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Main 720.602.4999

▷ [HRGREEN.COM](https://www.hrgreen.com)

D E V E L O P M E N T

January 11, 2024

Erik Gates
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: Response to Initial Submission Review - 38th Extension Between Himalaya Rd and Odessa St - Site Plan
Application Number: DA-1127-49
Case Numbers: 2023-6057-00

Dear Erik,

This letter is in response to the comments received from the City of Aurora dated December 28, 2023. Please see the original comments made below and our response in **bold** following each line item.

The ISP and PDR have been provided and incorporate the noted responses below.

If there are any questions or comments on the contents, please do not hesitate to contact me directly at 303-468-0392.

Sincerely,

HR GREEN DEVELOPMENT, LLC

A handwritten signature in blue ink that reads "Ashley Cronin".

Ashley Cronin, PE
Project Manager

DEVELOPMENT

Summary Of Key Comments From All Departments:

- The buildout of the remainder of E 38th Ave and E 36th Dr needs to be described. [Planning]
Response: The connection of E. 36th Dr is not included as part of this project. It is anticipated that the connection will be made when the plans for the site to the SE of E. 38th Ave and E. 36th Dr move forward, or when E 38th Ave is extended from Odessa to Picadilly. The timing of that site development is unknown at this time, and E 38th Ave full build out is anticipated by 2040.
- There are a few trees that appear to be missing, undersized, or of a species that does not grow in Aurora. [Landscaping]
Response: Trees have been updated per redline comments on the plans
- A number of signage and street marking alterations are needed for 38th Ave. [Traffic Engineering]
Response: The ISP has been updated.
- Add fire hydrants where indicated on the plans. [Fire/Life Safety]
Response: The ISP has been updated.
Water quality and detention/EURV are required for the 38th Ave improvements. [Aurora Water]
Response: We agree, as noted in the 2020 38th Ave FDR (EDN 220057) detention and water quality volumes are provided in the downstream Silverado II Pond. This is a regional facility providing detention and water quality according to Boling Drive Tributary Drainage Channel Design Report, Realignment and Completion Through Gateway Park IV East (Tower Road to Pena Boulevard), August 2012, by Kimley-Horn & Associates, EDN 212044.
- Numerous minor labeling comments throughout. See the site plan for full comments. [Land Development Review]
Response: The ISP has been updated.
- Please see the outside agency review letter from Xcel Energy. There are conflicts with existing utilities.
Response: There will need to be continuing coordination with Xcel as the project progresses to ensure existing utilities are protected.

Planning Department Comments:

1. Community Questions, Comments and Concerns

- 1A. There were no community comments or concerns on this review cycle.

Response: Noted, thank you.

2. Completeness and Clarity of the Application (Comments in teal)

[Site Plan Page 1]

- 2A. A data block is needed on this cover sheet that includes items such as project area, zoning, building code version, hardscape area, landscape area, and any parking. Please reach out to your case manager if you need an example data block template.

Response: A data block was added to the cover sheet.

- 2B. An amendment box of a minimum 3"x 4" size is needed on this cover sheet for any future amendments to the site following site plan approval.

Response: An amendment box was added to the cover sheet.

[Site Plan Page 2]

- 2C. Add note: "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."

DEVELOPMENT

Response: Note was added.

- 2D. Add note: "Prior to the 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."

Response: Note was added.

3. **Zoning and Land Use Comments** (Comments in teal)

- 3A. There were no zoning or land use comments on this review.

Response: Noted, thank you.

4. **Streets and Pedestrian Issues** (Comments in teal)

[Site Plan Page 6]

- 4A. The public improvement plan states that E 38th improvements will be completed with the development of PA-14 (triggered by the Food Bank of the Rockies project). This includes the connection of E 38th Ave from Odessa to Piccadilly. The rest of E 38th should be proposed or a note on when this will be constructed should be included for Staff review. A public comment on the Food Bank of the Rockies review concerned about traffic impacts should be addressed by the full completion of 38th Ave.

Response: E 38th from Odessa to Picadilly is not included as part of this project. The Traffic Impact Study for Food Bank of the Rockies states that the connection of E 38th from Odessa to Picadilly is not required for traffic movement, and full build out of E 38th is anticipated by 2040. Alternatively, if the site south of E 38th between Odessa and Picadilly is developed, the connection would be warranted.

- 4B. The far eastern stub should align with 36th Dr as platted.

Response: The E. 36th Dr stub has been removed from the design. It is anticipated that the connection will be made when the plans for the site to the SE of E. 38th Ave and E. 36th Dr move forward, or when E 38th Ave is extended from Odessa to Picadilly. The timing of that site development is unknown at this time, and E 38th Ave full build out is anticipated by 2040.

- 4C. The PIP states that the connection of 36th Drive will be completed with the buildout of E 38th Ave. As such, this remaining section of 36th should be shown or a note should be provided detailing when this will be proposed for staff review.

Response: The connection of E. 36th Dr is not included as part of this project. It is anticipated that the connection will be made when the plans for the site to the SE of E. 38th Ave and E. 36th Dr move forward, or when E 38th Ave is extended from Odessa to Picadilly. The timing of that site development is unknown at this time, and E 38th Ave full build out is anticipated by 2040.

5. **Parking Issues** (Comments in teal)

- 5A. There were no parking issues on this review.

6. **Architectural and Urban Design Issues** (Comments in teal)

- 6A. There were no architectural or urban design issues on this review.

7. **Signage Issues** (Comments in teal)

- 7A. There were no signage issues identified with this review.

8. **Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / (Comments in bright teal)

[Site Plan Page 5]

- 8A. Update the landscape plan to include an updated base with lighting, Several poles are missing and/or turned off on the landscape plan sheets.

Response: Light pole line weight has been adjusted and are now showing

D E V E L O P M E N T

- 8B. Just an FYI in the event the applicant would like to, code does permit all native seed in curbside landscape areas that are 10' wide or wider in width. Shrubs are also perfectly fine.
Response: Curbside landscape area are less than 10' in width
- 8C. Drip is always permitted in the curbside landscape. However, a temporary above ground irrigation system may be used to establish the native seed but will be required to be removed. Spray and rotor irrigation systems are no longer permitted in the curbside landscape areas on a permanent basis.
Response: A note has been added to address the need for temporary irrigation
- 8D. If it is possible to shift the fire hydrant in the Area 1 Landscape so that the tree can remain, that would be best.
Response: Fire hydrant location has been adjusted
- 8E. The notes at the bottom of the landscape plan sheets appear to be incorrect and may have been copied and pasted from a different project.
Response: Note has been adjusted
- 8F. Work with Aurora Water on the temporary irrigation of the native seed as they have specific requirements/water allocation associated with the temporary irrigation.
Response: Noted
- 8G. Add "Not for Construction" to all landscape plan sheets.
Response: Note has been added
- [Site Plan Page 6]
- 8H. Why is there a gap between the identified trees? Why isn't another tree being provided here as there doesn't seem to be a light pole or utility conflict.
Response: Light pole line weight has been adjusted and are now showing
- 8I. What is the identified line traversing the sidewalk? It appears as if it is curbing.
Response: Those are RCP pipes that have been placed above ground. They are being removed with this project.
- [Site Plan page 9]
- 8J. Remove "All" the landscaping notes shown on this sheet as the city does not review landscape construction drawings and the bulk of these are for that purpose. Only include the required landscape notes as specified in the Landscape Reference Manual available on line and any other notes required by other city departments. In addition, please specify what entities are responsible for the maintenance of the curbside landscape area versus the median which appears to be all rock.
Response: Notes have been adjusted
- 8K. If the rock mulch information is correct as listed in note 8 under Shrub/Tree Planting Notes, it should remain as one of the required landscape notes. Is the same rock mulch being used in both the curbside landscape and the median or are different types being proposed between the two areas? Also include information on the proposed edger.
Response: Notes have been adjusted
- 8L. The Cork tree is not known to grow in Aurora.
Response: Tree species has been changed
- 8M. Add edger to the legend.
Response: Edger has been added
- 8N. Deciduous trees along arterial streets are required to be 2.5".
Response: Tree size has been adjusted
- 8O. If conflicts exist, then an adjustment should be requested or additional shrubs provided at a ratio of ten shrubs to one tree. If possible try to make adjustments to the spacing of the trees relative to the lighting.
Response: Tree quantities have been adjusted

Referral Comments From Other Departments and Agencies:

9. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

[Site Plan Page 3]

D E V E L O P M E N T

- 9A. Please include proposed public street light type (ex. SL-4) and pole height per COA standard.
Response: 30'-0" SL-4 lights are being utilized for this site to match what was installed on the north half of E. 38th Avenue. The legend has been updated with the height and type.
- 9B. Label the street lights as "public".
Response: Added
- 9C. Please dimension existing and proposed sidewalk. (Typical)
Response: Dimensions added
- 9D. Please do not show cross pans on the Site Plans (typical) Cross pans will be included with the Civil Plan submittal for review and approval or Add callout: Cross pans shown but not reviewed or approved with the Site Plan approval.
Response: A callout in keynote 5 has been added to specify cross pans are not approved as part of Site Plan approval.
- 9E. Please add these additional notes to the Roadway Site Plan sheets.
- "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."
 - The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- Response: Notes added.**

10. Traffic Engineering (Joshua Hoffman / jhoffman@suroragov.org / Comments in amber)

[Site Plan Page 3]

- 10A. Proposed approach marking needs to be shown.
Response: Proposed pavement markings added to eastbound 38th Avenue and southbound Himalaya.
- 10B. Sign #4 needed at the indicated location (RLMTR, 36"x36").
Response: Added.
- 10C. Right Lane Must Turn Right sign should be R3-7.
Response: Revised.
- 10D. Illustrate proposed crosswalk from RSN 1757307. [2 comments]
Response: Crosswalk is proposed with this project and is now shown.
- 10E. Relocate arrow to start of turn lane.
Response: Relocated.
- 10F. Illustrate and call out STOP sign from RSN 1757307.
Response: Added.
- 10G. Illustrate and call out STOP sign and RIGHT ONLY sign from RSN 1757307.
Response: Added.
- 10H. Relocate arrow to start of turn lane.
Response: Relocated.
- 10I. Install R6-1 sign, 36"x12" at the indicated location.
Response: This access has been revised to a ¾ turn movement. We are utilizing a R3-2 sign in this location.

[Site Plan Page 4]

- 10J. Relocate arrow to start of turn lane.
Response: Relocated.
- 10K. Call out existing STOP sign.
Response: Added
- 10L. Relocate arrow to start of turn lane.
Response: Relocated.
- 10M. Illustrate and label existing STOP sign.
Response: Added
- 10N. Right Lane Must Turn Right sign should be R3-7.

DEVELOPMENT

Response: Revised.

11. Fire / Life Safety (Stephen Kirchner / 303- 739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 2]

11A. Add hydrant in the street section. Use notes provided.

Response: Added

[Site Plan Pages 3&4]

11B. Add hydrants at identified locations.

Response: Hydrants added.

12. PROS (Erick del Angel / edelange@auroragov.org / Comments in Purple)

[Site Plan Page 5]

12A. As previously stated, PROS currently maintains the medians in 38th Avenue west of this project which are landscaped with rock cover. It is anticipated that PROS will maintain the future medians that will be completed with this project. Therefore, after feedback from OSNR Director, it has been decided that PROS would support rock gravel so it will match the rest of the arterial medians and be less maintenance for the city.

Response: What this comment is referring to is not the median, it's the curbside landscape. The medians are only landscaped with rock mulch to match other PROS maintained medians.

13. Aurora Water (Steven Dekoski / acaton@auroragov.org / Comments in red)

[Site Plan Page 1]

13A. Water quality and detention/ EURV are required for the 38th Ave improvements.

Response: We agree, as noted in the 2020 38th Ave FDR (EDN 220057) detention and water quality volumes are provided in the downstream Silverado II Pond. This is a regional facility providing detention and water quality according to Boling Drive Tributary Drainage Channel Design Report, Realignment and Completion Through Gateway Park IV East (Tower Road to Pena Boulevard), August 2012, by Kimley-Horn & Associates, EDN 212044.

[Site Plan Page 3]

13B. The water mains should be within a drive isle. Move water line connection off the steep slopes.

Response: The water connection has been moved to the drive isle.

14. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

14A. Numerous minor labeling comments throughout. See the site plan for full comments.

Response: Minor labeling comments have been addressed.

[Site Plan Page 1]

14B. Add the legal description to the Owners Signatures section.

Response: Legal description added.

15. Xcel Energy Public Service Co (Donna George / 303-571-3306 / donna.1.george@xcelenergy.com)

15A. Public Service Company has an existing *electric transmission* line along the south side of East 38th Avenue, and an existing *high-pressure natural gas transmission* pipeline crossing East 38th Avenue diagonally at Odessa Street. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval.

Response: Acknowledged.

15B. Encroachment across Public Service Company's easements *and facilities* must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner.

Response: Acknowledged.

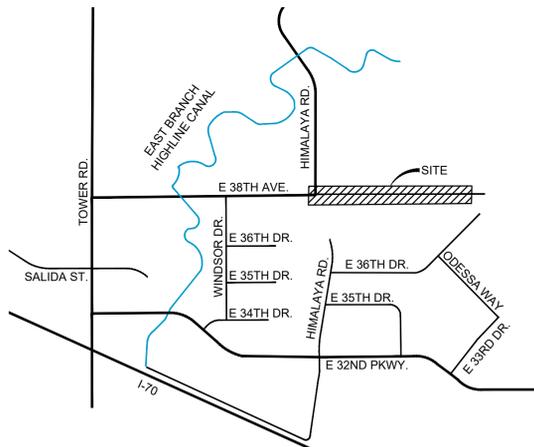
D E V E L O P M E N T

- 15C. PSCo is requesting that prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:
- **For Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
 - **For High Pressure Natural Gas Transmission:** encroachment requests (xcelenergy.com) – click on Colorado; an engineer will then be in contact to request specific plan sheet.
- Response: Acknowledged.**
- 15D. Please be aware PSCo owns and operates existing underground electric distribution facilities along the north property line. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction. For any modification to existing **distribution** facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.
- Response: Acknowledged.**

38TH AVENUE INFRASTRUCTURE SITE PLAN

LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, STATE OF COLORADO

LOCATION MAP



SHEET INDEX

PAGE NUMBER	SHEET TITLE
01	COVER SHEET
02	NOTES & TYPICAL SECTIONS
03-04	ROADWAY SITE SHEET
05-06	LANDSCAPE PLANS
07-08	HYDROZONE PLANS
09	LANDSCAPE NOTES
10	LANDSCAPE DETAILS

OWNERS SIGNATURES

38TH AVENUE (BETWEEN HIMALAYA RD AND N ODESSA ST)

LEGAL DESCRIPTION: Legal Description added.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, 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.

OWNER

IN WITNESS THEREOF,

TOWER METROPOLITAN DISTRICT

BY: _____

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

BY: _____

NAME: _____

ITS: _____

STATE OF _____)SS

COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD,
BY _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S6626NW008 BEING A 3" DIAM. BRASS CAP STAMPED "COA BM 3S6626NW008, 2007" LOCATED ON THE NORTHWEST CORNER OF A CONCRETE APRON FOR POWER TOWER #36 (3RD POWER TOWER EAST OF HIMALAYA ROAD AND EAST 38TH AVE. EXTENDED), +/- 140 FEET WEST OF HIMALAYA STREET AND EAST 38TH AVENUE EXTENDED

ELEVATION = 5474.92 (NAVD88)

BASIS OF BEARINGS:

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'

Dial 811 or 1-800-892-0123



Know what's below.
Call before you dig.

WITH THE FOLLOWING:
COUNTY ADAMS
CITY-TOWNSHIP AURORA-TOWNSHIP 3 SOUTH
SEC. & 1/4 SEC. NO.# SECTION 26

Two (2) working days before you dig
(Excluding Sat., Sun. & Holidays)

Water quality and detention/EURV are required for the 38th Ave improvements.

We agree, as noted in the 2020 38th Ave FDR (EDN 220057) detention and water quality volumes are provided in the downstream Silverado II Pond. This is a regional facility providing detention and water quality according to Boling Drive Tributary Drainage Channel Design Report, Realignment and Completion Through Gateway Park IV East (Tower Road to Pena Boulevard), August 2012, by Kimley-Horn & Associates, EDN 212044.

A data block is needed on this cover sheet that includes items such as project area, zoning, building code version, hardscape area, landscape area, and any parking. Please reach out to your case manager if you need an example data block template.

Data block added.

An amendment box of a minimum 3"x4" size is needed on this cover sheet for any future amendments to the site following site plan approval.

Amendment box added to cover.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING 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 CLERK AND RECORDER

OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____

20__ A.D. AT _____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____



5613 DTC PARKWAY SUITE 950 | GREENWOOD VILLAGE, COLORADO 80111
Phone: 720.602.4999 | Toll Free: 800.728.7805 | HRGreen.com

ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC
RYAN LITTLETON, P.E.
5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
rlittleton@hrgreen.com

PROJECT OWNER/OPERATOR(S):

TOWER METROPOLITAN DISTRICT
ISMAEL ACOSTA
20100 EAST 32ND PARKWAY, SUITE 150
AURORA, CO 80011
PH: 303-574-8907
IACOSTA@COMMERCELP.COM

LANDSCAPE ARCHITECT:

HR GREEN DEVELOPMENT, LLC
JAMIE RAMOS
5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
jramos@hrgreen.com

38TH AVENUE WIDENING
INFRASTRUCTURE SITE PLAN
TITLE: COVER SHEET

DATE: NOVEMBER 2, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: 01 OF 10

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, ITS 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.
- EMERGENCY INGRESS AND EGRESS - 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".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.

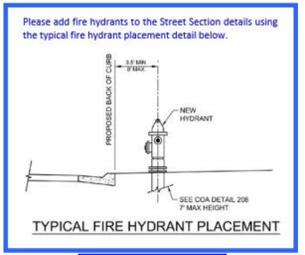
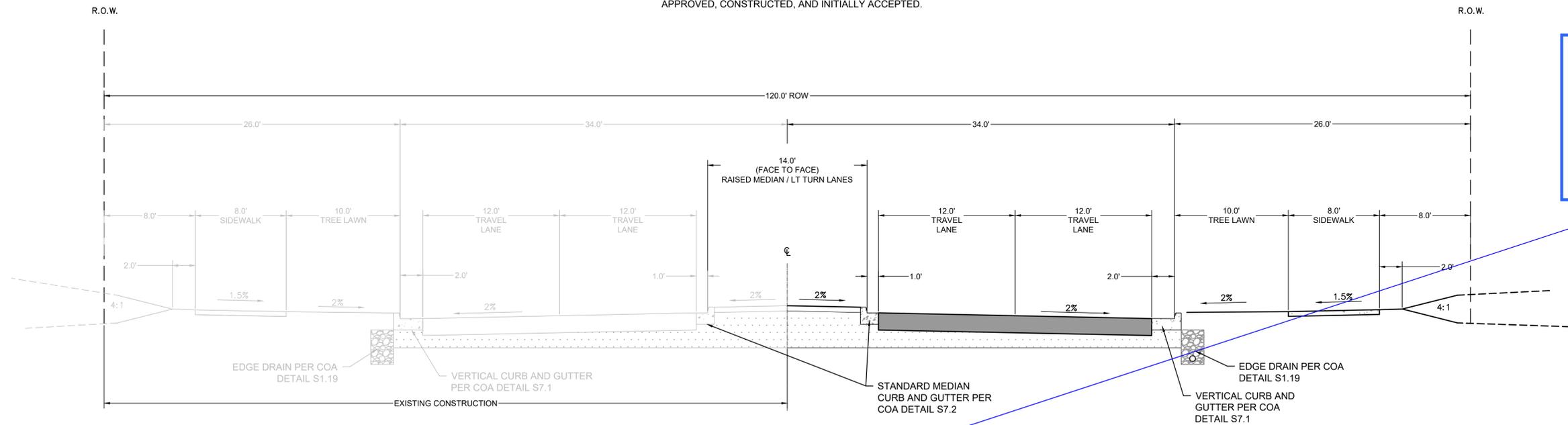
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 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.
- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A S STRAIGHT LINE BETWEEN ACCESSSES. (2015 IFC D104.3)
- TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
- 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.
- 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 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 SUBMITTING 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. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

Add note: "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."

Note added.

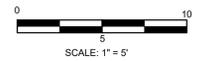
Add note: "Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut."

Note added.



Add hydrant in this street section. Use notes provided. Hydrant added to proposed half of typical section.

EAST 38TH AVENUE - 4 LANE ARTERIAL



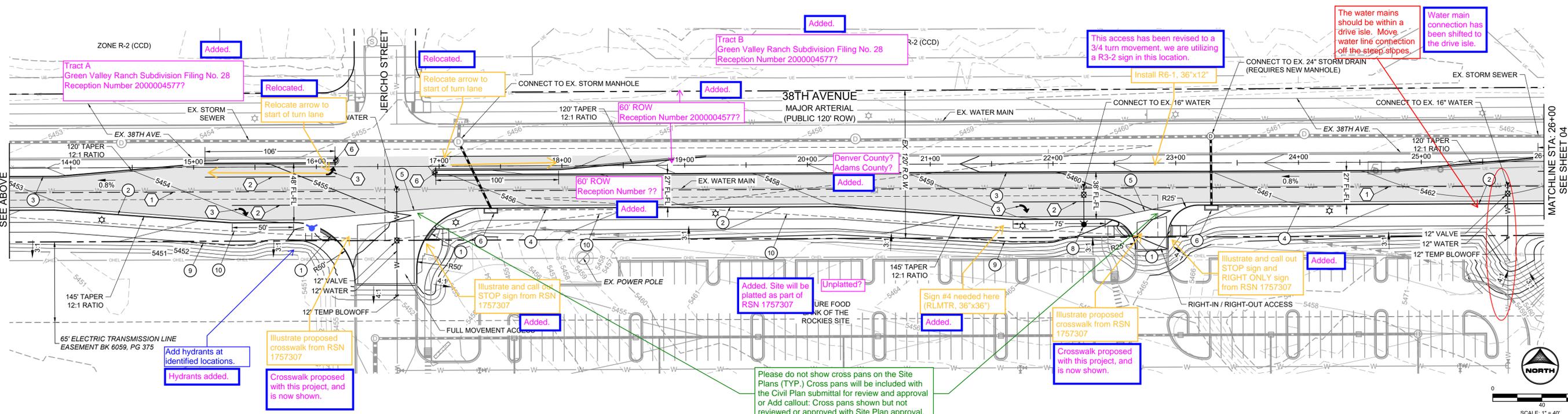
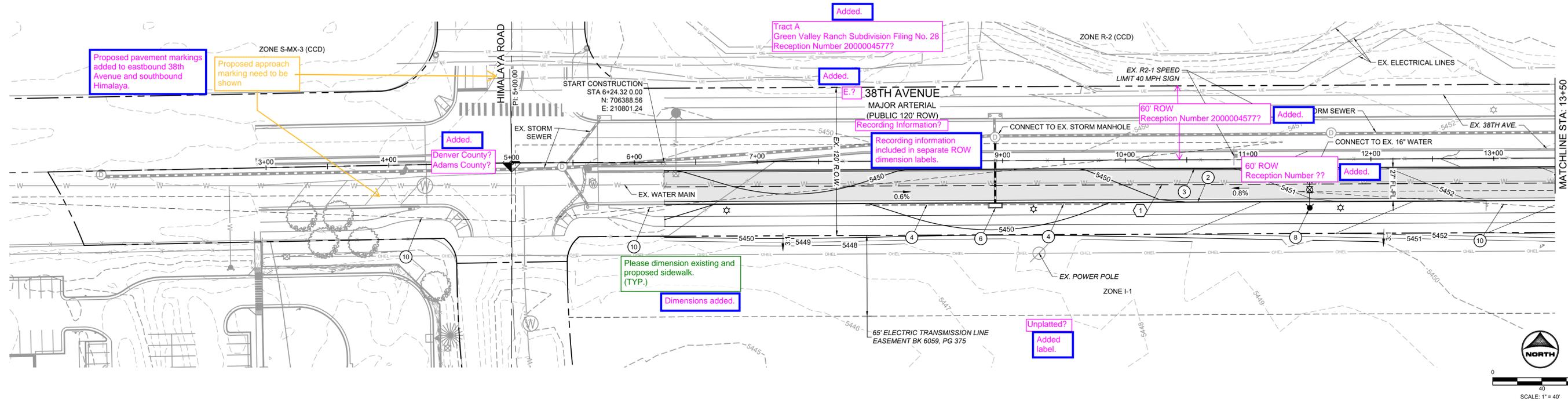
38TH AVENUE WIDENING INFRASTRUCTURE SITE PLAN
TITLE: NOTES & TYPICAL SECTIONS

DATE: NOVEMBER 2, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: 02 OF 10



KEYNOTES

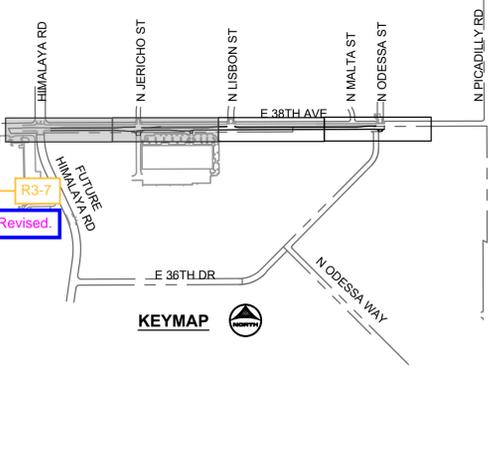
- 1 CURB RAMP, COA DETAIL S9.1
- 2 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 3 PROPOSED STANDARD MEDIAN CURB, COA DETAIL S7.2
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED CROSS PAN, COA DETAIL S4.1
- 6 PROPOSED INLET
- 7 PROPOSED STREET LIGHT
- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED SIDEWALK EASEMENT
- 10 SIGHT TRIANGLES

LEGEND

EXISTING MINOR (1)	---
EXISTING MAJOR (5)	---
PROPOSED MINOR (1)	---
PROPOSED MAJOR (5)	---
FUTURE MINOR (1)	---
FUTURE MAJOR (5)	---
CENTERLINE	---
RIGHT-OF-WAY	---
PROPOSED WATER LINE	W
EXISTING/FUTURE WATER	W
PROPOSED SANITARY SEWER	W
EXISTING/FUTURE SANITARY SEWER	W
PROPOSED STORM	---
EXISTING/FUTURE STORM	---
OVERHEAD ELECTRIC	---
EASEMENT	---
EXISTING/FUTURE EASEMENT	---
EXISTING FENCE	---
EXISTING STORM MANHOLE	⊙
RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)	⊠
TURN ARROW PAVEMENT MARKINGS	→
PROPOSED FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊙
PROPOSED STREET LIGHT	⊙
EXISTING STREET LIGHT	⊙
PROPOSED DRAINAGE ARROW	---
PROPOSED ASPHALT	---

- NOTES**
1. THE CITY WILL MAINTAIN PER CODE SECTION 11-RECONSTRUCTION INCLUDE OWNER DEBRIS REMOVAL, ETC.
 2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 3. ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.

- SIGNAGE & STRIPING KEYNOTES**
- 1 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
 - 2 8" WHITE CHANNELIZING LINE
 - 3 PAVEMENT MARKING ARROW
 - 4 RIGHT LANE MUST TURN RIGHT SIGN (R3-R) (36"x36")
 - 5 SPEED LIMIT SIGN R2-1 (30"x36")
 - 6 KEEP RIGHT SIGN R4-7 (24"x30")
 - 7 TYPE III BARRICADE



38TH AVENUE WIDENING INFRASTRUCTURE SITE PLAN
 TITLE: ROADWAY SITE SHEET
 DATE: NOVEMBER 2, 2023

 5613 DTC PARKWAY SUITE 950
 GREENWOOD VILLAGE, CO 80111
 PHONE: 720.602.4999
 HRGREEN.COM
SHEET: 03 OF 10

Type and height designation added to note. Type and height matches what was built in the north half.

Please include proposed public street light type (ex. SL-4) and pole height per COA standard.

PUBLIC Added.

* Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
 * The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

Notes added.

Revised.

MORTON, SEAN, 11/22/2023 10:28 AM
HR GREEN Xref: 00-XV-Survey: 02-XC-DSSM, 02-XC-UTIL, 02-XC-ROW, 00-XC-ROW, 00-XC-ROW, 10_Pt Base, 02-xg-lymap-lp-LA, Export: 02-ProposedContours, FBR Proposed Contours, .xl-design

GENERAL LANDSCAPE PLAN NOTES:

Remove "All" these notes as the city does not review landscape construction drawings and the bulk of these are for that purpose. Only include the required landscape notes as specified in the Landscape Reference Manual available on line and any other notes required by other city departments. In addition, please specify what entities are responsible for the maintenance of the curbside landscape area versus the median which appears to be all rock.

- 1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- 2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED.
- 3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- 6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- 7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- 8. ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION (TO BE NAMED) AFTER INITIAL INSTALLATION BY THE OWNER. THE HOA (TO BE NAMED) WILL BE SET UP BY THE EVENTUAL MANAGEMENT COMPANY.
- 9. STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE HOA (TO BE NAMED) OR CURRENT PROPERTY OWNER.
- 10. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- 11. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF HOA (TO BE NAMED) OR CURRENT OWNER.

- #### IRRIGATION:
- 1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED.
 - 1.1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SOD TURF AREAS SHALL BE WATERED BY ADJACENT SOD IRRIGATION SYSTEM.
 - 1.2. ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT. A PERMANENT IRRIGATION SYSTEM SHALL BE REQUIRED FOR DETENTION SEEDING.
 - 11. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

- #### SHRUB/TREE PLANTING NOTES:
- 1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
 - 2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 - 3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
 - 4. PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION SHALL BE REPLACED PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
 - 5. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSPECT THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
 - 6. PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE.
 - 7. PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE.
 - 8. ROCK MULCH SHALL BE INSTALLED WHERE ROCK AREAS ARE PRESENT.
 - 9. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE ROCK AREAS ARE PRESENT.
 - 10. USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
 - 11. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

- #### SODDING & SEEDING:
- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
 - 2. ALL PROPOSED PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
 - 3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL PLANTING AREAS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 - 4. ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
 - 5. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
 - 6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
 - 7. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.

- #### GENERAL NOTES
- 1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
 - 2. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
 - 3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
 - 4. THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
 - 6. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
 - 8. LANDSCAPE EDGING SHALL BE REQUIRED BETWEEN WHERE ALL GROUND COVER TYPES CHANGE TO A DIFFERENT GROUND COVER. SEE SPECIFICATIONS DETAIL.
 - 9. CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
 - 10. FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
 - 11. WARRANTY: ONE (1) YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE PLANT MATERIAL AS NECESSARY, TO ENSURE GROWTH AND ESTABLISHMENT DURING THE 1-YEAR WARRANTY PERIOD. ANY PLANTS THAT ARE NOT IN A LIVE, HEALTHY, GROWING CONDITION AT THE END OF THE 1-YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE (1) YEAR FOLLOWING REPLACEMENT.

ORDINANCE LANDSCAPE REQUIREMENTS AND CALCULATIONS

- ONE TREE EVERY 40 LINEAR FOOT
- ONE SHRUB PER 40 SQUARE FEET OR SHRUB EQUIVALENTS MAY BE INSTALLED WITHIN THE CURBSIDE LANDSCAPE AREA.
- NO MORE THAN 40 PERCENT OF THE SHRUBS COUNT CAN BE ORNAMENTAL GRASSES PROVIDED AS SHRUB EQUIVALENTS.
- NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS.
- SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE (5) GALLON AT TIME OF INSTALLATION.
- PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE TO ONE (3:1). THREE ONE (1) GALLON PERENNIALS TO ONE FIVE (5) GALLON SHRUB.

REQUIRED LANDSCAPING:
38TH AVENUE:
3,390 LF = 84 TREES

35,247 SF/40 SF = 881 SHRUBS OR SHRUB EQUIVALENTS

881 SHRUBS - 352 ORNAMENTAL GRASSES = 529 FIVE (5) GAL SHRUBS
881 X 40% = 352 FIVE (5) GAL ORNAMENTAL GRASSES
881 X 5% = 44 44 X 3 = 132 ONE (1) GAL PERENNIALS

PROVIDED:
38TH AVENUE: 76 TREES*

529 FIVE (5) GAL SHRUBS
352 FIVE (5) GAL ORNAMENTAL GRASSES
132 ONE (1) GAL PERENNIALS

*TREE MINIMUM CANNOT BE MET DUE TO UTILITIES AND LIGHTING ALONG ROADWAY

If conflicts exist, then an adjustment should be requested or additional shrubs provided at a ratio of ten shrubs to one tree. If possible try to make adjustments to the spacing of the trees relative to the lighting.

TREE QUANTITIES HAVE BEEN ADJUSTED

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AO	15	AESCULUS GLABRA / OHIO BUCKEYE	2" CAL.
	CS	15	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL.
	GK	14	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2" CAL.
	PM	18	PHLODENDRON AMURENSE / CORKTREE	2" CAL.
	QB	14	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CC	107	CARYOPTERIS X CLANDONENSIS / BLUE MIST	5 GAL.
	CN	105	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	5 GAL.
	CA	11	COTONEASTER APICULATUS / CRANBERRY COTONEASTER	5 GAL.
	FP	70	FALLUGIA PARADOXA / APACHE PLUME	5 GAL.
	PD	20	PHILADELPHUS MICROPHYLLUS 'DESERT SNOW' / MOCK ORANGE	5 GAL.
	RG	49	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.
	RT	50	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL.
	SH	18	SYRINGA X HYACINTHIFLORA 'EXCEL' / EXCEL LILAC	5 GAL.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	JF	21	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.
	JG	42	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC SHORE JUNIPER	5 GAL.
	JB	35	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	5 GAL.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AG	62	ANDROPOGON GERARDII / BIG BLUESTEM	5 GAL.
	BG	169	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	5 GAL.
	PR	63	PENNISETUM ALOPECUROIDES 'RUBRUM' / PURPLE FOUNTAIN GRASS	5 GAL.
	SH2	60	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	5 GAL.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AT	6	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / TERRA COTTA COMMON YARROW	1 GAL.
	CT	38	CERASTIUM TOMENTOSUM / SNOW IN SUMMER	1 GAL.
	EP	10	ECHINACEA PURPUREA / CONEFLOWER	1 GAL.
	ER	20	ECHINOPS RITRO / GLOBE THISTLE	1 GAL.
	HB	30	HEMEROCALLIS X 'DOUBLE YELLOW' / DOUBLE YELLOW DAYLILY	1 GAL.
	PA	29	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	1 GAL.

Deciduous trees along arterial streets are required to be 2.5"

TREE SIZE HAS BEEN ADJUSTED

This particular tree is not known to grow in Aurora.

TREE SPECIES HAS BEEN CHANGED

Add edger to the legend.

EDGER HAS BEEN ADDED

NATIVE SEED - FOOTHILLS MIX		
LBS/ACRE	BOTANICAL NAME	COMMON NAME
4	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
3	ELYMUS TRICHYCAULUS	SLENDER WHEATGRASS
2.40	AGROPYRON CRISTATUM	CRESTED WHEATGRASS
2	BROMUS MARGINATUS	MOUNTAIN BROME
2	FESTUCA OVINA	HARD FESCUE
2	POA COMPRESSA	CANADA BLUEGRASS
1.20	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA
1.20	ANDROPOGO GERARDI	BIG BLUESTEM
1	BOUTELOUS GRACILIS	BLUE GRAMA (COATED)
1	PANICUM VIRGATUM	SWITCHGRASS
0.20	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
TOTAL: 20 LBS		

LOW GROW SEED MIX	
PERCENTAGE	COMMON NAME
30%	EPHRIAM CRESTED WHEATGRASS
25%	SHEEP FESCUE
20%	PERENNIAL RYE
15%	CHEWINGS FESCUE
TOTAL: 100%	

SEEDING RATE:
NEW SEEDING
BROADCAST: 20-25 LBS/ACRE
DRILLED: 15-20 LBS/ACRE

OVERSEEDING
BROADCAST: 10-15 LBS/ACRE
DRILLED: 5-10 LBS/ACRE

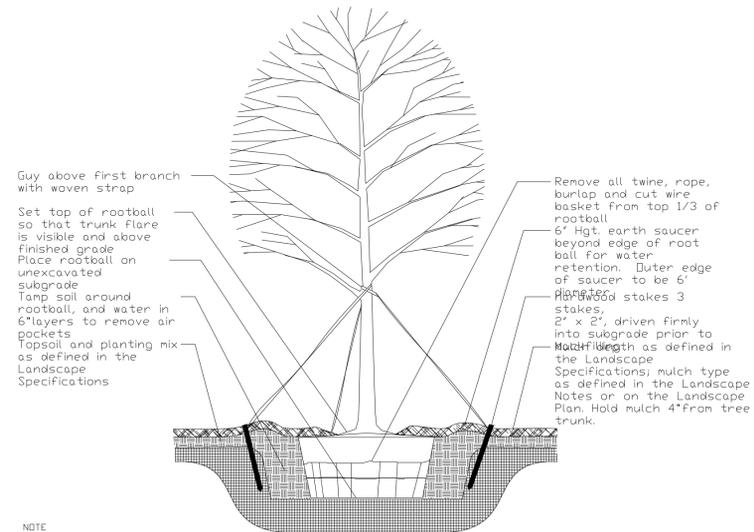
ARKANSAS VALLEY SEED, INC.
4300 MONACO ST.
DENVER, CO 80216
303.320.7500

38TH AVENUE WIDENING
INFRASTRUCTURE SITE PLAN
TITLE: LANDSCAPE NOTES

DATE: NOVEMBER 2, 2023

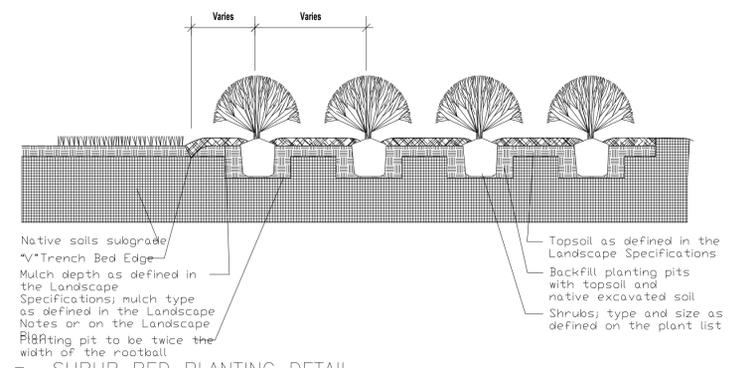


5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

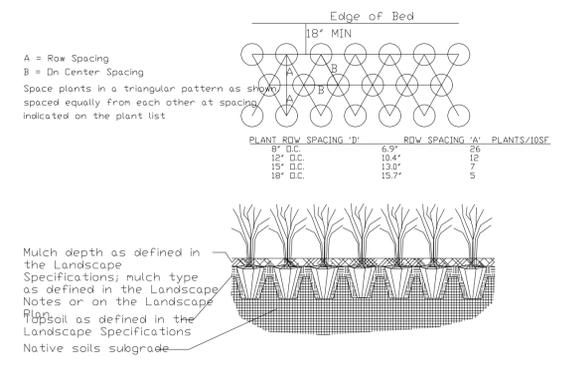


- NOTE
- Hole to be twice the width of the rootball.
 - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
 - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
 - Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS

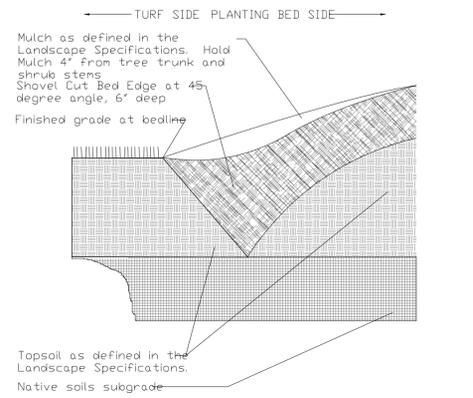


2 SHRUB BED PLANTING DETAIL
SCALE: NTS



- NOTE
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 - Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 GROUND COVER PLANTING DETAIL
SCALE: NTS



4 "V" TRENCH BED EDGING
SCALE: NTS