

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. FOR LANDSCAPING REQUIREMENTS, SEE LANDSCAPING NOTES AND TABLES ON SUBSET SHEET L-001.
6. 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.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. 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.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREETLIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
15. 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.
16. 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.
17. 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.
18. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY, AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

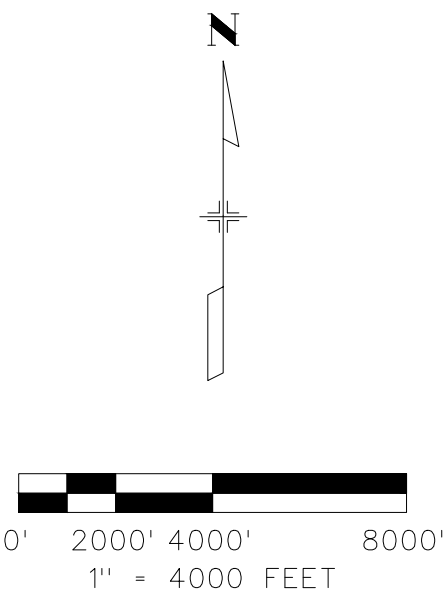
PHASING NOTES:

1. EXISTING TRAFFIC WILL BE MAINTAINED WHILE THE 32ND - 26TH REVERSING CURVE BETWEEN PICADILLY AND 26TH AVE (APPROXIMATELY STA 1025+00) WILL BE CONSTRUCTED INCLUDING POND 1011T. WHILE STILL MAINTAINING EXISTING TRAFFIC, THE EXISTING SHOULDER WILL BE REDUCED BY PLACING BARRIER TO CONSTRUCT THE NORTH HALF OF 26<sup>TH</sup> AVE FROM STA 1025+00 TO THE END OF THE PROJECT AT STA 1047+04.
2. THE WATERLINE MAIN WILL BE BUILT DURING THE 1ST PHASE AS DESCRIBED ABOVE AND TIED INTO THE EXISTING WATERLINE MAINS.
3. TRAFFIC WILL THEN BE SWITCHED OVER TO THE NEW PAVEMENT TO CONSTRUCT THE SOUTH HALF OF 26TH AVE FROM STA 1025+00 TO THE END OF THE SOUTH HALF CONSTRUCTION AT STA 1031+30. 26TH COURT WILL ALSO BE CONSTRUCTED AT THIS TIME.
4. PAVEMENT MARKINGS ON THE NORTH HALF OF 26TH AVENUE WILL BE REPLACED AND THE POSTED SPEED WILL BE INCREASED TO 45 MPH TO FOLLOW THE AURORA DESIGN AND CONSTRUCTION STANDARDS.
5. THE TRAFFIC SIGNAL AT THE 26TH AVENUE & PICADILLY INTERSECTION WILL BE BUILT OUT ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNAL ESCROW WILL BE COLLECTED AT A FUTURE DATE AND WILL BE TRIGGERED BY VERTICAL DEVELOPMENT AS INDICATED BY THE TRAFFIC SIGNAL ESCROW ORDINANCE.

## 32ND PARKWAY - 26TH AVENUE REALIGNMENT INFRASTRUCTURE SITE PLAN

LOCATED IN SECTIONS 25, 26, 30 TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

## LOCATION MAP



SITE 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)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 89° 51' 48"EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848 1993" IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SECTION 21, AND BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. LS 36580 ( 2006)" IN A RANGE BOX AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

SITE PLAN DATA BLOCK:

PROPOSED SIDEWALK AREA:	121,663 +/- SQ FT (2.79 +/- ACRES)
PROPOSED ROADWAY ASPHALT AREA:	304,830 +/- SQ FT (7.00 +/- ACRES)
PROPOSED LANDSCAPE AREA:	92,016 +/- SQ FT (2.11 +/- ACRES)
PRESENT ZONING CLASSIFICATION:	BUSINESS TECH DISTRICT (I-1)
OVERALL ISP AREA:	518,509 +/- SQ FT (11.9 +/- ACRES)

PROPERTY OWNERS:

MAJESTIC COMMERCCENTER II LLC  
13191 CROSSROADS PKWY N FL 6  
CITY OF INDUSTRY CA 91746-3421

FR AURORA COMMERCE CENTER PHASE I LLC C/O  
FIRST INDUSTRIAL REALTY TRUST INC  
8200 PARK MEADOWS DR STE 8226  
LONE TREE CO 80124-2746

PROJECT OWNER/OPERATOR

AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY  
MATT HOPPER  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
PH: 303-779-5710  
matt@summit-strategies.net

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CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been finalized and is for general review and information and comment only.

LEGAL  
DESCRIPTION

ROW TO BE DEDICATED BY PLAT IN 26TH  
AVENUE INFRASTRUCTURE FILING 1

ENGINEER CONTACT(S):

AECOM  
DAVID CENTER, PE, CFM  
7595 East Technology Way, Suite 200  
Denver, CO 80237  
PH: 303-570-8887  
Dave.Center@aecom.com

LANDSCAPE DESIGN:

AECOM  
JEFF MCKELVEY, PLA, ASLA, ENV SP  
7595 East Technology Way, Suite 200  
Denver, CO 80237  
PH: 303-843-3617  
Jeff.McKelvey@aecom.com

## SHEET INDEX

SHEET NUMBER	SUBSET NUMBER	SHEET TITLE
1		COVER SHEET
2		TYPICAL STREET SECTIONS
3-7		ROADWAY SITE PLANS
8	L-001	LANDSCAPE NOTES AND TABLES
9	L-002	LANDSCAPE SCHEDULES
10-12	LS101-LS103	LANDSCAPE PLAN
13	LS201	HYDROZONE PLAN
14	LS501	LANDSCAPE PLANTING DETAILS

SIGNATURE BLOCKS:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON ARRIVAL 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 OPERATIONS OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, MAJESTIC COMMERCCENTER II LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY:

(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_

BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

IN WITNESS THEREOF, FR AURORA COMMERCE CENTER PHASE I LLC C/O HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY:

(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_

BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATABASE APPROVAL DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF AURORA STANDARDS:

STANDARD PLAN NO.	DESCRIPTION	STANDARD PLAN NO.	DESCRIPTION
S1.19	ROADWAY EDGE DRAIN	S7.4	CURB, GUTTER AND WALK CURB CUTS
S2.1	14' & 26' RAISED MEDIAN TURNING LANE & TRANSITION	S9.6	CURB RAMPS
S7.1	CURB AND GUTTER	S9.12	TYPE 4 CURB RAMP W/ CROSSWALK MARKINGS
S7.2	STANDARD MEDIAN CURBS	S12.1	24" TYPE "R" INLET RING & COVER
S7.3	SIDEWALK CONSTRUCTION JOINTS	402	STORM SEWER DETAIL WATER OR SEWER CROSSING

AMENDMENTS:

DRAWN BY: K.DOMINIK JOB DATE: \_\_\_\_\_  
APPROVED: M.DE KOCK JOB NUMBER: \_\_\_\_\_  
CAD DATE: \_\_\_\_\_  
CAD FILE: \_\_\_\_\_  
BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0" 1"  
IF NOT ONE INCH  
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION	DESCRIPTION

**AECOM**

7595 TECHNOLOGY WAY  
SUITE 200  
DENVER, CO 80237

AEROTROPOLIS  
REGIONAL  
TRANSPORTATION  
AUTHORITY



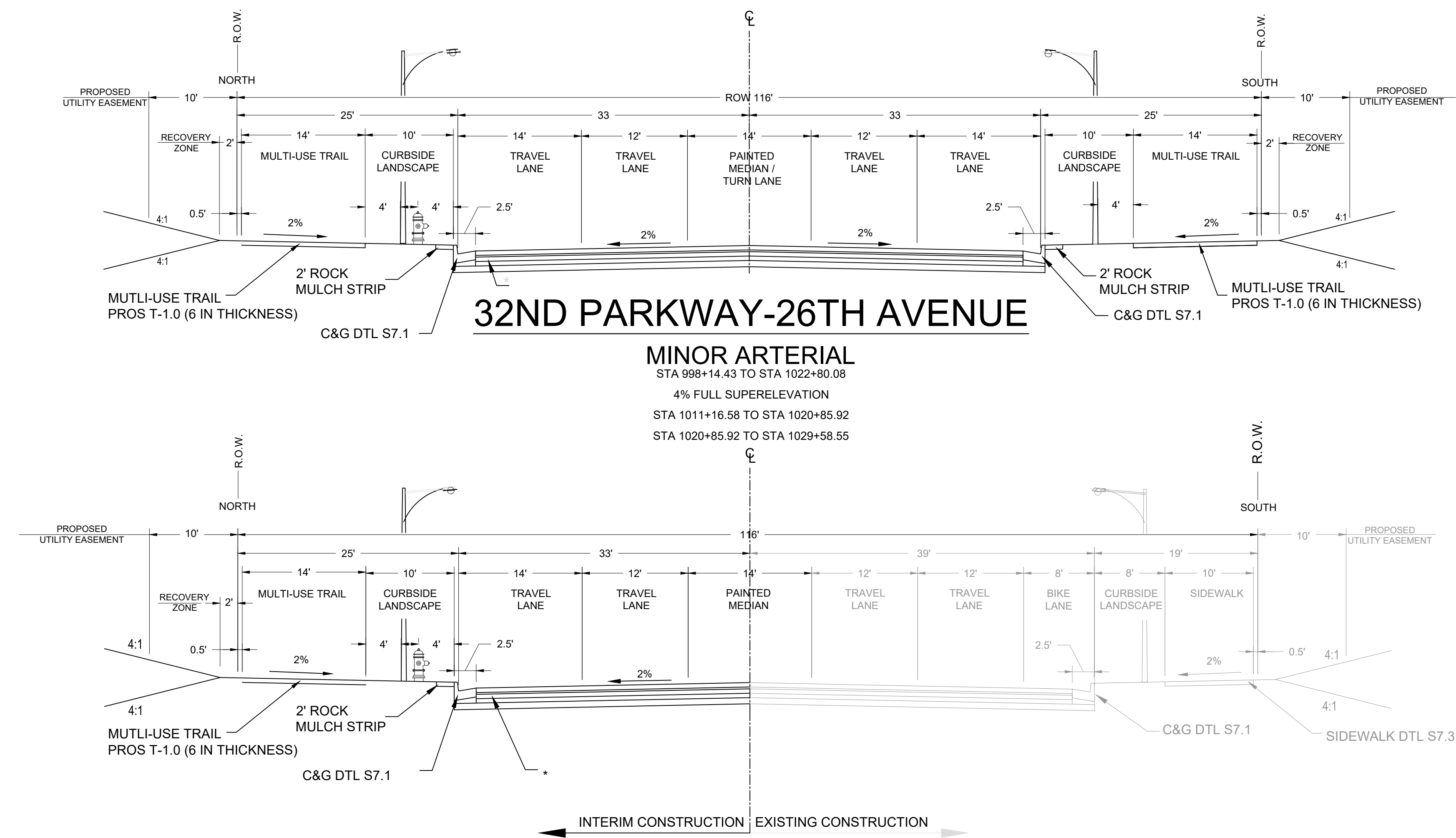
DESIGN BY:  
A.G.  
SCALE: 1"=40'  
DRAWN BY:  
K.D.  
DATE: 9/15/2023

32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
COVER SHEET

SHEET NO.

1

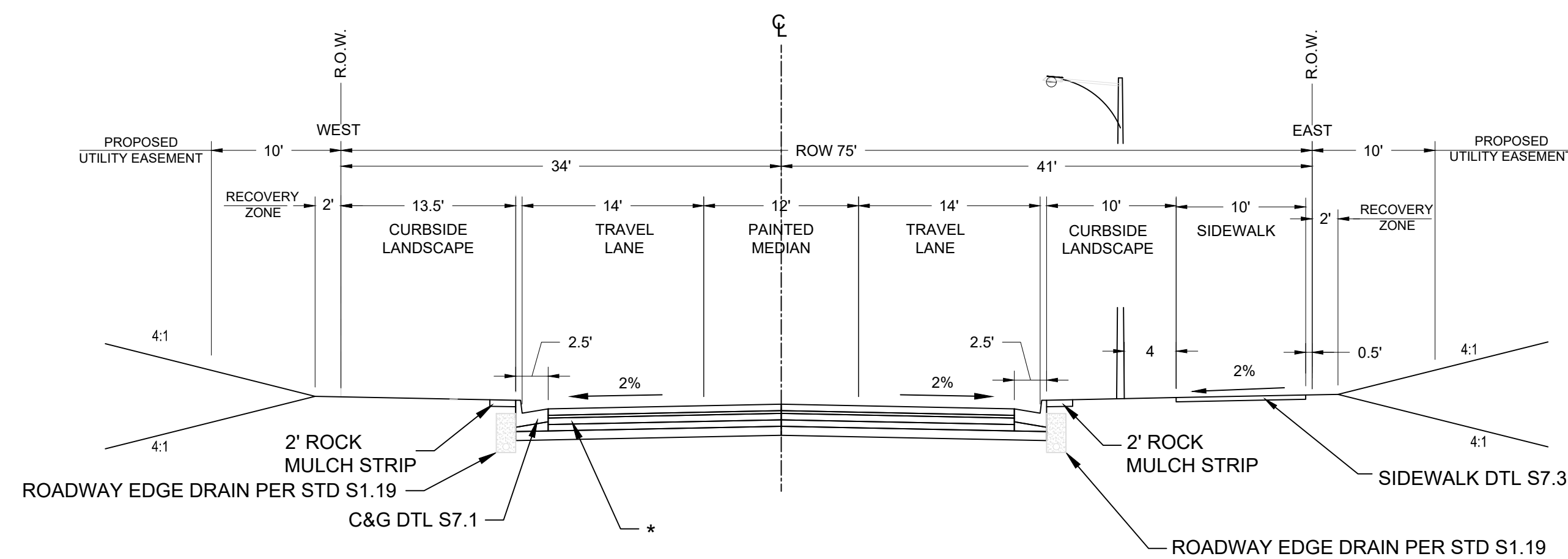




## 26TH AVENUE

MINOR ARTERIAL

STA 1022+80.08 TO STA 1047+04.41



## 26TH COURT

COLLECTOR

STA 800+77.75 TO STA 806+34.00

INTERSECTION STA 1022+00.00 TO STA 1022+80.08

\*COMPOSITE PAVEMENT SECTION.  
EXTEND BASE COURSE TO BOTTOM BACK OF CURB.  
TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE,  
DEPENDENT ON GEOTECHNICAL FINDINGS.

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWN BY: K.DOMINIK JOB DATE: \_\_\_\_\_  
APPROVED: M.DE KOCK JOB NUMBER: \_\_\_\_\_  
CAD DATE: \_\_\_\_\_  
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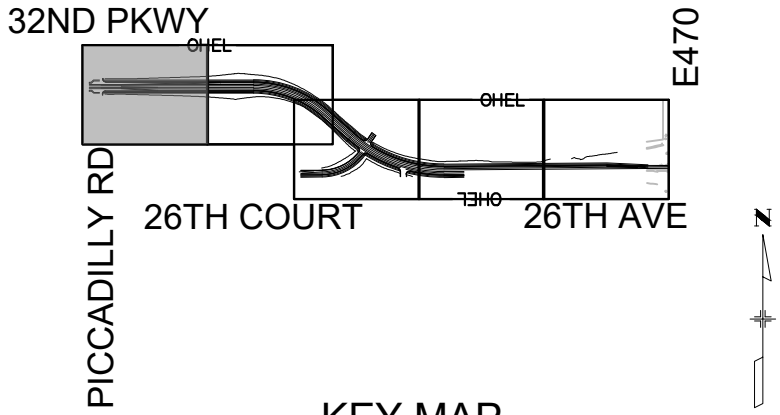
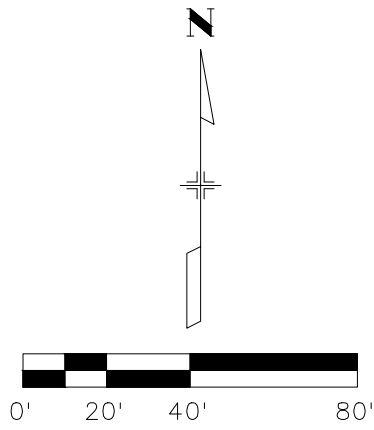
DESIGN BY: A.G.	DRAWN BY: K.D.
SCALE: N/A	DATE: 9/15/2023

32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
ROADWAY TYPICAL SECTIONS

SHEET NO.

2

	ELEMENT	PI STATION	PI NORTHING	PI EASTING	HEADING	LENGTH (ft)	DELTA	RADIUS	CURVE LENGTH:
26TH AVENUE	POB	997+00.000	701858.397	215888.000	S 89° 59' 50.5252" E	1416.583			
	PI	1011+16.583	706858.332	217304.583	S 69° 23' 44.2261" E		41° 12' 12.5981"	930.00	668.797
	PT	1017+85.381	701628.012	217917.197	S 48° 47' 37.9271" E	300.543			
	PI	1020+85.924	701430.023	218143.309	S 69° 37' 34.8448" E		41° 39' 53.8354"	1200.00	872.629
	POE	1029+58.553	701132.875	218943.442	N 89° 32' 28.2375" E	2346.322			



KEY MAP

SHEET LEGEND

- T(B) — EXISTING PHONE QLB LINE
- FO(B) — EXISTING FIBER OPTIC LINE
- SS(D) — EXISTING SANITARY SEWER QLD
- OH — E — EXISTING OHE LINE
- E(D) — EXISTING ELECTRIC QLD LINE
- E(B) — EXISTING ELECTRIC QLB LINE
- G(B) — EXISTING GAS QLB LINE
- STM(D) — EXISTING STORM QLD LINE
- W(B) — EXISTING WATER QLB LINE
- W — W — EXISTING WATER LINE
- W — W — PROPOSED WATER LINE
- — — PROPOSED STORM
- - - - - TOP OF CUT
- - - - - TOE OF FILL
- - - - - PROPOSED ROW
- - - - - PROPOSED UTILITY EASEMENT

- ① VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- ② 14" CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
- ③ CURB RAMPS COA DTL S9.6
- ④ PROPOSED ROW/SITE BOUNDARY
- ⑤ PROPOSED UTILITY EASEMENT
- ⑥ 10" CONCRETE SIDEWALK COA DTL S7.3
- ⑦ 2' ROCK MULCH STRIP
- 1 CURBSIDE LANDSCAPE
- M PROPOSED METERED LIGHTNING CONTROL CENTER
- T PROPOSED PAD MOUNTED XCEL UTILITY TRANSFORMER
- PM PROPOSED METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER
- ⦿ PROPOSED STREET LIGHT
- ⦿ EXISTING STREET LIGHT
- ⦿ PROPOSED INLET
- ⦿ PROPOSED MANHOLE
- ⦿ EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- ① 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- ② 4" DOTTED WHITE LANE LINE
- ③ 3" SOLID WHITE LANE LINE
- ④ 8" WHITE CHANNELIZING LINE
- ⑤ 18" WHITE YIELD LINE
- ⑥ 6" WHITE LANE LINE
- ⑦ 4" DOUBLE YELLOW CENTER LINE
- ⑧ 8" WHITE 45° HATCH @ 10' SPACING
- ⑨ 10' X 2' CROSSWALK BARS
- ⑩ STOP SIGN 30" X 30" R1-1
- ⑪ 2' STOP BAR
- ⑫ ADVANCE INTERSECTION LANE CONTROL R3-8
- ⑬ PEDESTRIAN CROSSING SIGN 30" X 30" W11-2, 24" X 12" W16-7P
- ⑭ SPEED LIMIT SIGN (45 MPH) 30" X 36" R2-1
- ⑮ YIELD SIGN 36" X 36" X 36" R1-2
- ⑯ STREET NAME SIGN D3-1
- ⑰ KEEP RIGHT SIGN 24" X 30" R4-7
- ⑱ RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7
- ⑲ PAVEMENT MARKING ARROW
- ⑳ BIKE LANE
- ㉑ LANE ENDS SIGN 36" X 36" W4-2
- ㉒ BIKE LANE AHEAD, 24" X 18" R3-17, 24" X 8" R3-17aP

BEGIN PROJECT 32ND PARKWAY  
MATCH EXISTING  
STA : 998+14.43  
N: 701858.33  
E: 216002.43

EXCAVATE, LOCATE AND  
CONNECT TO EXISTING 24"  
WATERLINE. INSTALL 24"x24"  
CROSS. INSTALL 24" GATE  
VALVES (NORTH, EAST AND  
SOUTH). INSTALL 12"x24"  
REDUCER AND 12" GATE VALVE  
(WEST)

EXISTING 12" WATERLINE  
EXISTING 24" WATERLINE

NOTES:

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS, ROW VARIES AT INTERSECTIONS.
2. TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
3. PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
4. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
5. ALL STORM DRAINS WITHIN THE ROW ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY. ALL DITCHES AND STORM DRAINS OUTSIDE OF THE ROW ARE PRIVATE AND SHALL BE MAINTAINED BY OTHERS.

PRELIMINARY  
NOT FOR CONSTRUCTION

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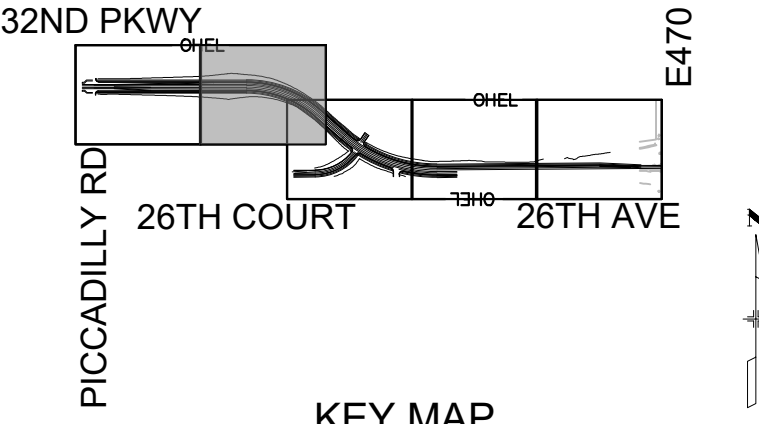
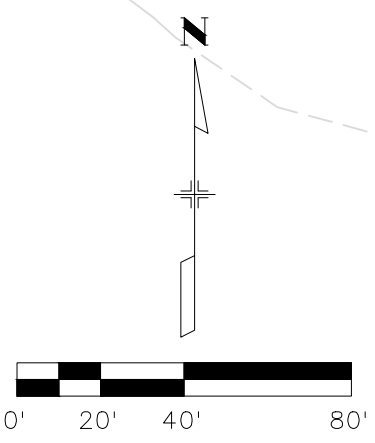
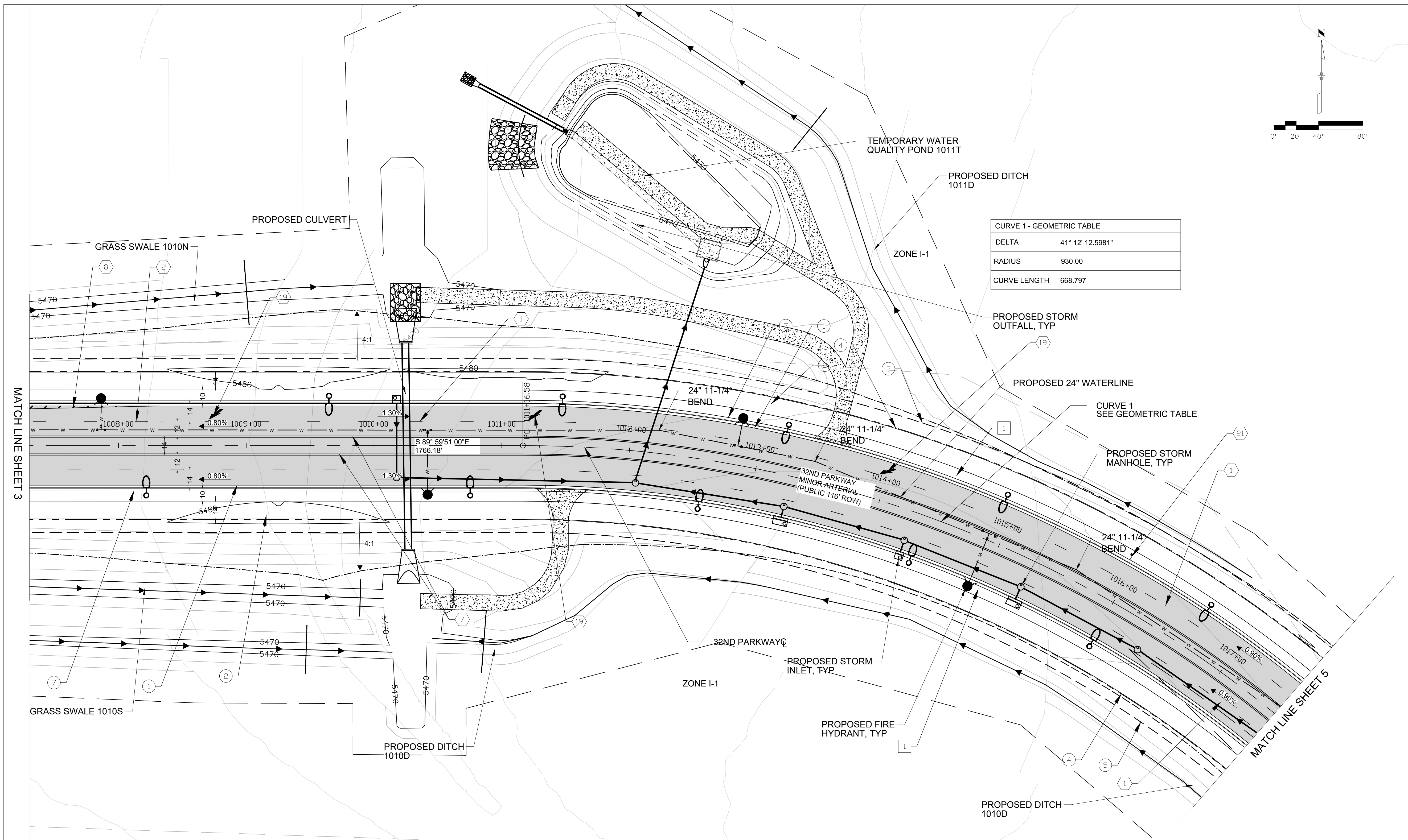
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DESIGN BY: A.G.  
SCALE: 1"=40'  
DRAWN BY: K.D.  
DATE: 9/15/2023

32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
ROADWAY SITE SHEET

SHEET NO.  
3



KEY MAP

SHEET LEGEND

- T(B) — EXISTING PHONE QLB LINE
- FO(B) — EXISTING FIBER OPTIC LINE
- SS(D) — EXISTING SANITARY SEWER QLD
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- E(D) — EXISTING ELECTRIC QLD LINE
- E(B) — EXISTING ELECTRIC QLB LINE
- G(B) — EXISTING GAS QLB LINE
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- W(B) — EXISTING WATER QLB LINE
- W — W — EXISTING WATER LINE
- W — W — PROPOSED WATER LINE
- — — PROPOSED STORM
- — — TOP OF CUT
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- — — PROPOSED ROW
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- ① VERTICAL CURB & GUTTER (CATCH) COA DTL S7.1
- ② 14" CONCRETE MULTI-USE TRAIL PROS T-1.0 (6IN)
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- ④ PROPOSED ROW/SITE BOUNDARY
- ⑤ PROPOSED UTILITY EASEMENT
- ⑥ 10" CONCRETE SIDEWALK COA DTL S7.3
- ⑦ 2' ROCK MULCH STRIP
- 1 CURBSIDE LANDSCAPE
- M PROPOSED METERED LIGHTNING CONTROL CENTER
- T PROPOSED PAD MOUNTED XCEL UTILITY TRANSFORMER
- PM PROPOSED METERED POWER PEDESTAL FOR TRAFFIC SIGNAL CONTROLLER
- ⦿ PROPOSED STREET LIGHT
- ⦿ EXISTING STREET LIGHT
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- ⦿ PROPOSED MANHOLE
- ⦿ EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- ① 4" BROKEN WHITE LANE LINE (10' SEGMENT - 30' GAP)
- ② 4" DOTTED WHITE LANE LINE
- ③ 3" SOLID WHITE LANE LINE
- ④ 8" WHITE CHANNELIZING LINE
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APPROVED: M.DE KOCK JOB NUMBER: \_\_\_\_\_  
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CAD FILE: \_\_\_\_\_  
BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0" 1"  
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.

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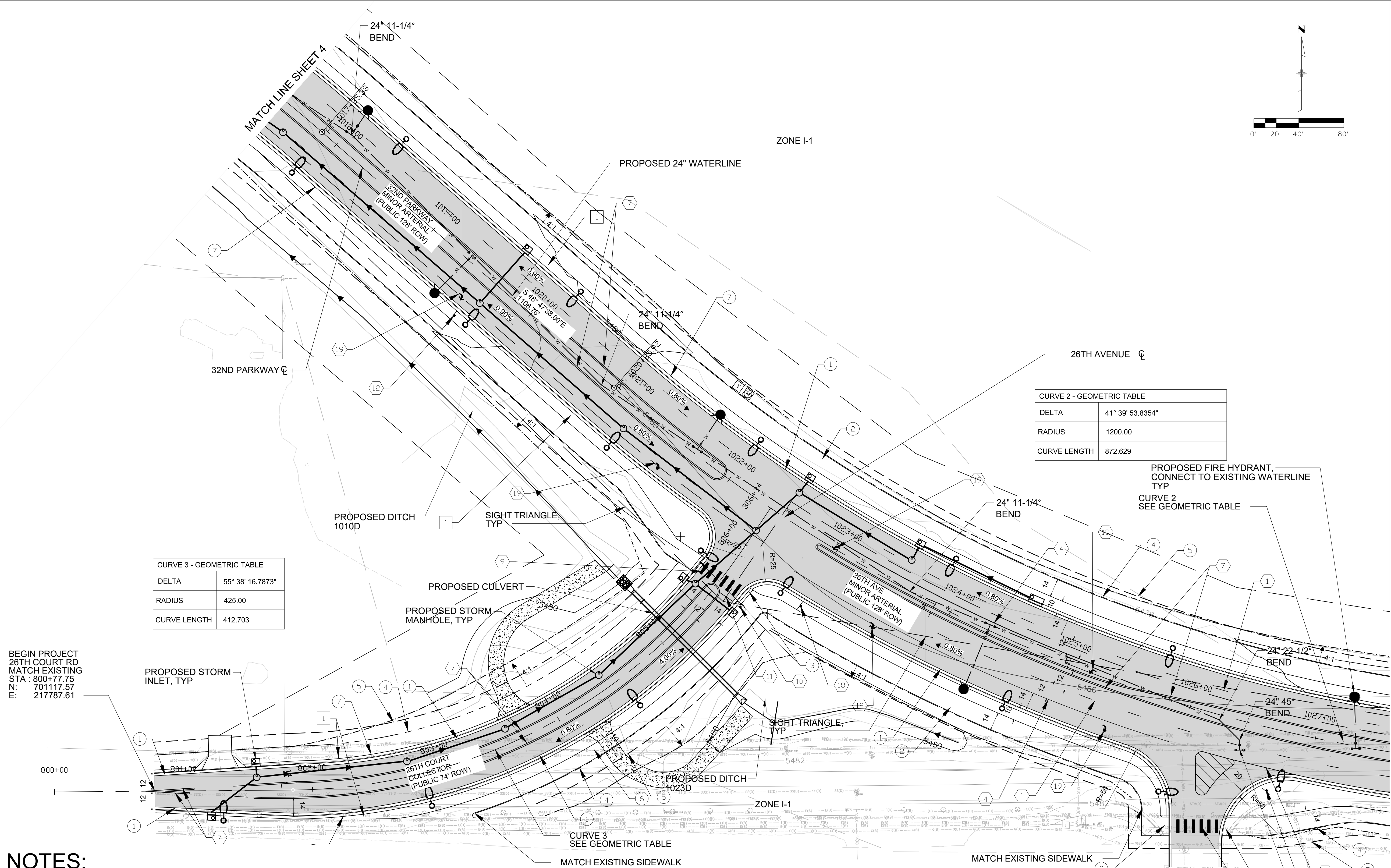


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SCALE: 1"=40'  
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32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
ROADWAY SITE SHEET

SHEET NO.  
**4**



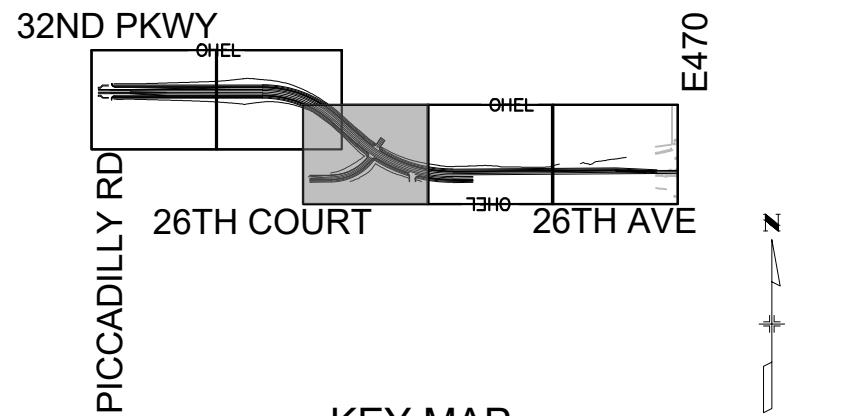


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	ELEMENT	PI STATION	PI NORTHING	PI EASTING	HEADING	LENGTH (ft)	DELTA	RADIUS	CURVE LENGTH:
26TH COURT	POB	800+00.000	701116.941	217709.856	N 89° 32' 15.0931" E	184.919			
	PI	801+84.919	701118.434	217894.769	N 61° 43' 06.6994" E		55° 38' 16.7873"	425.00	412.703
	PT	805+97.622	701306.381	218244.096	N 33° 53' 58.3058" E	36.668			
	POE	806+34.290	701336.816	218264.547					

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DRAWN BY: K.DOMINIK JOB DATE:            BAR IS ONE INCH ON  
APPROVED: M.DE KOCK JOB NUMBER:            OFFICIAL DRAWINGS, 1"  
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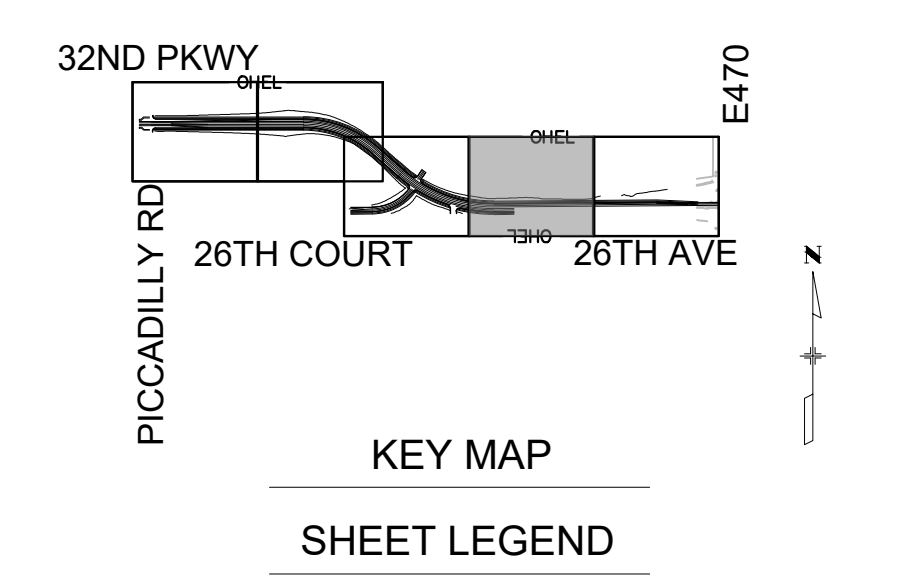
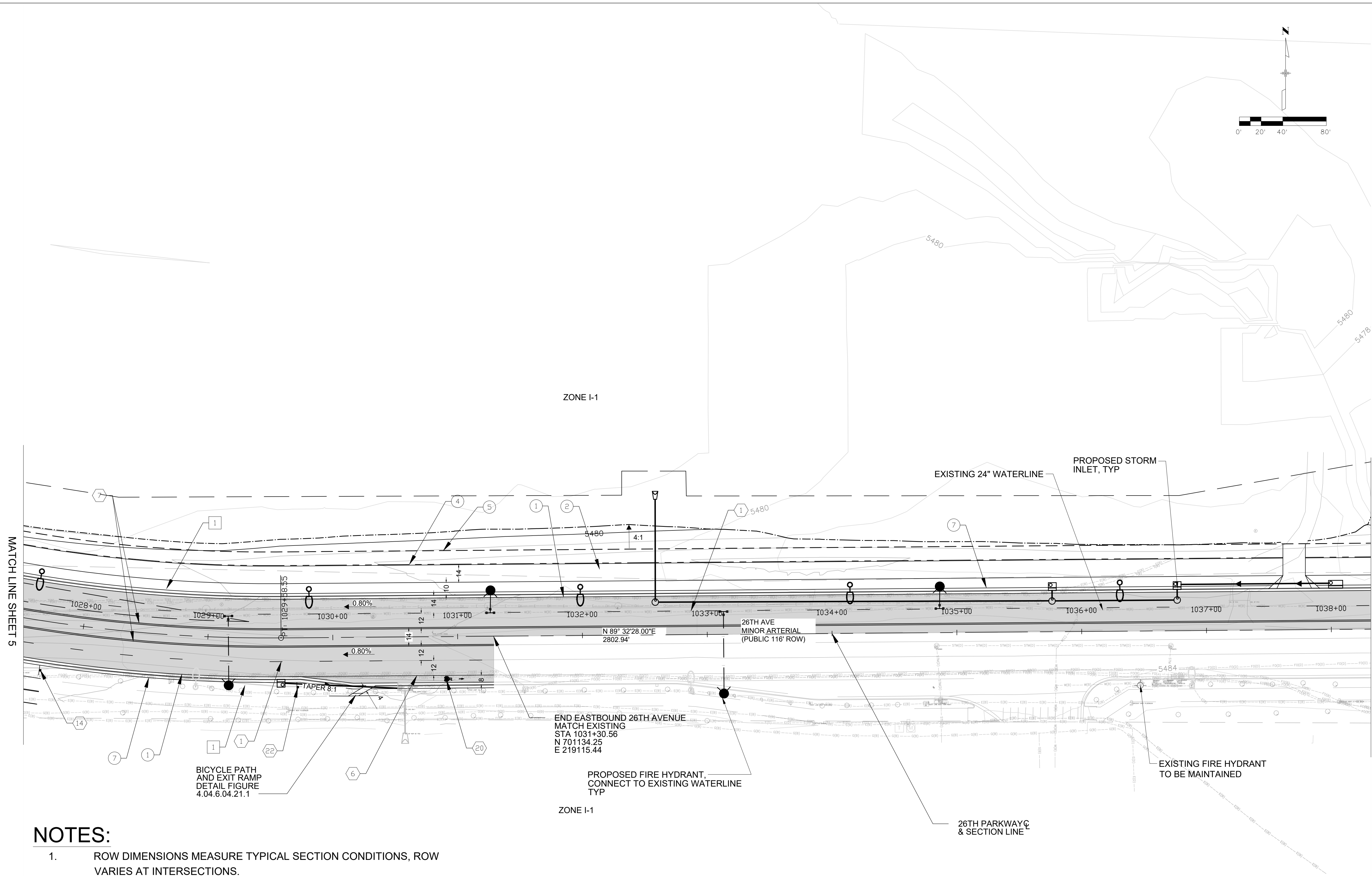


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SCALE: 1"=40' DATE: 9/15/2023

32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
ROADWAY SITE SHEET

SHEET NO.  
**5**





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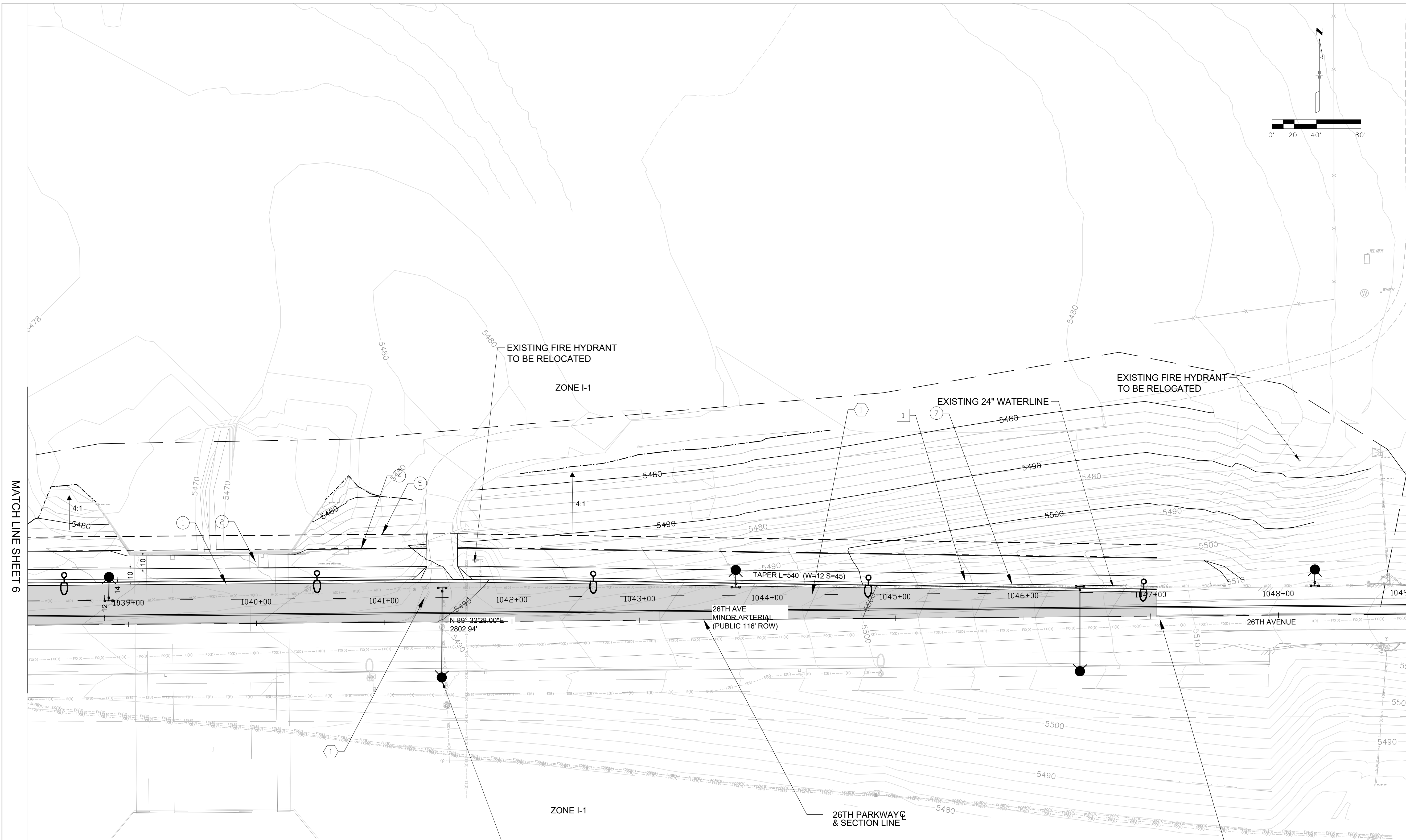
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32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
ROADWAY SITE SHEET

SHEET NO.  
6

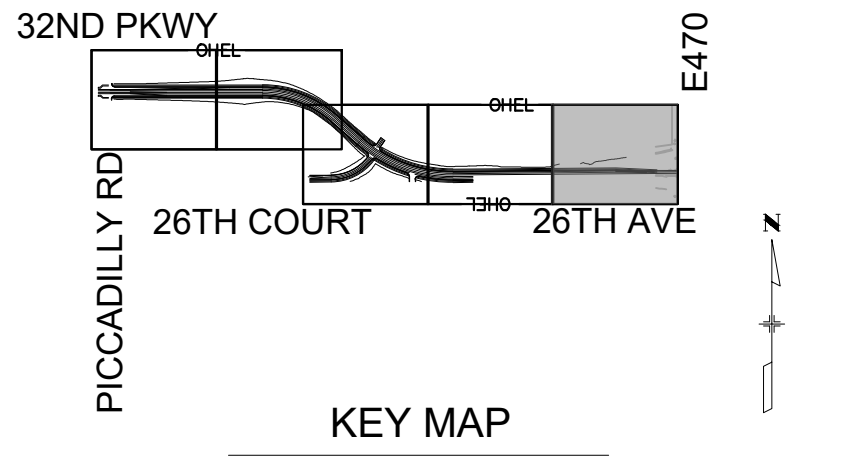




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32ND PARKWAY TO 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
ROADWAY SITE SHEET

SHEET NO.

7



CURBSIDE LANDSCAPE TABLE

DESCRIPTION	LENGTH (LF)	EXCLUSIONS (LF)	FINAL LENGTH (LF)	WIDTH (CL)	AREA (SF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED		
32ND - 26TH AVENUE - WB (NORTH SIDE)	4,887	260	4,627	10	46,270	116	120	0	SHRUBS:	0	0.00%
									GRASSES:	0	0.00%
									<b>SUBTOTAL -EB:</b>	<b>0</b>	<b>0.00%</b>
32ND - 26TH AVENUE -EB (SOUTH SIDE)	3,237	414	2,823	10	28,230	71	72	0	SHRUBS:	0	0.00%
									GRASSES:	0	0.00%
									<b>SUBTOTAL - WB:</b>	<b>0</b>	0.00%
26TH COURT - EB (SOUTH SIDE)	361	35	326	10	3,260	8	8	0	SHRUBS:	0	0.00%
									GRASSES:	0	0.00%
									<b>SUBTOTAL - WB:</b>	<b>0</b>	0.00%
<b>TOTALS:</b>	<b>8,485</b>	<b>709</b>	<b>7,776</b>	<b>10</b>	<b>77,760</b>	<b>195</b>	<b>200</b>	<b>0</b>	<b>0</b>		

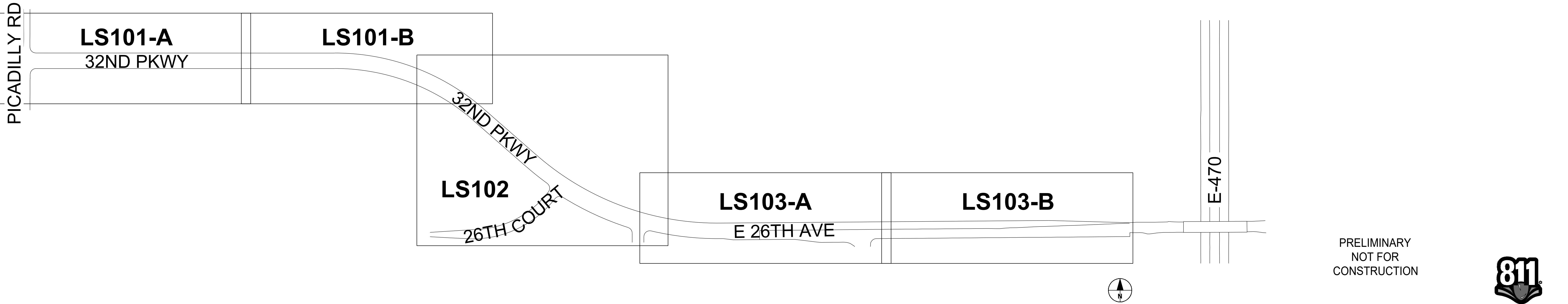
NOTES:  
1) STREET FRONTAGE MEASURED 5-FT BACK FROM INTERSECTING SIDEWALK TO 5-FT FROM RAMP END OR INTERSECTING SIDEWALK.  
2) EXCLUSIONS: INTERSECTING DRIVES AND STREETS AND REQUIRED SETBACKS OF 50' AT STOP SIGNS, AND THE FIRST CREEK CULVERT (EDN#220081) ARE EXCLUDED FROM LINEAR FOOT CALCULATIONS.  
3) CL=CURBSIDE LANDSCAPE (WIDTH IN FEET)  
4) CURBSIDE LANDSCAPE AREAS THAT ARE 10 FEET IN WIDTH OR WIDER MAY BE PLANTED ENTIRELY WITH EITHER A WATER CONSERVING (XERIC) OR COOL SEASON GRASS OR NATIVE SEED, UDO/146-4.7.5.C.2.A.IV  
5) DUE TO INTERSECTION SIGHT TRIANGLES, TRAFFIC SIGNALS, AND UTILITY STRUCTURES, EASEMENTS AND/OR ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE, THESE REQUIRED TREES HAVE BEEN RELOCATED OR SHRUB EQUIVALENTS HAVE BEEN PROVIDED.  
6) THERE IS A 10' MIN. SEPARATION BETWEEN STORMWATER INFRASTRUCTURE AND STREET TREES.

LANDSCAPE DATA TABLE

DESCRIPTION	SITE AREA (SF)	IMPERVIOUS SURFACE		PERVIOUS SURFACE		MAXIMUM COOL SEASON GRASSES ALLOWED		COOL SEASON GRASSES PROVIDED	
		SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% PERVIOUS AREA	SF	% TOTAL AREA
32ND - 26TH AVENUE - WB (NORTH SIDE)	277,822	229,907	46.0%	47,917	9.6%	15,813	19.1%	0	0.0%
32ND - 26TH AVENUE - EB (SOUTH SIDE)	213,577	182,617	36.6%	30,960	6.2%	10,217	12.3%	0	0.0%
26TH COURT - EB (SOUTH SIDE)	8,160	4,168	0.8%	3,992	0.8%	1,317	1.6%	0	0.0%
<b>TOTALS:</b>	<b>499,559</b>	<b>416,692</b>	<b>83.4%</b>	<b>82,869</b>	<b>16.6%</b>	<b>27,347</b>	<b>33.0%</b>	<b>0</b>	<b>0.0%</b>

NOTES:  
1) COOL SEASON GRASS IS % OF PERVIOUS AREA, NOT TOTAL AREA

KEY PLAN (NTS)



PRELIMINARY  
NOT FOR  
CONSTRUCTION



DRAWN BY: <u>NT/EA/PH</u>	JOB DATE: _____	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0" IF NOT ON INCH ADJUST SCALE ACCORDINGLY.
APPROVED: <u>DC</u>	JOB NUMBER: <u>60691835</u>	
CAD DATE: <u>2023-09-14</u> (ARNOSKYE)		
CAD FILE: <u>60691835-SHT-60-3226-L-L-001.DWG</u>		

NO	DATE	BY	REVISION DESCRIPTION

7595 TECHNOLOGY WAY  
SUITE 200  
DENVER, CO 80237

AEROTROPOLIS  
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TRANSPORTATION  
AUTHORITY

DESIGN BY: EA/PH	DRAWN BY: NT/PH
SCALE:	DATE: 09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE NOTES AND TABLES

SHEET NO. 8
SUBSET SHEET NO. L-001

CITY OF AURORA STANDARD LANDSCAPE NOTES

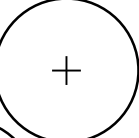
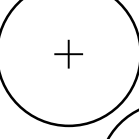
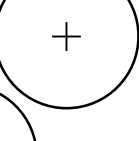

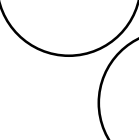
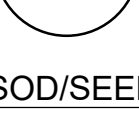
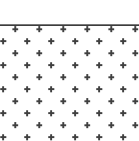
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION MATERIAL AT A RATE OF FOUR (4) CU. YARDS/1,000 SF OF AREA.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
- THE SURFACE MATERIAL OF WALKS IS STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/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 UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE UNIFIED DEVELOPMENT ORDINANCE SECTION 146-4.7.5. - REQUIRED LANDSCAPING 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.

GENERAL LANDSCAPE NOTES

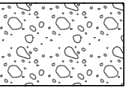
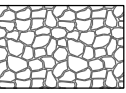
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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.
- TREE CALIPER (CAL) IS THE DIAMETER OF THE TREE TRUNK MEASURED AT A HEIGHT OF 4.5FT OR AT BREAST HEIGHT. ALSO KNOW AS DIAMETER AT BREAST HEIGHT (DBH).



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	WATER USE
	ACE INN	35	ACER NEGUNDO 'SENSATION'	SENSATION MAPLE	B & B	2.5"CAL	MEDIUM
	ACE IMW	38	ACER TRUNCATUM X PLATANOIDES 'JFS-KWO'	CRIMSON SUNSET MAPLE	B & B	2.5"CAL	MEDIUM
	CEL OCC	20	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	MEDIUM
	GLE SKY	37	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2.5"CAL	LOW
	GYM KEN	27	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5"CAL	LOW - MEDIUM
	QUE MUE	23	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5"CAL	MEDIUM
	ULM RUI	25	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM	EMERALD SUNSHINE ELM	B & B	2.5"CAL	LOW
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		WATER USE
	TUR WCM	18,029 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TAHOMA 31'	TAHOMA 31 BERMUDAGRASS	SOD		VERY LOW
	TUR ISG	46,525 SF	SEEDED TURF-TYPE 1	IRRIGATED SHORT GRASS SEED	SEED		VERY LOW
	TUR NID	TBD	SEEDED TURF-TYPE 2	NON-IRRIGATED DRYLAND SEED	SEED		VERY LOW

MATERIAL SCHEDULE

SYMBOL	MATERIAL	DESCRIPTION
	ROCK MULCH - TYPE 1	3/4" WYOMING RED ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 2	4" - 6" WHITE RIVER COBBLE OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
-----	LANDSCAPE EDGING	STEEL EDGING

SOD AND SEED SCHEDULE

SODDED TURF: WATER-CONSERVING MANICURED TURF  
(TUR WCM)

NOTES:  
1) DROUGHT TOLERANT, WATER CONSERVING (<15" SUPPLEMENTAL WATER PER YEAR),  
'TAHOMA 31' BERMUDA GRASS HYBRID, OR APPROVED EQUAL

SEEDED TURF - TYPE 1: IRRIGATED SHORT GRASS SEED  
(TUR ISG)

W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	<i>BOUTELOUA DACTYLOIDES</i>	BUFFALOGRASS	17	10.00%
W	<i>BOUTELOUA ELYMOIDES</i>	SIDEOATS GRAMA	7.5	18.50%
W	<i>BOUTELOUA GRACILIS</i>	BLUE GRAMA	3	27.75%
W	<i>SPOROBOLUS CRYPTANDRUS</i>	SAND DROPSEED	0.5	36.50%
	<i>TRIFOLIUM PRATENSE</i>	RED CLOVER	2	7.25%
TOTAL:			30	100.00%

NOTES:  
1) W/C = WARM OR COOL SEASON  
2) \* PLS: PURE LIVE SEED; RATES SHOWN ARE FOR DRILL SEEDING, IF BROADCAST, RATES  
SHOULD BE DOUBLED.  
3) \*\* PERCENT BY SEED NUMBER

SEEDED TURF - TYPE 2: NON-IRRIGATED DRYLAND SEED  
(TUR NID)

W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	<i>ACHNATHERUM HYMENOIDES</i>	INDIAN RICEGRASS	5	14.00%
W	<i>ANDROPOGON GERARDII</i>	BIG BLUESTEM	4	6.00%
W	<i>BOUTELOUA GRACILIS</i>	BLUE GRAMA	3	25.00%
W	<i>CALAMOVILF LONGIFOLI</i>	PRAIRIE SANDSEED	4.5	14.50%
W	<i>PANACUM VIRGATUM</i>	SWITCHGRASS	4	18.50%
W	<i>SCHIZACHYRIUM SCOPARIUM</i>	LITTLE BLUESTEM	4.5	12.00%
W	<i>SORGHASTRUM NUTANS</i>	INDIANGRASS	5	10.00%
TOTAL:			30.0	100%

NOTES:  
1) W/C = WARM OR COOL SEASON  
2) \* PLS: PURE LIVE SEED; RATES SHOWN ARE FOR DRILL SEEDING, IF BROADCAST, RATES  
SHOULD BE DOUBLED.  
3) \*\* PERCENT BY SEED NUMBER

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PLOT DATE: 2023-09-14

DRAWN BY: NT/EA/PH JOB DATE: \_\_\_\_\_  
APPROVED: DC JOB NUMBER: 60691835  
CAD DATE: 2023-09-11 (ARNOSKYE)  
CAD FILE: 60691835-SHT-60-3226-L-L-002.DWG

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NO	DATE	BY	REVISION DESCRIPTION



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SUITE 200  
DENVER, CO 80237

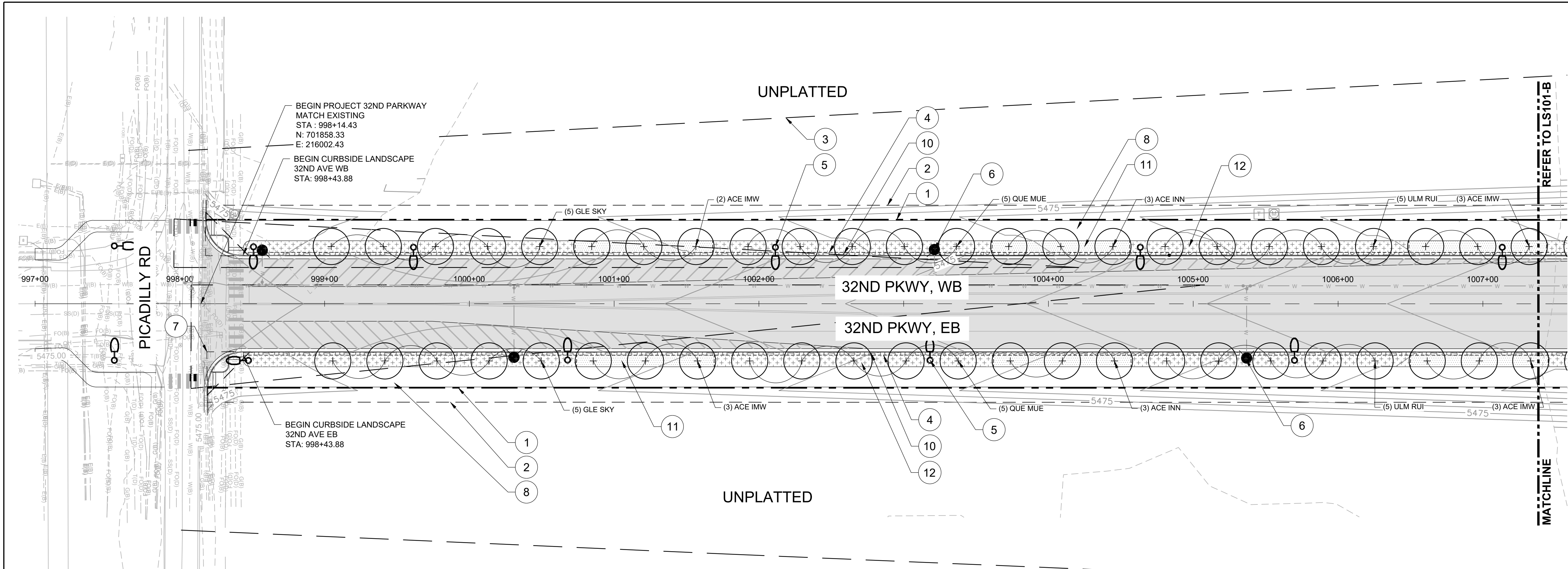
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AUTHORITY



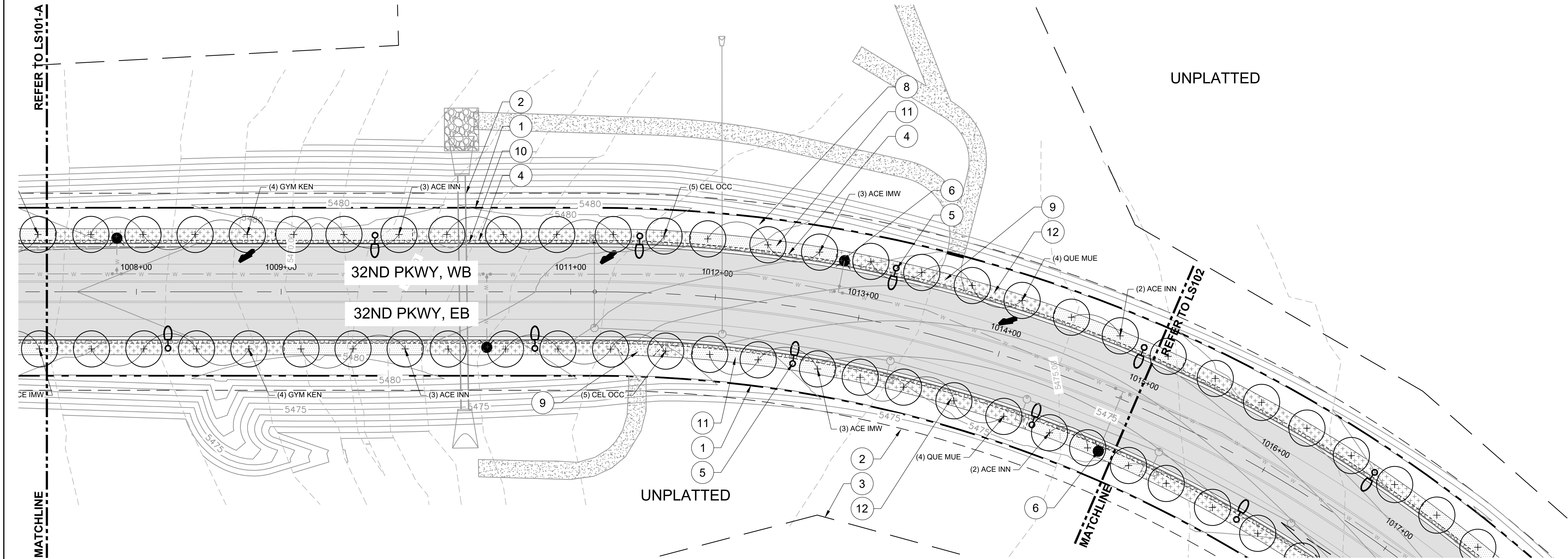
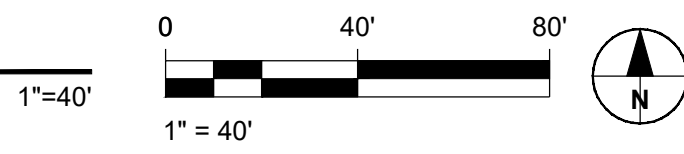
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SCALE:	DATE: 09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE SCHEDULES

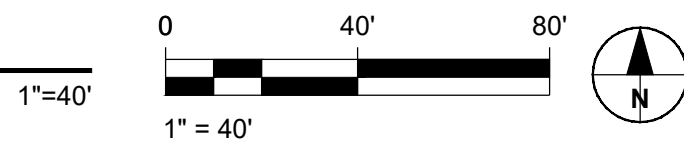
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**9**  
SUBSET SHEET NO.  
**L-002**



LANDSCAPE PLAN 'A'



LANDSCAPE PLAN 'B'

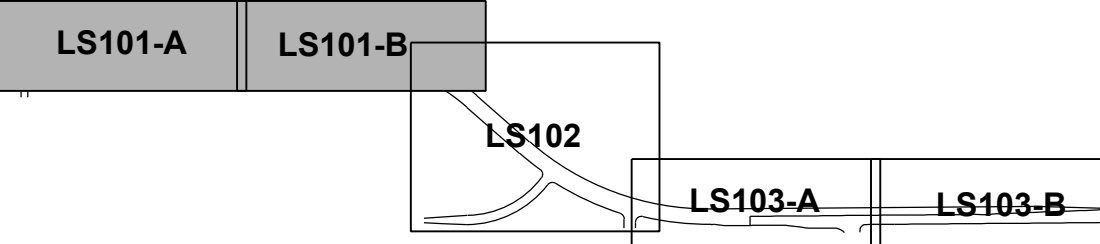


LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 1 PROPOSED R.O.W
- 2 UTILITY EASEMENT
- 3 DRAINAGE EASEMENT
- 4 LANDSCAPE EDGING
- 5 PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- 6 FIRE HYDRANT
- 7 SIGHT TRIANGLE
- 8 CONCRETE SIDEWALK
- 9 ROCK MULCH - TYPE 1
- 10 ROCK MULCH - TYPE 2
- 11 SODDED TURF - TUR WCM
- 12 SEEDDED TURF - TYPE 1 - TUR ISG
- DECIDUOUS STREET TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - SEEDDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.

KEY PLAN (NTS)



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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APPROVED: DC JOB NUMBER: 60691835  
CAD DATE: 2023-09-14 (ARNOSKYE)  
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NO	DATE	BY	REVISION DESCRIPTION

**AECOM**

7595 TECHNOLOGY WAY  
SUITE 200  
DENVER, CO 80237

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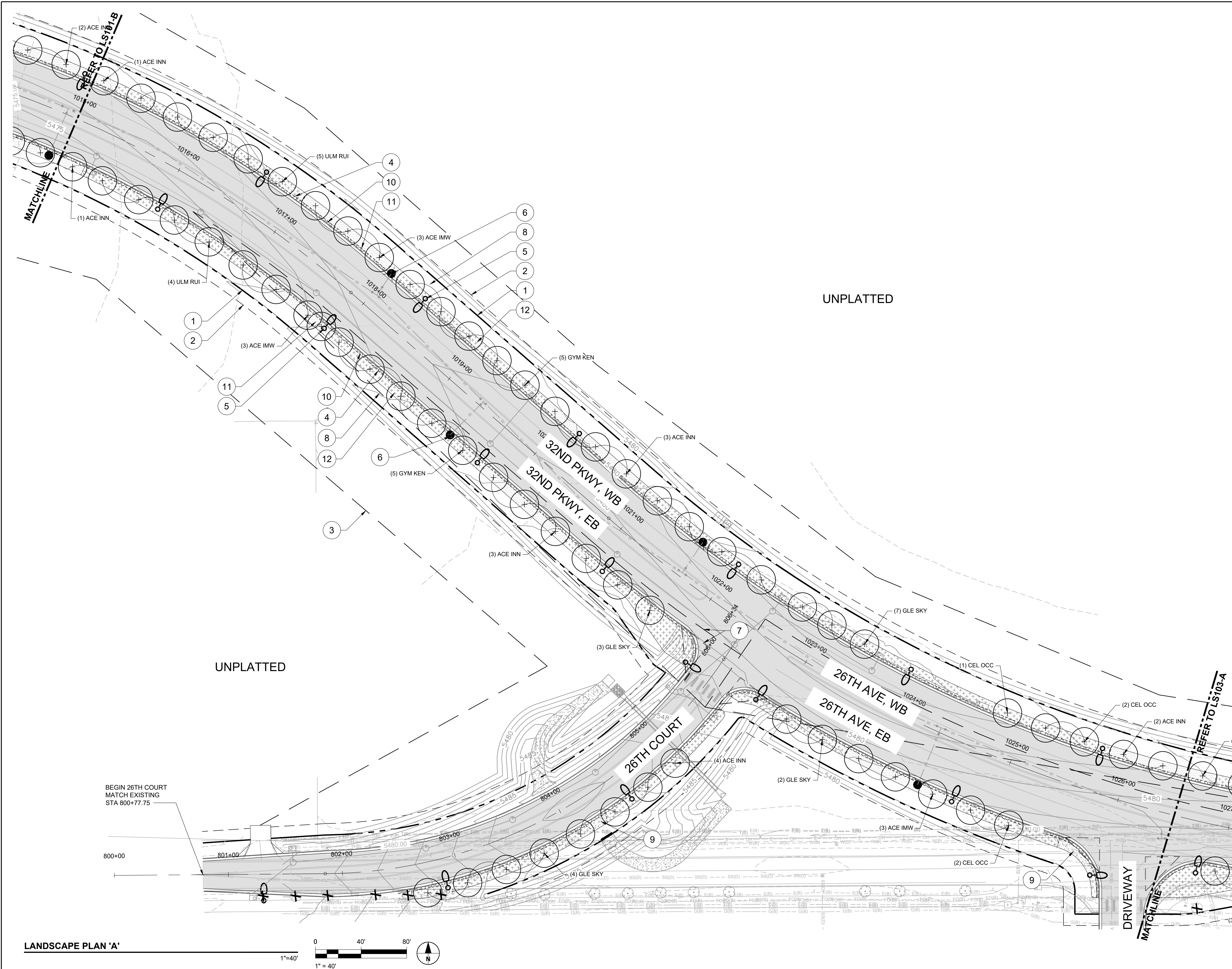


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SCALE: 1" = 40'  
DRAWN BY: NT/PH  
DATE: 09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN

SHEET NO.  
10  
SUBSET SHEET NO.  
LS101

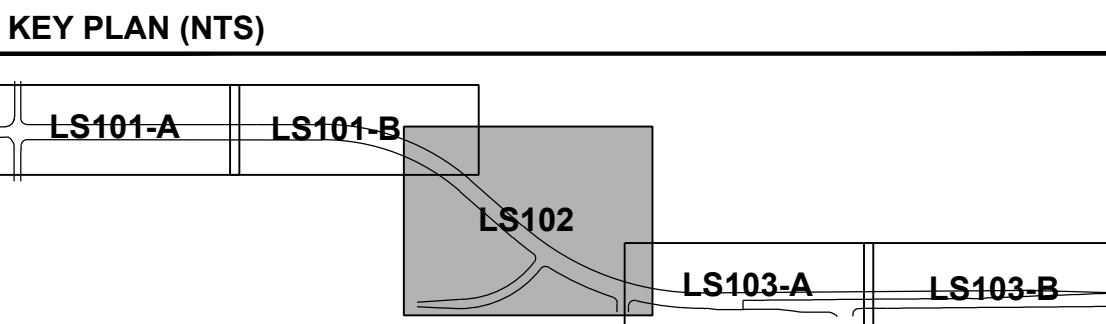




**LEGEND**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 1 PROPOSED R.O.W
- 2 UTILITY EASEMENT
- 3 DRAINAGE EASEMENT
- 4 LANDSCAPE EDGING
- 5 PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- 6 FIRE HYDRANT
- 7 SIGHT TRIANGLE
- 8 CONCRETE SIDEWALK
- 9 ROCK MULCH - TYPE 1
- 10 ROCK MULCH - TYPE 2
- 11 SODDED TURF - TUR WCM
- 12 SEEDED TURF - TYPE 1 - TUR ISG
- + DECIDUOUS STREET TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - SEEDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.



PRELIMINARY  
NOT FOR  
CONSTRUCTION



**LANDSCAPE PLAN 'A'**

1"=40'

0 40' 80'

1" = 40'

1"=40'

NO	DATE	BY	REVISION DESCRIPTION

**AECOM**

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SUITE 200  
DENVER, CO 80237

AEROTROPOLIS  
REGIONAL  
TRANSPORTATION  
AUTHORITY

DESIGN BY: EA/PH  
SCALE: 1"=40'

DRAWN BY: NT/PH  
DATE: 09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN

SHEET NO.  
**11**  
SUBSET SHEET NO.  
**LS102**

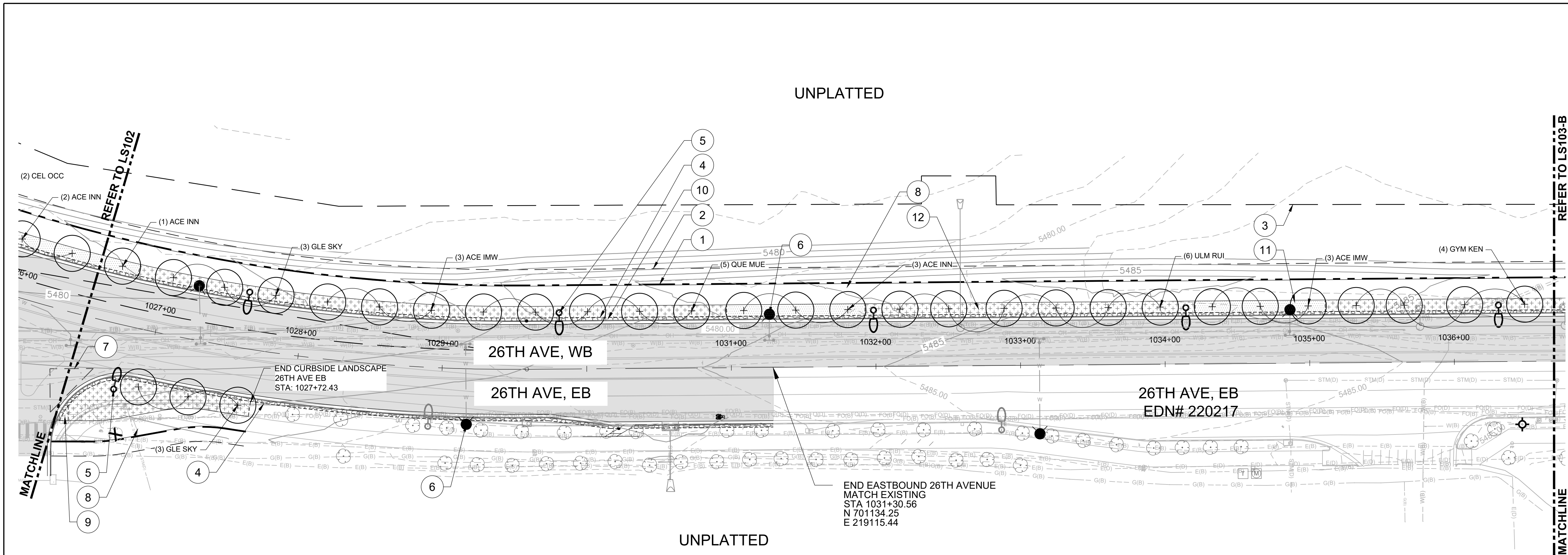
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CAD DATE: 2023-09-14 (ARNOSKYE)  
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JOB DATE: 60691835  
JOB NUMBER: 60691835  
(ARNOSKYE)

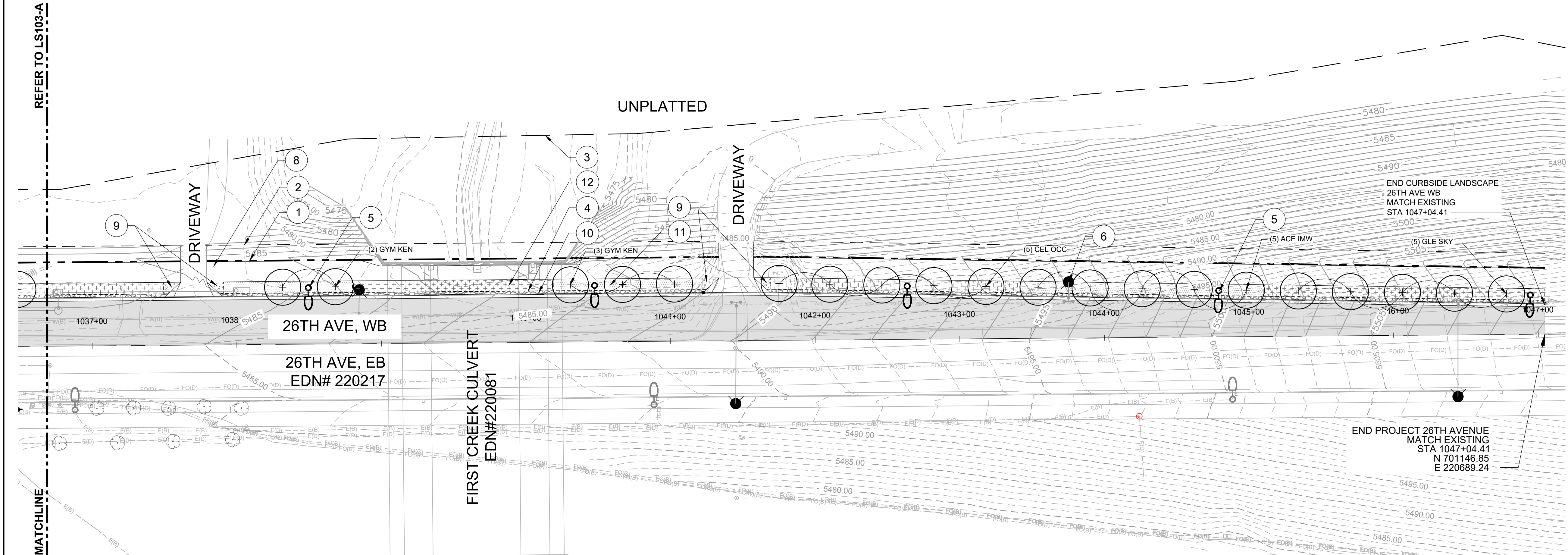
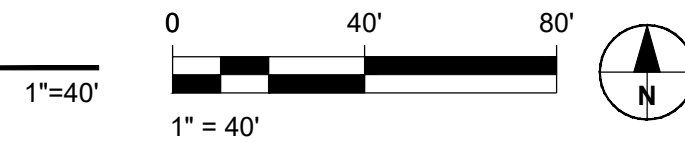
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PLOT DATE: 2023-09-14

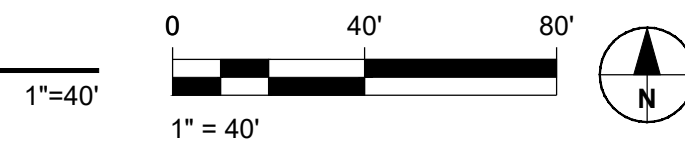




LANDSCAPE PLAN 'A'

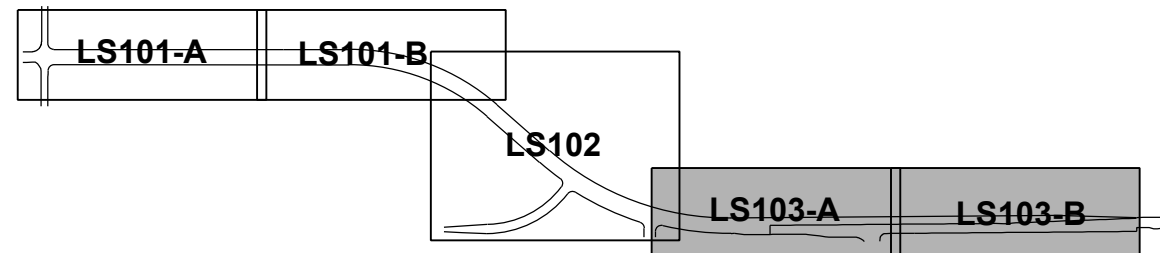


LANDSCAPE PLAN 'B'



- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - SEEDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.

KEY PLAN (NTS)



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Call before you dig.

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DESIGN BY: EA/PH  
SCALE: 1" = 40'  
DRAWN BY: NT/PH  
DATE: 09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN

SHEET NO.  
12  
SUBSET SHEET NO.  
LS103





HYDRO-ZONES LEGEND

- NON-WATER CONSERVING
- WATER CONSERVING
- NON-WATER USING
- RIGHT OF WAY

HYDROZONE PLAN 'A'

1"=100'

0 100' 200'

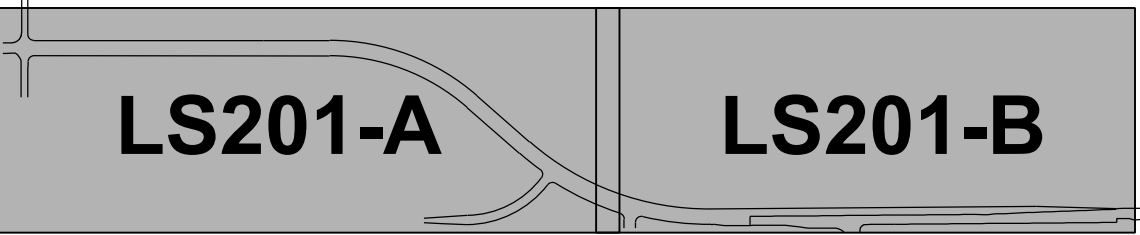
1" = 100'

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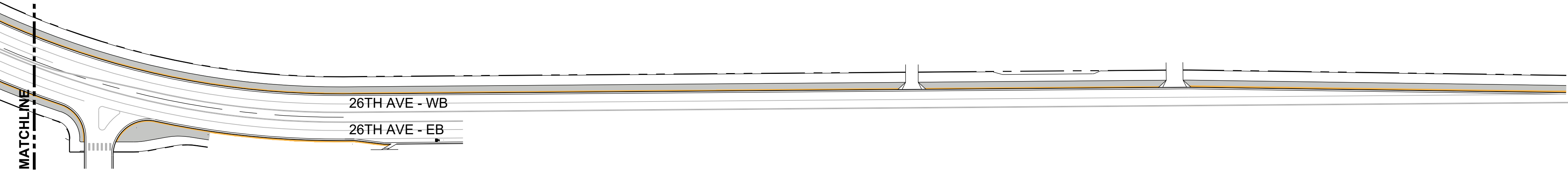
WATER USE TABLE

DESCRIPTION	SITE AREA (SF)	NON-WATER CONSERVING IRRIGATION		WATER CONSERVING IRRIGATION		NON-WATER USING (Z)		IMPERVIOUS SURFACE	
		SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
32ND - 26TH AVENUE - WB (NORTH SIDE)	277,822	0	0%	38,099	7.6%	9,816	2.0%	229,907	4.0%
32ND - 26TH AVENUE - EB (SOUTH SIDE)	213,577	0	0%	24,443	4.9%	6,517	1.3%	182,617	36.6%
26TH COURT	8,160	0	0%	3,200	0.64%	792	0.16%	4,168	0.83%
TOTALS:	499,559	0	0%	65,742	13.1%	17,125	3.5%	416,692	83.4%

KEY PLAN (NTS)



REFER TO LS201-A



HYDROZONE PLAN 'B'

1"=100'

0 100' 200'

1" = 100'

N

PRELIMINARY  
NOT FOR  
CONSTRUCTION



DRAWN BY: NT/EA/PH JOB DATE: 2023-09-14 BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
APPROVED: DC JOB NUMBER: 60691835 0" IF NOT ON INCH  
CAD DATE: 2023-09-14 (ARNOSKYE) ADJUST SCALE ACCORDINGLY.  
CAD FILE: 60691835-SHT-60-3226-L-LS200.DWG

NO	DATE	BY	REVISION DESCRIPTION

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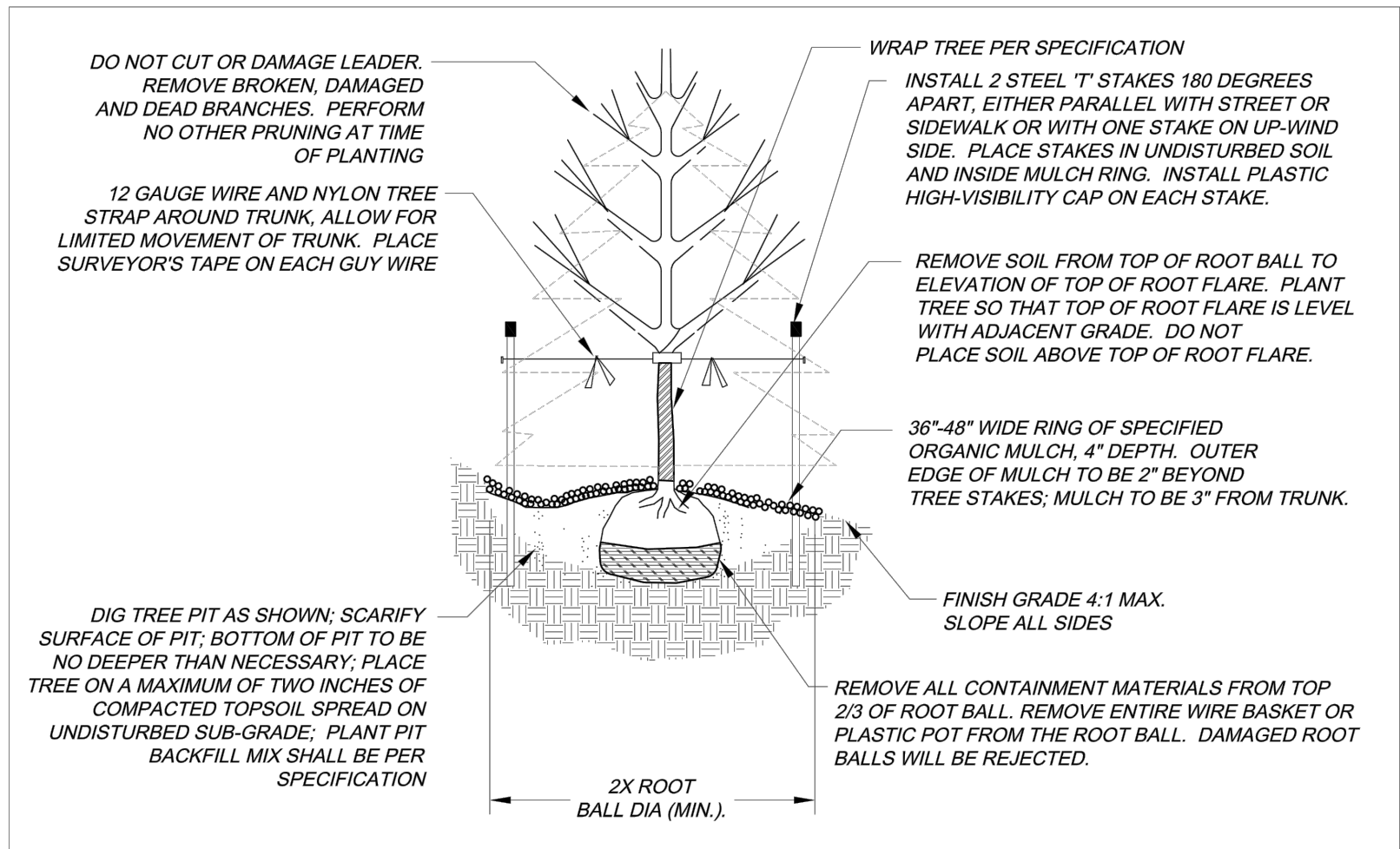


DESIGN BY: EA/PH DRAWN BY: NT/PH  
SCALE: 1"=100' DATE: 09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
HYDROZONE PLAN

SHEET NO.  
**13**  
SUBSET SHEET NO.  
**LS201**

PLOT DATE: 2023-09-14



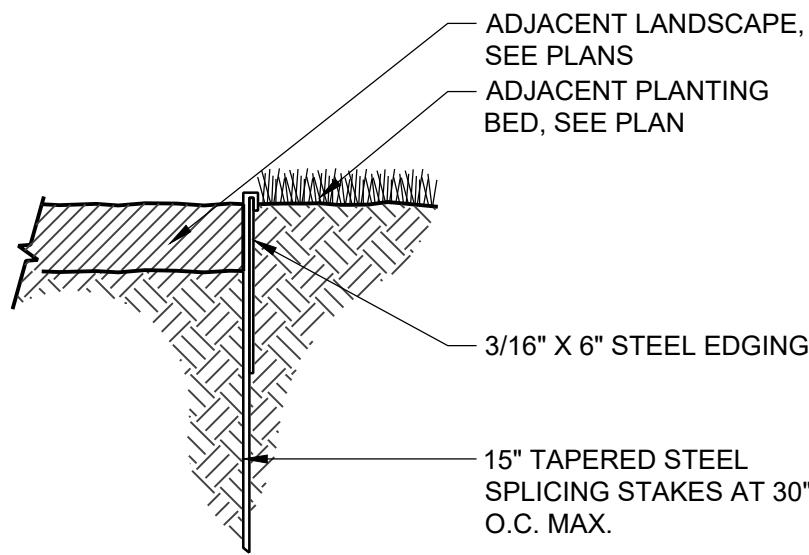
City of Aurora  
Parks, Recreation & Open Space Dept.  
Date: October 2020

DECIDUOUS &  
EVERGREEN TREE

PROS  
L-2.0

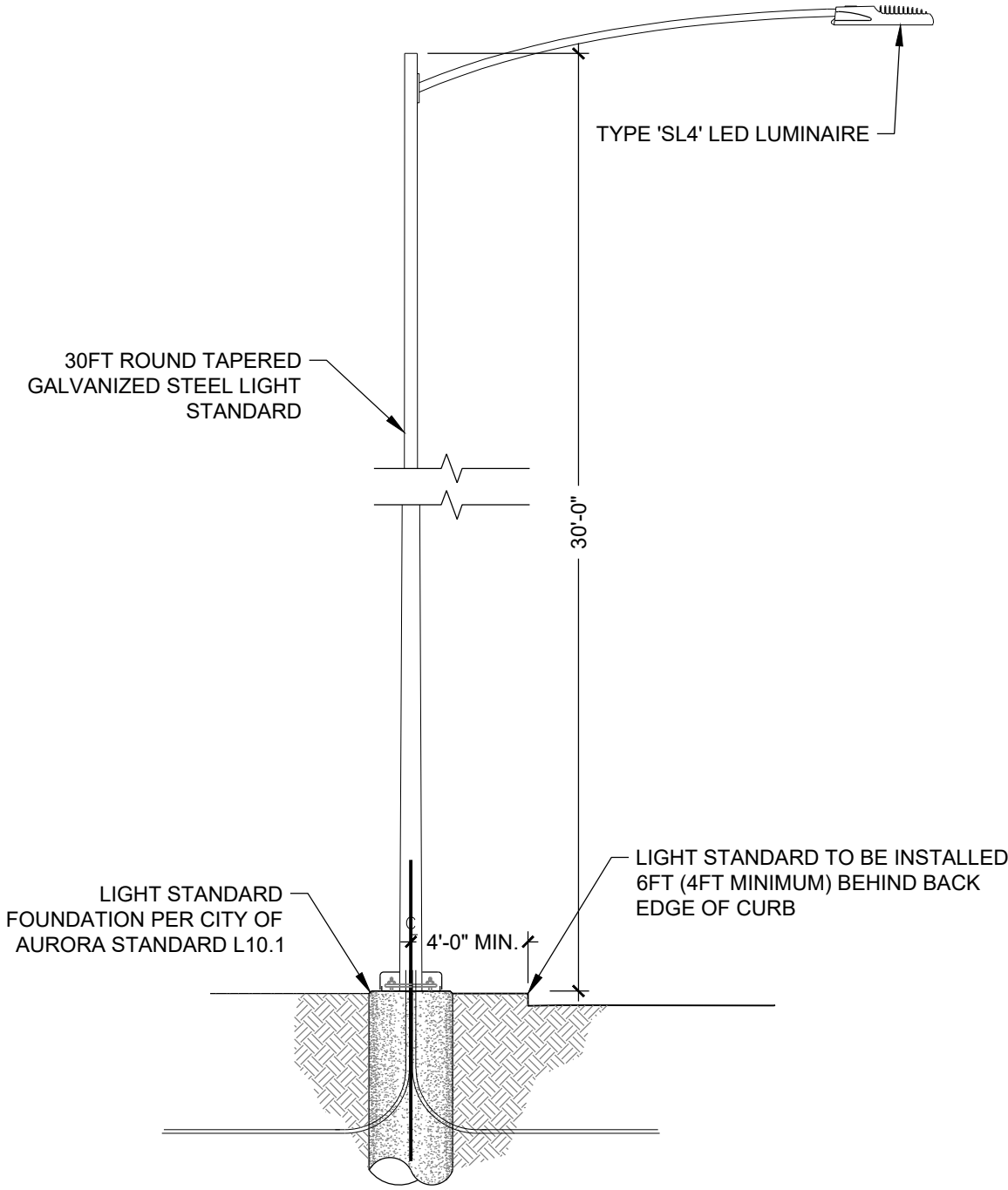
1 TREE PLANTING (PROS STANDARD DETAIL L-2.0)

NTS



2 LANDSCAPE EDGING

1 1/2" = 1'-0"



3 TYPE 'SL4' LED STREETLIGHT

1/4" = 1'-0"

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NOT FOR  
CONSTRUCTION



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DRAWN BY: NI/EA/PH JOB DATE:            BAR IS ONE INCH ON  
APPROVED: DC JOB NUMBER: 60691835 OFFICIAL DRAWINGS  
CAD DATE: 2023-09-11 (ARNOSKYE) 0" IF NOT ON INCH  
CAD FILE: 60691835-SHT-60-3226-L-LS500.DWG ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

**AECOM**

7595 TECHNOLOGY WAY  
SUITE 200  
DENVER, CO 80237

AEROTROPOLIS  
REGIONAL  
TRANSPORTATION  
AUTHORITY



DESIGN BY:	DRAWN BY:
EA/PH	NT/PH
SCALE:	DATE:
	09/15/23

32ND PARKWAY - 26TH AVENUE REALIGNMENT  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE DETAILS

SHEET NO.  
**14**  
SUBSET SHEET NO.  
**LS501**

PLOT DATE: 2023-09-14