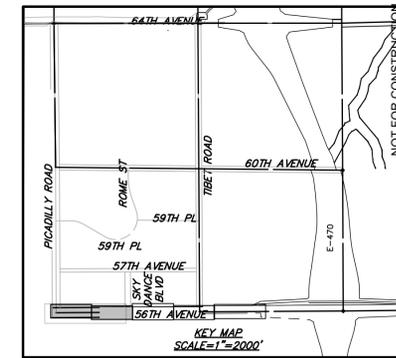


SITE BENCHMARK:
 NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN SLEEVE IN MONUMENT BOY STAMPED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 2. ELEVATION = 5425.25 (NAVD 88)

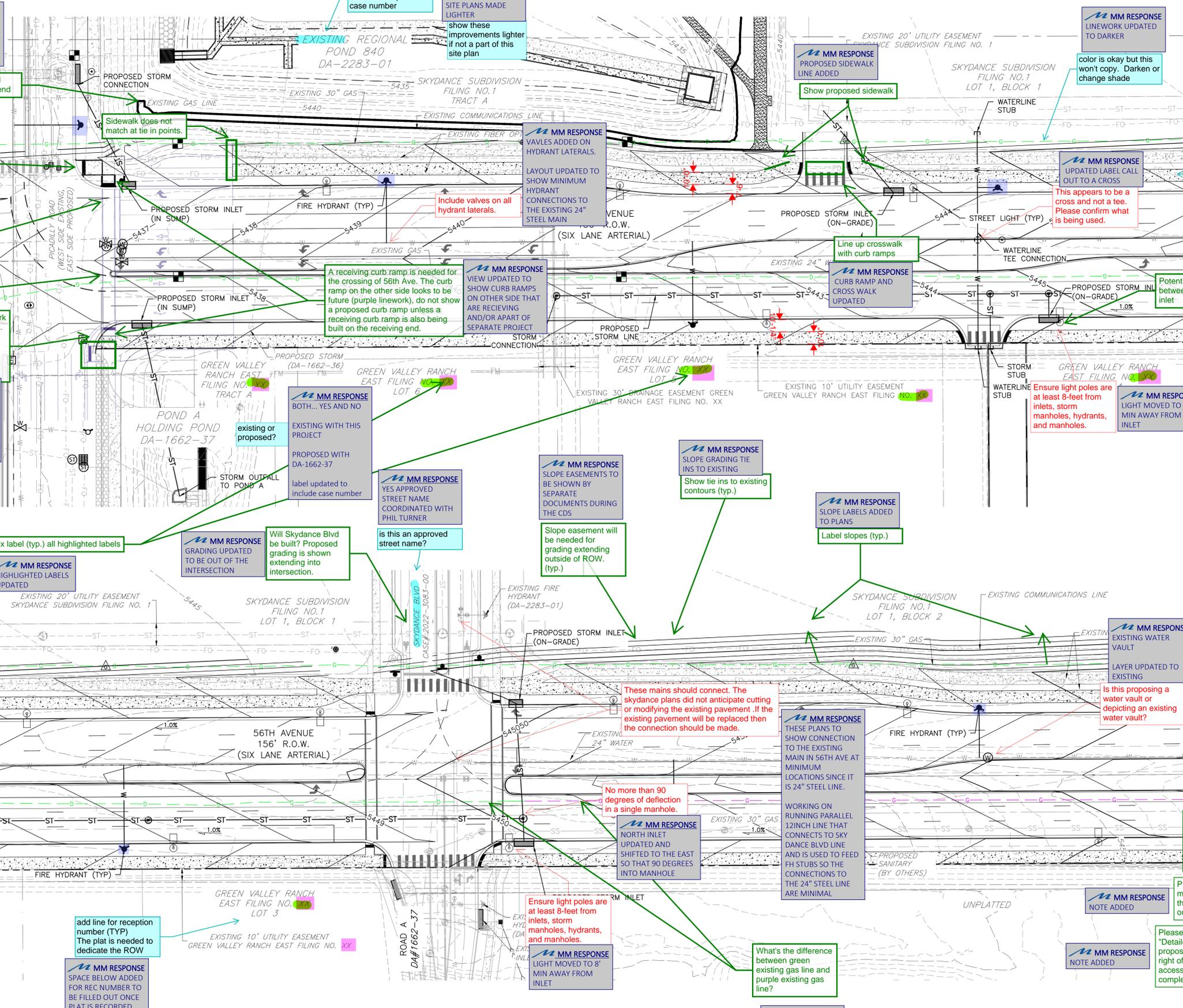
COA BENCHMARK:
 CITY OF AURORA BENCH MARK, COA ID 3S6611N0002 (OLD BENCH MARK ID AD-075A), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STAND BARBED WIRE FENCE, 3' WEST OF BENCH MARK IS 4' HIGH 2 1/2" YELLOW COLORED PIPE, IN THE VICINITY OF THE N 1 CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588 (NAVD 88)

MM RESPONSE
 KNOWN RECORDING LABELS ADDED AND REMOVE LEFT FOR RECEPTION NUMBERS OF PLATS THAT ARE CURRENTLY UNDER REVIEW OR CLOSE TO BEING RECORDED

Add recording numbers for subdivisions (Typical).



Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL



LEGEND

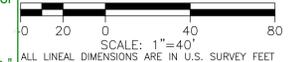
EXISTING	PROPOSED
MM RESPONSE CONCRETE HATCH ADDED TO ALL LEGENDS	PROPERTY LINE
concrete? add to legend. TYP all symbols	RIGHT-OF-WAY LINE
MM RESPONSE LIGHT MOVED TO 8' MIN AWAY FROM INLET	SECTION LINE
	SIGHT TRIANGLE
	EASEMENT
	CONTOURS -5750-
	CURB & GUTTER
	HANDICAP RAMPS
	GRADING ARROW
	STORM SEWER
	STORM MANHOLE
	STORM INLET
	FLARED END SECTION
	SS SANITARY SEWER
	SS SANITARY MANHOLE
	W WATER LINE
	W WATER VALVE
	W FIRE HYDRANT
	SWALE
	○ LIGHT POLE
	⇨ EMERGENCY SPILLWAY

- INFRASTRUCTURE NOTES:**
- ROADWAY PHASING:**
- ROADWAY IS ANTICIPATED TO POSSIBLY 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 ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.
- WATER MAIN:**
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3 OF THE CITY OF AURORA WATER NETWORK.
 - EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
- DRAINAGE / STORM SEWER:**
- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
 - BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
 - STORM SEWER SHOWN IS PUBLIC UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**
- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

Please add the following comments:
 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete, and 2% for landscaping.

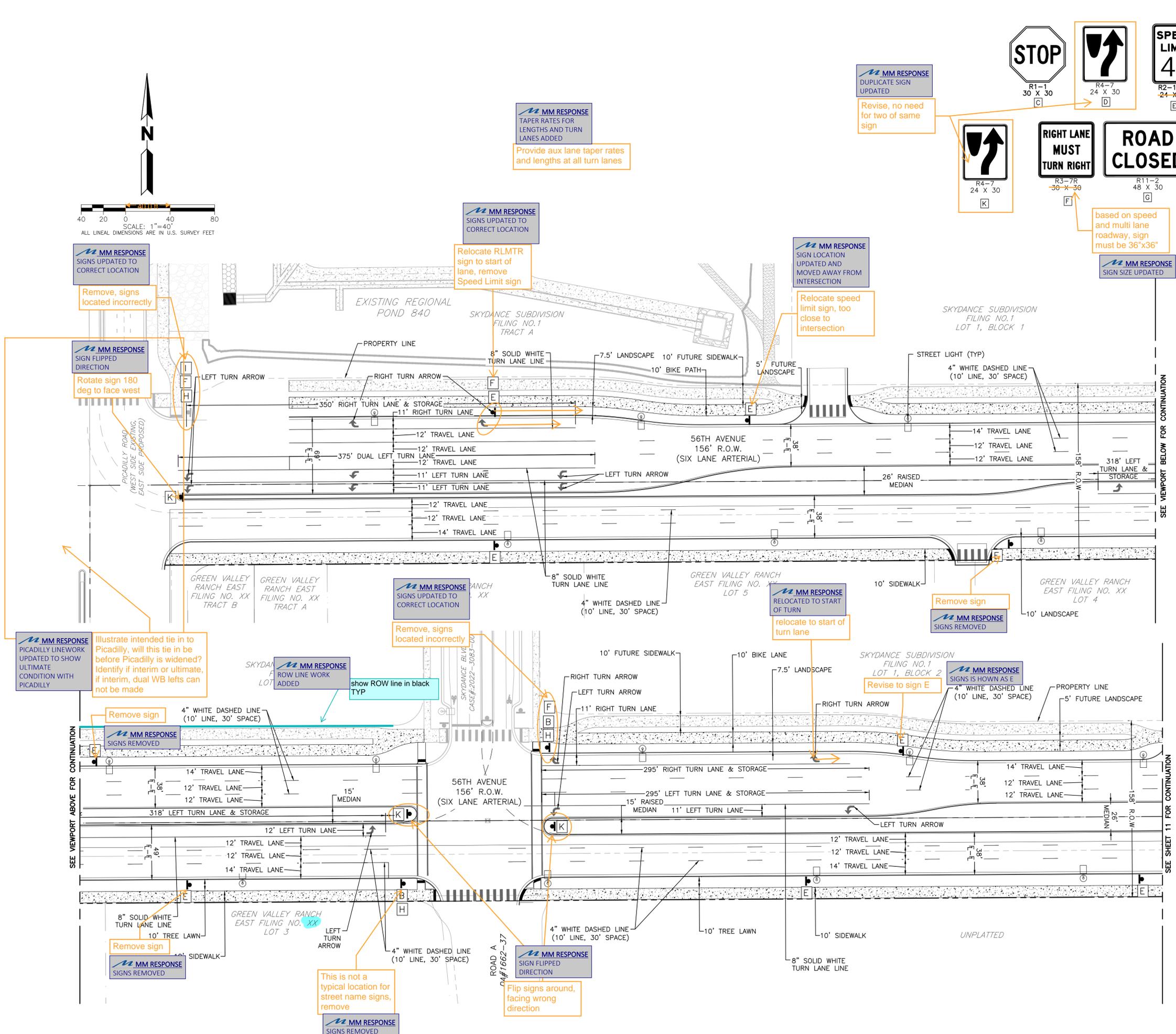
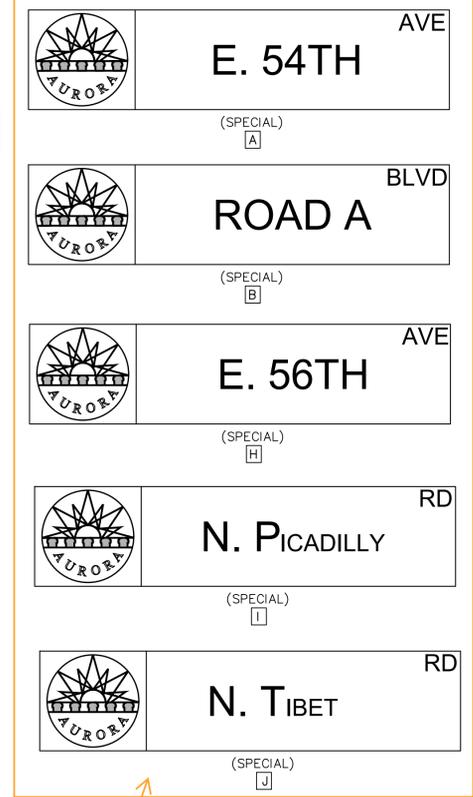
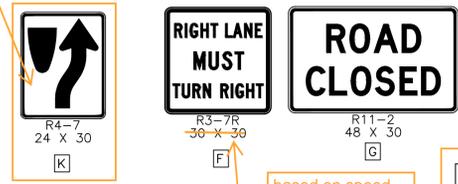
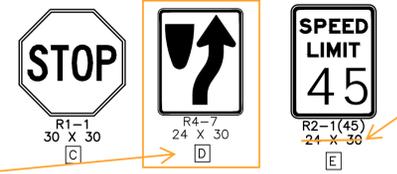
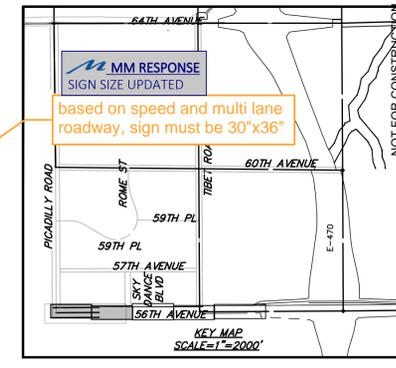
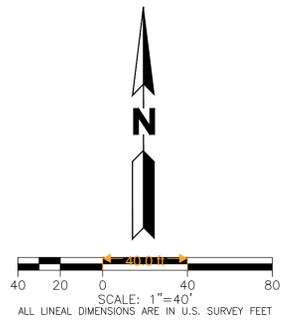
Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."



56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN
 AURORA, COLORADO

Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL



MM RESPONSE
SIGN SIZE UPDATED
Remove, signs located incorrectly

MM RESPONSE
SIGN FLIPPED DIRECTION
Rotate sign 180 deg to face west

MM RESPONSE
SIGN SIZE UPDATED TO CORRECT LOCATION
Relocate RLMTR sign to start of lane, remove Speed Limit sign

MM RESPONSE
SIGN LOCATION UPDATED AND MOVED AWAY FROM INTERSECTION
Relocate speed limit sign, too close to intersection

MM RESPONSE
SIGN SIZE UPDATED
based on speed and multi lane roadway, sign must be 36"x36"

MM RESPONSE
PICADILLY LINEWORK UPDATED TO SHOW ULTIMATE CONDITION WITH PICADILLY
Illustrate intended tie in to Picadilly, will this tie in be before Picadilly is widened? Identify if interim or ultimate, if interim, dual WB lefts can not be made

MM RESPONSE
SIGN SIZE UPDATED TO CORRECT LOCATION
Remove, signs located incorrectly

MM RESPONSE
RELOCATED TO START OF TURN
relocate to start of turn lane

MM RESPONSE
SIGN SIZE UPDATED
Remove sign
SIGN SIZE UPDATED

MM RESPONSE
SIGN SIZE UPDATED
These signs need to be D3-1 standard post mounted street name signs (Various lengths, 12" height, no City logo)

MM RESPONSE
SIGN SIZE UPDATED
This is not a typical location for street name signs, remove

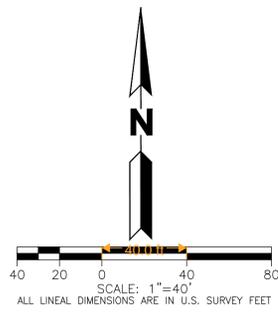
MM RESPONSE
SIGN FLIPPED DIRECTION
Flip signs around, facing wrong direction

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

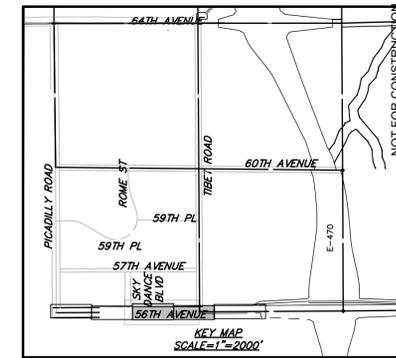
56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No. 24.1527
Drawing Title SIGNAGE AND STRIPING



Provide aux lane taper rates and lengths at all turn lanes

MM RESPONSE
TAPER RATES FOR LENGTHS AND TURN LANES ADDED



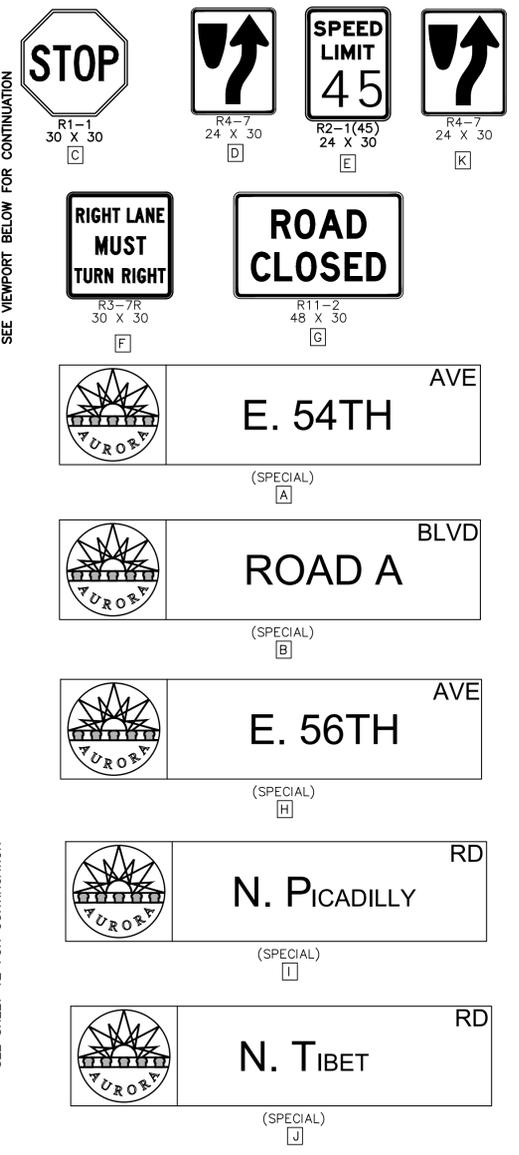
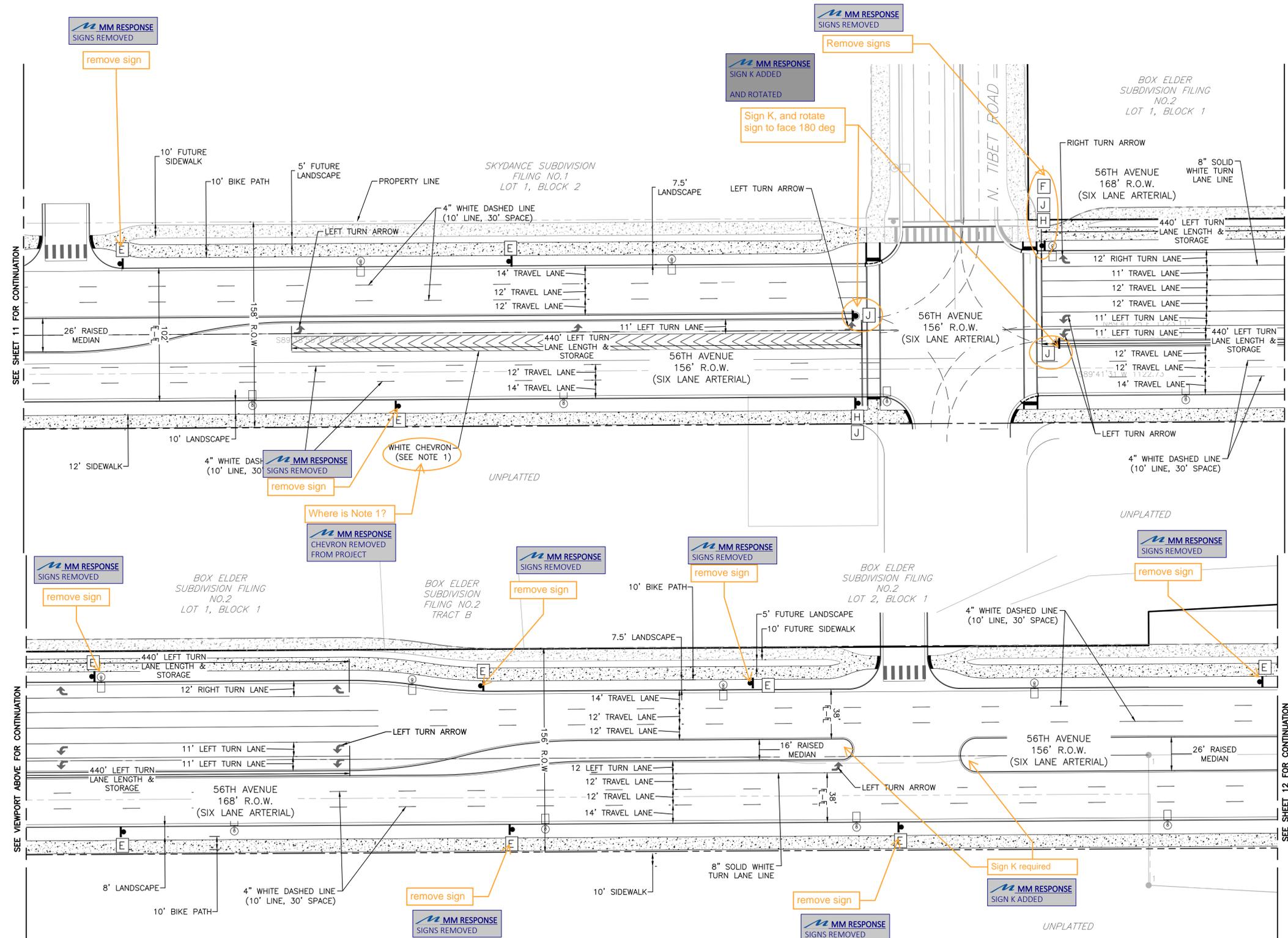
Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL

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

SITE BENCHMARK:
NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN SLEEVE IN MONUMENT BOX STAMPED "DVX H 1995", LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET NORTH AND 6 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 2. ELEVATION = 5425.25 (NAVD 88)

COA BENCHMARK:
CITY OF AURORA BENCH MARK, COA ID 3S6611NW002 (OLD BENCH MARK ID AD-075A), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STAND BARBED WIRE FENCE, 3' WEST OF BENCH MARK IS 4' HIGH 2 1/2" YELLOW COLORED PIPE, IN THE VICINITY OF THE N 1/4 CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588 (NAVD 88)



Update Legend per comments on Sht 10

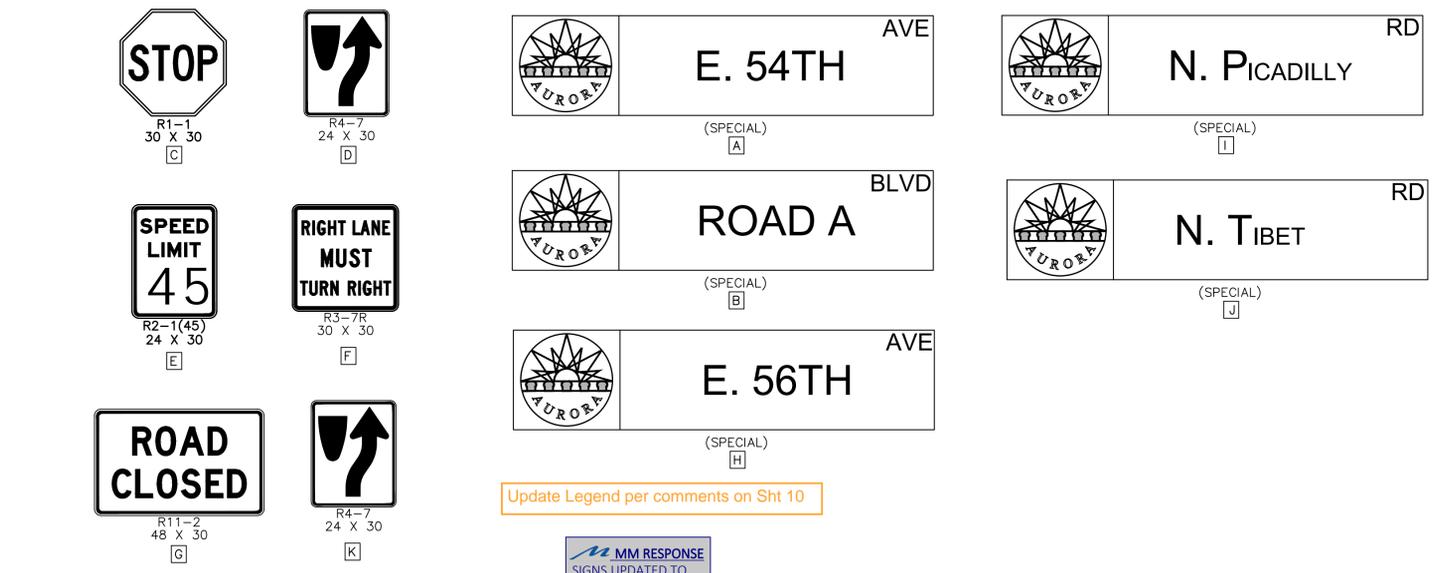
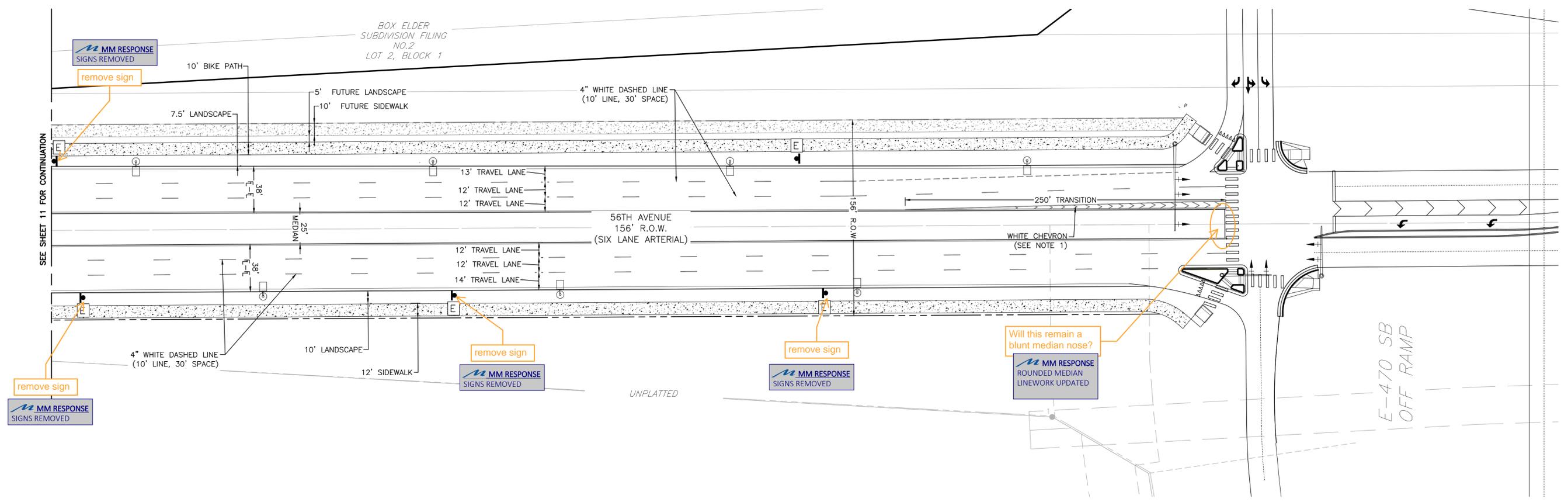
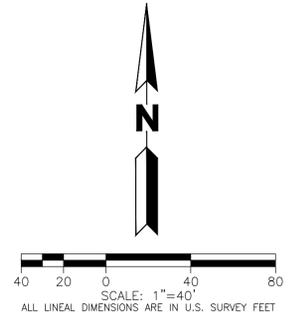
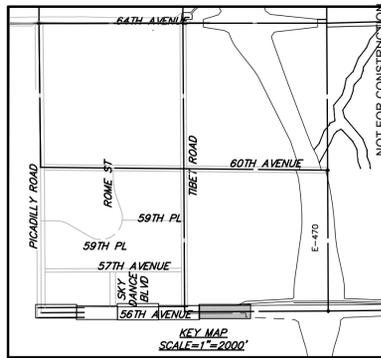
MM RESPONSE
SIGNS UPDATED

56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No. 24-1527
Drawing Title SIGNAGE AND STRIPING

Drawing No. 11

Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL



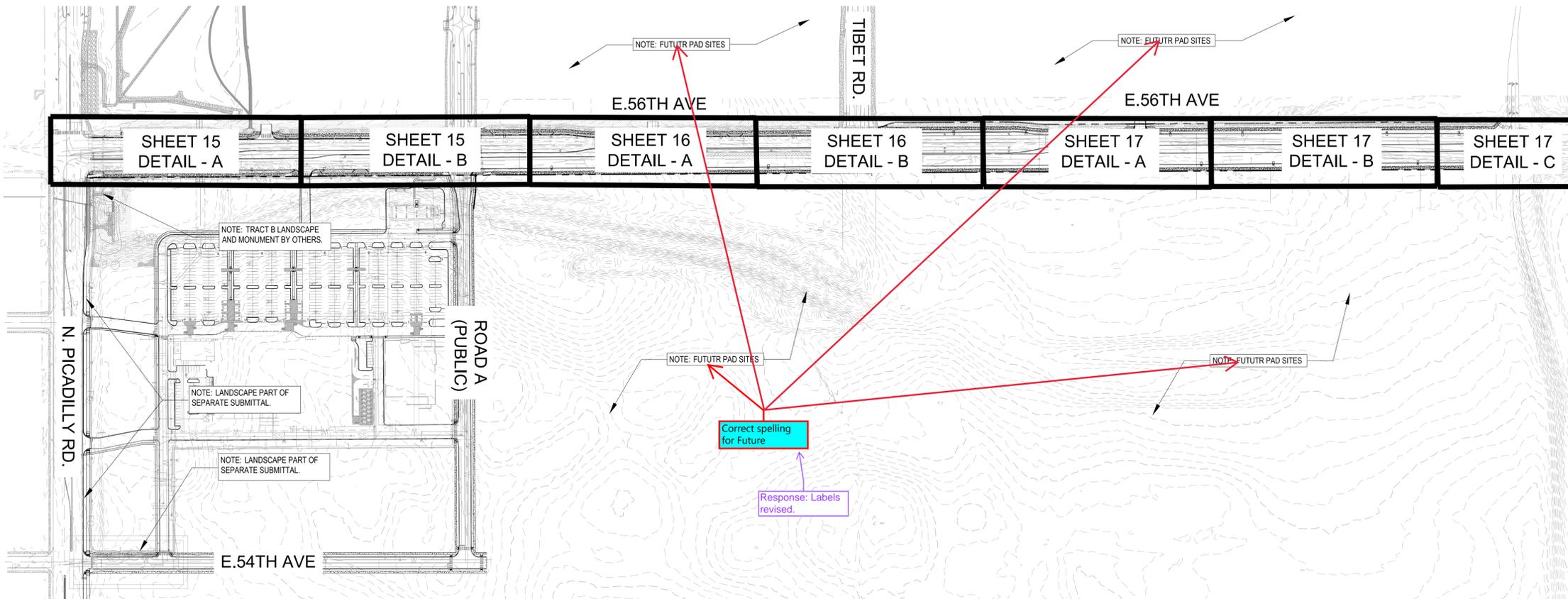
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M
MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE
 LAKEWOOD, COLORADO 80215
 303.431.6100
 MARTINMARTIN.COM

56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
 AURORA, COLORADO

Design Project No. **24.1527**
 Drawing Title **SIGNAGE AND STRIPING**

SHEET INDEX



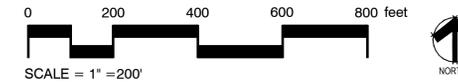
CITY OF AURORA NOTES:

- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR 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.
 - LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
 - SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
 - ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- FIRE LIFE SAFETY LANDSCAPE NOTES:
- 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 - LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRDACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CITY OF AURORA MEDIAN MAINTENANCE NOTES:

- THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3 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.
- THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

SHEET INDEX	
Sheet Number	Sheet Title
13	LANDSCAPE COVER SHEET
14	PLANT SCHEDULE & CALCULATIONS
15	LANDSCAPE PLAN - E. 56TH AVE - DETAIL A-B
16	LANDSCAPE PLAN - E. 56TH AVE - DETAIL A-B
17	LANDSCAPE PLAN - E. 56TH AVE - DETAIL A-B
18	LANDSCAPE WATER USE EXHIBIT & DETAILS



Revise this note to reflect what is proposed. Clarify what will be installed at the time of roadway construction, by whom, and who will be responsible for maintenance and irrigation

Response: Note has been updated per your request.

Currently there is no landscaping being shown for the median in 56th. Per our discussion with Scott Hammons at PROS the landscaping in the median will be required.

Response: Landscape added to medians.

NOT FOR CONSTRUCTION

Date 02/04/2025	Submission / Revision 1ST COA SUBMITTAL
 pcs group <small>WWW.PCSGROUP.CO</small> <small>EST. 1997</small>	
 MARTIN/MARTIN CONSULTING ENGINEERS <small>12499 WEST COLFAX AVENUE LAKEWOOD, COLORADO 80215 303.431.6100 MARTINMARTIN.COM</small>	
56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN AURORA, COLORADO	
Design Project No.	24.1527
COVER SHEET	
Drawing No.	13

PLANT & GROUND COVER SCHEDULE

Verify Quantities of trees and shrubs as there seem to be a lot of missing call-outs or errors on the plans.

Response: Understood. Quantities and Call-outs verified.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR_ZONE
DECIDUOUS TREES								
	GI	17	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	40' X 35'	LOW
	QB	27	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'	LOW
	RAL	9	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL	50' X 30'	MODERATE
	TC	13	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL	40' X 30'	MODERATE
	AE	9	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2.5" CAL	50' X 30'	LOW

lindens tend to scorch when used as street trees. Please consider a different species.

Response: Lindens have been replaced.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR_ZONE	SUN/SHADE
DECIDUOUS SHRUBS								
	BR2	25	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	5' X 4'	LOW	FULL SUN
	BR	21	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	5 GAL	2' X 2'	LOW-MOD	FULL SUN
	BSP	63	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	5 GAL	2.5' X 2.5'	LOW	F/P SUN
	RB	30	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 6'	LOW	F/P SUN
	SGB	45	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4'	LOW	FULL SUN
	RSA	45	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	PL2	18	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'	LOW	FULL SUN
	PL	44	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'	LOW-MOD	F/P SUN
	RA	63	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	FMR	134	ROSA MEIDILAND SERIES 'FIRE'	RED MEIDILAND ROSE	5 GAL	2' X 4'	LOW	FULL SUN
EVERGREEN SHRUBS								
	SCJ	66	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
GRASSES								
	BB	78	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN
	BOG	89	FESTUCA GLAUCA 'CASCALL'	BEYOND BLUE OAT GRASS	5 GAL	1' X 1.5'	LOW	FULL SUN
	DMG2	90	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4'	MODERATE	FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
MULCH					
	RM	22,466 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH
	WM	5,992 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH

Response: Updated.

Response: shrub quantities updated and verified.

Response: shrub quantities updated and verified.

STREET NAME	STREET SIDE	CURBSIDE LENGTH (LF)	NO. OF ROAD SIGNS (REQUIRES 50' TREE CLEAR ZONE)	TOTAL TREES REQUIRED (1/40 LF.)	TREES PROVIDED
56TH AVE	SOUTH	1188	4	24	25
	NORTH	2265	7	48	50

NOTES:
*RIGHT OF WAY LENGTH IS CALCULATED WITH LENGTH OF CURB CUTS/INTERSECTIONS REMOVED.

STREET	TREE LAWN SIDE OF STREET	TREE LAWN LENGTH (LF)	X	TREE LAWN WIDTH (LF)	=	AREA OF CURBSIDE LANDSCAPE (SF.)	PROVIDED SHRUBS (5 GAL)	+	PROVIDED ORNAMENTAL GRASS (5-GAL)	=	TOTAL SHRUBS & EQUIVALENTS PROVIDED	TOTAL SHRUBS REQUIRED (10/40 SF.)	% GRASSES (NOT TO EXCEED 40%)
56TH AVE	SOUTH	1,188'		10.0'		11,880 SF.	211		88		299	297	29.4%
	NORTH	2,265'		7.5'		14,722 SF.	344		168		512	368	33%

295 deficient 2

481

SEED SCHEDULE

SHORT GRASS PRAIRIE MIX
FOR DRY, UPLAND, SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1-3%+ ORGANIC MATTER. GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/AC. CROSS DRILL OR BROADCAST SEE AND HARROW. MULCH. FOLLOW SEED SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWERS, WESTERN WHEAT AND SAND DROPSEED, WILL ASSURE SHORTEST VEGETATION.

RATE	SPECIES	COMMON NAME
12 PLS LBS/AC.	BUCHLOE DACTYLOIDES*	BUFFALO GRASS*
8 PLS LBS/AC.	BOUTELOUA GRACILIS*	BLUE GRAMA*
3 PLS LBS/AC.	KOELERIS CRISTATA	JUNE GRASS
6 PLS LBS/AC.	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
1 PLS LBS/AC.	SPOROBOLUS CRYPTANDRUS*	SAND DROPSEED*

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX.

Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL

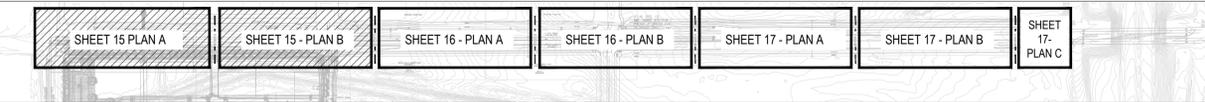


56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN AURORA, COLORADO

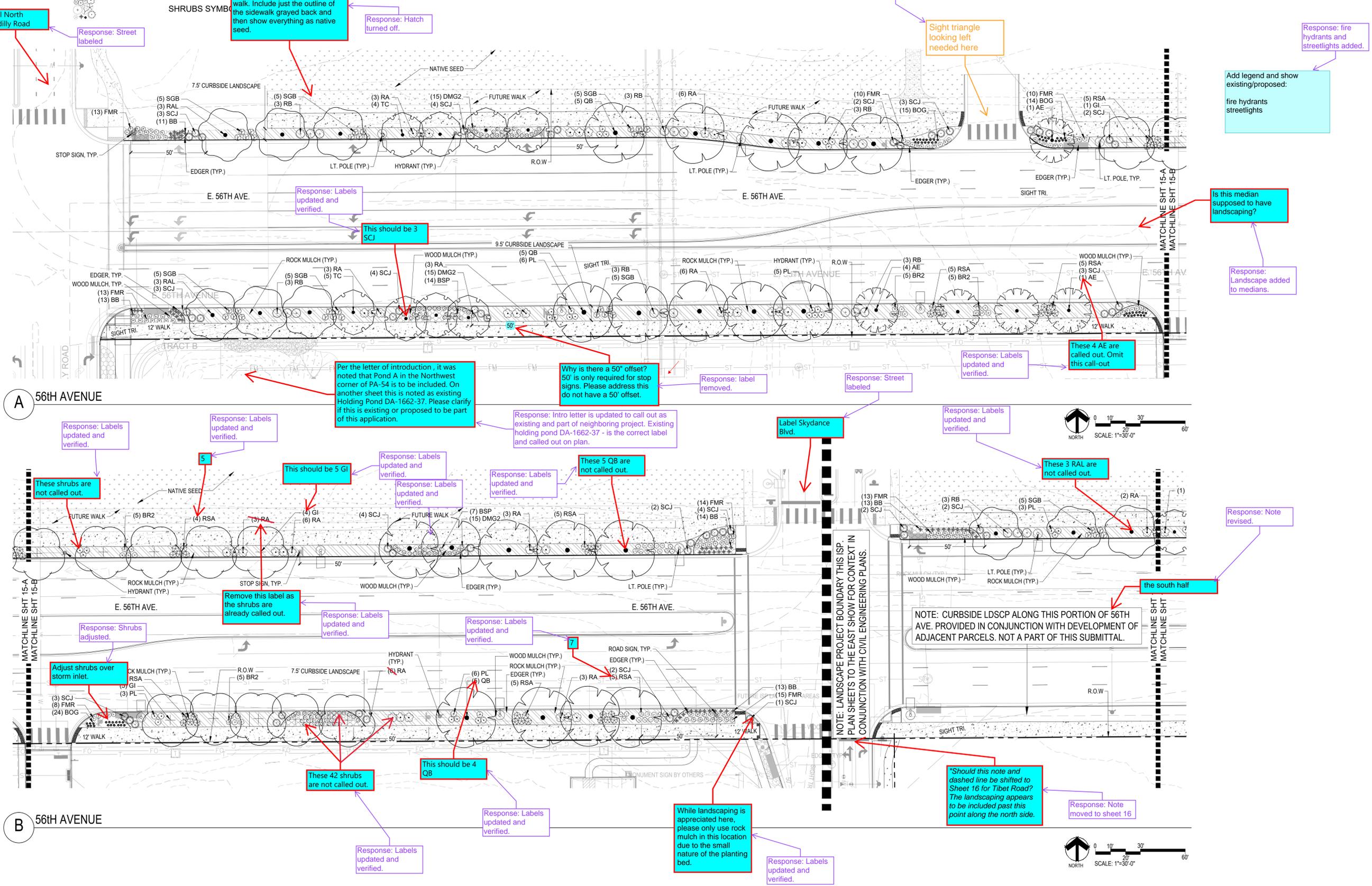
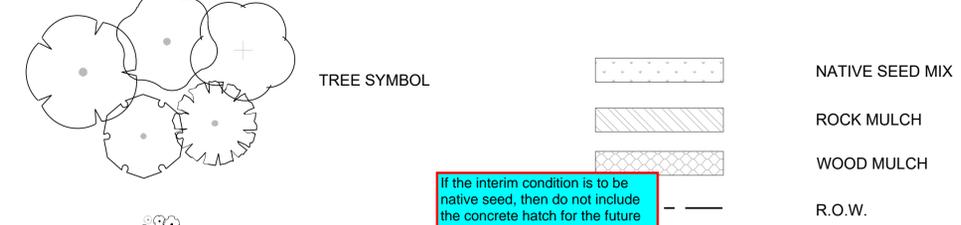
Design Project No.	24.1527
Drawing Title	PLANT SCHEDULE & CALCULATIONS
Drawing No.	14

NOT FOR CONSTRUCTION

KEYMAP



LEGEND



Label North Picadilly Road

If the interim condition is to be native seed, then do not include the concrete hatch for the future walk. Include just the outline of the sidewalk grayed back and then show everything as native seed.

Response: Hatch turned off.

Response: Sight Triangles included.

Sight triangle looking left needed here

Response: fire hydrants and streetlights added.

Add legend and show existing/proposed:
fire hydrants
streetlights

Is this median supposed to have landscaping?

Response: Landscaping added to medians.

Response: Labels updated and verified.

This should be 3 SCJ

Per the letter of introduction, it was noted that Pond A in the Northwest corner of PA-54 is to be included. On another sheet this is noted as existing Holding Pond DA-1662-37. Please clarify if this is existing or proposed to be part of this application.

Why is there a 50' offset? 50' is only required for stop signs. Please address this do not have a 50' offset.

Response: label removed.

Response: Street labeled

Response: Labels updated and verified.

These 4 AE are called out. Omit this call-out

A 56TH AVENUE

Response: Labels updated and verified.

Response: Labels updated and verified.

This should be 5 GI

Response: Labels updated and verified.

Response: Labels updated and verified.

Response: Labels updated and verified.

These 5 QB are not called out.

Label Skydance Blvd.

Response: Labels updated and verified.

These 3 RAL are not called out.

Response: Note revised.

Remove this label as the shrubs are already called out.

Response: Labels updated and verified.

Response: Labels updated and verified.

NOTE: LANDSCAPE PROJECT BOUNDARY THIS ISP. PLAN SHEETS TO THE EAST SHOW FOR CONTEXT IN CONJUNCTION WITH CIVIL ENGINEERING PLANS.

NOTE: CURBSIDE LDSCP ALONG THIS PORTION OF 56TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCELS. NOT A PART OF THIS SUBMITTAL.

the south half

B 56TH AVENUE

Response: Shrubs adjusted.

Adjust shrubs over storm inlet.

Response: Labels updated and verified.

These 42 shrubs are not called out.

This should be 4 QB

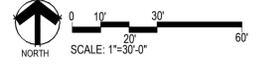
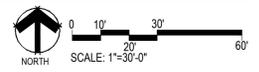
Response: Labels updated and verified.

While landscaping is appreciated here, please only use rock mulch in this location due to the small nature of the planting bed.

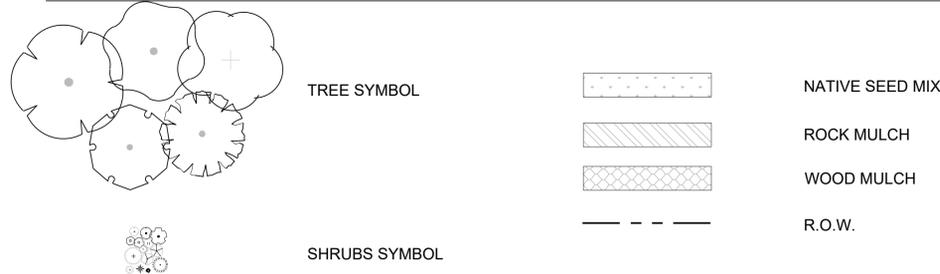
Response: Labels updated and verified.

Should this note and dashed line be shifted to Sheet 16 for Tibet Road? The landscaping appears to be included past this point along the north side.

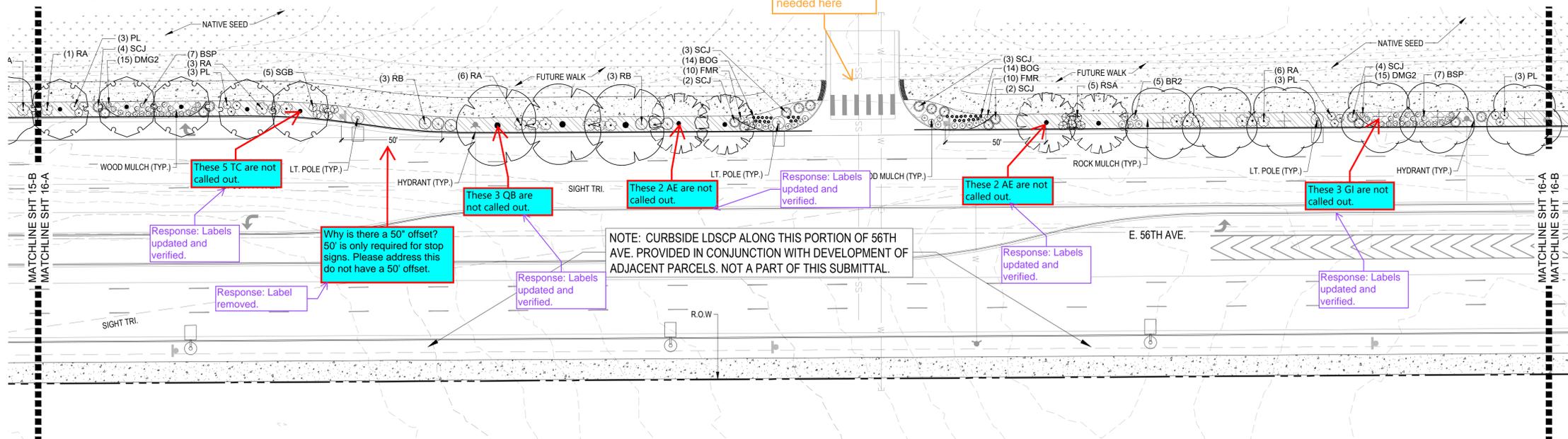
Response: Note moved to sheet 16



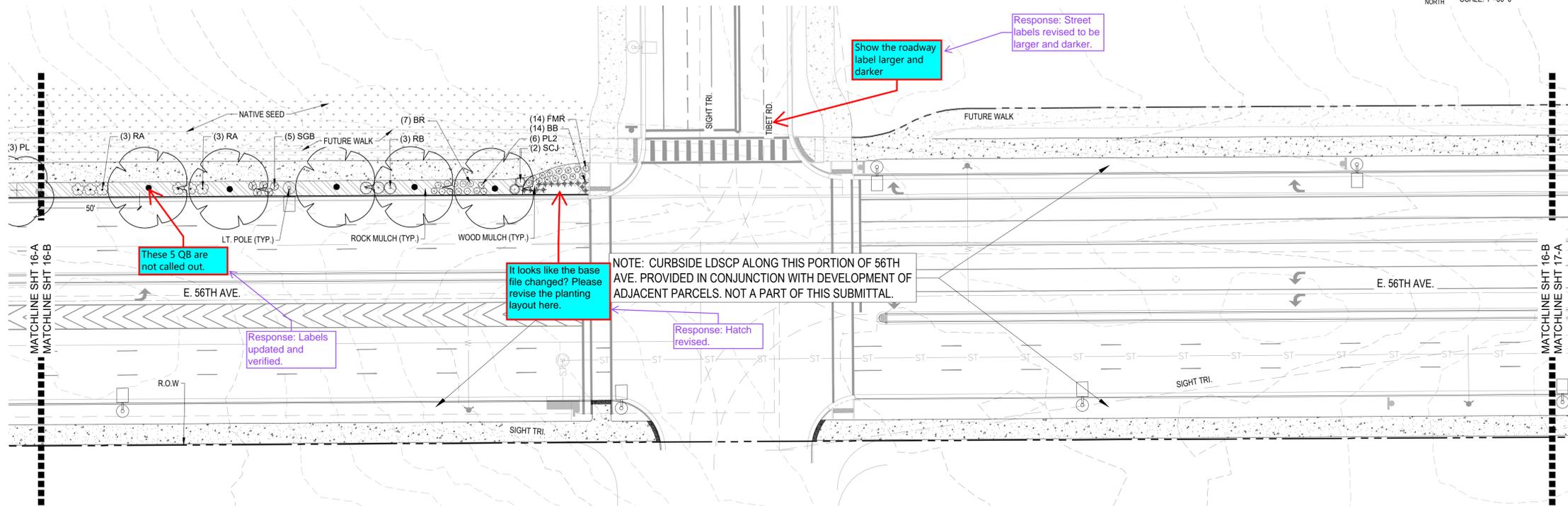
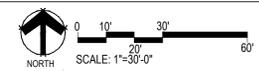
LEGEND



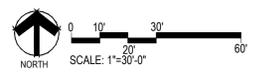
KEYMAP



A 56th AVENUE



B 56th AVENUE



NOT FOR CONSTRUCTION

Date	02/04/2025	Submission / Revision	1ST COA SUBMITTAL
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303.431.6100
MARTINMARTIN.COM

**56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO**

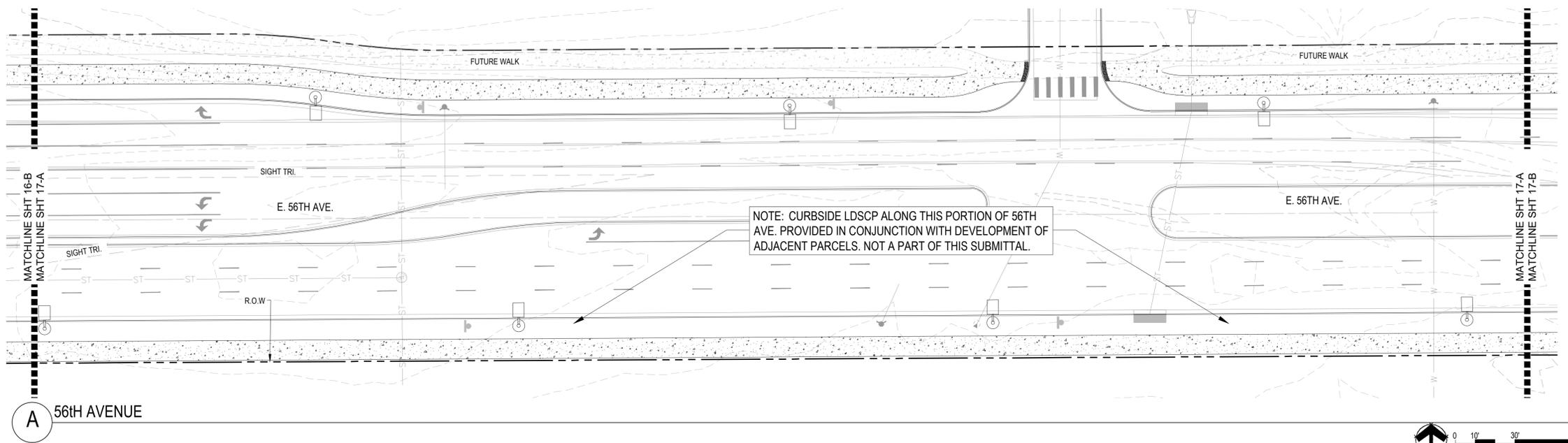
Design Project No. **24.1527**

Drawing Title **LANDSCAPE PLAN**

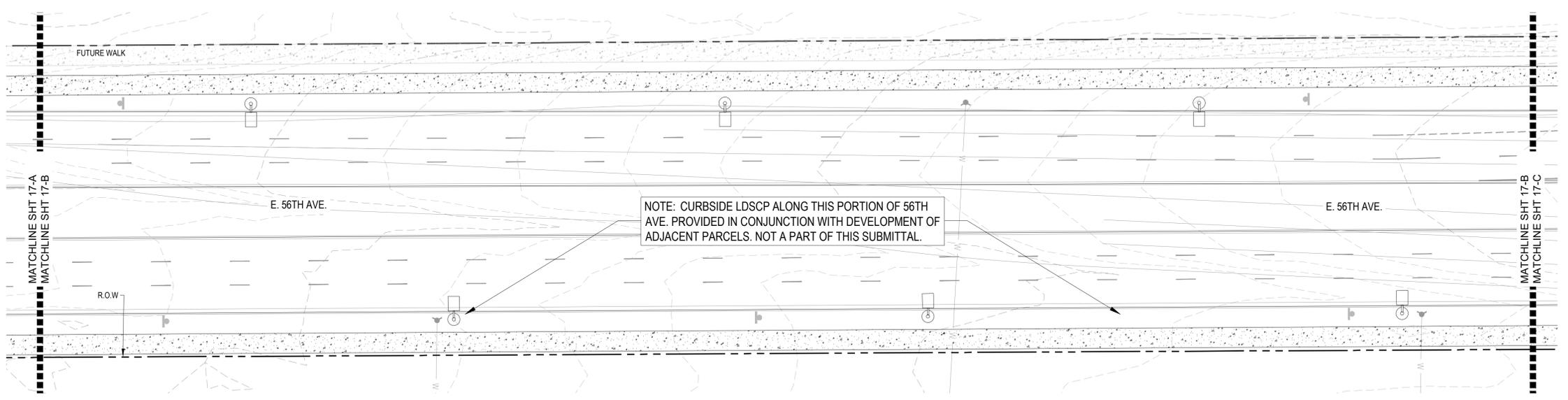
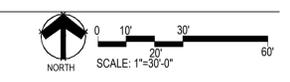
Drawing No. **16**



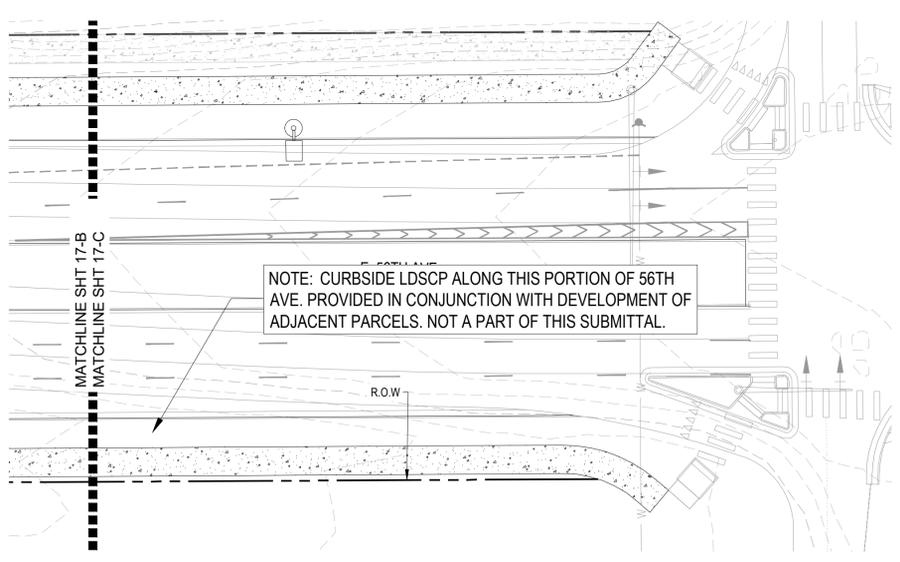
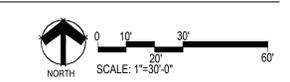
56TH AVENUE (PICADILLY ROAD TO E470)
 IMPROVEMENT SITE PLAN
 AURORA, COLORADO



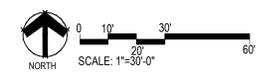
A 56th AVENUE



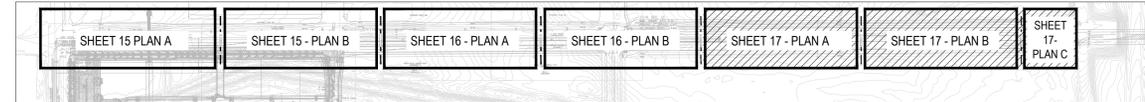
B 56th AVENUE



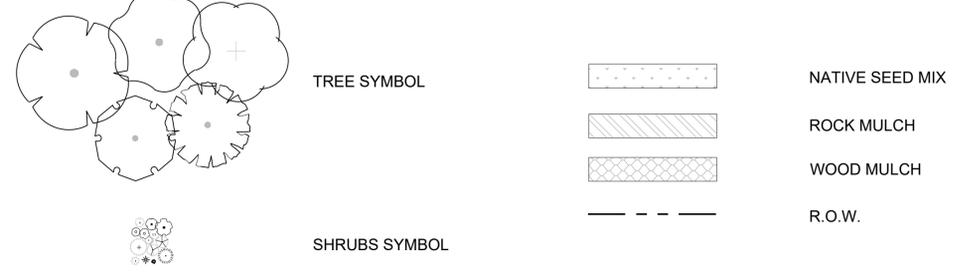
C 56th AVENUE

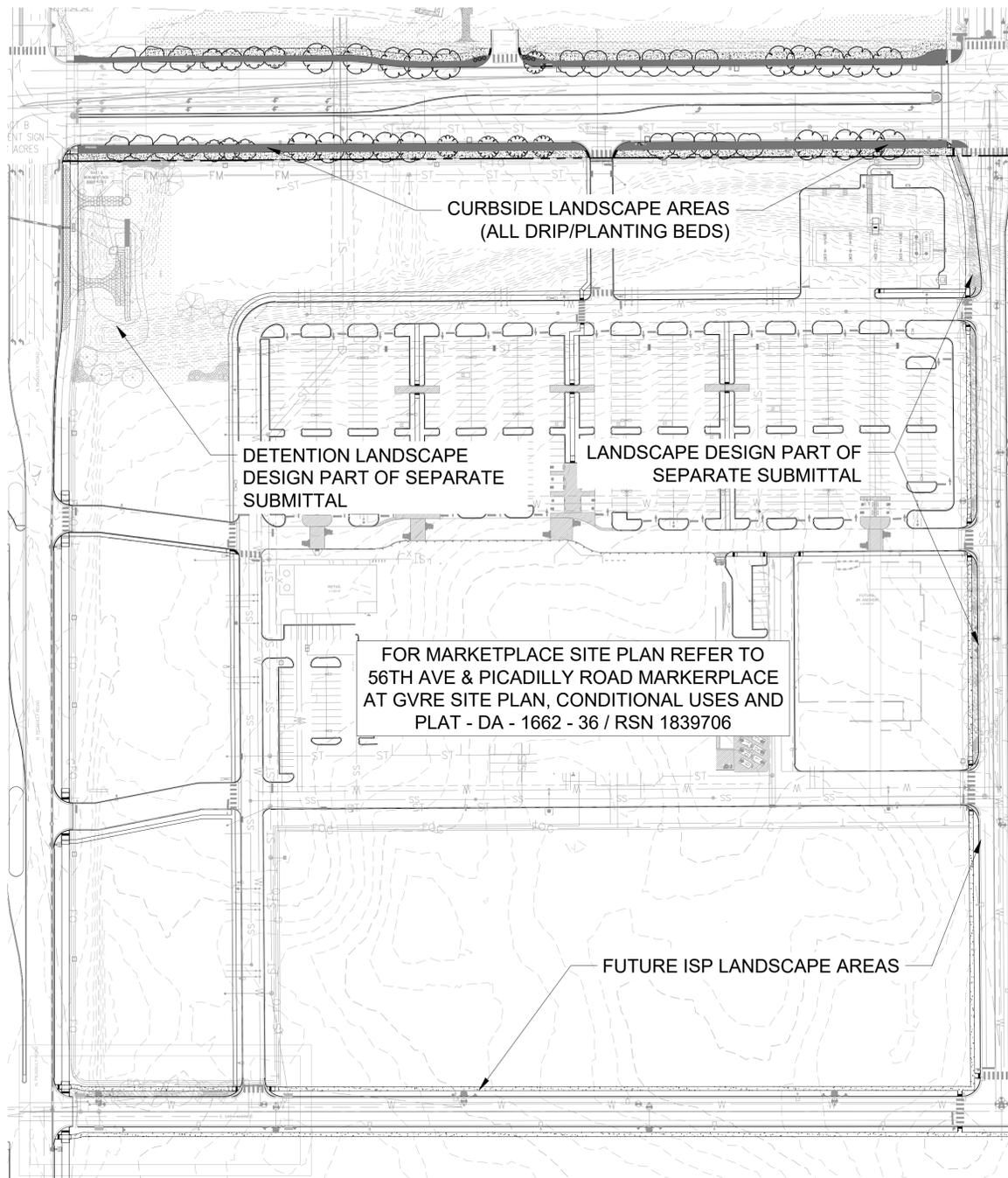


KEYMAP



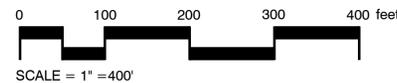
LEGEND



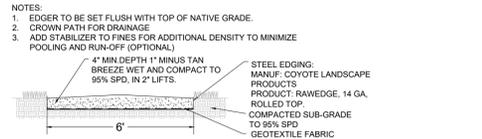


LEGEND

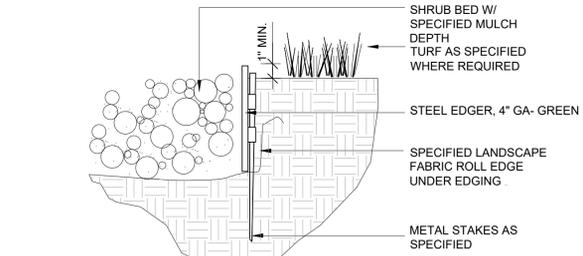
LOW-WATER USE PLANTINGS
DRIP IRRIGATION = 29,309 SF.
(CURBSIDE PLANTING BEDS)



1 CRUSHER FINES PATH



NOT TO SCALE

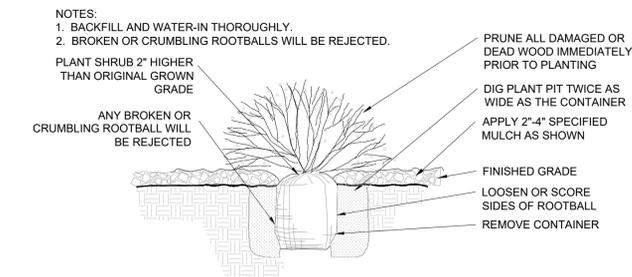


- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

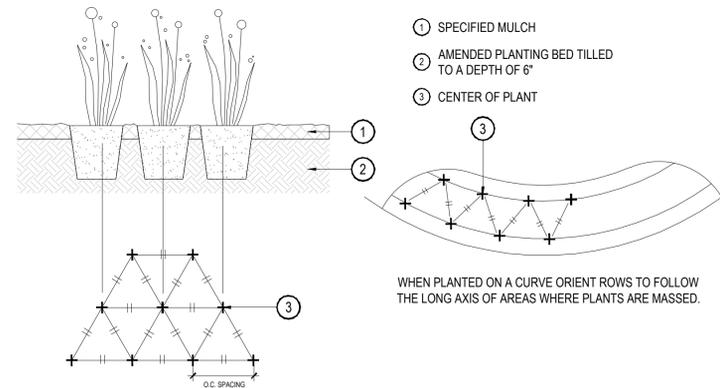
3 STEEL EDGER

NOT TO SCALE

2 SHRUB PLANTING

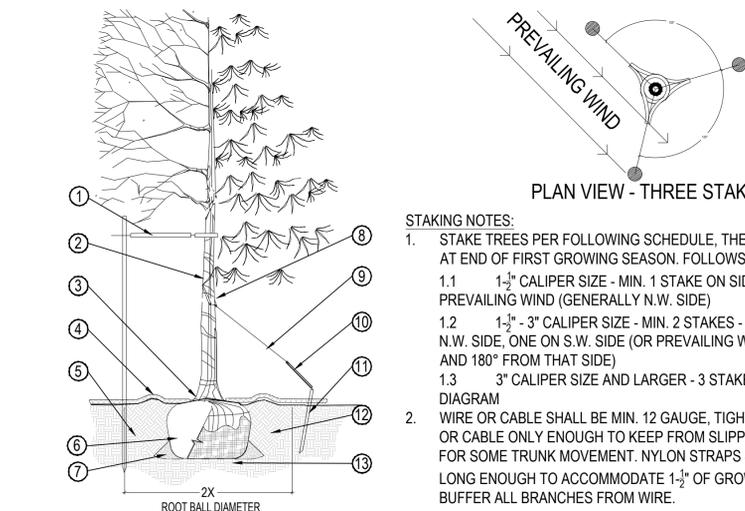


NOT TO SCALE



4 ORN GRASS. - PERRENNIAL PLANTING

NOT TO SCALE



- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 3 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 4 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 5 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 6 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 7 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 STAKE SHALL BE DRIVEN OUTSIDE ROOT BALL AND IN UNDISTURBED SOIL.
- 11 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 12 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 13 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

- 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.
3. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR WITHIN SIGHT TRIANGLES.

5 TREE PLANTING

NOT TO SCALE

Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL



56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No. 24.1527

Drawing Title
LANDSCAPE WATER USE EXHIBIT & DETAILS

Drawing No. 18

NOT FOR CONSTRUCTION