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Main 720.602.4999

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

DEVELOPMENT

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."

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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

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- 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]

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- 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.

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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.

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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.

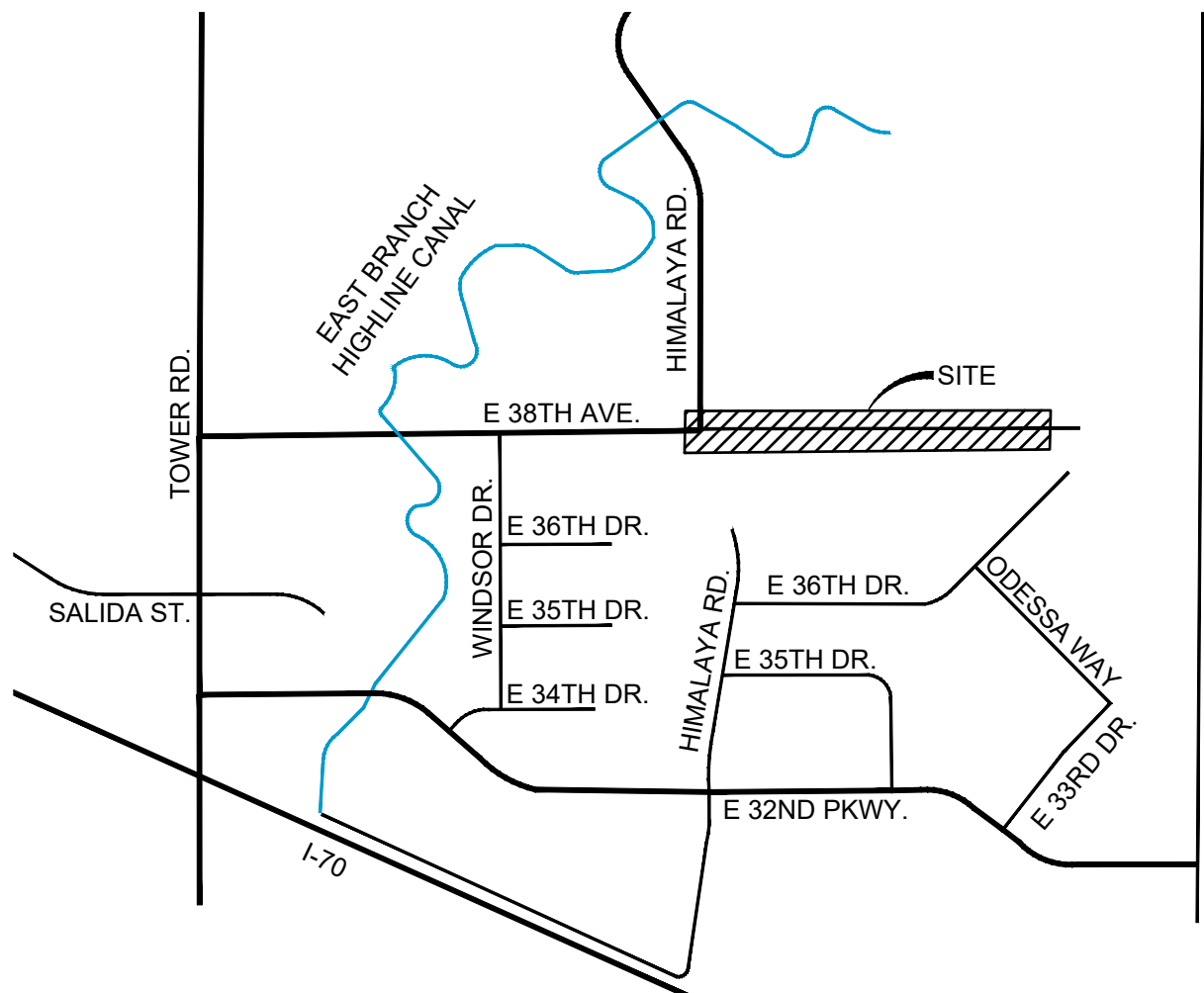
Response: Acknowledged.

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

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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.
6. 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.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. 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.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. 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 PLANING 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.
12. 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.

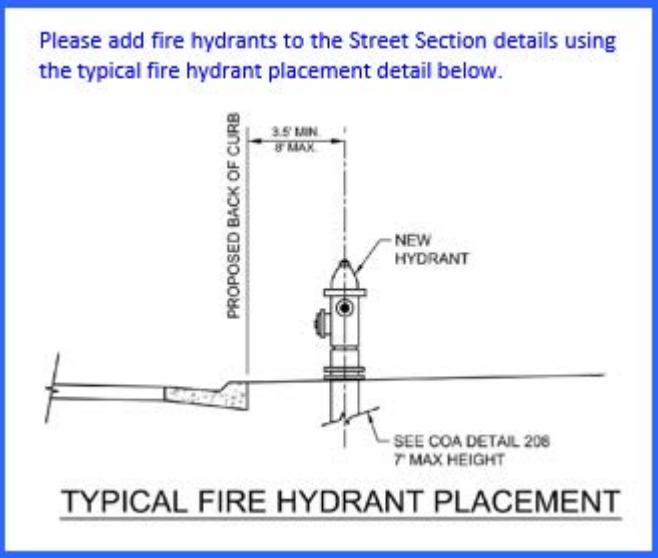
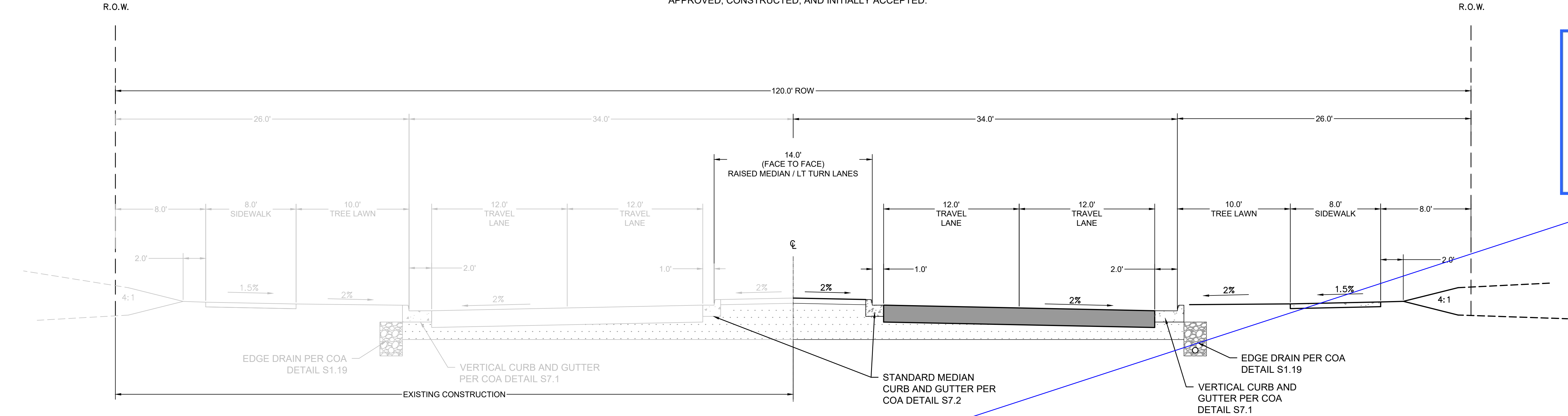
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
15. 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.
16. 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.
17. 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 ½ 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.
18. 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.
19. 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.
20. 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.
21. 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)
22. TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
23. 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.
24. 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."

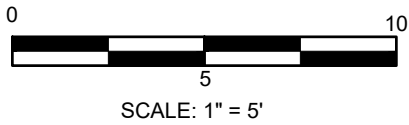
Note added.



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



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SHEET: 02 OF 10



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

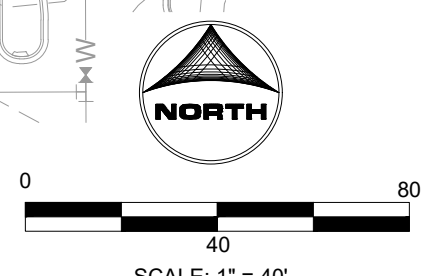
Added.

Please add these additional notes to the Roadway Site Plan sheets.

Notes added.


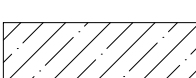
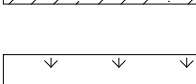


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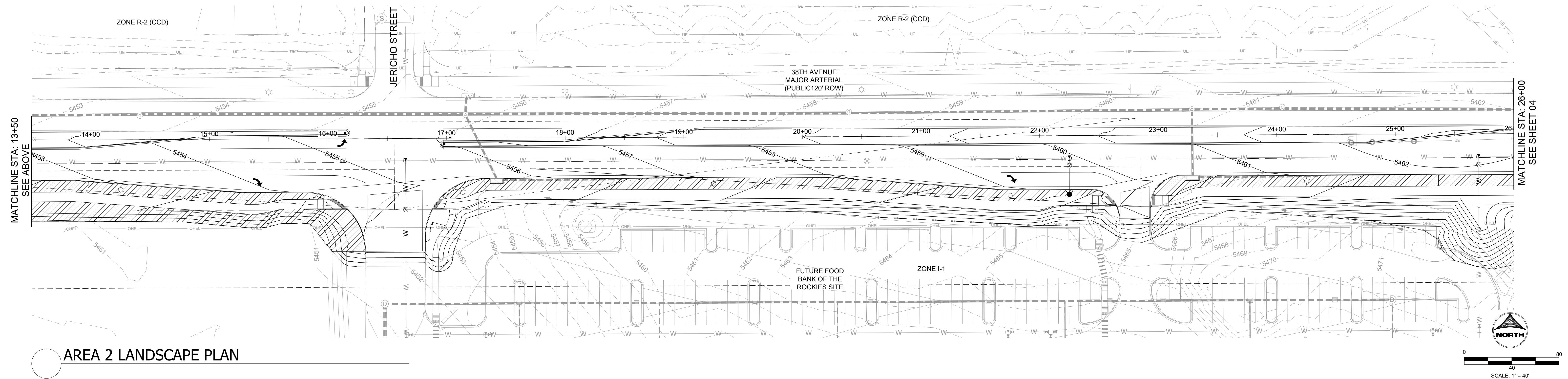
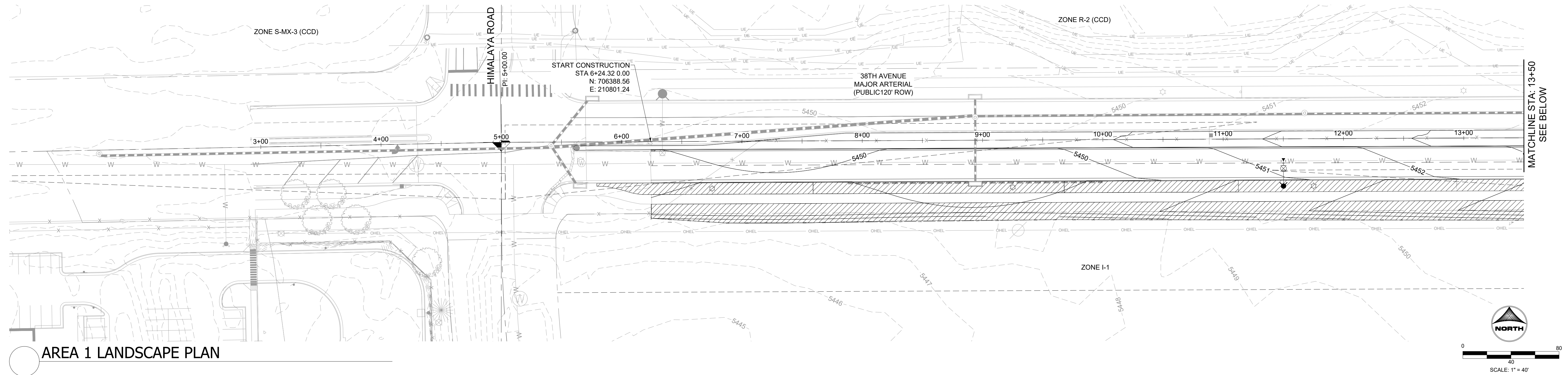
SYMBOL	DESCRIPTION
	ROCK MULCH
	NATIVE SEEDING
	LOW GROW NATIVE SEED

CONCRETE SIDEWALK PER




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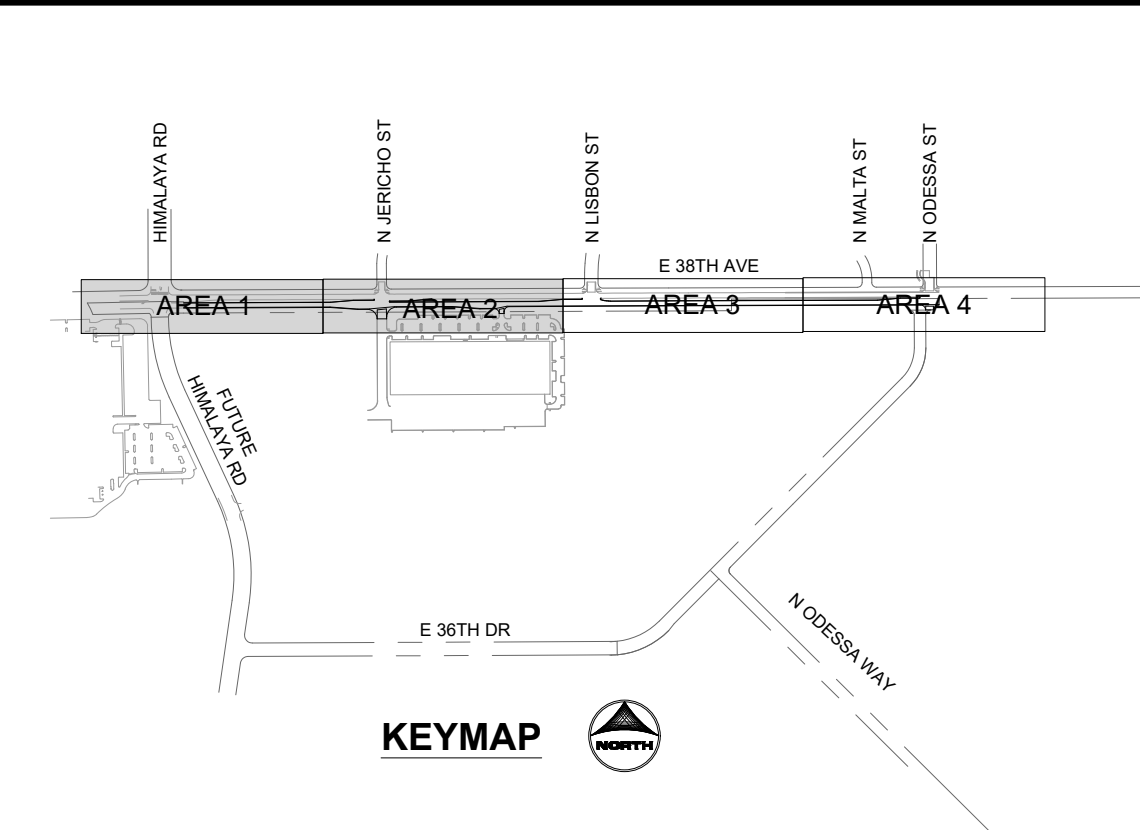


HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW WATER USAGE

NOTES

1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR/ RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC. THE CAB/METRO DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE, TREE LAWN, OWNER OBLIGATIONS AND THE CRUSHER FINE TRAIL. THE CAB/METRO DISTRICT WILL ALSO BE RESPONSIBLE FOR MAINTAINING 6' SIDEWALKS WEST OF THE '10' MEANDERING SIDEWALK.
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.
4. ALL NATIVE SEEDING BEHIND BACK OF WALK SHALL BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT.



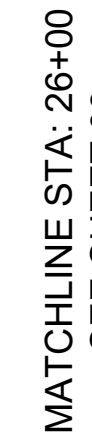
38TH AVENUE WIDENING
INFRASTRUCTURE SITE PLAN
TITLE: HYDROZONE PLANS

DATE: NOVEMBER 2, 2023



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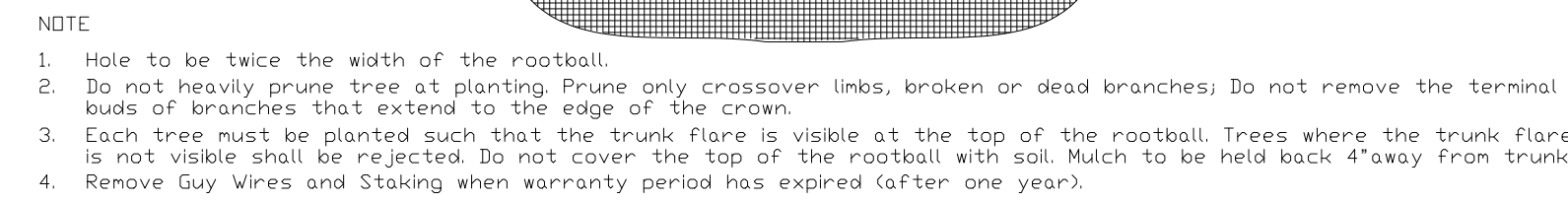
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HYDROZONE LEGEND

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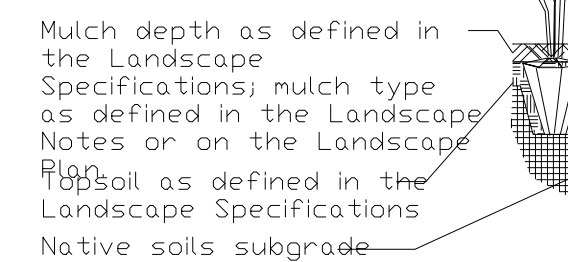
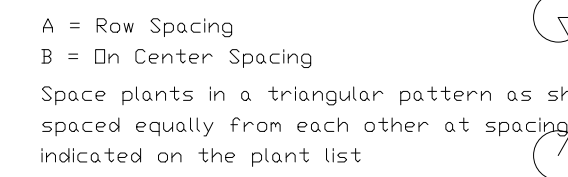
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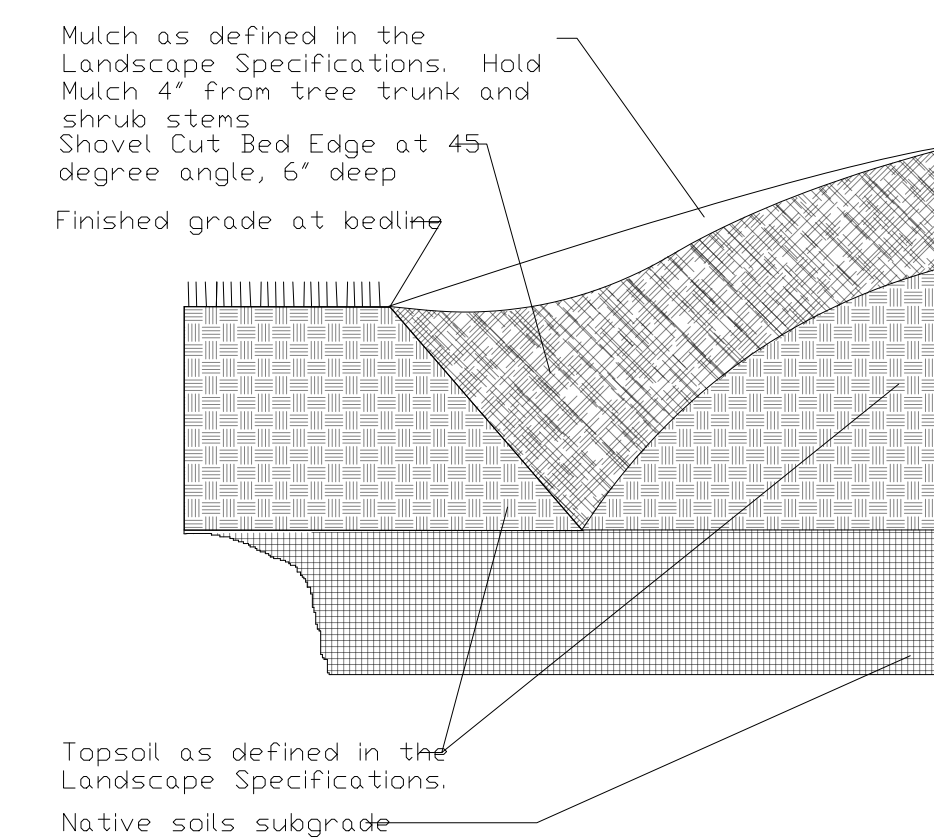
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