

TransPort Colorado

Logistics & Commerce Park

Sub-Area 1

Landscape Standards

Tab #11

Form G: Matrix

Special Landscape Design Feature	Brief Description of the Feature
Overall Landscape Concept <ul style="list-style-type: none">Plant PaletteSignature Species Images	<p>The landscape concept shall include a variety of tree, shrub, and grass species to create harmonious transitions throughout the site during all 4-seasons of the year. Native and drought tolerant species will be used for the majority of the site and satisfy the City of Aurora xeriscape landscape incentive. Plantings shall be grouped into zones by similar water needs. Areas of high water runoff and drainage areas shall be planted with high water tolerant plants. Signature tree species will be used throughout the development to create a sense of connectivity. Community facilities, areas such as the pool and cabana, will be accented with ornamental trees and seasonal color.</p> <p>All selected plant species will be in accordance with the City of Aurora approved plant list.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Landscape Design at Entry Monumentation and Key Entry Points	<p>Landscape at entry monuments and key entry points shall enhance and support said signage and structures. Plantings shall create screens and/or backdrops to each sign and not detract from the content. Planting beds should be a continuation of the streetscape concept while incorporating a larger plant palette with more visual interest.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Landscape Standards along 168' and 144' ROW Major Arterial Roadways	<p>Landscape along arterial road frontages shall support and enhance the development connections to adjacent properties and land uses. Plant species, spacing and buffer depths shall follow the City of Aurora Requirements and be selected from the approved plant list. Street trees shall be spaced at an interval defined by the City of Aurora.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Landscape Standards Along 114' ROW Minor Arterial Roadways	<p>Landscape along Minor Arterials shall be complimentary to landscape along major arterial roads and continue a common theme. The streetscape shall provide unity and structure within the development through the use of plant materials. Different but complementary plant species can be used in these areas to visually signify a change in character.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
<p><i>* A landscape plans shall be provided at time of site plan submittal that complies with this FDP and/or the zoning code in effect at time of site plan submittal with the understanding that installation of the landscaping shall not occur until a public water connection is provided. Interim landscaping and/or buffering shall be provided in the form of fencing, walls and/or berms to address screening between different land uses as well as the screening of outdoor storage, parking and loading docks.</i></p>	

NOTE:
The Design Standards listed in this matrix implement the design themes of the FDP and are intended to complement the City of Aurora Code, and other applications, manuals, and design standards. If a conflict should exist between any specific provisions of this matrix and any City of Aurora standards, the higher standards shall govern, unless a waiver has been specifically requested and granted. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level shall duplicate the exact illustrations, but will contain the same themes and dimensions as shown.

TransPort Colorado
Logistics & Commerce Park
Sub-Area 1
Landscape Standards
Tab #11
Form G: Matrix

Special Landscape Design Feature	Brief Description of the Feature
Landscape Standards Along 84' ROW Collector Roadways	<p>Landscape along collector roads shall be complimentary to landscape along higher classification roadways. Landscapes along collector roads shall have slightly more formal tree spacing than higher roads and blend with landscapes in adjacent parcels. Tree species may differ to visually signify a change in character. Trees shall be located to maintain required setback and clearances from driveways, utilities, and above grade features as defined in the City of Aurora Landscape Reference Manual Recommended Plant Material Separations table.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Landscape Standards in Industrial and Public Gathering Areas	<p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Landscape Integration at Detention / Retention Ponds <ul style="list-style-type: none"> Retaining Walls Native Plantings 	<p>Detention areas shall be aesthetically pleasing with the use of native riparian and/or adaptable plant materials that enhance these areas and provide water quality if necessary. Landscape is required at the base and on all terraces created to soften them. Treatments may include the use of slope stabilization techniques and natural stone or equivalent materials as retaining walls. Areas in closer proximity to trail corridors, common areas, or special uses shall have enhanced buffers that tie in with the overall landscape concept. No trees should be implemented within 5' of the wall foundation or in areas that would compromise retaining wall geo-grid and integrity.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Landscape Buffers <ul style="list-style-type: none"> Parks, Open Space and Drainage Between Land Uses Parking Lots / Loading Areas Floodplain 	<p>Landscape buffers shall be used throughout the development to provide screening and separation between different land uses. Where interim landscaping is necessary, it shall at a minimum consist of fencing, walls and/or berming until a city water connection is available. A combination of trees and shrubs shall be planted per the City of Aurora Standard Buffer Widths table. Parks, open space, and drainage areas shall utilize buffer areas where possible. (The City of Aurora has an incentive program for xeric buffer landscapes which may be applicable to this development - City of Aurora Municipal Water Efficiency Plan Sec. 4.2.2). Buffers shall be used between existing and proposed adjacent land uses between Industrial and Mixed Use Commercial used as specified in the Aurora Landscape Buffer Tables. Landscape buffers will also be used around mechanical and trash enclosures in regards to screen walls and landscape material. Landscape buffers will meet or exceed minimum code requirements.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Trail Corridors	<p>The open space and trail network for the development will follow the natural drainageways of the site, follow along public easements and right of ways, as well as connect parcels to each other. Open space and trails shall be responsive to the site's opportunities and constraints. Wayfinding signage and landscape shall clearly highlight trail access for safety and convenience. Landscape along the trail will frame view corridors, buffer adjacent land uses and create a sense of direction and purpose.</p> <p><i>RE: Landscape Standards shall comply with this FDP and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>



ISSUE RECORD
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 2nd Submittal: 9/20/19
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Landscape Standards

Tab #11

Overall Landscape

Concept Imagery



Enhanced landscape design at main building entries with seasonal color



Naturalized plantings surrounding man-made amenities.



Creative and interesting building foundation plantings.



Seasonal perennials add visual interest and color.

The overall landscape concept shall include a variety of tree, shrub, and grass species to create harmonious transitions throughout the site during all 4-seasons of the year. Native and drought tolerant species will be used for the majority of the site and satisfy the City of Aurora xeriscape landscape incentive. Plantings shall be grouped into zones by similar water needs. Areas of high water runoff and drainage areas shall be planted with high water tolerant plants. Signature tree species will be used throughout the development to create a sense of connectivity. Community facilities, will be accented with ornamental trees and seasonal color.

All selected plant species will be in accordance with the City of Aurora approved plant list.

Note: Images and Graphics are solely for reference purposes only.



PLANT LIST

Symbol	Common Name	Botanic Name	Mature Size (Ht x Spr)	Water Use*	Signature
Deciduous Trees					
NOM	Norway Maple	Acer platanoides	50' x 40'	M	
CNM	Columnar Norway Maple	Acer platanoides 'Columnare'	35' x 15'	M	
ABM	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	50' x 40'	L-M	
CAL	Catalpa	Catalpa Spp.	50' x 30'	VL	x
HAC	Common Hackberry	Celtis occidentalis	60' x 40'	VL	
IMP	Imperial® Honey Locust	Gleditsia triacanthos inermis 'Imperial'	35' x 25'	VL	
SHA	Shademaster® Honey Locust	Gleditsia triacanthos inermis 'Shademaster'	50' x 35'	VL	
SKY	Skyline® Honey Locust	Gleditsia triacanthos inermis 'Skyline'	50 x 30'	VL	
KCT	Kentucky Coffeetree	Gymnocladus dioicus	60' x 50'	VL	
NAR	Narrowleaf Cottonwood	Populus angutifolia	75' x 40'	L-M	x
PCW	Plains Cottonwood	Populus deltoides	80' x 60'	L-M	
LAN	Lanceleaf Cottonwood	Populus x acuminata	50' x 30'	L-M	
SWO	Swamp White Oak	Quercus bicolor	50' x 40'	VL - M	
BOA	Bur Oak	Quercus macrocarpa	70' x 50'	VL	x
ROA	Northern Red Oak	Quercus rubra	50' x 30'	L-M	x
RLI	Redmond Linden	Tilia americana 'Redmond'	40' x 25'	M	x
LLI	Little Leaf Linden	Tilia cordata	40' x 25'	M	x
Ornamental Trees					
BTM	Bigtooth Maple	Acer grandidentatum	50' x 40'	L-M	
GMT	Ginnala/Amur Maple	Acer ginnala	20' x 10'	VL-L	
HWM	Hot Wings Tatarian Maple	Acer tataricum 'Garann'	25' x 20'	M	x
ABT	Autumn Brilliance Serviceberry	Amelanchier x grandiflora	15-20' x 10'	M	x
WAS	Washington Hawthorn	Crataegus phaenopyrum	20' x 15'	VL	x
BRA	Brandywine Crabapple	Malus 'Brandywine'	25' x 20'	L	
RAD	Radiant Crabapple	Malus x 'Radiant'	15' x 15'	L	
SPR	Spring Snow Crabapple	Malus x 'Spring Snow'	20' x 15'	L	
AMC	Amur Chokecherry	Prunus maackii	20' x 20'	M	
CAN	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	25' x 20'	L-M	x
CCP	Chanticleer Pear	Pyrus calleryana	35' x 15'	M	
Evergreen Trees					
CCF	White Fir	Abies concolor	50' x 20-25'	M	x
BPO	Blue Point Juniper	Juniperus chinensis 'Blue Point'	12' x 8'	VL	
GGJ	Gray Gleam Juniper	Juniperus scopulorum 'Gray Gleam'	15' x 5-7'	VL	
WBK	Wichta Blue Juniper	Juniperus scopulorum 'Wichita Blue'	20' x 5'	VL	x
SKR	Skyrocket Juniper	Juniperus virginiana 'Skyrocket'	20' x 5'	VL	
CBS	Colorado Blue Spruce	Picea pungens	60' x 25'	VL	
PIN	Pinon Pine	Pinus edulis	25' x 15'	VL	x
AUS	Austrian Pine	Pinus nigra	50' 20'	VL	x
PON	Ponderosa Pine	Pinus ponderosa	40' x 25'	VL	
SWP	Southwestern White Pine	Pinus strobiformis	60' 30'	M	

Recommended Streetscape Plants

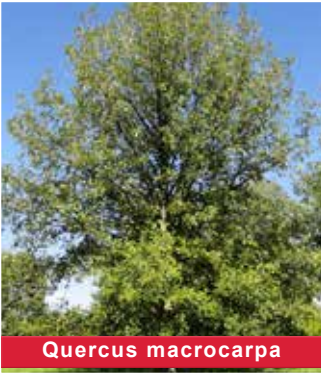
Recommended Open Space/Drainage way Plants

* VL = Very Low; L=Low; M=Medium; H=High

** Symbol to be determined; will depend on species selected during design



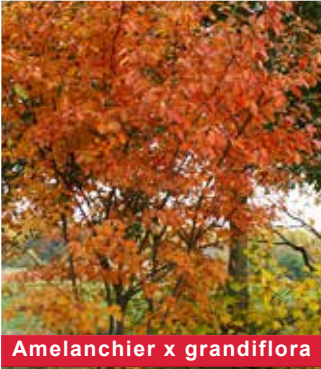
Populus angustifolia



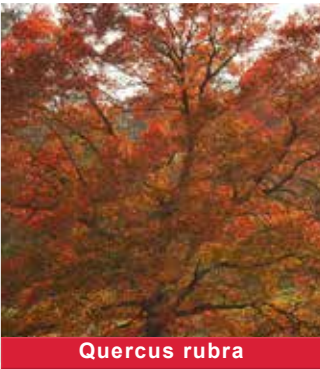
Quercus macrocarpa



Acer tartaricum



Amelanchier x grandiflora



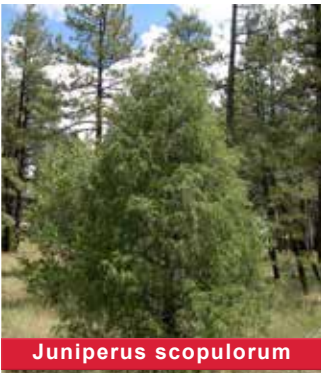
Quercus rubra



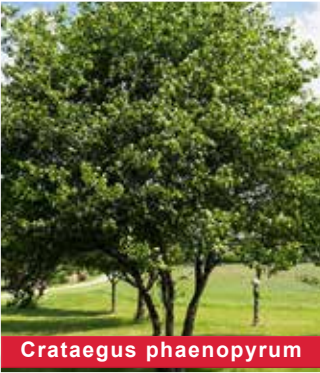
Tilia cordata



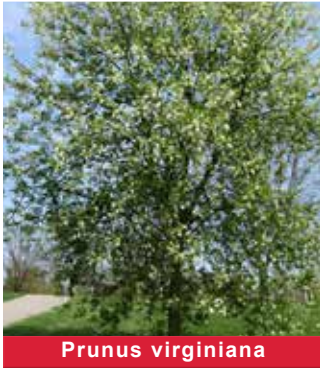
Abies concolor



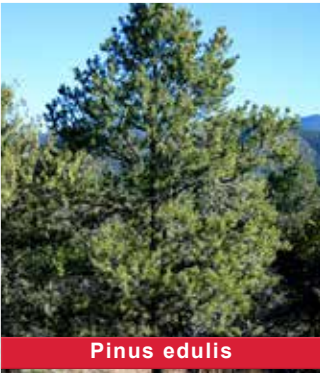
Juniperus scopulorum



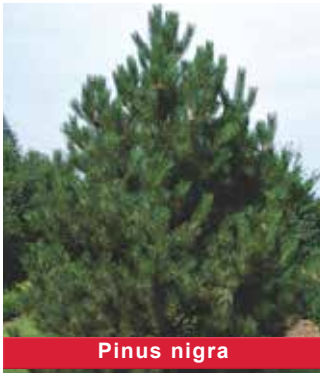
Crataegus phaenopyrum



Prunus virginiana



Pinus edulis



Pinus nigra

- NOTES:
- 30% of the plants must be selected off of the suggested plant list for streetscape and open space/drainage way areas in this document.
 - Non-xeric species must not total more than 25% of the total number of trees.
 - Actual size at the time of planting shall meet the City of Aurora minimum standards.

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Plant List and

Signature Species Images



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PLANT LIST

Symbol	Common Name	Botanic Name	Mature Size (Ht x Spr)	Water Use*	Signature
Evergreen Shrubs					
MPA	Panchito™ Manzanita	Arctostaphylos ‘Panchito’	2’ x 4’	VL	
CAP	Cranberry Cotoneaster	Cotoneaster apiculatus	3’ x 4’	M	
BSG	Spanish Gold Broom	Cytisus purgan ‘Spanish Gold’	4’ x 6’	VL	
BLT	Lilac Time Broom	Cytisus scoparius x Cytisus dallimorei ‘Lilac Time	6’ x 6’	VL	
BJF	Bluestem Joint Fir	Ephedra equisetina	4-6’ x 3-8’	VL	
BCH	Blue Chip Juniper	Juniperus horizontalis ‘Blue Chip’	10” x 6’	VL	
HUG	Hughes Juniper	Juniperus horizontalis ‘Hughes’	18” x 6’		
WIL	Wiltoni / BlueRug Juniper	Juniperus horizontalis ‘Wiltonii’	6” x 6’	VL	
MAQ	Oregon Grape Holly	Mahonia Aquifolium	6’ x 6’	VL	
BUE	Buffalo Juniper	Juniperus sabina ‘Buffalo’	12” x 6’	VL	
CCJ	Calgary Carpet Juniper	Juniperus sabina ‘Monna’	9” x 10’	VL	
BST	Blue Star Juniper	Juniperus squamata ‘Blue Star’	3’ x 5’	VL	x
GSP	Blue Globe Spruce	Picea pungens ‘Globosa’	3’ x 4’	L-M	
RHM	RH Montgomery Spruce	Picea pungens ‘RH Montgomery’	6’ x 4’	L-M	x
MTA	Tannenbaum Mugo Pine	Pinus mugo ‘Tannenbaum’	15’ x 6’	L-M	x
BYU	Banana Yucca	Yucca baccata	4-6’ x 10’	L	
Large Deciduous Shrubs					
SSK	Saskatoon Serviceberry	Amelanchier alnifolia	10’ x 8’	VL	
ABB	Alternate-leaf Butterfly Bush	Buddleia alternifolia	10 - 20’ x 8-10’	L	
MMC	Curl Leaf Mountain Mahogany	Cercocarpus ledifolius	10’ x 6’	VL	
RTD	Red Twin Dogwood	Cornus sericea ‘Baileyi’	8’ x 8’	L-M	
PST	Smoketree	Cotinus coggygira	15’ x 6’	L-M	
CAC	Peking Cotoneaster	Cotoneaster lucidus	10’ x 5’	L-M	x
NMP	New Mexico Privet	Forestiera neomexicana	8’ x 6’	VL	
CHP	Cheyenne Privet	Ligustrum vulgare ‘Cheyenne’	8’ x 6’	VL	
ARH	Arnold Red Honeysuckle	Lonicera tatarica ‘Arnold Red’	8’ x 6’	VL	
AMP	American Plum	Prunus americana	15’ x 10’	VL	
PBS	Pawnee Buttes Sand Cherry	Prunus besseyi ‘Pawnee Buttes’	15-18’ x 6’	VL	
CIS	Purple Leaf Sand Cherry	Prunus x cistena	8’ x 6’	L-M	
NCH	Native Chokecherry	Prunus virginiana	12-25’ x 10-20’	L-M	
NAC	Nanking Cherry	Prunus tomentosa	10’ x 10’	L-M	
SBT	Smith’s Buckthorn	Rhamnus smithii	8-10’ x 8-10’	L-M	
SMO	Smooth Sumac	Rhus glabra	10’ x 8’	VL	
STS	Staghorn Sumac	Rhus typhina	10’ x 8’	VL	
BBE	Silver Buffaloberry	Shepherdia argentea	8’ x 6’	VL	
CPL	Common Purple Lilac	Syringa vulgaris	15’ x 8’	VL	
VAL	Alleghany Leatherleaf Viburnum	Viburnum x rhytidophylloides ‘Alleghany’	10’ x 10’	M	

- Recommended Streetscape Plants
- Recommended Open Space/Drainageway Plants

* VL = Very Low; L=Low; M=Medium; H=High

- NOTES:
1. 30% of the plants must be selected off of the suggested plant list for streetscape and open space/drainage way areas in this document.

2. Non-xeric species must not total more than 25% of the total number of trees.

3. Actual size at the time of planting shall meet the City of Aurora minimum standards.



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Sub-Area 1

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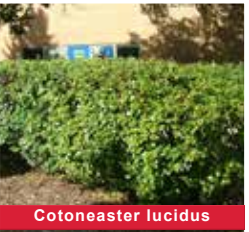
Plant List and

Signature Species Images

Symbol	Common Name	Botanic Name	Mature Size (Ht x Spr)	Water Use*	Signature
Medium Deciduous Shrubs					
RSE	Regent Serviceberry	Amelanchier alnifolia ‘Regent’	6’ x 5’	VL	
BLC	Black Chokeberry	Aronia melanocarpa	6’ x 4’	L-M	
VS	Silver Sagebrush	Artemisia cana	5’ x 5’	L	
CFR	Cliffrose	Cowania mexicana	5’ x 5’	VL	
DBB	Dwarf Burning Bush	Euonymus alatus ‘Compacta’	5’ x 4’	L-M	
TLS	Three Leaf Sumac	Rhus trilobata	6’ x 6’	VL	x
YCU	Golden Currant	Ribes aureum	6’ x 6’	VL	
ACO	Austrian Copper Shrub Rose	Rosa foetida ‘Bicolor’	6’ x 6’	M	x
HYE	Harrison’s Yellow Shrub Rose	Rosa x harrisonii	5’ x 5’	M	x
RBB	Russet Buffaloberry	Shepherdia canadensis	6’ x 6’	VL	
VAN	Vanhoutte Spirea	Spirea x vanhouttei	6’ x 6’	L-M	
MKL	Miss Kim Lilac	Syringa patula ‘Miss Kim’	5’ x 5’	VL	
VMO	Mohican Viburnum	Viburnum lantana ‘Mohican’	6’ x6’	VL	
Groundcovers					
KNK	Kinnikinnick / Bearberry	Arctostaphylos uva-ursi	4-6” x 24”	VL-L	
OGH	Creeping Oregon Grape Holly	Mahonia repens	8-15” x 36”	VL-L	
DZR	Zing Rose Dianthus	Dianthus deltoides ‘Zing Rose’	4-6” x 12-18”	M	
VCR	Crystal River Veronica	Veronica ‘Reavis’ Crystal River	3” x 20-30”	L-M	



Juniperus squamata



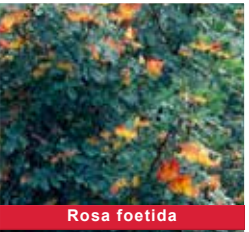
Cotoneaster lucidus



Rhus trilobata



Pinus mugo



Rosa foetida



Rosa x harrisonii

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Plant List and

Signature Species Images

PLANT LIST

Symbol	Common Name	Botanic Name	Mature Size (Ht x Spr)	Water Use*	Signature
Small Deciduous Shrubs					
LEA	Leadplant	Amorpha canescens	4' x 4'	VL	
DSB	Sand Sagebrush	Artemisia filifolia	4' x 4'	L	
CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Atropurpurea Nana'	2' x 3'	M	
CRG	Siberian Peashrub	Caragana pygmaea	3' x 4'	VL	
DKS	Dark Knight Spirea	Caryopteris x clandonensis 'Dark Knight'	3' x 3'	VL	x
RDW	Dwarf Rabbitbrush	Chrysothamnus var.	2' x 3'	VL	x
DCM	Carol Mackie Daphne	Daphne x Burkwoodi 'Carol Mackie'	3' x 4'	M	
GDP	Gold Drop Potentilla	Potentilla fruticosa 'Gold Drop'	3' x 3'	LM	
GLS	Gro-Low Sumac	Rhus aromatica 'Grow-Low'	3' x 3'	LM	x
RCR	Red Currant	Ribes rubrum	3-5' x 3-5'	M	
RWO	Wood's Rose	Rosa woodsii	4' x 4'	VL	
GFS	Gold Flame Spirea	Spirea japonica Goldflame'	3' x 2'	L-M	x
HAN	Hancock Coralberry	Symphoricarpos x chenault 'Hancock'	3' x 3'	VL	
SPW	Soapweed	Yucca glauca	2' x 3'	L	
Ornamental Grasses					
BGG	Blonde Ambition Grama Grass	Bouteloua gracillis 'Blonde Ambition'	12-20" x 14'18"	VL	x
FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	4-5' x 2'	L	x
BFE	Blue Fescue	Festuca glauca 'Elijah Blue'	8-12" x 8-12"	VL	
AVG	Blue Avena Grass	Helictotrichon sempevirens	2-3' x 2-3'	VI	
GSG	Giant Sacaton Grass	Sporobolus wrightii	4-6' x 3-4'	VL	
MAG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	4-5' x 2-5'	L	
MFG	Mexican Feather Grass	Nessella tenuissima	2' x 1'	VL	x
SWG	Switchgrass	Panicum virgatum	5' x 2-3'	M	
HFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	2-3' x 2'	VL	
LBG	Little Bluestem Grass	Schizachyrium scoparium	30-40" x 2'	VL	x
VMG	Variegated Maiden Grass	Miscanthus sinensis 'Variegatus'	4-6' x 2-5'	L	
Perennials					
CMW	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	24-36" x 24-30"	VL	x
YAM	Moonshine Yarrow	Achillea 'Moonshine'	18-24" x 18-24"	VL	x
BFH	Blue Fortune Hyssop	Agastache 'Blue Fortune'	2-3' x 18"-2'	M	
RDV	Red Valerian	Centranthus ruber	18"-3' x 1-2'	M	
TSC	Coral Canyon Twinspur	Diascia integerrima 'Coral Canyon'	10-14" x 12"	L-M	
CFL	Purple Coneflower	Echinacea purpurea	30-36" x 18-24"	VL	x
GAI	Burgundy Blanketflower	Gaillardia aristata	14-24" x 12-24"	VL	
DSD	Dwarf Shasta Daisy	Leucanthemum compact 'Snow Lady'	12" x 15"	VL	
PPN	Pine Leaf Penstemon	Penstemon pinifolius	12-24" x 18-24"	VI	x
RGD	Black Eyed Susan	Rudbeckia fulgida 'Goldstrum'	30-36" x 18-24"	M	x
SMN	May Night Salvia	Salvia sylvestris x 'Mainacht'	18-24" x 12-18"	VL	
SES	Autumn Joy Sedum	Sedum spectabile 'Autumn Joy'	18-36" x 18-24"	VI	x



Caryopteris x clandonensis



Chrysothamnus var.



Boutelous Gracillis



Calamagrostis acutiflora



Penstemon pinifolius



Rudbeckia fulgida



Rhus aromatica



Spirea Japonica



Nassella tenuissima



Schizachyrium scoparium



Nepeta faassenii



Achillea



Echinacea purpurea



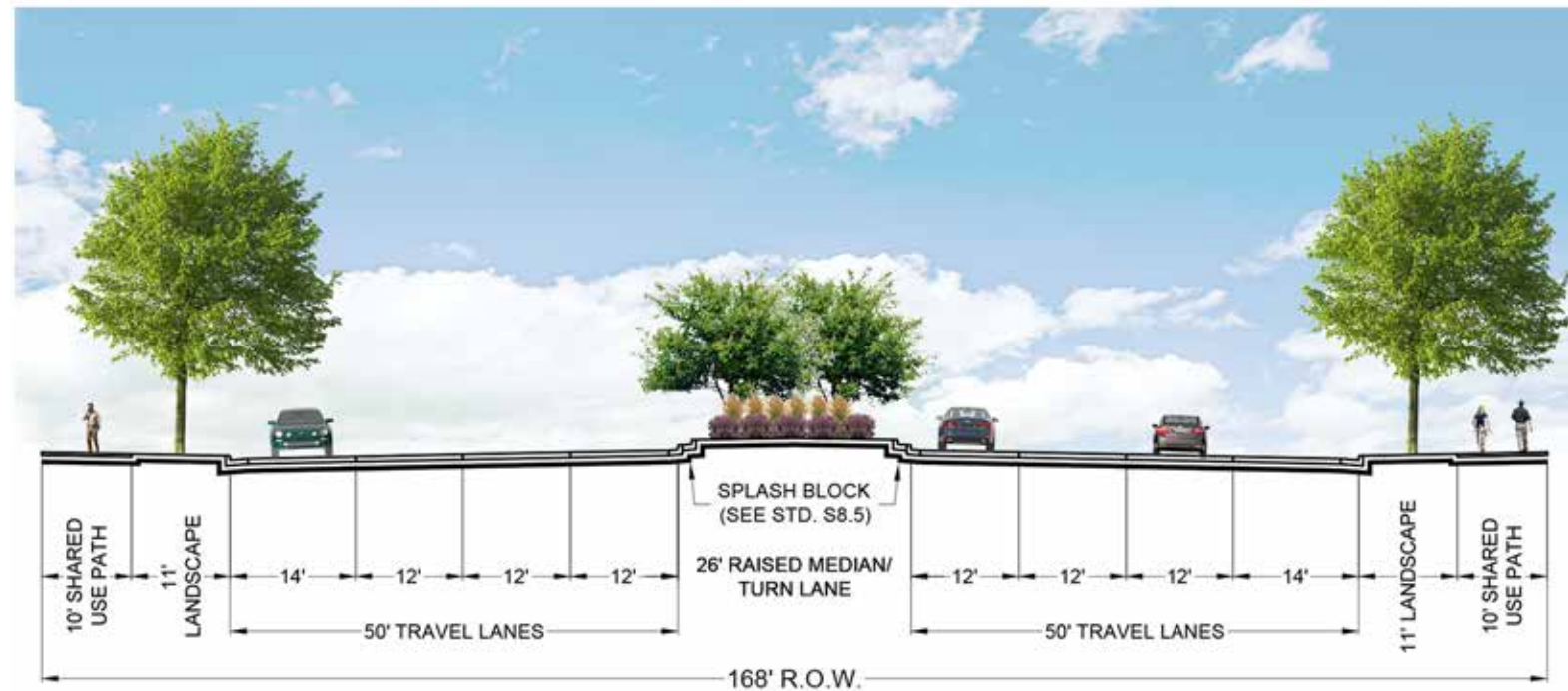
Sedum spectabile

- Recommended Streetscape Plants
- Recommended Open Space/Drainage way Plants

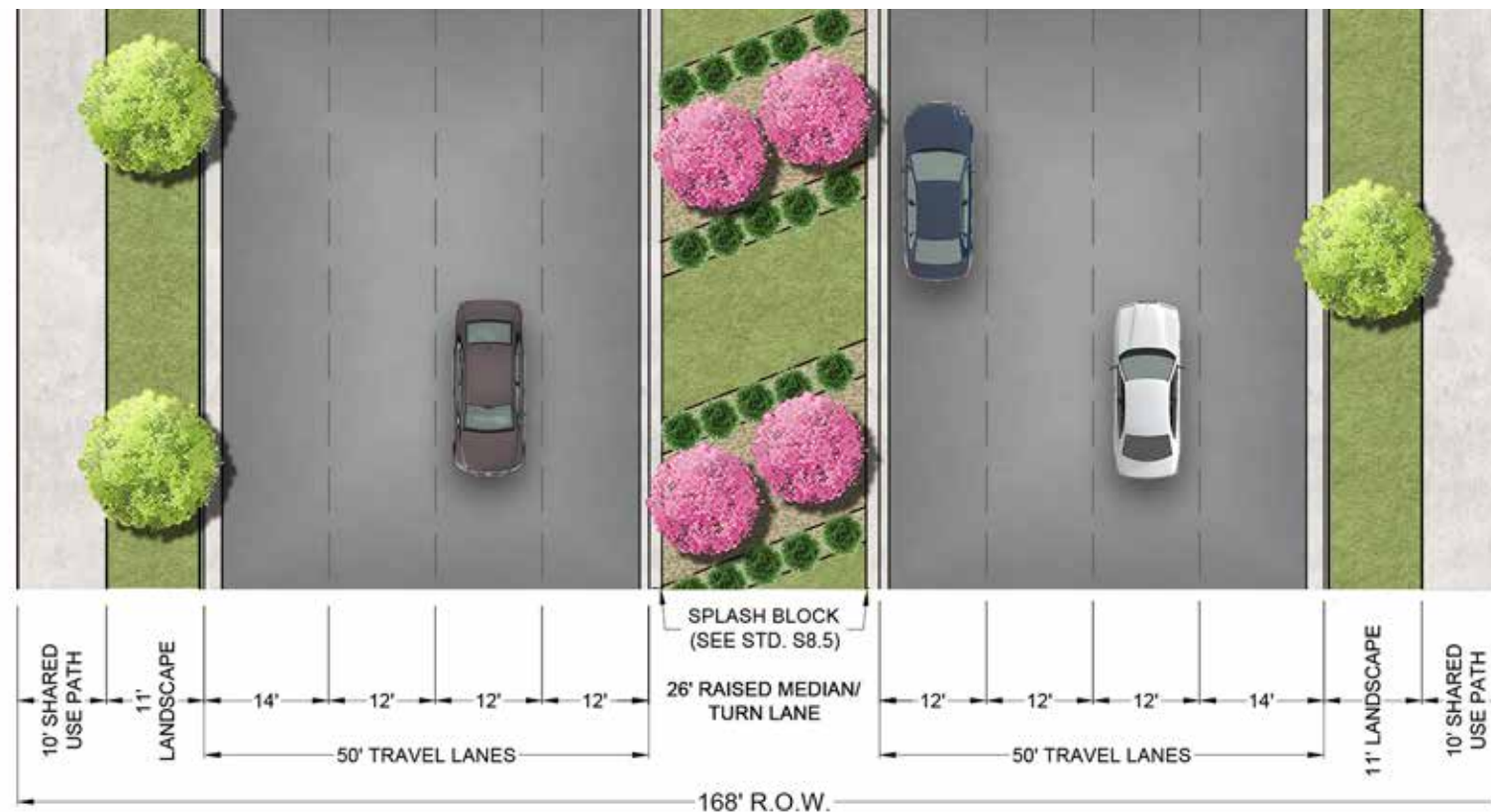
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 * * Symbol to be determined; will depend on species selected during design

- NOTES:
- 30% of the plants must be selected off of the suggested plant list for streetscape and open space/drainage way areas in this document.
 - Non-xeric species must not total more than 25% of the total number of trees.
 - Actual size at the time of planting shall meet the City of Aurora minimum standards

6-Lane Major Arterial Roadway Section (168' ROW)



6-Lane Major Arterial Roadway Plan (168' ROW)



Note: Images and Graphics are solely for reference purposes only.



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Tab #11

6-Lane Arterial Roadways

w/ Accel & Decel Lanes



Landscaped medians create and enhance view corridors while providing seasonal color.

Typical: Quail Run Road

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1st Submittal: 4/26/19

2nd Submittal: 9/20/19

3rd Submittal: 2/14/20

4th Submittal: 4/27/20

5th Submittal: 7/27/20

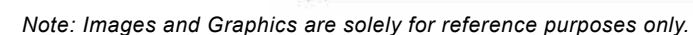
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Landscape Standards
Tab #11
6-Lane Arterial Roadway



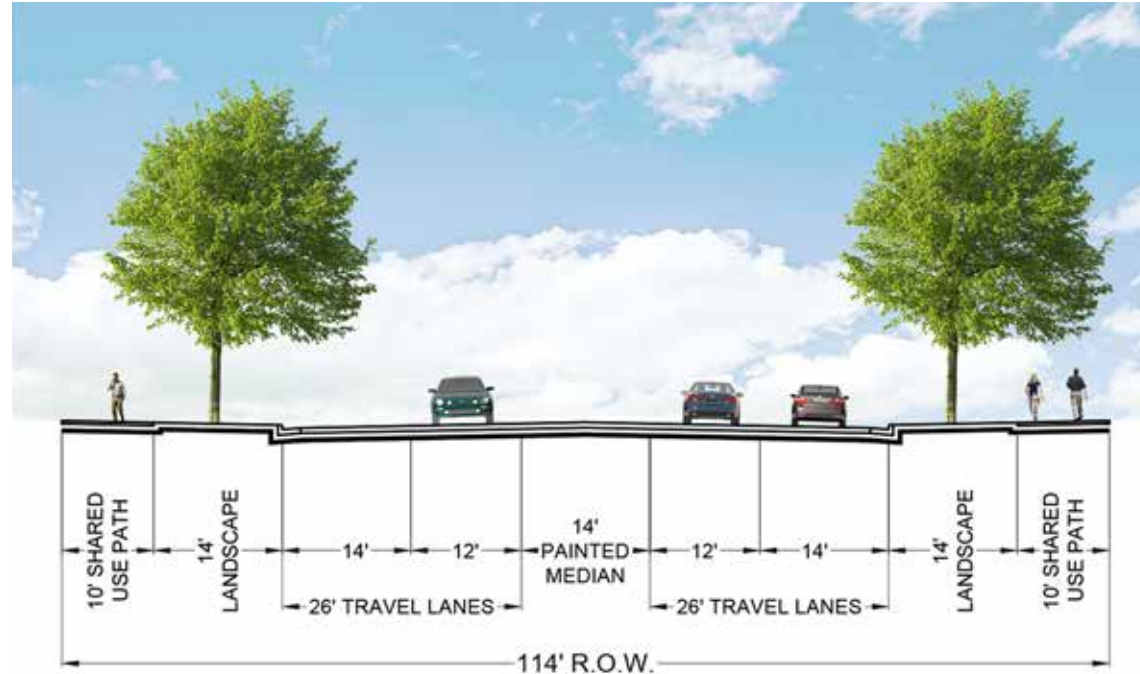
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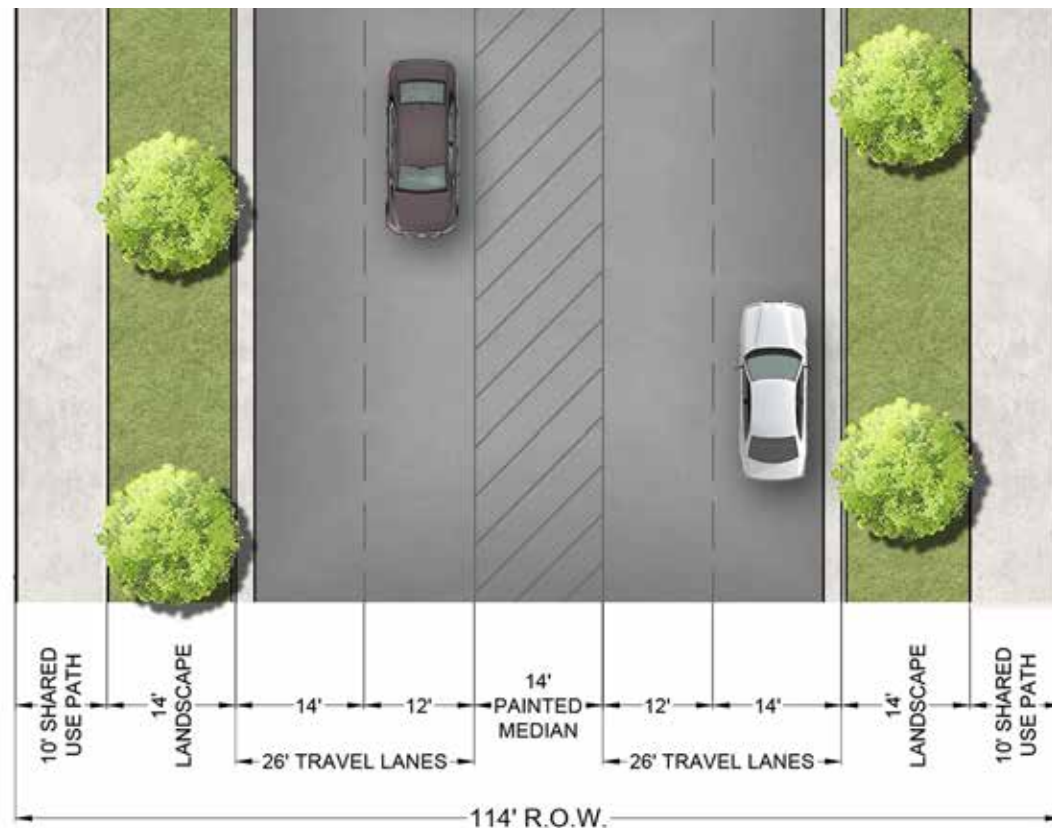


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4-Lane Minor Arterial
with Painted Median
(w/ Separated Shared Use Path)

4-Lane Minor Arterial Roadway Section (114' ROW)



4-Lane Minor Arterial Roadway Plan (114' ROW)



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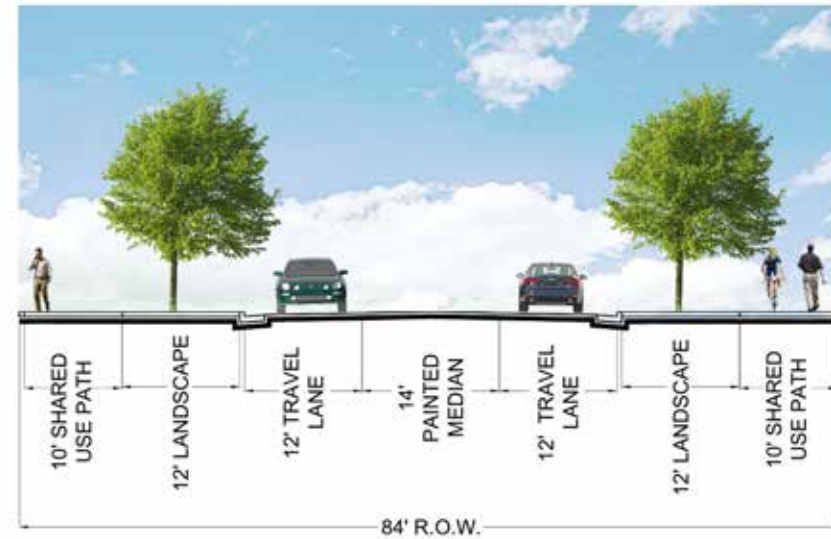


Trees create and enhance view corridors and provide screening while ornamental tree massings provide seasonal color.

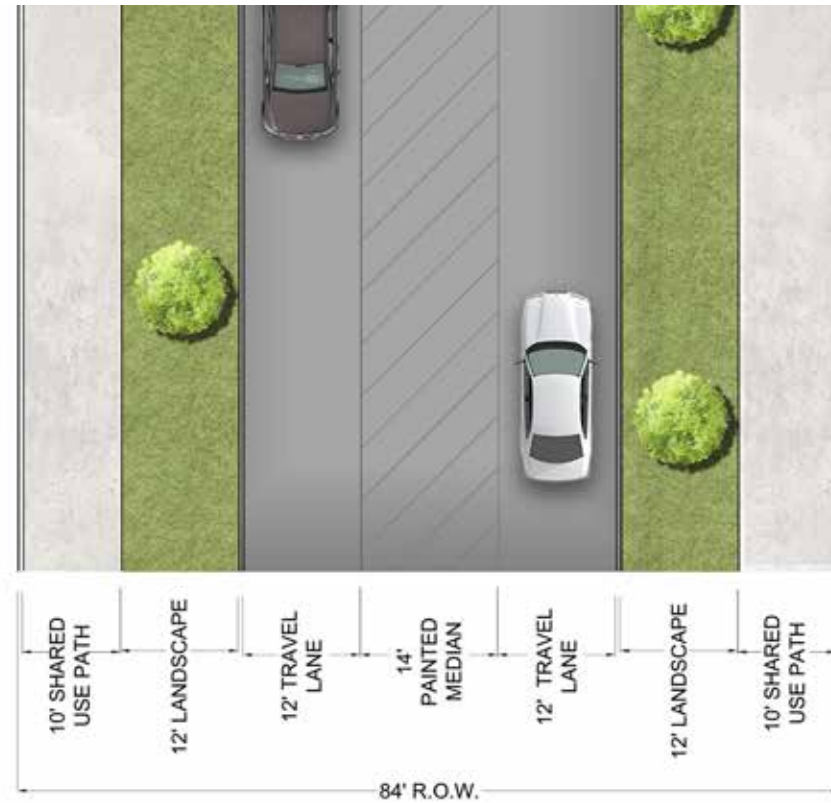
Typical: East 48th Avenue, East 32nd Avenue and East Colfax Avenue

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3-Lane Collector Roadway

3-Lane Collector Roadway Section (84' ROW)



3-Lane Collector Roadway Plan (84' ROW)



Trees and planting beds help to screen the sidewalk from the street, separating pedestrians and vehicles to create a safe and comfortable pedestrian zone

Typical: East 32nd Avenue, East 38th Avenue, East 42nd Avenue, Quail Run Drive and Cavanaugh Road.

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Public Gathering Areas



Employee Break Areas

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Detention Areas



Water Quality Pond with native aesthetics to compliment the surrounding landscape



Bridges are used in areas where pedestrian trail corridors cross drainage and detention areas and are softened by the use of native landscape.



Naturalized detention areas are sensitive to the surroundings and visually pleasing

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Walls, either or retaining or freestanding at such locations of bridges, detention areas and along slopes shall be in similar material to signage, architecture and/or natural features of the site.



Wall stagger shall be a min. of 36" wide and plantings between each wall soften the wall. A pedestrian railing is required on all walls greater than 30" in height. Retaining walls shall comply with the City of Aurora standards and shall reflect the character of the monumentations and other landscape walls.

Walls, either or retaining or freestanding at such locations of bridges, detention areas and along slopes shall be in similar material to signage, architecture and/or natural features of the site

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**Parking Lot/
Loading Dock Buffer**



Per Code, all parking lots will be screened with a 3' minimum height (within 2-3 years) through berms (max 4:1) and using a variety of deciduous and evergreen plant material.

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Trail Corridors



Intent/Purpose:

The intent of the trail corridor is to provide an enhanced natural area for both active and passive uses, such as biking, running and walking while also providing stormwater drainage during rain events. The trail corridor shall move north and south through the eastern portion of the site.

Access:

Planning Areas adjacent to the Open Space

Corridor: Access into the trail corridor from adjacent planning areas shall be provided along the proposed road / streetscape network with connections as depicted on the Trails Corridor Map. The trail shall be accessible to the public by the local road and private drives which runs parallel to the trail corridor.

Planning Areas Removed from the Open Space

Corridor: Access into the trail space from planning areas that are not adjacent to the corridor may be provided through publicly accessible sidewalks internal to individual development parcels or between development parcels. Additionally, where local streets are provided within these parcels an enhanced street section may be used to create these connections.

Transition:

To ensure continuity and flow between the open space corridor and private development parcels landscape transitions must be carefully planned. Whether the private development has a formal or informal landscape treatment it should transition to a more native design concept to match the landscape character of the trail corridor. Trails in easements will be restored with native seed with no trees; where applicable xeric shrubs with shallow roots.

Hierarchy:

The community trail is 10' wide concrete; all roadway sidewalks shall have concrete walks per City of Aurora Standards.

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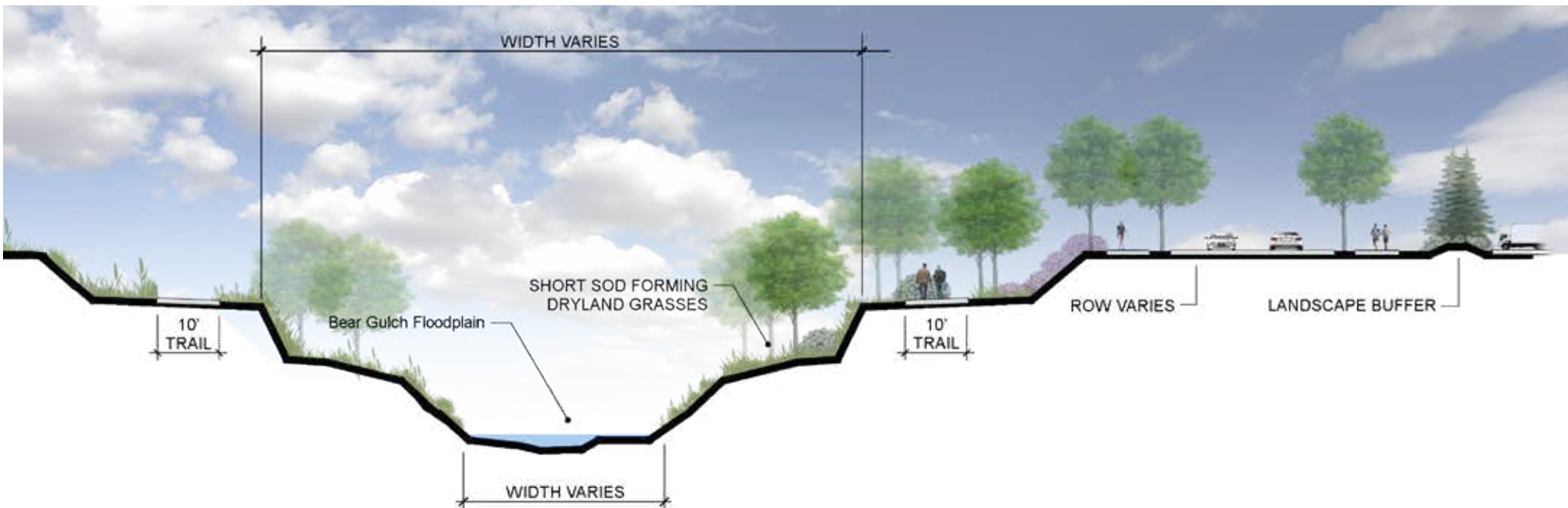
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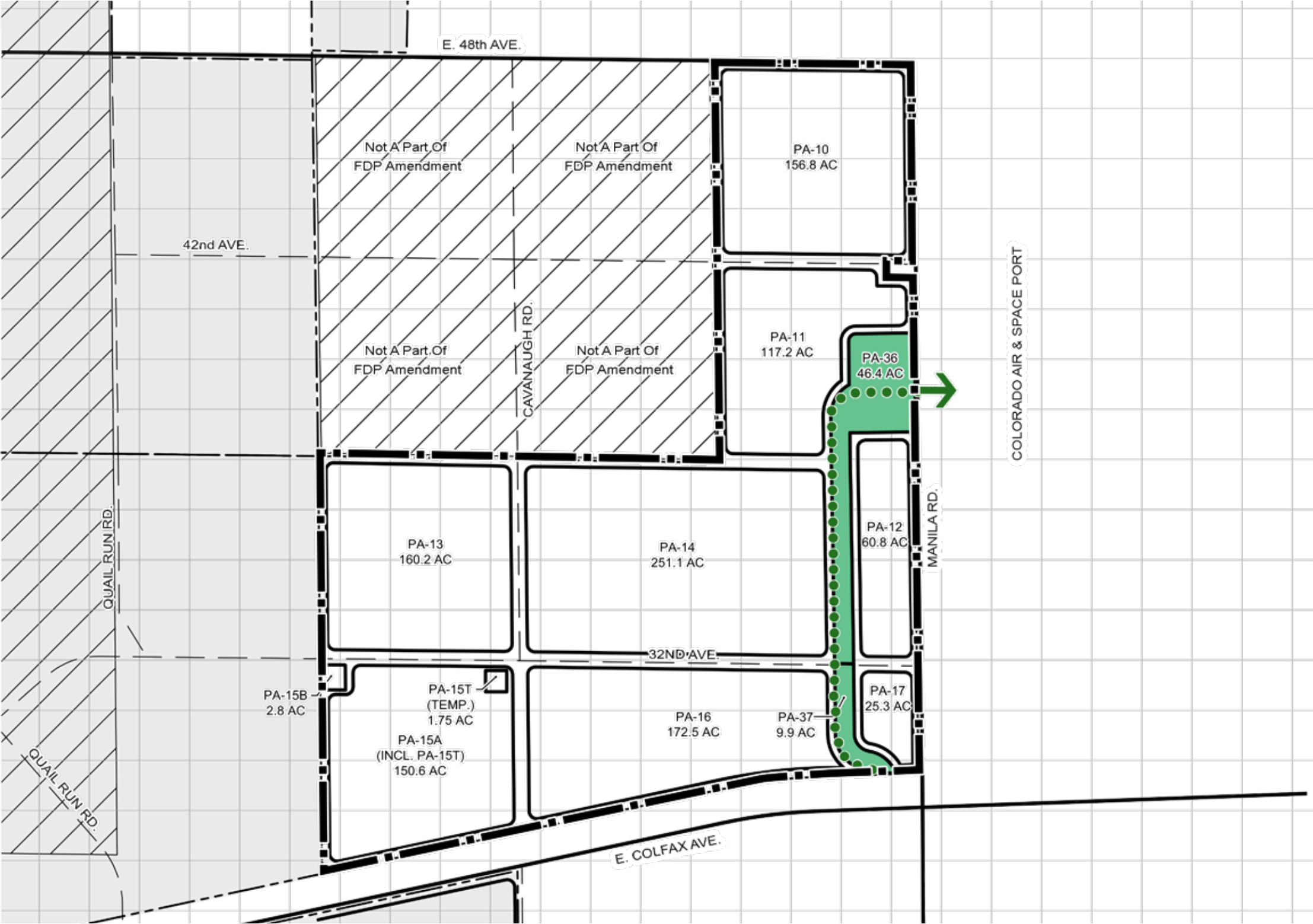


Drainage and Trail Corridor Section

Note: 1. Regional trails along easements are paved with crusher fines and easy for multi-model use.
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Trail Corridors
Location Map



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