

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.

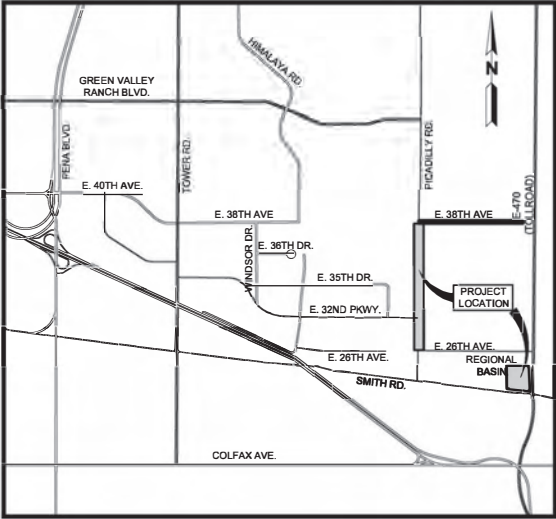
Please submit full
size sheets

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 UNOBSERVED 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 ENCROACH 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" = 1500'

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DEVELOPER/APPLICANT

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

STRUCTURAL ENGINEER

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

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

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

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 REALITY 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 REALITY 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: _____

AMENDMENTS

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)

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: _____

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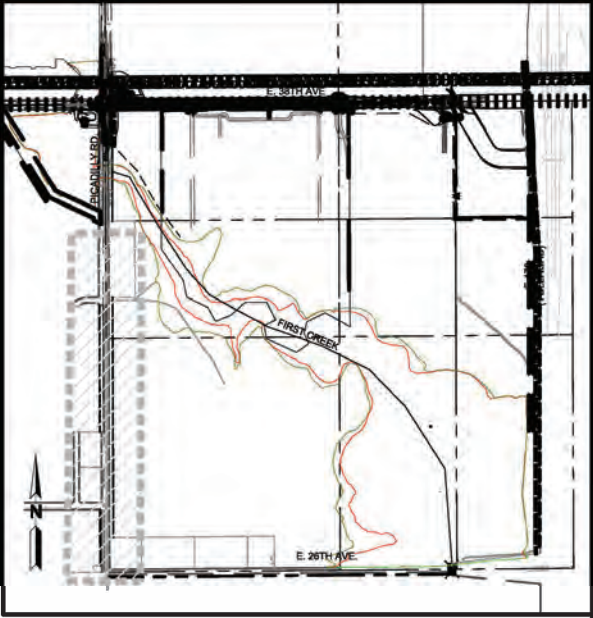
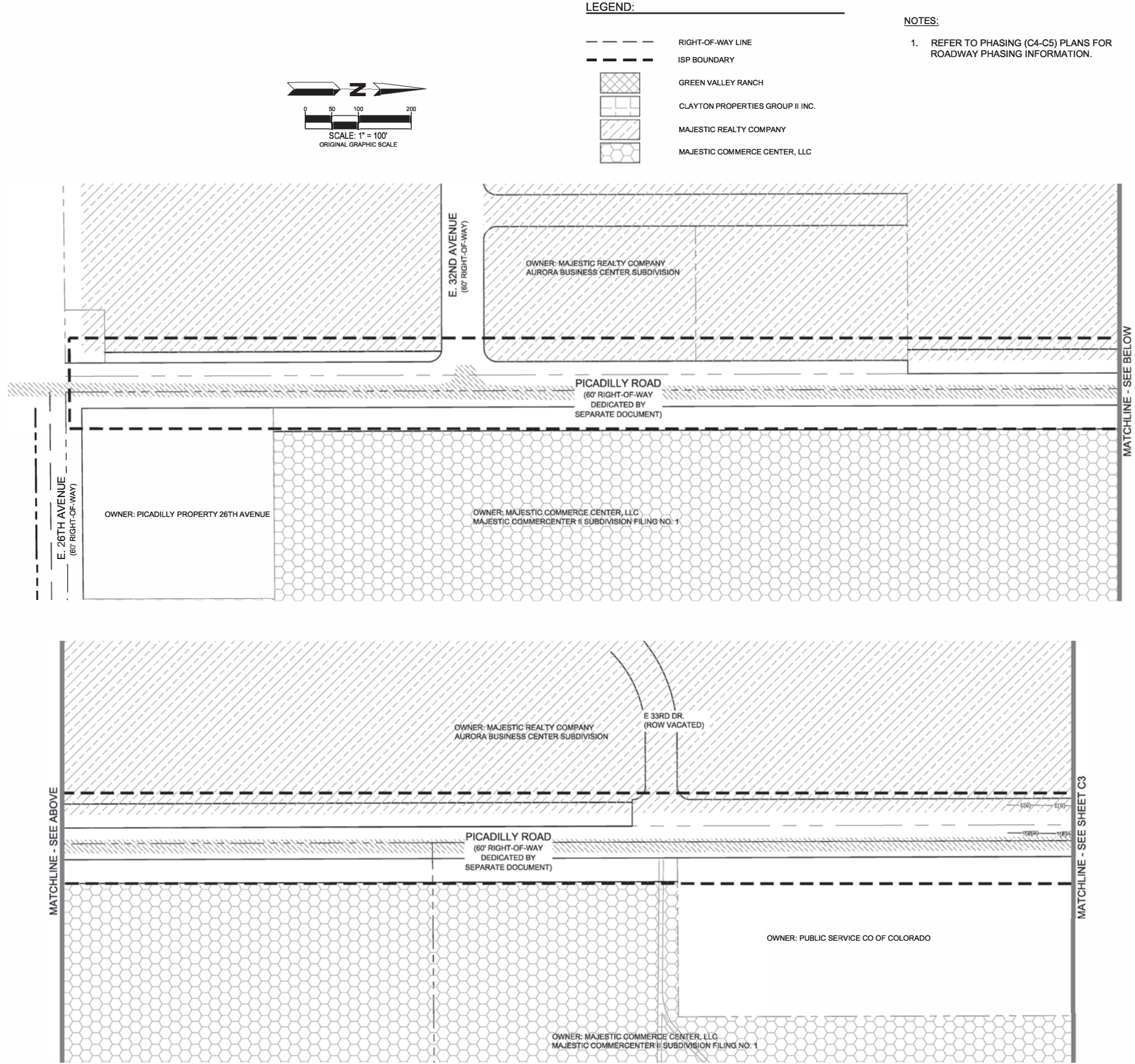
FOR AND ON BEHALF
OF WARE MALCOMB

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

| NO. | DATE | REMARKS |
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| DRAWN BY: | BH |
| DATE: | 06/30/2020 |

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

| NO. | DATE | REMARKS |
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**PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
EXISTING OWNERSHIP MAP**

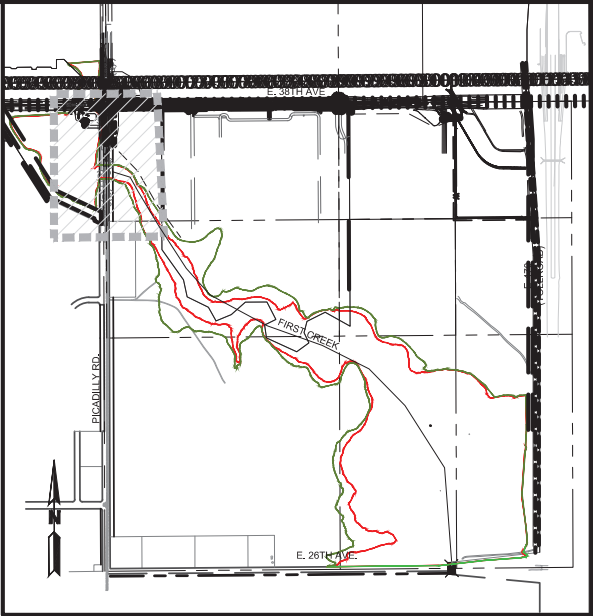
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JOB NO.: DCS17-4112
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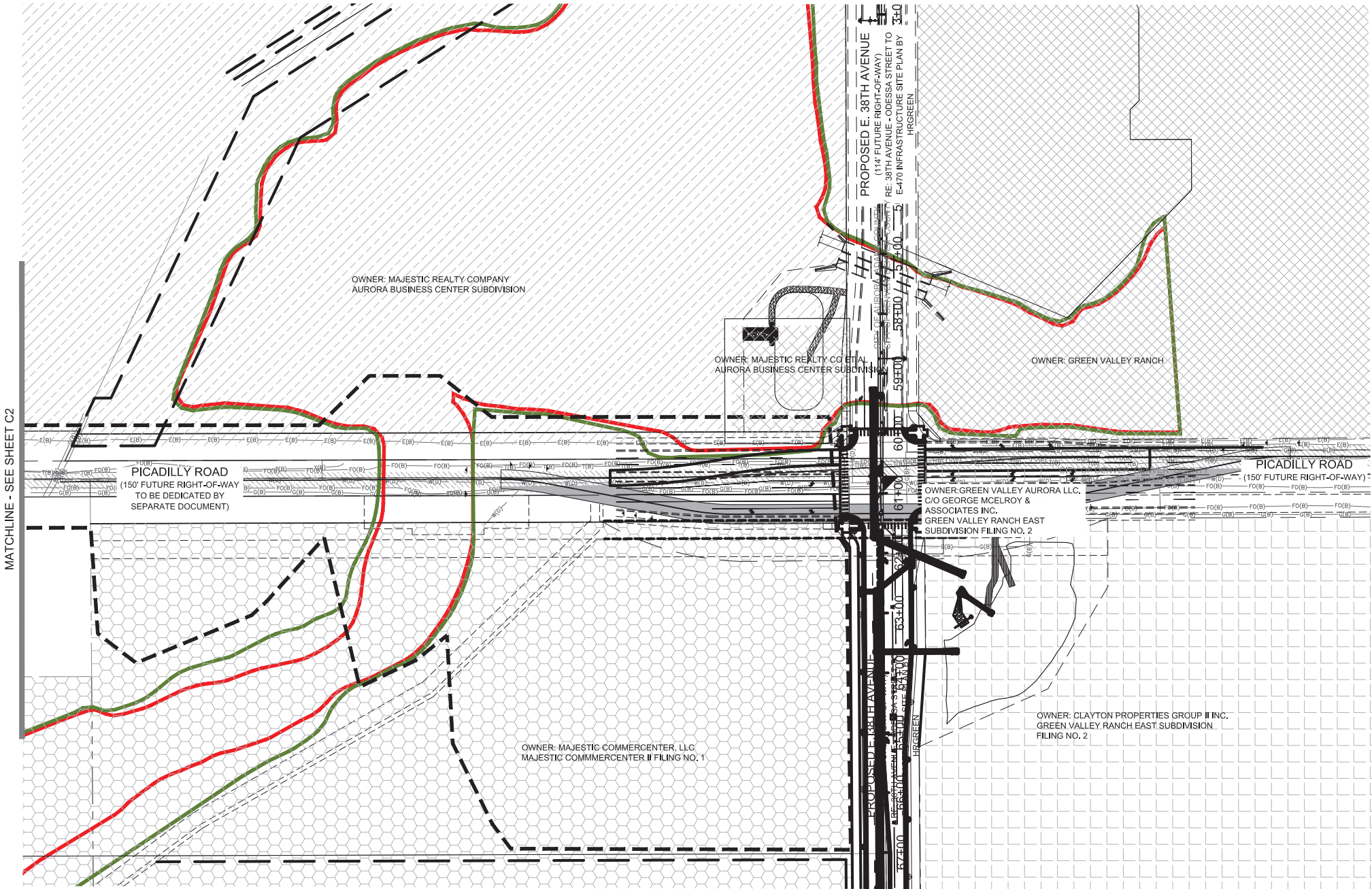
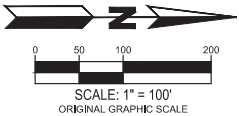
LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

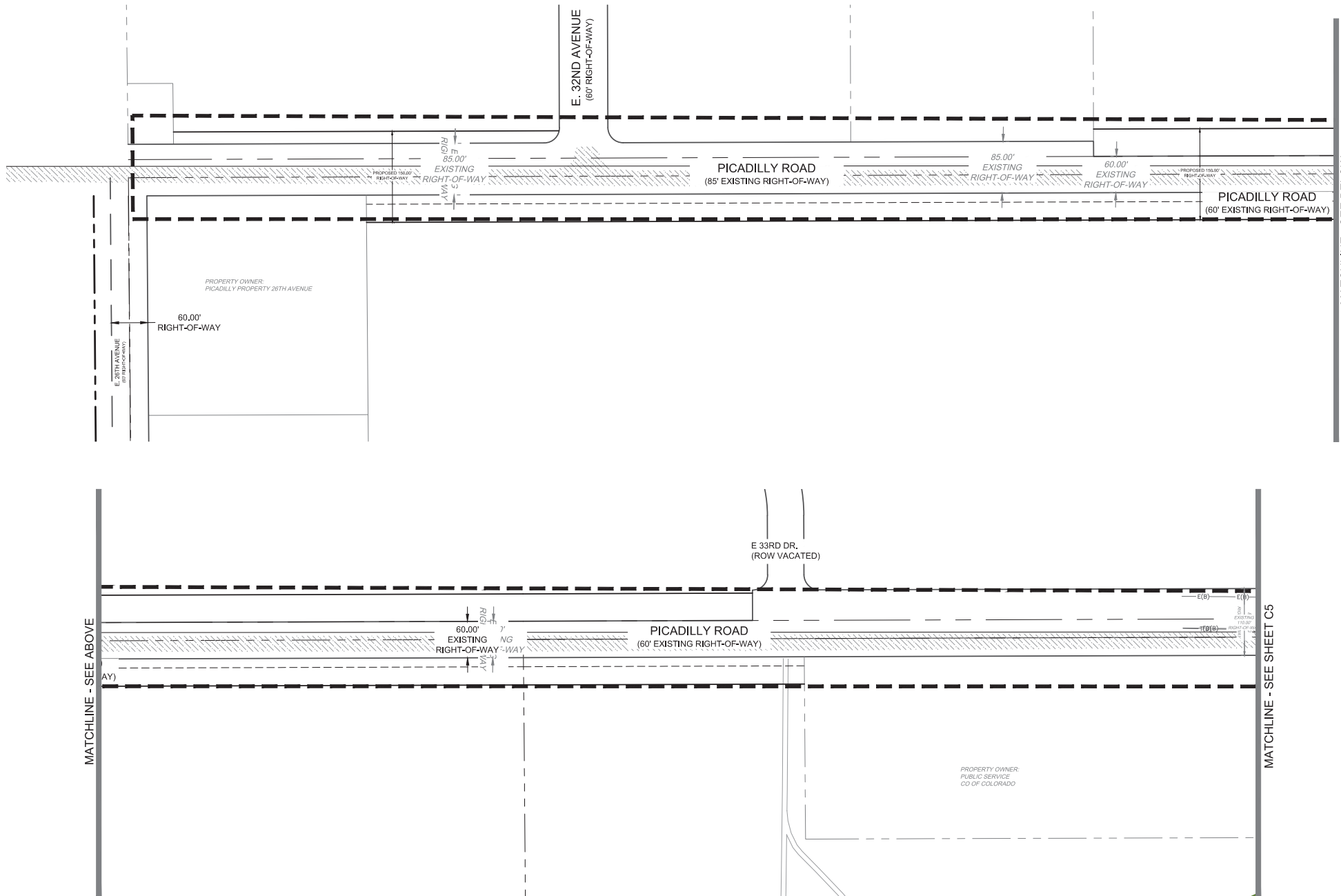
- RIGHT-OF-WAY LINE
- - - ISP BOUNDARY
- [Pattern] GREEN VALLEY RANCH
- [Pattern] CLAYTON PROPERTIES GROUP II INC.
- [Pattern] MAJESTIC REALTY COMPANY
- [Pattern] MAJESTIC COMMERCENTER, LLC
- [Pattern] MAJESTIC REALTY CO ET AL
- [Red Line] 100-YEAR FLOODPLAIN BOUNDARY
- [Green Line] 500-YEAR FLOODPLAIN BOUNDARY

NOTES:

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



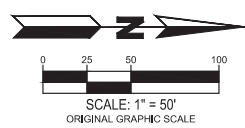
MATCHLINE - SEE SHEET C2



LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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



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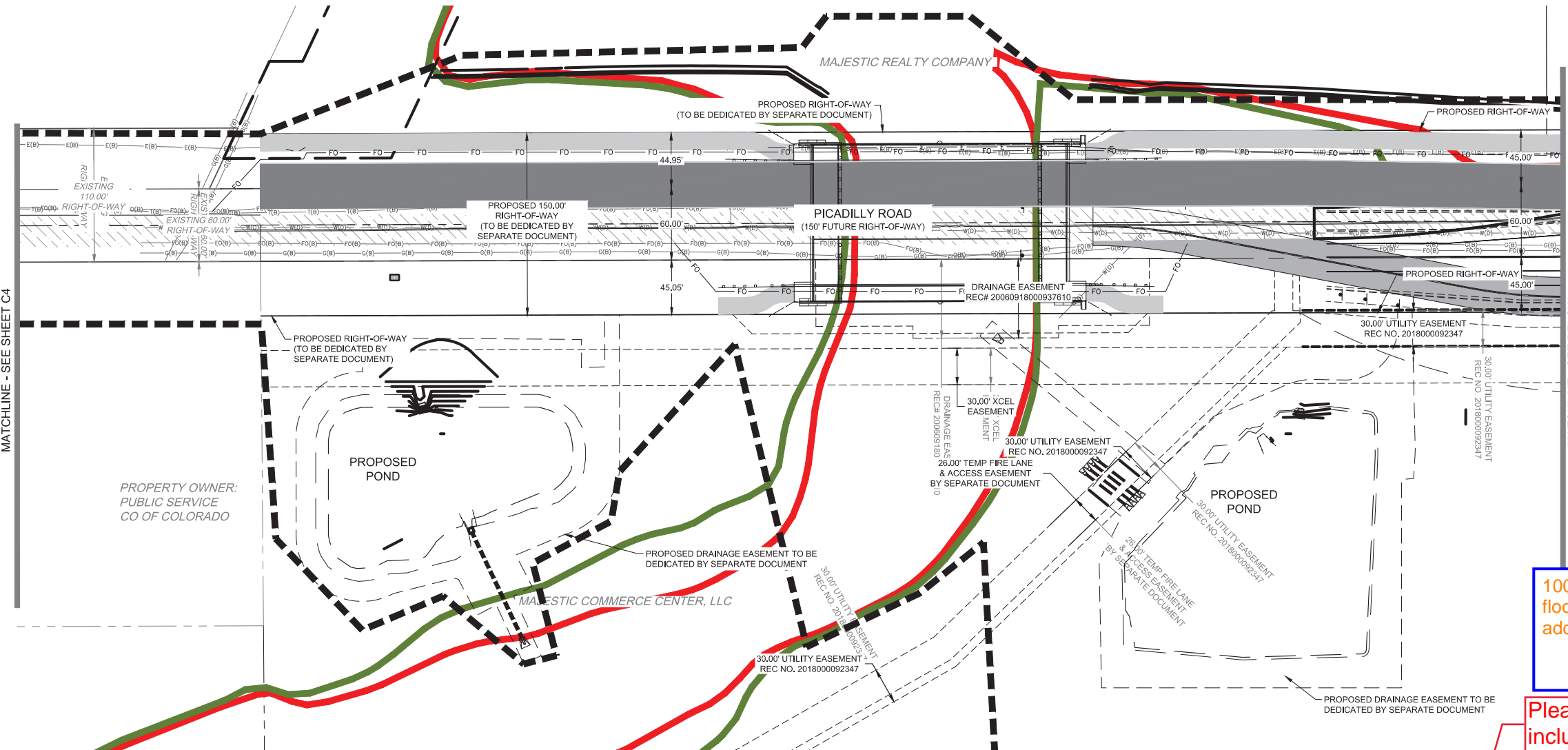
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
RIGHT OF WAY AND EASEMENT EXHIBIT

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| DATE: | 06/30/2020 |

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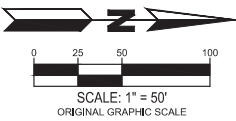
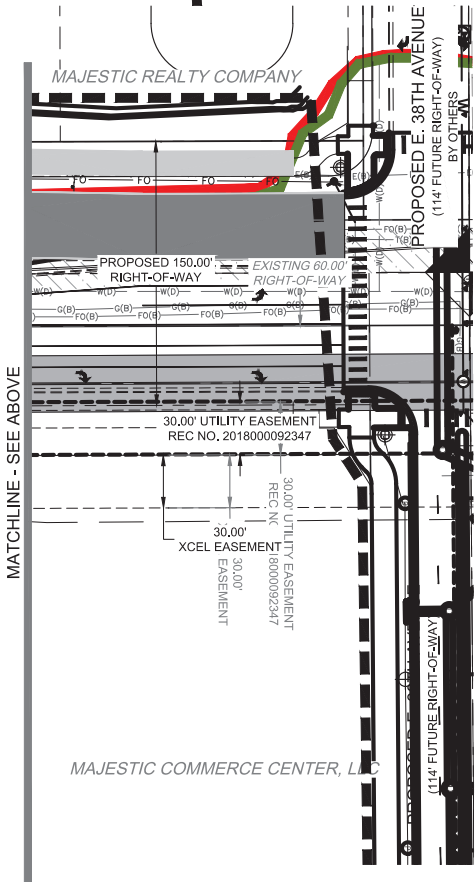


100 and 500 year floodplain linework added to legend.

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

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

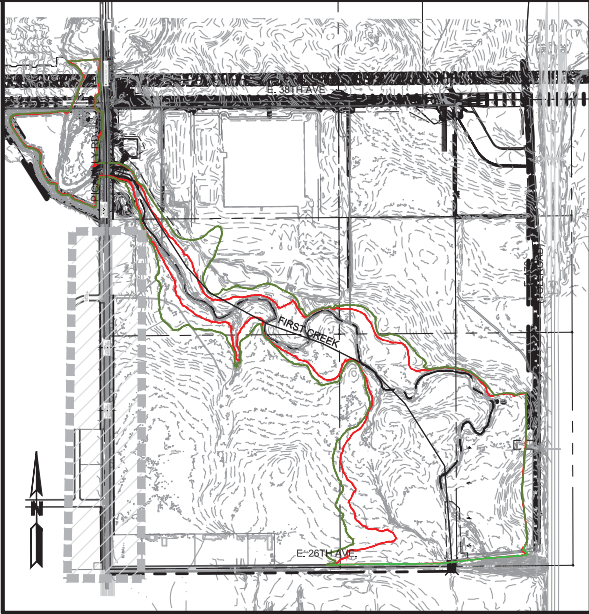
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JOB NO.: DCS17-4112
PA / PM: EM
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DATE: 06/30/2020

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NOT FOR CONSTRUCTION



LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ISP BOUNDARY
- 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

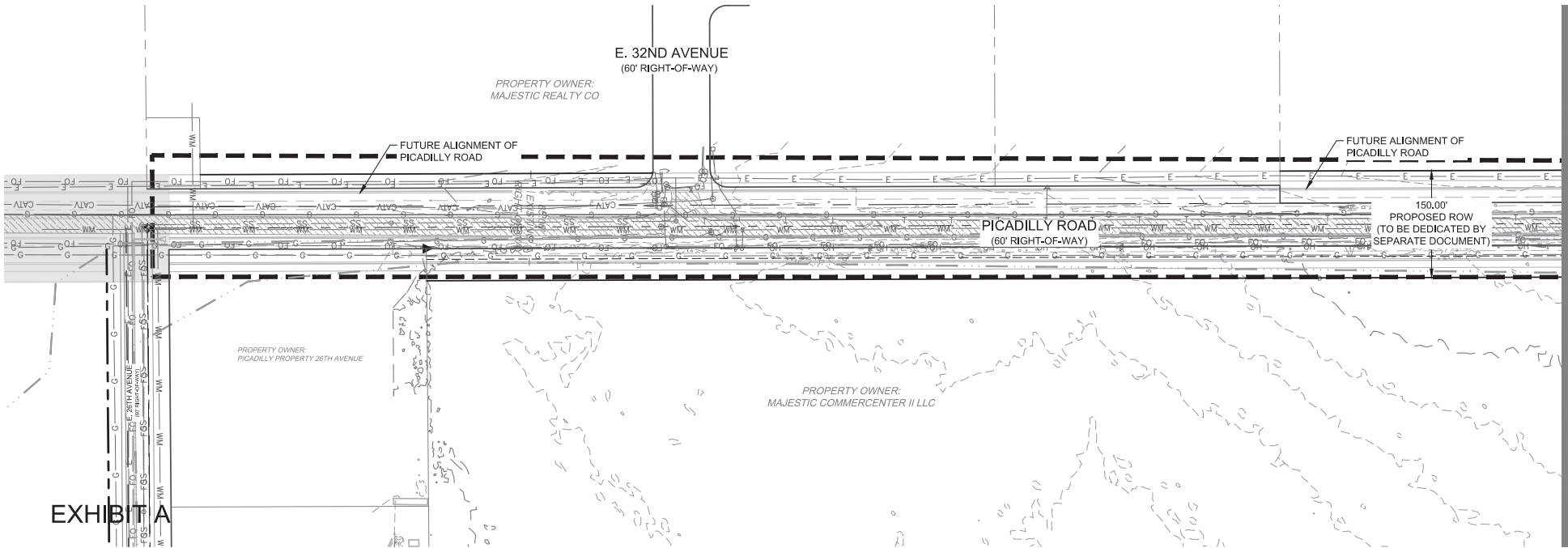
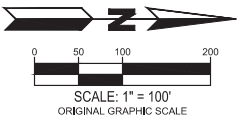
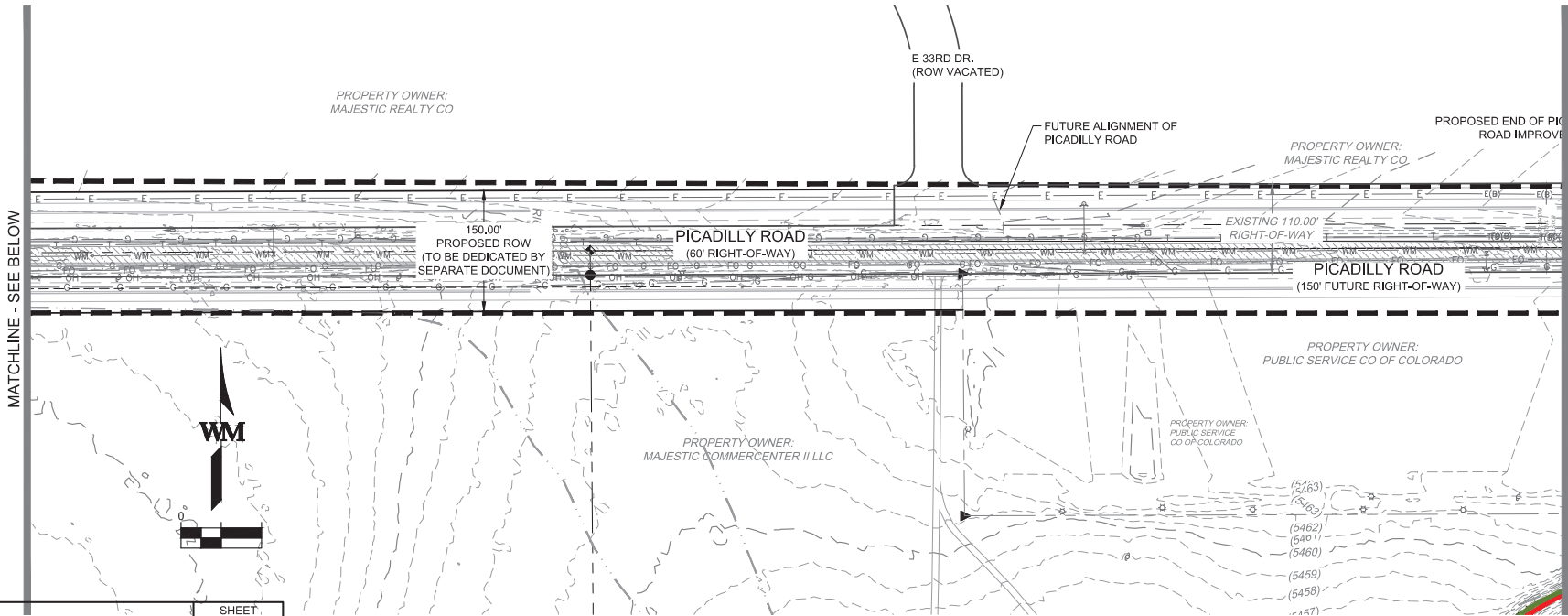


EXHIBIT A

MATCHLINE - SEE BELOW



MATCHLINE - SEE BELOW

MATCHLINE - SEE SHEET #



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| WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING | PROJECT NAME: | | SHEET: |
| | JOB NO.: ## | DATE: | |
| | DRAWN: | PA/PM: | SCALE: 1" = XX' |
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INFRASTRUCTURE - PRELIMINARY PLAT
OVERALL SITE PLAN**

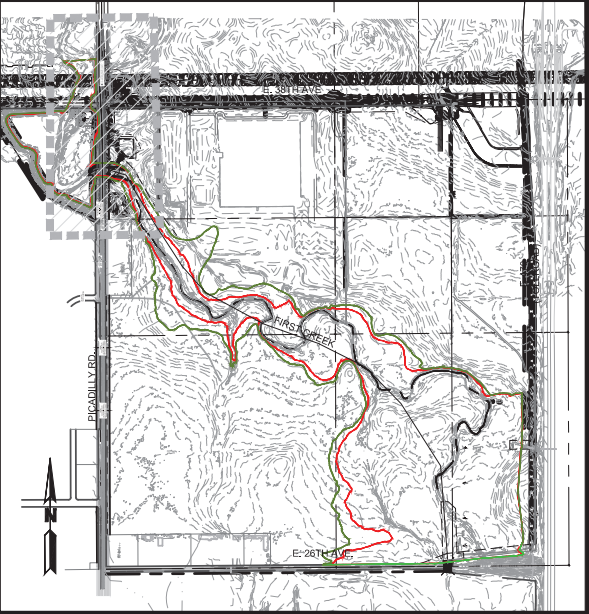
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| DATE: | 06/30/2020 |

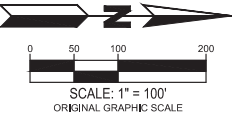
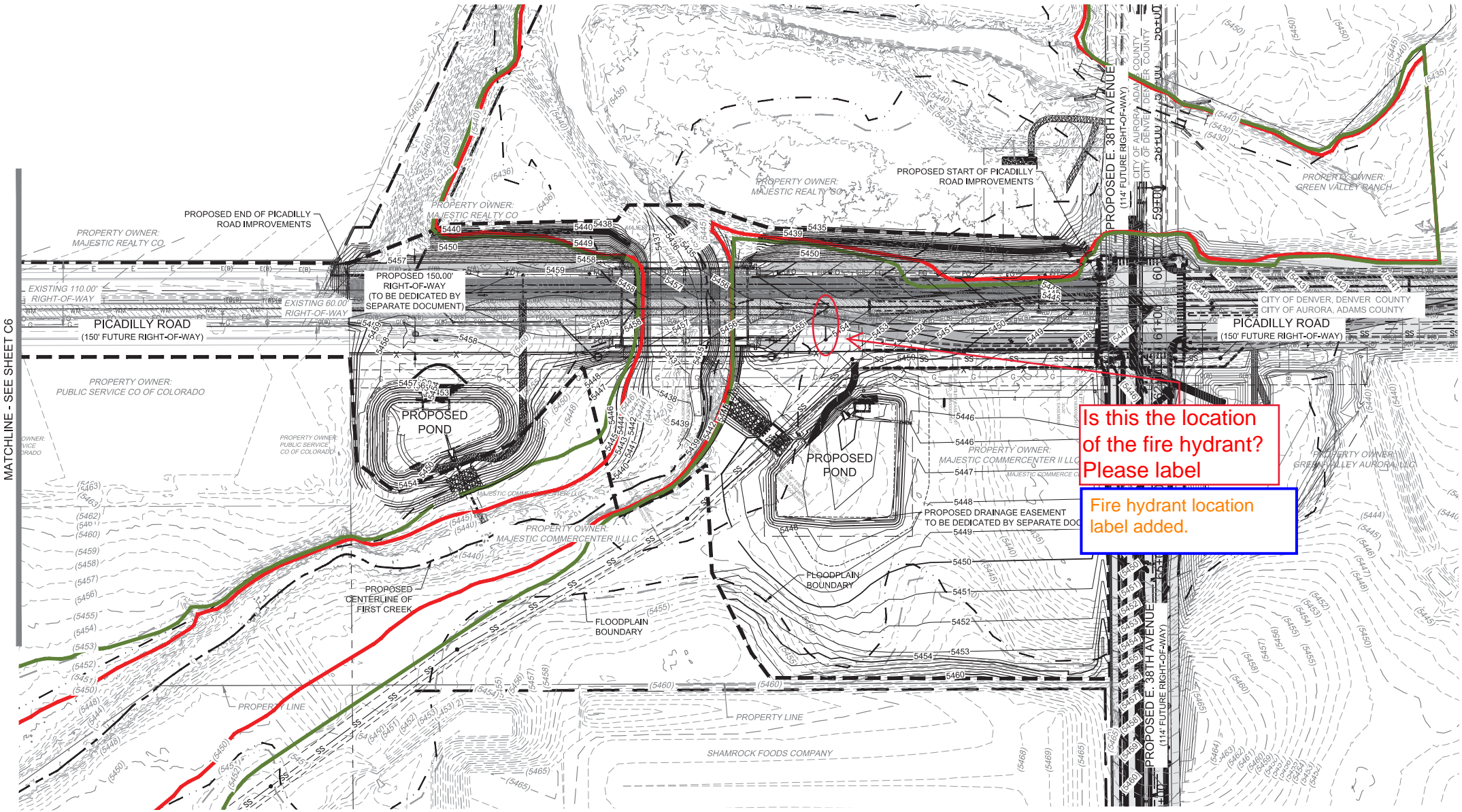
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NOT FOR CONSTRUCTION

- 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



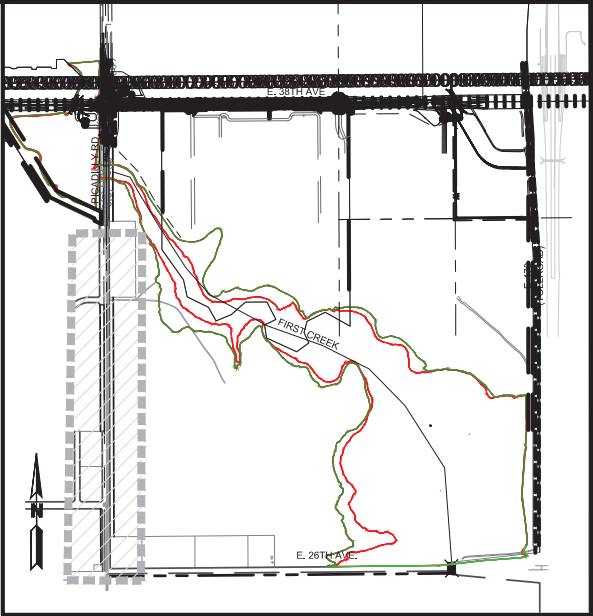
LOCATION MAP
SCALE: 1" = 1,000'



Is this the location
of the fire hydrant?
Please label

Fire hydrant location
label added.

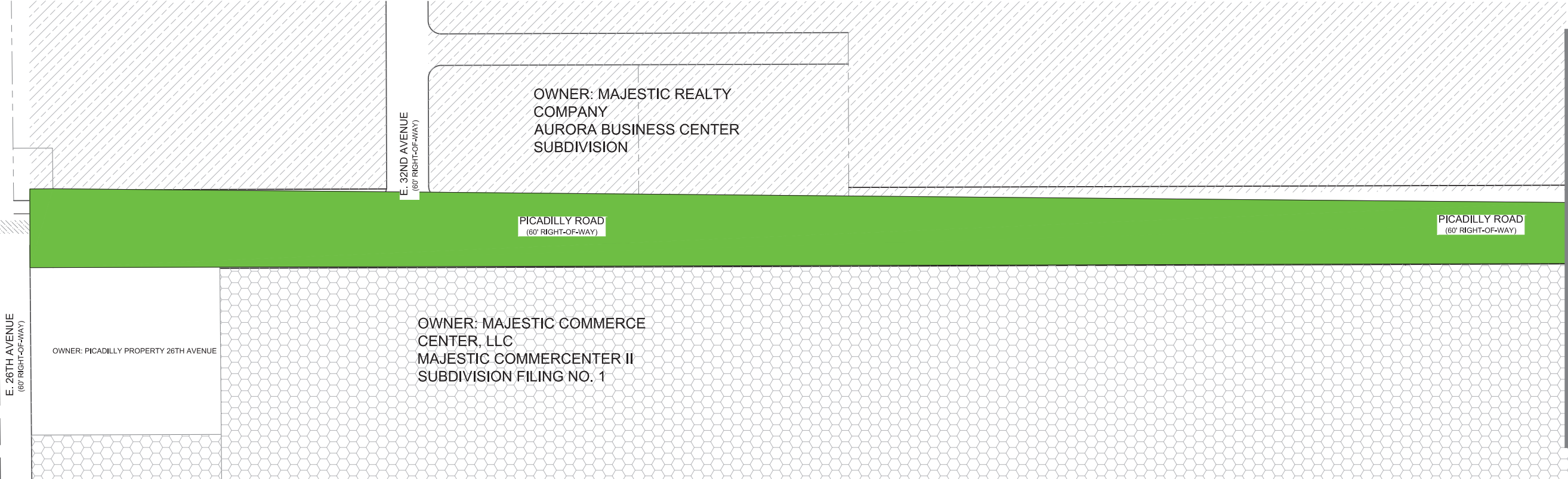
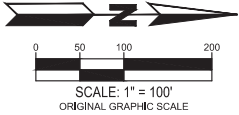
MATCHLINE - SEE SHEET C6



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)



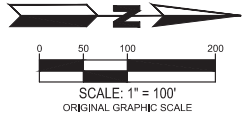
MATCHLINE - SEE SHEET #

FOR AND ON BEHALF
OF WARE MALCOMB

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

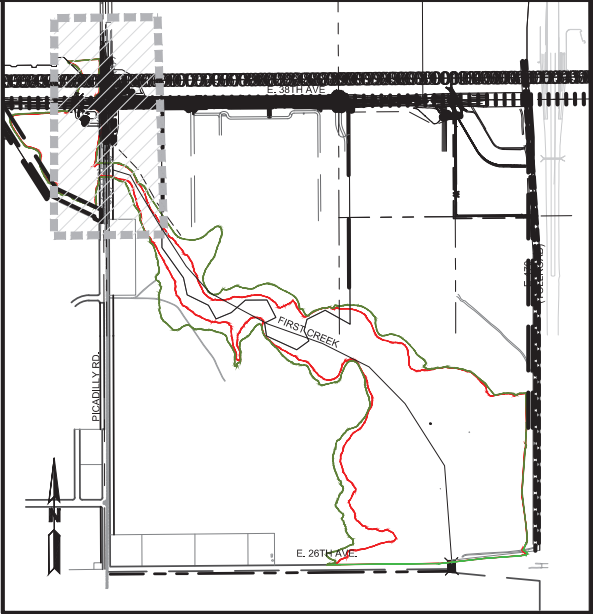
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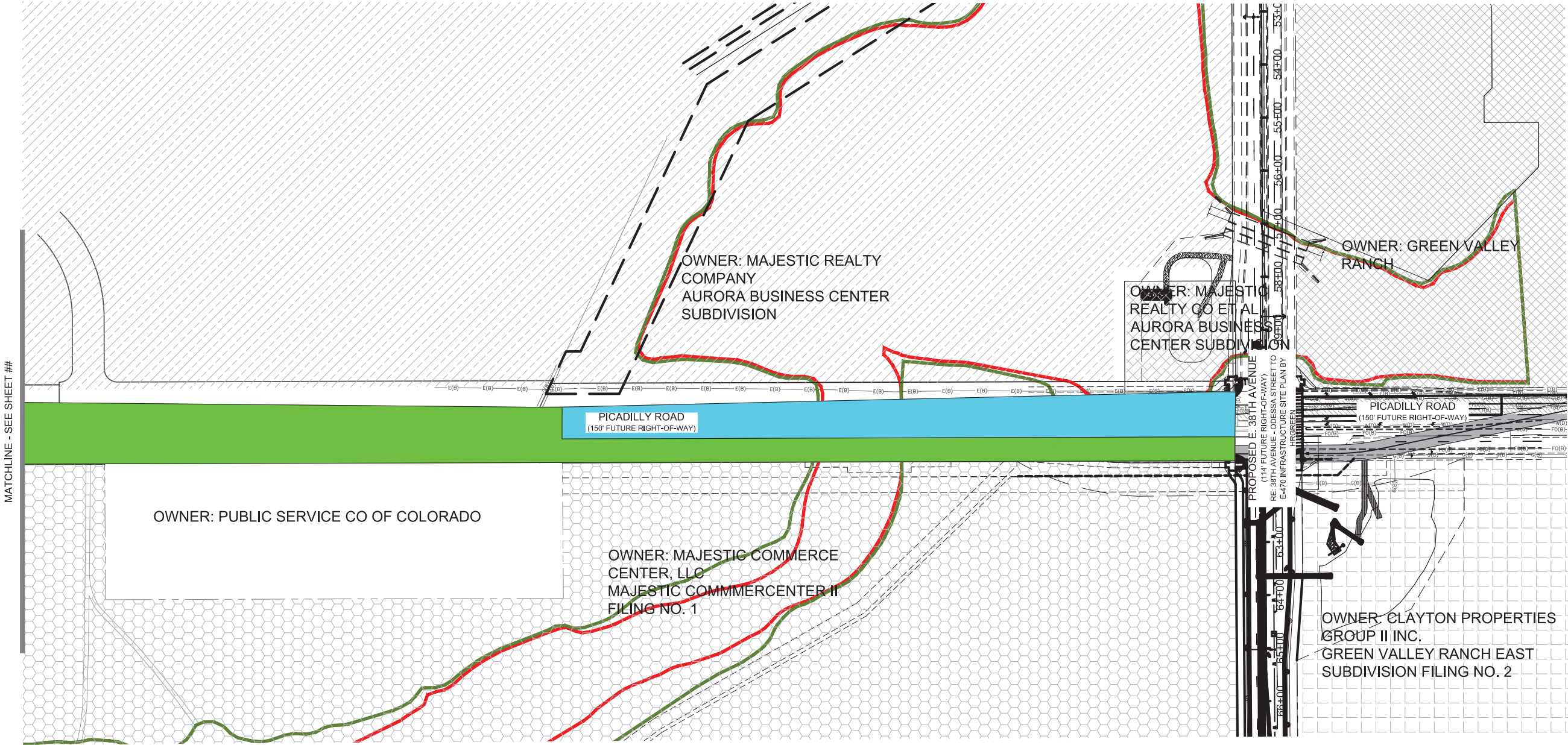


LEGEND:

- RIGHT-OF-WAY LINE
- - - ISP BOUNDARY
- [Hatched Box] GREEN VALLEY RANCH
- [Grid Box] CLAYTON PROPERTIES GROUP II INC.
- [Diagonal Lines Box] MAJESTIC REALTY COMPANY
- [Hexagon Box] MAJESTIC COMMERCE CENTER, LLC
- [Stippled Box] MAJESTIC REALTY CO ET AL
- [Blue Box] PROPOSED ROAD IMPROVEMENTS
- [Green Box] FUTURE ROAD IMPROVEMENTS (BY OTHERS)



LOCATION MAP
SCALE: 1" = 1,000'



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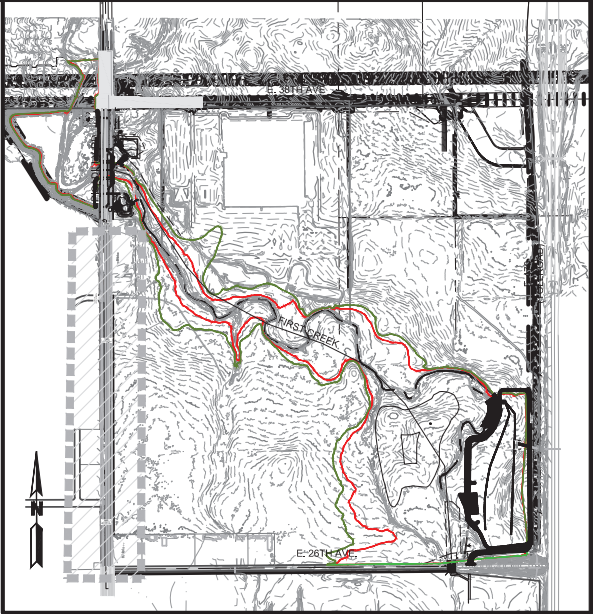
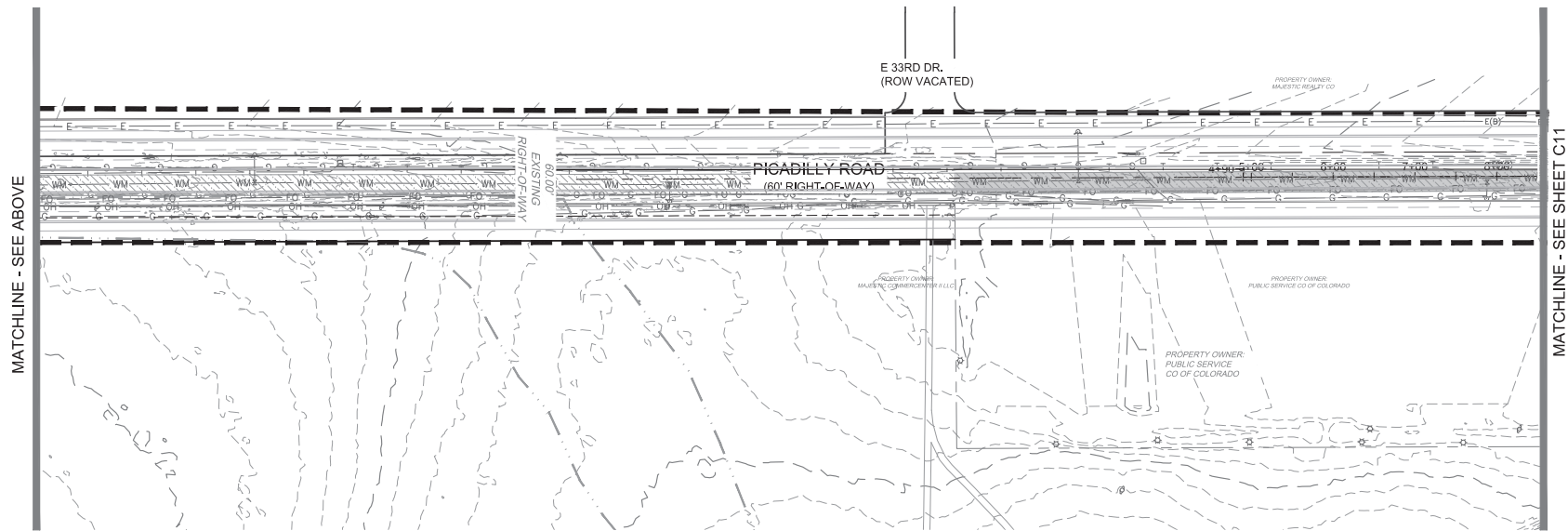
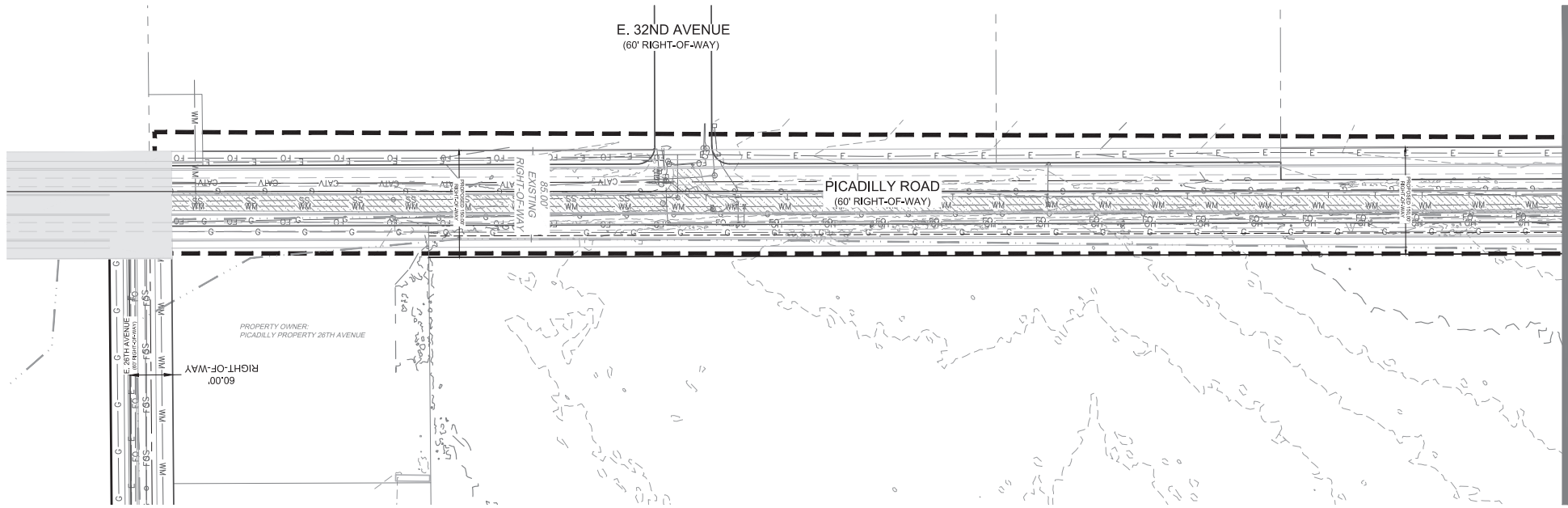
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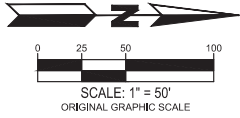
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
PHASING PLAN

| NO. | | DATE | REMARKS |
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| DRAWN BY: | BH |
| DATE: | 06/30/2020 |



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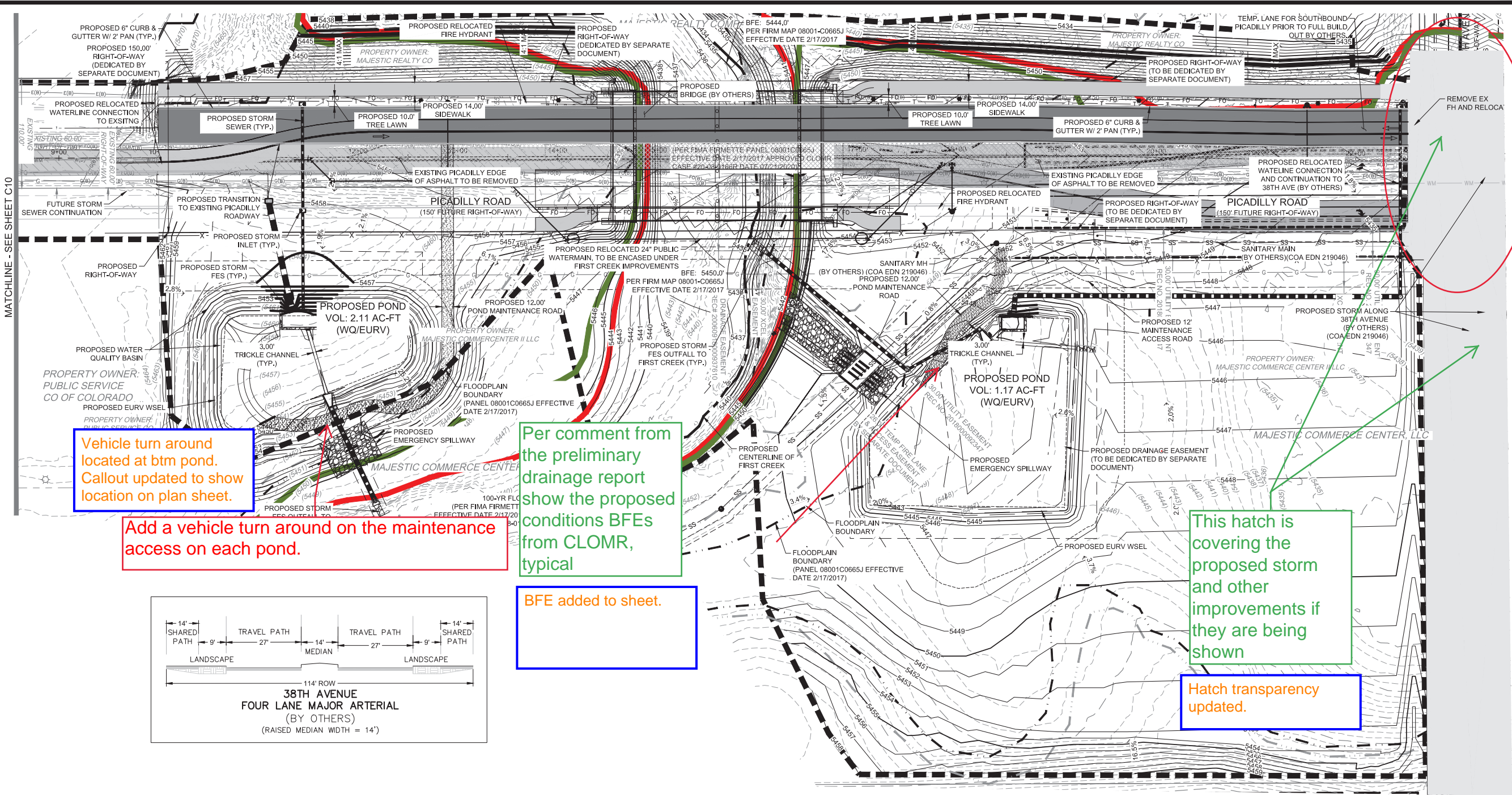
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
INFRASTRUCTURE SITE PLAN

| NO. | DATE | REMARKS | |
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Vehicle turn around located at btm pond. Callout updated to show location on plan sheet.

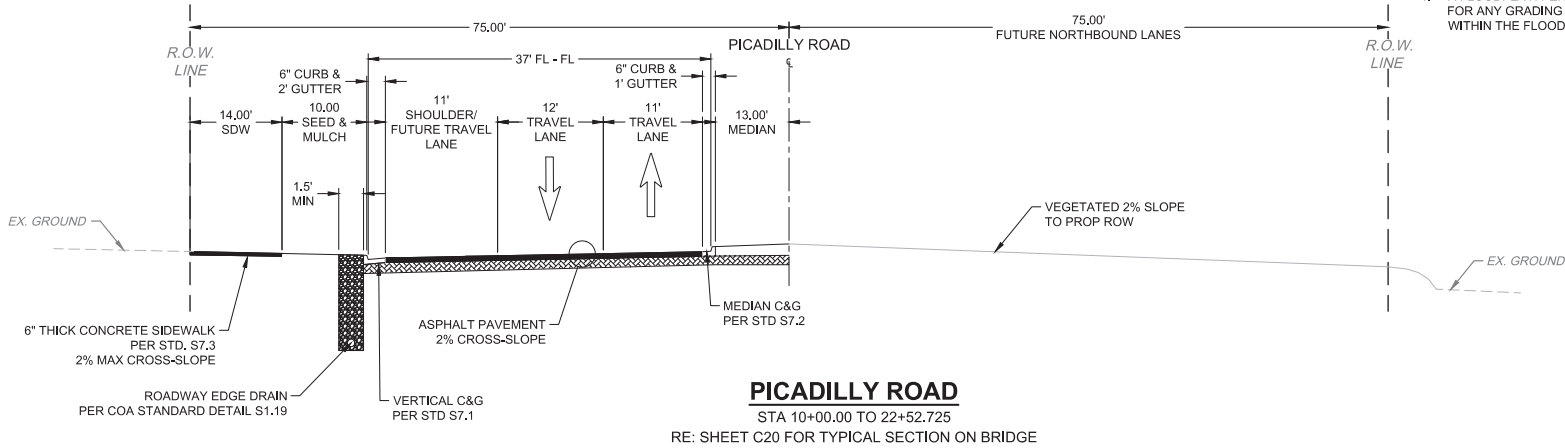
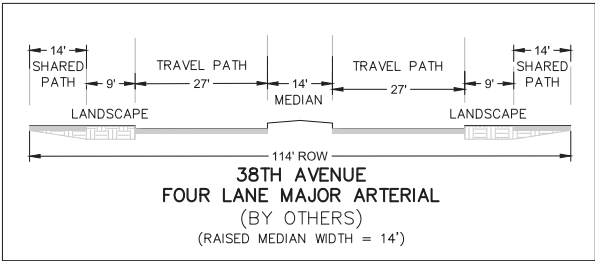
Add a vehicle turn around on the maintenance access on each pond.

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

BFE added to sheet.

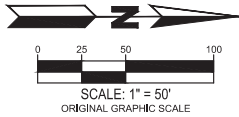
This hatch is covering the proposed storm and other improvements if they are being shown

Hatch transparency updated.



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

| | | |
|------------------------------------|------|-----------------------------|
| PROPERTY LINE | WM | EXISTING WATERLINE W/ VALVE |
| ADJACENT RIGHT-OF-WAY LINE | | EXISTING FIRE HYDRANT |
| ISP BOUNDARY | | EXISTING WATER METER |
| PROPOSED 5' CONTOUR | 5820 | EXISTING ELECTRICAL LINE |
| PROPOSED 1' CONTOUR | 5821 | EXISTING GAS LINE |
| EXISTING 5' CONTOUR | 5820 | EXISTING CABLE TV LINE |
| EXISTING 1' CONTOUR | 5821 | 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 | | |



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

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

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| JOB NO.: | DCS17-4112 |
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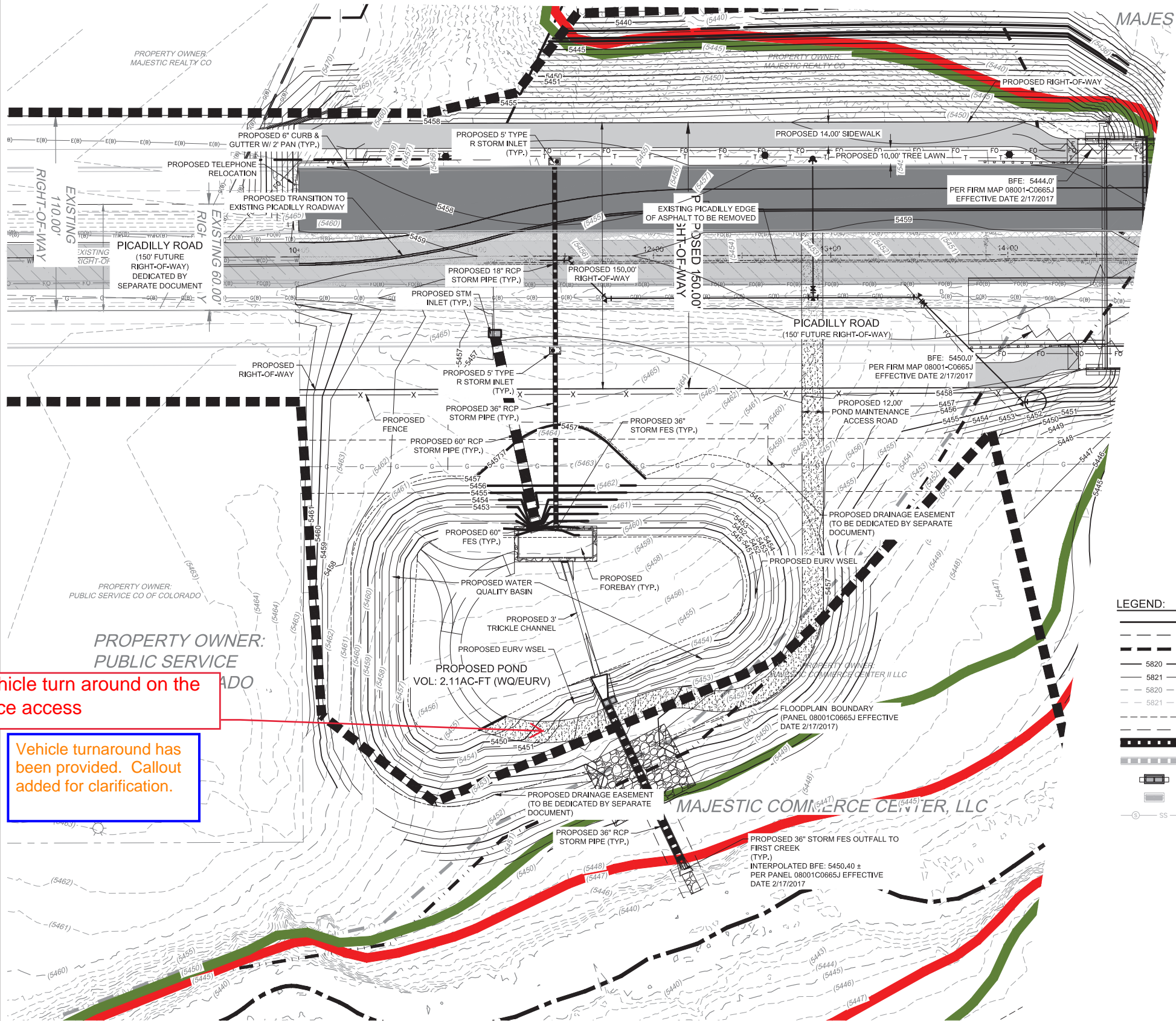
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
WQ POND

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| JOB NO.: | DCS17-4112 |
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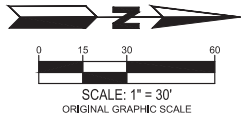
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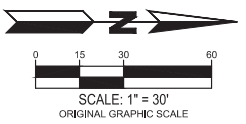
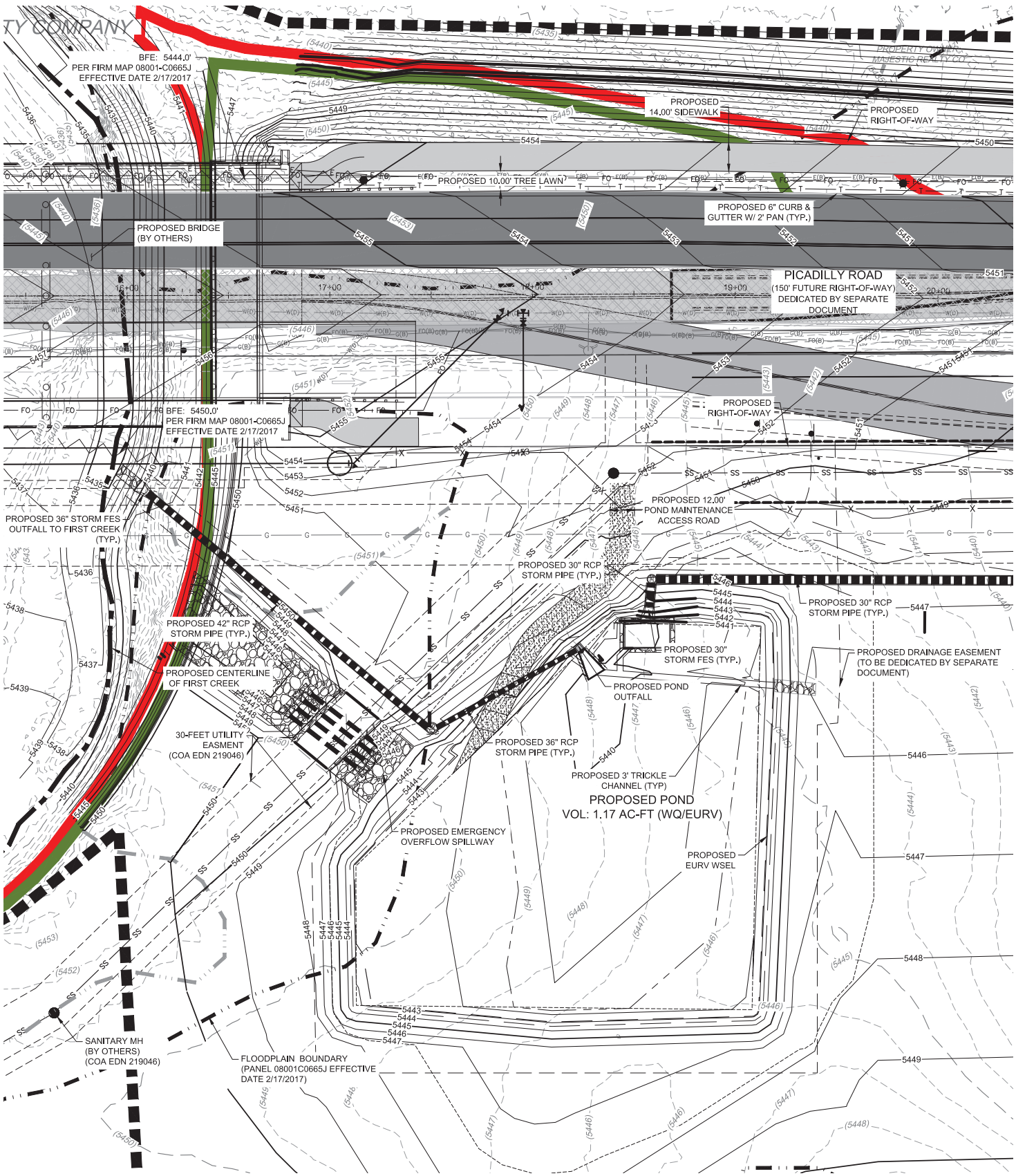


Vehicle turnaround has been provided. Callout added for clarification.

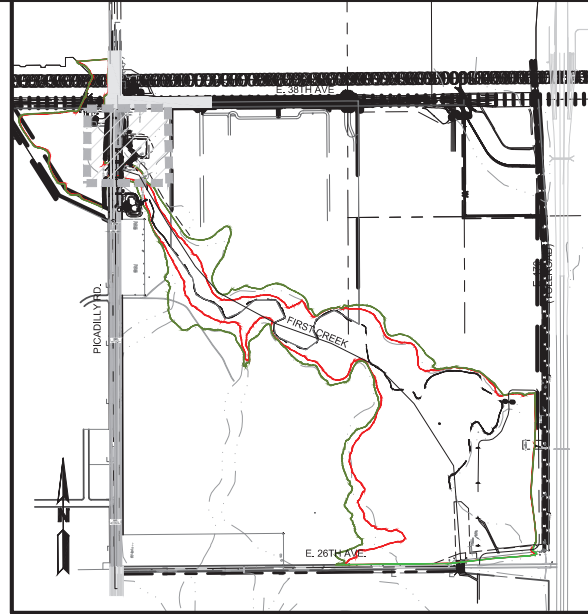
LEGEND:

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| | 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 | | |





- LEGEND:**
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| | 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 | | |



LOCATION MAP
SCALE: 1" = 1,000'

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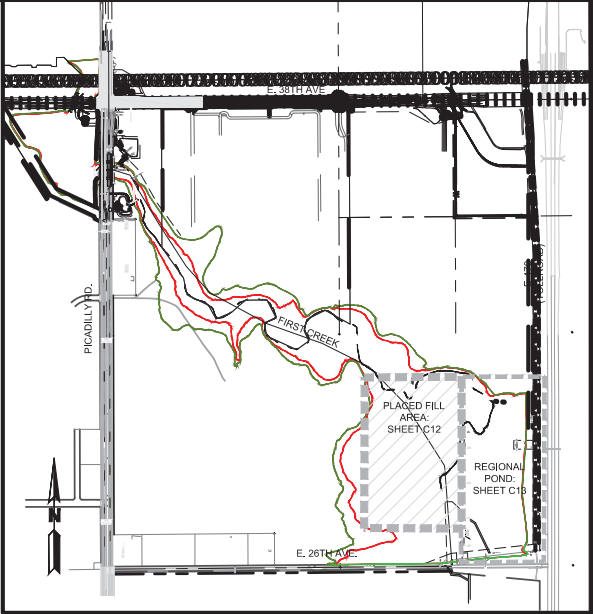
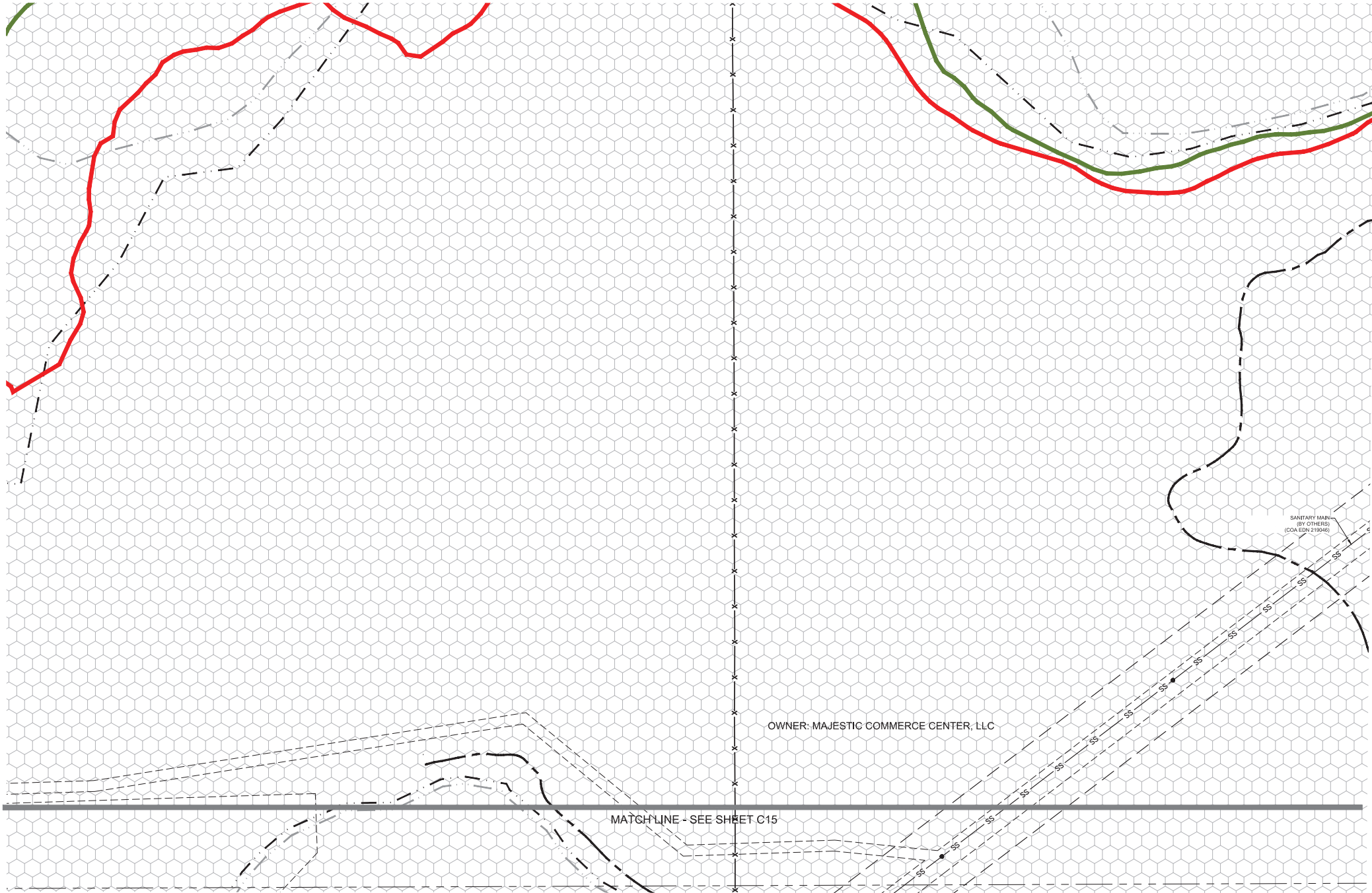
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
WQ POND

| NO. | DATE | REMARKS |
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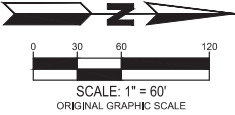
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LOCATION MAP
SCALE: 1" = 1,000'

- LEGEND:
- RIGHT-OF-WAY LINE
 - - - - - ISP BOUNDARY
 - [Hatched Box] MAJESTIC REALTY COMPANY
 - [Hexagonal Box] MAJESTIC COMMERCE CENTER, LLC



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

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

| NO. | DATE | REMARKS | |
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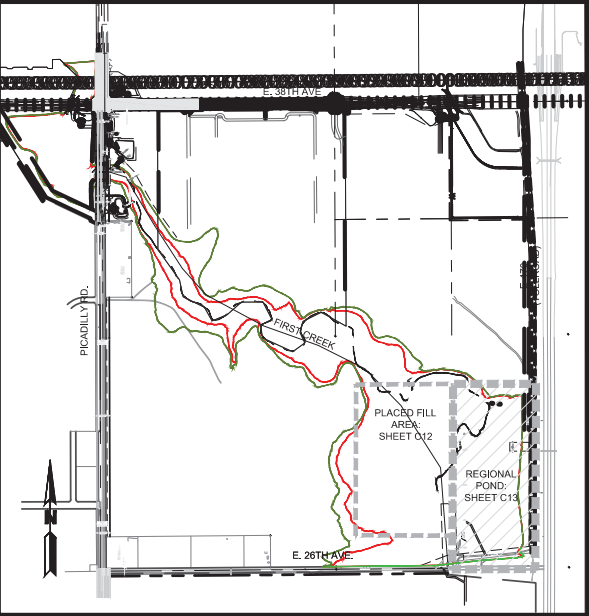
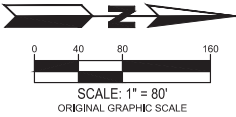
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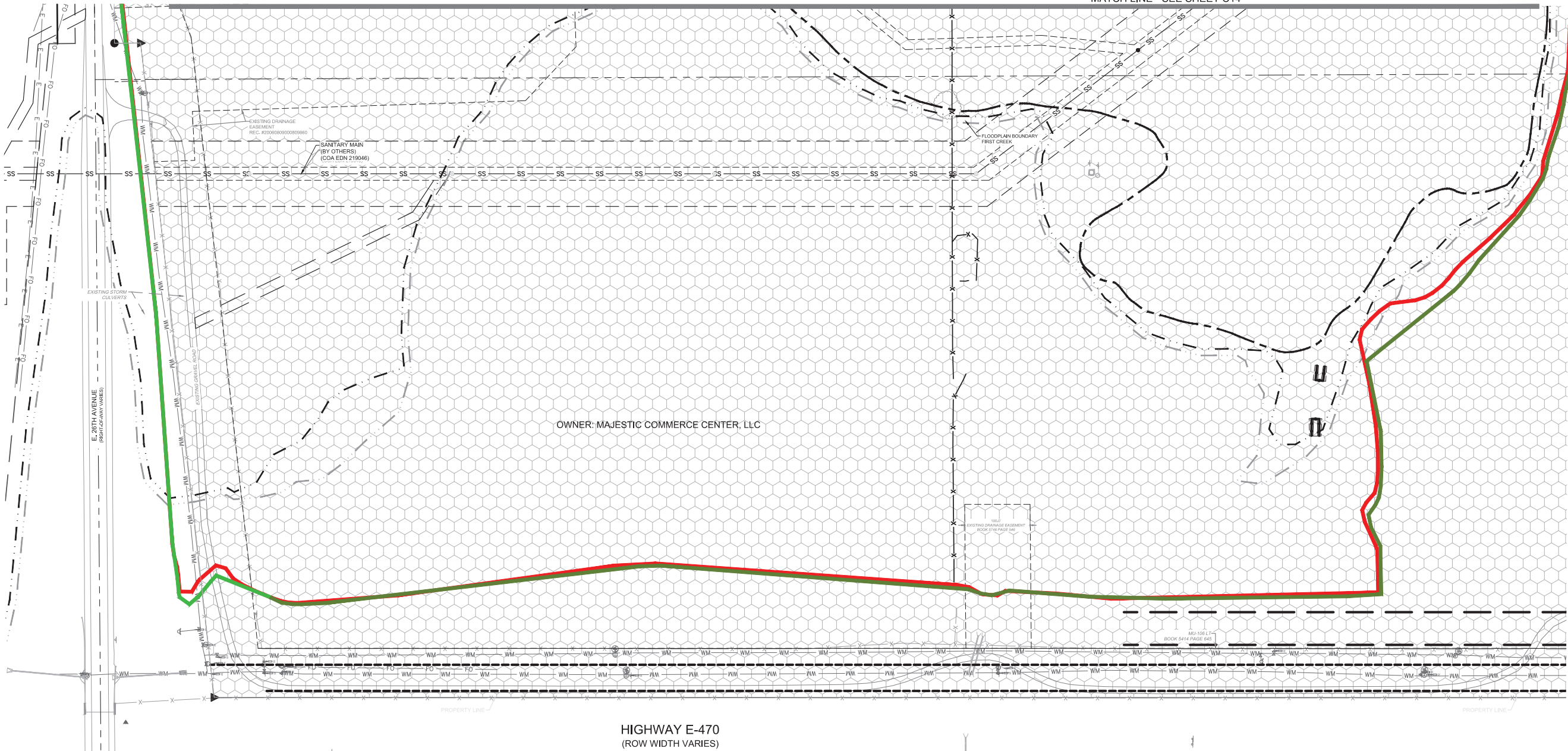
LEGEND:

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



LOCATION MAP
SCALE: 1" = 1,000'

MATCH LINE - SEE SHEET C14



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

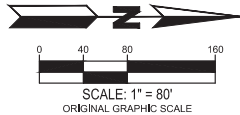
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| DATE: | 06/30/2020 |

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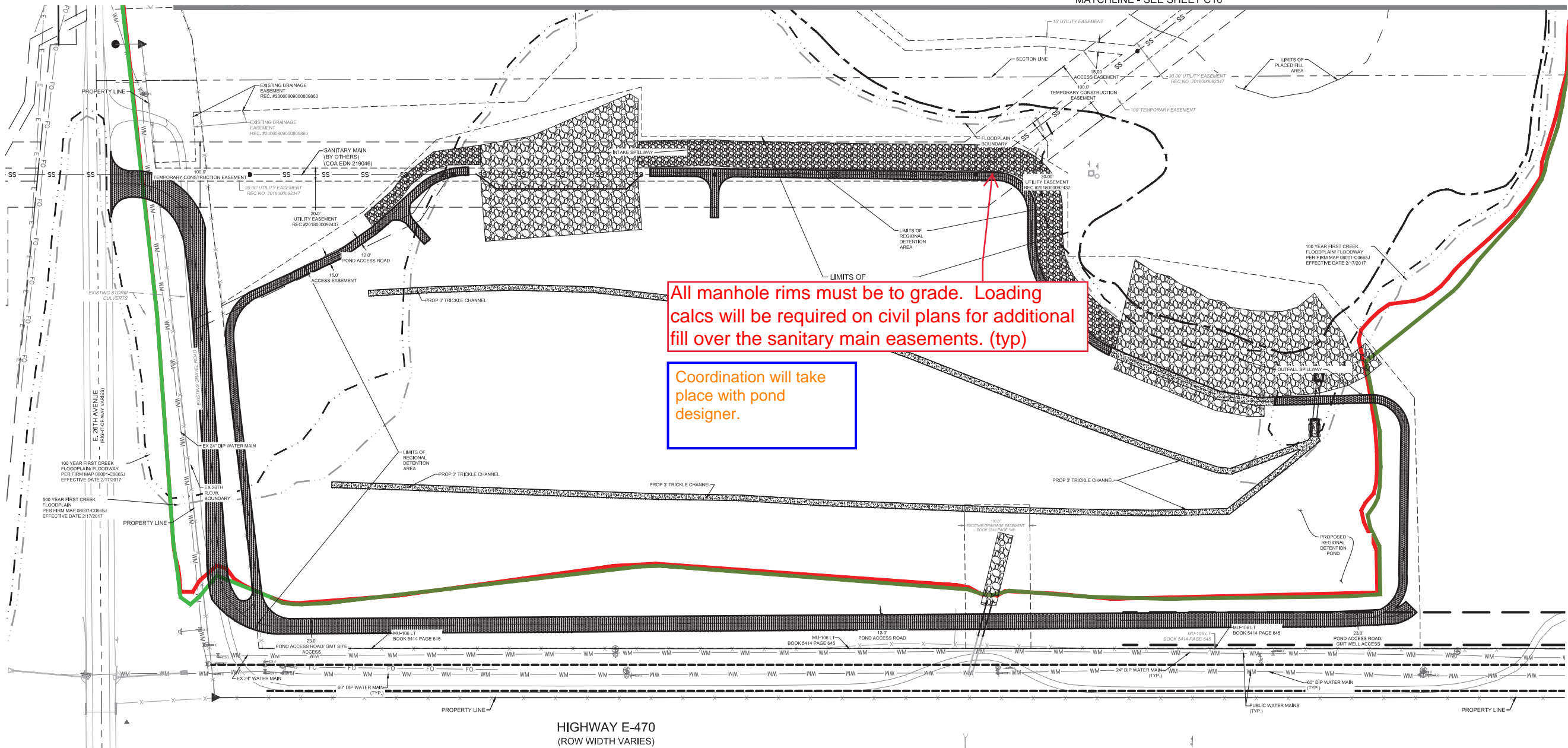
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ISP BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 100-YEAR FLOODPLAIN BOUNDARY
- 500-YEAR FLOODPLAIN BOUNDARY
- PROPOSED EMERGENCY SPILLWAY
- PROPOSED MAINTENANCE ROAD

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



LOCATION MAP
SCALE: 1" = 1,000'

MATCHLINE - SEE SHEET C16



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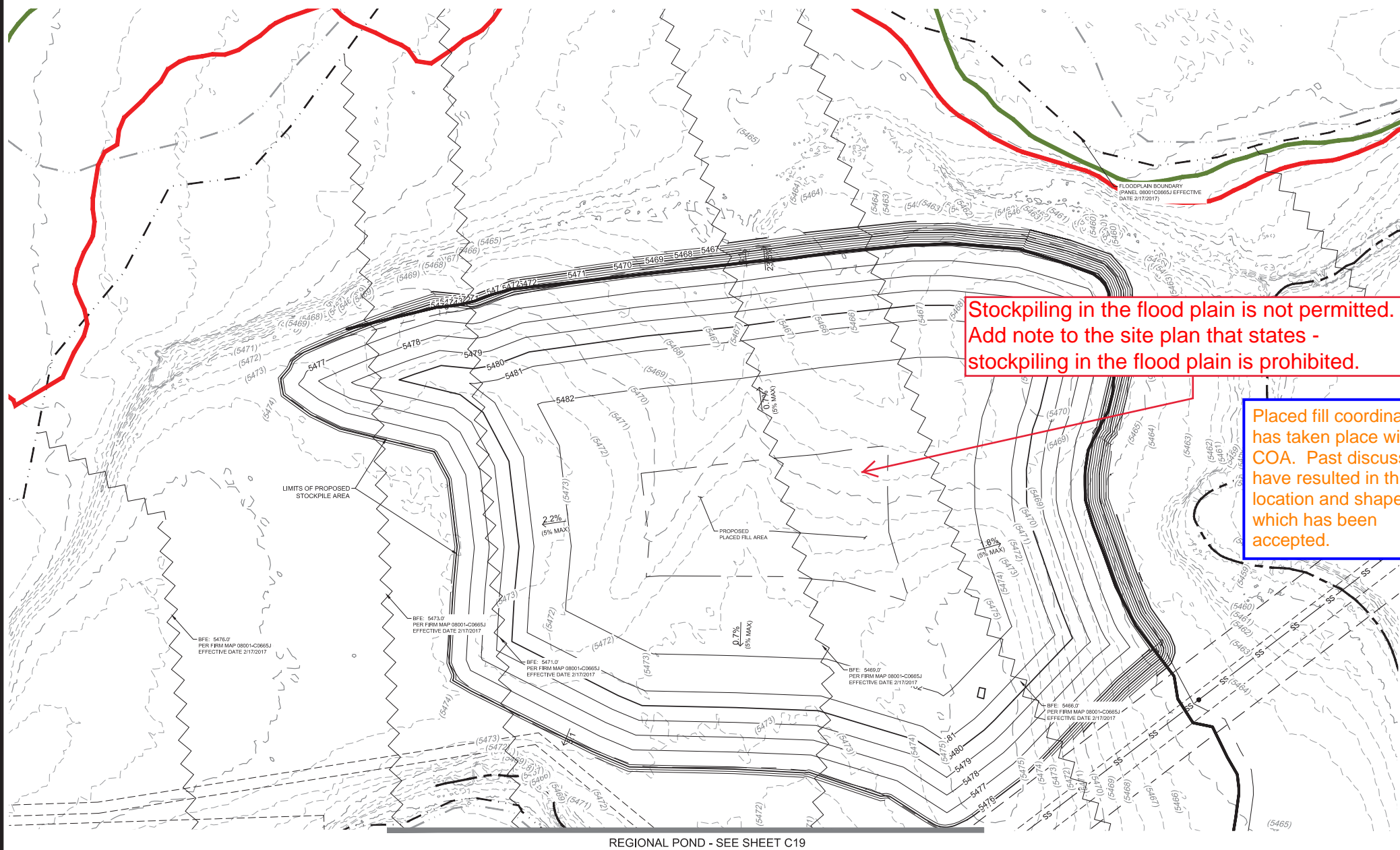
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
INFRASTRUCTURE SITE PLAN - REGIONAL POND

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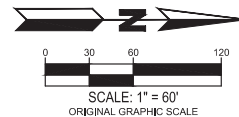


Stockpiling in the flood plain is not permitted. Add note to the site plan that states - stockpiling in the flood plain is prohibited.

Placed fill coordination has taken place with COA. Past discussions have resulted in this location and shape which has been accepted.

LEGEND:

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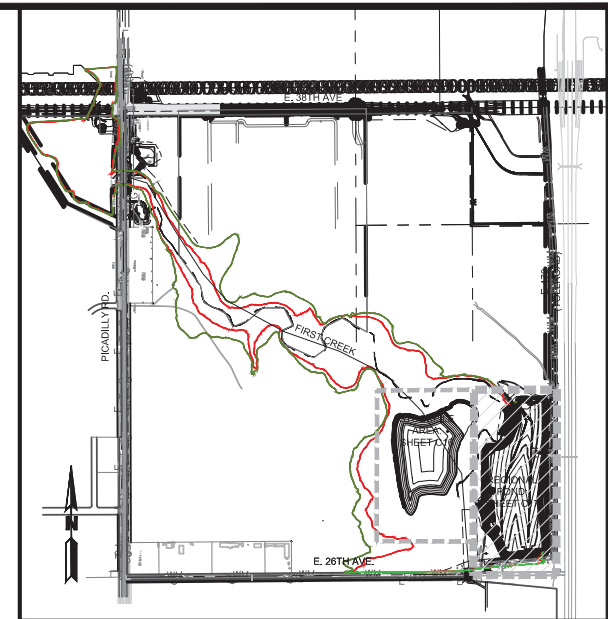
PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE - PRELIMINARY PLAT
INFRASTRUCTURE SITE PLAN - REGIONAL POND

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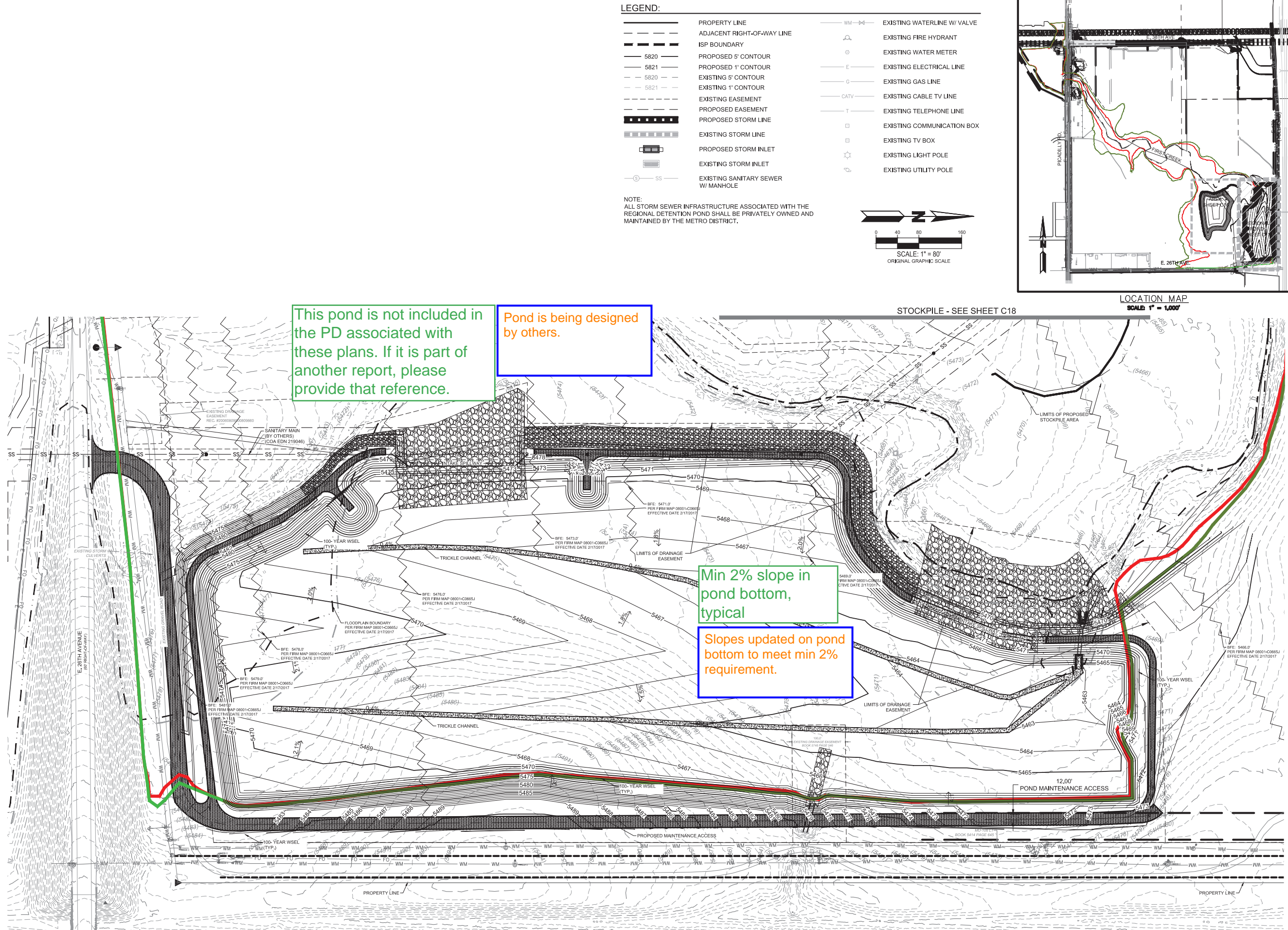
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| JOB NO.: | DCS17-4112 |
| PA / PM: | EM |
| DRAWN BY: | BH |
| DATE: | 06/30/2020 |

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LOCATION MAP
SCALE: 1" = 1,000'

HIGHWAY E-470
— (ROW WIDTH VARIES)

| DECIDUOUS TREES | | | | TYPE | WATER USAGE | | |
|---|----|--------------|---|------------------------------|-----------------|------|-------------|
|  | AP | 43 | Updated. | 2.5" Cal. | Single Stem B&B | Med. | |
|  | AP | 43 | 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' / Hoopsii 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 - 3/4" Granite | | | | N/A |
|  | | 11,312 LF | Steel Edger | | | | N/A |

These symbols seemed to be switched on the plan.

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.

Updated.

Add the square footage

Added.

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 2.5" CALIBER.
- THE DEVELOPER SHALL ENSURE THAT THE PLANS PREPARED BY THE DEVELOPER SHALL COMPLY WITH THE GRADING, STORM DRAINAGE, AND EROSION CONTROL REQUIREMENTS, AND PROCEDURES.
- ALL WORK WITHIN 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.
- APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR IS REQUIRED PRIOR TO COMMENCING WORK.
- 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
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

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

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

THIS TABLE INCLUDES BRIDGE AND ROAD CROSSINGS.

SHRUB BED MULCH
RED CEDAR MULCH
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: GREEN VALLEY
TURF COMPANY
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WWW.GVT.NET

RYERSON 4" AND 6" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

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OF WARE MALCOMB

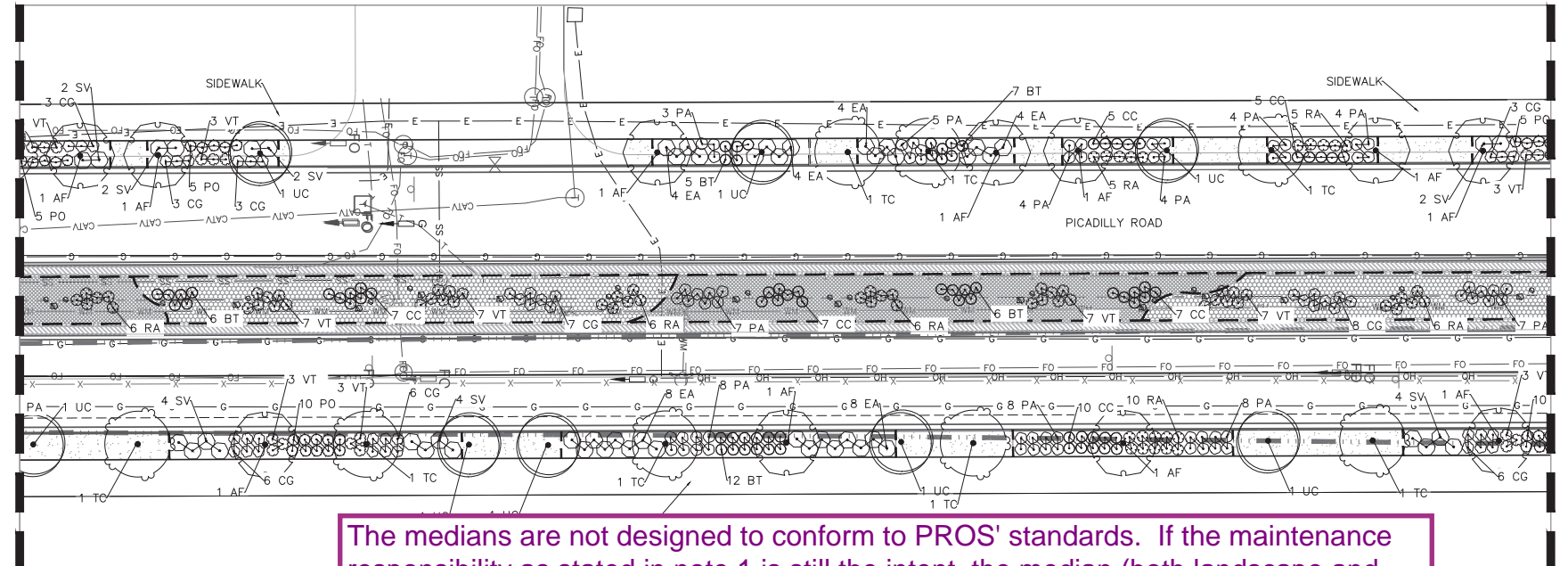
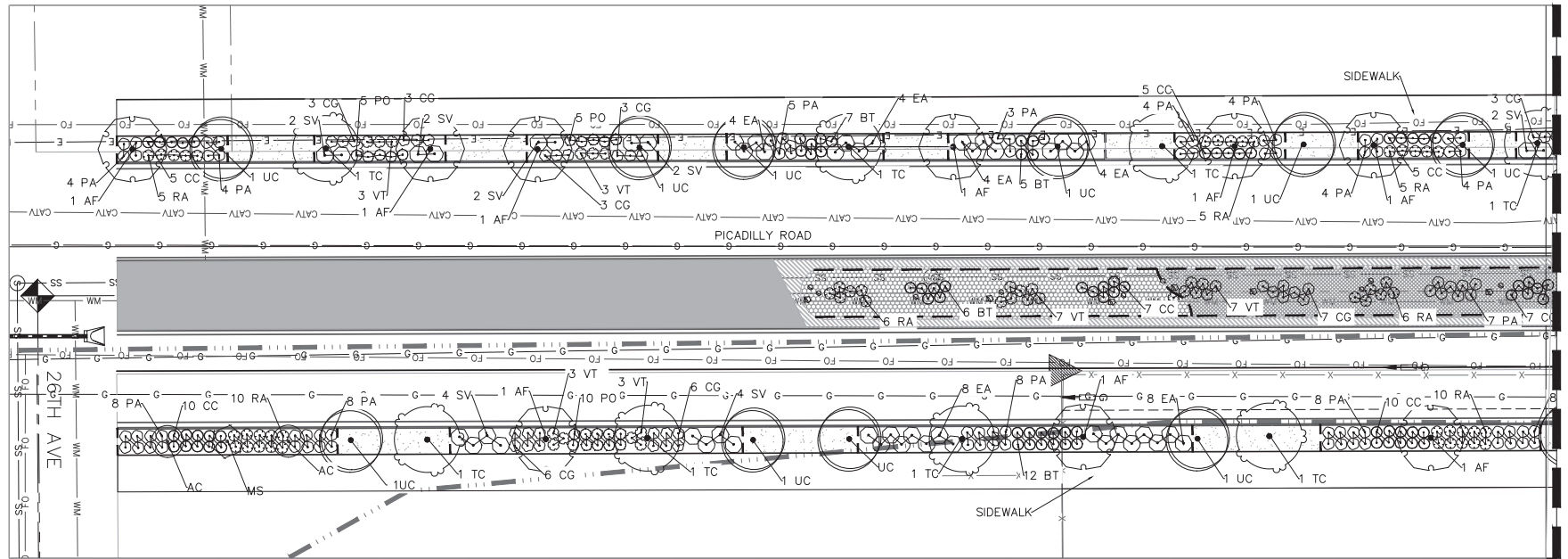
MAJESTIC COMMERCCENTER

PICADILLY ROAD
38TH TO 26TH STREET

| REMARKS | | | | | | | | | | | |
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| PLOT DATE: | |

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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.

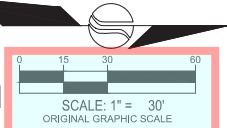
NOTES:

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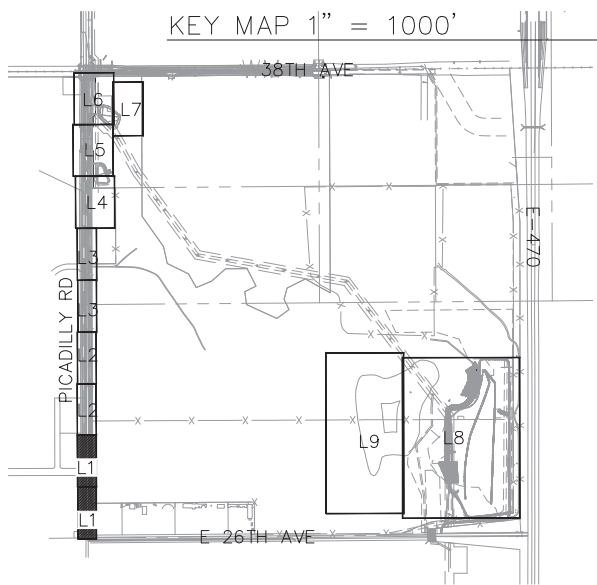
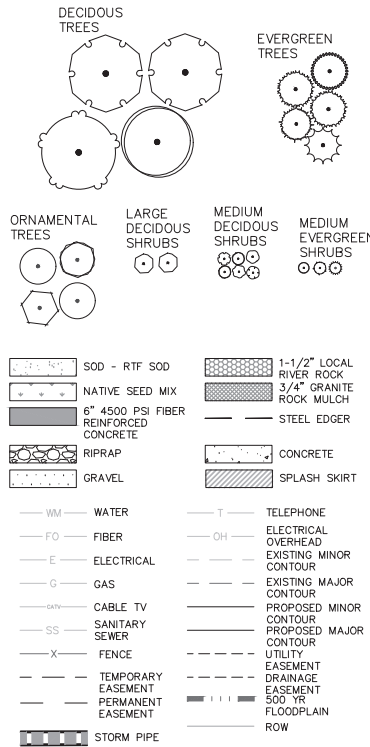
Scale is accurate at 1"=30'

The scale is inaccurate

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LEGEND



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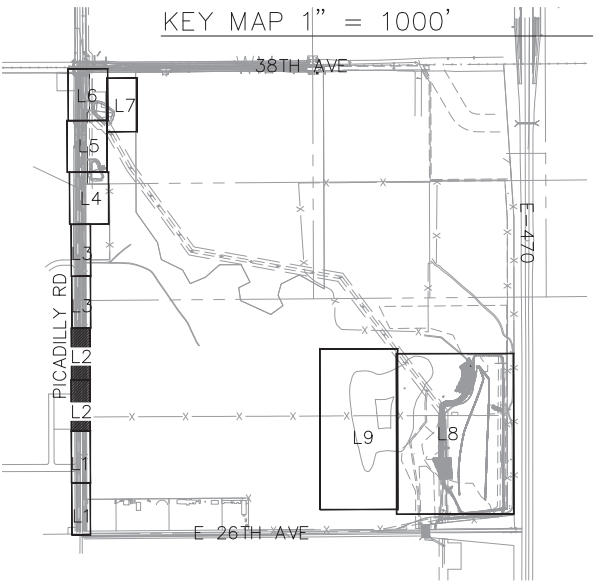
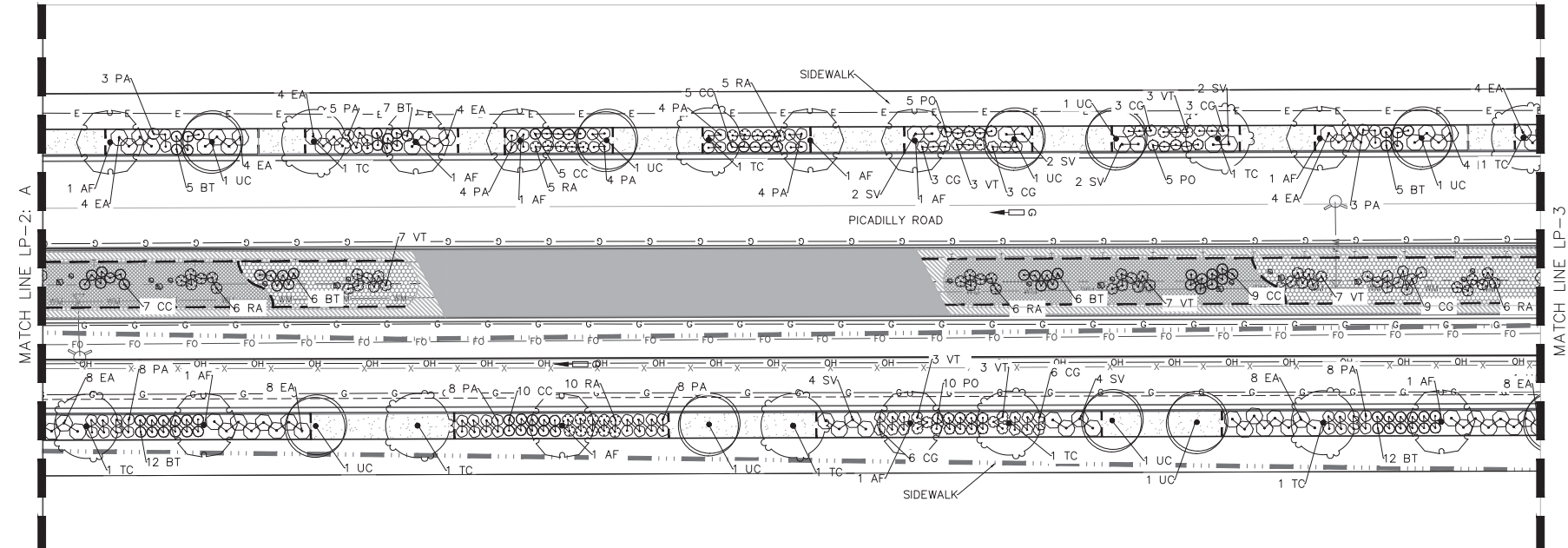
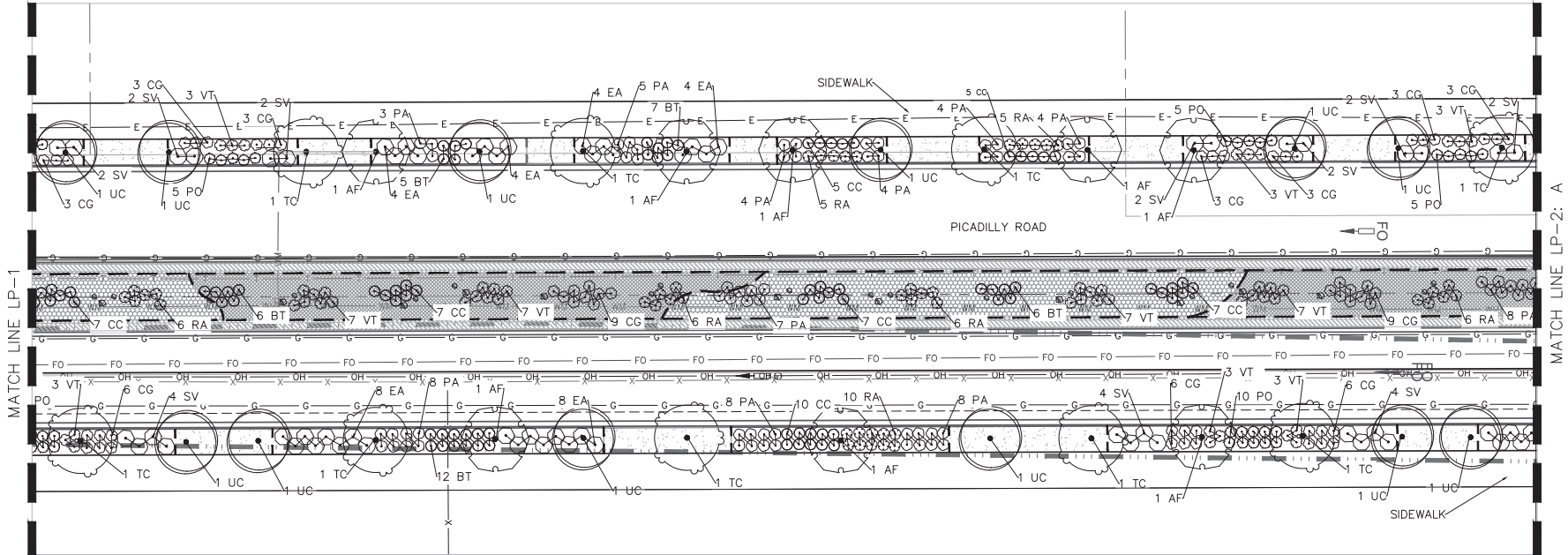
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OF WARE MALCOMB

MAJESTIC COMMERCCENTER
PICADILLY ROAD
38TH TO 26TH STREET

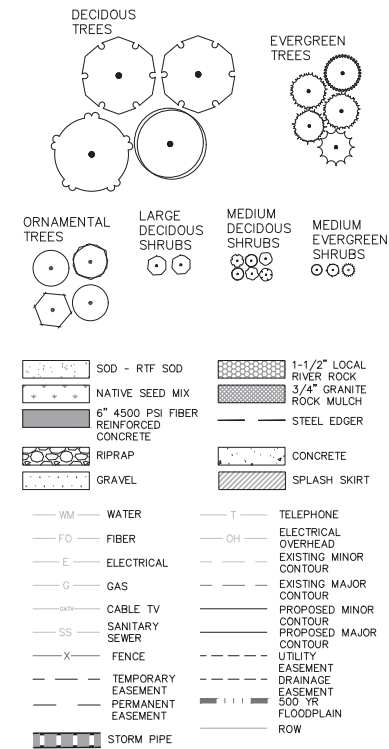
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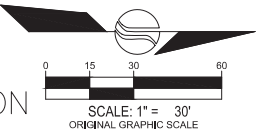
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LEGEND



- NOTES:
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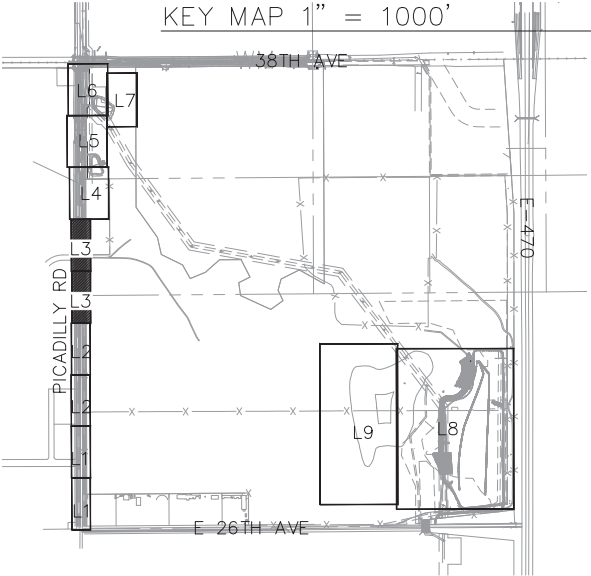
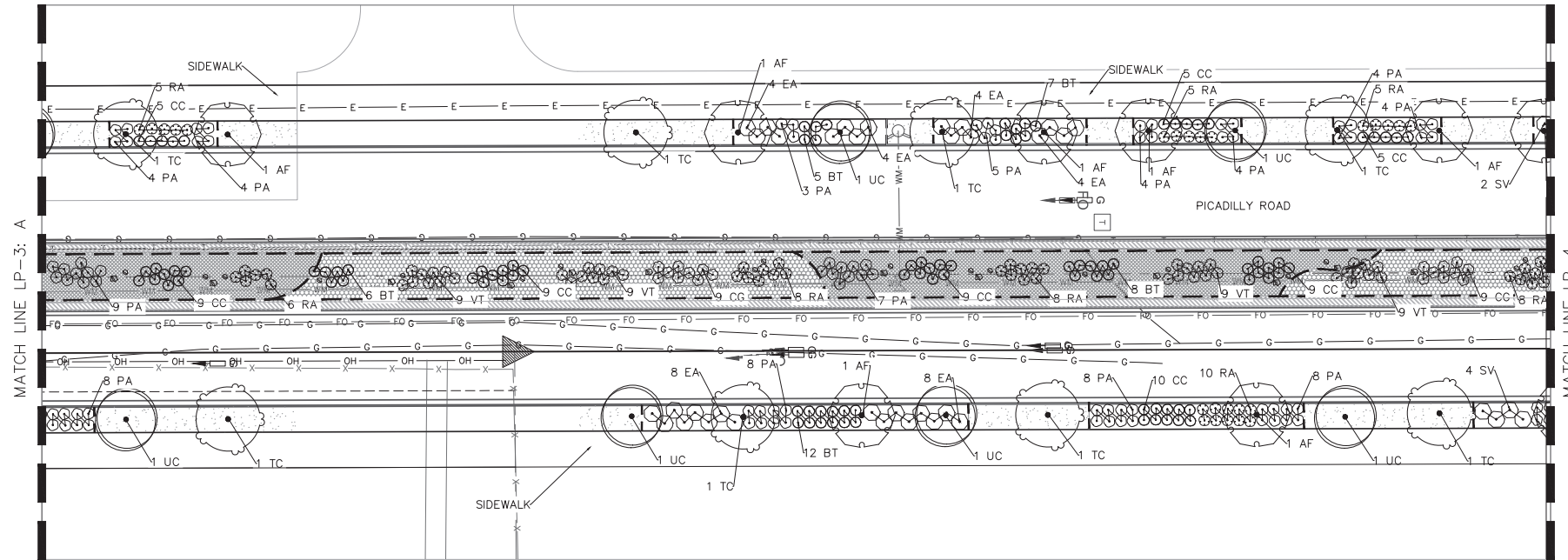
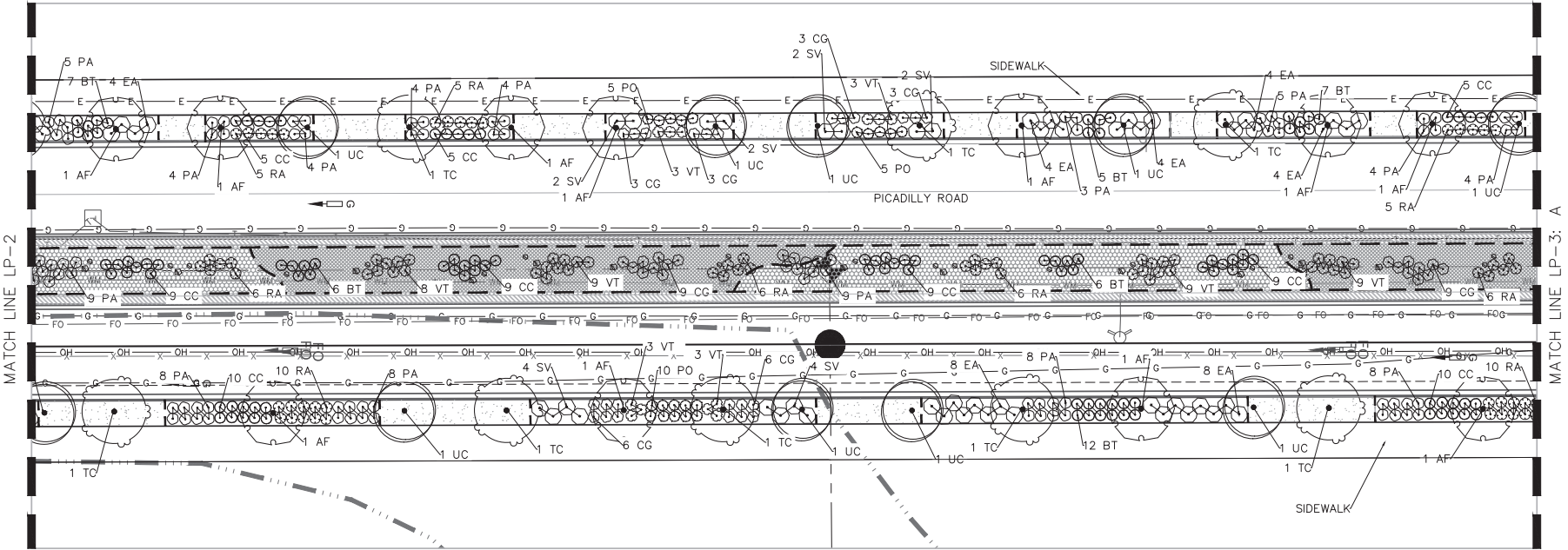
MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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LEGEND

DECIDUOUS TREES
EVERGREEN TREES

ORNAMENTAL TREES
LARGE DECIDUOUS SHRUBS
MEDIUM DECIDUOUS SHRUBS
MEDIUM EVERGREEN SHRUBS

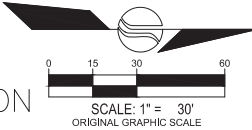
SOD - RTF SOD
NATIVE SEED MIX
6" 4500 PSI FIBER REINFORCED CONCRETE
RIPRAP
GRAVEL

1-1/2" LOCAL RIVER ROCK
3/4" GRANITE ROCK MULCH
STEEL EDGER
CONCRETE
SPLASH SKIRT

WM - WATER
FO - FIBER
E - ELECTRICAL
G - GAS
CABLE TV
SS - SANITARY SEWER
X - FENCE
TEMPORARY EASEMENT
PERMANENT EASEMENT
STORM PIPE

T - TELEPHONE
OH - ELECTRICAL OVERHEAD
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
UTILITY EASEMENT
DRAINAGE
500 YR FLOODPLAIN
ROW

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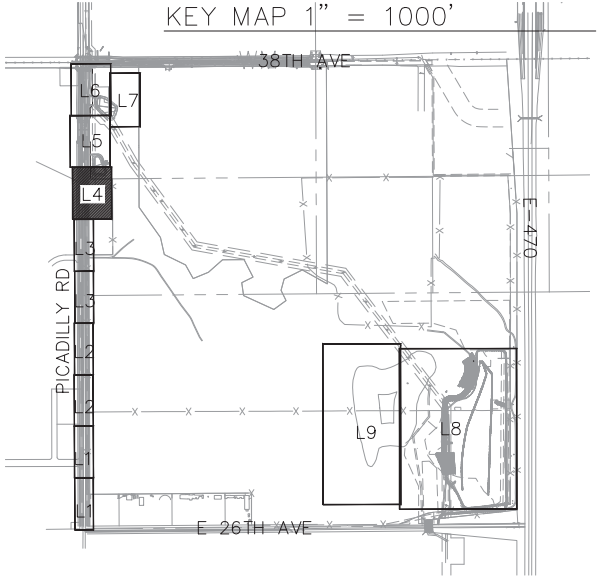
MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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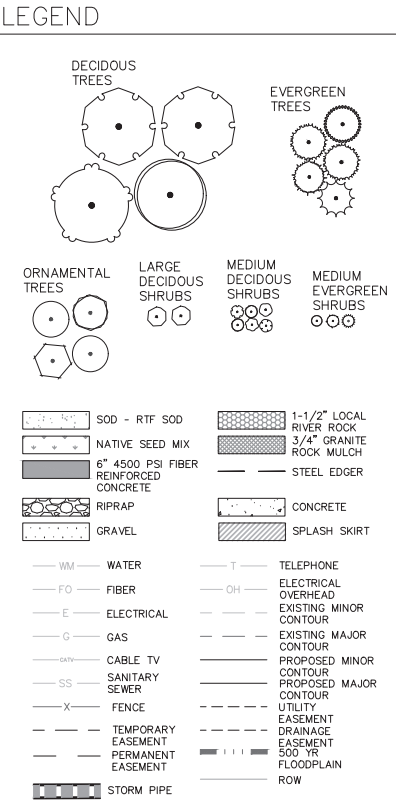
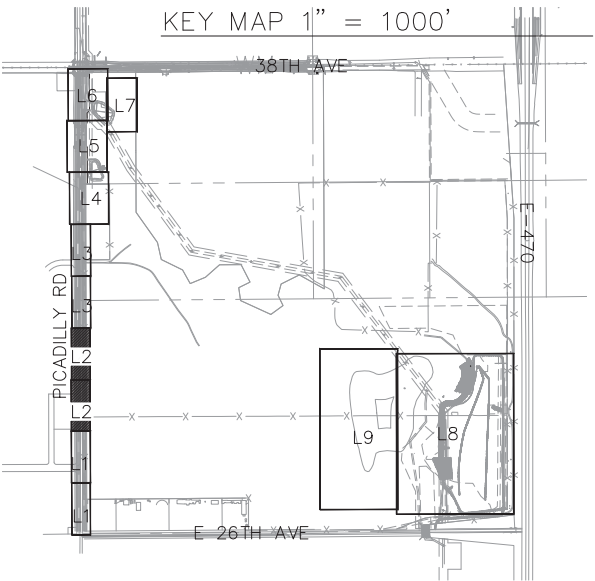
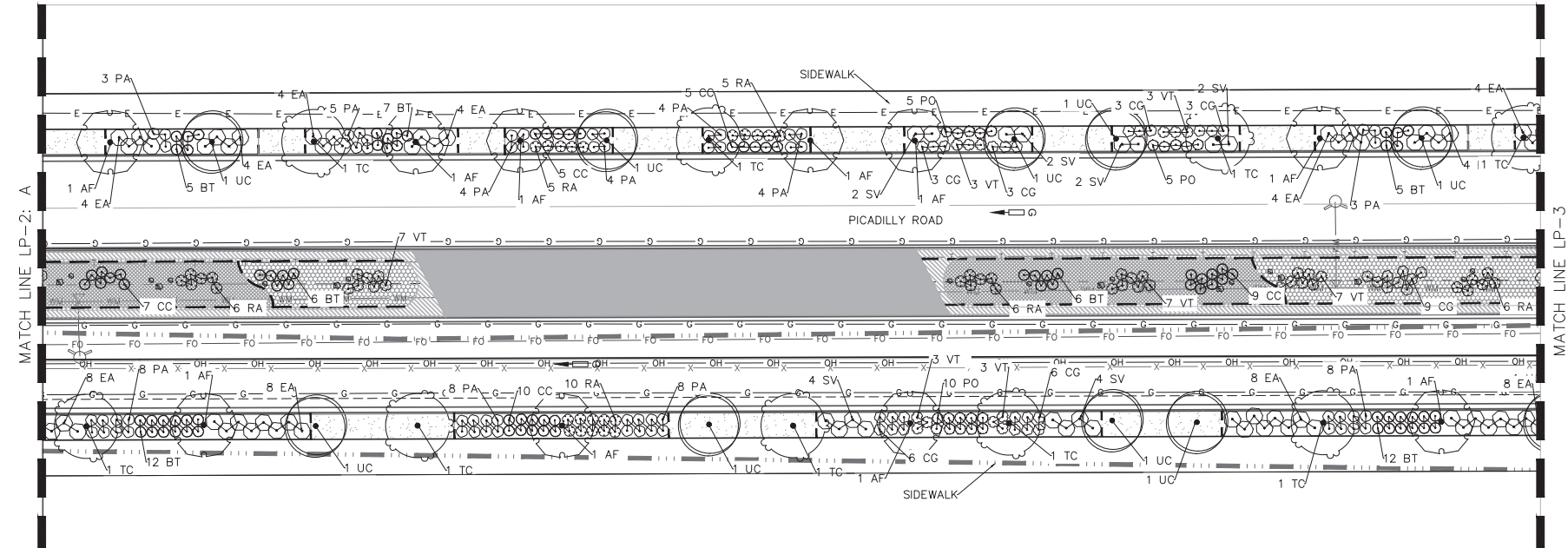
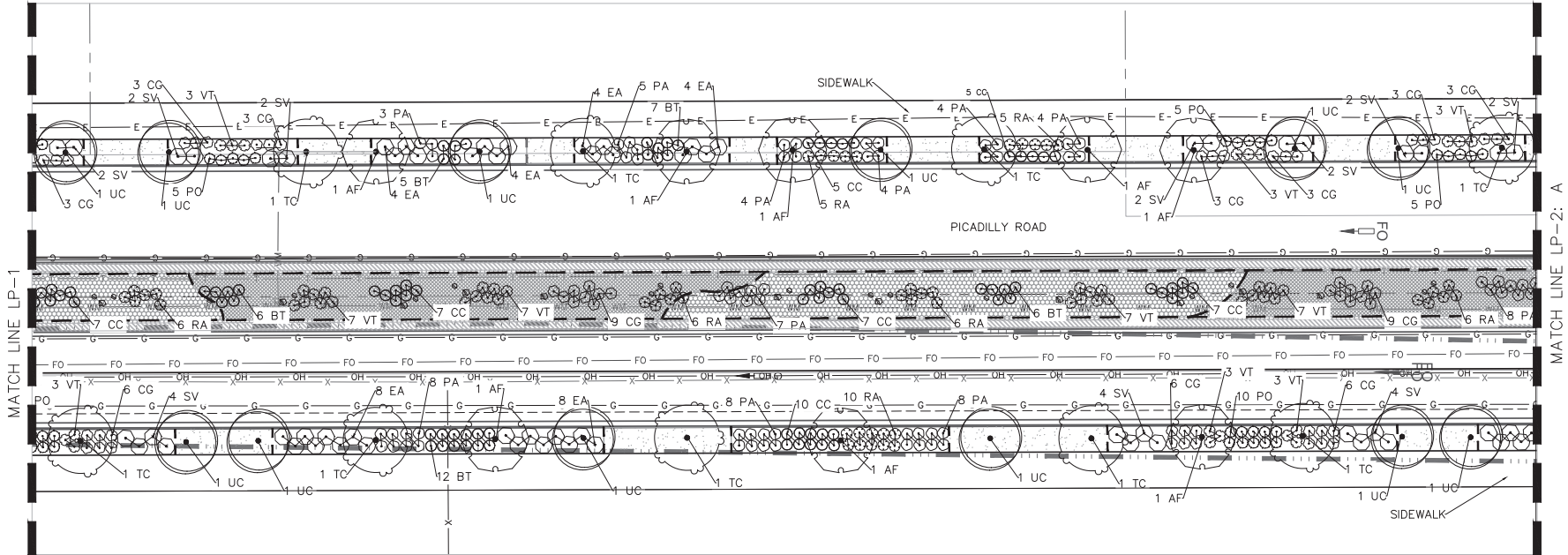


DECIDUOUS TREES

EVERGREEN TREES

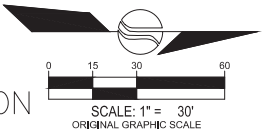
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- NOTES:
1. SOME TREES HAVE BEEN MOVED TO THE WEST SIDE OF WALK TO AVOID UTILITIES
 2. MEDIANS SHALL BE MAINTAINED BY THE CITY AND SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO PROS STANDARDS AND BE MAINTAINED BY THE DEVELOPER DURING A THREE (3) YEAR WARRANTY & MAINTENANCE PERIOD REQUIRED FOR XERIC-BASED MEDIAN DESIGNS.
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FOR AND ON BEHALF
OF WARE MALCOMB

MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

| REMARKS | |
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Aurora, Colorado 80014
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MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

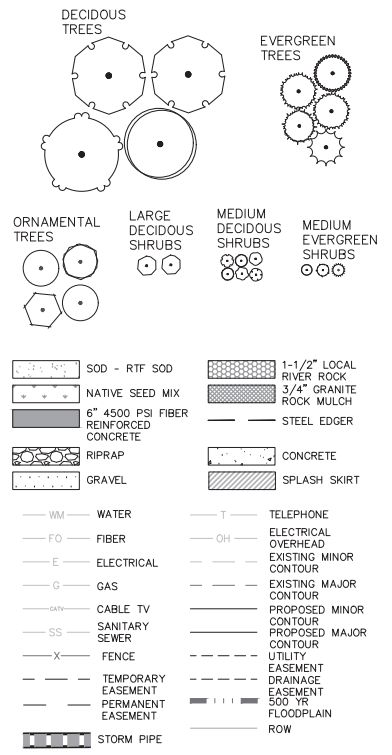
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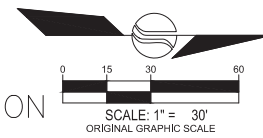
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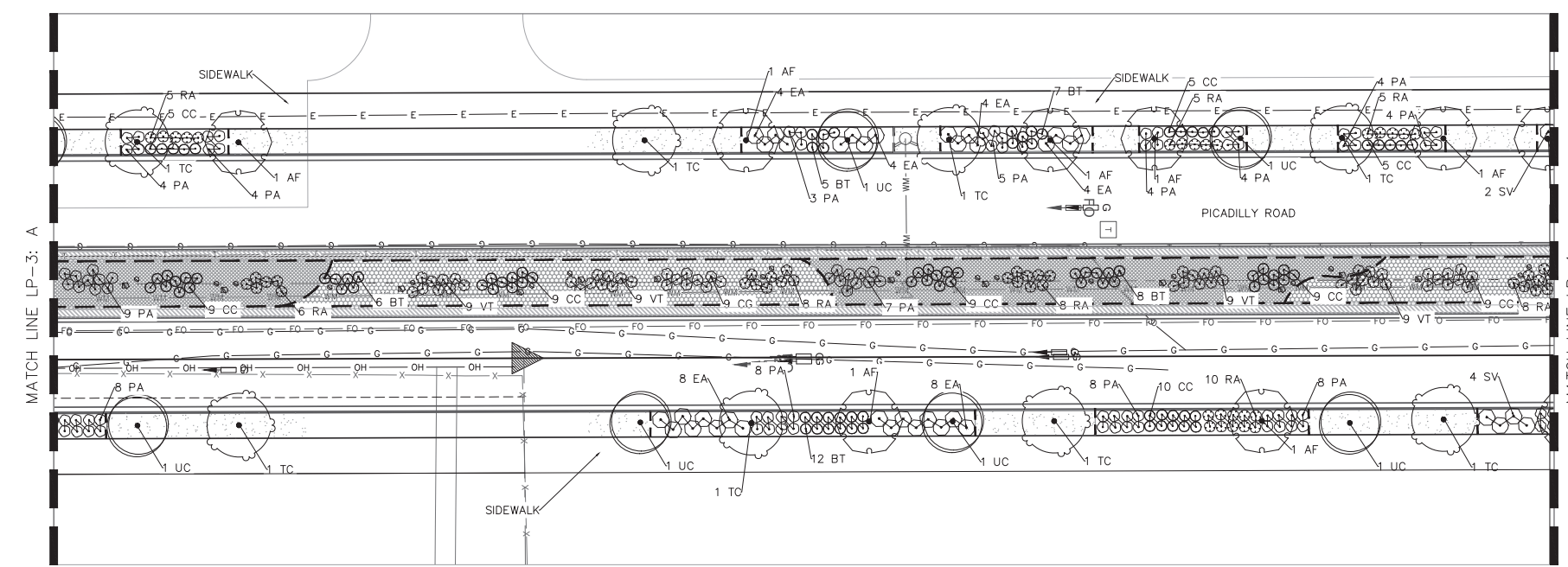
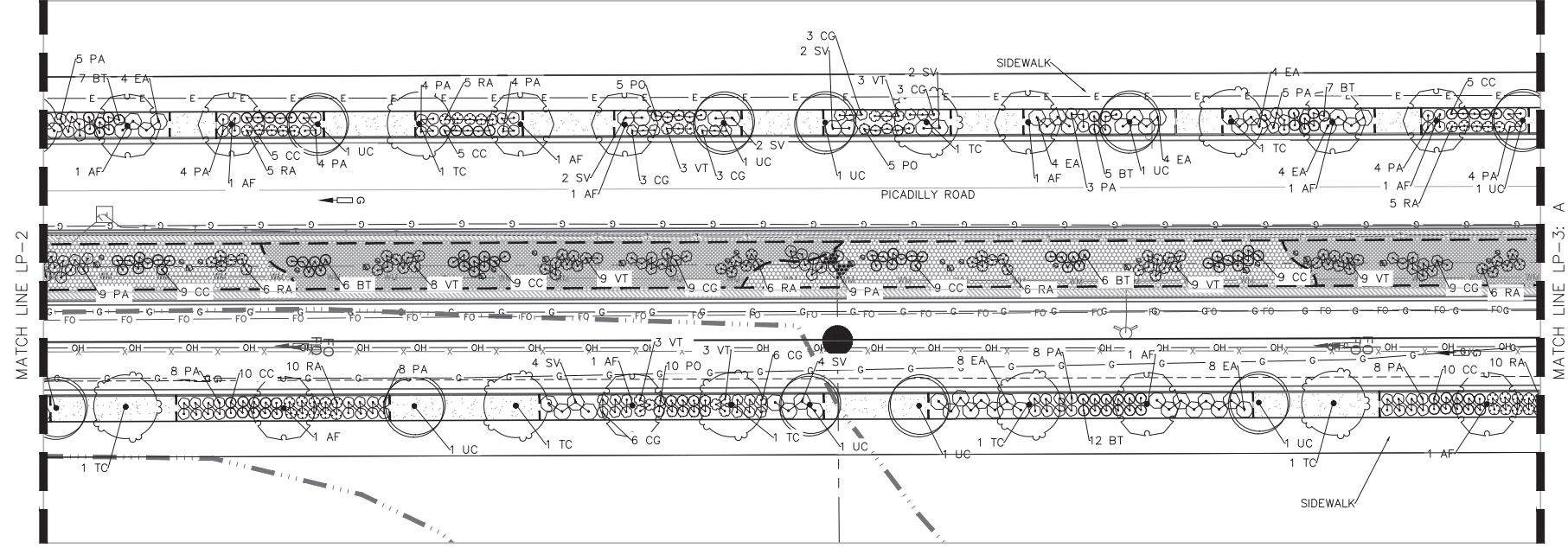


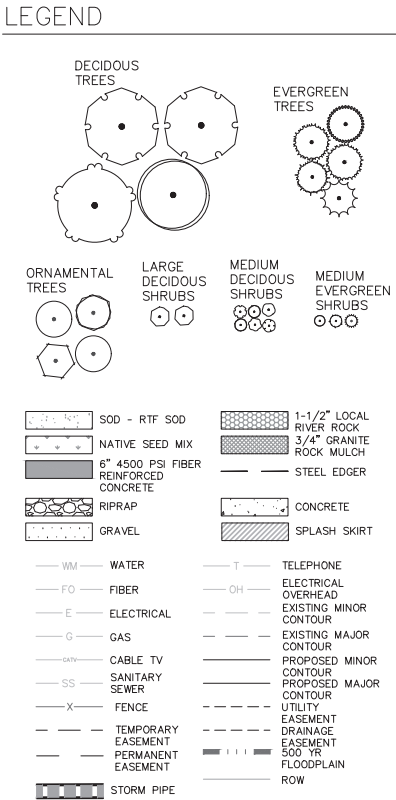
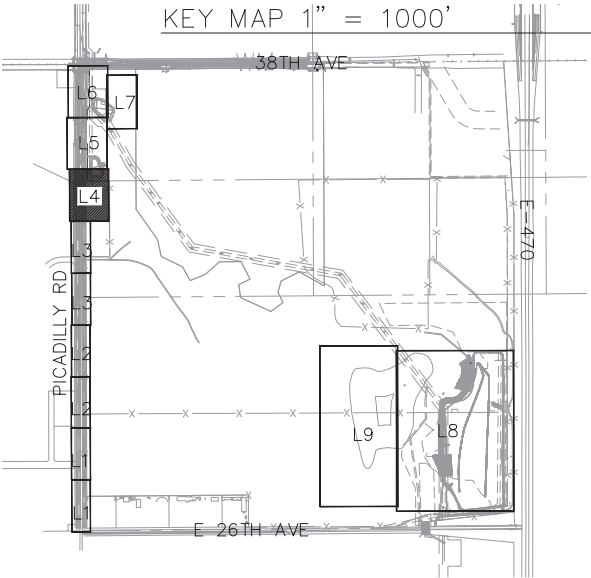
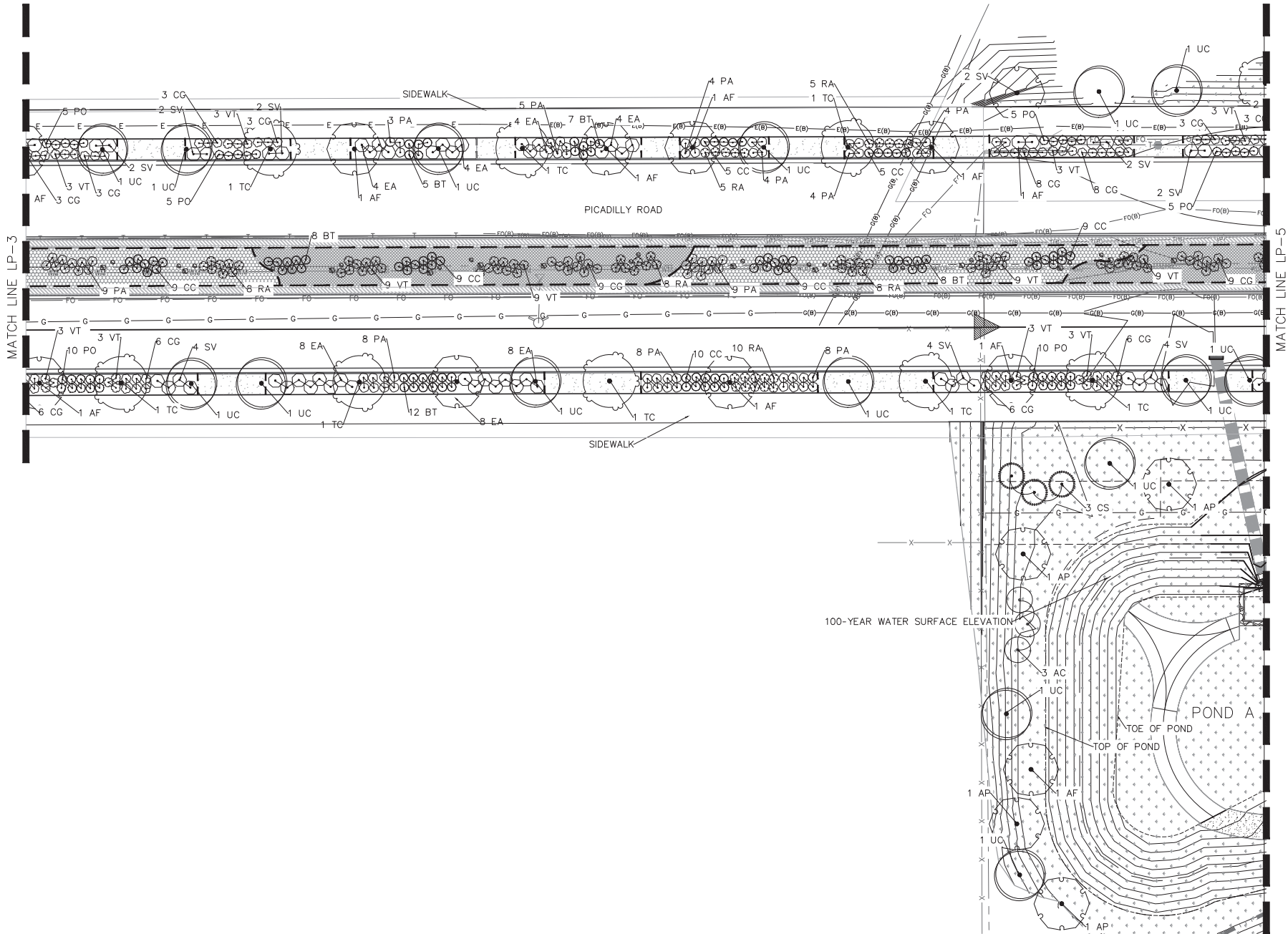
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- NOTES:
- SOME TREES HAVE BEEN MOVED TO THE WEST SIDE OF WALK TO AVOID UTILITIES
 - MEDIANS SHALL BE MAINTAINED BY THE CITY AND SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO PROS STANDARDS AND BE MAINTAINED BY THE DEVELOPER DURING A THREE (3) YEAR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



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FOR AND ON BEHALF
OF WARE MALCOMB

MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

| 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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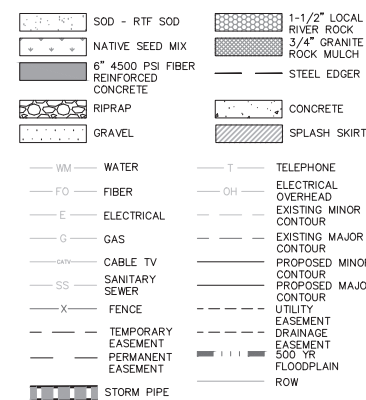
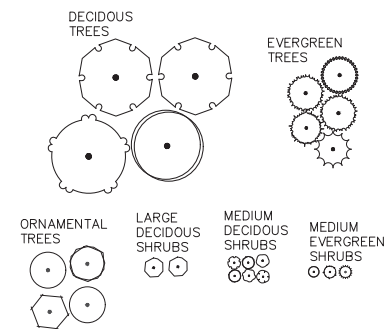
associates inc.
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Aurora, Colorado 80014
303-770-7201 FAX 770-7132

MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

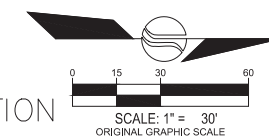
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| A / PM: | JG |
| DRAWN BY: | LB/JG |
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| LOT DATE: | |

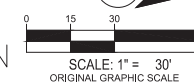
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1. SOME TREES HAVE BEEN MOVED TO THE WEST SIDE OF WALK TO AVOID UTILITIES
2. MEDIANS SHALL BE MAINTAINED BY THE CITY AND SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO PROS STANDARDS AND BE MAINTAINED BY THE DEVELOPER DURING A THREE (3) YEAR WARRANTY & MAINTENANCE PERIOD REQUIRED FOR XERIC-BASED MEDIAN DESIGNS.
3. LANDSCAPING ALONG PICADILLY SHOWN AS REQUESTED BY THE CITY OF AURORA



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FOR AND ON BEHALF
OF WARE MALCOMB

MAJESTIC COMMERCE CENTER
PICADILLY ROAD
38TH TO 26TH STREET

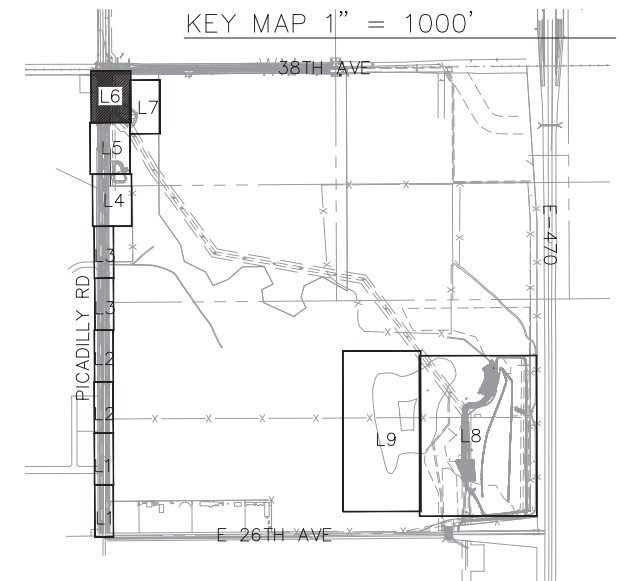
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DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

LARGE DECIDUOUS SHRUBS

MEDIUM DECIDUOUS SHRUBS

MEDIUM EVERGREEN SHRUBS

6" 4500 PSI FIBER REINFORCED CONCRETE

SOD - RTF SOD

NATIVE SEED MIX

6" 4500 PSI FIBER REINFORCED CONCRETE

RIPRAP

GRAVEL

1-1/2" LOCAL RIVER ROCK

3/4" GRANITE ROCK MULCH

STEEL EDGER

CONCRETE

SPLASH SKIRT

WM - WATER

FO - FIBER

E - ELECTRICAL

G - GAS

catv - CABLE TV

SS - SANITARY SEWER

X - FENCE

--- - TEMPORARY EASEMENT

--- - PERMANENT EASEMENT

--- - ROW

T - TELEPHONE

OH - ELECTRICAL OVERHEAD

--- - EXISTING MINOR CONTOUR

--- - EXISTING MAJOR CONTOUR

--- - PROPOSED MINOR CONTOUR

--- - PROPOSED MAJOR CONTOUR

--- - UTILITY EASEMENT

--- - EASEMENT

--- - 500 YR FLOODPLAIN

--- - ROW

1 UC 4 PA 1 UC 1 UC 5 RA 1 AF 1 AF 5 PO 1 UC 3 CG 2 SV 1 TC 3 PA 1 AF 1 U 1 TC 1 AF 4 EA 7 BT 4 EA 5 PA

5 CC 4 PA 5 CC 4 PA 5 CC 4 PA 2 SV 3 VT 8 CG 2 SV 7 EA 5 BT 7 BT

8 RA 9 PA 9 CC 8 RA 9 VT 9 CC 12 BT 8 EA 1 TC 8 PA 1 AF 1 UC 8 EA 8 PA 1 AF 1 UC 12 BT 8 EA

1 UC 1 AP 2 UC 3 HB 2 UC 3 CS 1 UC 2 AP 3 AC 3 HB

100-YEAR WATER SURFACE ELEVATION

TOP OF POND

TOE OF POND

POND B

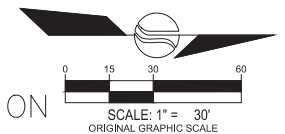
38TH AVE

E. 38TH AVE

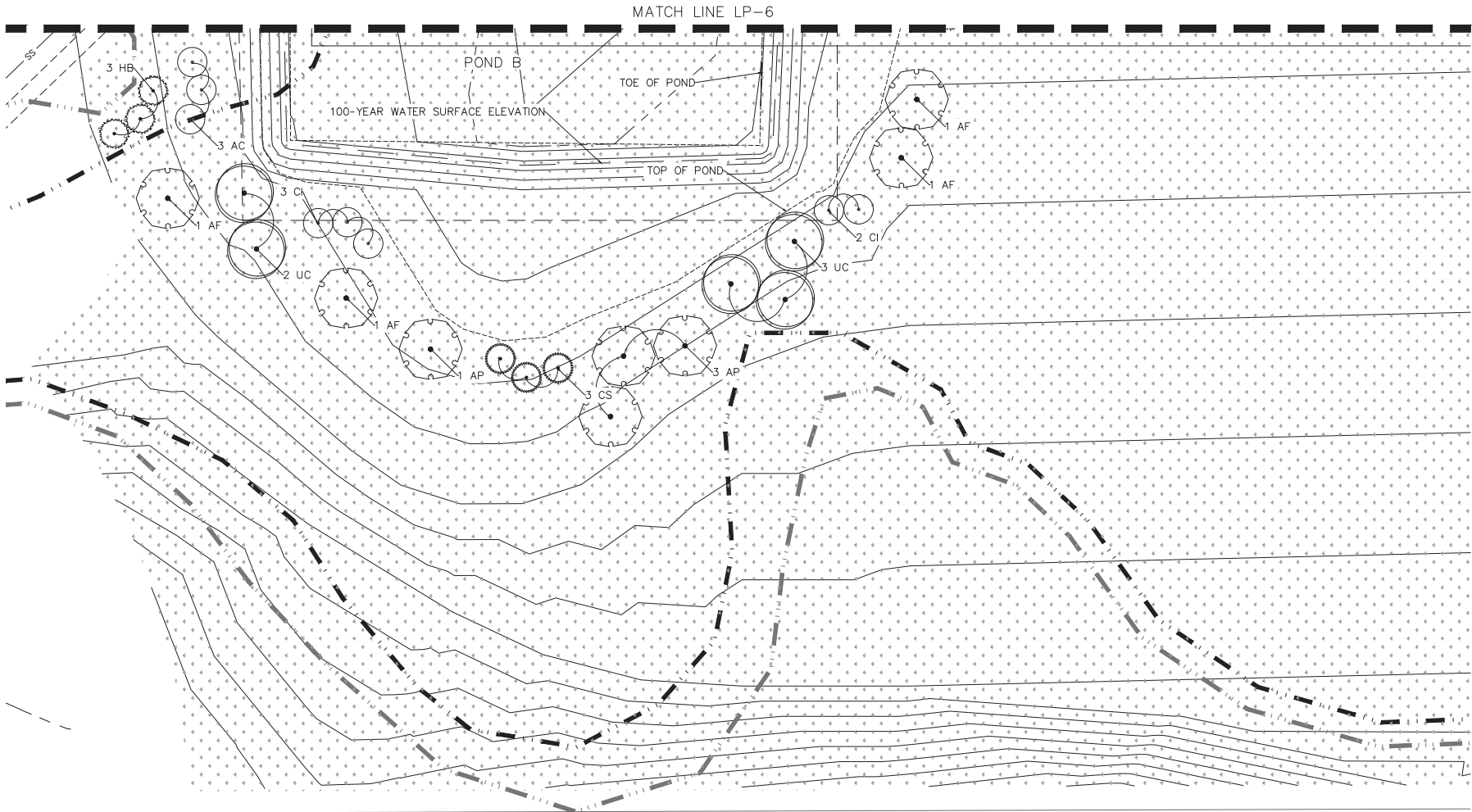
MATCH LINE LP-7

1. SOME TREES HAVE BEEN MOVED TO THE WEST SIDE OF WALK TO AVOID UTILITIES
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3. LANDSCAPING ALONG PICADILLY SHOWN AS REQUESTED BY THE CITY OF AURORA
4. 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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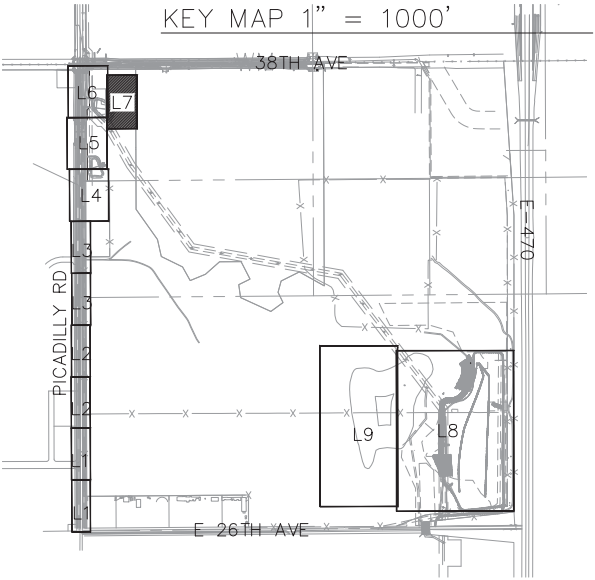


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MAJESTIC LANDSCAPE NOTES

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



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

FO - FIBER

E - ELECTRICAL

G - GAS

CABLE TV

SS - SANITARY SEWER

X - FENCE

TEMPORARY EASEMENT

PERMANENT EASEMENT

STORM PIPE

T - TELEPHONE

OH - ELECTRICAL OVERHEAD

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

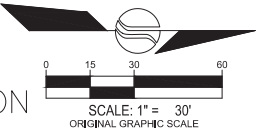
PROPOSED MAJOR CONTOUR

UTILITY EASEMENT

DRAINAGE EASEMENT

500 YR FLOODPLAIN

ROW



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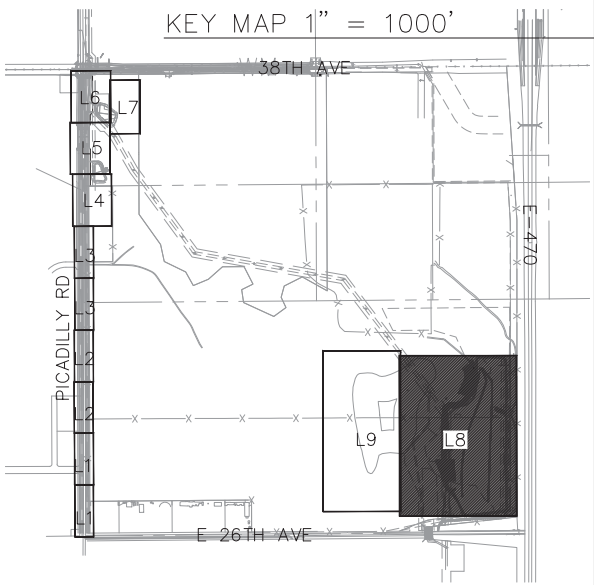
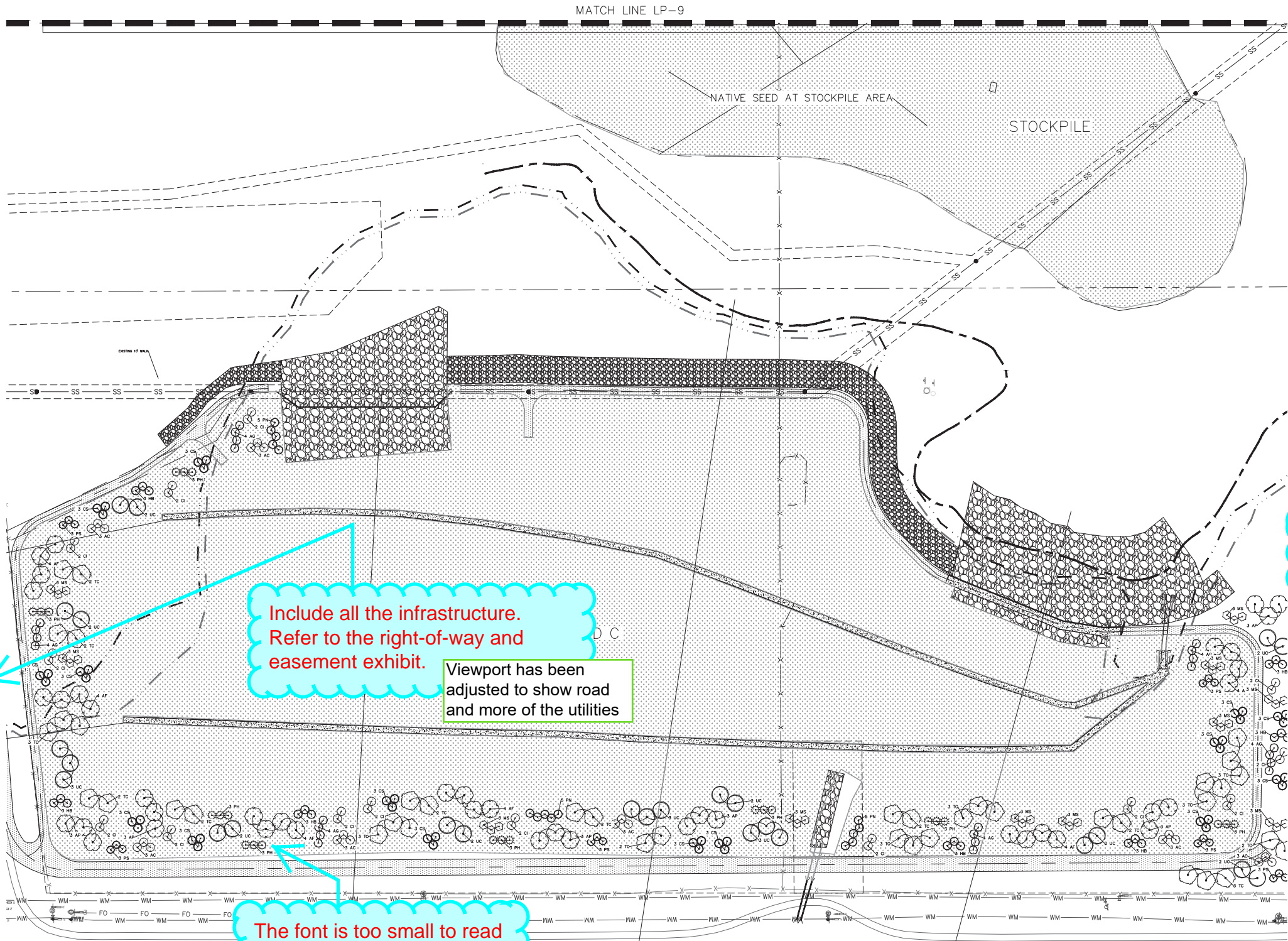
MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ROCK MULCH
- STEEL EDGER
- CONCRETE
- SPLASH SKIRT
- WM - WATER
- FO - FIBER
- E - ELECTRICAL
- G - GAS
- CABLE TV
- SS - SANITARY SEWER
- X - FENCE
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- STORM PIPE
- T - TELEPHONE
- OH - ELECTRICAL OVERHEAD
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SOD YR FLOODPLAIN
- ROW

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

Viewport has been adjusted to show road and more of the utilities

Fix the viewport. Plant material is cut off

Viewport has been adjusted

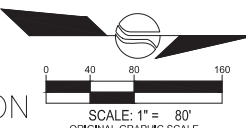
The font is too small to read

Text size has been increased.

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.

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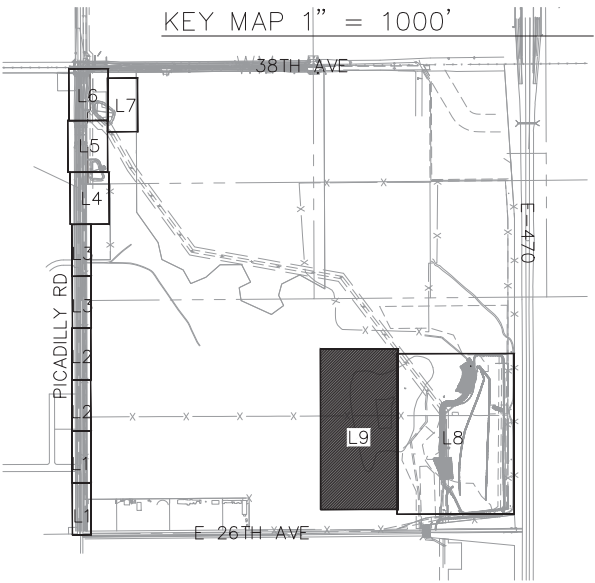
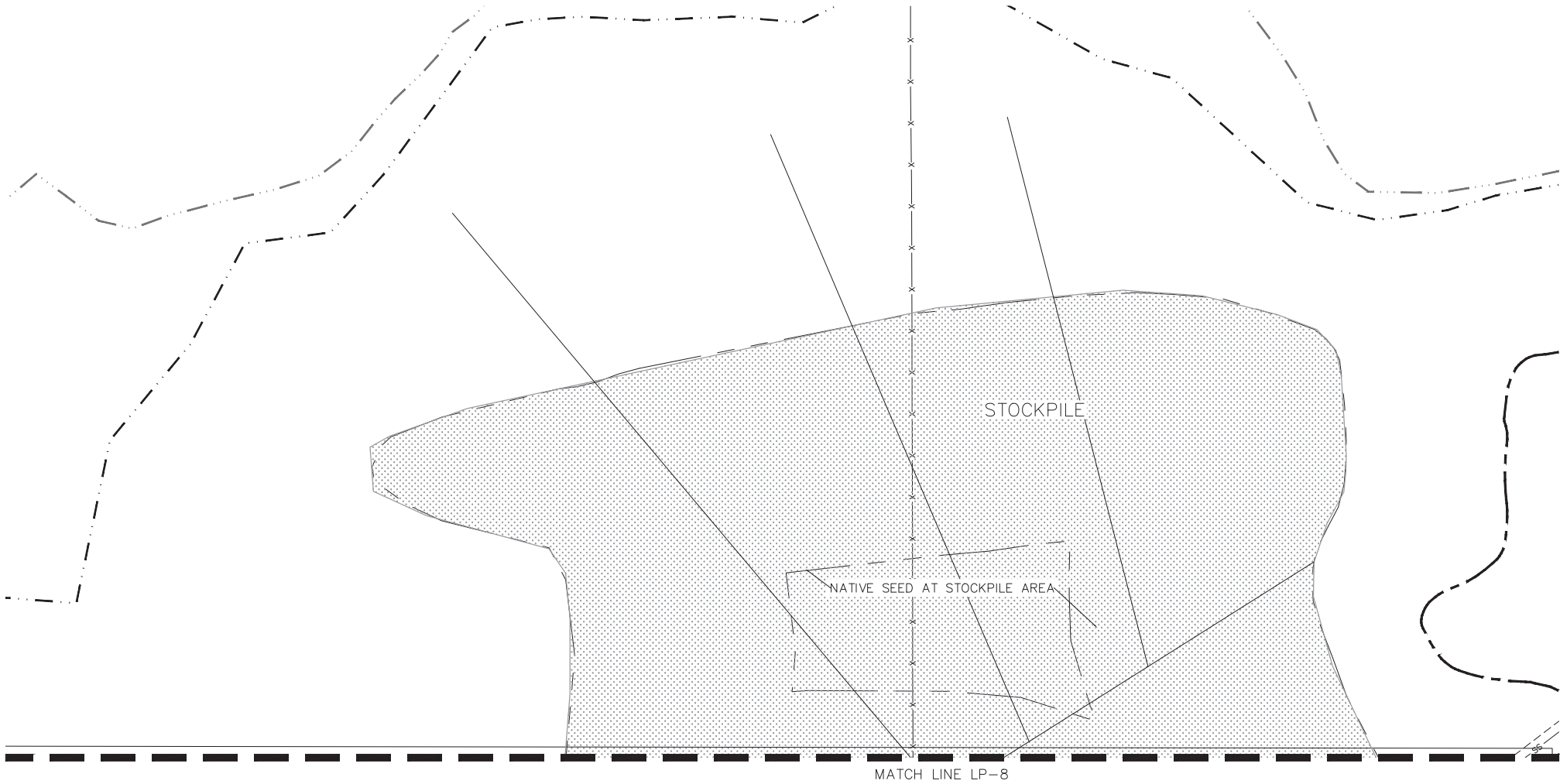
MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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Sheet of

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LEGEND

- DECIDUOUS TREES

ORNAIMENTAL TREES

1-1/2" LOCAL RIVER ROCK

3/4" GRANITE ROCK MULCH

STEEL EDGER

CONCRETE

SPLASH SKIRT
- EVERGREEN TREES

LARGE DECIDUOUS SHRUBS

MEDIUM DECIDUOUS SHRUBS

MEDIUM EVERGREEN SHRUBS

6" 4500 PSI FIBER REINFORCED CONCRETE

GRAP

GRAP

WATER

FIBER

ELECTRICAL

GAS

CABLE TV

SANITARY SEWER

FENCE

TEMPORARY EASEMENT

PERMANENT EASEMENT

STORM PIPE

TELEPHONE

ELECTRICAL OVERHEAD

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

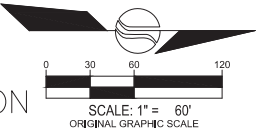
PROPOSED MAJOR CONTOUR

UTILITY EASEMENT

DRAINAGE EASEMENT

SOD, YR FLOODPLAIN

ROW



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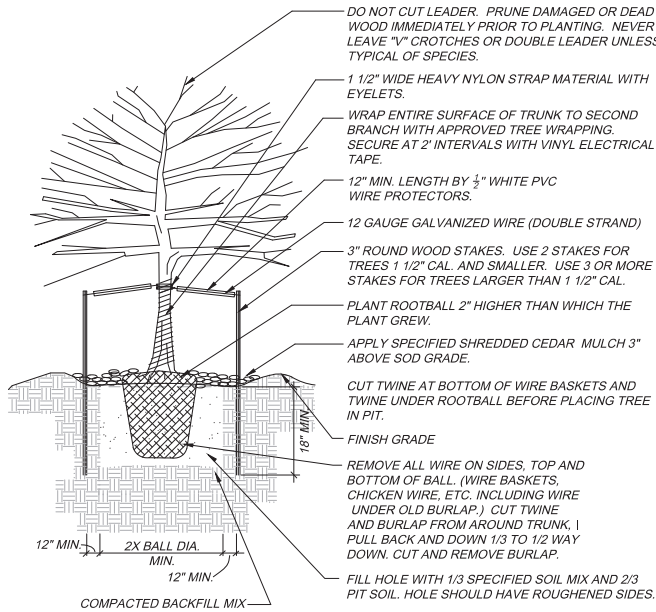
MAJESTIC COMMERCENTER
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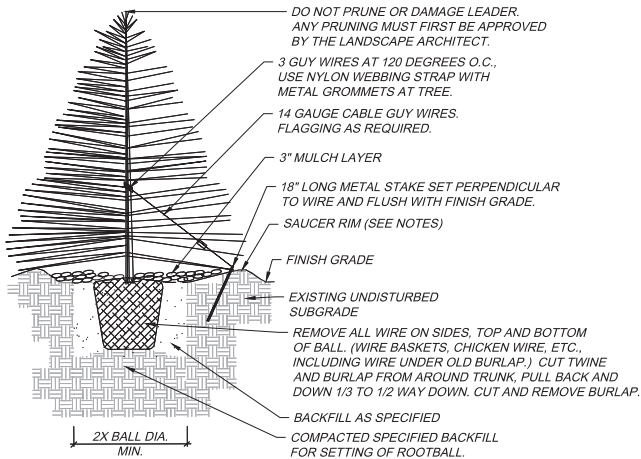
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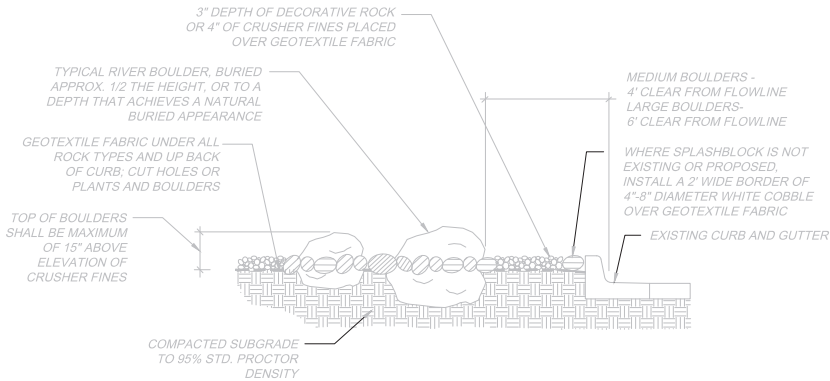
NOTE:
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



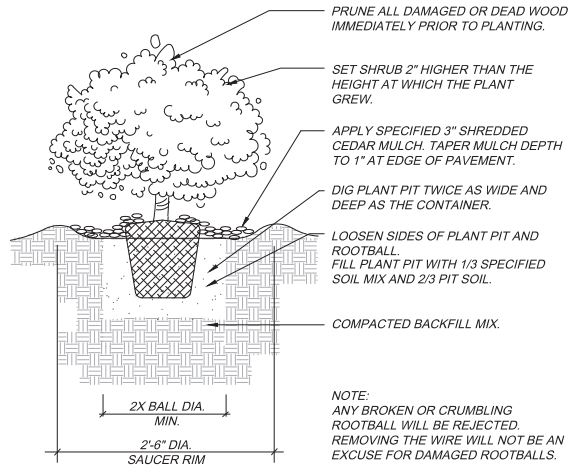
- NOTES:
- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY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

EVERGREEN TREE PLANTING DETAIL
N.T.S.

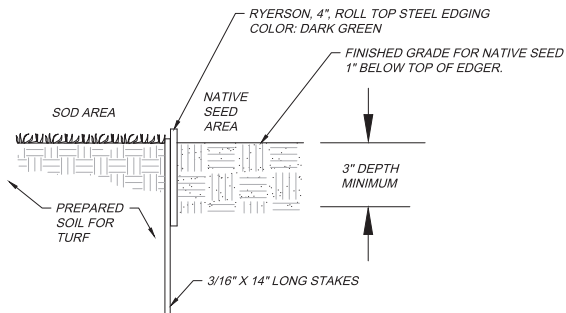


- NOTES:
- MEDIUM BOULDERS SHALL BE 2'-3' IN TWO DIMENSIONS; LARGE BOULDERS SHALL BE 3'-4' IN TWO DIMENSIONS.
 - BOULDERS SHALL BE EARTH-TONE COLORS (NO WHITE, RED, OR PINK BOULDERS); COLORS THAT CONTRAST WITH THE COLOR OF ADJACENT ROCK TYPES ARE PREFERRED.
 - GEOTEXTILE FABRIC WITHIN MEDIANS SHALL BE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

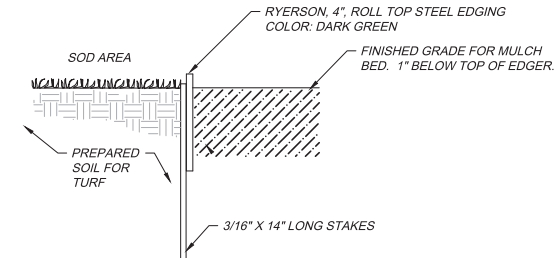
BOULDER DETAIL
N.T.S.



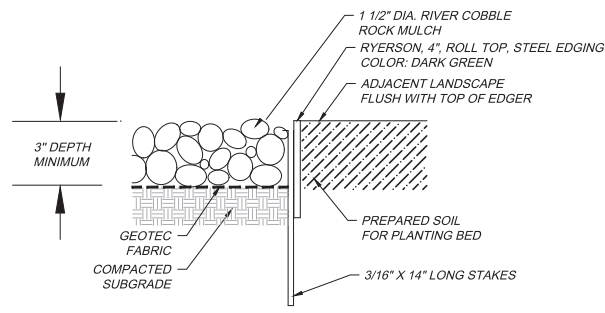
SHRUB PLANTING DETAIL
N.T.S.



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.

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FOR AND ON BEHALF
OF WARE MALCOMB

MAJESTIC COMMERCCENTER
PICADILLY ROAD
38TH TO 26TH STREET

| REMARKS | | | | | | | | | | | |
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