

LEGAL DESCRIPTION:

PARCEL 1 (15.69215 ACRES)
 A TRACT OF LAND, BEING A PORTION OF:
 1. A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED, RECORDED ON FEBRUARY 02, 2018 AT RECEPTION NO. 2018000010164 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE.
 2. A PARCEL OF LAND (ADAMS COUNTY PARCEL NO. 0181700000262) DESCRIBED IN A RESOLUTION TERMINATING FRONT RANGE AIRPORT AUTHORITY AND CREATING A COUNTY AIRPORT PURSUANT TO C.R.S. 41-4-101, ET SEQ., RECORDED ON OCTOBER 19, 2016 AT RECEPTION NO. 2016000089167 IN SAID RECORDS.
 3. A PARCEL OF LAND (ADAMS COUNTY PARCEL NO. 0181700000269) DESCRIBED IN A RESOLUTION TERMINATING FRONT RANGE AIRPORT AUTHORITY AND CREATING A COUNTY AIRPORT PURSUANT TO C.R.S. 41-4-101, ET SEQ., RECORDED ON OCTOBER 19, 2016 AT RECEPTION NO. 2016000089167 IN SAID RECORDS.
 4. A PARCEL OF LAND DESCRIBED IN A CORRECTION DEED, RECORDED ON OCTOBER 31, 2011 AT RECEPTION NO. 2011000071342 IN SAID RECORDS.
 5. THE RIGHT-OF-WAY OF PETERSON ROAD (C.R. 29N) IN SECTIONS 13, 23, 24, 25, 26, 35 & 36 TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
 THE TRACT OF LAND BEING DESCRIBED IS LOCATED IN SECTIONS 13, 23, 24, 25, 26, 35 & 36 TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23 MONUMENTED BY A 1" AXLE IN RANGE BOX (MONUMENT RECORD DECEMBER 9, 1993); THENCE SOUTH 89°38'33" EAST AND COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 400.06 FEET TO A NO.4 REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°21'27" EAST AND PERPENDICULAR WITH SAID NORTH LINE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'33" EAST AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2,289.03 FEET TO A POINT 30 FEET EAST OF THE NORTHERLY PROJECTED EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23;

THENCE 60 FEET EAST OF AND PARALLEL WITH THE EAST LINES OF SAID SECTIONS 23 AND 26 THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 00°34'06" EAST, A DISTANCE OF 2,675.73 FEET;
2. THENCE SOUTH 00°34'07" EAST, A DISTANCE OF 2,645.89 FEET;
3. THENCE SOUTH 01°05'16" EAST, A DISTANCE OF 2,649.76 FEET;

4. THENCE SOUTH 01°05'24" EAST, A DISTANCE OF 1,190.54 FEET TO A POINT ON THE NORTHERN LINE OF THE UNION PACIFIC RAILROAD 400-FOOT-WIDE RIGHT-OF-WAY DESCRIBED IN STATE DEPARTMENT OF HIGHWAYS PROJECT NO. C12-0036-09;

THENCE SOUTH 87°55'30" WEST AND COINCIDENT WITH SAID NORTHERN RIGHT-OF-WAY LINE, A DISTANCE OF 60.03 FEET TO A POINT 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 26, ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN A WARRANTY DEED AT SAID RECEPTION NO. 2018000010164;

THENCE 30 FEET WEST AND PARALLEL WITH THE EAST LINES OF SAID SECTIONS 26 AND 23 THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 01°05'20" WEST, A DISTANCE OF 1,191.58 FEET;
2. THENCE NORTH 01°05'16" WEST, A DISTANCE OF 2,650.03 FEET;
3. THENCE NORTH 00°34'07" WEST, A DISTANCE OF 2,646.16 FEET;
4. THENCE NORTH 00°34'06" WEST, A DISTANCE OF 2,616.69 FEET TO A POINT 30 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23;

THENCE NORTH 89°38'33" WEST AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2,229.47 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTED WEST LINE OF TRACT C OF ROCKY MOUNTAIN RAIL PARK FILING NO.1, RECORDED JANUARY 7, 2021 AT RECEPTION NO. 2021000002091 IN SAID RECORDS;

THENCE NORTH 00°39'07" WEST AND COINCIDENT WITH SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 683,550 SQUARE FEET OR (15.69215 ACRES), MORE OR LESS.

PROJECT CONTROL:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
 PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'
 PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

BENCHMARKS:

A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK, CITY OF AURORA BENCHMARK E-200 41-20, APPROX. 30' WEST OF THE NORTHEAST CORNER OF SECTION 35, BEING FOUND A "3" BRASS CAP ON A 30" LONG STEEL PIPE IN CONCRETE WITH AN ELEVATION OF 5,548.25 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.

BASIS OF BEARINGS:

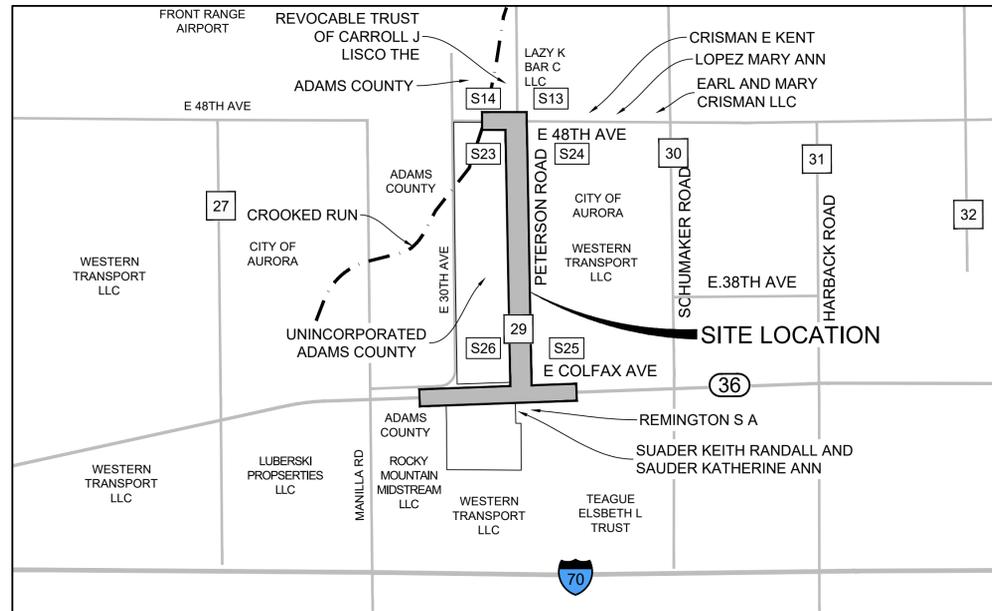
CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 TO BEAR NORTH 89°24'01" WEST, A DISTANCE OF 2657.29 FEET BETWEEN THE EAST QUARTER CORNER OF SECTION 35, BEING A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP, "LS 5112 T3S R64W 35 36 1/4 1991" AND THE CENTER QUARTER OF SECTION 35, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "T3S R67W [SIC] CENTER 1/4 SEC 35 1992 LS 10734" WITH ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

SUPPLEMENTAL REPORTS:

DRAINAGE, UTILITY, AND TRAFFIC STUDIES HAVE BEEN PREPARED FOR THE ROCKY MOUNTAIN RAIL PARK PUD. THESE DOCUMENTS ARE INCLUDED FOR SUBMISSION TO ADAMS COUNTY AND SHALL BE INCORPORATED HEREIN BY THIS REFERENCE.

ROCKY MOUNTAIN RAIL PARK E 48TH AVE, PETERSON RD AND E COLFAX AVE INFRASTRUCTURE SITE PLAN

PARCEL 1: LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 SOUTHWEST QUARTER OF SECTION 13 AND W 1/2 HALF SECTIONS 24 AND 25 TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
 SCALE 1" = 3000'

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DEVELOPER

ROCKY MOUNTAIN RESOURCES
 4601 DTC BOULEVARD, SUITE 120
 DENVER, CO 80237
 CONTACT: MIKE MCCLINTOCK
 (720) 459-8675

ELECTRIC

XCEL ENERGY
 4601 DTC BOULEVARD, SUITE 120
 DENVER, CO 80237

DESIGN-BUILDER

JHL CONSTRUCTORS, INC.
 9100 E PANORAMA DRIVE, SUITE 300
 ENGLEWOOD, CO 80112
 CONTACT: ROBERT WAHL
 (303) 741-6116
 RW AHL@JHLCONSTRUCTORS.COM

CIVIL ENGINEER

MATRIX DESIGN GROUP
 707 17TH STREET, SUITE 3150
 DENVER, CO 80202
 (303) 572-0200
 CONTACT: PATRICK CHELIN, PE
 PATRICK_CHELIN@MATRIXDESIGNGROUP.COM

SURVEYOR

FLATIRONS, INC.
 3825 IRIS AVE, SUITE 395
 BOULDER, CO 80301
 CONTACT: BOB LUND
 (303) 443-7001 EXT. 183

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
 707 17TH STREET, SUITE 3150
 DENVER, CO 80202
 (303) 572-0200
 CONTACT: CHAD HERD, ASLA, PLA
 CHAD_HERD@MATRIXDESIGNGROUP.COM

OWNERS SIGNATURES

PETERSON ROAD (BETWEEN E 48TH AVENUE TO EAST COLFAX AVENUE) AND 48TH AVENUE (BETWEEN E 30TH AVENUE TO PETERSON ROAD)

LEGAL DESCRIPTION: ROCKY MOUNTAIN RAIL PAR (SEE DESCRIPTION THIS SHEET)

THIS SITE PLAN AND ANY AMENDMENTS HERE TO, UPON APPROVAL 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 OPERATION 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, ROCKY MOUNTAIN RESOURCES, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD 20__.

BY: _____, AS _____

STATE OF COLORADO _____)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

AD 20__.

BY _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
 (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
 (MAYOR)

ATTEST: _____ DATE: _____
 (CITY CLERK)

DATABASE APPROVAL DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____

20__ AD AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY

INSTRUMENT NO.: _____

SITE PLAN DATA BLOCK		
PRESENT ZONING CLASSIFICATION		I-2
PROPOSED USE		I-2
TOTAL LIMIT OF CONSTRUCTION	100%	700,284 SF (16.5 AC)
TOTAL HARD SURFACE AREA	53.8%	376,672 SF
SIDEWALK		104,816 SF
ROADWAY		244,146 SF
CURB & GUTTER		27,710 SF
TOTAL LANDSCAPE AREA	46.2%	323,612 SF
TURF & SEED MIX		80,721 SF
SHRUBS		25,581 SF
OTHER		217,310 SF

ROCKY MOUNTAIN RAIL PARK
 INFRASTRUCTURE SITE PLAN

COVER SHEET

DATE: SEPTEMBER 11, 2023

PREPARED BY:
 Matrix
 Excellence by Design

707 17th Street, Suite 3150
 Denver, Colorado 80202
 P 303.572.0200
 www.matrixdesigngroup.com



Know what's below.
 Call before you dig.

NOT FOR CONSTRUCTION

SHEET: 1 OF 31

REQUIRED SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS 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.
- 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.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
- 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 CITY ENGINEER.
- TRAFFIC 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.

ADDITIONAL NOTES

- 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. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC 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 STREET LIGHTS ARE REQUIRED.

SYMBOLS

	EXISTING PAVED ROAD
	EXISTING UNDERGROUND UTILITY
	PROPOSED UNDERGROUND UTILITY
	DRAINAGE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED STREET LIGHT
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	PROPOSED CROSS W/THRUST BLOCK
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED BUTTERFLY VALVE
	EXISTING VALVE
	WATER SERVICE W/ METER
	PIPE PLUG
	PROPOSED BLOWOFF ASSEMBLY
	SANITARY SEWER SERVICE
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET

SITE SPECIFIC NOTES:

- CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROJECTS.

ABBREVIATIONS

AB	AS-BUILT	LP	LOW POINT
ASSY	ASSEMBLY	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MFGR	MANUFACTURER
APPROX	APPROXIMATE OR APPROXIMATELY	MH	MANHOLE
AVE	AVENUE	MID	MIDDLE OR MIDPOINT
BL OR B/L	BASELINE BLVD BOULEVARD	MIN	MINIMUM
CI	CAST IRON	MJ	MECHANICAL JOINT
CEN	CENTER	MOD	MODIFIED
CL OR C/L	CENTERLINE	MSL	MEAN SEA LEVEL
CLR	CLEAR	NIC	NOT IN CONTRACT
CMP	CORRUGATED METAL PIPE	NO	NUMBER
CONC	CONCRETE	NOM	NOMINAL
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	PR OR PP	PROPOSED
CY	CUBIC YARD	PGL	PROFILE GRADE LINE
DWMD	DENVER WASTEWATER MANAGEMENT DISTRICT	PL OR P/L	PROPERTY LINE
DIA	DIAMETER	PVC	POINT OF VERTICAL CURVE
DN	DOWN	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVMT OR PVT	PAVEMENT
DWG	DRAWING	R OR RAD	RADIUS
EA	EACH	RCBC	REINFORCED CONCRETE BOX CULVERT
ELEV OR EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
ESMT	EASEMENT	REF	REFERENCE
EW	EACH WAY	REINF	REINFORCING
EX. OR EXIST	EXISTING	REQ	REQUIRED
FIN	FINISHED	REV	REVISION
Q	FLOW (CFS)	RT	RIGHT
FL OR F/L	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD OR STM	STORM SEWER
FPS	FEET PER SECOND	SWK / SDWK / SW	SIDEWALK
FH	FIRE HYDRANT	SQ	SQUARE
FT	FOOT/FEET	ST	STREET
FRP	FIBERGLASS REINFORCED PIPE	STA	STATION
FUT	FUTURE	STD	STANDARD
GAL	GALLON	STL	STEEL
GALV	GALVANIZED	SS OR SAN	SANITARY SEWER
GAU	GAUGE (MATERIAL)	TB	THRUST BLOCK
GB	GRADE BREAK	THD	THREADED
GV	GATE VALVE	THICK	THICKNESS
GW	GROUNDWATER	T.O.P.	TOP OF PIPE
HBP	HOT BITUMINOUS PAVEMENT	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERTICAL
HGL	HYDRAULIC GRADE LINE	VGC	VERTICAL GRANITE CURB
HP	HIGH POINT	w/	WITH
HORIZ	HORIZONTAL	WSE	WATER SURFACE ELEVATION
HCL	HORIZONTAL CONTROL LINE		
HR	HOUR		
IN	INCH		
INV	INVERT		
JT	JOINT		
LAT	LATERAL		
LBS	POUNDS		
LF	LINEAR FEET		
LT	LEFT		
BVCS	BEGINNING VERTICAL CURVE STATION		
BVCE	BEGINNING VERTICAL CURVE ELEVATION		
EVCS	ENDING VERTICAL CURVE STATION		
EVCE	ENDING VERTICAL CURVE ELEVATION		

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure\Plan\2_LA01.dwg

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

GENERAL NOTES AND LEGEND

DATE: SEPTEMBER 11, 2023

PREPARED BY:
 Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

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SHEET: 2 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure\Plan\3 OA SITE PLAN.dwg

MATCH LINE - SEE ABOVE

SITE PLAN 4 (SEE SHEET 7)

SITE PLAN 4 (SEE SHEET 7)

SITE PLAN 5 (SEE SHEET 8)

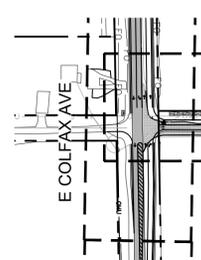
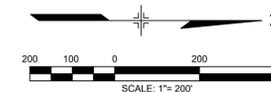
SITE PLAN 5 (SEE SHEET 8)

SITE PLAN 6 (SEE SHEET 9)

40TH PL

PETERSON RD

E 48TH AVE
SITE PLAN 1 (SEE SHEET 4)



SITE PLAN 2 (SEE SHEET 5)

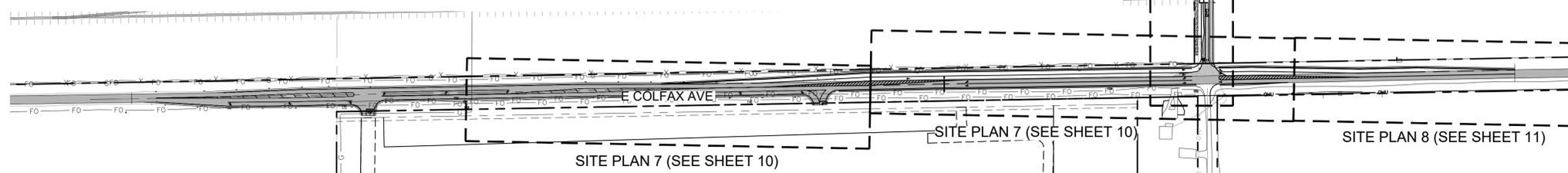
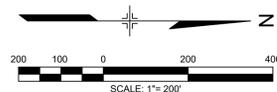
PETERSON RD

SITE PLAN 3 (SEE SHEET 6)

SITE PLAN 3 (SEE SHEET 6)

RAIL PARK DR

MATCH LINE - SEE BELOW



SITE PLAN 7 (SEE SHEET 10)

E COLFAX AVE

SITE PLAN 7 (SEE SHEET 10)

SITE PLAN 8 (SEE SHEET 11)

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN SHEET INDEX

DATE: SEPTEMBER 11, 2023

PREPARED BY:

 **Matrix**
Excellence by Design

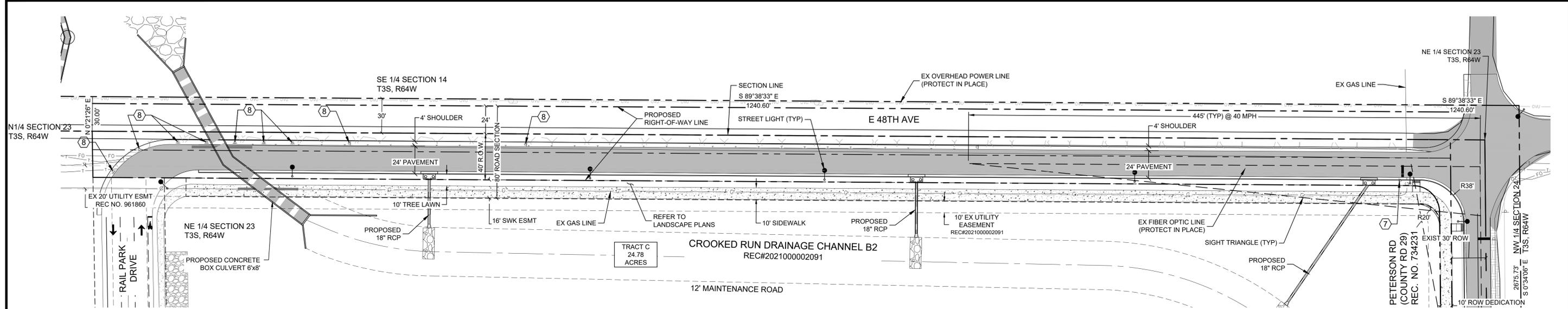
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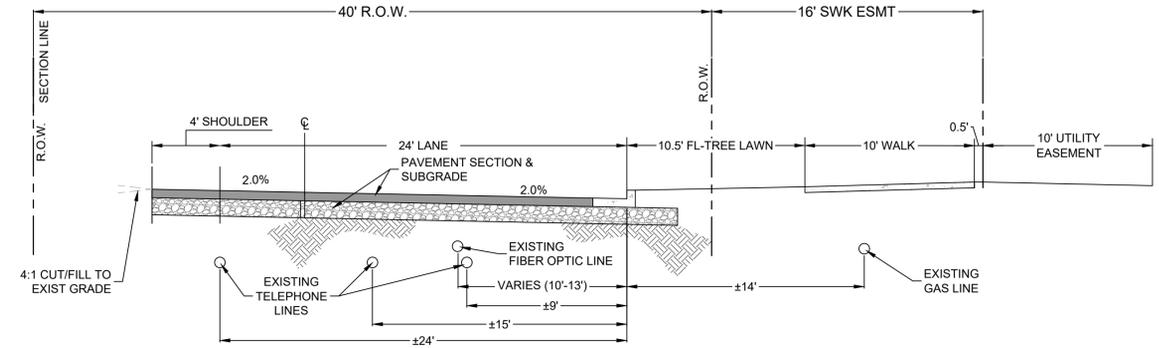
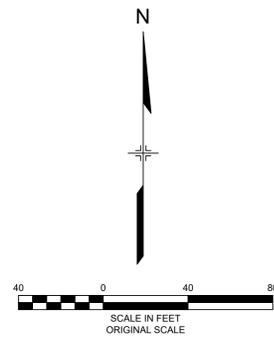
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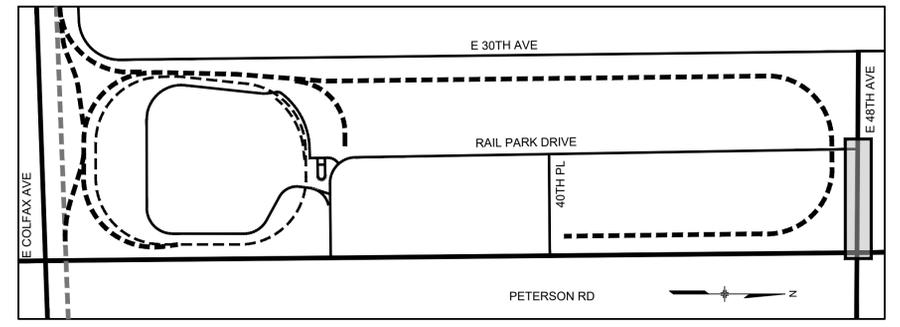
SHEET: 3 OF 31



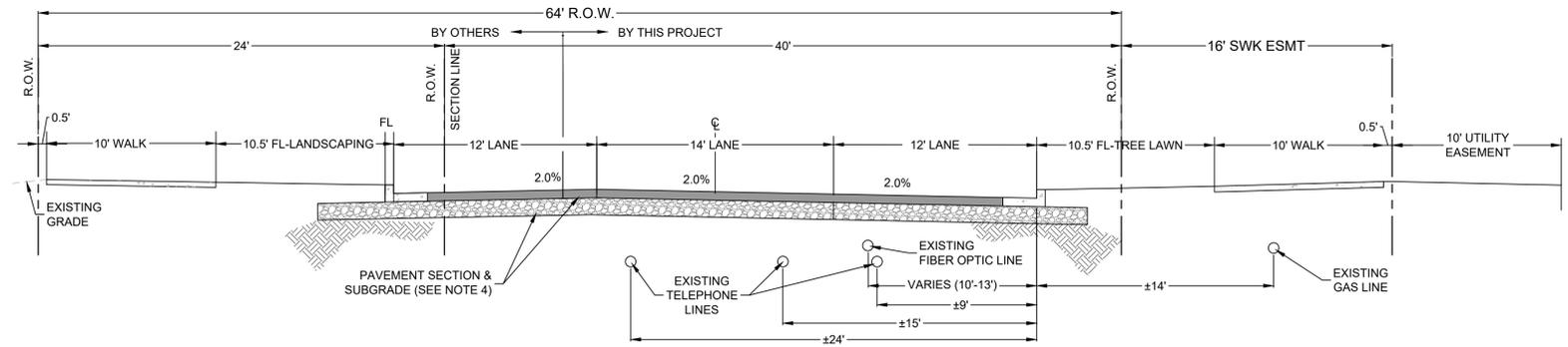
MATCH SHEET 9 OF 33



E 48TH AVE - COLLECTOR DETAIL
(TYPICAL SECTION, LOOKING EAST) (UTILITY DEPTHS APPROXIMATE ONLY)



LEGEND and **KEY MAP**
SCALE: 1" = 1000'



ULTIMATE BUILT OUT CONDITION
(TYPICAL SECTION, LOOKING EAST) (UTILITY DEPTHS APPROXIMATE ONLY)

LEGEND

---	PROPERTY BOUNDARY
---	ROAD CENTER LINE
---	PROPERTY BUFFER
---	EX FENCE
---	EX EDGE OF PAVEMENT
---	PR EDGE OF PAVEMENT
---	LOT LINE
---	EX EDGE OF DIRT ROAD
---	RIGHT OF WAY LINE
---	SECTION LINE
---	PR EDGE OF PAVEMENT
---	SIGHT TRIANGLE

DEVELOPER NOTE:
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.

- NOTES:**
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 3. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

- LEGEND**
- PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - SITE BOUNDARY
 - DRAINAGE SWALE
 - SIGHT TRIANGLE
 - PROPOSED STORM INLET
 - PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - ▨ RESTRICTED FIRE LANE ACCESS
 - ▨ PROPOSED GRAVEL PATHWAY
 - ▨ PROPOSED CONCRETE PAVING
 - ▨ PROPOSED ASPHALT PAVING
 - ▨ PROPOSED RIPRAP POND SPILLWAY
 - ▨ EXISTING DIRT ROAD
- 1 INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
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 - 8 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
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 - 10 YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
 - 11 STREET SIGN (36"x14.4")
 - 12 R1-2 YIELD SIGN (24", 30" OR 36")
 - 13 R15-1 RAIL CROSSING (48"x9")

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
SITE PLAN 1 - E 48TH AVE

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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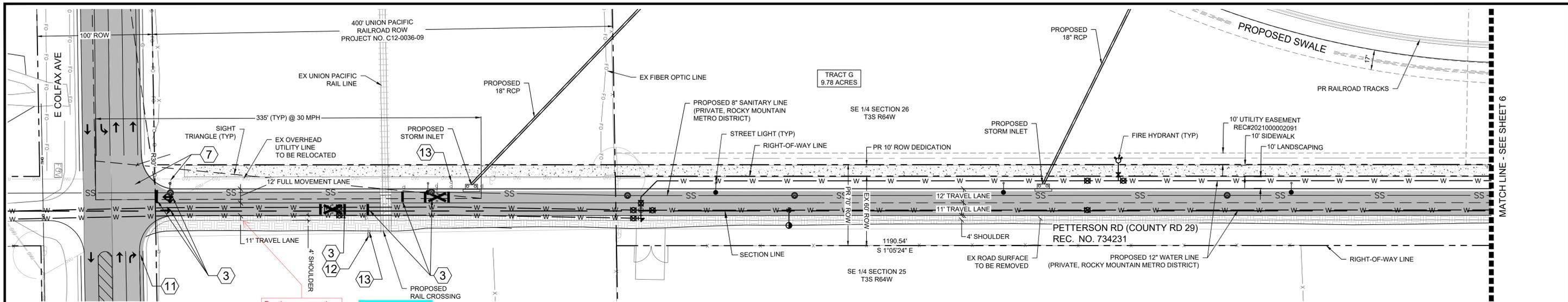


Know what's below.
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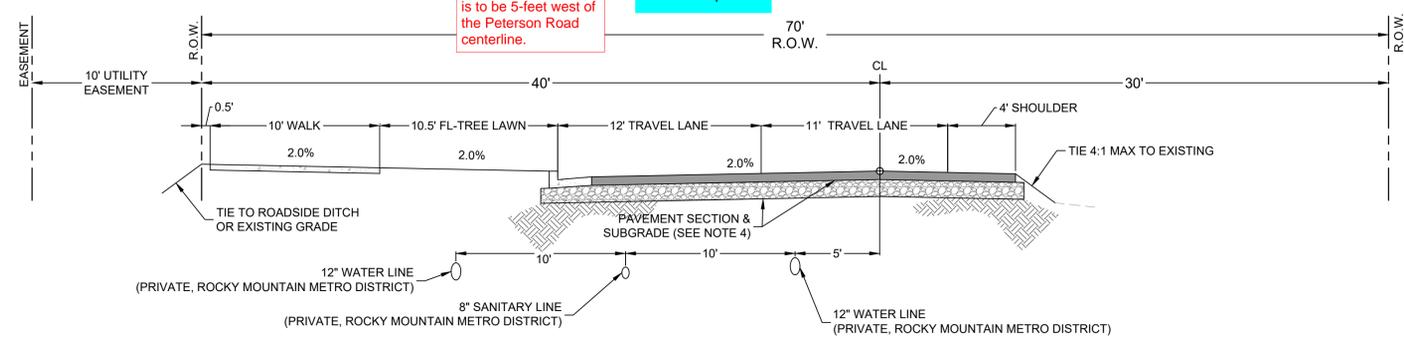
SHEET: 4 OF 31

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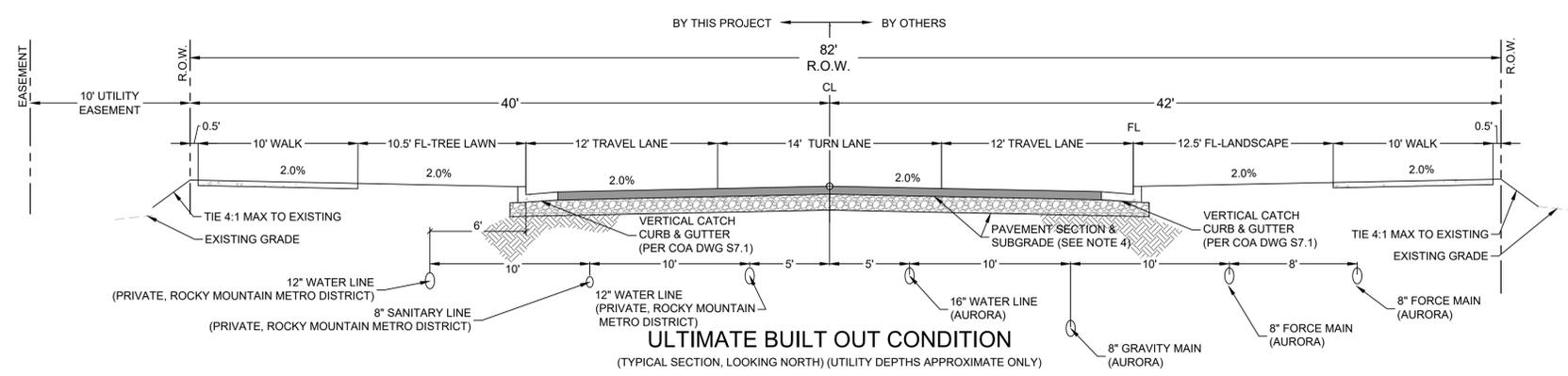


Per the cross section the private watermain is to be 5-feet west of the Peterson Road centerline.

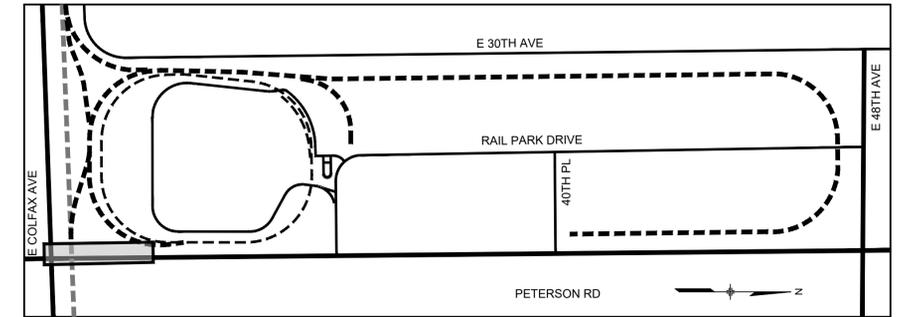
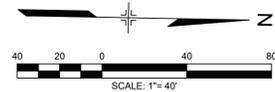
Section and waterlines updated



PETERSON RD - COLLECTOR DETAIL
(TYPICAL SECTION, LOOKING NORTH) (UTILITY DEPTHS APPROXIMATE ONLY)



ULTIMATE BUILT OUT CONDITION
(TYPICAL SECTION, LOOKING NORTH) (UTILITY DEPTHS APPROXIMATE ONLY)



KEY MAP
SCALE: 1" = 1000'

LEGEND

---	PROPERTY BOUNDARY
---	ROAD CENTER LINE
---	PROPERTY BUFFER
---	EX FENCE
---	EX EDGE OF PAVEMENT
---	PR EDGE OF PAVEMENT
---	LOT LINE
---	EX EDGE OF DIRT ROAD
---	RIGHT OF WAY LINE
---	SECTION LINE
---	PR EDGE OF PAVEMENT
---	SIGHT TRIANGLE
---	EXISTING ASPHALT

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LEGEND

---	PROPOSED RIGHT-OF-WAY
---	PROPOSED CENTERLINE
---	SITE BOUNDARY
---	DRAINAGE SWALE
---	SIGHT TRIANGLE
---	PROPOSED STORM INLET
---	PROPOSED MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	RESTRICTED FIRE LANE ACCESS
---	PROPOSED GRAVEL PATHWAY
---	PROPOSED CONCRETE PAVING
---	PROPOSED ASPHALT PAVING
---	PROPOSED RIPRAP POND SPILLWAY
---	EXISTING DIRT ROAD

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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
SITE PLAN 2 - PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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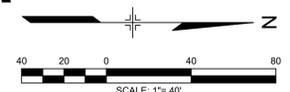
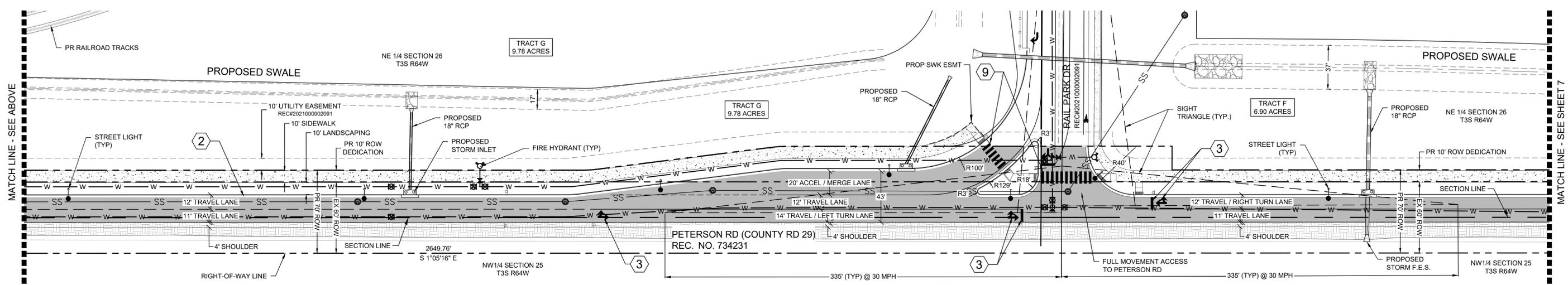
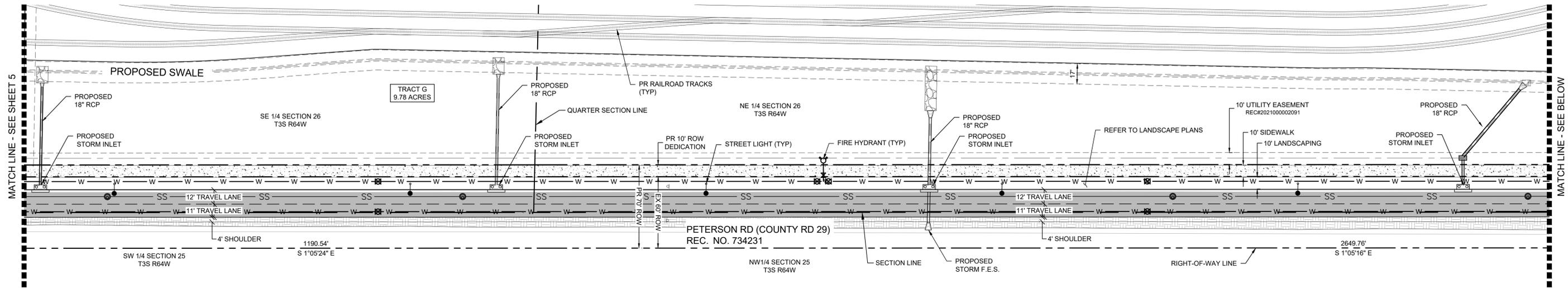


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SHEET: 5 OF 31

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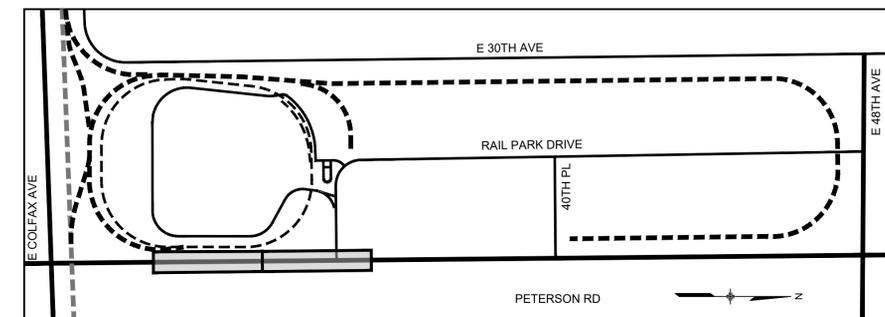
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LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND

	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
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	11. STREET SIGN (36"x14.4")
	12. R1-2 YIELD SIGN (24", 30" OR 36")
	13. R15-1 RAIL CROSSING (48"x9")



KEY MAP
 SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

SITE PLAN 3 - PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:

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 P 303.572.0200
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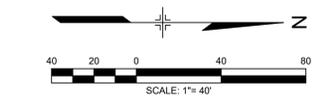
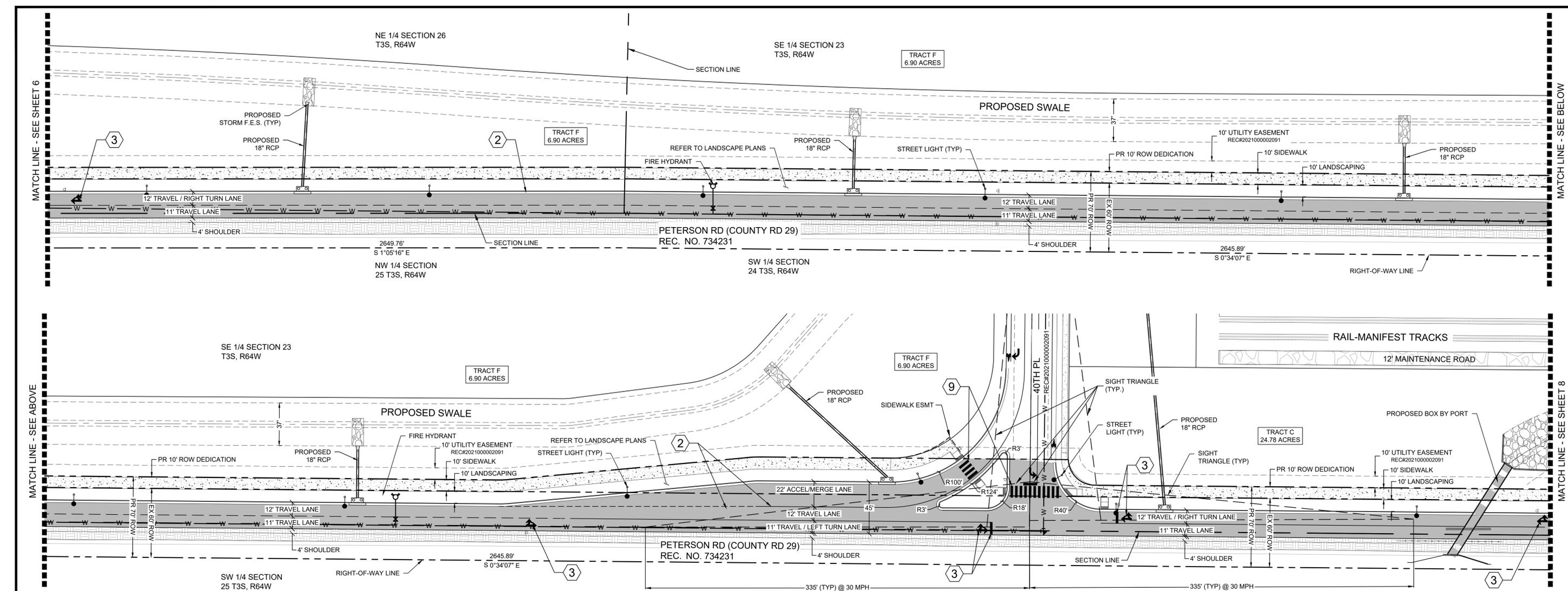


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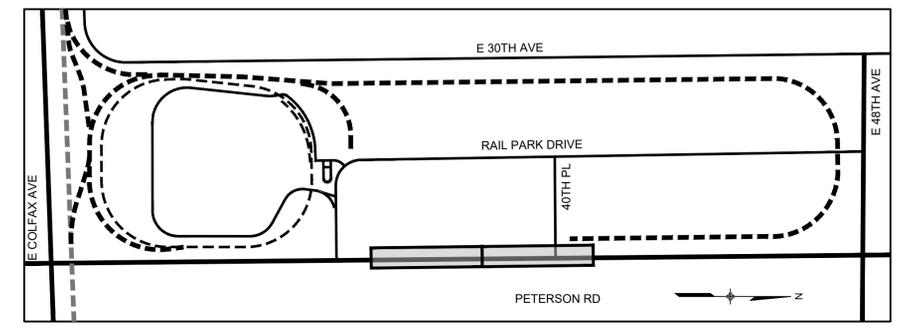
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LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND

	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
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	8. R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
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	13. R15-1 RAIL CROSSING (48"x9")



KEY MAP
 SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
 INFRASTRUCTURE SITE PLAN
 SITE PLAN 4 - PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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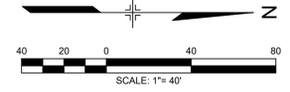
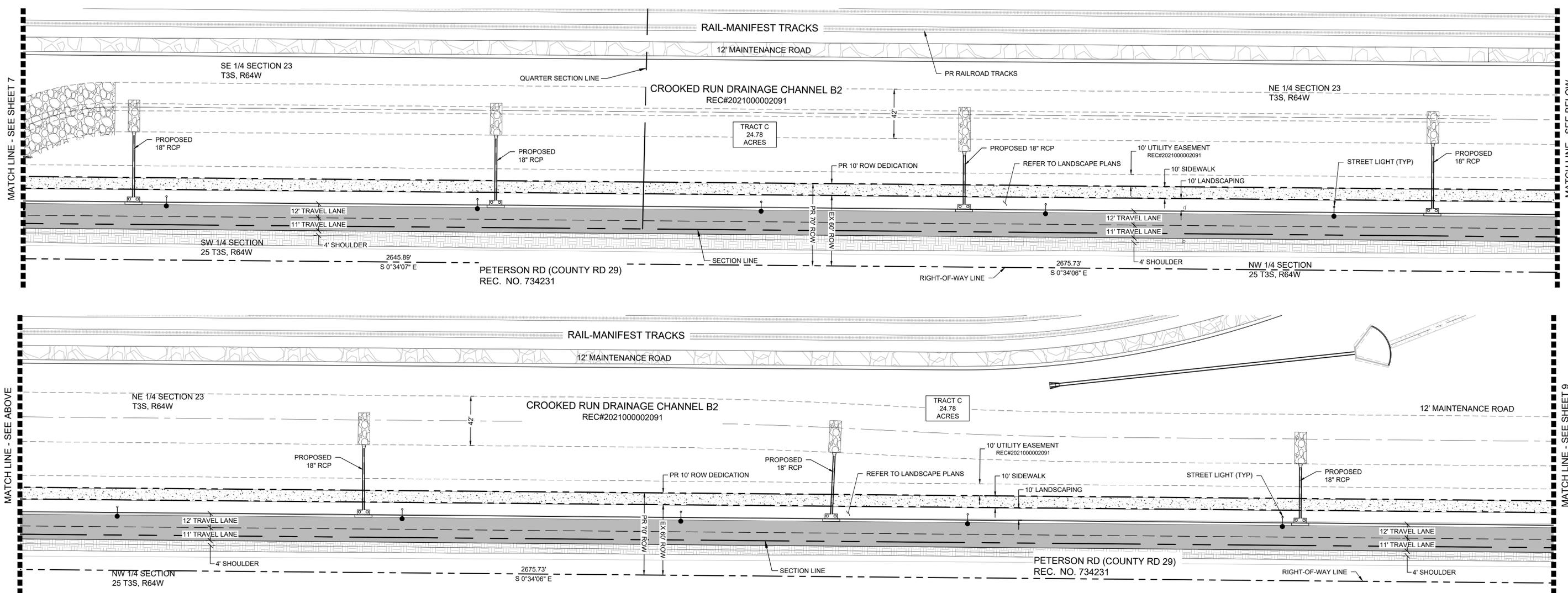
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MATCH LINE - SEE SHEET 7

MATCH LINE - SEE BELOW

MATCH LINE - SEE ABOVE

MATCH LINE - SEE SHEET 9



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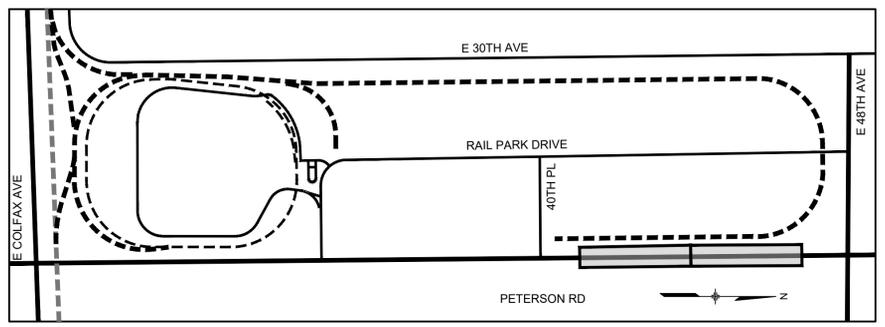
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LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND

	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
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KEY MAP
 SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
 INFRASTRUCTURE SITE PLAN

SITE PLAN 5 - PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:

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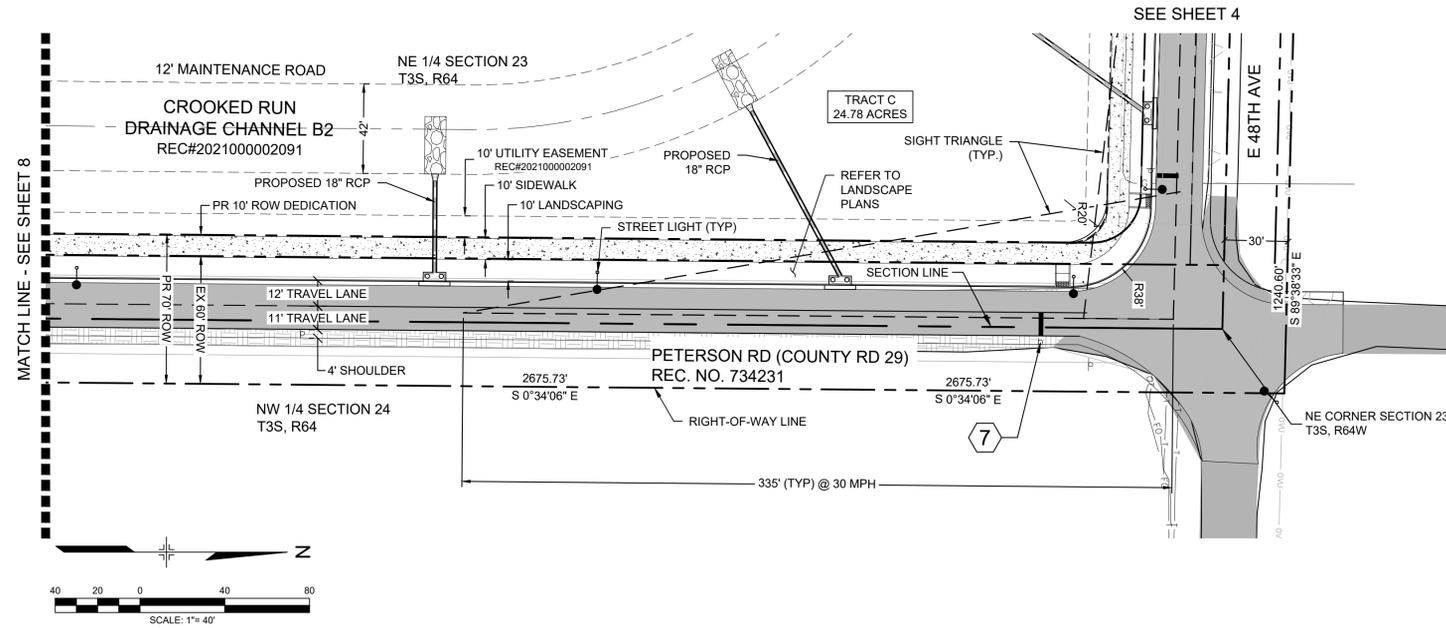
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SHEET: 8 OF 31

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R:\21.1280.001.22.1305.003 (Rocky Min Rail Park)\Dwg\Infrastructure\Plan\3 SITE PLAN.dwg



DEVELOPER NOTE:

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.

NOTES:

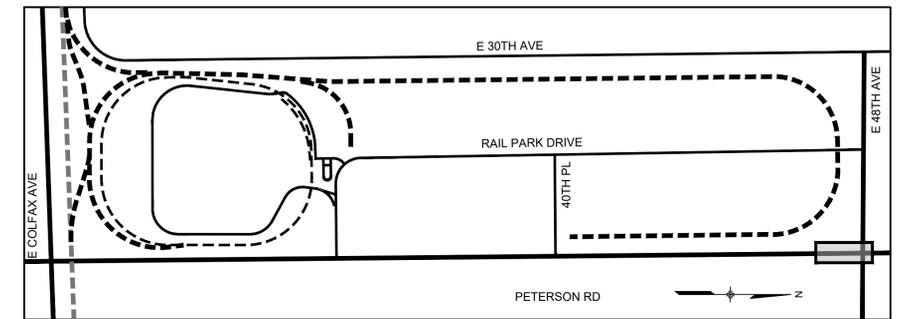
1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE RMMD.
2. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
3. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND

	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
	1. INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
	2. INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	3. INSTALL PAVEMENT MARKING AS SHOWN. MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
	4. INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS.
	5. INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	6. INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.
	7. R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
	8. R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
	9. PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10', 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
	10. YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
	11. STREET SIGN (36"x14.4")
	12. R1-2 YIELD SIGN (24", 30" OR 36")
	13. R15-1 RAIL CROSSING (48"x9")



KEY MAP
SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 6 - PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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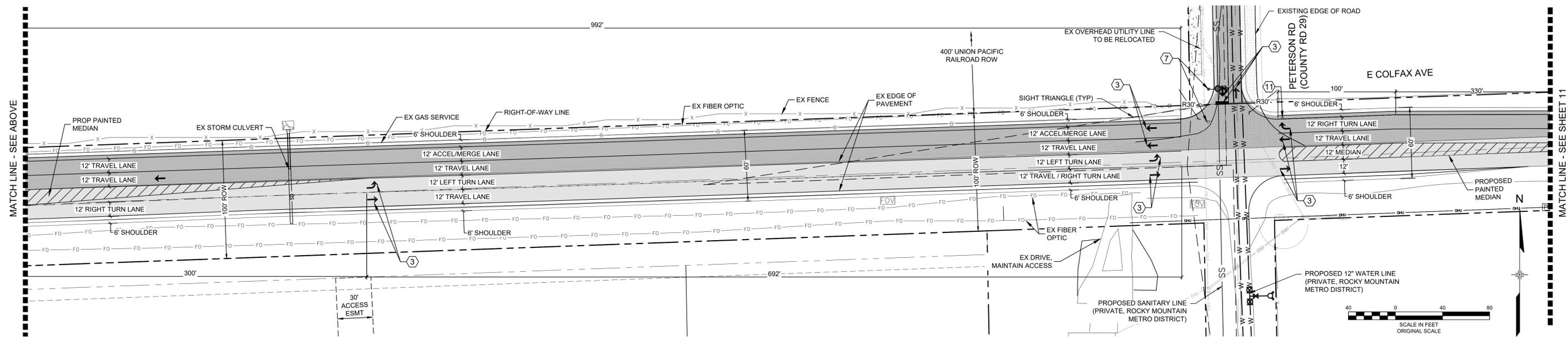
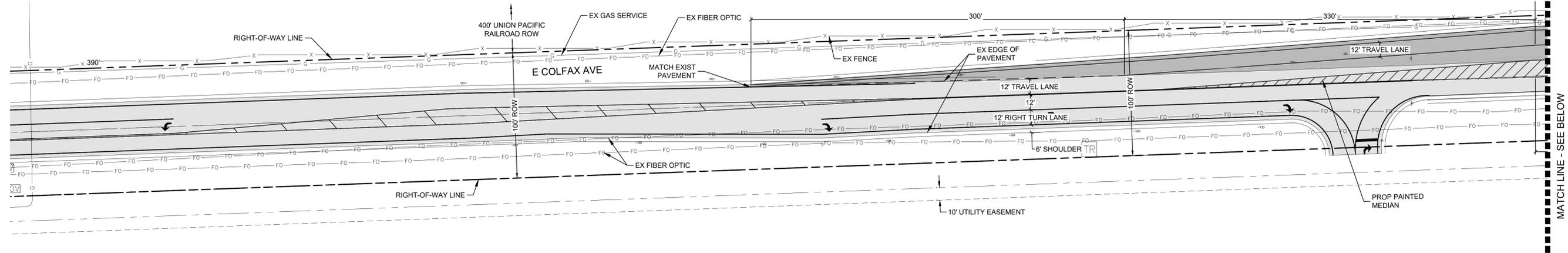


Know what's below.
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SHEET: 9 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure\Plan\3 SITE PLAN_COLFAX.dwg



DEVELOPER NOTE:
 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.

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE
	EXISTING ASPHALT

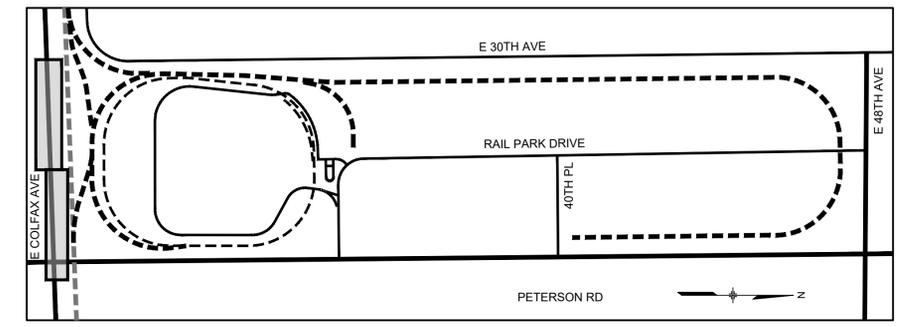
LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PAINTED MEDIAN
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD

LEGEND

	R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
	R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI-LANE (30"x36")
	PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10", 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
	YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
	STREET SIGN (36"x14.4")
	R1-2 YIELD SIGN (24", 30" OR 36")

- NOTES:**
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 - REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.



ROCKY MOUNTAIN RAIL PARK
 INFRASTRUCTURE SITE PLAN
 SITE PLAN 7 - E COLFAX AVE

DATE: SEPTEMBER 11, 2023
 PREPARED BY:

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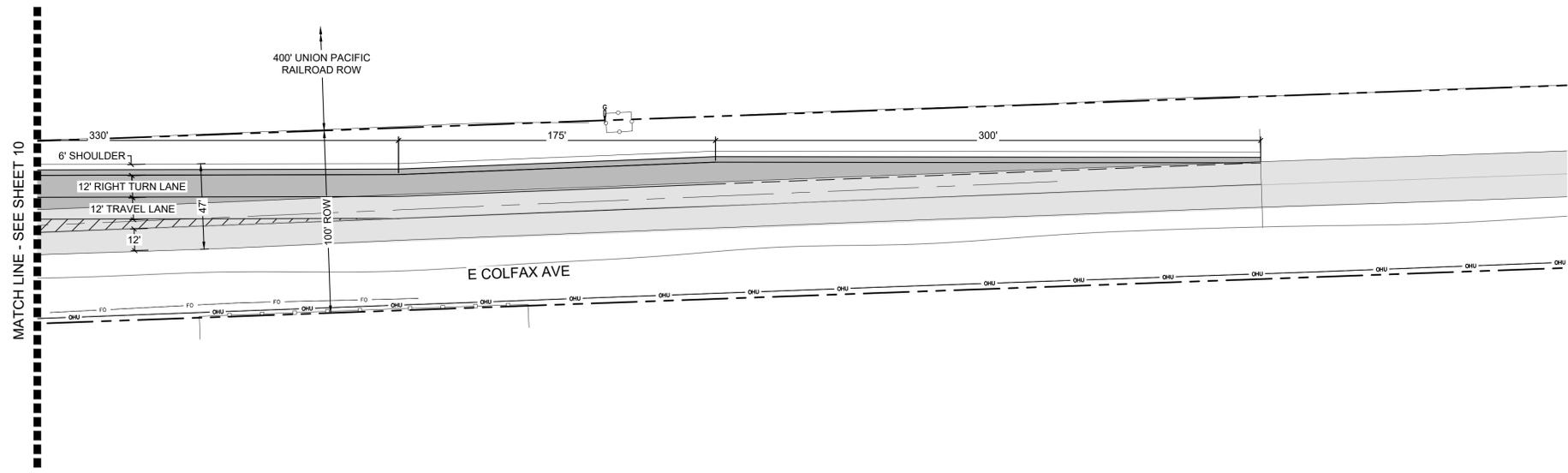
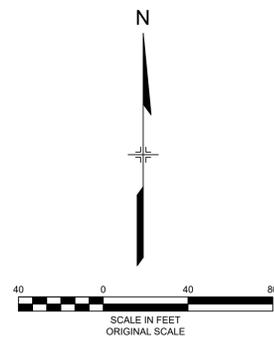


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SHEET: 10 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure\Plan\3 SITE PLAN_COLFAX.dwg



DEVELOPER NOTE:

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LEGEND	
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE
	EXISTING ASPHALT

NOTES:

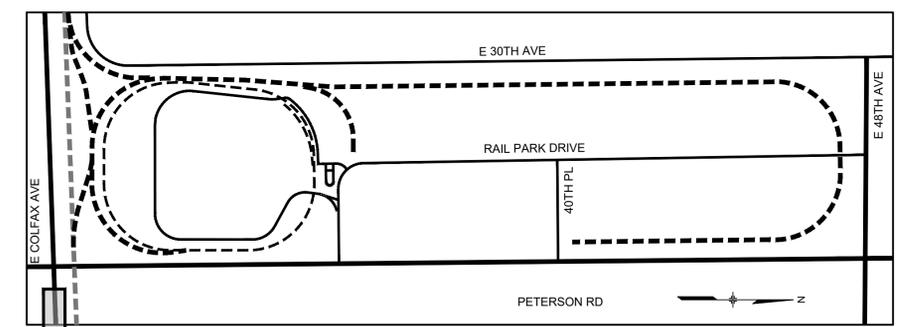
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LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PAINTED MEDIAN
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
	1. INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.

LEGEND

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13. R15-1 RAIL CROSSING (48"x9")



KEY MAP
SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 8 - E COLFAX AVE

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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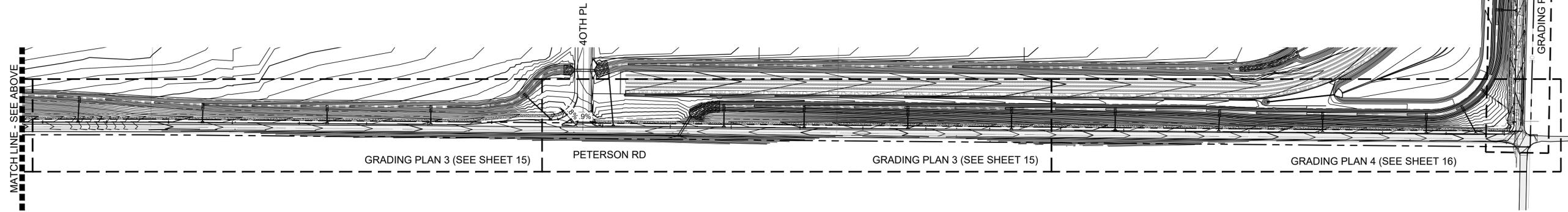
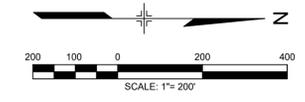
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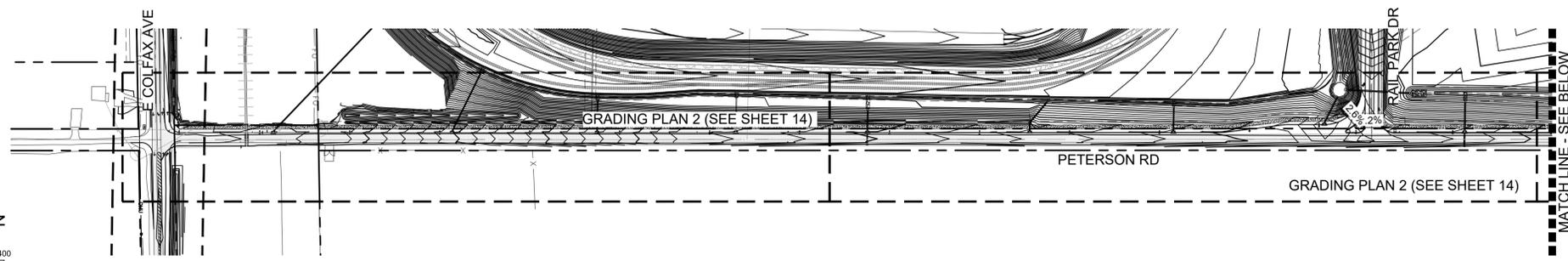
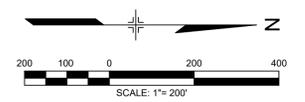
SHEET: 11 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\5 GR-PETERSON RD.dwg

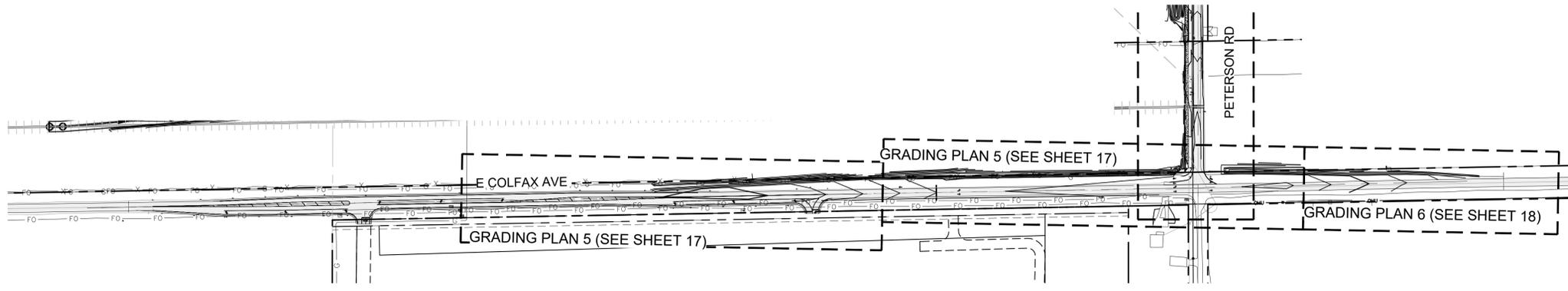
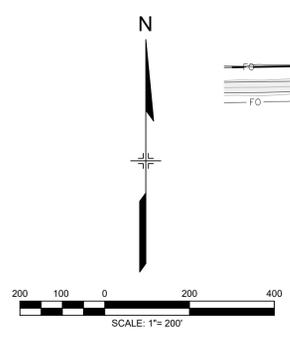
MATCH LINE - SEE ABOVE



MATCH LINE - SEE ABOVE



MATCH LINE - SEE BELOW



ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

GRADING PLAN SHEET INDEX

DATE: SEPTEMBER 11, 2023

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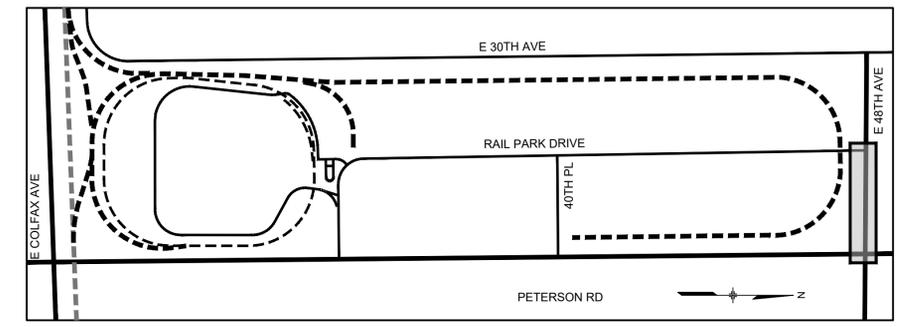
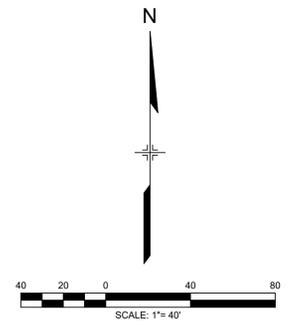
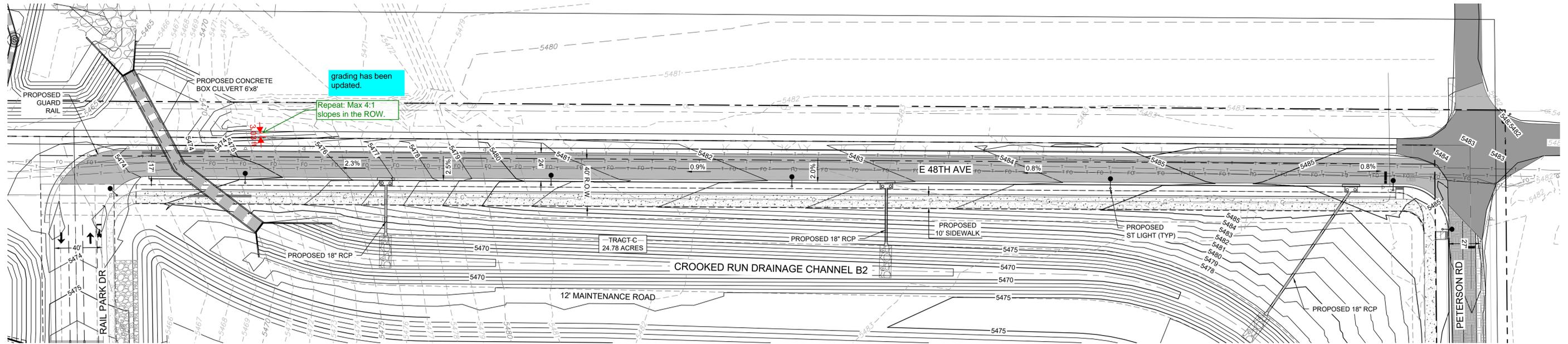
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SHEET: 12 OF 31



LEGEND

---	SITE BOUNDARY
--- PSS 8 ---	PROPOSED SANITARY
---	PROPOSED STORM
---	PROPOSED WATER
□	PROPOSED INLET
○	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
●—	PROPOSED LIGHT POLE
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR (BY OTHERS)
---	PROPOSED 1' CONTOUR (BY OTHERS)
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR

KEY MAP
SCALE: 1" = 1000'

NOTE:
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ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

GRADING PLAN 1 - E 48TH AVE

DATE: SEPTEMBER 11, 2023

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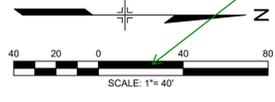
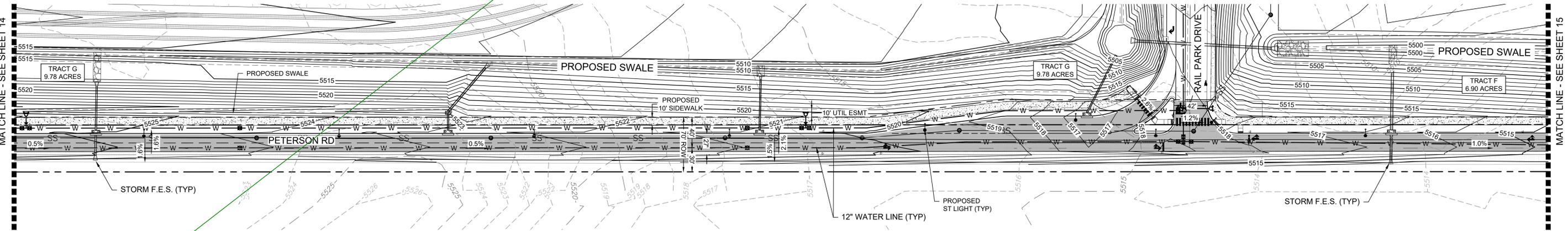
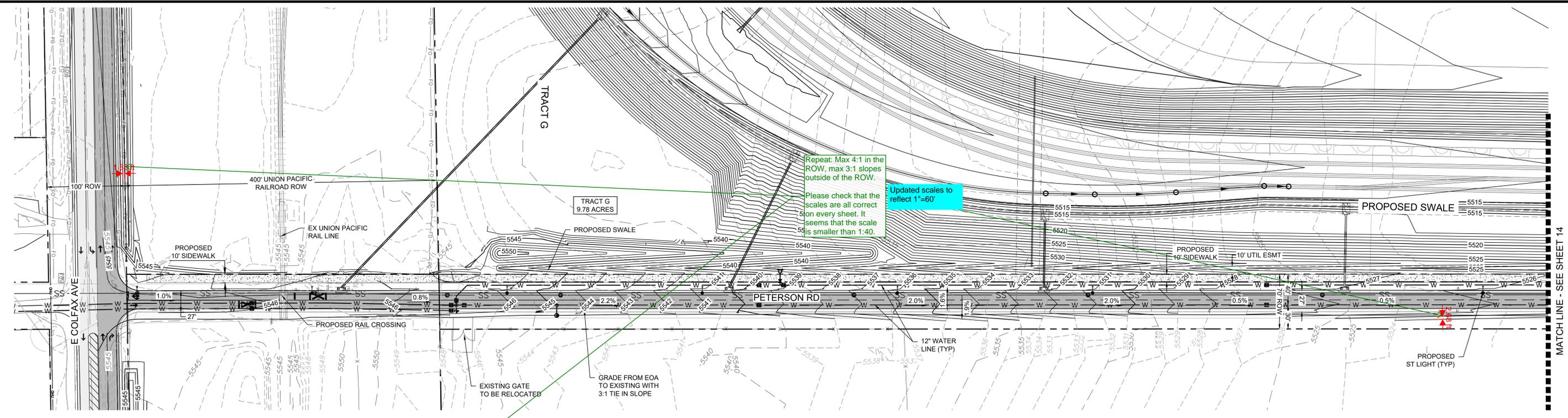


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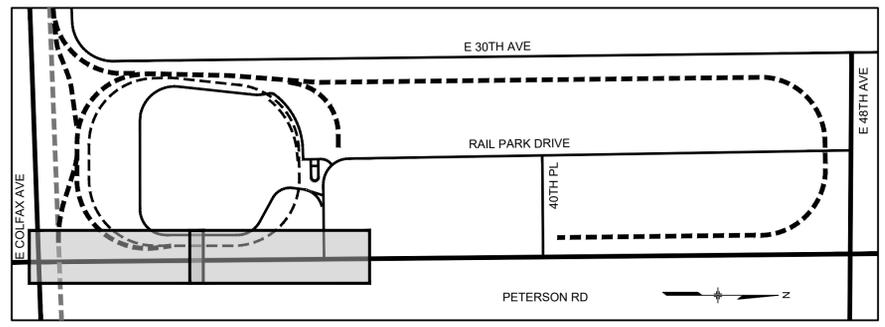
SHEET: 13 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\5 GR-PETERSON RD.dwg



LEGEND

- SITE BOUNDARY
- PSS 8 PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED LIGHT POLE
- 5565--- PROPOSED 5' CONTOUR
- 5566--- PROPOSED 1' CONTOUR
- 5565--- PROPOSED 5' CONTOUR (BY OTHERS)
- 5566--- PROPOSED 1' CONTOUR (BY OTHERS)
- 5535--- EXISTING 5' CONTOUR
- 5536--- EXISTING 1' CONTOUR

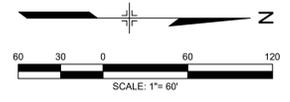
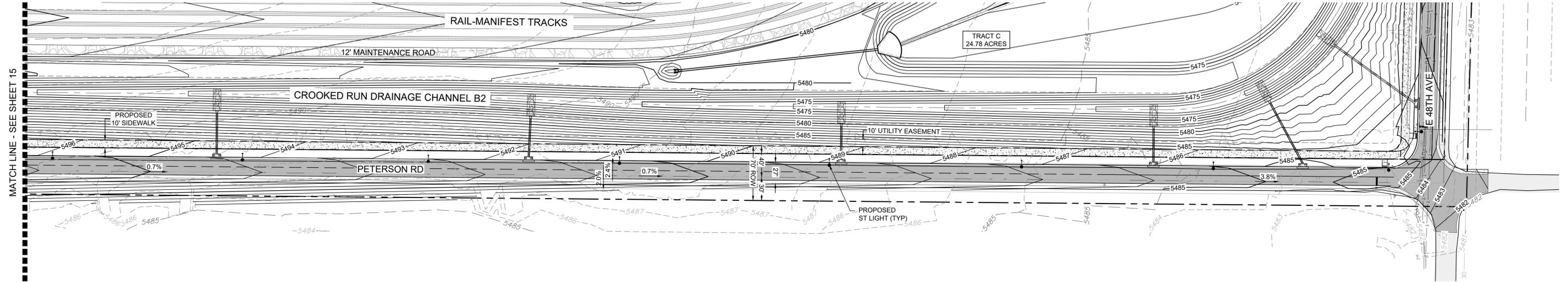


ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN
GRADING PLAN 2 - PETERSON RD

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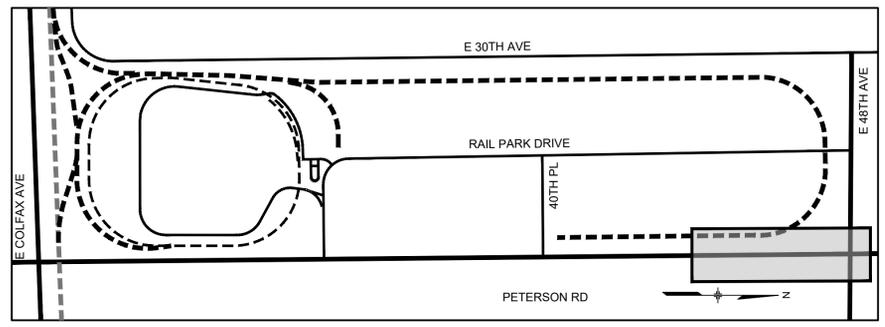
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R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\5 GR-PETERSON RD.dwg



LEGEND

---	SITE BOUNDARY
--- PSS 8 ---	PROPOSED SANITARY
---	PROPOSED STORM
---	PROPOSED WATER
□	PROPOSED INLET
○	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
●	PROPOSED LIGHT POLE
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR (BY OTHERS)
---	PROPOSED 1' CONTOUR (BY OTHERS)
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR



KEY MAP
SCALE: 1" = 1000'

NOTE:
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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
GRADING PLAN 4 - PETERSON RD

DATE: SEPTEMBER 11, 2023

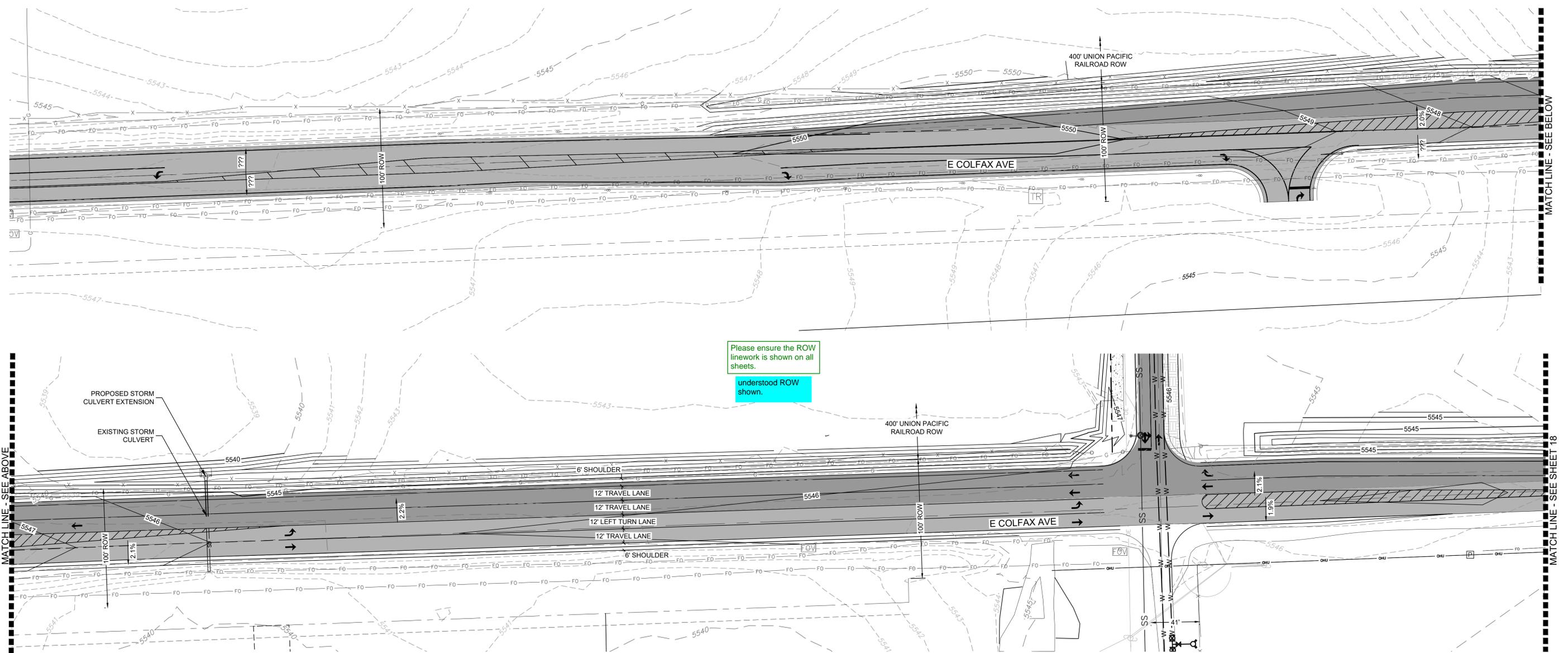
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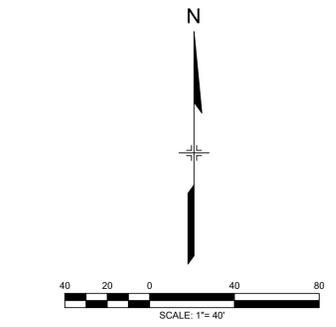
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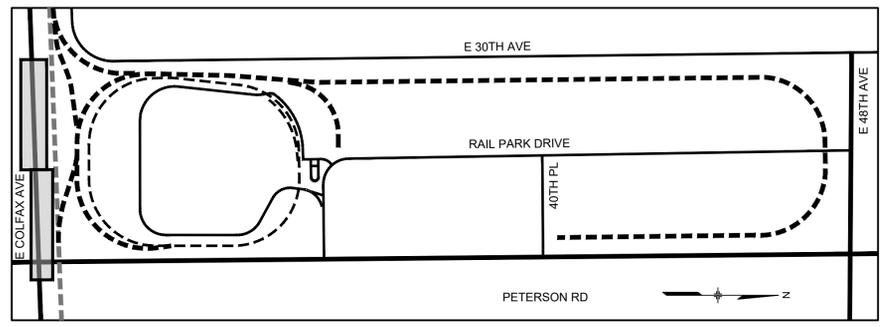


Please ensure the ROW linework is shown on all sheets.
understood ROW shown.



LEGEND

---	SITE BOUNDARY
---	PROPOSED SANITARY
---	PROPOSED STORM
---	PROPOSED WATER
□	PROPOSED INLET
○	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
●	PROPOSED LIGHT POLE
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR (BY OTHERS)
---	PROPOSED 1' CONTOUR (BY OTHERS)
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
←	PROPOSED EMERGENCY OVERTFLOW



KEY MAP
SCALE: 1" = 1000'

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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
GRADING PLAN 5 - E COLFAX AVE

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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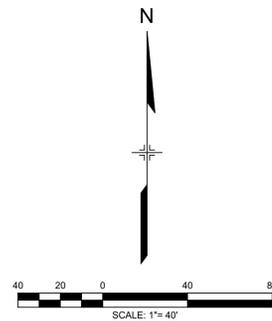
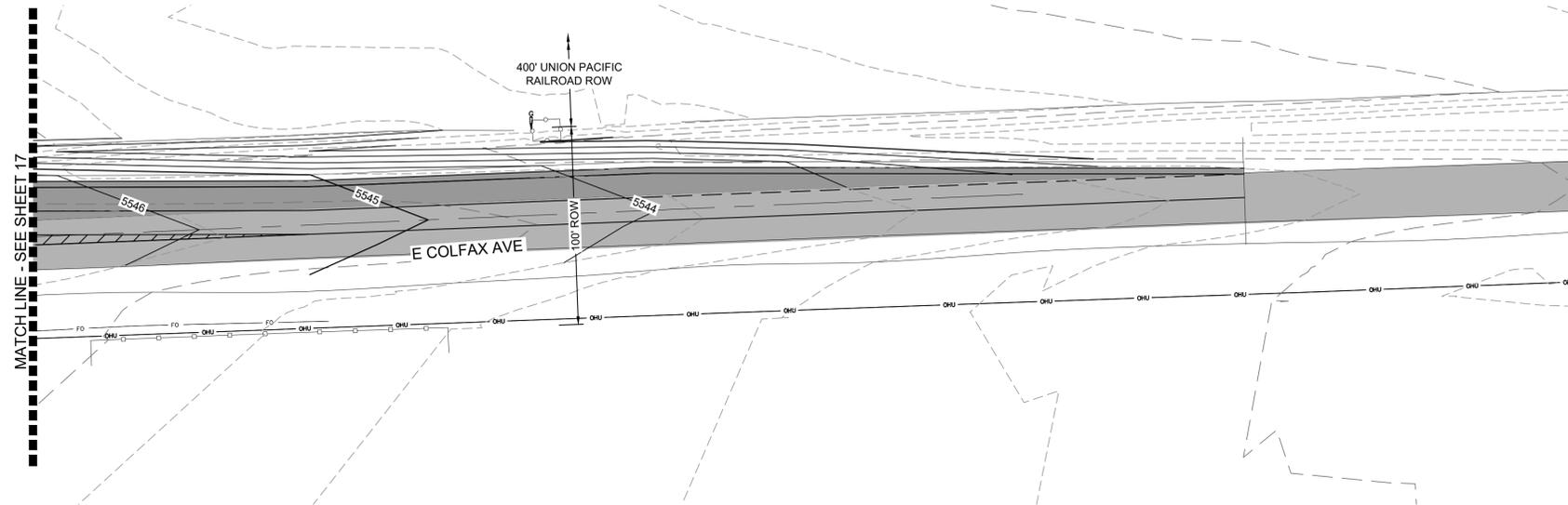


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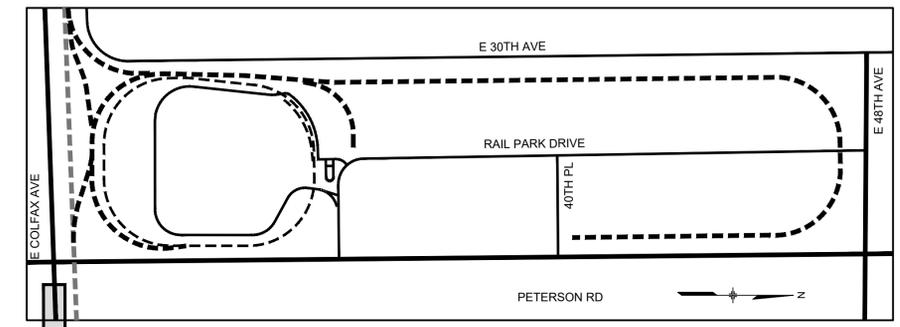
SHEET: 17 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\6 GR-E COLFAX AVE.dwg



LEGEND

---	SITE BOUNDARY
— PSS 8 —	PROPOSED SANITARY
====	PROPOSED STORM
- - - -	PROPOSED WATER
□	PROPOSED INLET
○	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
●—	PROPOSED LIGHT POLE
— 5565 —	PROPOSED 5' CONTOUR
— 5566 —	PROPOSED 1' CONTOUR
- - - 5565 - - -	PROPOSED 5' CONTOUR (BY OTHERS)
- - - 5566 - - -	PROPOSED 1' CONTOUR (BY OTHERS)
- - - 5535 - - -	EXISTING 5' CONTOUR
- - - 5536 - - -	EXISTING 1' CONTOUR
←	PROPOSED EMERGENCY OVERFLOW



KEY MAP
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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
GRADING PLAN 6 - E COLFAX AVE

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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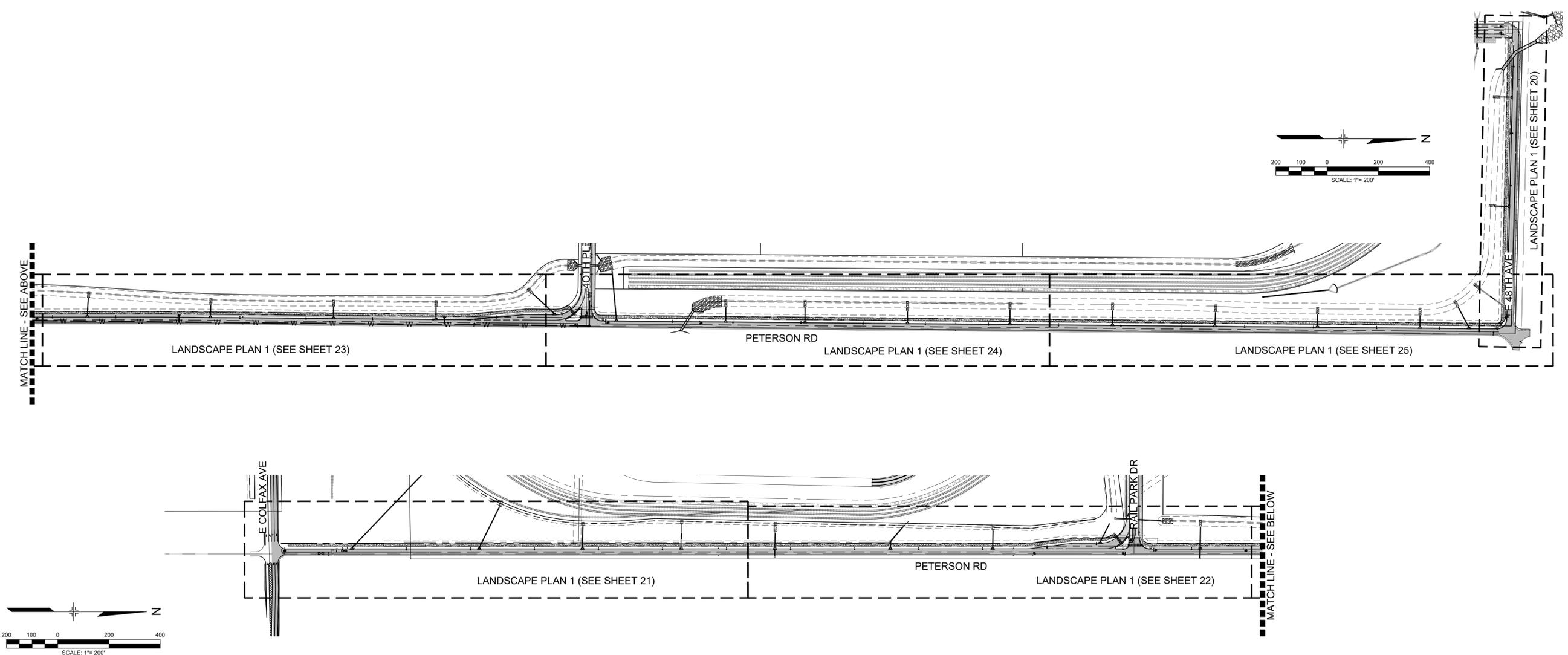


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SHEET: 18 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\6a LANDSCAPING INDEX.dwg



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN SHEET INDEX

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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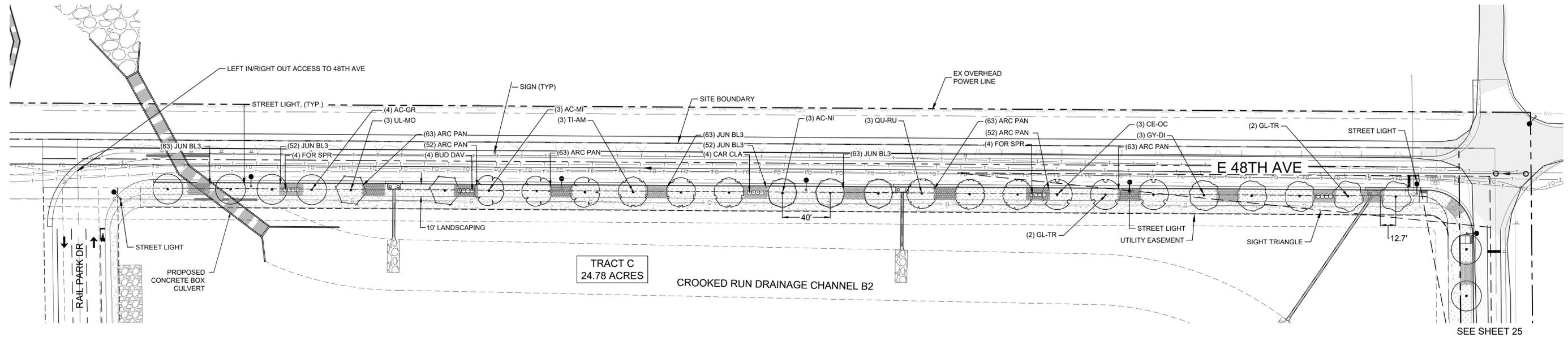
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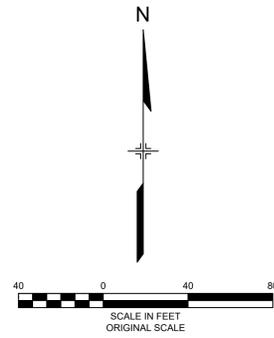
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SHEET: 19 OF 31



SEE SHEET 25



LEGEND

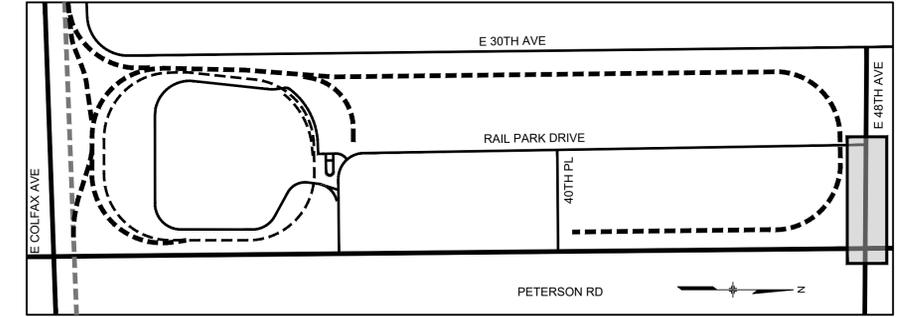
DECIDUOUS SHADE TREES			
CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
AC-GR	22	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5' CAL.
AC-MI	21	ACER MIYABEI 'MORTON' TM STATE STREET MIYABE MAPLE	2.5' CAL.
AC-NI	18	ACER NIGRUM BLACK MAPLE	2.5' CAL.
CA-SP	15	CATALPA SPECIOSA WESTERN CATALPA	2' CAL.
CE-OC	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5' CAL.
GL-TR	11	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2.5' CAL.
GY-DI	13	GYMNOCADUS DIOICA KENTUCKY COFFEETREE	2.5' CAL.
QU-RO	12	QUERCUS ROBUR ENGLISH OAK	2.5' CAL.
QU-RU	18	QUERCUS RUBRA RED OAK	2' CAL.
TI-AM	19	TILIA AMERICANA 'MCKSENTRY' TM AMERICAN SENTRY LINDEN	2.5' CAL.
UL-MO	20	ULMUS X 'MORTON' TM ACCOLADE ELM	2.5' CAL.
SHRUBS			
CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
ARC PAN	3,244	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANGANTIA	#5 CONT.
BUD DAV	56	BUDDLEIA DAVIDII BUTTERFLY BUSH	#5 CONT.
CAR CLA	60	CARYOPTERIS X CLANDONENSIS BLUEBEARD	#5 CONT.
FOR SPR	56	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	#5 CONT.
JUN BL.3	3,419	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
TURF & SEED MIXES			
CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TUR LOW	80,721 SF	TURF SEED LOW GROW MIX LOW GROW NATIVE SEED MIX	

STANDARD RIGHT-OF-WAY TABLE

STREET NAME	STREET LENGTH	TREES REQUIRED (1 / 40 LF)	TREES PROVIDED
E 48TH AVE	1,080 LF	27	26
PETERSON RD	3,250 LF	222	162

LEGEND

—————	PROPERTY BOUNDARY
—————	ROAD CENTER LINE
—————	PROPERTY BUFFER
- x - x - x - x - x - x -	EX FENCE
—————	EX EDGE OF PAVEMENT
—————	PR EDGE OF PAVEMENT
—————	LOT LINE
—————	EX EDGE OF DIRT ROAD
—————	RIGHT OF WAY LINE
—————	SECTION LINE
—————	PR EDGE OF PAVEMENT
—————	SIGHT TRIANGLE



KEY MAP
SCALE: 1" = 1000'

- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN 1 - E 48TH AVE

DATE: SEPTEMBER 11, 2023

PREPARED BY:
Matrix
Excellence by Design

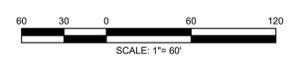
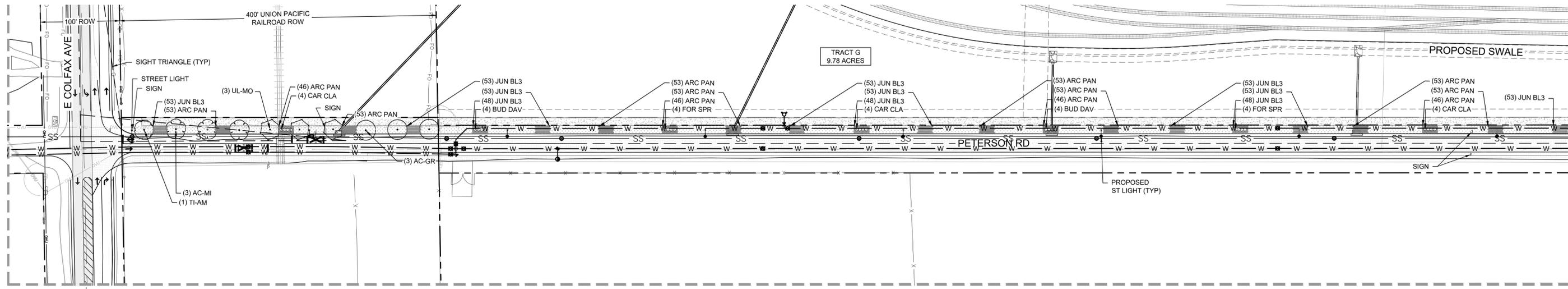
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SHEET: 20 OF 31



MATCH LINE - SEE SHEET 22

LEGEND

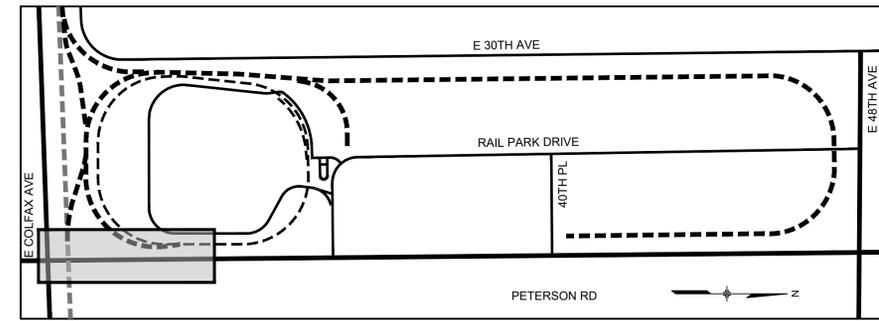
DECIDUOUS SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
	AC-GR	22	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5' CAL.
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	GL-TR	11	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2.5' CAL.
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
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	BUD DAV	56	BUDDLEIA DAVIDII BUTTERFLY BUSH	#5 CONT.
	CAR CLA	60	CARYOPTERIS X CLANDONENSIS BLUEBEARD	#5 CONT.
	FOR SPR	56	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	#5 CONT.
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TURF & SEED MIXES	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
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STANDARD RIGHT-OF-WAY TABLE

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PETERSON RD	3,250 LF	222	162

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE



KEY MAP
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 - NO TREES IN WESTERN TREELAWN FROM COLFAX AVE TO RAIL PARK DRIVE IN PETERSON RD DUE TO A PROPOSED WATER LINE. THERE ARE SIX PROPOSED UTILITIES BETWEEN ROCK MOUNTAIN RAIL AND TRANSPORT IN PETERSON.

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 2 -
PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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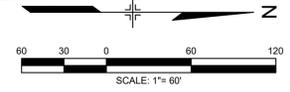
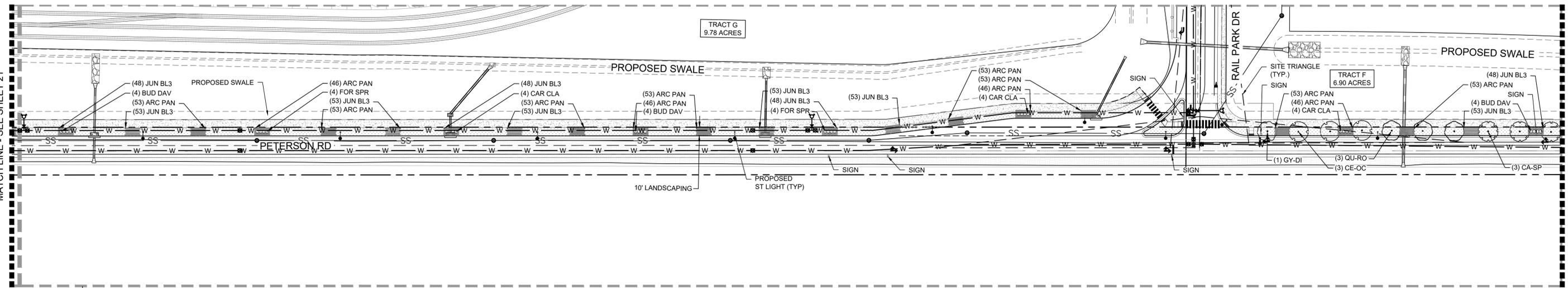
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LEGEND

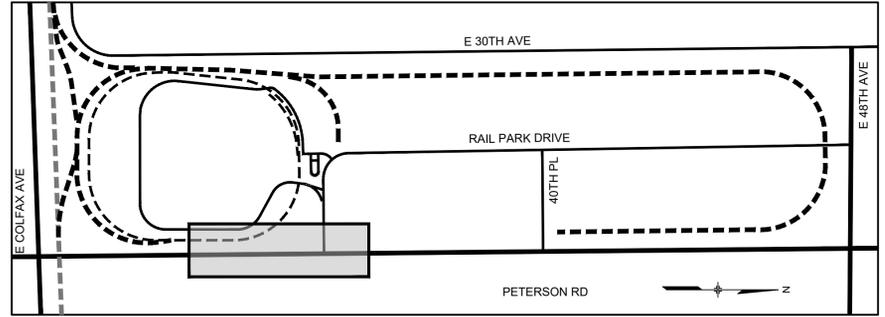
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LEGEND

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	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE



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ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 3 - PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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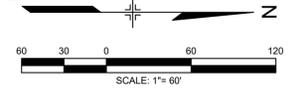
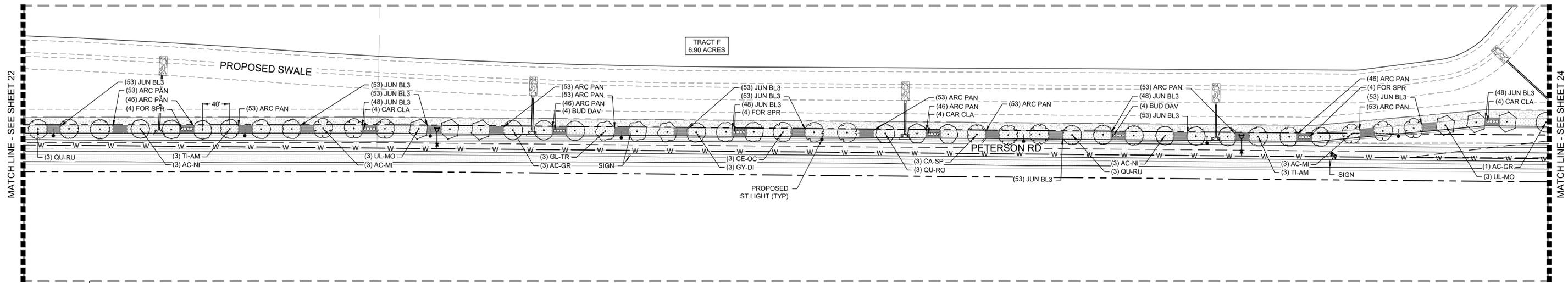
SHEET: 22 OF 31

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MATCH LINE - SEE SHEET 22

MATCH LINE - SEE SHEET 24

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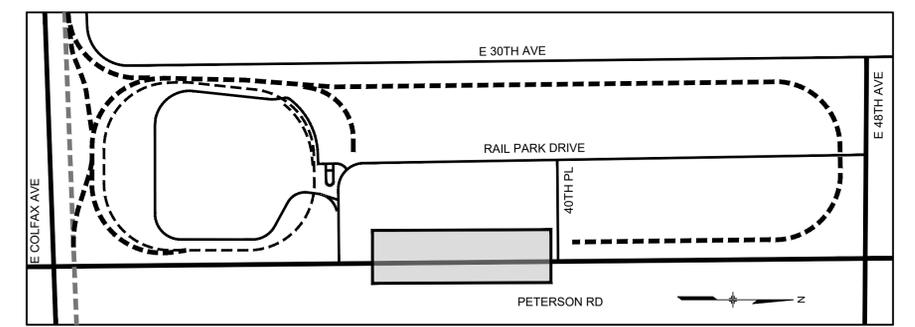
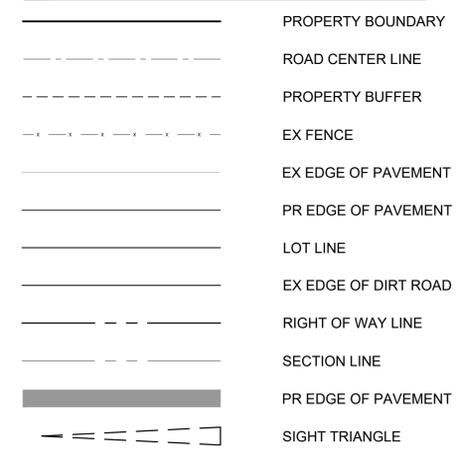
LEGEND

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LEGEND



KEY MAP
SCALE: 1" = 1000'

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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 4 -
PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
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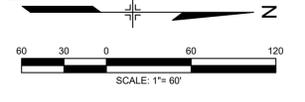
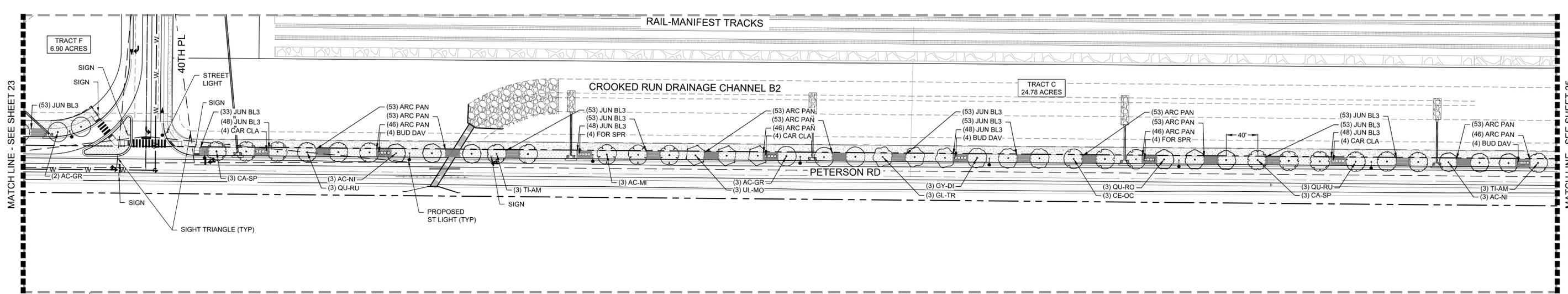


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SHEET: 23 OF 31

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LEGEND

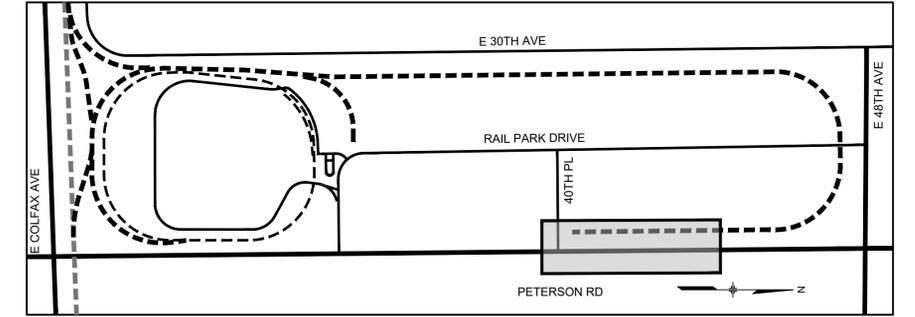
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LEGEND

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	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE



KEY MAP
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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 5 -
PETERSON RD

DATE: SEPTEMBER 11, 2023

PREPARED BY:
Matrix
Excellence by Design

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SHEET: 24 OF 31

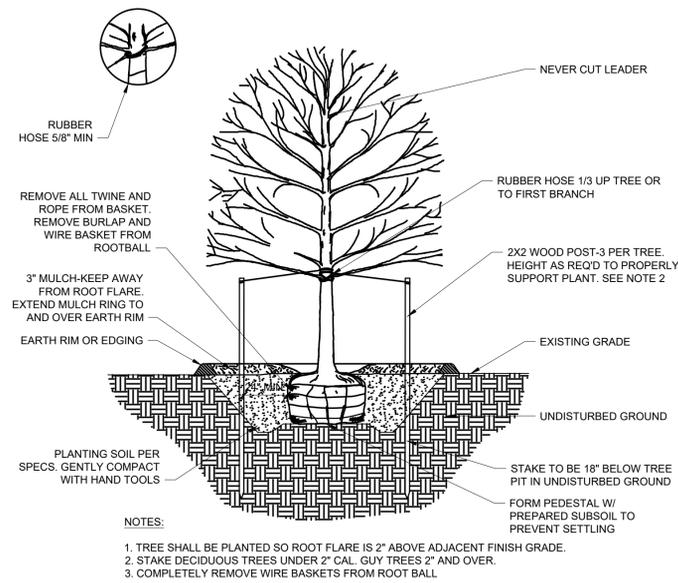
R:\21.1280.001\22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure\Plan\6 LANDSCAPING.dwg

CITY OF AURORA STANDARD NOTES

1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
2. THE 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, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
4. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
5. FREESTANDING LIGHTS SHALL BE LUMEC BY SIGNIFY LED LIGHTS SUITABLE FOR WET LOCATIONS, TYPE III DISTRIBUTION WITH A GRAY OR BLACK FINISH.
6. SURFACE MATERIAL OF WALKS SHALL BE BROOM FINISH CONCRETE.

GENERAL LANDSCAPE NOTES

1. WALKS SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
2. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
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4. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
6. TREES IN THE RIGHT-OF-WAYS MUST BE A MINIMUM OF 8-FEET AWAY FROM ANY WATER AND SANITARY SEWER MAIN.



TREE PLANTING DETAIL

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE NOTES AND DETAIL

DATE: SEPTEMBER 11, 2023

PREPARED BY:
Matrix
Excellence by Design

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Denver, Colorado 80202
P 303.572.0200
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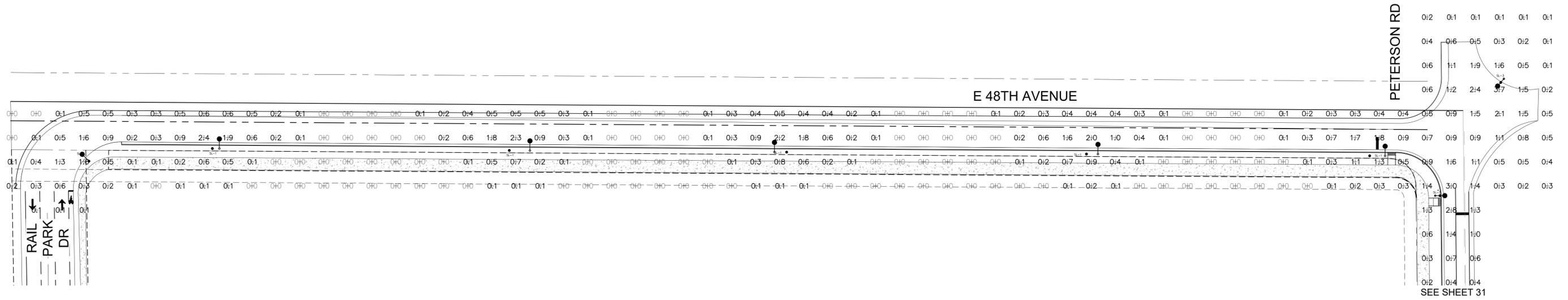


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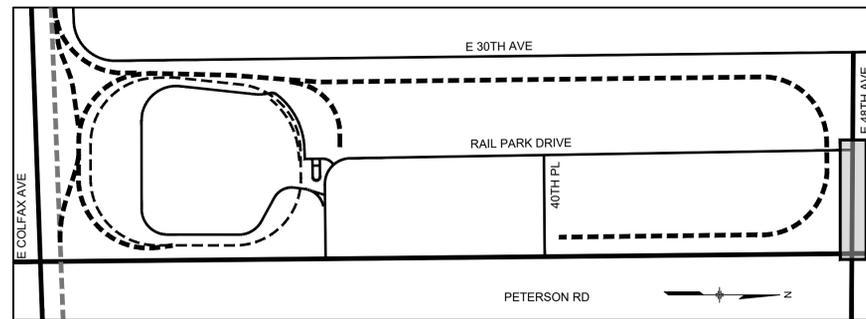
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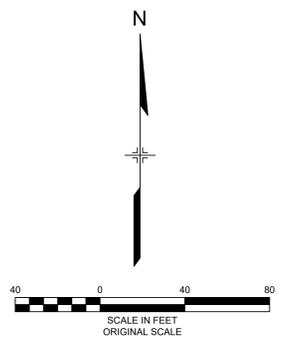
R:\21.1280.001.221.1305.003 (Rocky Min Rail Park)\Dwg\Infrastructure\Plain7 LIGHTING PLAN.dwg



STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTING ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



KEY MAP
SCALE: 1" = 1000'



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
LIGHTING PLAN 1 - E 48TH AVE

DATE: SEPTEMBER 11, 2023

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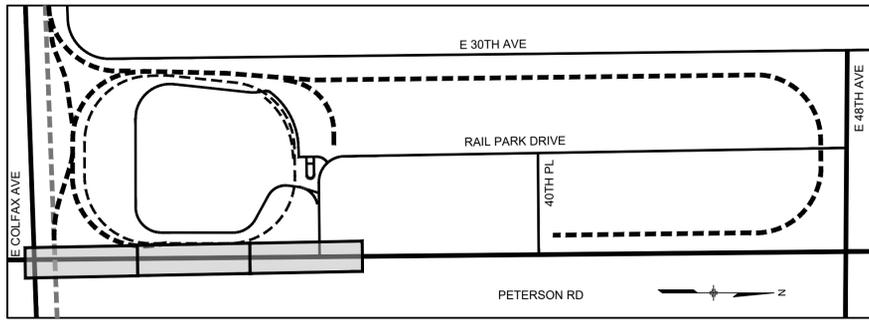
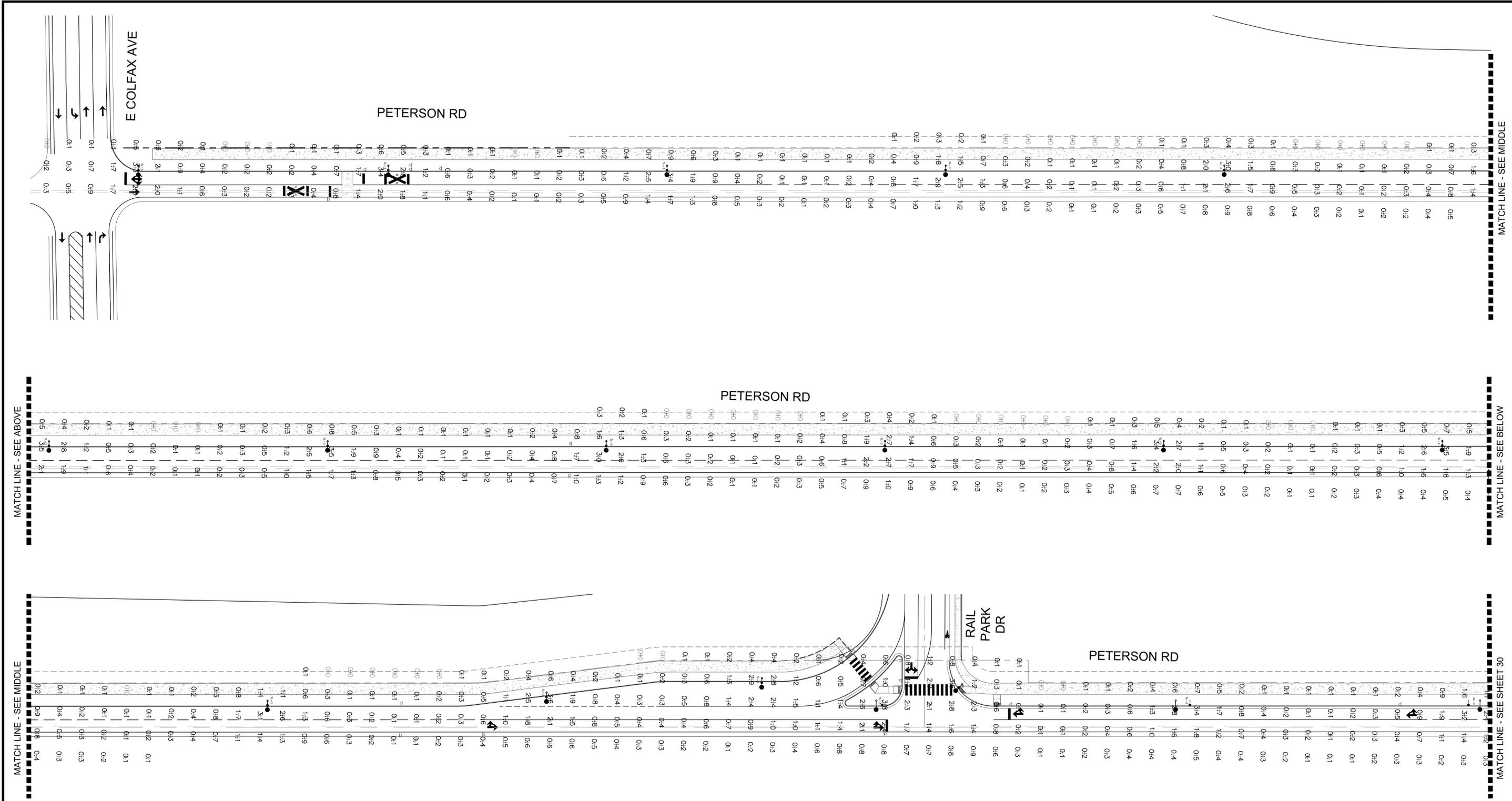
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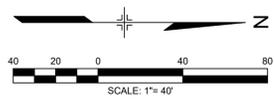
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SHEET: 28 OF 31



KEY MAP
SCALE: 1" = 1000'



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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN 2 - PETERSON RD

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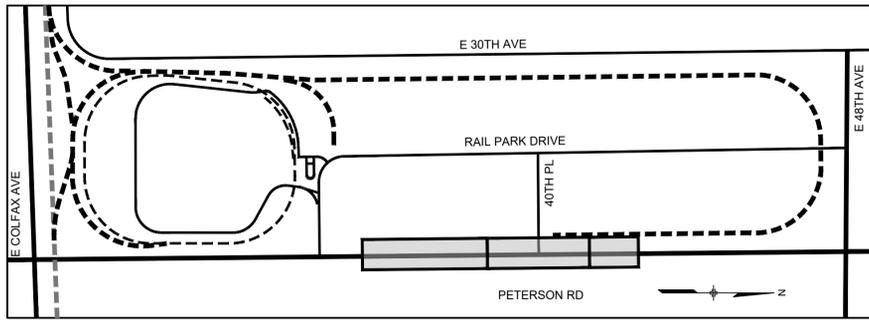
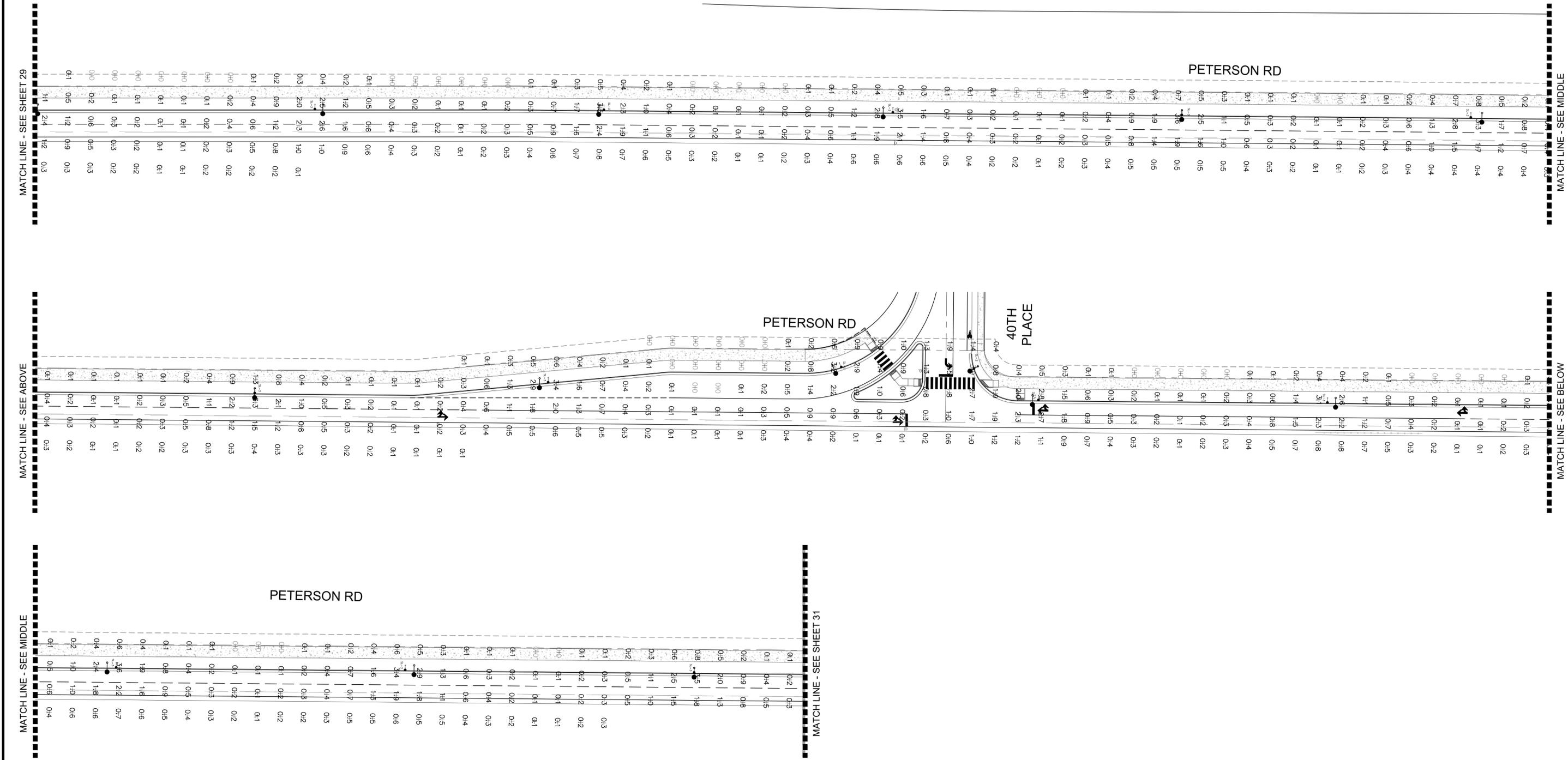
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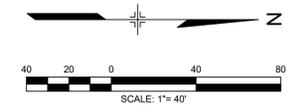
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SHEET: 29 OF 31



KEY MAP
SCALE: 1" = 1000'



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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN 3 - PETERSON RD

DATE: SEPTEMBER 11, 2023

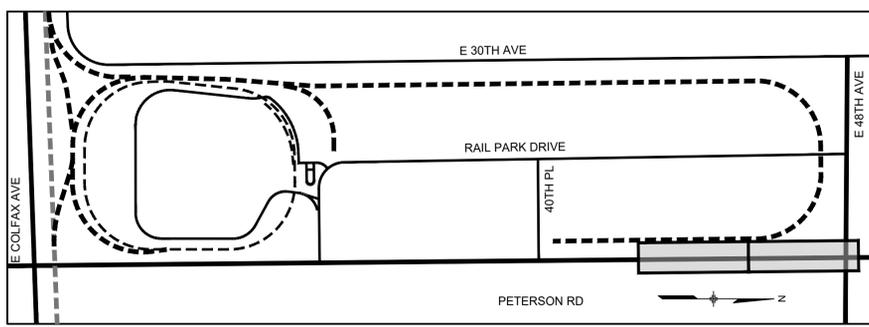
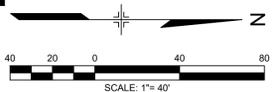
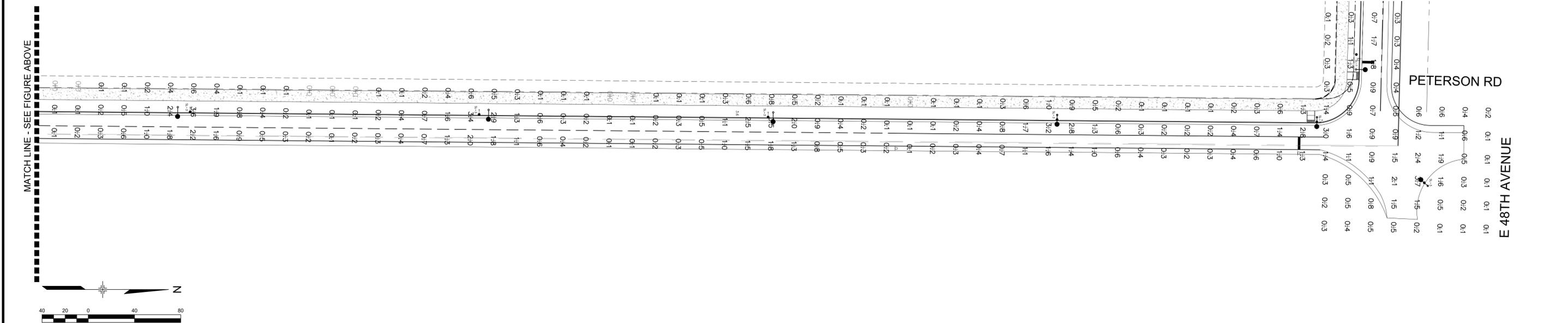
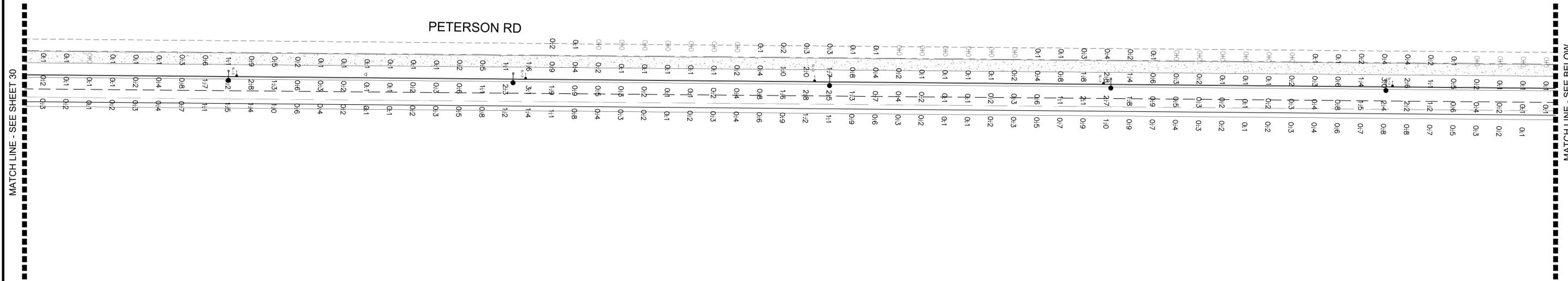
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SEE SHEET 28

PETERSON RD

E 48TH AVENUE

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN 4 - PETERSON RD

DATE: SEPTEMBER 11, 2023

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