64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

The preliminary drainage report was resubmitted the City on 12/03/20 for approval

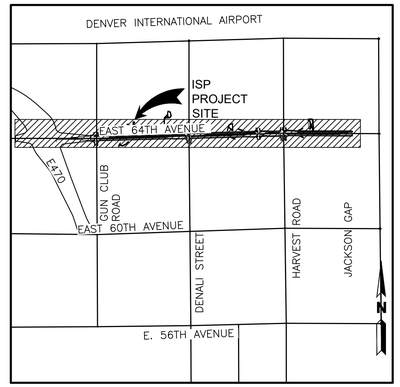
Date	Submission / Revision
10/15/20	FOR COA APPROVAL

SITE PLAN NOTES:

1. 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.
2. 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".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT–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 EASEMENT OR RIGHTS–OF–WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING 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–OR–WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. 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. E
7. NOT WITHSTANDING 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 EADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, 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.
8. 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.
9. 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.
10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. 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.
12. MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
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 CITY ENGINEER.
14. STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
15. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. 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 STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

PROPERTY OWNERS

64TH AVENUE ARI AUTHORITY
KEVIN SMITH
4100 EAST MISSISSIPPI AVENUE, SUITE 500
DENVER, CO 80246
303–984–9800



VICINITY MAP
SCALE: 1"=2000'

Sheet Index

Sheet Number	Sheet Title
1	COVER
2	OVERALL SITE PLAN
3	SITE PLAN (E–470–GUN CLUB ROAD)
4	SITE PLAN (GUN CLUB ROAD – DENALI STREET)
5	SITE PLAN (DENALI STREET – HARVEST ROAD)
6	SITE PLAN (HARVEST ROAD – JACKSON GAP)
7	LANDSCAPE NOTES
8	PLANT & MATERIAL SCHEDULE
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	HYDROZONE MAP
17	LANDSCAPE DETAILS
18	LANDSCAPE DETAILS

CONTACTS

OWNER'S REPRESENTATIVE:
SILVERBLUFF COMPANIES
TED L. LAUDICK
303–638–9553

LANDSCAPE ARCHITECT:
NORRIS DESIGN
DIANA RAEL, PLA, CAASH
1101 BANNOCK ST,
DENVER, CO 80204
303–892–1166

TRAFFIC ENGINEER:
FELSBURG HOLT & ULLEVIG
CHRIS FASCHING, PE, PTOE
6300 S SYRACUSE WAY, #600,
CENTENNIAL, CO 80111
303–721–1440

CIVIL ENGINEER/ SURVEYOR:
MARTIN/MARTIN INC.
DAVID LE P.E.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303–431–6100

GEOTECHNICAL ENGINEER:
GROUND ENGINEERING CONSULTANTS
AMY CRANDALL
41 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112
303–991–6915

ELECTRICAL ENGINEER:
AE DESIGN
ERIC REITAN
1900 WAZEE STREET, #205
DENVER, CO 80202
303–296–4443

SUBSURFACE UTILITY ENGINEER:
T2 UTILITY ENGINEERS
ROBERT RAMSEY
150 CAPITAL DRIVE, #190
GOLDEN, CO 80401
720–452–1090

SITE PLAN DATA BLOCK:

PROPOSED SIDEWALK AREA: 201,493± SQ FT (4.63 ACRES)

PROPOSED ROADWAY ASPHALT AREA: 590,238± SQ FT (13.55± ACRES)

PROPOSED HARD SURFACE AREA: 84,459± SQ FT (1.93± ACRES)

PROPOSED LANDSCAPE AREA: 494,101± SQ FT (11.34± ACRES)

PRESENT ZONING CLASSIFICATION: MIXED–USE AIRPORT DISTRICT (MU–A) & AIRPORT DISTRICT (AD)

OVERALL ISP DISTURBANCE AREA: 1,564,450± SQ FT (36± ACRES)

SIGNATURE BLOCKS

64TH AVENUE EXTENSION

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.

IN WITNESS THEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD._____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____)SS

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)

NOTARY BUSINESS ADDRESS:

_____

_____

MY COMMISSION EXPIRES _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PARKS, RECREATION & OPEN SPACE: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____,

COLORADO AT _____ O'CLOCK ____M,

THIS _____ DAY OF _____ AD, _____,

CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS:

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

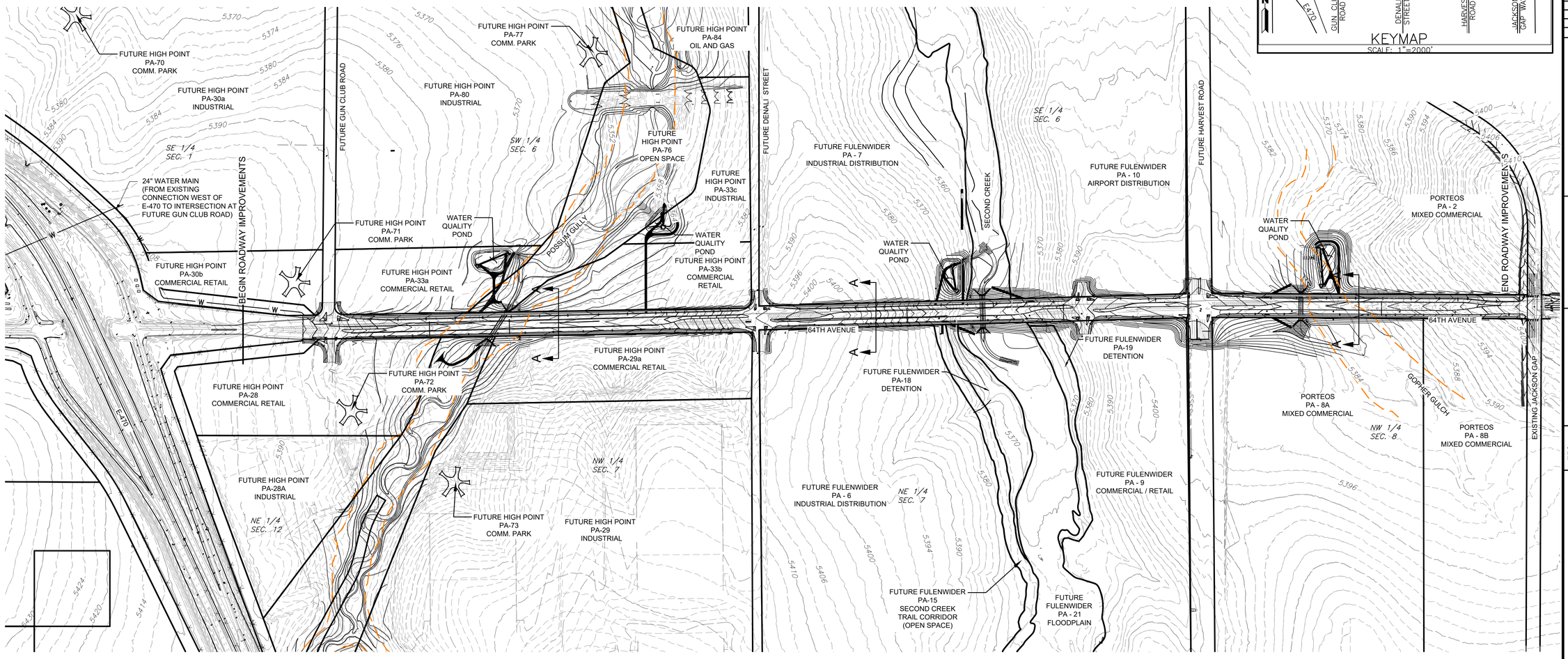
Design Project No.
19.0281

Drawing Title
COVER

Drawing No.
1

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. THESE PLANS SHOW THE ULTIMATE CONFIGURATION OF 64TH AVENUE. ROADWAY IS ANTICIPATED TO BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE REQUIRED 64TH AVENUE ROADWAY SECTION.
2. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 64TH AVENUE AND AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY 64TH AVENUE WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH 64TH AVENUE.
2. 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.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

SANITARY SEWER NOTES:

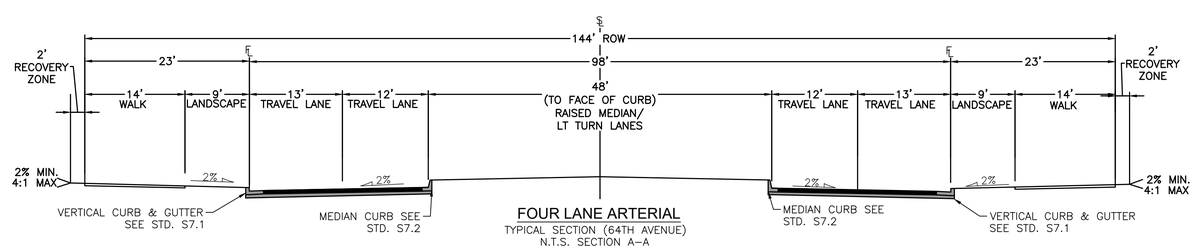
1. PROPOSED SANITARY SEWER DRY STUBS SHALL BE CONSTRUCTED WITH THE CONSTRUCTION OF 64TH AVENUE. THESE STUBS WILL SUPPORT FUTURE SANITARY FLOWS ALONG POSSUM GULLY AND SECOND CREEK.
2. ADDITIONAL SANITARY SEWER MAINS WILL BE REQUIRED AS PLANNING AREAS DEVELOP.

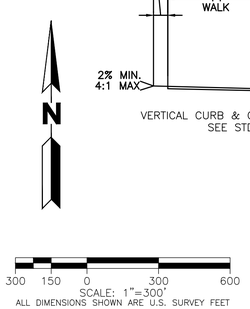
WATER MAIN:

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.

DRAINAGE / STORM SEWER:

1. BOX CULVERTS, STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 64TH AVENUE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES..
2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS..





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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

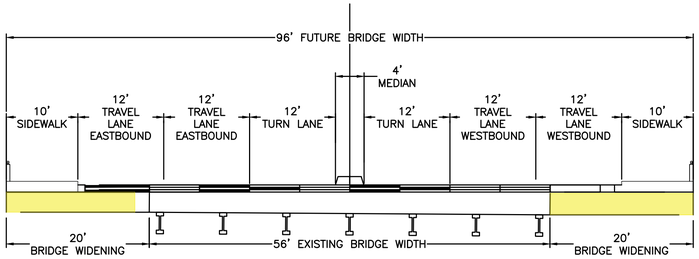
Design Project No.
19.0281

Drawing Title
OVERALL SITE PLAN

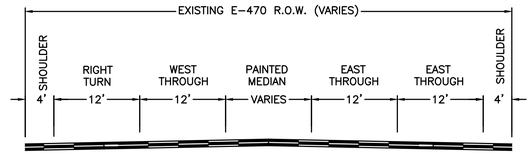
Drawing No.
2

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO



PROPOSED 64TH AVE BRIDGE OVER E-470
TYPICAL SECTION
N.T.S.
SECTION X–X



E-470 TRANSITION
TYPICAL SECTION
N.T.S.
TYPICAL SECTION D–D

dedicate any R.O.W. or easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement and R.O.W. concerns

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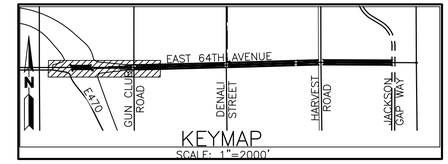
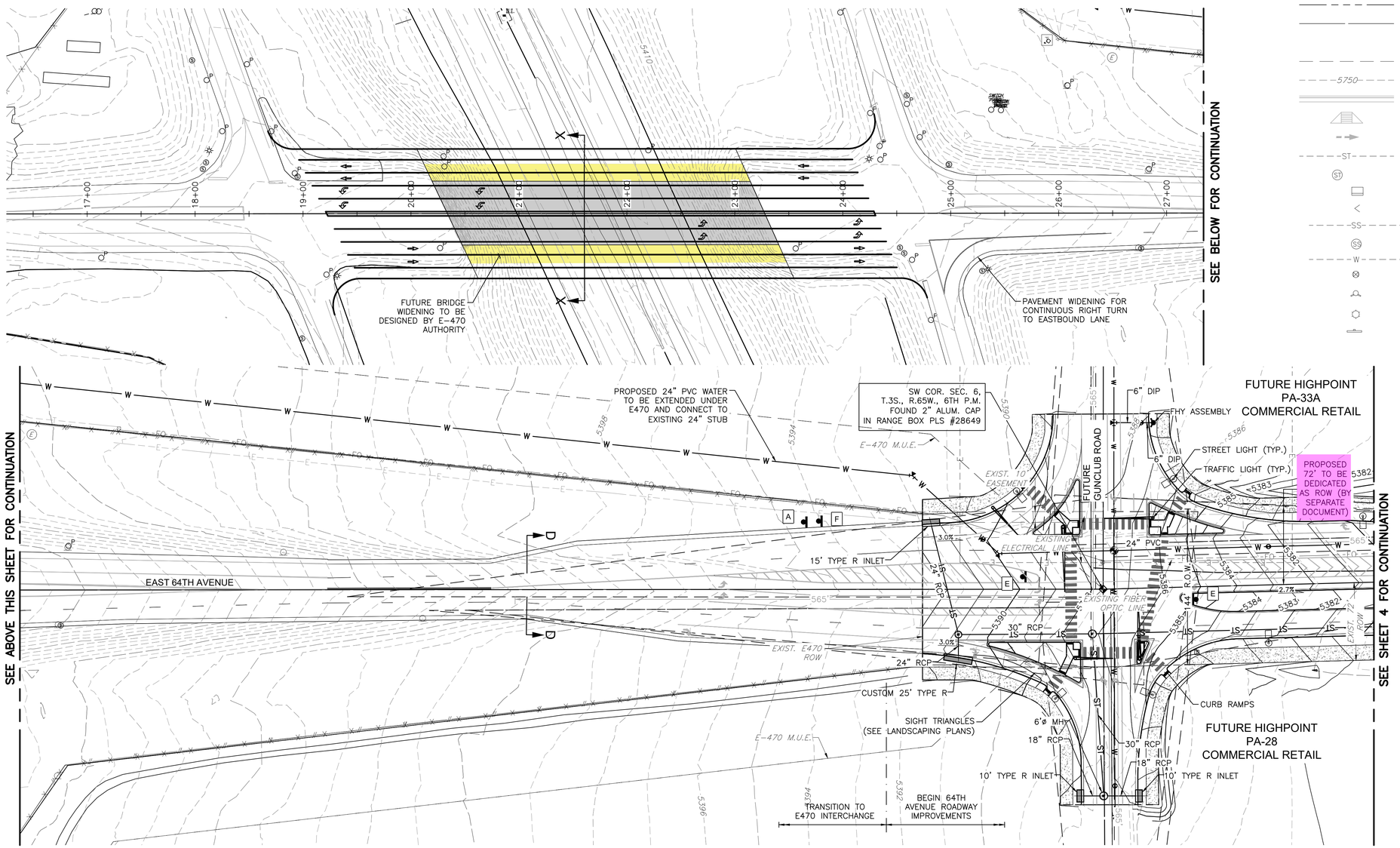
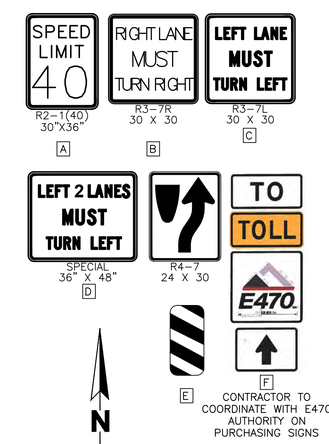


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
5750	CONTOURS	5750
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	LIGHT POLE	
	SIGN	





N

50 25 0 50 100
SCALE: 1"=50'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

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AURORA, COLORADO

Design Project No.
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Drawing Title
SITE PLAN
(E-470-GUN CLUB ROAD)

Drawing No.
3

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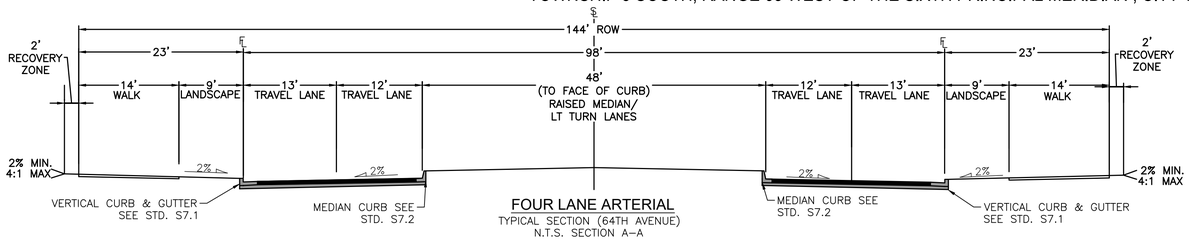
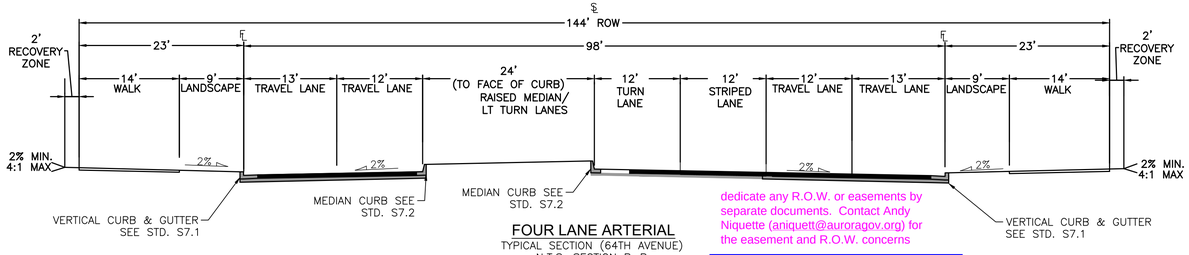


FOUR LANE ARTERIAL
TYPICAL SECTION (64TH AVENUE)
N.T.S. SECTION A–A



FOUR LANE ARTERIAL
TYPICAL SECTION (64TH AVENUE)
N.T.S. SECTION B–B

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LEGEND

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ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
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	WATER VALVE	
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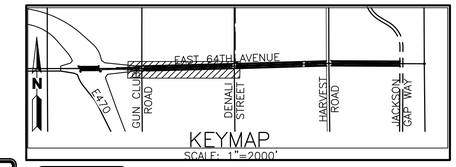

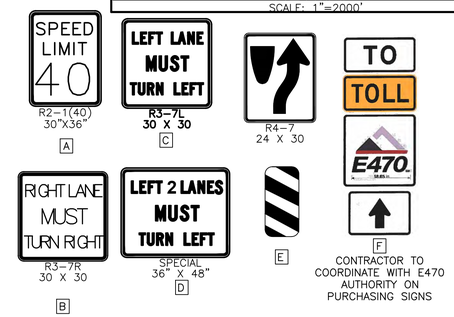

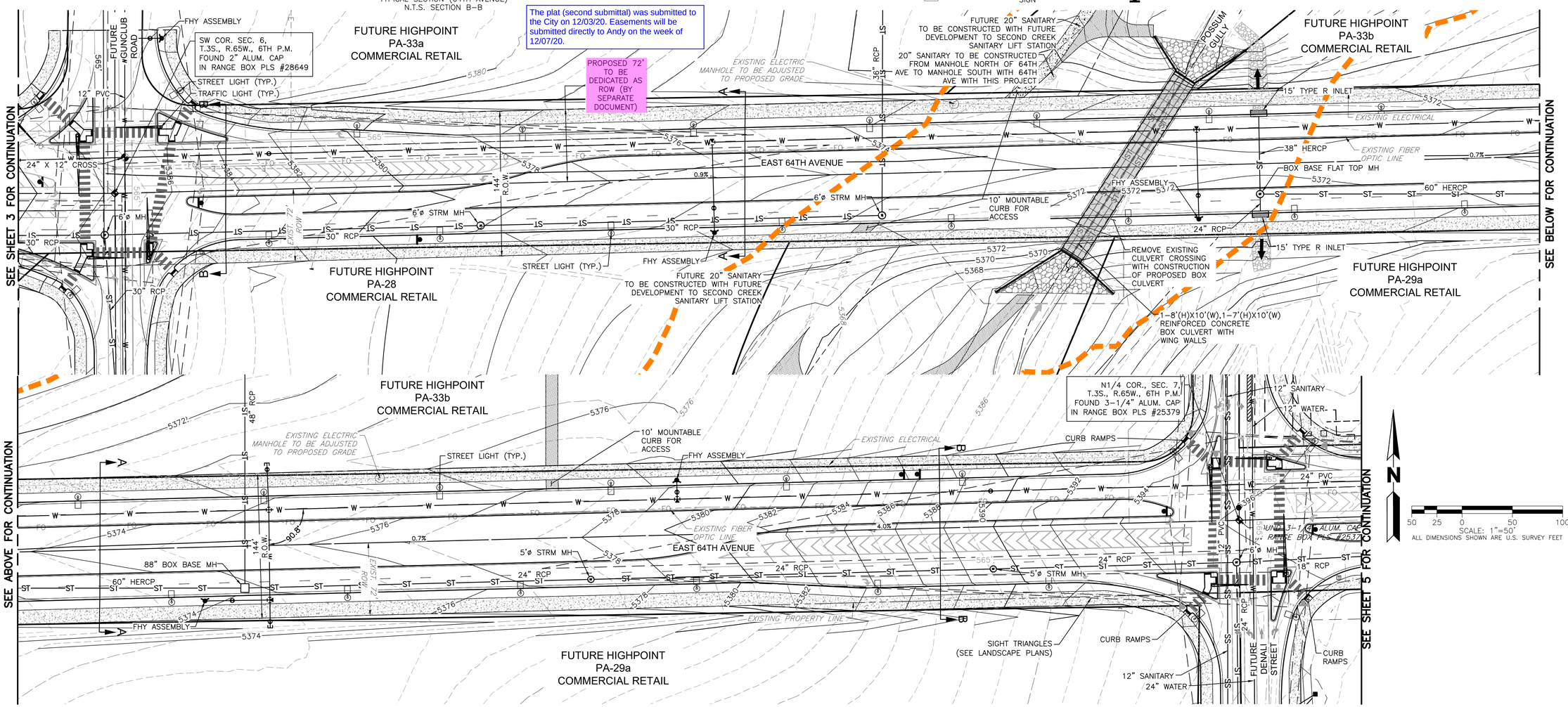

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10/15/20	FOR COA APPROVAL

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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

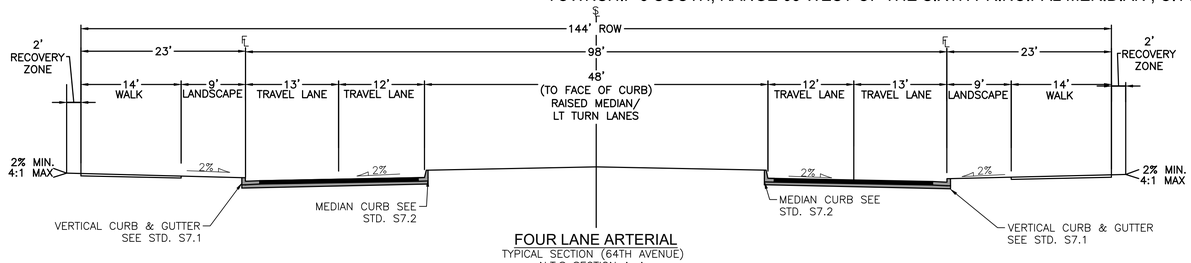
Design Project No.
19.0281

Drawing Title
SITE PLAN (GUN CLUB ROAD - DENALI STREET)

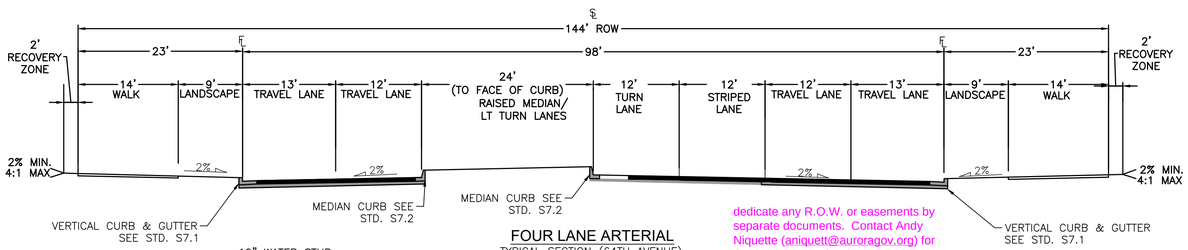
Drawing No.
4

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO



FOUR LANE ARTERIAL
TYPICAL SECTION (64TH AVENUE)
N.T.S SECTION A–A



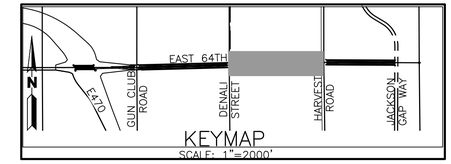
FOUR LANE ARTERIAL
TYPICAL SECTION (64TH AVENUE)
N.T.S. SECTION B–B

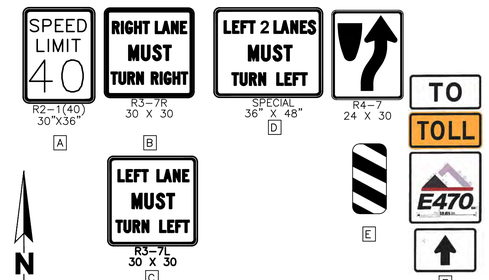
dedicate any R.O.W. or easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement and R.O.W. concerns

The plat (second submittal) was submitted to the City on 12/03/20. Easements will be submitted directly to Andy on the week of 12/07/20.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
5750	CONTOURS	5750
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	LIGHT POLE	
	SIGN	





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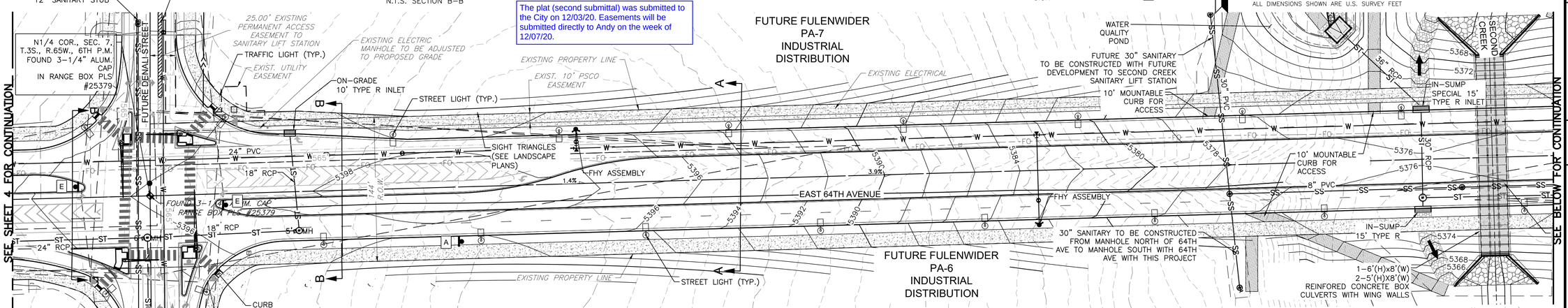
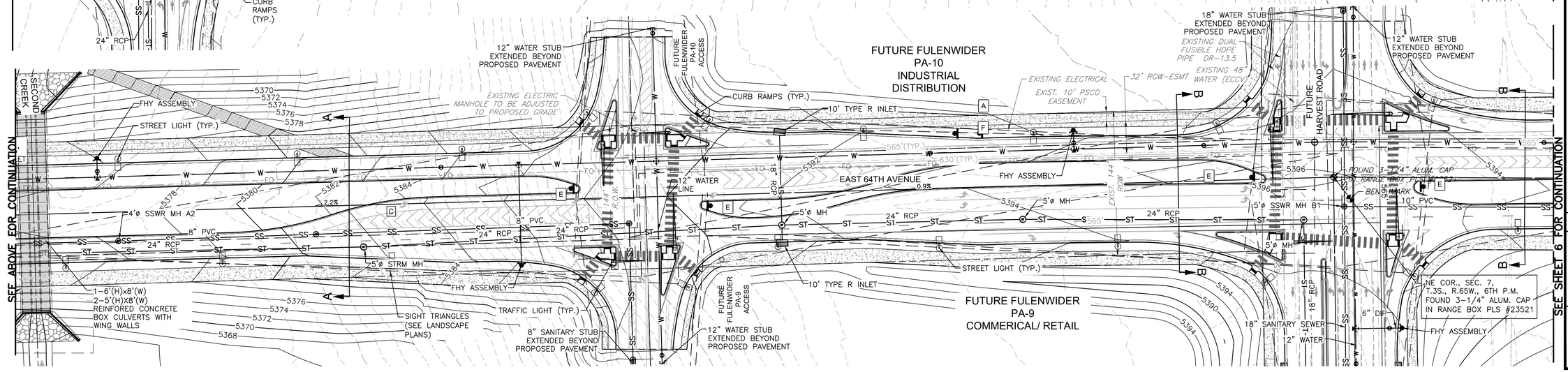
SCALE: 1"=50'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET





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AURORA, COLORADO

Design Project No.
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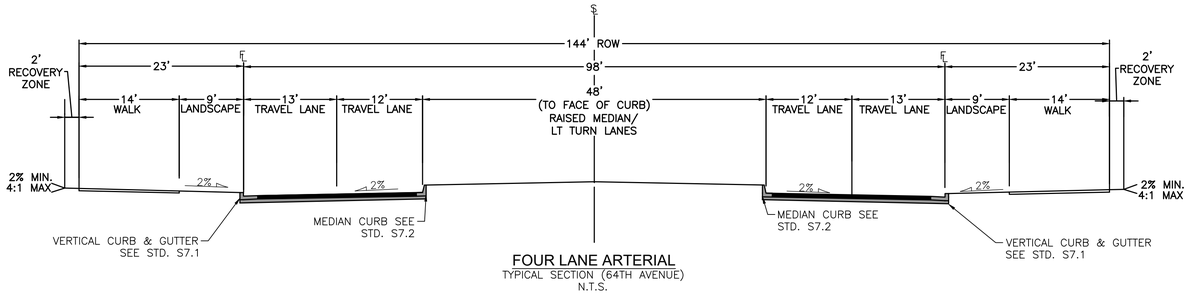
Drawing Title
SITE PLAN DENALI STREET - HARVEST ROAD)

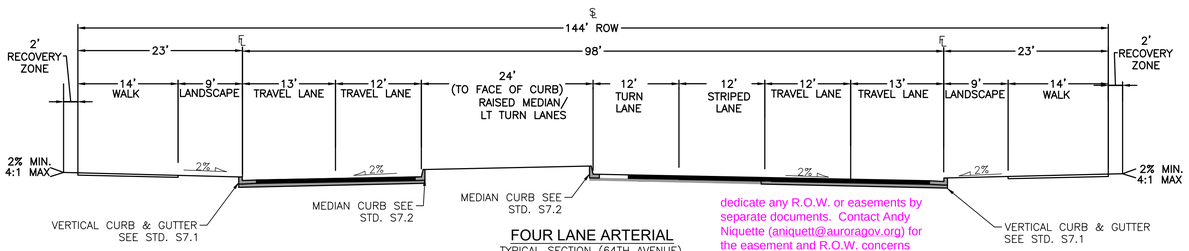
Drawing No.
5

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO



FOUR LANE ARTERIAL
TYPICAL SECTION (64TH AVENUE)
N.T.S.



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TYPICAL SECTION (64TH AVENUE)
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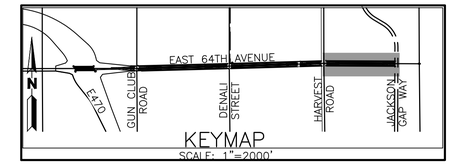
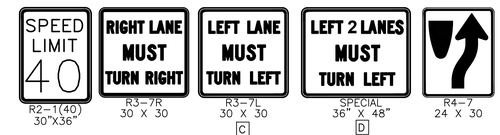
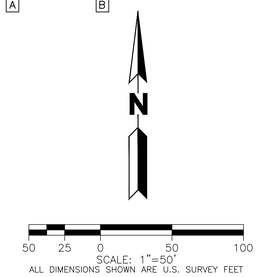
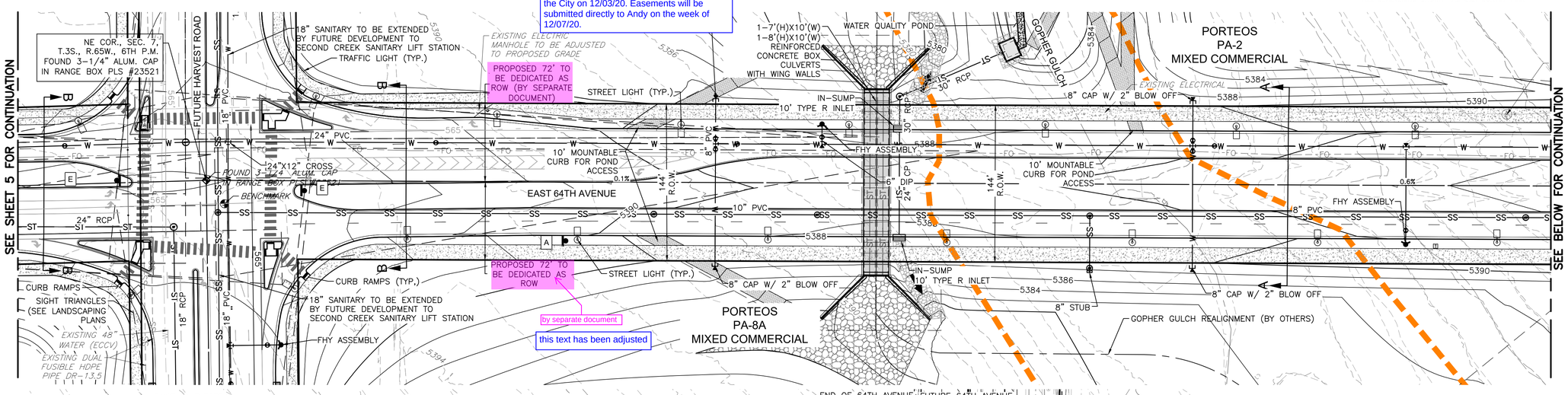
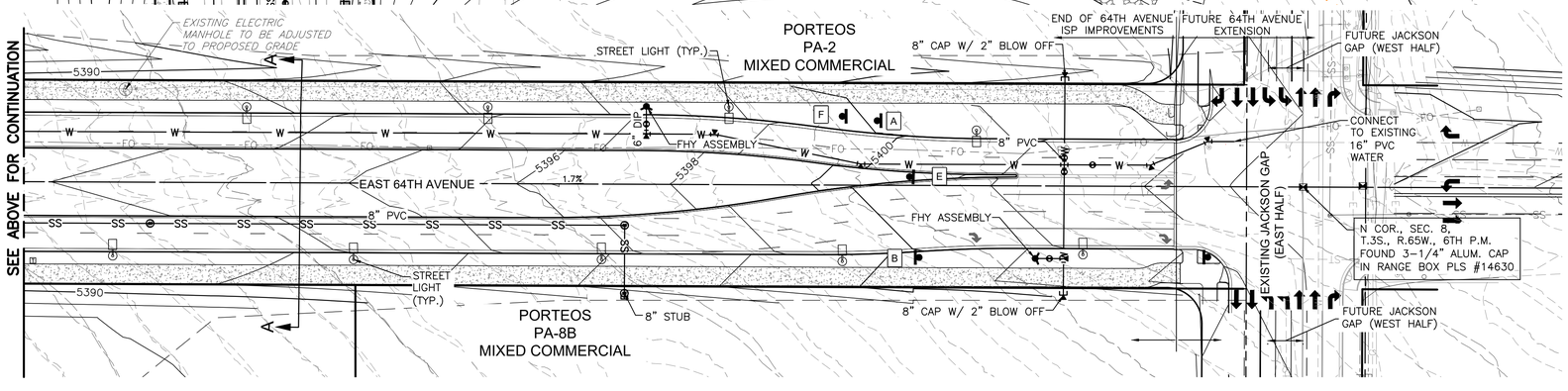






CONTRACTOR TO COORDINATE WITH E470 AUTHORITY ON PURCHASING SIGNS





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AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
SITE PLAN (HARVEST ROAD - JACKSON GAP)

Drawing No.
6

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS .
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BRUSHED , GRAY CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. 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, EXCEPT FOR THE MEDIANS, WHICH WILL BE RELIEVED OF THIS OBLIGATION AFTER THEY ARE DEDICATED TO THE CITY OF AURORA AFTER TWO (2) YEARS. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL (EXCEPT FOR 64TH AVENUE'S MEDIANS, NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS) 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.
7. LANDSCAPE MATERIAL PLACEMENT 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.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 $\frac{1}{2}$" GRAY GRANITE ROCK MULCH. FOR AREAS SPECIFIED IN THE PLAN AS COBBLE, USE 4-8" WHITE RIVER COBBLE IN MEDIANS AND 4-8" TAN RIVER COBBLE IN CURBSIDE LANDSCAPE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF 1 $\frac{1}{2}$" GRAY GRANITE ROCK MULCH WITH NO WEED BARRIER NECESSARY.
12. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
13. 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.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. CRUSHER FINES SHALL BE INSTALLED WITH STABILIZER AT 3" DEPTH.
16. LANDSCAPE BOULDERS SHALL BE AT LEAST 4' FROM FLOWLINE OF THE ROADWAY FOR ANY BOULDER. MAXIMUM HEIGHT OF BOULDERS ABOVE GRADE IS 15" TALL. BOULDERS SHALL BE AT LEAST 50% BURIED. REFER TO DETAIL FOR MORE INFORMATION.
17. THE FINAL DETENTION POND CONFIGURATION AND LANDSCAPE TREATMENT WILL BE DETERMINED AT TIME OF PRELIMINARY PLAT SUBMITTAL FOR ADJACENT DEVELOPMENT.

MAINTENANCE NOTES

1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 2-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
2. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

Standard Rights-of-Way Street Tree Table

Street Tree Description	*Length*	*Trees Required*	*Shrub Equivalent Transfers*	*Trees Provided*
64TH AVE NORTH (1 Tree / 40 LF)	6,059 LF	152	0	152
64TH AVE SOUTH (1 Tree / 40 LF)	6,084 LF	152	0	152
Totals:	12,143 LF	304	0	304

NOTES:
1.) Distances measured between tangent points, intersecting drives are excluded.

Curbside Landscape Table

Curbside Description	*Area*	*Shrubs Required*	*Shrubs Provided*	*Shrubs to Tree Equivents*
64TH AVE NORTH (0.025 Shrubs per 1 Square Foot of Tree Lawn)	55,224 SF	1,381	1,382	0
64TH AVE SOUTH (0.025 Shrubs per 1 Square Foot of Tree Lawn)	52,473 SF	1,312	1,313	0
Totals:	107,697 SF	2,693	2,695	0

NOTES:
1.) Shrubs and grasses shown in table are a minimum of container #5 size.
2.) Tree lawn replacement area calculated based on non-sod area within the respective tree lawn.

Median Landscape Table

Description	*Area / Length*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	*Transfers*
64TH AVE MEDIANS (.18 shrubs / LF)	3,262 LF	0	0	587	587	0

NOTES:
1.) City of Aurora Parks, Recreation, and Open Space does not allow plant material in the median noses
2.) Median nose linear footage was excluded from the shrub requirement per linear foot calculation.

Water Use Table

Area (Tract)	*Water Conserving Irrigation (Native Seed)*	*Water Conserving Irrigation (Shrub Bed)*	*Non-Water Conserving Irrigation (Sod)*	*Temporary COA Truck Irrigated Bed and Seed*	*Non-Irrigated Landscape Area/ Pavement*	*Total Area (SF)*
64th Ave. ROW	70,637 SF	29,946 SF	0 SF	121,236 SF	136,817 SF	358,636 SF
Pond A	0 SF	896 SF	0 SF	0 SF	26,658 SF	27,554 SF
Pond B	0 SF	580 SF	0 SF	0 SF	19,736 SF	20,316 SF
Pond C	0 SF	1,165 SF	0 SF	0 SF	30,448 SF	31,613 SF
Pond D	0 SF	3,052 SF	0 SF	0 SF	50,477 SF	53,499 SF
Totals:	70,637 SF	35,639 SF	0 SF	121,236 SF	264,106 SF	491,618 SF

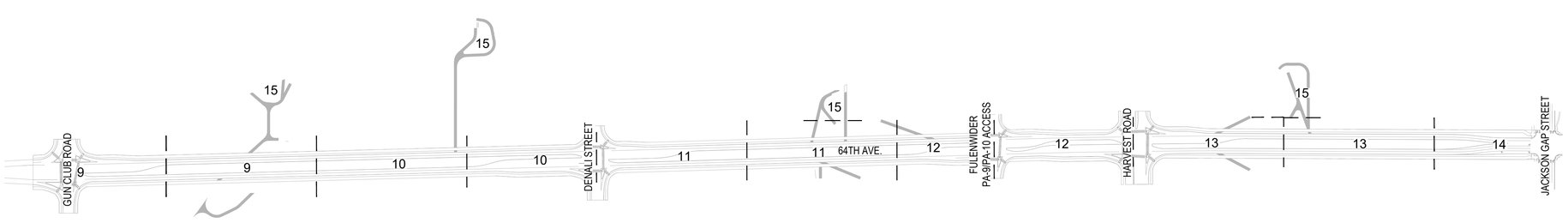
NOTES:
1.) City of Aurora Parks, Recreation, and Open Space requires no trees are planted in the medians and no plant material of any type planted within the median noses.
2.) City of Aurora Parks, Recreation, and Open Space requires medians will receive temporary truck spray irrigation for 3 years and no permanent irrigation.
3.) Water Conserving Irrigation native seed and shrub bed for 64th Ave. ROW refer to curbside landscape only.

Detention Pond Landscape Table

Area (POND)	*Description*	*Area (SF)*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	*Transfers*
A	POND (1 Tree and 10 shrubs per 4,000 SF)	14,882	4	4	40	40	0
B	POND (1 Tree and 10 shrubs per 4,000 SF)	8,488	2	2	20	20	0
C	POND (1 Tree and 10 shrubs per 4,000 SF)	20,148	5	5	50	50	0
D	POND (1 Tree and 10 shrubs per 4,000 SF)	47,104	12	12	120	120	0
	Totals:	90,622	23	23	230	230	0

NOTES:
1.) Calculated to reflect 1 tree and 10 shrubs per 4,000 SF above the 100 year water surface elevation of the ponds.
2.) Final pond layout and design may vary at time of adjaent Preliminary Plat development. Additional pond landscape, if needed, will be provided with the adjacent Preliminary Plat.
3.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

OVERALL MAP



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PLANT SCHEDULE

QTY.	SYM.	HYDRO ZONE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES					
24	ACC	HIGH	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE	2.5" CALIPER - B&B
20	ASB	MED	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'	2.5" CALIPER - B&B
21	BOA	LOW	BUR OAK	QUERCUS MACROCARPA	2.5" CALIPER - B&B
15	CAL	HIGH	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CALIPER - B&B
14	DKC	MED	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CALIPER - B&B
21	EOA	MED	ENGLISH OAK	QUERCUS ROBUR	2.5" CALIPER - B&B
17	ESE	HIGH	EMERALD SUNSHINE ELM	ULMUS PROPINQUA	2.5" CALIPER - B&B
29	FRE	HIGH	FRONTIER ELM	ULMUS X 'FRONTIER'	2.5" CALIPER - B&B
20	HOA	MED	HERITAGE OAK	QUERCUS X MACDANIELII CLEMONS	2.5" CALIPER - B&B
26	IMP	HIGH	IMPERIAL LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2.5" CALIPER - B&B
17	MSS	HIGH	STATES STREET MAPLE	ACER TRUNCATUM	2.5" CALIPER - B&B
14	OBU	MED	OHIO BUCKEYE	AESCULUS GLABRA	2.5" CALIPER - B&B
22	RPM	HIGH	CRIMSON SUNSET MAPLE	ACER TRUNCATUM	2.5" CALIPER - B&B
19	SKY	HIGH	SKYLINE LOCUST	GLEDISTIA TRICANTHOS INERMIS 'SKYLINE'	2.5" CALIPER - B&B
13	SMA	HIGH	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2.5" CALIPER - B&B
35	TEX	MED	TEXAS RED OAK	QUERCUS BUCKLEYI	2.5" CALIPER - B&B
SMALL EVERGREEN SHRUBS					
261	BRM	LOW	LYDIA BROOM	GENISTA LYDIA	#5 CONT.
403	YBE	LOW	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.
MEDIUM DECIDUOUS SHRUBS					
15	GLS	LOW	GRO-LOW SUMAC	RHUS ARMATICA 'GRO-LOW'	#5 CONT.
32	PBS	HIGH	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
SMALL DECIDUOUS SHRUBS					
169	BBC	MED	BLUE CHIP BUTTERFLY BUSH	BUDDLEIA 'BLUE CHIP'	#5 CONT.
325	GFS	MED	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME	#5 CONT.
607	RDW	LOW	DWARF BLUE RABBITBRUSH	ERICAMERICA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	#5 CONT.
930	RSD	LOW	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	#5 CONT.
ORNAMENTAL GRASSES					
312	BAG	LOW	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION' GRASS	#5 CONT.
336	LBG	LOW	LITTLE BLUESTEM GRASS	SCHIZACHYARIUM SCOPARIUM	#5 CONT.
123	GHM	LOW	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#5 CONT.
PERENNIALS					
32	DDY	MED	YELLOW DAYLILLY	HEMEROCALLIS 'HYPERION'	#1 CONT.
46	RHP	MED	RED HOT POKER	KNIPHOFIA 'CAULESCENS'	#1 CONT.
56	TRT	LOW	TEXAS RED YUCCA	HESPERALOE PARVIFLORA	#1 CONT.

NOTE: THE FOLLOWING PLANTS ARE THE ONLY PLANTS FROM THE ABOVE LIST THAT ARE TO BE PLANTED IN THE MEDIANS.

- GROW LOW SUMAC
- LYDIA BROOM
- PAWNEE BUTTES SANDCHERRY
- DWARF RUSSIAN SAGE
- BLONDE AMBITION BLUE GRAMA GRASS
- LITTLE BLUESTEM GRASS
- RED HOT POKER
- TEXAS RED YUCCA
- YELLOW DAYLILLY

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	A	GRAY GRANITE MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com	1 1/2"	1 1/2" GRAY GRANITE MULCH	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES.
	B	CRUSHER FINES	PIONEER SAND AND GRAVEL www.pioneersand.com		TAN	INSTALL AT 3" DEPTH WITH STABALIZER PER GENERAL LANDSCAPE NOTES.
	C	MEDIAN LANDSCAPE COBBLE	C&C SAND AND STONE www.ccsand.com	4-8"	WHITE RIVER COBBLE	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES.
	D	PAVING TYPE 1	COLORADO HARDSCAPES www.coloradohardscapes.com		STANDARD GRAY, BROOM FINISH	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	E	LANDSCAPE BOULDERS	PIONEER SAND AND GRAVEL www.pioneersand.com	24-48"	RIVER BOULDER	REFER TO DETAIL 4, SHEET 16.
	F	CURBSIDE LANDSCAPE COBBLE	PIONEER SAND AND GRAVEL www.pioneersand.com	4-6"	HORIZON TAN COBBLESTONE	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES

PERMANENTLY & NON-IRRIGATED NATIVE SEED

NIN N

DRYLAND SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRARDII	28%	6.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	10%	2.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	6%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
	TOTAL	100%	22.0 LBS.

TEMPORARY TRUCK IRRIGATED NATIVE SEED

TIN *

DRYLAND SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRARDII	28%	6.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	10%	2.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	6%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
	TOTAL	100%	22.0 LBS.

TEMPORARY TRUCK IRRIGATED SHORT NATIVE SEED

TISN

DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	25%	5.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	25%	5.5 LBS.
BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.2 LBS.
GREEN NEEDLEGRASS	BOUTELOUA GRACILIS	20%	4.4 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	4.4 LBS.
	TOTAL	100%	22.0 LBS.

NON-IRRIGATED WETLAND SEED

NIWS

DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
REED CANARY GRASS	PHALARIS ARUNDINACEA	45%	4.5 LBS.
IMPROVED MEADOWS BROME	BROMUS BIEBERSTEINII	25%	2.5 LBS.
GARRISON CREEPING FOXTAIL	ALOPECURUS ARUNDINACEUS POIR	25%	2.5 LBS.
CLIMAX TIMOTHY	PHLEUM PRATENSE	5%	0.5 LBS.
	TOTAL	100%	10 LBS.

PARKS, RECREATION & OPEN SPACE STANDARD MEDIAN NOTES

1. PLANTS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENTS SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1.
2. CONTRACTOR SHALL REPLACE DEAD AND DYING PLANTS WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED.
3. TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDED AND CURLEX II EROSION CONTROL BLANKET TO BE INSTALLED.

Date	Submission / Revision
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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

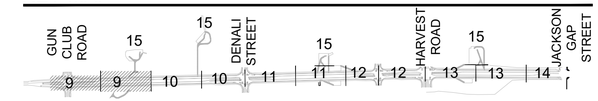
Drawing Title
PLANT & MATERIAL SCHEDULE

Drawing No.
8

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

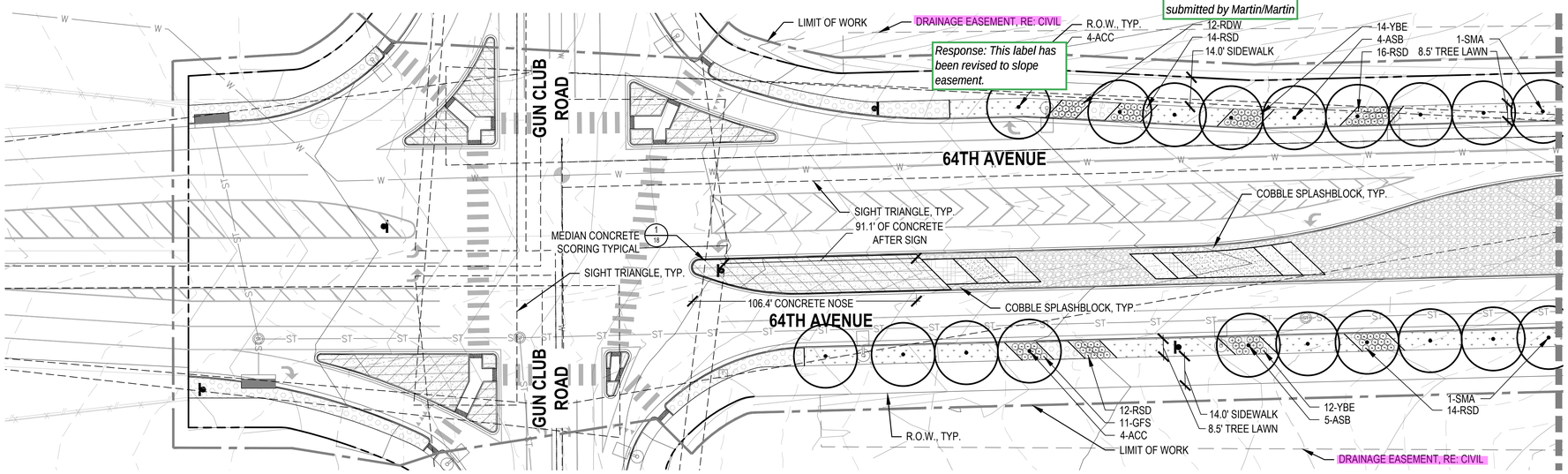
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

KEY MAP

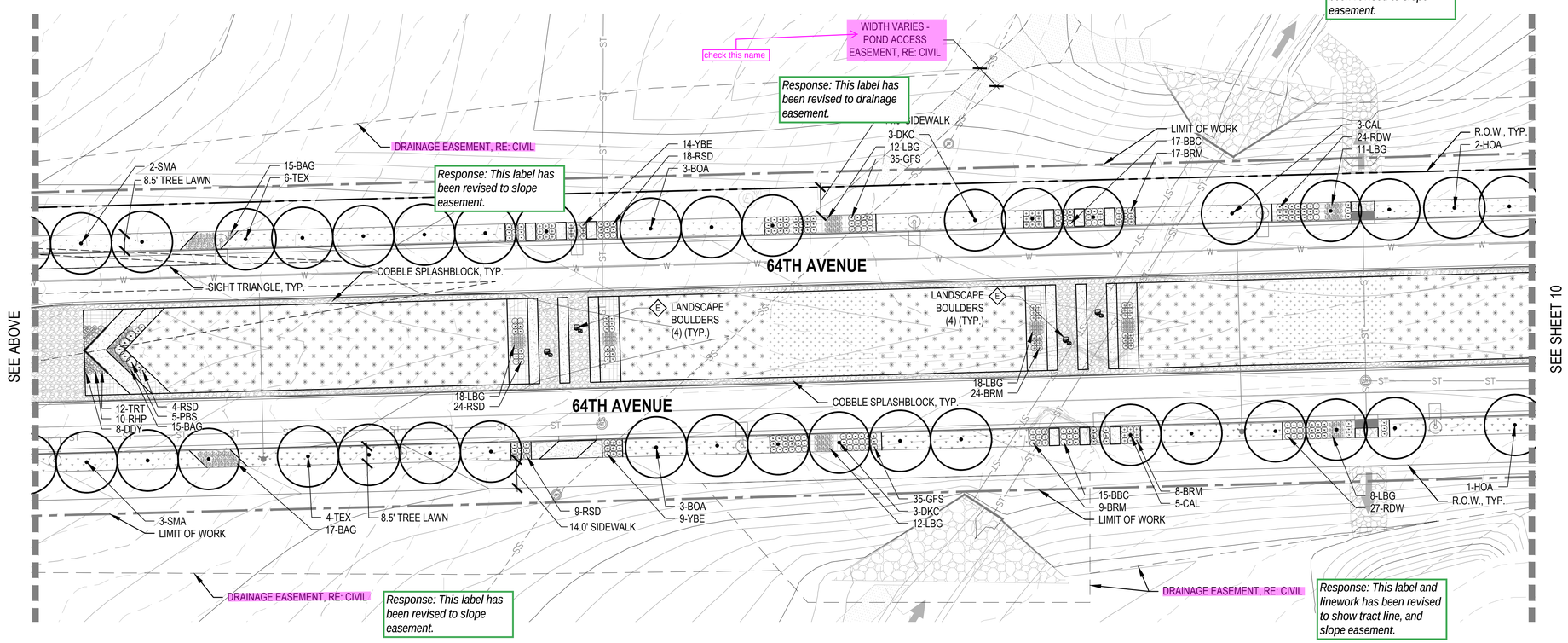


dedicate any R.O.W. or easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement and R.O.W. concerns

Response: Separate Documents have been submitted by Martin/Martin



Response: This label has been revised to slope easement.



Response: This label has been revised to slope easement.

Response: This label and linework has been revised to show tract line, and slope easement.

LEGEND

- MEDIAN WHITE RIVER COBBLE
- CURBSIDE HORIZON TAN COBBLESTONE
- STANDARD GRAY CONCRETE
- TAN CRUSHER FINES
- 1-1/2" GRAY GRANITE MULCH
- N — IRRIGATED NATIVE
- NIN — NON-IRRIGATED NATIVE
- TIN — TEMPORARY TRUCK IRRIGATED NATIVE
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- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- M — POTENTIAL TYPE 1 MOBILITY HUB (BY OTHERS)

811

NORTH

0 15 30 60

SCALE 1" = 30'

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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
LANDSCAPE PLAN

Drawing No.
9

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

Date	Submission / Revision
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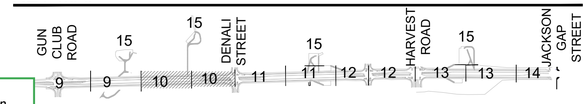
KEY MAP



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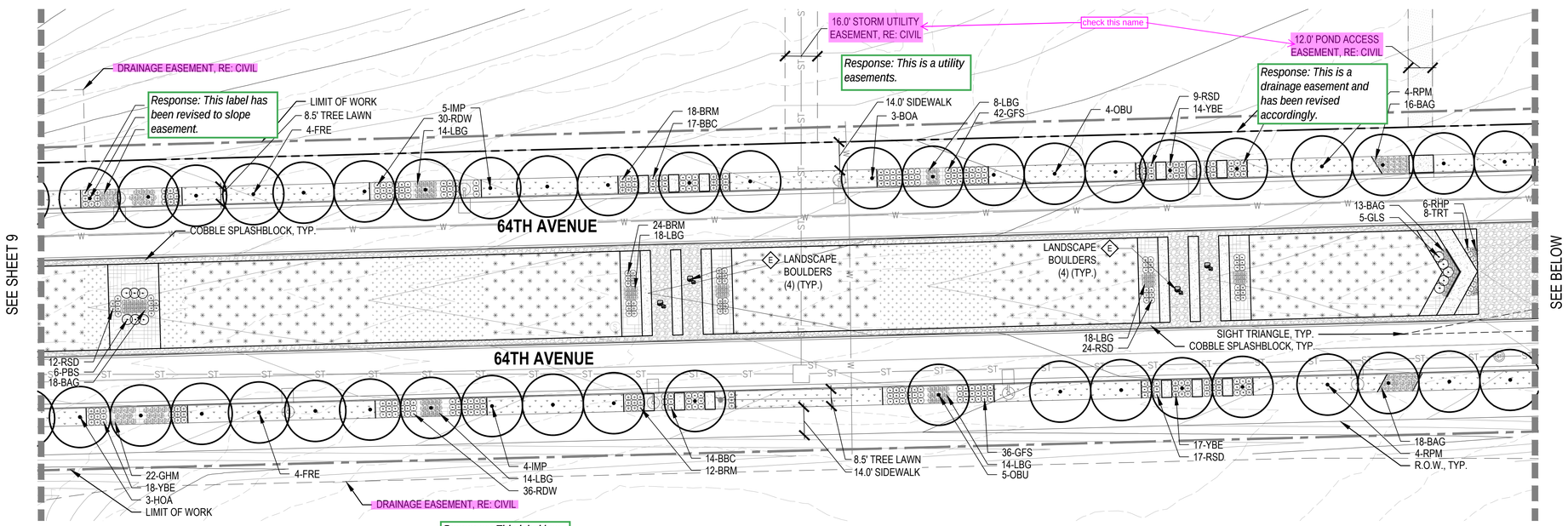

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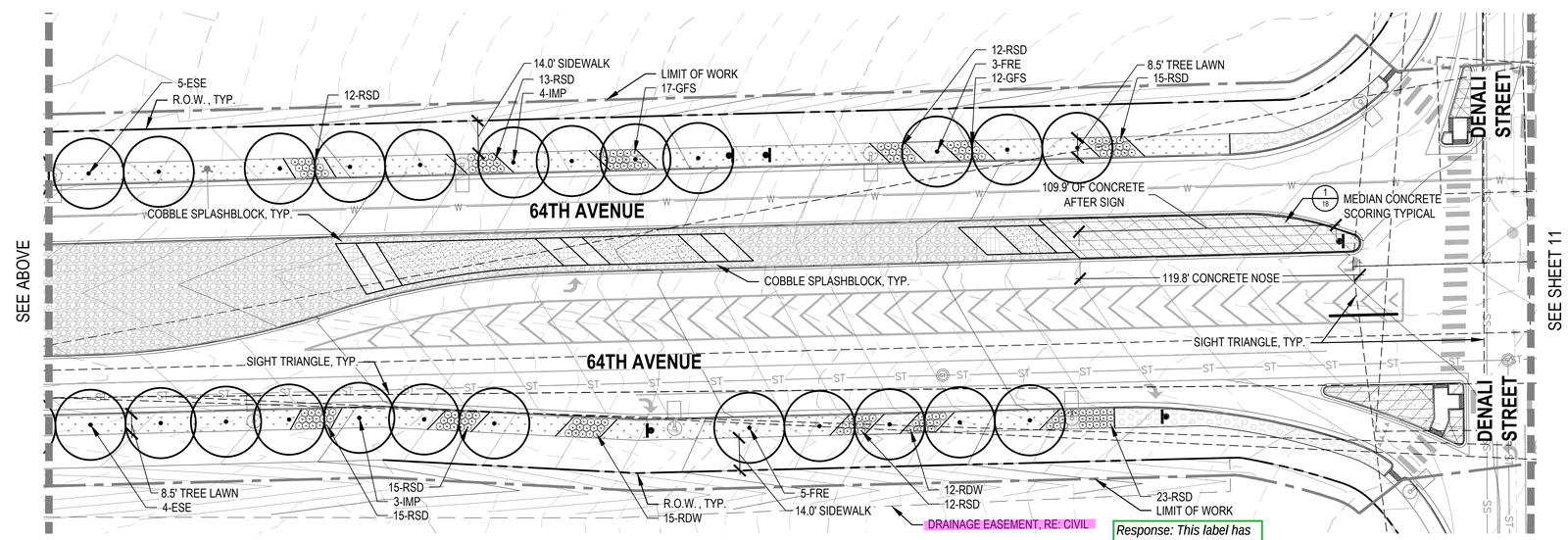
- PERENNIALS
- LANDSCAPE BOULDERS
- M — POTENTIAL TYPE 1 MOBILITY HUB (BY OTHERS)



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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
LANDSCAPE PLAN

Drawing No.
10

811

NORTH

0 15 30 60
SCALE 1" = 30'

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

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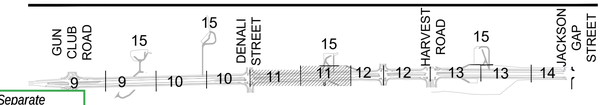

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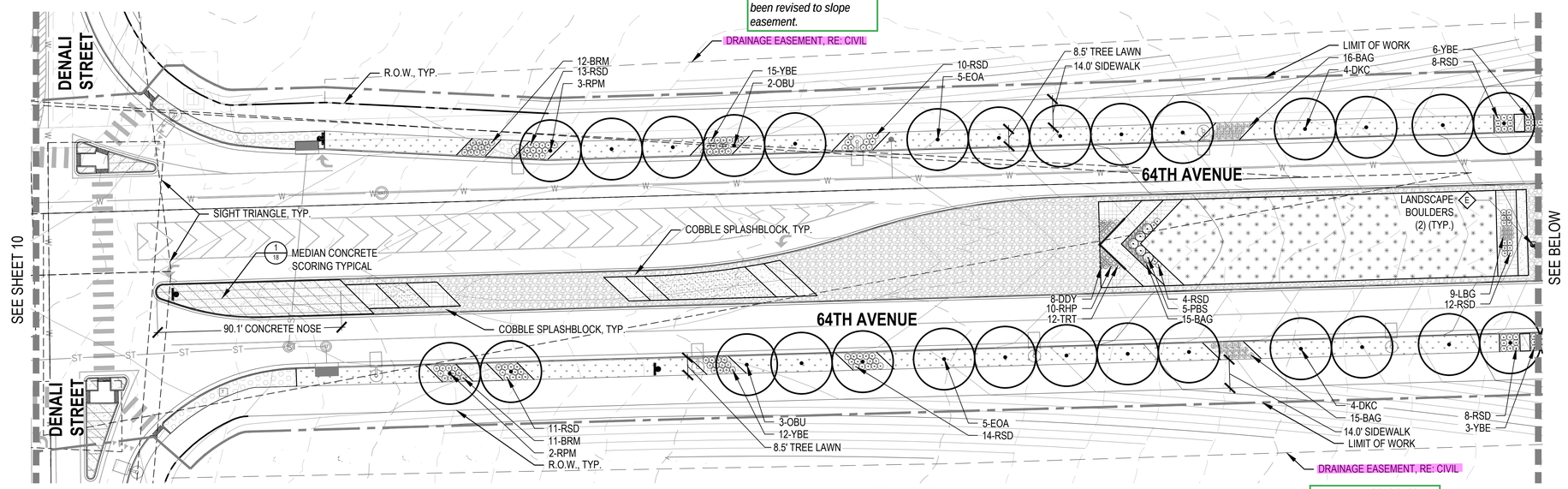

SEE SHEET 15

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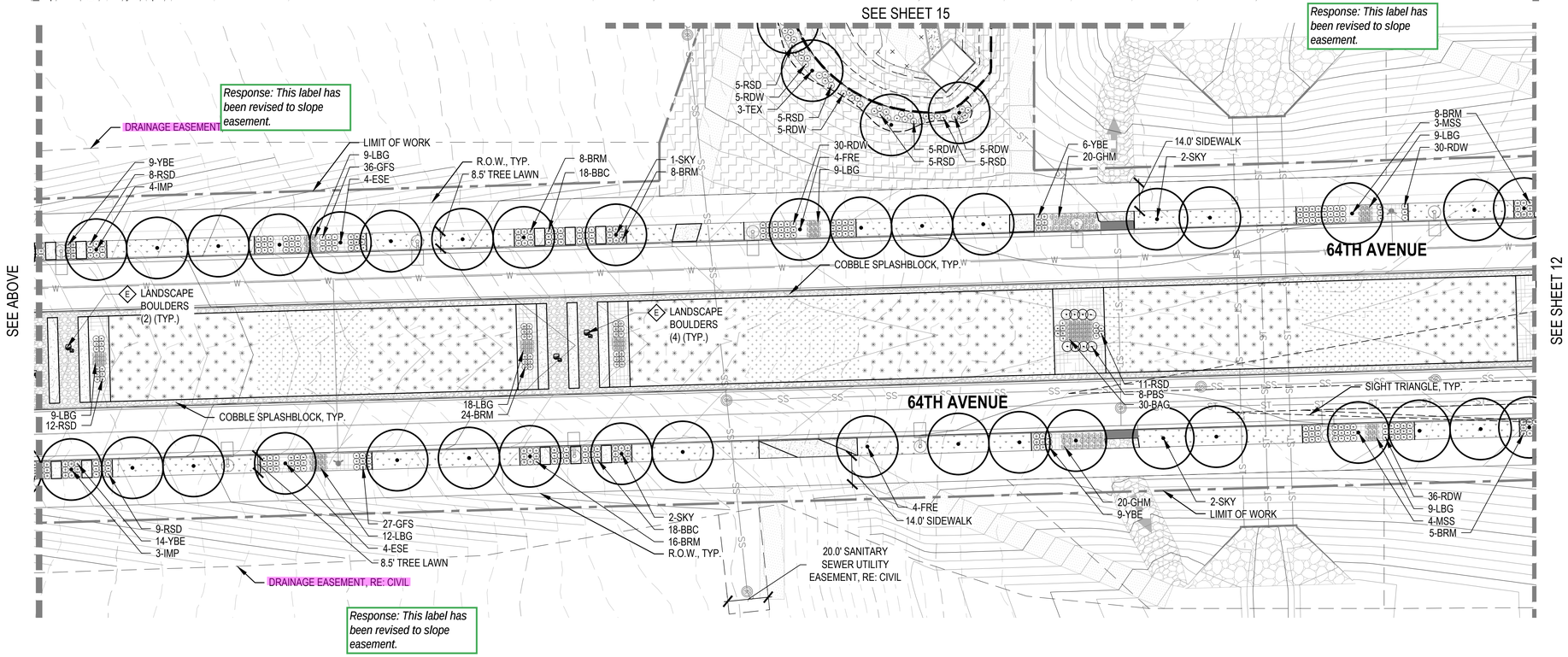

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811

NORTH

0 15 30 60

SCALE 1" = 30'

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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
LANDSCAPE PLAN

Drawing No.
11

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

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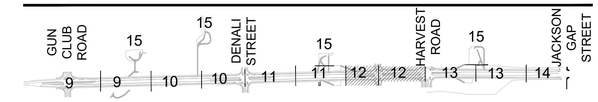

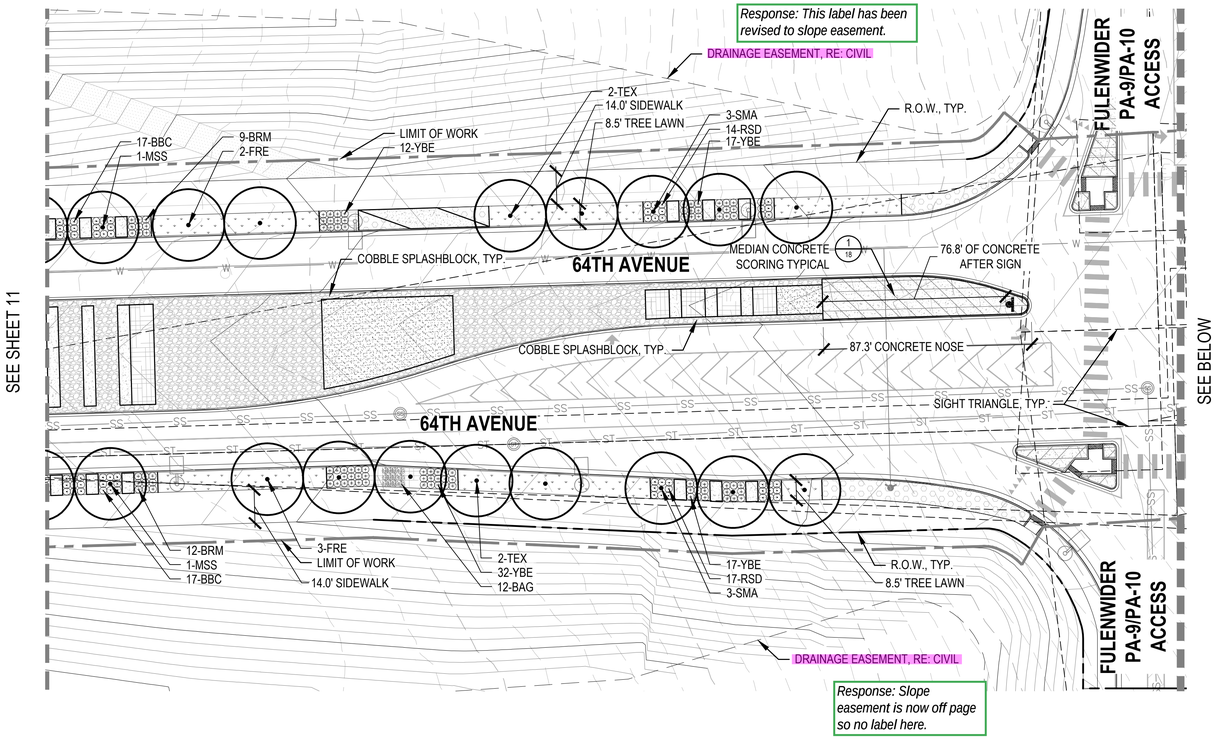

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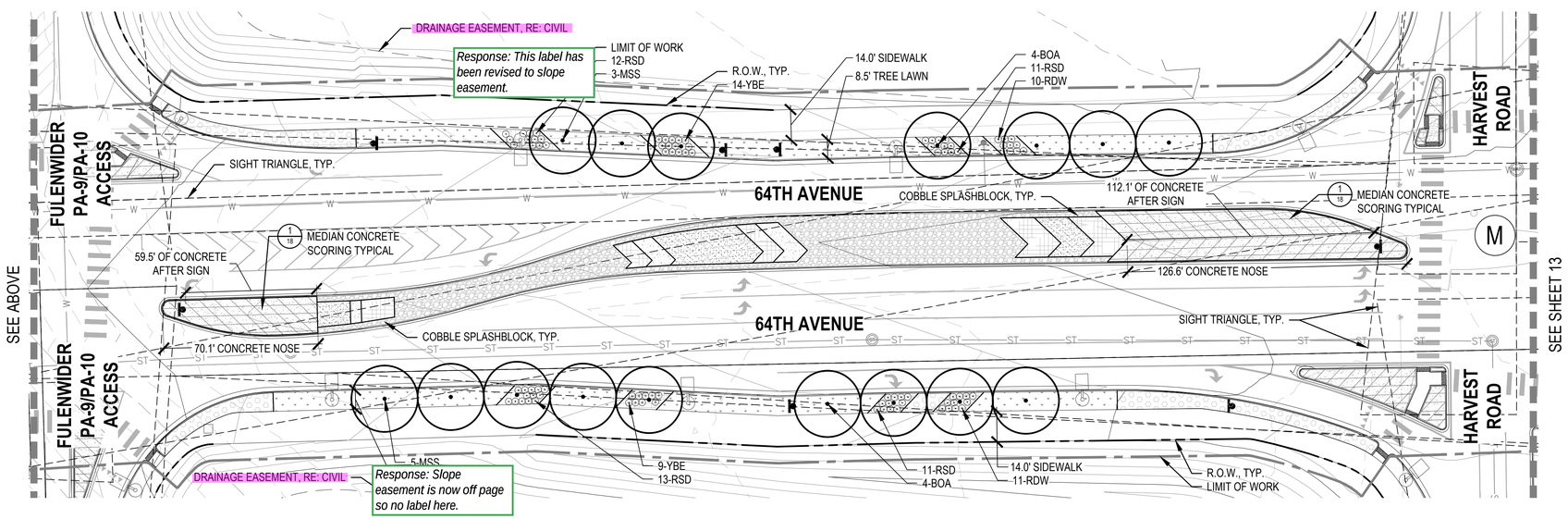

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- LANDSCAPE BOULDERS
- M — POTENTIAL TYPE 1 MOBILITY HUB (BY OTHERS)

811

NORTH

0 15 30 60

SCALE 1" = 30'

Date	Submission / Revision
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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
LANDSCAPE PLAN

Drawing No.
12

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

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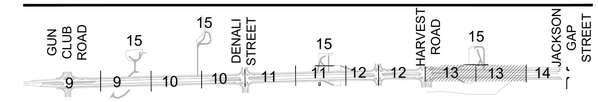

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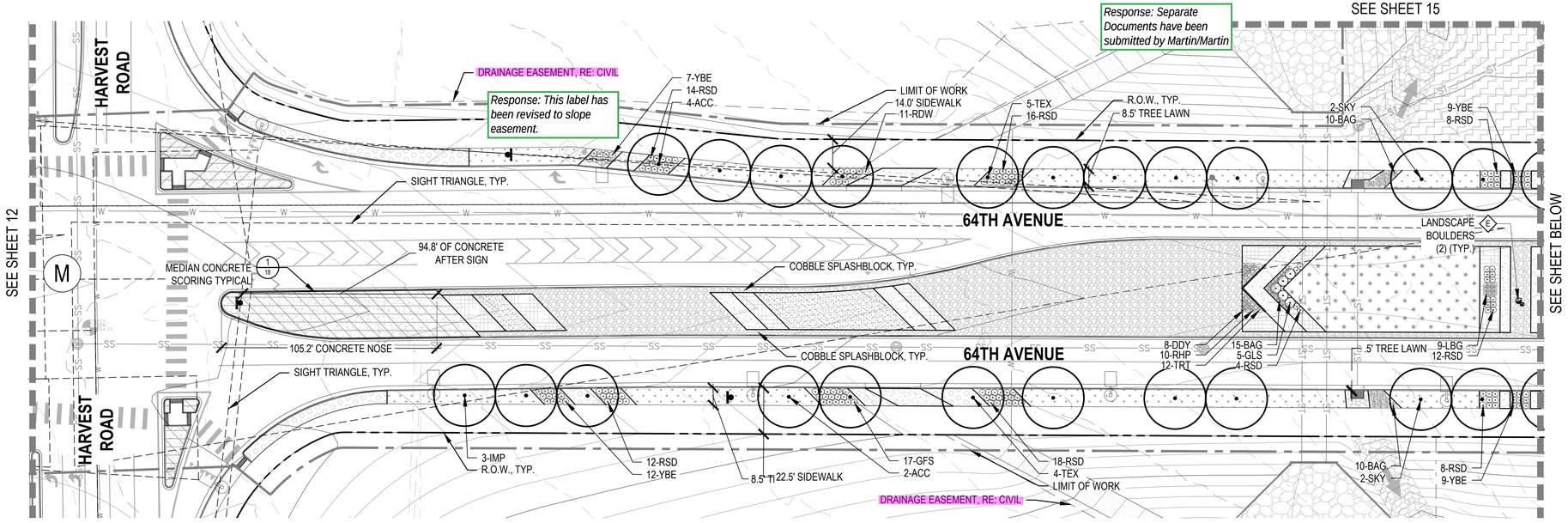
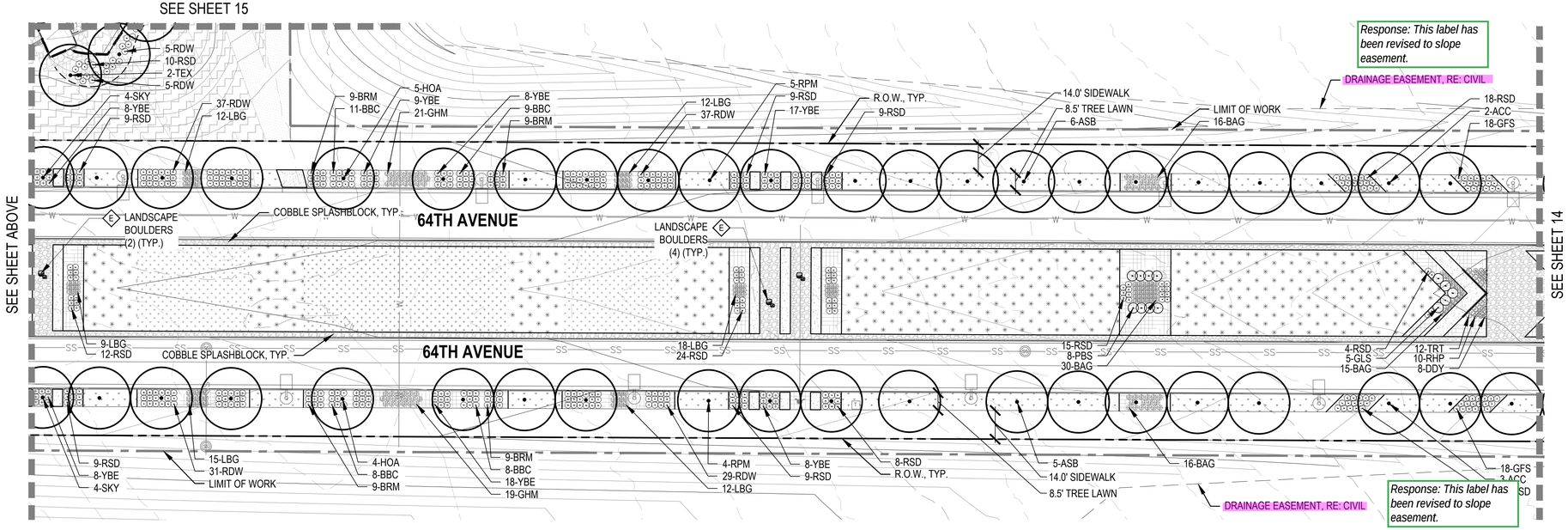
Response: Separate Documents have been submitted by Martin/Martin

SEE SHEET 15



Response: This label is correct. Drainage Easement.

SEE SHEET 15



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- M — POTENTIAL TYPE 1 MOBILITY HUB (BY OTHERS)

NORTH

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(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

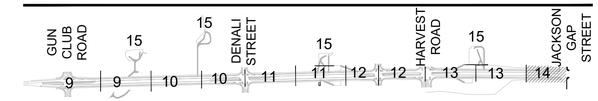
Drawing Title
LANDSCAPE PLAN

Drawing No.
13

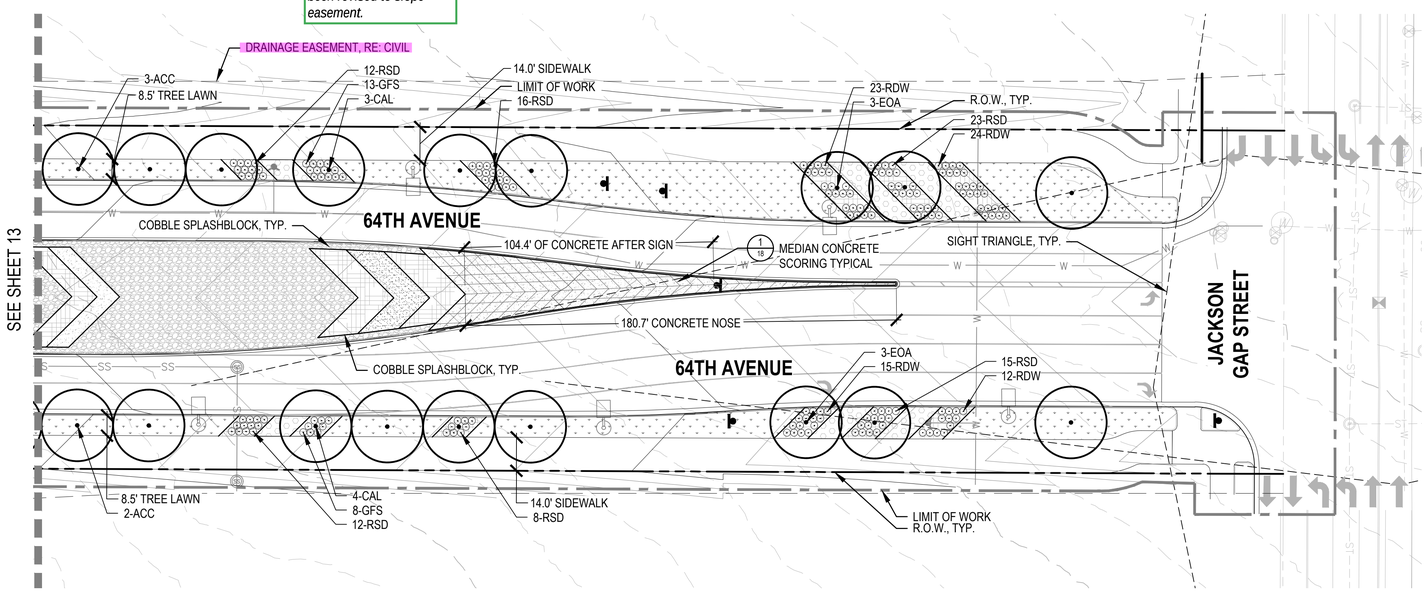
64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

KEY MAP



Response: This label has been revised to slope easement.



dedicate any R.O.W. or easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement and R.O.W. concerns

Response: Separate Documents have been submitted by Martin/Martin

LEGEND

- MEDIAN WHITE RIVER COBBLE
- CURBSIDE HORIZON TAN COBBLESTONE
- STANDARD GRAY CONCRETE
- TAN CRUSHER FINES
- 1-1/2" GRAY GRANITE MULCH
- N — IRRIGATED NATIVE
- NIN — NON-IRRIGATED NATIVE
- TIN — TEMPORARY TRUCK IRRIGATED NATIVE
- NIWS — NON-IRRIGATED WETLAND SEED
- TISN — TEMPORARY TRUCK IRRIGATED SHORT NATIVE
- STEEL EDGER
- SPADE CUT EDGER
- MATCHLINES
- LIMIT OF WORK
- RIGHT OF WAY
- 100 YEAR FLOOD ELEVATION
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE:CIVIL
- SIGN, RE:CIVIL
- DECIDUOUS CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- M — POTENTIAL TYPE 1 MOBILITY HUB (BY OTHERS)

811 NORTH 0 15 30 60 SCALE 1" = 30'

Date	Submission / Revision
10/16/20	FOR COA APPROVAL

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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

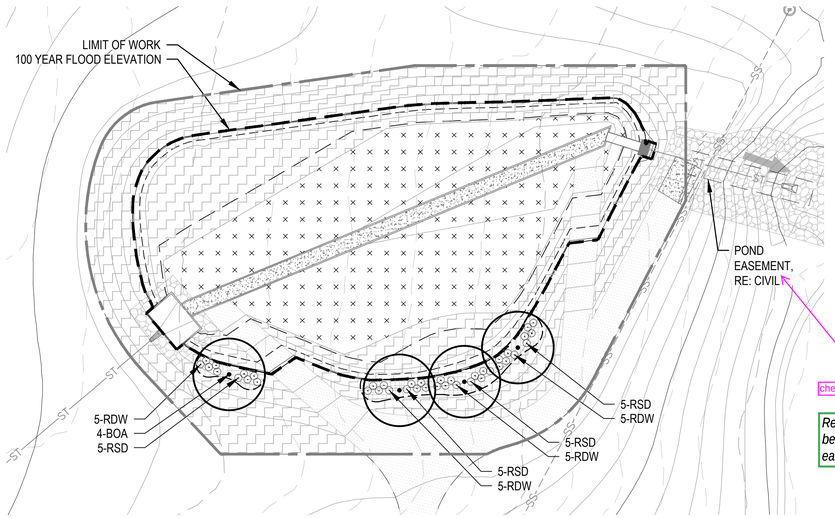
Design Project No.
19.0281

Drawing Title
LANDSCAPE PLAN

Drawing No.
14

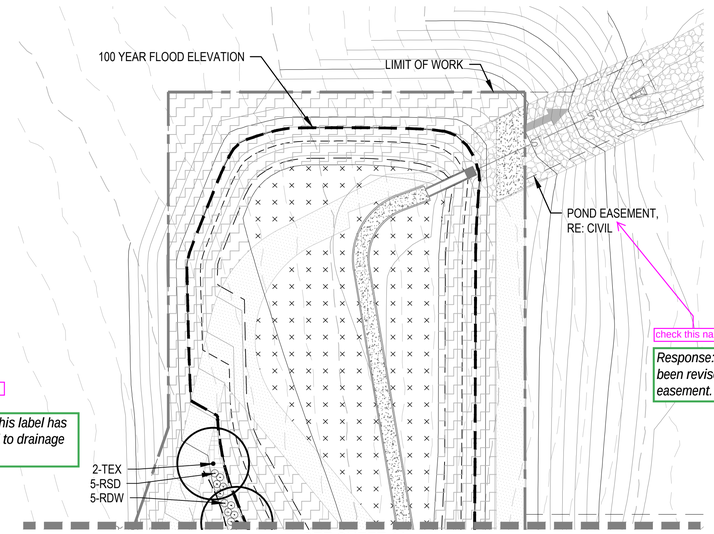
64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO



check this name

Response: This label has been revised to drainage easement.



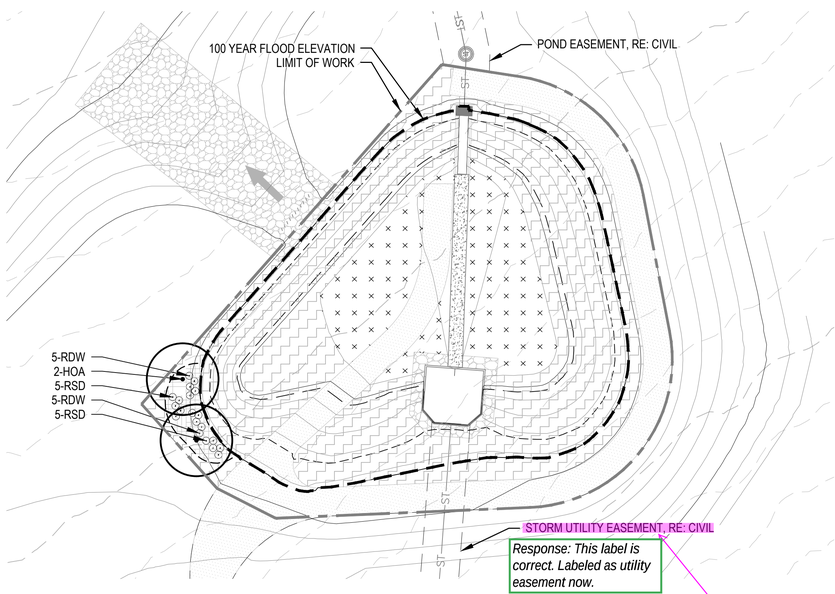
check this name

Response: This label has been revised to drainage easement.

SEE SHEET 11

dedicate any R.O.W. or easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement and R.O.W. concerns

Response: Separate Documents have been submitted by Martin/Martin

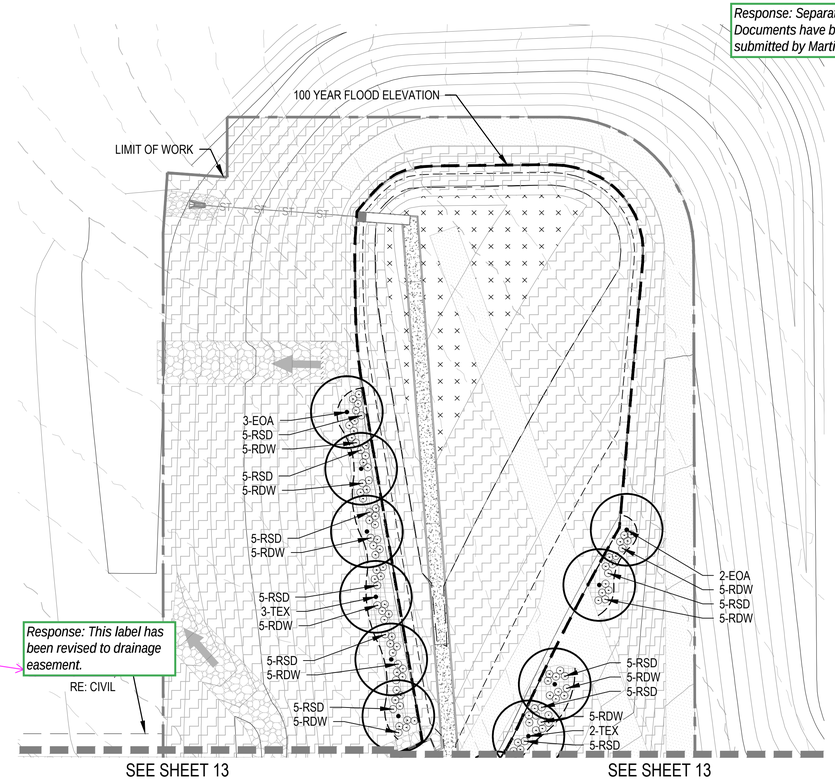


Response: This label is correct. Labeled as utility easement now.

check this name

Response: This label has been revised to drainage easement.

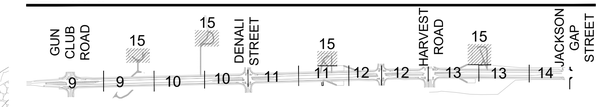
RE: CIVIL



SEE SHEET 13

SEE SHEET 13

KEY MAP



LEGEND

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811

NORTH

0 15 30 60

SCALE 1" = 30'

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AURORA, COLORADO

Design Project No.
19.0281

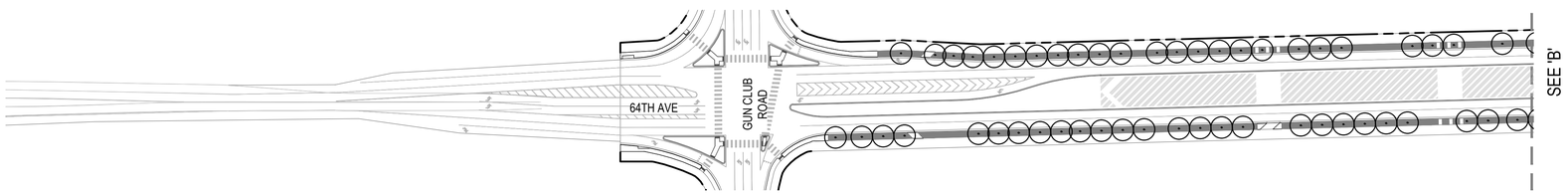
Drawing Title
LANDSCAPE PLAN

Drawing No.
15

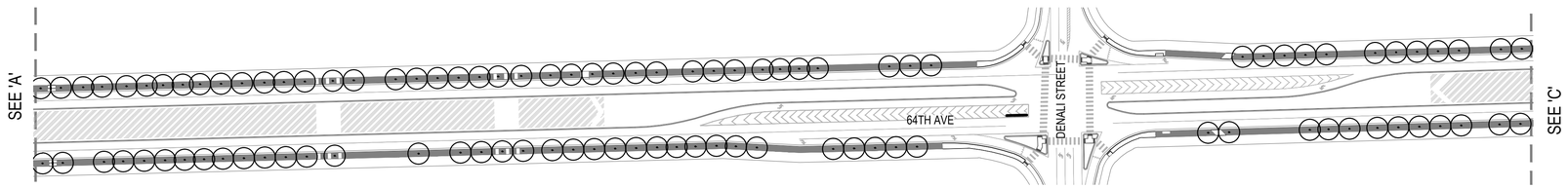
64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

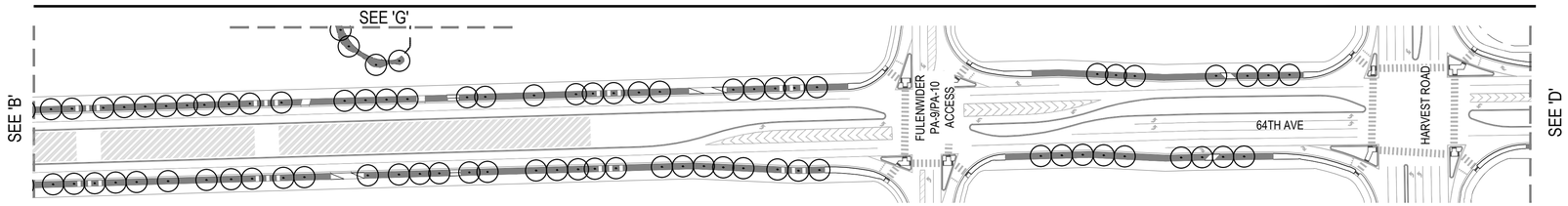
PLAN A



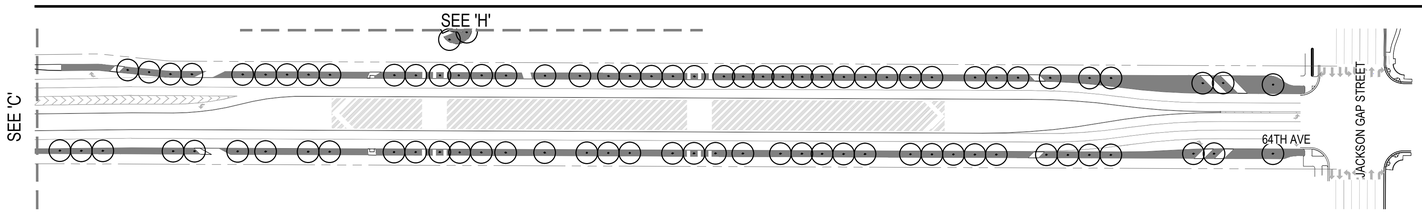
PLAN B



PLAN C

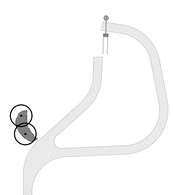


PLAN D

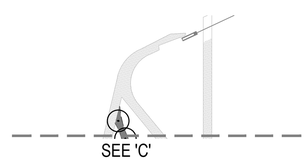


PLAN E

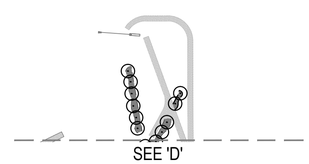
PLAN F



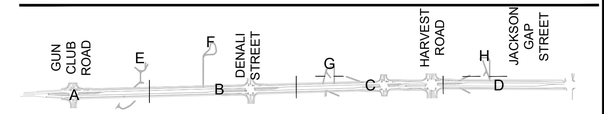
PLAN G



PLAN H



KEY MAP



LEGEND

- LOW WATER USE HYDROZONE
- TEMPORARY COA TRUCK IRRIGATED WATER USE HYDROZONE
- MATCHLINES
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0 %
LOW WATER USE NATIVE SEED	70,637 SF	31 %
LOW WATER USE CURBSIDE BED	29,946 SF	13 %
LOW WATER USE POND BED	5,693 SF	3 %
TEMPORARY COA TRUCK IRRIGATED	121,236 SF	53 %
TOTAL:	227,512 SF	100 %

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	706.5	0 SF
TREES TOTAL:			0 SF

TOTAL IRRIGATED AREA TAP #TBD **227,512 SF**

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PRELIMINARY PLAT
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
HYDROZONE MAP

Drawing No.
16

811

NORTH

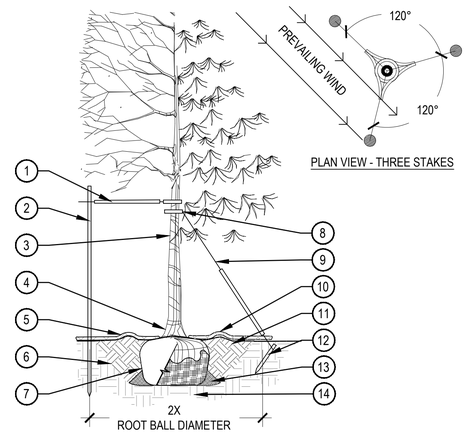
0 50 100 200
SCALE 1" = 100'

64TH AVENUE EXTENSION - PRELIMINARY PLAT
(E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

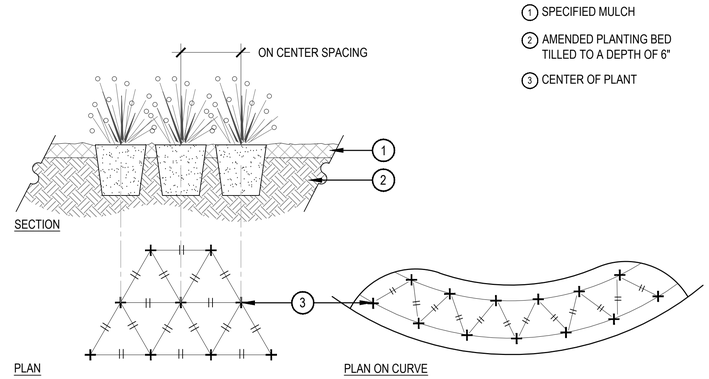
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

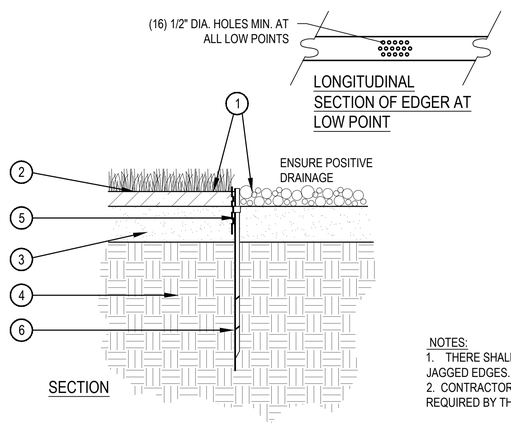


1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

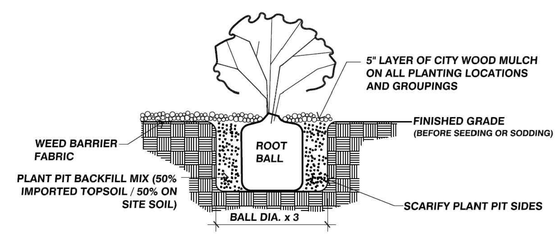


1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 STEEL EDGER

SCALE: 1" = 1'-0"

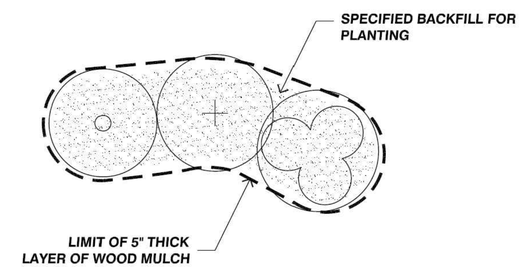


NOTES
1. SEE SPEC. SECTION 02900 2.5. ORGANIC SOIL AMENDMENT & AMENDMENTS

2 D-1 SHRUB PLANTING

4 CITY OF AURORA - SHRUB PLANTING

SCALE: NTS

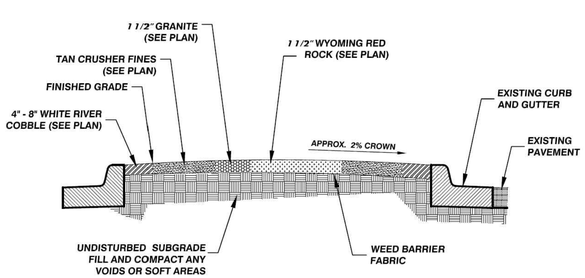


NOTES
1. WHERE PLANTS ARE CLUSTERED, COMBINE PLANTING AREA TO ONE LARGE PIT AS SHOWN ABOVE, USE SPECIFIED BACKFILL.
2. EXTEND WOOD MULCH 6" PAST EDGE OF PLANTING AREA.

3 D-1 SHRUB CLUSTER

5 CITY OF AURORA - SHRUB CLUSTER

SCALE: NTS

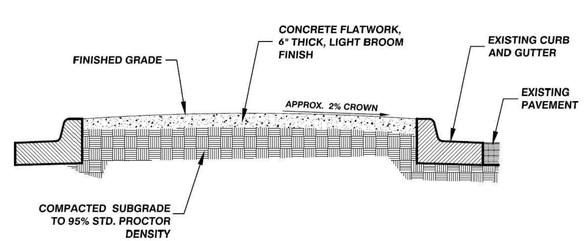


5 D-1 HARDSCAPE - MEDIAN MATERIALS AND GRADING

NOTES:
1. MATERIALS CALLED OUT ARE AURORA PARKS, RECREATION & OPEN SPACE STANDARD PALETTE. PLEASE REFER TO PLANS FOR FINAL LOCATION AND LAYOUT.

6 CITY OF AURORA - HARDSCAPE MEDIAN MATERIALS AND GRADING

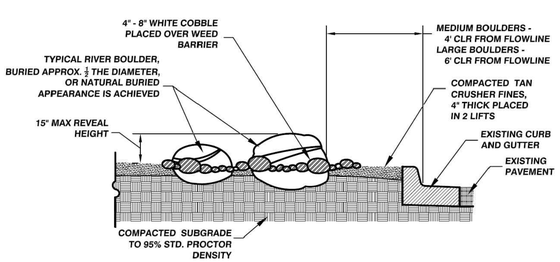
SCALE: NTS



6 D-1 MEDIAN CONCRETE FLATWORK

7 CITY OF AURORA - MEDIAN CONCRETE FLATWORK

SCALE: NTS



7 D-1 RIVER BOULDER, COBBLE AND CRUSHER FINES

8 CITY OF AURORA - RIVER BOULDER, COBBLE AND CRUSHER FINES

SCALE: NTS

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AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
LANDSCAPE DETAILS

Drawing No.
17

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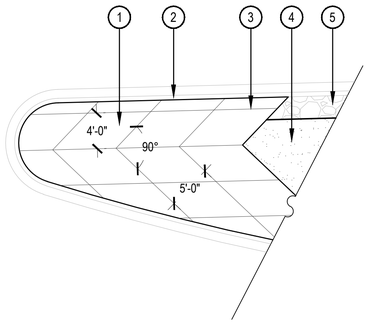

1. CONCRETE, PAVING TYPE 1, RE: MATERIALS SCHEDULE ON SHEET 8
2. CONCRETE CURB, RE: CIVIL
3. SCORE JOINT
4. ADJACENT LANDSCAPE MATERIAL, REFER TO PLANS AND MATERIALS SCHEDULE
5. 2.5' COBBLE SPLASHBLOCK, REFER TO MATERIALS SCHEDULE

NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4,500 PSI.
2. CONCRETE FOOTINGS ENGINEERED BY OTHERS.
3. CONCRETE NOSE LENGTHS VARY, REFER TO PLANS.

1 MEDIAN CONCRETE SCORING TYPICAL

SCALE: 1/8" = 1'-0"

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Drawing No.
18