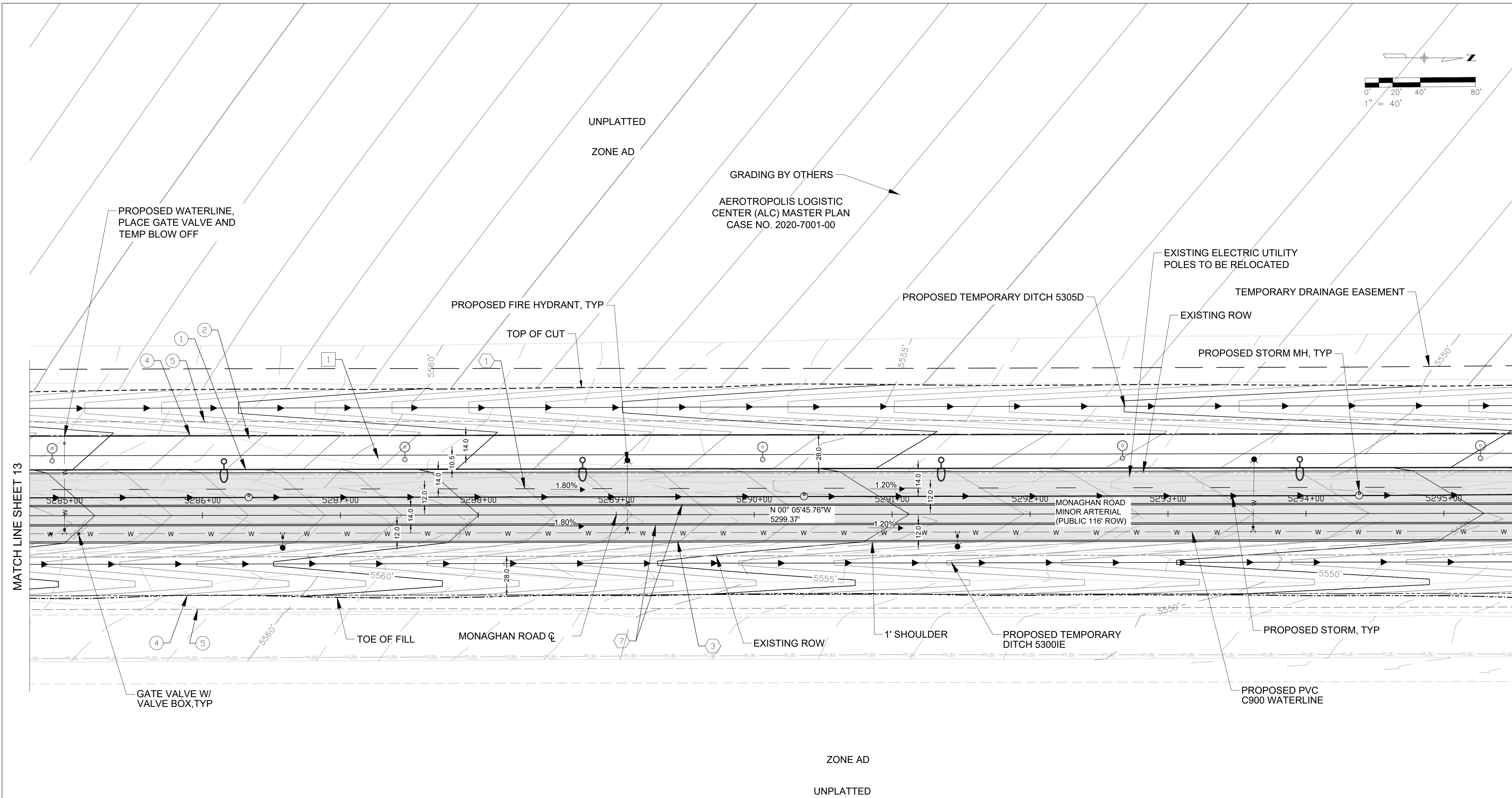


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MONAGHAN ROAD
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SHEET NO.

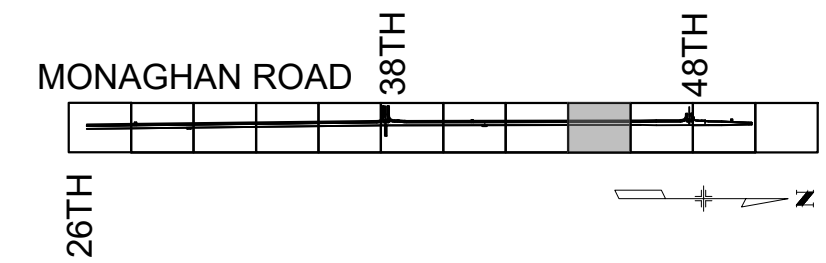
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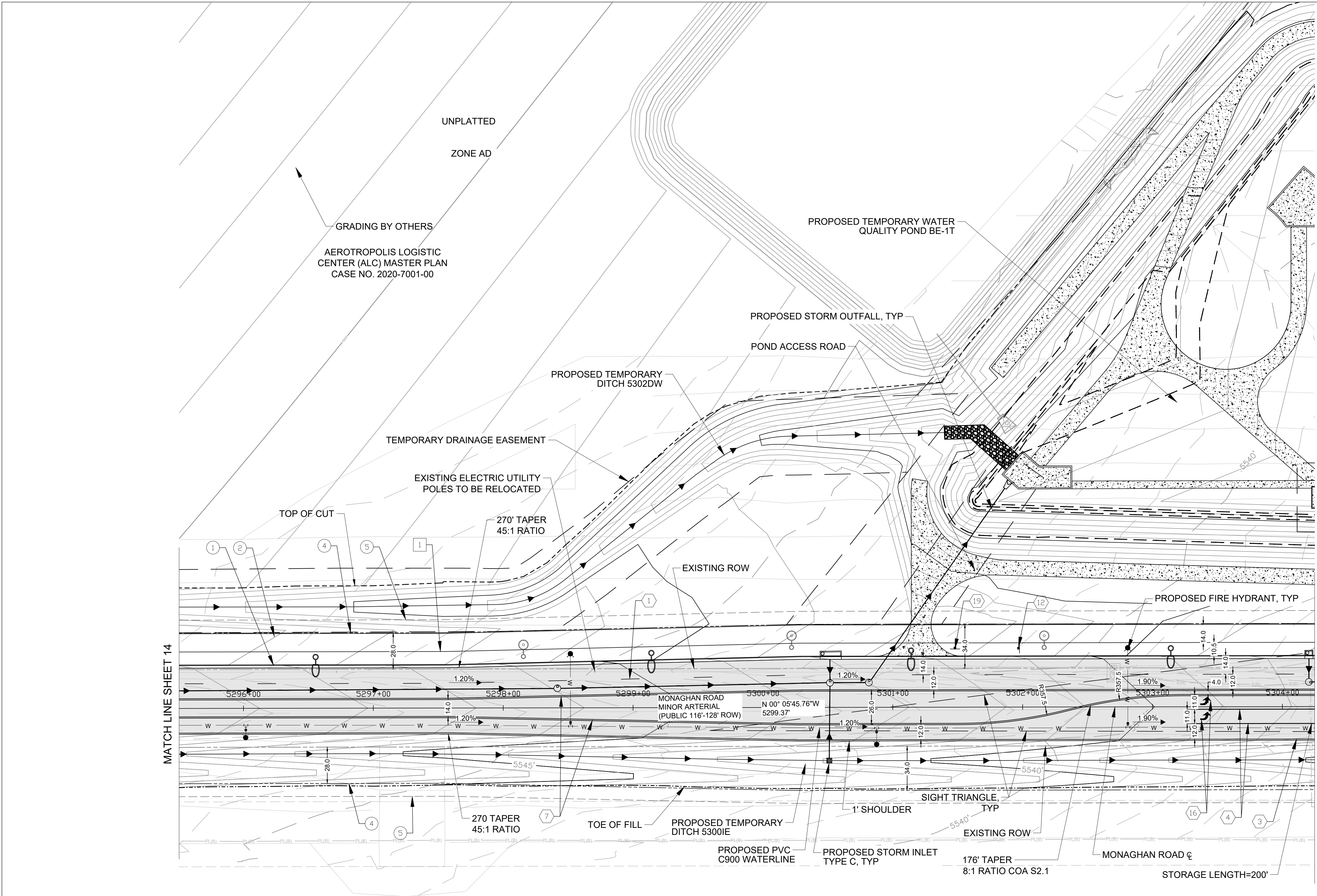


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MONAGHAN ROAD
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SHEET NO.

14



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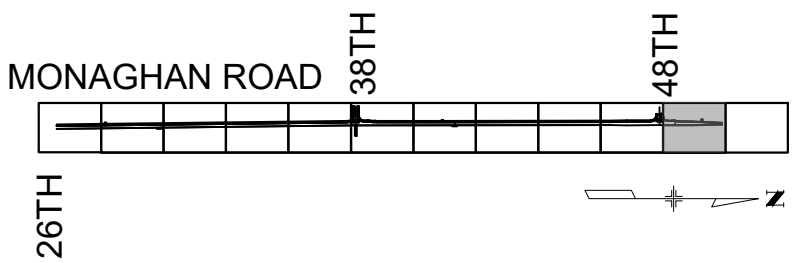
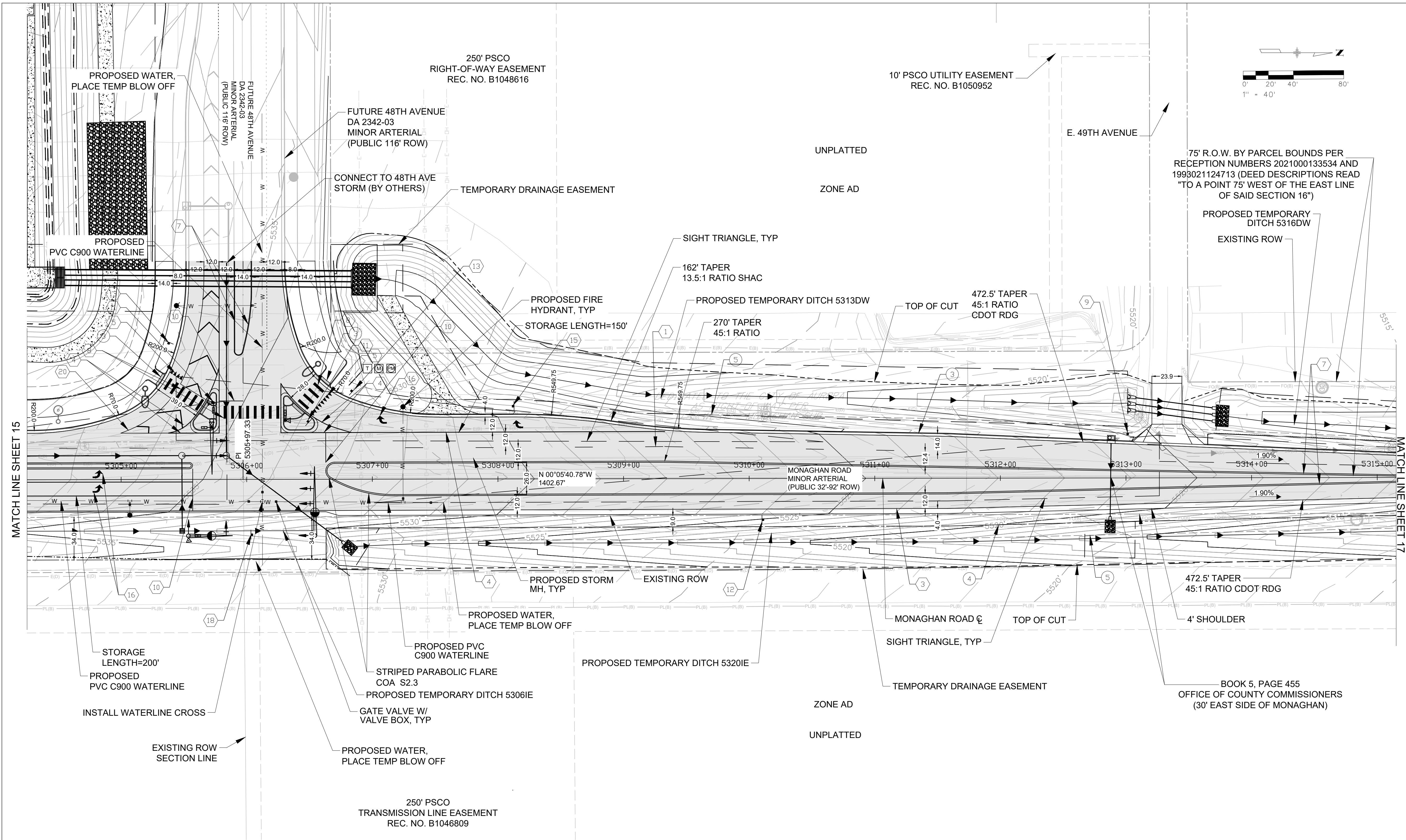
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- THE PROPOSED ROW AND ALL PROPOSED EASEMENTS WILL BE DEDICATED BY A SEPARATE DOCUMENT.
- ALL AREA INLETS (TYPE C AND TYPE D) ARE PRIVATE AND TO BE MAINTAINED BY ARTA.
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- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- FOR STEEPER SLOPES NEAR THE GAS AREA THAT IS OUTSIDE OF CLEAR ZONE, SEE THE TYPICAL SECTION FOR STATION RANGES AND SLOPES.

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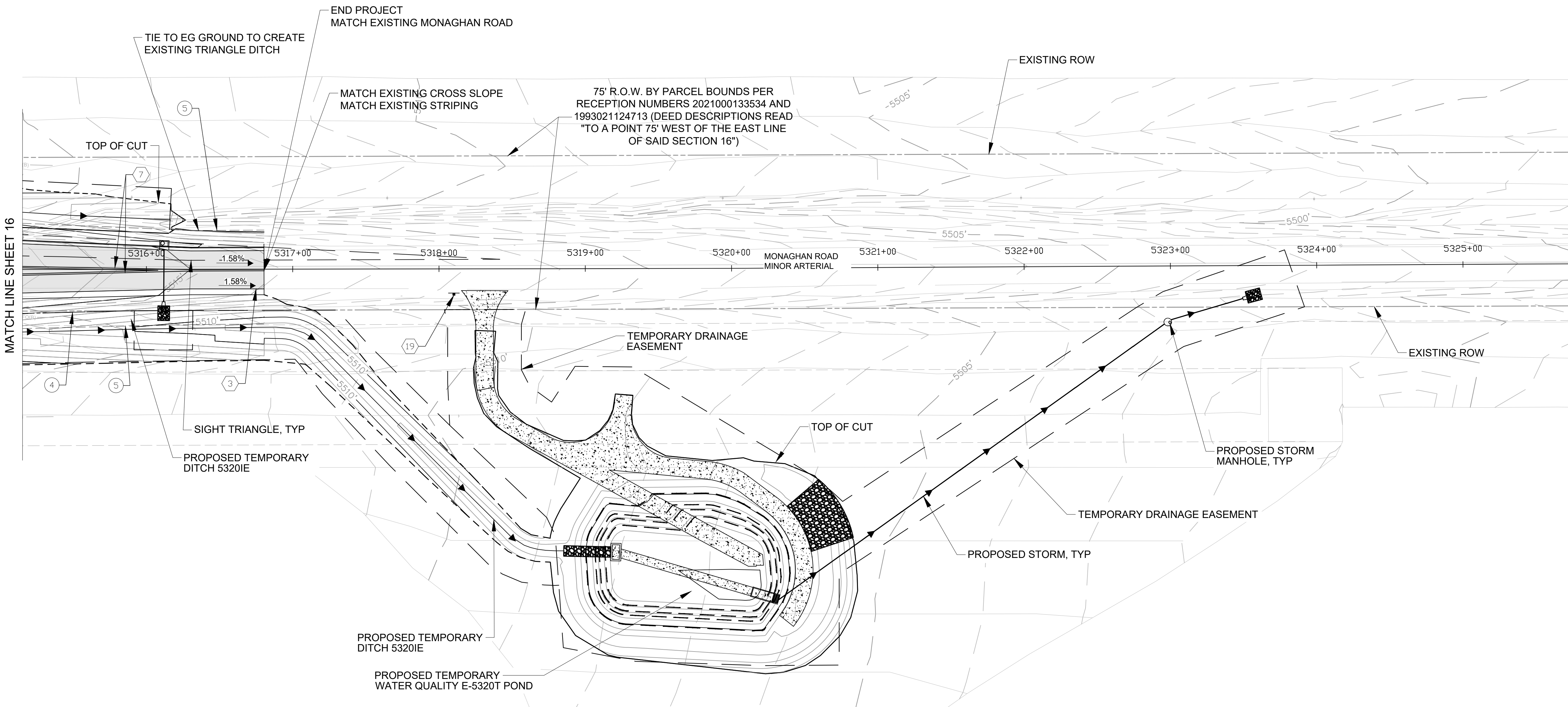


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SCALE: 1"=40'
DRAWN BY: K.D.
DATE: 10/11/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

SHEET NO.

16



NOTES:

1. ROW DIMENSIONS MEASURE TYPICAL SECTIONS CONDITIONS, ROW VARIES AT INTERSECTIONS.
2. TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
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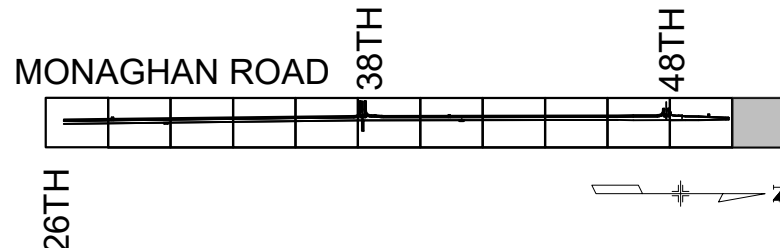
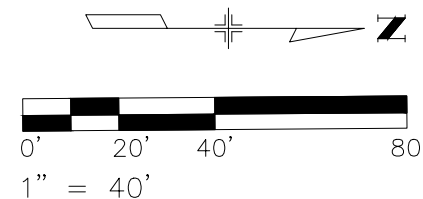
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MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - INTERIM

SHEET NO.

17

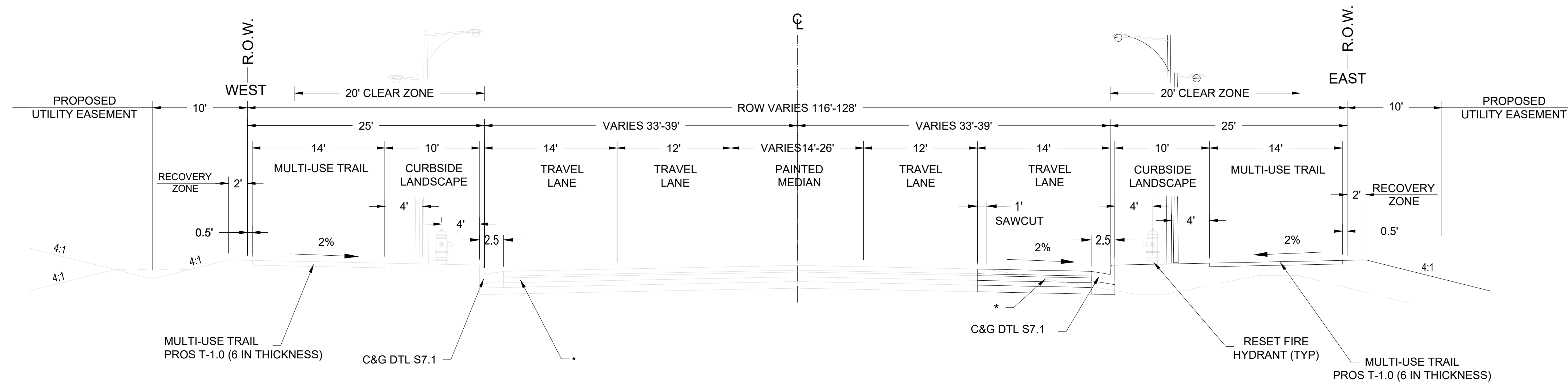


KEY MAP

SHEET LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT
- CRESTONE PEAK PIPE LINE

- 1 VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 2 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- 3 CURB RAMPS COA DTL S9.1
- 4 PROPOSED ROW/SITE BOUNDARY
- 5 PROPOSED UTILITY EASEMENT
- 1 CURBSIDE LANDSCAPE
- M PROPOSED METERED LIGHTNING CONTROL CENTER
- T PROPOSED PAD MOUNTED XCEL UTILITY TRANSFORMER
- PM PROPOSED METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER
- PROPOSED STREET LIGHT TYPE SL- 4
- 30' POLE HEIGHT
- PROPOSED STREET LIGHT MOUNTED TO A TRAFFIC SIGNAL POLE
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED INLET TYPE R
- 9 PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED DRIVEWAY PAVEMENT
- 1 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- 2 4" DOTTED WHITE LANE LINE
- 3 4" SOLID WHITE EDGE LINE
- 4 8" WHITE CHANNELIZING LINE
- 5 18" WHITE YIELD LINE
- 6 6" WHITE LANE LINE
- 7 4" DOUBLE YELLOW CENTER LINE
- 8 10' X 2' CROSSWALK BARS
- 9 STOP SIGN 30" X 30" R1-1
- 10 2' STOP BAR
- 11 PEDESTRIAN CROSSING SIGN
- 30" X 30" W11-2, 24" X 12" W16-7P
- 12 SPEED LIMIT SIGN (45 MPH) 30" X 36" R2-1
- 13 YIELD SIGN 36" X 36" X 36" R1-2
- 14 STREET NAME SIGN D3-1
- 15 RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7
- 16 PAVEMENT MARKING ARROW
- 17 ROAD CLOSE 48"X30" R11-2 TYPE III BARRICADE
- 18 TWO DIRECTION LARGE ARROW SIGN W1-7
- 19 AUTHORIZED VEHICLES ONLY SIGN R5-11
- 20 8" WHITE 45 HATCH 10' SPACING

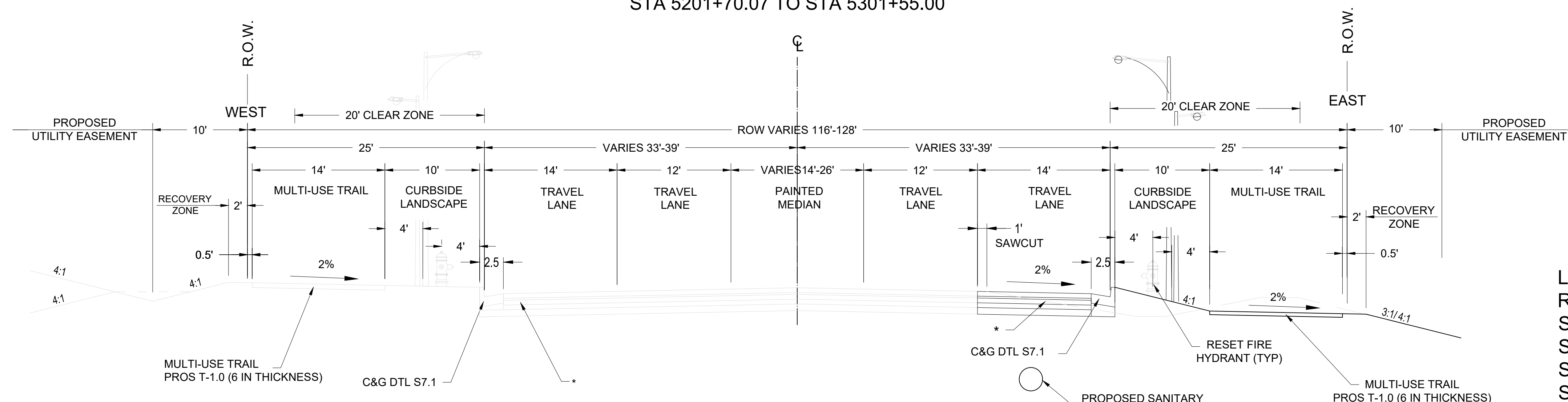


*COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE, DEPENDING ON GEOTECHNICAL FINDINGS.

MONAGHAN ROAD - ULTIMATE

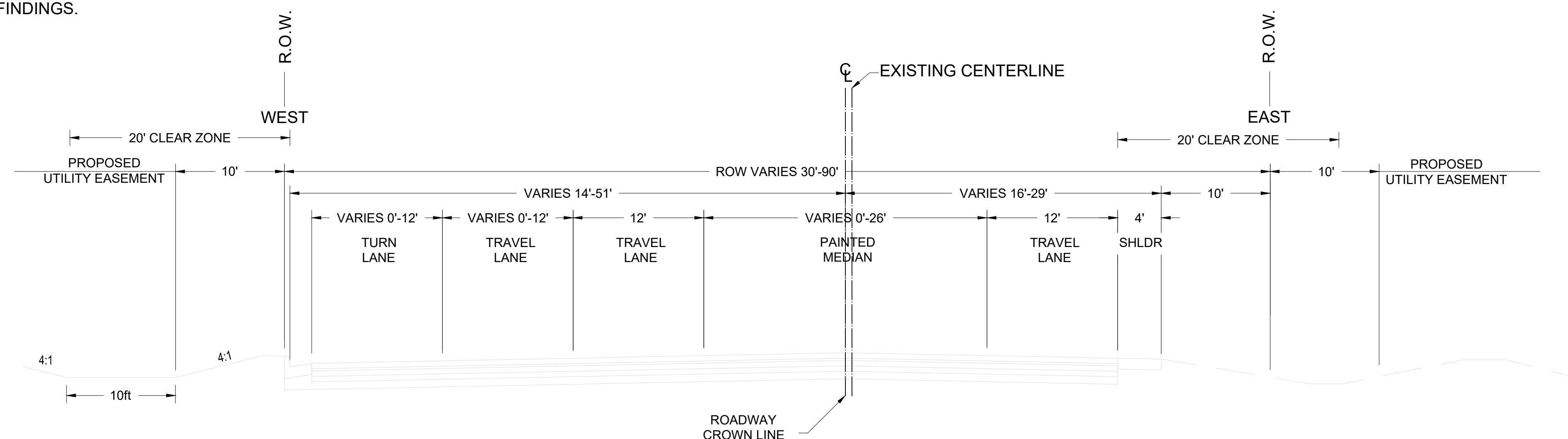
MINOR ARTERIAL

STA 5201+70.07 TO STA 5301+55.00



*COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE, DEPENDING ON GEOTECHNICAL FINDINGS.

LAYOUT APPLIES ONLY TO THE RESTRICTED GAS AREA BETWEEN STA 5217+38.63 TO STA 5218+14.24 STA 5241+77.01 TO STA 5242+27.37 STA 5250+39.36 TO STA 5252+39.67 STA 5268+23.42 TO STA 5268+73.69 STA 5297+04.68 TO STA 5297+54.90



SEE SHEET 3 FOR THE INTERIM STREET SECTIONS

MONAGHAN ROAD - ULTIMATE

48TH AVENUE INTERSECTION TO NORTH TIE-IN

STA 5305+97.33 TO STA 5316+80.39

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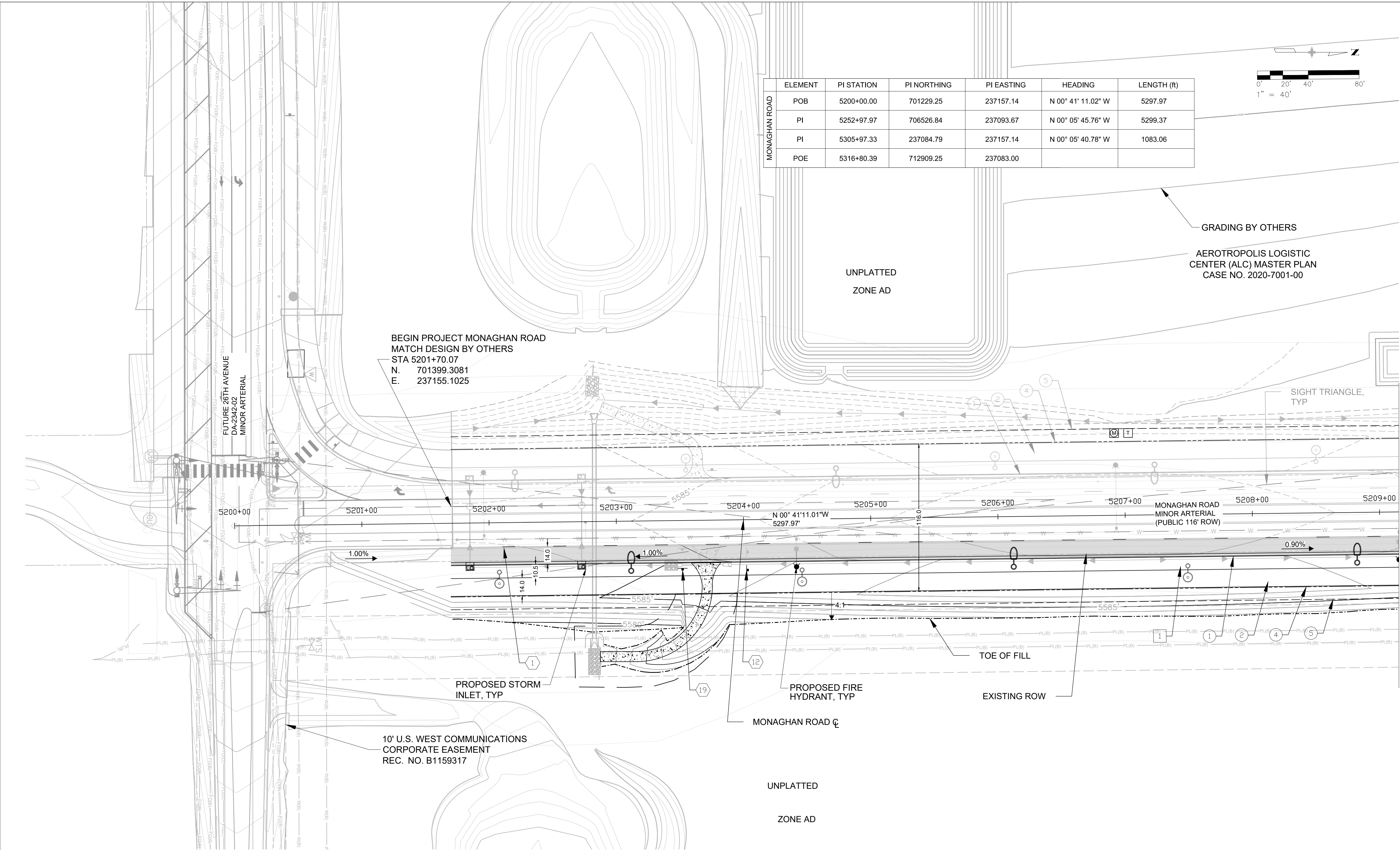


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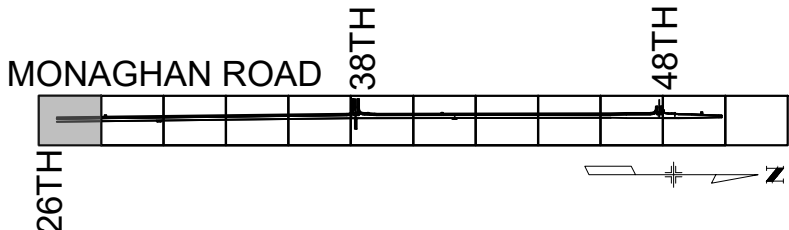
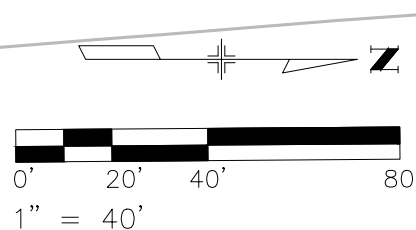
MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY TYPICALS - ULTIMATE

SHEET NO.

18



	ELEMENT	PI STATION	PI NORTHING	PI EASTING	HEADING	LENGTH (ft)
MONAGHAN ROAD	POB	5200+00.00	701229.25	237157.14	N 00° 41' 11.02" W	5297.97
	PI	5252+97.97	706526.84	237093.67	N 00° 05' 45.76" W	5299.37
	PI	5305+97.33	237084.79	237157.14	N 00° 05' 40.78" W	1083.06
	POE	5316+80.39	712909.25	237083.00		



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT

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- CURB RAMPS COA DTL S9.1
- PROPOSED ROW/SITE BOUNDARY
- PROPOSED UTILITY EASEMENT
- CURBSIDE LANDSCAPE
- PROPOSED STREET LIGHT TYPE SL- 4 30' POLE HEIGHT
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED INLET TYPE R
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- 4" SOLID WHITE EDGE LINE
- 8" WHITE CHANNELIZING LINE
- 8" WHITE DIAGONAL LINE
- 10' X 2' CROSSWALK BARS
- STOP SIGN 30" X 30" R1-1
- 2' STOP BAR
- SPEED LIMIT SIGN (45 MPH) 30" X 36" R2-1
- AUTHORIZED VEHICLES ONLY SIGN R5-11

- EXISTING :
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 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING ELECTRIC POLE

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- PROPOSED ROW/SITE BOUNDARY
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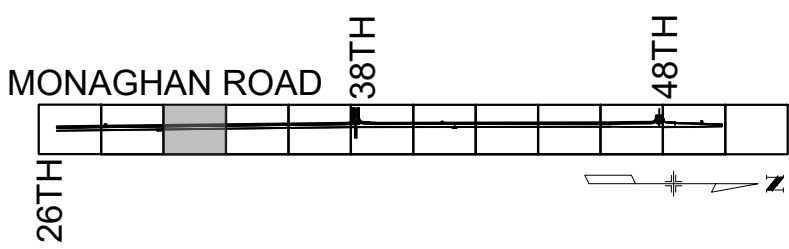
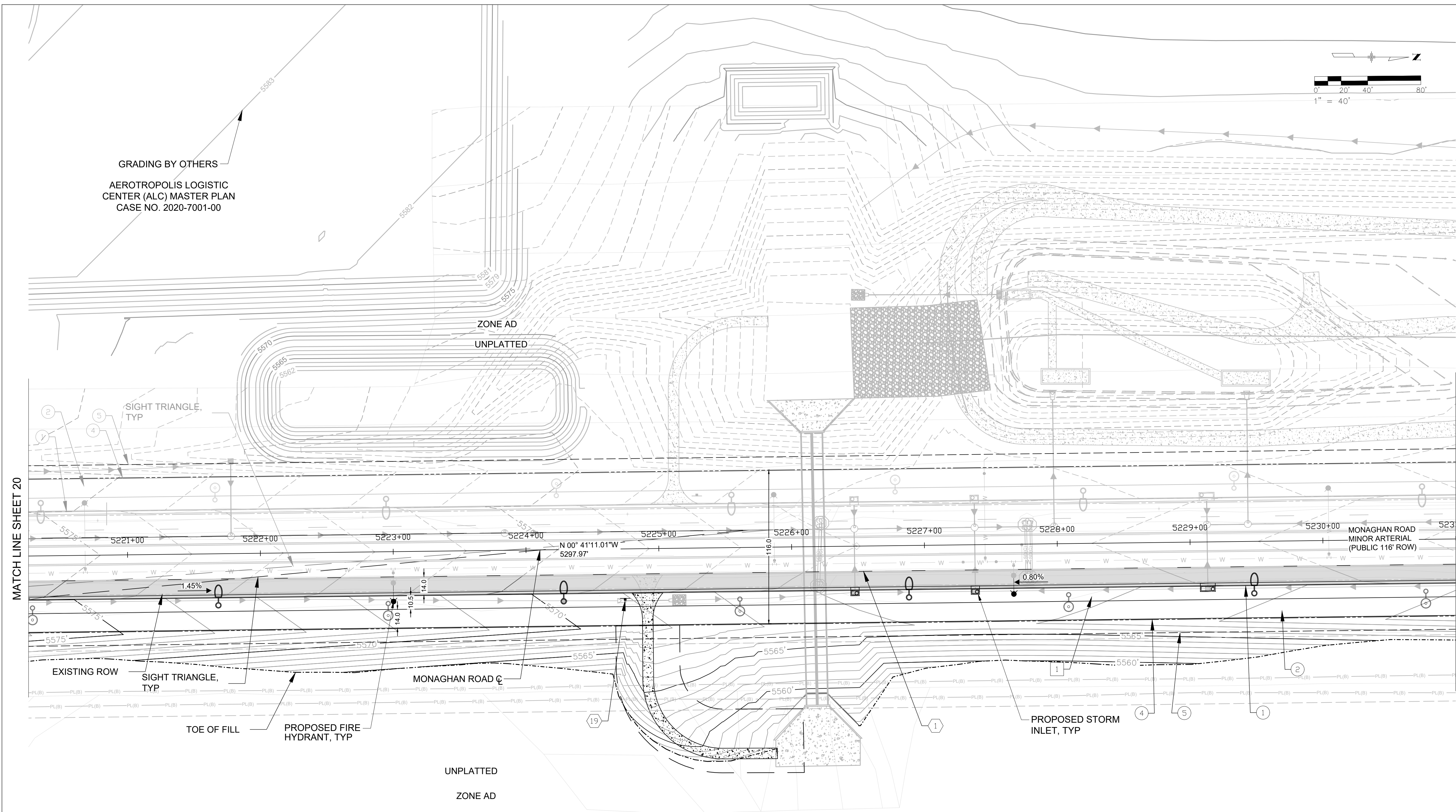


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SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

19



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
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 - EXISTING OVERHEAD ELECTRIC LINE
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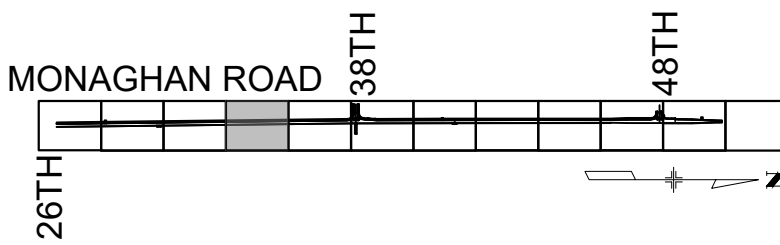
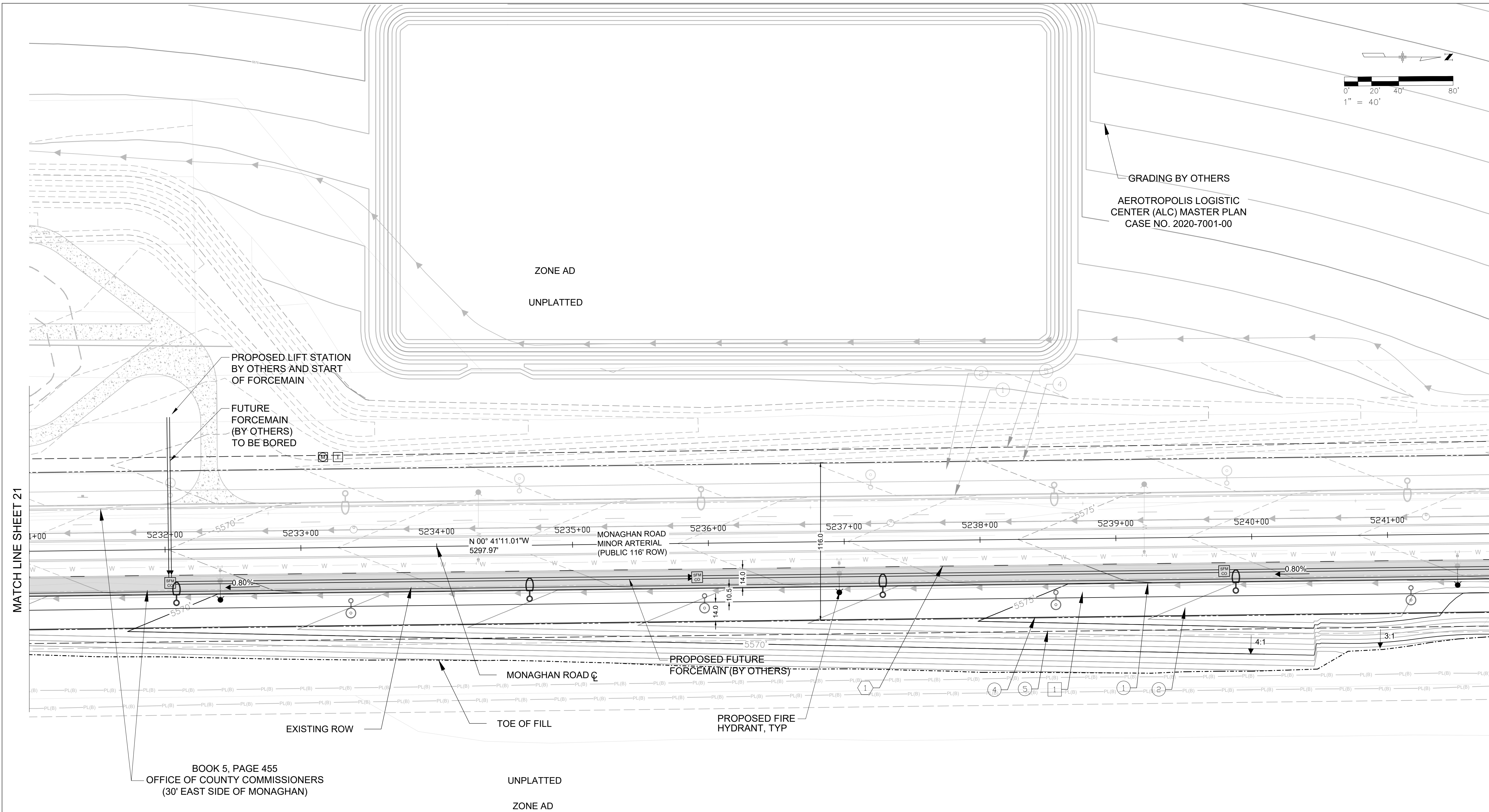


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MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

21



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
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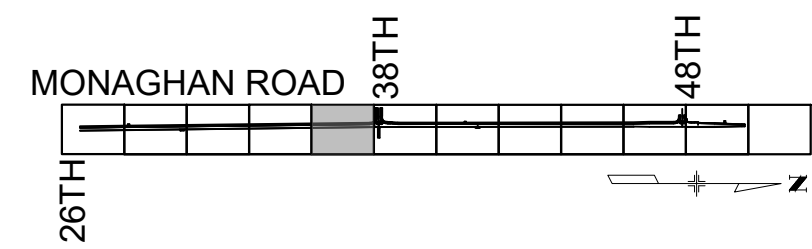
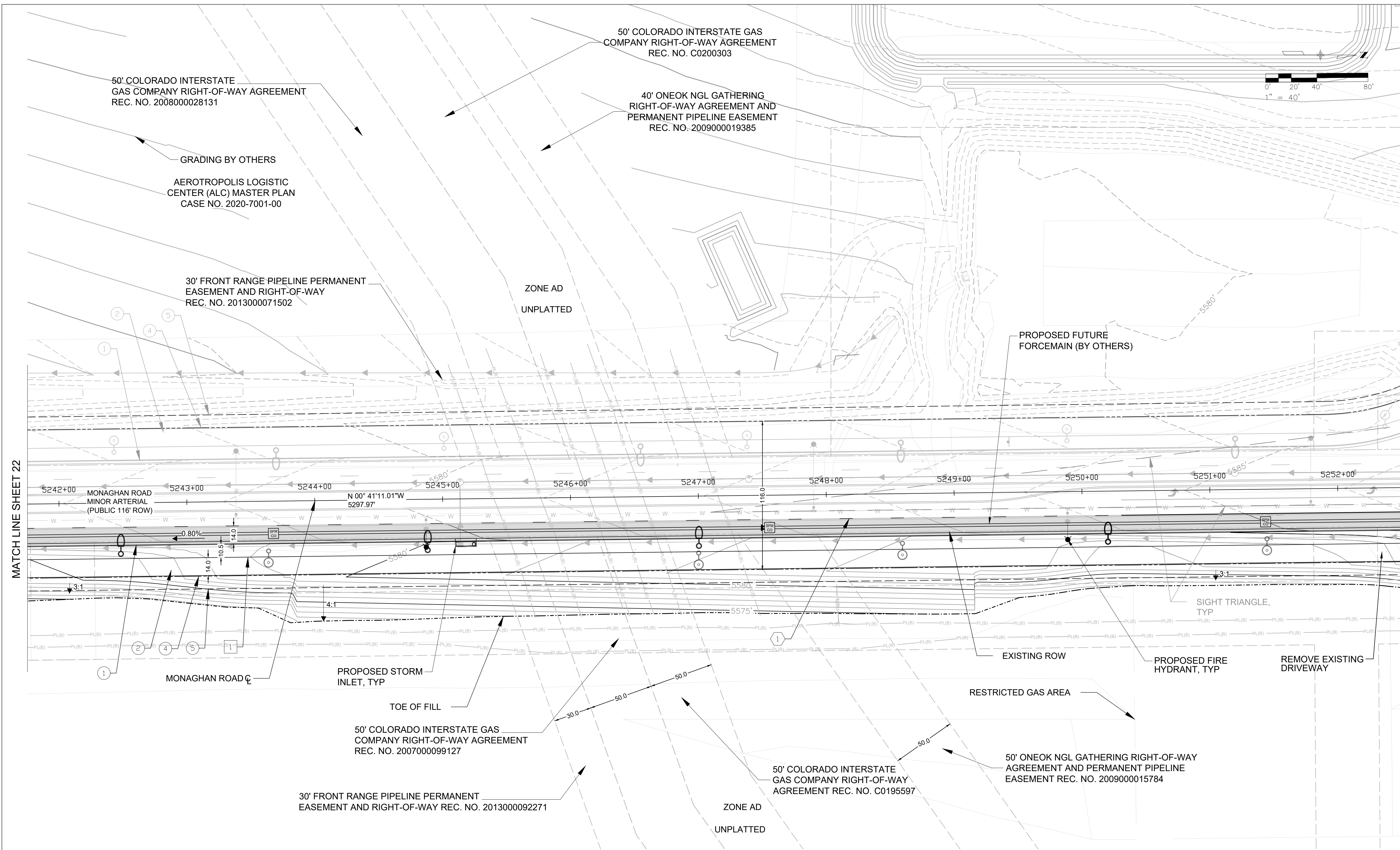


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SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

22



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT

- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- CURB RAMPS COA DTL S9.1
- PROPOSED ROW/SITE BOUNDARY
- PROPOSED UTILITY EASEMENT
- CURBSIDE LANDSCAPE
- PROPOSED STREET LIGHT TYPE SL- 4 30' POLE HEIGHT
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED INLET TYPE R
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- 4" BROKEN WHITE LANE LINE (10'SEGMENT - 30' GAP)
- 4" SOLID WHITE EDGE LINE
- 8" WHITE CHANNELIZING LINE
- 8" WHITE DIAGONAL LINE
- 10' X 2' CROSSWALK BARS
- STOP SIGN 30" X 30" R1-1
- 2' STOP BAR
- SPEED LIMIT SIGN (45 MPH) 30" X 36" R2-1
- AUTHORIZED VEHICLES ONLY SIGN R5-11

- EXISTING :
- CRESTONE PEAK PIPE LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING ELECTRIC POLE

- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- 14' CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- CURB RAMPS COA DTL S9.6
- PROPOSED ROW/SITE BOUNDARY
- PROPOSED UTILITY EASEMENT
- CURBSIDE LANDSCAPE
- STREET LIGHT
- STREET LIGHT MOUNTED TO A TRAFFIC SIGNAL POLE
- METERED LIGHTNING CONTROL CENTER
- PAD MOUNTED XCEL UTILITY TRANSFORMER
- METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER

NOTES:

- ROW DIMENSIONS MEASURE TYPICAL SECTIONS CONDITIONS, ROW VARIES AT INTERSECTIONS.
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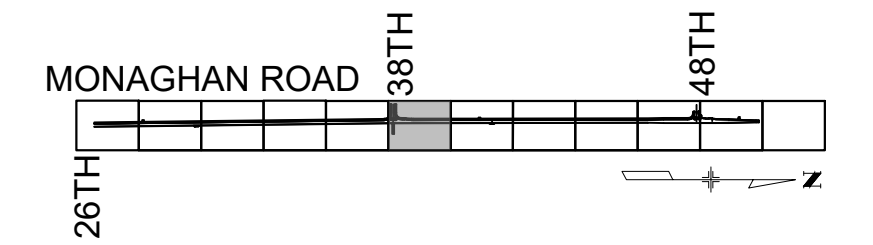
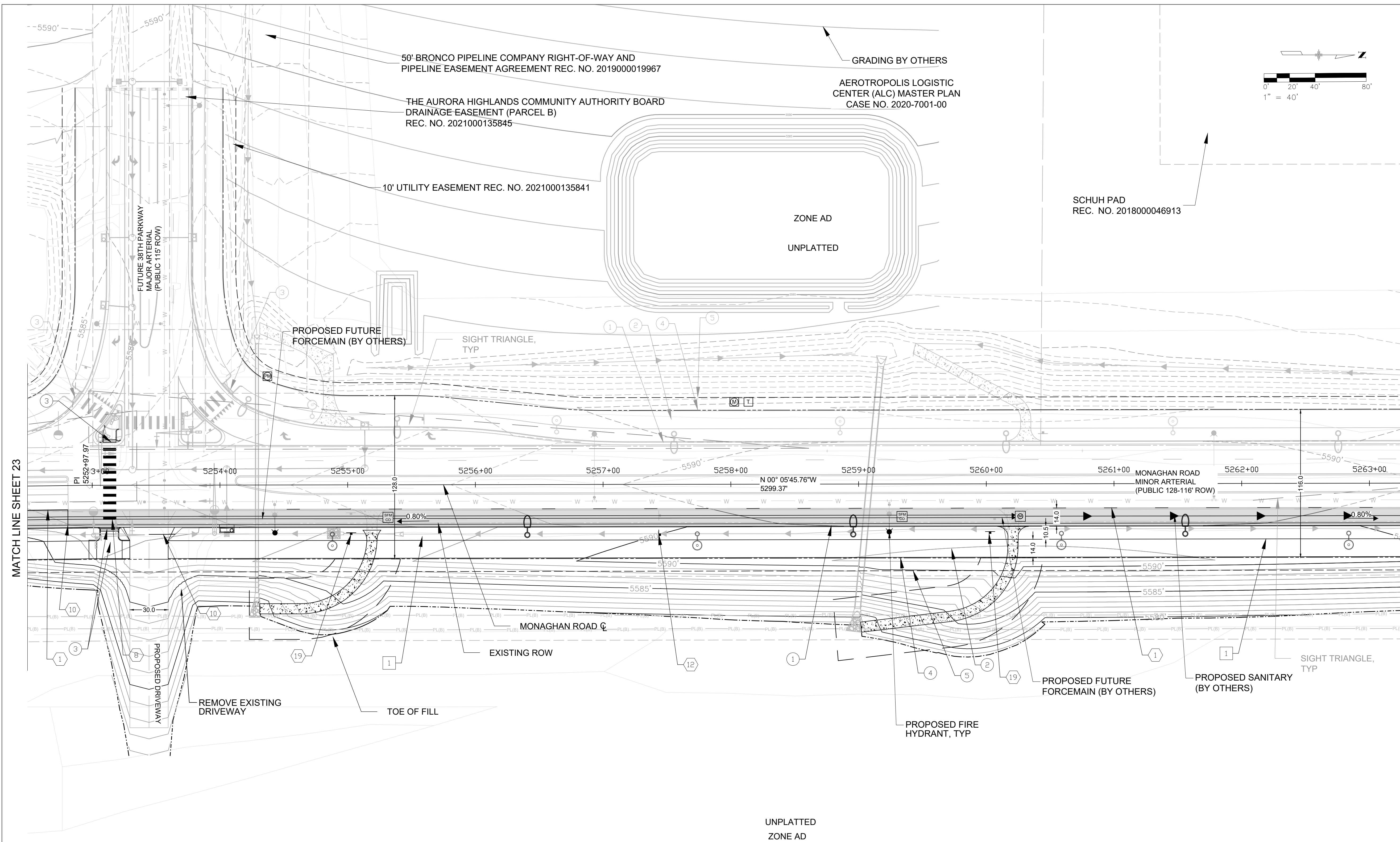
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DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.
23



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT

- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
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- CURBSIDE LANDSCAPE
- PROPOSED STREET LIGHT TYPE SL- 4 30' POLE HEIGHT
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- PROPOSED INLET TYPE R
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
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- 2' STOP BAR
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- STREET LIGHT
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- METERED LIGHTNING CONTROL CENTER
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- METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER

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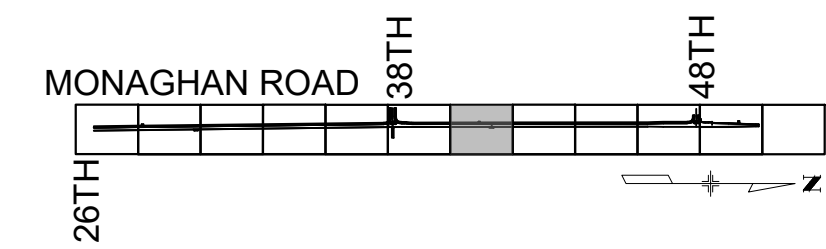
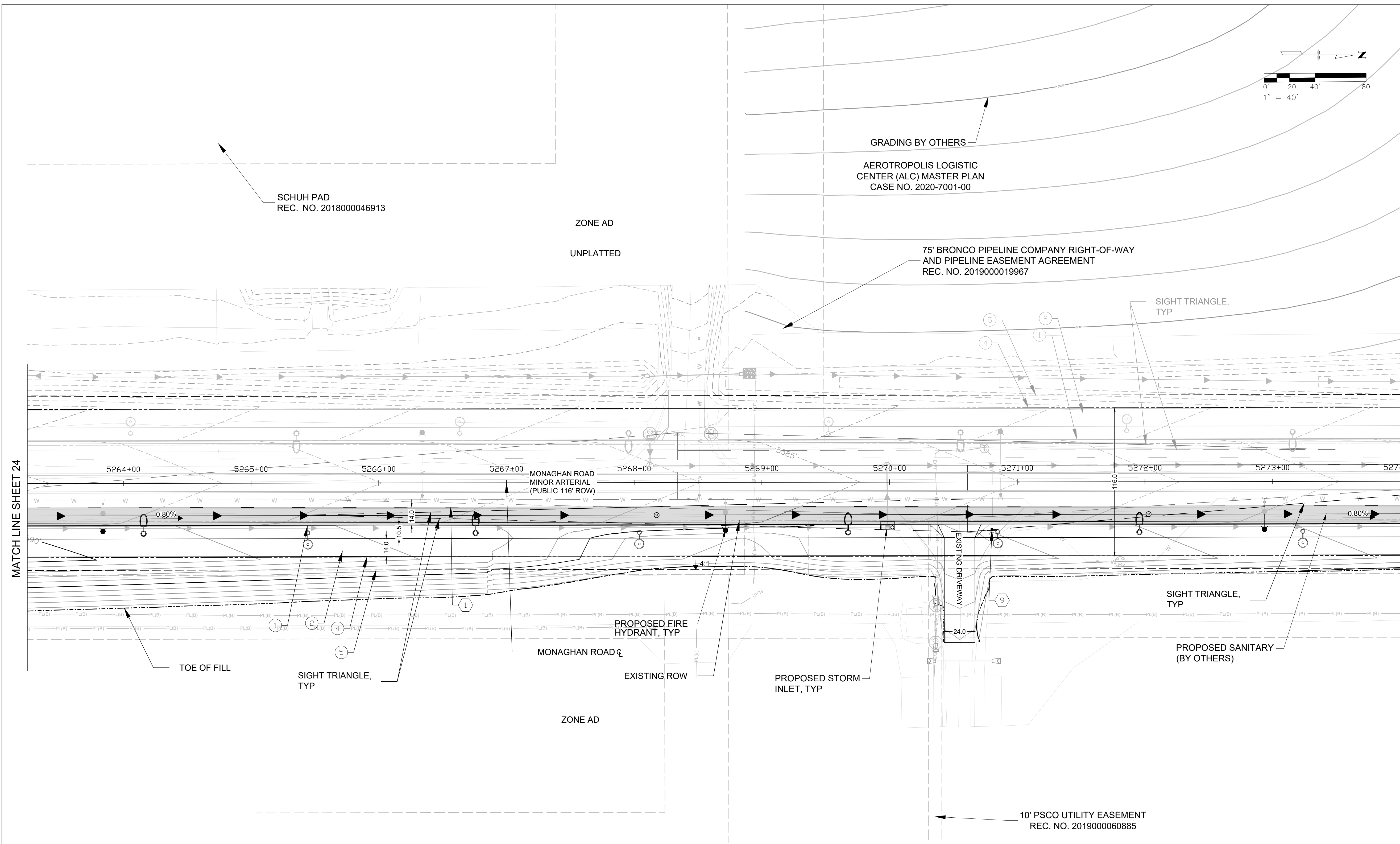


DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

24



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT

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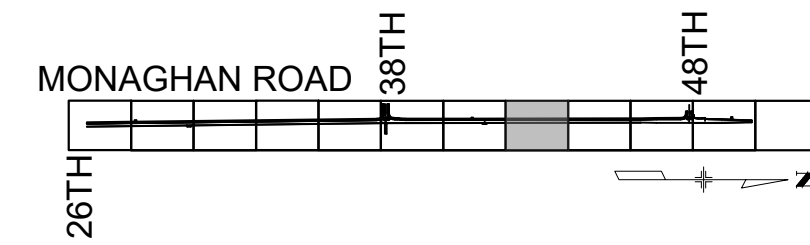
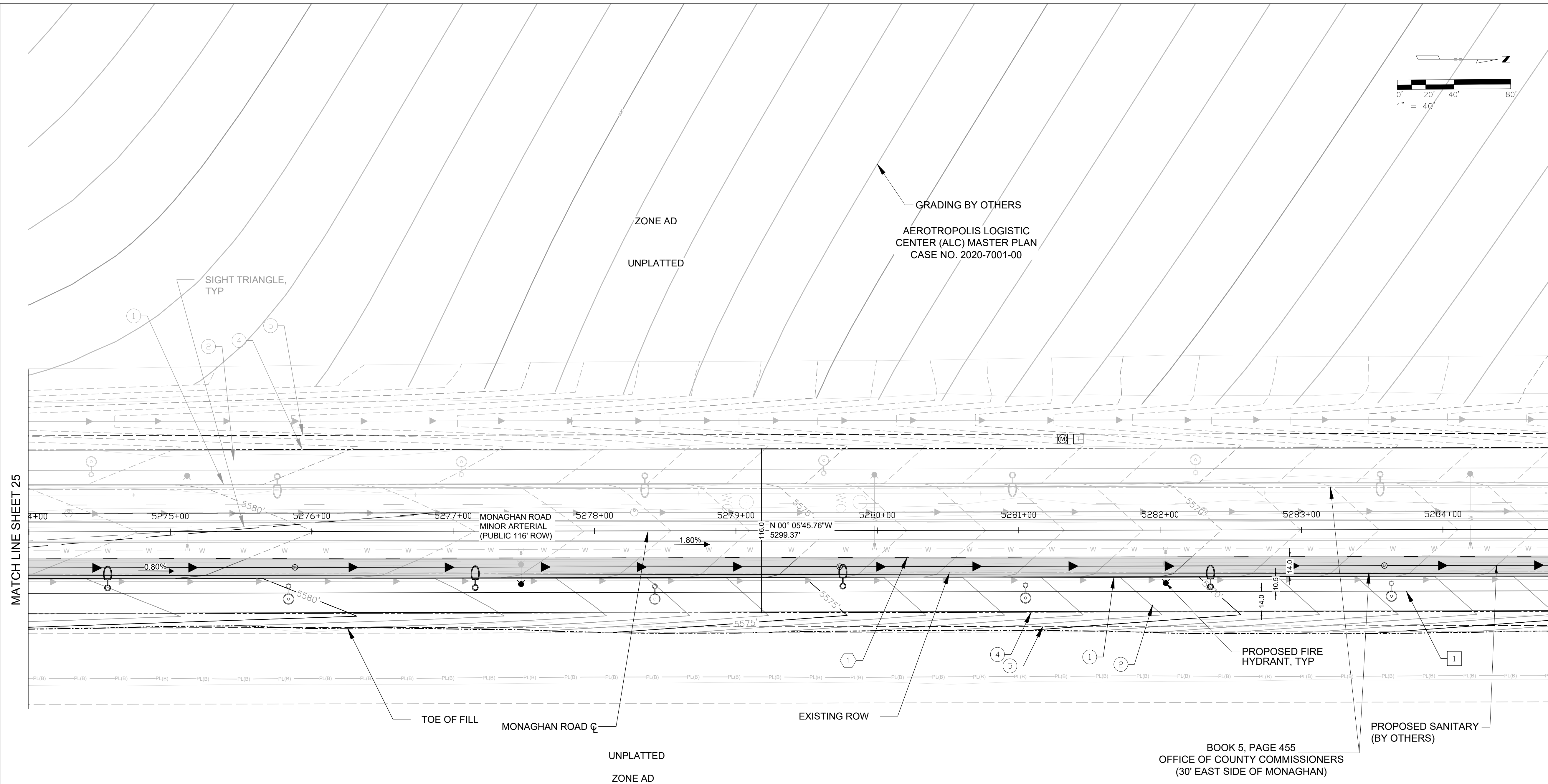


DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

25



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
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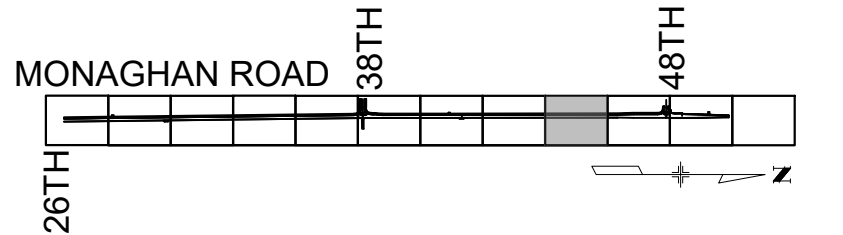
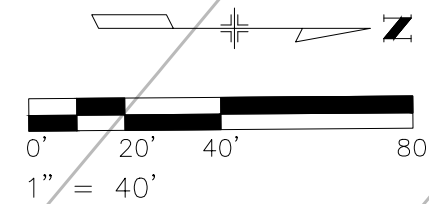
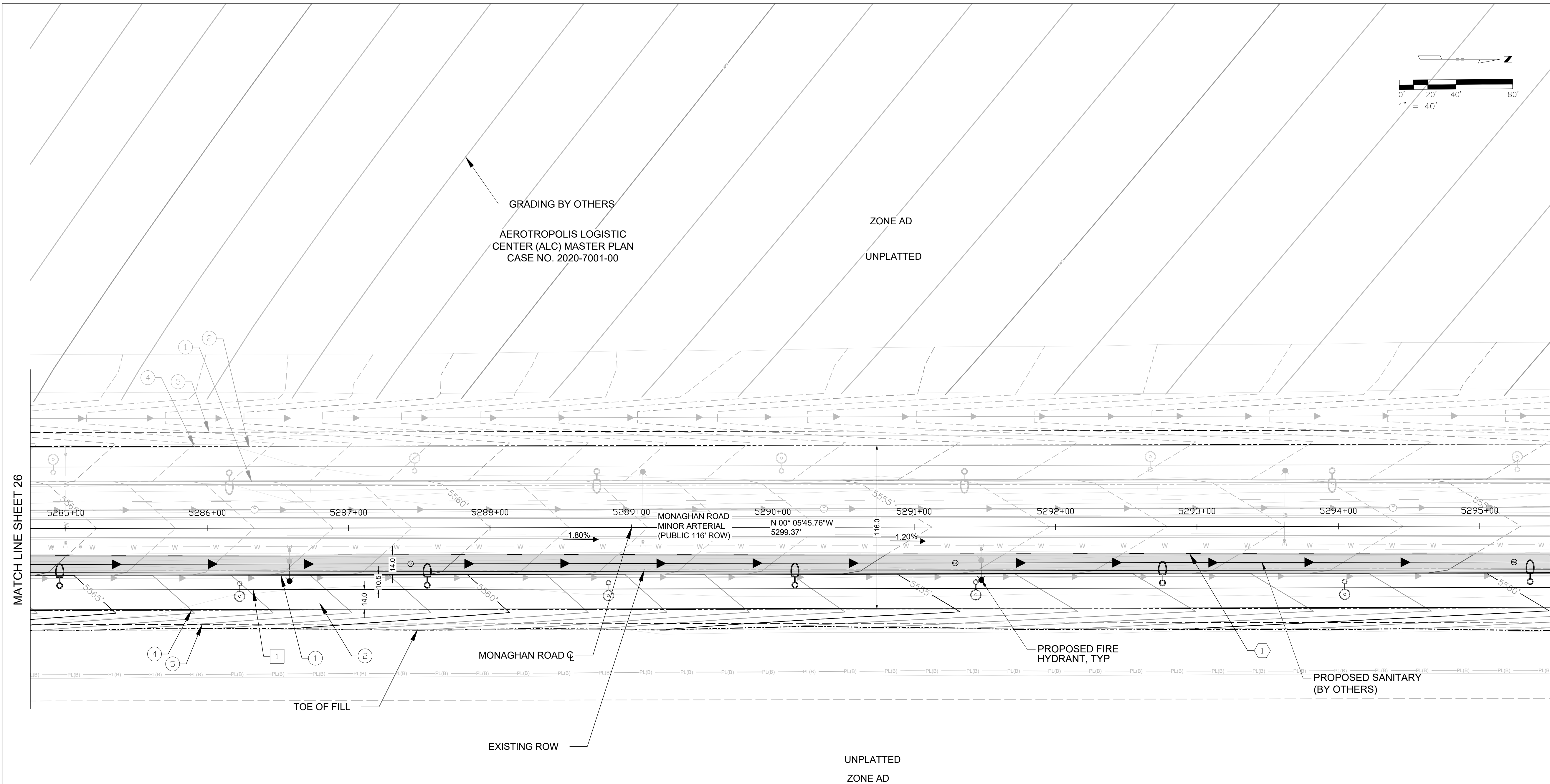
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L.U.
SCALE:
1"=40'

DRAWN BY:
K.D.
DATE:
01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

26



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
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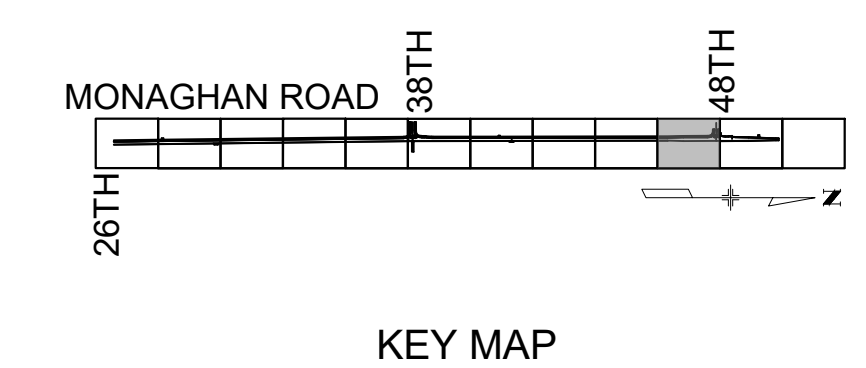
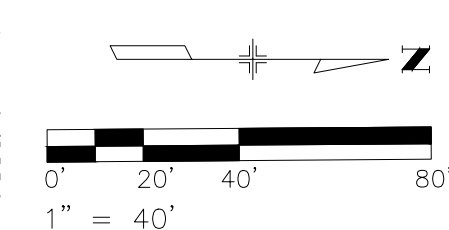
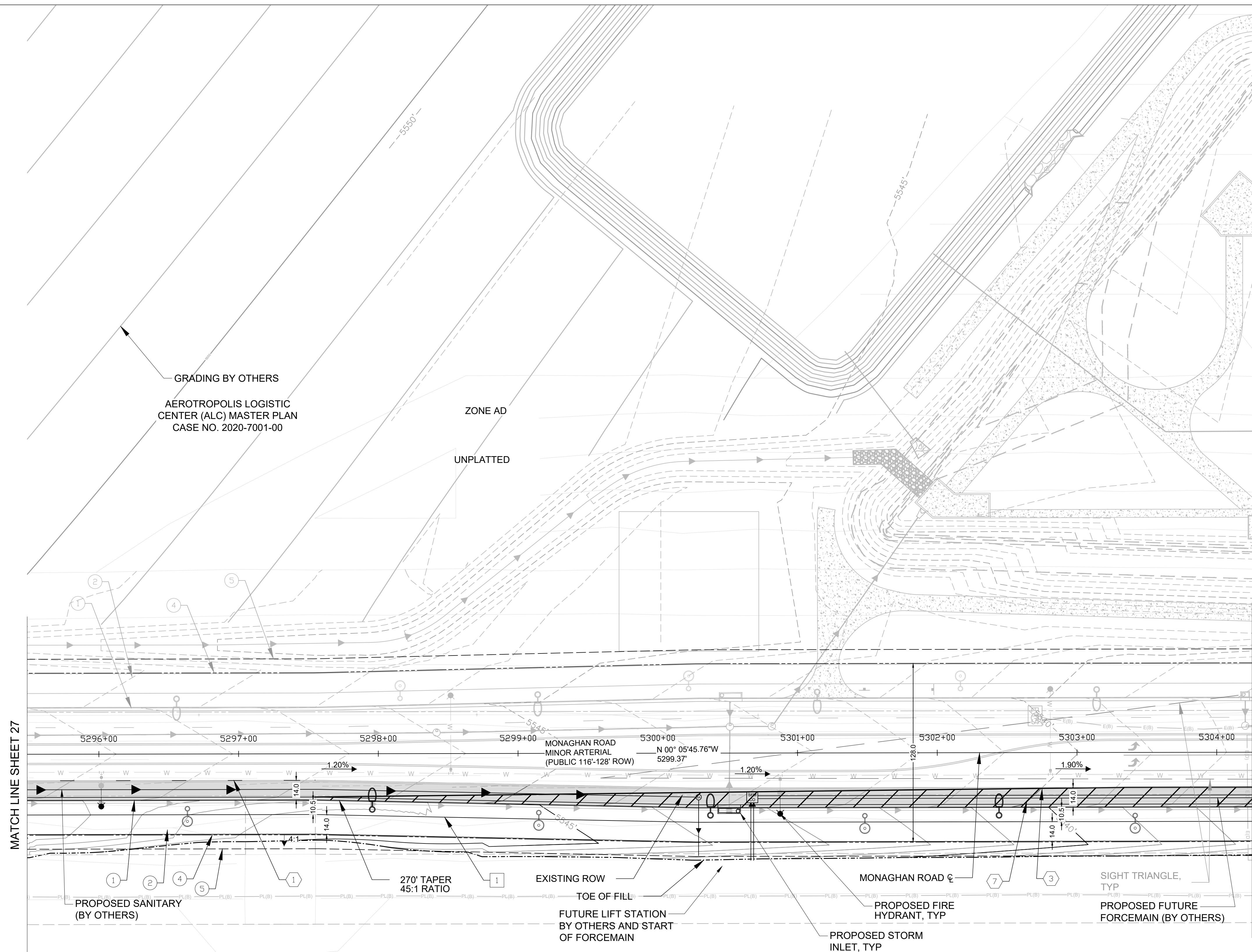
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DRAWN BY: K.D.
DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.
27



SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
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- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- 4" BROKEN WHITE LANE LINE (10'SEGMENT - 30' GAP)
- 4" SOLID WHITE EDGE LINE
- 8" WHITE CHANNELIZING LINE
- 8" WHITE DIAGONAL LINE
- 10' X 2' CROSSWALK BARS
- STOP SIGN 30" X 30" R1-1
- 2' STOP BAR
- SPEED LIMIT SIGN (45 MPH) 30" X 36" R2-1
- AUTHORIZED VEHICLES ONLY SIGN R5-11
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 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING ELECTRIC POLE
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- CURBSIDE LANDSCAPE
- STREET LIGHT
- STREET LIGHT MOUNTED TO A TRAFFIC SIGNAL POLE
- METERED LIGHTNING CONTROL CENTER
- PAD MOUNTED XCEL UTILITY TRANSFORMER
- METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER

NOTES:

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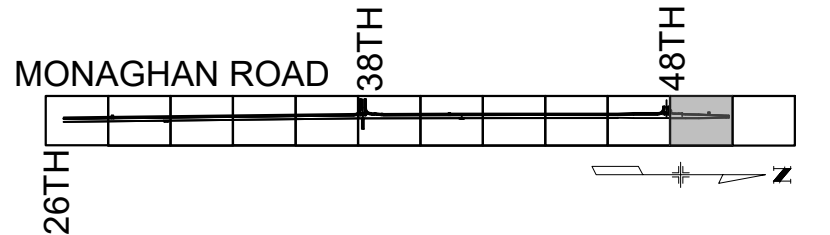
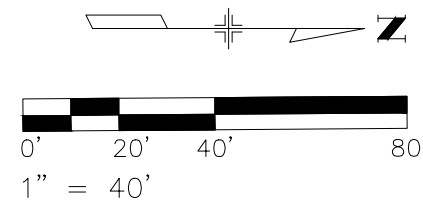
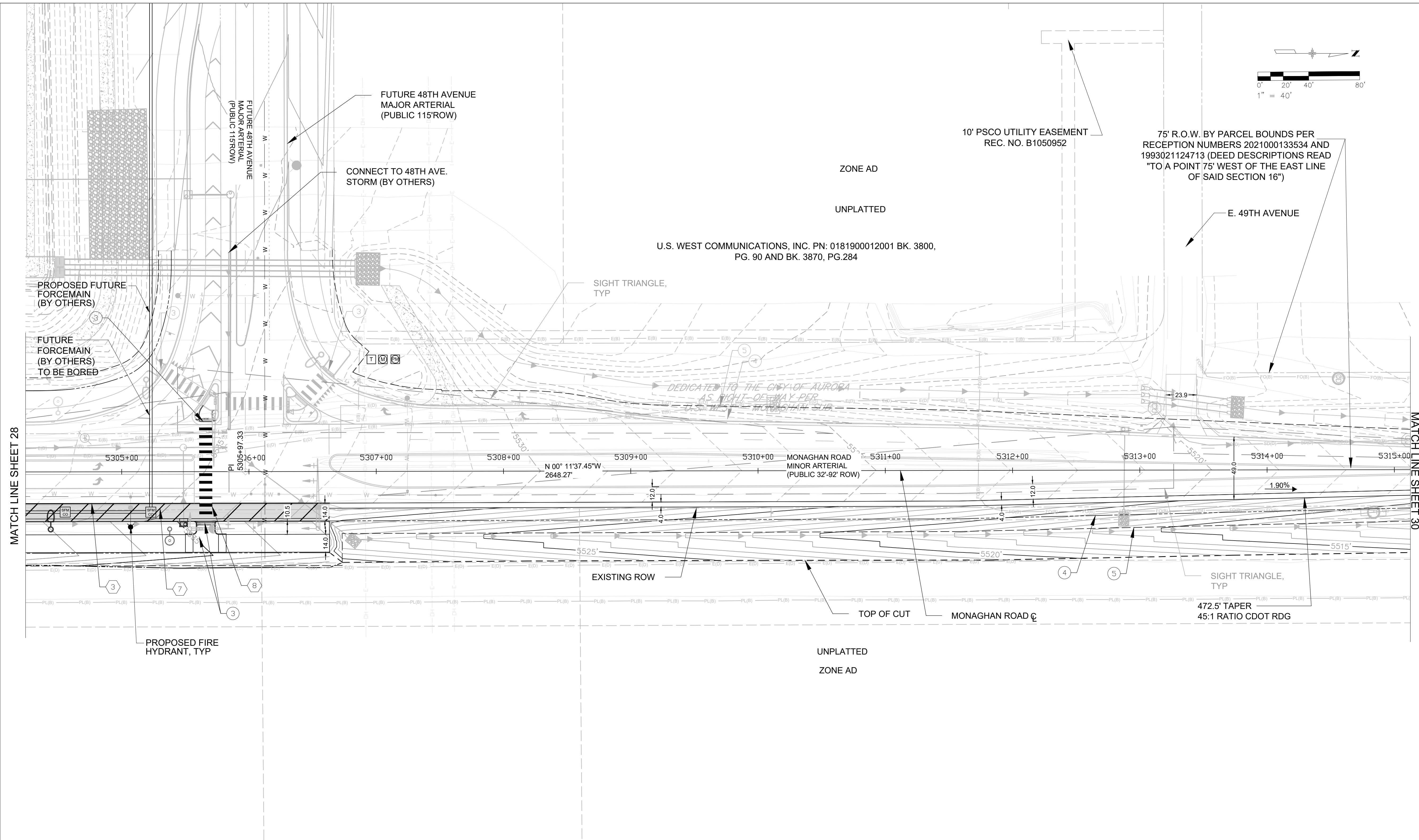
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DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.
28



KEY MAP

SHEET LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM
- TOP OF CUT
- TOE OF FILL
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT

- VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
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- CURBSIDE LANDSCAPE
- PROPOSED STREET LIGHT TYPE SL- 4 30' POLE HEIGHT
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED INLET TYPE R
- PROPOSED MANHOLE
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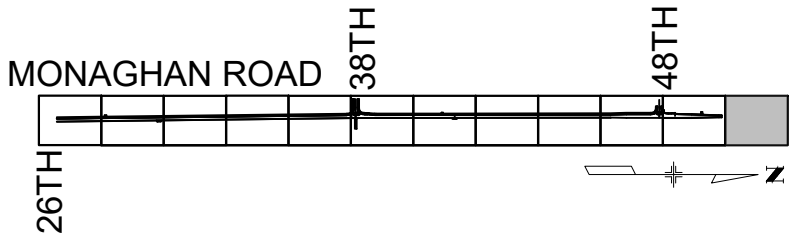
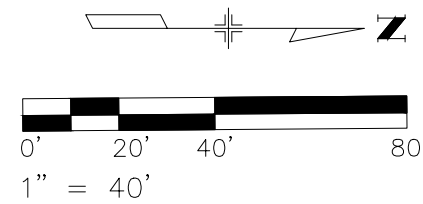
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DESIGN BY: L.U. DRAWN BY: K.D.
SCALE: 1"=40' DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.
29



KEY MAP

SHEET LEGEND

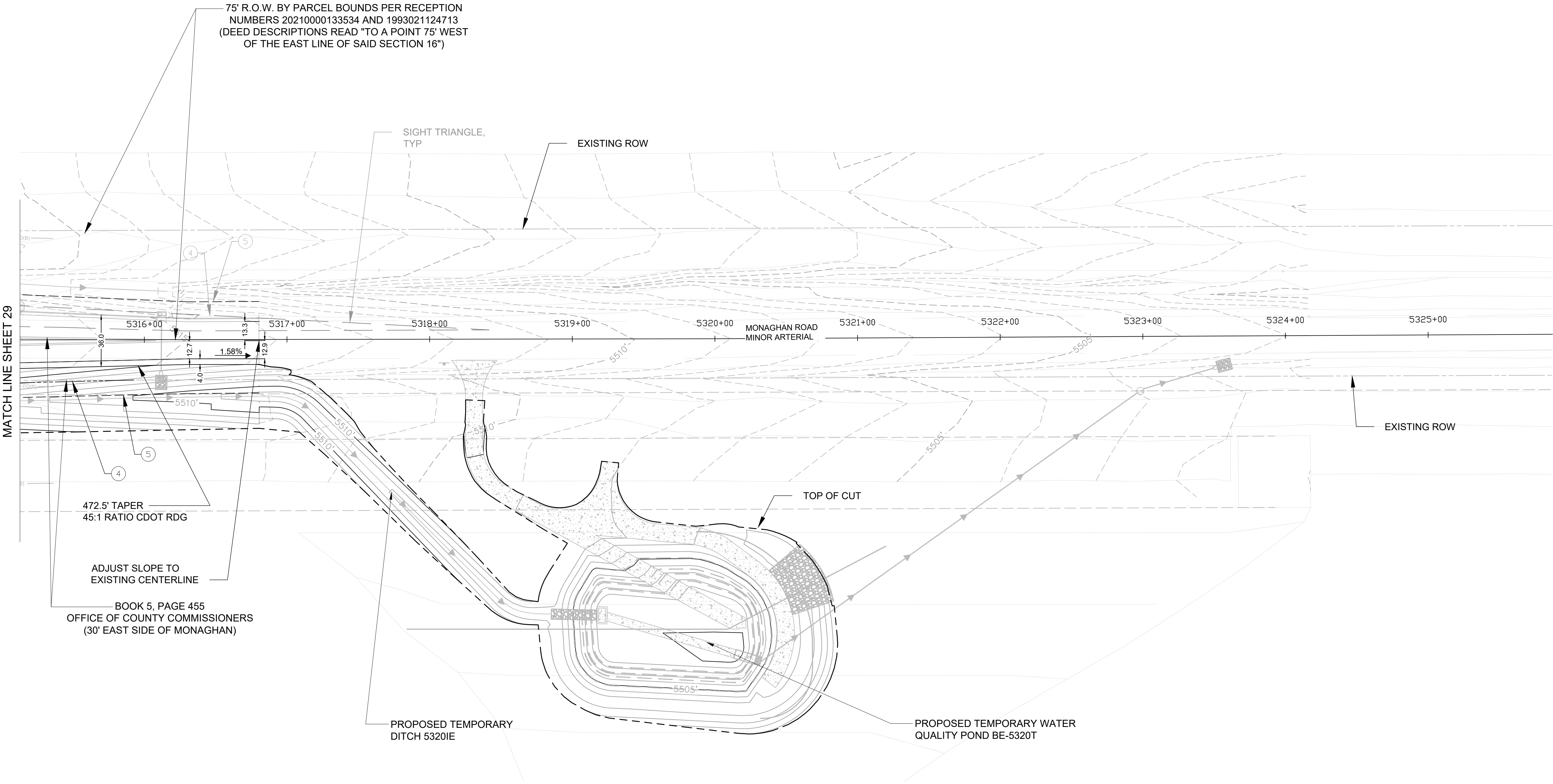
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APPROVED: <u>M.DE KOCK</u>	JOB NUMBER: _____	
CAD DATE: _____		
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DESIGN BY: L.U.	DRAWN BY: K.D.
SCALE: 1"=40'	DATE: 01/08/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET - ULTIMATE

SHEET NO.

30

CURBSIDE LANDSCAPE TABLE

DESCRIPTION	LENGTH (LF)	EXCLUSIONS (LF)	FINAL LENGTH (LF)	WIDTH (CL)	AREA (SF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED		
MONAGHAN RD - SB (WEST SIDE)	10,379	621	9,758	10	97,580	244	283	0	SHRUBS:	0	0.00%
									GRASSES:	0	0.00%
									SUBTOTAL - SB:	0	0.00%
MONAGHAN RD - NB (EAST SIDE)	10,439	608	9,831	10	98,310	246	276	0	SHRUBS:	0	0.00%
									GRASSES:	0	0.00%
									SUBTOTAL - NB:	0	0.00%
TOTALS:	20,818	1229	19,589	10	195,890	490	559	0	0		

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.

WATER USE TABLE

DESCRIPTION	SITE AREA (SF)	NON-WATER CONSERVING IRRIGATION		WATER CONSERVING IRRIGATION		NON-WATER USING (Z)		IMPERVIOUS SURFACE	
		SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
MONAGHAN RD - SB (WEST SIDE)	686,420	0	0%	81,421	6.1%	30,003	2.2%	574,996	43.0%
MONAGHAN RD - NB (EAST SIDE)	652,297	0	0%	80,835	6.0%	42,470	3.2%	528,992	39.5%
TOTALS:	1,338,717	0	0%	162,256	12.1%	72,473	5.4%	1,103,988	82.5%

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	% TOTAL PERVIOUS AREA	SF	% TOTAL AREA
MONAGHAN - SB (WEST SIDE)	686,420	574,996	43.0%	111,424	8.3%	38,259	16.3%	0	0.0%
MONAGHAN- NB (EAST SIDE)	652,297	528,992	39.5%	123,305	9.2%	39,198	16.7%	0	0.0%
TOTALS:	1,338,717	1,103,988	82.5%	234,721	17.5%	77,457	33.0%	0	0.0%

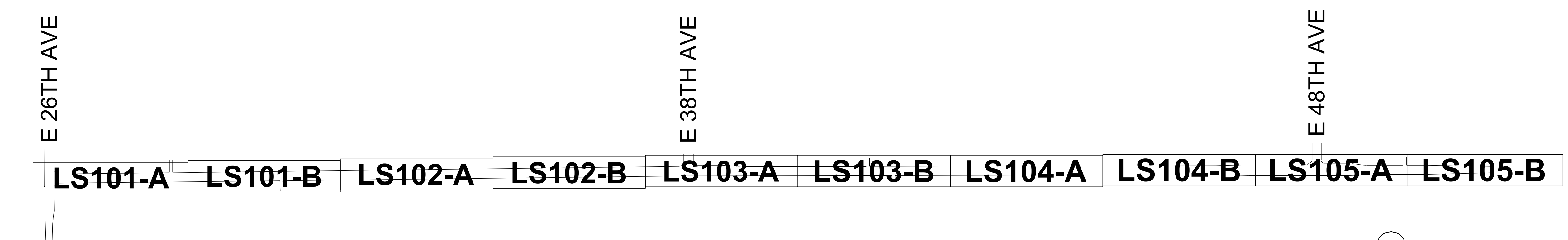
CITY OF AURORA STANDARD LANDSCAPE NOTES

- 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 AND PEDESTRIAN 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, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
- 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 146-4.7.5. - REQUIRED LANDSCAPING 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 8' OF ANY PUBLIC UTILITY.
- 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.
- TREE CALIPER (CAL) IS THE DIAMETER OF THE TREE TRUNK MEASURED AT A HEIGHT OF 4.5FT OR AT BREAST HEIGHT. ALSO KNOW AS DIAMETER AT BREAST HEIGHT (DBH).

KEY PLAN (NTS)




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APPROVED: DC	JOB NUMBER: 60692962	
CAD DATE: 2024-10-28 (ARNOSKYE)		
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS001.DWG		

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DESIGN BY: JM/EA	DRAWN BY: PH/EA
SCALE:	DATE: 11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
LANDSCAPE NOTES AND TABLES


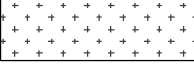

SHEET NO. 31
SUBSET SHEET NO. L-001

PLOT DATE: 2024-11-13

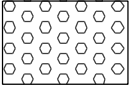

PLOT DATE: 2024-11-15

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	WATER USE
TREES							
	ACE INN	110	ACER NEGUNDO 'SENSATION'	SENSATION MAPLE	B & B	2.5"CAL	Medium
	ACE IMW	61	ACER TRUNCATUM X PLATANOIDES 'JFS-KWO'	CRIMSON SUNSET MAPLE	B & B	2.5"CAL	Medium
	CAT BIG	56	CATALPA BIGNONIOIDES	SOUTHERN CATALPA	B & B	2.5"CAL	Medium
	CEL OCC	50	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	Medium
	GLE SKY	75	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2.5"CAL	Low
	GYM DIO	36	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5"CAL	Low - Medium
	TIL MON	91	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD LINDEN	B & B	2.5"CAL	Medium
	ZEL HAL	80	ZELKOVA SERRATA 'HALKA'	HALKA JAPANESE ZELKOVA	B & B	3.5"CAL	Medium

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
SOD/SEED						
	TUR WCM	74,406 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TAHOMA 31'	TAHOMA 31 BERMUDAGRASS	SOD	Very low
	TUR ISG	88,665 SF	SEEDED TURF-TYPE 1	IRRIGATED SHORT GRASS SEED	SEED	Very low
	TUR NID	954,469 SF	SEEDED TURF-TYPE 2	NON-IRRIGATED DRYLAND SEED	SEED	Very low

MATERIAL SCHEDULE

SYMBOL	MATERIAL	DESCRIPTION	SUPPLIER
	ROCK MULCH - TYPE 1	3/4" WYOMING RED ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL	PIONEER SAND - AURORA, CO 303-340-1440
	ROCK MULCH - TYPE 2	4"-6" WHITE RIVER COBBLE OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL	PIONEER SAND - AURORA, CO 303-340-1440
-----	LANDSCAPE EDGING	STEEL EDGING	

SOD AND SEED SCHEDULE

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

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

SEEDED TURF - TYPE 1: IRRIGATED SHORT GRASS SEED (TUR ISG)

W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	BOUTELOUA DACTYLOIDES	BUFFALOGRASS	17	10.00%
W	BOUTELOUA ELYMOIDES	SIDEOATS GRAMA	7.5	18.50%
W	BOUTELOUA GRACILIS	BLUE GRAMA	3	27.75%
W	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	0.5	36.50%
	TRIFOLIUM PRATENSE	RED CLOVER	2	7.25%
TOTAL:			30	100.00%

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

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

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

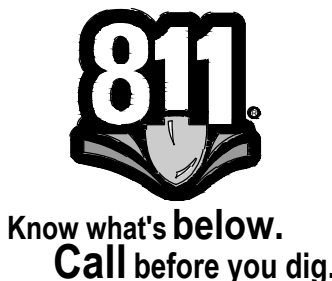
NOTES:
1) W/C = WARM OR COOL SEASON
2) * PLS: PURE LIVE SEED; RATES SHOWN ARE FOR DRILL SEEDING, IF BROADCAST, RATES SHOULD BE DOUBLED.
3) ** PERCENT BY SEED NUMBER

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

W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	ELYMUS LANCEOLATUS	STEAMBANK WHEATGRASS	2.1	15.00%
C	ELYMUS TRACHYCAULUM	SLENDER WHEATGRASS	2.7	20.00%
C	PANICUM VIRGATUM	SWITCHGRASS	.8	15.00%
W	PASCOPYRUM SMITHII	WESTERN WHEATGRASS	3.8	25.00%
C	PUCCINELLIA DISTANS	ALKALIGRASS	.5	15.00%
C	JUNCUS BALTICUS	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



DRAWN BY: _____ JOB DATE: 10/18/24
APPROVED: DC JOB NUMBER: 60692962
CAD DATE: 2024-11-13 (ARNOSKYE)
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS002.DWG
BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

AECOM

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

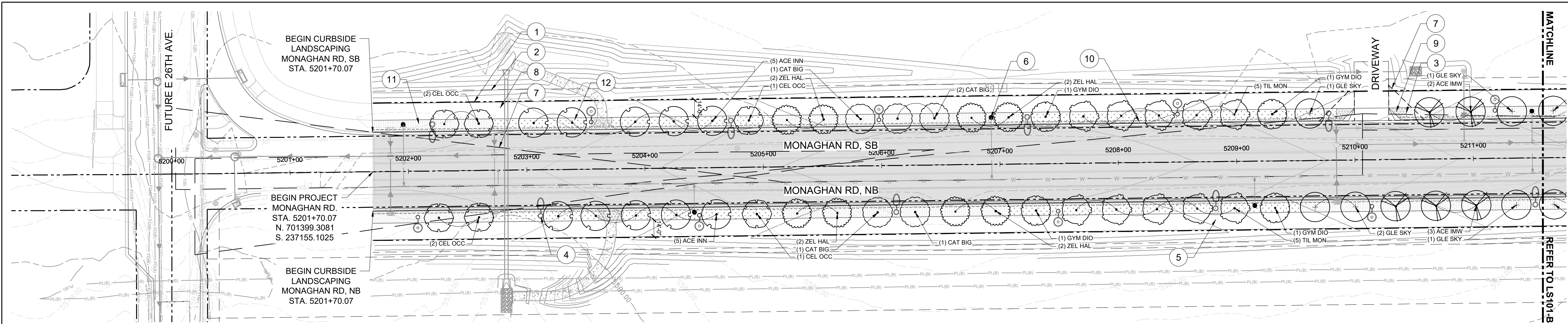
AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



DESIGN BY: JM/EA
SCALE: _____
DRAWN BY: PH/EA
DATE: 11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
LANDSCAPE SCHEDULES

SHEET NO.
32
SUBSET SHEET NO.
L-002



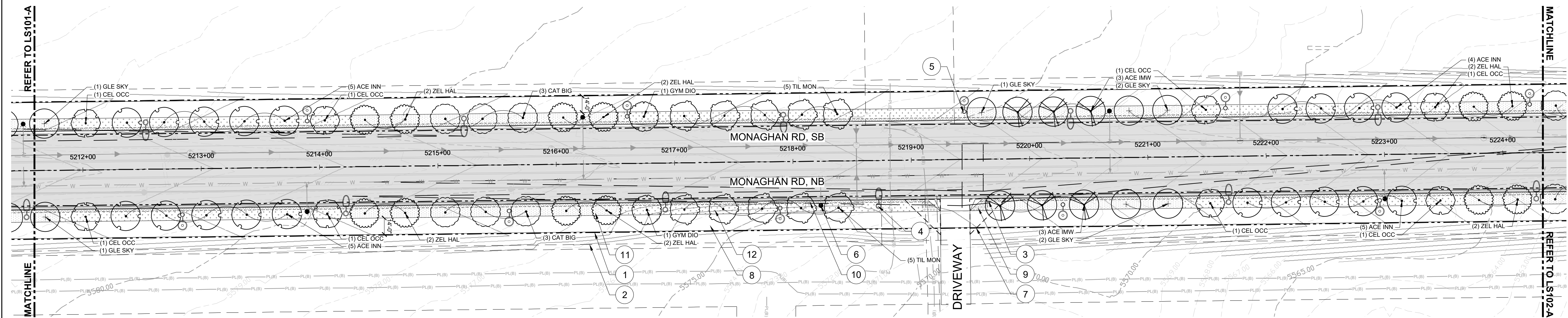
LANDSCAPE PLAN 'A'

1"=40'

0 40' 80'

1" = 40'

0 40' 80'



LANDSCAPE PLAN 'B'

1"=40'

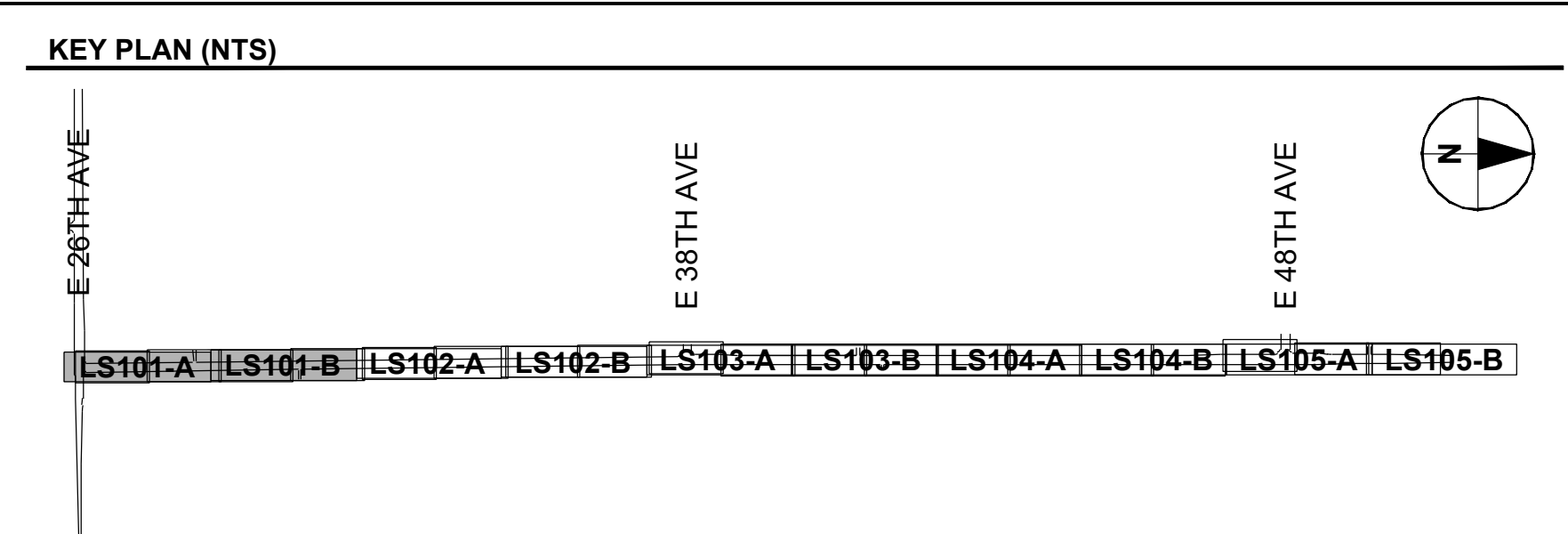
0 40' 80'

1" = 40'

0 40' 80'

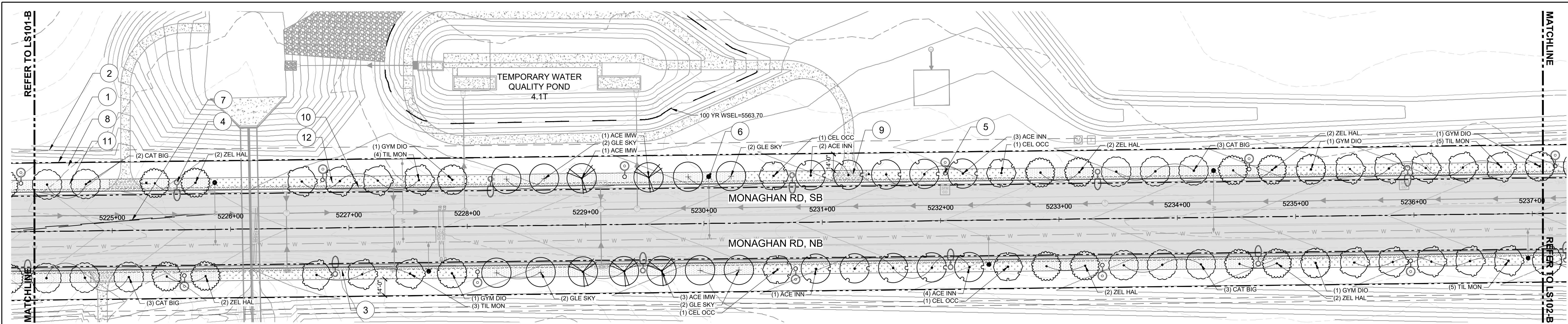
LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	POND 100-YEAR WSEL
---	PROPOSED R.O.W.
---	UTILITY EASEMENT
---	LANDSCAPE EDGING
○	STREET LIGHT
○	PEDESTRIAN LIGHT
●	FIRE HYDRANT
△	SIGHT TRIANGLE
---	CONCRETE SIDEWALK
---	ROCK MULCH - TYPE 1
---	ROCK MULCH - TYPE 2
---	SODDED TURF - TUR WCM
---	SEEDDED TURF - TUR ISG
---	SEEDDED TURF - TUR NID
---	SEEDDED TURF - TUR NIW
○	STREET TREE

- SHEET NOTES**
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - SEEDDED 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.
 - SEEDDED TURF - TYPE 3 (TUR NIW) WILL BE PROVIDED FOR STABILIZATION IN ALL TEMPORARY DETENTION PONDS BELOW THE 100-YEAR WATER SURFACE ELEVATION.



PRELIMINARY
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CONSTRUCTION

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Know what's below.
Call before you dig.

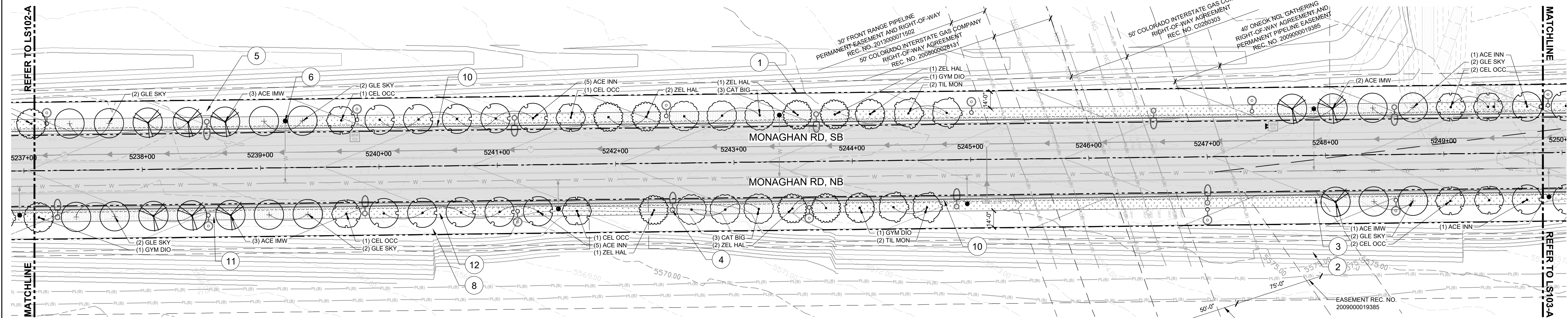


LANDSCAPE PLAN 'A'

1"=40'

0 40' 80'

1" = 40'



LANDSCAPE PLAN 'B'

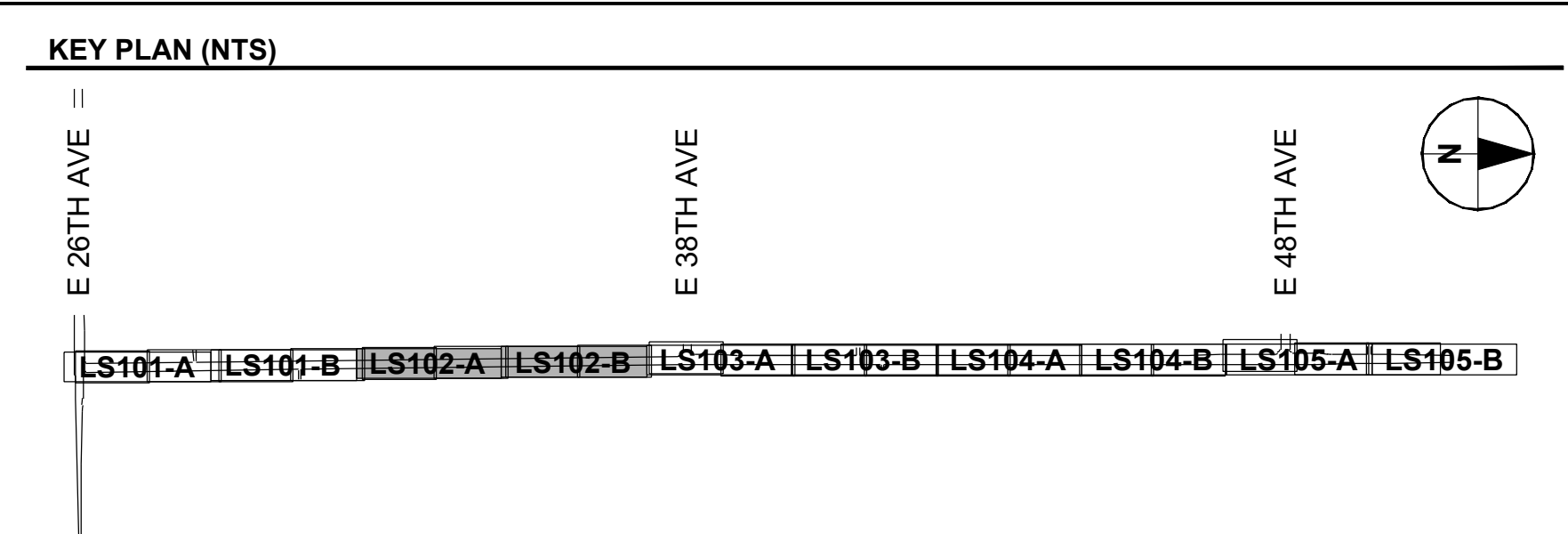
1"=40'

0 40' 80'

1" = 40'

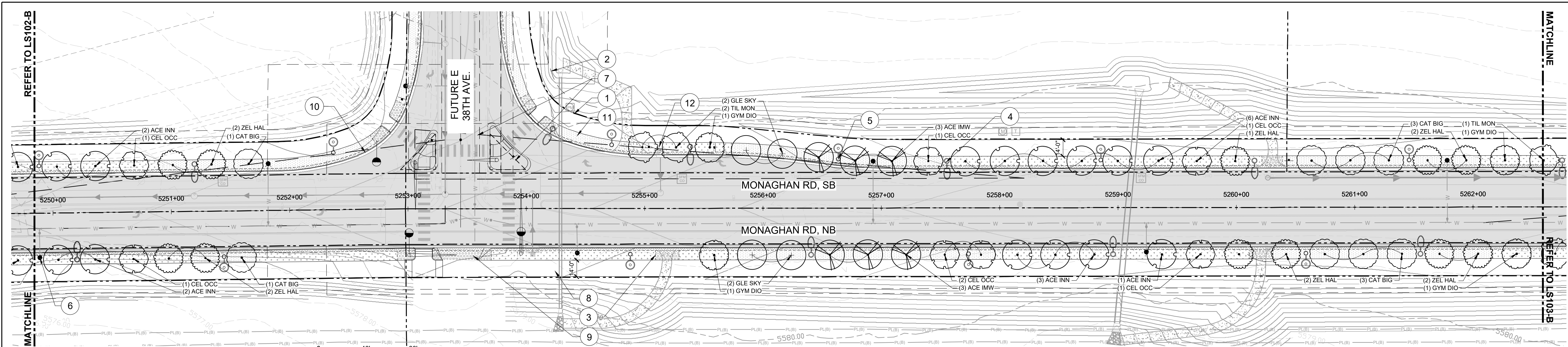
LEGEND		
---	EXISTING MAJOR CONTOUR	
---	EXISTING MINOR CONTOUR	
---	PROPOSED MAJOR CONTOUR	
---	PROPOSED MINOR CONTOUR	
---	PROPOSED MINOR CONTOUR	
---	POND 100-YEAR WSEL	
---	PROPOSED R.O.W.	1
---	UTILITY EASEMENT	2
---	LANDSCAPE EDGING	3
○	STREET LIGHT	4
○	PEDESTRIAN LIGHT	5
●	FIRE HYDRANT	6
△	SIGHT TRIANGLE	7
---	CONCRETE SIDEWALK	8
---	ROCK MULCH - TYPE 1	9
---	ROCK MULCH - TYPE 2	10
---	SODDED TURF - TUR WCM	11
---	SEEDDED TURF - TUR ISG	12
---	SEEDDED TURF - TUR NID	13
---	SEEDDED TURF - TUR NIW	14
○	STREET TREE	

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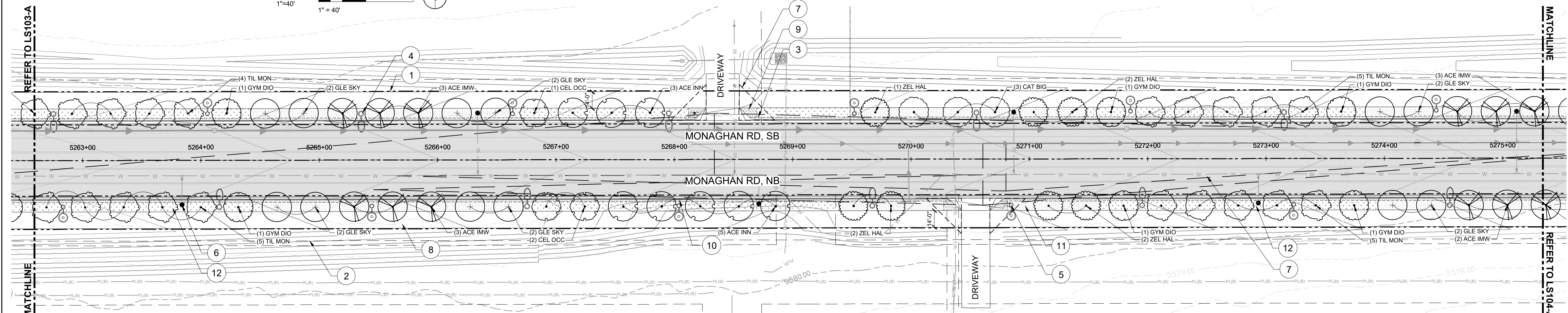


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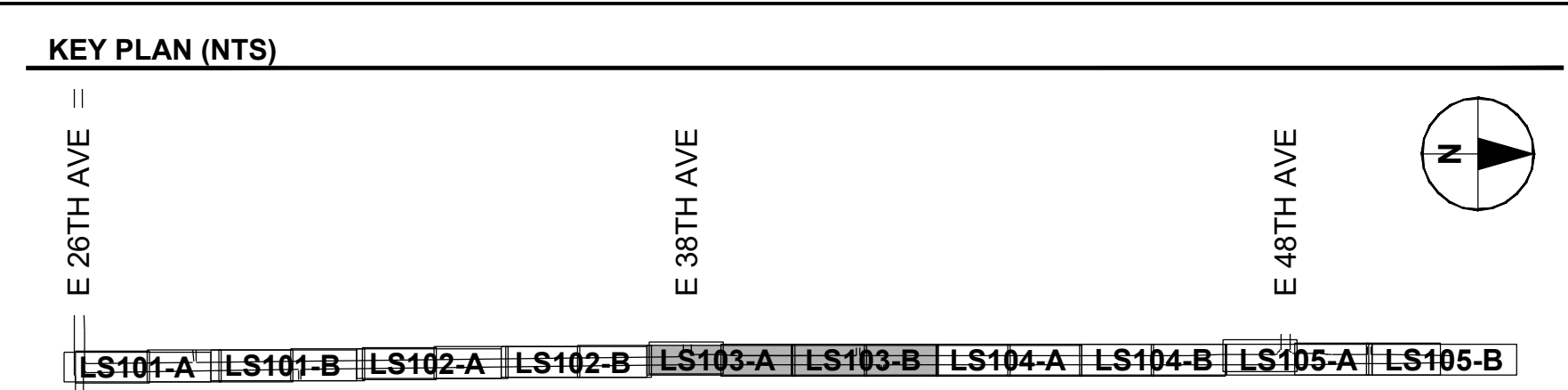
LANDSCAPE PLAN 'A'



LANDSCAPE PLAN 'B'

LEGEND		
---	EXISTING MAJOR CONTOUR	
---	EXISTING MINOR CONTOUR	
---	PROPOSED MAJOR CONTOUR	
---	PROPOSED MINOR CONTOUR	
---	PROPOSED MINOR CONTOUR	
---	POND 100-YEAR WSEL	
---	PROPOSED R.O.W.	1
---	UTILITY EASEMENT	2
---	LANDSCAPE EDGING	3
○	STREET LIGHT	4
○	PEDESTRIAN LIGHT	5
✱	FIRE HYDRANT	6
△	SIGHT TRIANGLE	7
▬	CONCRETE SIDEWALK	8
▨	ROCK MULCH - TYPE 1	9
▨	ROCK MULCH - TYPE 2	10
▨	SODDED TURF - TUR WCM	11
▨	SEEDDED TURF - TUR ISG	12
▨	SEEDDED TURF - TUR NID	13
▨	SEEDDED TURF - TUR NIW	14
○	STREET TREE	

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DRAWN BY: PH/NT JOB DATE: 10/18/24
APPROVED: JM/EA JOB NUMBER: 60692962
CAD DATE: 2024-11-15 (ARNOSKYE)
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS100.DWG
BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

AECOM
7585 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

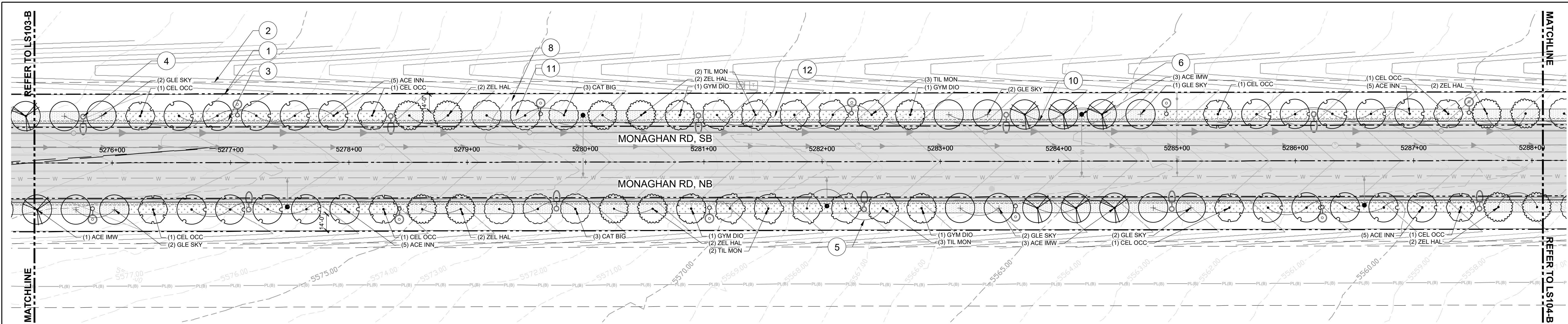
DESIGN BY:
JM/EA
SCALE:
1" = 40'
DRAWN BY:
PH/NT
DATE:
11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

SHEET NO.
35
SUBSET SHEET NO.
LS103

PRELIMINARY
NOT FOR
CONSTRUCTION

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Call before you dig.

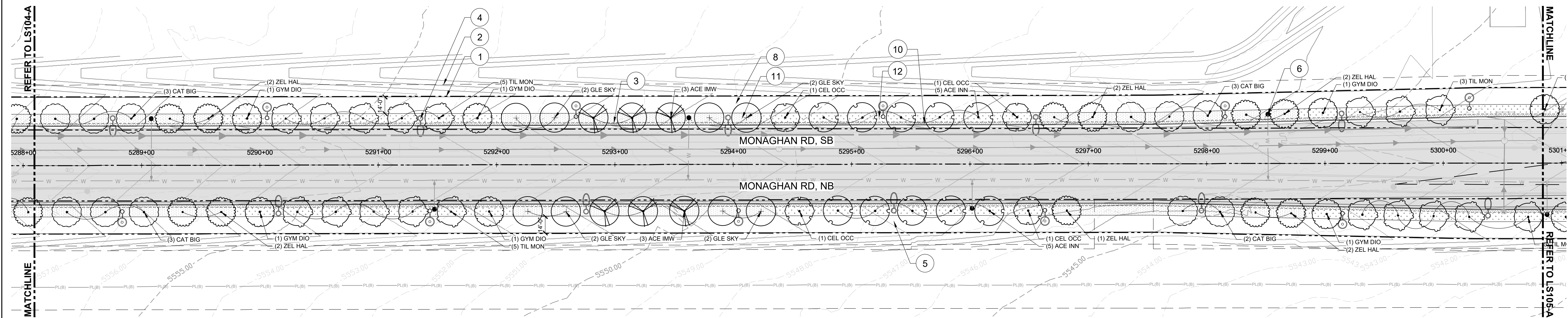


LANDSCAPE PLAN 'A'

1"=40'

0 40' 80'

1" = 40'



LANDSCAPE PLAN 'B'

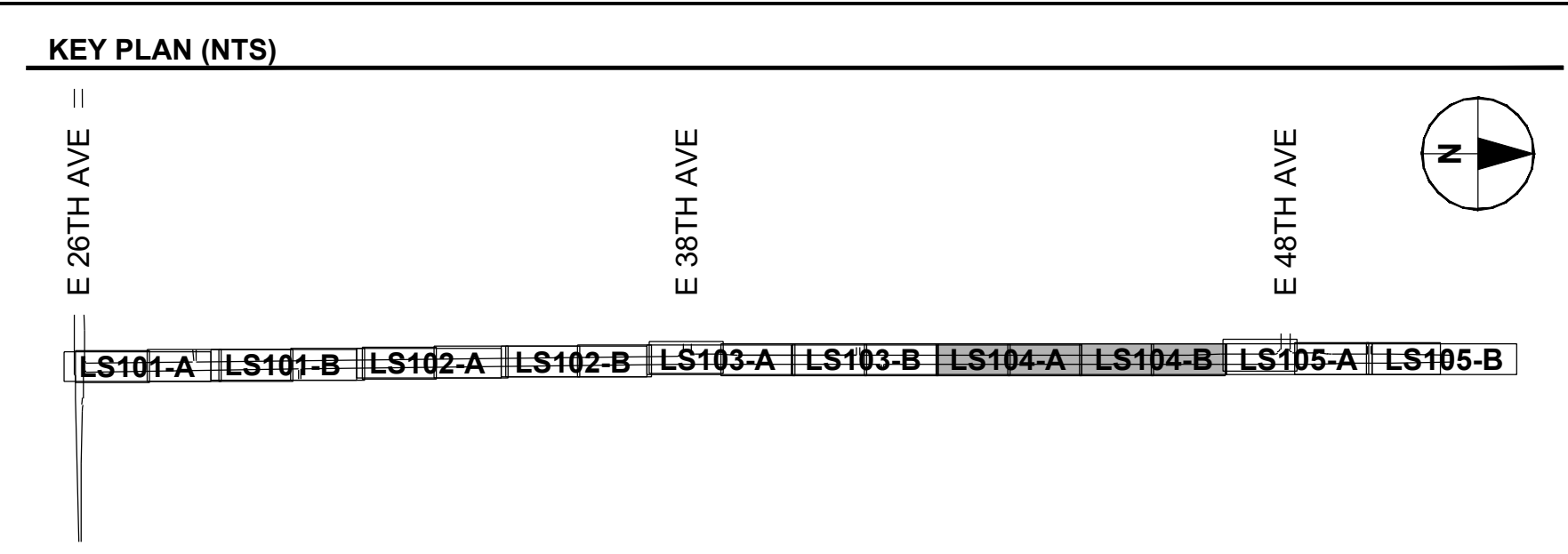
1"=40'

0 40' 80'

1" = 40'

LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	POND 100-YEAR WSEL
---	PROPOSED R.O.W.
---	UTILITY EASEMENT
---	LANDSCAPE EDGING
○	STREET LIGHT
○	PEDESTRIAN LIGHT
●	FIRE HYDRANT
△	SIGHT TRIANGLE
---	CONCRETE SIDEWALK
---	ROCK MULCH - TYPE 1
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---	SODDED TURF - TUR WCM
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---	SEEDDED TURF - TUR NID
---	SEEDDED TURF - TUR NIW
○	STREET TREE

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PLOT DATE: 2024-11-15

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APPROVED: JM/EA JOB NUMBER: 60692962
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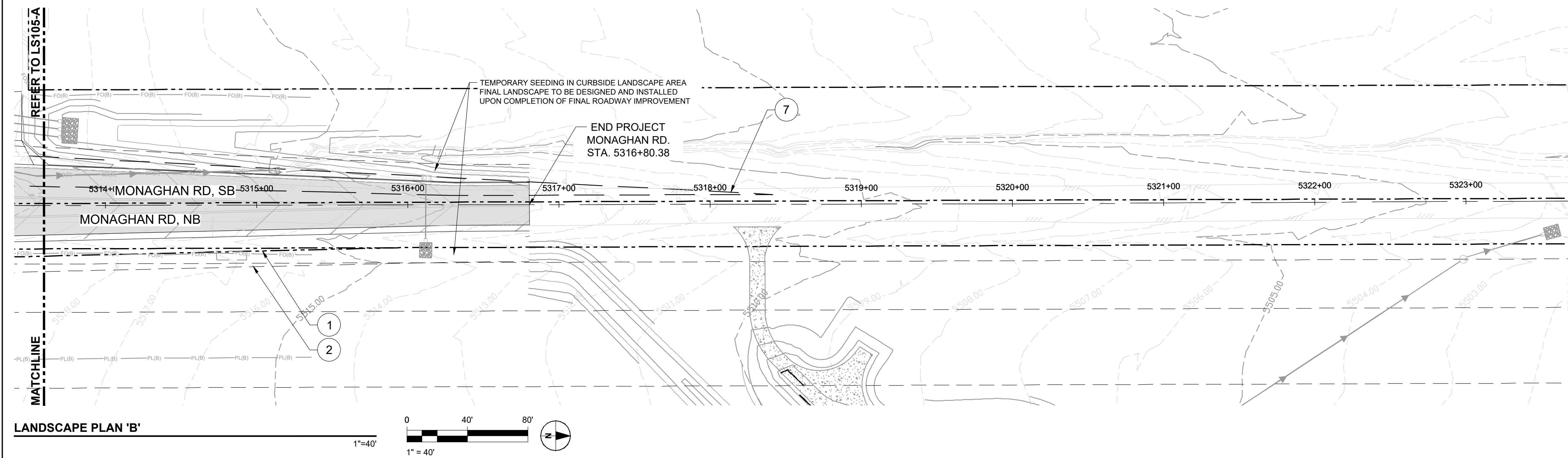
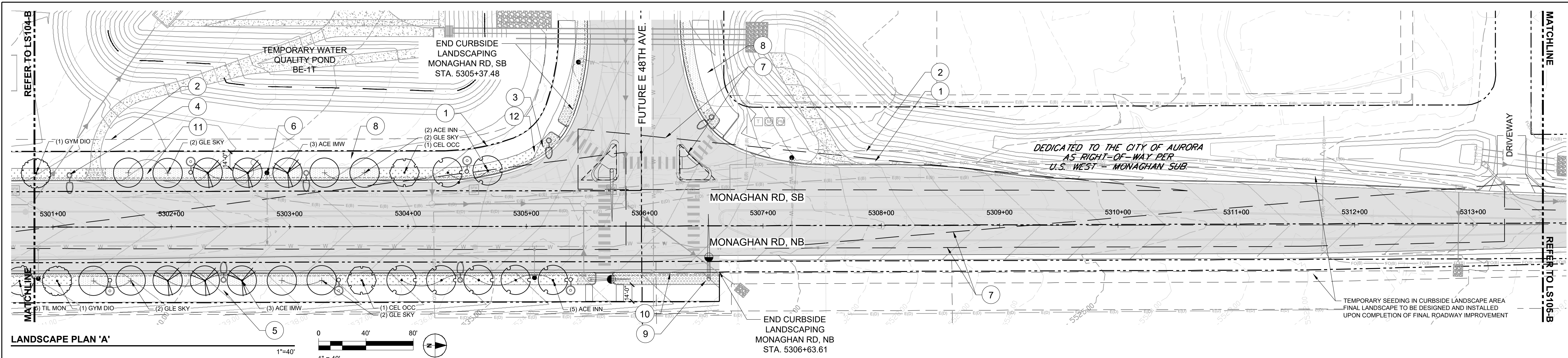
ARTA

DESIGN BY:
JM/EA
SCALE:
1"= 40'

DRAWN BY:
PH/NT
DATE:
11/15/24

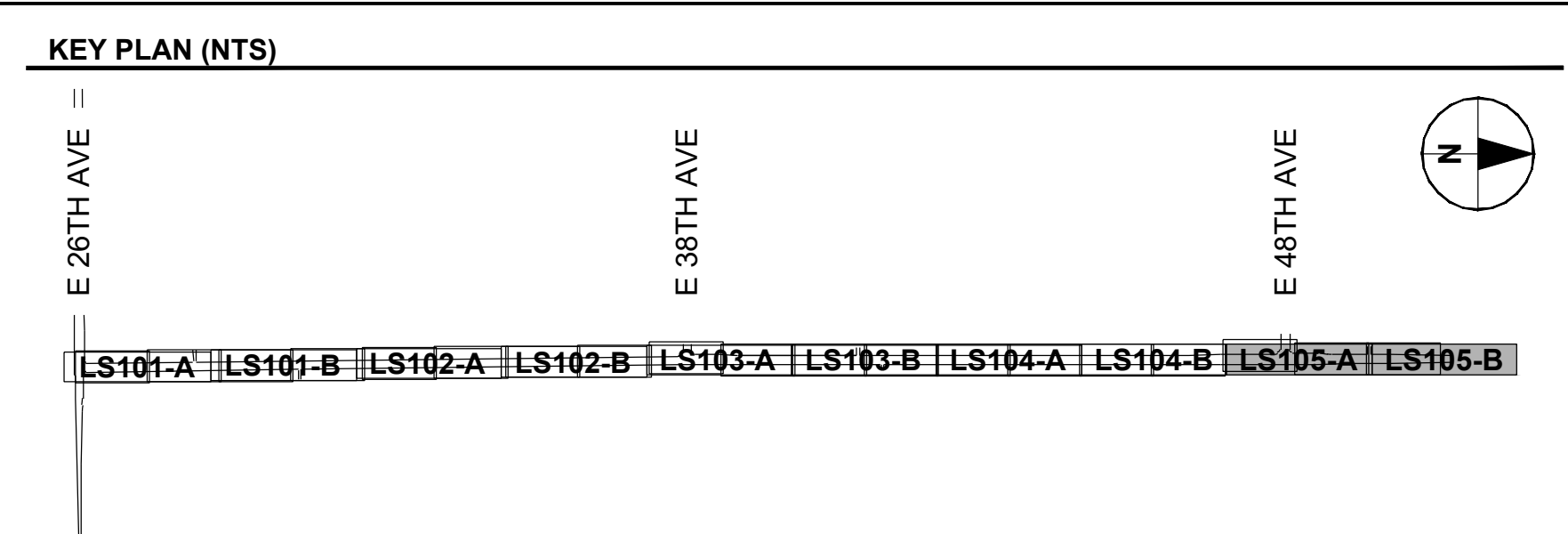
MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

SHEET NO.
36
SUBSET SHEET NO.
LS104



LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	POND 100-YEAR WSEL
---	PROPOSED R.O.W.
---	UTILITY EASEMENT
---	LANDSCAPE EDGING
○	STREET LIGHT
○	PEDESTRIAN LIGHT
●	FIRE HYDRANT
△	SIGHT TRIANGLE
---	CONCRETE SIDEWALK
---	ROCK MULCH - TYPE 1
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---	SEEDDED TURF - TUR NID
---	SEEDDED TURF - TUR NIW
○	STREET TREE

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DRAWN BY: PH/NT JOB DATE: 10/18/24
APPROVED: JM/EA JOB NUMBER: 60692962
CAD DATE: 2024-11-15 (ARNOSKYE)
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS100.DWG

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NO	DATE	BY	REVISION DESCRIPTION

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SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

DESIGN BY:
JM/EA
SCALE:
1" = 40'

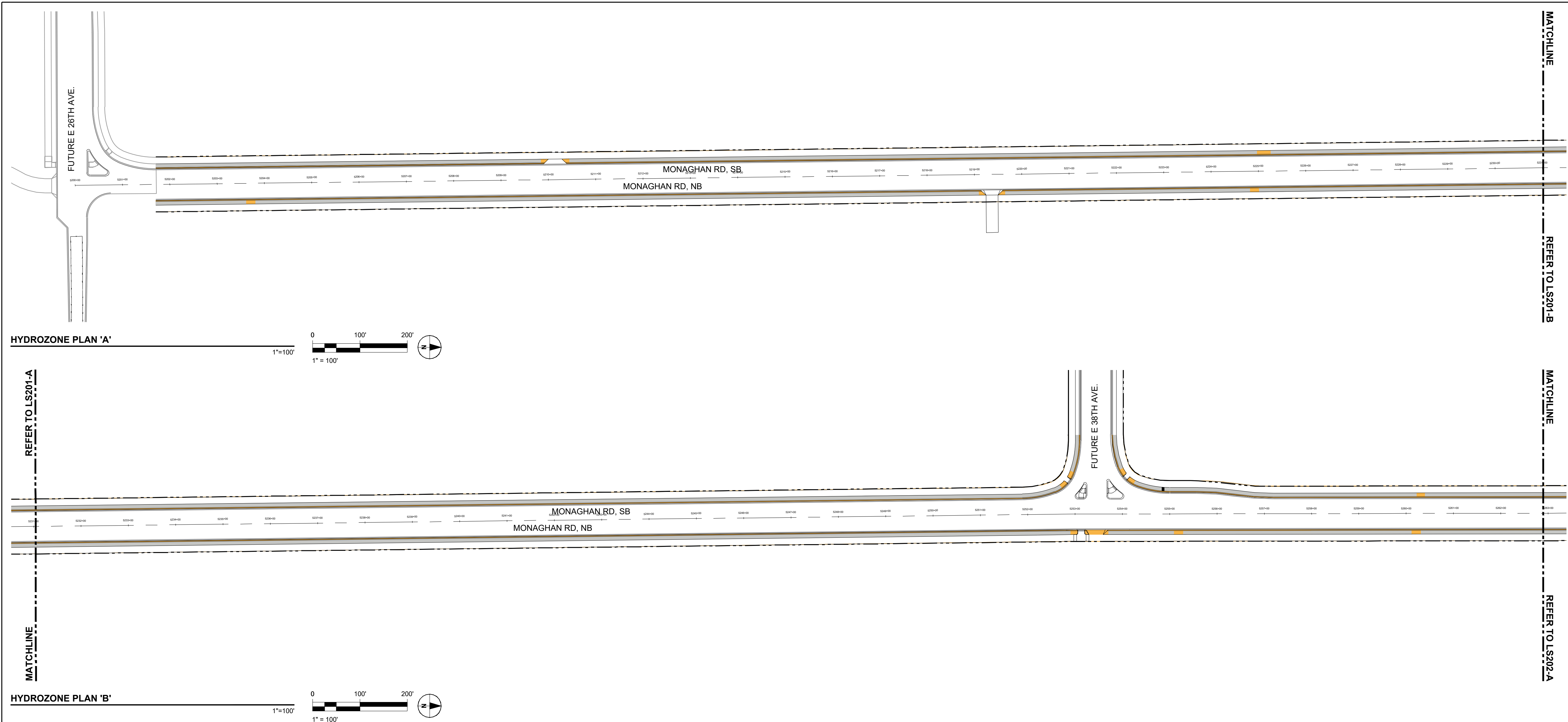
DRAWN BY:
PH/NT
DATE:
11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

SHEET NO.
37
SUBSET SHEET NO.
LS105

PRELIMINARY
NOT FOR
CONSTRUCTION

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HYDRO-ZONES LEGEND

- WATER CONSERVING
- NON-WATER USING
- RIGHT OF WAY

WATER USE TABLE

DESCRIPTION	SITE AREA (SF)	NON-WATER CONSERVING IRRIGATION		WATER CONSERVING IRRIGATION		NON-WATER USING (Z)		IMPERVIOUS SURFACE	
		SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
MONAGHAN RD - SB (WEST SIDE)	686,420	0	0%	81,421	6.1%	30,003	2.2%	574,996	43.0%
MONAGHAN RD - NB (EAST SIDE)	652,297	0	0%	80,835	6.0%	42,470	3.2%	528,992	39.5%
TOTALS:	1,338,717	0	0%	162,256	12.1%	72,473	5.4%	1,103,988	82.5%

KEY PLAN (NTS)

PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWN BY: PH/NT
APPROVED: JM/EA
CAD DATE: 2024-10-21 (ARNOSKYE)
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS200.DWG

JOB DATE: 10/18/24
JOB NUMBER: 60692962
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NO	DATE	BY	REVISION DESCRIPTION

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SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

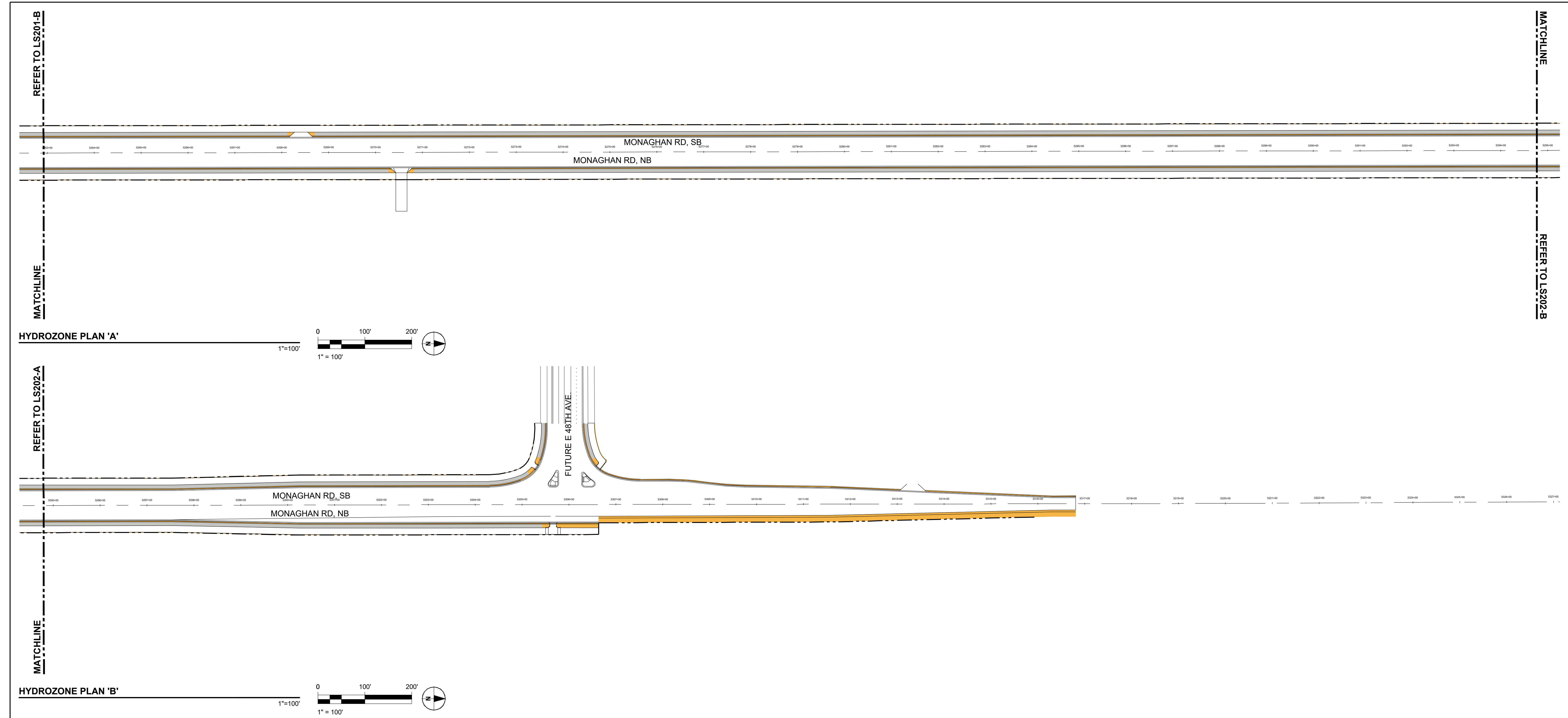
DESIGN BY: JM/EA
SCALE: 1"=100'

DRAWN BY: PH/NT
DATE: 11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
HYDROZONE PLAN

SHEET NO.
38
SUBSET SHEET NO.
LS201

PLOT DATE: 2024-11-13



HYDRO-ZONES LEGEND

- WATER CONSERVING
- NON-WATER USING
- RIGHT OF WAY

KEY PLAN (NTS)

PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWN BY: PH/NT	JOB DATE: 10/18/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.
APPROVED: JM/EA	JOB NUMBER: 60692962	
CAD DATE: 2024-10-21 (ARNOSKYE)		
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS200.DWG		

NO	DATE	BY	REVISION DESCRIPTION

AECOM

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

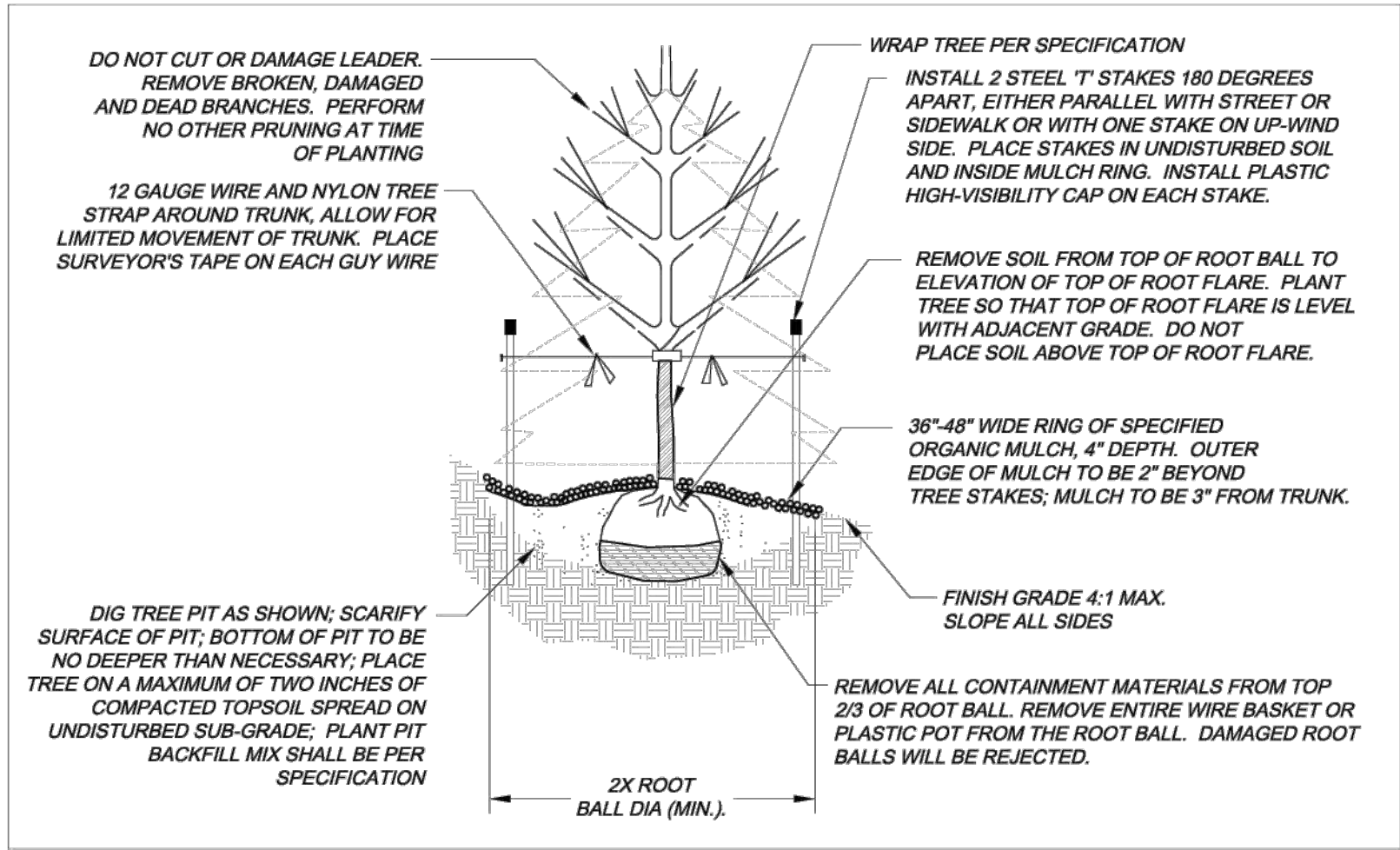
AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY


DESIGN BY: JM/EA	DRAWN BY: PH/NT
SCALE: 1"=100'	DATE: 11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
HYDROZONE PLAN

SHEET NO. 39
SUBSET SHEET NO. LS202

PLOT DATE: 2024-11-13





City of Aurora

Parks, Recreation & Open Space Dept.

Date: October 2020

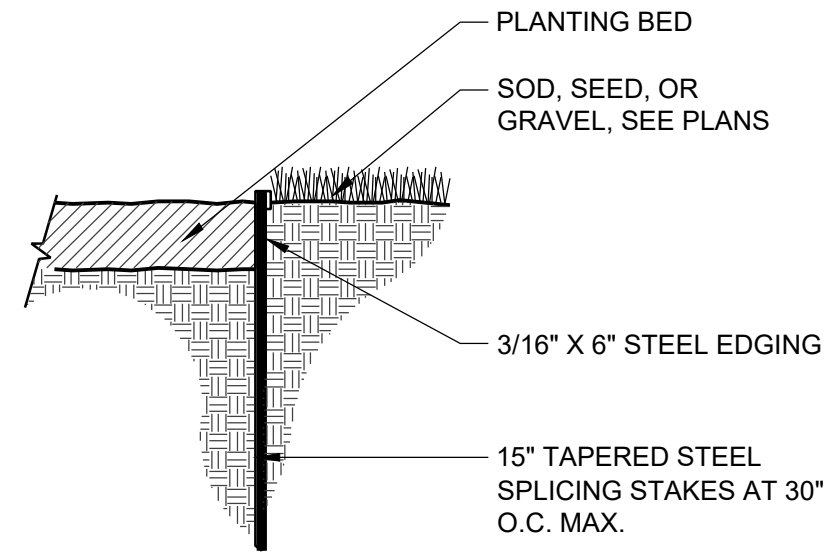
DECIDUOUS & EVERGREEN TREE

PROS

L-2.0

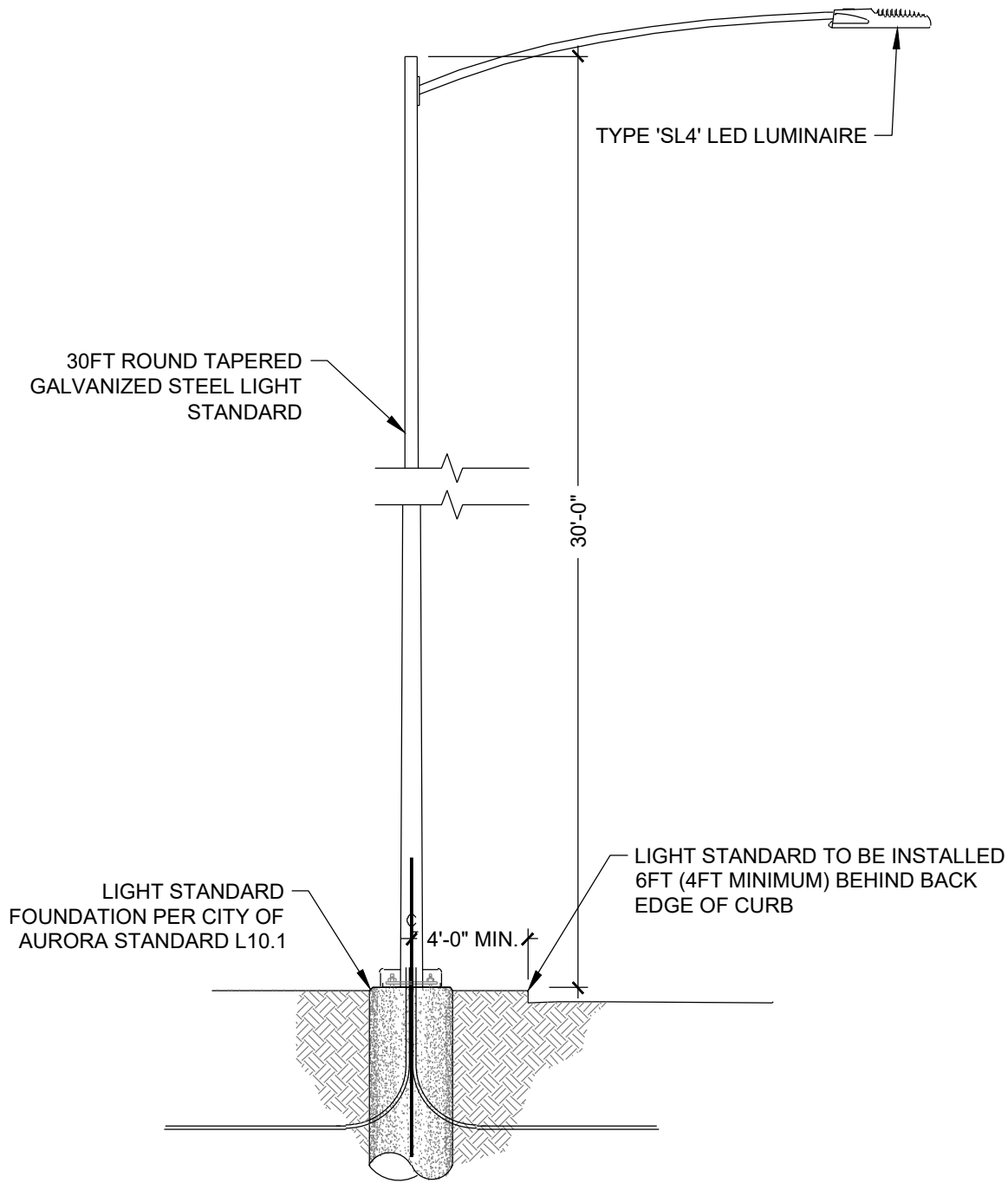
1 TREE PLANTING (PROS STANDARD DETAIL L-2.0)

NTS



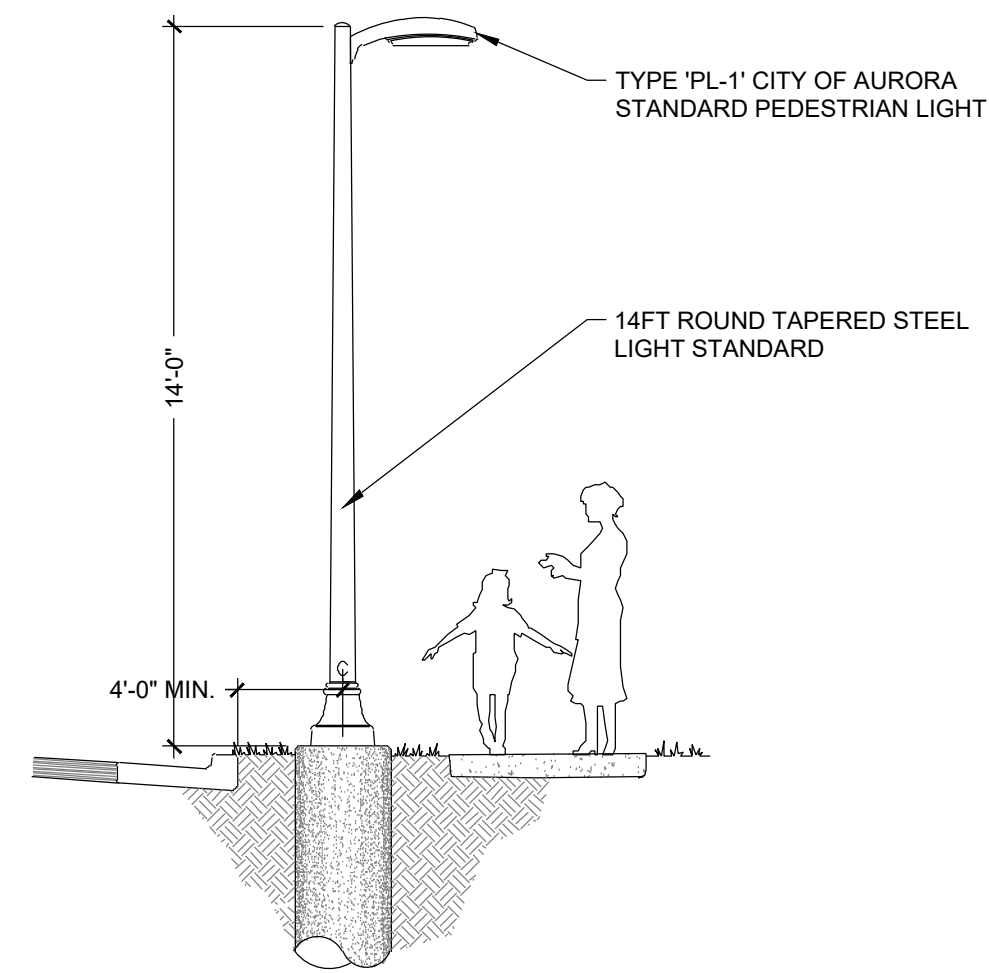
2 LANDSCAPE EDGING

1 1/2" = 1'-0"



3 TYPE 'SL4' LED STREETLIGHT

1/4" = 1'-0"



4 PEDESTRIAN LIGHT - LUMINAIRE

1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



DRAWN BY: PH/NT JOB DATE: 10/18/24
APPROVED: JM/EA JOB NUMBER: 60692962
CAD DATE: 2024-11-13 (ARNOSKYE)
CAD FILE: 60692962-SHT-30-MONAGHAN-L-LS500.DWG

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0 IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION



7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



DESIGN BY: JM/EA
SCALE: AS NOTED

DRAWN BY: PH/NT
DATE: 11/15/24

MONAGHAN ROAD
INFRASTRUCTURE SITE PLAN
LANDSCAPE DETAILS

SHEET NO.
40
SUBSET SHEET NO.
LS501

PLOT DATE: 2024-11-13