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Main 720.602.4999

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

DEVELOPMENT

April 26, 2024

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

Re: Response to 1st 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 February 7, 2024. Please see the original comments made below and our response in **bold** following each line item.

The ISP has 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 Majestic Commercenter Public Improvement Plan will need to be amended to describe the new timing of the build out of E 38th Ave to the east of this site and the completion of E 36th Dr. This amendment will need to be under review before this ISP can be approved. [Planning]
Response: The PIP update is anticipated and being coordinated with the City. 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.
- Curbside landscaping appears to be in conflict with the proposed 36th Drive. [Landscaping]
Response: Landscaping has been updated.
- Please provide two-foot recovery zone per section 4.02.8 of the COA Roadway Design & Construction Specifications. [Civil Engineering]
Response: The ISP has been updated to include a two-foot recovery zone between the edge of walk and the pedestrian railing.
- Easement releases and dedications have not been started, start the release and dedication process. [Land Development Review]
Response: Easements are included with the Food Bank of the Rockies project, RSN# 1761028

Planning Department Comments:

1. Community Questions, Comments and Concerns

1B. 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)

2A. There were no more completeness or clarity comments on this review.

Response: Noted, thank you.

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 4]

4A. The junction with the currently unbuilt E 36th Dr will need to be redesigned and rebuilt upon the completion of E 36th Dr.

Response: Noted, thank you.

4B. The response to comments about the build out of 38th Ave to the east of this ISP and the completion of E 36th Dr are acknowledged. The Majestic Commercenter PIP will need to be amended to describe the new timing of these improvements. This amendment will need to be under the review process before we can approve this ISP.

Response: The PIP update is anticipated and being coordinated with the City. 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.

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

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

Response: Noted, thank you.

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

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

Response: Noted, thank you.

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

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

Response: Noted, thank you.

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

[Site Plan Page 5]

8A. Identify/dimension the utility easement on the south side of E 38th Ave..

Response: The 65' Electric Transmission Line Easement label and dimension added.

8B. Previous comment. The proposed street light locations are not visible on the landscape plan. Please include them with the next submission.

Response: Lights can be seen on this plan set, light symbol has been labeled on next submittal for better clarification

8C. If this line along E 38th Ave is an existing or proposed storm pipe, where is it going? It just ends and is not connected to anything.

Response: Those are edge drains (COA Detail S1.19). They are collecting flows from behind the curb and draining into the Type R Inlet.

[Site Plan Page 6]

8D. The proposed landscaping appears to be in conflict with the proposed 36th Drive.

Response: Landscaping design adjusted.

8E. Label the future 36th Drive.

Response: Label Added.

Referral Comments From Other Departments and Agencies:

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

[Site Plan Page 2]

9A. Please provide a two-foot recovery zone per section 4.02.8 of the COA Roadway Design & Construction Specifications.

Response: The ISP has been updated to include a two-foot recovery zone between the edge of walk and the pedestrian railing.

9B. Advisory Note: Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans. Private infrastructure within Public R.O.W. will require a License Agreement which must be executed prior to Civil Plan approval. The City's strong preference is to have the retaining wall outside of City of Aurora ROW.

Response: Noted, thank you. Coordination with the City of Aurora has resulted in a decision for the wall to remain in the R.O.W.

[Site Plan Page 4]

9C. Please provide typical section for proposed retaining wall with material type and height range.

Response: Typical section added.

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9D. Advisory Note: Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans. Private infrastructure within Public R.O.W. will require a License Agreement which must be executed prior to Civil Plan approval. The City's strong preference is to have the retaining wall outside of City of Aurora ROW.

Response: Repeat of comment 9B. See response above.

9E. Advisory Note: For Civil Plan submittal please provide design for 36th Drive to show how it will tie in with proposed 38th Ave. Improvements.

Response: Noted, thank you.

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

[Site Plan Page 3]

10A. Provide turn lane dimensions. [2 comments]

Response: Turn land dimensions added.

[Site Plan Page 4]

10B. Provide turn lane dimension. [2 comments]

Response: Turn lane dimensions added.

10C. Add ROAD CLOSED (R11-2< 48"x30").

Response: Sign added.

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

11A. There were no more comments from Fire/Life Safety on this review.

Response: Noted, thank you.

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

12A. There were no more comments from PROS on this review.

Response: Noted, thank you.

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

13A. There were no more comments from Aurora Water on this review.

Response: Noted, thank you.

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

14A. Easement releases and dedications have not been started, start the release and dedication process..

Response: Easements are included with the Food Bank of the Rockies project, RSN# 1761028

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

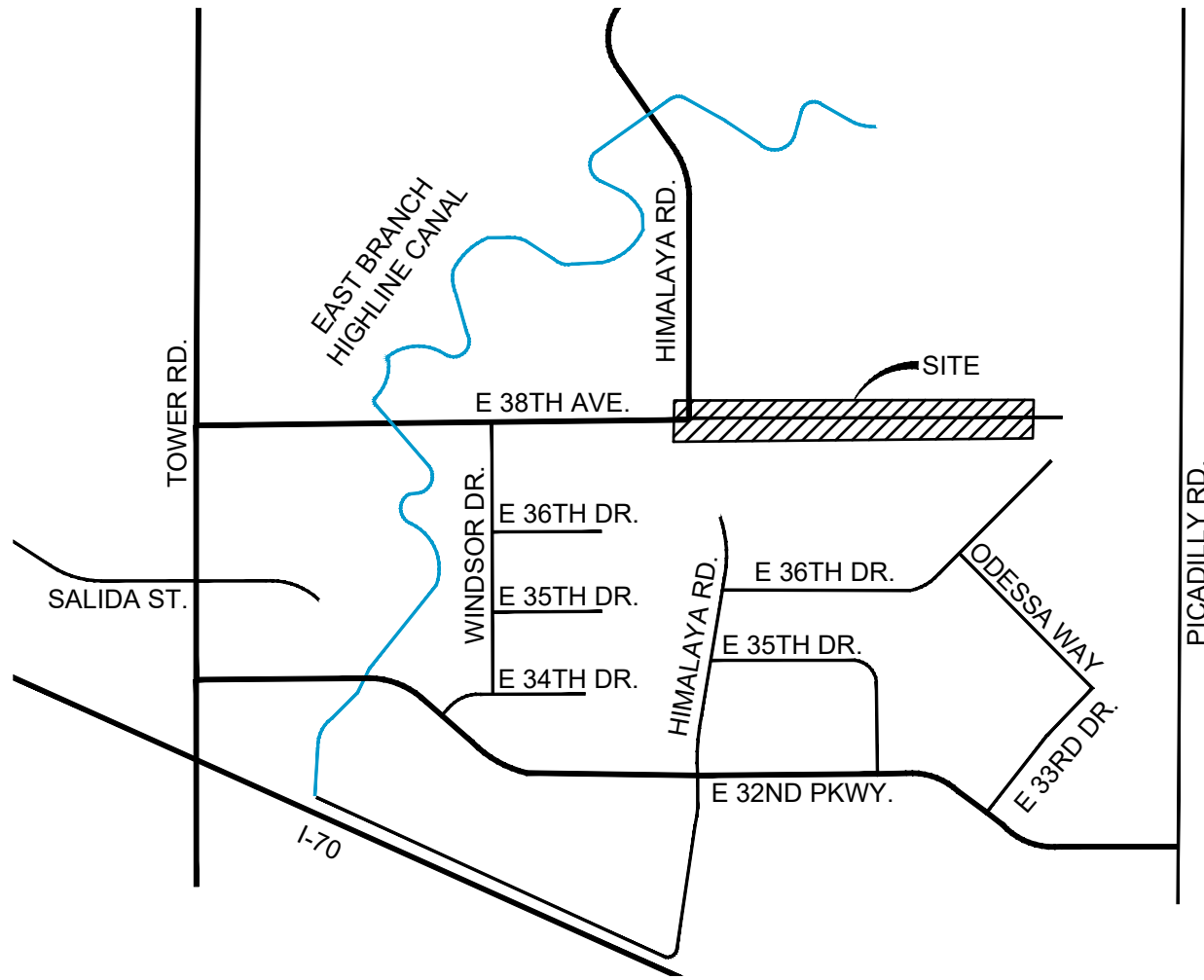
15A. Public Service Company of Colorado's (PSCo) Right of Way & Permist Referral Desk acknowledges the comment responses for 38th Ave Extension Between Himalaya Road and Odessa Street. No resubmittals are necessary.

Response: Noted, thank you.

EAST 38TH AVENUE
INFRASTRUCTURE SITE PLAN

LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTIES OF ADAMS & DENVER, 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:
REFER TO RIGHT OF WAY DEDICATIONS: BOOK 2798, PAGE 317; RECEPTION NUMBER 2000004577; RECEPTION
NUMBER 2020000051242

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)



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

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.: _____

DATA BLOCK

PROJECT AREA	8.22 ACRES
NUMBER OF LOTS	N/A
BUILDING HEIGHT	N/A
PROPOSED HARD SURFACE AREA	203,769 S.F.
LANDSCAPE AREA	137,288 S.F.
SIDEWALKS	30,835 S.F.
PRESENT ZONING CLASSIFICATION	I-1 (COA), R-2 (CCD)
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	0
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
OPEN SPACE	N/A
BUILDING CODE VERSION	IFC 2021, IBC 2021, COA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS 2023, COA WATER, SANITARY SEWER, & STORM DRAINAGE INFRASTRUCTURE STANDARDS & SPECIFICATIONS 2023

AMENDMENTS

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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: JANUARY 12, 2024



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

SHEET: 01 OF 10

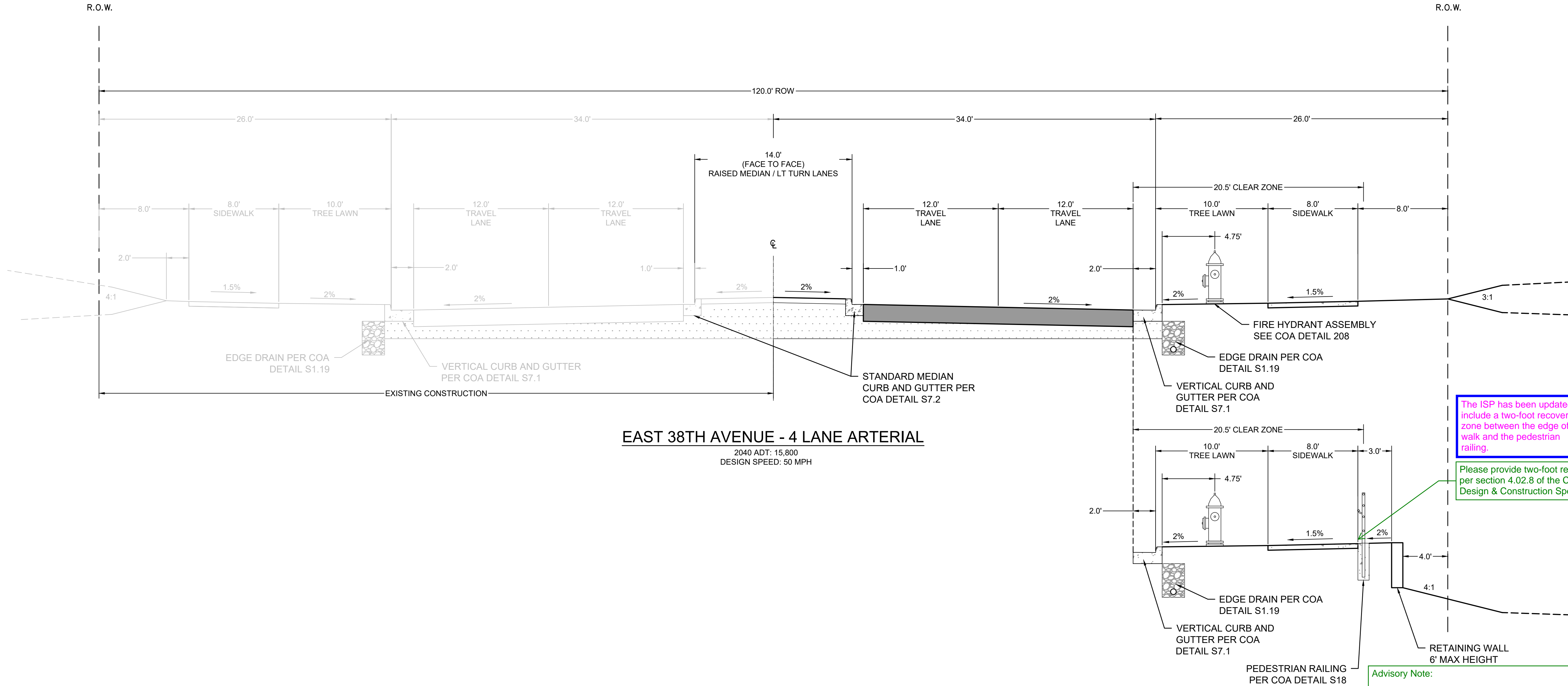
REQUIRED SITE PLAN NOTES

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 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 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.
 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 ACCESSES. (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.
 25. 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.
 26. 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.



EAST 38TH AVENUE - 4 LANE ARTERIAL

2040 ADT: 15,800
DESIGN SPEED: 50 MPH

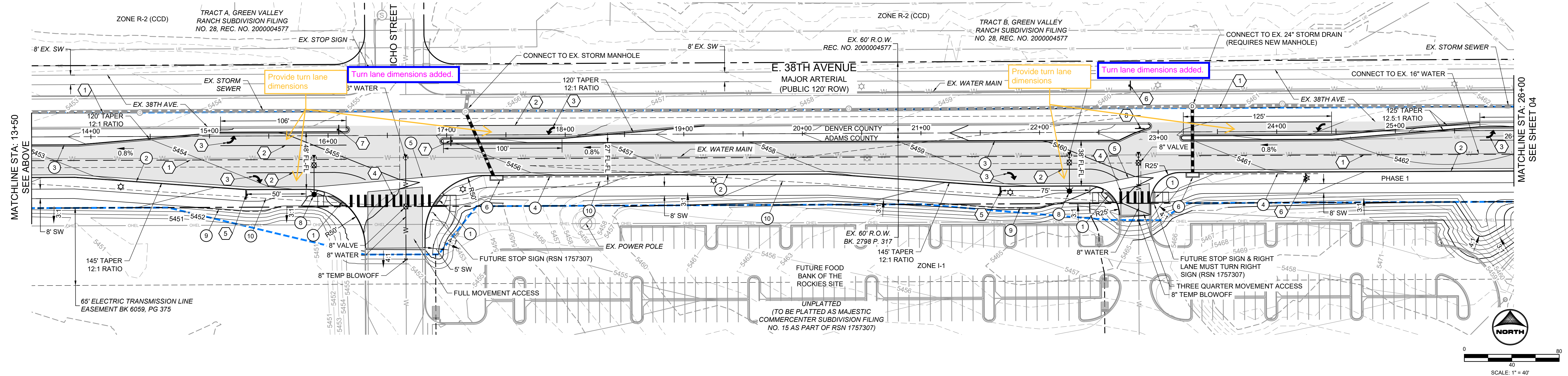
38TH AVENUE WIDENING

INFRASTRUCTURE SITE PLAN

DATE: JANUARY 12, 2024



Advisory Note:
Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans.
Private Infrastructure within Public R.O.W. will require a License Agreement which must be executed prior to Civil Plan approval. The City's strong preference is to have the retaining wall outside of City of Aurora ROW.



PHASE 1:

- ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM THE TIE-IN AT HIMALAYA ROAD THROUGH THE INTERSECTION WITH LISBON STREET).
- A TEMPORARY TAPER UTILIZING FULL DEPTH STREET SECTION SHALL BE CONSTRUCTED FROM THE INTERSECTION WITH LISBON STREET TO TRANSITION TRAFFIC TO THE NORTH HALF OF 38TH AVENUE.
- TWO STUB ACCESSES SHALL BE CONSTRUCTED FOR THE FUTURE FOOD BANK OF THE ROCKIES SITE.
- WATER INFRASTRUCTURE CONSTRUCTED WITHIN PHASE LIMITS. 16" WATER MAIN IN 38TH IS EXISTING AND WILL BE TAPPED INTO FOR FIRE HYDRANTS WITHIN PHASE LIMITS AND 2" CONNECTIONS FOR FUTURE FOOD BANK OF THE ROCKIES SITE.
- STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS
- ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
- PHASE 1 MAY BE DEVELOPED INDEPENDENTLY

PHASE 2:

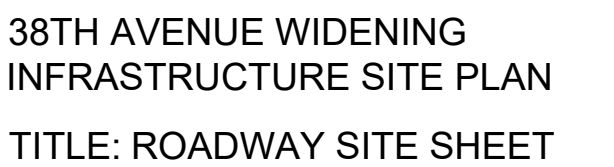
- ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM THE INTERSECTION WITH LISBON STREET TO THE INTERSECTION WITH ODESSA STREET).
- THE TEMPORARY TAPER FROM PHASE 1 SHALL BE REPLACED, WHERE APPLICABLE, WITH THE ROADWAY MEDIAN.
- WATER INFRASTRUCTURE CONSTRUCTED WITHIN PHASE LIMITS. 16" WATER MAIN IN 38TH IS EXISTING AND WILL BE TAPPED INTO FOR FIRE HYDRANTS WITHIN PHASE LIMITS.
- STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS
- ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
- PHASE 2 MAY BE DEVELOPED CONCURRENTLY WITH PHASE 1 OR AFTER PHASE 1 IS COMPLETED

- 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 (CROSS PAN SHOWN BUT NOT REVIEWED OR APPROVED BY SITE PLAN APPROVAL)
- 6 PROPOSED INLET
- 7 PROPOSED STREET LIGHT
- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED SIDEWALK EASEMENT
- 10 SIGHT TRIANGLES
- 11 PROPOSED RETAINING WALL
- 12 PROPOSED PEDESTRIAN RAILING, COA DETAIL S18

EXISTING MINOR (1")
EXISTING MAJOR (5")
PROPOSED MINOR (1")
PROPOSED MAJOR (5")
FUTURE MINOR (1")
FUTURE MAJOR (5")
PHASING LINE
CENTERLINE
RIGHT-OF-WAY
PROPOSED WATER LINE
EXISTING/FUTURE WATER
PROPOSED SANITARY SEWER
EXISTING/FUTURE SANITARY SEWER
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 PUBLIC STREET LIGHT (SL4, 30' HEIGHT)
EXISTING STREET LIGHT
PROPOSED DRAINAGE ARROW
PROPOSED ASPHALT

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.
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. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
5. THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.

- 1 4" BROKEN WHITE LANE LINE
(10" SEGMENT - 30' GAP)
- 2 8" WHITE CHANNELIZING LINE
- 3 PAVEMENT MARKING ARROW
- 4 PEDESTRIAN CROSSWALK (2'X10' STRIPES)
- 5 RIGHT LANE MUST TURN RIGHT SIGN R3-7
(36"X36")
- 6 SPEED LIMIT SIGN R2-1 (30"X36")
- 7 KEEP RIGHT SIGN R4-7 (24"X30")
- 8 NO LEFT TURN SIGN R3-2 (24"X24")
- 9 TYPE III BARRICADE
- 10 LANE ENDS MERGE LEFT SIGN W9-2 (30"X30")



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HREGREEN.COM


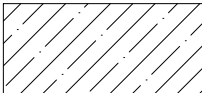
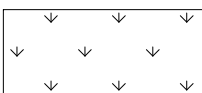


A detailed street map of the area around F 36TH AVE and F 36TH DR. The map shows F 36TH AVE running horizontally across the top, with F 36TH DR branching off to the south. Several streets cross F 36TH AVE from north to south: N JERICHO ST, N LISBON ST, N MALTA ST, N ODESSA ST, and N PICADILLY RD. To the west of F 36TH AVE, there is a street labeled HIMALAYA RD and a dashed line indicating a 'FUTURE HIMALAYA RD'. The map includes a 'KEYMAP' logo and a north arrow icon.

SHEET: 04 OF 10



GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	ROCK MULCH
	NATIVE SEEDING
	LOW GROW NATIVE SEED

- ## NOTES
1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114.45, WHICH INCLUDES REPAIR/RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
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 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.
 5. ALL NATIVE SEEDING IN CURBSIDE LANDSCAPE SHALL BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT.



TITLE: LANDSCAPE PLANS

DATE: JANUARY 12, 2024

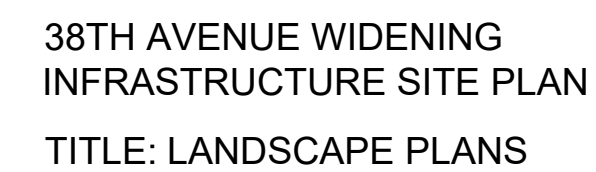


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NOTES

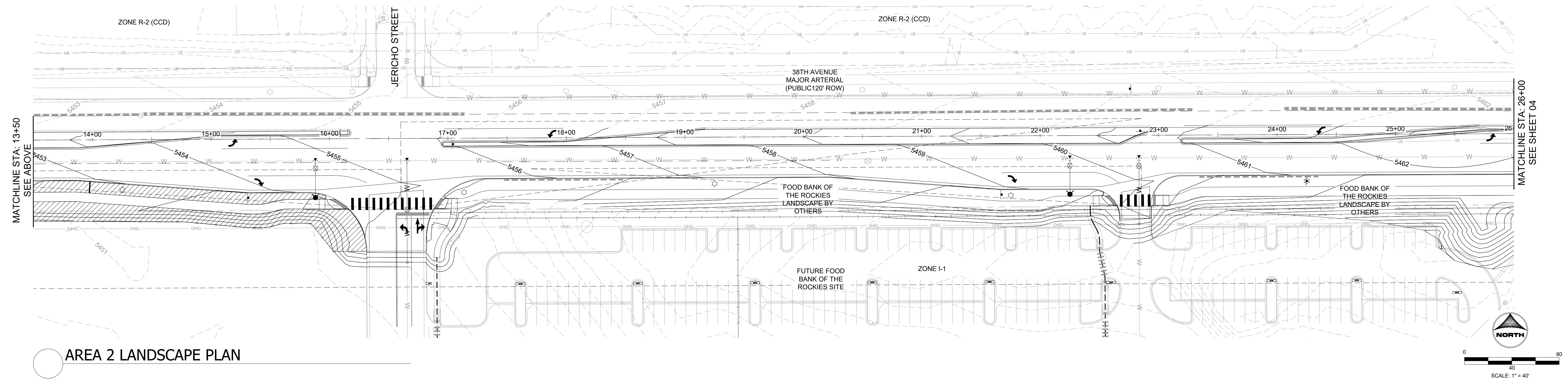
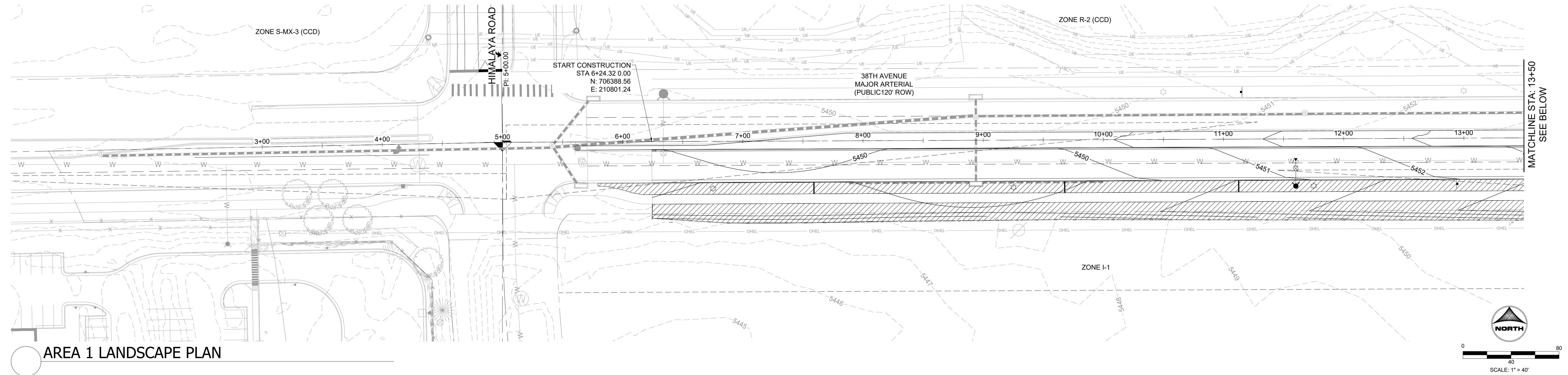
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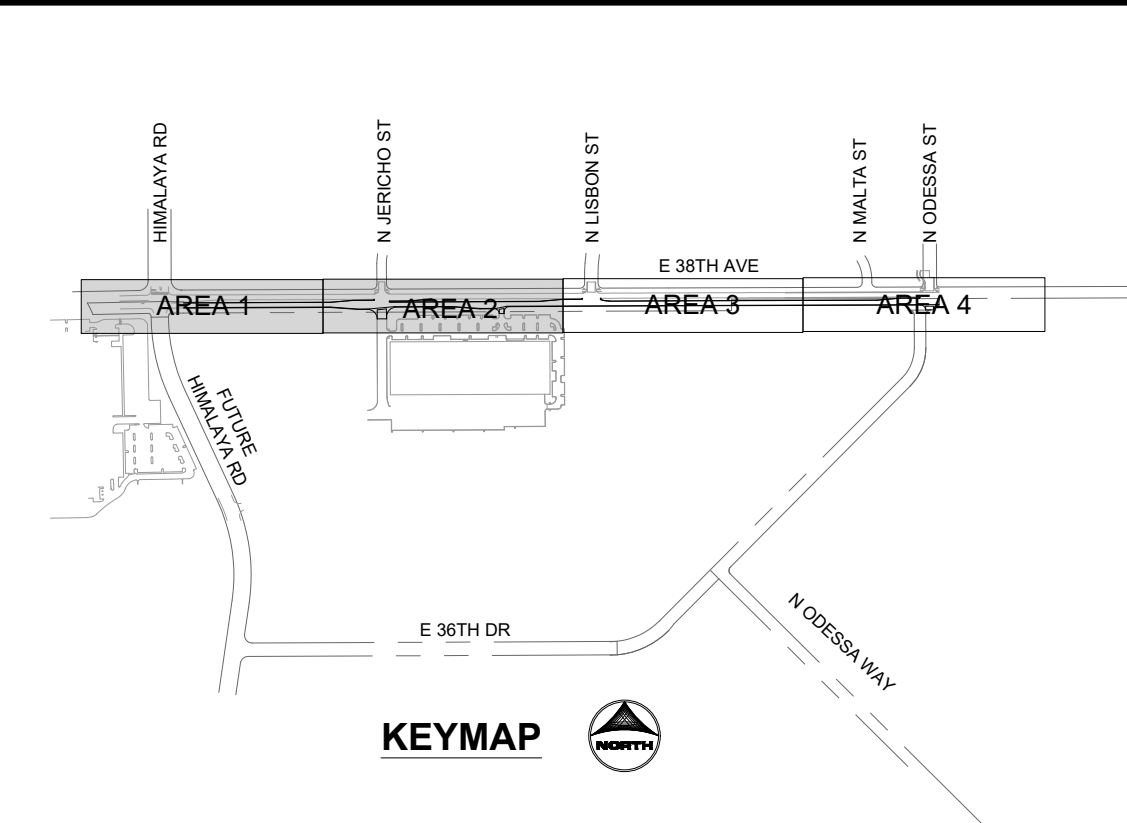


HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW WATER USAGE

NOTES

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38TH AVENUE WIDENING
INFRASTRUCTURE SITE PLAN
TITLE: HYDROZONE PLANS

DATE: JANUARY 12, 2024

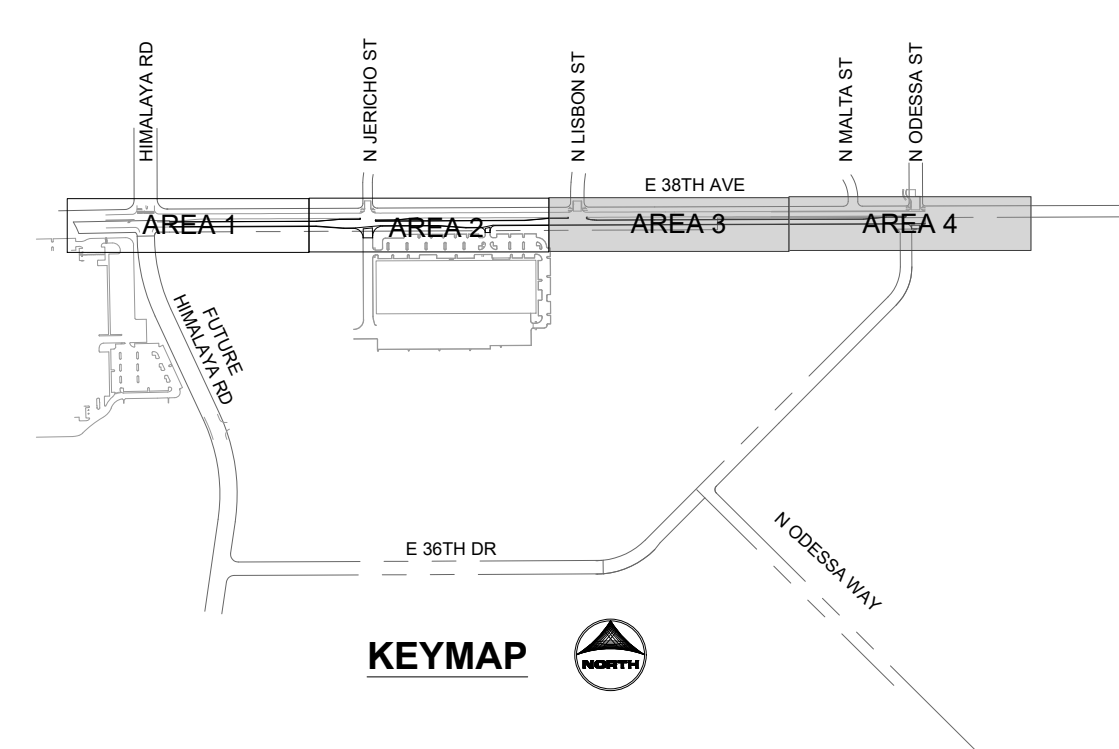


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SYMBOL	DESCRIPTION
	LOW WATER USAGE

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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. LANDSCAPE EDGING SHALL BE REQUIRED BETWEEN WHERE ALL GROUND COVER TYPES CHANGE TO A DIFFERENT GROUND COVER. SEE SPECIFICATIONS DETAIL.
4. CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
5. ALL ROCK MULCH IN CURBSIDE LANDSCAPE AND MEDIANS SHALL BE 3/4" - 1 1/2" GRANITE
6. ALL SOIL ON SITE SHALL BE AMENDED AT A RATE OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTILLATION, 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.
9. 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.
10. ALL MEDIANS SHALL BE MAINTAINED BY PROS.
11. ALL CURBSIDE LANDSCAPE SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

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:
2,113 LF = 53 TREES

26,657 SF/40 SF = 666 SHRUBS OR SHRUB EQUIVALENTS

666 SHRUBS - 266 ORNAMENTAL GRASSES = 400 FIVE (5) GAL SHRUBS
666 X 40% = 266 FIVE (5) GAL ORNAMENTAL GRASSES
666 X 5% = 33 33 X 3 = 99 ONE (1) GAL PERENNIALS

PROVIDED:
38TH AVENUE: 59 TREES

400 FIVE (5) GAL SHRUBS
266 FIVE (5) GAL ORNAMENTAL GRASSES
99 ONE (1) GAL PERENNIALS

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	SIDEOATS 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

PLANT SCHEDULE

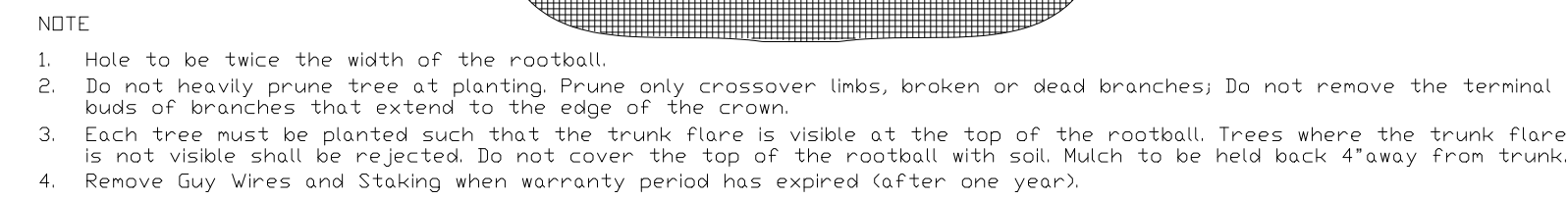
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	AO	12	AESCULUS GLABRA / OHIO BUCKEYE	2.5" CAL.
	CS	13	CATALPA SPECIOSA / NORTHERN CATALPA	2.5" CAL.
	GK	12	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2.5" CAL.
	QB	10	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.
	UP	12	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM	2.5" CAL.
DECIDUOUS SHRUBS				
	CC	80	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL.
	CN	82	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	5 GAL.
	CA	6	COTONEASTER APICULATUS / CRANBERRY COTONEASTER	5 GAL.
	FP	54	FALLUGIA PARADOXA / APACHE PLUME	5 GAL.
	PD	13	PHILADELPHUS MICROPHYLLUS 'DESERT SNOW' / MOCK ORANGE	5 GAL.
	RG	32	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.
	RT	47	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL.
	SH	12	SYRINGA X HYACINTHIFLORA 'EXCEL' / EXCEL LILAC	5 GAL.
EVERGREEN SHRUBS				
	JF	17	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.
	JG	25	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC SHORE JUNIPER	5 GAL.
	JB	25	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	5 GAL.
GRASSES				
	AG	47	ANDROPOGON GERARDII / BIG BLUESTEM	5 GAL.
	BG	113	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	5 GAL.
	PR	49	PENNISETUM ALOPECUROIDES 'RUBRUM' / PURPLE FOUNTAIN GRASS	5 GAL.
	SH2	60	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	5 GAL.
PERENNIALS				
	AT	6	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / TERRA COTTA COMMON YARROW	1 GAL.
	CT	29	CERASTIUM TOMENTOSUM / SNOW IN SUMMER	1 GAL.
	ER	9	ECHINOPS RITRO / GLOBE THISTLE	1 GAL.
	HB	20	HEMEROCALLIS X 'DOUBLE YELLOW' / DOUBLE YELLOW DAYLILY	1 GAL.
	PA	25	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	1 GAL.
	LF	114	STEEL EDGER	

38TH AVENUE WIDENING
INFRASTRUCTURE SITE PLAN
TITLE: LANDSCAPE NOTES

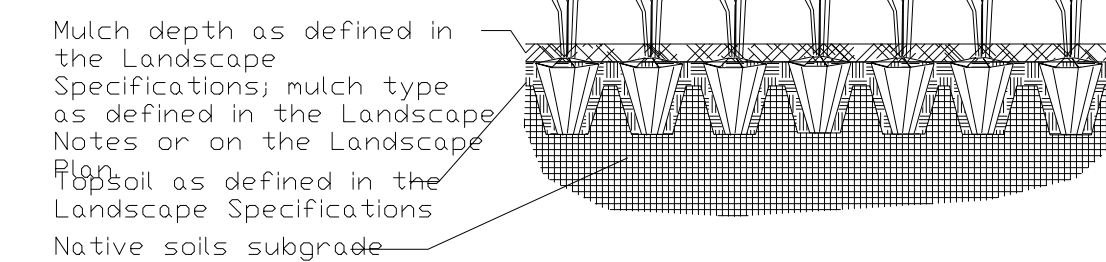
DATE: JANUARY 12, 2024



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SCALE: NTS



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