



WARE MALCOMB

CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF  
OF WARE MALCOMB

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

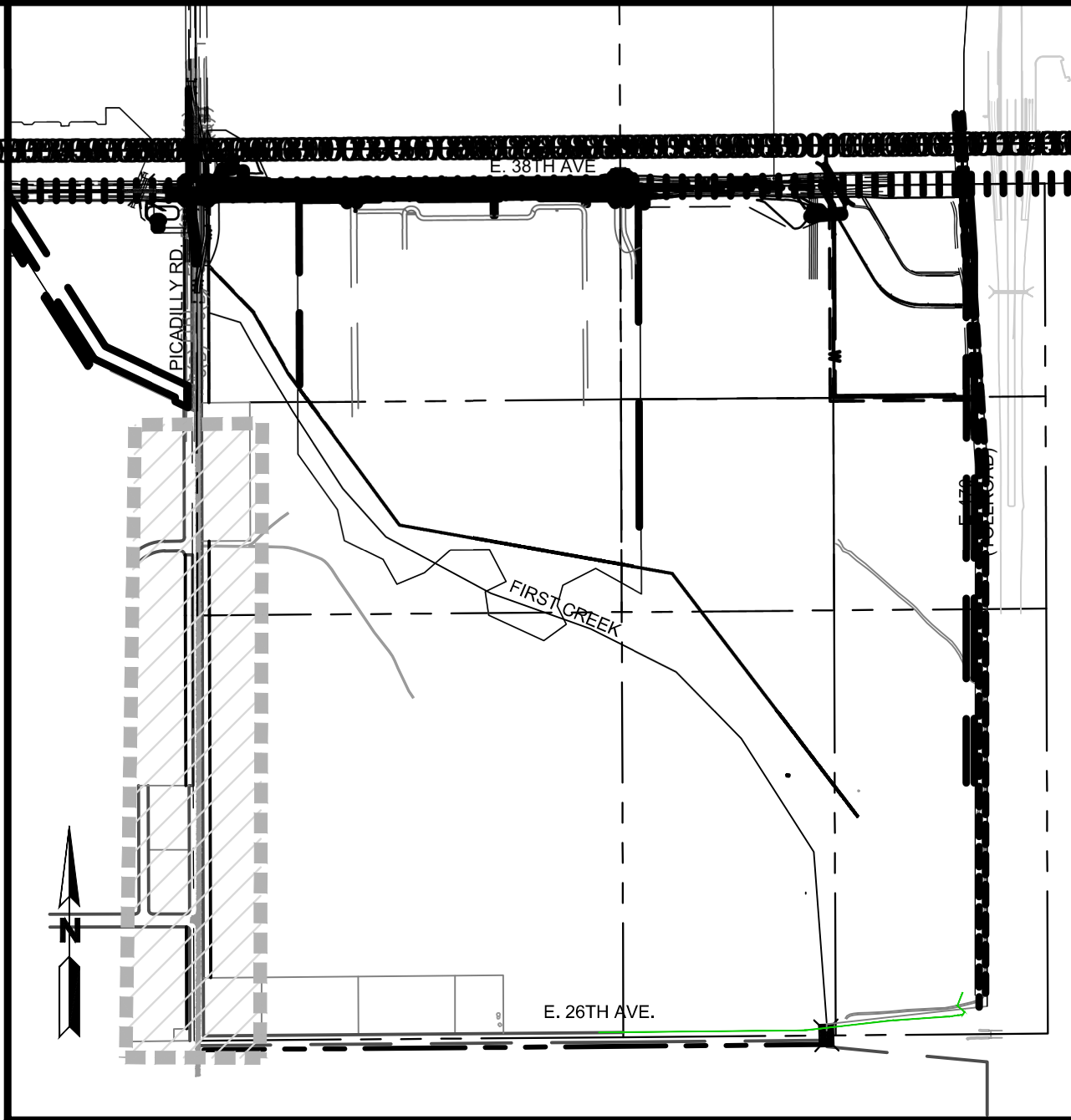
NO.	DATE	REMARKS
1	6/30/2020	ISP 2ND SUBMITTAL FOR REVIEW

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

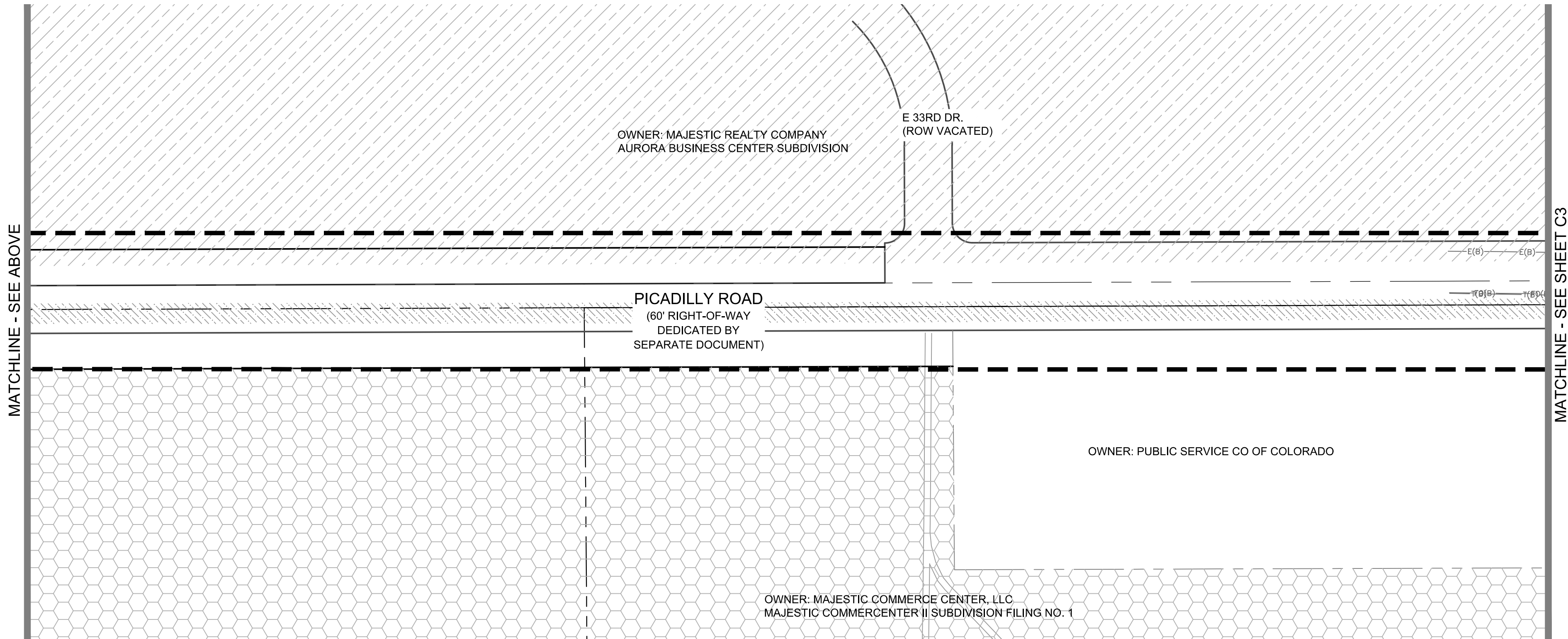
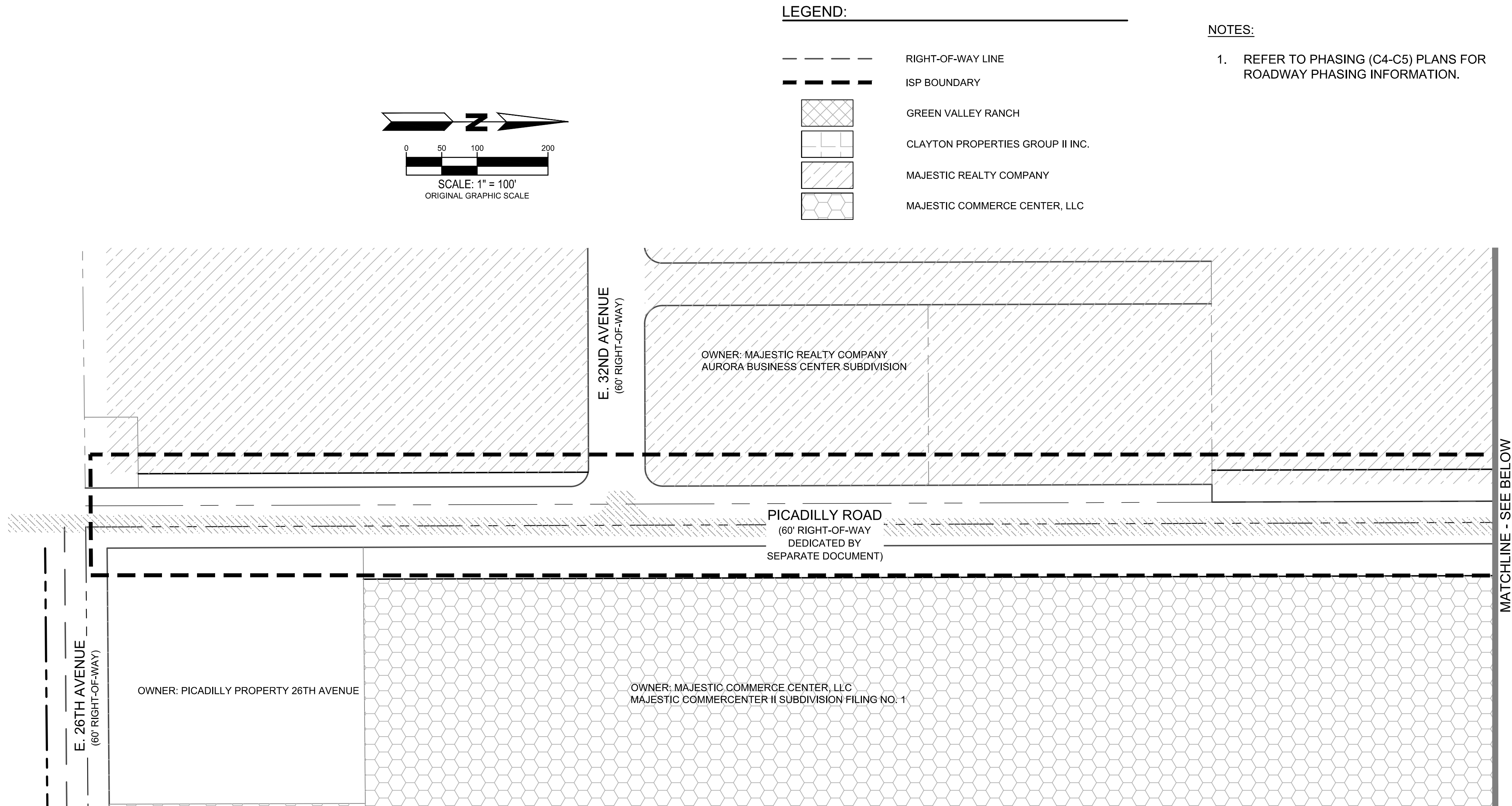
SHEET  
C2

Sheet of

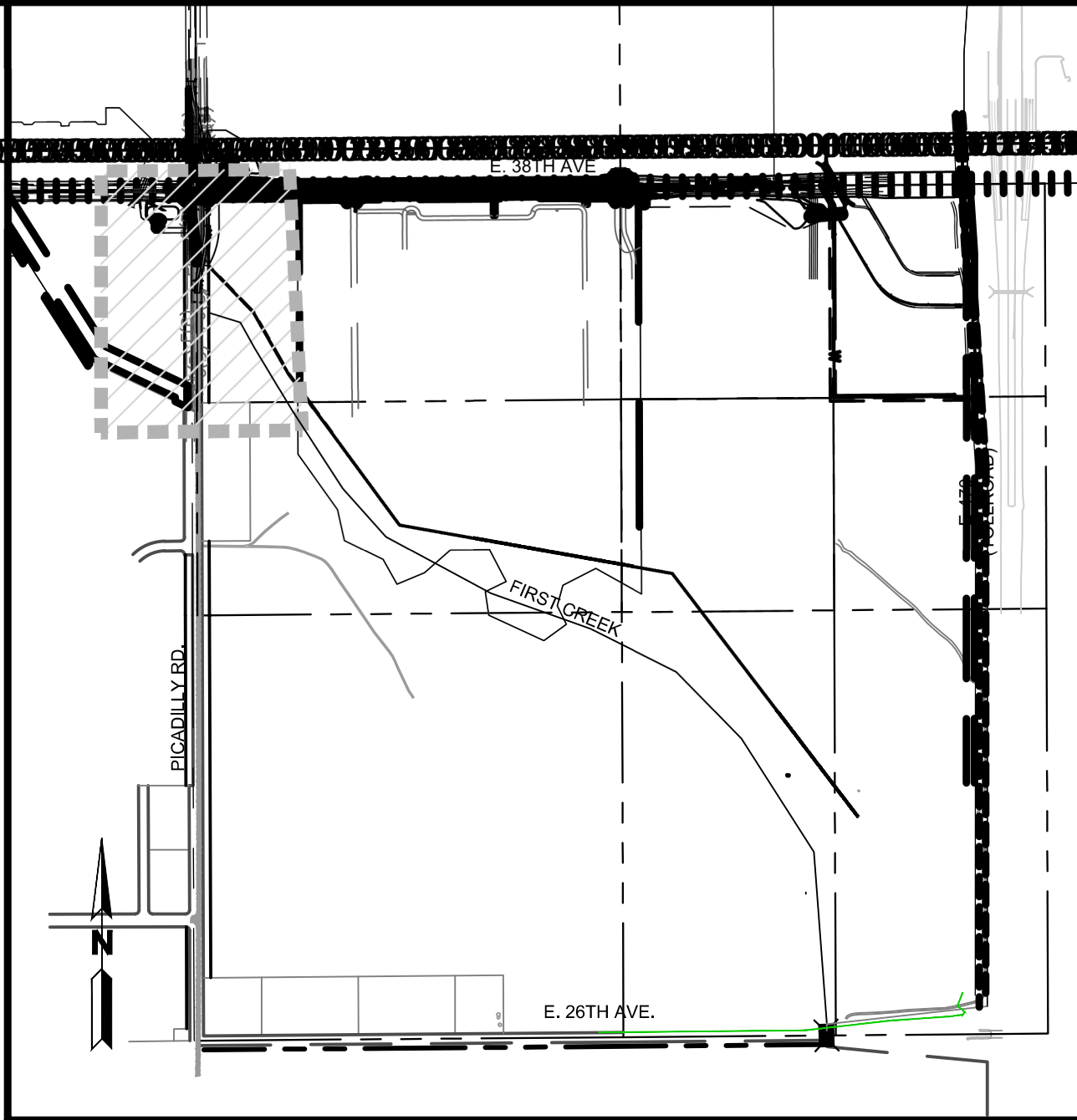
NOT FOR CONSTRUCTION



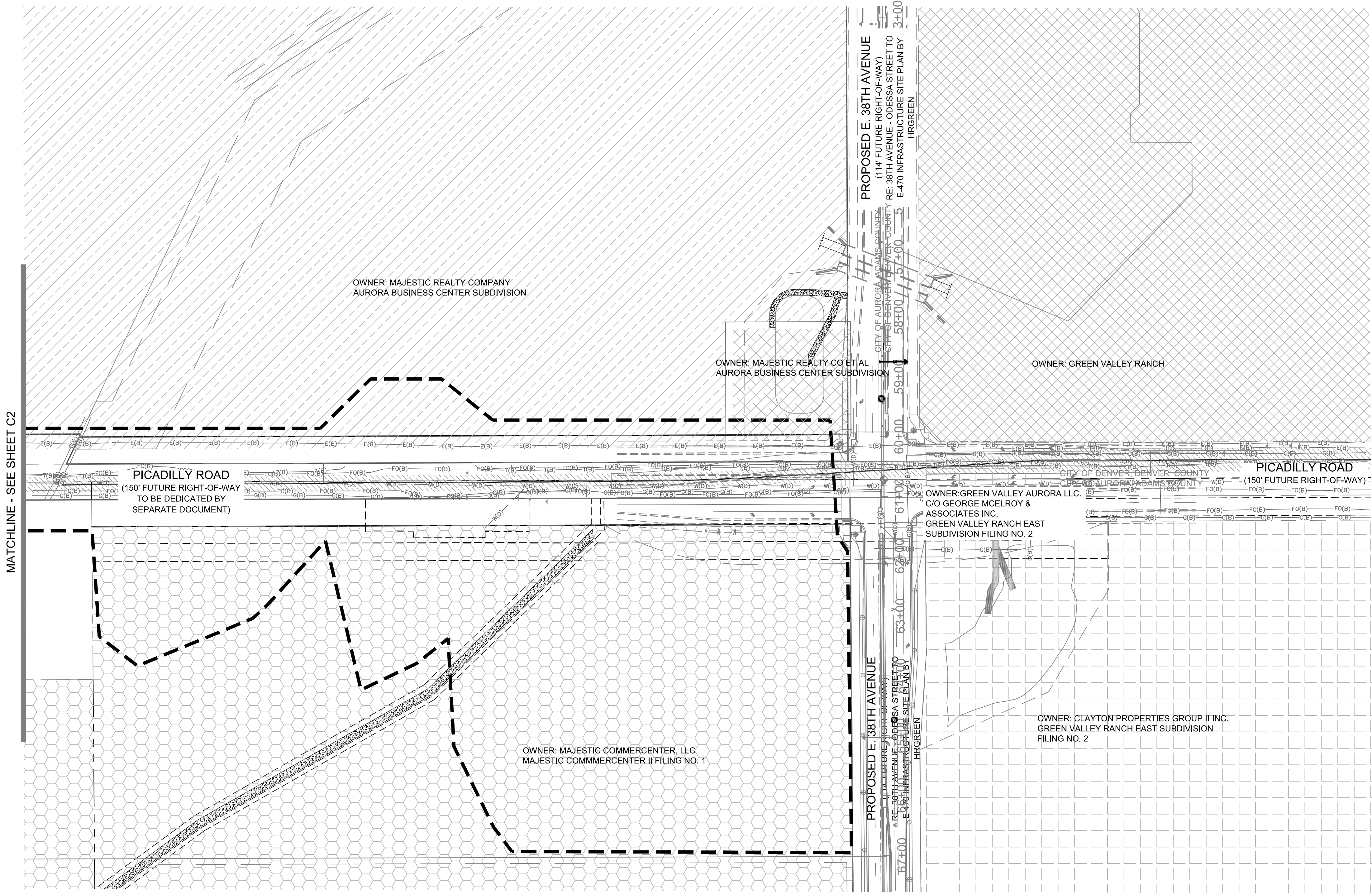
LOCATION MAP  
SCALE: 1" = 1,000'







LOCATION MAP  
SCALE: 1" = 1,000'

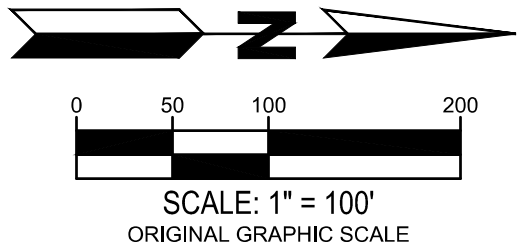


LEGEND:

- 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.



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

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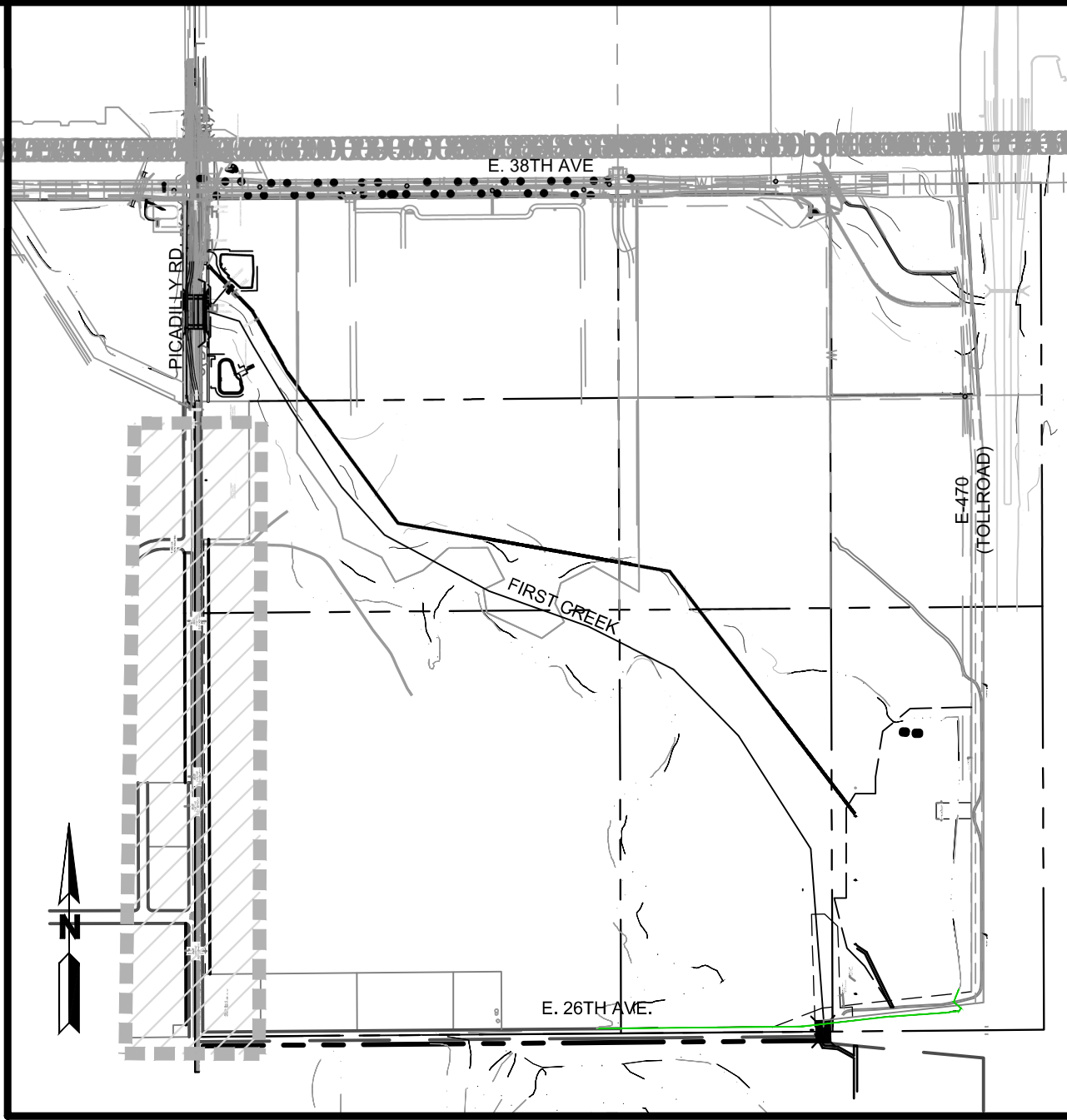
PICADILLY ROAD AT 38TH AVENUE  
INFRASTRUCTURE - PRELIMINARY PLAT  
RIGHT OF WAY AND EASEMENT EXHIBIT

NO.	DATE	REMARKS
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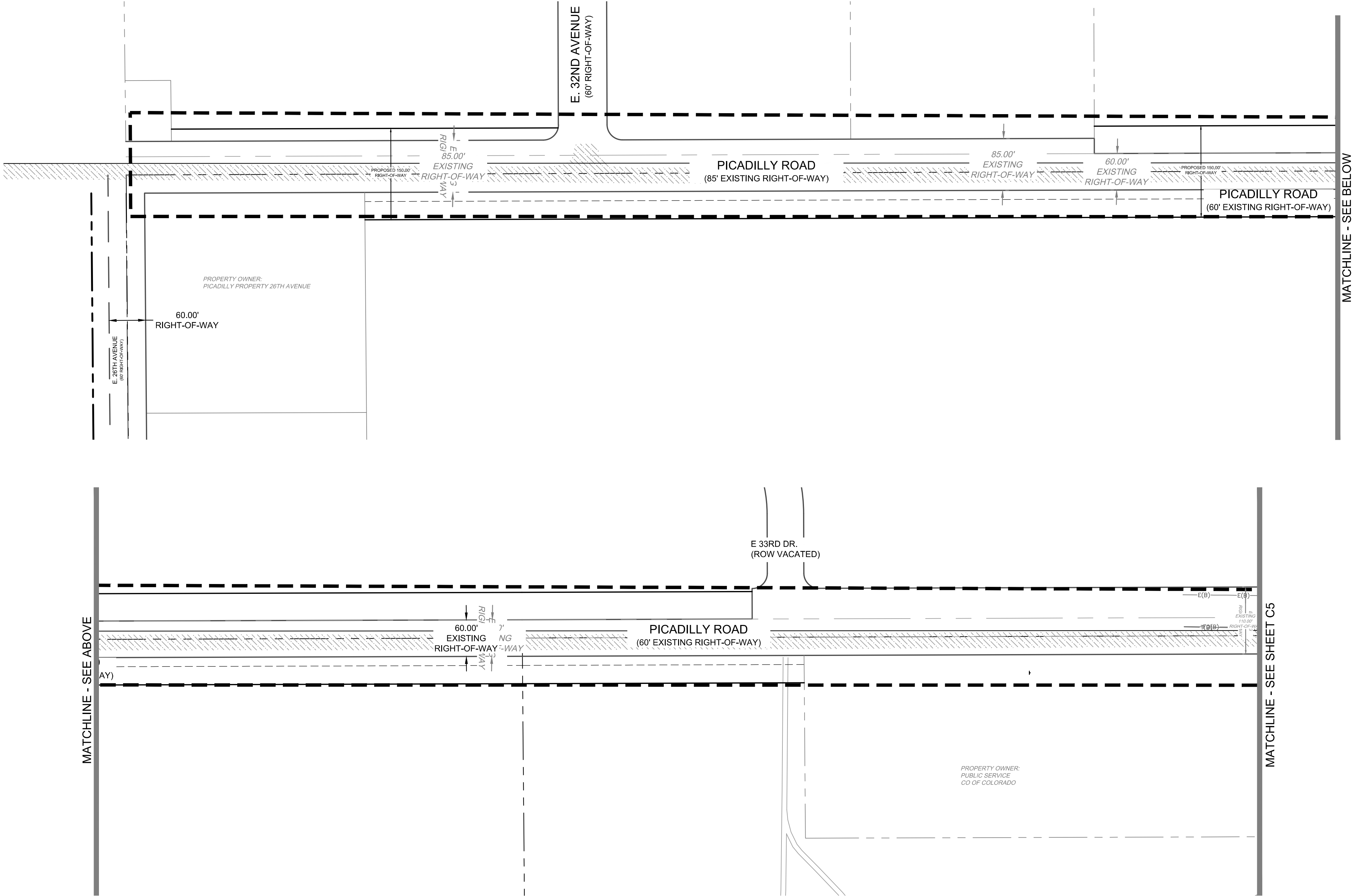
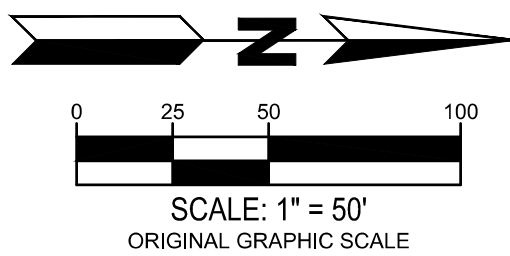
JOB NO.:	DCS17-4112
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DATE:	06/30/2020

SHEET
C4
Sheet of

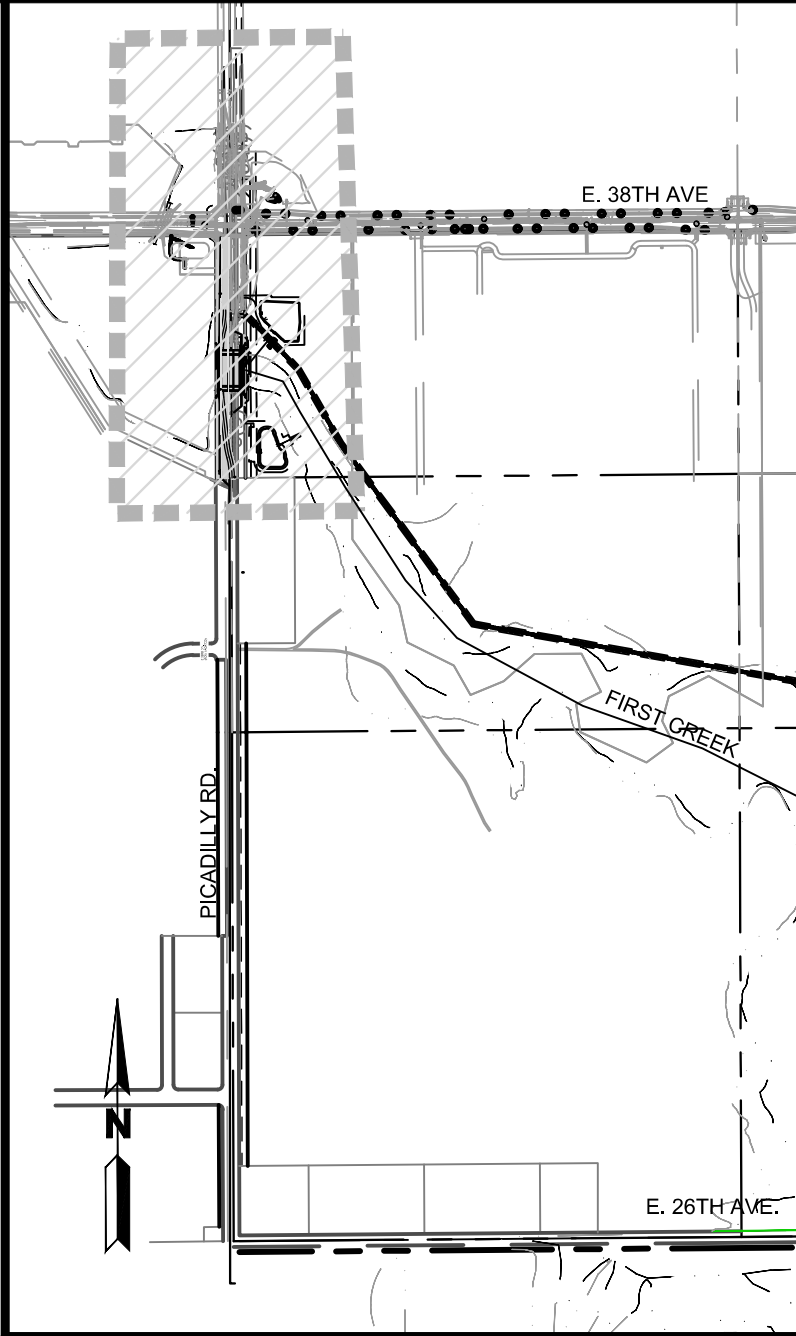
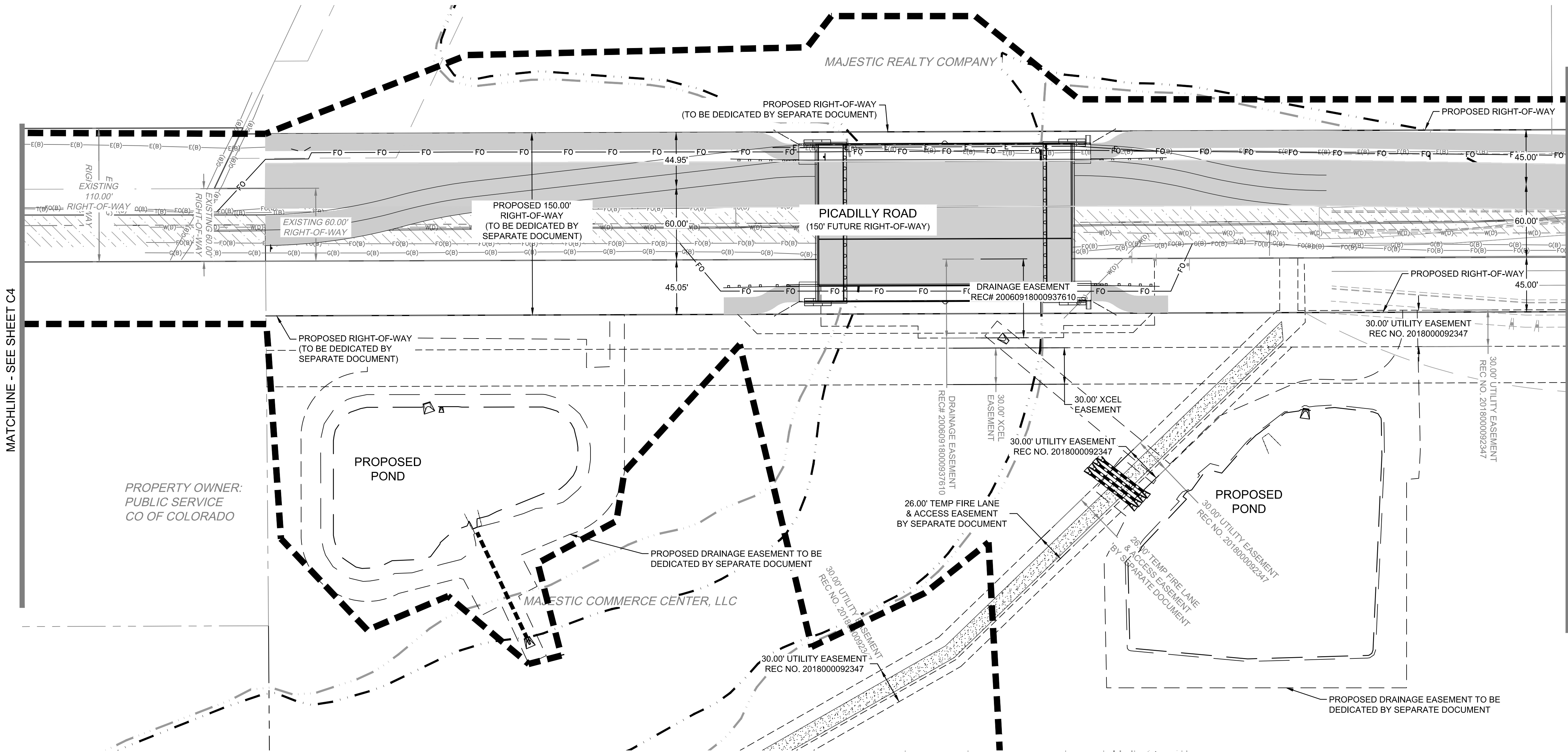
NOT FOR CONSTRUCTION



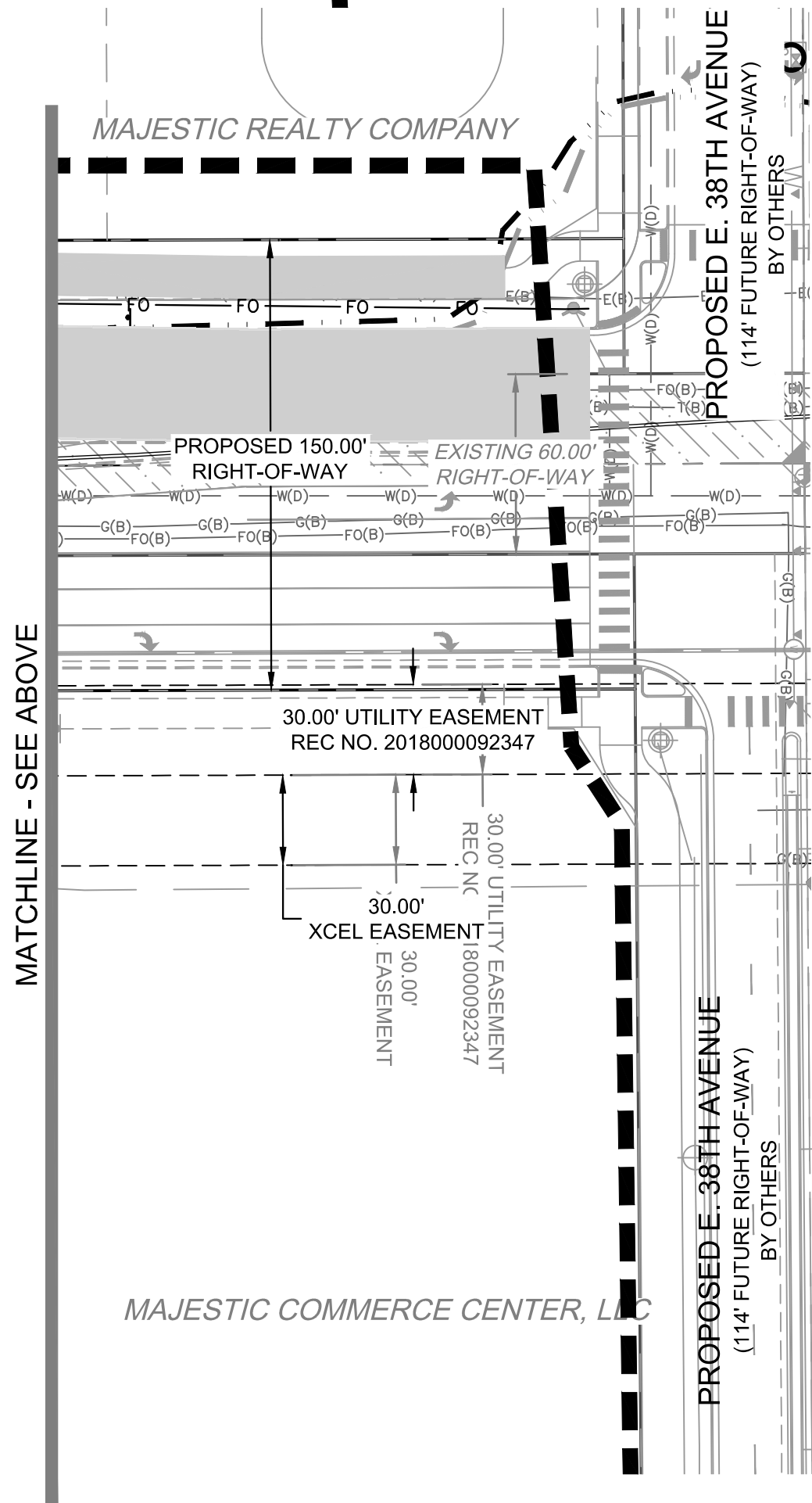
- LEGEND:
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - ISP BOUNDARY
  - EXISTING EASEMENT
  - PROPOSED EASEMENT





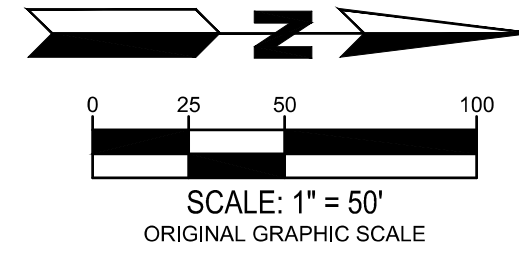


LOCATION MAP  
SCALE: 1" = 1,000'



LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ISP BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	100-YEAR FLOODWAY/FLOODPLAIN
	500-YEAR FLOODPLAIN
	PROPOSED PAVEMENT



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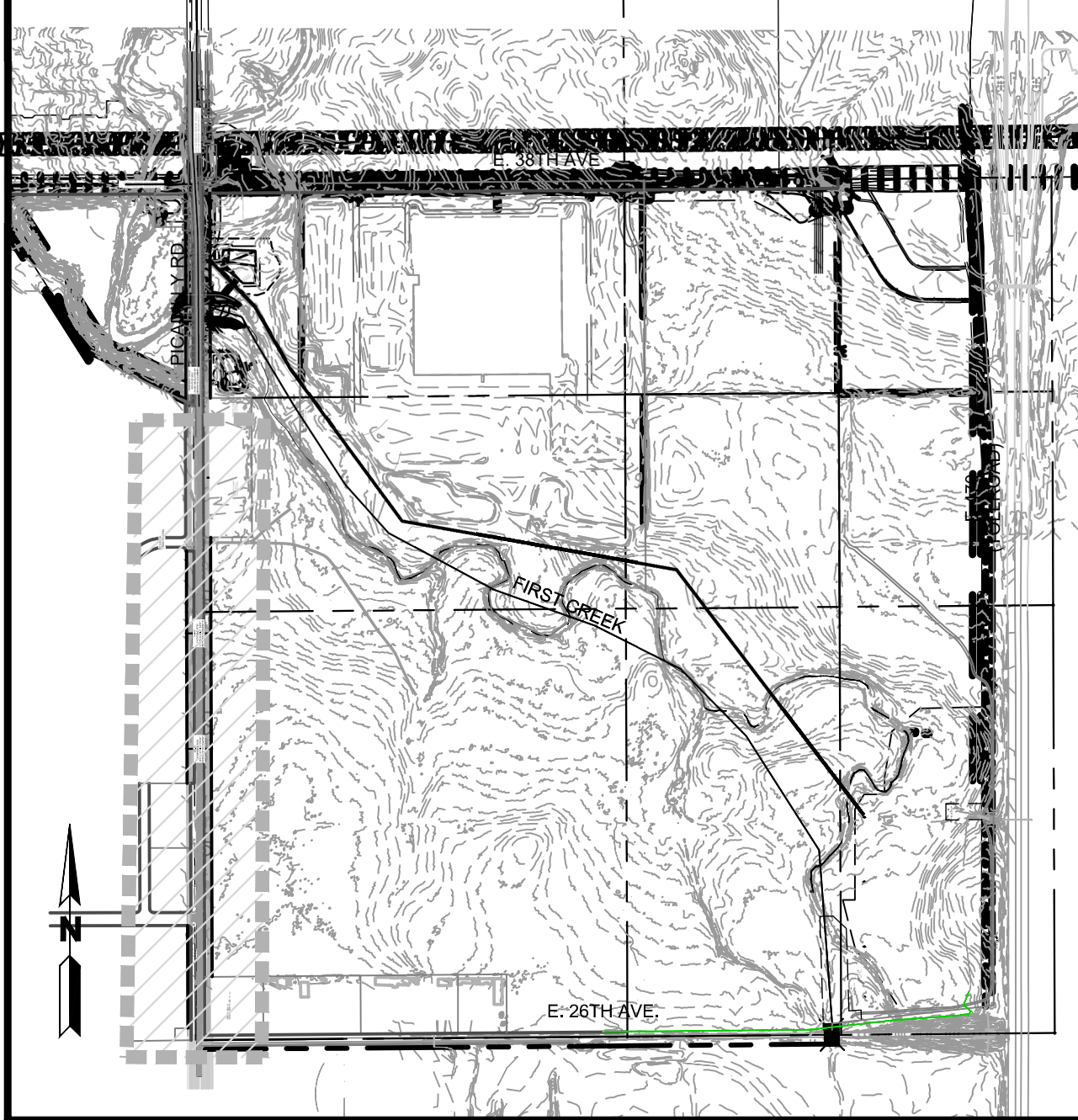
**PICADILLY ROAD AT 38TH AVENUE  
INFRASTRUCTURE - PRELIMINARY PLAT  
RIGHT OF WAY AND EASEMENT EXHIBIT**

REMARKS	
NO.	DATE
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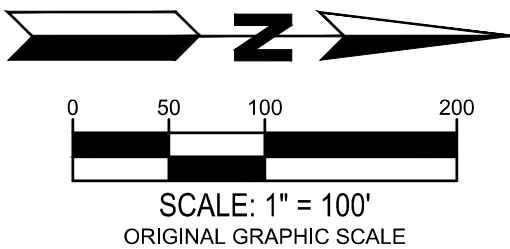
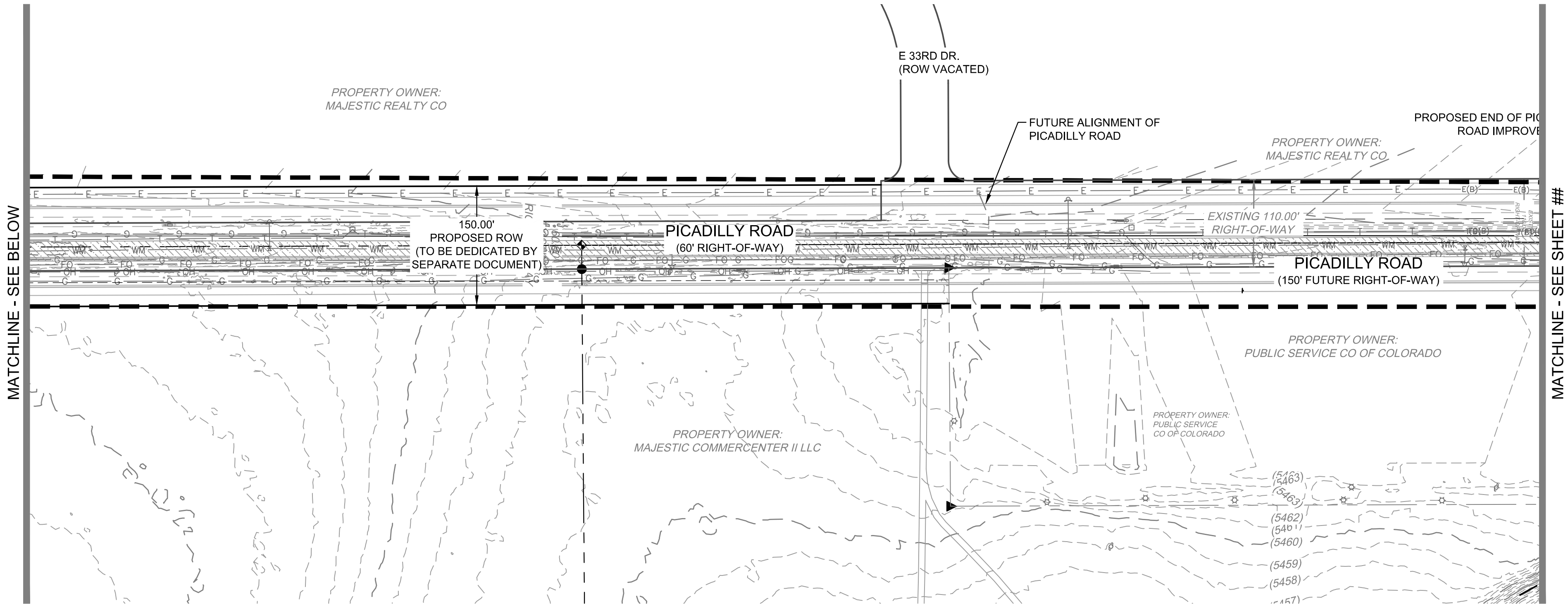
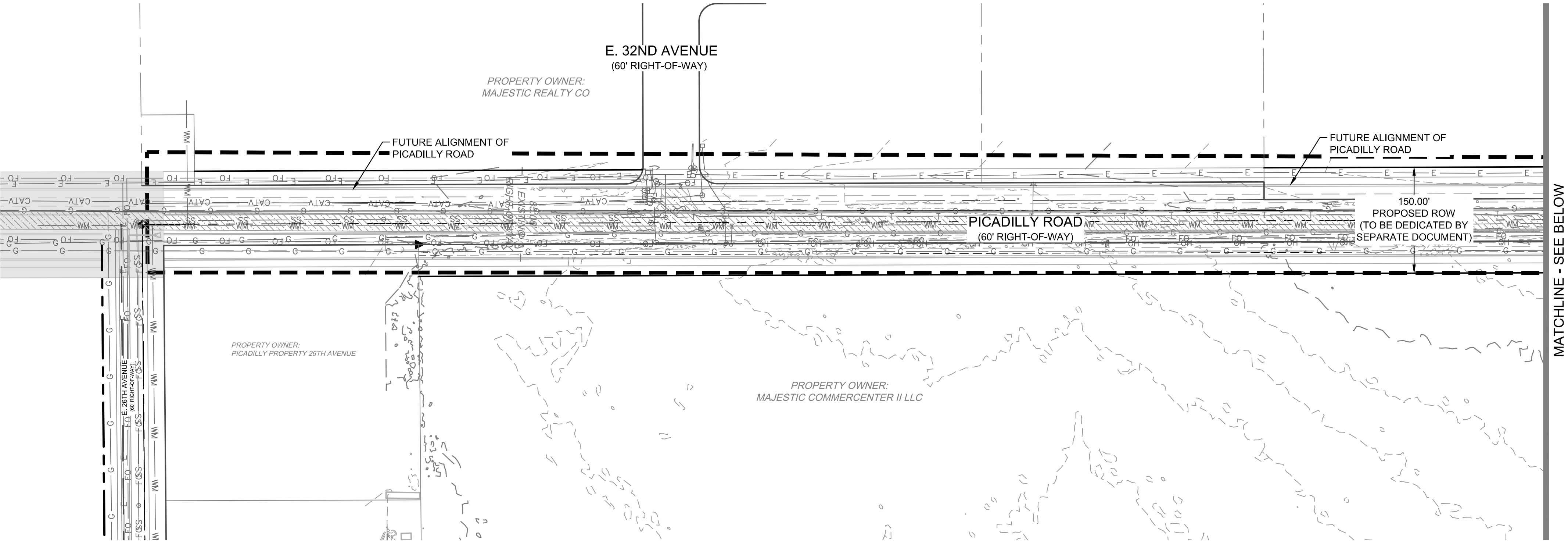




LOCATION MAP  
SCALE: 1" = 1,000'

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       |



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

NO.	DATE	REMARKS
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SHEET  
**C6**  
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INFRASTRUCTURE - PRELIMINARY PLAT  
OVERALL SITE PLAN**

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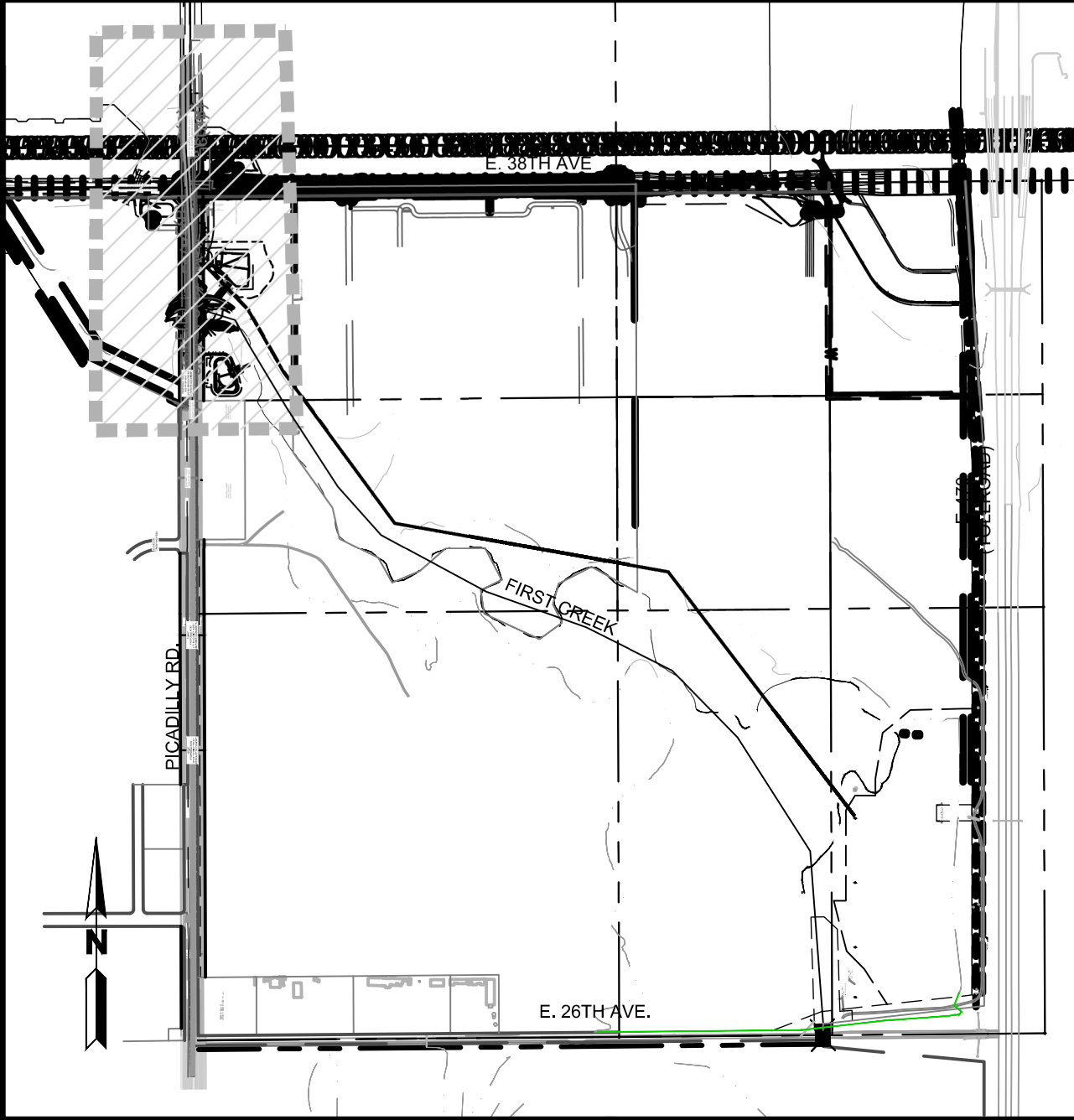
JOB NO.:	DCS17-4112
PA / PM:	EM
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DATE:	06/30/2020

SHEET  
**C7**

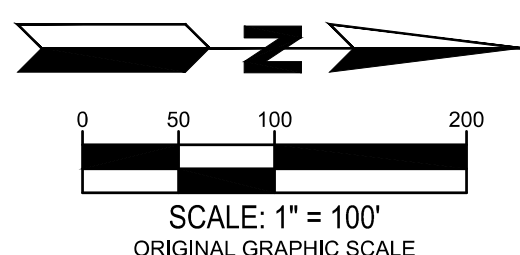
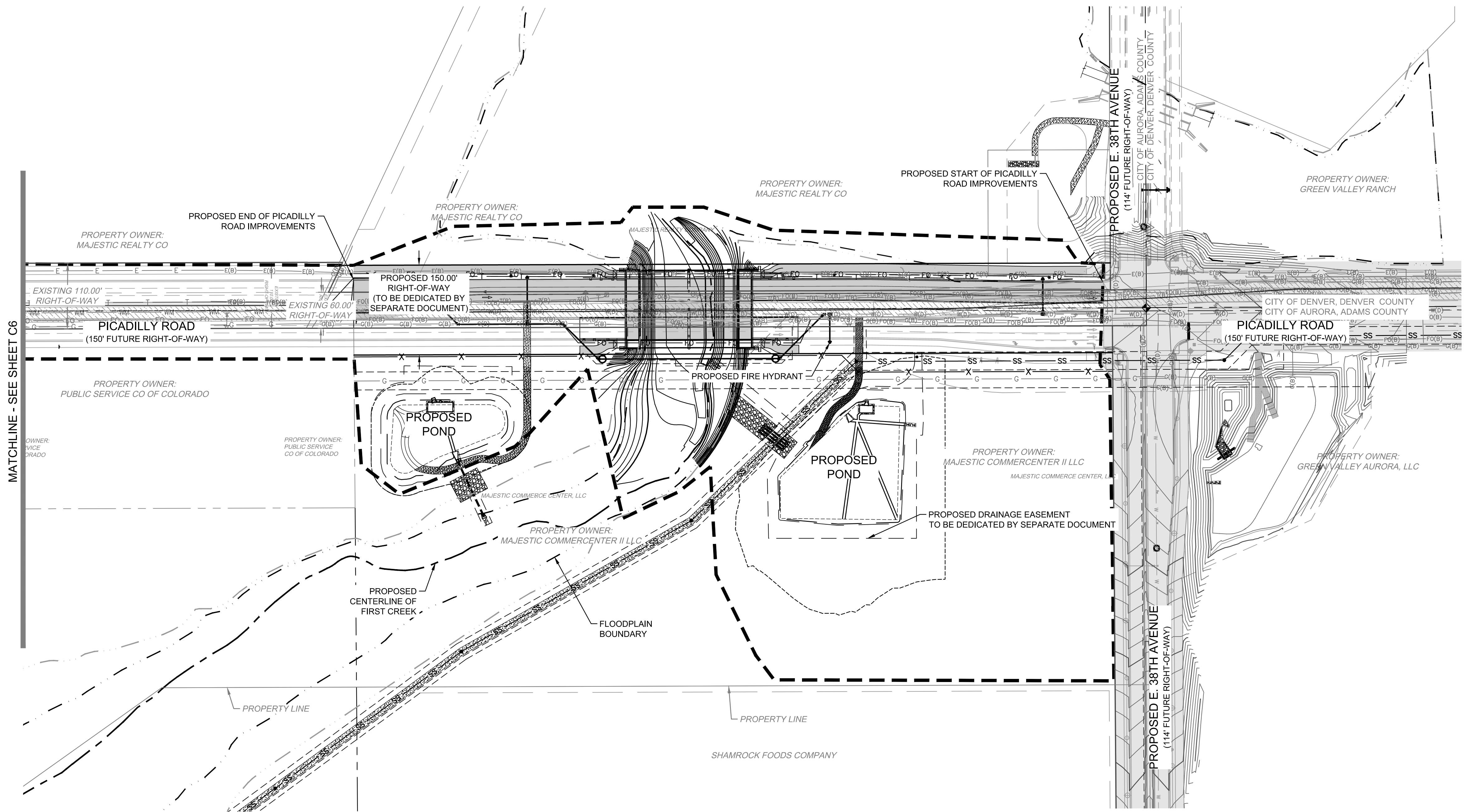
Sheet of

NOT FOR CONSTRUCTION

- LEGEND:
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - ISP BOUNDARY
  - ULTIMATE RIGHT-OF-WAY LINE
  - 5820 PROPOSED 10' CONTOUR
  - 5818 PROPOSED 2' CONTOUR
  - 5820 EXISTING 10' CONTOUR
  - 5818 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'



MATCHLINE - SEE SHEET C6



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

NO.	DATE	REMARKS	
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SHEET  
**C8**

Sheet of

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LEGEND:

- 
- RIGHT-OF-WAY LINE

GREEN VALLEY RANCH

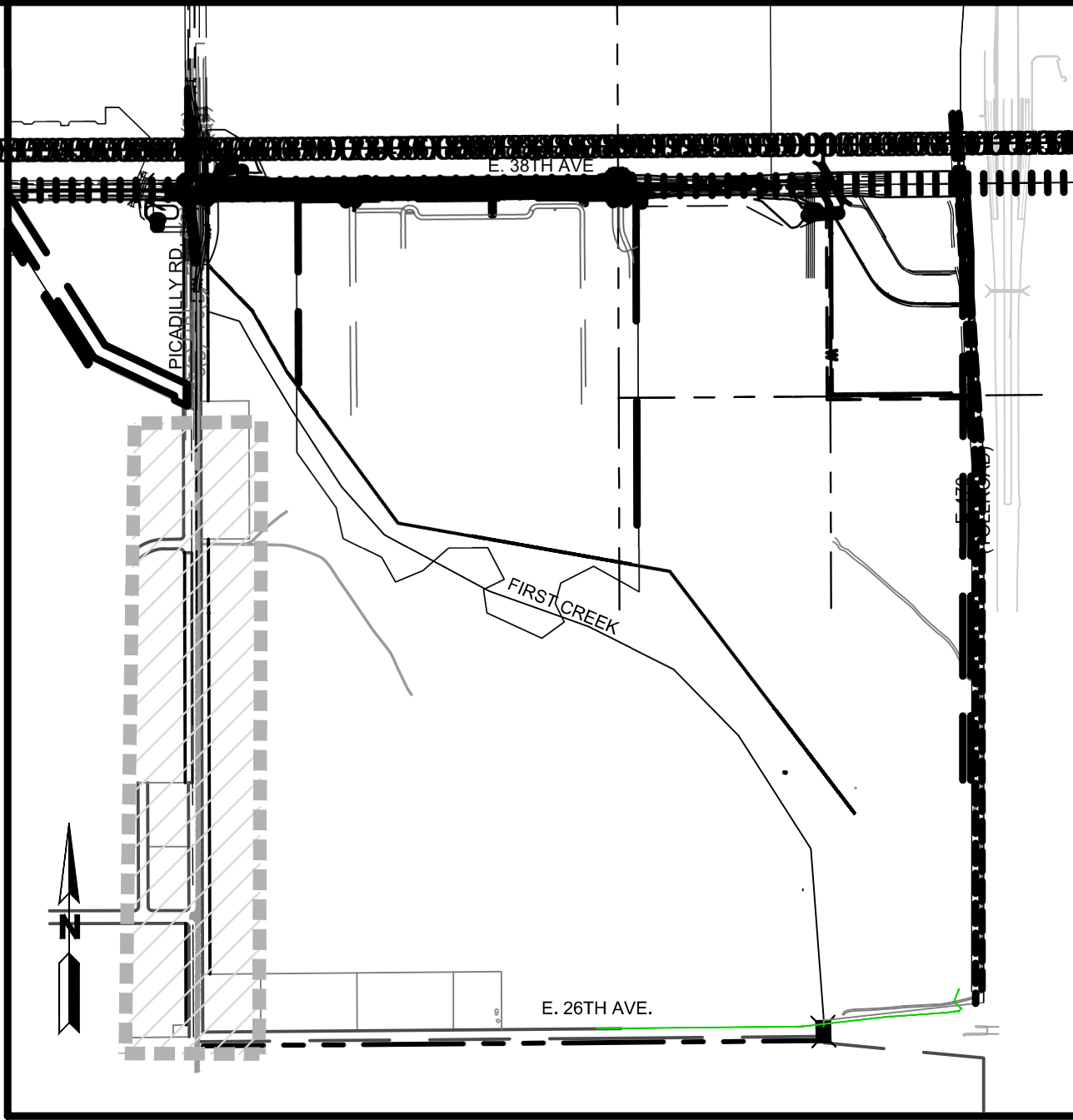
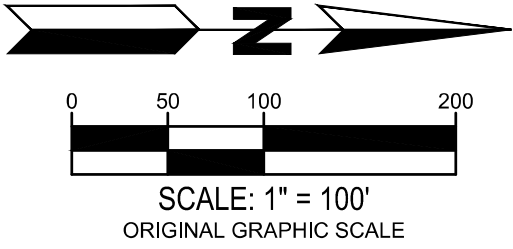
CLAYTON PROPERTIES GROUP II INC.

MAJESTIC REALTY COMPANY

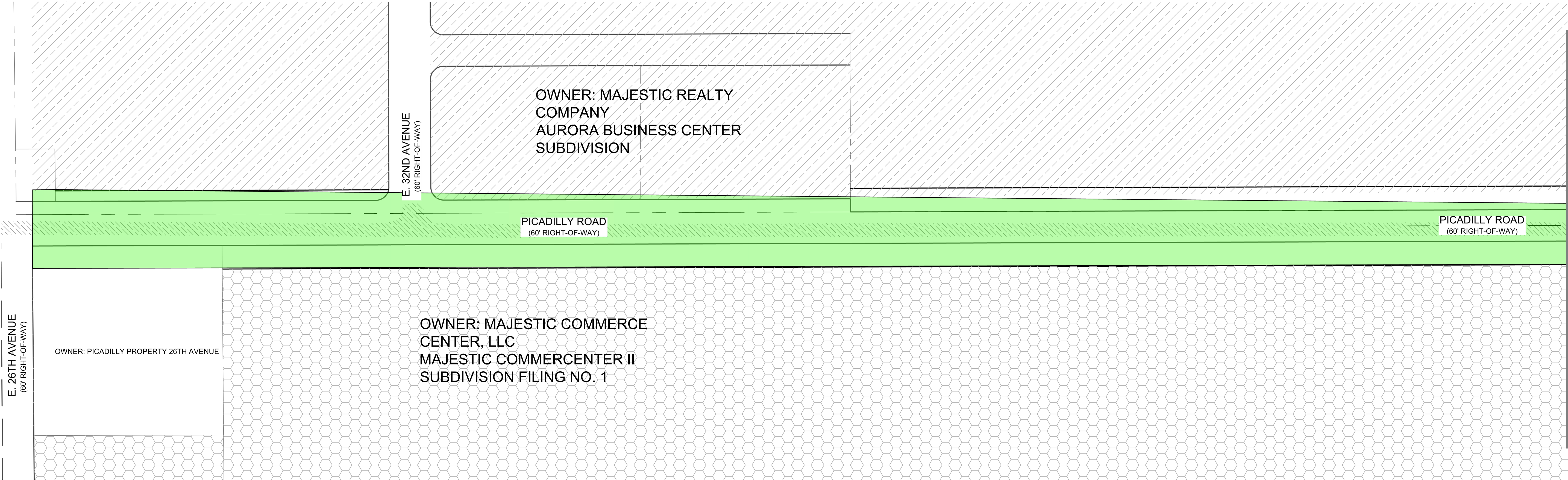
MAJESTIC COMMERCE CENTER, LLC

PROPOSED ROAD IMPROVEMENTS

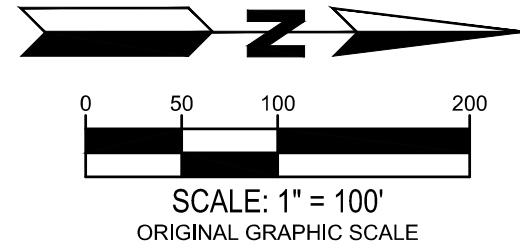
FUTURE ROAD IMPROVEMENTS (BY OTHERS)



LOCATION MAP  
SCALE: 1" = 1,000'

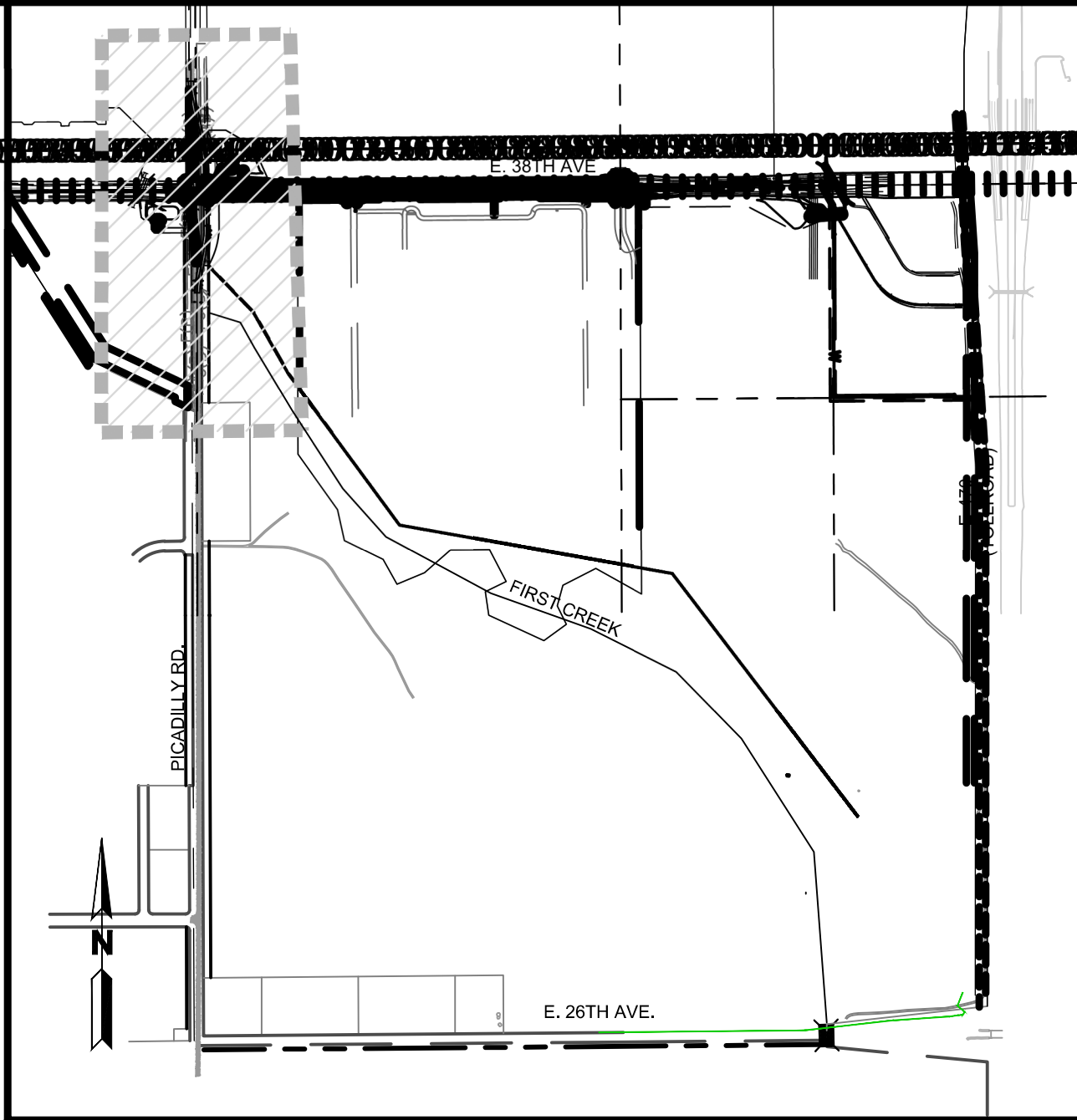




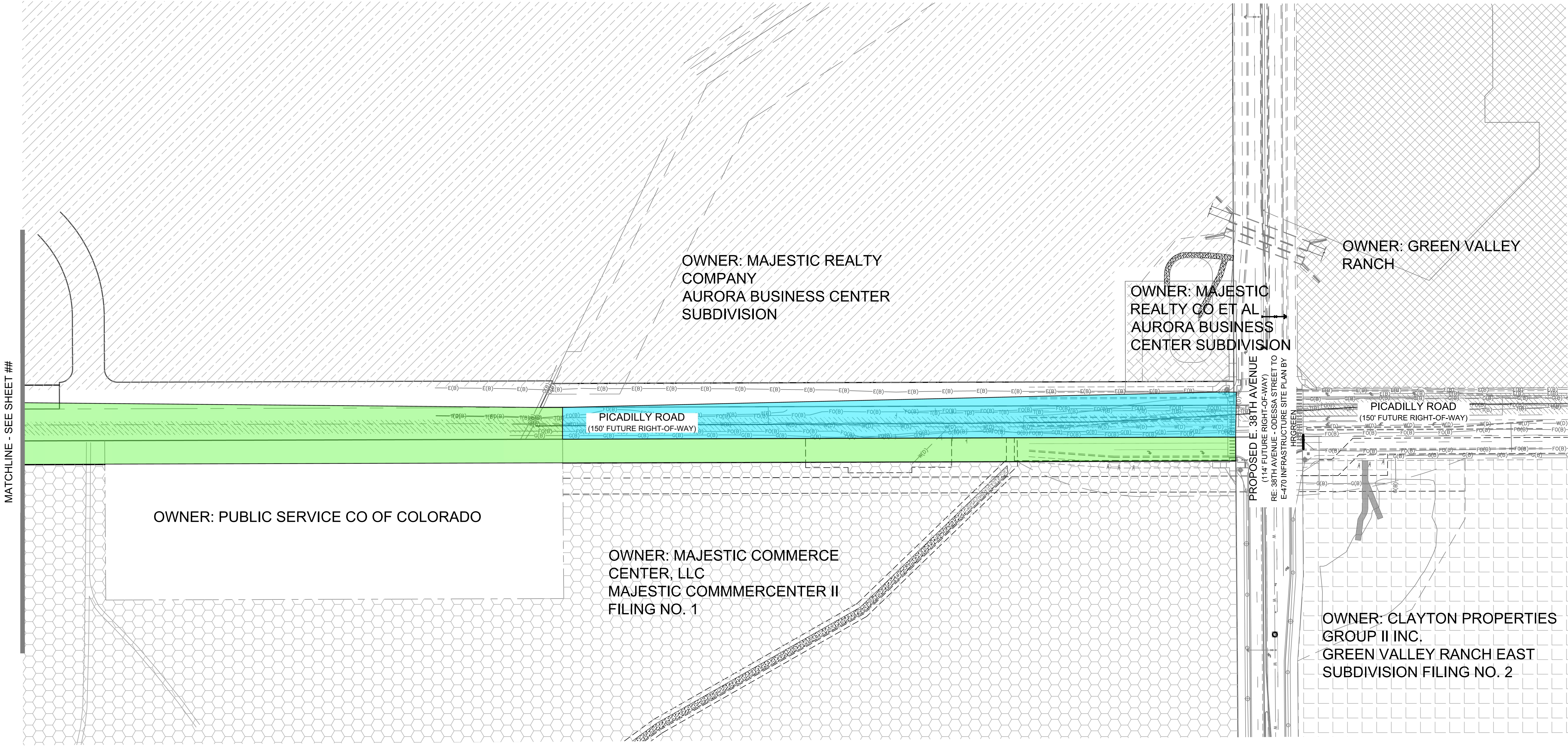


LEGEND:

- RIGHT-OF-WAY LINE
- - - ISP BOUNDARY
- [Cross-hatch pattern] GREEN VALLEY RANCH
- [Diagonal hatch pattern] CLAYTON PROPERTIES GROUP II INC.
- [Horizontal hatch pattern] MAJESTIC REALTY COMPANY
- [Hexagonal pattern] MAJESTIC COMMERCE CENTER, LLC
- [Grid pattern] MAJESTIC REALTY CO ET AL
- [Blue fill] PROPOSED ROAD IMPROVEMENTS
- [Green fill] FUTURE ROAD IMPROVEMENTS (BY OTHERS)



LOCATION MAP  
SCALE: 1" = 1,000'



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INFRASTRUCTURE - PRELIMINARY PLAT  
PHASING PLAN

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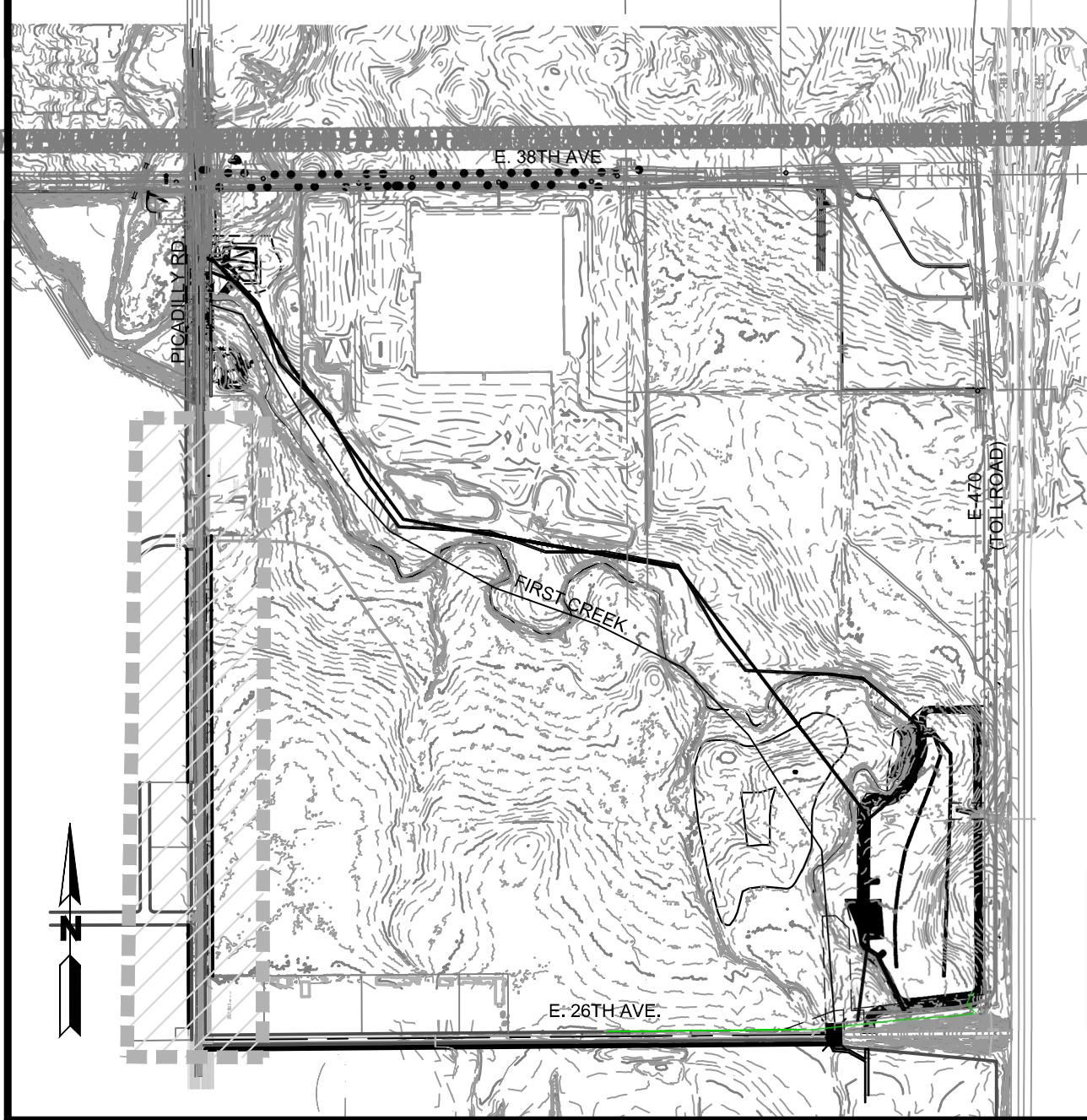
PICADILLY ROAD AT 38TH AVENUE  
INFRASTRUCTURE - PRELIMINARY PLAT  
INFRASTRUCTURE SITE PLAN

NO.	DATE	REMARKS	
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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

