

February 4, 2025

Jeremiah Fettig, AICP
City of Aurora
Planning Division
15151 E. Alameda Pkwy, Ste. 2300
Aurora, CO 80012

RE: Applicant Response to Comments Received on 01/13/2025 – 56th Avenue and Picadilly Road Marketplace at GVRE

Application Number: DA-1662-36

Case Numbers: 2024 3061 00; 2024 6050 00; 2024 6050 01; 2024-6050-02

Dear Mr. Fettig:

This letter has been prepared to provide a response to the written comments provided by the City of Aurora Development Review Staff on January 13, 2025, regarding the 56th Avenue and Picadilly Road Marketplace at GVRE project. To facilitate your review of this resubmittal, we have provided a summary of the comments received and a response to each comment in **bold and blue** below.

Planning Department Comments

1. Community Questions, Comments, and Concerns

- a. Three (3) registered neighborhood organizations and twenty-eight (28) abutting property owners were notified of the application. As of the date of this letter (1/13/25) no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by one (1) outside agency and have been incorporated into this letter.

RESPONSE: Thank you.

2. Completeness and Clarity of the Application

- a. Revise the narrative, adding responses to conditional use permit criteria for the pharmacy drive-through in addition.

RESPONSE: The Narrative has been revised to include the conditional use permit criteria for the drive-through component of the pharmacy.

- b. The planning application fees have been paid, no further application fees are due.

RESPONSE: Thank you.

- c. Applicant will need to sign the mineral rights certification.

RESPONSE: A signed mineral rights certification is enclosed.

- d. For the gas station CUP narrative, add how the following will be handled; 1) spills or accidents from leaks, including from storage tank leakage, 2) local, state, or federal regulatory agencies that oversee or monitor gas distribution, storage, or sales, 3) what type, if any diesel, will be available at this facility, 4) the scale or size of trucks fueling at this facility, and 5) how security will be utilized at this site to ensure a safe operative environment.

RESPONSE: The Narrative has been updated to address the aforementioned items.

3. Site Plan Comments



- a. Advisory Comment: Site plan sheets must be 18" x 24" sheets with 2" margin on the left, and ½" margins on all other sides for recordation in Adams County.
RESPONSE: Comment is acknowledged, and site plan sheets will be printed down for recordation with Adams County
- b. Sheet 1: Remove date above vicinity map.
RESPONSE: Please refer to Site Plan PDF markup for response.
- c. Sheet 1: Add "at GVRE" to site plan title.
RESPONSE: Please refer to Site Plan PDF markup for response.
- d. Sheet 1: Add "and Conditional Use" after site plan.
RESPONSE: Please refer to Site Plan PDF markup for response.
- e. Sheet 1: Create sign detail sheet, including base materials, heights, and widths for monument signs. Add a note on the sign sheet that says "All signs must conform to the Master Plan and UDO requirements. Signs may be updated in the future without a 'minor amendment' or mylar change as long as they meet the City Code."
RESPONSE: Please refer to Site Plan PDF markup for response.
- f. Sheet 1: Add a row for "Conditional Use Permits" and in the second column insert "Motor Vehicle Fuel Dispensing Station" and "Drive-Up or Drive -Through Facility".
RESPONSE: Please refer to Site Plan PDF markup for response.
- g. Sheet 1: Add proposed and total permitted total sign square footage for development.
RESPONSE: Please refer to Site Plan PDF markup for response.
- h. Sheet 1: Remove the proposed zoning classification.
RESPONSE: Please refer to Site Plan PDF markup for response.
- i. Sheet 1: Are any EV charging stations proposed? If so, please indicate area on the site plan and include a detail.
RESPONSE: Please refer to Site Plan PDF markup for response.
- j. Sheet 1: Remove spaces used for cart corals as they have been included in parking space totals.
RESPONSE: Please refer to Site Plan PDF markup for response.
- k. Sheet 1: Add "(3 spaces/1,000 SF)" and 1 bicycle parking U rank for fueling area convenience store..
RESPONSE: Please refer to Site Plan PDF markup for response.
- l. Sheet 1: Remove Recorder's Certificate.
RESPONSE: Please refer to Site Plan PDF markup for response.
- m. Sheet 1: Remove Filing Information.
RESPONSE: Please refer to Site Plan PDF markup for response.
- n. Sheet 1: Increase amendment block size.
RESPONSE: Please refer to Site Plan PDF markup for response.
- o. Sheet 2: What is this monument sign for? GVRE, grocery store, other?
RESPONSE: Please refer to Site Plan PDF markup for response.
- p. Sheet 2: Add case information for offsite improvements: PICADILLY RD (E. 38TH TO E. 56TH AVE) – INFRASTRUCTURE SITE PLAN. Case No. 2024-6040-00.

RESPONSE: Please refer to Site Plan PDF markup for response.

- q. Sheet 2: Create the required parking block through the incorporation of a continuous landscaped median and minimum 6' wide pedestrian walkway. Breaking this parking area in half will satisfy the requirements in both instances.

RESPONSE: Please refer to Site Plan PDF markup for response.

- r. Sheet 2: Will provide case number once ISP is submitted for the E. 56th Avenue improvements.

RESPONSE: Please refer to Site Plan PDF markup for response.

- s. Sheet 2: Add sidewalk/pedestrian walkway to back of parking lot in the landscape islands, minimum 6' width.

RESPONSE: Please refer to Site Plan PDF markup for response.

- t. Sheet 2: Provide building and fuel canopy dimensions, measured from the furthest point.

RESPONSE: Please refer to Site Plan PDF markup for response.

- u. Sheet 2: Outline in black if being constructed with this development. If not, add "Future" to site plan sheets.

RESPONSE: Please refer to Site Plan PDF markup for response.

- v. Sheet 2: Add case information for offsite improvements: PICADILLY RD (E. 38TH TO E. 56TH AVE) – INFRASTRUCTURE SITE PLAN. Case No. 2024-6040-00.

RESPONSE: Please refer to Site Plan PDF markup for response.

- w. Sheet 2: Provide enhanced outdoor amenity areas. Per Section 146-4.8.4.B.1, commercial development is required to have main entrance onto a public or private street, public park or open space, pedestrian passage, or a plaza/courtyard. Based on the proposal, enhancing the outdoor plaza space along the west side of the 7,200 square foot retail building and outside the western entrance of the grocery store will be the most feasible option for satisfying this requirement, provided there is a functional customer entrance to the space. This area should be connected to the sidewalk out to the public street. Typically, an outdoor plaza area should be at least 300 square feet, with a minimum dimension of 10 feet. Outdoor seating areas should be properly indicated through inclusion of elements such as decorative pavement, pedestrian scale lighting, shade features, site furniture, and landscape borders with amenities including as tree cut-outs and raised planters. Provide detail of each required amenity in the site plan details sheet. These details should include dimensions, materials, finish and color.

RESPONSE: Outdoor seating areas have been indicated on the Site Plan. Please refer to Site Plan and Landscape Detail sheets.

- x. Sheet 3: This portion of sidewalk in Tract A and Lot 1 is required to be constructed with this development.

RESPONSE: Please refer to Site Plan PDF markup for response.

- y. Sheet 3: Change to "Multi-tenant" Monument Sign if that is what is being proposed for the development

RESPONSE: Please refer to Site Plan PDF markup for response.

- z. Sheet 5: Add sidewalk, matching south side of access drive.

RESPONSE: Please refer to Site Plan PDF markup for response.

- aa. Sheet 5: Provide seating and other proposed amenity details, including dimensions and total square footage.

RESPONSE: Please refer to Site Plan PDF markup for response.

- bb. Sheet 5: Add connection to sidewalk along Picadilly Road.
RESPONSE: Please refer to Site Plan PDF markup for response.
- cc. Sheet 5: Provide knee wall along fueling station parking to mitigate offsite impacts.
RESPONSE: Please refer to Site Plan PDF markup for response.
- dd. Sheet 5: Sidewalk to be constructed with this development.
RESPONSE: Please refer to Site Plan PDF markup for response.
- ee. Sheet 5: Provide metal architectural screen for building mounted equipment.
RESPONSE: Please refer to Site Plan PDF markup for response.
- ff. Sheet 6: Extend canopy to cover entire pharmacy drive through lane.
RESPONSE: The current layout is the preferred configuration as it covers the transaction window and lane for the driver from rain, snow, etc. The grocer only extends the canopy if there is a secondary drive lane with a transaction or pneumatic tube. Please refer to Site Plan PDF markup for response.
- gg. Sheet 6: Show number of pharmacy drive through spaces for queuing. Stacking spaces shall be a minimum of 8.5 feet in width and extend 19 feet in length.
RESPONSE: Please refer to Site Plan PDF markup for response.
- hh. Sheet 6: Extend landscape island and add 5' minimum sidewalk.
RESPONSE: Please refer to Site Plan PDF markup for response.
- ii. Sheet 8: Will these bollards be yellow? Treatment on architectural sheets shows gray. Preference would be to use a color that integrates with the building.
RESPONSE: Please refer to Site Plan PDF markup for response.
- jj. Sheet 8: Add detail sheets for any walls fencing or screening walls proposed for trash compactor area and truck loading docks.
RESPONSE: Please refer to Site Plan PDF markup for response.
- kk. Add detail sheets for trash enclosure.
RESPONSE: Please refer to Site Plan PDF markup for response.
- ll. Add detail sheets for proposed outdoor amenities.
RESPONSE: Please refer to Site Plan PDF markup for response.
- mm. Sheet 28: Add mount type i.e. wall or pole, along with the height to fixture table.
RESPONSE: Please refer to Site Plan PDF markup for response.
- nn. Sheet 28: Add fixture detail sheets.
RESPONSE: Please refer to Site Plan PDF markup for response.
- oo. Sheet 29: Add west and east elevation instead of side elevation.
RESPONSE: Elevations have been re organized to include directional elevation.
- pp. Sheet 29: Are the pharmacy drive through and grocery pickup signs individual letters that are attached to the building, painted on the building, other? Any illumination?
RESPONSE: Pharmacy drive thru and pick up signage at front of building will be individually illuminated letters with painted background

- qq. Sheet 29: Ground floor facades that face public streets, on-site auto circulation drives, sidewalks, pedestrian paths, or plazas shall have display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length. Please update the facades and show how this is being met.
RESPONSE: The awnings at either side of the entry have been extended. Additionally, brick has been added as another material and extend to a depth of 2' to create an architectural inset at either side of the entry vestibule.
- rr. Sheet 29: dimension sign envelope
RESPONSE: Signage on elevations have been modified as requested showing anticipated envelope of signage. Signs to be under separate permit by others.
- ss. Sheet 29: Extend cornice along front elevation to promote visual interest as required with flat roof buildings. All elevations shall incorporate a "reveal" line or change in material, texture, patterning, or color (minimum 24 inches from top)
RESPONSE: At locations with masonry (CMU or Brick) a 2'-0" soldier course has been included around the perimeter of the King Soopers Building to create the required "cap" and reveal
- tt. Sheet 29: Corrugated metal panel not permitted.
RESPONSE: Corrugated metal panel has been removed from this project
- uu. Sheet 29: Remove sign. Leave only sign envelope, with dimensions.
RESPONSE: Starbucks sign has been removed and replaced with envelope dimensions.
- vv. Sheet 29: Enhance front of building by creating a false entrance as the entrances are proposed on either side of this area.
RESPONSE: The front area indicated in this comment is used for shopping cart storage internally, providing glass below the current elevation would be potentially dangerous and would impact operations of the store, canopies and full height glazing are provided on either side of the front entry element to comply with UDO requirements.
- ww. Sheet 29: provide sign envelopes with dimension for all proposed units.
RESPONSE: Signage dimensions were added.
- xx. Sheet 29: Roof mounted mechanical equipment appears so it will be visible. Please screen equipment. Any portions of visible parapet shall be clad and in a "finished" stack. Provide site exhibit drawings to show visibility of roof mounted equipment is code compliant. See UDO Section 146-4.8.11.A.
RESPONSE: See enclosed "Sightline Study" sheet. This sheet demonstrates that RTUs and equipment will be screened as required by the UDO Section 146-4.8.11A with the building parapet walls.
- yy. Sheet 29: All elevations lack planar articulation and fenestration. As proposed, the building does not promote human scale visual interest. Addition of vertical architectural metal panels, inlays, overhangs/canopies over doors and other treatments are required to meet 360-degree architecture requirements.
RESPONSE: All elevations have received updated articulation and material changes to meet the intent of the 360-degree architectural design requirements.

zz. Sheet 29: Incorporate additional material smooth face CMU is the predominant material proposed. Example, brick or stone is used as wainscot. GVRE Master Plan lists the following preferred materials.

- Stone (Rusic natural or concrete veneer)
- Brick (Warm colors, tans, and browns)
- Concrete (precast and PIP)
- Metal (i.e. Corten)
- Contemporary colors or materials that contrast with the surrounding spaces.

RESPONSE: All elevations have received updated articulation and material changes to meet the intent of the 360 degree architectural design requirements.

aaa. Sheet 29: Incorporate vertical columns along the sides and rear in different material to help break up those long planes (similar to what is being shown for the multi-tenant building) these vertical columns can help offset the materials and changes in plane.

RESPONSE: All elevations have received updated articulation and material changes to meet the intent of the 360-degree architectural design requirements.

bbb. Sheet 29: Identify what material this is. Additionally, identify what is behind, the height and the height of what is being screened.

RESPONSE: Chain link fencing. Fencing and screen walls have been revised. Solid CMU wall is being used to screen loading dock. A separate 8'-0" tall chain link fence enclosure is needed for generator. See revised elevations.

ccc. Sheet 29: Provide additional roof line heights. At least one change in setback or height of at least three (3) feet along each 60 linear feet of façade. Dimension heights and setbacks or roofline breaks.

RESPONSE: Roof parapets have been adjusted to create roof line breaks along with changes in depth for changes in the building plane.

ddd. Sheet 29: Add additional material bands to meet requirements. Regarding base, middle, and cap of single-story commercial buildings. This applies to all elevations.

RESPONSE: Additional materials have been added to better emphasize the “base, middle and cap” requirements of the UDO. The “base has been extended around all four elevations, a middle accent band of a contrasting material was included along with a 2’ material transition at the CMU parapet.

eee. Sheet 29: Dimension all planar breaks. Facade Articulation. Each facade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade (or at least two feet), and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet. Please update elevations to reflect this.

RESPONSE: All four elevations have been revised to include planar breaks utilizing recesses, and brick pilasters. Along with some additional horizontal articulation with material changes mid way between parapet and at parapet.

fff. Sheet 30: Revise to manually changed sign type, electronic message boards not permitted.

RESPONSE: Price signs have been revised to “scroll-type”.

ggg. Sheet 30: Remove sign denote with dashed envelope and “sign approved by separate permit” language.

RESPONSE: “Logo” has been removed, and we have added a note that signage will be under separate permit.

hhh. Sheet 30: Remove “Logo” and “Fuel Logo” from architectural sheets.

RESPONSE: “Logo” has been removed, and we have added a note that signage will be under separate permit.

iii. Sheet 30: Provide details on DEF fill station and air fill stations.

RESPONSE: An air fill station detail has been provided. Only the concrete pad and conduits are being proposed to be installed. The DEF fill station is not being proposed at this time.

jjj. Provide enhanced architecture to north, south and west elevations. Incorporating additional materiality using architectural metal panels, metal canopies/overhangs, other facade treatment(s) to meet 360-degree architecture requirements.

RESPONSE: Please see revised color elevations.

kkk. Sheet 30: Provide architectural detail of proposed screening.

RESPONSE: Please see additional elevation sheet, A0.1 for details on the proposed screening.

lll. Sheet 30: Create “steps” in fuel canopy roof line for articulation.

RESPONSE: Please see revised color elevations

mmm. Sheet 30: Provide architectural detail of proposed screening.

RESPONSE: Please see additional elevation sheet, A0.1 for details on the proposed screening.

4. Plat Comments

a. Who will own and maintain Tract B?

RESPONSE: Tract B will be owned and maintained by the same entity as Lot 1.

b. Sheet 1: Revise subdivision name to Green Valley Ranch East Subdivision Filing no. 23.

RESPONSE: Updated and shown Hereon

c. Sheet 2: Is the south ½ of 54th under separate ownership?

RESPONSE: E 54 Avenue and Road A are both under separate ownership.

5. Landscaping Comments

a. Sheet 1: Do not do “of 30” only include consecutive numbering.

RESPONSE: Revised.

b. Sheet 22: Add the sheet number to the overall Key Map.

RESPONSE: Provided

c. Sheet 22: The Plant Schedule font is too small and blurry. This should be the same font size as the street names, minimum.

RESPONSE: Schedule font size and print quality has been increased.

d. Sheet 22: Shorten the matchline where indicated.

RESPONSE: Revised accordingly.

e. Sheet 23: Turn the text off around the monument sign.

RESPONSE: Updated.

f. Sheet 23: Which applicant is responsible for the sign and associated landscaping? Landscaping is being provided on both the infrastructure Site Plan and the grocery store plans. Please clarify with next submission.

RESPONSE: We are providing the sign and associated landscaping. Coordination with the ISP consultant has clarified the responsibility.

- g. Sheet 23: Remove the street frontage buffer plant material as this will be provided as each retail pad develops and will be tailored to each layout.

RESPONSE: Revised.

- h. Sheet 23: Please add the following note: *For the curbside landscaping please refer to 56th and Picadilly Marketplace Offsite Improvement Site Plan – Infrastructure Site Plan Case No. 2024-6052-00.*

RESPONSE: Note has been updated.

- i. Sheet 23: The matchline numbers should match the actual sheet number. 23,24, etc. not L1.1.

RESPONSE: Revised accordingly.

- j. Sheet 23: The font is too small in the legend. This should be at least the size of the title “Plant Legend”

RESPONSE: Revised. Font size has been increased for legibility.

- k. Sheet 23: Place the sheet number on the sheet being represented in the Key Map.

RESPONSE: Provided.

- l. Sheet 23: Update the identified detention pond label to read as follows: *For the detention pond landscaping please refer to 56th and Picadilly Marketplace Offsite Improvement Site Plan – Infrastructure Site Plan Case No. 2024-6052-00.*

RESPONSE: Note has been updated.

- m. Sheet 23: The Russian Sage plants as chosen will become too large and cause visibility issues. Use the dwarf version of these and switch the location of them with the sand cherry.

RESPONSE: Revised. Russian sage has be substituted for the dwarf variety and placement has been swapped with the sand cherry.

- n. Sheet 23: Please add the following note: *For the curbside landscaping, refer to Picadilly Road (38th to 56th Avenue) Infrastructure Site Plan. Case Number 2024-6040-00.*

RESPONSE: Provided.

- o. Sheet 23: Shift the identified parking lot island tree to the east side of the sidewalk.

RESPONSE: Revised.

- p. Sheet 23: Code requires that all parking rows terminate with a landscaped island. While staff acknowledges the connectivity to the grocery store from the handicap spaces, the identified two end rows of parking shall provide the required parking lot end island landscaping.

RESPONSE: Landscaped end cap parking islands have been provided.

- q. Sheet 23: Remove the street frontage buffer plant material along Picadilly Road as this will be provided as each retail pad site develops and will be tailored to each layout.

RESPONSE: Revised.

- r. Sheet 23: Building perimeter landscaping along the north side of the proposed grocery store and retail building is not being met.

RESPONSE: Please see the Administrative Adjustment Request as our response to this comment.

- s. Sheet 24: Remove the street frontage buffer plant material along both E. 56111 Avenue and Road A as this will be provided as each retail pad site develops and will be tailored to each layout. Keep the buffer plant material along the parking lot of the King Soopers as that is required for the grocery store.
RESPONSE: Revised accordingly.
- t. Sheet 24: While the mugo pine will eventually get tall enough to possibly screen the parking area, they take too long to grow and will provide little to no screening for close to 10 years. A deciduous shrub planted closely together can satisfy the requirement if it matures to the correct height and is dense enough.
RESPONSE: Mugo Pine has been substituted with Miss Kim Lilac for more immediate screening.
- u. Sheet 24: The BETN plants will not get tall enough to truly screen the parking lot.
RESPONSE: Revised. They have been substituted with a full size variety.
- v. Sheet 25: Refer to Section 146-4.7.5.K. Parking Lot Landscaping 3.h. *No portion of the required parking lot island landscaping may be displaced by lighting, trash enclosures, recycling containers, transformers, fire hydrants, vacuum equipment or other mechanical equipment.* A deciduous canopy tree is required here.
RESPONSE: The transformer has been relocated and a tree has been added.
- w. Sheet 25: Plant material needs adjusting around the trash enclosure. Trash enclosures shall be located 12' from any adjoining commercial development. This is only 6' from the property line.
RESPONSE: Trash enclosure has been relocated to the new fuel location on the northwest corner lot.
- x. Sheet 25: Provide a detail of the monument sign. Material, height, color, etc.
RESPONSE: Details have been provided on a separate sheet as enclosed.
- y. Sheet 25: Add a tree and four more shrubs to the identified parking lot island.
RESPONSE: Provided.
- z. Sheet 25: Remove the street frontage buffer plant material along Picadilly Road as well as the curbside landscaping along the south side of the internal drive as this will be provided as each retail pad site develops and will be tailored to each layout. Leave the buffer plant material along Picadilly Road as it relates to the proposed fueling station frontage.
RESPONSE: Revised accordingly. However, the buffer material for the fuel station has shifted to 56th and Road A.
- aa. Sheet 25: The non-street buffer measurement should be adjusted. See comment on landscape plan.
RESPONSE: Revised per plan redline.
- bb. Sheet 25: Remove the random line.
RESPONSE: Removed.
- cc. Sheet 26: The non street-buffer should be adjusted. See the comment on the landscape plan.
RESPONSE: Revised per plan redline.
- dd. Sheet 26: Remove the street frontage buffer plant material along Road A as this will be provided as each retail pad site develops and will be tailored to each layout.
RESPONSE: Revised.

- ee. Sheet 27: The font is too small on this sheet. All the font should be at least the size of the font in the Landscape Requirements Table below.
RESPONSE: Revised. Font size has been increased for legibility.
- ff. Sheet 27: Fix the numbering for the City of Aurora Notes. They are being duplicated.
RESPONSE: Revised.
- gg. Sheet 27: Notes 7 and 13 are identical. Considering combining the two.
RESPONSE: Revised.
- hh. Sheet 27: Remove a majority of the planning notes as they are construction related and the planning department does not review construction drawings.
RESPONSE: Revised accordingly.
- ii. Sheet 27: Update the Landscape Requirements table per comments provided.
RESPONSE: Revised accordingly.
- jj. Sheet 27: Building perimeter landscaping is not being met along the northern side of the building.
RESPONSE: Please see the Administrative Adjustment Request as our response to this comment.

6. Addressing Comments

- a. Please submit a preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers at a minimum
 - Parcels
 - Street Lines
 - Building Footprints (if available)**RESPONSE: File to be provided at a future date when parcel sizes and street names have been provided.**
- b. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.
RESPONSE: Digital file to be provided on datum and only applicable linework to be included.

7. Civil Engineering Comments

- a. Sheet 1: The ISPs for Picadilly, 56th , and adjacent local streets are required to be approved prior to the approval of this site plan.
RESPONSE: Please refer to Site Plan PDF markup for response.
- b. Sheet 1: Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public improvement Plan."
RESPONSE: Please refer to Site Plan PDF markup for response.

- c. Sheet 2: Provide the case bumpers for 56th and Picadilly. They are required to be approved, constructed, and accepted prior to issuance of TCO for the commercial buildings.
RESPONSE: Please refer to Site Plan PDF markup for response.
- d. Sheet 2: Provide private sidewalks with this application along the private drives. If the preference is to leave flexibility for future lots 11 and 12 to have curb cuts without removing sidewalk, the sidewalk can be provided on the opposite sides.
RESPONSE: Please refer to Site Plan PDF markup for response.
- e. Sheet 3: Per section 5.C.1.a of the 2025 Roadway Manual, the inside fire lane turn radius shall be 26 feet and the outside radius shall be 52 feet.
RESPONSE: Please refer to Site Plan PDF markup for response.
- f. Sheet 4: Identify curb return radii, typical. Minimum 25' on arterial roadways.
RESPONSE: Please refer to Site Plan PDF markup for response.
- g. Sheet 4: Identify curb return radii, typical. Minimum 15' on local roadways.
RESPONSE: Please refer to Site Plan PDF markup for response.
- h. Sheet 5: Provide a receiving ramp.
RESPONSE: Please refer to Site Plan PDF markup for response.
- i. Sheet 7: Show the ramp. A proposed ramp is required to have a receiving ramp.
RESPONSE: Please refer to Site Plan PDF markup for response.
- j. Sheet 10: Minimum slope is 2% on unpaved areas.
RESPONSE: Please refer to Site Plan PDF markup for response.
- k. Sheet 11: Please review this slope. Max 4% slope down to public streets.
RESPONSE: Please refer to Site Plan PDF markup for response.
- l. Sheet 12: Minimum 1% slope in asphalt, typical.
RESPONSE: Please refer to Site Plan PDF markup for response.
- m. Sheet 14: Contours should tie in.
RESPONSE: Please refer to Site Plan PDF markup for response.

8. Traffic Engineering Comments

- a. Sheet 1: Recommend MTIS analyses indicated need to be RIRO (both EB/WB approaches).
RESPONSE: Please refer to Site Plan PDF markup for response.
- b. Sheet 3: Traffic Signal Equipment Easement required.
RESPONSE: Please refer to Site Plan PDF markup for response.
- c. Sheet 4: Should identify approach as stop controlled.
RESPONSE: Please refer to Site Plan PDF markup for response.
- d. Sheet 4: Traffic Signal Equipment Easement required.
RESPONSE: Please refer to Site Plan PDF markup for response.
- e. Sheet 6: Provide intersection sight distance triangle here to the left, building will obstruct and will need revision.
RESPONSE: Please refer to Site Plan PDF markup for response.

- f. Sheet 7: Provide Ped Ahead Sign – multiple locations.
RESPONSE: Please refer to Site Plan PDF markup for response.
- g. Sheet 7: Potential conflict point. Not appropriate to put bikes on Tibet with ADT as shown in the TIS (see FHWA Bikeway Guidelines). Continue 14' multi-use path to 46th avenue and add the bike ramp south of 46th.
RESPONSE: Comment is not depicted on site plans and does not appear to be relevant to this development. Please clarify location if comment is relevant.
- h. Page 1: Significant differences from MTIS including RIRO at Maxwell & Picadilly, existing 56th & Picadilly operates as ALL-WAY stop currently, background growth in MTIS 8.5%/year vs only 5% in this study. Future traffic from GVRE Master Plan Amendment and Skydance Master Plan Amendment provided. Lack of signal warrants provided for intersections during background volumes only. Site Trip Gen needs confirmation (pass-bys per trip hen or reduced external trips? Remove warrant 3 verbiage, will not be considered for this site application. Highlight all LOS E/Fs in LOS tables.
RESPONSE: Maxwell & Picadilly intersection was updated to a RIRO access, 56th & Picadilly was updated to operate as an all-way stop intersection in existing conditions, growth rate was updated to 8.5%, future traffic from GVRE and Skydance Master Plans were updated, site trip generated pass-by trips were updated to be per reduced external trips, signal Warrant 3 verbiage was removed from signal warrant analyses, and all LOS E/Fs were highlighted in the LOS tables. Signal warrants for background conditions were not provided since the GVRE Master Plan shows the signals for 2025 conditions and therefore they were assumed for our 2026 conditions.
- i. Page 10: 11/2024 MTIS indicated RIRO only.
RESPONSE: Updated Maxwell PI & Picadilly Rd to have a RIRO access instead of a ¾ access into the site.
- j. Page 13: Note that this roadway is in the City of Denver and considered residential collector street type.
RESPONSE: This information was added to the Existing Roadway Network section.
- k. Page 13: Note that this roadway is in the City of Denver and considered residential local street type.
RESPONSE: This information was added to the Existing Roadway Network section.
- l. Page 14: All-way stop since before April 2024.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.
- m. Page 14: All-way stop since before April 2024.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.
- n. Page 16: MTIS traffic data, counts from Oct 2024, no issue with new counts.
RESPONSE: Noted.
- o. Page 17: All-way stop since before April 2024, re-analyze as such.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.

- p. Page 17: MTIS existing analyses comparison.
RESPONSE: Noted.
- q. Page 18: Reanalyze as ALL-WAY stop controlled.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.
- r. Page 19: Reanalyze as ALL-WAY stop controlled.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.
- s. Page 20: MTIS used 8.5% (Nov '24 update)
RESPONSE: The growth rate was changed from 5% to 8.5% per the Green Valley MP TIS November update.
- t. Page 20: November 2024
RESPONSE: This updated TIS was used.
- u. Page 21: Per MP amendment 2, this would be the Pas attributing to future GVRE development.
RESPONSE: These new planning areas for the GVRE MP TIS were updated in the study.
- v. Page 22: Quantities incorrect.
RESPONSE: Subtotal quantities were not used from this row since they are incorrect; calculated quantities based on individual land uses and unit counts.
- w. Page 23: See attached page for current Skydance Trip Gen.
RESPONSE: Updated Skydance Development per October 2024 TIS version.
- x. Page 26: MTIS assumed signalized intersection in short term, may still be unsignalized all-way stop in 2026.
RESPONSE: Updated 2026 growth figure to show signal.
- y. Page 27: Analyzed as signalized in MTIS long-term (2045)
RESPONSE: Updated 2050 growth figure to show signal.
- z. Page 27: Skydance 2050 projections.
RESPONSE: Noted.
- aa. Page 27: What generates this signal if no site volume or Skydance volume.
RESPONSE: Figure 4-2 just shows background growth for 2050 which does not include GVRE MTIS or Skydance TIS volumes. Figure 4-9 shows the total background future forecasts for 2050 which would warrant a signal.
- bb. Page 29: GVRE MTIS Short term traffic as well as Skydance MTIS are projected to year 2030. Do not think that signal will be in by 2026.
RESPONSE: The signal is warranted in existing conditions and is shown as signalized in the GVRE pipeline development TIS for 2025, therefore it was assumed this signal would be constructed coincident with pipeline and current development.
- cc. Background warrants not identified in appendix (only Total Future w/ site).
RESPONSE: The 56th Ave & Road A intersection was shown as signalized in the GVRE TIS for 2025 conditions, therefore it was assumed for background and total future conditions.

- dd. Existing volumes currently meet warrants.
RESPONSE: Noted.
- ee. Page 31: Background warrants not identified in appendix (only Total Future w. site).
RESPONSE: The 54th Ave & Picadilly Rd intersection was shown as signalized in the GVRE TIS for 2025 conditions, therefore it was assumed for background and total future conditions.
- ff. Page 37: Revise for all-way stop control.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.
- gg. Page 37: Highlight all E/F conditions found.
RESPONSE: All level of service Es and Fs are highlighted in the LOS tables.
- hh. Page 39: Add "at Road A."
RESPONSE: This was included in the last bullet for the Proposed Site Access section.
- ii. Page 45: Confirm if pass-bys taken from total trips generated or from External Trips calculated. Shopping Center took pass-bys from External trips, rest looks like from total generated.
RESPONSE: Updated all pass-by calculations to be taken from external trips.
- jj. Page 45: Sure this wouldn't be 938? (no indoor seating).
RESPONSE: In order to be conservative, land use code 937 was used since the uses for each pad are not confirmed.
- kk. Page 45: Check pass-by calcs, ensure consistency.
RESPONSE: Updated all pass-by calculations to be taken from external trips.
- ll. Page 47: Can remove this warrant, will not be considered.
RESPONSE: Warrant 3 was removed from the TIS.
- mm. Page 47: What about for background traffic only?
RESPONSE: The 54th Ave & Picadilly Rd intersection was shown as signalized in the GVRE TIS for 2025 conditions, therefore it was assumed for background and total future conditions.
- nn. Page 48: Can remove this warrant, will not be considered.
RESPONSE: Warrant 3 was removed from the TIS.
- oo. Page 48: What about for background traffic only?
RESPONSE: The 56th Ave & Road A intersection was shown as signalized in the GVRE TIS for 2025 conditions, therefore it was assumed for background and total future conditions.
- pp. Page 48: Can remove this warrant, will not be considered.
RESPONSE: Warrant 3 was removed from the TIS.
- qq. Page 53: Need to highlight all E/Fs movements.
RESPONSE: All level of service Es and Fs are highlighted in the LOS tables.
- rr. Page 54: How is this accommodated?
RESPONSE: Options for the northbound right lane at 56th Ave & Picadilly Rd are being reviewed and handled by ARTA via AECOM.

- ss. Page 55: Background growth in MTIS was 8.5% per year.
RESPONSE: The growth rate was changed from 5% to 8.5% per the Green Valley MP TIS November update.
- tt. Page 55: Want to see Maxwell intersection with Picadilly as a RIRO only in both EB/WB directions for safety.
RESPONSE: Updated Maxwell PI & Picadilly Rd to have a RIRO access instead of a $\frac{3}{4}$ access into the site.
- uu. Page 56: Nothing identified on Site Plan.
RESPONSE: Lane use for Picadilly Rd is being handled by ARTA via AECOM.
- vv. Page 56: What about issue with long NBR turn queue at Picadilly & 56th
RESPONSE: Options for the northbound right lane at 56th Ave & Picadilly Rd are being reviewed and handled by ARTA via AECOM.
- ww. Page 79: ALL-WAY STOP controlled at time of Sept 2024. Must reanalyze as such.
RESPONSE: The intersection of E 56th Ave & Picadilly Rd was updated to be an all-way stop in existing conditions.
- xx. Page 179: So signal is warranted under current traffic conditions?
RESPONSE: Noted.
- yy. Page 180: Both 56th and Picadilly have multiple lanes.
RESPONSE: Updated signal warrant to say '2 or more lanes & 2 or more lanes'.
- zz. Page 181: This Warrant can be removed.
RESPONSE: Warrant 3 was removed from the TIS.
- aaa. Page 182: Multiple lanes identified in Fig 4-6.
RESPONSE: Updated signal warrant to say '2 or more lanes & 1 lane'.
- bbb. Page 183: Remove this warrant, not applicable.
RESPONSE: Warrant 3 was removed from the TIS.
- ccc. Page 184: Neither time period met.
RESPONSE: Both time periods are met for the 'Condition B' segment of the table.
- ddd. Page 185: Meets both periods.
RESPONSE: Noted.
- eee. Page 186: Remove, Warrant not applicable.
RESPONSE: Warrant 3 was removed from the TIS.

9. Fire/Life Safety Comments

- a. Sheet 1: Please confirm that the Permitting process has been started with the State Of Colorado Division of Oil & Gas.
RESPONSE: Coordination with the Colorado Department of Oil and Public Safety during the civil CD phase for the fuel station.
- b. Sheet 1: Please correct the code cycle reference to the 2021 IFC for note #21
RESPONSE: Please refer to Site Plan PDF markup for response.
- c. Sheet 1: Please change the label of the ADA Path of Travel to Accessible Route. (TYP)
RESPONSE: Please refer to Site Plan PDF markup for response.

- d. Sheet 2: Please show the locations of the fire hydrants on the site plans. (TYP)
RESPONSE: Please refer to Site Plan PDF markup for response.
- e. Sheet 3: Additional Fire Lane Easements will need to be dedicated to the parking area to accommodate the 150-foot hose reach requirement.
RESPONSE: Please refer to Site Plan PDF markup for response.
- f. Sheet 4: Please label the proposed Fire Lane and Public Access "Fire Lane and Public Access Easement"
RESPONSE: Please refer to Site Plan PDF markup for response.
- g. Sheet 4: Additional Fire Lane Easements will need to be dedicated to the parking area to accommodate the 150-foot hose reach requirement.
RESPONSE: Per review parking block from north to south fire access lane is 280' which means 150' hose reach from either drive will overlap entire parking area. Therefore no additional easements should be required. Refer to previous sheet for measurements of parking width. no design update is needed.
- h. Sheet 5: Please identify the Knox Box location with the symbol shown.
RESPONSE: Please refer to Site Plan PDF markup for response.
- i. Sheet 5: Please show the wheel stops at all accessible parking locations.
RESPONSE: Bollards are provided on ADA signs to prevent vehicle encroachment. Therefore, no wheel stops are to be required.
- j. Sheet 5: Show Fire Lane Signage within the Fire Lane Easement.
RESPONSE: Please refer to Site Plan PDF markup for response.
- k. Sheet 5: Where Fire Lane Signs are shown provide a 30-45 degree angle to oncoming traffic.
RESPONSE: Please refer to Site Plan PDF markup for response.
- l. Sheet 5: Please ensure the Emergency Shut Off meets the requirements of 2303.2 of the IFC.
RESPONSE: Please refer to Site Plan PDF markup for response.
- m. 2302.2 Emergency disconnect switches.
RESPONSE: Please refer to Site Plan PDF markup for response.
- n. Sheet 5: An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: "EMERGENCY FUEL SHUTOFF." Signs shall be provided in approved locations.
RESPONSE: Confirmed emergency disconnect is within 100' of farthest fuel dispenser.
- o. Sheet 5: Please clearly identify the location of the Fire Sprinkler Riser Room.
RESPONSE: Please refer to Site Plan PDF markup for response.
- p. Sheet 6: Please clearly identify the location of the Fire Sprinkler Riser Room.
RESPONSE: Please refer to Site Plan PDF markup for response.

- q. Sheet 6: Please identify the Knox Box locations with the symbol shown.
RESPONSE: Please refer to Site Plan PDF markup for response.
- r. Sheet 6: Please show the wheel stops at all Accessible Parking locations.
RESPONSE: Bollards are provided on ADA signs to prevent vehicle encroachment. Therefore, no wheel stops are required.
- s. Where Fire Lane Signs are shown provide a 30-45 degree angle to oncoming traffic.
RESPONSE: Fire lane signs have been provided at degree for oncoming traffic.
- t. Sheet 6: Show Fire Lane Signage within the Fire Lane Easement.
RESPONSE: Please refer to Site Plan PDF markup for response.
- u. Sheet 8: Please provide complete signage and striping details and include with the Site Plan Details. The sign package should be on a separate sheet for all signs required. Fire lane, No Parking, Accessible Parking, Fire Sprinkler Riser Room, Fire Department Connection, and Building Addresses. Striping details are required for Accessible Parking Spaces and Electric Vehicle Parking Charging Spaces. Show Ramps, Accessible Crosswalks, Parking Access Aisles and Transitions.
RESPONSE: Please refer to Site Plan PDF markup for response.
- v. Sheet 9: Please indicate grade or show spot elevations at all Accessible Parking Spaces.
RESPONSE: Please refer to Site Plan PDF markup for response.
- w. Sheet 9: Please show the Exterior Accessible Route on all grading sheets and identify with a heavy dashed line.
RESPONSE: Please refer to Site Plan PDF markup for response.
- x. Sheet 12: Please indicate grade or show spot elevations at all Accessible Parking Spaces.
RESPONSE: Please refer to Site Plan PDF markup for response.
- y. Sheet 12: Please show the Exterior Accessible Rout on all grading sheets and identify with a heavy dashed line.
RESPONSE: Please refer to Site Plan PDF markup for response.
- z. Sheet 15: Please label the piping of the fire service water line supporting the interior automatic fire sprinkler system. Example: 4" Fire Line DIP.
RESPONSE: Please refer to Site Plan PDF markup for response.
- aa. Sheet 21: The fire apparatus turn template must include ALL fire lane easements within the site.
RESPONSE: Please refer to Site Plan PDF markup for response.
- bb. Sheet 21: Please utilize a Fire Apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), cross over fire lane boundaries or enter parking areas within the site.
RESPONSE: Please refer to Site Plan PDF markup for response.
- cc. Sheet 23: Please include a symbol for fire hydrants both proposed and existing in the legend.
RESPONSE: Please refer to Site Plan PDF markup for response.
- dd. Sheet 23: Please include a symbol for fire hydrants both proposed and existing in the legend.
RESPONSE: Please refer to Site Plan PDF markup for response.

- ee. Sheet 23: Please include a symbol for fire hydrants both proposed and existing in the legend.

RESPONSE: Please refer to Site Plan PDF markup for response.

- ff. Sheet 23: Please include a symbol for fire hydrants both proposed and existing in the legend.

RESPONSE: Please refer to Site Plan PDF markup for response.

- gg. Sheet 28: Please clearly delineate the exterior Accessible Route and show the required candela

RESPONSE: Please refer to Site Plan PDF markup for response.

- hh. Sheet 28: Please identify all Accessible Parking Spaces and Fire Lane Easements on the Photometric Plan.

RESPONSE: Please refer to Site Plan PDF markup for response.

- ii. Sheet 29: Please clearly show the locations of the Fire Sprinkler Riser Room on the elevation sheets with the sign shown.

RESPONSE: Please refer to Site Plan PDF markup for response.

- jj. Sheet 29: Please clearly show the locations of the Knox Box locations on the Elevations sheet with the sign and symbols drawn.

RESPONSE: This has been added to elevations as requested.

- kk. Sheet 29: Please clearly show the locations of the Fire Department Connection on the Elevations sheets with the sign and symbols shown.

RESPONSE: This has been added to elevations as requested.

- ll. Sheet 30: Please indicate the location of the emergency stop on the Fuel Canopy Elevations sheet and ensure it meets the requirements of the 2021 IFC section 2303.2.

RESPONSE: Please refer to Site Plan PDF markup for response.

- mm. Sheet 30: 2303.2 Emergency disconnect switches. An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: "EMERGENCY FUEL SHUTOFF." Signs shall be provided in approved locations. Please clearly identify the location of the Fire Sprinkler Riser Room.

RESPONSE: Please refer to Site Plan PDF markup for response.

10. Aurora Water Comments

- a. Sheet 2: Keep light fixtures outside of utility easements.

RESPONSE: Please refer to Site Plan PDF markup for response.

- b. Sheet 15: Move all light fixtures outside of Aurora Water utility easement limits.

RESPONSE: Please refer to Site Plan PDF markup for response.

- c. Sheet 15: Move fiber outside of utility easements.

RESPONSE: Please refer to Site Plan PDF markup for response.

- d. Sheet 15: LPE for all buildings shall be a minimum of 1' above all 100yr wsel.
RESPONSE: Please refer to Site Plan PDF markup for response.
- e. Sheet 15: Onsite and offsite detention basins must be constructed and certified prior to issuance of any TCO or CO.
RESPONSE: Please refer to Site Plan PDF markup for response.

11. Aurora Water/Taps Comments

- a. Storm drain development of \$36,256.46 due prior to recording of plat and site plan.
RESPONSE: Acknowledged, thank you.

12. PROS Comments

- a. PROS reviewed the plans that were submitted and has no comments at this time. Revisions to the plans may result in additional comments.
RESPONSE: Comment is acknowledged.

13. Land Development Services Comments

- a. Sheet 1: Add the standard Site Plan Note: 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.
RESPONSE: Please refer to Site Plan PDF markup for response.
- b. Sheet 1: Delete the pre-amble for the description.
RESPONSE: Please refer to Site Plan PDF markup for response.
- c. Sheets 2-7 Make all Tract and lot lines/solid continuous lines
 - Add blocks to all lots. Typ.
 - Change easement names to Water to match the Plat easement names.
 - Make all Tract and lot lines solid/continuous.
 - Add the Street name (for Road A).
 - Label all the easements to match the plat – some easements are missing names/labels.
 - Add "unplatted" to the exception parcel.

RESPONSE: Please refer to Site Plan PDF markup for response.

14. Subdivision Plat

- a. Sheet 1: Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording).
RESPONSE: Acknowledged. Thank you.
- b. Sheet 1: Advisory Comment: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
RESPONSE: Acknowledged. Thank you.

- c. Sheet 1: Advisory Comment: (Advisory Comment) Be advised — sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.
RESPONSE: Acknowledged. Thank you.

Sincerely,
GALLOWAY

Nate Abbott
Principal, Sr. Development Services Project Manager
nathanabbott@GallowayUS.com

gnalized intersections have been provided at the following intersections and labeled on this plan:

- 1st & Road A
- 1st & Picadilly
- 1st & Picadilly

1st Submittal Comment Response
by Andrew Pires on 02/04/2024
Email: andrewpires@gallowayus.com
Phone: 303-770-8884



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

56TH & PICADILLY MARKETPLACE
SITE PLAN SET

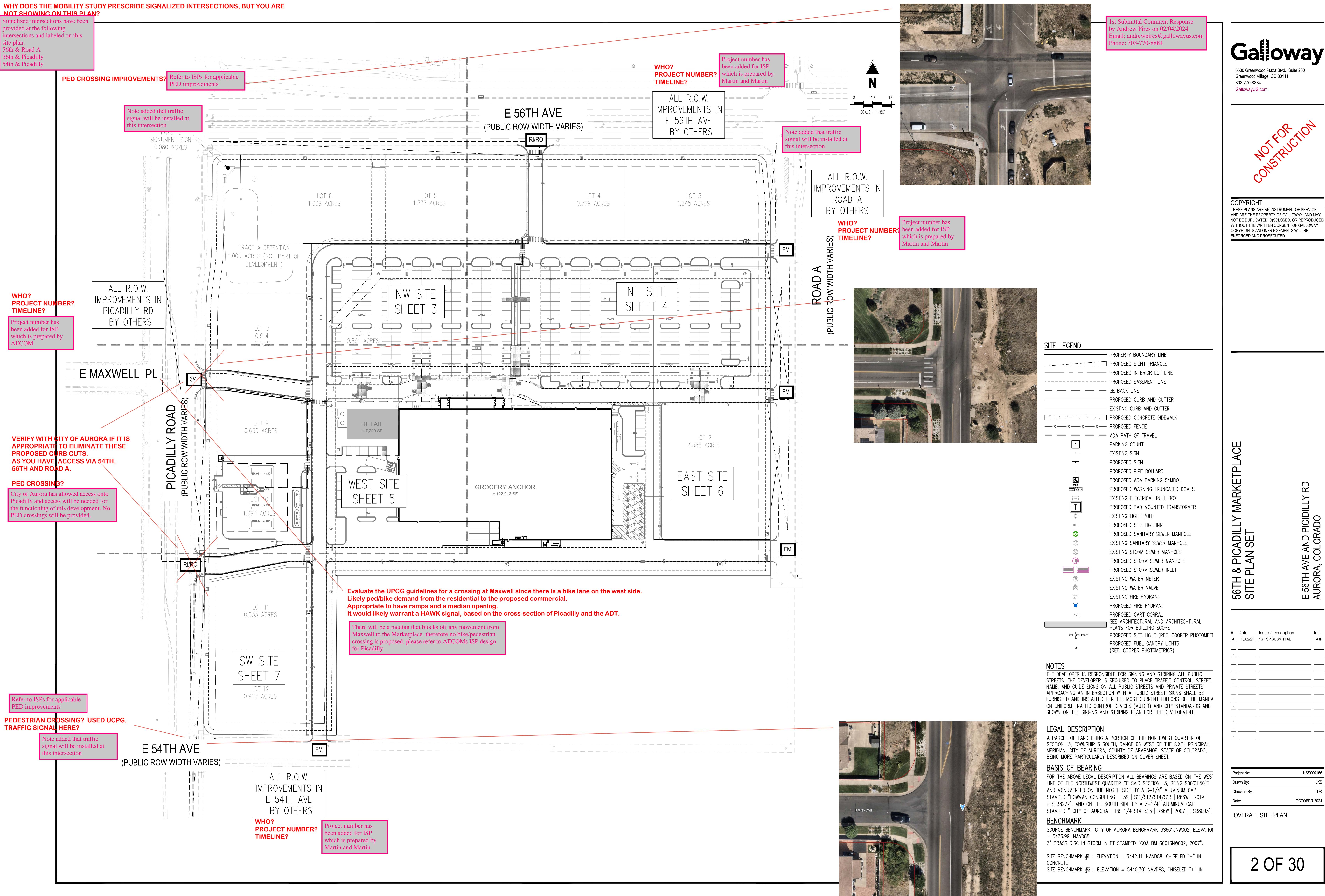
E 56TH AVE AND PICIDILLY RD
AURORA, COLORADO

[illegible]

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	OCTOBER 2024

OVERALL SITE PLAN

2 OF 30



(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

NET AREA SHOWN

PLANNING DIRECTOR: _____ DATE: _____

Lane

extend the months line for
the longer named months

Galloway
Planning. Architecture. Engineering.
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.755.1100
Subdivision
www.GallowayUS.com

1 OF 3

GREEN VALLEY RANCH EAST FILING NO. XX

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Fill in number - Typ.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 24" LONG #5 REBAR WITH ORANGE PLASTIC CAP PLS 34581
- SECTION CORNER
- SQUARE FEET
- ACRES
- ROW REC. NO.
- RIGHT OF WAY
- RECEPTION NUMBER
- BOUNDARY LINE
- RIGHT OF WAY
- LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

Add the recording information for the 30' Right of Way on the South side of the Section Line. If this doesn't exist, then dedicate the full 71.5' by this plat.

RECORDING INFORMATION FOR 22' RIGHT-OF-WAY SHOWN HERE; REMAINDER TO BE DEDICATED

In order for this Right of Way to be dedicated it needs to be located within the platted boundary area. **Revise the plat boundary** or dedicate it by separate documents

add depth - match monument record

SUBDIVISION NAME UPDATED

Subdivision

add the Subdivision boundary monuments

ADDED

- GENERAL NOTES
- NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(A) C.R.S.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
 - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND MEASURED IN U.S. SURVEY FEET.
 - ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE ADAMS COUNTY RECORDER'S OFFICE OF COLORADO.
 - THIS RESUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THESE TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 00504476-201-7N7-ES, WITH A COMMITMENT DATE OF JULY 24, 2024, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO..
 - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, ALLEYS, OR HIGHWAYS, OR HEREINAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DEDICATED TO THE CITY OF AURORA FOR FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
 - THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

update within 30 days of plat recording

UPDATED

add the Standard Note: All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

And Block designation (Typ.)

add street name

Confirmed with Martin & Martin that road name will be updated at future date

make the Subdivision line solid/continuous

8. Tracts A and B are privately owned and maintained.

ADDED

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N02°04'W	60.50
L2	N89°38'53"E	35.07
L3	S01°50'E	35.64

PARCEL CURVE SEGMENT TABLE				
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING
C1	84°29'33"	36.87	25.00	N48°06'20"W
C2	90°00'00"	39.27	25.00	S45°01'50"E
C3	82°28'22"	78.19	528.75	S41°22'21"W
C4	82°26'28"	84.09	570.75	S41°31'18"W
C5	89°40'43"	39.13	25.00	S44°48'32"W
C6	6°41'06"	4.50	38.55	N5°06'41"E
C7	89°59'25"	14.14	9.00	N45°21'24"W
C8	97°45'34"	15.36	9.00	S48°29'15"W
C9	89°50'37"	14.14	9.02	S44°40'50"W
C10	89°40'51"	14.09	9.00	S45°30'41"E
C11	90°00'00"	39.27	25.00	N44°58'10"E

ADDED

add the Standard Note: The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.

CHANGED DESCRIPTION TO REFLECT BEARING

N -- E in description

In order for this Right of Way to be dedicated it needs to be located within the platted boundary area. **Revise the plat boundary** or dedicate it by separate documents

PLAT BOUNDARY REVISED

add the Subdivision boundary monuments

ADDED

REMAINED UNCHANGED

this may change if the boundary changes

is the south 1/2 of 54th Ave under separate ownership?

South half is owned by same owner

make the Subdivision line solid/continuous

SHOWN HEREON

add space for clarity

GREEN VALLEY RANCH EAST FILING NO. XX

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Galloway

Planning, Architecture, Engineering.

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
www.GallowayUS.com

PROJECT NO: KSS.156

DRAWN BY: RCE

CHECKED BY: KWR

DATE: DECEMBER 11, 2024

ISSUE / DESCRIPTION

INIT.

SHEET

2 OF 3

Add the recording information for the 30' Right of Way on the South side of the Section Line. If this doesn't exist, then dedicate the full 71.5' by this plat.

RECORDING INFORMATION FOR 22' RIGHT-OF-WAY SHOWN HERE; REMAINDER TO BE DEDICATED

ADDED
add the tie distance to the easement
Water

ADDED
label the easement

In order for this Right of Way to be dedicated it needs to be located within the platted boundary area. **Revise the plat boundary** or dedicate it by separate documents

GREEN VALLEY RANCH EAST FILING NO. XX

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SUBDIVISION NAME UPDATED

Subdivision

LEGEND

- FOUND MONUMENT AS NOTED
- SET 24" LONG #5 REBAR WITH ORANGE PLASTIC CAP PLS 34581
- SECTION CORNER
- SQUARE FEET
- ACRES
- ROW REC. NO.
- RIGHT OF WAY RECEPTION NUMBER
- BOUNDARY LINE
- RIGHT OF WAY LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L4	S89°58'10"W	20.89
L5	S89°58'10"W	30.00
L6	S89°38'53"W	53.02
L7	S89°59'54"W	36.99
L8	N0°01'50"W	36.00
L9	N89°59'54"E	34.49
L10	N89°38'53"E	53.02
L11	N90°00'00"W	10.03
L12	N0°00'00"E	10.00
L13	N90°00'00"E	9.97
L14	N0°21'07"W	94.23
L15	S89°41'51"W	8.66
L17	N0°01'50"W	30.00
L18	S89°59'46"E	42.90
L19	N89°41'51"E	6.63
L20	N89°38'53"E	30.00
L21	N89°38'53"E	36.33
L22	S0°21'07"E	30.00
L23	S0°21'07"E	20.00
L24	S0°21'15"E	20.00
L25	S89°38'53"W	78.96
L26	S0°21'13"E	30.00

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L27	S0°17'11"E	26.85
L28	S89°38'53"W	10.00
L29	N0°17'11"W	26.85
L30	S0°21'07"E	26.85
L31	S89°38'53"W	10.00
L32	N0°21'07"W	26.85
L33	S0°21'07"E	19.10
L34	S89°38'53"W	10.00
L35	N0°21'07"W	19.10
L36	S89°38'53"W	135.10
L37	N0°21'07"W	20.00
L38	N89°41'51"E	10.03
L40	S89°41'51"W	10.00
L41	N89°38'53"E	2.81
L42	N0°21'07"W	10.00
L43	S89°38'53"W	10.00
L44	S0°21'07"E	10.00
L45	N0°21'07"W	10.00
L46	S89°38'53"W	10.00
L47	S0°21'07"E	10.00
L48	S89°38'53"W	102.99
L49	S0°20'31"E	46.00

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C12	10°41'41"	1.87	10.00	S84°18'03"W	1.86
C13	11°02'41"	1.93	10.00	S84°28'33"W	1.92
C14	10°41'41"	8.59	46.00	N84°18'03"E	8.57
C15	89°59'59"	81.68	52.00	N44°38'53"E	73.54
C16	92°37'38"	35.57	22.00	S45°57'42"W	31.82
C17	9°33'19"	3.99	23.94	S4°21'22"W	3.99
C18	34°35'38"	30.19	50.00	N73°03'18"W	29.73
C19	34°35'38"	30.19	50.00	N73°03'18"W	29.73
C20	21°50'13"	30.49	80.00	S79°26'00"E	30.31
C21	25°45'00"	35.95	80.00	N76°46'23"E	35.65
C22	25°45'00"	8.99	20.00	N76°46'23"E	8.91
C23	25°45'00"	22.47	50.00	S76°46'23"W	22.28
C24	25°45'00"	22.47	50.00	S76°46'23"W	22.28
C25	11°35'24"	4.05	20.00	S84°33'25"E	4.04

add street name

Confirmed with Martin & Martin that road name will be updated at future date

GREEN VALLEY RANCH
EAST FILING NO. XX
CITY OF AURORA,
COUNTY OF ADAMS,
STATE OF COLORADO.

PROJECT NO: KSS.156
DRAWN BY: RCE
CHECKED BY: KWR
DATE: DECEMBER 11, 2024

Galloway
Planning, Architecture, Engineering.
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
www.GallowayUS.com

#	DATE	ISSUE / DESCRIPTION	INIT.	SHEET
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—

Parcel Name:

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,714,681.929'

East: 3,225,137.848'

Segment# 1: Line

Course: N89°38'53.82"E

Length: 109.087'

North: 1,714,682.599'

East: 3,225,246.932'

Segment# 2: Line

Course: S0°21'06.95"E

Length: 55.429'

North: 1,714,627.171'

East: 3,225,247.273'

CLOSURE BOUNDARY
CHANGED

Segment# 3: Line

Course: S7°14'34.04"W

Length: 60.531'

North: 1,714,567.123'

East: 3,225,239.642'

Segment# 4: Line

Course: S0°21'06.68"E

Length: 1,201.920'

North: 1,713,365.226'

East: 3,225,247.023'

Segment# 5: Line

Course: S89°58'09.99"W

Length: 1,258.209'

North: 1,713,364.555'

East: 3,223,988.814'

Segment# 6: Curve

Length: 39.270'

Radius: 25.000'

Delta: 89.9999 (d)

Tangent: 25.000'

Chord: 35.355'

Course: S44°58'10.09"W

Course In: S0°01'50.01"E

Course Out: S89°58'10.20"W

RP North: 1,713,339.555'

East: 3,223,988.827'

End North: 1,713,339.541'

East: 3,223,963.827'

Segment# 7: Line

Course: N0°01'49.80"W

Length: 118.000'

North: 1,713,457.541'

East: 3,223,963.764'

Segment# 8: Line

Course: N0°01'49.80"W

North: 1,714,330.609'

Length: 873.068'

East: 3,223,963.300'

Segment# 9: Curve

Length: 78.191'

Delta: 8.4728 (d)

Chord: 78.120'

Course In: N89°58'10.20"E

RP North: 1,714,330.891'

End North: 1,714,408.519'

Radius: 528.750'

Tangent: 39.167'

Course: N4°12'21.28"E

Course Out: N81°33'27.65"W

East: 3,224,492.049'

East: 3,223,969.029'

Segment# 10: Curve

Length: 84.086'

Delta: 8.4412 (d)

Chord: 84.010'

Course In: N81°33'27.64"W

RP North: 1,714,492.312'

End North: 1,714,492.301'

Radius: 570.749'

Tangent: 42.119'

Course: N4°13'18.25"E

Course Out: S89°59'55.87"E

East: 3,223,404.464'

East: 3,223,975.213'

Segment# 11: Line

Course: N0°01'49.80"W

North: 1,714,649.930'

Length: 157.629'

East: 3,223,975.130'

Segment# 12: Curve

Length: 39.130'

Delta: 89.6786 (d)

Chord: 35.256'

Course In: N89°58'10.20"E

RP North: 1,714,649.943'

End North: 1,714,674.943'

Radius: 25.000'

Tangent: 24.860'

Course: N44°48'31.76"E

Course Out: N0°21'06.68"W

East: 3,224,000.130'

East: 3,223,999.976'

Segment# 13: Line

Course: N89°38'53.32"E

North: 1,714,681.930'

Length: 1,137.893'

East: 3,225,137.848'

Segment# 14: Line

Course: N89°38'57.61"E

Length: 0.000'

North: 1,714,681.930'

East: 3,225,137.848'

Perimeter: 7,750.441'

Area: 1,358,127.92Sq.Ft.

Error Closure: 0.001

Course: N1°26'39.69"W

Error North : 0.0010

East: 0.0000

Precision 1: 5,212,443.000

Corresponding ISP for 54th Ave and Road A is under review:

DA-1662-37
RSN: 1840165

ISP information has been added to plan sheets for reference

Corresponding ISP for Picadilly Rd. is under review:

DA-2342-05
RSN: 1821819

ISP information has been added to plan sheets for reference

The ISP's for Picadilly, 56th, and adjacent local streets are required to be approved prior to the approval of this site plan.

Comment is acknowledged. ISP will be approved prior to Marketplace Site Plan

Please add the following note:
 "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

These rows have been added

Please include the construction type, occupancy classification(s) and

Adopted code
reference updated

Please correct the mode cycle reference to the 2021 IFC for

These rows have been added

Add proposed and total permitted total sign square footages for development.

Add the standard Site Plan Note: 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.

note has been added as note 22.

Add "(3 spaces/1,000 SF)" and 1 bicycle parking U rack for fueling area convenience store.

Remove spaces used for cart corals as they have been included in totals.

Cart Corals have been excluded from the parking count

SITE PLAN And conditional Use

OCTOBER 2024 Remove date.

Removed

Text updated

Remove date.

Removed

stand alone note
has been added

Delete- this is only for Plats

Removed

This has been removed

Remove Recorder's Certificate

Comment is acknowledge

Please contact Steve DeKoskie for
comments or questions regarding
Water's comments in red.
sdekoski@auroragov.org

AMENDMENTS

Do not do "of 30".
Only include
consecutive
numbering.

GREEN VALLEY RANCH EAST FILING NO. XX
56TH & PICADILLY MARKETPLACE

AURORA, COLORADO

Amendments
enlarged

**Increase amendment
block size.**

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	OCTOBER 2024

COVER SHEET

1 OF 30

NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

Updated

Remove Filing information.

1st Submittal Comment Response
by Andrew Pires on 02/04/2024
Email: andrewpires@gallowayus.com
Phone: 303-770-8884

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR
CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

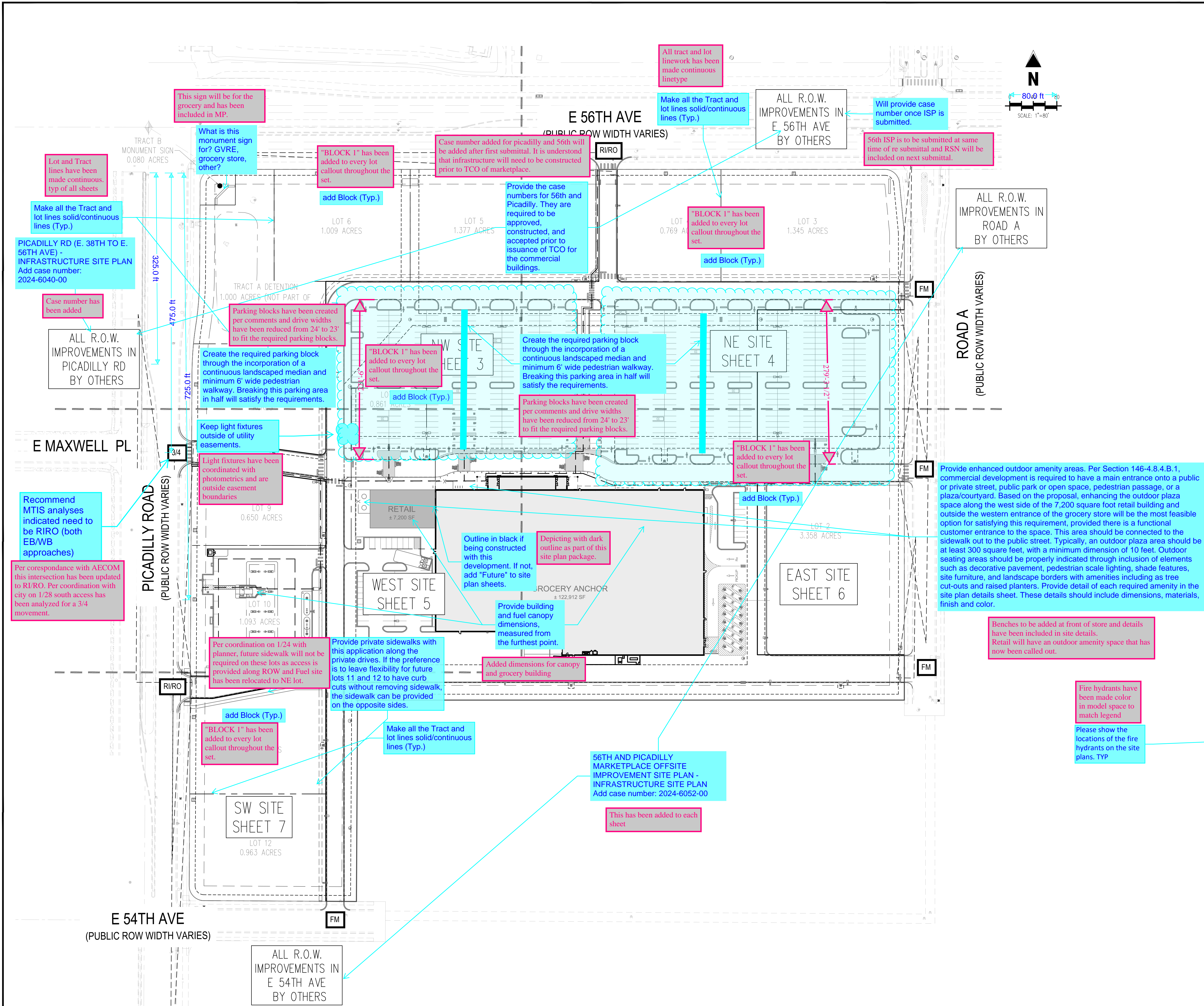
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

E 56TH AVE AND PICADILLY RD
AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	OCTOBER 2024

OVERALL SITE PLAN



SITE LEGEND

	PROPERTY BOUNDARY LINE
	PROPOSED SIGHT TRIANGLE
	PROPOSED INTERIOR LOT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED FENCE
	ADA PATH OF TRAVEL
	PARKING COUNT
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WARNING TRUNCATED DOMES
	EXISTING ELECTRICAL PULL BOX
	PROPOSED PAD MOUNTED TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER INLET
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED CART CORRAL
	SEE ARCHITECTURAL AND ARCHITECTURAL PLANS FOR BUILDING SCOPE
	PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRICS)
	PROPOSED FUEL CANOPY LIGHTS (REF. COOPER PHOTOMETRICS)

NOTES

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

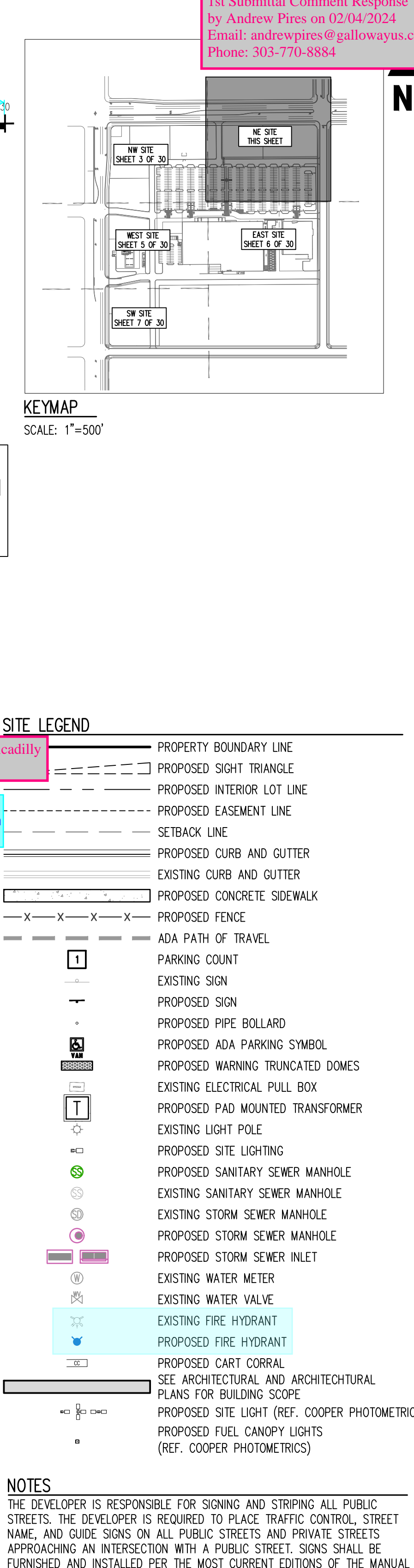
BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T3S | S11°51'21"/S14°51'3 | R66W | 2019 | PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

SITE BENCHMARK #1: ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2: ELEVATION = 5440.30' NAVD88, CHISELED "+" IN



(28) PROPOSED STORM MANHOLE	(37) EMERGENCY SHUT OFF
(29) PROPOSED STORM INLET	(38) PROPOSED BLACK STEEL VENT RISERS
(30) PROPOSED CONCRETE LOADING DOCK	(39) PROPOSED AIR TANK
(31) PROPOSED STOP SIGN	(40) PROPOSED PROPANE CAGE
(32) PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 7)	(41) PROPOSED ELECTRIC TRANSFORMER
(33) PROPOSED KIOSK WITH EMPLOYEE RESTROOM	(42) PROPOSED DEF FUEL DISPENSER BY CG. CG TO COORDINATE INSTALLATION OF DEF
(34) PROPOSED FUEL CANOPY	(43) PROPOSED OUTDOOR SEATING AREA
(35) PROPOSED UNDERGROUND FUEL TANKS	(44) PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRICS)
(36) PROPOSED KNOX BOX	

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

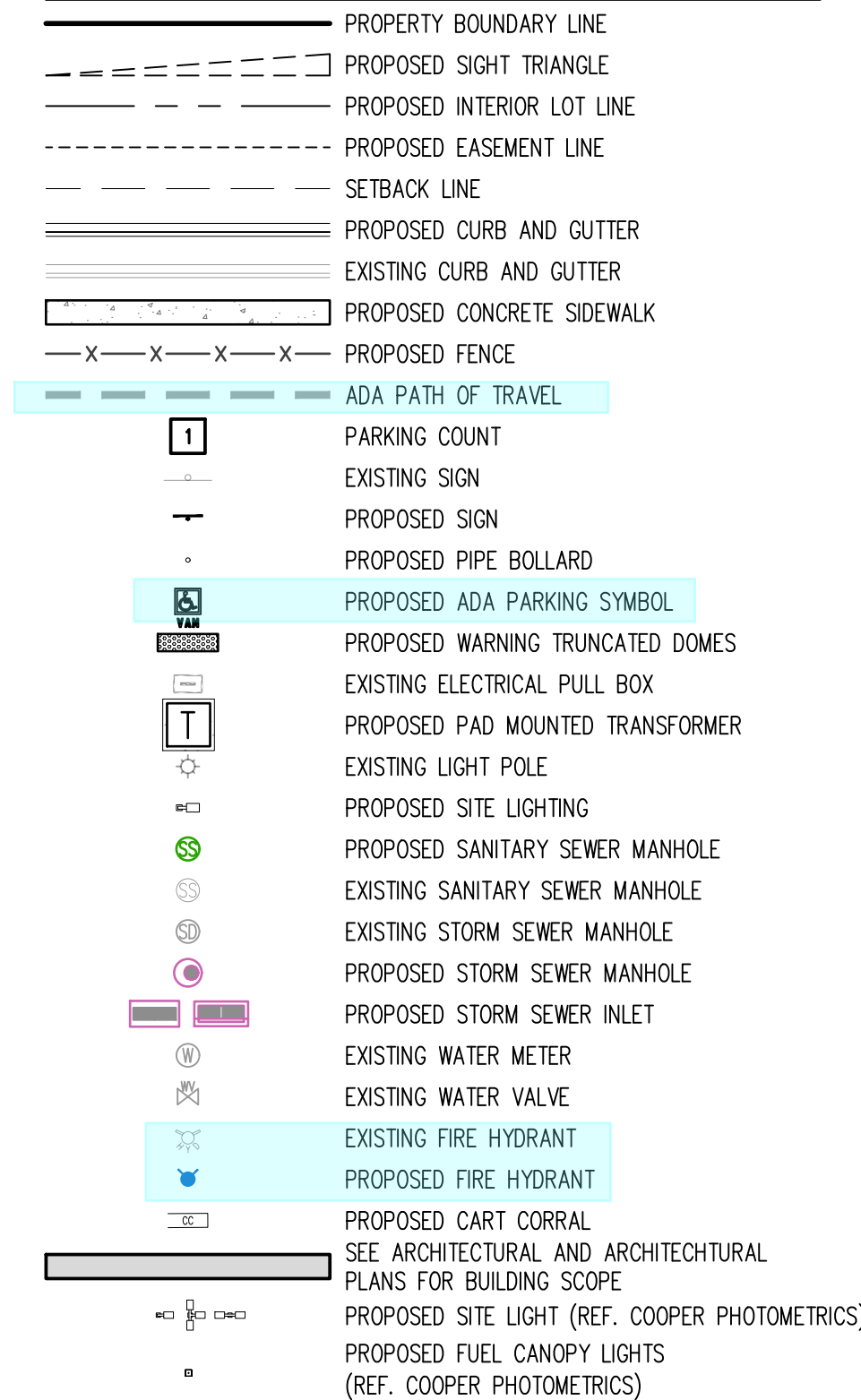
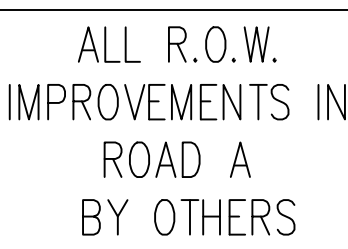
BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T35 | S11/S12/S14/S13 | R66W | 2019 | PLS 38272" AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T35 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 356613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE



THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 | PL38 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | LS38003".

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

Galloway

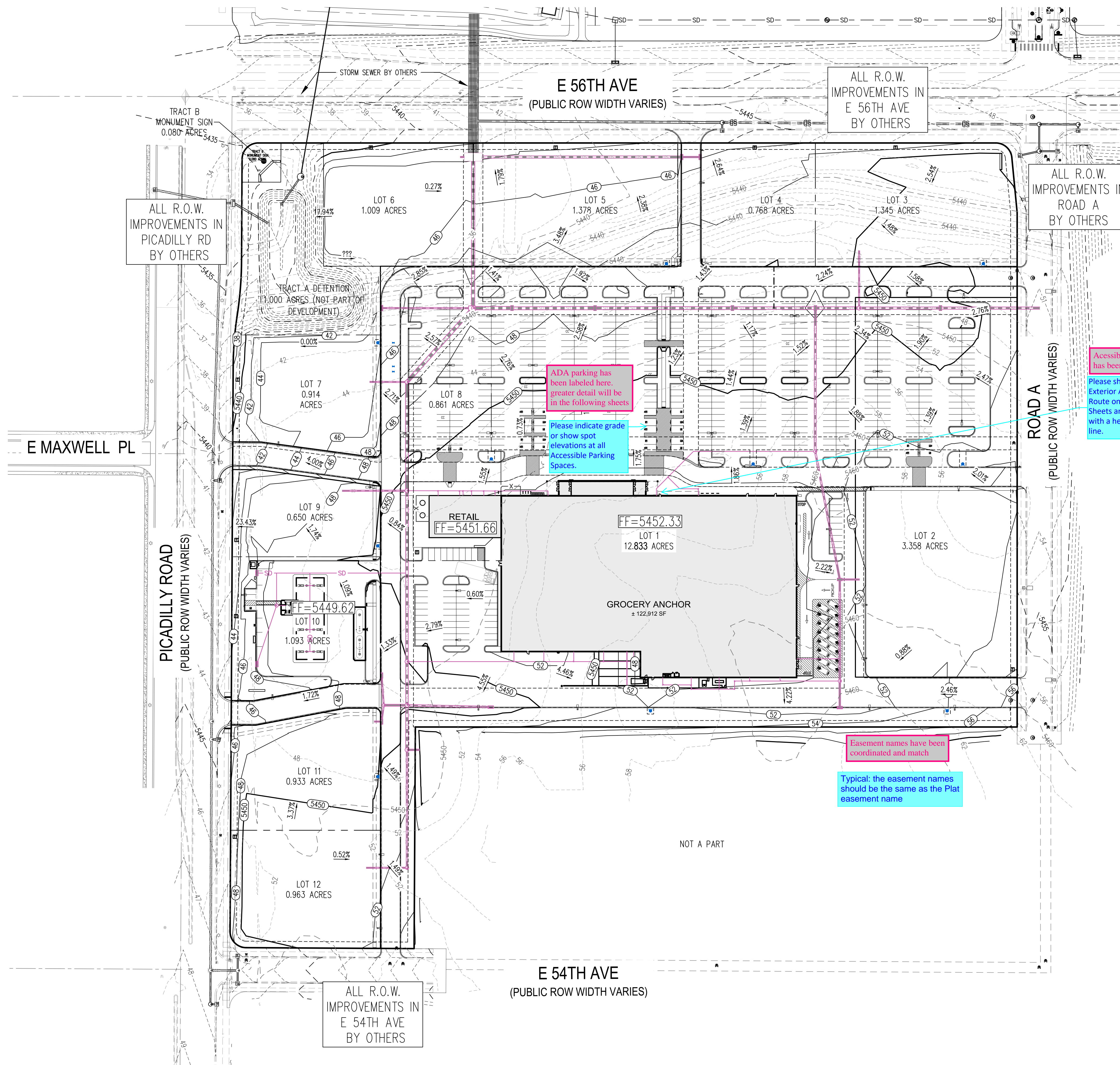
NOT FOR CONSTRUCTION

56TH & PICADILLY MARKETPLACE SITE PLAN SET

E 56TH AVE AND PICIDILLY RD
AURORA, COLORADO

[illegible]

OVERALL GRADING PLAN



	PROPERTY BOUNDARY LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	MAJOR CONTOUR BY OTHERS
	MINOR CONTOUR BY OTHERS
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" & LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" & LARGER)
	PROPOSED BUILDING FINISH FLOOR
	PROPOSED HIGH POINT
	PROPOSED LOW POINT

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LINES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

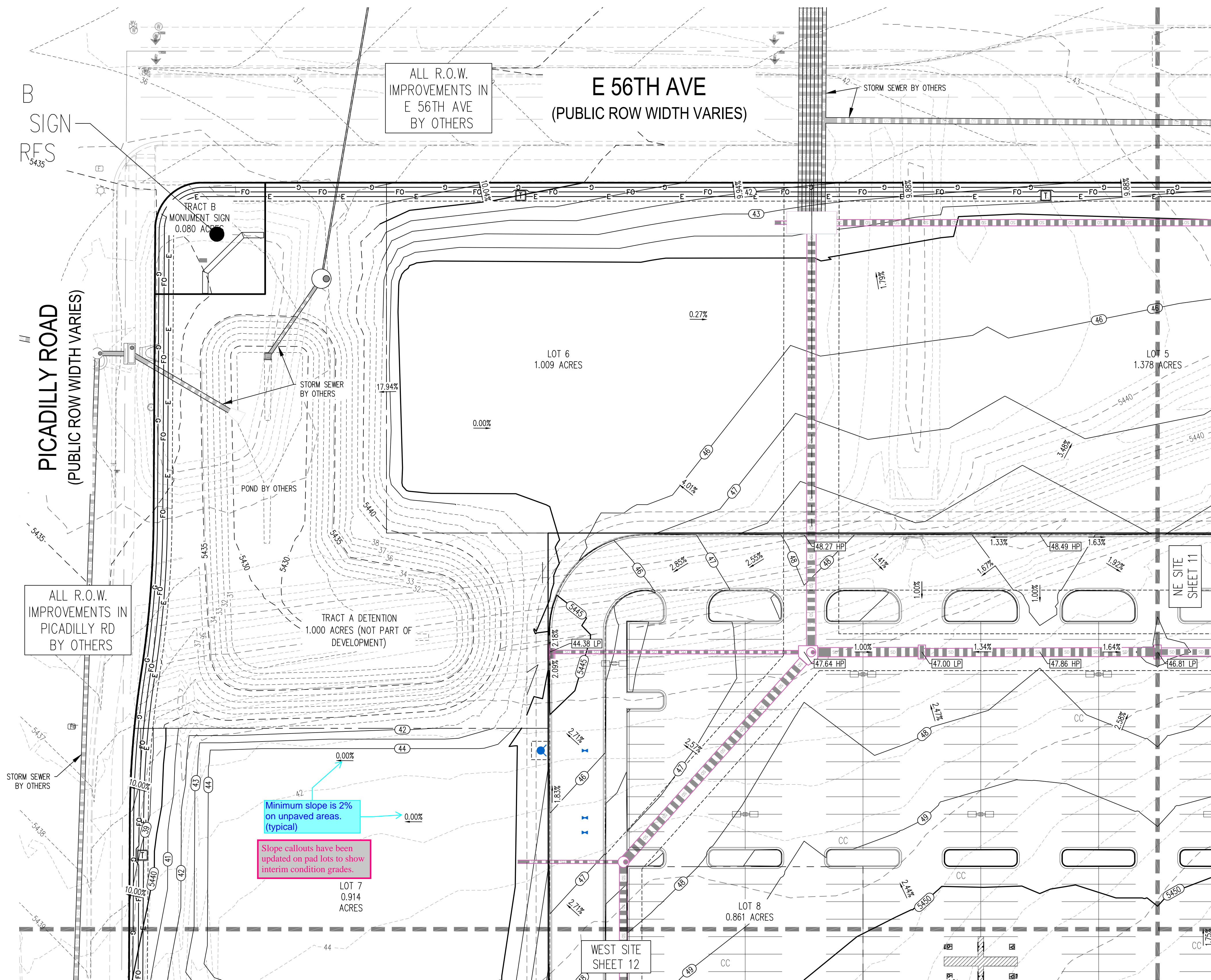
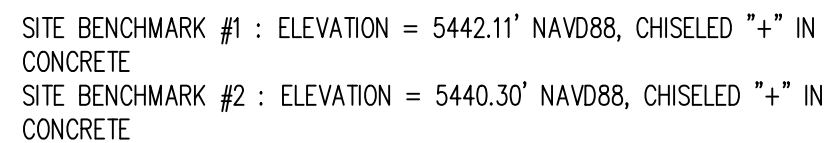
FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E
AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "BOWMAN CONSULTING | T35 | S11/S12/S14/S13 | R66W | 2019 |
PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "CITY OF AURORA | T35 1/4 S14-S13 | R66W | 2007 | LS38003".

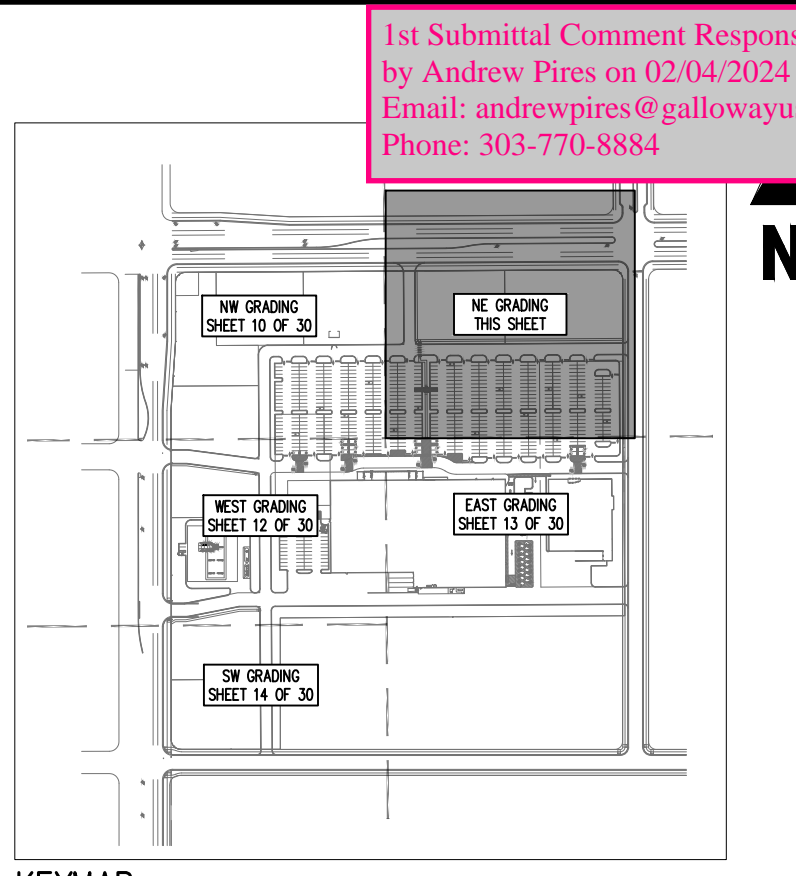
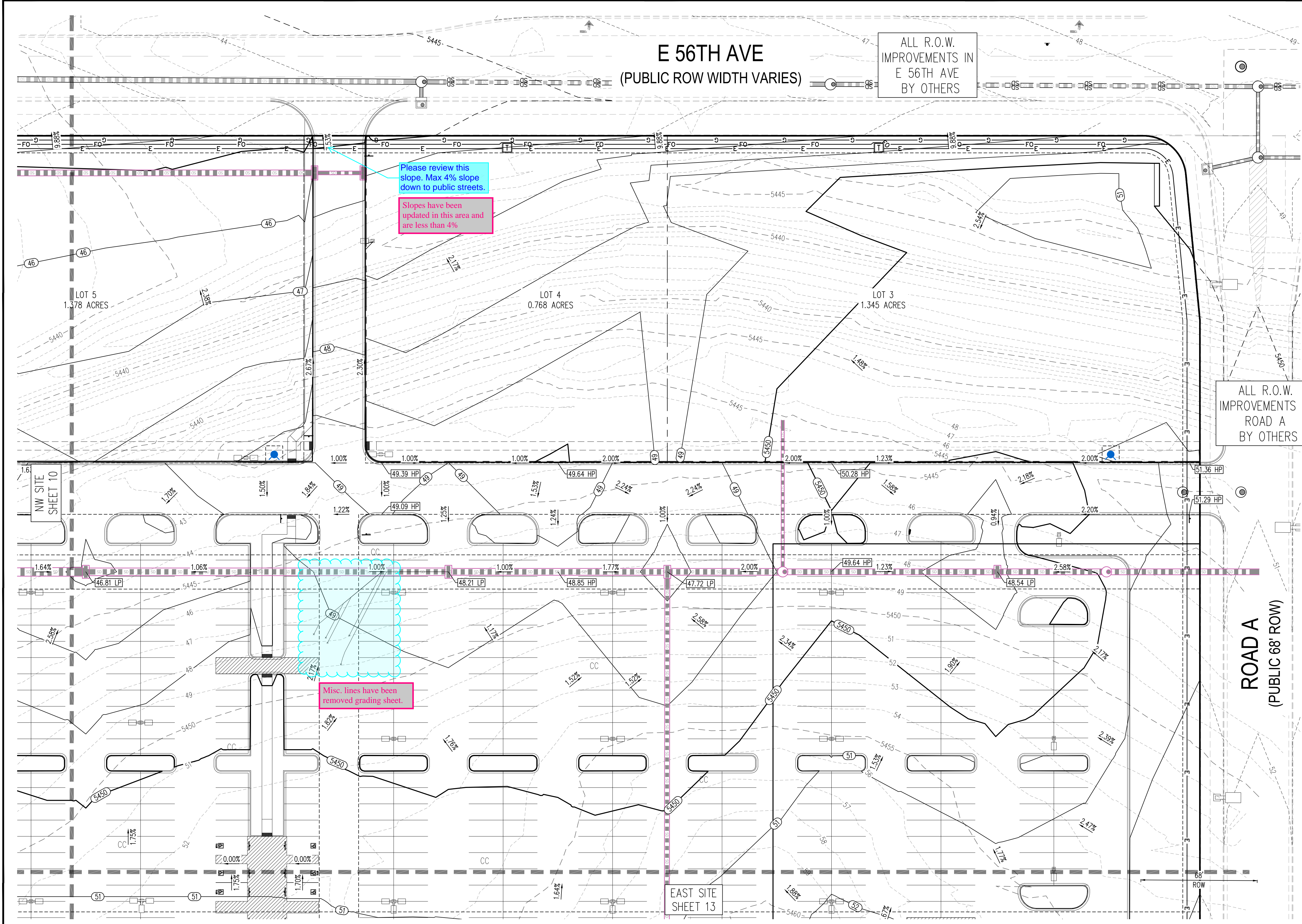
SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION
= 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

NOT FOR CONSTRUCTION

10 OF 30





KEYMAP
SCALE: 1"=500'

Typical: the easement names should be the same as the Plat easement name

Easement names have been coordinated and match

GRADING LEGEND	
	PROPERTY BOUNDARY LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	MAJOR CONTOUR BY OTHERS
	MINOR CONTOUR BY OTHERS
	EXISTING STORM SEWER (12" Ø AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12" Ø)
	PROPOSED STORM SEWER (12" Ø AND LARGER)
	PROPOSED BUILDING FINISH FLOOR
	PROPOSED HIGH POINT
	PROPOSED LOW POINT

- CITY OF AURORA GRADING PLAN NOTES**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

LEGAL DESCRIPTION
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

BASIS OF BEARING
FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 | PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK
SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 356613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

NOT FOR CONSTRUCTION

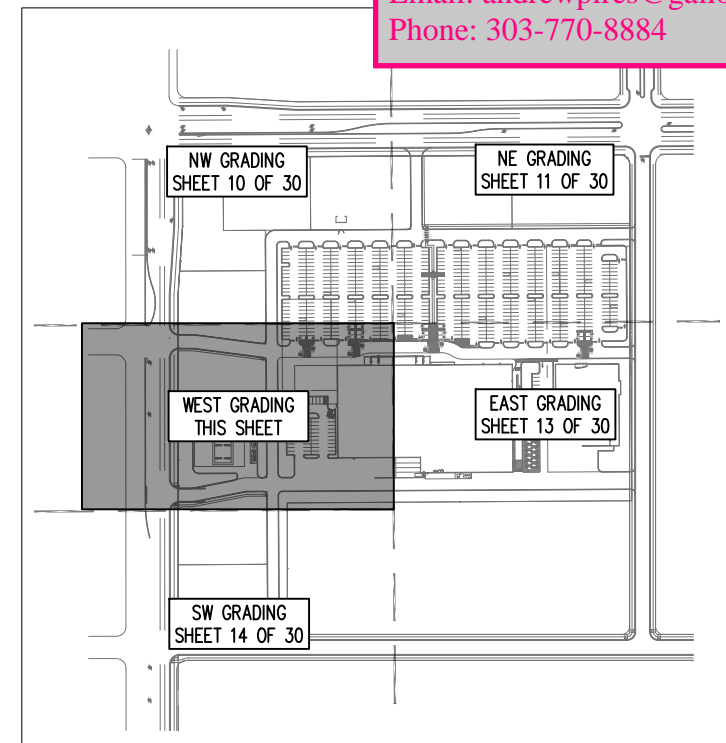
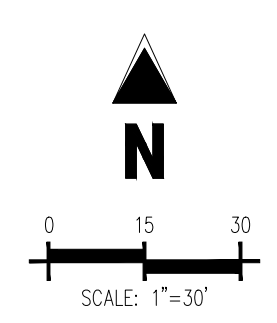
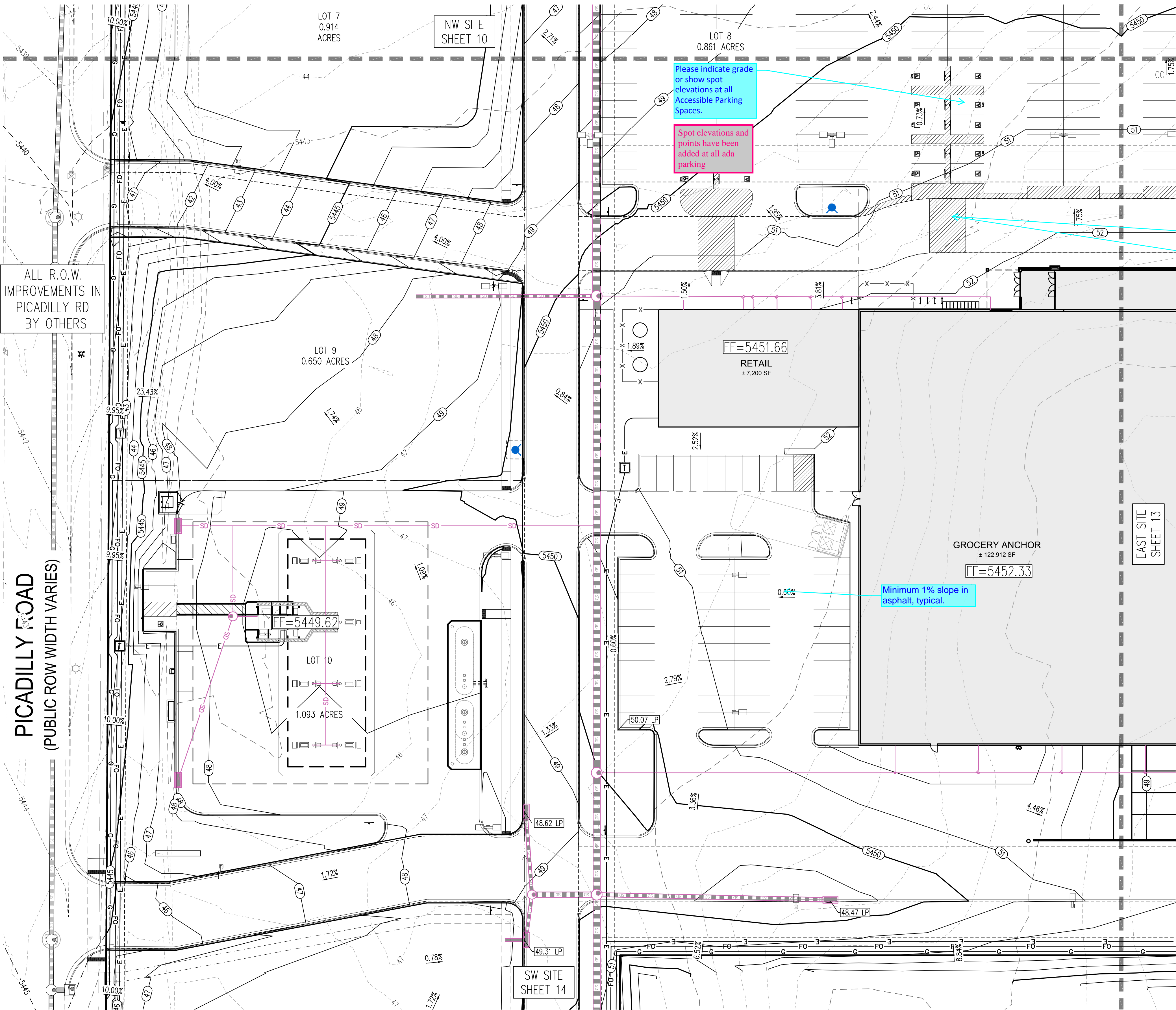
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

56TH & PICADILLY MARKETPLACE
SITE PLAN SET
E 56TH AVE AND PICADILLY RD
AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	TKG
Checked By:	TDK
Date:	OCTOBER 2024

NE GRADING PLAN



KEYMAP
SCALE: 1"=500'

Accessible route has been added

Please show the Exterior Accessible Route on all grading Sheets and identify with a heavy dashed line.

Easement names have been coordinated and match

Typical: the easement names should be the same as the Plat easement name

GRADING LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- MAJOR CONTOUR BY OTHERS
- MINOR CONTOUR BY OTHERS
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"Ø)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- PROPOSED BUILDING FINISH FLOOR
- PROPOSED HIGH POINT
- PROPOSED LOW POINT

CITY OF AURORA GRADING PLAN NOTES

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 | PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 356613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

NOT FOR
CONSTRUCTION

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

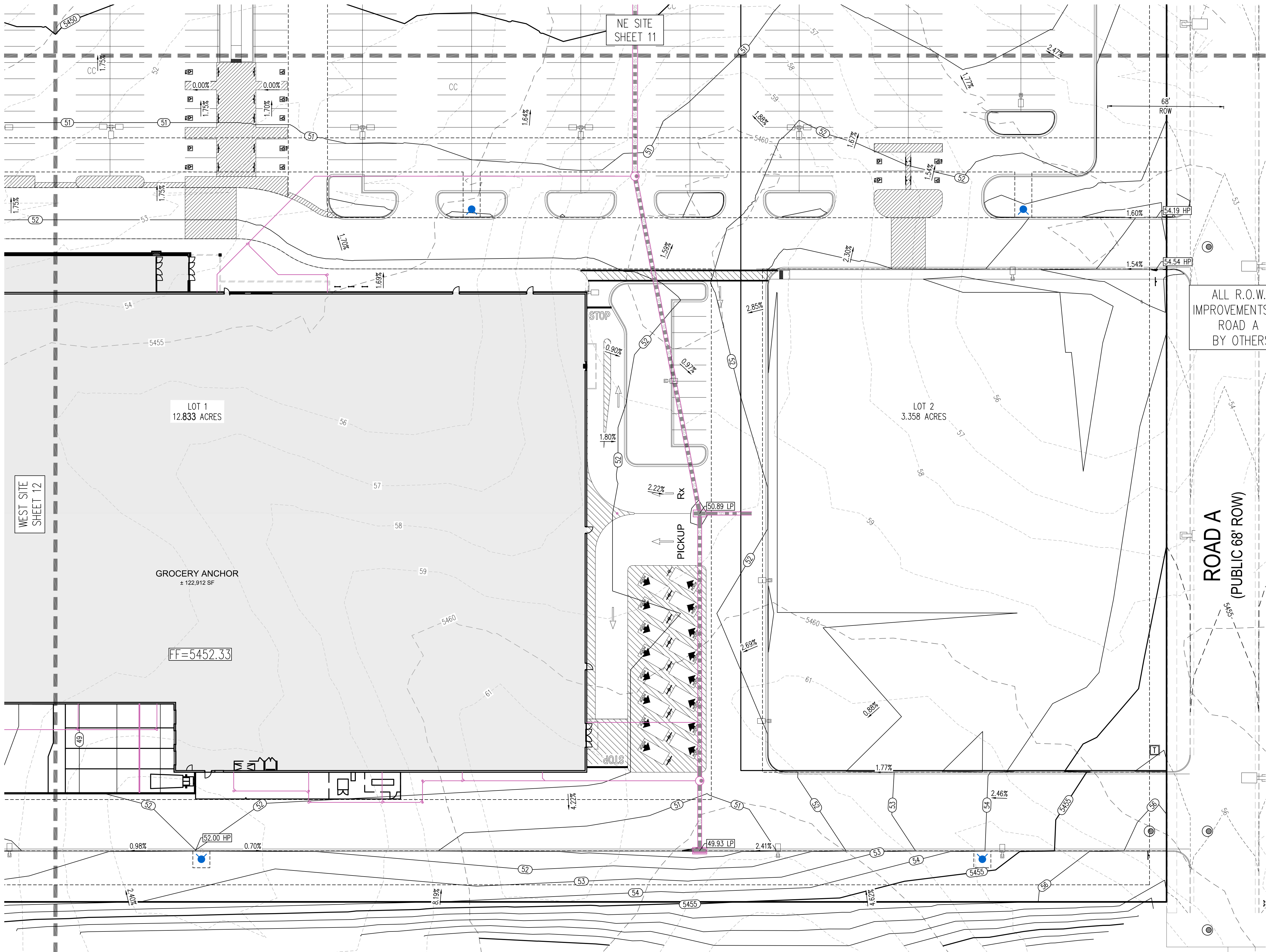
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

E 56TH AVE AND PICADILLY RD
AURORA, COLORADO

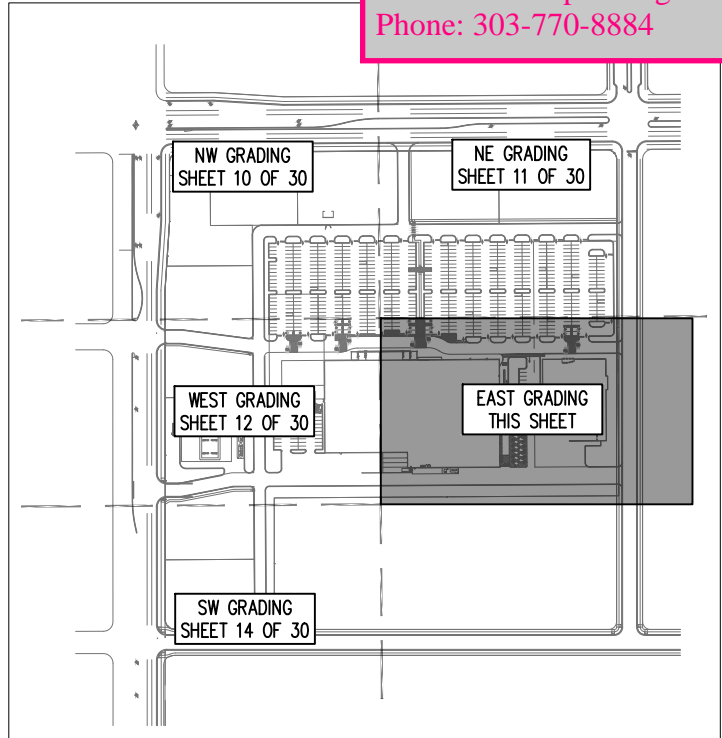
#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	TKG
Checked By:	TDK
Date:	OCTOBER 2024

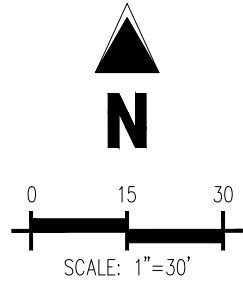
WEST GRADING PLAN



1st Submittal Comment Response
by Andrew Pires on 02/04/2024
Email: andrewpires@gallowayus.com
Phone: 303-770-8884



KEYMAP
SCALE: 1"=500'



Easement names have been
coordinated and match

Typical: the easement names
should be the same as the Plat
easement name

GRADING LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- 5460 EXISTING MAJOR CONTOUR
- 52 EXISTING MINOR CONTOUR
- 5455 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- 5465 MAJOR CONTOUR BY OTHERS
- 66 MINOR CONTOUR BY OTHERS
- SD EXISTING STORM SEWER (LESS THAN 12"Ø)
- SD PROPOSED STORM SEWER (LESS THAN 12"Ø)
- SD PROPOSED STORM SEWER (12"Ø AND LARGER)
- 15.00 FF PROPOSED BUILDING FINISH FLOOR
- 15.00 HP PROPOSED HIGH POINT
- 15.00 LP PROPOSED LOW POINT

CITY OF AURORA GRADING PLAN NOTES

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 | PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 356613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR
CONSTRUCTION

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

56TH & PICADILLY MARKETPLACE
SITE PLAN SET

E 56TH AVE AND PICIDILLY RD
AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	TKG
Checked By:	TDK
Date:	OCTOBER 2024

EAST GRADING PLAN

Phone: 303-770-8884

NW GRADING
SHEET 10 OF 30

NE GRADING
SHEET 11 OF 30

WEST GRADING
SHEET 12 OF 30

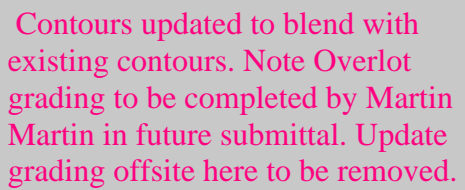
EAST GRADING
SHEET 13 OF 30

SW GRADING
THIS SHEET

NOT FOR CONSTRUCTION

56TH & PICADILLY MARKETPLACE
SITE PLAN SET[illegible]

14 OF 30



	PROPERTY BOUNDARY LINE
	DESIGNED EASEMENT LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	MAJOR CONTOUR BY OTHERS
	MINOR CONTOUR BY OTHERS
	EXISTING STORM SEWER (LESS THAN 12"Ø)
	EXISTING STORM SEWER (12"Ø AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12"Ø)
	PROPOSED STORM SEWER (12"Ø AND LARGER)
	PROPOSED BUILDING FINISH FLOOR
	PROPOSED HIGH POINT
	PROPOSED LOW POINT

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2% MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

FOR THE ABOVE LEAD DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E
AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "BOWMAN CONSULTING | T35 | S11/S12/S14/S13 | R66W | 2019 |
PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "CITY OF AURORA | T35 | 1/4 S14-S13 | R66W | 2007 | LS38003".

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

Galloway

NOT FOR CONSTRUCTION

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

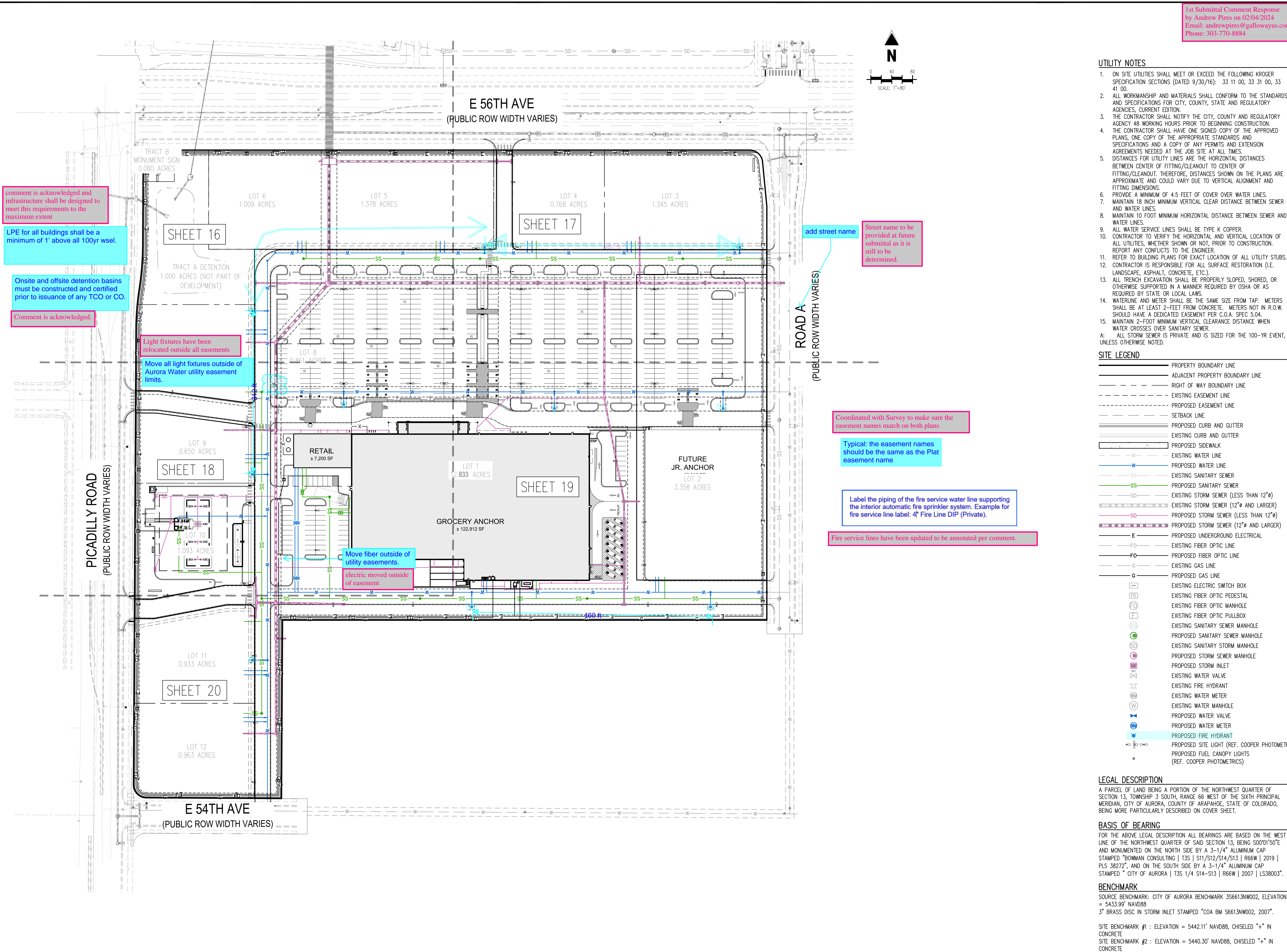
56TH & PICADILLY MARKETPLACE SITE PLAN SET

E 56TH AVE AND PICIDILLY RD
AURORA, COLORADO

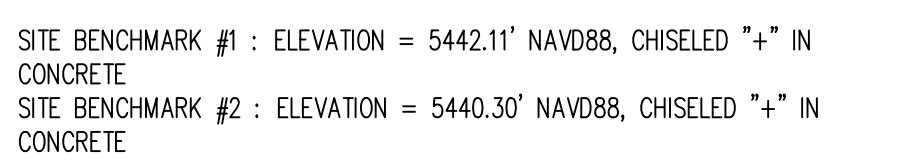
[illegible]

OVERALL UTILITY PLAN

15 OF 30

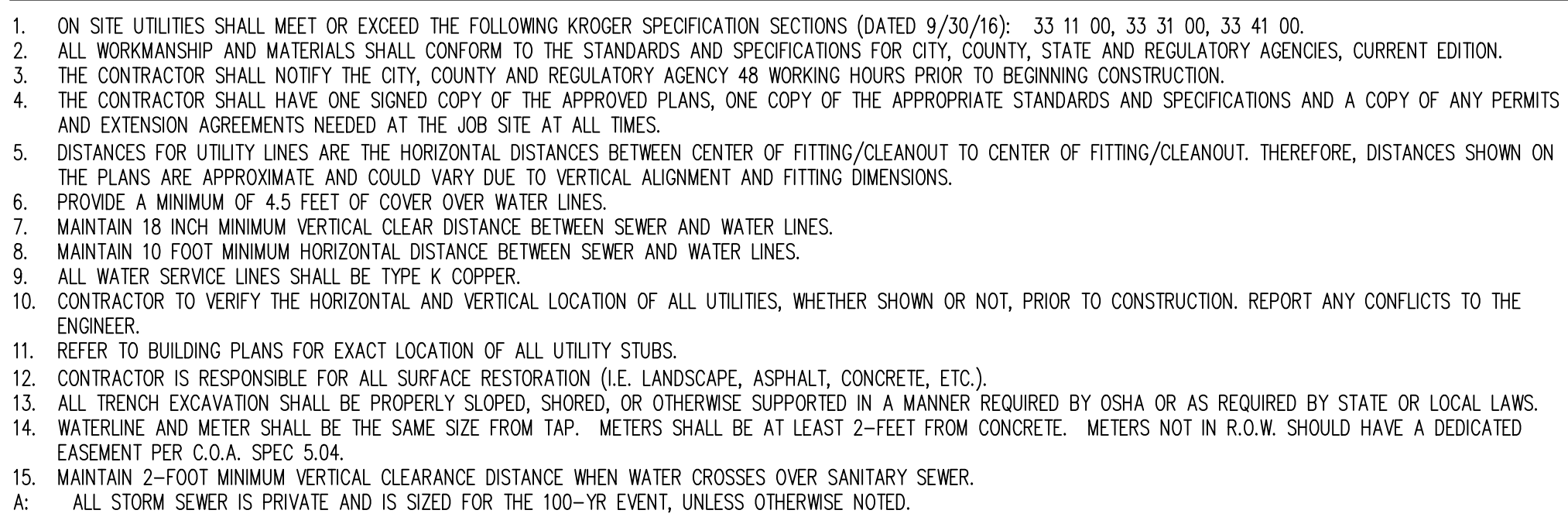
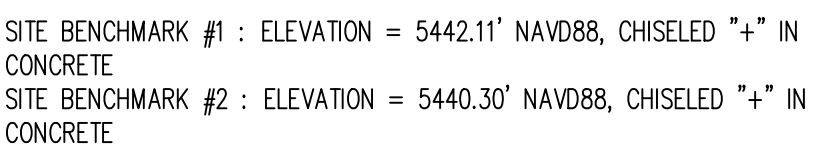






1. ON SITE UTILITIES SHALL MEET OR EXCEED THE FOLLOWING KROGER SPECIFICATION SECTIONS (DATED 8/30/16): 33.11.00, 33.31.00, 33.41.00.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR CITY, COUNTY, STATE AND REGULATORY AGENCIES, CURRENT EDITION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 48 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
5. DISTANCES FOR UTILITY LINES ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF FITTING/CLEANOUT TO CENTER OF FITTING/CLEANOUT. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
6. PROVIDE A MINIMUM OF 4.5 FEET OF COVER OVER WATER LINES.
7. MAINTAIN 18 INCH MINIMUM HORIZONTAL CLEAR DISTANCE BETWEEN SEWER AND WATER LINES.
8. MAINTAIN 10 FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND WATER LINES.
9. ALL WATER SERVICE LINES SHALL BE TYPE K COPPER.
10. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
11. REFER TO BUILDING PLANS FOR EXACT LOCATION OF ALL UTILITY STUBS.
12. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E. LANDSCAPE, ASPHALT, CONCRETE, ETC.).
13. ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
14. WATERLINE AND METER SHALL BE THE SAME SIZE FROM TAP. METERS SHALL BE AT LEAST 2- FEET FROM CONCRETE. METERS NOT IN R.O.W. SHOULD HAVE A DEDICATED EASEMENT PER C.O.A. SPEC 5.04.
15. MAINTAIN 2-FOOT MINIMUM VERTICAL CLEARANCE DISTANCE WHEN WATER CROSSES OVER SANITARY SEWER.

A: ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR
CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

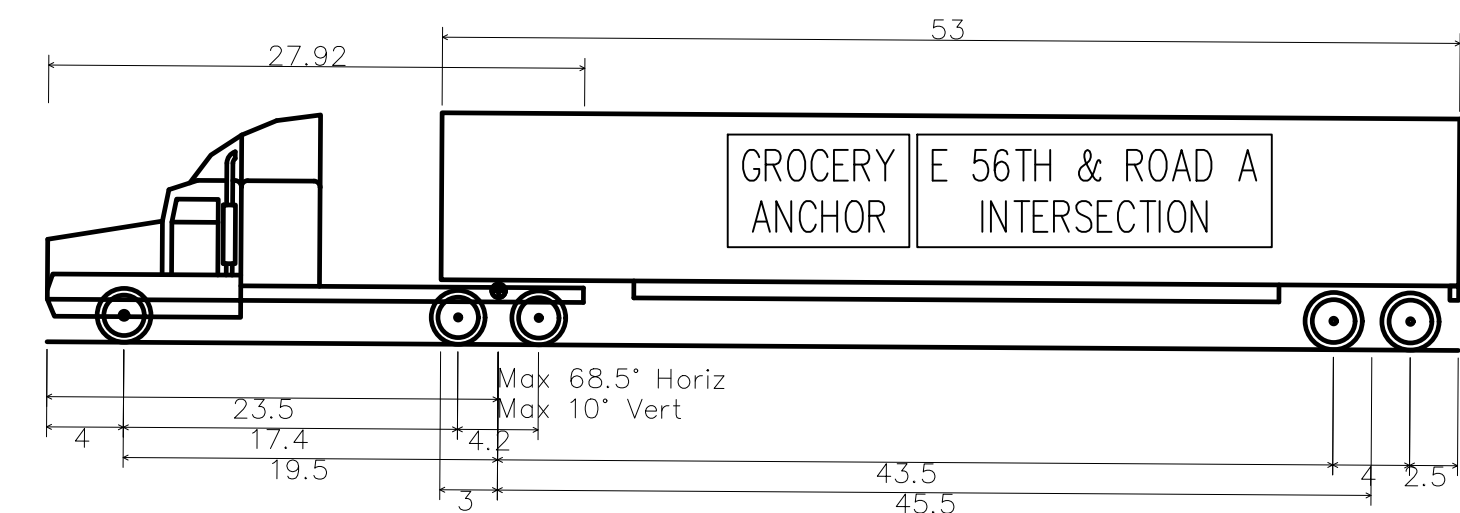
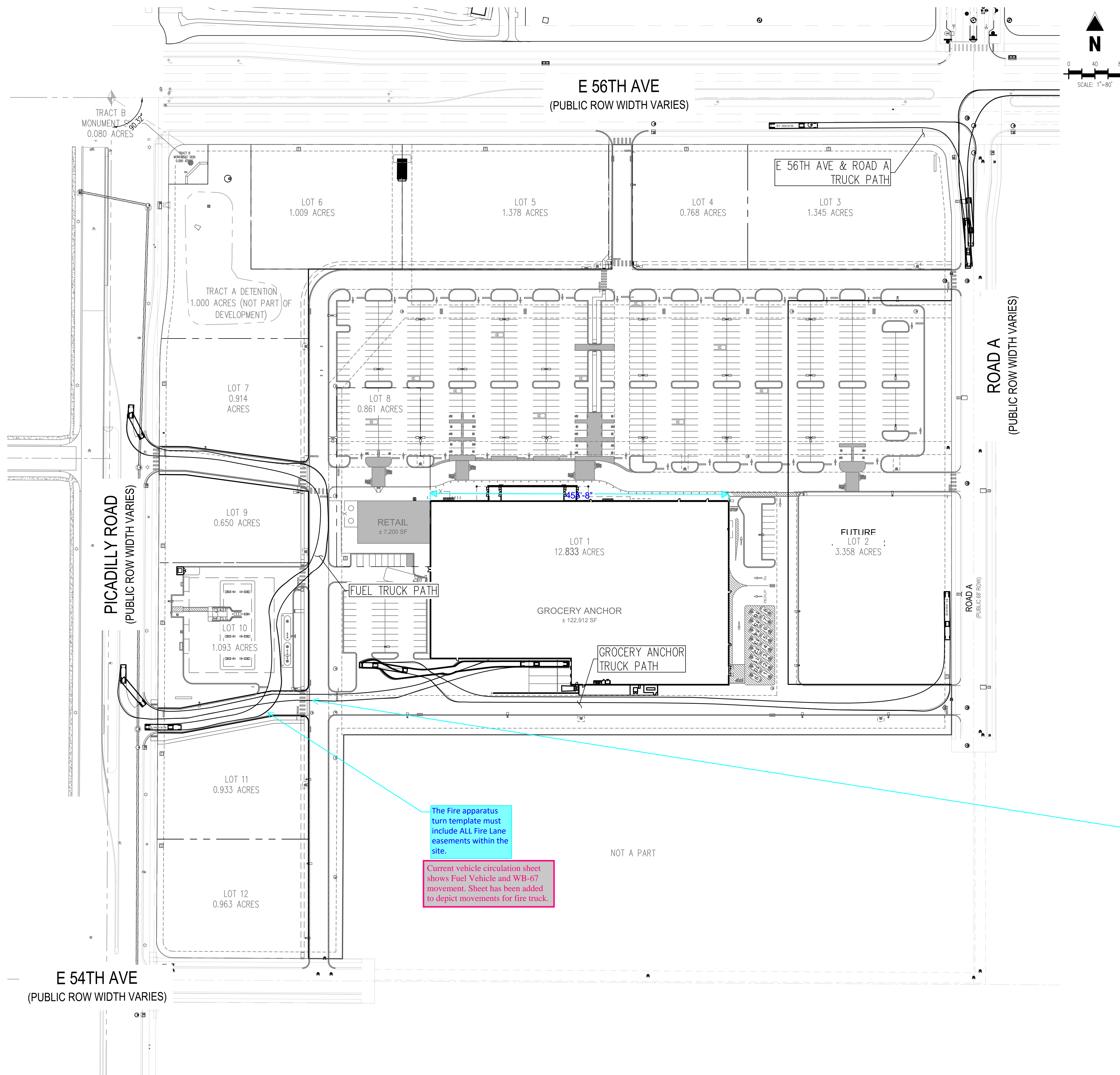
56TH & PICADILLY MARKETPLACE SITE PLAN SET

E 56TH AVE AND PICDILLY RD
AURORA, COLORADO

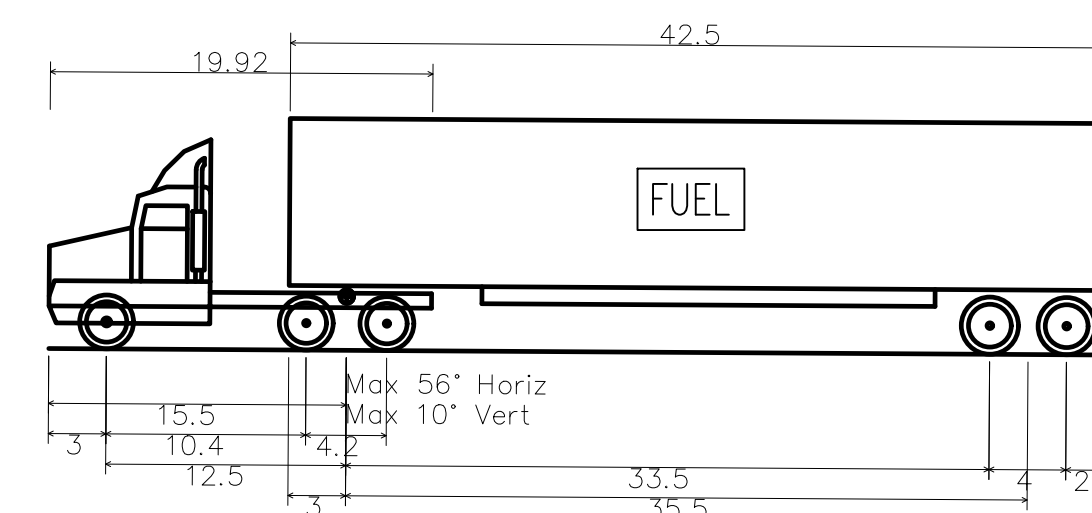
[illegible]

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	OCTOBER 2024

VEHICLE CIRCULATION PLAN



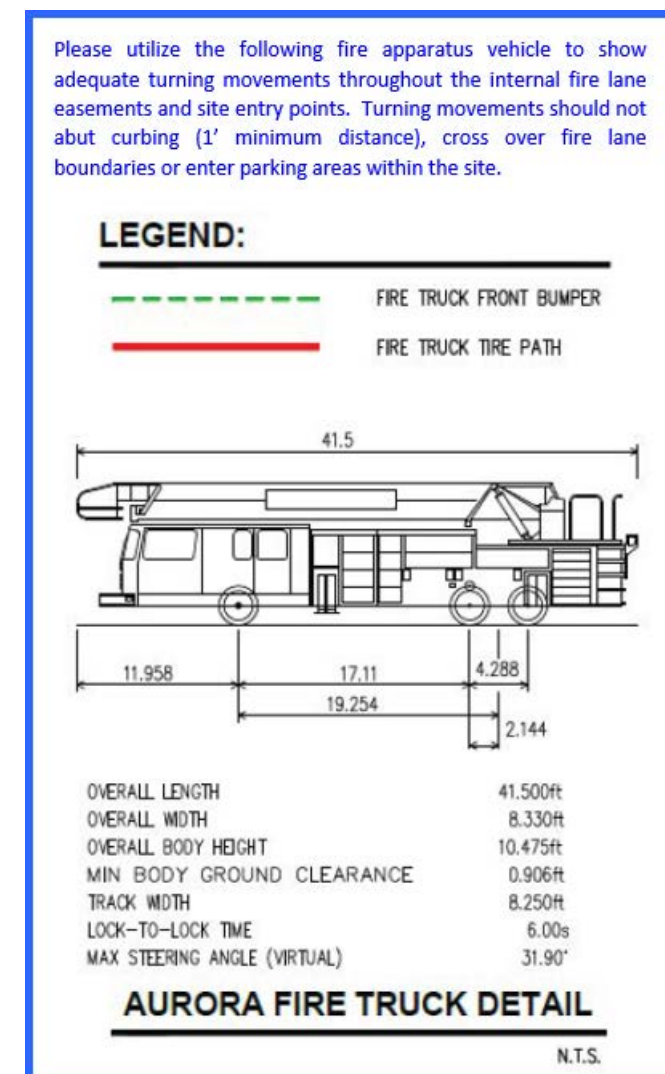
WB-67 - Interstate Semi-Trailer	
Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



WB-50 - Intermediate Semi-Trailer	
Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

Please utilize a Fire Apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), cross over fire lane boundaries or enter parking areas within the site.

Sheet has been added to depict movements for fire truck.





NOT FOR
CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

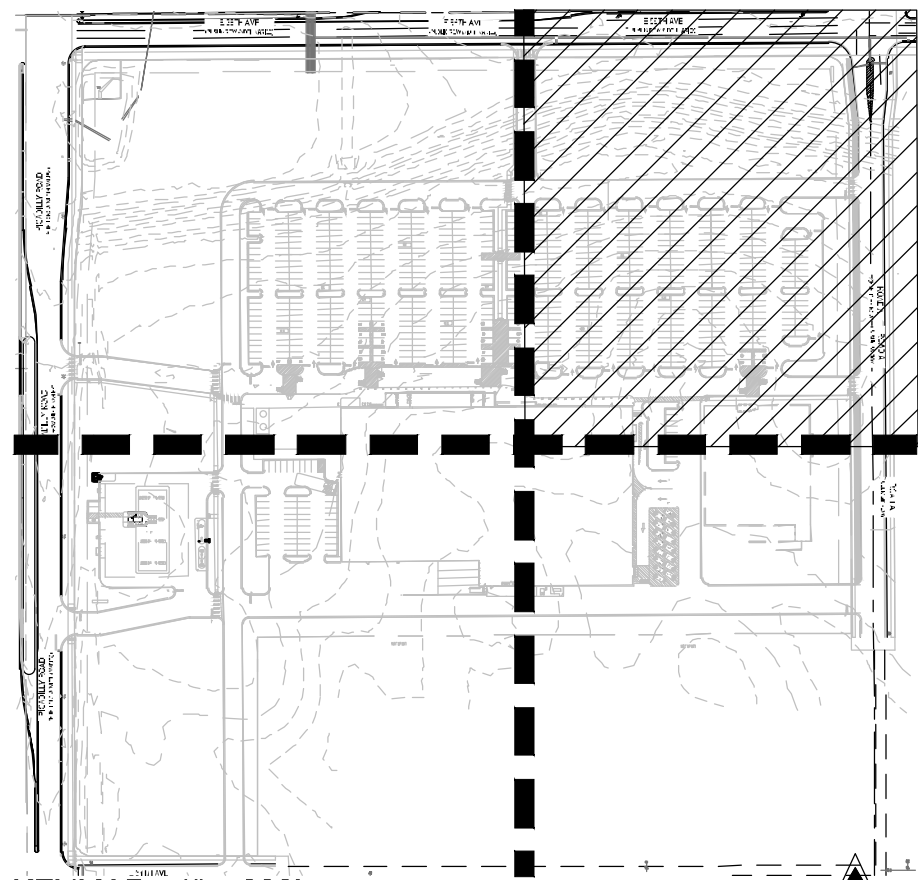
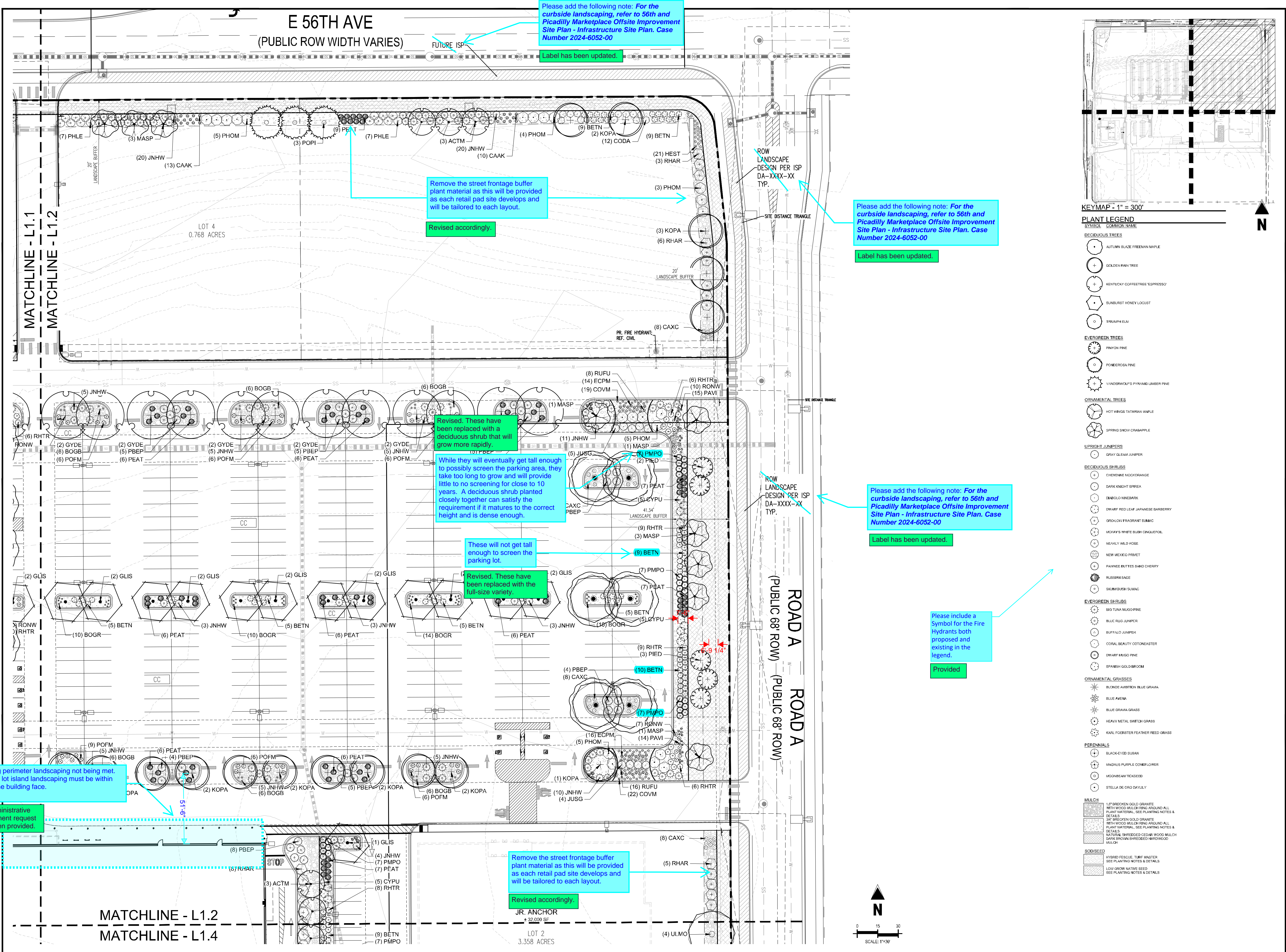
GREEN VALLEY RANCH EAST FILING NO. XX
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

AURORA, COLORADO

[illegible]

Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	OCTOBER 2024

LANDSCAPE PLAN - N.W.



KEYMAP - 1" = 300'

PLANT LEGEND

SYMBOL COMMON NAME

DECIDUOUS TREES

- AUTUMN BLAZE FREEMAN MAPLE
- GOLDEN RAIN TREE
- KENTUCKY COFFEETREE 'ESPRESSO'
- SUNBURST HONEY LOCUST
- TRIUMPH OLM

EVERGREEN TREES

- PINYON PINE
- PONDEROSA PINE
- VANDERWOLF'S PYRAMID LINDEN PINE

ORNAMENTAL TREES

- NOT WINGS TATARIAN MAPLE
- SPRING SNOW CRABAPPLE

UPRIGHT JUMPERS

- GRAY GLAUC JUMPER

DECIDUOUS SHRUBS

- CHEYENNE MOCKORANGE
- DARK KNIGHT SPIREA
- DIMBOLD NINEBARK
- DWARF RED LEAF JAPANESE BARBERRY
- GRADLOV FRAGRANT SUMAC
- LOCKAY'S WHITE BUSH CINQUEFOIL
- NEARLY WILD ROSE
- NEW MEXICO PRIVET
- PAWNEE BUTTES SAND CHERRY
- RUSSIAN SAGE
- SKUNKBUSH SUMAC

EVERGREEN SHRUBS

- BIO TUNA MUGO PINE
- BILIC RUO JUMPER
- BUFFALO JUNIPER
- CORAL BEAUTY COTONEASTER
- DWARF MUGO PINE
- SPANISH GOLD BROOM

ORNAMENTAL GRASSES

- BLONDE AMBITION BLUE GRAMA
- BLUE AVENUE
- BLUE GRAMA GRASS
- HEAVY METAL SWITCH GRASS
- KARL FOSTER FEATHER REED GRASS

PERENNIALS

- BLACK-EYED SUSAN
- MAGNUS PURPLE CONEFLOWER
- MAGNOLIA TICKSEED
- STELLA DE ORO DAYLILY

MULCH

- 1/2" SPOKEN GOLD GRANITE WITH WOOD MULCH RING AROUND ALL PLANT MATERIALS - SEE PLANTING NOTES & DETAILS
- 3/4" SPOKEN GOLD GRANITE WITH WOOD MULCH RING AROUND ALL PLANT MATERIALS - SEE PLANTING NOTES & DETAILS
- NATURAL SHREDDED CEDAR WOOD MULCH
- DARK BROWN SHREDDED HARDWOOD MULCH

SOIL/SEED

- HYBRID FESCUE TURF MASTER - SEE PLANTING NOTES & DETAILS
- LOW GROW NATIVE SEED - SEE PLANTING NOTES & DETAILS

NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GREEN VALLEY RANCH EAST FILING NO. XX
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	OCTOBER 2024

LANDSCAPE PLAN - N.E.

NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

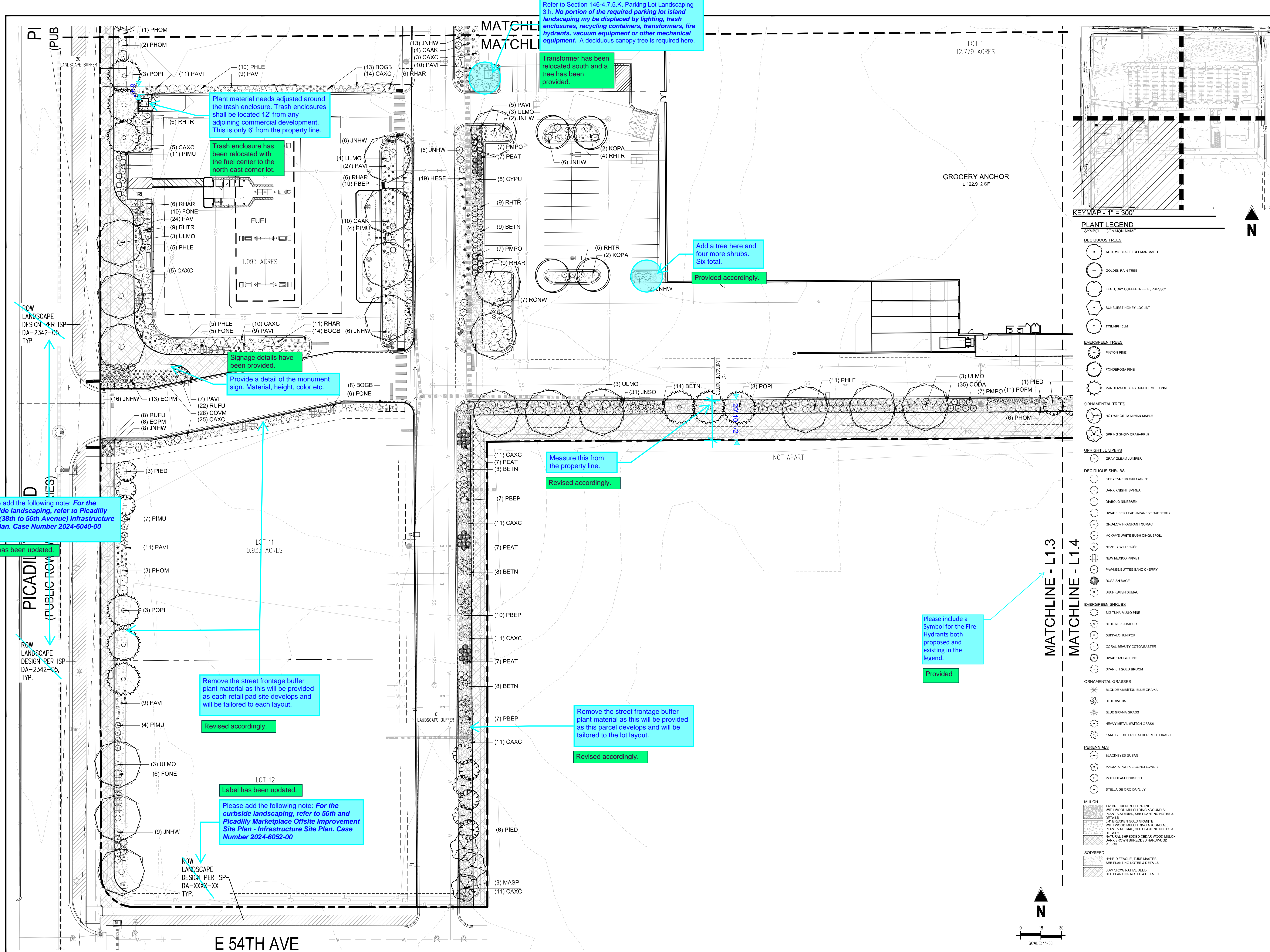
GREEN VALLEY RANCH EAST FILING NO. XX
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

AURORA, COLORADO

[illegible]

Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	OCTOBER 2024

LANDSCAPE PLAN - S.W.



NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

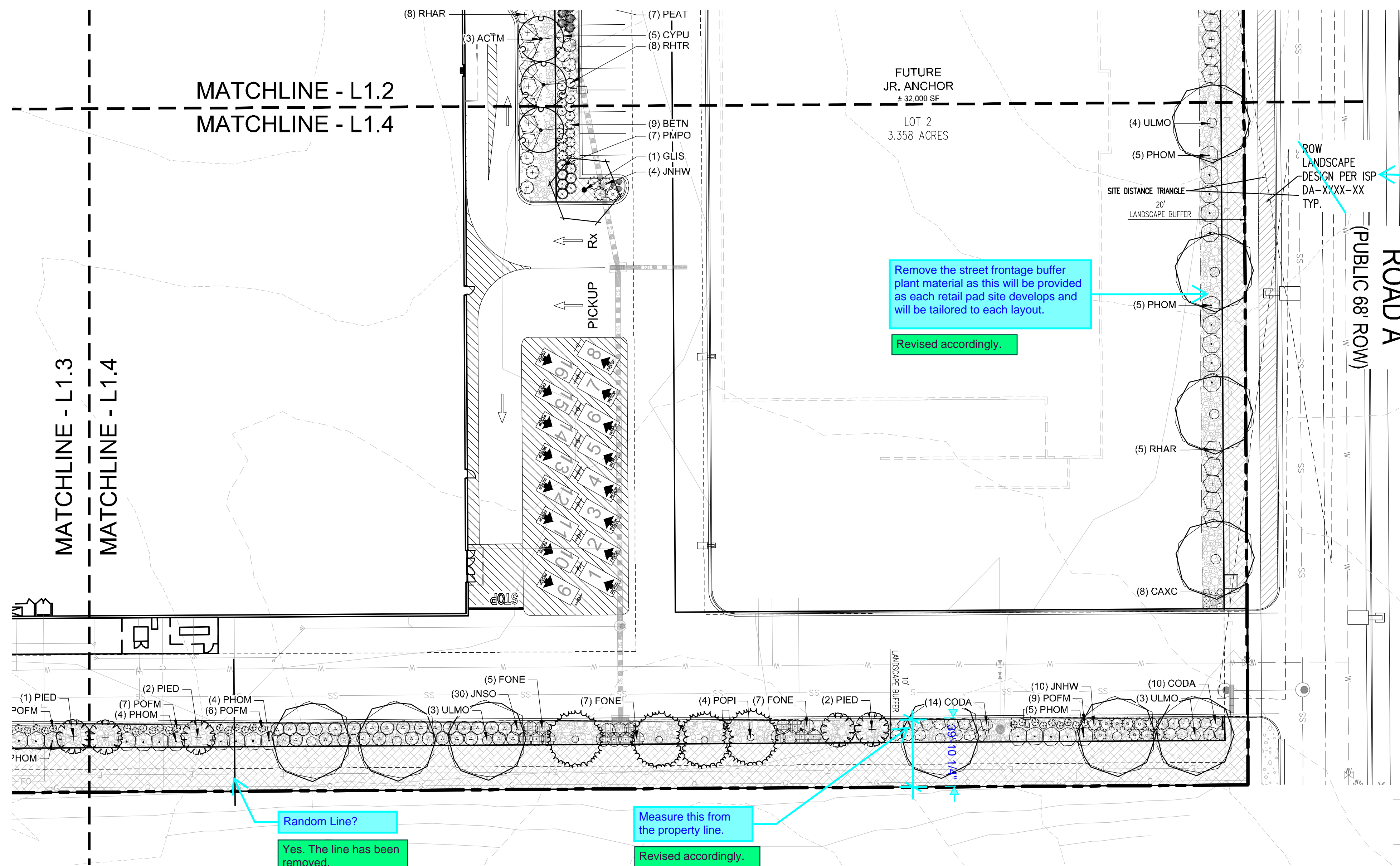
GREEN VALLEY RANCH EAST FILING NO. XX
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

AURORA, COLORADO

[illegible]

Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	OCTOBER 2024

LANDSCAPE PLAN - S.E.

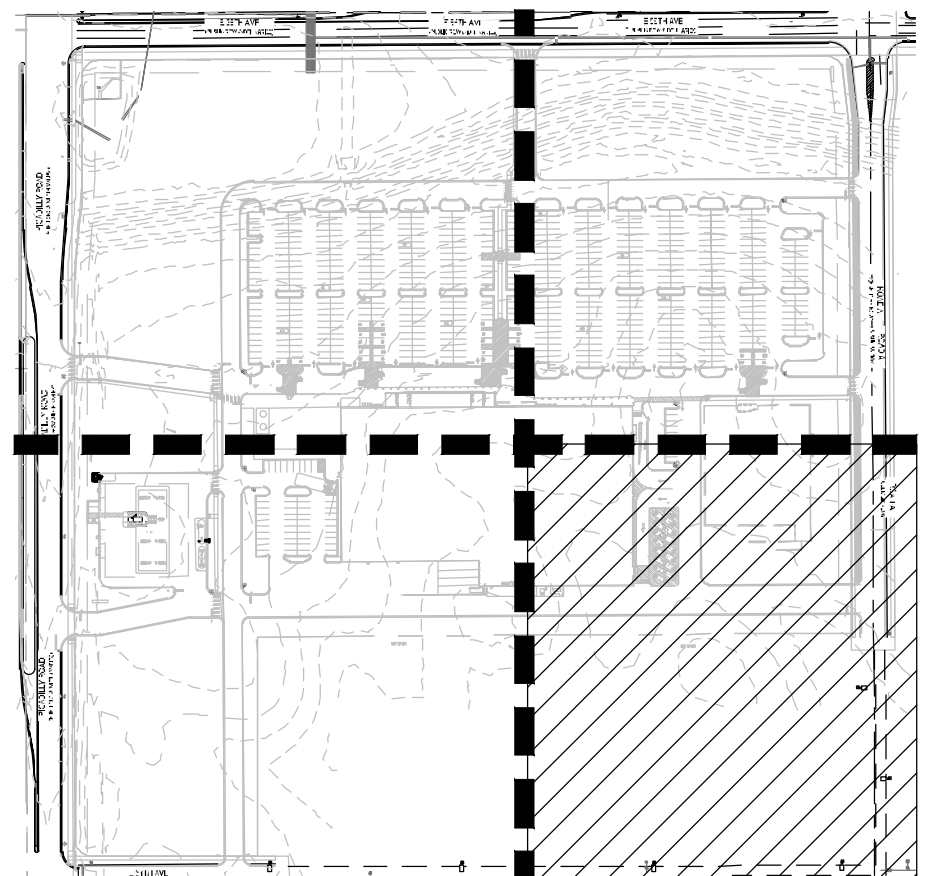
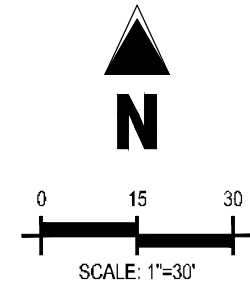


Please add the following note: ***For the curbside landscaping, refer to 56th and Picadilly Marketplace Offsite Improvement Site Plan - Infrastructure Site Plan. Case Number 2024-6052-00***

Label has been updated.

Please include a Symbol for the Fire Hydrants both proposed and existing in the legend.

Provided



KEYMAP - 1" = 300'

PLANT LEGEND

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	AUTUMN BLAZE FREEMAN MAPLE
	GOLDEN RAIN TREE
	KENTUCKY COFFEETREE ESPRESSO
	SUNBURST HONEY LOCUST
	TRIUMPH ELM
EVERGREEN TREES	
	PINYON PINE
	PONDEROSA PINE
	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREES	
	HOT WINGS TATARIAN MAPLE
	SPRING SNOW CRABAPPLE
UPRIGHT JUMPERS	
	GRAY CLEAN JUNIPER
DECIDUOUS SHRUBS	
	CHEYENNE NOCKORANGE
	DARK KNIGHT SPIREA
	DIAMOND NINEBARK
	DWARF RED LEAF JAPANESE BARBERRY
	GRO-LOW FRAGRANT SUMAC
	McKAY'S WHITE BUSH CINQUEFOIL
	NEARLY WILD ROSE
	NEW MEXICO BUFFEBERRY
	PAVINÉE BRUTES SAND CHERRY
	RUSSIAN SAGE
	SKUNKBUSH SUMAC
EVERGREEN SHRUBS	
	BIG TUNA MUGO PINE
	BLUE RUG JUNIPER
	BUFFALO JUNIPER
	CORAL BEAUTY COTONEASTER
	DWARF MUGO PINE
	SPANISH GOLD BROOM
ORNAMENTAL GRASSES	
	BLONDE AMBITION BLUE GRAMA
	BLUE AVENA
	BLUE GRAMA GRASS
	HEAVY METAL SWITCH GRASS
	KARL FOERSTER FEATHER REED GRASS
PERENNIALS	
	BLACK-EYED SUSAN
	MAGNUS PURPLE CORNFLOWER
	MOONBEAM TICKSEED
	STELLA DE ORO DAYLILY
MULCH	
	1 1/2\"/>
SOIL/SEED	
	HYBRID FESCUE TURF MASTER
	LOW GROW NATIVE SEED
	RESE PLANTING NOTES & DETAILS

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES. AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO THE START OF CONSTRUCTION.
 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS THE CITY RECEIVES A LETTER FROM THE LANDSCAPE ARCHITECT.
 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 17. ALL PARKING ISLAND SOIL TO BE FILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
20. ALL TREES SHALL BE CUYED AND WOOD STAKED AS PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. INSTALL DEWET PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH. TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO THE MULCH SHALL BE PLANTED AND/OR EXPOSED SLOPES 4:1 OR STEEPER SLOPES SHALL RECEIVE MULCH AFTER MULCH BEDS DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH BEDS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED IRRIGATION CONTRACTOR. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF/SEED/SEED PLANTED AREAS WILL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE GROUPED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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 GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
5. THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR THE PROJECT, SHALL BE NOTIFIED OF ANY CONSTRUCTION ACTIVITY, WHETHER UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
6. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

CITY OF AURORA NOTES

1. ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER / DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.
11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
12. ALL CROSSINGS OR ENCR OACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, HIS SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
13. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

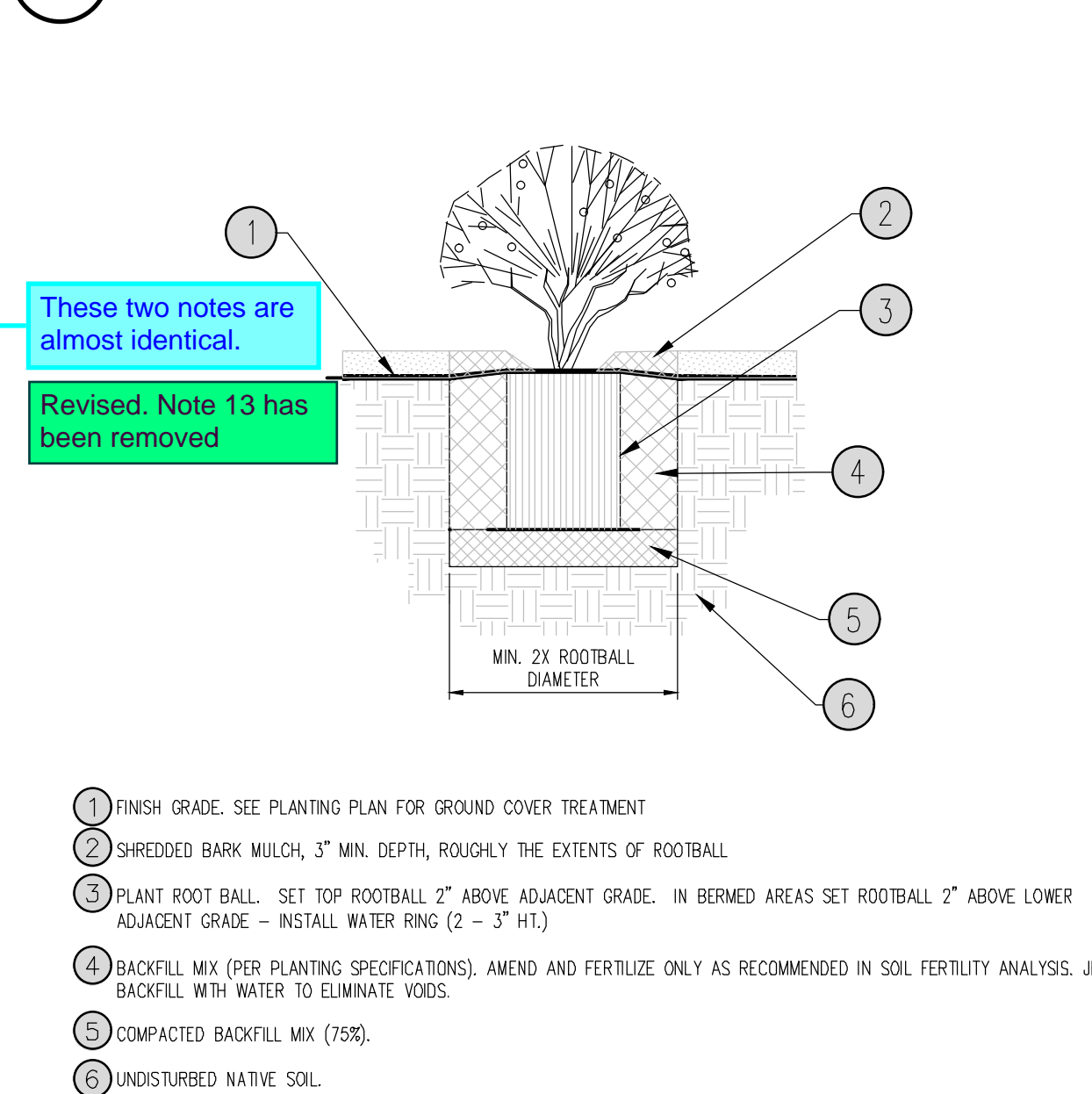
NATURE'S PRAIRIE TURF		SUPPLIER: TURF MASTER, LLC PHONE: (970) 493.8311
COOL SEASON XERIC SOD BLEND		
MIX CONTAINS:	CHARACTERISTICS:	
CREEPING RED FESCUE	DROUGHT TOLERANT	
PRAIRIE JUNEGRASS	LOW MAINTENANCE	
TUFTED HAIRGRASS	DISEASE RESISTANT	
SIDEOATS GRAMA	ADAPTABLE EXPOSURE TOLERANCE	
SHEEP FESCUE	HEAT TOLERANT	
	LOW NITROGEN NEEDS	
	SALT TOLERANT	
	The preapp states that a 20' buffer is required on Picadilly and 56th and a 10' buffer is required along all other streets	
Revised.	LOW TOLERANCE	ODDING

- Revised.
- These two notes may be kept and moved under the City of Aurora Notes
- For the buffer width, make sure to include the required and provided. Any street classification requires a 20' buffer for commercial developments. Buffers may be reduced to 10' with a low wall.
- Revised.
- This should only reflect the gas station portion.

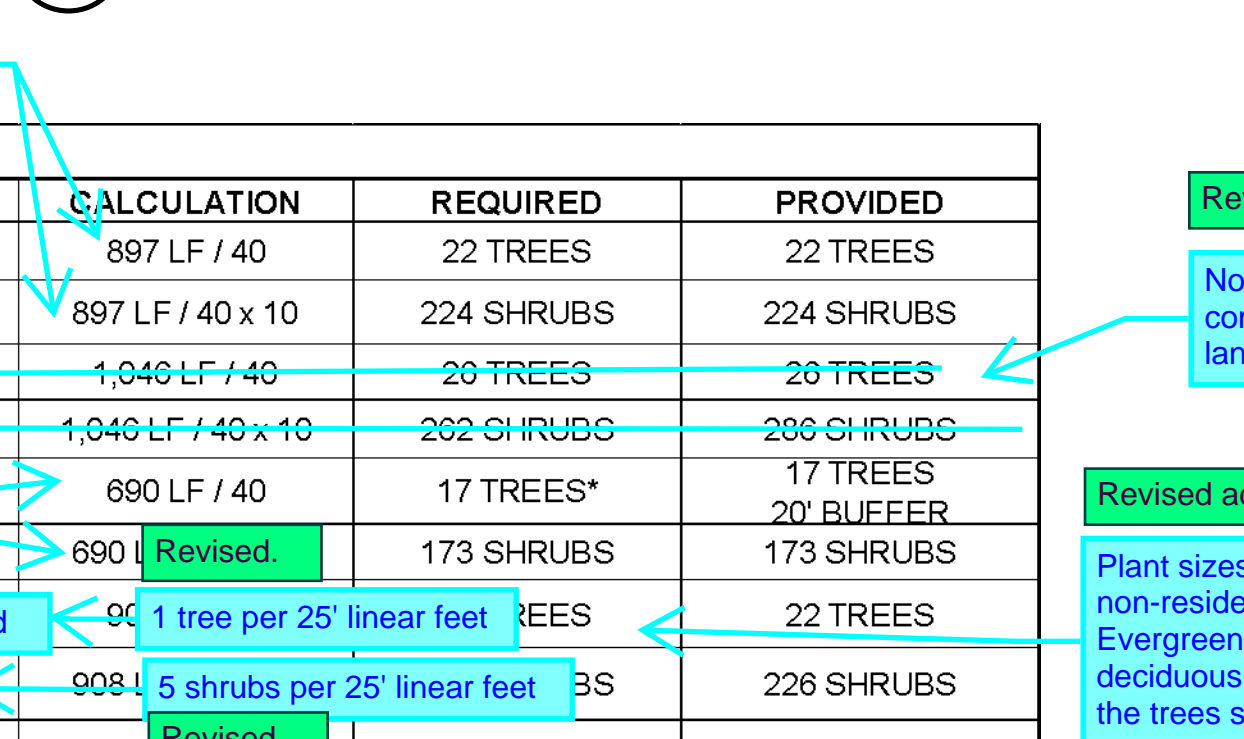
LANDSCAPE REQUIREMENTS

CODE SECTION	DESCRIPTION	FORMULA	CALCULATION	REQUIRED	PROVIDED
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (PICADLY ROAD)	(20' BUFFER) 1 TREE / 40 LF	897 LF / 40	22 TREES	22 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (PICADLY ROAD)	10 SHRUBS / 40 LF	897 LF / 40 x 10	224 SHRUBS	224 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. 56TH AVE)	(20' BUFFER) 1 TREE / 40 LF	1,048 LF / 40	26 TREES	26 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. 50TH AVE)	10 SHRUBS / 40 LF	1,048 LF / 40 x 10	262 SHRUBS	262 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. 50TH AVE)	(20' BUFFER) 1 TREE / 40 LF	690 LF / 40	17 TREES*	17 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. 50TH AVE)	10 SHRUBS / 40 LF	690 LF / 40	173 SHRUBS	173 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (PRIVATE ROAD SOUTH)	(20' BUFFER) 1 TREE / 40 LF	908 LF / 40	22 TREES	22 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (PRIVATE ROAD SOUTH)	10 SHRUBS / 40 LF	908 LF / 40 x 10	226 SHRUBS	226 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (PRIVATE ROAD WEST)	(20' BUFFER) 1 TREE / 40 LF	365 LF / 40	9 TREES	9 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (PRIVATE ROAD WEST)	10 SHRUBS / 40 LF	365 LF / 40 x 10	91 SHRUBS	91 SHRUBS
146-4.7.5.K	PARKING LOT LANDSCAPE	1 TREE PER PARKING ISLAND AND 2 TREES PER DOUBLE ISLAND	33 DOUBLE ISLANDS 12 SINGLE ISLANDS	78 TREES	78 TREES
146-4.7.5.K	PARKING LOT LANDSCAPE	6 SHRUBS / PARKING ISLAND	78 ISLANDS x 6	468 SHRUBS	468 SHRUBS
146-4.7.5.K	PARKING LOT LANDSCAPE	1 TREE / 30 LF OF MEDIAN LENGTH	176 LF / 30	6 TREES	6 TREES
146-4.7.5.K	PARKING LOT LANDSCAPE	6 SHRUBS / 36 LF OF MEDIAN	175 LF / 36 x 6	30 SHRUBS	30 SHRUBS
146-4.7.5.K	PARKING LOT LANDSCAPE	PERIMETER SCREENING	569 LF	569 LF	569 LF
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE - NORTH ELEVATION	1 TREE / 40 LF	560 LF / 40	14 TREES	14 TREES
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE - EAST ELEVATION	1 TREE / 40 LF	280 LF / 40	7 TREES	7 TREES
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE - SOUTH ELEVATION	1 TREE / 40 LF	560 LF / 40	14 TREES	14 TREES
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE - WEST ELEVATION	1 TREE / 40 LF	280 LF / 40	7 TREES	7 TREES

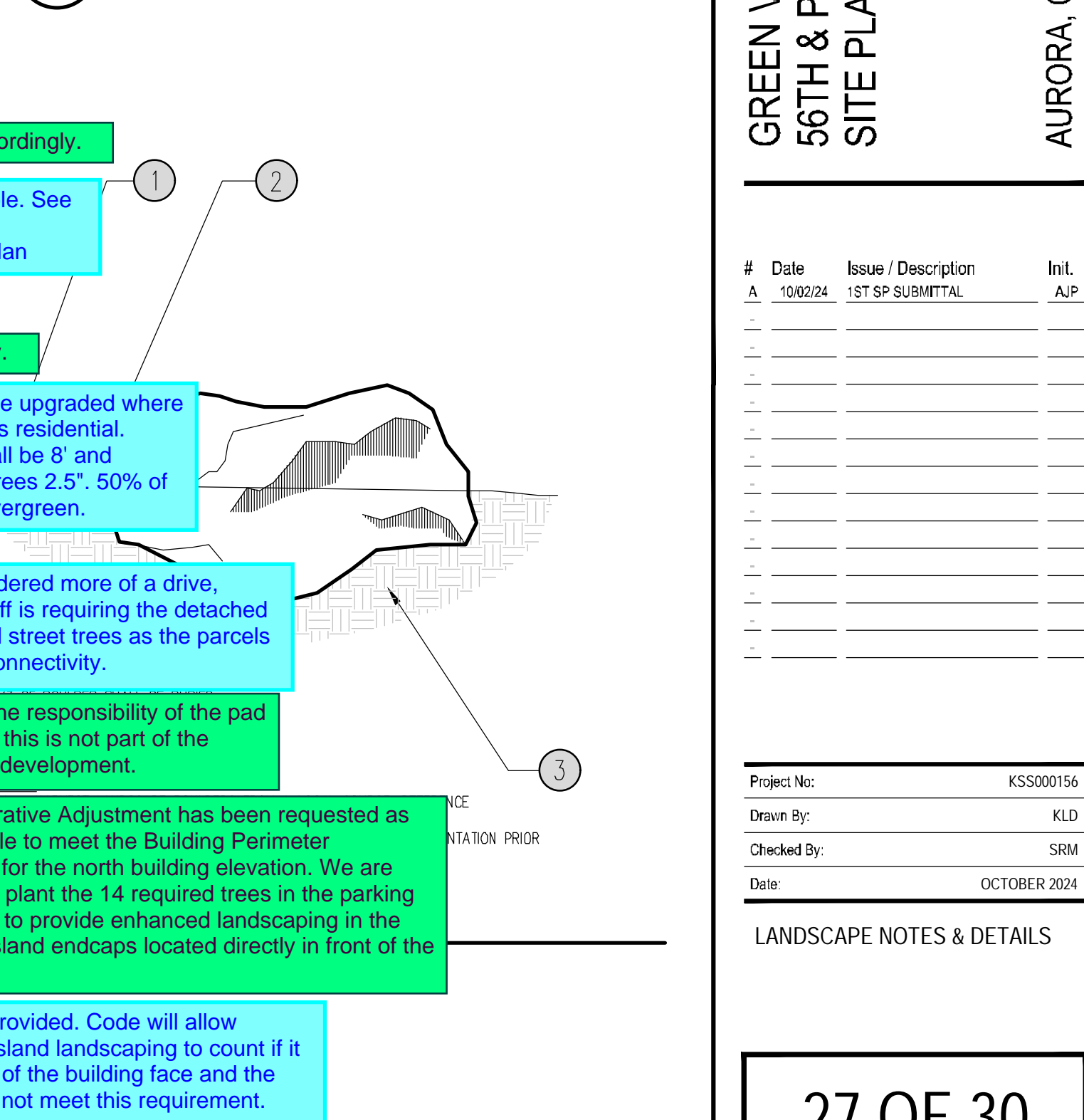
1 TREE PLANTING N.T.S.



2 SHRUB / PERENNIAL PLANTING N.T.S.



3 STEEL EDGE N.T.S.



NOT FOR CONSTRUCTION

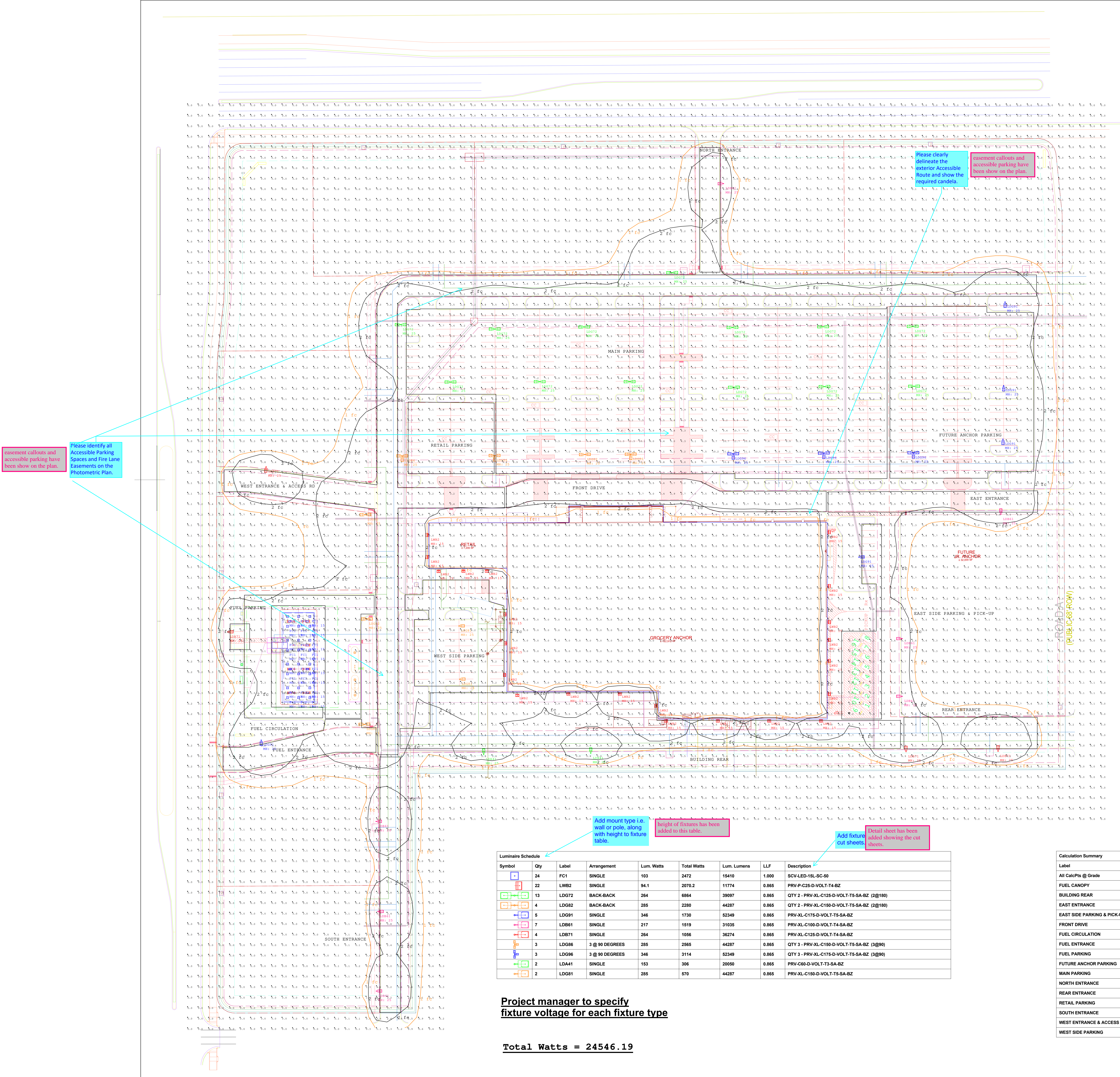
COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GREEN VALLEY RANCH EAST FILING NO. XX
56TH & PICADILLY MARKETPLACE
SITE PLAN SET

#	Date	Issue / Description	Init.
1	10/02/24	1ST SP SUBMITTAL	AJP
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

LANDSCAPE NOTES & DETAILS




Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF
	24	FC1	SINGLE	193	2472	15410	1.000
	22	LWB2	SINGLE	94.1	2070.2	11774	0.865
	13	LD072	BACK-BACK	284	6864	39097	0.865
	4	LD062	BACK-BACK	285	2220	44287	0.865
	5	LD091	SINGLE	346	1730	82349	0.865
	7	LD061	SINGLE	217	1519	31635	0.865
	4	LD071	SINGLE	284	1056	36274	0.865
	3	LD066	3 @ 90 DEGREES	285	2565	44287	0.865
	3	LD096	3 @ 90 DEGREES	346	3114	52349	0.865
	2	LD041	SINGLE	193	306	20050	0.865
	2	LD061	SINGLE	285	570	44287	0.865

Project manager to specify
fixture voltage for each fixture type

Total Watts = 24546.19

Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	LD061	734.18	915.01	25	180
2	LD072	660.81	787.79	25	0
3	LD091	1135.5	745	25	270
4	LD072	272.89	713.52	25	0
5	LD072	1084.5	711	25	0
6	LD072	535.13	710.26	25	0
7	LD072	874.5	710.5	25	0
8	LD072	747	709.5	25	0
9	LD072	497.21	707.24	25	0
10	LD072	471.5	632	25	0
11	LD072	609	632	25	0
12	LD072	344	631.5	25	0
13	LD091	1134.5	626.5	25	270
14	LD072	1006.5	625.5	25	0
15	LD072	878.5	625	25	0
16	LD072	749	624	25	0
17	LD091	1133.5	550	25	270
18	LD096	1005.5	530.5	25	270
19	LD096	877.5	530	25	270
20	LD096	748	529	25	270
21	LD096	601.5	528.5	25	270
22	LD092	536	529	25	180,526
23	LD096	407	526.5	25	270
24	LD086	275	526	25	270
25	LD071	80.5	510.5	25	265,389
26	LD082	222.5	442	25	0
27	LD061	1130.5	442.5	25	90
28	LWB2	882.5	417	15	0
29	LWB2	313	413	15	180
30	LWB2	313	381.5	15	180
31	LD091	927.5	381.5	25	0
32	LWB2	362.5	364	15	270
33	LWB2	396	364	15	270
34	LWB2	327	363.5	15	270
35	LWB2	882.5	340	15	0
36	LWB2	424.5	299.5	15	180
37	FC1	111	282.5	15	0
38	FC1	127	282.5	15	0
39	FC1	143	282.5	15	0
40	LD082	224.5	293	25	0
41	LWB2	882.5	289.5	15	0
42	LD091	356	283	25	0
43	FC1	111	282.5	15	0
44	FC1	127	282.5	15	0
45	FC1	143	282.5	15	0
46	LD071	25.5	274.5	25	0
47	LD061	989.5	265	25	180
48	FC1	111	262.5	15	0
49	FC1	127	262.5	15	0
50	FC1	143	262.5	15	0
51	LWB2	882.5	263	15	0
52	LWB2	425	258	15	180
53	FC1	111	249.5	15	0
54	FC1	127	249.5	15	0
55	FC1	143	249.5	15	0
56	LWB2	882.5	233	15	0
57	FC1	111	228.5	15	0
58	FC1	127	228.5	15	0
59	FC1	143	228.5	15	0
60	FC1	111	214.5	15	0
61	FC1	127	214.5	15	0
62	FC1	143	214.5	15	0
63	LWB2	424	213	15	180
64	LD061	357	207	25	0
65	FC1	111	194.5	15	0
66	FC1	127	194.5	15	0
67	FC1	143	194.5	15	0
68	LWB2	512.5	185.5	15	270
69	LWB2	566	180.5	15	270
70	LWB2	439.5	180.5	15	270
71	LWB2	882.5	186	15	0
72	LD061	989.5	182.5	25	180
73	FC1	111	180.5	15	0
74	FC1	127	180.5	15	0
75	FC1	143	180.5	15	0
76	LWB2	640	169	15	180
77	LWB2	652	150	15	270
78	LWB2	726	150	15	270
79	LWB2	799.5	150	15	270
80	LWB2	873.5	150	15	270
81	LD082	221	142.5	25	0
82	LD091	73.5	120	25	270
83	LD071	1126.5	104	25	90
84	LD071	995	103.5	25	90
85	LD041	244.5	101	25	90
86	LD041	291.5	99.5	25	90
87	LD061	237.67	3.74	25	0
88	LD061	240.14	-124.97	25	0
89	LD061	237.98	-238.67	25	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All CalcPts @ Grade	Illuminance	Fc	2.06	53.5	0.0	N.A.	N.A.
FUEL CANOPY	Illuminance	Fc	40.37	96.2	28.2	1.43	1.99
BUILDING REAR	Illuminance	Fc	2.46	5.8	1.1	2.23	5.27
EAST ENTRANCE	Illuminance	Fc	3.58	5.0	2.4	1.49	2.08
EAST SIDE PARKING & PICK-UP	Illuminance	Fc	3.26	4.7	2.0	1.63	2.35
FRONT DRIVE	Illuminance	Fc	4.03	8.1	2.3	1.78	3.52
FUEL CIRCULATION	Illuminance	Fc	3.78	7.6	1.5	2.52	5.07
FUEL ENTRANCE	Illuminance	Fc	3.33	5.9	1.5	2.22	3.93
FUEL PARKING	Illuminance	Fc	4.06	4.2	3.9	1.04	1.08
FUTURE ANCHOR PARKING	Illuminance	Fc	5.27	11.6	2.1	2.51	5.52
MAIN PARKING	Illuminance	Fc	6.25	13.0	2.2	2.84	5.91
NORTH ENTRANCE	Illuminance	Fc	2.80	4.3	1.8	1.56	2.39
REAR ENTRANCE	Illuminance	Fc	3.07	5.3	1.5	2.05	3.53
RETAIL PARKING	Illuminance	Fc	6.63	10.0	4.5	1.47	2.22
SOUTH ENTRANCE	Illuminance	Fc	2.78	4.0	1.5	1.85	2.67
WEST ENTRANCE & ACCESS RD	Illuminance	Fc	3.53	10.1	1.5	2.35	6.73
WEST SIDE PARKING	Illuminance	Fc	4.31	8.0	2.2	1.96	3.64



Applications Engineering
1121 Highway 74 South
Peachtree City, GA 30269

tel no: 770-486-45xx
fax no: 770-486-4599
e-mail: rmt.lightingapplications@cooperlighting.com



We make no representation as to its completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. All digital CAD data appear to be extremely accurate, however, this apparent accuracy is an artifact of the techniques used to generate it, and is in no way intended to imply that the data is perfect. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the accuracy of the results. Calculated values may vary from actual measurements in certain situations due to various factors such as but not limited to, lamp output, input voltage, ballast, wire, and manufacturing tolerances and application variances. The presence of objects will decrease light levels and may cause some shadowing. Lighting application drawings are being provided to the recipient of this disclaimer.

Project Name:
56th Marketplace
Aurora, CO

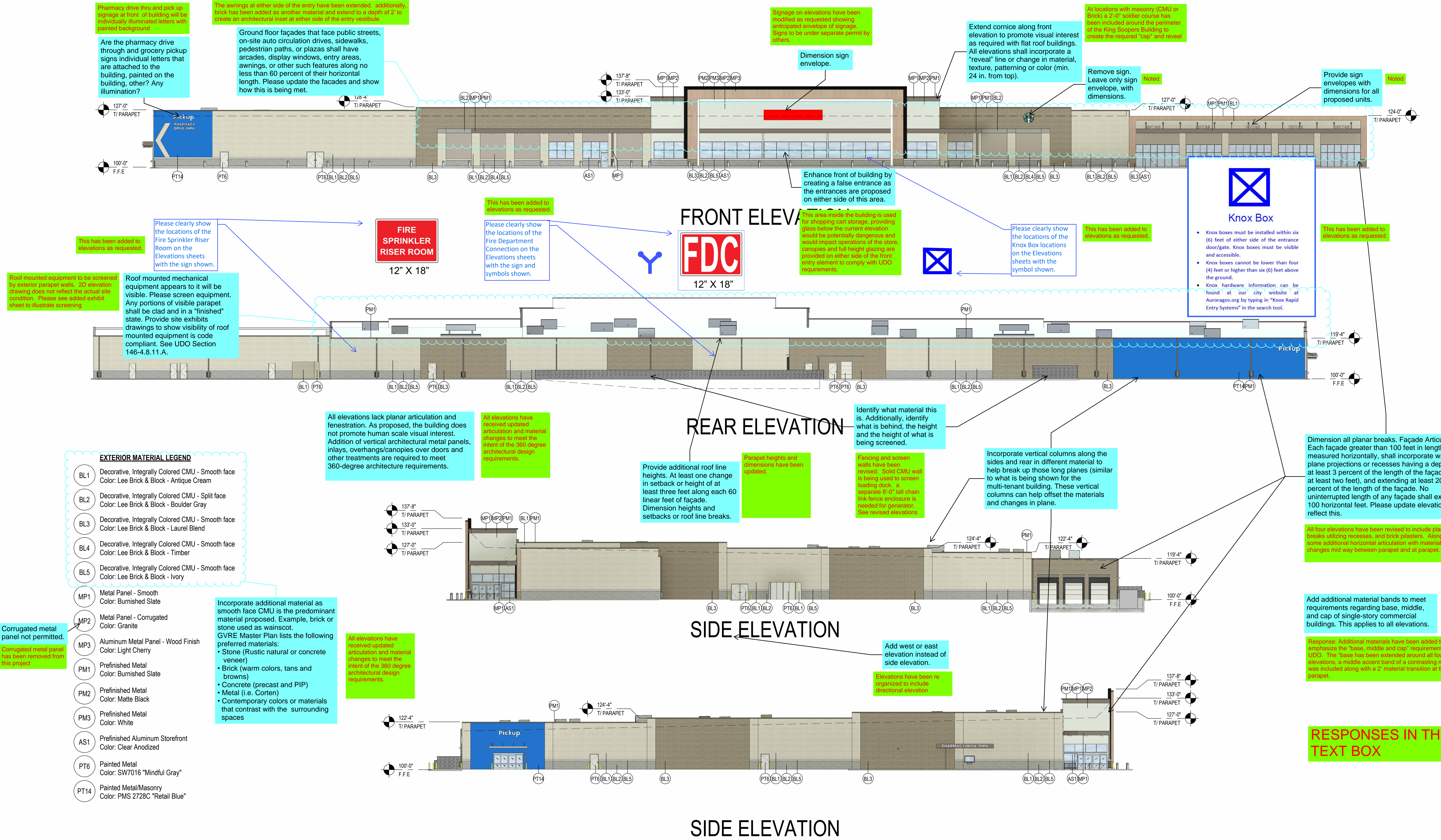
Client:
Andrew Pires
Galloway

Drawn By:
EL

Date:
10/1/2024

Scale:
1" = 50'

Project No:
2401022B.AGI



EXTERIOR ELEVATIONS

56th & Picadilly Marketplace

September 19, 2024

Aurora, CO



NOT FOR CONSTRUCTION

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

E 56TH AVE AND PICIDILLY RD
AURORA, COLORADO

[illegible]

Project No:	
Drawn By:	CF
Checked By:	DL
Date:	SEPTEMBER 2002

FUEL CENTER
EXTERIOR COLOR ELEVATIONS
& SIGNAGE

A0.0

