

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY INFRASTRUCTURE SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
COVER	01
GENERAL NOTES	02
TYPICAL SECTIONS	03
PHASING PLAN	04
SITE PLANS	05 - 09
GRADING & UTILITY PLANS	10 - 14
LANDSCAPE SHEET INDEX	15
OPEN SPACE TRACKING	16
AMENITY TRACKING	17
PLANTING SCHEDULE	18
PLANTING AND IRRIGATION CALCULATIONS	19
TREE MITIGATION	20
PARKWAY LAYOUT PLANS	21 - 26
STREETSCAPE LAYOUT PLANS	27 - 32
PARKWAY PLANTING PLANS	33 - 38
STREETSCAPE PLANTING PLANS	39 - 44
PAVING AND EDGER DETAILS	45
WALL DETAILS	46
STAIRS AND RAILING DETAILS	47
SITE FURNISHING DETAILS	48 - 49
BOARDWALK DETAILS	50
PLANTING DETAILS	51
PHOTOMETRIC PLANS	52 - 56

LEGAL DESCRIPTION

THE SCRANTON PARKWAY RIGHT-OF-WAY WAS PREVIOUSLY DEDICATED BY THE BELOW PLATS
BIOSCIENCE III SUBDIVISION FILING NO. 1
FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 1
COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 4

REQUESTED VARIANCES

- LIGHTING FIXTURES - PROPOSED LIGHT FIXTURES MEET THE APPROVED EQUIPMENT AS DESCRIBED IN THE FITZSIMONS INNOVATION CAMPUS DESIGN GUIDELINES. THESE FIXTURES MEET THE STANDARDS AS DESCRIBED IN THE FITZSIMONS INNOVATION CAMPUS DESIGN GUIDELINES. THE PROPOSED FIXTURES ARE DESCRIBED AS FOLLOWS:
 - (P1) SCRANTON SPECIALTY POLE WITH (2) LUMINAIRES, PART NUMBERS
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)
PEDESTRIAN LUMINAIRE: WE-EF RFL530 SE LED 661-1347-MOD(7PIN ANSI RECEPTACLE)
 - (P3) STANDARD 28' ROUND TAPERED POLE LOCATED ON SIDE STREETS WITH (1) LUMINAIRE, PART NUMBER
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)

SITE PLAN DATA BLOCK	
PROPOSED SIDEWALK / TRAIL AREA	2.0 AC / 87,147 SF
PROPOSED ROADWAY ASPHALT AREA	2.6 AC / 111,988 SF
PROPOSED LANDSCAPE AREA	5.3 AC / 231,113 SF
PRESENT ZONING CLASSIFICATION	PD, PLANNED DEVELOPMENT
OFFSITE (GRADING & CHURCH) AREA	1.0 AC / 47,233
OVERALL ISP AREA	11.0 AC / 477,568 SF

CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO 80202
PH: 303-572-0200
CONTACT: JOHN OLIVETO, P.E.
JOHN.OLIVETO@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

CIVITAS
1200 BANNOCK STREET
DENVER, CO 80240
PH: 303-571-0053
CONTACT: CHRIS PAREZO
CPAREZO@CIVITASINC.COM

PHOTOMETRIC ENGINEER

CLANTON & ASSOCIATES
4699 NAUTILUS COURT SOUTH
BOULDER, CO 80301
PH: 303-530-7229
CONTACT: APRIL COREY
APRIL@CLANTONASSOCIATES.COM

DEVELOPER

FITZSIMONS REDEVELOPMENT AUTHORITY
12635 E MONTVIEW BLVD, SUITE 100
AURORA, CO 80045
PH: 720-859-4100
CONTACT: LYLE ARTZ
LARTZ@FITZSIMONSINNOVATION.COM

PROJECT APPLICANT

FITZSIMONS REDEVELOPMENT AUTHORITY
12635 E MONTVIEW BLVD, SUITE 100
AURORA, CO 80045
PH: 720-859-4100
CONTACT: LYLE ARTZ
LARTZ@FITZSIMONSINNOVATION.COM

OWNERS SIGNATURES

SCRANTON PARKWAY INFRASTRUCTURE SITE PLAN
LEGAL DESCRIPTION: SEE SHEET 2.
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,
FITZSIMONS REDEVELOPMENT AUTHORITY
A GOVERNMENTAL ENTITY CREATED PURSUANT TO THE LAWS OF THE STATE OF COLORADO

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024
AD _____

BY: _____

NAME: _____

ITS: _____

STATE OF: _____

COUNTY OF: _____

ACKNOWLEDGES BEFORE ME ON _____, 2024
BY KELLY BROUGH, PRESIDENT AND CEO OF FITZSIMONS REDEVELOPMENT AUTHORITY
A GOVERNMENTAL ENTITY CREATED PURSUANT TO THE LAWS OF THE STATE OF COLORADO

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

AMENDMENTS

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: COVER

DATE: JUNE 2025

PREPARED BY:

 **Matrix**
Excellence by Design

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



NOT FOR CONSTRUCTION

SHEET: 01

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, SUCCESSORS OR 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. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11 AND ICC A117.1.
4. "THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. "IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
8. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. 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.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
 19. ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
 20. 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.
 21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
 22. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
 23. 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.

CITY OF AURORA PARK RECREATION & OPEN SPACE NOTES:

1. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

BENCHMARK:

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM. 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B. ELEVATION = 5521.54 (NAVD88)

ABBREVIATIONS

APPROX	APPROXIMATE OR APPROXIMATELY
CI	CAST IRON
℄ OR C/L	CENTERLINE
CONC	CONCRETE
DIA	DIAMETER
DTL	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX. OR EXIST	EXISTING
℄ OR F/L	FLOWLINE
GB	GRADE BREAK
G.E.	GAS EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PR OR PP	PROPOSED
PL OR P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT OR PVT	PAVEMENT
R OR RAD	RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD OR STM	STORM SEWER
SWK / SDWK / SW	SIDEWALK
ST	STREET
STA	STATION
STD	STANDARD
SS OR SAN	SANITARY SEWER
TOP OF PIPE	
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
w/	WITH

SYMBOLS

	DRAINAGE SWALE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED 4' SPLIT RAIL FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED PEDESTRIAN LIGHT TYPE SL-1
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	EXISTING VALVE
	PROPOSED CROSS W/THRUST BLOCK
	WATER SERVICE W/ METER
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET
	PLUG PIPE
	PROPOSED BLOWOFF ASSEMBLY
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING SIGN
	PROPOSED SIGN

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GENERAL NOTES

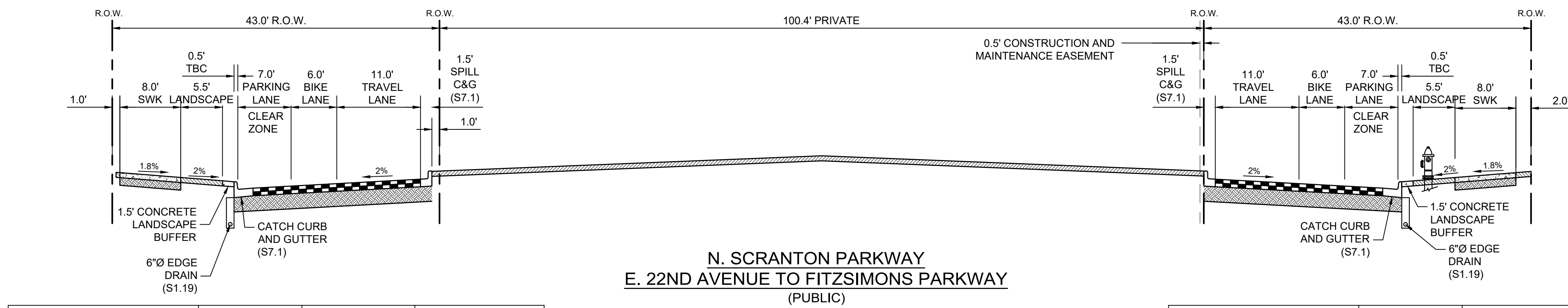
DATE: JUNE 2025

PREPARED BY:

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



NOT FOR CONSTRUCTION

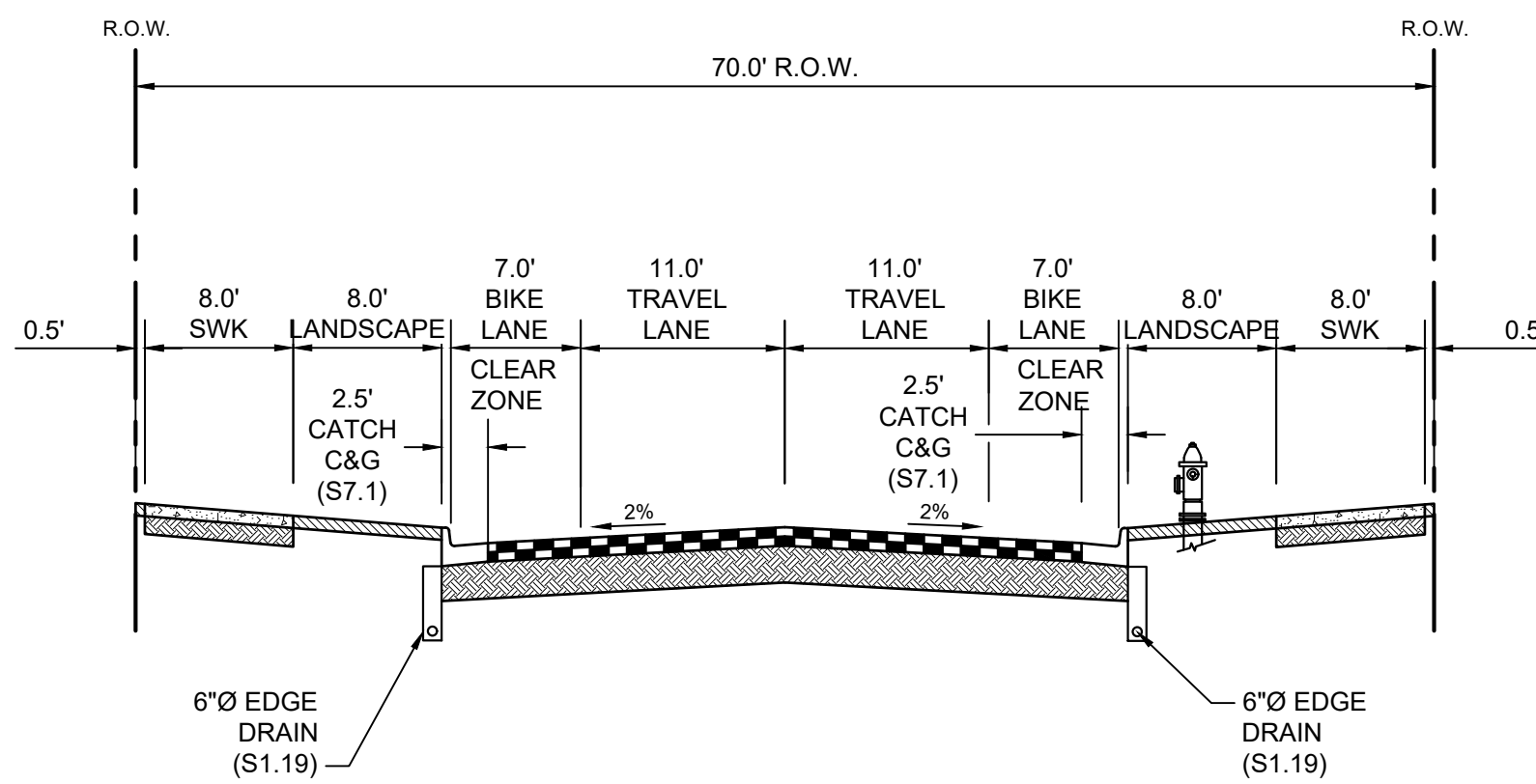


SECTION	ADT	SPEED LIMIT	CLEAR ZONE
21ST AVE - 22ND AVE.	1900	25	3'-0"
22ND AVE. - 23RD AVE.	300	25	3'-0"
23RD AVE. - 24TH AVE.	500	25	3'-0"
24TH AVE. - 25TH AVE.	-	25	3'-0"
25TH AVE. - FITZSIMONS PKWY	300	25	3'-0"

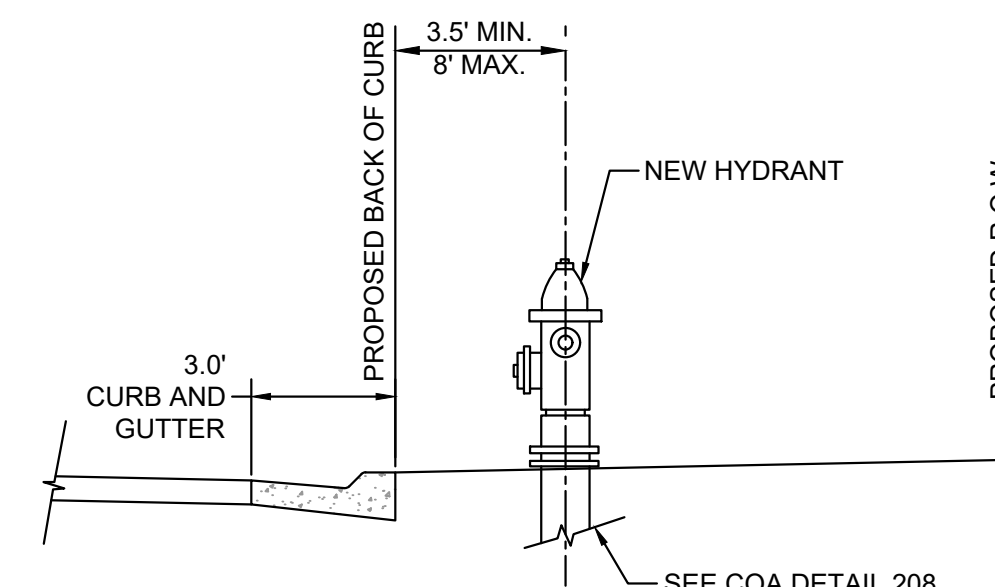
* REFER TO NOTES 1 - 3.

SECTION	ADT	SPEED LIMIT	CLEAR ZONE
22ND AVE. - 23RD AVE.	1400	25	3'-0"
23RD AVE. - 24TH AVE.	2500	25	3'-0"
24TH AVE. - 25TH AVE.	-	25	3'-0"
25TH AVE. - FITZSIMONS PKWY	300	25	3'-0"

* REFER TO NOTES 1 - 3.



N. SCRANTON PARKWAY
E. MONTVIEW BLVD TO E. 21ST AVENUE (SOUTHBOUND LANE)
(PUBLIC)



TYPICAL FIRE HYDRANT PLACEMENT

NOTES :

- ADT's ARE PER "FITZSIMONS INNOVATION COMMUNITY TRANSPORTATION IMPACT STUDY" BY FEHR & PEERS DATED APRIL 9, 2025
- SPEED LIMIT 25 IS NOT YET ESTABLISHED, HOWEVER, THIS IS THE ANTICIPATED SPEED LIMIT.
- CLEAR ZONE 3' DUE TO CITY OF AURORA REQUIRED HYDRANTS.

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: TYPICAL SECTIONS

DATE: JUNE 2025

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

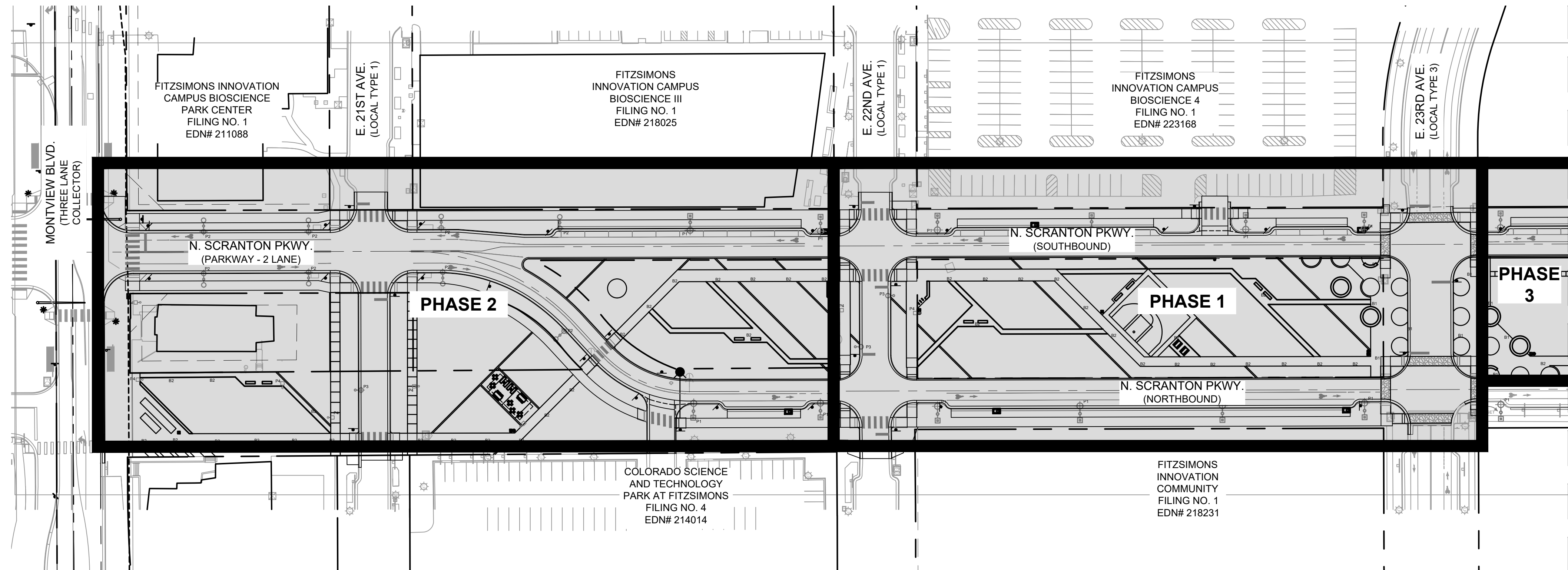
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 03

63



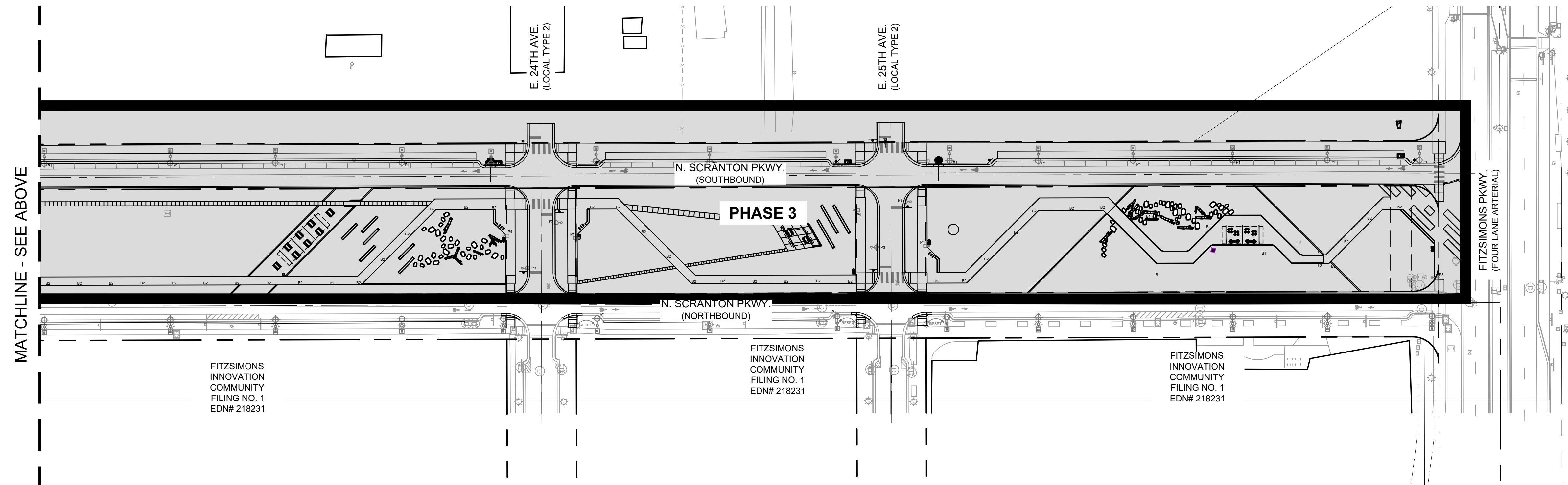
- LEGEND**
- PROPOSED RIGHT-OF-WAY
 - - - PROPOSED CENTERLINE
 - PROPOSED PHASING BOUNDARY

BENCHMARK

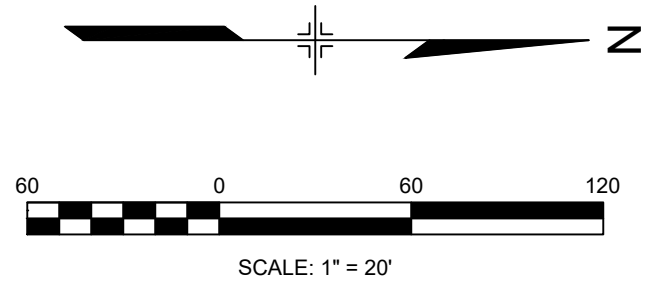
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.

ELEVATION = 5329.46 (NAVD88)

MATCHLINE - SEE BELOW



MATCHLINE - SEE ABOVE



**FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN**

TITLE: PHASING PLAN

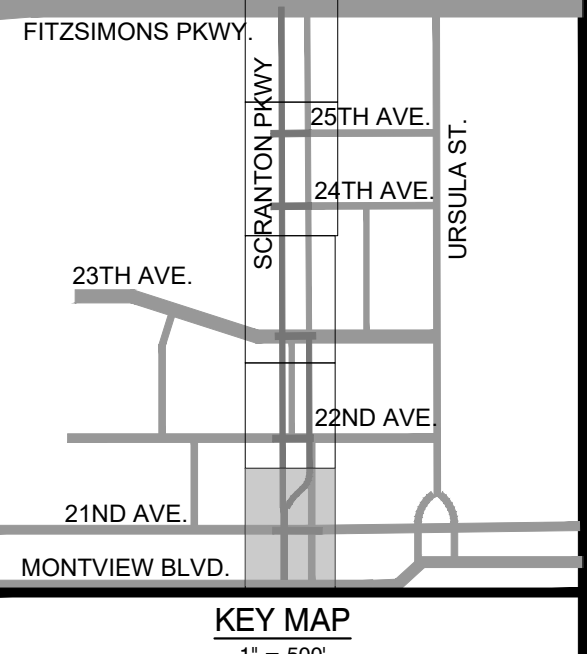
DATE: JUNE 2025

PREPARED BY:

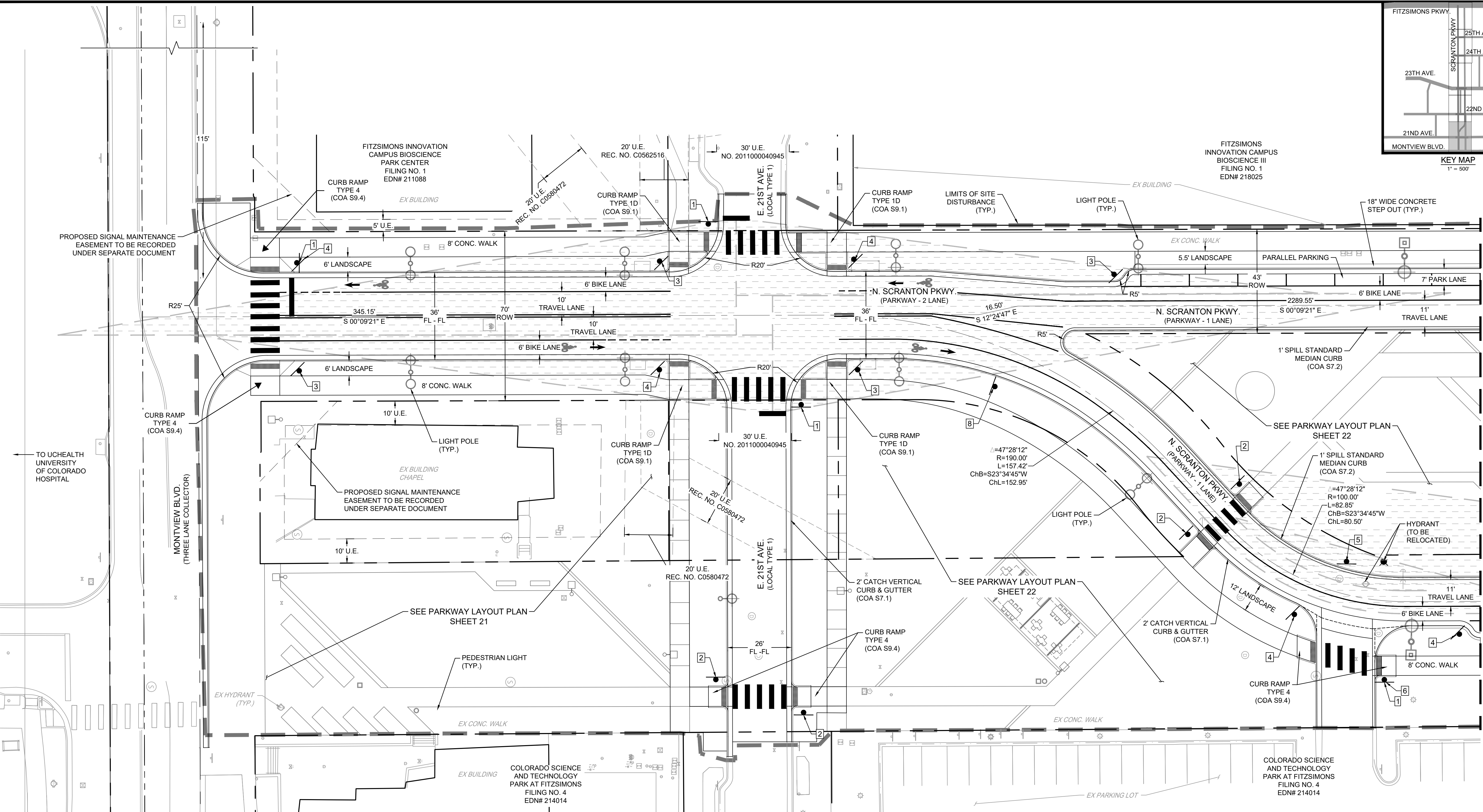
Matrix
Excellence by Design
 707 17th Street, Suite 3150
 Denver, Colorado 80202
 P 303.572.0200
 www.matrixdesigngroup.com



NOT FOR CONSTRUCTION



MATCHLINE - SEE SHEET 06

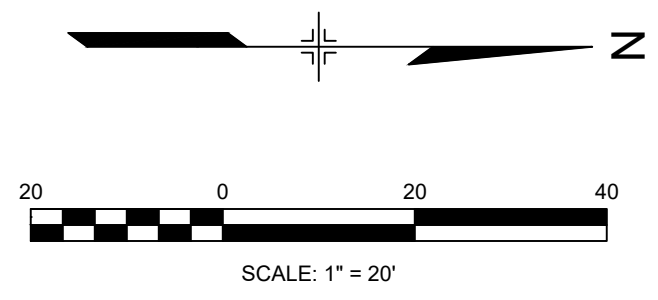


- LEGEND**
- PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - SIGHT TRIANGLE
 - SITE LIMITS
 - EXISTING STORM MANHOLE
 - EXISTING LIGHT POLE
 - PUBLIC PEDESTRIAN LIGHT
 - EXISTING FIRE HYDRANT
 - PROPOSED INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PUBLIC PEDESTRIAN LIGHT
 - PUBLIC LIGHT POLE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT

- SIGNAGE KEYNOTE**
- 1 STOP R1-1 30"x30"
 - 2 W11-2 30"x30" W16-7P 24"x12"
 - 3 R7-1A 24"x12"
 - 4 R7-1A 24"x12"
 - 5 ONE WAY R6 - 1A 18"x6"
 - 6 R3 - 5R 24"x30"
 - 7 ONE WAY R6 - 1A 18"x6"
 - 8 W11-2 30"x30" W16-7P 24"x12"

BENCHMARK
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A. BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

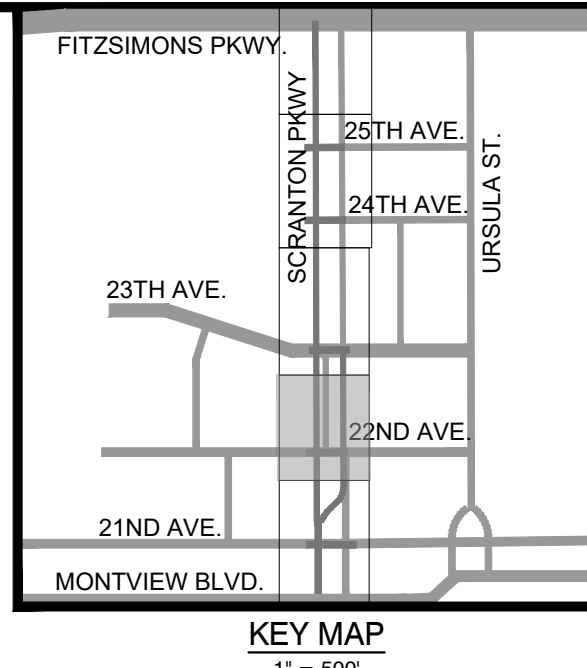
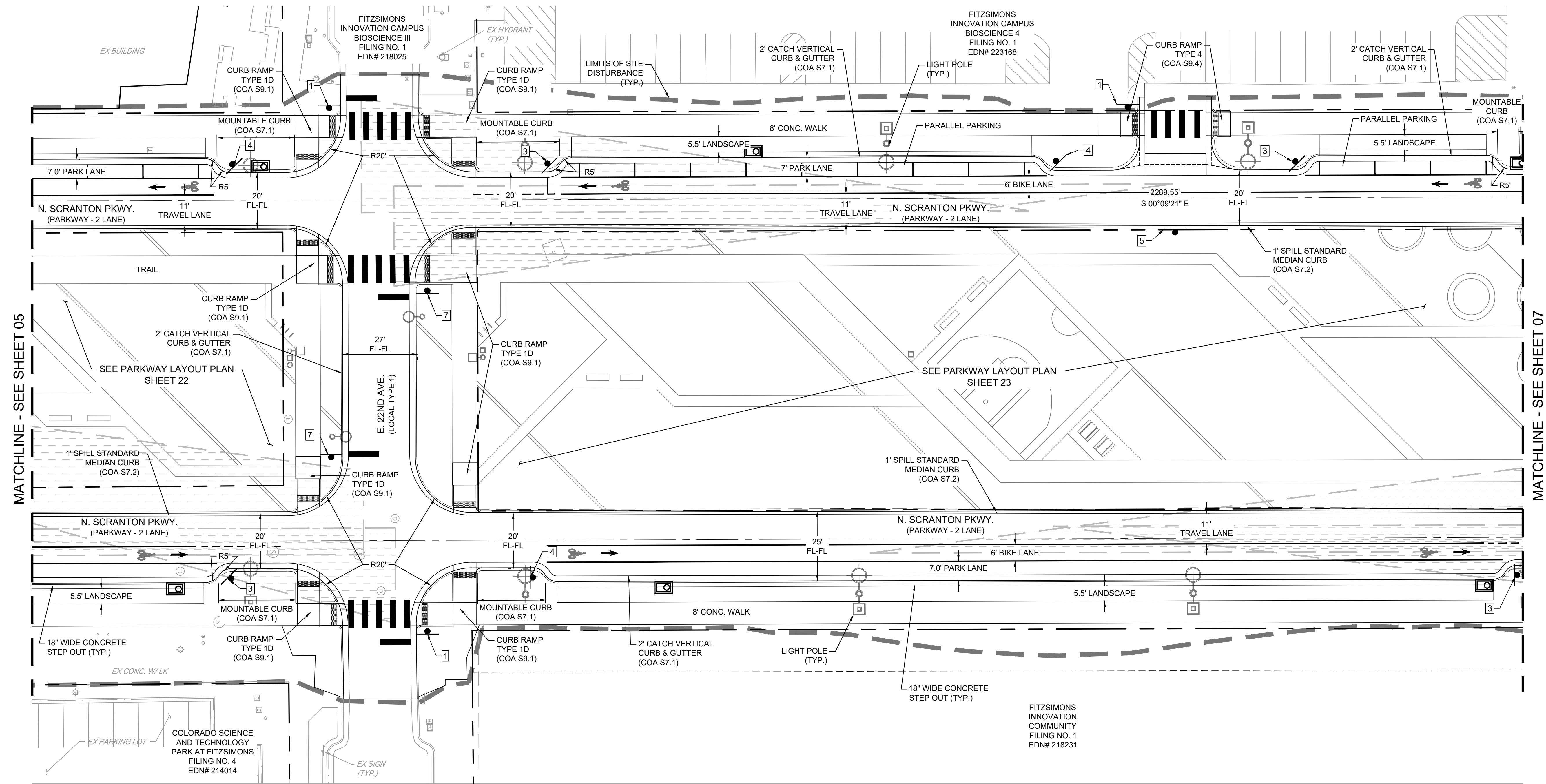
TITLE: SITE PLAN
DATE: JUNE 2025
PREPARED BY:

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



NOT FOR CONSTRUCTION

SHEET:05



MATCHLINE - SEE SHEET 05

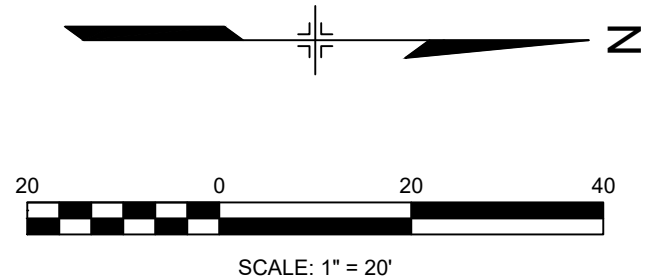
MATCHLINE - SEE SHEET 07

- LEGEND**
- PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - SIGHT TRIANGLE
 - SITE LIMITS
 - EXISTING STORM MANHOLE
 - EXISTING LIGHT POLE
 - PUBLIC PEDESTRIAN LIGHT
 - EXISTING FIRE HYDRANT
 - PROPOSED INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FIRE HYDRANT
 - PUBLIC PEDESTRIAN LIGHT
 - PUBLIC LIGHT POLE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT

- SIGNAGE KEYNOTE**
- 1. STOP R1-1 30"x30"
 - 2. W11-2 30"x30" W16-7P 24"x12"
 - 3. 24"x30" R7-1A 24"x12"
 - 4. 24"x30" R7-1A 24"x12"
 - 5. ONE WAY R6 - 1A 18"x6"
 - 6. ONLY R3 - SR 24"x30"
 - 7. STREET D3-1 STOP R1-1 30"x30"
 - 8. W11-2 30"x30" W16-7P 24"x12"

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

BENCHMARK
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY). APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

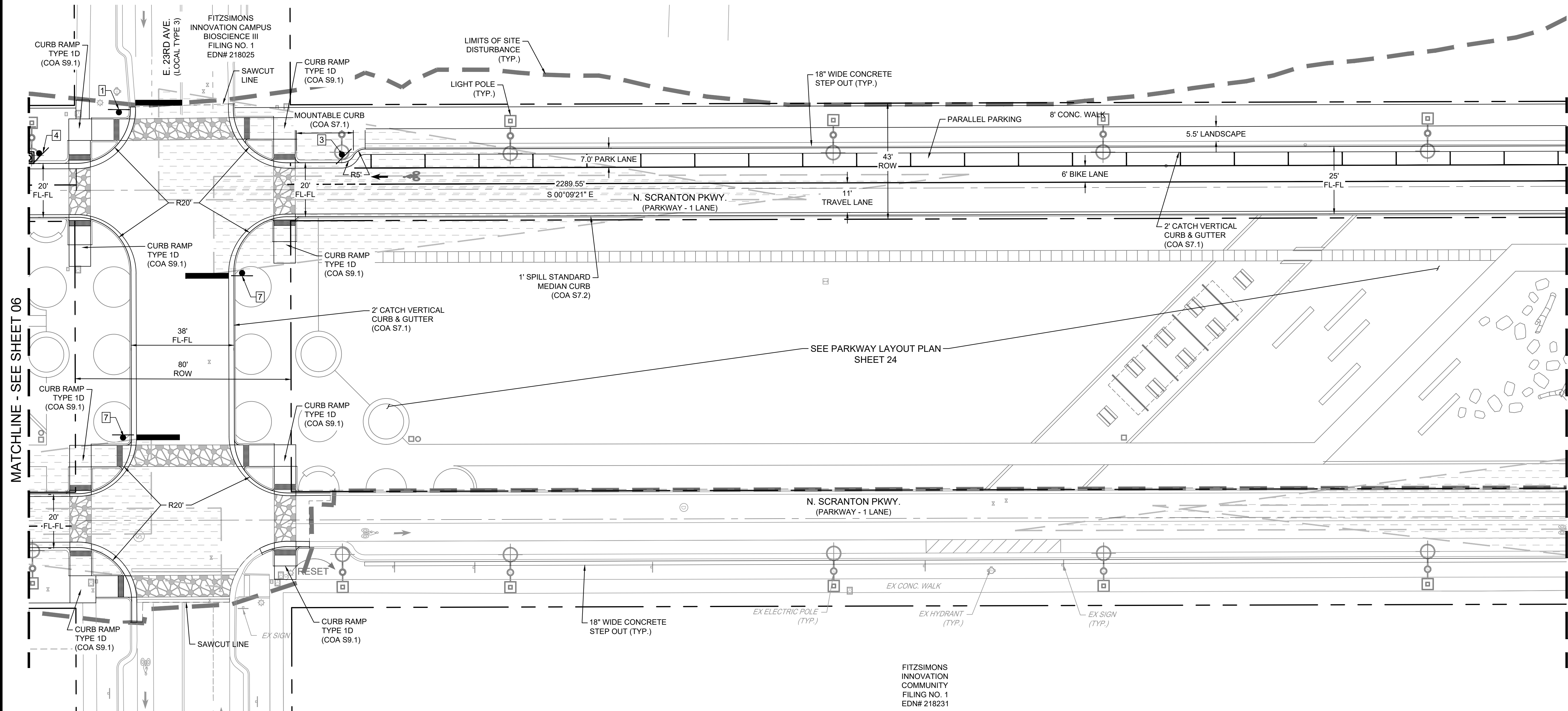
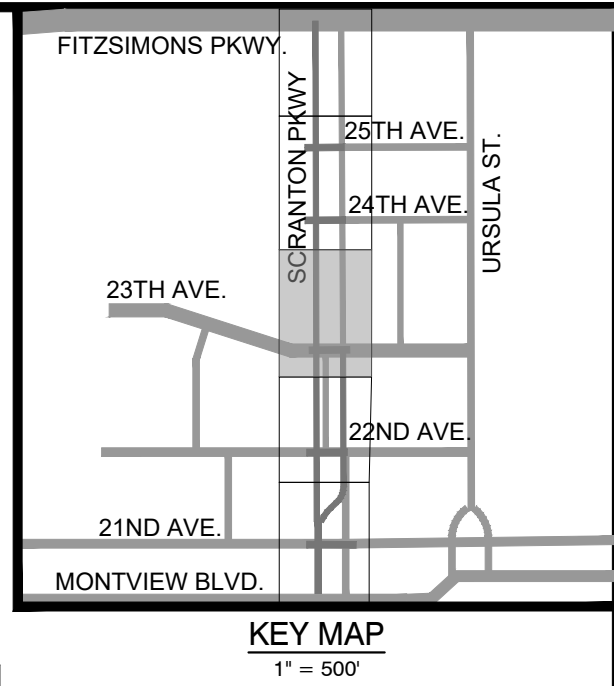
TITLE: SITE PLAN
DATE: JUNE 2025
PREPARED BY:

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



NOT FOR CONSTRUCTION

SHEET:06

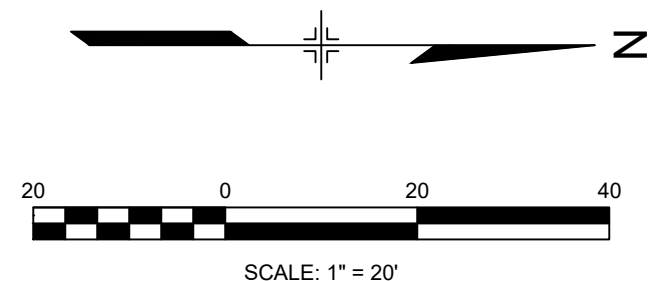


LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	SIGHT TRIANGLE
	SITE LIMITS
	EXISTING STORM MANHOLE
	EXISTING LIGHT POLE
	PUBLIC PEDESTRIAN LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	UTILITY EASEMENT
	GAS EASEMENT

SIGNAGE KEYNOTE			
	1		2
	3		4
	5		6
	7		8

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

BENCHMARK
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: SITE PLAN

DATE: JUNE 2025

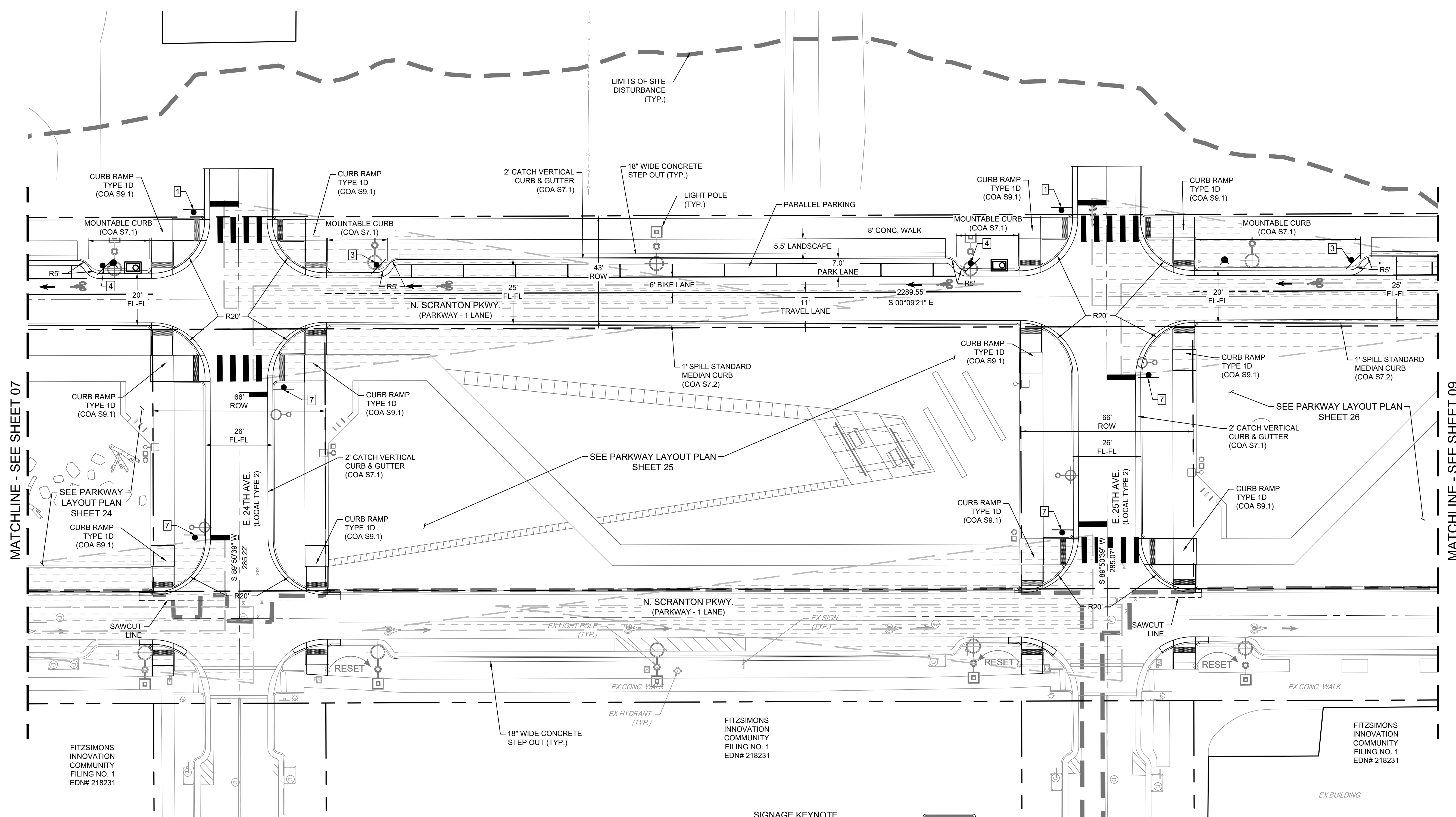
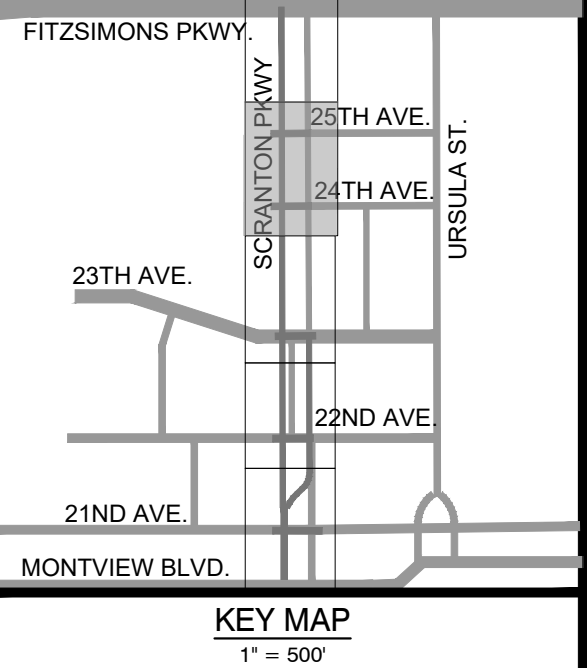
PREPARED BY:

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



NOT FOR CONSTRUCTION

SHEET:07



MATCHLINE - SEE SHEET 07

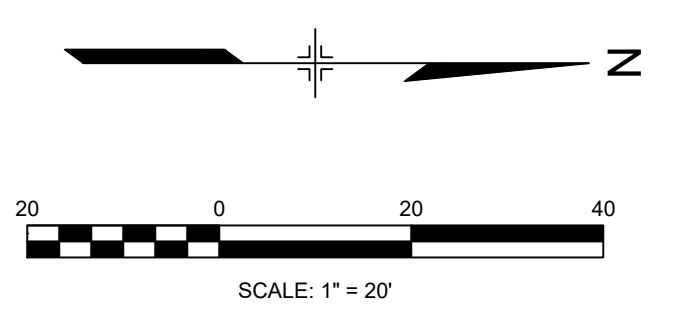
MATCHLINE - SEE SHEET 09

LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	SIGHT TRIANGLE
	SITE LIMITS
	EXISTING STORM MANHOLE
	EXISTING LIGHT POLE
	PUBLIC PEDESTRIAN LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	UTILITY EASEMENT
	GAS EASEMENT

SIGNAGE KEYNOTE	

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

BENCHMARK
CITY OF AURORA BENCHMARK 3S8736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A. BM. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

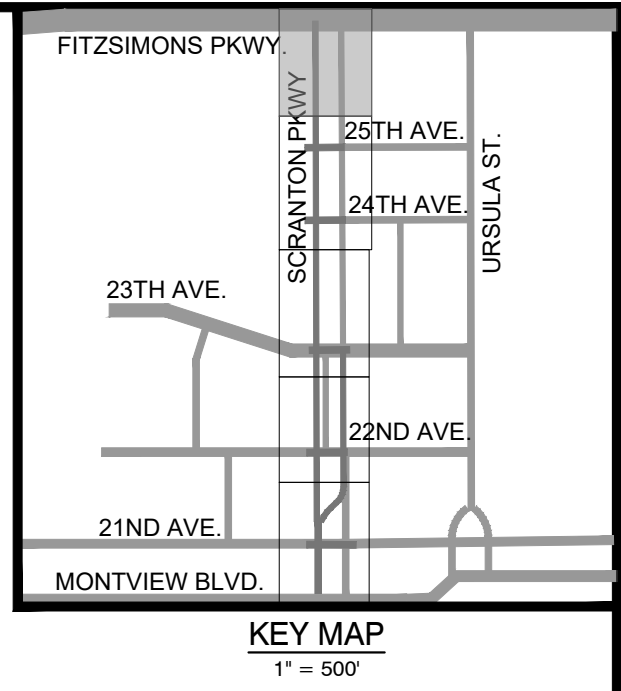
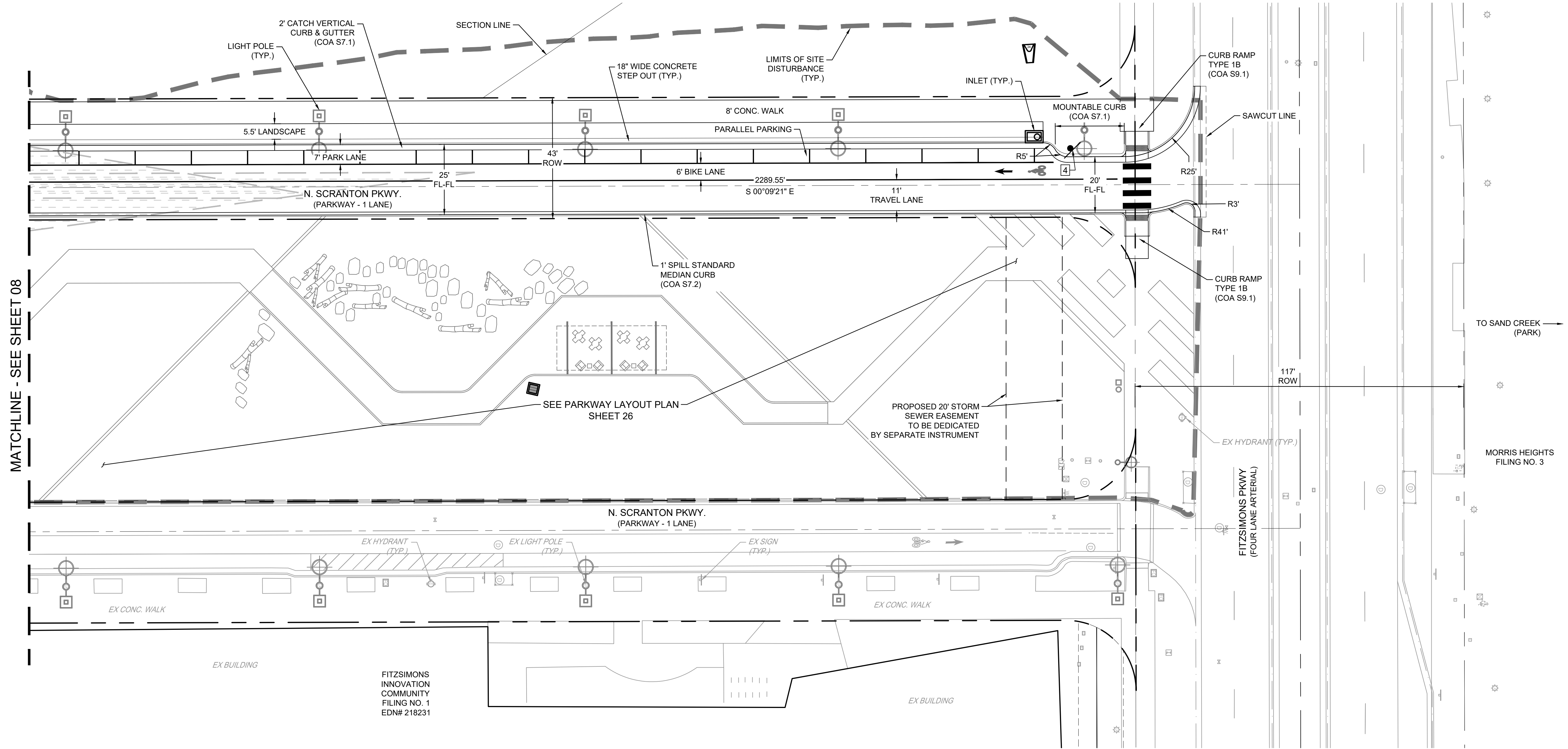
TITLE: SITE PLAN
DATE: JUNE 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET:08

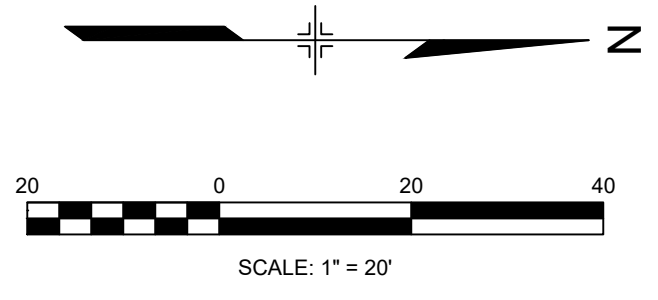


MATCHLINE - SEE SHEET 08

- LEGEND**
- PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - SIGHT TRIANGLE
 - SITE LIMITS
 - EXISTING STORM MANHOLE
 - EXISTING LIGHT POLE
 - PUBLIC PEDESTRIAN LIGHT
 - EXISTING FIRE HYDRANT
 - PROPOSED INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FIRE HYDRANT
 - PUBLIC PEDESTRIAN LIGHT
 - PUBLIC LIGHT POLE
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT

- SIGNAGE KEYNOTE**
- 1. STOP R1-1 30"x30"
 - 2. W11-2 30"x30" W16-7P 24"x12"
 - 3. 24"x30" R7-1A 24"x12"
 - 4. 24"x30" R7-1A 24"x12"
 - 5. ONE WAY R6 - 1A 18"x6"
 - 6. ONLY R3 - 5R 24"x30"
 - 7. STREET D3-1 STOP R1-1 30"x30"
 - 8. W11-2 30"x30" W16-7P 24"x12"

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: SITE PLAN
DATE: JUNE 2025

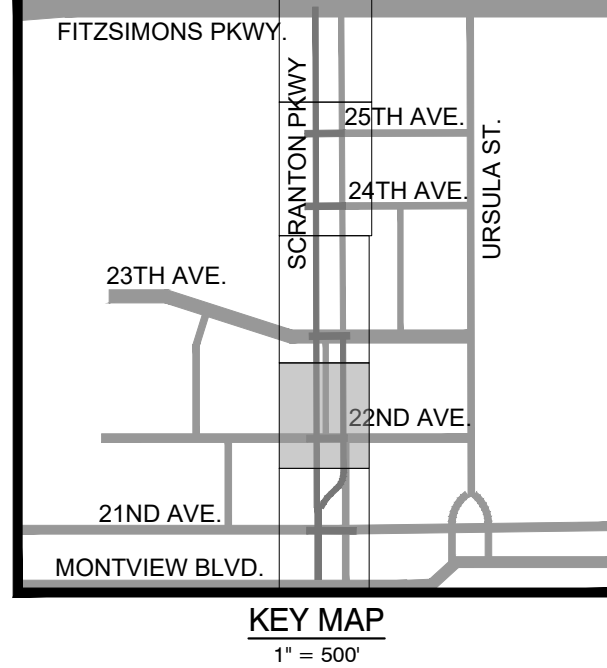
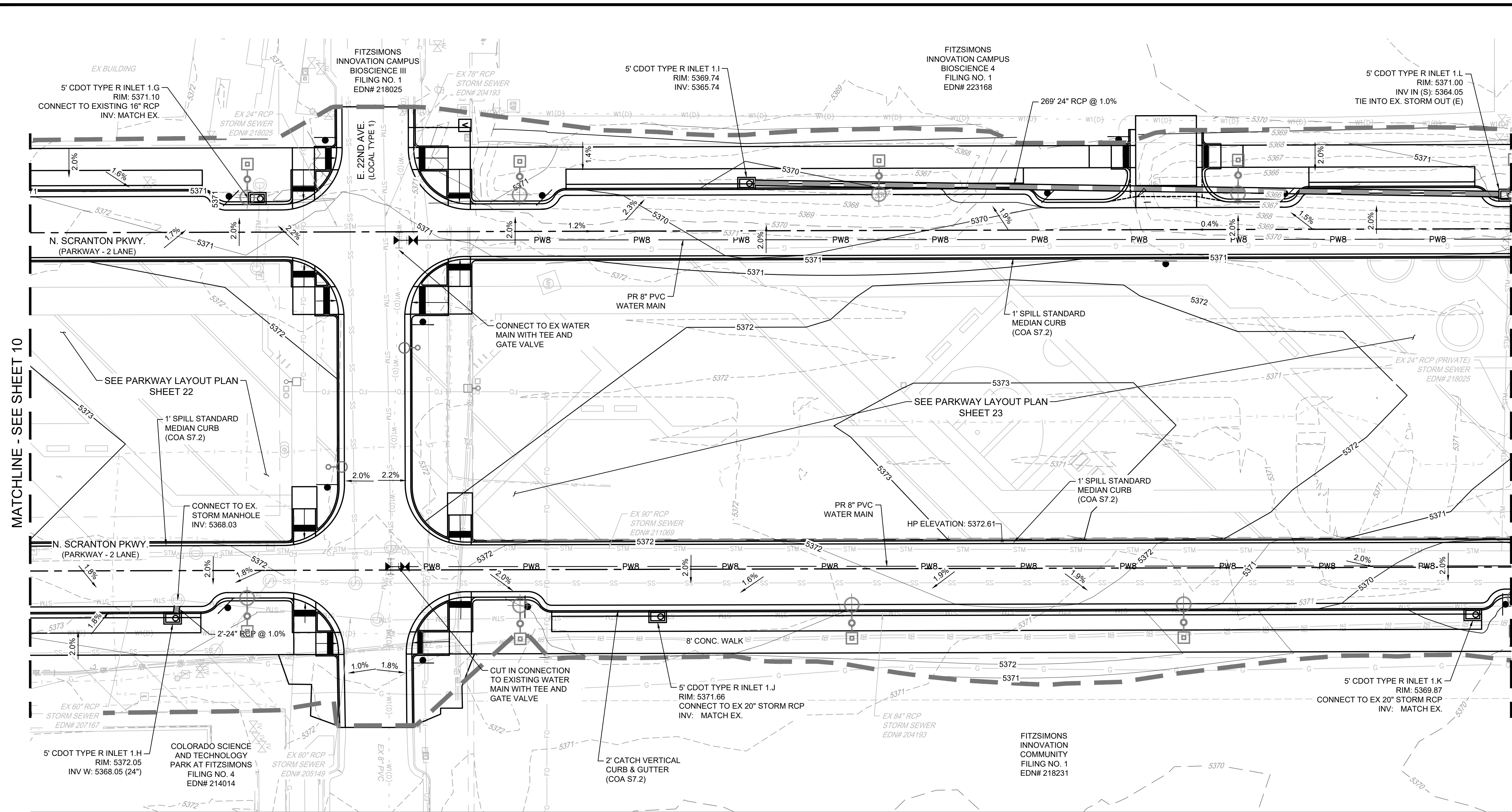
PREPARED BY:

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

BENCHMARK
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMONS PKWY). APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)

NOT FOR CONSTRUCTION





MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

NOTES:

- STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
- ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
- SEE SHEET 3 FOR TYPICAL SECTIONS.

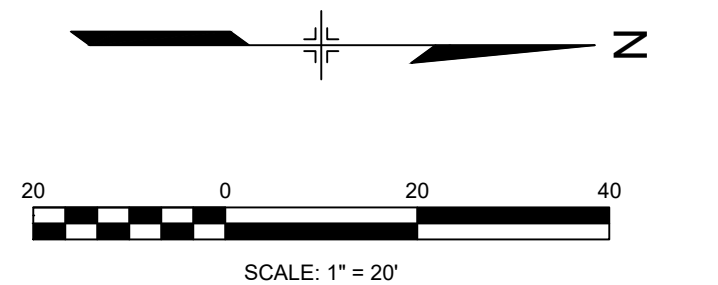
BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY). APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.

ELEVATION = 5329.46 (NAVD88)

REQUIRED GRADING & UTILITY NOTES

- 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.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: JUNE 2025

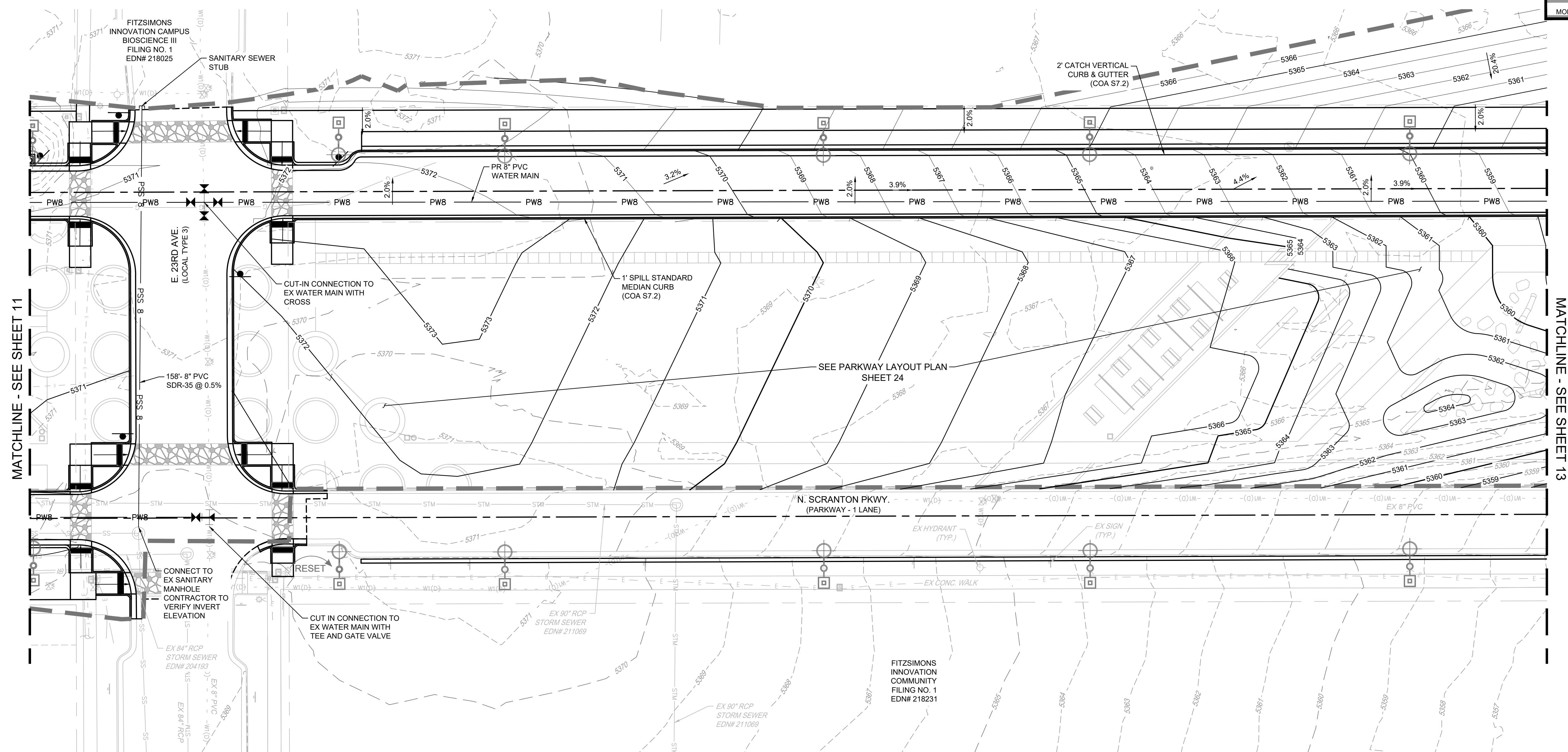
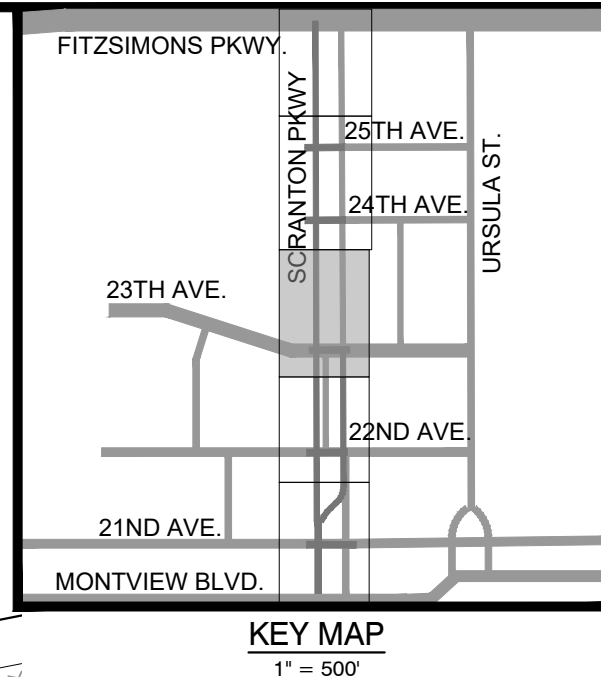
PREPARED BY:





















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



NOT FOR CONSTRUCTION

SHEET:11



	<u>LEGEND</u>
	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 5' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
4. SEE SHEET 3 FOR TYPICAL SECTIONS.

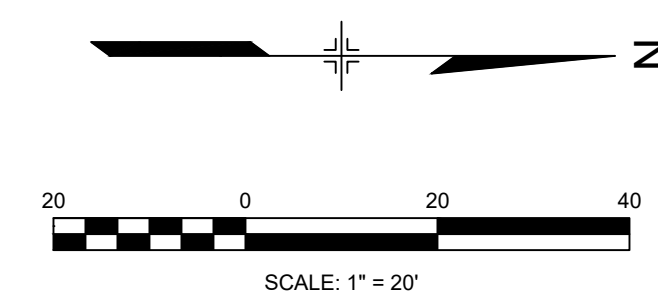
BENCHMARK

CITY OF AURORA BENCHMARK 356736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.

ELEVATION = 5329.46 (NAVD88)

REQUIRED GRADING & UTILITY NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: JUNE 2025

PREPARED BY:



Excellence by Design

707 17th Street, Suite 3150

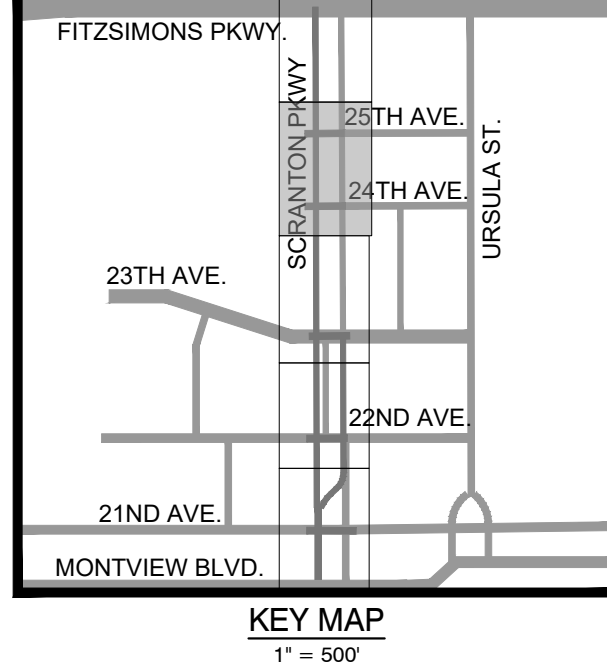
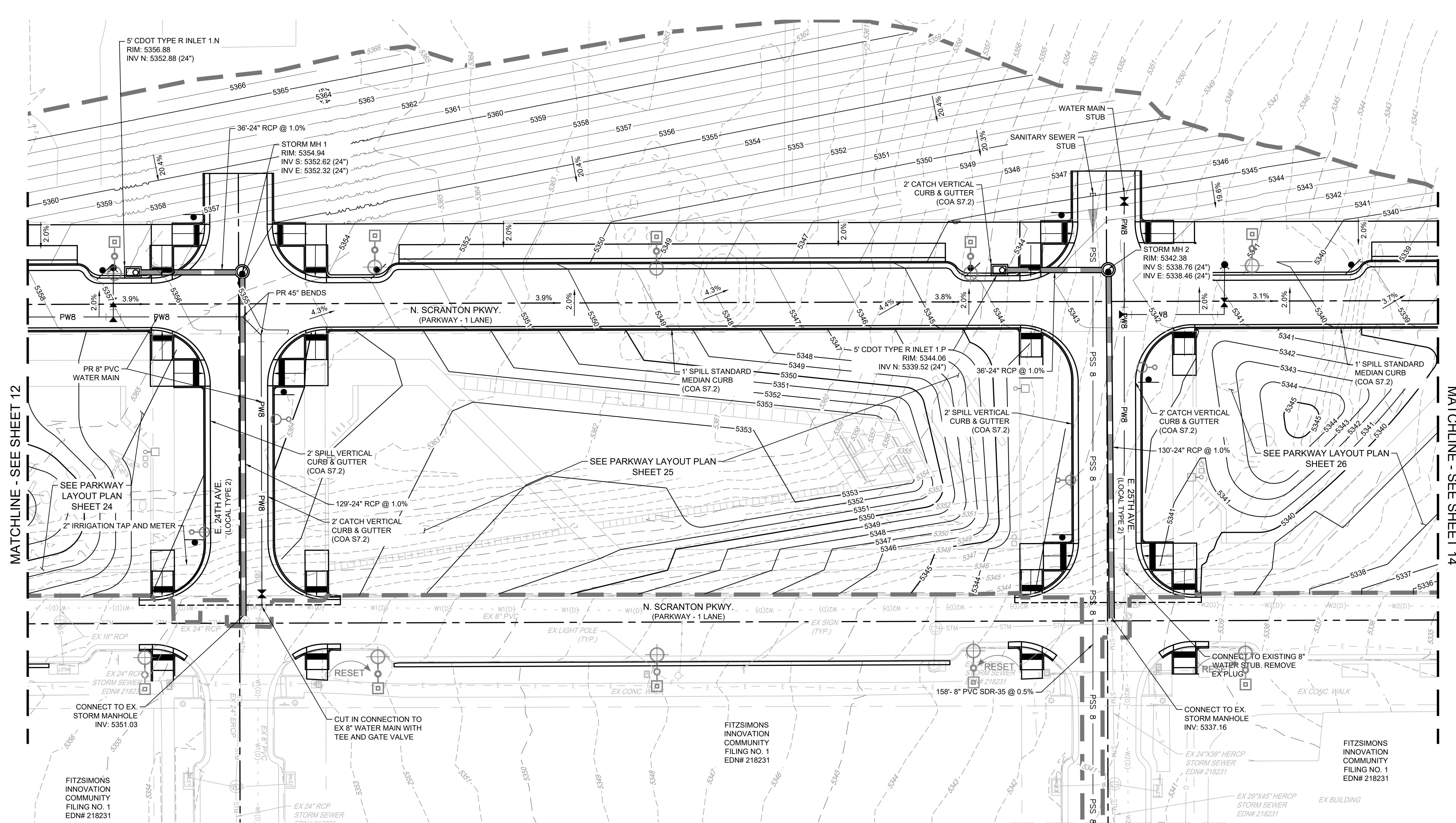
Denver, Colorado 80202

P 303.572.0200
www.matrixdesigngroup.com



SHEET:12

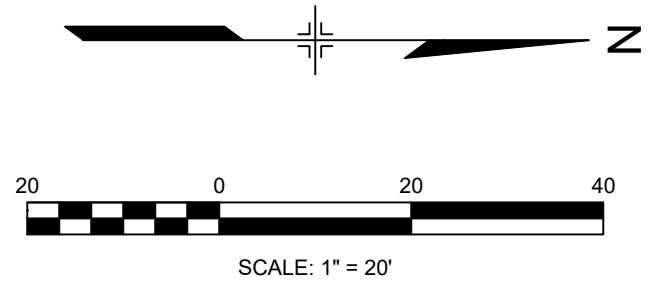
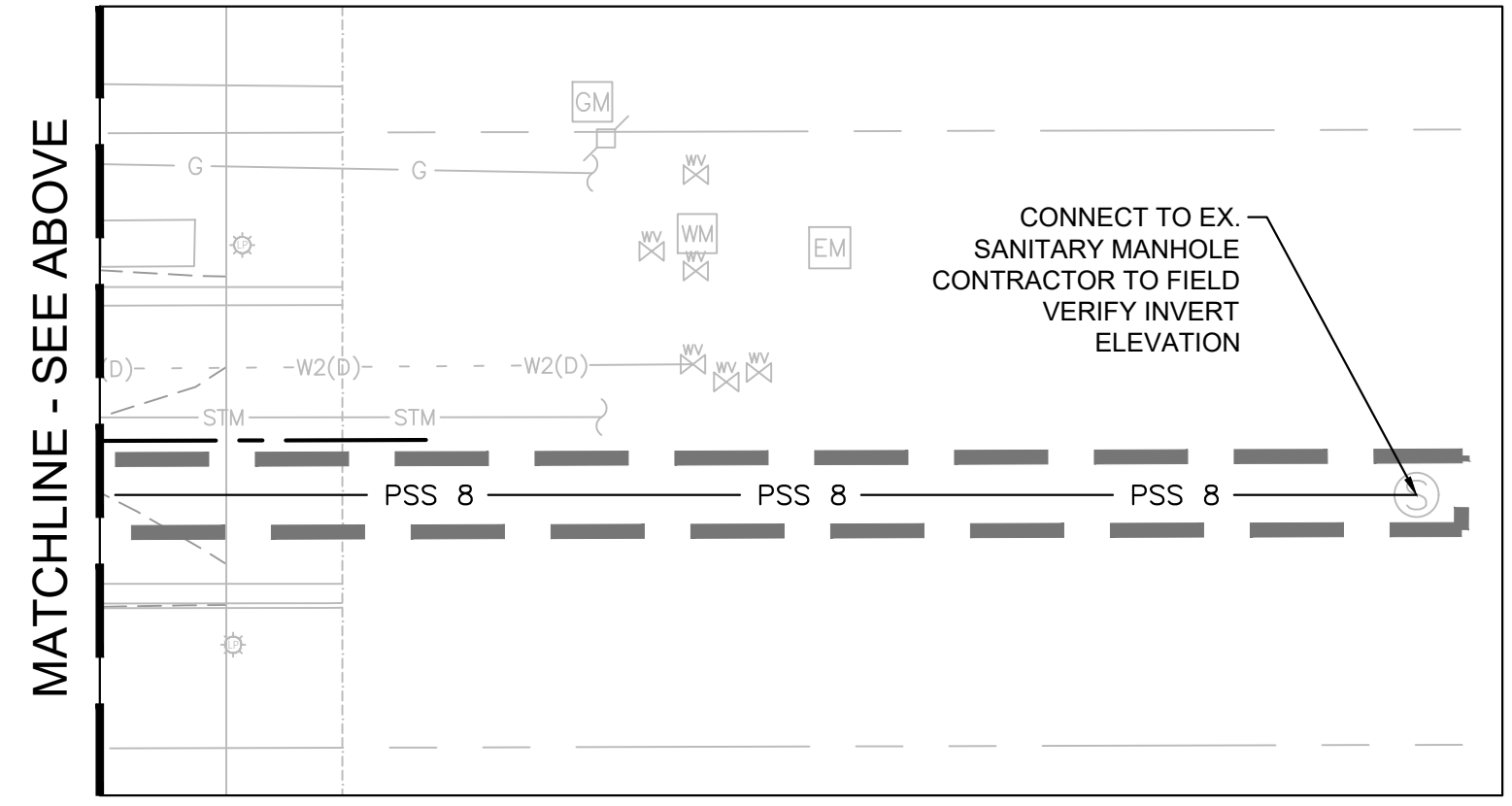
NOT FOR CONSTRUCTION



LEGEND	
	LIMITS OF CONSTRUCTION
	PSS 8
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

- NOTES:**
- STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
 - ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
 - SEE SHEET 3 FOR TYPICAL SECTIONS.
- BENCHMARK**
- CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY). APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
- ELEVATION = 5329.46 (NAVD88)

- REQUIRED GRADING & UTILITY NOTES**
- 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.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: JUNE 2025

PREPARED BY:

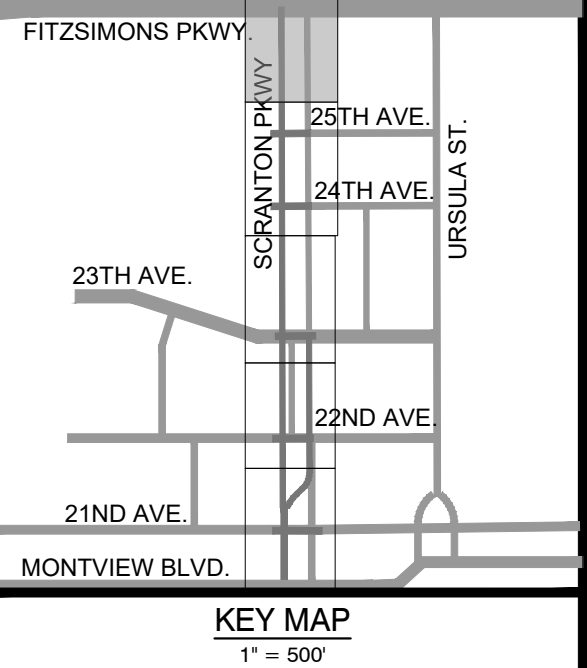
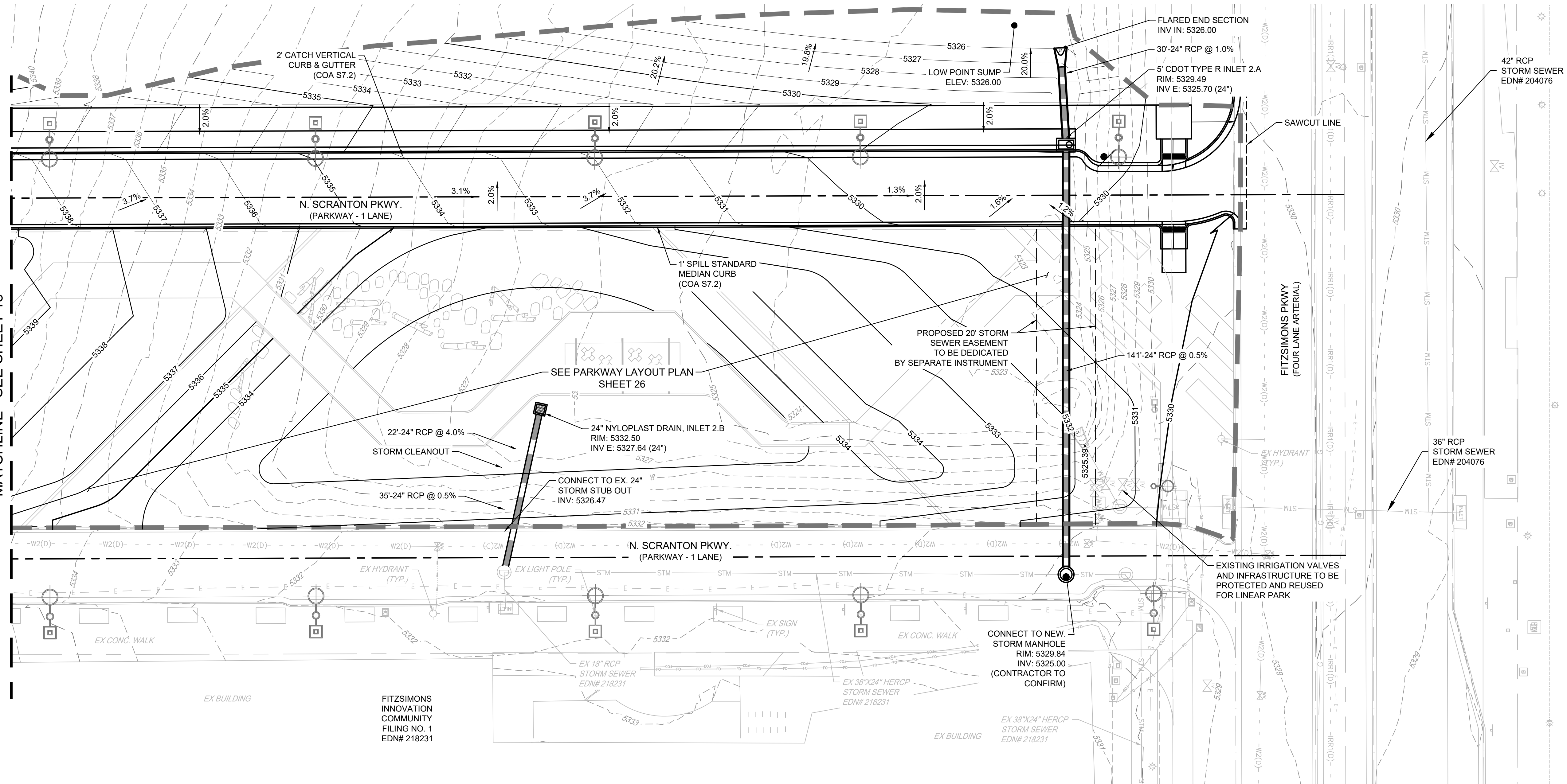
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET:13

MATCHLINE - SEE SHEET 13



LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

NOTES:

- STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
- ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
- SEE SHEET 3 FOR TYPICAL SECTIONS.

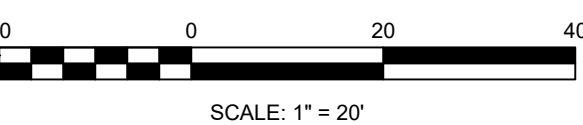
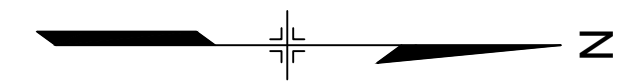
BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY). APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.

ELEVATION = 5329.46 (NAVD88)

REQUIRED GRADING & UTILITY NOTES

- 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.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: JUNE 2025

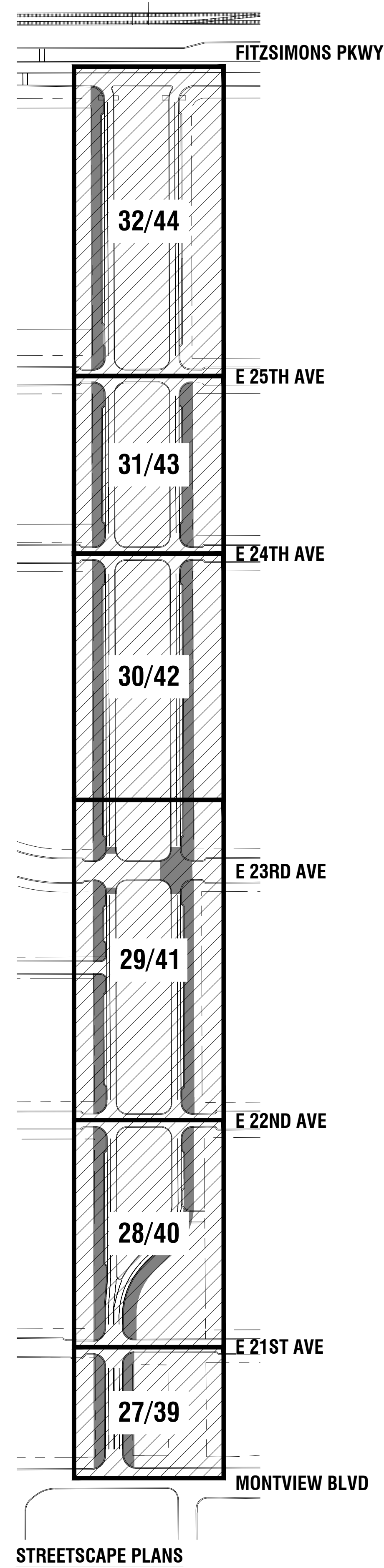
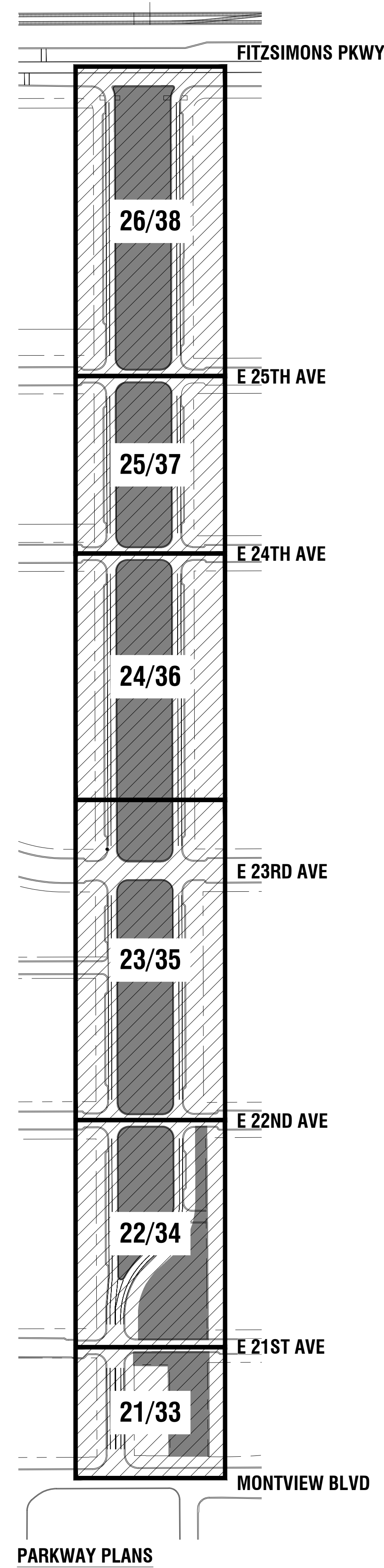
PREPARED BY:

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



NOT FOR CONSTRUCTION

SHEET:14



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: LANDSCAPE SHEET INDEX

DATE: 05.15.2025

PREPARED BY:

CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

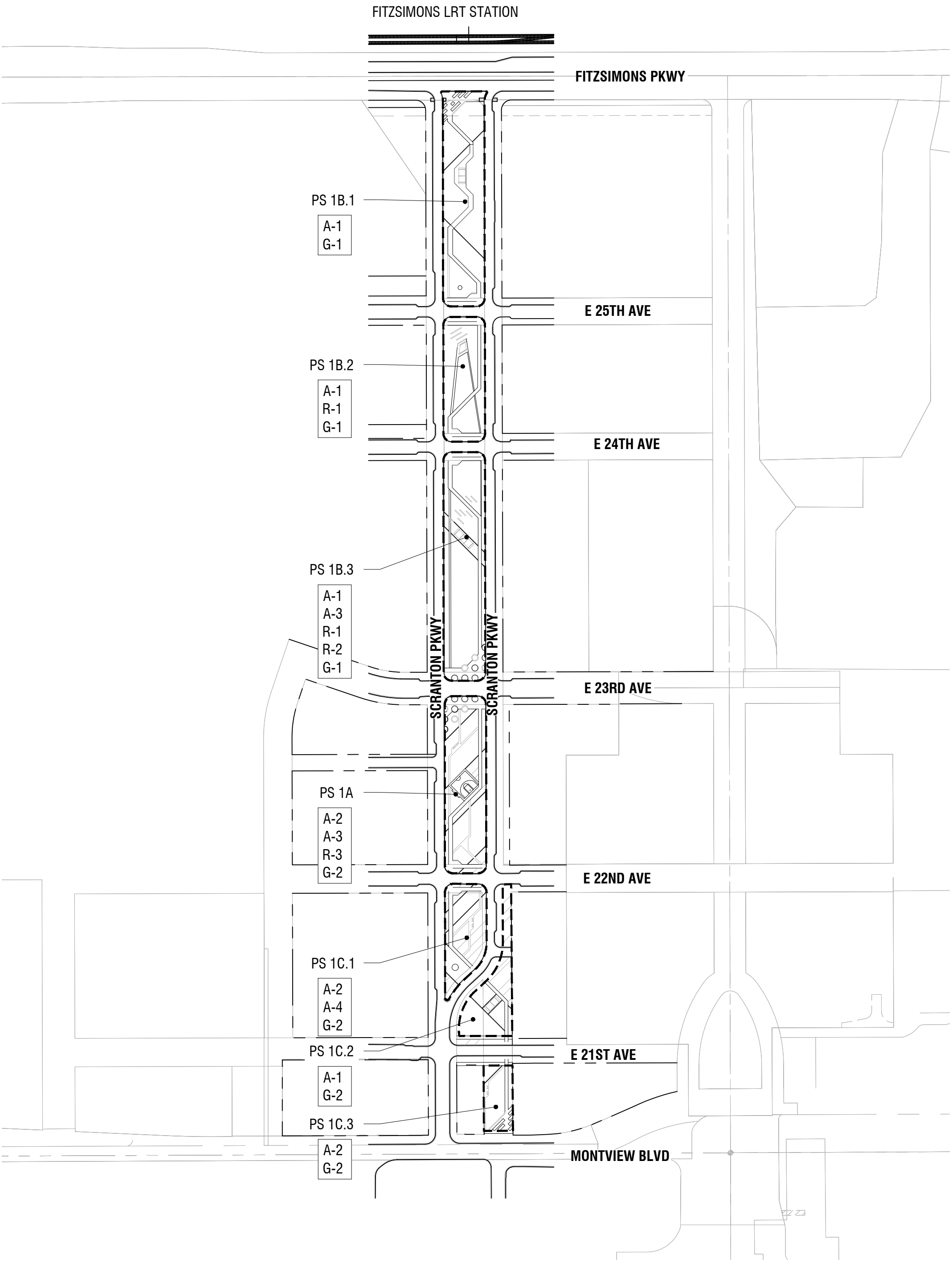


NOT TO SCALE



NOT FOR CONSTRUCTION

SHEET: 15



ARCHITECTURAL ELEMENTS / SITE FEATURES

- A-1 **PARK SHELTER/PAVILION (TYP)** WILL PROVIDE FLEXIBLE GATHERING AREAS AND SHADE IN AREAS THAT ARE EASILY ACCESSIBLE TO ADJACENT RESIDENTS, STUDENTS, CAMPUS EMPLOYEES, OR CAMPUS VISITORS.
- A-2 **OUTDOOR ROOMS (TYP)**
- A-3 **FLEXIBLE PLAZA (TYP)**
- A-4 **PUBLIC ART ELEMENT**

RECREATION ELEMENTS

- R-1 **NATURALIZED EXPLORATION ENVIRONMENTS (TYP)** PLAY ENVIRONMENTS TO INCLUDE ELEMENTS THAT ENCOURAGE FITNESS, DISCOVERY AND SOCIAL ENGAGEMENT
- R-2 **PROGRAMMABLE OPEN SPACE (TYP)** FLEXIBLE OPEN SPACE LAWN TO BE USED FOR VARIETY OF ACTIVE AND PASSIVE RECREATION, NEIGHBORHOOD ACTIVITIES, AND LEISURE FOR RESIDENTS.
- R-3 **FLEXIBLE SPORTS COURT** CONTAINS HALF COURT BASKETBALL THAT ALSO SERVES AS A GATHERING AREA.

GARDENS / LANDSCAPE ELEMENTS

- G-1 **NATIVE GRASS AND PERENNIAL GARDENS (TYP)** DYNAMIC LANDFORMS WITH A VARIETY OF INTEGRATED PLANT PALLETS CREATING A BEAUTIFUL AND INTERACTIVE LANDSCAPE FOR RESIDENTS.
- G-2 **LINEAR GARDENS (TYP)** USE HIGH DENSITY PLANTING TO CREATE GRAPHIC LINEAR BANDS THAT REFLECT THE CONCEPTUAL DESIGN. EVERGREEN AND DECIDUOUS SHRUBS, PERENNIALS, AND NATIVE SEED BANDS CREATE VISUAL INTEREST WHILE ALSO PROVIDING A DIVERSE PLANTING PALETTE.

FIC GDP - PD-MU PARK SPACE							
PLANNING AREA	PARK SPACE	PARK CLASSIFICATION	GDP PLANNED	PARKS DEPT. CREDITED			
			ACRES	ACRES	SF	PARK CLASSIFICATION	ACRES CREDITED
PS 1A	SCRANTON PKWY	PARK SPACE	0.91	5.13	39,640	PARK SPACE	0.91
PS 1B	SCRANTON PKWY	PARK SPACE	2.96		127,631	PARK SPACE	2.93
PS 1B.1					48,787		1.12
PS 1B.2					26,572		0.61
PS 1B.3					52,272		1.20
PS 1C	SCRANTON PKWY	PARK SPACE	1.26		54,914	PARK SPACE	1.26
PS 1C.1					17,860		0.41
PS 1C.2					23,522		0.54
PS 1C.3					13,532		0.31
TOTAL			5.13		222,184		5.10

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: OPEN SPACE TRACKING

DATE: 05.15.2025

PREPARED BY:

CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 16

SCRANTON PARKWAY PARK SPACE AMENITIES							
PLANNING AREA	PS 1B.1	PS 1B.2	PS 1B.3	PS 1A	PS 1C.1	PS 1C.2	PS 1C.3
PARK SPACE	SCRANTON PARKWAY	SCRANTON PARKWAY	SCRANTON PARKWAY	SCRANTON PARKWAY	SCRANTON PARKWAY	SCRANTON PARKWAY	SCRANTON PARKWAY
AMENITIES							
PLAYGROUND: (REFER TO SECTION 6.22.B FOR DESIGN CRITERIA)*							
PICNIC FACILITY WITH SHELTER	Y	Y	Y			Y	
OPEN, MULTI-PURPOSE TURF AREA		Y	Y				
INTERNAL CIRCULATION PATHS	Y	Y	Y	Y	Y	Y	Y
LANDSCAPING AND BEAUTIFICATION PLANTINGS	Y	Y	Y	Y	Y	Y	Y
BENCHES/SEATWALLS	Y	Y	Y	Y	Y		Y
MOVEABLE FURNITURE	Y		Y			Y	
PICNIC TABLE(S)		Y	Y			Y	
FIRE PIT(S)							
BBQ GRILLE(S)							
TRASH RECEPTACLE(S)	Y	Y	Y	Y	Y	Y	
BIKE RACK(S)	Y	Y	Y	Y	Y		
WATER BOTTLE FILLER OR DRINKING FOUNTAIN(S)							
SECURITY LIGHTING	Y	Y	Y	Y	Y	Y	
LOW-LEVEL LIGHTING	Y	Y	Y	Y	Y	Y	
DOG WASTE STATION(S)	Y	Y	Y	Y	Y	Y	
LAWN GAME PLAY FEATURE(S)							
RESTROOM(S)							
HALF COURT(S)				Y			
PUBLIC ART ELEMENT(S)	Y				Y		
NATURALIZED EXPLORATION ENVIRONMENTS	Y		Y				
NATURAL RESOURCE AREA							
DEMONSTRATION GARDEN(S)							
COMMUNITY GARDEN(S)							
PLAY FOUNTAIN(S)							

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: AMENITY TRACKING

DATE: 05.15.2025

PREPARED BY:

CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

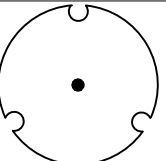
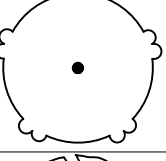
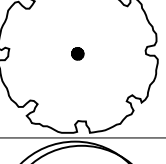
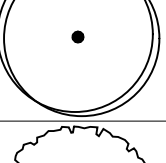
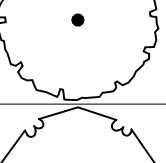
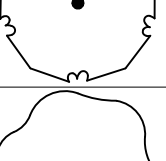
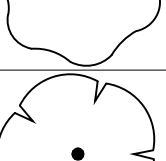

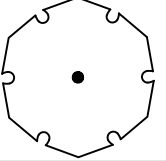
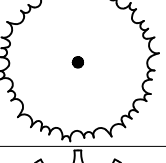
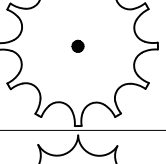
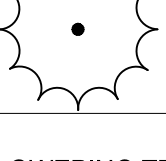
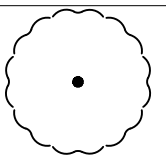


NOT FOR CONSTRUCTION

SHEET: 17

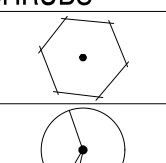
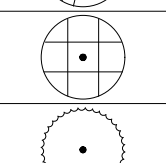
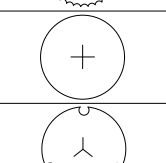
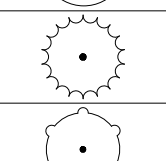
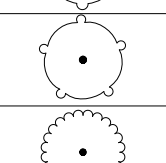
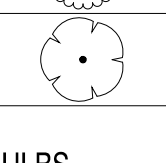
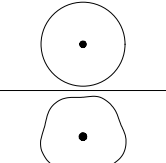
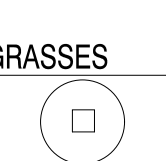
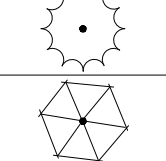
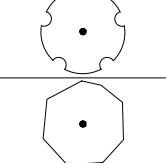
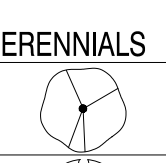
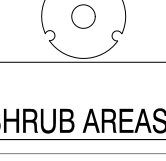
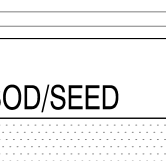
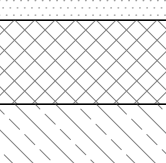
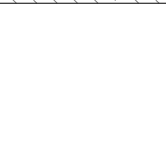









OPEN SPACE

PLANT SCHEDULE

		QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
DECIDUOUS TREES						
	ACE ABZ	84	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	3" Cal.	40 - ft. ht.
	CAT SPE	9	Catalpa speciosa	Northern Catalpa	3" Cal.	40 - 65ft. ht.
	CEL OCC	5	Celtis occidentalis	Common Hackberry	3" Cal.	40 - 65ft. ht.
	GIN BIL	8	Ginkgo biloba	Maidenhair Tree	3" Cal.	40 - 65ft. ht.
	GLE IN4	9	Gleditsia triacanthos inermis	Thornless Honey Locust	3" Cal.	40 - 65ft. ht.
	POP ACU	16	Populus x acuminata	Lanceleaf Cottonwood	3" Cal.	25 - 40ft. ht.
	QUE ALB	46	Quercus alba	White Oak	3" Cal.	40 - fft. ht.
	ULM PRO	6	Ulmus wilsoniana 'Prospector'	Prospector Elm	3" Cal.	40 - 65ft. ht.
EVERGREEN TREES						
	PIC CO2	7	Picea pungens	Colorado Spruce	8` Ht.	25 - ft. ht.
	PIN NIG	9	Pinus nigra	Austrian Pine	8` Ht.	40 - 65ft. ht.
	PIN PON	3	Pinus ponderosa	Ponderosa Pine	8` Ht.	> 65ft. ht.
	PIN SYL	8	Pinus sylvestris	Scotch Pine	8` Ht.	40 - 65ft. ht.
FLOWERING TREES						
	AME GRA	45	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	Multi-Stem	15 - 25ft. ht.

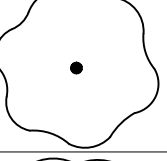
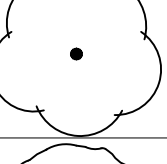
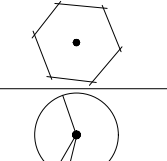
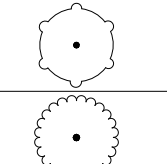
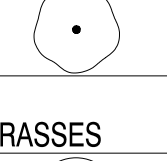
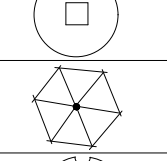
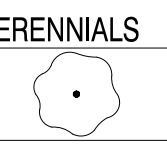





CITY OF AURORA STANDARD LANDSCAPE NOTES:

- FOUR CUBIC YARDS OF ORGANIC MATTER PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
- LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLAN AND CUTSHEETS.
- ALL DRIVEWAYS, STREETS AND PUBLIC ACCESS FIRE LANES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED. ALL WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429 AND/OR SECTION 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.
- UNLESS OTHERWISE NOTED, PLANTING BEDS SHALL BE MULCHED WITH SHREDDED RED CEDAR MULCH TO A DEPTH OF 3". WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.

SHRUBS							
	BUD BCJ	1,266	Buddleja x 'Blue Chip Jr.'	Blue Chip Jr. Lo & Behold® Butterfly Bush	5 gal.	18 - 36in. ht.	
	COR FA4	299	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	5 gal.	3 - 6ft. ht.	
	EUO COM	73	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal.	6 - 1ft. ht.	
	HES PAR	1	Hesperaloe parviflora	Red Yucca	5 gal.	3 - 6ft. ht.	
	JUN M35	329	Juniperus communis 'Mondap'	Alpine Carpet® Common Juniper	5 gal.	6 - 18in. ht.	
	JUN BL3	528	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	5 gal.	6 - 18in. ht.	
	JUN BUF	34	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	6 - 18in. ht.	
	PER ATR	495	Perovskia atriplicifolia	Russian Sage	5 gal.	3 - 6ft. ht.	
	PIN HIL	345	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine	5 gal.	18 - 36in. ht.	
	PRU PAW	710	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	5 gal.	18 - 36in. ht.	
	SYR EMR	203	Syringa x 'SMNSDTP'	Baby Kim® Dwarf Lilac	5 gal.	18 - 36in. ht.	
BULBS							
	ALL GIG	1,504	Allium giganteum	Giant Allium	Bulb	18 - 36in. ht.	
	TUL SYL	1,189	Tulipa sylvestris	Tulip	Bulb	6 - ft. ht.	
GRASSES							
	BOU BLO	718	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	18 - ft. ht.	
	HEL SEM	1	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	18 - 36in. ht.	
	MUH UN3	594	Muhlenbergia reverchonii 'PUND01S'	Undaunted® Ruby Muhly	1 gal.	18 - 36in. ht.	
	NAS TEN	1	Nassella tenuissima	Mexican Feather Grass	1 gal.	18 - 36in. ht.	
	SCH LIT	629	Schizachyrium scoparium	Little Bluestem	1 gal.	18 - 36in. ht.	
PERENNIALS							
	ASC TUB	116	Asclepias tuberosa	Butterfly Milkweed	1 gal.	18 - 36in. ht.	
	ECH PUR	558	Echinacea purpurea	Coneflower	1 gal.	18 - 4ft. ht.	
SHRUB AREAS							
	PAN VIR	750	Panicum virgatum	Switch Grass	plug	3 - 6ft. ht.	
SOD/SEED							
	SOD	44,416 sf	Cool Season Drought Resistant Sod	Colorado Hyper Blue - Grafts Turf	sod	< 6in. ht.	
	MIX A	27,989 sf	Cool Season Grasses		seed	< 6in. ht.	
	MIX B	47,045 sf	Warm Season Grasses		seed	< 6in. ht.	

STREETSCAPE

PLANT SCHEDULE

		QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
DECIDUOUS TREES						
	ACE ABZ	20	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	3" Cal.	40 - ft. ht.
	QUE ALB	9	Quercus alba	White Oak	3" Cal.	40 - fft. ht.
	QUE BIC	32	Quercus bicolor	Swamp White Oak	3" Cal.	40 - 65ft. ht.
	QUE ROB	27	Quercus robur	English Oak	3" Cal.	40 - 65ft. ht.
	QUE GSE	26	Quercus x macdanielii 'Clemons'	Heritage® Oak	3" Cal.	40 - 65ft. ht.
SHRUBS						
	BUD BCJ	388	Buddleja x 'Blue Chip Jr.'	Blue Chip Jr. Lo & Behold® Butterfly Bush	5 gal.	18 - 36in. ht.
	COR FA4	21	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	5 gal.	3 - 6ft. ht.
	JUN M35	144	Juniperus communis 'Mondap'	Alpine Carpet® Common Juniper	5 gal.	6 - 18in. ht.
	JUN BL3	143	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	5 gal.	6 - 18in. ht.
	PER ATR	4	Perovskia atriplicifolia	Russian Sage	5 gal.	3 - 6ft. ht.
	PRU PAW	282	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	5 gal.	18 - 36in. ht.
BULBS						
	ALL GIG	14	Allium giganteum	Giant Allium	Bulb	18 - 36in. ht.
	TUL SYL	56	Tulipa sylvestris	Tulip	Bulb	6 - ift. ht.
GRASSES						
	BOU BLO	105	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	18 - ft. ht.
	MUH UN3	28	Muhlenbergia reverchonii 'PUND01S'	Undaunted® Ruby Muhly	1 gal.	18 - 36in. ht.
	PAN VI2	31	Panicum virgatum	Switch Grass	1 gal.	3 - 6ft. ht.
	SCH LIT	83	Schizachyrium scoparium	Little Bluestem	1 gal.	18 - 36in. ht.
PERENNIALS						
	NEP WLO	59	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.	18 - 36in. ht.
MULCHES						
	RCM	10,617 sf	Red Cedar Mulch		---	
SOD/SEED						
	MIX A	2,680 sf	Cool Season Grasses		seed	< 6in. ht.
	MIX B	3,931 sf	Warm Season Grasses		seed	< 6in. ht.

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PLANTING SCHEDULE

DATE: 05.15.2025

PREPARED BY:

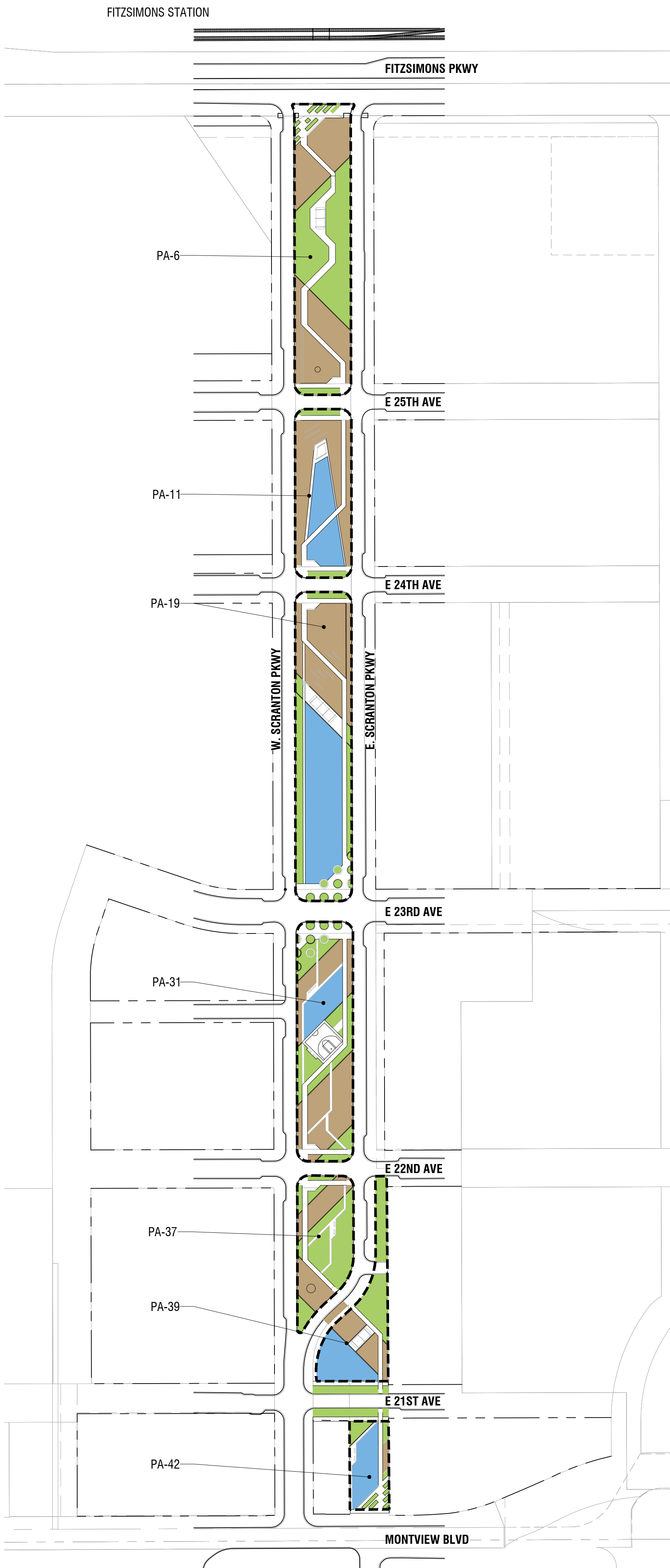
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 18



STREET/TRACT	LINEAR FEET IN CURBSIDE LESS THAN 10' WIDE	REQUIRED TREES (1/35 FT)*	PROVIDED TREES	SQUARE FEET IN CURBSIDE LESS THAN 10' WIDE	REQUIRED SHRUBS (1/40 SQ FT)	PROVIDED SHRUBS	SHRUB EQUIVALENT (12 SHRUBS/1 TREE)
W. SCRANTON PKWY. - FITZSIMONS PKWY. TO E. 25TH AVE.**	426	12	14	2343	59	59	
W. SCRANTON PKWY. - E. 25TH AVE. TO E. 24TH AVE.	209	6	8	1150	29	31	
E. SCRANTON PKWY. - E. 25TH AVE. TO E. 24TH AVE.	211	6	8	1372	34	34	
W. SCRANTON PKWY. - E. 24TH AVE. TO E. 23RD AVE.	464	13	17	2552	64	141	
E. SCRANTON PKWY. - E. 24TH AVE. TO E. 23RD AVE.	464	13	15	2784	70	101	
W. SCRANTON PKWY. - E. 23RD AVE. TO E. 22ND AVE.***	302	9	11	2051	51	58	
E. SCRANTON PKWY. - E. 23RD AVE. TO E. 22ND AVE.	337	10	12	1854	46	63	
W. SCRANTON PKWY. - E. 22ND AVE. TO E. 21ST AVE.***	324	9	11	2246	56	146	
E. SCRANTON PKWY. - E. 22ND AVE. TO E. 21ST AVE.	364	10	9	3191	80	192	
W. SCRANTON PKWY. - E. 21ST AVE. TO MONTVIEW BLVD.	161	5	4	966	24	78	
E. SCRANTON PKWY. - E. 21ST AVE. TO MONTVIEW BLVD.	161	5	5	966	24	79	
E. 25TH AVE. - NORTH CURB ****	62	2	1	744	19	41	12
E. 25TH AVE. - SOUTH CURB ****	62	2	1	682	17	42	12
E. 24TH AVE. - NORTH CURB ****	62	2	1	744	19	40	12
E. 24TH AVE. - SOUTH CURB ****	62	2	1	682	17	40	12
E. 23RD AVE. - NORTH CURB ****	62	2	1	806	20	65	12
E. 23RD AVE. - SOUTH CURB ****	62	2	1	806	20	65	12
E. 22ND AVE. - NORTH CURB ****	62	2	1	806	20	34	12
E. 22ND AVE. - SOUTH CURB ****	62	2	1	496	12	28	12
E. 21ST AVE. - NORTH CURB *****	134	4	0	1876	47	117	48
E. 21ST AVE. - SOUTH CURB *****	134	4	0	2010	50	117	48
TOTAL	3423	98	114	21474	537	982	192

* TREE SPACING WILL FOLLOW THE FITZSIMONS INNOVATION CAMPUS URBAN DESIGN GUIDELINES AT 1 TREE AT 25-35' O.C. IN COMPARISON TO CITY OF AURORA'S GUIDELINES OF 1 TREE PER 40'.
** E. SCRANTON PKWY. - FITZSIMONS PKWY. TO E. 25TH AVE. HAS ALREADY BEEN CONSTRUCTED AND HAS EXISTING STREETScape PLANTING.
*** 26' DRIVE NOT INCLUDED IN TOTAL.
**** ADDITIONAL TREES NOT POSSIBLE ON THESE STREETS DUE TO 50' SPACING REQUIREMENT FROM STOP SIGNS.
***** TREES NOT POSSIBLE ON THESE STREETS DUE TO THE PRESENCE OF A SIGNIFICANT NUMBER OF EXISTING UNDERGROUND UTILITIES.

OPEN SPACE PARKWAY PLANT COUNTS						
PLANNING AREA	SQUARE FOOTAGE	REQUIRED TREES (1/4000 SQ FT)	PROVIDED TREES	REQUIRED SHRUBS (1/400 SQ FT)	PROVIDED SHRUBS	SHRUB EQUIVALENT (12 SHRUBS/1 TREE)
PA-6	48682	12	52	122	254	
PA-11	26775	7	36	67	64	
PA-19	52304	13	62	131	735	
PA-31	39452	10	38	99	724	
PA-37	17940	4	13	45	935	
PA-39	7291	2	14	18	610	
PA-42	11597	3	7	29	172	
TOTAL	204041	51	222	510	3494	

OPEN SPACE IRRIGATION CALCULATIONS			
WATER CONSERVATION AREA	DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
A	BLUEGRASS BLEND TURF: NON-WATER CONSERVING SPRAY	42,879	23
B	TREES AND SHRUBS IN LANDSCAPE BEDS: WATER CONSERVING DRIP IRRIGATION	63,811	34
C	TREES IN NATIVE GRASS: WATER CONSERVING (DRIP IRRIGATION AT TREES ONLY)	81,779	43
TOTAL		188469	100

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PLANTING AND IRRIGATION
CALCULATIONS
DATE: 05.15.2025

PREPARED BY:

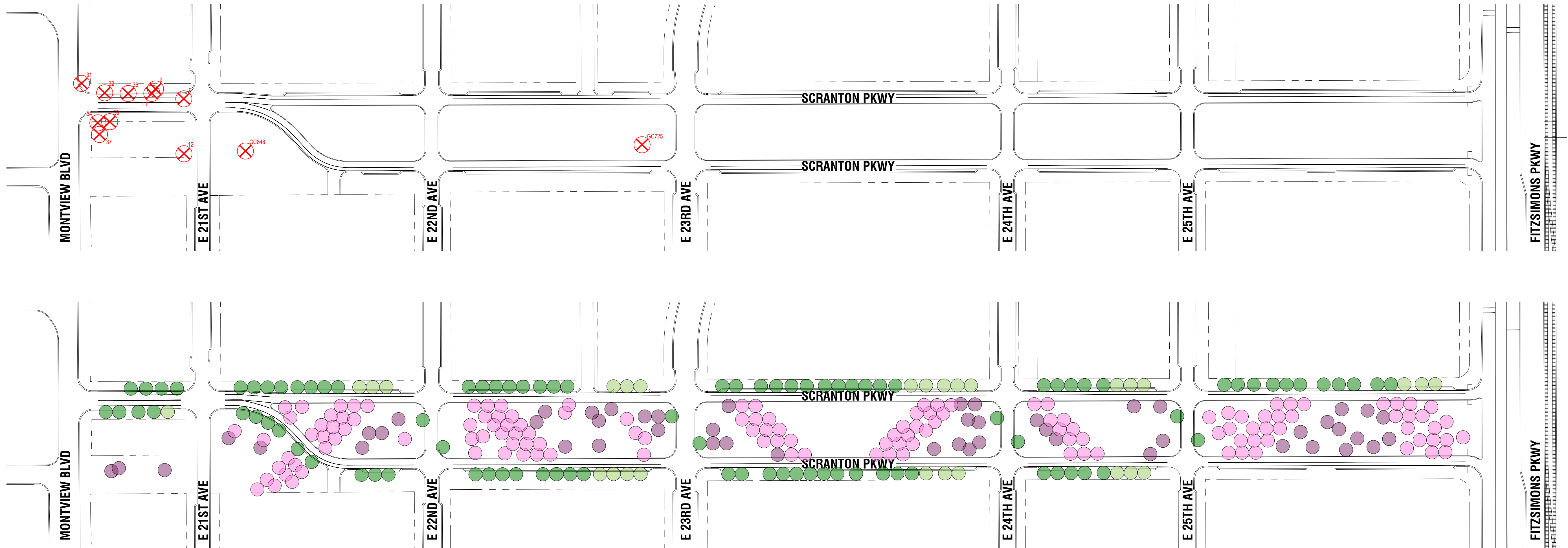
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 19



- TREES TO BE REMOVED
- PARK TREES MEETING MITIGATION REQUIREMENTS
- PARK TREES ABOVE AND BEYOND MITIGATION REQUIREMENTS
- STREETSCAPE TREES MEETING MITIGATION REQUIREMENTS
- STREETSCAPE TREES ABOVE AND BEYOND MITIGATION REQUIREMENTS

TOTALS

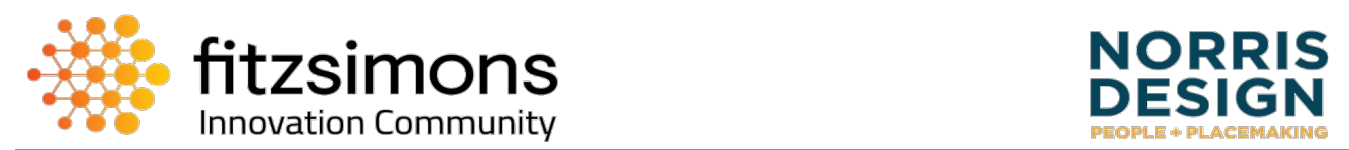
51 TREES = 51" (NOTE: EACH TREE PROVIDED IS 3" CALIPER, SO AN EXTRA 1" OF EACH TREE IS BEING COUNTED TOWARD MITIGATION)

136 TREES = 408"

94 TREES = 42.5" (NOTE: EACH TREE PROVIDED IS 3" CALIPER, SO AN EXTRA 1" OF EACH TREE IS BEING COUNTED TOWARD MITIGATION)

28 TREES = 84"

TOTAL = 585.5"



FITZSIMONS INNOVATION CAMPUS
TREE MITIGATION

FORM NO. SCRANTON PKWY

INCHES NOT MITIGATED ON PREVIOUS SITE PLANS: 2001
(CSTP SITE PLANS 1, 2, 3, 4, TCH ECC, EXP, BIO 2, BIO 3, COMP, FIC PH 1, BIO 5, UNIV-3 PARKING LOT, PEORIA LINEAR PARK)

TREES REMOVED WITH THIS SITE PLAN				
TREE NO.	DBH	CONDITION VALUE	COMMENTS	MITIGATION INCHES
6	8	0.3	SPRUCE	2
9	15	0.1	OLIVE	1
11	14	0.3	PINE	3
12	14	0.3	PINE	3
31	17	0.3	ASH	4
32	15	0.3	PINE	3
34	23	0.5	HONEYLOCUST	8
35	14	0.3	PINE	3
37	22	0	OLIVE	0
38	13	0.3	PINE	3
GC725	31	0.35	MAPLE	11
GC848	14	0.85	OAK	12
TOTAL				40

EXISTING INCHES REMOVED FROM SITE BY SITE PLAN UNIV-3:	40
INCHES TO BE MITIGATED:	2041
MITIGATION INCHES PROVIDED BY TREES IN THIS SITE PLAN (SCRANTON PKWY):	585.5
MITIGATION INCHES CARRIED OVER TO FUTURE SITE PLANS:	1455.5

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: TREE MITIGATION

DATE: 05.15.2025

PREPARED BY:

CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

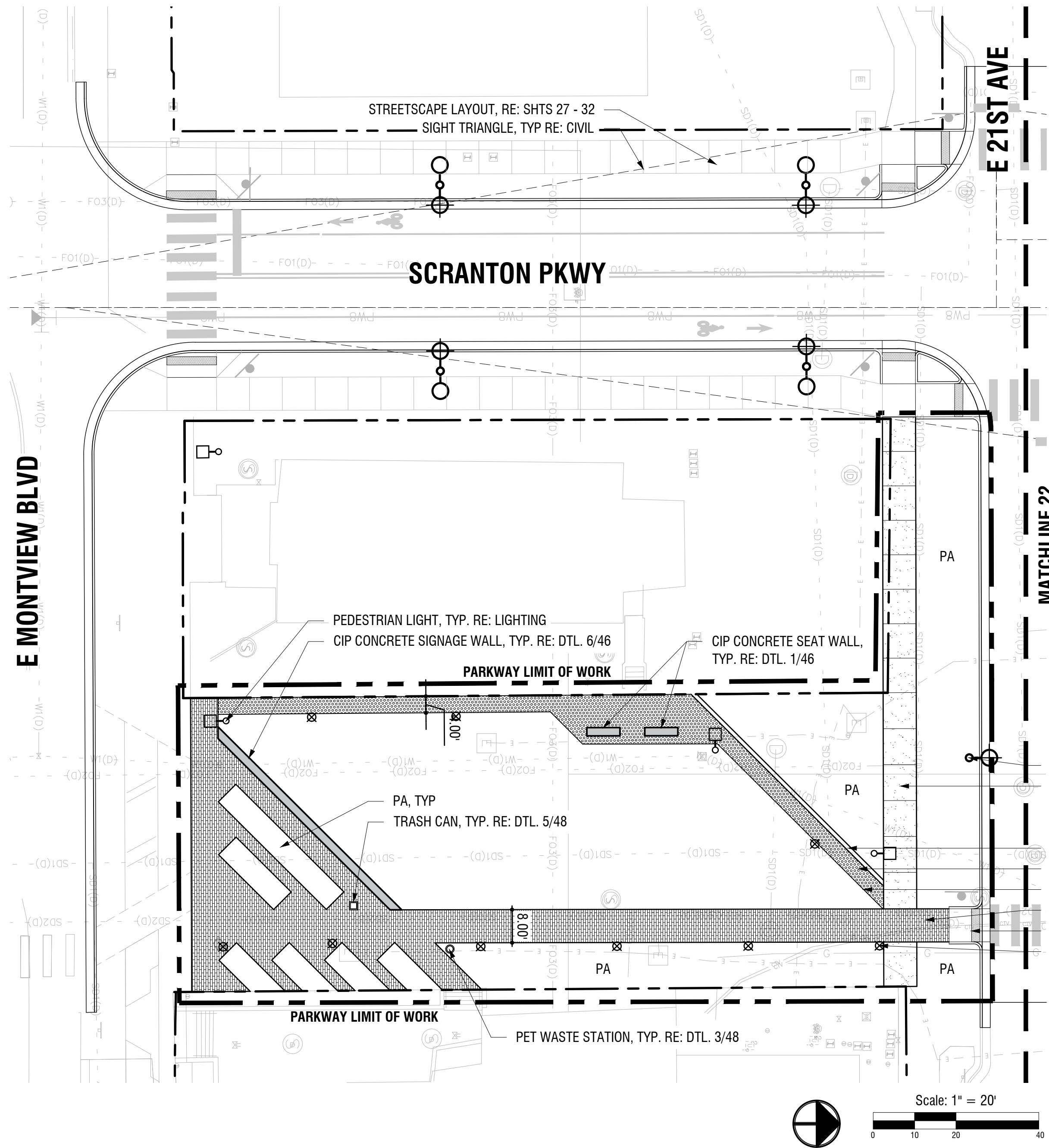


NOT TO SCALE



NOT FOR CONSTRUCTION

SHEET: 20

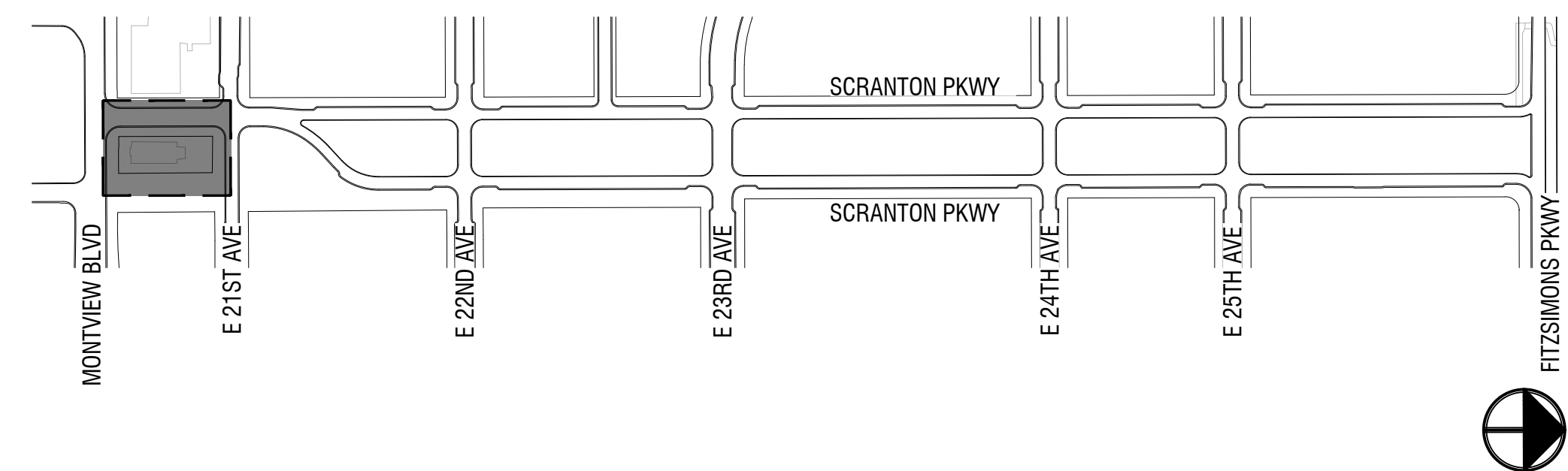


LEGEND

- UNIT PAVING, RE: DETAIL 3/45
- 4" LIGHT BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- 4" LIGHT SAND FINISH CONCRETE PAVING
- GRANITE CHIP PAVING, RE: DETAIL 4/45
- BOARDWALK, RE: DETAIL 1/50
- CIP CONCRETE WALL, RE: DETAIL 1/46
- STEEL EDGER, RE: DETAIL 6/45
- BOLLARD LIGHT, RE: LIGHTING
- LIGHT COLUMN, RE: LIGHTING
- PROPOSED STREET LIGHT, RE: LIGHTING
- PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING
- MATCHLINE
- RIGHT OF WAY (ROW) / PROPERTY LINE
- LIMIT OF WORK
- PA
- PLANTED AREA

- STREET LIGHT, TYP. RE: LIGHTING
- 4" CIP CONC PAVING, TYP. RE: DTL. 1/45
- 12" CIP CONCRETE BAND, TYP. RE: DTL. 5/45
- GRANITE CHIP PAVING, TYP. RE: DTL. 4/45
- STEEL EDGER, TYP. RE: DTL. 6/45
- UNIT PAVING, TYP. RE: DTL. 3/45
- RAMP, TYP. RE: CIVIL
- BOLLARD LIGHT, TYP. RE: LIGHTING

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

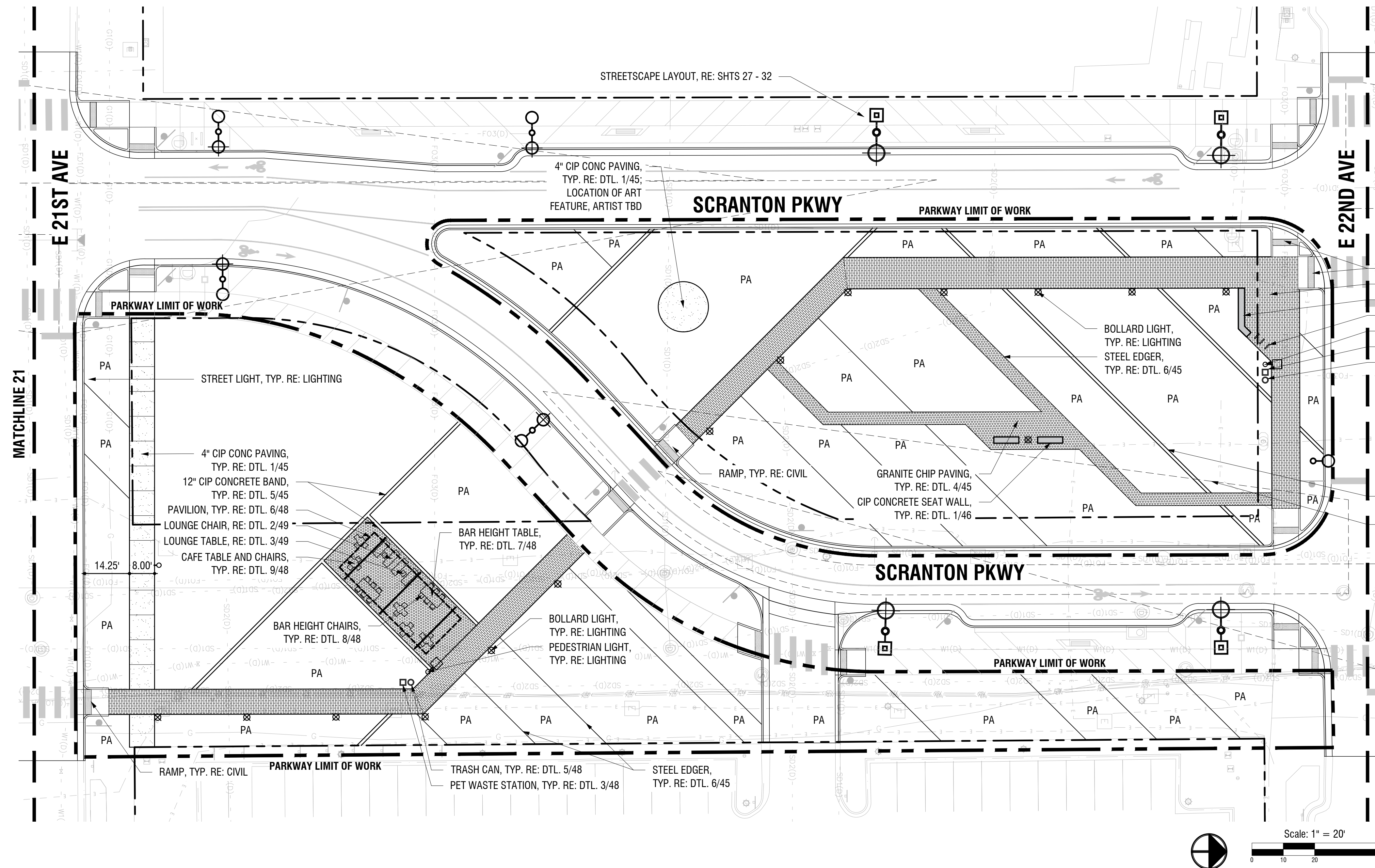
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 21



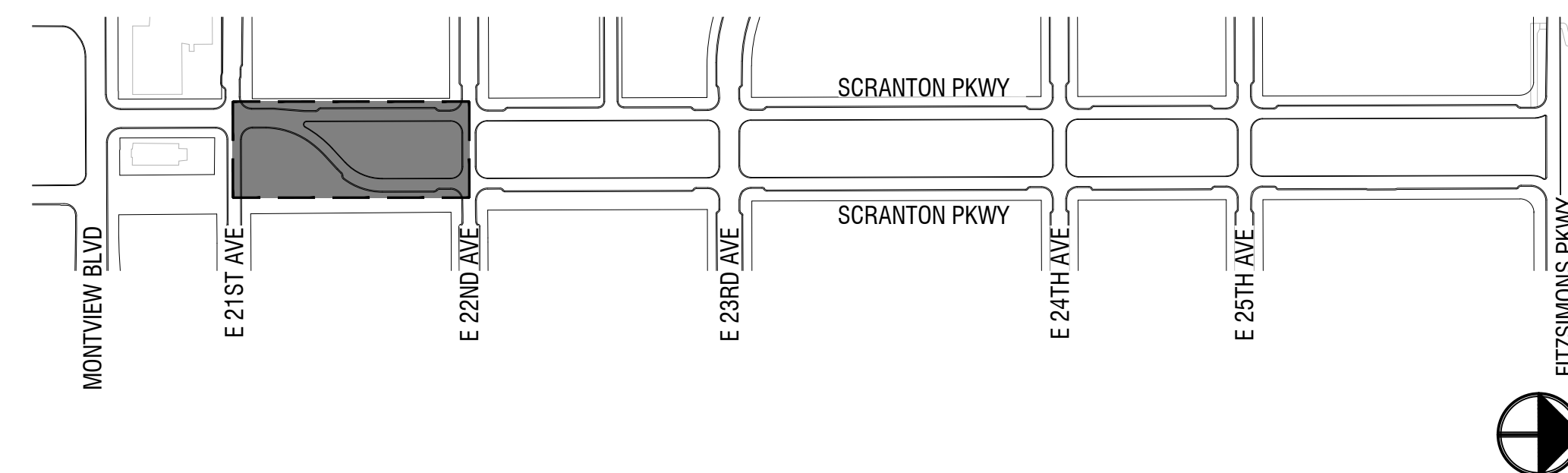
RAMP, TYP. RE: CIVIL
 UNIT PAVING, TYP. RE: DTL. 3/45
 CIP CONCRETE SEAT WALL, TYP. RE: DTL. 1/46
 BIKE RACK, TYP. RE: DTL. 2/48
 PEDESTRIAN LIGHT, TYP. RE: LIGHTING
 TRASH CAN, TYP. RE: DTL. 5/48
 PET WASTE STATION, TYP. RE: DTL. 3/48

12" CIP CONCRETE BAND,
 TYP. RE: DTL. 5/45
 SIGHT TRIANGLE, TYP. RE: CIVIL

LEGEND

- UNIT PAVING, RE: DETAIL 3/45
- 4" LIGHT BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- 4" LIGHT SAND FINISH CONCRETE PAVING
- GRANITE CHIP PAVING, RE: DETAIL 4/45
- BOARDWALK, RE: DETAIL 1/50
- CIP CONCRETE WALL, RE: DETAIL 1/46
- STEEL EDGER, RE: DETAIL 6/45
- BOLLARD LIGHT, RE: LIGHTING
- LIGHT COLUMN, RE: LIGHTING
- PROPOSED STREET LIGHT, RE: LIGHTING
- PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING
- MATCHLINE
- RIGHT OF WAY (ROW) / PROPERTY LINE
- LIMIT OF WORK
- PA
- PLANTED AREA

KEY MAP



FITZSIMONS INNOVATION CAMPUS
 SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

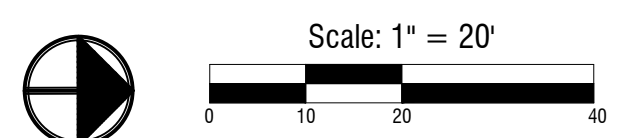
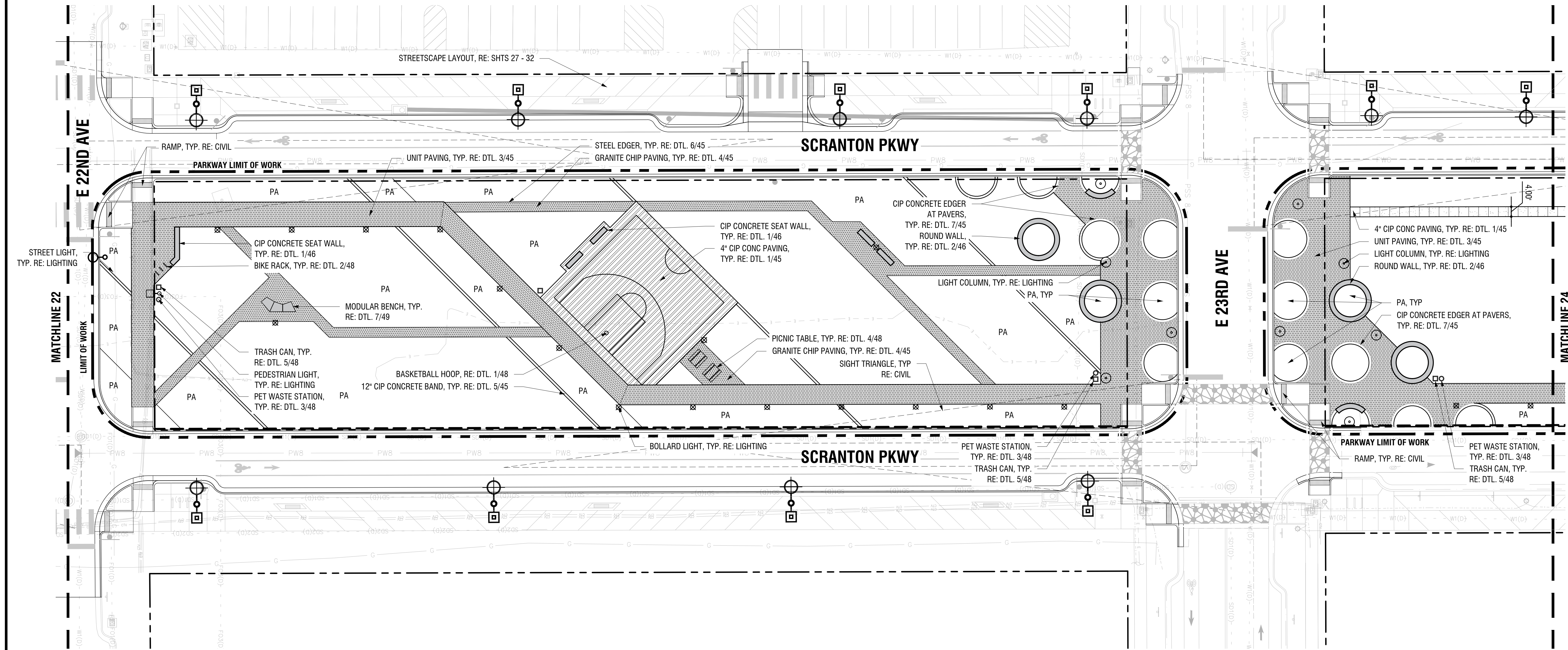
CIVITAS

1200 Bannock St
 Denver, Colorado 80204
 P 303.571.0053
 www.civitasinc.com



NOT FOR CONSTRUCTION

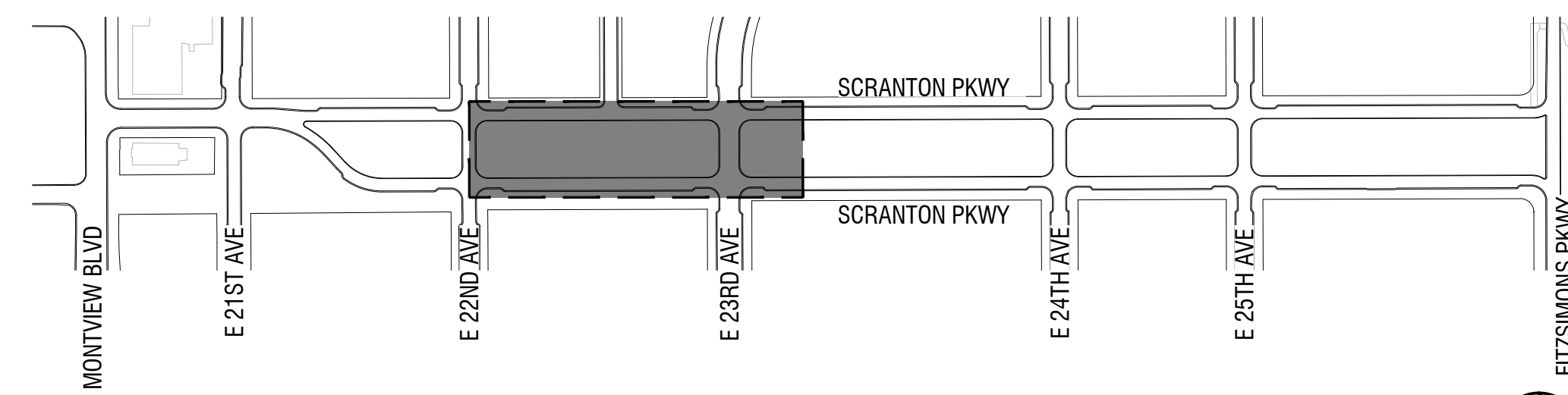
SHEET: 22



LEGEND

- UNIT PAVING, RE: DETAIL 3/45
- 4" LIGHT BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- 4" LIGHT SAND FINISH CONCRETE PAVING
- GRANITE CHIP PAVING, RE: DETAIL 4/45
- BOARDWALK, RE: DETAIL 1/50
- CIP CONCRETE WALL, RE: DETAIL 1/46
- STEEL EDGER, RE: DETAIL 6/45
- BOLLARD LIGHT, RE: LIGHTING
- LIGHT COLUMN, RE: LIGHTING
- PROPOSED STREET LIGHT, RE: LIGHTING
- PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING
- MATCHLINE
- RIGHT OF WAY (ROW) / PROPERTY LINE
- LIMIT OF WORK
- PA
- PLANTED AREA

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

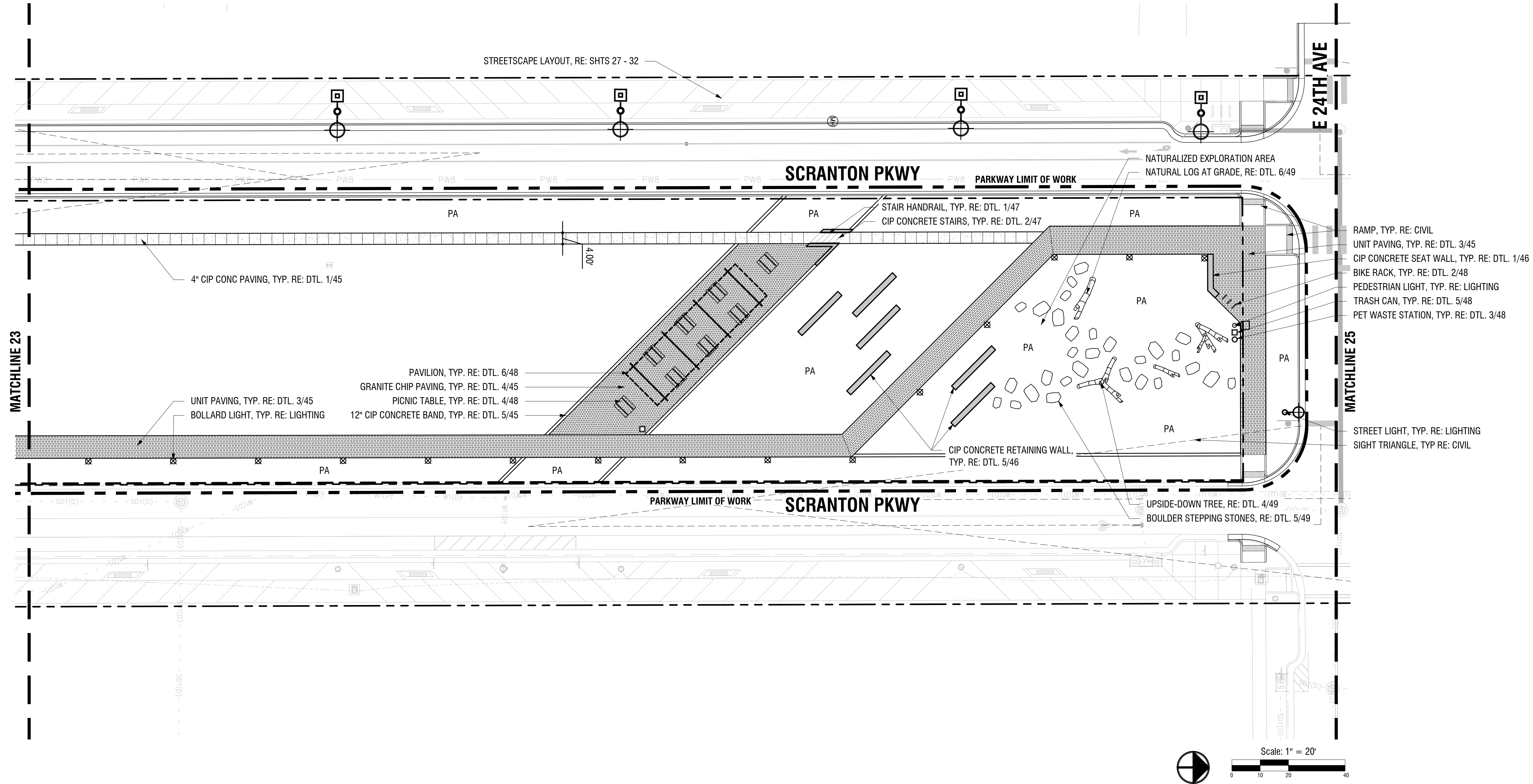
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

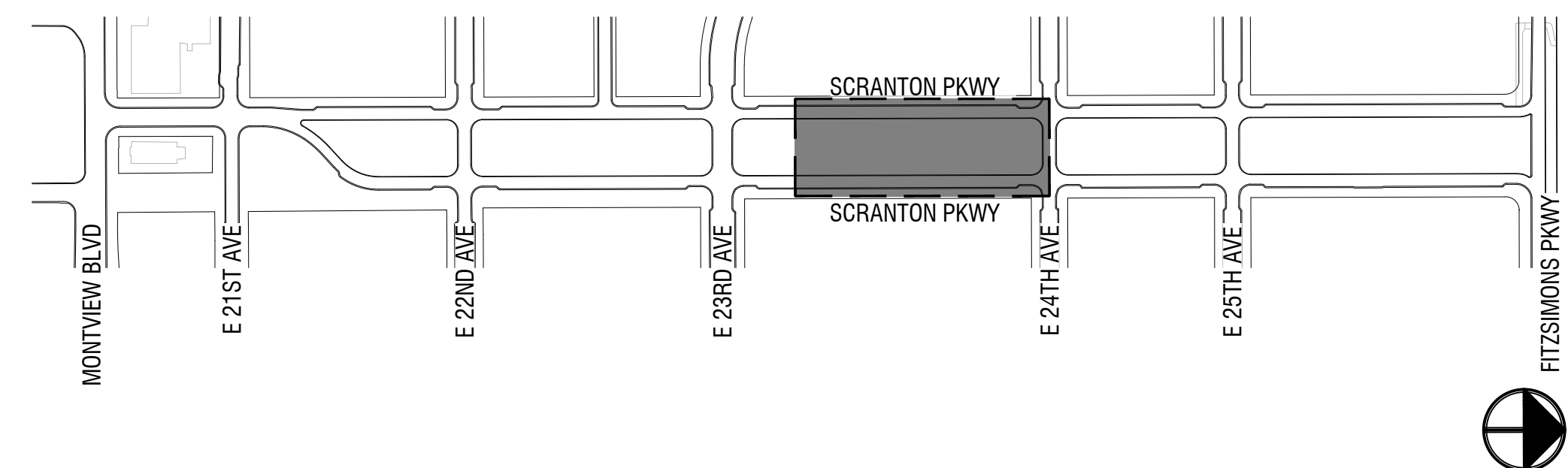
SHEET: 23



LEGEND

	UNIT PAVING, RE: DETAIL 3/45
	4" LIGHT BROOM FINISH CONCRETE PAVING W/ FIBER MESH
	4" LIGHT SAND FINISH CONCRETE PAVING
	GRANITE CHIP PAVING, RE: DETAIL 4/45
	BOARDWALK, RE: DETAIL 1/50
	CIP CONCRETE WALL, RE: DETAIL 1/46
	STEEL EDGER, RE: DETAIL 6/45
	BOLLARD LIGHT, RE: LIGHTING
	LIGHT COLUMN, RE: LIGHTING
	PROPOSED STREET LIGHT, RE: LIGHTING
	PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING
	MATCHLINE
	RIGHT OF WAY (ROW) / PROPERTY LINE
	LIMIT OF WORK
	PLANTED AREA

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

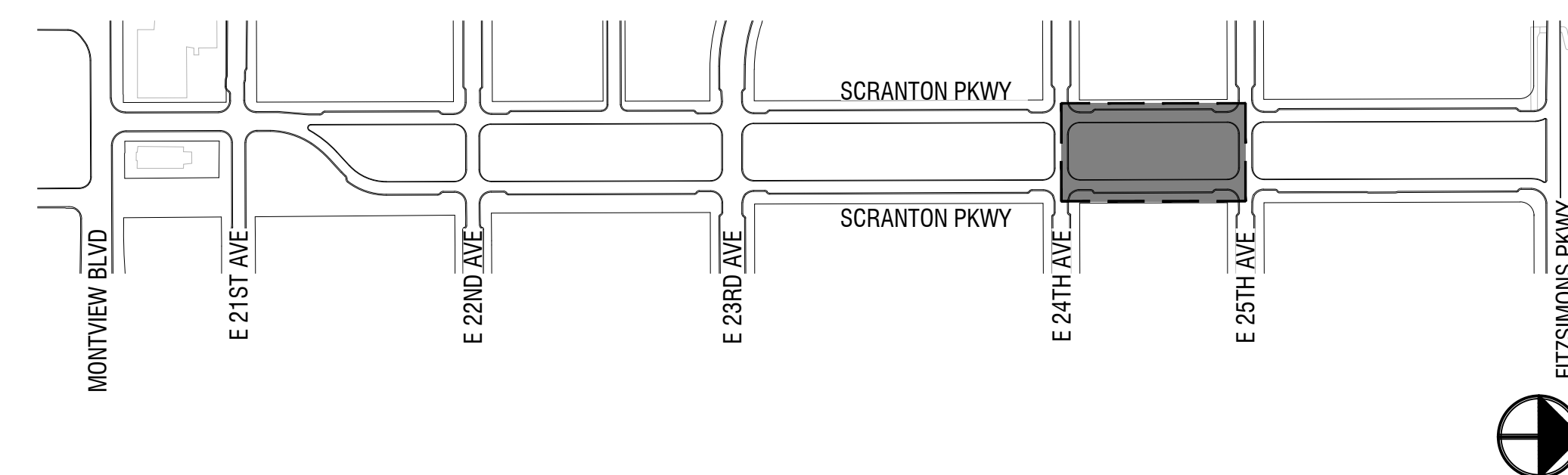
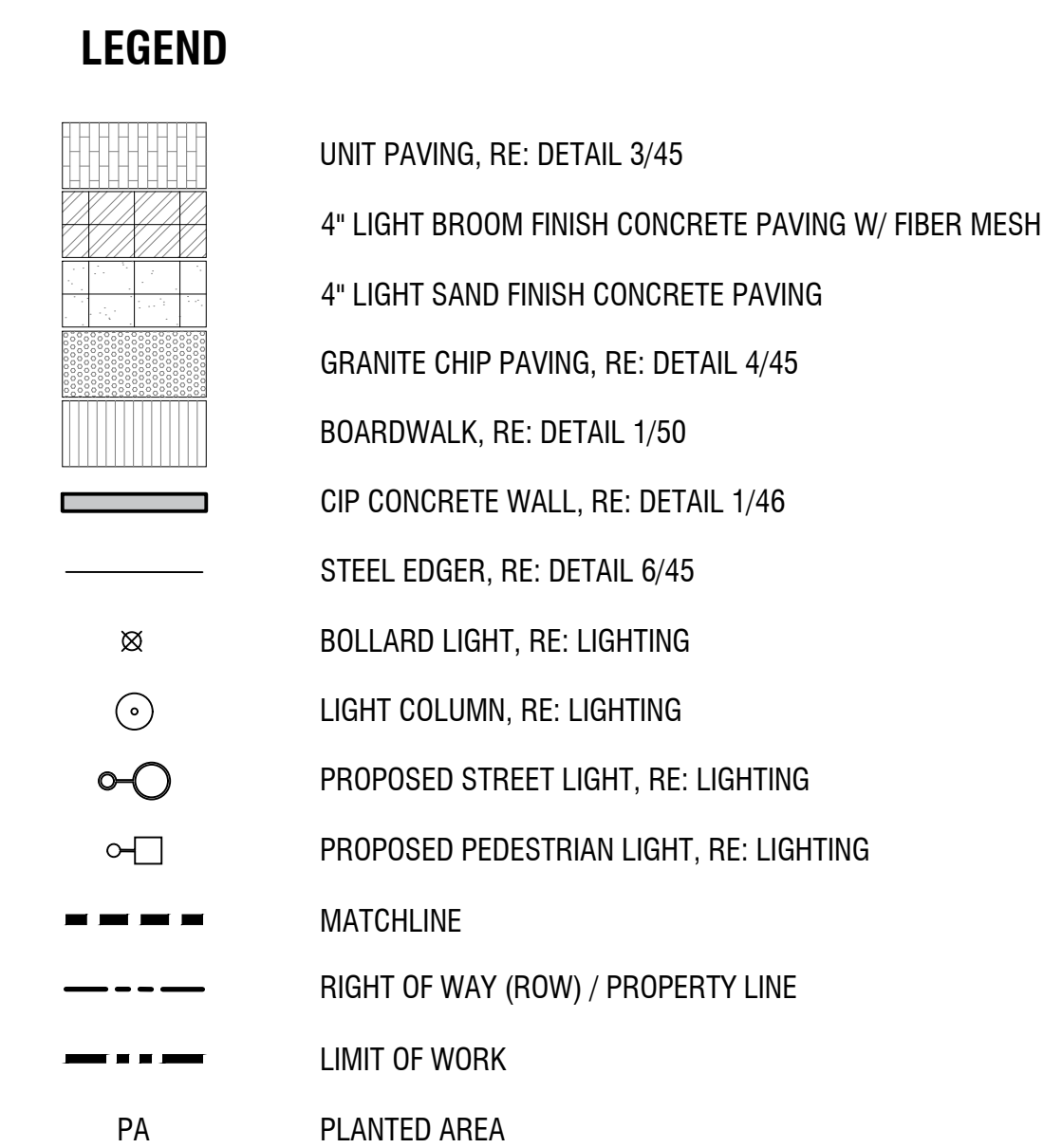
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

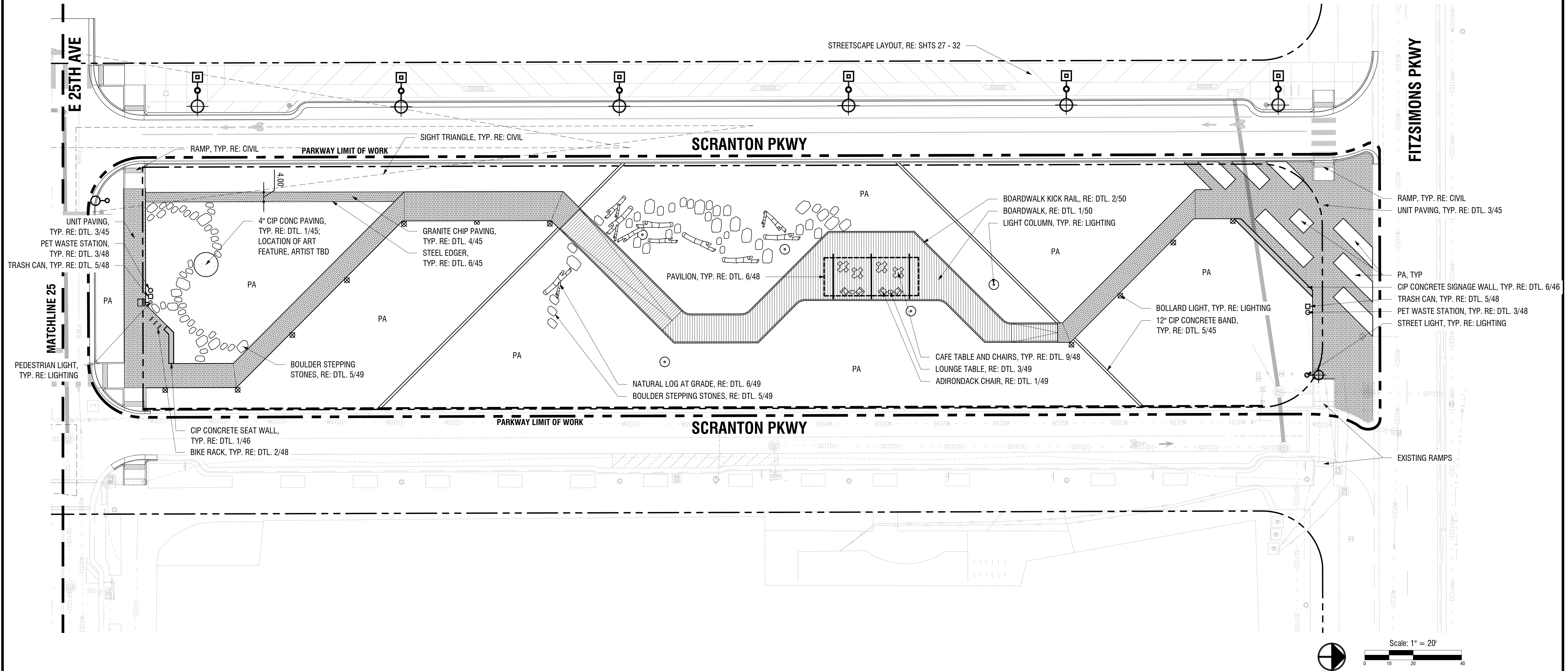
SHEET: 24



SHEET: 25

NOT FOR CONSTRUCTION

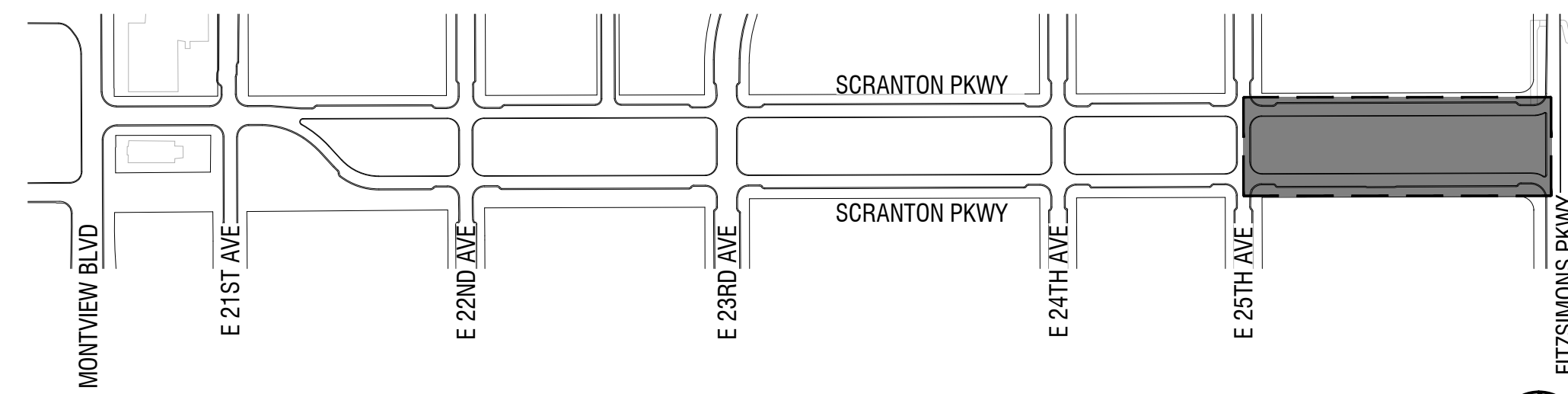




LEGEND

- UNIT PAVING, RE: DETAIL 3/45
- 4" LIGHT BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- 4" LIGHT SAND FINISH CONCRETE PAVING
- GRANITE CHIP PAVING, RE: DETAIL 4/45
- BOARDWALK, RE: DETAIL 1/50
- CIP CONCRETE WALL, RE: DETAIL 1/46
- STEEL EDGER, RE: DETAIL 6/45
- BOLLARD LIGHT, RE: LIGHTING
- LIGHT COLUMN, RE: LIGHTING
- PROPOSED STREET LIGHT, RE: LIGHTING
- PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING
- MATCHLINE
- RIGHT OF WAY (ROW) / PROPERTY LINE
- LIMIT OF WORK
- PA
- PLANTED AREA

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

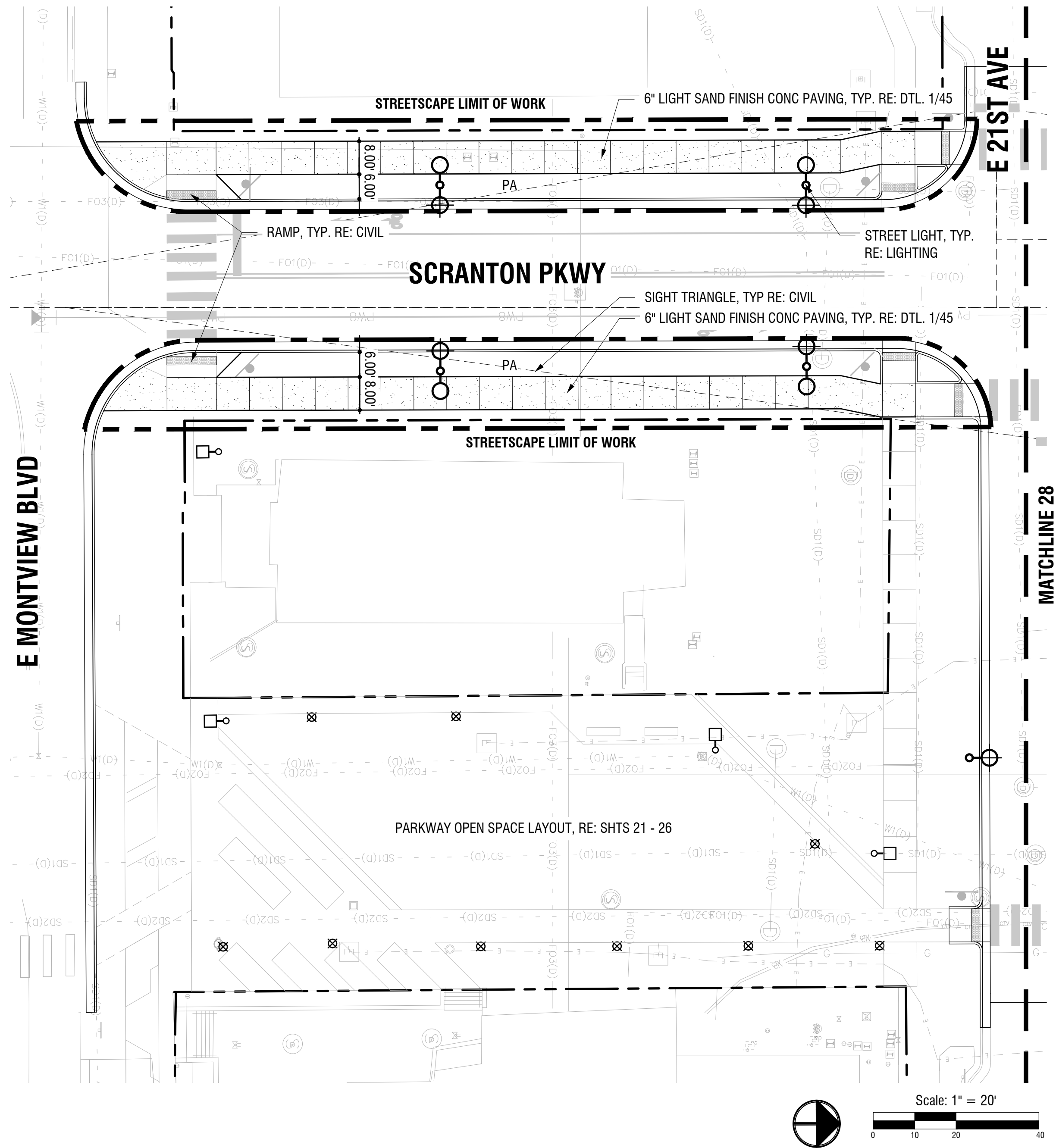
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

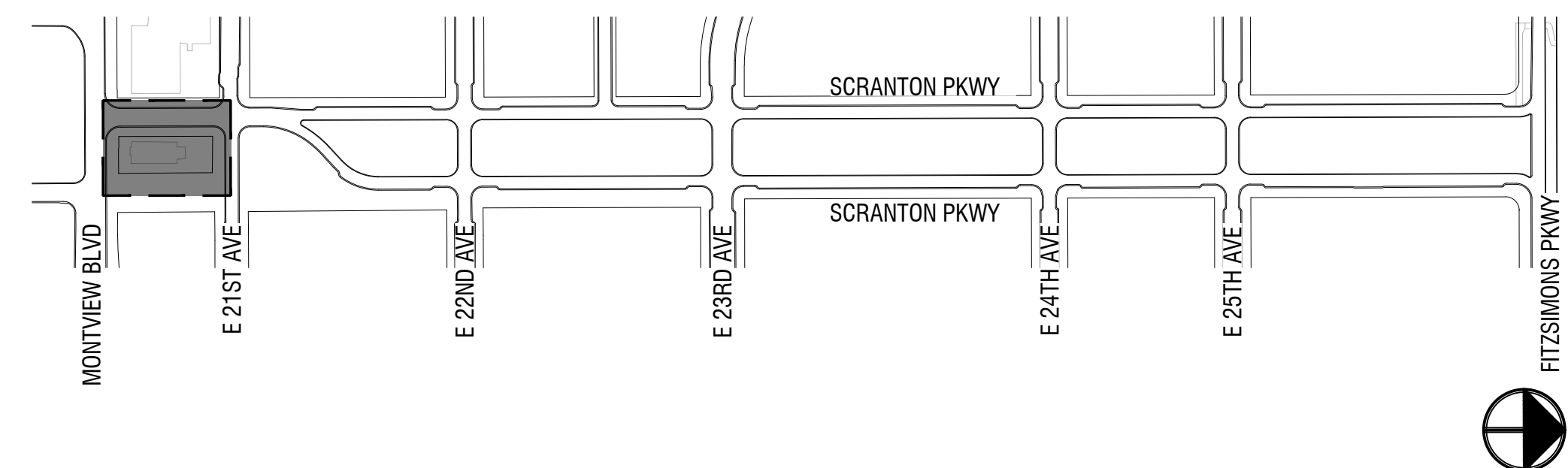
SHEET: 26



LEGEND

- 6" LIGHT SAND FINISH CONCRETE PAVING
- 6" HEAVY SAND FINISH CONCRETE PAVING
- GRANITE CHIP PAVING, RE: DETAIL 4/45
- STEEL EDGER, RE: DETAIL 6/45
- PROPOSED CURVED STREET LIGHT, RE: LIGHTING
- PROPOSED STRAIGHT STREET LIGHT, RE: LIGHTING
- EXISTING STREET LIGHT
- PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING
- MATCHLINE
- RIGHT OF WAY (ROW) / PROPERTY LINE
- LIMIT OF WORK
- PA
- PLANTED AREA

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

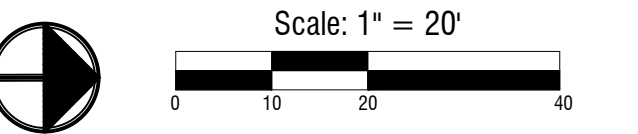
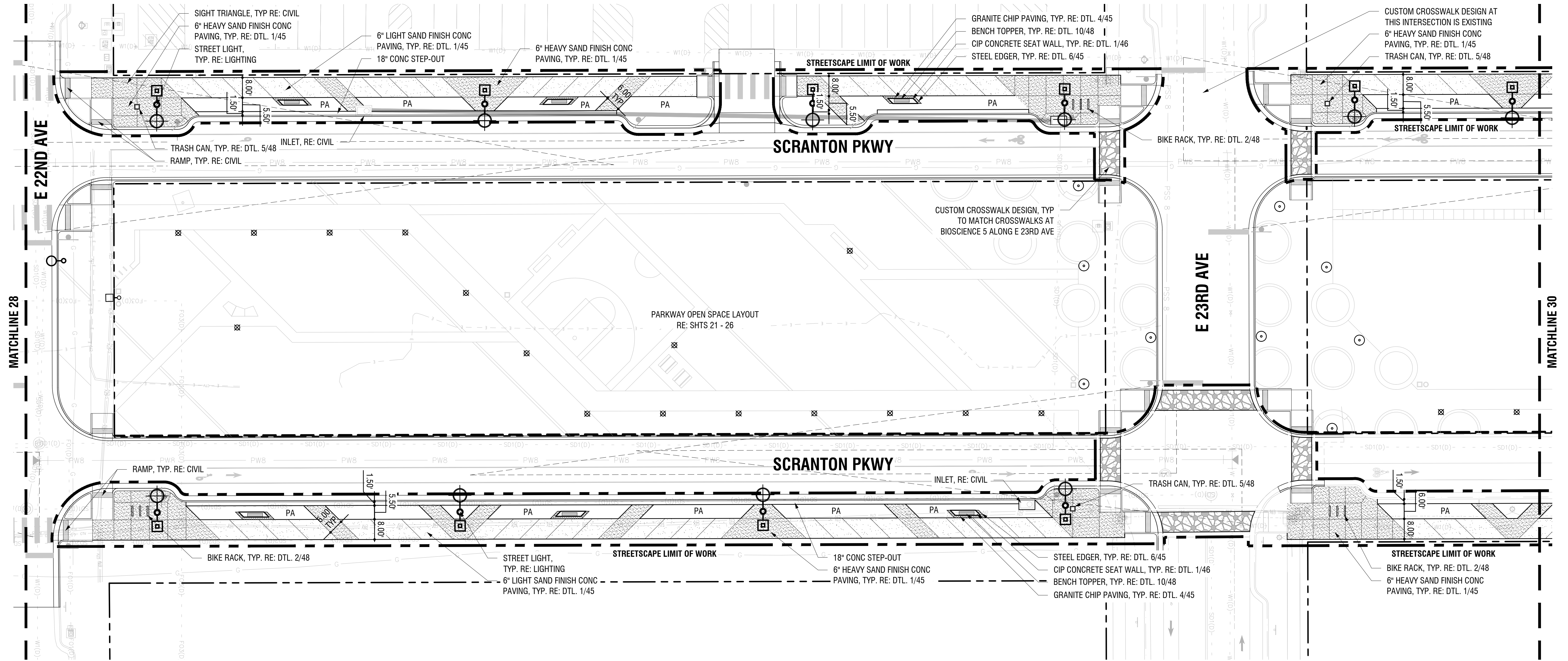
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

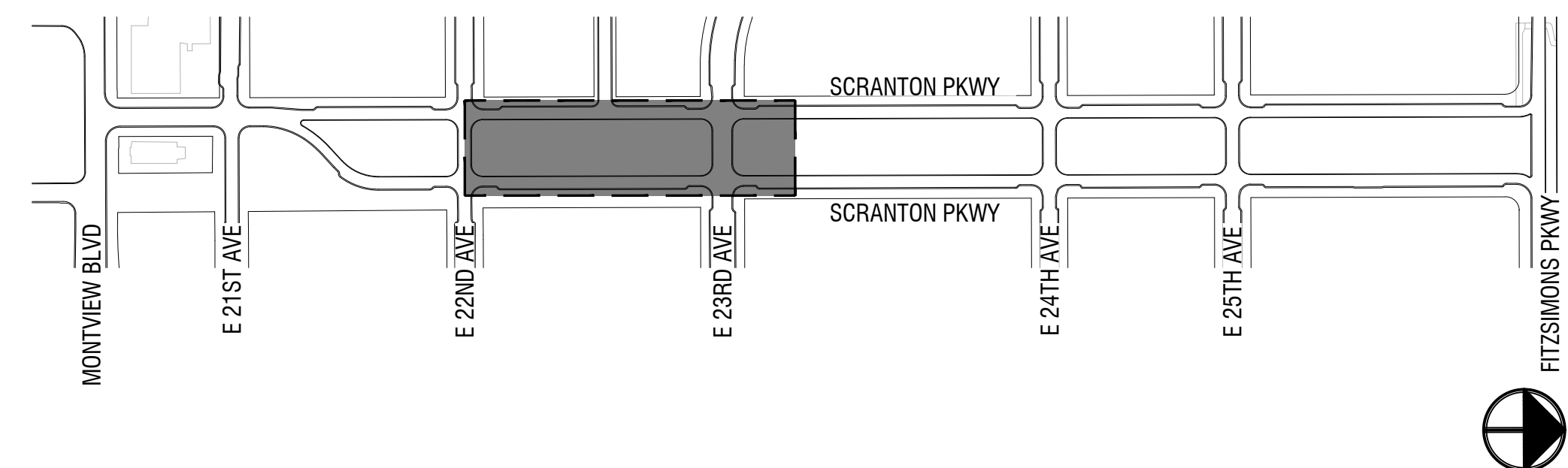
SHEET: 27



LEGEND

- | | |
|--|--|
| | 6\" |
| | 6\" |
| | GRANITE CHIP PAVING, RE: DETAIL 4/45 |
| | STEEL EDGER, RE: DETAIL 6/45 |
| | PROPOSED CURVED STREET LIGHT, RE: LIGHTING |
| | PROPOSED STRAIGHT STREET LIGHT, RE: LIGHTING |
| | EXISTING STREET LIGHT |
| | PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING |
| | MATCHLINE |
| | RIGHT OF WAY (ROW) / PROPERTY LINE |
| | LIMIT OF WORK |
| | PLANTED AREA |

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

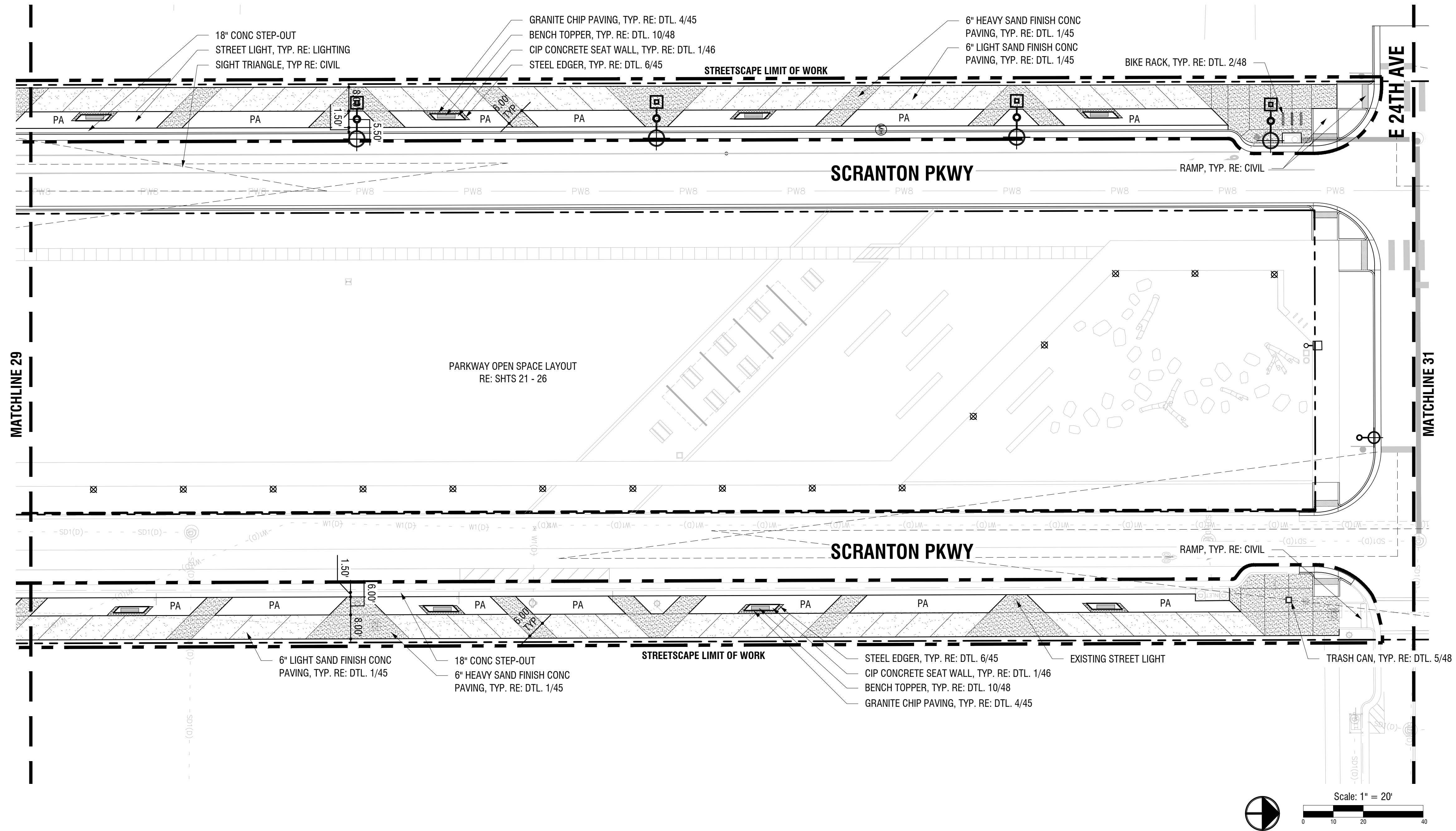
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

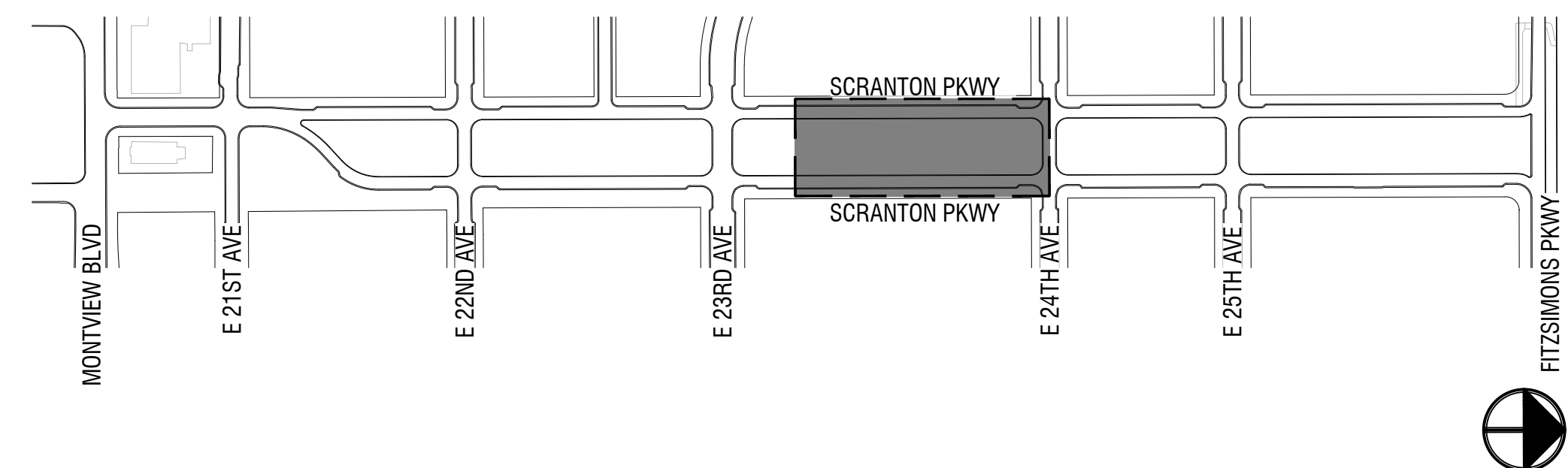
SHEET: 29



LEGEND

- | | |
|--|--|
| | 6\" |
| | 6\" |
| | GRANITE CHIP PAVING, RE: DETAIL 4/45 |
| | STEEL EDGER, RE: DETAIL 6/45 |
| | PROPOSED CURVED STREET LIGHT, RE: LIGHTING |
| | PROPOSED STRAIGHT STREET LIGHT, RE: LIGHTING |
| | EXISTING STREET LIGHT |
| | PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING |
| | MATCHLINE |
| | RIGHT OF WAY (ROW) / PROPERTY LINE |
| | LIMIT OF WORK |
| | PLANTED AREA |

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

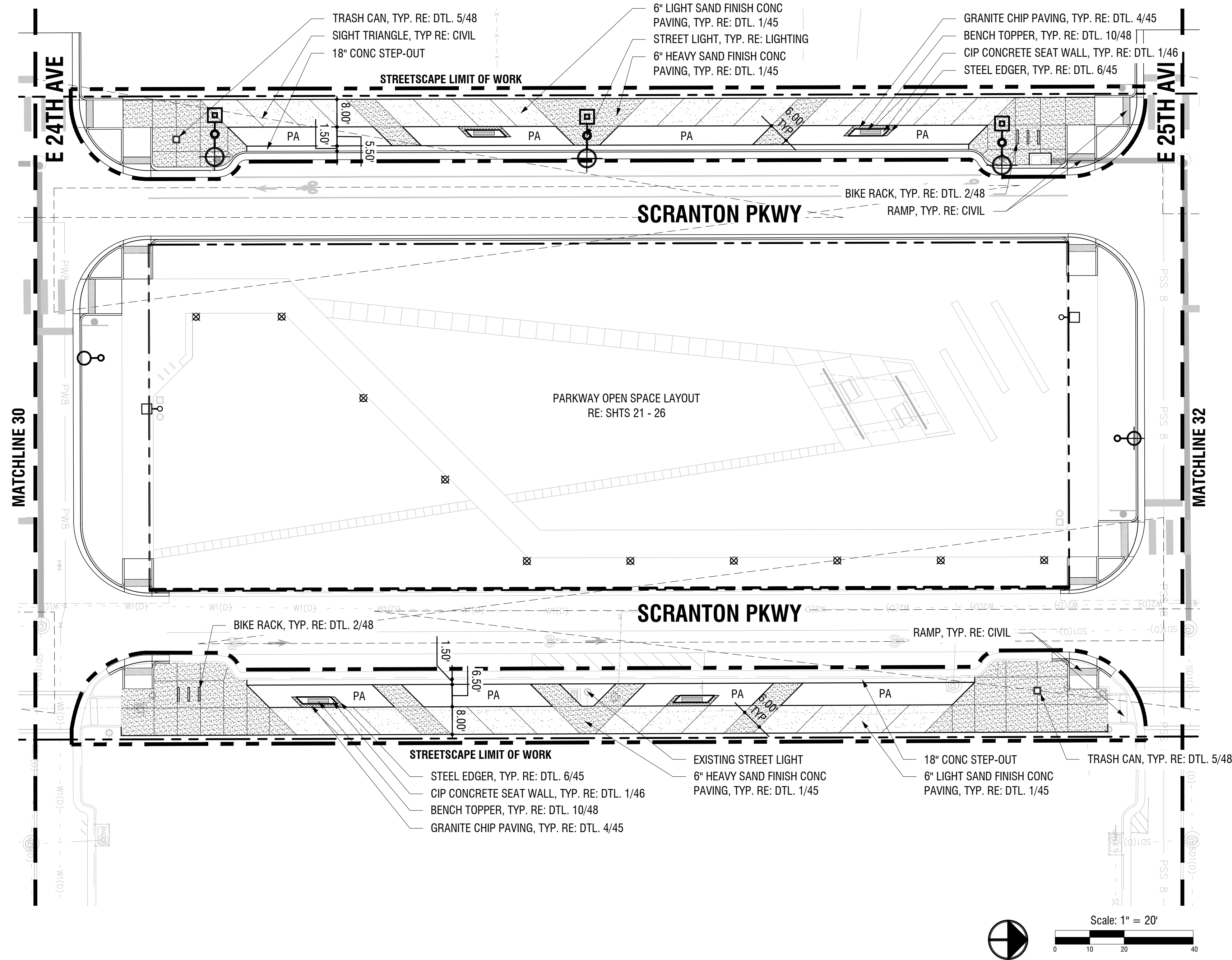
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

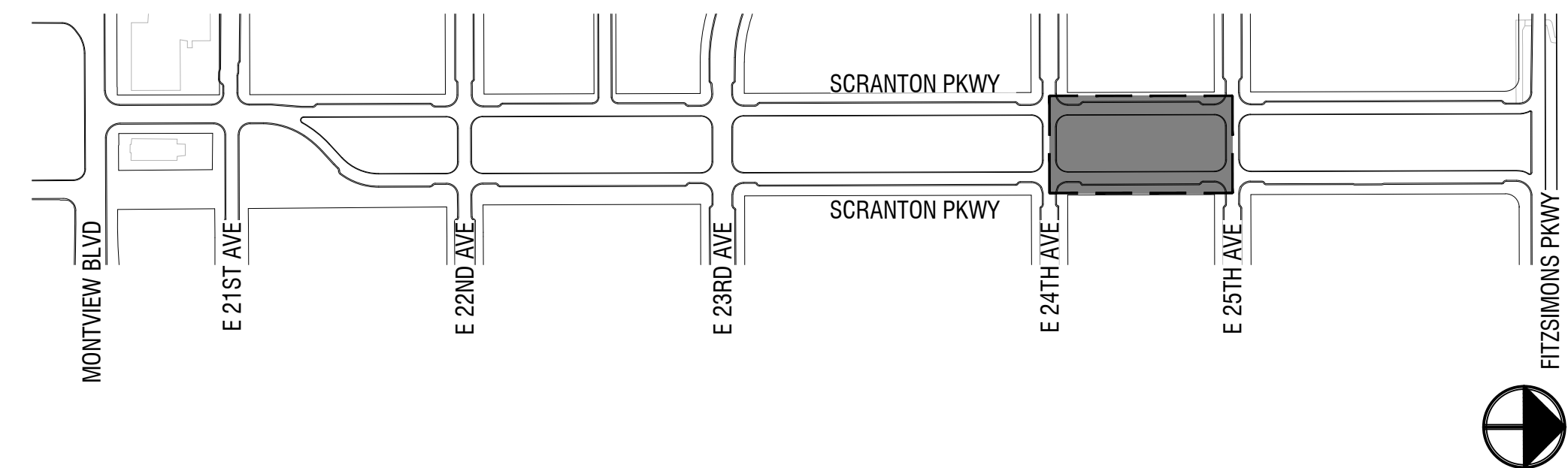
SHEET: 30



LEGEND

- | | |
|--|--|
| | 6" LIGHT SAND FINISH CONCRETE PAVING |
| | 6" HEAVY SAND FINISH CONCRETE PAVING |
| | GRANITE CHIP PAVING, RE: DETAIL 4/45 |
| | STEEL EDGER, RE: DETAIL 6/45 |
| | PROPOSED CURVED STREET LIGHT, RE: LIGHTING |
| | PROPOSED STRAIGHT STREET LIGHT, RE: LIGHTING |
| | EXISTING STREET LIGHT |
| | PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING |
| | MATCHLINE |
| | RIGHT OF WAY (ROW) / PROPERTY LINE |
| | LIMIT OF WORK |
| | PLANTED AREA |

KEY MAP



NOT FOR CONSTRUCTION



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE LAYOUT PLAN

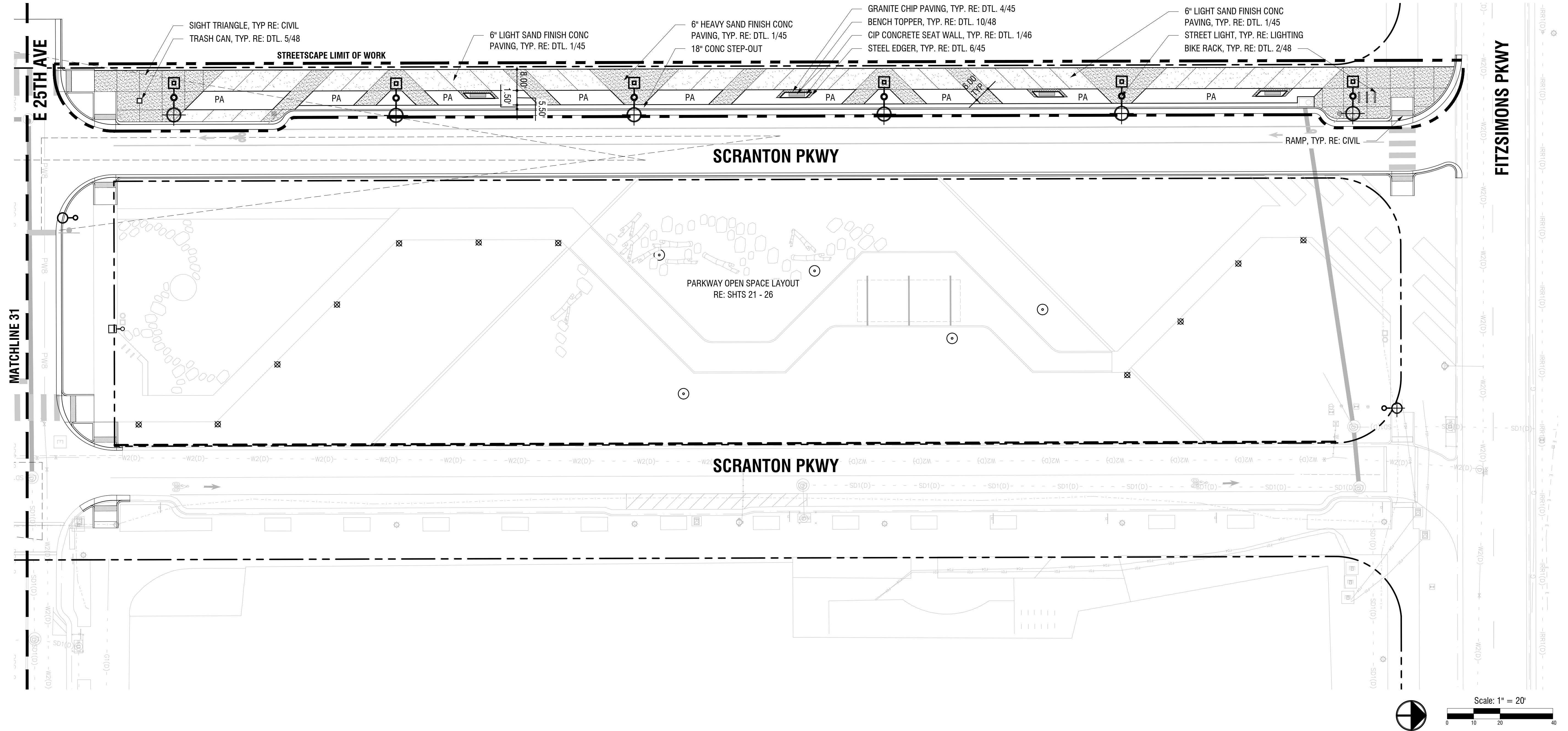
DATE: 05.15.2025

PREPARED BY:

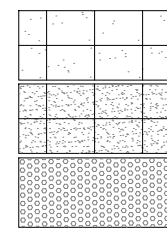
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

SHEET: 31



LEGEND

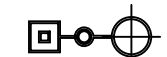


6" LIGHT SAND FINISH CONCRETE PAVING

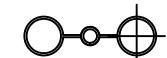
6" HEAVY SAND FINISH CONCRETE PAVING

GRANITE CHIP PAVING, RE: DETAIL 4/45

STEEL EDGER, RE: DETAIL 6/45



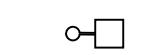
PROPOSED CURVED STREET LIGHT, RE: LIGHTING



PROPOSED STRAIGHT STREET LIGHT, RE: LIGHTING



EXISTING STREET LIGHT



PROPOSED PEDESTRIAN LIGHT, RE: LIGHTING



MATCHLINE



RIGHT OF WAY (ROW) / PROPERTY LINE

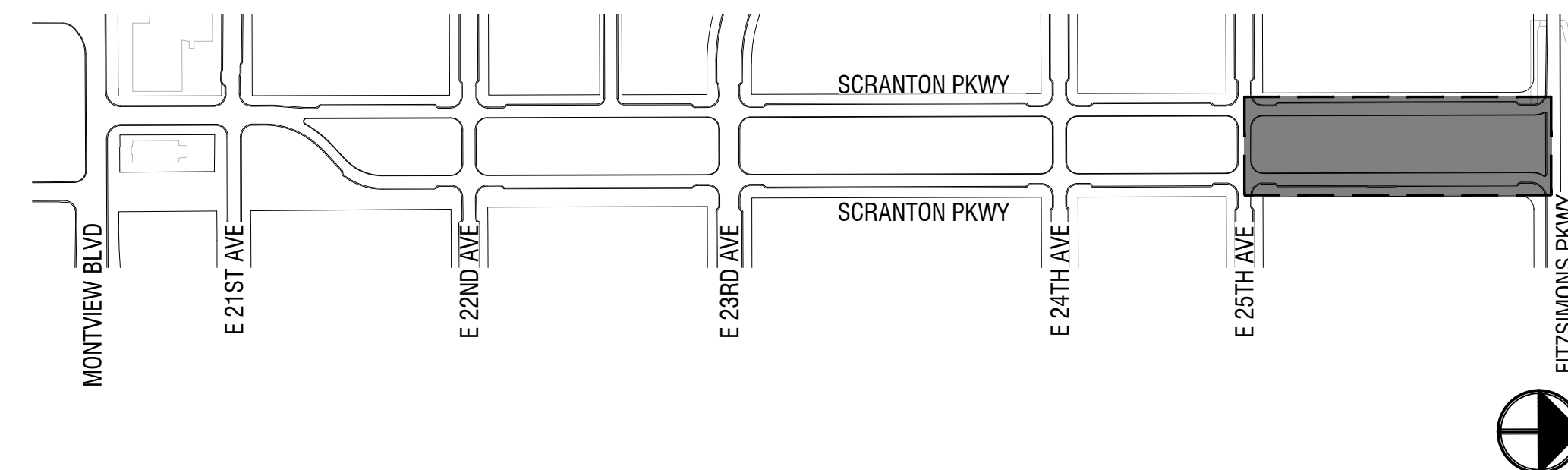


LIMIT OF WORK



PLANTED AREA

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE LAYOUT PLAN

DATE: 05.15.2025

PREPARED BY:

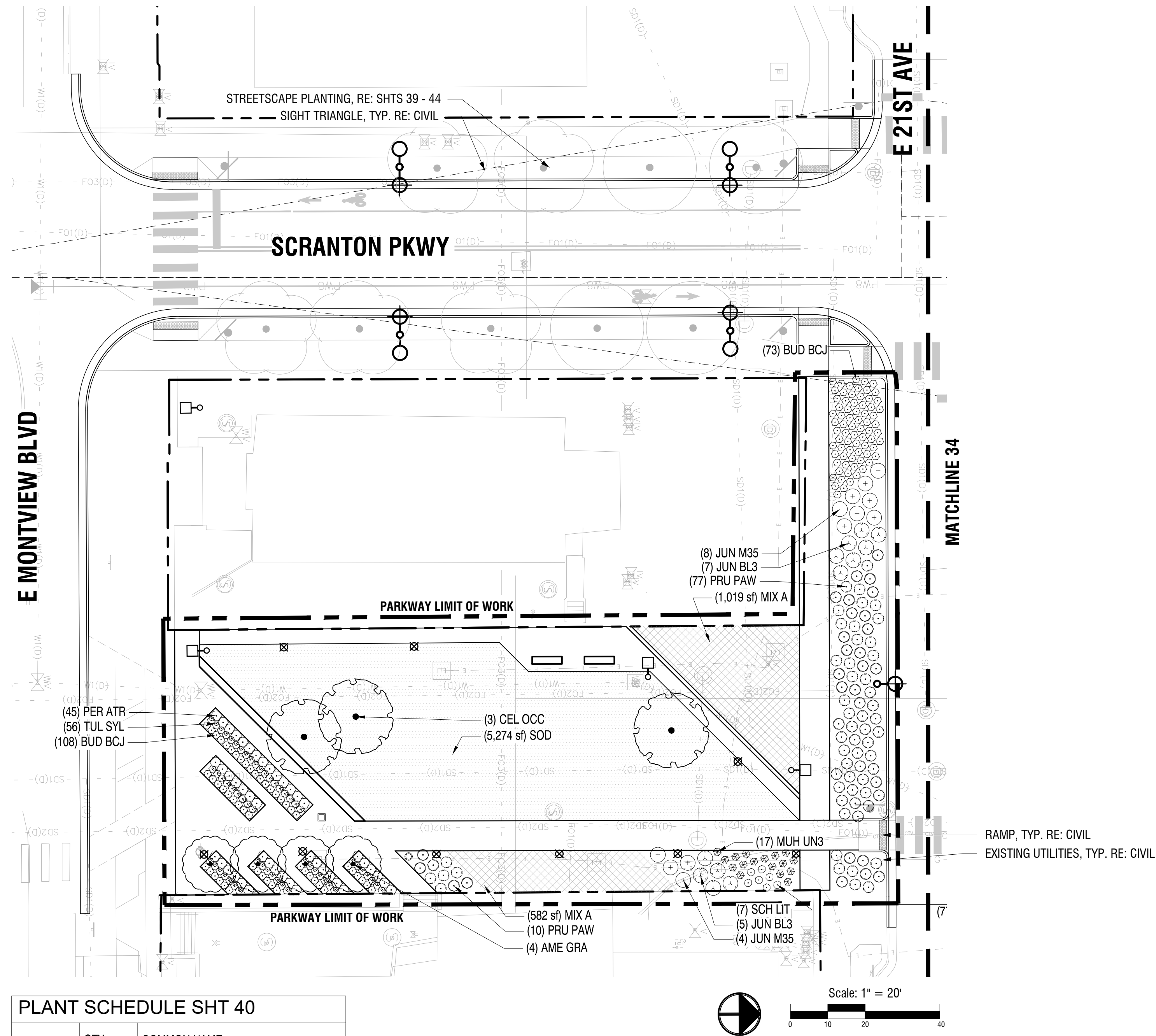
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

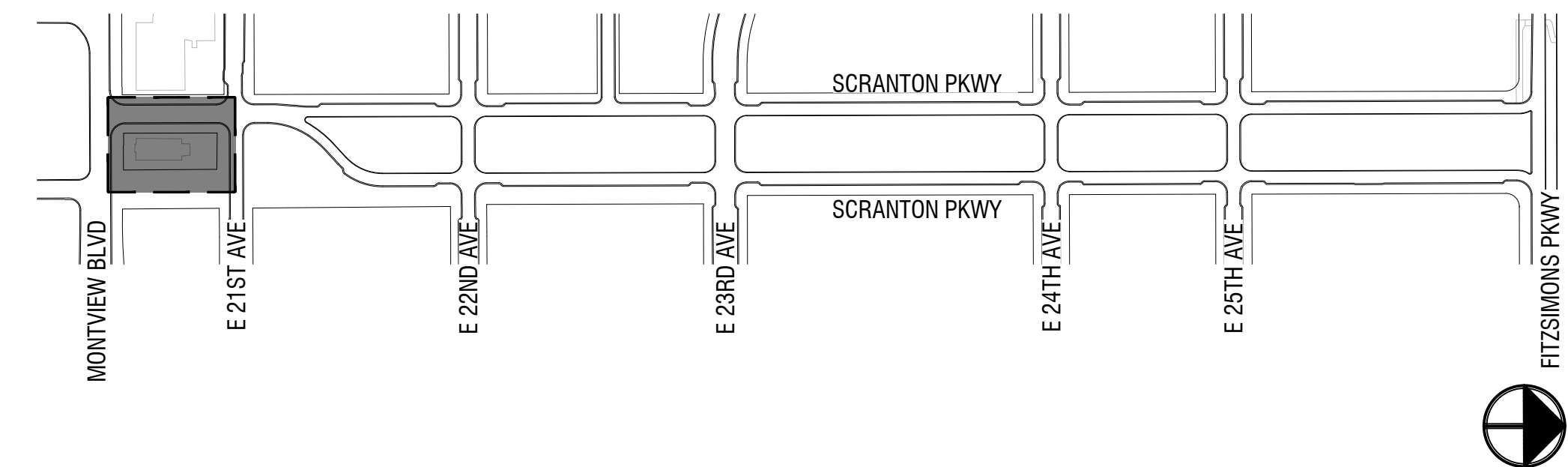
SHEET: 32



PLANT SCHEDULE SHT 40		
	QTY	COMMON NAME
DECIDUOUS TREES		
CEL OCC	3	Common Hackberry
FLOWERING TREES		
AME GRA	4	Autumn Brilliance Apple Serviceberry
SHRUBS		
JUN M35	12	Alpine Carpet® Common Juniper
JUN BL3	12	Blue Chip Creeping Juniper
BUD BCJ	181	Blue Chip Jr. Lo & Behold® Butterfly Bush
PRU PAW	87	Pawnee Buttes® Sand Cherry
PER ATR	45	Russian Sage
BULBS		
TUL SYL	56	Tulip
GRASSES		
SCH LIT	7	Little Bluestem
MUH UN3	17	Undaunted® Ruby Muhly
SOD/SEED		
MIX A	1,601 sf	
SOD	5,274 sf	Colorado Hyper Blue - Graffs Turf

- NOTE:
- REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

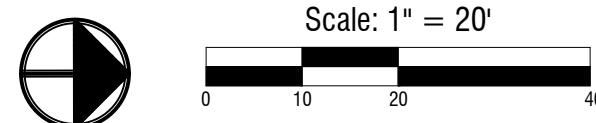
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



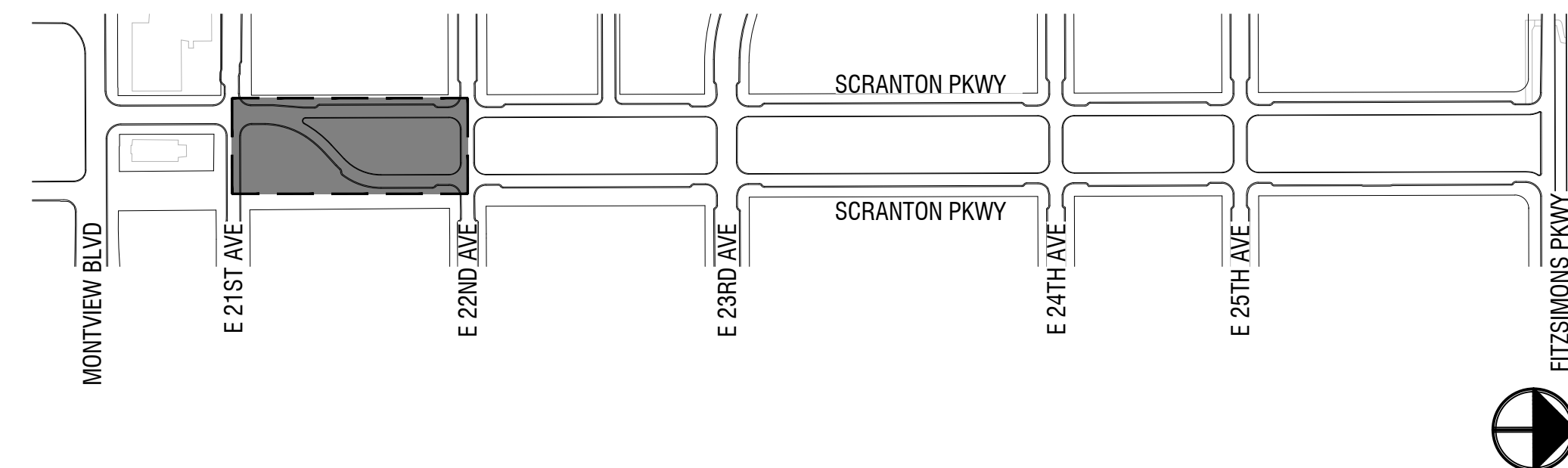
NOT FOR CONSTRUCTION

SHEET: 33

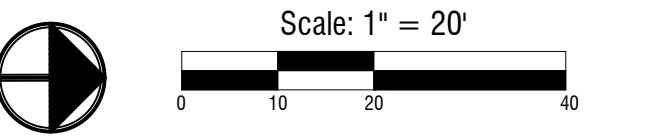


NOTE:

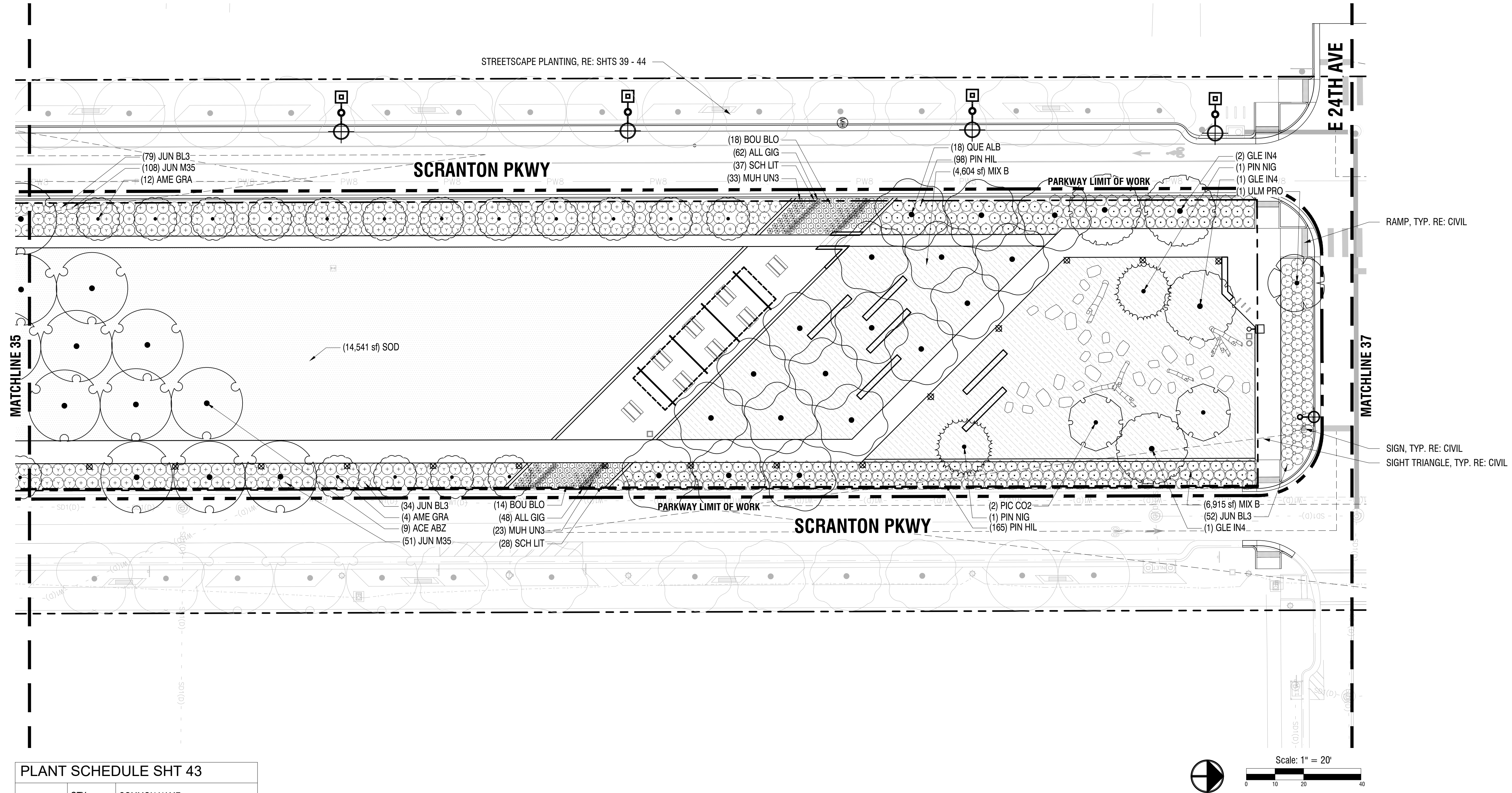
1. REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



NOT FOR CONSTRUCTION



SHEET: 35

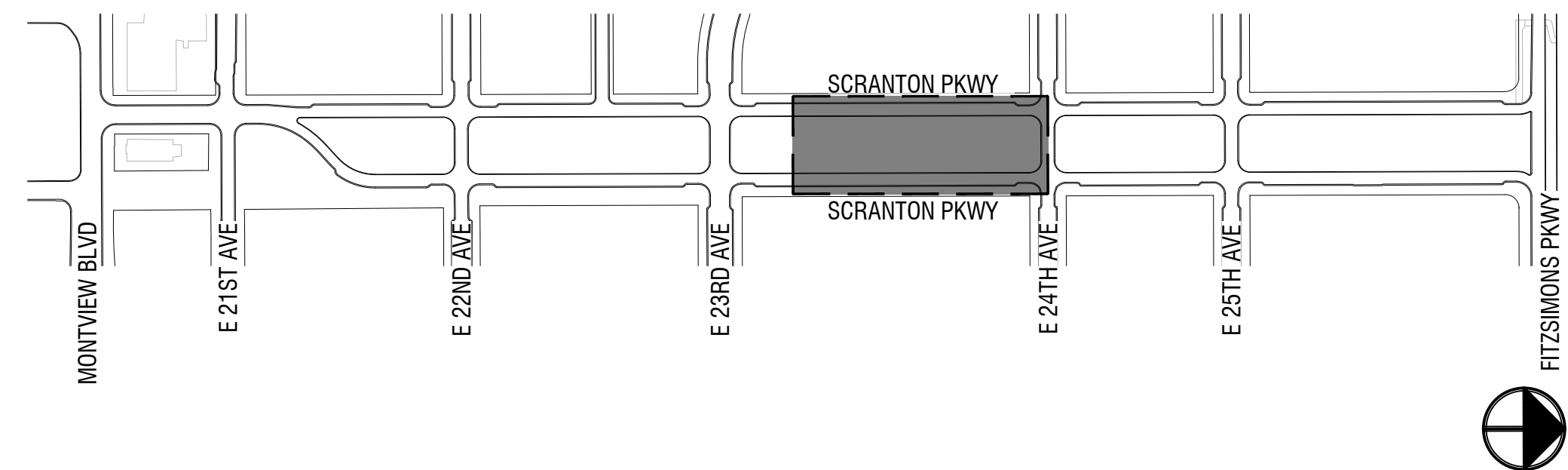


PLANT SCHEDULE SHT 43

	QTY	COMMON NAME
DECIDUOUS TREES		
ACE ABZ	9	Autumn Blaze® Freeman Maple
ULM PRO	1	Prospector Elm
GLE IN4	4	Thornless Honey Locust
QUE ALB	18	White Oak
EVERGREEN TREES		
PIN NIG	2	Austrian Pine
PIC CO2	2	Colorado Spruce
FLOWERING TREES		
AME GRA	16	Autumn Brilliance Apple Serviceberry
SHRUBS		
JUN M35	158	Alpine Carpet® Common Juniper
JUN BL3	165	Blue Chip Creeping Juniper
PIN HIL	263	Hillside Creeper Scotch Pine
BULBS		
ALL GIG	110	Giant Allium
GRASSES		
BOU BLO	32	Blonde Ambition Blue Grama
SCH LIT	65	Little Bluestem
MUH UN3	56	Undaunted® Ruby Muhly
SOD/SEED		
MIX B	11,519 sf	
SOD	14,541 sf	Colorado Hyper Blue - Graffs Turf

- NOTE:
1. REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

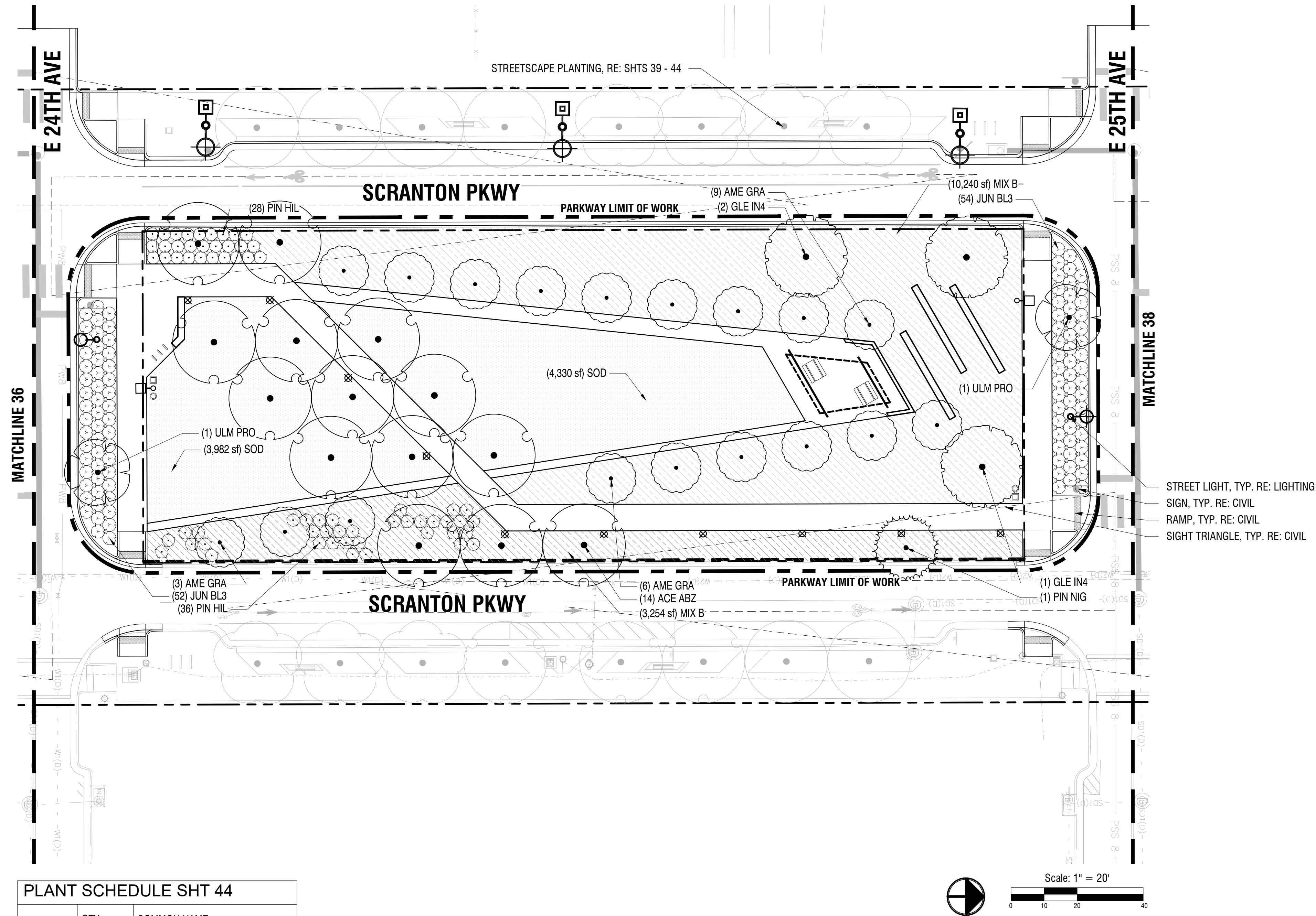
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

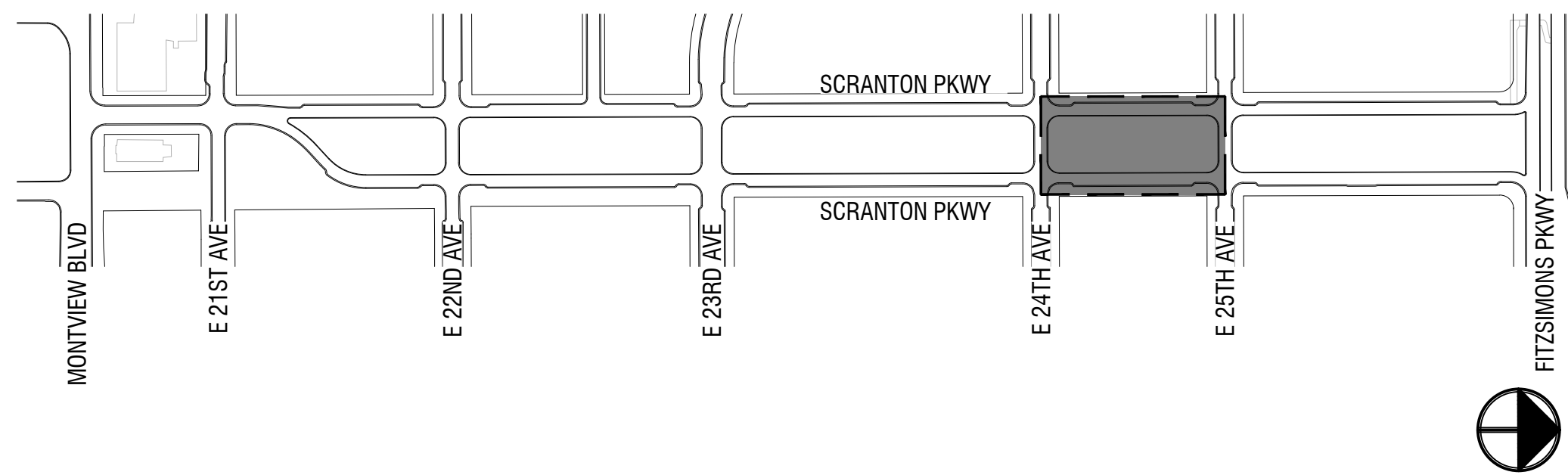
SHEET: 36



PLANT SCHEDULE SHT 44		
	QTY	COMMON NAME
DECIDUOUS TREES		
ACE ABZ	14	Autumn Blaze® Freeman Maple
ULM PRO	2	Prospector Elm
GLE IN4	3	Thornless Honey Locust
EVERGREEN TREES		
PIN NIG	1	Austrian Pine
FLOWERING TREES		
AME GRA	18	Autumn Brilliance Apple Serviceberry
SHRUBS		
JUN BL3	106	Blue Chip Creeping Juniper
PIN HIL	64	Hillside Creeper Scotch Pine
SOD/SEED		
MIX B	13,494 sf	
SOD	8,312 sf	Colorado Hyper Blue - Graffs Turf

- NOTE:
- REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



NOT FOR CONSTRUCTION



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY PLANTING PLAN

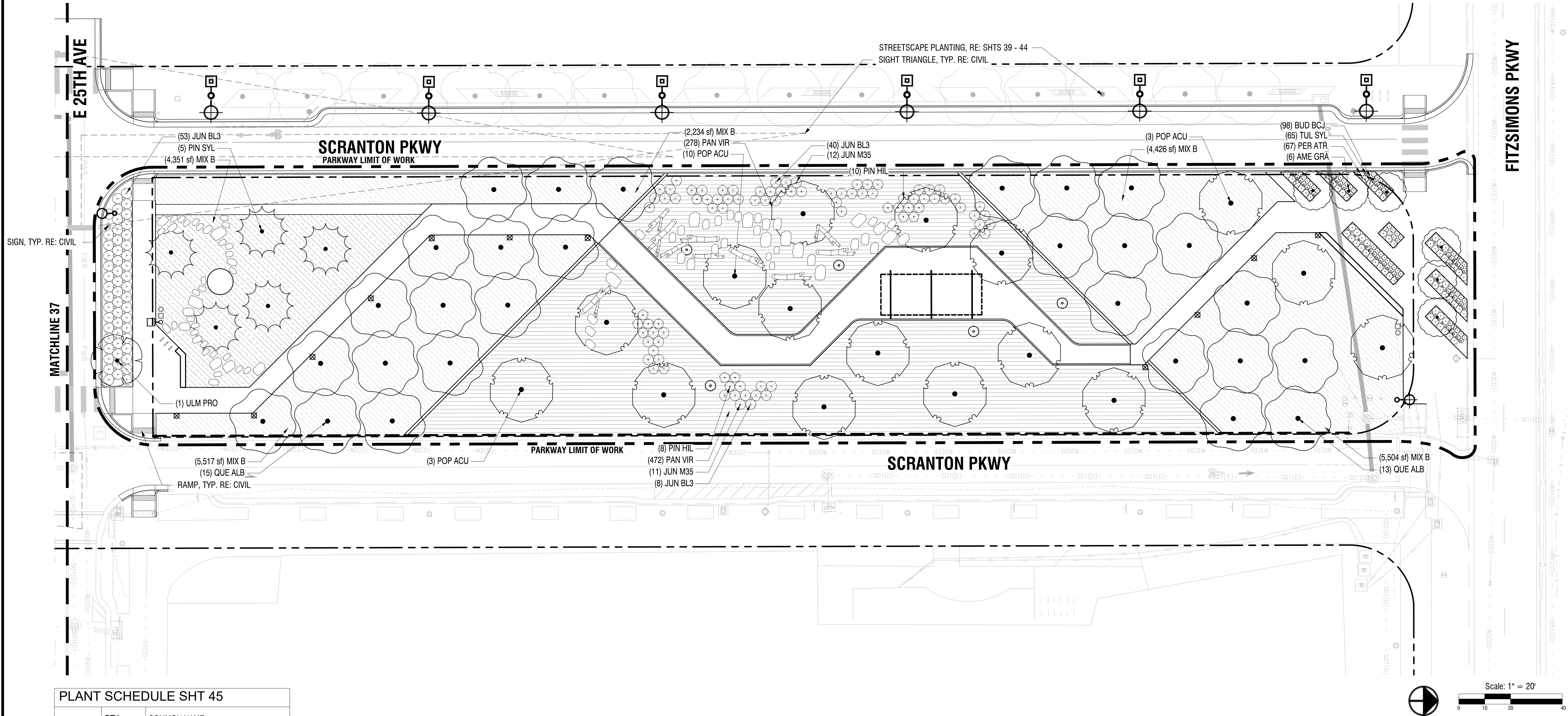
DATE: 05.15.2025

PREPARED BY:

CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

SHEET: 37

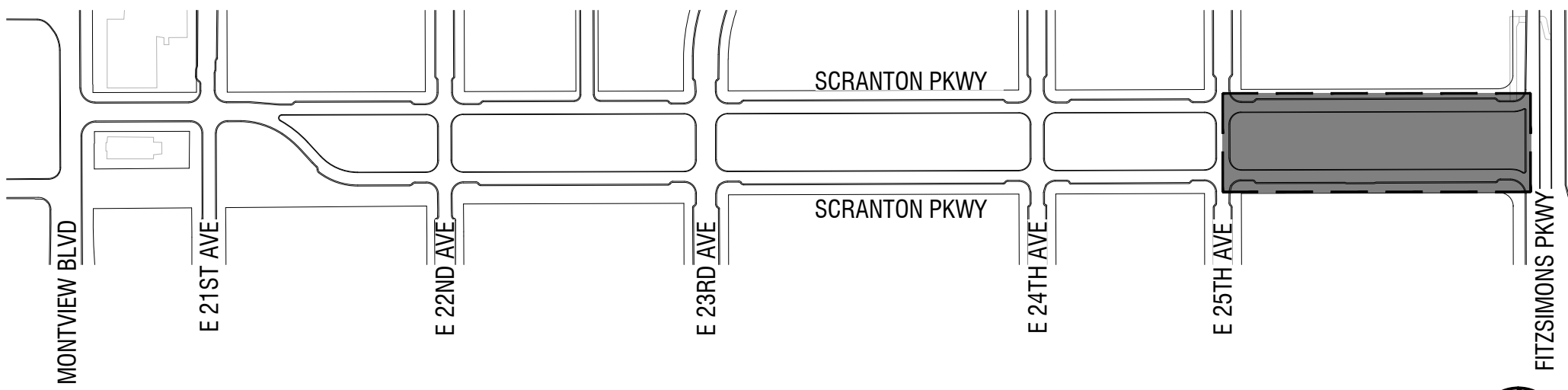


PLANT SCHEDULE SHT 45

	QTY	COMMON NAME
DECIDUOUS TREES		
POP ACU	16	Lanceleaf Cottonwood
ULM PRO	1	Prospector Elm
QUE ALB	28	White Oak
EVERGREEN TREES		
PIN SYL	5	Scotch Pine
FLOWERING TREES		
AME GRA	6	Autumn Brilliance Apple Serviceberry
SHRUBS		
JUN M35	23	Alpine Carpet® Common Juniper
JUN BL3	101	Blue Chip Creeping Juniper
BUD BCJ	98	Blue Chip Jr. Lo & Behold® Butterfly Bush
PIN HIL	18	Hillside Creeper Scotch Pine
PER ATR	67	Russian Sage
BULBS		
TUL SYL	65	Tulip
SHRUB AREAS		
PAN VIR	750	Switch Grass
SOD/SEED		
MIX B	22,032 sf	

NOTE:
1. REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PARKWAY PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

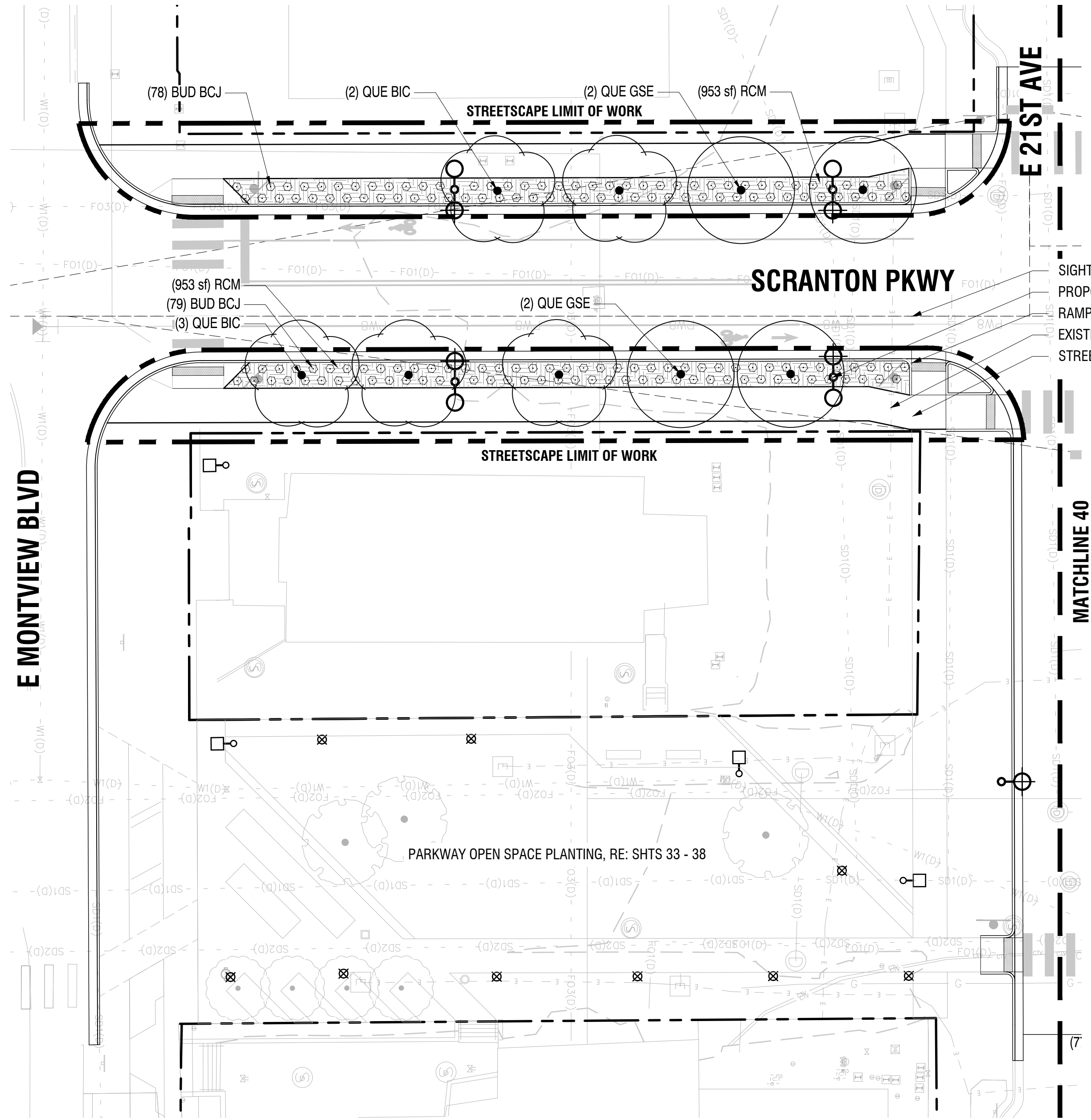
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 38

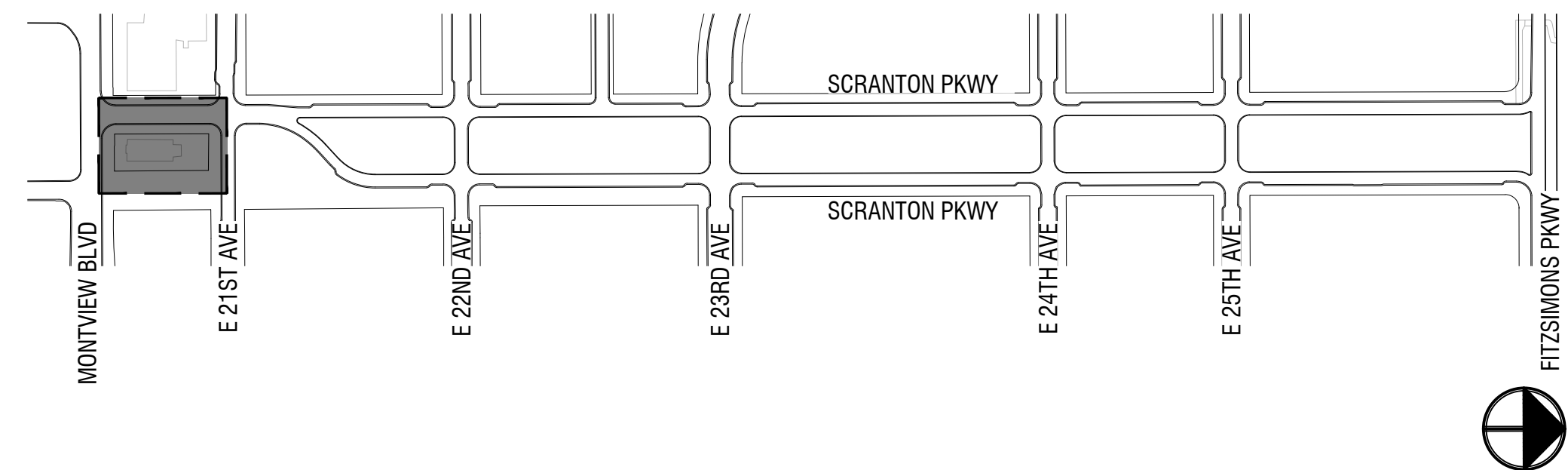


SIGHT TRIANGLE, TYP. RE: CIVIL
PROPOSED STREET LIGHT, TYP. RE: LIGHTING
RAMP, TYP. RE: CIVIL
EXISTING UTILITIES, TYP. RE: CIVIL
STREETSCAPE LAYOUT, TYP. RE: SHTS 27 - 32

PLANT SCHEDULE SHT 46			
	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
QUE BIC	5	Quercus bicolor	Swamp White Oak
QUE GSE	4	Quercus x macdanielii 'Clemons'	Heritage® Oak
SHRUBS			
BUD BCJ	157	Buddleja x 'Blue Chip Jr.'	Blue Chip Jr. Lo & Behold® Butterfly Bush
MULCHES			
RCM	1,906 sf	Red Cedar Mulch	

NOTE:
1. REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE
SHALL BE IN COMPLIANCE WITH COA ROADWAY
SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

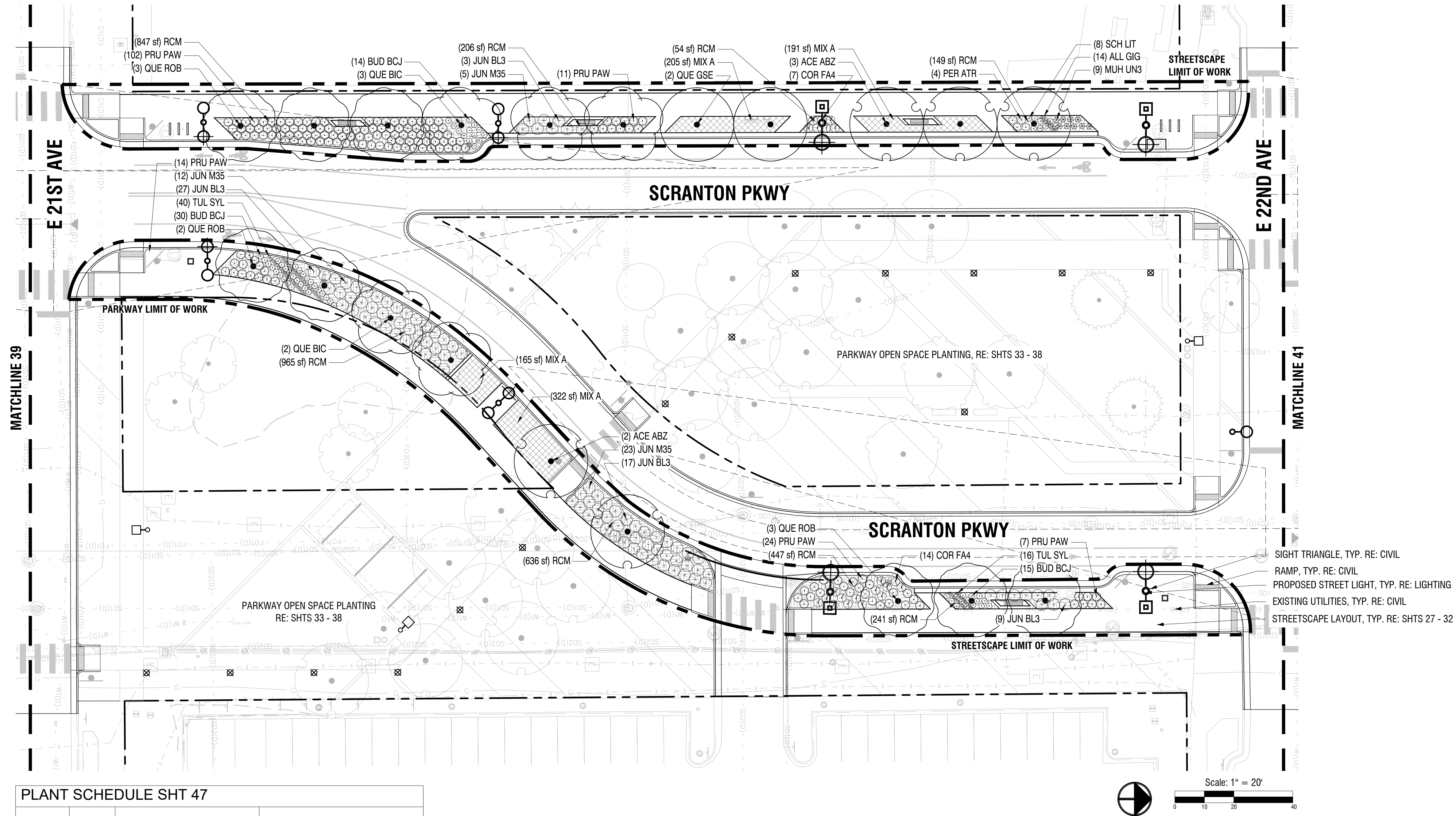
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 39



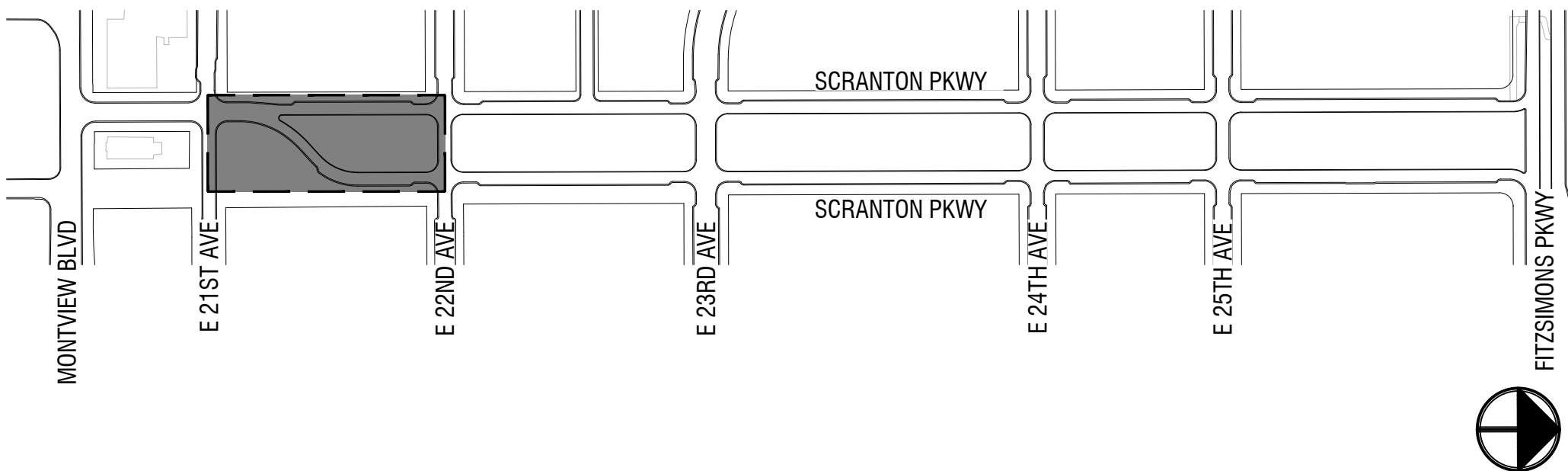
PLANT SCHEDULE SHT 47

	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
ACE ABZ	5	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple
QUE BIC	5	Quercus bicolor	Swamp White Oak
QUE ROB	8	Quercus robur	English Oak
QUE GSE	2	Quercus x macdanielii 'Clemons'	Heritage® Oak
SHRUBS			
BUD BCJ	59	Buddleja x 'Blue Chip Jr.'	Blue Chip Jr. Lo & Behold® Butterfly Bush
COR FA4	21	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood
JUN M35	40	Juniperus communis 'Mondap'	Alpine Carpet® Common Juniper
JUN BL3	56	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper
PER ATR	4	Perovskia atriplicifolia	Russian Sage
PRU PAW	158	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry
BULBS			
ALL GIG	14	Allium giganteum	Giant Allium
TUL SYL	56	Tulipa sylvestris	Tulip
GRASSES			
MUH UN3	9	Muhlenbergia reverchonii 'PUND01S'	Undaunted® Ruby Muhly
SCH LIT	8	Schizachyrium scoparium	Little Bluestem
MULCHES			
RCM	3,563 sf	Red Cedar Mulch	
SOD/SEED			
MIX A	883 sf	Cool Season Grasses	

NOTE:

- REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

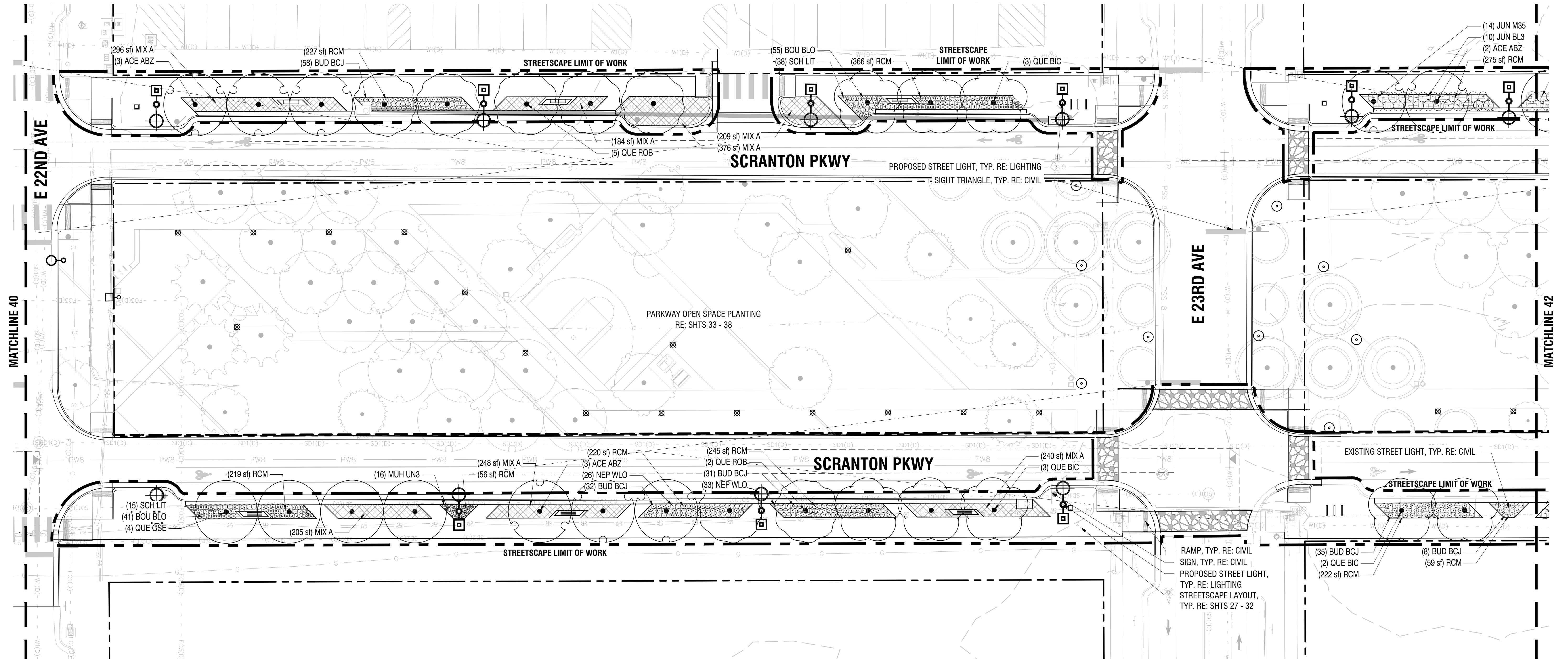
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



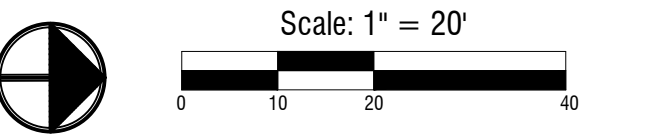
NOT FOR CONSTRUCTION

SHEET: 40

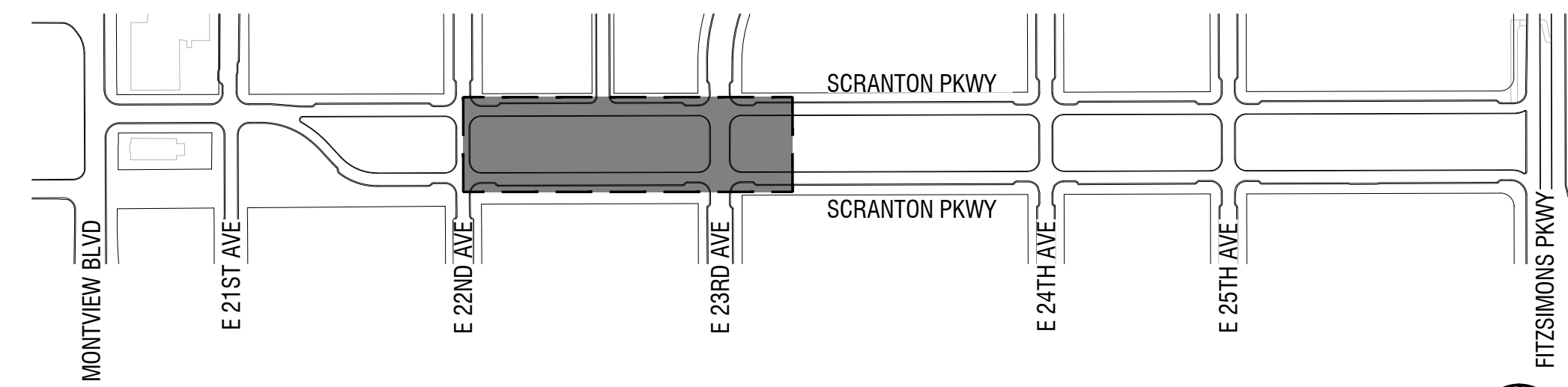


PLANT SCHEDULE SHT 48			
	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
ACE ABZ	8	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple
QUE BIC	8	Quercus bicolor	Swamp White Oak
QUE ROB	7	Quercus robur	English Oak
QUE GSE	4	Quercus x macdanielii 'Clemens'	Heritage® Oak
SHRUBS			
BUD BCJ	164	Buddleja x 'Blue Chip Jr.'	Blue Chip Jr. Lo & Behold® Butterfly Bush
JUN M35	14	Juniperus communis 'Mondap'	Alpine Carpet® Common Juniper
JUN BL3	12	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper
GRASSES			
BOU BLO	96	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama
MUH UN3	16	Muhlenbergia reverchonii 'PUND01S'	Undaunted® Ruby Muhly
SCH LIT	53	Schizachyrium scoparium	Little Bluestem
PERENNIALS			
NEP WLO	59	Nepeta x 'Walker's Low'	Walker's Low Catmint
MULCHES			
RCM	1,889 sf	Red Cedar Mulch	
SOD/SEED			
MIX A	1,797 sf	Cool Season Grasses	

NOTE:
1. REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

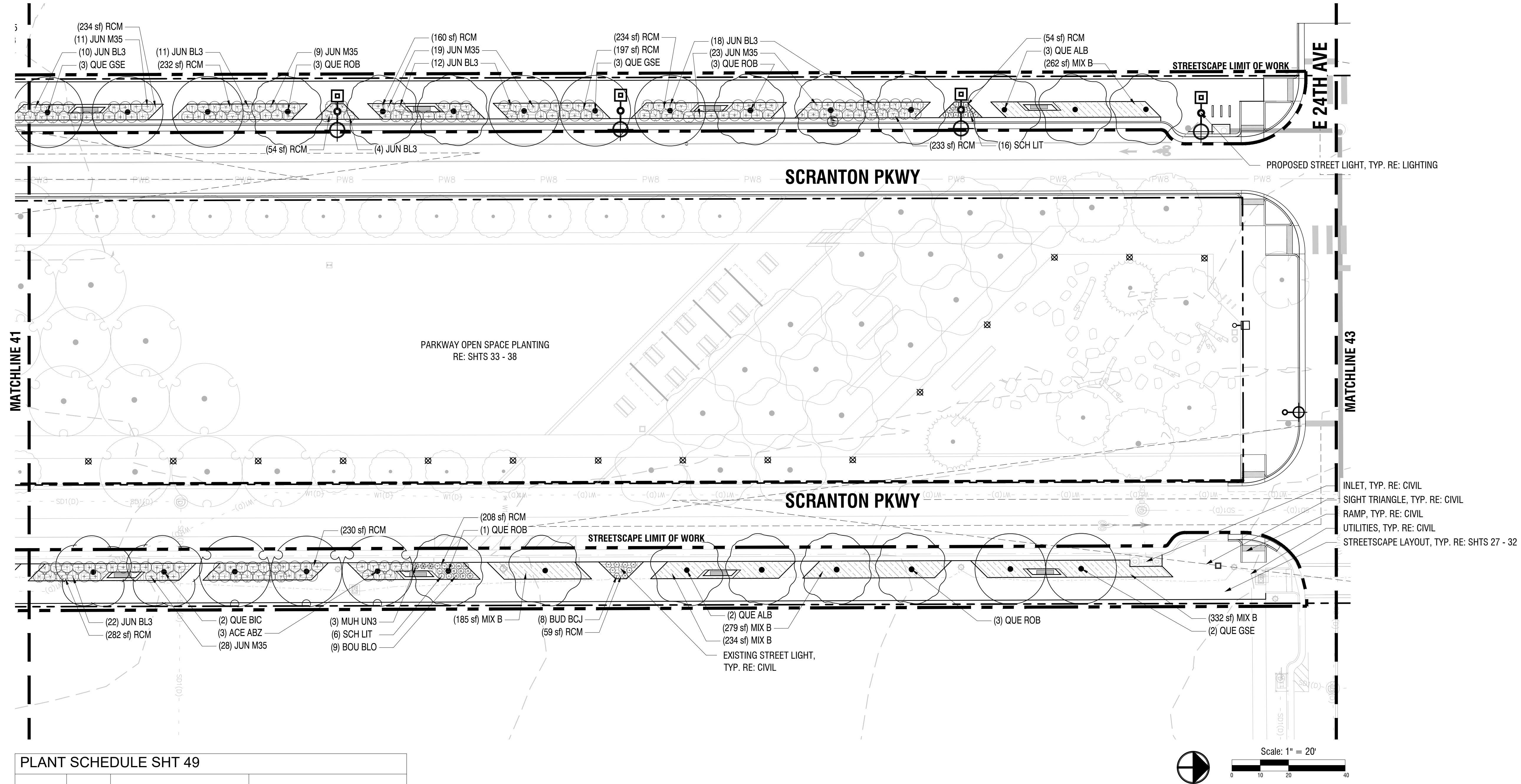
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 41



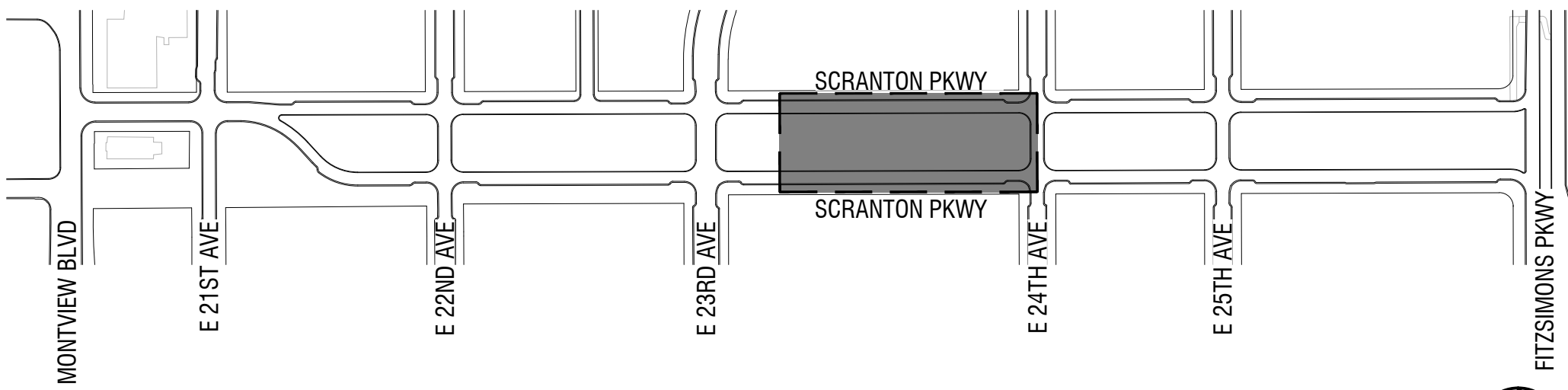
PLANT SCHEDULE SHT 49

	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
ACE ABZ	3	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple
QUE ALB	5	Quercus alba	White Oak
QUE BIC	2	Quercus bicolor	Swamp White Oak
QUE ROB	10	Quercus robur	English Oak
QUE GSE	8	Quercus x macdanielii 'Clemons'	Heritage® Oak
SHRUBS			
BUD BCJ	8	Buddleja x 'Blue Chip Jr.'	Blue Chip Jr. Lo & Behold® Butterfly Bush
JUN M35	90	Juniperus communis 'Mondap'	Alpine Carpet® Common Juniper
JUN BL3	75	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper
GRASSES			
BOU BLO	9	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama
MUH UN3	3	Muhlenbergia reverchonii 'PUND01S'	Undaunted® Ruby Muhly
SCH LIT	22	Schizachyrium scoparium	Little Bluestem
MULCHES			
RCM	2,177 sf	Red Cedar Mulch	
SOD/SEED			
MIX B	1,292 sf	Warm Season Grasses	

NOTE:

- REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

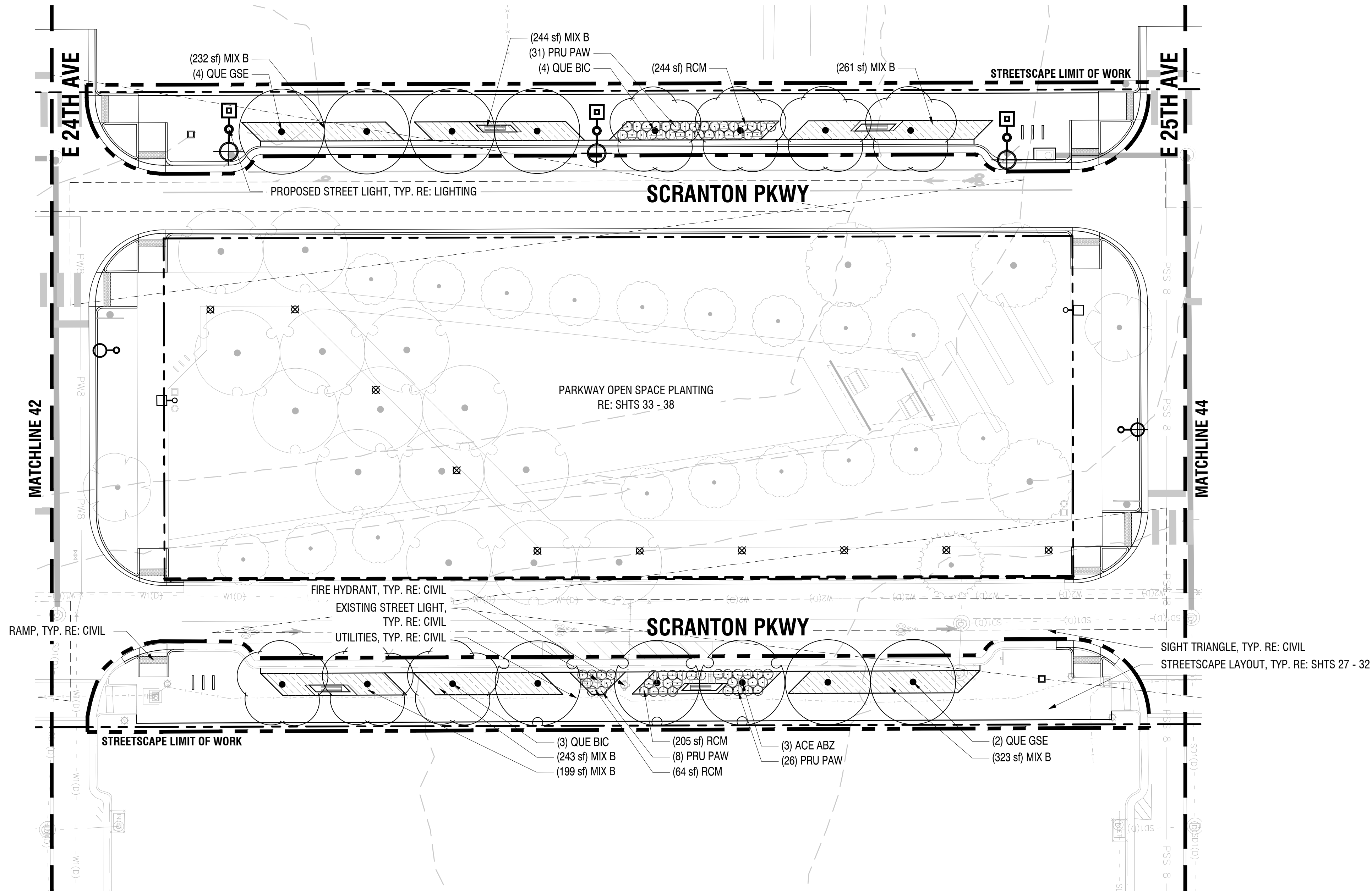
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 42



PLANT SCHEDULE SHT 50

	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
ACE ABZ	3	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple
QUE BIC	7	Quercus bicolor	Swamp White Oak
QUE GSE	6	Quercus x macdanielii 'Clemons'	Heritage® Oak
SHRUBS			
PRU PAW	65	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry
MULCHES			
RCM	513 sf	Red Cedar Mulch	
SOD/SEED			
MIX B	1,502 sf	Warm Season Grasses	

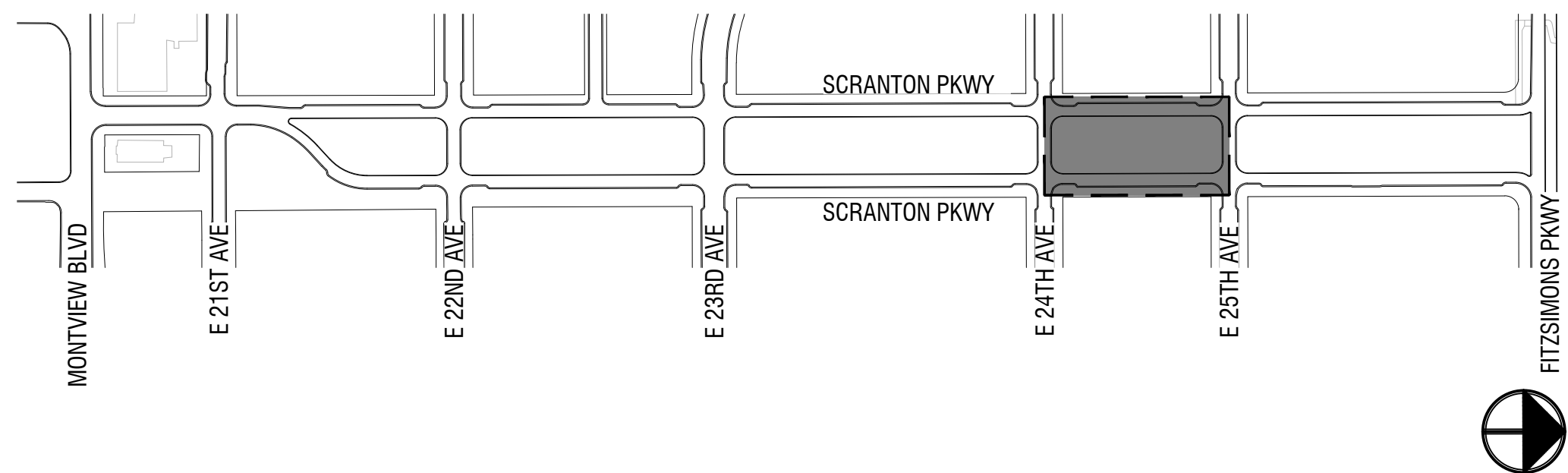
- NOTE:
- REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



Scale: 1" = 20'

0 10 20 40

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETSCAPE PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

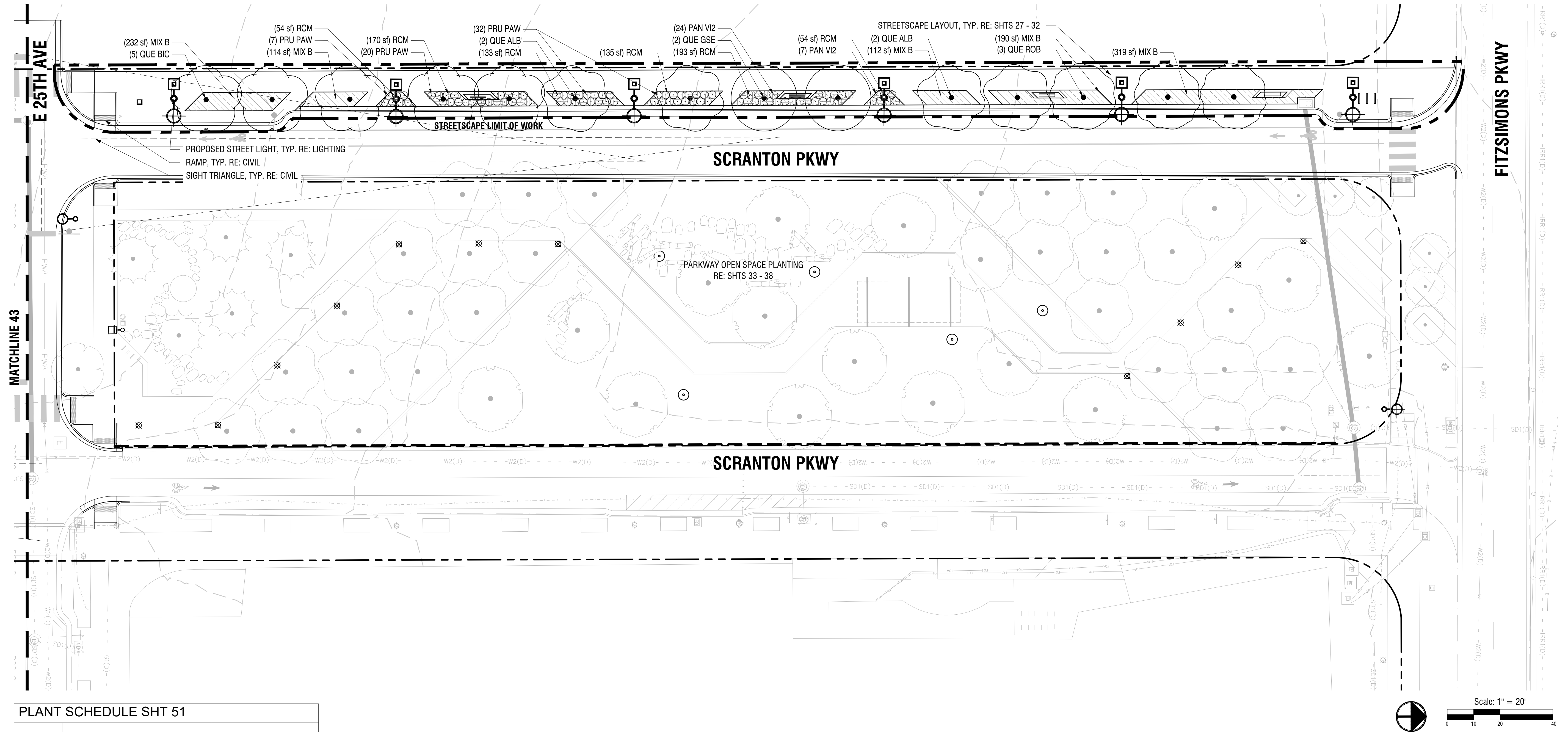
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

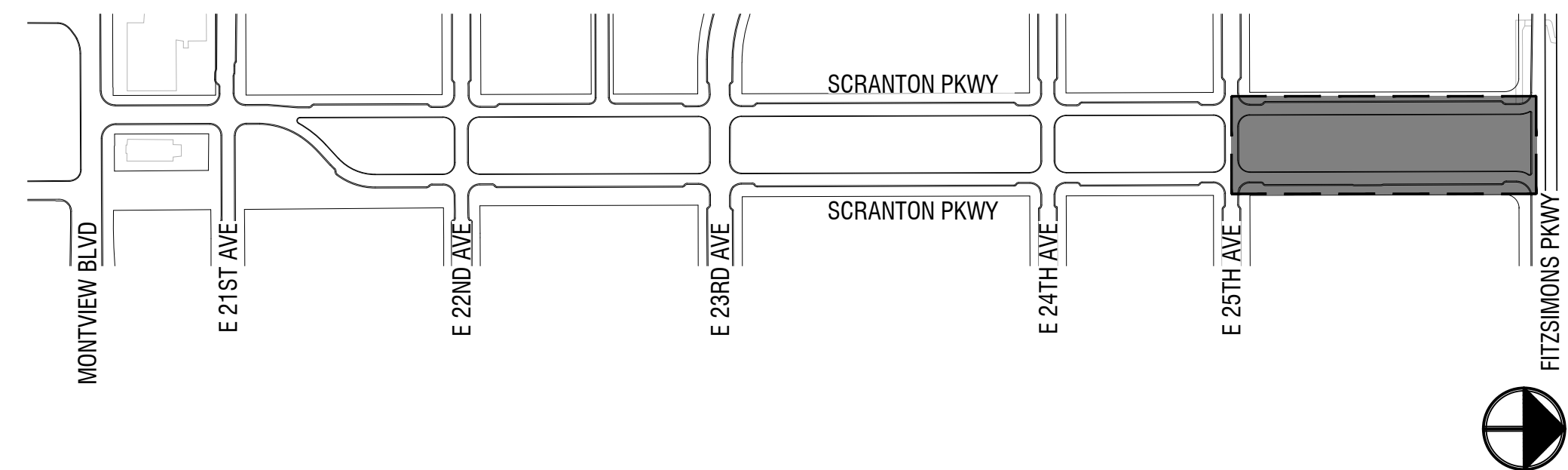
SHEET: 43



PLANT SCHEDULE SHT 51			
	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
QUE ALB	4	Quercus alba	White Oak
QUE BIC	5	Quercus bicolor	Swamp White Oak
QUE ROB	3	Quercus robur	English Oak
QUE GSE	2	Quercus x macdanielii 'Clemons'	Heritage® Oak
SHRUBS			
PRU PAW	59	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry
GRASSES			
PAN V12	31	Panicum virgatum	Switch Grass
MULCHES			
RCM	739 sf	Red Cedar Mulch	
SOD/SEED			
MIX B	967 sf	Warm Season Grasses	

- NOTE:
- REFER TO SHT 18 FOR TOTAL PLANT QUANTITIES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STREETScape PLANTING PLAN

DATE: 05.15.2025

PREPARED BY:

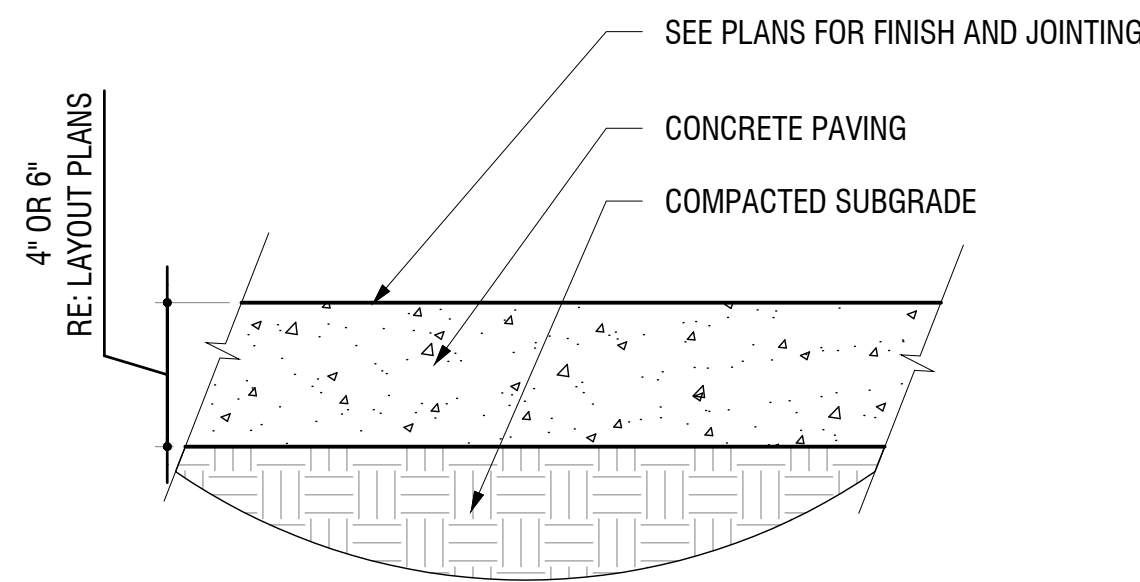
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



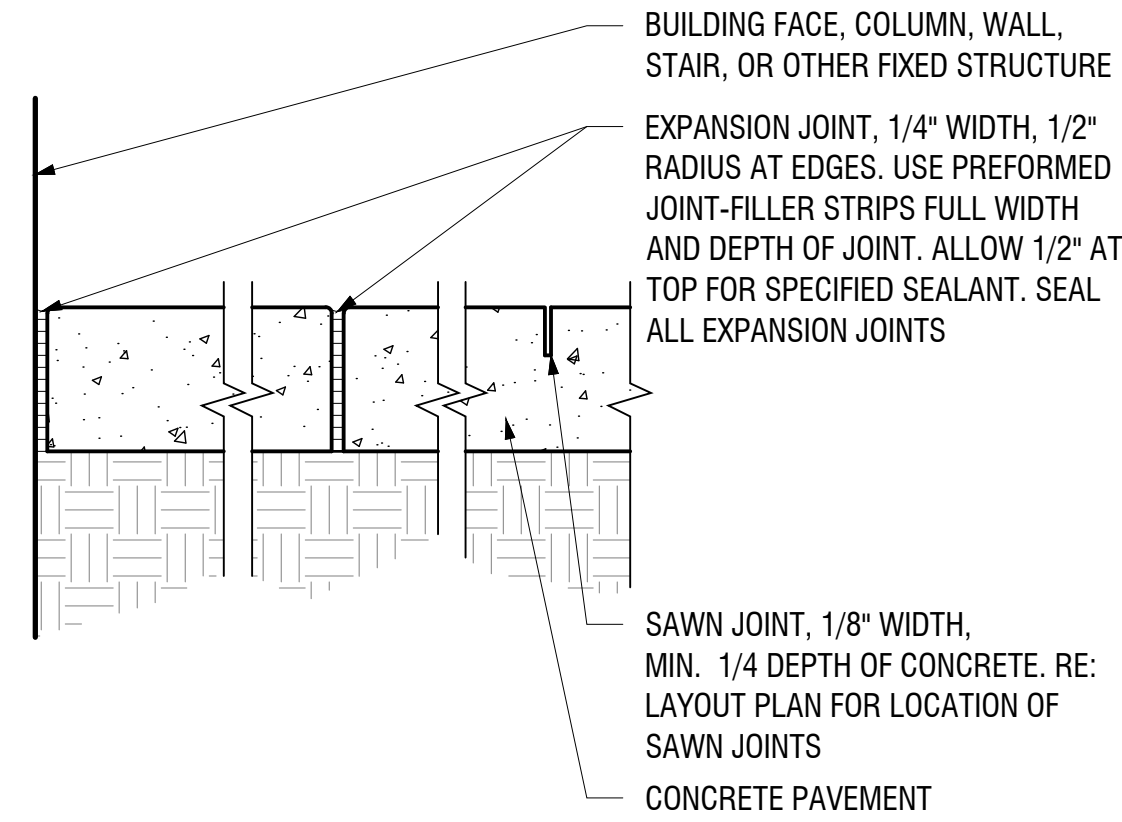
NOT FOR CONSTRUCTION

SHEET: 44



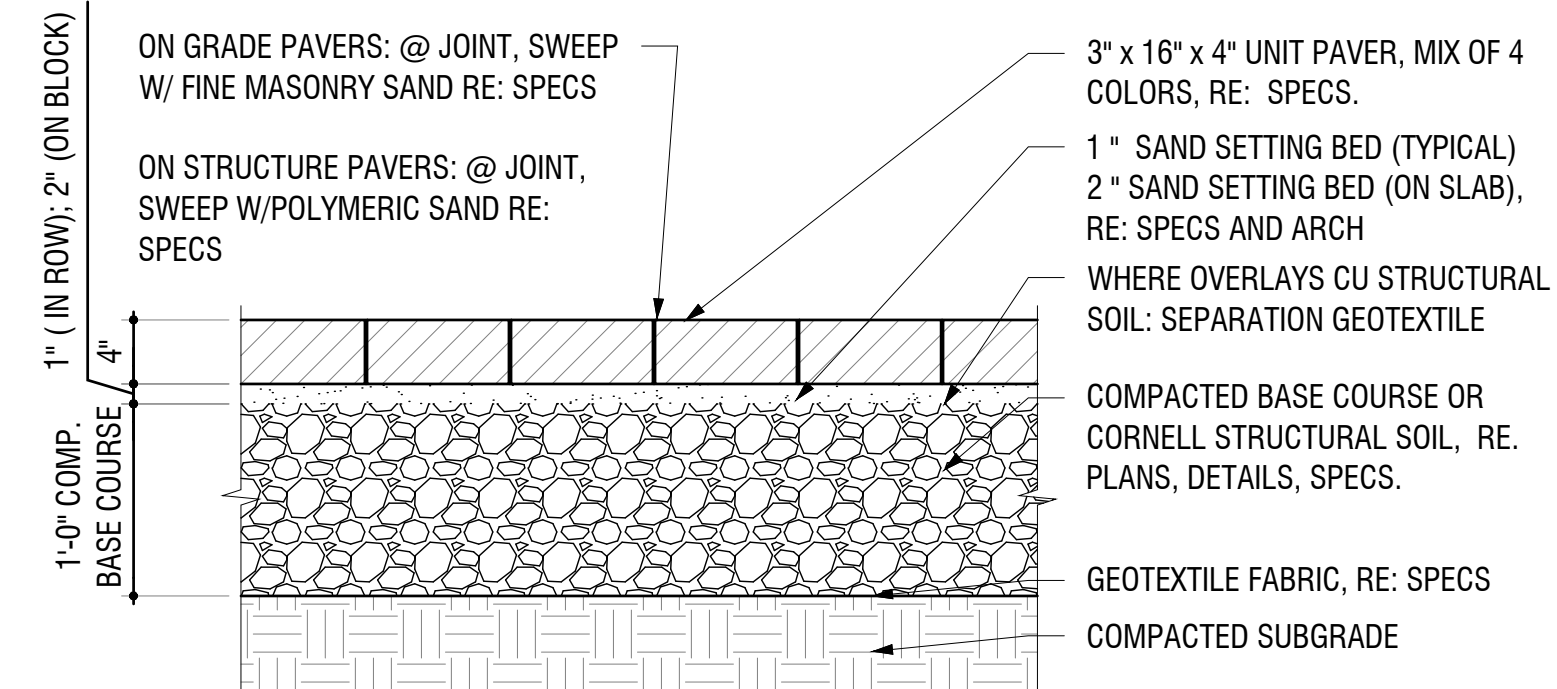
1 PEDESTRIAN AND VEHICULAR CONCRETE

SCALE: 1" = 1'-0"



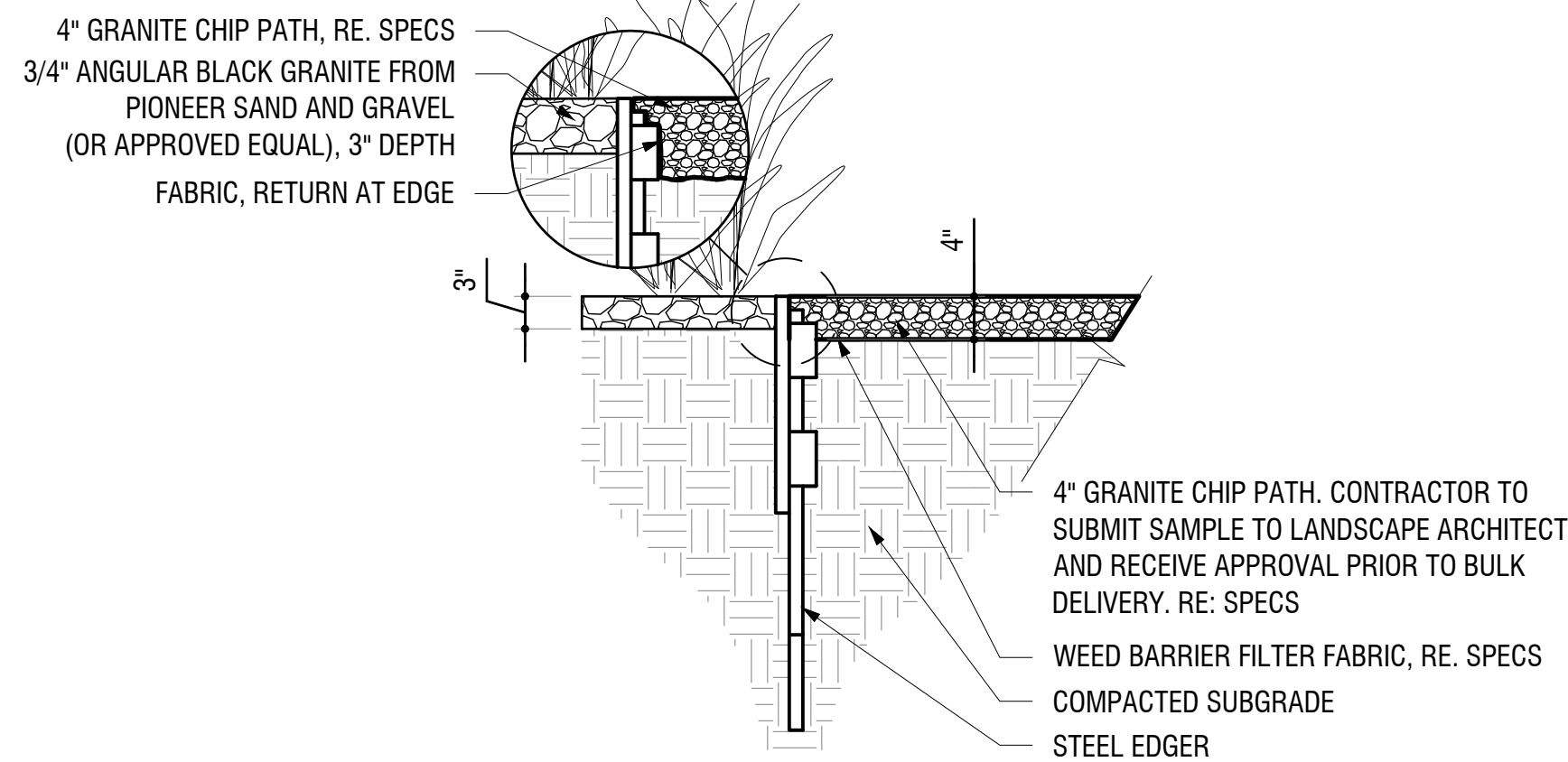
2 CONCRETE JOINTS

SCALE: 1 1/2" = 1'-0"



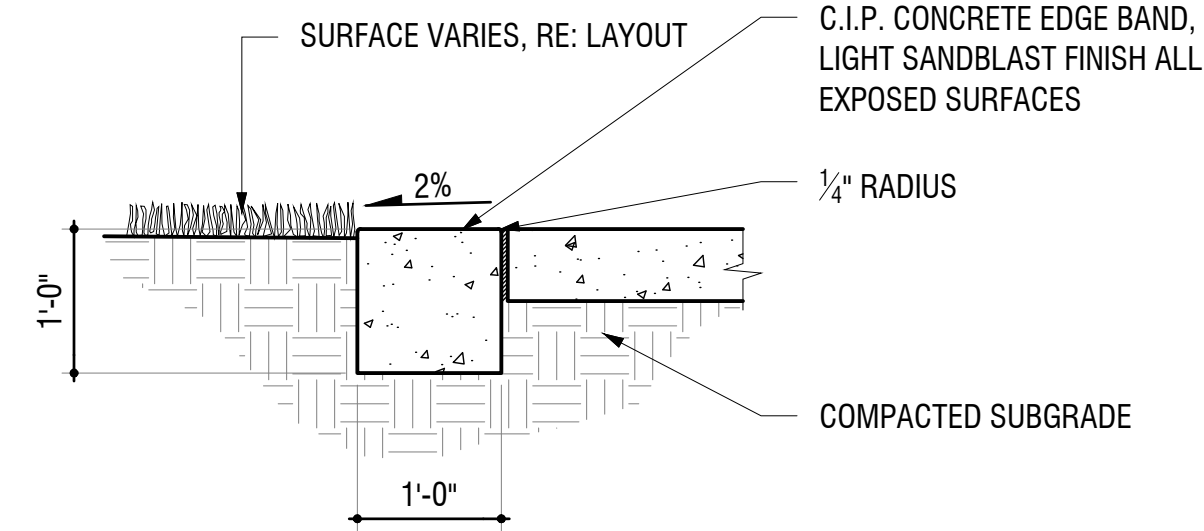
3 UNIT PAVING

SCALE: 1 1/2" = 1'-0"



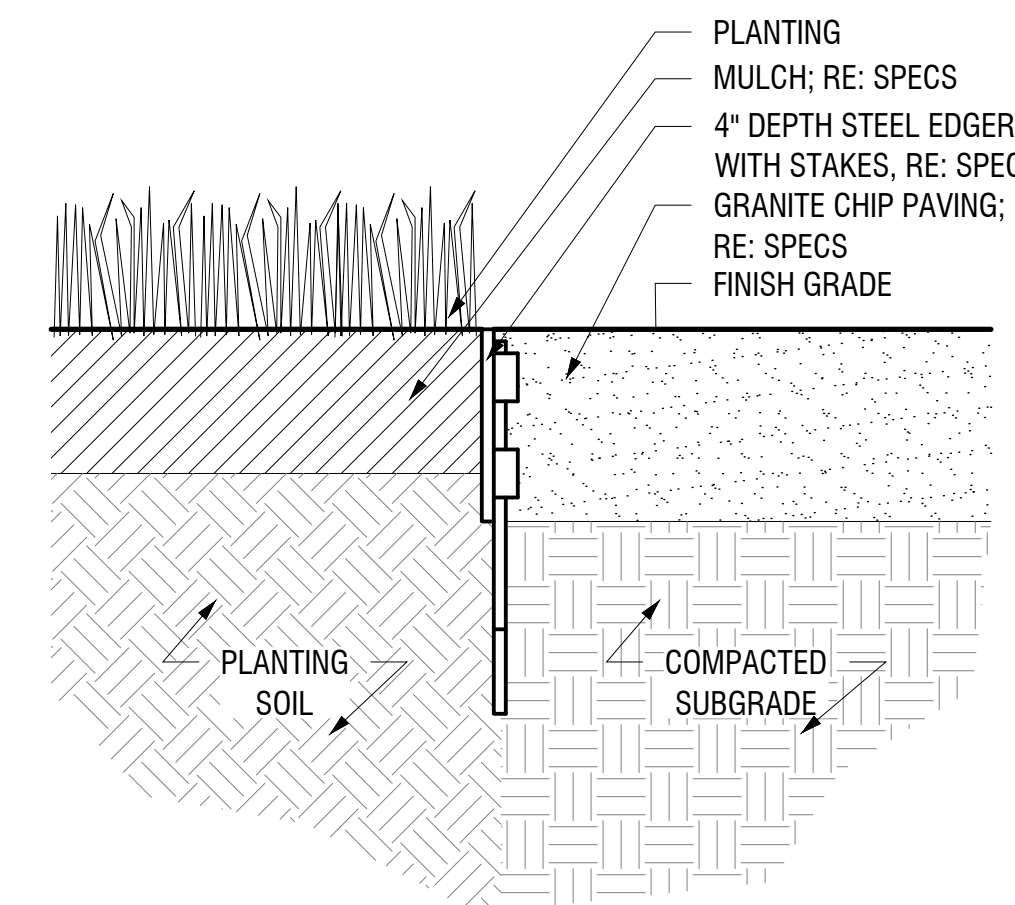
4 GRANITE CHIP PAVING

SCALE: 3/4" = 1'-0"



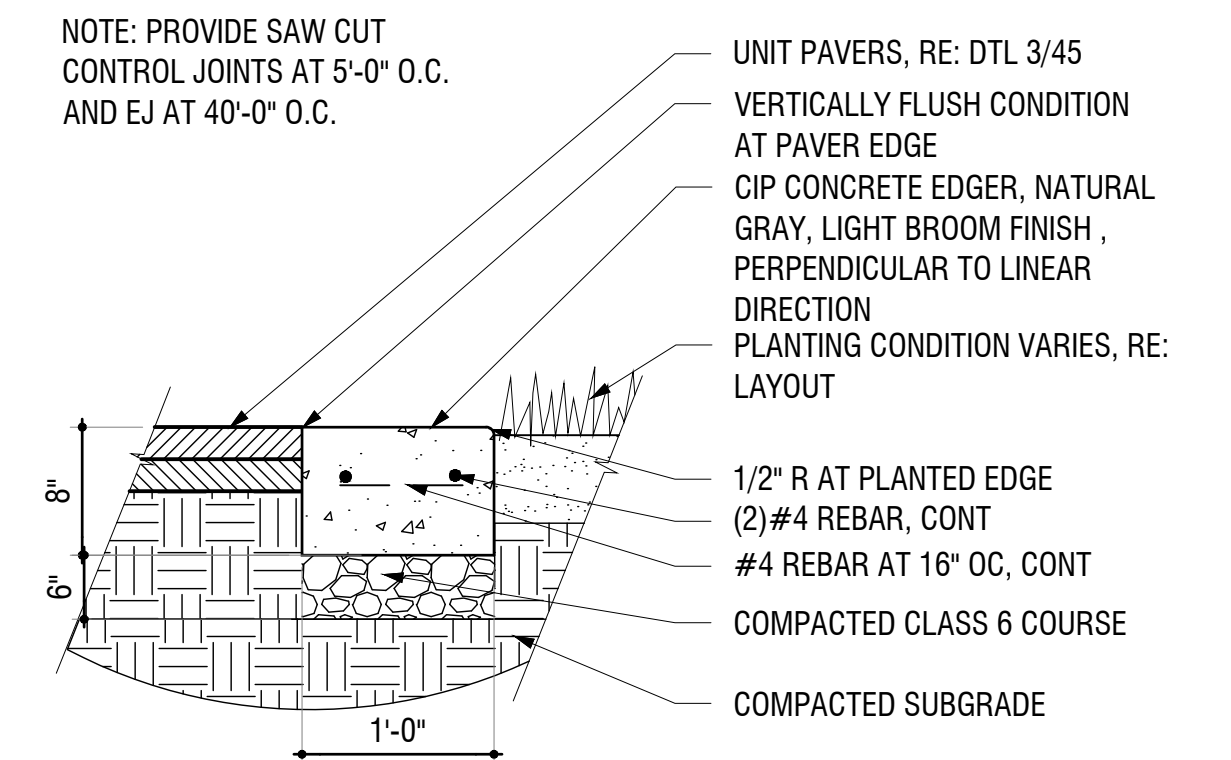
5 12 INCH CIP CONCRETE BAND

SCALE: 3/4" = 1'-0"



6 STEEL EDGER

SCALE: 3\"/>



7 CIP CONCRETE EDGER AT PAVERS

SCALE: 1" = 1'-0"

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PAVING AND EDGER DETAILS

DATE: 05.15.2025

PREPARED BY:

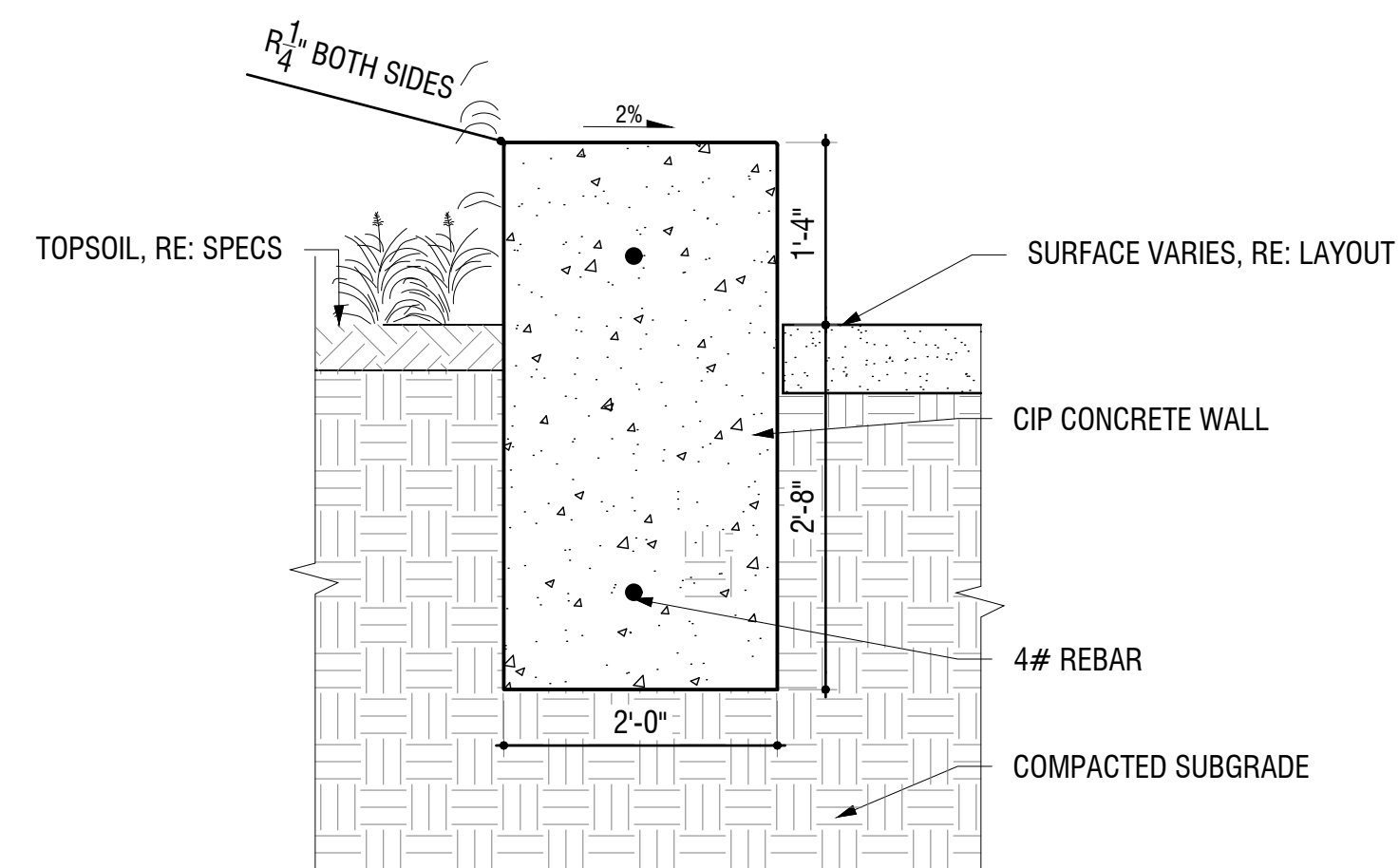
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

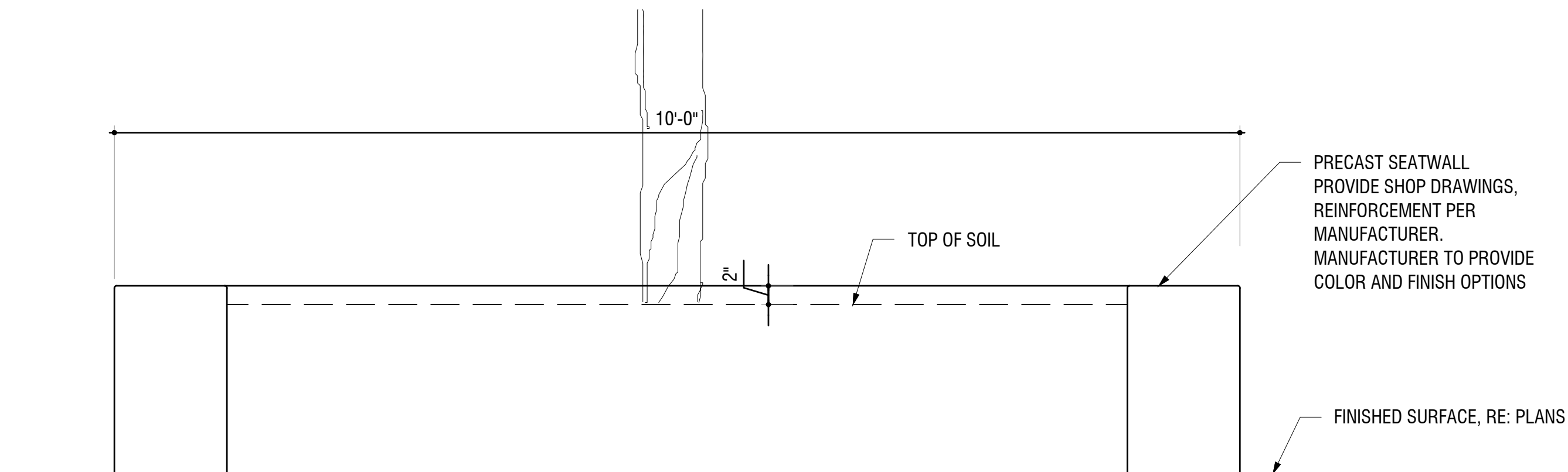


NOT FOR CONSTRUCTION

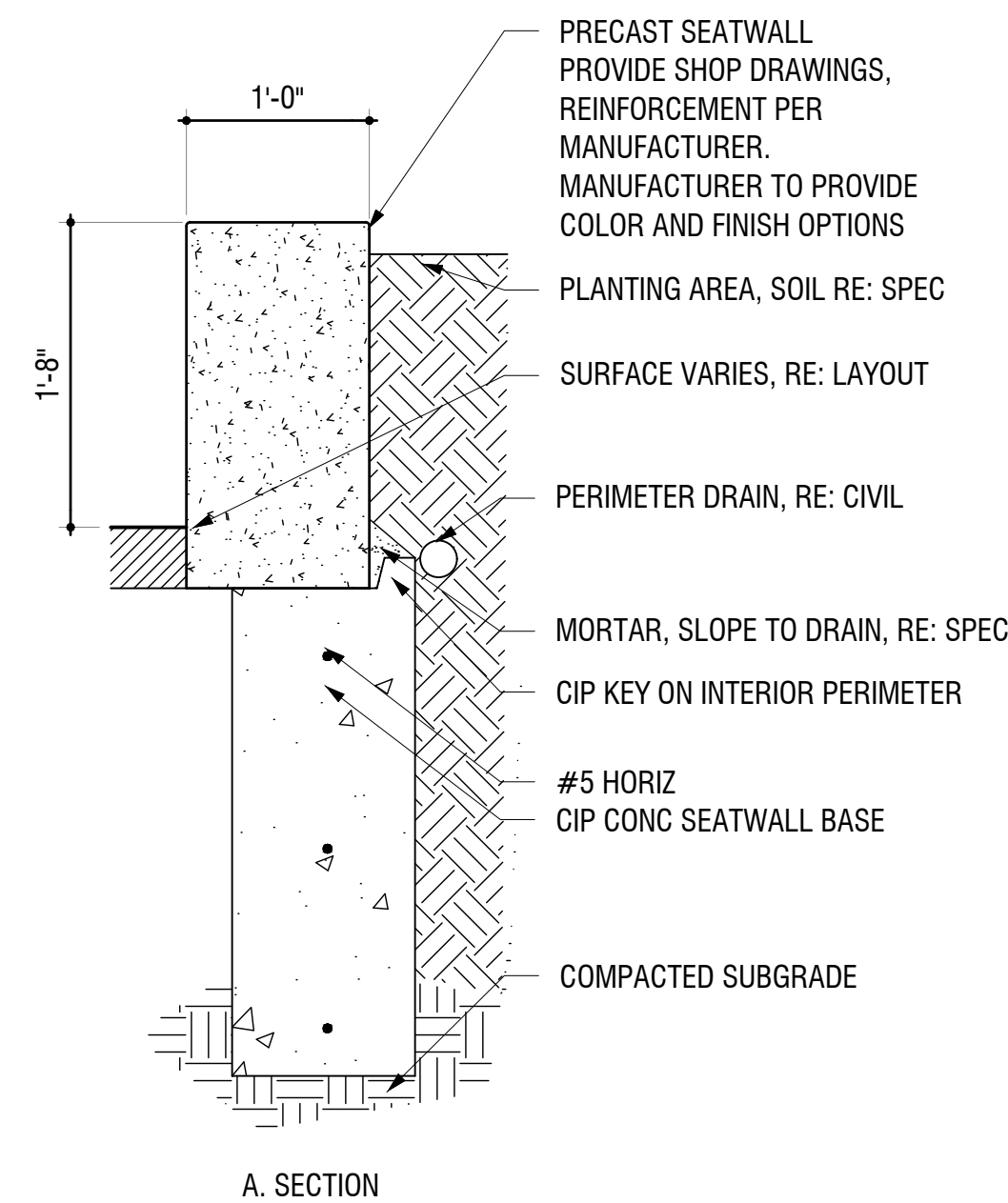
SHEET: 45



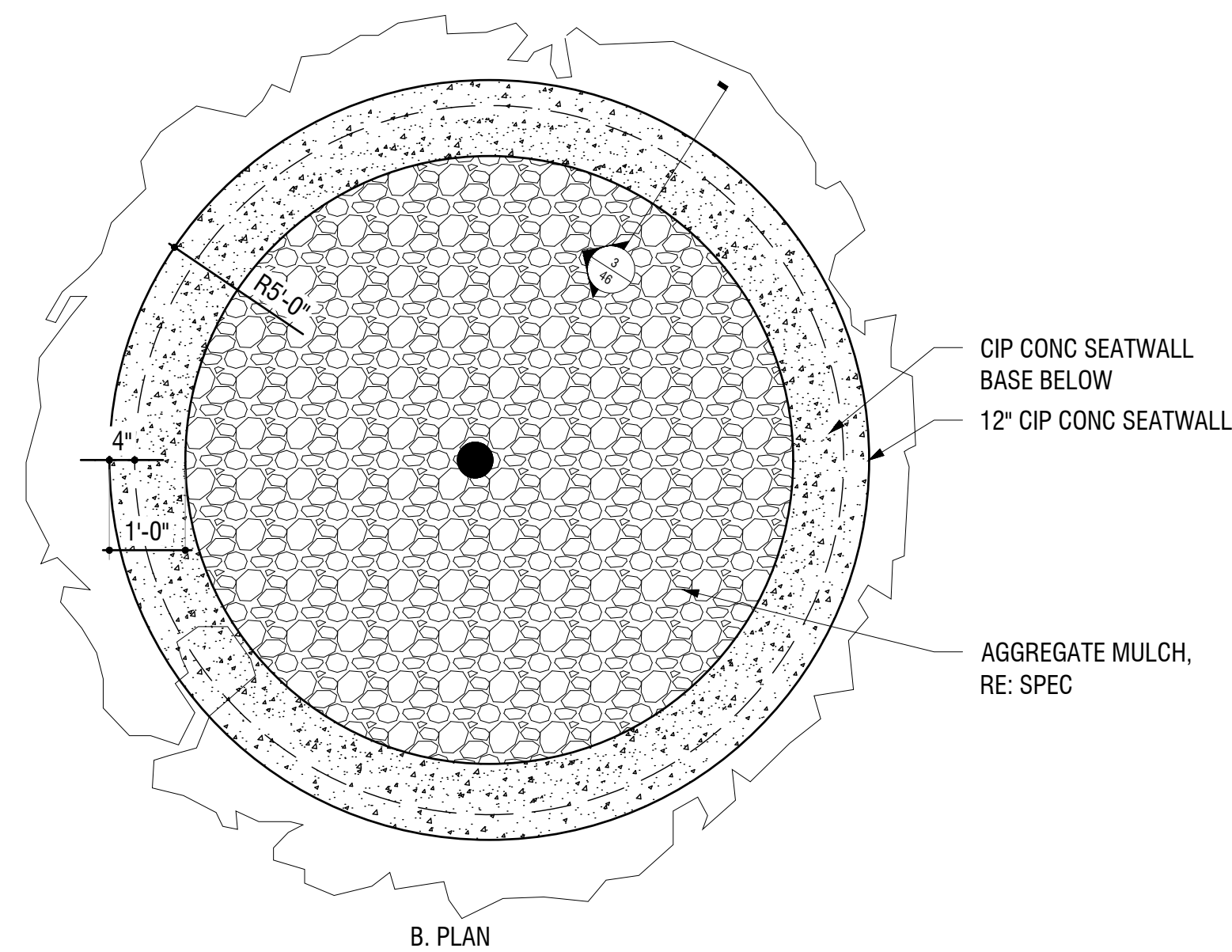
1 CIP CONCRETE SEAT WALL
SCALE: 3/4" = 1'-0"



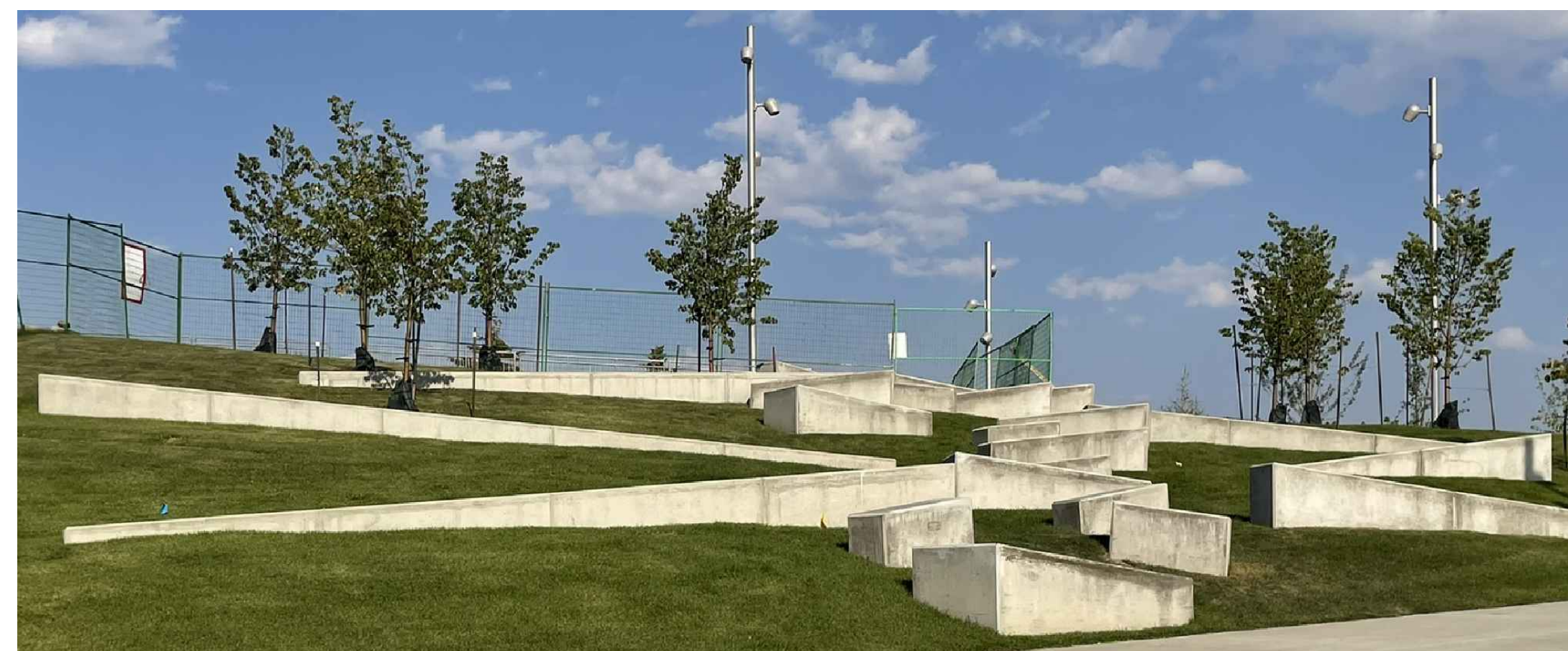
2 ROUND WALL ELEVATION
SCALE: 1" = 1'-0"



3 ROUND WALL CROSS-SECTION
SCALE: 1" = 1'-0"



4 ROUND WALL PLAN VIEW
SCALE: 1/2" = 1'-0"



5 CIP CONCRETE RETAINING WALL
SCALE: 1/2" = 1'-0"



6 CIP CONCRETE SIGNAGE WALL
SCALE: 1/2" = 1'-0"

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: WALL DETAILS

DATE: 05.15.2025

PREPARED BY:

CIVITAS

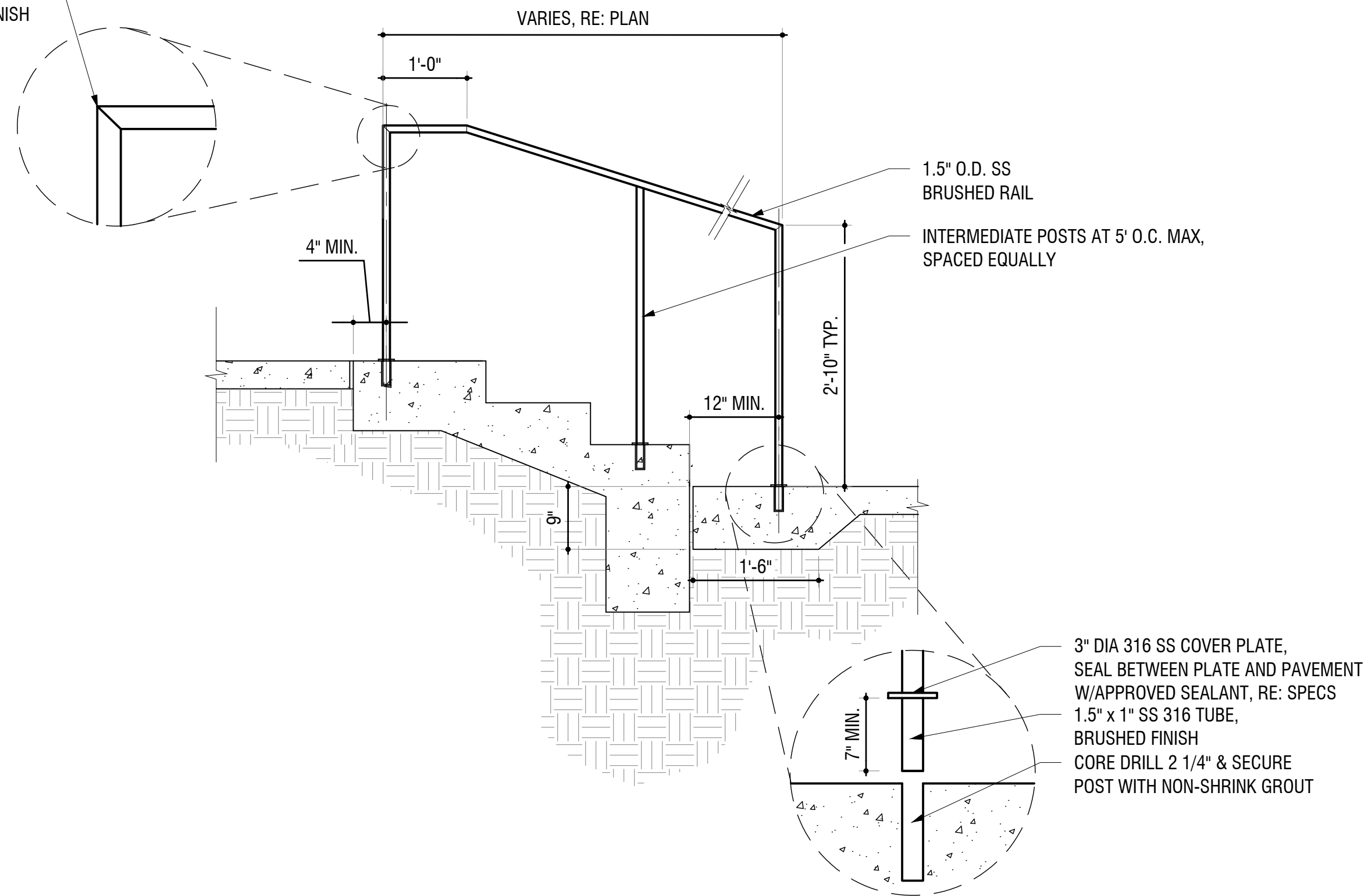
1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

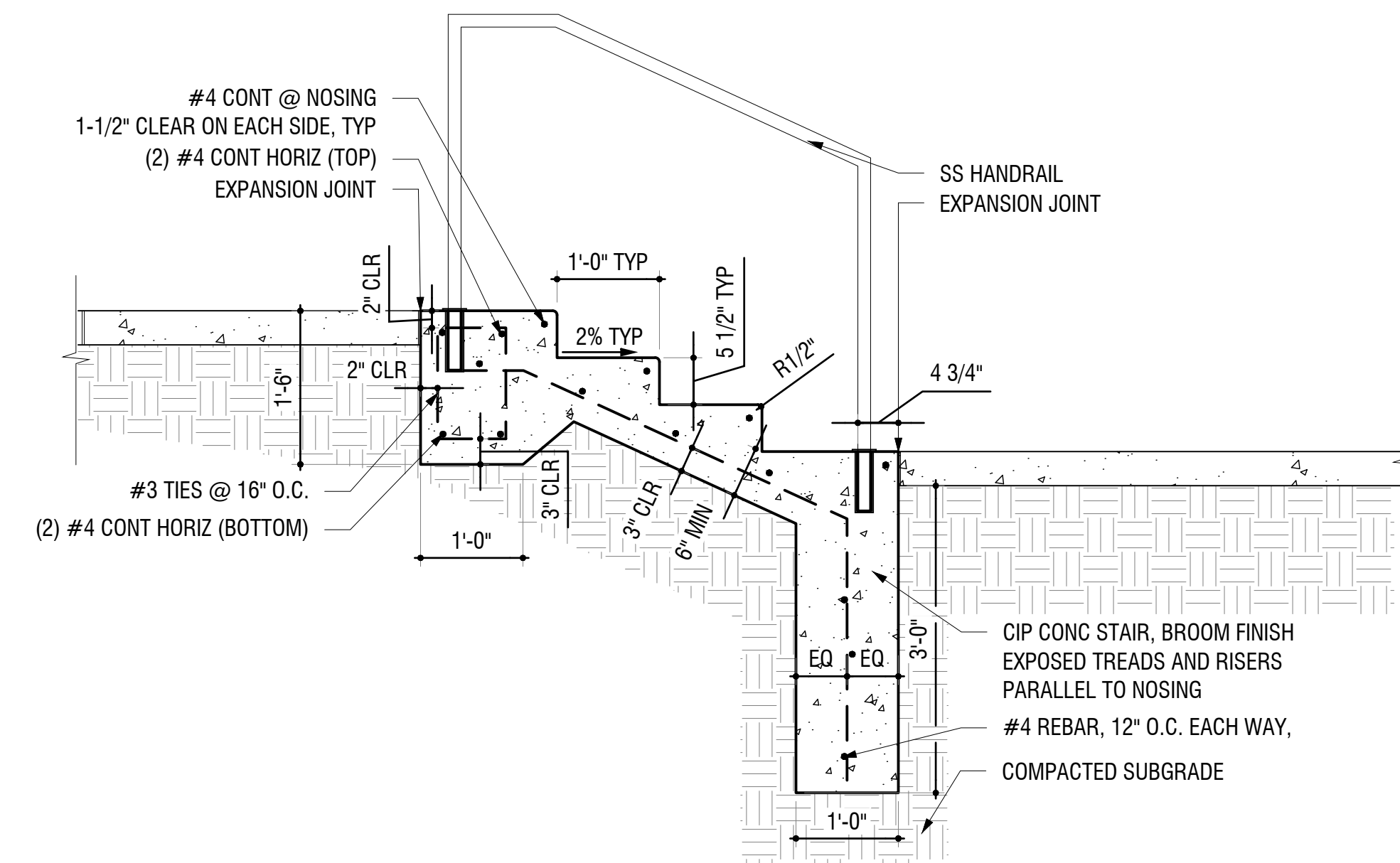
SHEET: 46

MITRE CORNERS, CONT. WELDS AND
GRIND SMOOTH FOR SEAMLESS FINISH



1 STAIR HANDRAIL

SCALE: 3/4" = 1'-0"



2 CIP CONCRETE STAIRS

SCALE: 3/4" = 1'-0"

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: STAIRS AND RAILING DETAILS

DATE: 05.15.2025

PREPARED BY:

CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com



NOT FOR CONSTRUCTION

SHEET: 47

BASKETBALL HOOP & POLE, MEGA SLAM HOOPS



1 BASKETBALL HOOP
SCALE: 1" = 1'-0"



2 BIKE RACK
SCALE: 1" = 1'-0"

PET WASTE STATION, PET PICKUPS MODERN DOG KIT



3 PET WASTE STATION
SCALE: 1" = 1'-0"

PICNIC TABLE, VESTRE KYOTO TABLE



4 PICNIC TABLE
SCALE: 1" = 1'-0"



5 TRASH CAN
SCALE: 1" = 1'-0"



6 PAVILION
SCALE: 1" = 1'-0"



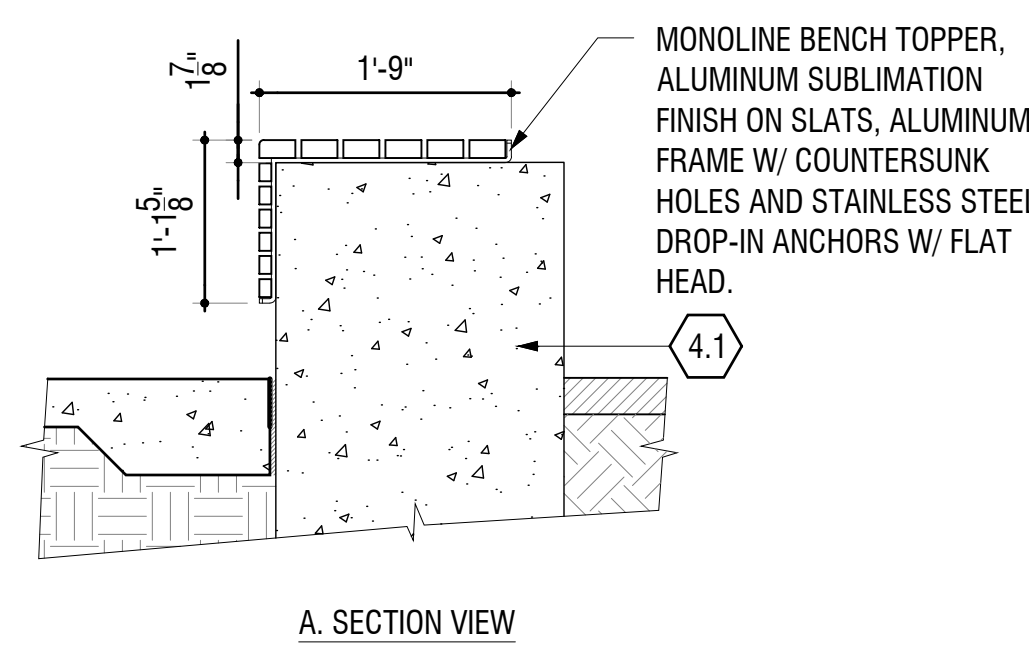
7 BAR HEIGHT TABLE
SCALE: 1" = 1'-0"



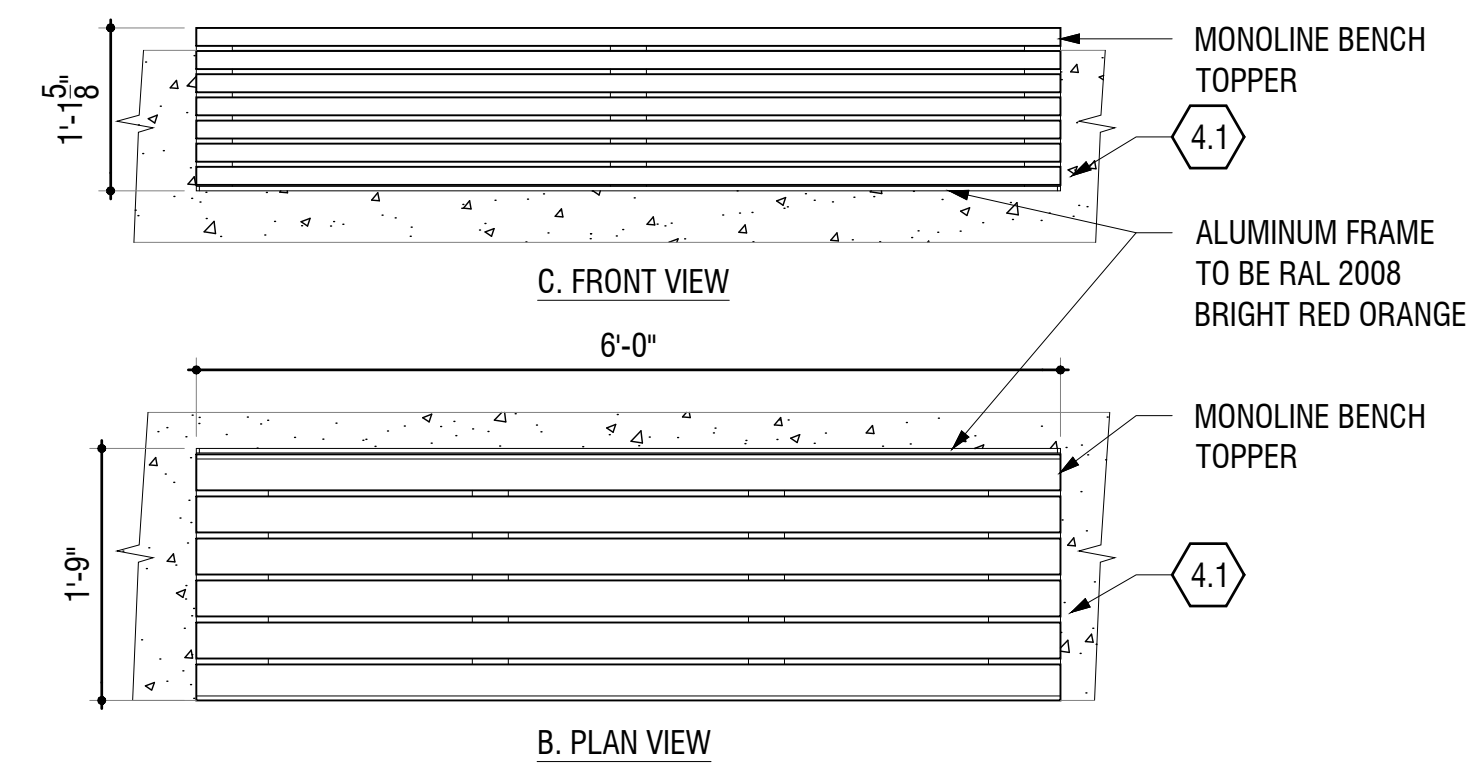
8 BAR HEIGHT CHAIRS
SCALE: 1" = 1'-0"



9 CAFE TABLE AND CHAIRS
SCALE: 1" = 1'-0"



10 BENCH TOPPER
SCALE: 3/4" = 1'-0"



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: SITE FURNISHING DETAILS

DATE: 05.15.2025

PREPARED BY:

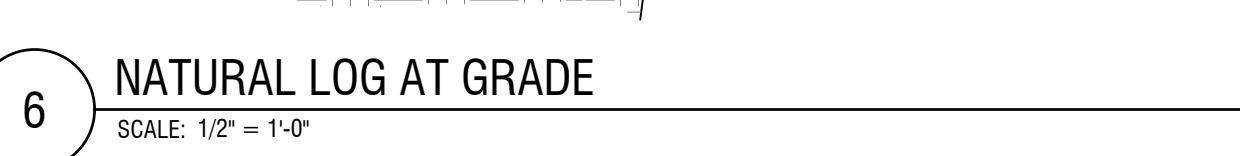
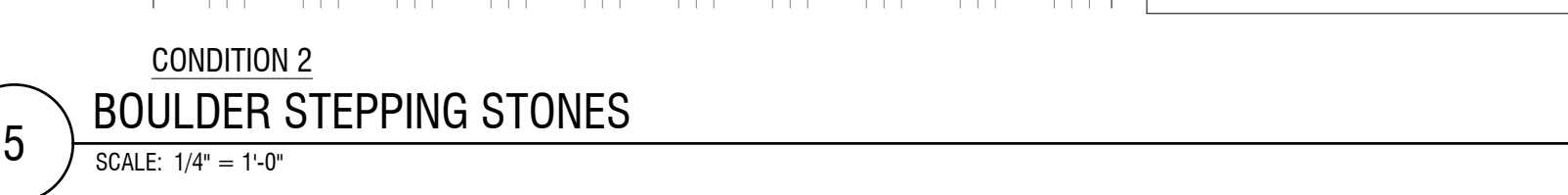
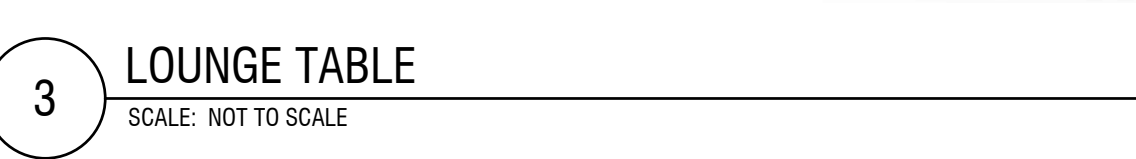
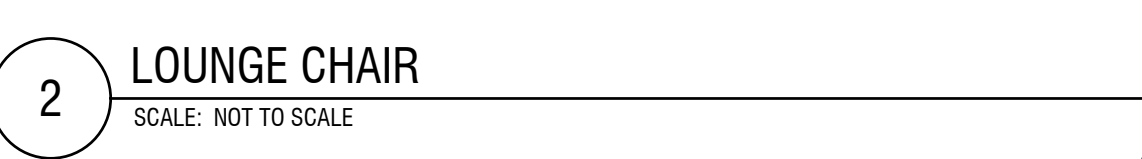
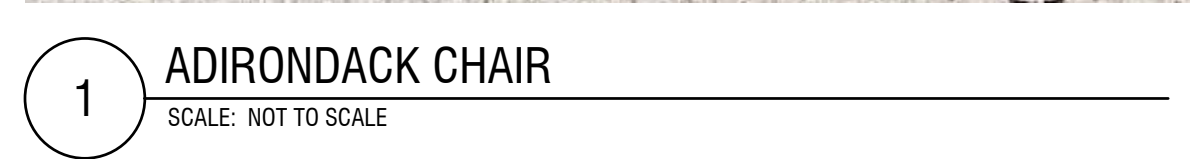
CIVITAS

1200 Bannock St
Denver, Colorado 80204
P 303.571.0053
www.civitasinc.com

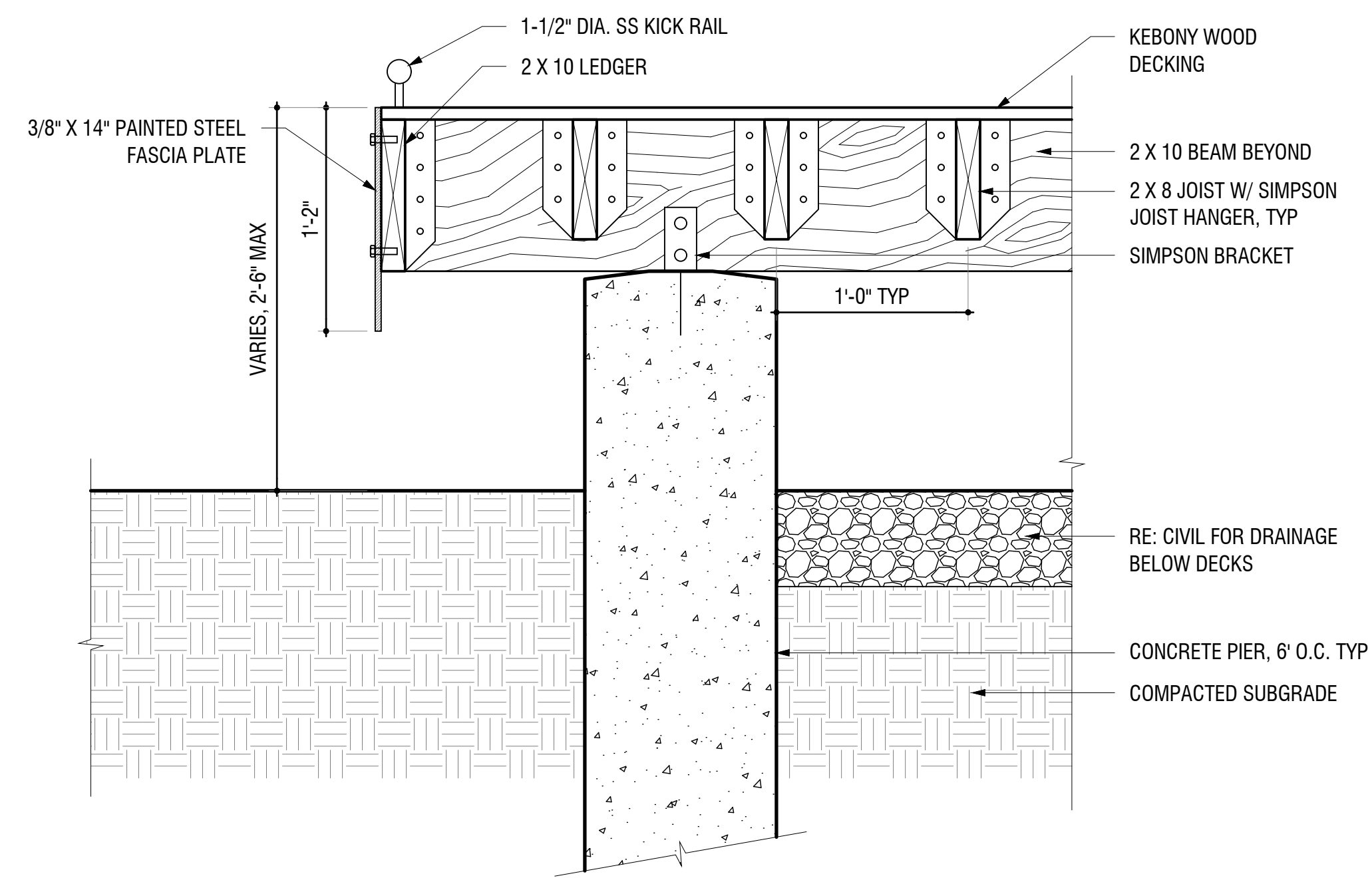


NOT FOR CONSTRUCTION

SHEET: 48



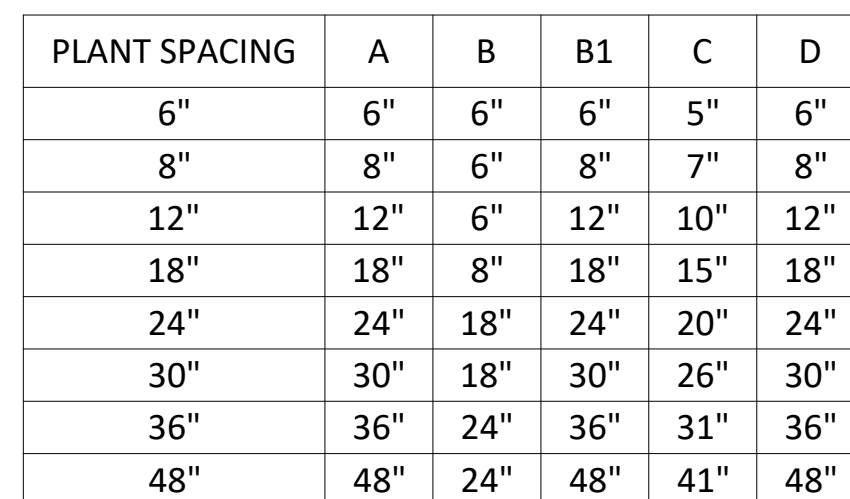
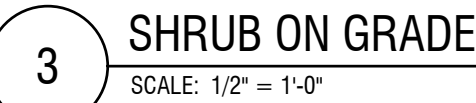
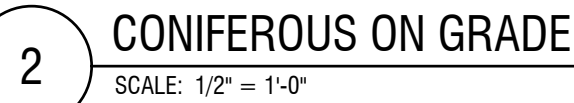
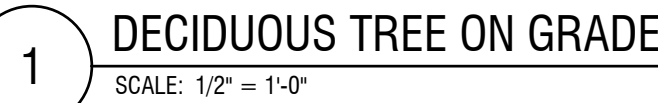
NOT FOR CONSTRUCTION



1 BOARDWALK
SCALE: 1 1/2" = 1'-0"

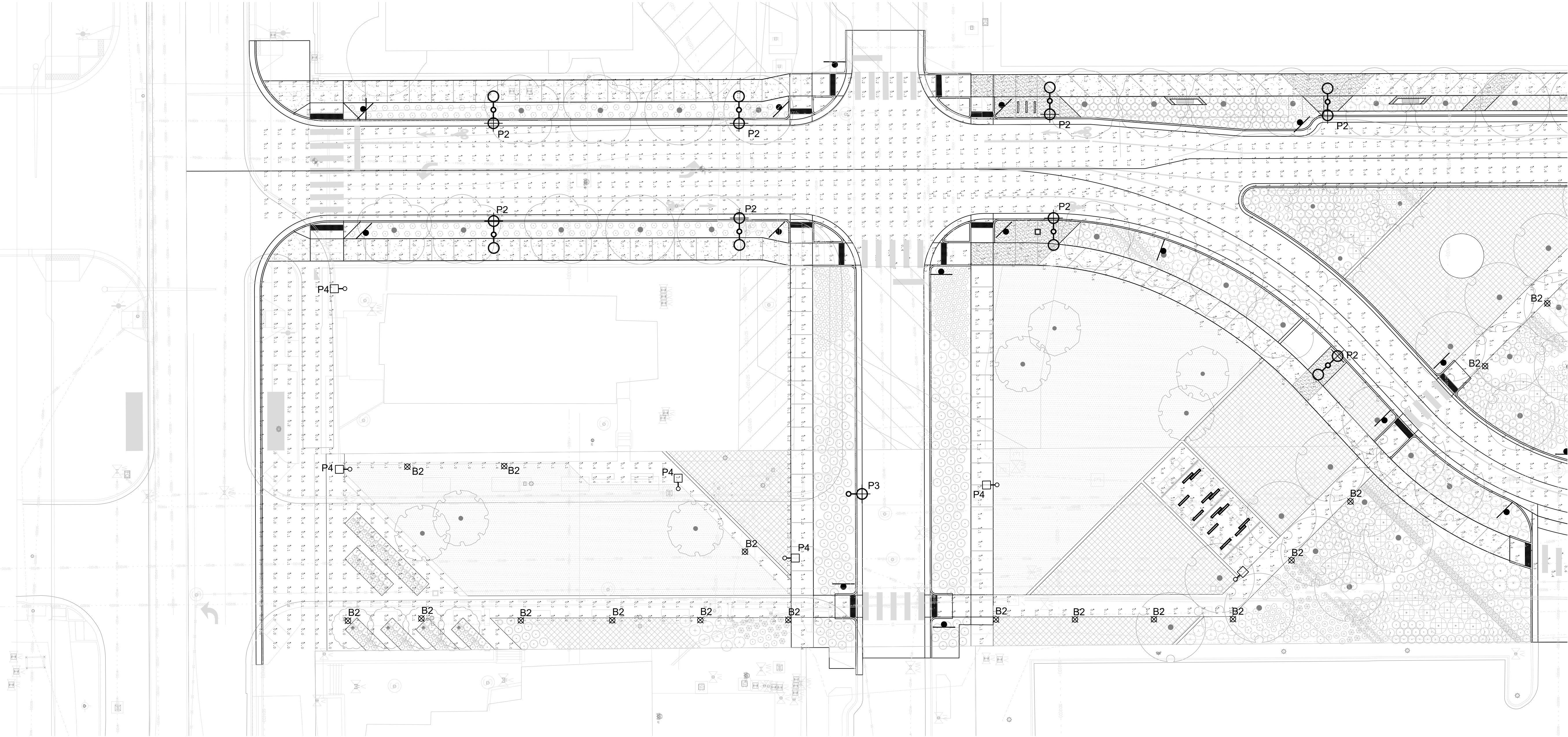
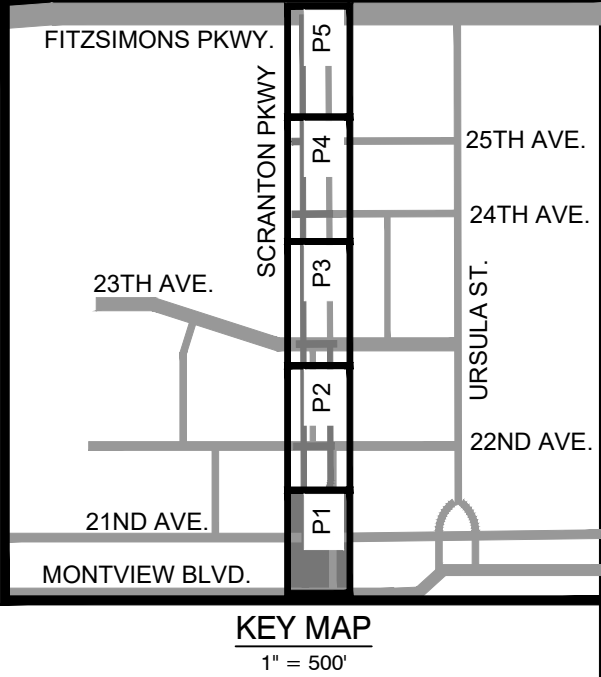


2 BOARDWALK KICK RAIL
SCALE: 1" = 1'-0"



LEGEND

- P1: SCRANTON SPECIALTY 30' CURVED POLE BY MOUNTAIN STATES LIGHTING W/ STREET AND PEDESTRIAN LUMINAIRES
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)
PEDESTRIAN LUMINAIRE: WE-EF RFL530 SE LED 661-1347-MOD(7PIN ANSI RECEPTACLE)
- P2: STANDARD 28' ROUND TAPERED ALUMINUM POLE BY MOUNTIAN STATES LIGHTING W/ STREET AND PEDESTRIAN LUMINAIRES
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)
PEDESTRIAN LUMINAIRE: WE-EF RFL530 SE LED 661-1346-MOD(7PIN ANSI RECEPTACLE)
- P3: STANDARD 28' ROUND TAPERED ALUMINUM POLE BY MOUNTAIN STATES LIGHTING W/ STREET LUMINAIRE ONLY
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)
- P4: STANDARD PEDESTRIAN LUMINAIRE ON 12' ROUND POLE
PEDESTRIAN LUMINAIRE: WE-EF RFL530 SE LED 611-1346-MOD(7PIN ANSI RECEPTACLE)
- L1: SURFACE MOUNTED LINEAR LUMINAIRE MOUNTED TO PAVILION STRUCTURE.
SPECIFICATION TO BE COORDINATED WITH PAVILION DESIGN.
- L2: CONTINUOUS SURFACE MOUNTED ENCAPSULATED LINEAR LED LUMINAIRE MOUNTED AT TOEKICK OF BOARDWALK. SPECIFICATION TO BE COORDINATION WITH BOARDWALK TOEKICK DETAIL.
- B1: ROUND LIGHT COLUMN
- B2: BOLLARD
- EXISTING LIGHTING



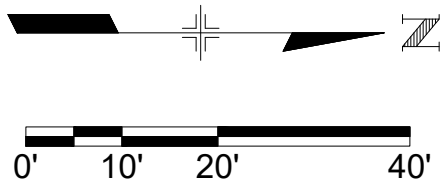
SCRANTON PARKWAY - ROADWAY LIGHTING
SCALE 1" = 20'

STREETSCAPE PHOTOMETRIC SUMMARY						
	Scranton Parkway East		Scranton Parkway West		Scranton Parkway South	
Roadway Classification	Local		Local		Local	
Adjacent Land Use Category	L22		L22		L22	
Pedestrian Activity Level	Medium		Medium		Medium	
Number of Lanes	1		1		2	
Back-to-Back Curb Width	22		22		36	
Pavement Type	Concrete		Concrete		Concrete	
	Roadway		Roadway		Roadway	
	Average	Uniformity	Average	Uniformity	Average	Uniformity
City of Aurora Criteria	0.7	6	0.7	6	0.7	6
Calculated Results	0.85	2.83	0.88	4.4	1.32	13.2
	Sidewalks		Sidewalks		Sidewalks	
	Average	Uniformity	Average	Uniformity	Average	Uniformity
City of Aurora Criteria	0.5	5	0.5	5	0.5	5
Calculated Results	0.66	N.A	0.64	N.A	0.5	N.A

PARK PHOTOMETRIC SUMMARY					
Park Hardscape	Criteria				
	Eavg (fc)	Emax (fc)	Emin (fc)	Eavg/Emin (fc)	Emax/Emin (fc)
	0.5	---	---	4.00	---
Pathways	0.7	3.4	0.0	N/A	N/A
Pavilions	2.9	5.8	0.45	11.81	24.8
Plaza	1.5	3.4	0.20	7.7	17.0

NOTES:
CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS AND TESTING PROCEDURES INCLUDING CALCULATION SOFTWARE LIMITATIONS, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES, AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS.

INPUT DATA USED TO GENERATE THE CALCULATIONS INCLUDING, BUT NOT LIMITED TO, ROOM / AREA DIMENSIONS, SURFACE REFLECTANCES, FURNITURE, AND ARCHITECTURAL AND SITE ELEMENTS ARE BASED ON THE CURRENTLY AVAILABLE INFORMATION TO CLANTON & ASSOCIATES, INC AT THE TIME OF THE CALCULATION STUDY. IF THE FINAL ENVIRONMENT CONDITIONS VARY FROM THE INPUT DATA, DIFFERENCE MAY OCCUR BETWEEN MEASURED AND CALCULATED VALUES.



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PHOTOMETRIC PLAN

DATE: JUNE 2025

PREPARED BY:

CLANTON & ASSOCIATES

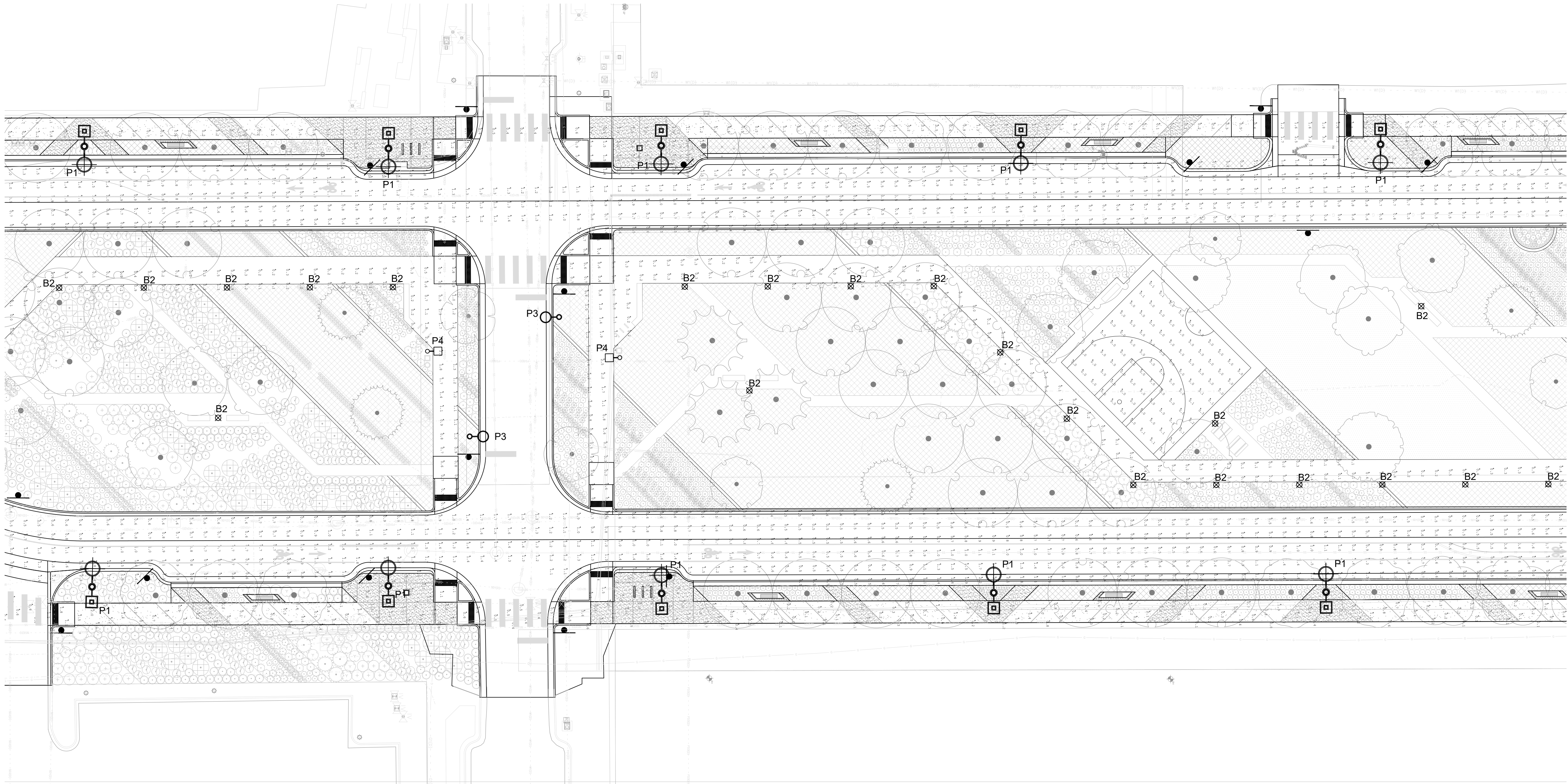
LIGHTING DESIGN AND ENGINEERING
4699 Nautilus Ct. S. Suite 102
Boulder, Colorado 80301
P 303.530.7229
www.clantonassociates.com



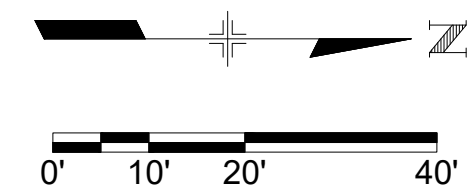
NOT FOR CONSTRUCTION

SHEET 52

FILE NAME: Z:\24061 Scranton Parkway (Main)\CAD\24061_Scranton Parkway Lighting Model.dwg
PLOT DATE: June 25, 2025 4:01:06 PM



SCRANTON PARKWAY - ROADWAY LIGHTING
SCALE 1" = 20'



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PHOTOMETRIC PLAN

DATE: JUNE 2025

PREPARED BY:

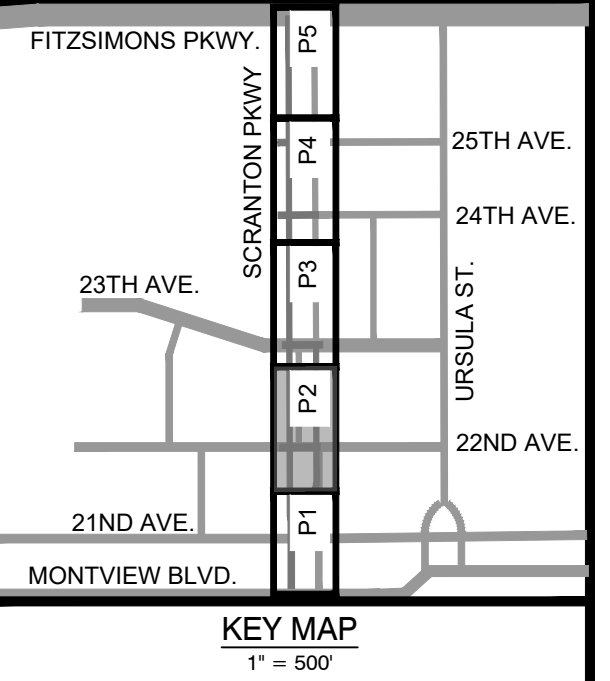
CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING
4699 Nautilus Ct. S. Suite 102
Boulder, Colorado 80301
P 303.530.7229
www.clantonassociates.com

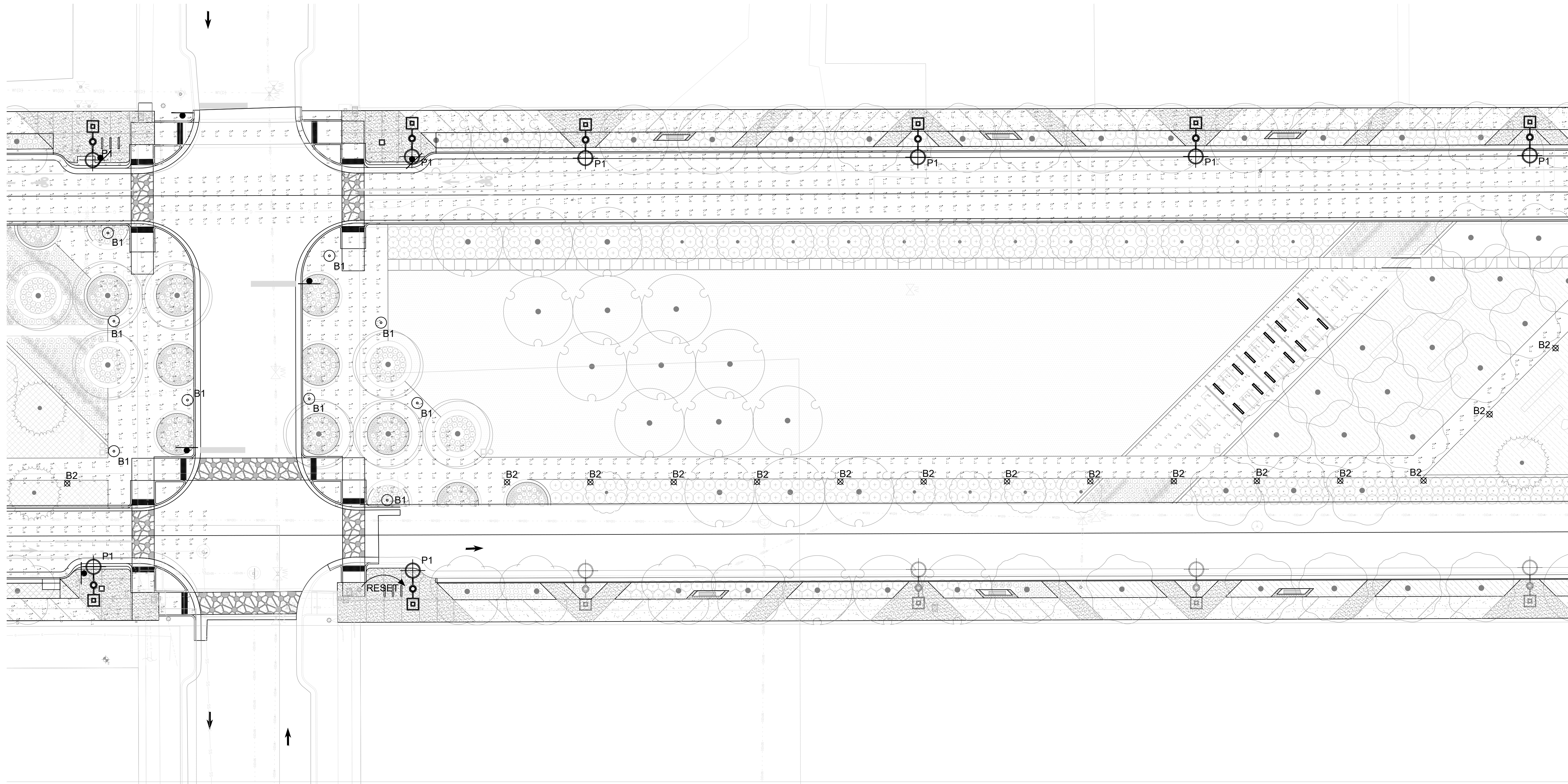
NOT FOR CONSTRUCTION



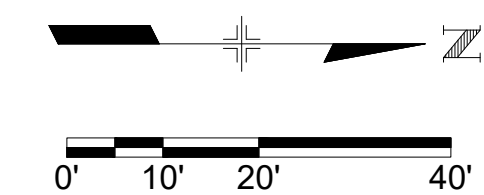
SHEET 53



FILE NAME: Z:\24061 Scranton Parkway (Main)\CAD\24061_Scranton Parkway Lighting Model.dwg
PLOT DATE: June 26, 2025 4:01:03 PM



SCRANTON PARKWAY - ROADWAY LIGHTING
SCALE 1" = 20'



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PHOTOMETRIC PLAN

DATE: JUNE 2025

PREPARED BY:

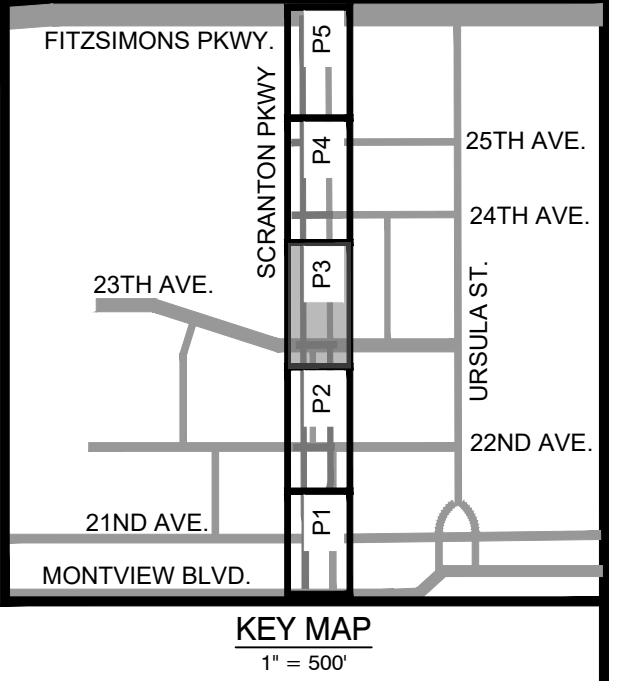
CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING
4699 Nautilus Ct. S. Suite 102
Boulder, Colorado 80301
P 303.530.7229
www.clantonassociates.com

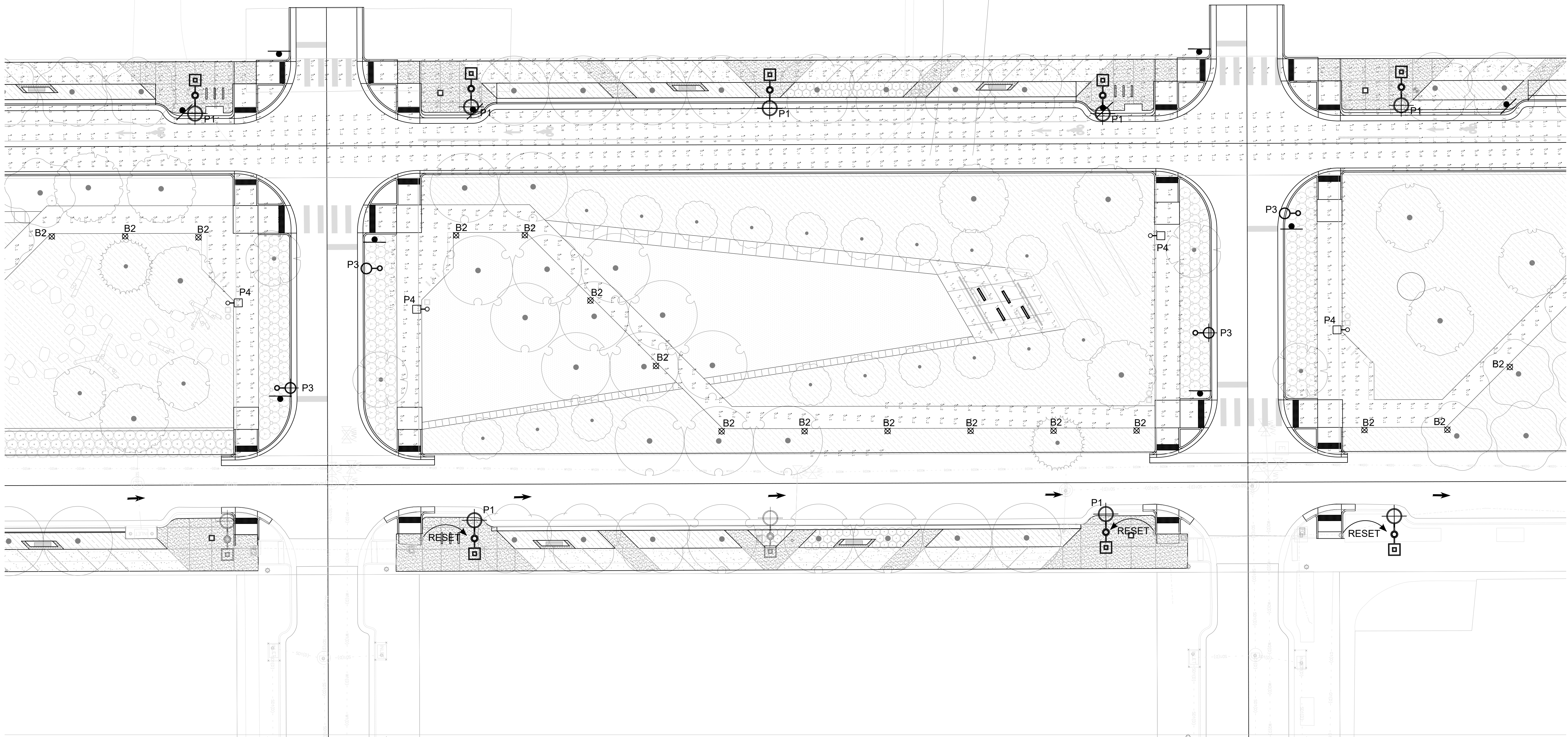


NOT FOR CONSTRUCTION

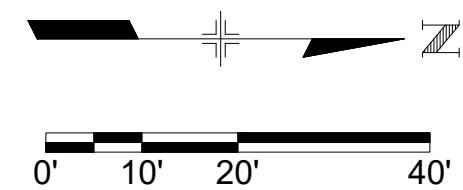
SHEET: 54



FILE NAME: Z:\24061 Scranton Parkway (Main)\CAD\24061_Scranton Parkway Lighting Model.dwg
PLOT DATE: June 25, 2025 4:01:22 PM



SCRANTON PARKWAY - ROADWAY LIGHTING
SCALE 1" = 20'



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PHOTOMETRIC PLAN

DATE: JUNE 2025

PREPARED BY:

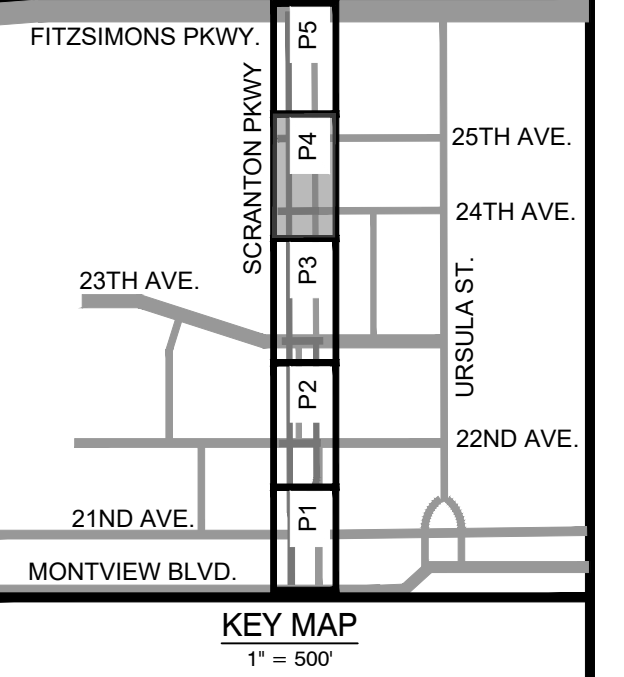
CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING
4699 Nautilus Ct. S. Suite 102
Boulder, Colorado 80301
P 303.530.7229
www.clantonassociates.com

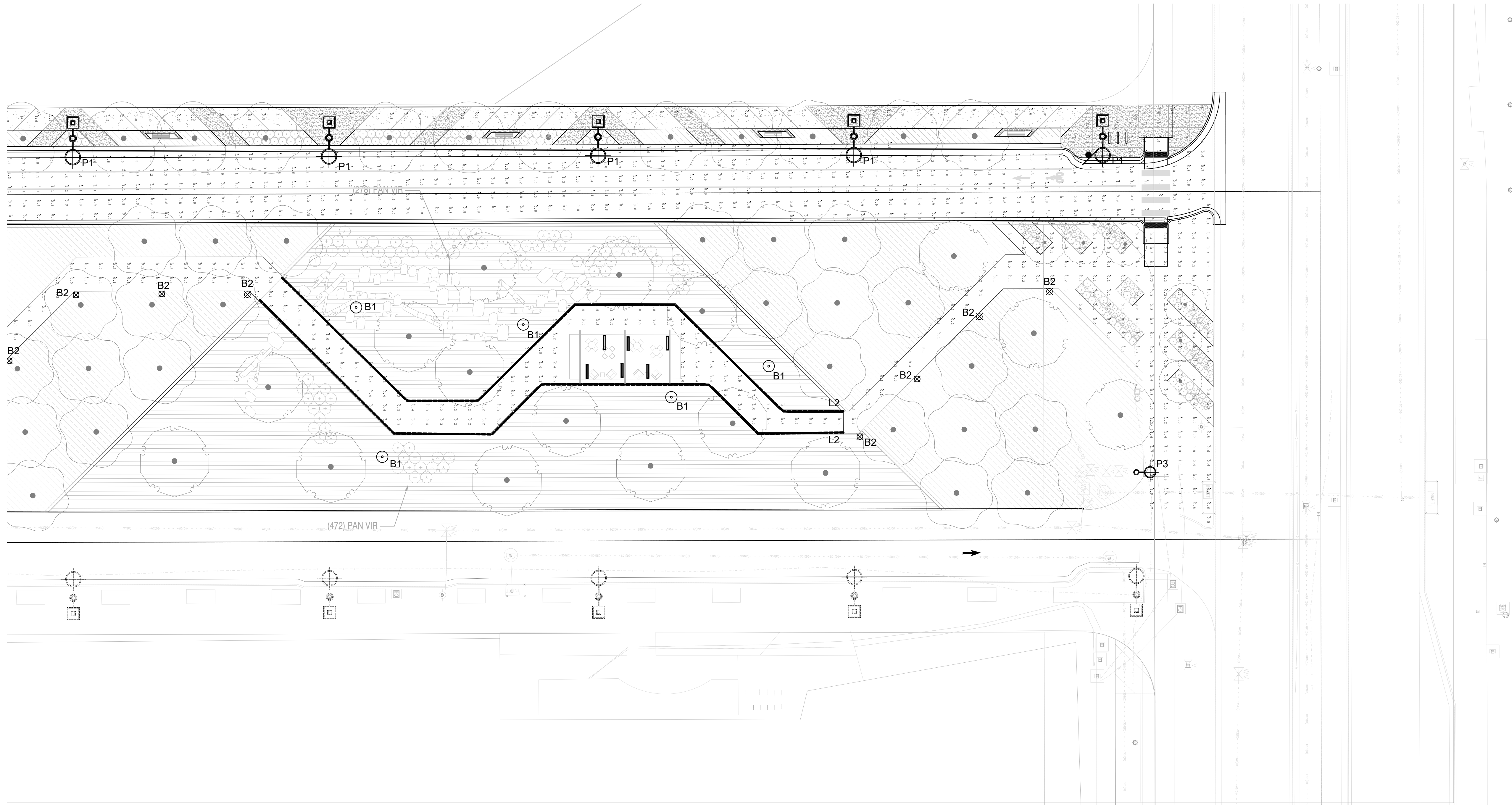


NOT FOR CONSTRUCTION

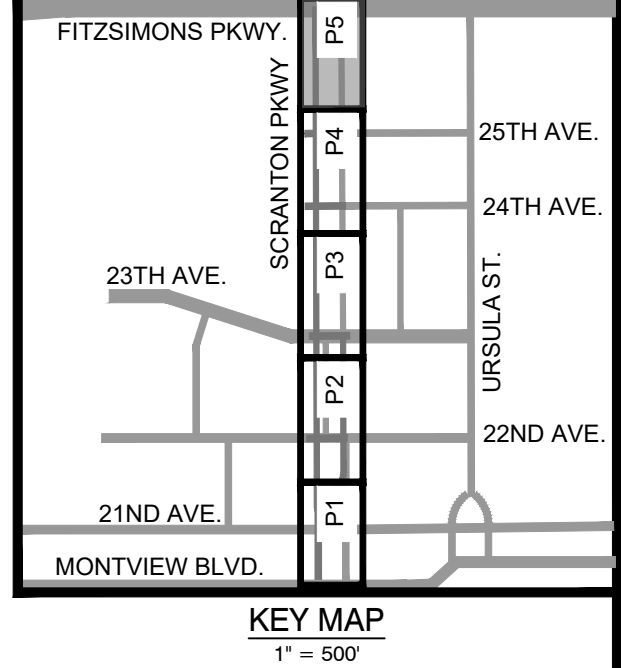
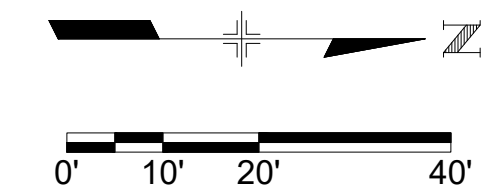
SHEET 55



FILE NAME: Z:\24061 Scranton Parkway (Main)\CAD\24061_Scranton Parkway Lighting Model.dwg
PLOT DATE: June 25, 2025 4:01:21 PM



SCRANTON PARKWAY - ROADWAY LIGHTING
SCALE 1" = 20'



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PHOTOMETRIC PLAN

DATE: JUNE 2025

PREPARED BY:

CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING
4699 Nautilus Ct. S. Suite 102
Boulder, Colorado 80301
P 303.530.7229
www.clantonassociates.com



NOT FOR CONSTRUCTION

SHEET 56