

PICADILLY ROAD AT 38TH AVENUE

INFRASTRUCTURE - PRELIMINARY PLAT

A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

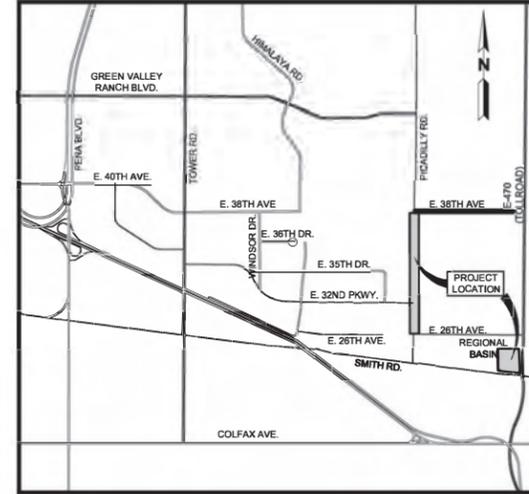
Please submit full size sheets

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

Comments were provided 12/20/20 and no subsequent submittal has been made

SITE PLAN NOTES

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE OWNER, ITS 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 IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- 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.
- 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.
- 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 UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT, ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 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.
- 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.
- STREET LIGHTING SHALL BE AT THE OWNER'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. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER 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.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- STREET LIGHTING TO BE GALLEON LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE 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 PHOTOMETRIC 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 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.
- NEATS REFRESH (2018) IDENTIFIES A FUTURE TYPE 1 MOBILITY HUB IN THE VICINITY OF THE 38TH AVENUE AND PICADILLY ROAD INTERSECTION TO SUPPORT FUTURE HIGH FREQUENCY TRANSIT ROUTES ALONG BOTH PICADILLY ROAD AND 38TH AVENUE. NOTES ON PROJECT DOCUMENTS SHOULD SPECIFICALLY MENTION THAT PICADILLY ROAD AND 38TH AVENUE WILL HAVE TRANSIT STOPS IN FUTURE, SPECIFIC LOCATIONS TO BE DETERMINED WITH FUTURE COORDINATION WITH RTD. THESE NOTES SHOULD ALSO ACKNOWLEDGE THAT A MOBILITY HUB WILL BE LOCATED IN THE VICINITY OF THE PICADILLY ROAD AND 38TH INTERSECTION, AND THAT CIRCULATION WILL SUPPORT WALKING AND BIKING TO THE MOBILITY HUB. MOBILITY HUBS WOULD INCORPORATE A COMBINATION OF AREAS ON THE FAR SIDE OF THE INTERSECTIONS RESERVED FOR TRANSIT STOPS. LONG TERM BIKE PARKING SUCH AS BIKE LOCKERS, PARKING LOCATIONS FOR DOCKED OR DOCKLESS SHARED MOBILITY VEHICLES (I.E. BIKE SHARE OR E-SCOOTER SHARE), INFORMATION KIOSKS, AND PARKING SPACES RESERVED FOR PUBLICLY-AVAILABLE ELECTRIC VEHICLE CHARGING, AND CAR SHARING.



VICINITY MAP
SCALE: 1" = 150'

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DEVELOPER/APPLICANT

MAJESTIC REALTY
20100 E. 32ND PKWY., SUITE 150
AURORA, COLORADO 80011
303-574-8902
SKIP BAILEY

CIVIL ENGINEER

WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303-561-3333
CHRIS STRAWN

STRUCTURAL ENGINEER

OLSSON
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
303-237-2072
DEB OHLINGER

LANDSCAPE ARCHITECT

THK ASSOCIATES, INC.
2953 SOUTH PEORIA STREET, STE 101
AURORA, CO 80014
303-770-7201
JULIE GAMEC

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
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 _____ 20__ A.D.
CLERK AND RECORDER: _____
DEPUTY: _____

OWNERS SIGNATURES

PICADILLY ROAD INFRASTRUCTURE SITE PLAN

LEGAL DESCRIPTION: A PACEL OF LAND FORTY-FIVE (45) FEET IN WIDTH, SITUATED IN THE NORTHWEST 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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,

MAJESTIC REALTY CO.

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY _____

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

MAJESTIC REALTY CO. ET AL.

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY _____

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

MAJESTIC COMMERCENTER, LLC

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY _____

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

INFRASTRUCTURE PRELIMINARY PLAT DATA BLOCK	
PROPOSED SIDEWALK AREA:	17450 ± SQ FT. (0.40 ACRES)
PROPOSED ROADWAY ASPHALT AREA:	47600 ± SQ FT. (1.09 ACRES)
PROPOSED HARD SURFACE AREA:	22630 ± SQ FT. (0.52 ACRES)
PROPOSED LANDSCAPE AREA:	29240 ± SQ FT. (0.67 ACRES)
PRESENT ZONING CLASSIFICATION:	I-1
OVERALL ISP DISTURBANCE AREA:	718,560 ± SQ FT. (16.50 ACRES)
OVERALL PRELIMINARY PLAT AREA:	718,560 ± SQ FT. (16.50 ACRES)

SITE BENCHMARK

CITY OF AURORA BENCHMARK #3S6626NW005; 3 INCH DIAMETER BRASS CAP, (STAMPED CITY OF AURORA, BM 16-14, 1984) SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF EAST 36TH AVENUE.
ELEV. = 5455.10' (NAVD 88)

AMENDMENTS

NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
COVER SHEET & NOTES

JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

SHEET
C1
Sheet of

**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
EXISTING OWNERSHIP MAP**

NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

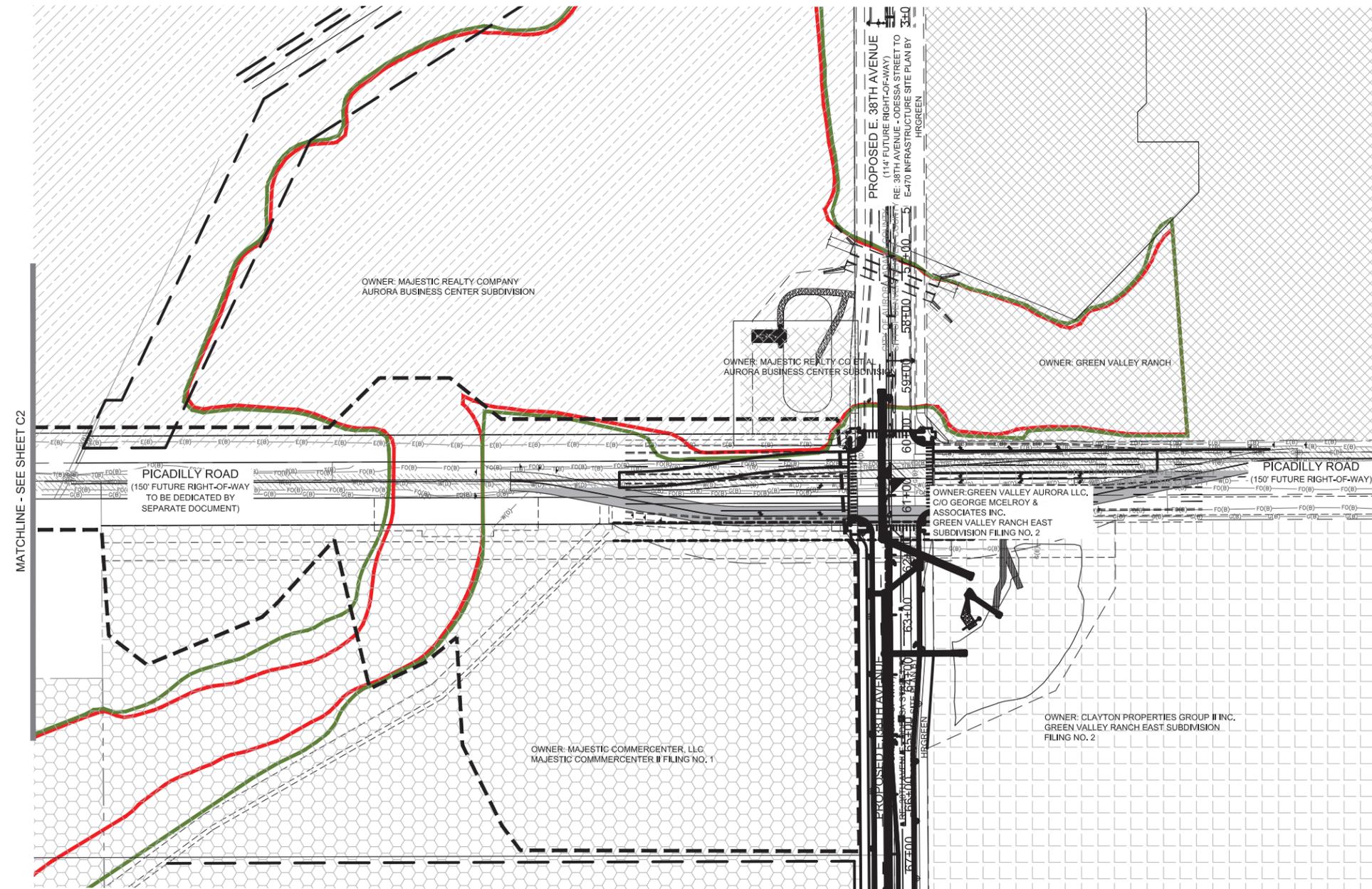
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PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

SHEET
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NOT FOR CONSTRUCTION



LOCATION MAP
SCALE: 1" = 1,000'

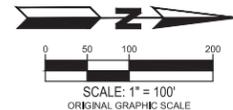


LEGEND:

- RIGHT-OF-WAY LINE
- - - ISP BOUNDARY
- [Cross-hatched] GREEN VALLEY RANCH
- [Diagonal lines] CLAYTON PROPERTIES GROUP II INC.
- [Horizontal lines] MAJESTIC REALTY COMPANY
- [Vertical lines] MAJESTIC COMMERCCENTER, LLC
- [Dotted] MAJESTIC REALTY CO ET AL
- [Red line] 100-YEAR FLOODPLAIN BOUNDARY
- [Green line] 500-YEAR FLOODPLAIN BOUNDARY

NOTES:

- REFER TO PHASING (C4) PLAN FOR ROADWAY PHASING INFORMATION.



MATCHLINE - SEE SHEET C2

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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
RIGHT OF WAY AND EASEMENT EXHIBIT**

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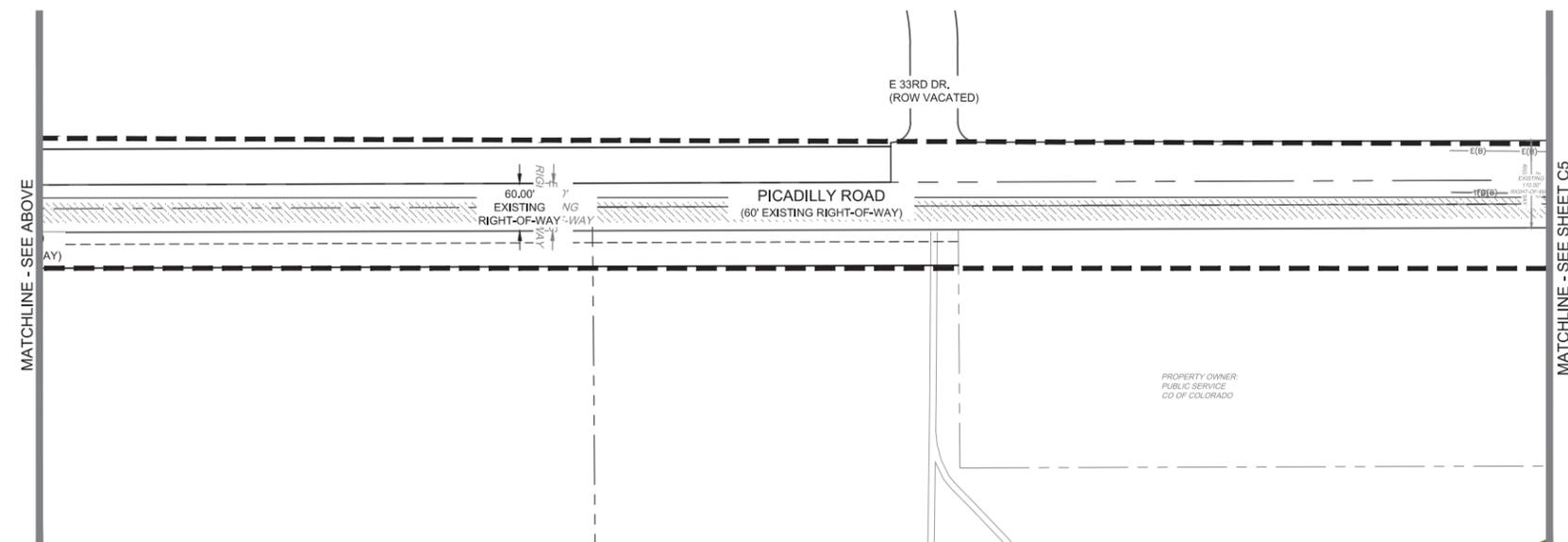
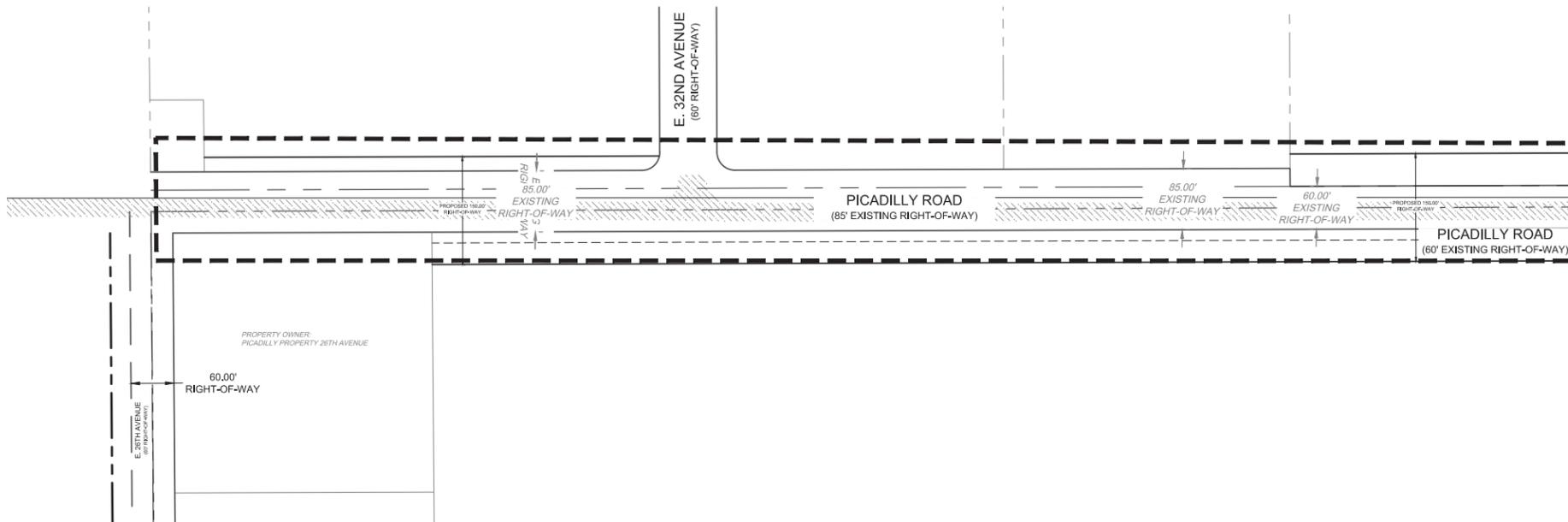
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NOT FOR CONSTRUCTION

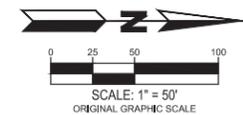


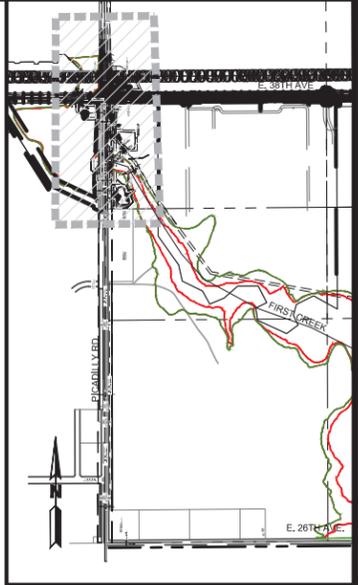
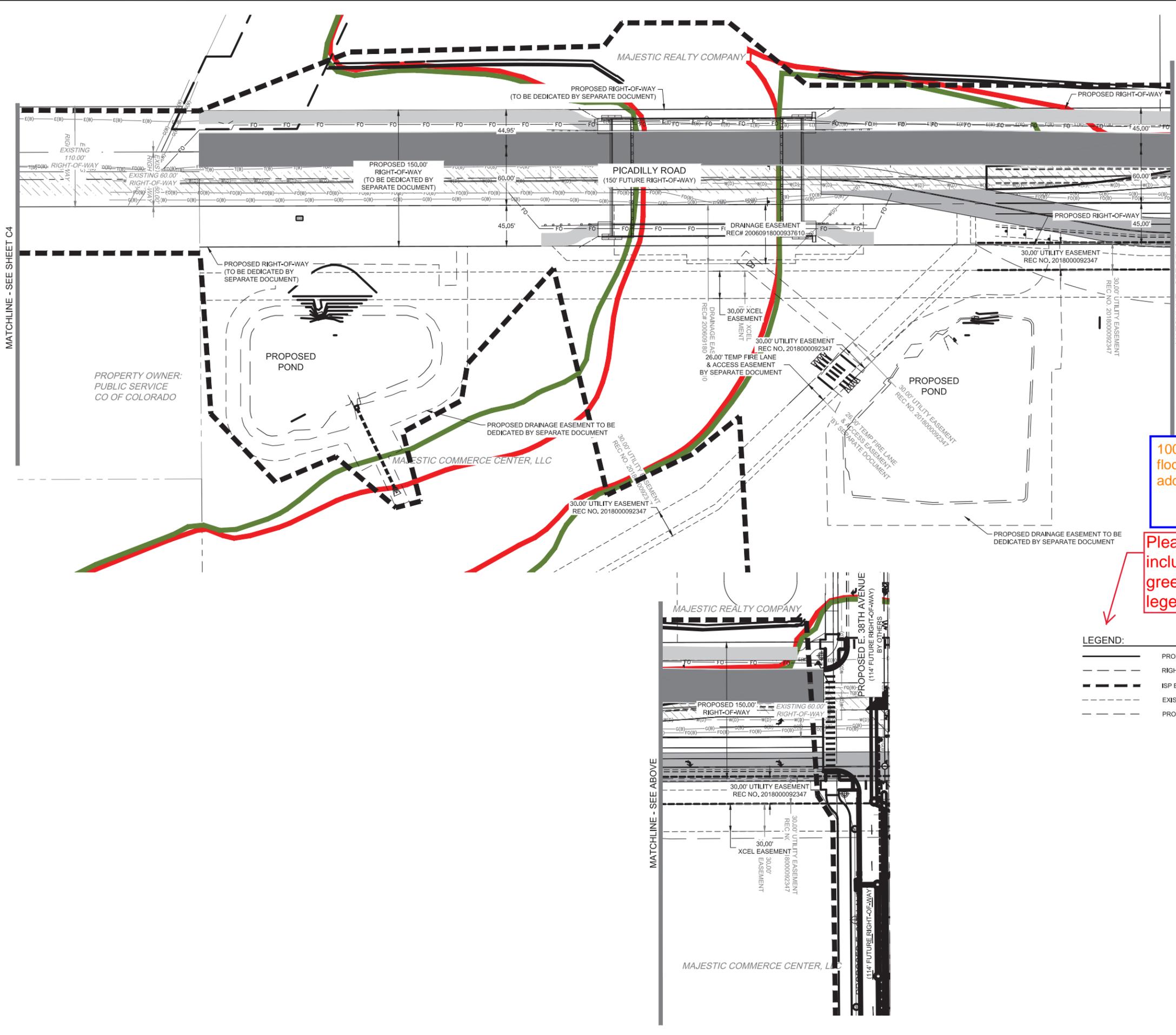
LOCATION MAP
SCALE: 1" = 1,000'



LEGEND:

- — — — — PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - ISP BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT



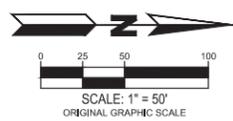
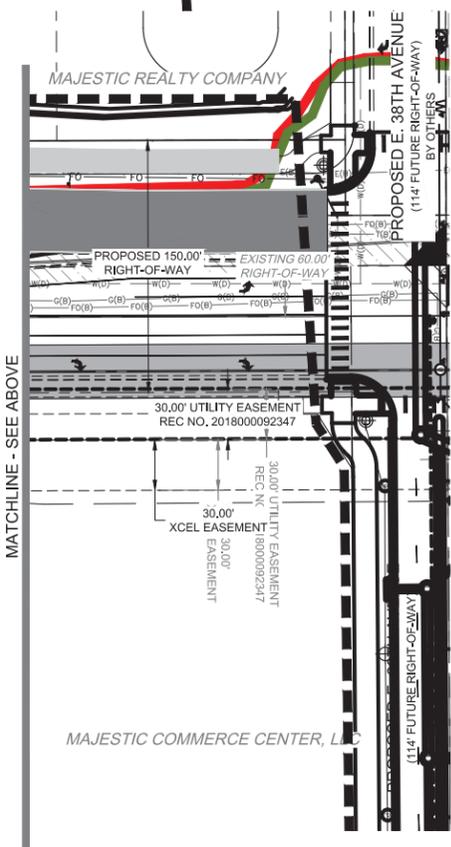


100 and 500 year floodplain linework added to legend.

Please clarify/ include the red and green lines in the legend.

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ISP BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT



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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
 INFRASTRUCTURE - PRELIMINARY PLAT
 RIGHT OF WAY AND EASEMENT EXHIBIT

NO.	DATE	REMARKS
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C5
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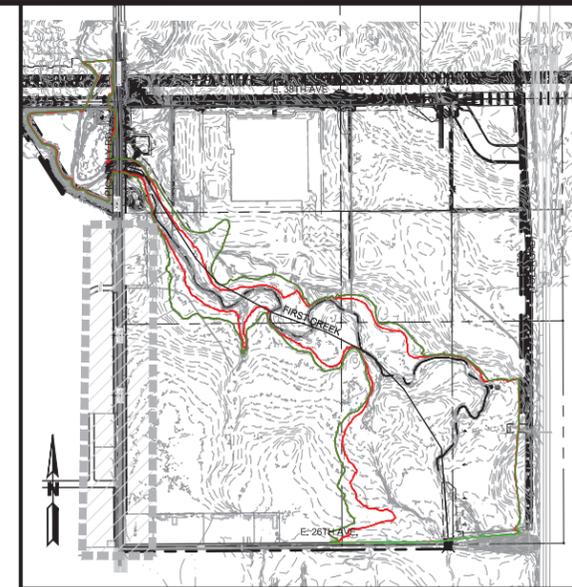
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**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
OVERALL SITE PLAN**

NO.	DATE	REMARKS
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SHEET
C6
Sheet of



LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ISP BOUNDARY
- ULTIMATE RIGHT-OF-WAY LINE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET

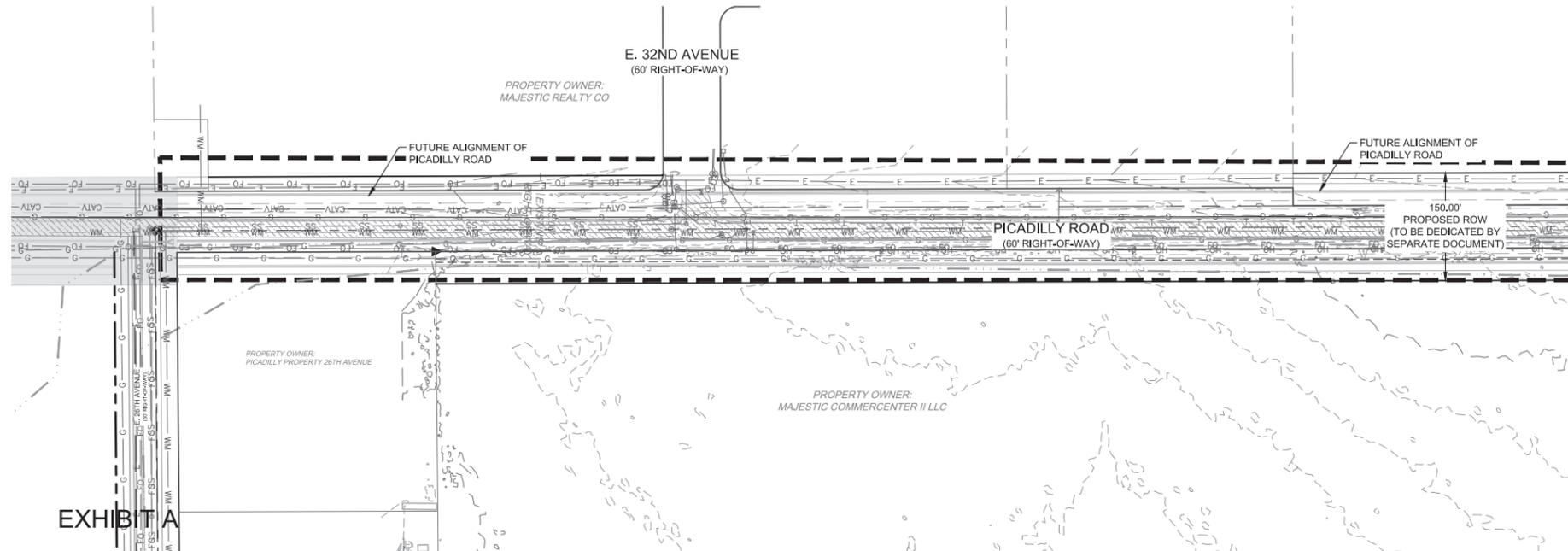
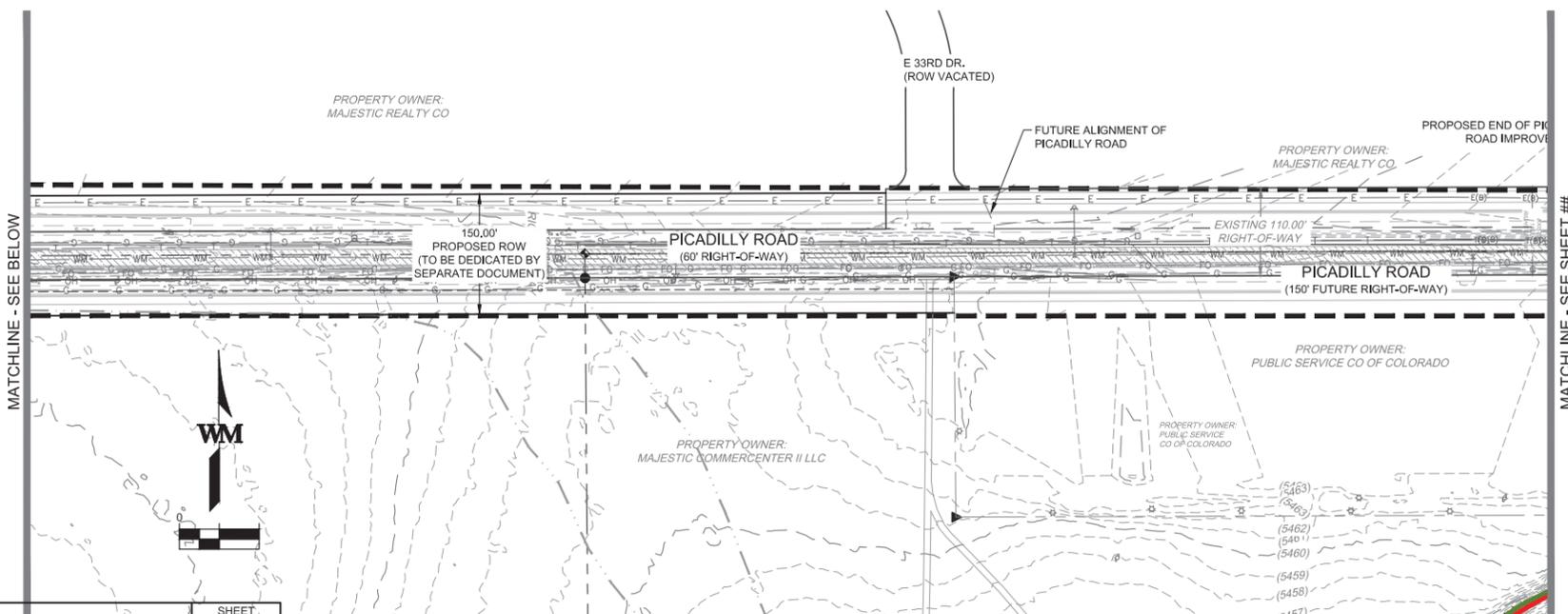


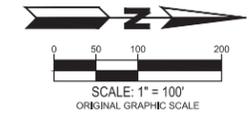
EXHIBIT A

MATCHLINE - SEE BELOW



MATCHLINE - SEE BELOW

MATCHLINE - SEE SHEET #



WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME:	SHEET:	
	JOB NO.:	DATE:	C6
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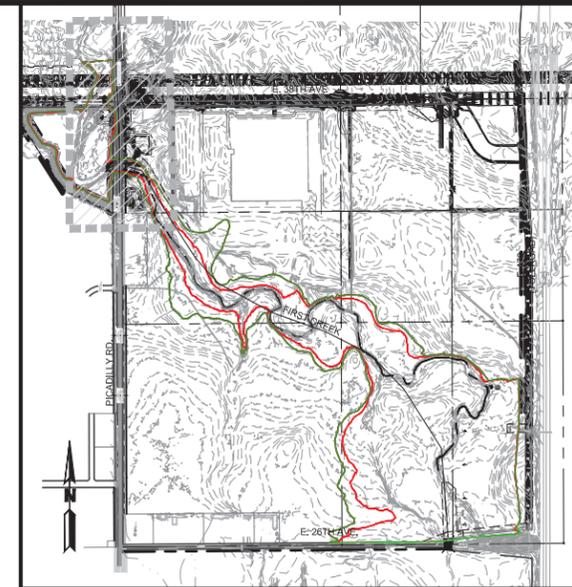
**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
OVERALL SITE PLAN**

NO.	DATE	REMARKS
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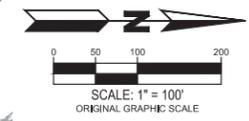
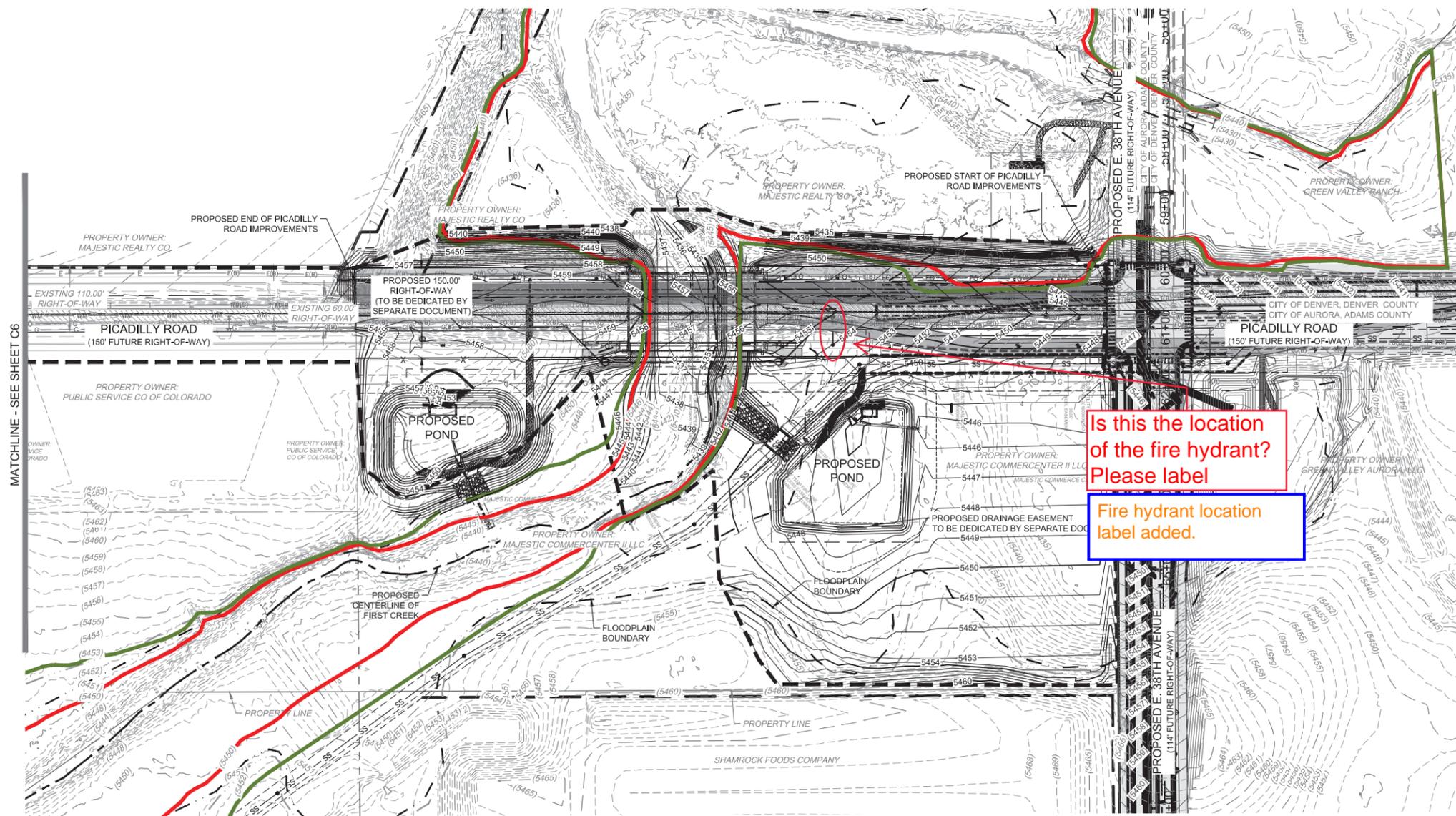
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- ULTIMATE RIGHT-OF-WAY LINE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET



LOCATION MAP
SCALE: 1" = 1,000'



Is this the location
of the fire hydrant?
Please label

Fire hydrant location
label added.

MATCHLINE - SEE SHEET C6

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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

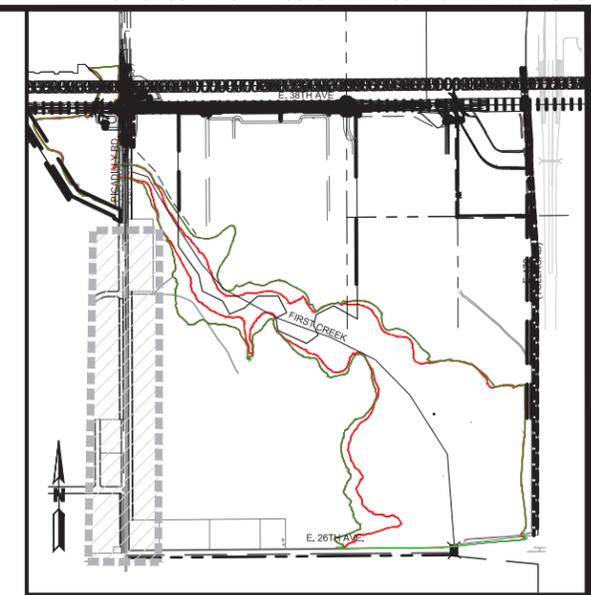
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PHASING PLAN**

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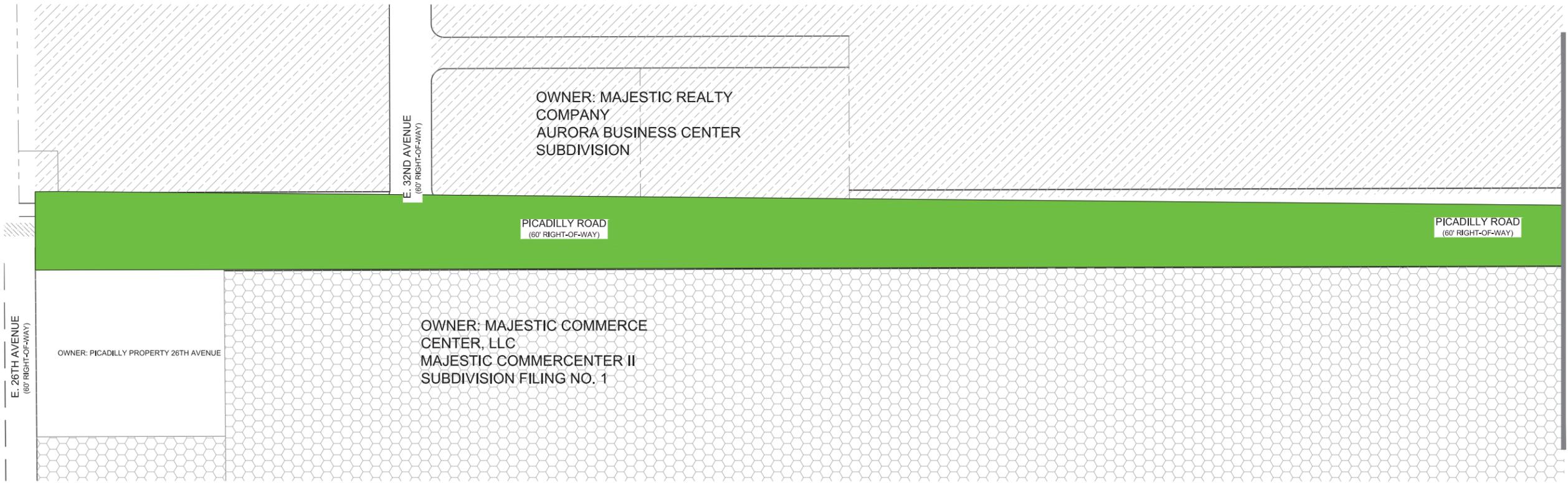
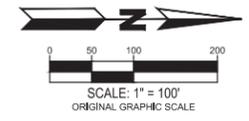
SHEET
C8
Sheet of

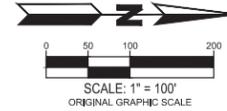
NOT FOR CONSTRUCTION



LOCATION MAP
SCALE: 1" = 1,000'

- LEGEND:**
- RIGHT-OF-WAY LINE
 - GREEN VALLEY RANCH
 - CLAYTON PROPERTIES GROUP II INC.
 - MAJESTIC REALTY COMPANY
 - MAJESTIC COMMERCE CENTER, LLC
 - PROPOSED ROAD IMPROVEMENTS
 - FUTURE ROAD IMPROVEMENTS (BY OTHERS)



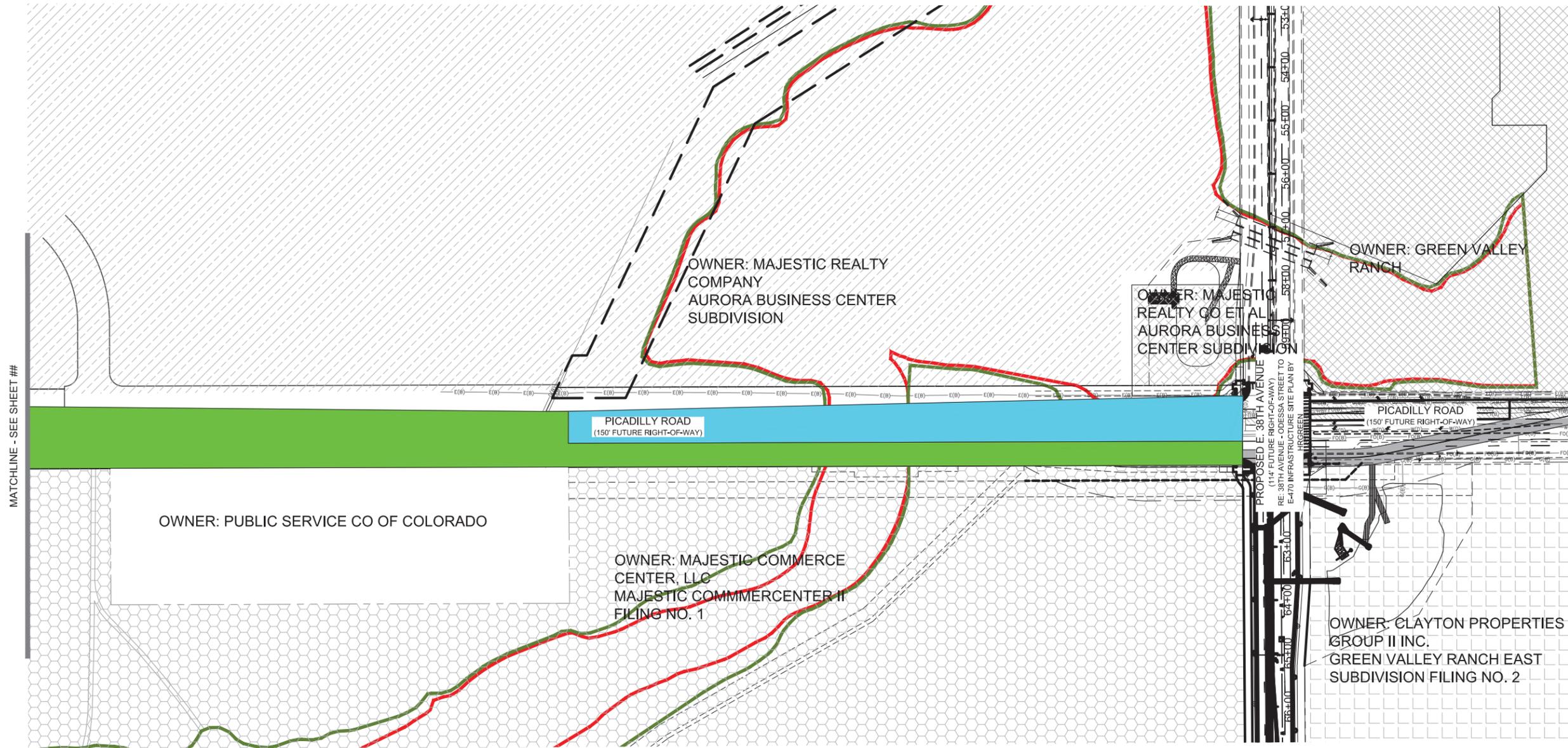


LEGEND:

-  RIGHT-OF-WAY LINE
-  ISP BOUNDARY
-  GREEN VALLEY RANCH
-  CLAYTON PROPERTIES GROUP II INC.
-  MAJESTIC REALTY COMPANY
-  MAJESTIC COMMERCE CENTER, LLC
-  MAJESTIC REALTY CO ET AL
-  PROPOSED ROAD IMPROVEMENTS
-  FUTURE ROAD IMPROVEMENTS (BY OTHERS)



LOCATION MAP
SCALE: 1" = 1,000'



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FOR AND ON BEHALF
OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAN
PHASING PLAN

NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

SHEET
C9
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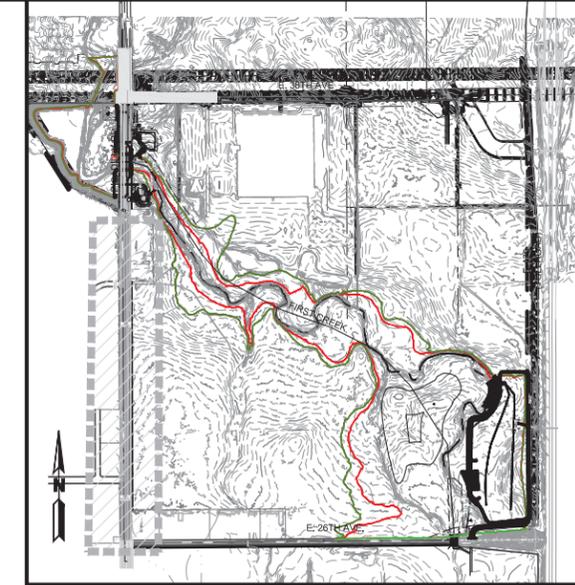
**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
INFRASTRUCTURE SITE PLAN**

NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

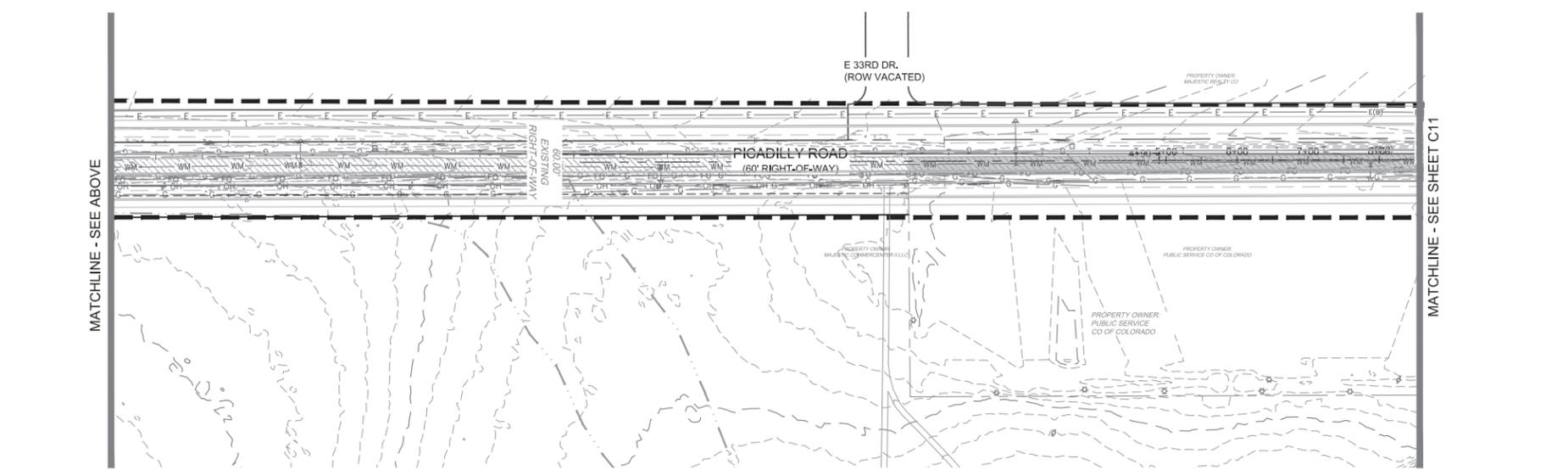
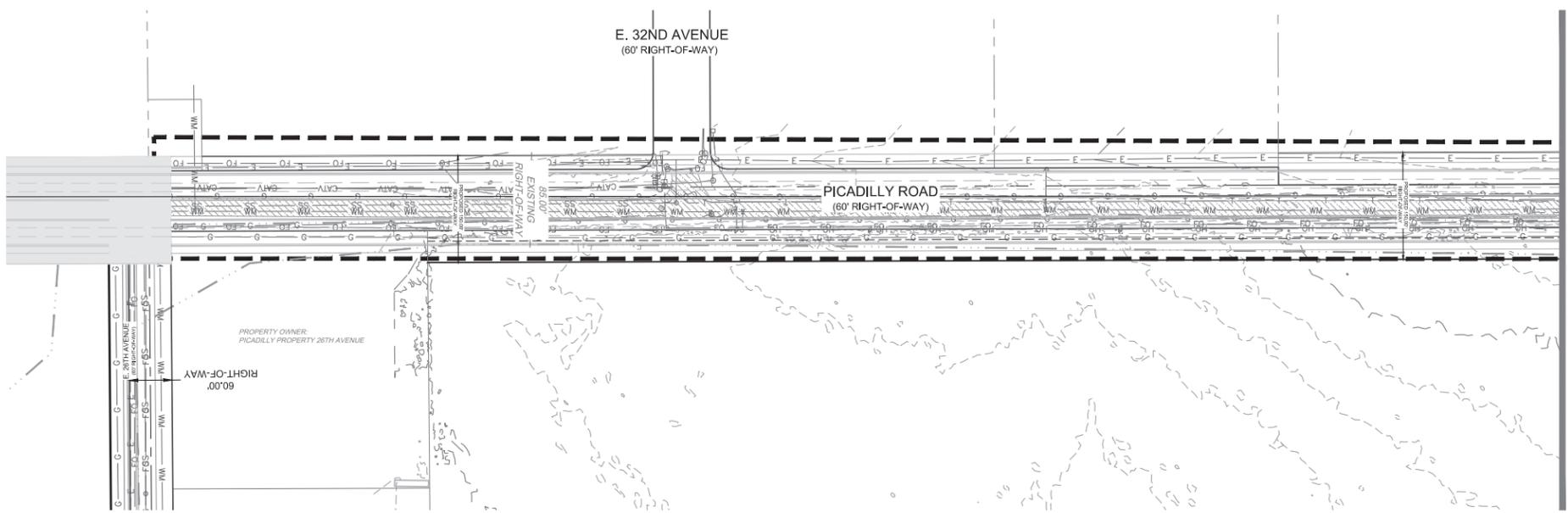
JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

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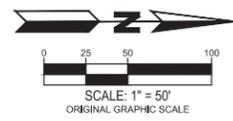
NOT FOR CONSTRUCTION



LOCATION MAP
SCALE: 1" = 1,000'



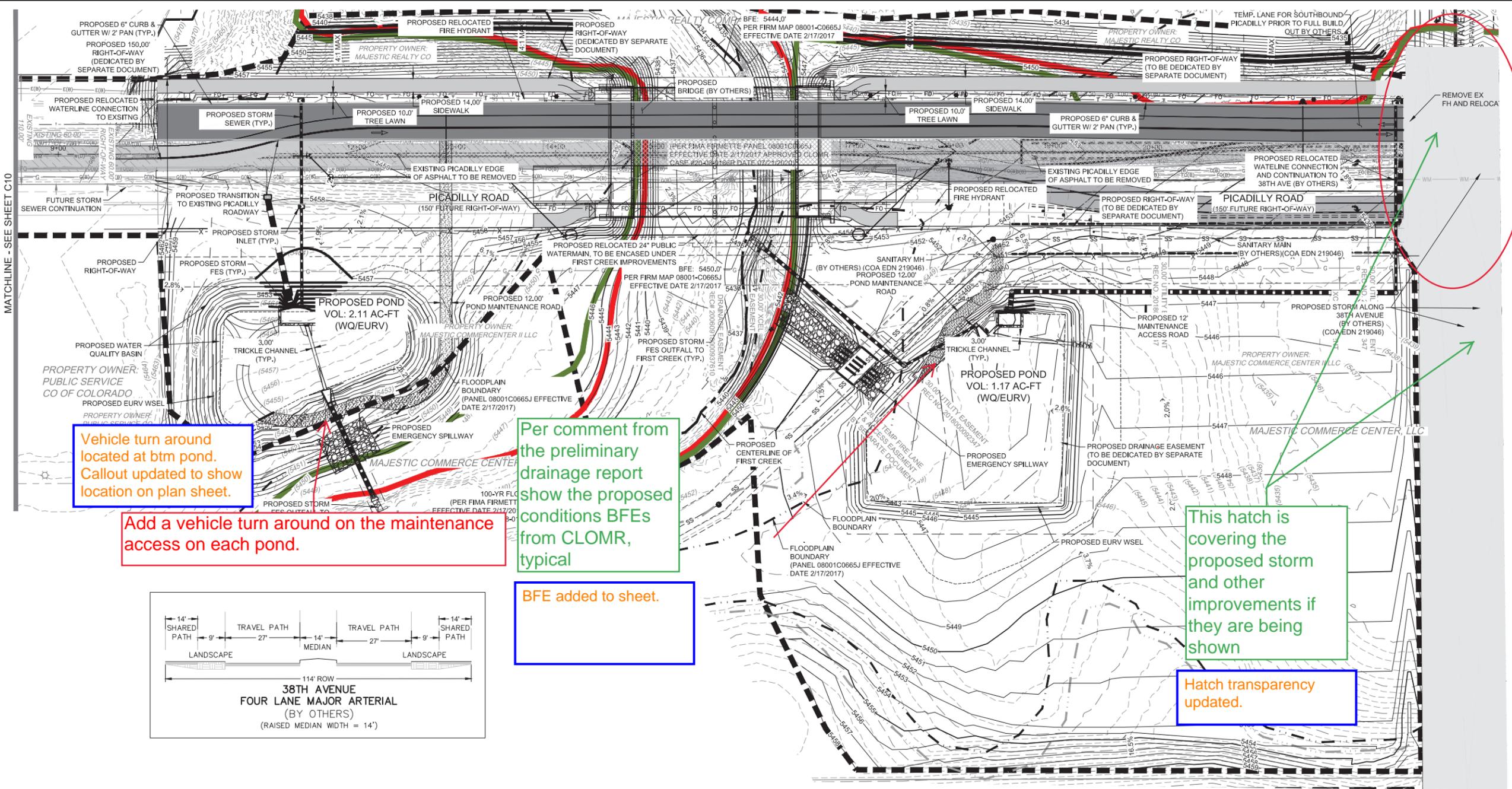
- LEGEND:**
- P — PROPERTY LINE
 - A — ADJACENT RIGHT-OF-WAY LINE
 - I — ISP BOUNDARY
 - 5820 — PROPOSED 5' CONTOUR
 - 5821 — PROPOSED 1' CONTOUR
 - - - 5820 - - - EXISTING 5' CONTOUR
 - - - 5821 - - - EXISTING 1' CONTOUR
 - E — EXISTING EASEMENT
 - P — PROPOSED EASEMENT
 - S — PROPOSED STORM LINE
 - S — EXISTING STORM LINE
 - S — PROPOSED STORM INLET
 - S — EXISTING STORM INLET
 - SS — EXISTING SANITARY SEWER W/ MANHOLE
 - WM — EXISTING WATERLINE W/ VALVE
 - F — EXISTING FIRE HYDRANT
 - W — EXISTING WATER METER
 - E — EXISTING ELECTRICAL LINE
 - G — EXISTING GAS LINE
 - CATV — EXISTING CABLE TV LINE
 - T — EXISTING TELEPHONE LINE
 - □ — EXISTING COMMUNICATION BOX
 - □ — EXISTING TV BOX
 - ○ — EXISTING LIGHT POLE
 - ○ — EXISTING UTILITY POLE



MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET C11



Vehicle turn around located at btm pond. Callout updated to show location on plan sheet.

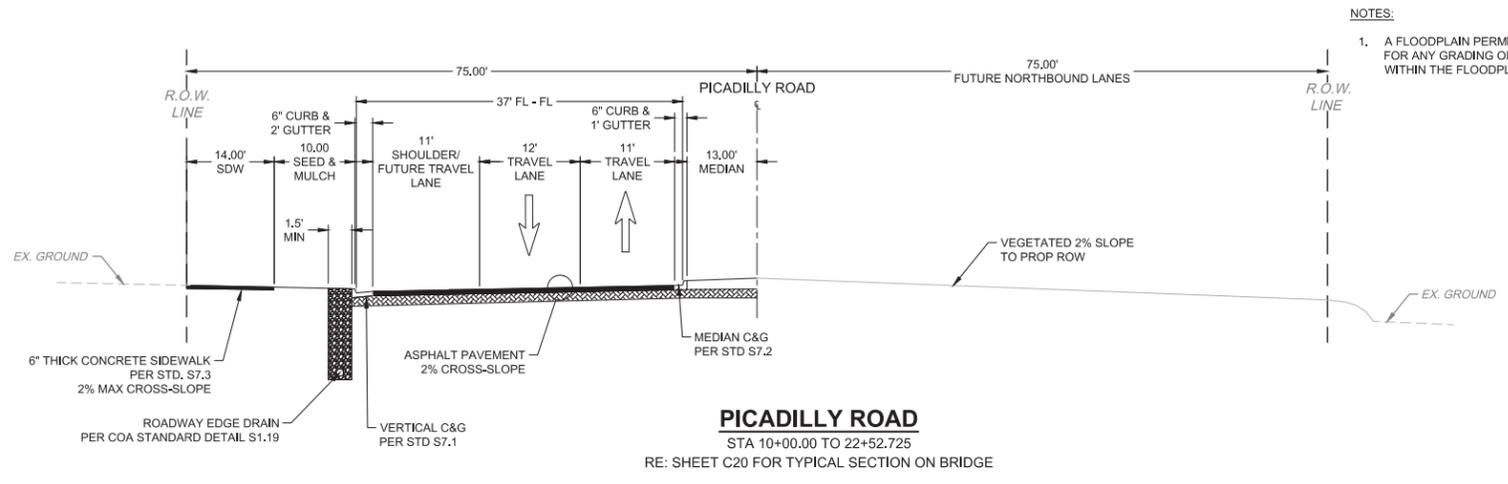
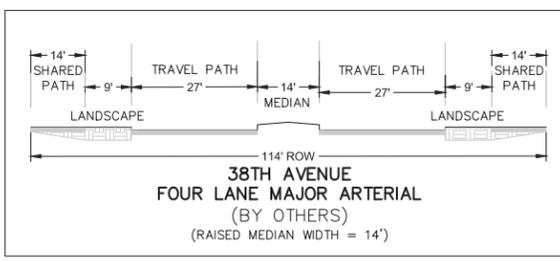
Add a vehicle turn around on the maintenance access on each pond.

Per comment from the preliminary drainage report show the proposed conditions BFEs from CLOMR, typical

BFE added to sheet.

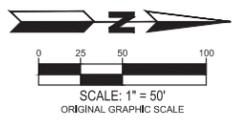
This hatch is covering the proposed storm and other improvements if they are being shown

Hatch transparency updated.



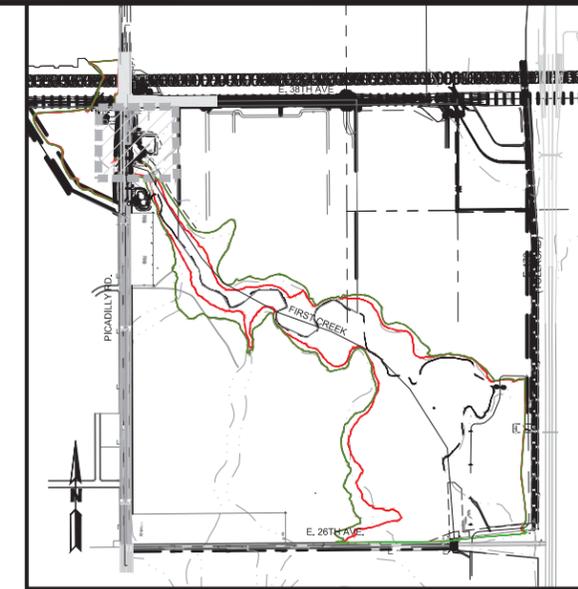
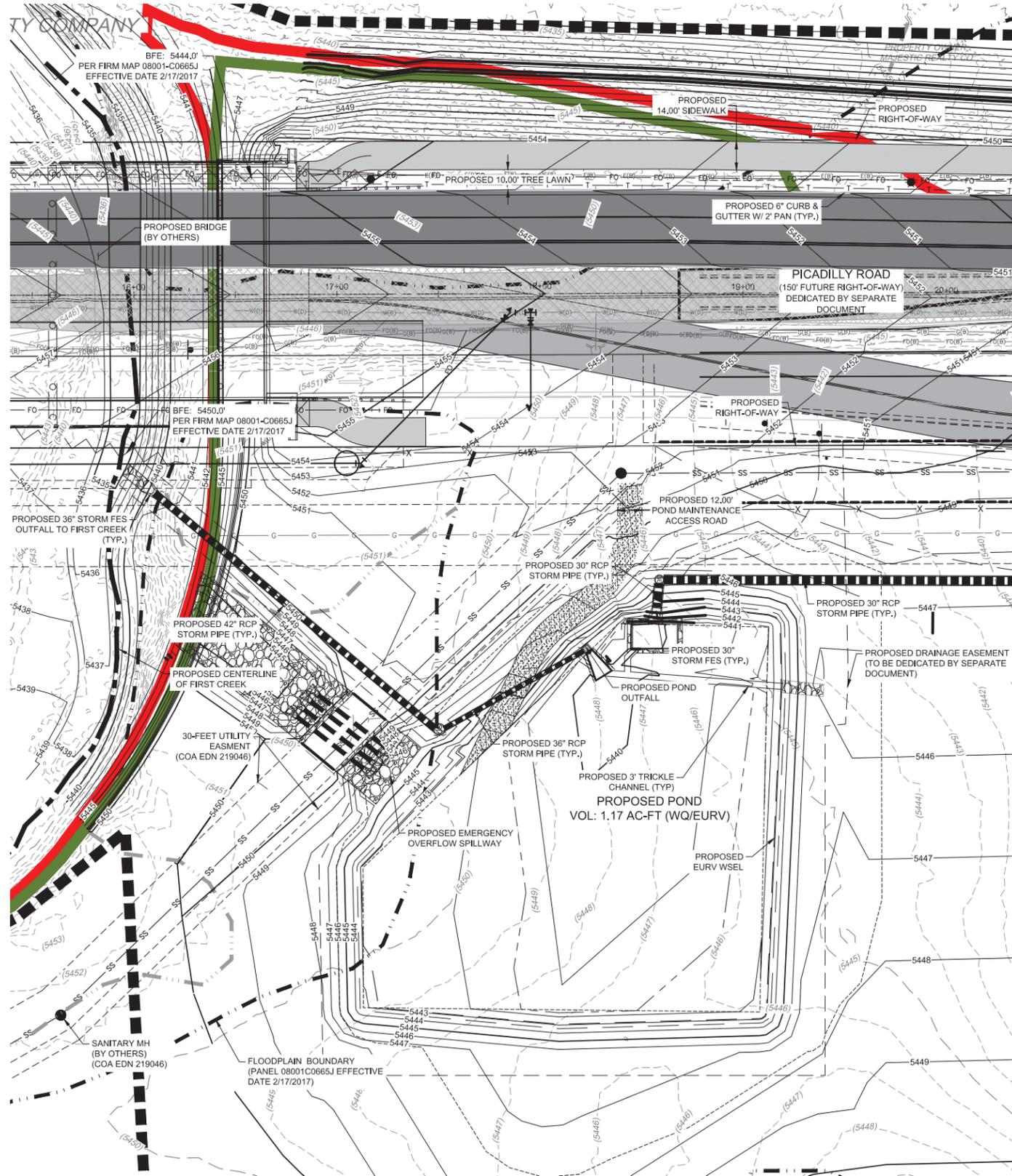
NOTES:
1. A FLOODPLAIN PERMIT IS REQUIRED FOR ANY GRADING OR CONSTRUCTION WITHIN THE FLOODPLAIN.

	PROPERTY LINE		EXISTING WATERLINE W/ VALVE
	ADJACENT RIGHT-OF-WAY LINE		EXISTING FIRE HYDRANT
	ISP BOUNDARY		EXISTING WATER METER
	PROPOSED 5' CONTOUR		EXISTING ELECTRICAL LINE
	PROPOSED 1' CONTOUR		EXISTING GAS LINE
	EXISTING 5' CONTOUR		EXISTING CABLE TV LINE
	EXISTING 1' CONTOUR		EXISTING TELEPHONE LINE
	EXISTING EASEMENT		EXISTING COMMUNICATION BOX
	PROPOSED EASEMENT		EXISTING TV BOX
	PROPOSED STORM LINE		EXISTING LIGHT POLE
	EXISTING STORM LINE		EXISTING UTILITY POLE
	PROPOSED STORM INLET		
	EXISTING STORM INLET		
	EXISTING SANITARY SEWER W/ MANHOLE		
	100-YEAR FLOODPLAIN BOUNDARY		
	500-YEAR FLOODPLAIN BOUNDARY		
	PROPOSED EMERGENCY SPILLWAY		
	PROPOSED MAINTENANCE ROAD		



NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

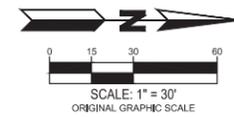
JOB NO.:	DCS17-4112
PA / PM:	EM
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DATE:	06/30/2020



LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

- PROPERTY LINE
- - - - - ADJACENT RIGHT-OF-WAY LINE
- ISP BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - PROPOSED STORM LINE
- - - - - EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE



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**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT**
WQ POND

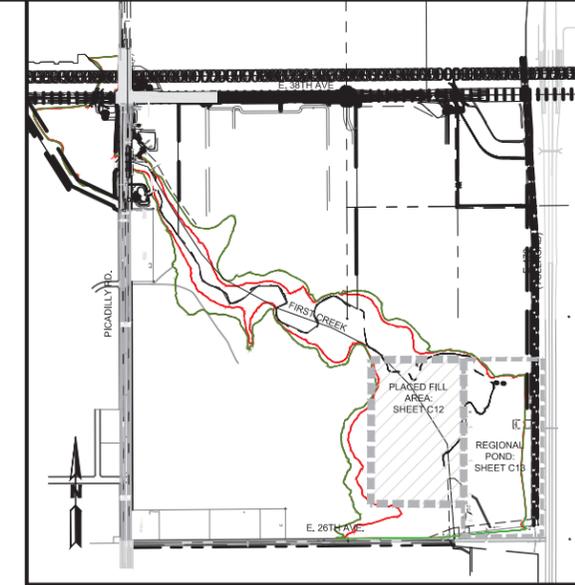
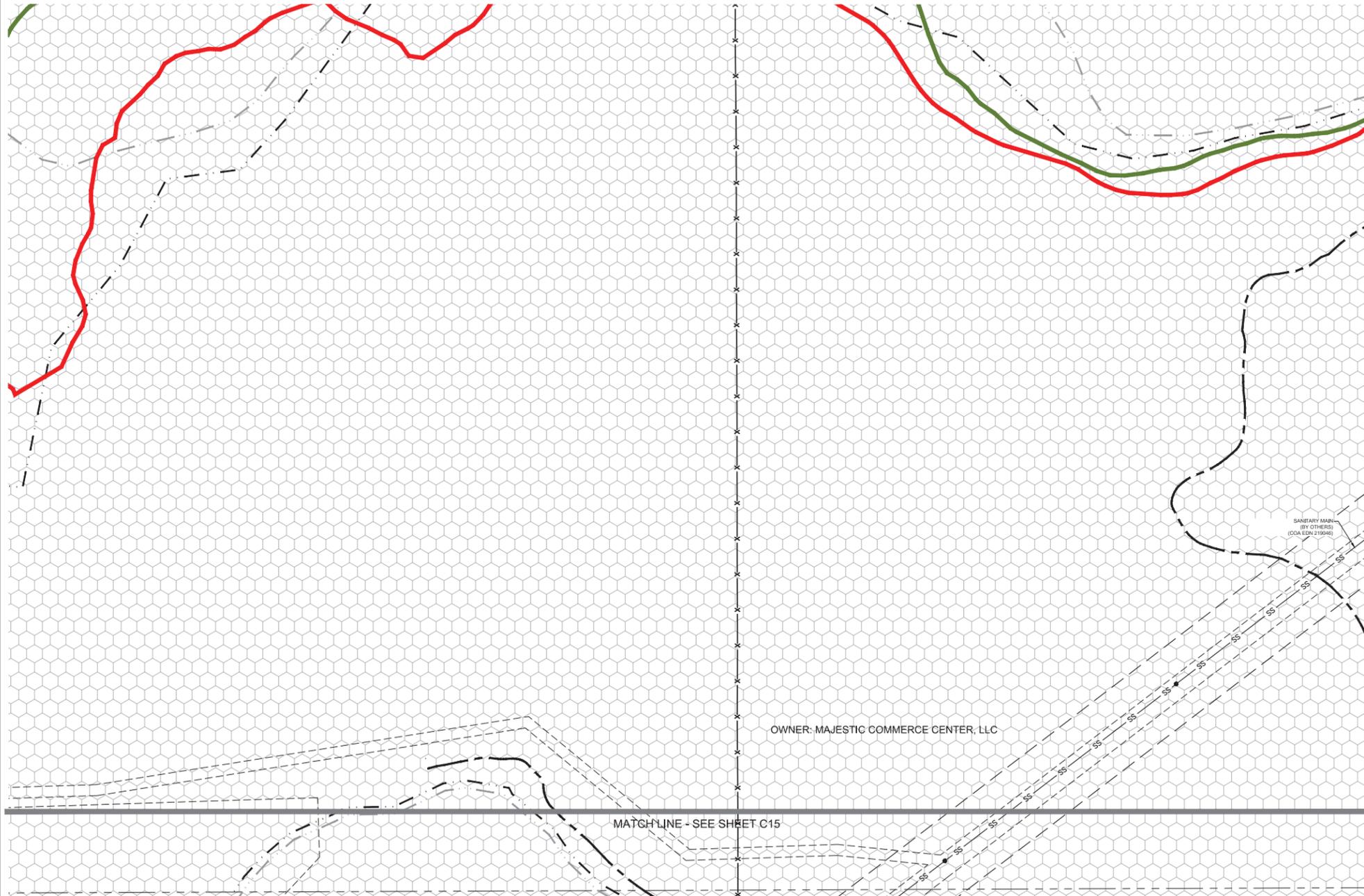
NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

SHEET
C13

Sheet of

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- LEGEND:**
-  RIGHT-OF-WAY LINE
 -  ISP BOUNDARY
 -  MAJESTIC REALTY COMPANY
 -  MAJESTIC COMMERCE CENTER, LLC

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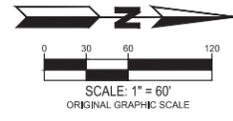
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 OF WARE MALCOMB

**PICADILLY ROAD AT 38TH AVENUE
 INFRASTRUCTURE - PRELIMINARY PLAT
 EXISTING OWNERSHIP MAP - REGIONAL POND**

NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

JOB NO.:	DCS17-4112
PA / PM:	EM
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DATE:	06/30/2020

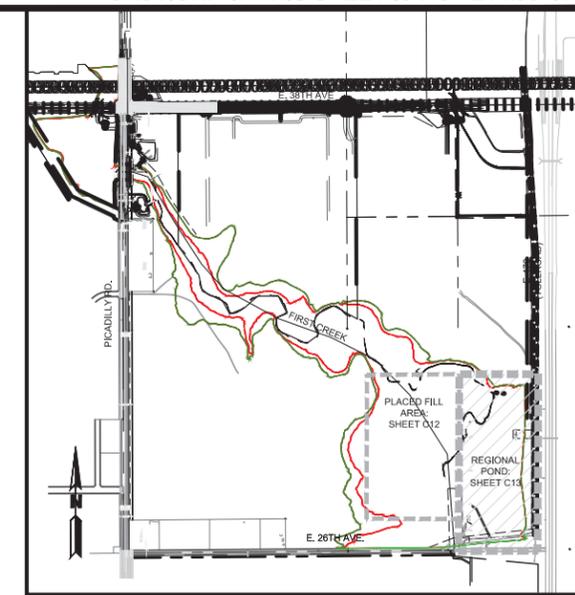
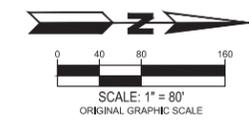
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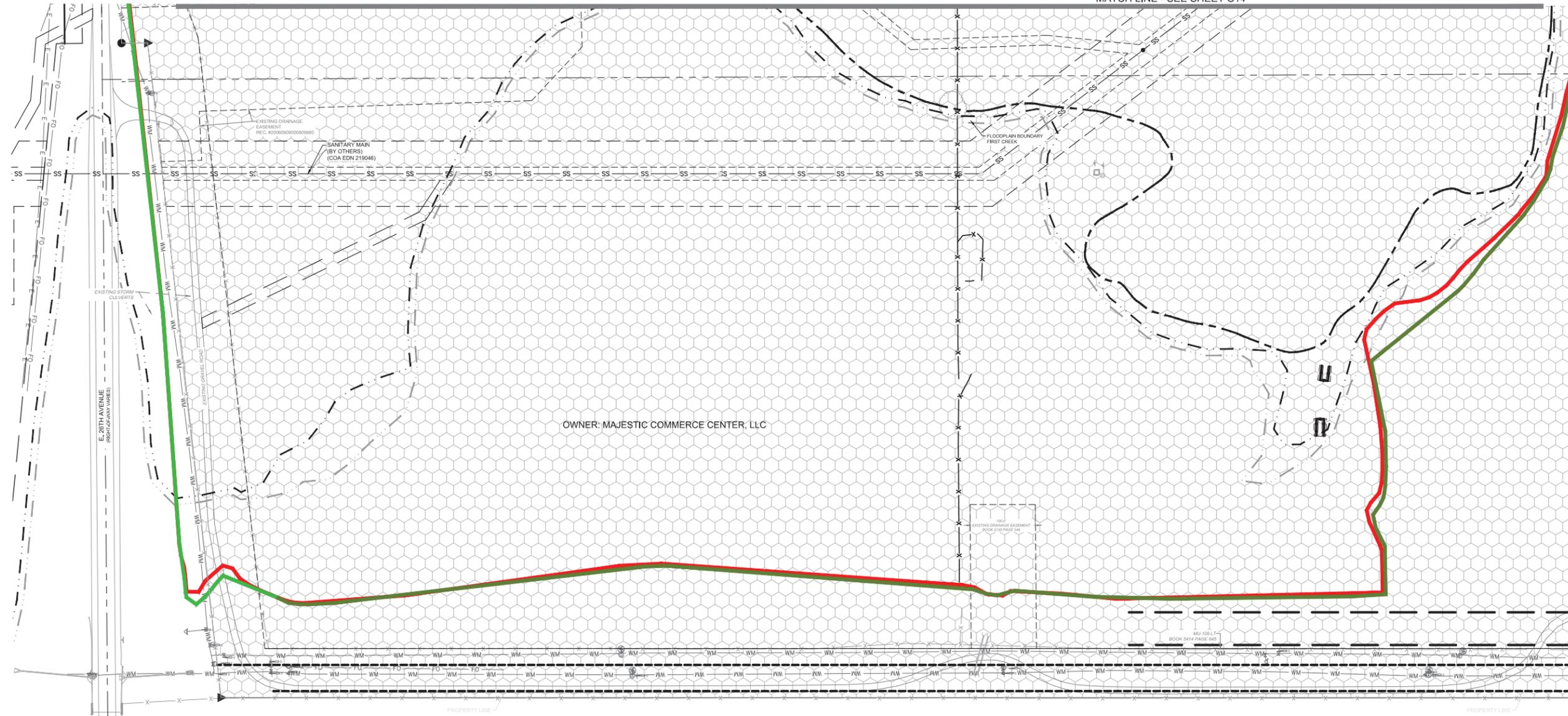
LEGEND:

-  RIGHT-OF-WAY LINE
-  ISP BOUNDARY
-  MAJESTIC REALTY COMPANY
-  MAJESTIC COMMERCE CENTER, LLC



LOCATION MAP
SCALE: 1" = 1,000'

MATCH LINE - SEE SHEET C14



HIGHWAY E-470
(ROW WIDTH VARIES)

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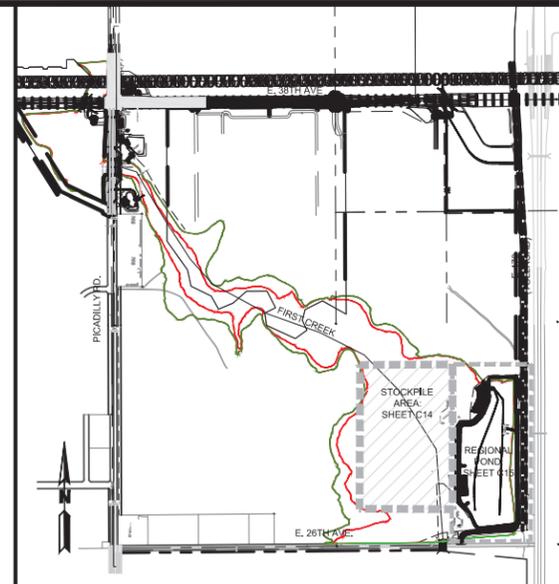
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
EXISTING OWNERSHIP MAP - REGIONAL POND

NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

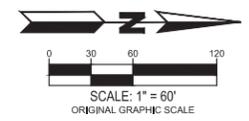
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NOT FOR CONSTRUCTION



LOCATION MAP
SCALE: 1" = 1,000'

- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ISP BOUNDARY
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - 100-YEAR FLOODPLAIN BOUNDARY
 - 500-YEAR FLOODPLAIN BOUNDARY
 - PROPOSED EMERGENCY SPILLWAY
 - PROPOSED MAINTENANCE ROAD



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**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
RIGHT OF WAY AND EASEMENT EXHIBIT**

NO.	DATE	REMARKS
1	06/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

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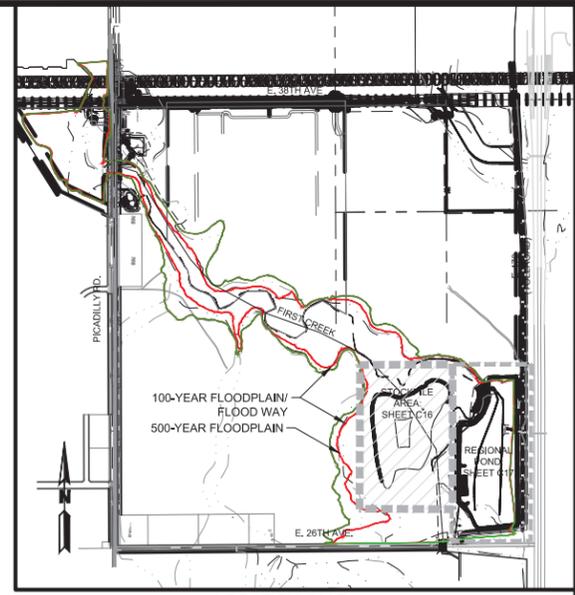
**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
INFRASTRUCTURE SITE PLAN - REGIONAL POND**

NO.	DATE	REMARKS
1	06/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

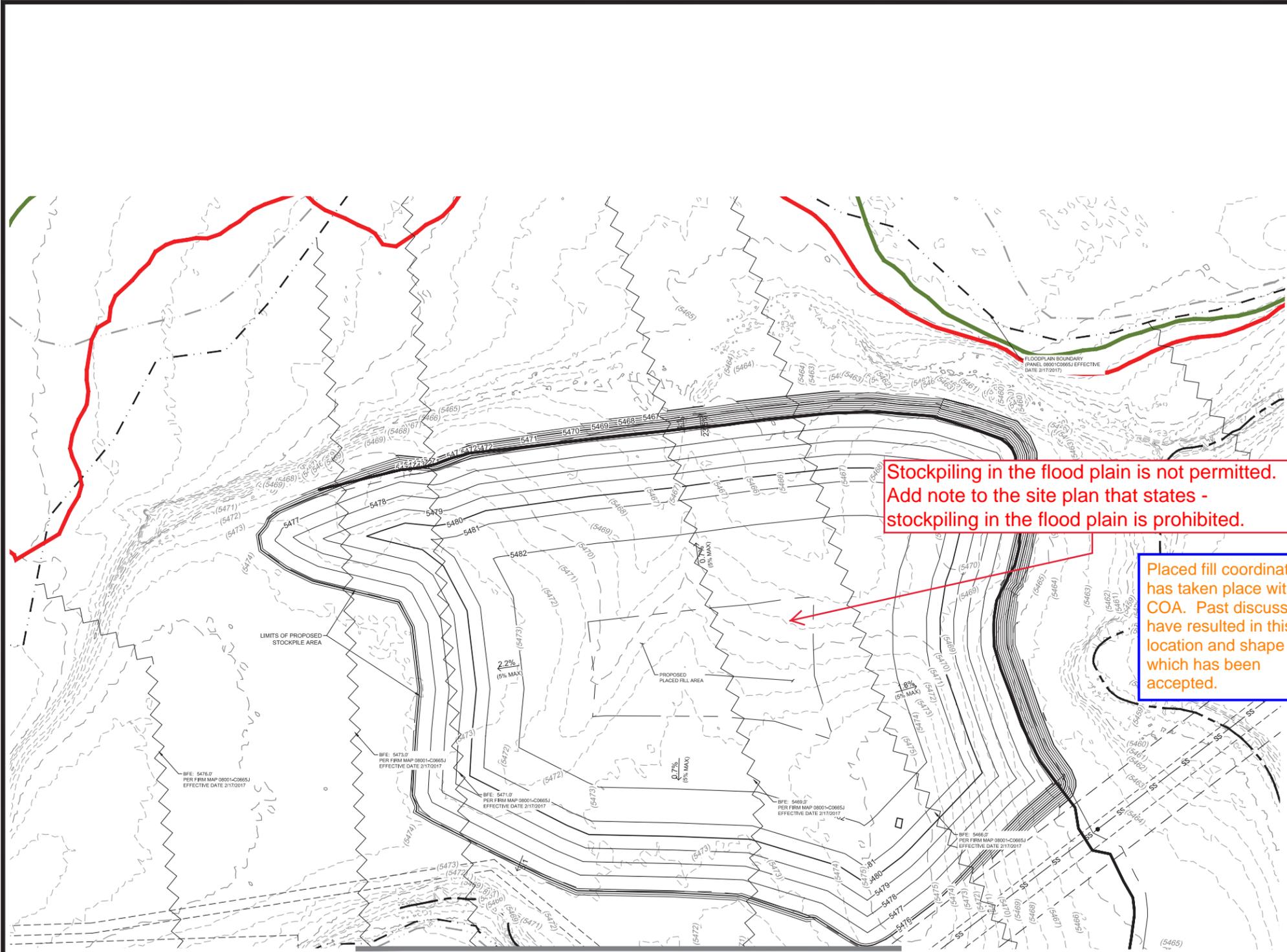
JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

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NOT FOR CONSTRUCTION



LOCATION MAP
SCALE: 1" = 1,000'



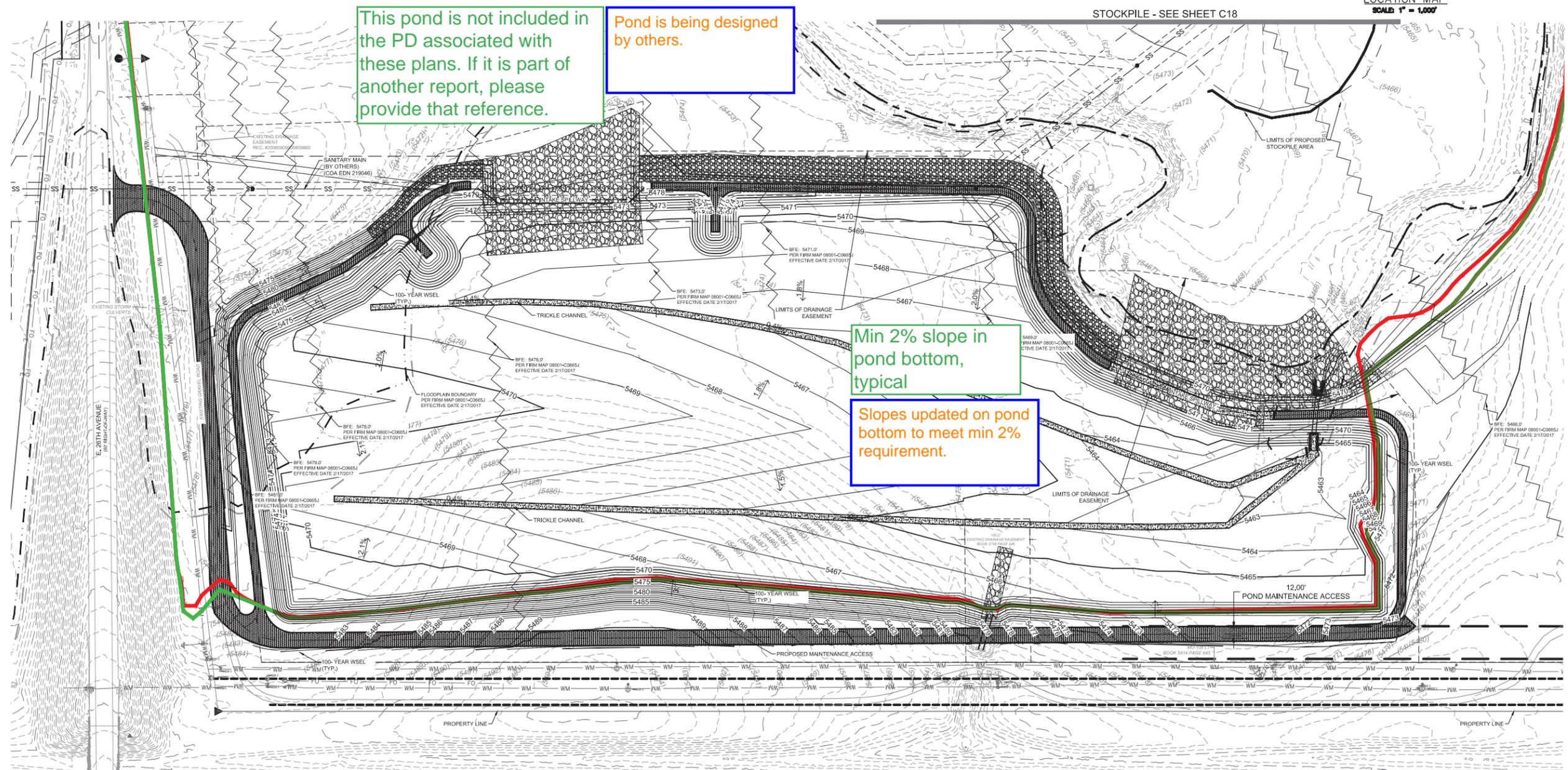
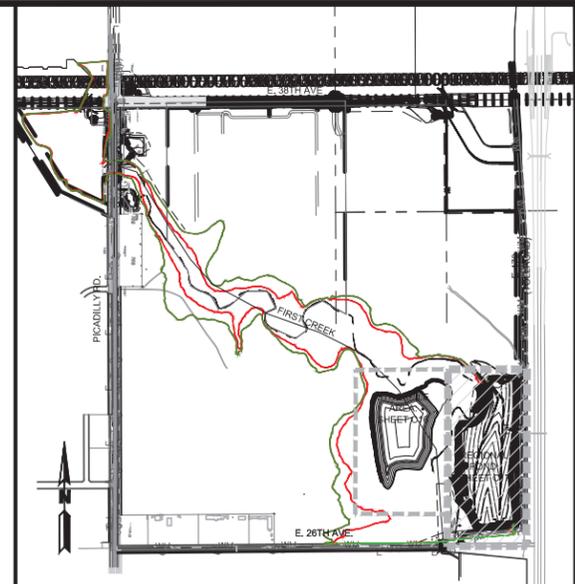
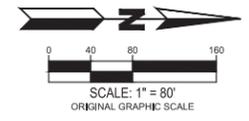
NO.	DATE	REMARKS
1	05/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

JOB NO.:	DCS17-4112
PA / PM:	EM
DRAWN BY:	BH
DATE:	06/30/2020

LEGEND:

- PROPERTY LINE
- - - ADJACENT RIGHT-OF-WAY LINE
- - - ISP BOUNDARY
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- - - 5820 EXISTING 5' CONTOUR
- - - 5821 EXISTING 1' CONTOUR
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- SS EXISTING SANITARY SEWER W/ MANHOLE
- WM EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- G EXISTING GAS LINE
- CATV EXISTING CABLE TV LINE
- T EXISTING TELEPHONE LINE
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE

NOTE:
ALL STORM SEWER INFRASTRUCTURE ASSOCIATED WITH THE REGIONAL DETENTION POND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT.



This pond is not included in the PD associated with these plans. If it is part of another report, please provide that reference.

Pond is being designed by others.

Min 2% slope in pond bottom, typical

Slopes updated on pond bottom to meet min 2% requirement.

These symbols seemed to be switched on the plan.

DECIDUOUS TR	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AP	1	Acer x freemanii 'Jeffersred' / Autumn Blaze Maple	2.5' Cal.	Single Stem B&B	Med.
	TC	48	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5' Cal.	Single Stem B&B	Med.
	UC	52	Ulmus x 'Frontier' / American Elm	2.5' Cal.	Single Stem B&B	Med.
TOTAL		172				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CS	54	Picea pungens / Colorado Spruce	6' height	B&B	Med.
	HB	33	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce	6' height	B&B	Med.
	PH	24	Pinus heldreichii / Bosnian Pine	6' Height	B&B	Low
	PN	18	Pinus nigra / Austrian Black Pine	6' Height	B&B	Low
	PS	18	Pinus sylvestris / Scotch Pine	6' Height	B&B	Low
TOTAL		147				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AG	24	Acer ginnala / Amur Maple	2" Cal.	Single Stem B&B	Low
	AC	30	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2" Cal.	Single Stem B&B	Low
	CI	39	Crataegus crus-galli 'Inermis' / Thornless Cockspur Hawthorn	2" Cal.	Single Stem B&B	Low
	MS	33	Malus x 'Spring Snow' / Spring Snow Crab Apple	2" Cal.	Single Stem B&B	Med.
TOTAL		126				
LARGE DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	EA	38	Euonymus alatus / Burning Bush	5 gal	Cont.	Low
	SV	16	Syringa vulgaris / Common Purple Lilac	5 gal	Cont.	Low
TOTAL		54				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BT	31	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CG	44	Caragana frutex 'Globosa' / Globe Peashrub	5 gal	Cont.	Low
	CC	25	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal	Cont.	Low
	PA	79	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RA	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	VT	12	Viburnum trilobum 'Compactum' / Compact American Cranberry Viburnum	5 gal	Cont.	Low
TOTAL		221				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PO	20	Picea omorika 'Nana' / Dwarf Serbian Spruce	5 gal	Cont.	Med.
TOTAL		20				
LANDSCAPE MATERIALS	CODE	QTY	MATERIAL NAME	SIZE	TYPE	WATER USAGE
		29,459 SF	Sod - RTF Sod, or approved equal			Med.
		2,099,843 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		49,096 SF	Rock Mulch - 1-1/2" Local River Rock			N/A
		39,790 SF	Rock Mulch - 3" Granite			N/A
		11,312 LF	Steel Edger			N/A

Updated.

Call out the ponds in the table as Pond A, B and C in accordance with the labels provided on the landscape plan.

Removed.

While the letter of introduction indicates that the western side of Picadilly is being designed for this ISP, both sides of the road are included landscape wise. Should the east side be included as well? The landscaping is shown on the landscape plan but is not included here in the table.

Entire West side and East side have been added to the table.

This is not an accurate length.

Add the square footage

Covered by Note 9 above.

Removed.

GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED.
- ALL TREES SHALL BE A MINIMUM CALIBER AND SHALL BE PLACED AT THE DEVELOPER SHALL ENSURE THAT THE PLANS PREPARED BY THE DEVELOPER SHALL COMPLY WITH THE GRADING, STORM DRAINAGE, AND WITH NOR PRECLUDE INSTALLATION OF ELEMETS AS DESIGNATED ON THE PLANS. NO SLOPES TO EXCEED 3:1 SHALL BE USED PRIOR TO COMMENCING WORK.
- PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS, CONTACT A PROS DEPARTMENT CONSTRUCTION INSPECTOR TO FULLY REVIEW EXISTING CONDITIONS, REQUIREMENTS, AND PROCEDURES.
- ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL COMPLY WITH REQUIREMENTS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
- APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR IS REQUIRED WHEN THE PROS PROPERTIES OR MEDIANS AND HAVE BEEN DEDICATED.
- LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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. 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 FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

NATIVE SEED AND SOD INFORMATION

LOW GROW MIX:
 30% EPHRAIM CRESTED WHEATGRASS
 25% SHEEP FESCUE
 20% PERENNIAL RYE
 15% CHEWINGS FESCUE
 10% CANADA BLUE GRASS

RTF SOD, OR APPROVED EQUAL AVAILABLE THROUGH: GREEN VALLEY TURF CO.
 13159 N. US HIGHWAY 85
 LITTLETON, CO 80125
 P: 303.798.6764
 WEB: WWW.GVT.NET

SEEDING RATE:
 DRYLAND - 20-25 LBS/AC
 AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
 4300 MONACO STREET
 DENVER, CO 80216
 P: 303.320.7500
 WEB: WWW.AVSEEDS.COM

WATER CONSERVATION TABLE:

NON-WATER CONSERVING (SOD)	29,459 S.F.	1%
WATER CONSERVING (NATIVE AND SHRUBS)	2,237,672 S.F.	99%
TOTAL LANDSCAPE AREA	2,267,131 S.F.	100%

DETENTION POND LANDSCAPING

AREA	DESCRIPTION	AREA	REQUIRED / PROVIDED	
			TREES 1 TREE PER 4,000 S.F.	SHRUBS 10 SHRUBS PER 4,000 S.F.
A	POND ADJACENT TO PICADILLY	52,681 S.F.	14 / 28	132 / 0*
B	POND AT NORTHEAST CORNER OF PICADILLY AND 38TH	102,459 S.F.	26 / 52	257 / 0*
C	REGIONAL POND CORNER OF 26TH AND E-470	911,494 S.F.	228 / 231	2,278 / 0

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

AREA	DESCRIPTION	LENGTH	REQUIRED / PROVIDED		CURBSIDE WIDTH
			TREES (1 PER 40 LF.)	SHRUBS (1 PER 40 SF.)	
A	PICADILLY WEST SIDE	1035'	26 / 26	285 / 288	11'

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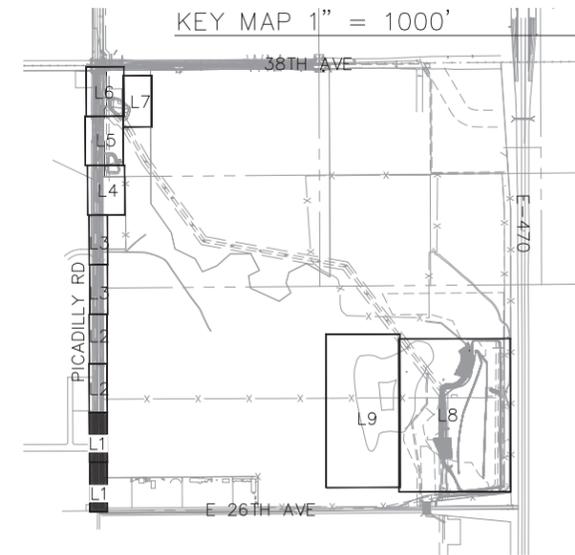
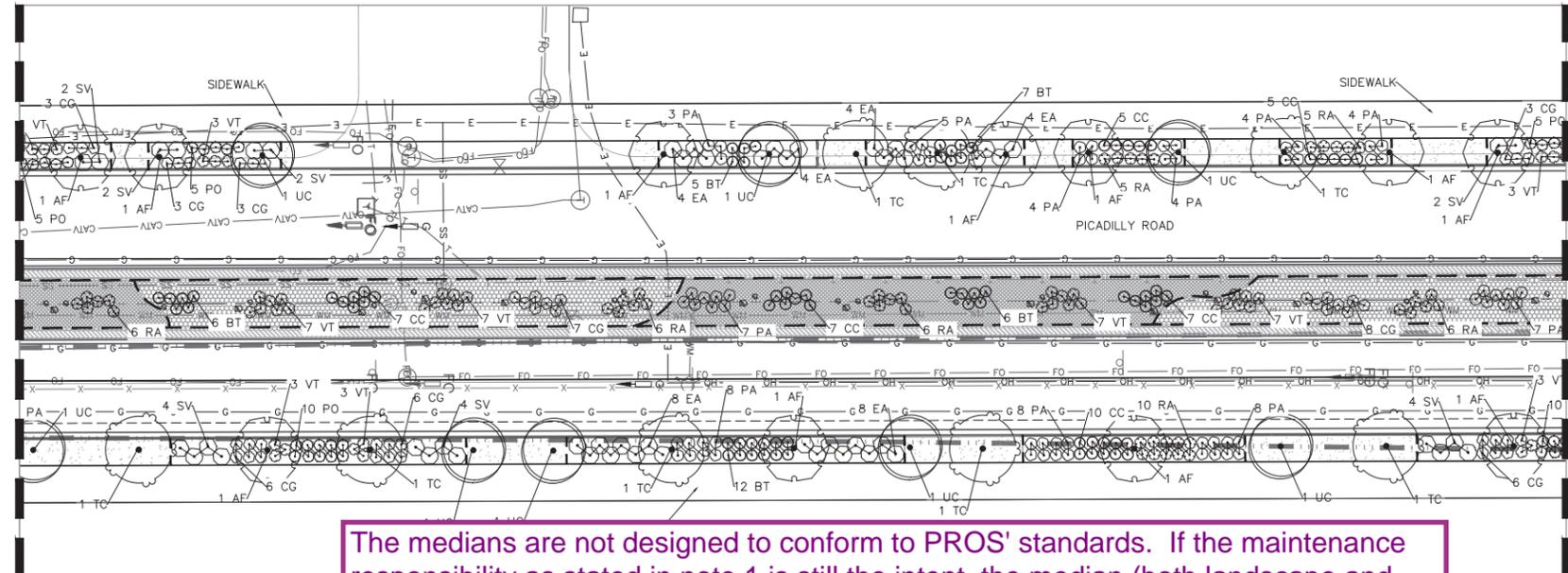
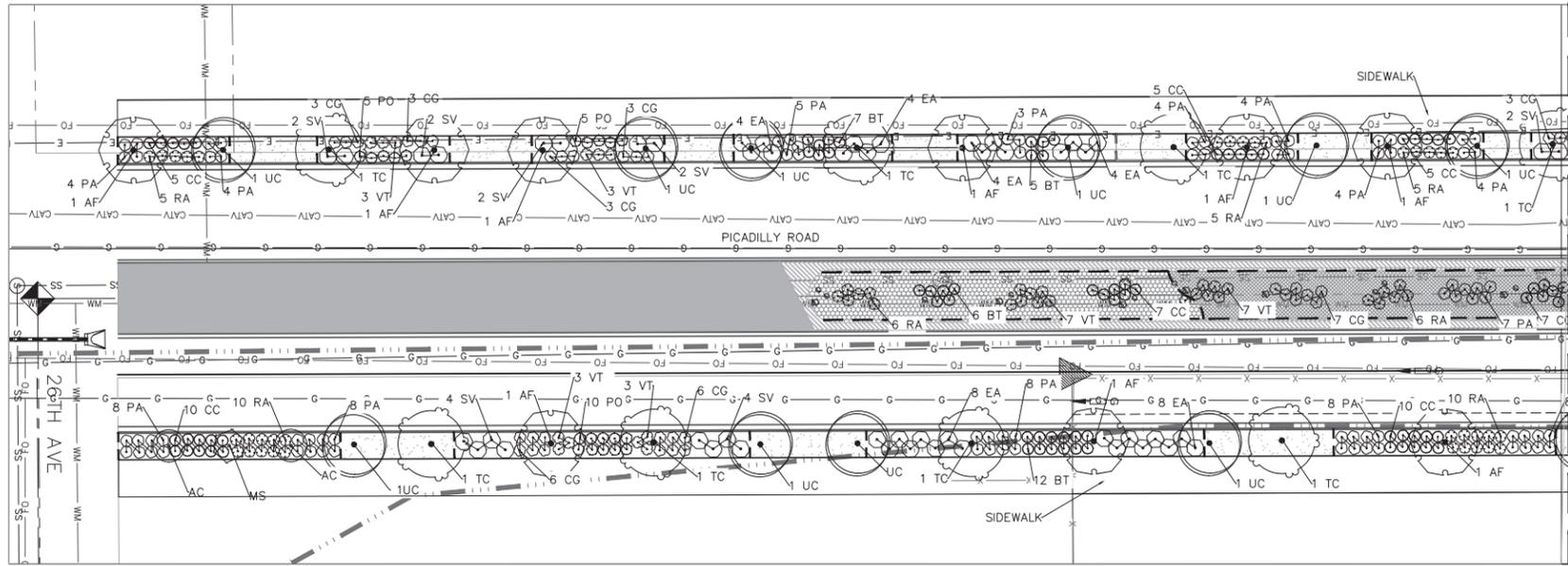
associates inc.
 2655 South Platte Street, Ste 101
 DENVER, CO 80202
 303-776-7201 FAX 776-7132
 FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC COMMERCCENTER
 PICADILLY ROAD
 38TH TO 26TH STREET

NO.	DATE	REMARKS
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JOB NO.:	7728-010
PA / PM:	JG
DRAWN BY:	LB/JG
DATE:	12-14-2020
PLOT DATE:	

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LEGEND

	DECIDUOUS TREES		EVERGREEN TREES
	ORNAMENTAL TREES		LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS		MEDIUM EVERGREEN SHRUBS
	SOD - RTF SOD		1-1/2" LOCAL RIVER ROCK
	NATIVE SEED MIX		3/4" GRANITE ROCK MULCH
	6" 4500 PSI FIBER REINFORCED CONCRETE		STEEL EDGER
	RIPRAP		CONCRETE
	GRAVEL		SPLASH SKIRT
	WM - WATER		T - TELEPHONE
	FO - FIBER		OH - ELECTRICAL OVERHEAD
	E - ELECTRICAL		EXISTING MINOR CONTOUR
	G - GAS		EXISTING MAJOR CONTOUR
	CV - CABLE TV		PROPOSED MINOR CONTOUR
	SS - SANITARY SEWER		PROPOSED MAJOR CONTOUR
	X - FENCE		UTILITY EASEMENT
	TEMPORARY EASEMENT		DRAINAGE EASEMENT
	PERMANENT EASEMENT		500 YR FLOODPLAIN
	STORM PIPE		ROW

The medians are not designed to conform to PROS' standards. If the maintenance responsibility as stated in note 1 is still the intent, the median (both landscape and hardscape) must be redesigned. Follow the standards presented in the PROS Dedication & Development Criteria manual and the design examples of medians developed recently by the city following these principles, which were provided previously to the consulting landscape architect. Please reach out to PROS staff for additional guidance to clarify requirements, if needed.

Have revised medians both planting design and hardscape design.

The minimum scale of landscape plan shall be 1"=40' per the Landscape Reference Manual. Viewport meets minimum scale.

- NOTES:**
- MEDIANS SHALL BE MAINTAINED BY THE CITY AND SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO PROS STANDARDS AND BE MAINTAINED BY THE DEVELOPER DURING A THREE (3) YEAR WARRANTY & MAINTENANCE PERIOD REQUIRED FOR XERIC-BASED MEDIAN DESIGNS.
 - LANDSCAPING ALONG PICADILLY SHOWN AS REQUESTED BY THE CITY OF AURORA

Scale is accurate at 1" = 30'

The scale is inaccurate

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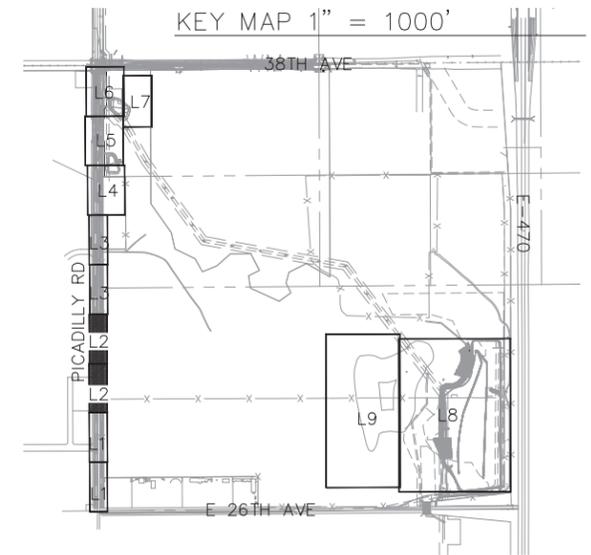
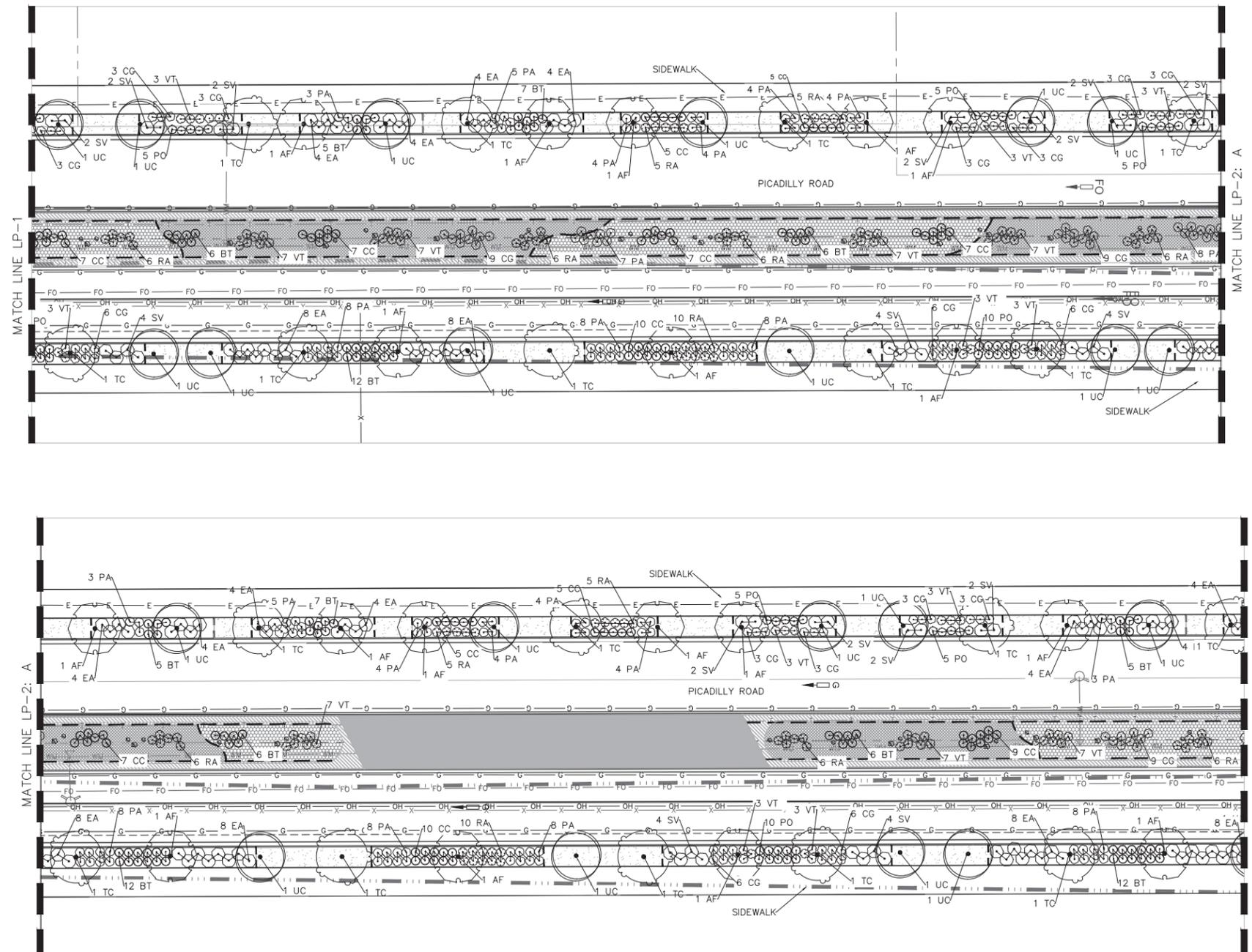
MAJESTIC COMMERCCENTER
PICADILLY ROAD
38TH TO 26TH STREET

NO.	DATE	REMARKS

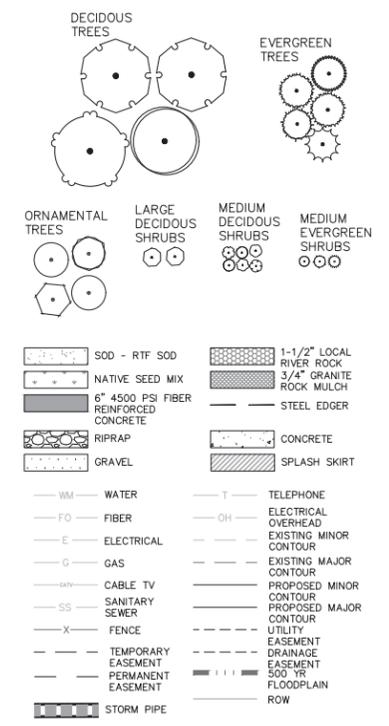
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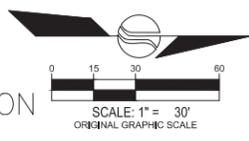
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LEGEND



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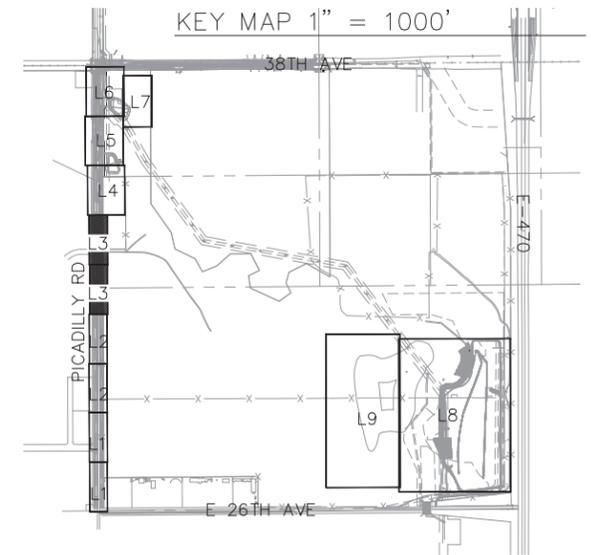
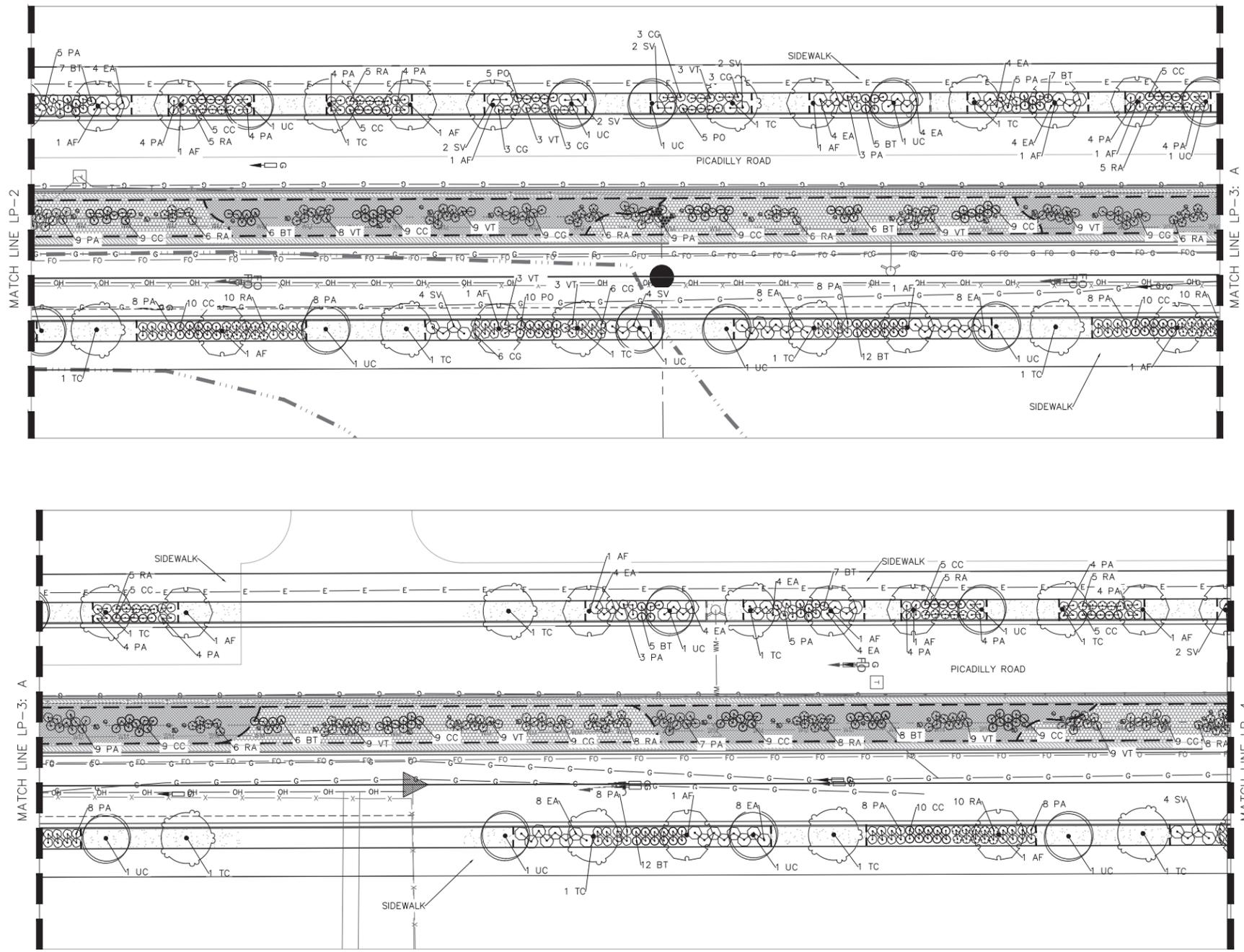
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38TH TO 26TH STREET



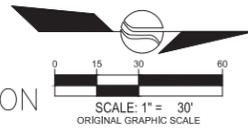
LEGEND

	DECIDUOUS TREES		EVERGREEN TREES
	ORNAMENTAL TREES		LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS		MEDIUM EVERGREEN SHRUBS
	SOD - RTF SOD		1-1/2" LOCAL RIVER ROCK
	NATIVE SEED MIX		3/4" GRANITE ROCK MULCH
	6" 4500 PSI FIBER REINFORCED CONCRETE		STEEL EDGER
	RIPRAP		CONCRETE
	GRAVEL		SPLASH SKIRT
	WM - WATER		T - TELEPHONE
	FO - FIBER		OH - ELECTRICAL OVERHEAD
	E - ELECTRICAL		EXISTING MINOR CONTOUR
	G - GAS		EXISTING MAJOR CONTOUR
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	PERMANENT EASEMENT		500 YR FLOODPLAIN
	STORM PIPE		ROW

- NOTES:**
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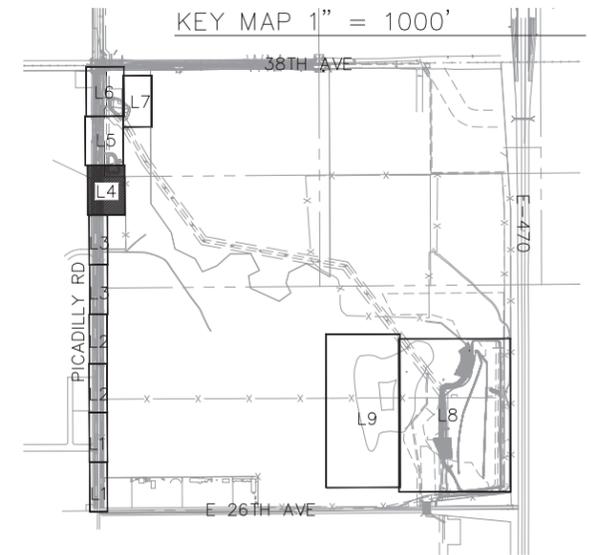
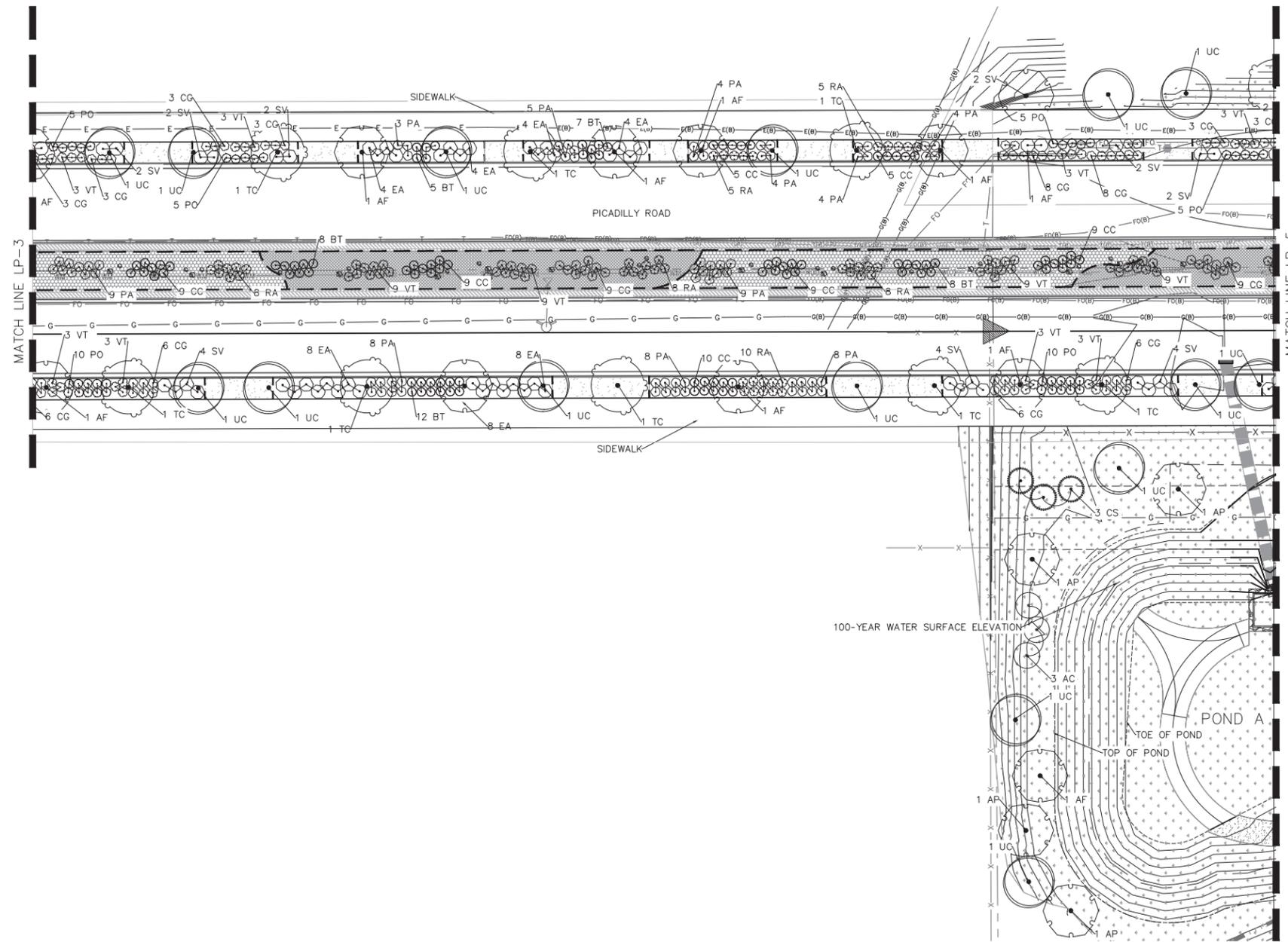
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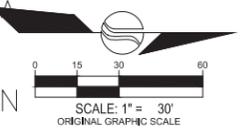
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LEGEND

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	ORNAMENTAL TREES		LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS		MEDIUM EVERGREEN SHRUBS
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	C - CABLE TV		PROPOSED MINOR CONTOUR
	SS - SANITARY SEWER		PROPOSED MAJOR CONTOUR
	X - FENCE		UTILITY
	TEMPORARY EASEMENT		EASEMENT DRAINAGE
	PERMANENT EASEMENT		EASEMENT 500 YR FLOODPLAIN
	STORM PIPE		ROW

- NOTES:**
- SOME TREES HAVE BEEN MOVED TO THE WEST SIDE OF WALK TO AVOID UTILITIES
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MAJESTIC COMMERCCENTER
PICADILLY ROAD
38TH TO 26TH STREET

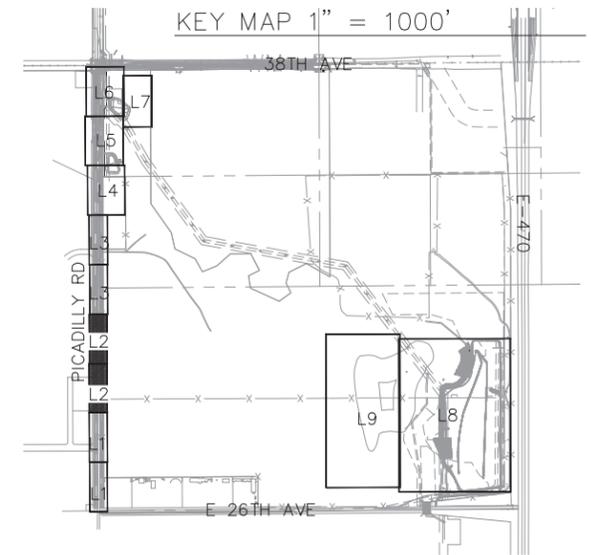
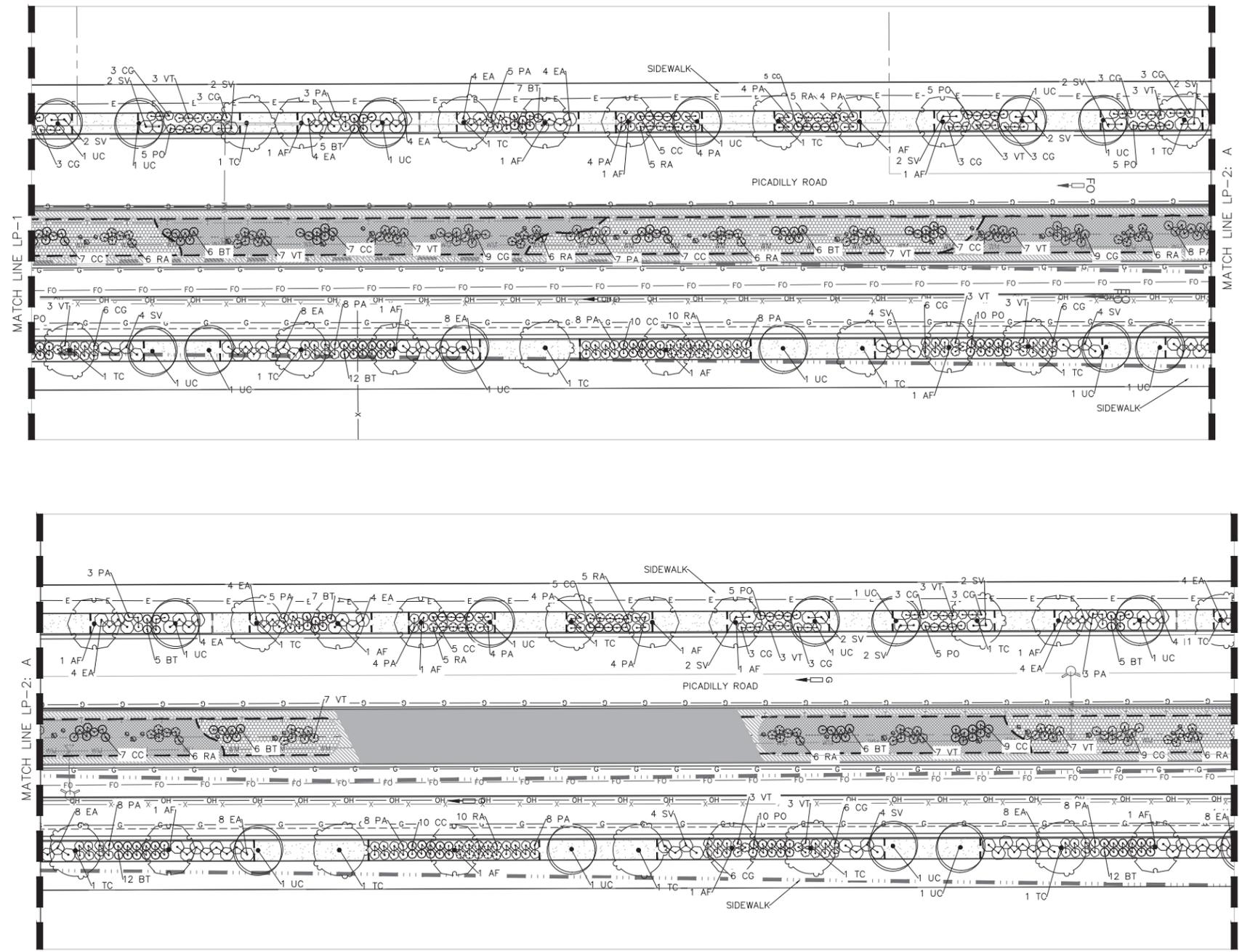
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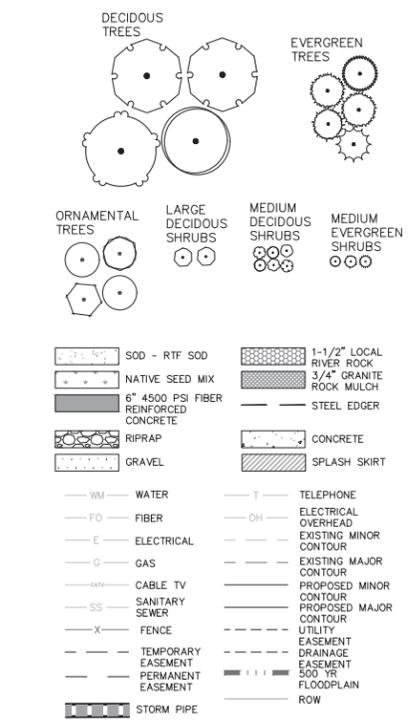
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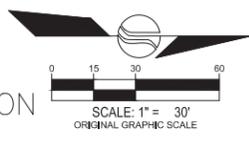
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LEGEND



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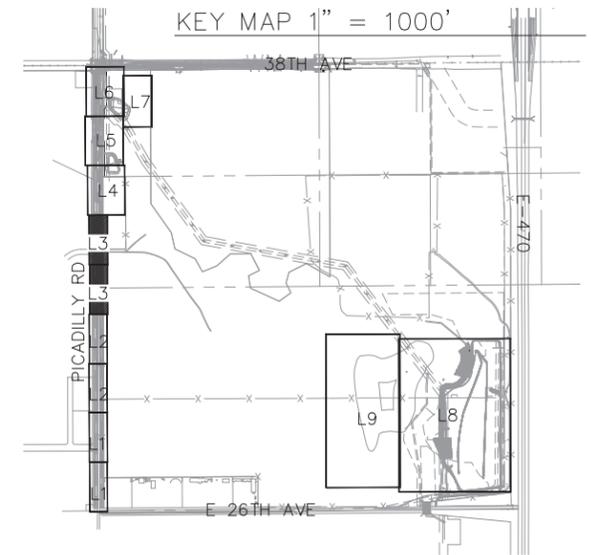
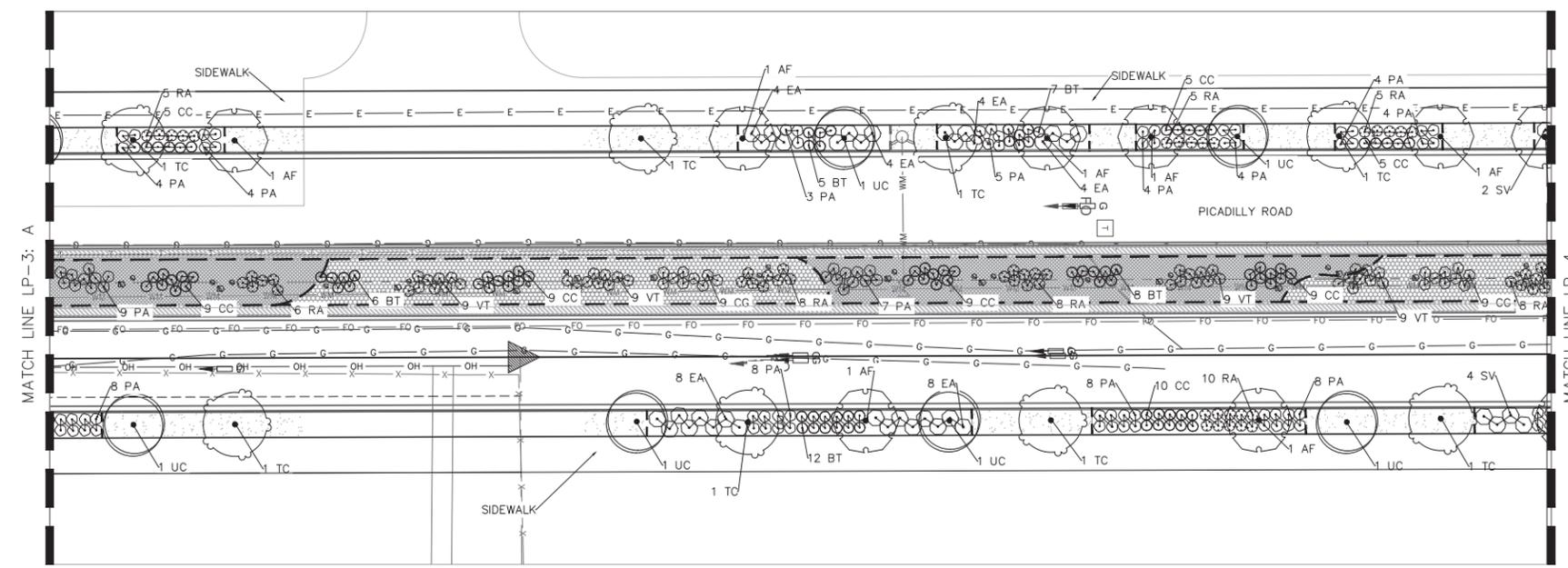
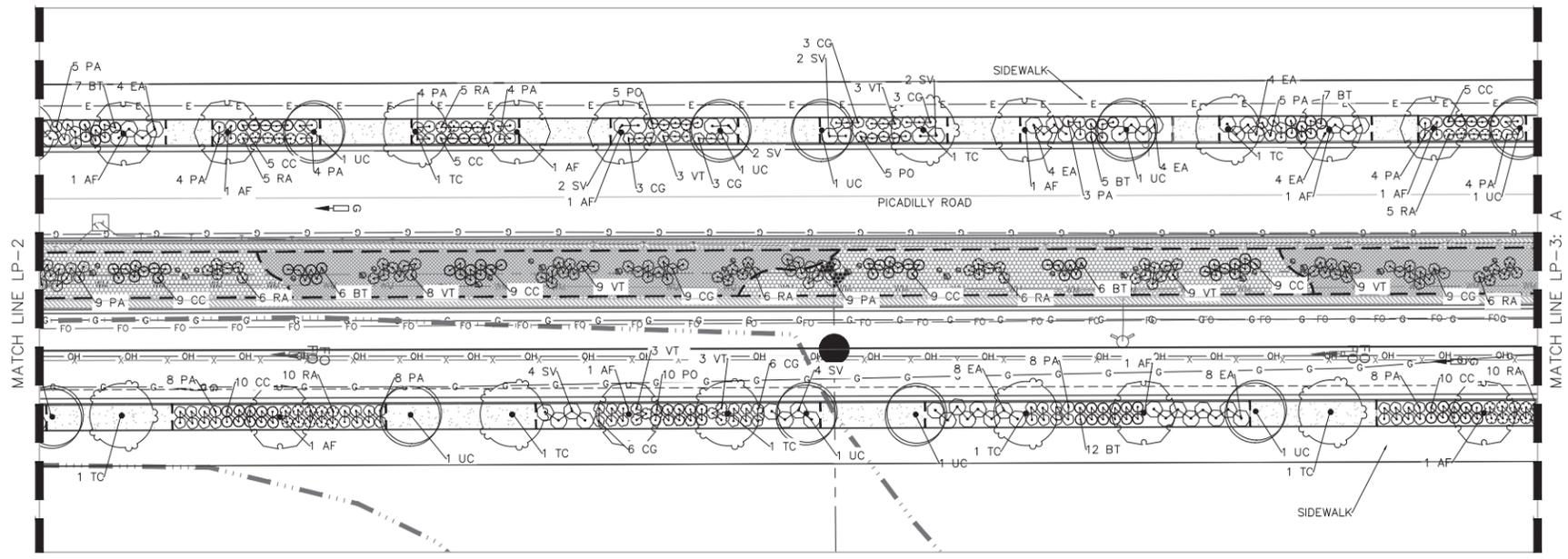
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LEGEND

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	ORNAMENTAL TREES		LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS		MEDIUM EVERGREEN SHRUBS
	SOD - RTF SOD		1-1/2" LOCAL RIVER ROCK
	NATIVE SEED MIX		3/4" GRANITE ROCK MULCH
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	RIPRAP		CONCRETE
	GRAVEL		SPLASH SKIRT
	WM - WATER		T - TELEPHONE
	FO - FIBER		OH - ELECTRICAL OVERHEAD
	E - ELECTRICAL		--- EXISTING MINOR CONTOUR
	G - GAS		--- EXISTING MAJOR CONTOUR
	--- CABLE TV		--- PROPOSED MINOR CONTOUR
	SS - SANITARY SEWER		--- PROPOSED MAJOR CONTOUR
	X - FENCE		--- UTILITY EASEMENT
	--- TEMPORARY EASEMENT		--- DRAINAGE EASEMENT
	--- PERMANENT EASEMENT		--- 500 YR FLOODPLAIN
	--- STORM PIPE		--- ROW

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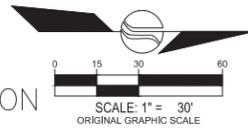
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PICADILLY ROAD
38TH TO 26TH STREET

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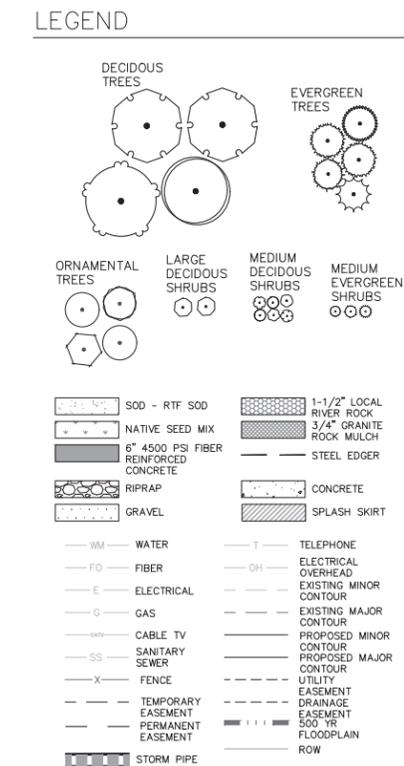
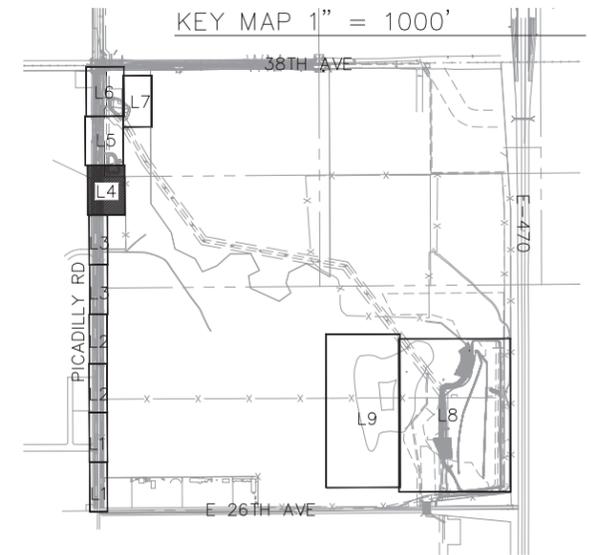
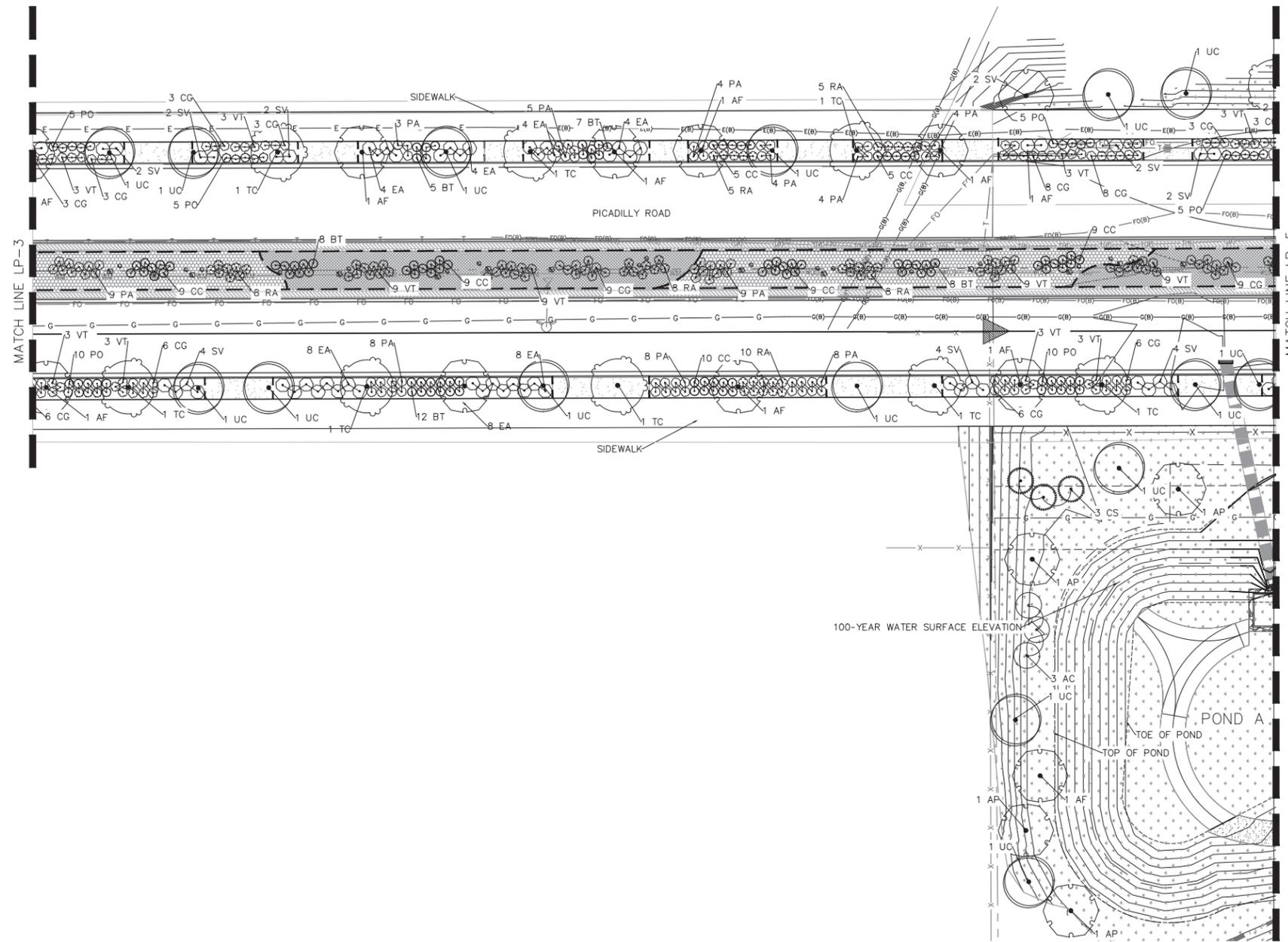
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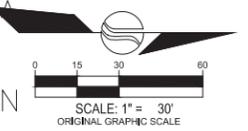
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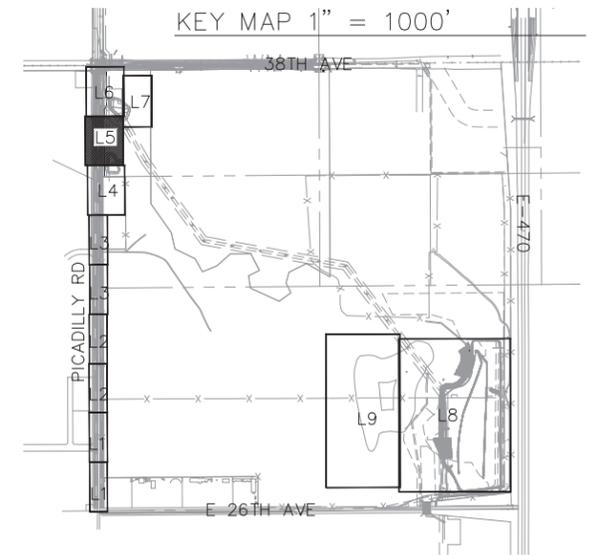
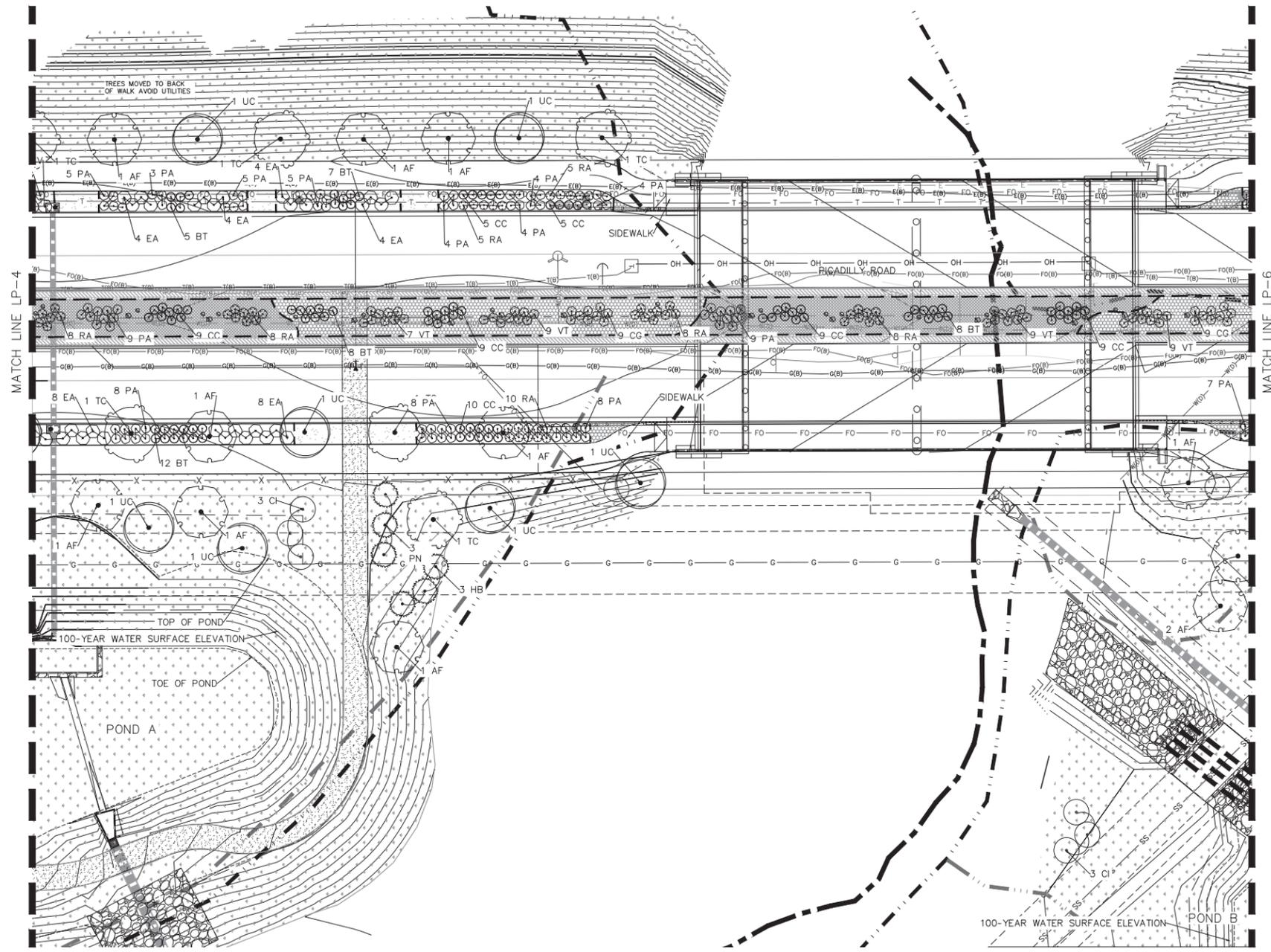
MAJESTIC COMMERCCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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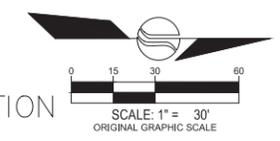
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LEGEND

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	PERMANENT EASEMENT		500 YR FLOODPLAIN
	STORM PIPE		ROW

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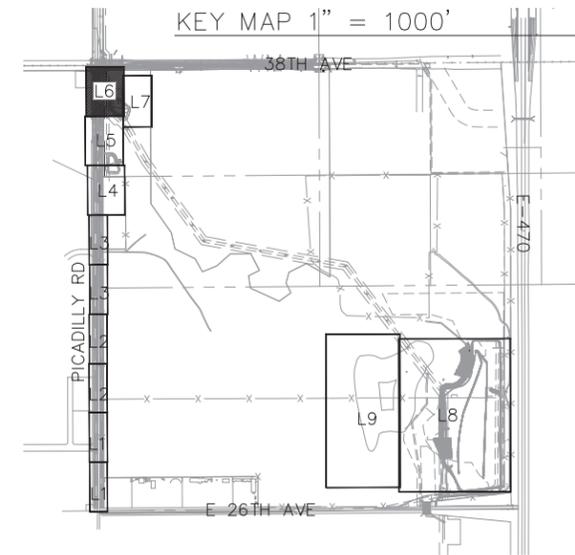
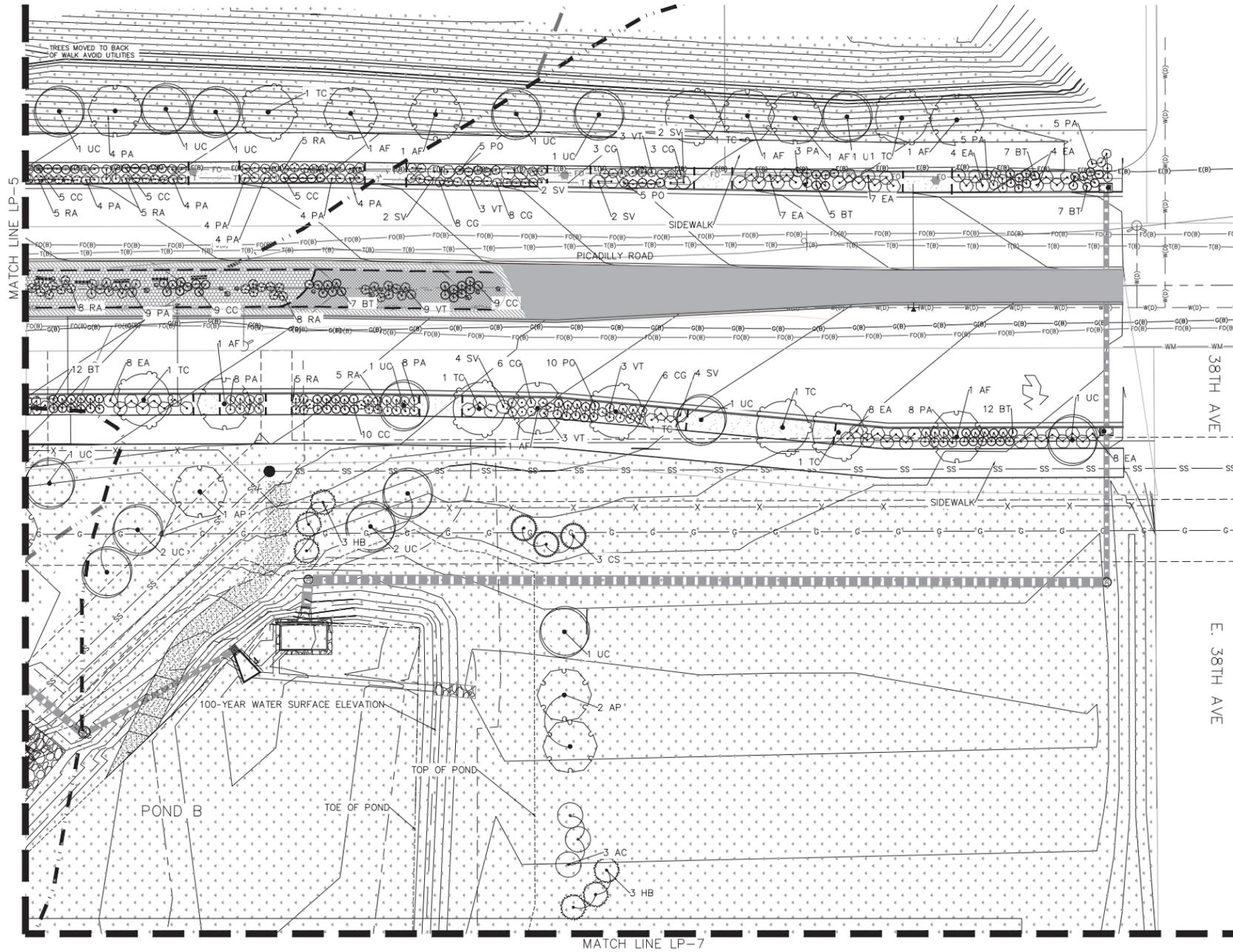
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PICADILLY ROAD
38TH TO 26TH STREET

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	MEDIUM DECIDUOUS SHRUBS		MEDIUM EVERGREEN SHRUBS
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- LANDSCAPING ALONG PICADILLY SHOWN AS REQUESTED BY THE CITY OF AURORA
- FOR STREETSCAPE ALONG 38TH AVENUE, REFER TO 38TH AVENUE ISP-CSP DA# 2199-00 AND PROJECT PEAK CSP & PLAT DA# 1127-34

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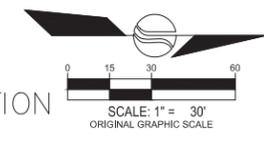
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NO.	DATE	REMARKS

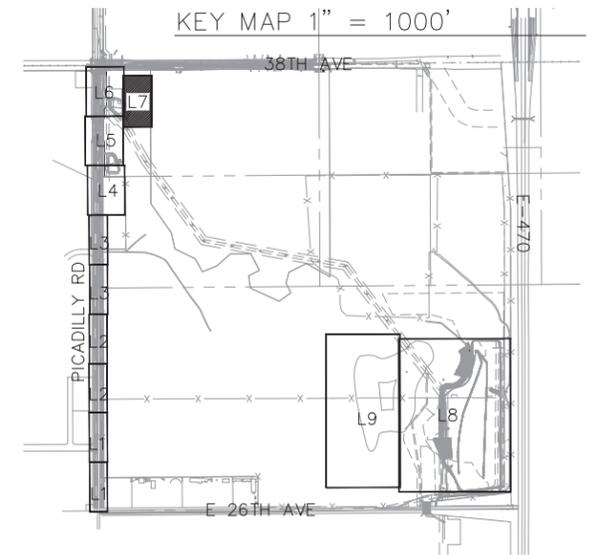
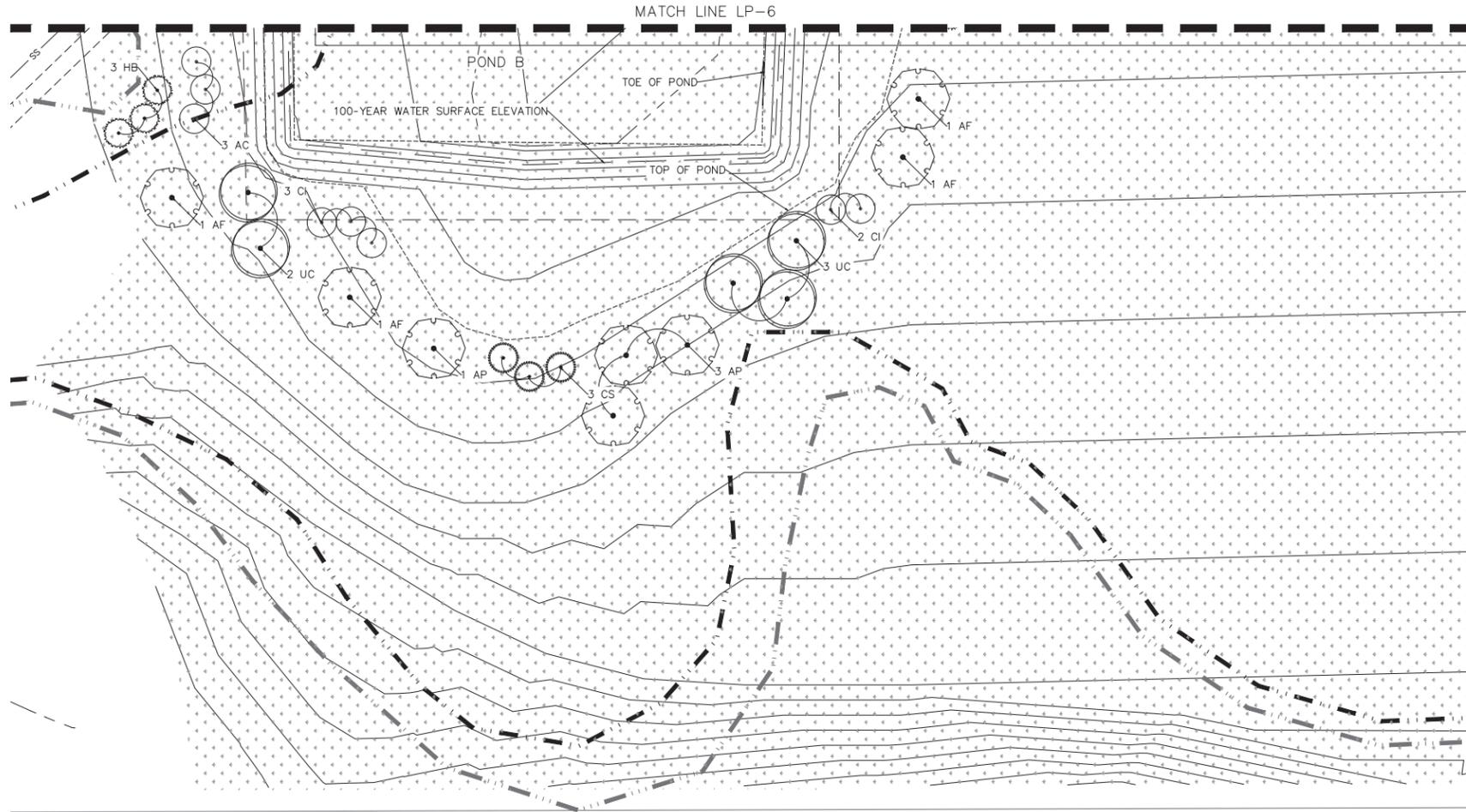
JOB NO.:	7728-010
PA / PM:	JG
DRAWN BY:	LB/JG
DATE:	12-14-2020
PLOT DATE:	

SHEET
L-6
Sheet of

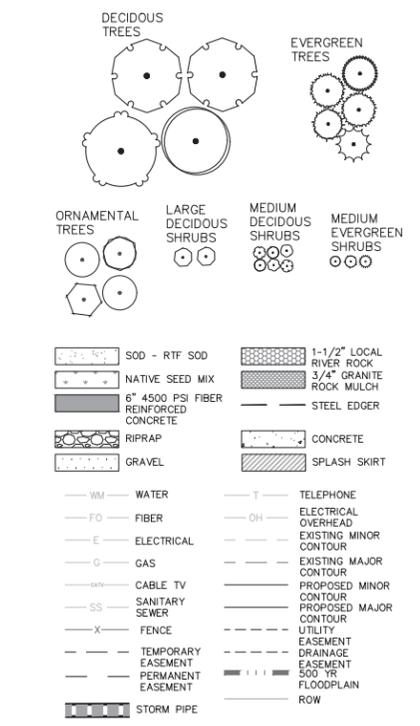
NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



LEGEND



MAJESTIC LANDSCAPE NOTES

1. THE LANDSCAPE PLAN PROVIDED FOLLOWS THE CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCENTER MASTER PLAN, DATED 2000.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

associates inc.
2955 South Platte Street, Ste 101
303-776-7201 FAX 776-7132

FOR AND ON BEHALF OF WARE MALCOMB

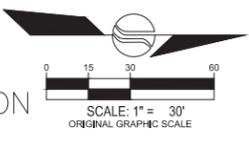
MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

NO.	DATE	REMARKS
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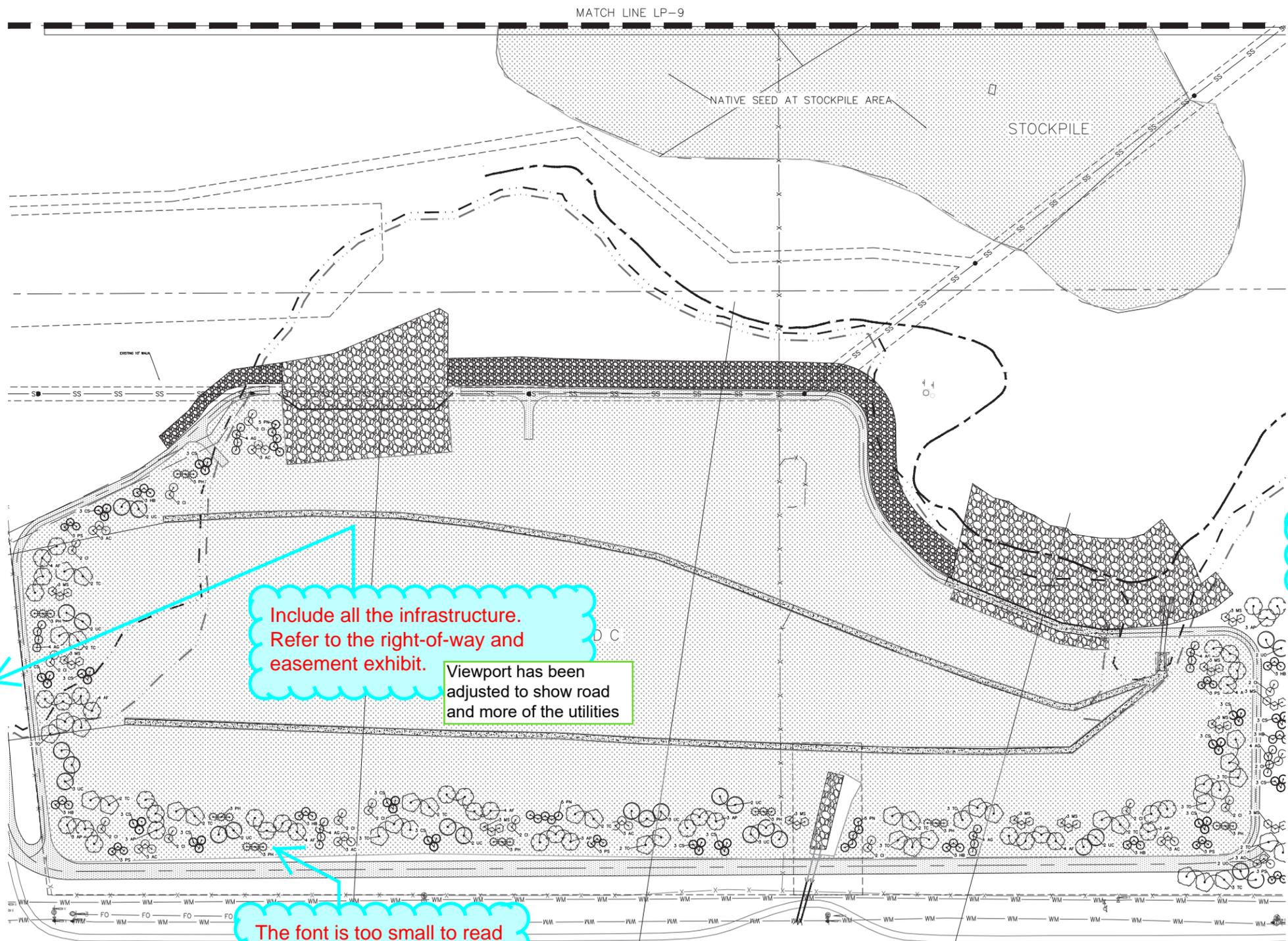
NOT FOR CONSTRUCTION



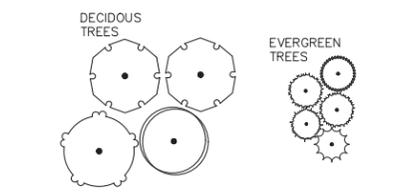
NOT FOR CONSTRUCTION

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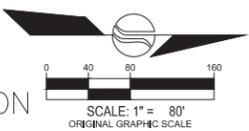
Fix the viewport. Plant material is cut off

Include all the infrastructure. Refer to the right-of-way and easement exhibit.

The font is too small to read

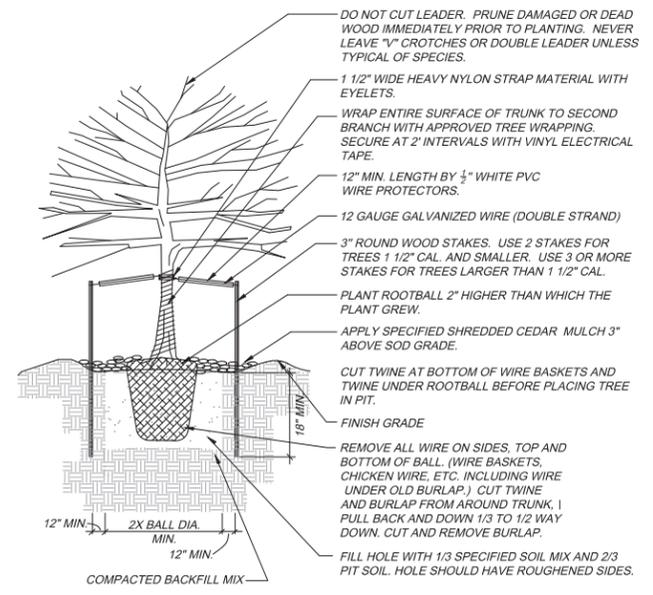
Per email convo with Kelly on 7.29 have left viewport at current 80' scale

The minimum scale of landscape plan shall be 1"=40' per the Landscape Reference Manual.



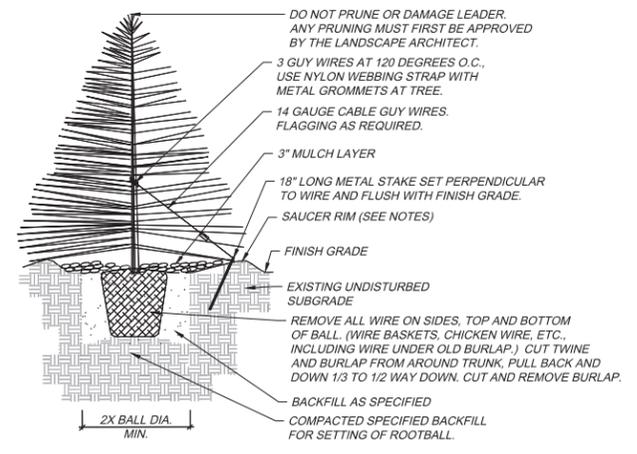
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



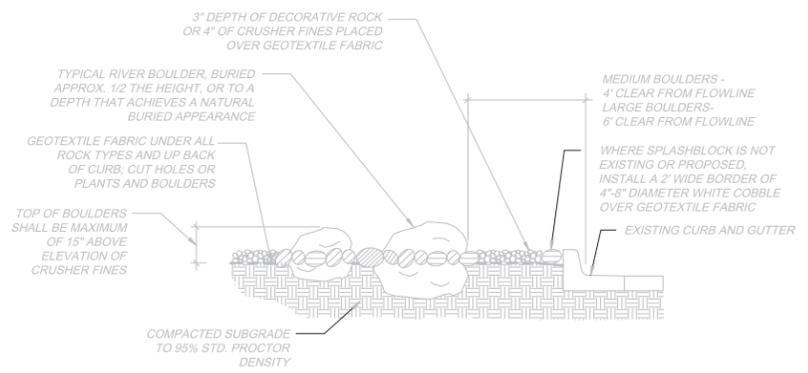
NOTE:
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



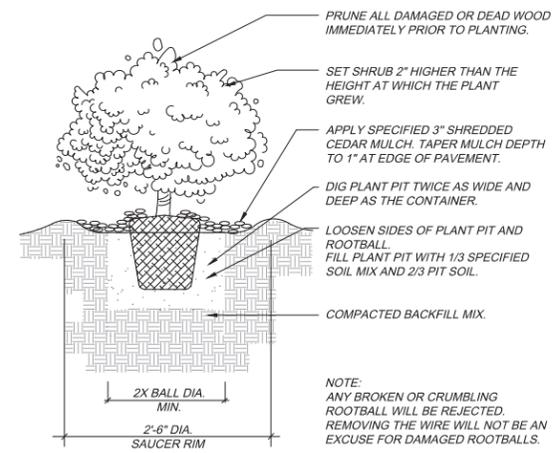
NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



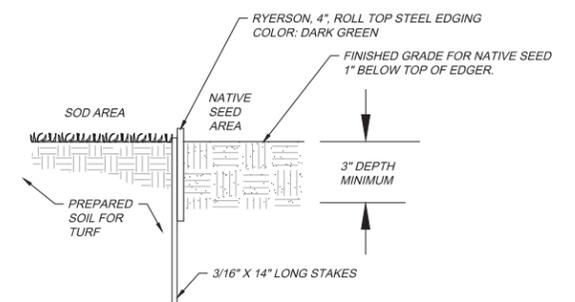
NOTES:
1. MEDIUM BOULDERS SHALL BE 2'-3' IN TWO DIMENSIONS; LARGE BOULDERS SHALL BE 3'-4' IN TWO DIMENSIONS.
2. BOULDERS SHALL BE EARTH-TONE COLORS (NO WHITE, RED, OR PINK BOULDERS); COLORS THAT CONTRAST WITH THE COLOR OF ADJACENT ROCK TYPES ARE PREFERRED.
3. GEOTEXTILE FABRIC WITHIN MEDIANS SHALL BE MARAFI 140IN OR APPROVED EQUAL.

BOULDER DETAIL
N.T.S.

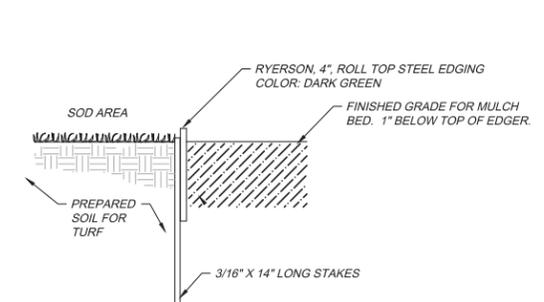


NOTE:
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

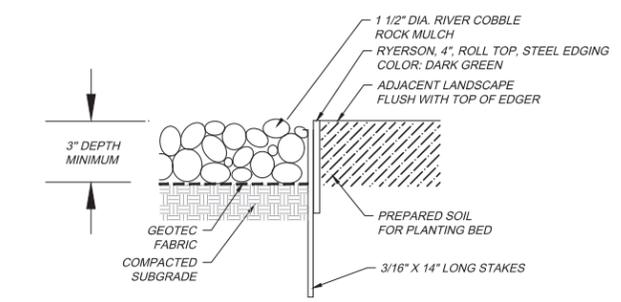
SHRUB PLANTING DETAIL
N.T.S.



EDGER DETAIL - NATIVE SEED AND PLANT BED
N.T.S.



EDGER DETAIL - SOD AND PLANT BED
N.T.S.



EDGER DETAIL - ROCK MULCH AND PLANT BED
N.T.S.

NO.	DATE	REMARKS
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