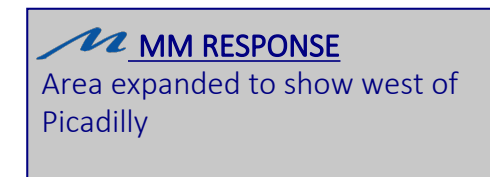


 **MM RESPONSE**
References added
using the DA and RSN
numbers provided
Thank you!

 **MM RESPONSE**
Title updated



NOT FOR CONSTRUCTION

LAND USE DATA	
LAND AREA WITHIN R.O.W. & POND	130,981 Q FT (3.01 AC)
NUMBER OF LOT PROPOSED	N/A
BUILDING HEIGHT	N/A
LOT AREA	N/A
HARD SURFACE AREA*	1.51 AC ~50.0%
LANDSCAPE AREA	1.51 AC ~50.0%
PRESENT ZONING CLASSIFICATION	MU-A & R-2
MAXIMUM PERMITTED SIGN AREA	N/A
2015 IRC OCCUPANCY CLASSIFICATION	N/A
CONSTRUCTION TYPE	N/A
*SIDEWALKS, STREETS, CURB AND GUTTER	

what is included in Hard surface area? What about sidewalks not being constructed?

MM RESPONSE
 Future sidewalks to be included. "Future" removed from the call out

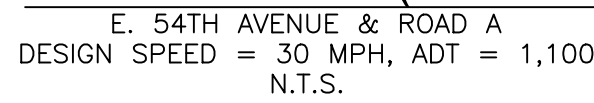
MM RESPONSE
Data block info
updated.

MM RESPONSE
Future sidewalks to be included. "Future" removed from the call out

- 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.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF 61ST AVE, 63RD AVE AND ALL PONDS. LANDSCAPING FOR THE POSSUM GULLY AMENDMENT TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
5. 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.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
9. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. 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.
12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
14. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
15. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11.
16. PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

 MM RESPONSE
Note added

 MM RESPONSE
Note added



 MM RESPONSE
Updated to Medium

MM RESPONSE
Plat and zoning label added
Reference adjacent site plans, ISPs and include case numbers

MM RESPONSE
Plat and zoning label added
Add zone district
Plat name or UNPLATTED

1,323.1 ft

Provide the case numbers for 56th and Picadilly. They are required to be approved, constructed, and accepted prior to issuance of TCO for the commercial buildings.

MM RESPONSE
Noted, 56th ISP to be submitted separately but at the same time as this project, once DA and Case numbers added those labels to be included

add lots, blocks, title of proposed plat. TYP for whole site

MM RESPONSE
Lot labels added based on Green Valley Ranch Plat received from KS from 12/11/2024

PER the presubmittal meeting, 56th was not included. Please explain why it is shown and update LOI

MM RESPONSE
Updated to remove sheets 6 & 12 from the set now that 56th Ave is by separate project submitted separately

show ex/Prop ROW and tie-in

MM RESPONSE
ROW shown with tie-in to 56th ave.

get the name of this street from Phil Turner

MM RESPONSE
We will send an email and coordinate with Phil Turner on the road name.

Reference Denver
Add zone district
UNPLATTED

MM RESPONSE
Label added for Denver Reference

100.0 ft

MM RESPONSE
ROW shown with existing 132' label. Linework turned on and tie in updated for flowline.

show ROW and tie-in

show COA boundary
Label City and County of Denver for west side of Picadilly

MM RESPONSE
Label added for Denver
Reference to plat and zoning

Reference adjacent site plans, ISPs and include case numbers

MM RESPONSE
ISP and case numbers added for Picadilly, place holder shown for 56th ave since that is being submitted at same time, 56th & Picadilly Marketplace added.

Please provide adjacent project to the south of 54th ave for the Clayton property and we will add it to the plans, thanks!



Does the south half of 54th Ave include Clayton Properties land?

add note:
Future Access

MM RESPONSE
note/label added for future access

Add zone district
UNPLATTED

MM RESPONSE
UPLATTED LABEL ADDED AND ASSUMED ZONE A.
PLEASE CONFIRM NEIGHBORING PROJECT



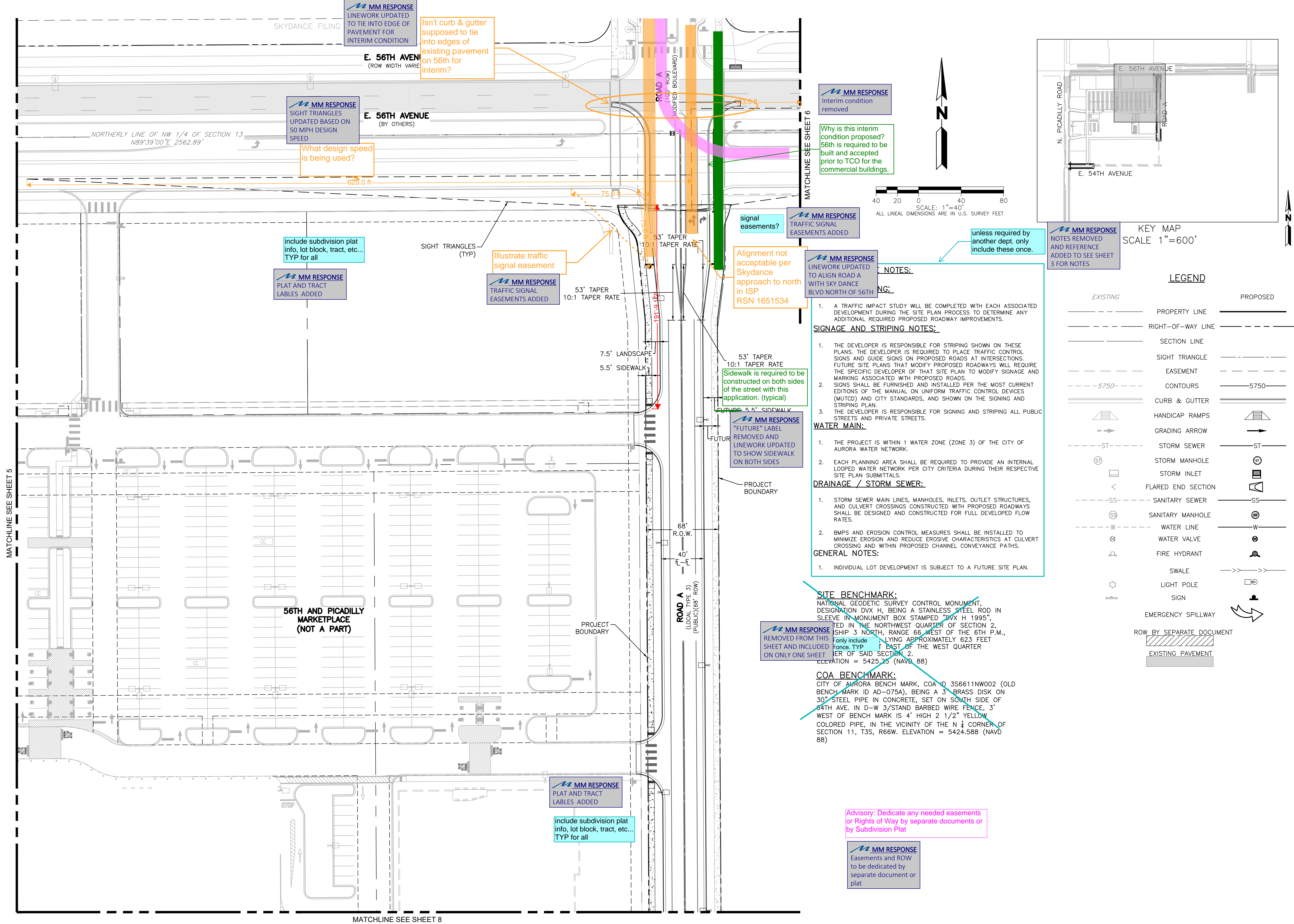
add note:
Future Access

MM RESPONSE
note/label added for future access

add note:
Future Access

MM RESPONSE
note/label added for future access

Cautionary: Dedicate any needed easements Rights of Way by separate documents or Subdivision Plat



NOT FOR CONSTRUCTION

Date

12/04/24

Submission / Revision

1ST COA SUBMITTAL

pcs group
www.pcsengrco.com
1303.531.4955

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

56TH & PICADILLY MARKETPLACE
OFFSITE IMPROVEMENT SITE PLAN

AURORA, COLORADO

Design Project No.

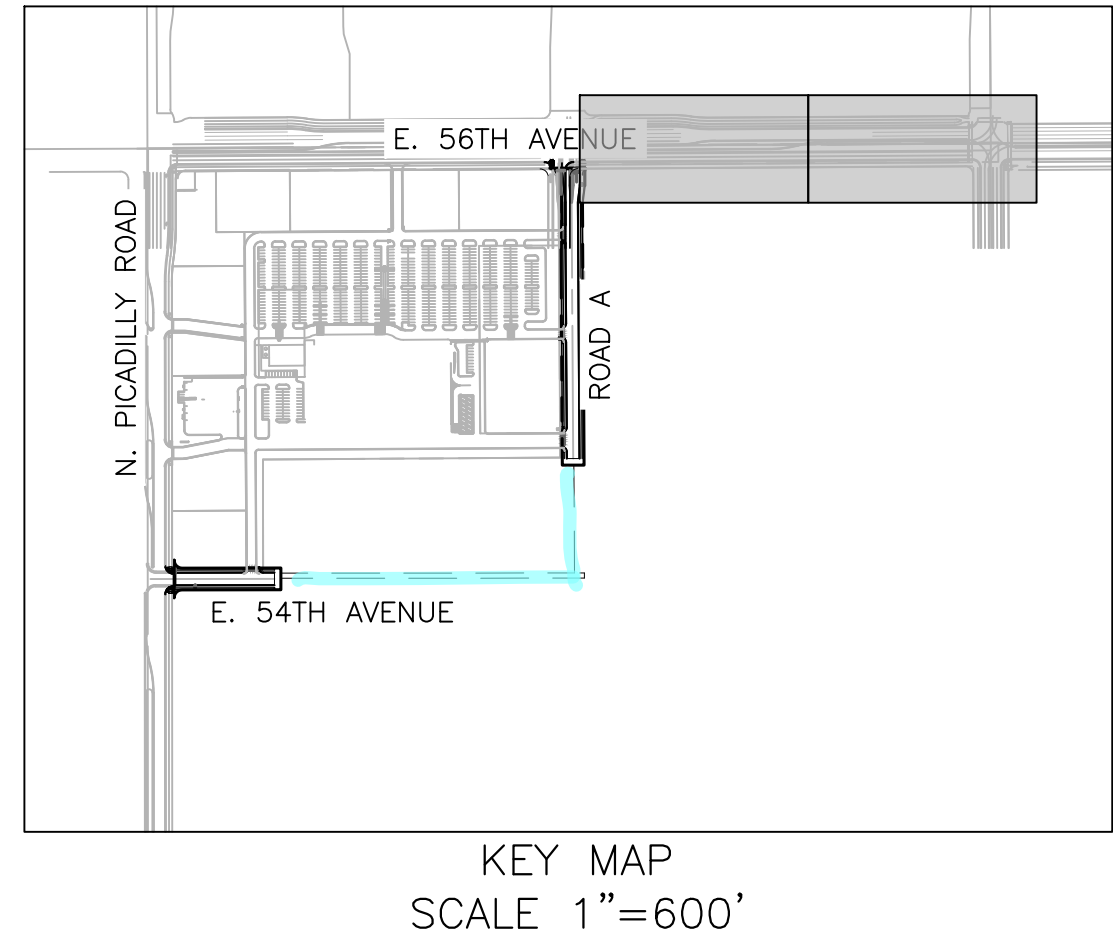
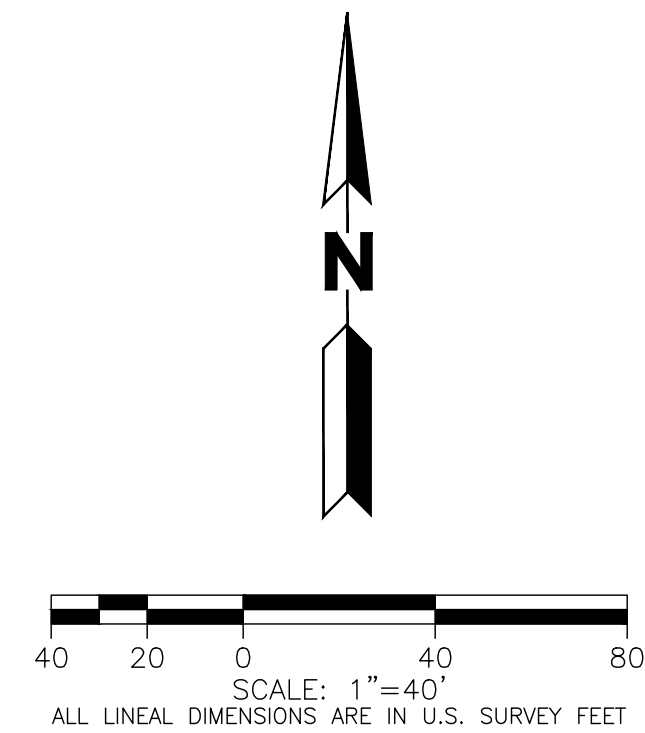
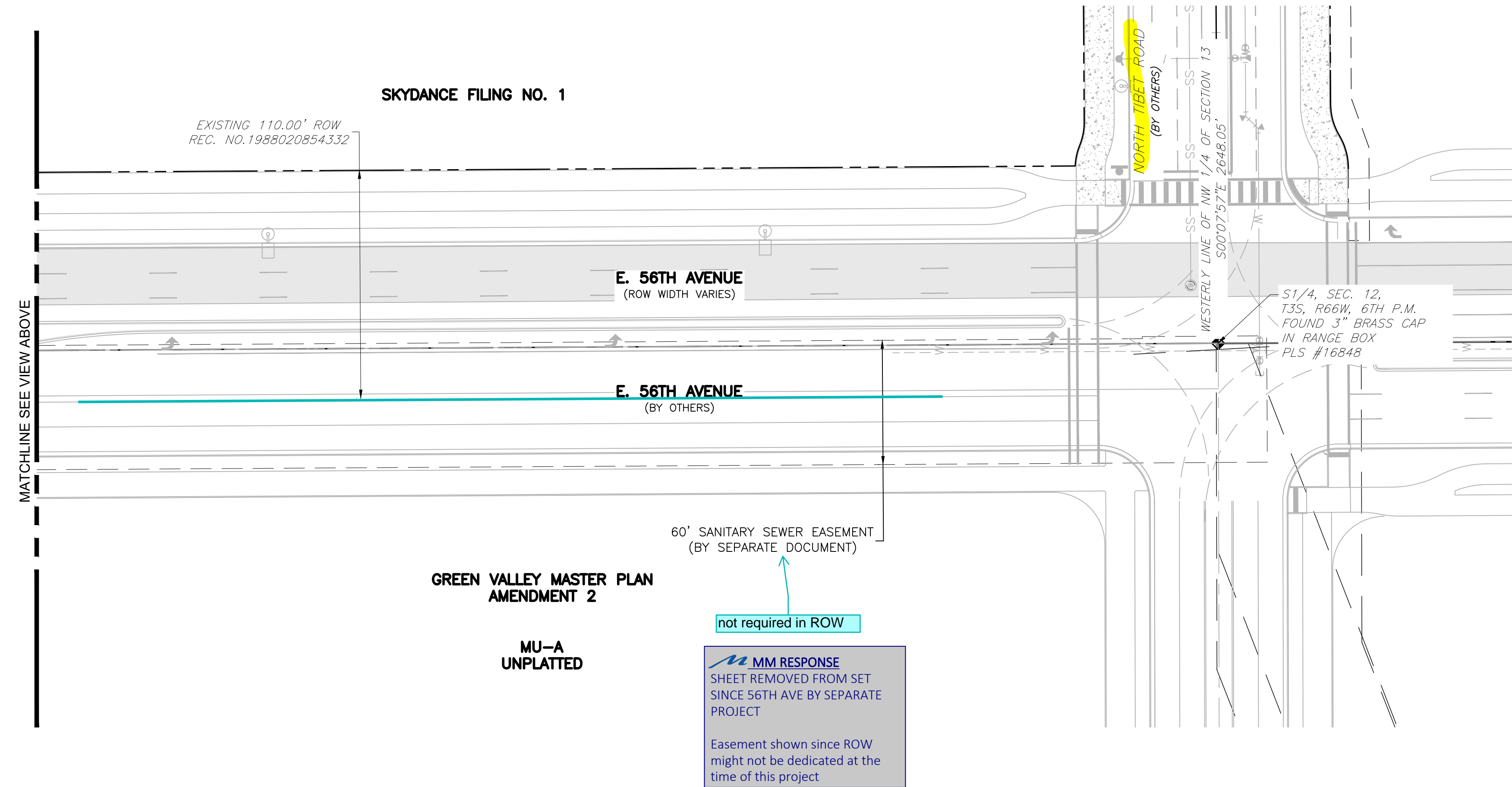
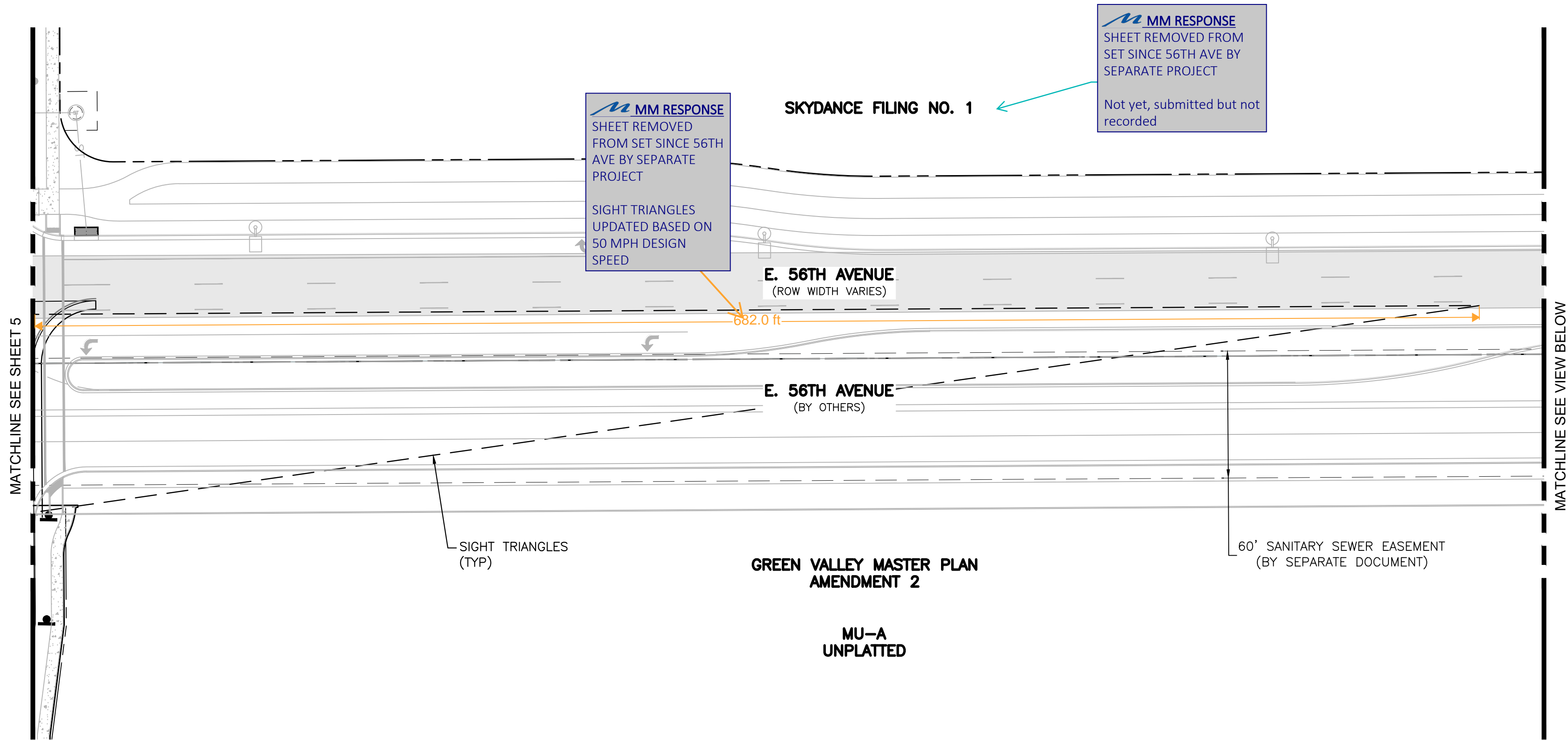
24.1527

Drawing Title

SITE PLAN

Drawing No.

5



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

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SITE BENCHMARK:

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

COA BENCHMARK:

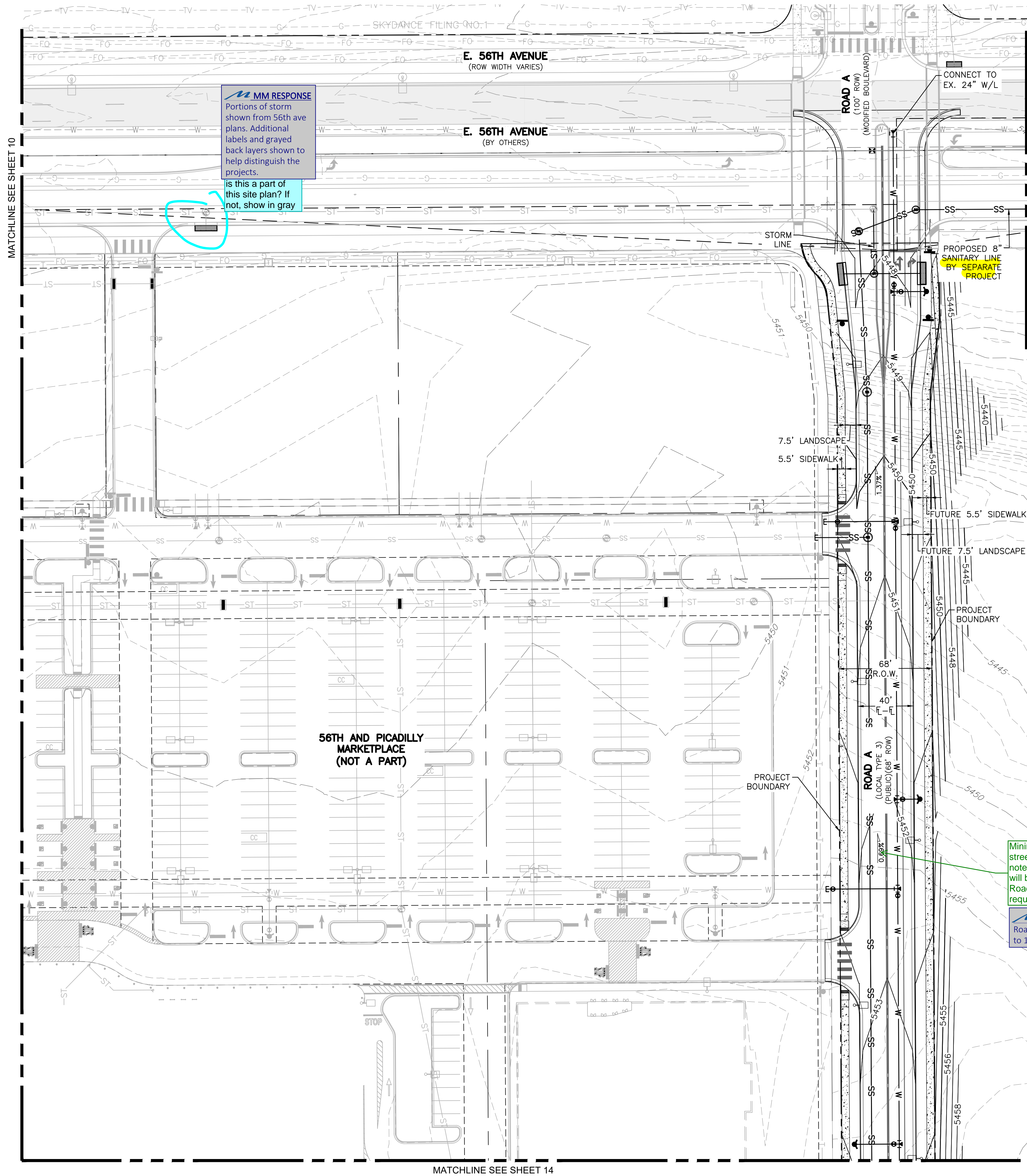
CITY OF AURORA BENCH MARK, COA ID 3S6611NW002 (OLD BENCH MARK ID AD-075A), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STAND BARBED WIRE FENCE, 3' WEST OF BENCH MARK IS 4' HIGH 2 1/2" YELLOW COLORED PIPE, IN THE VICINITY OF THE N 1/4 CORNER OF SECTION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

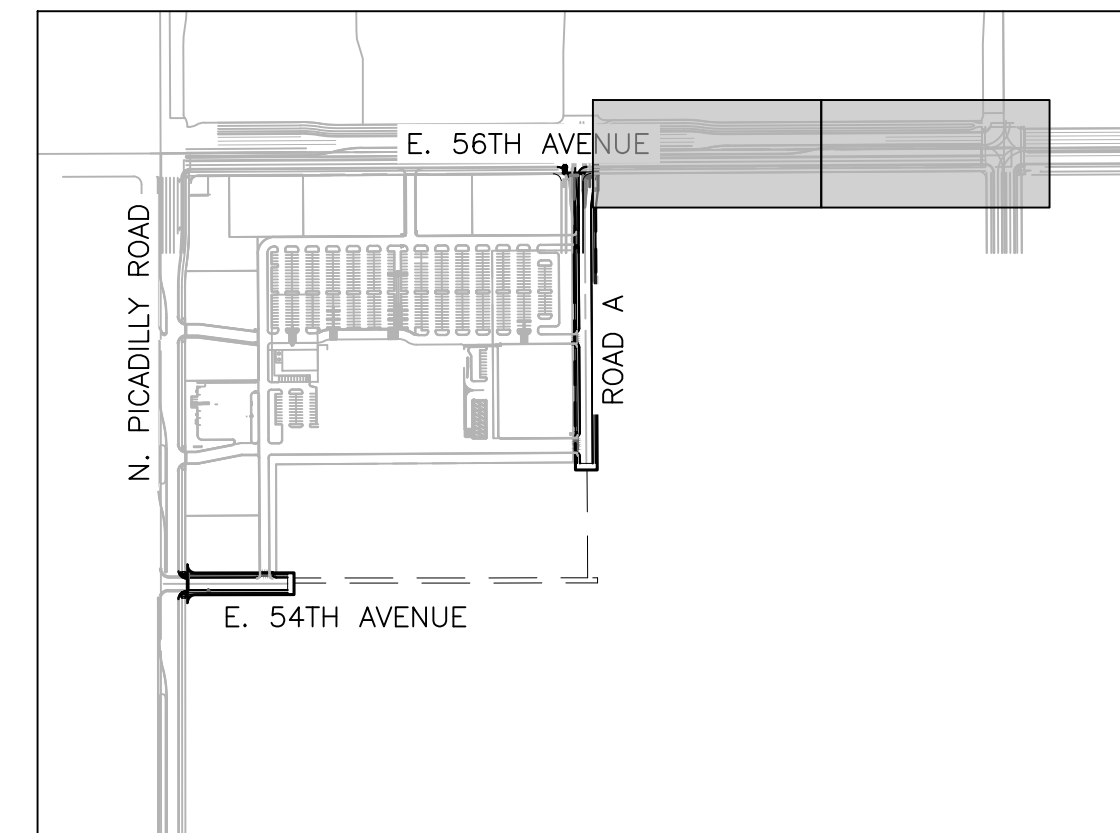
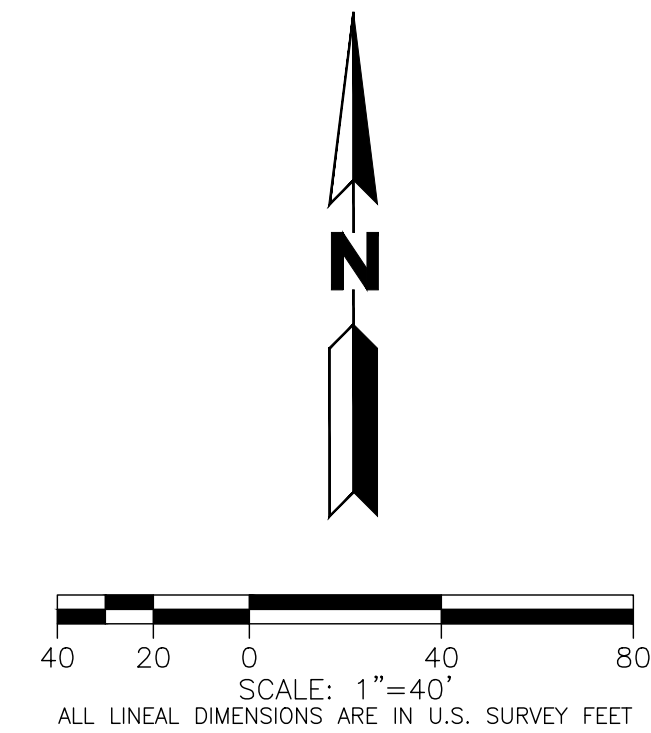
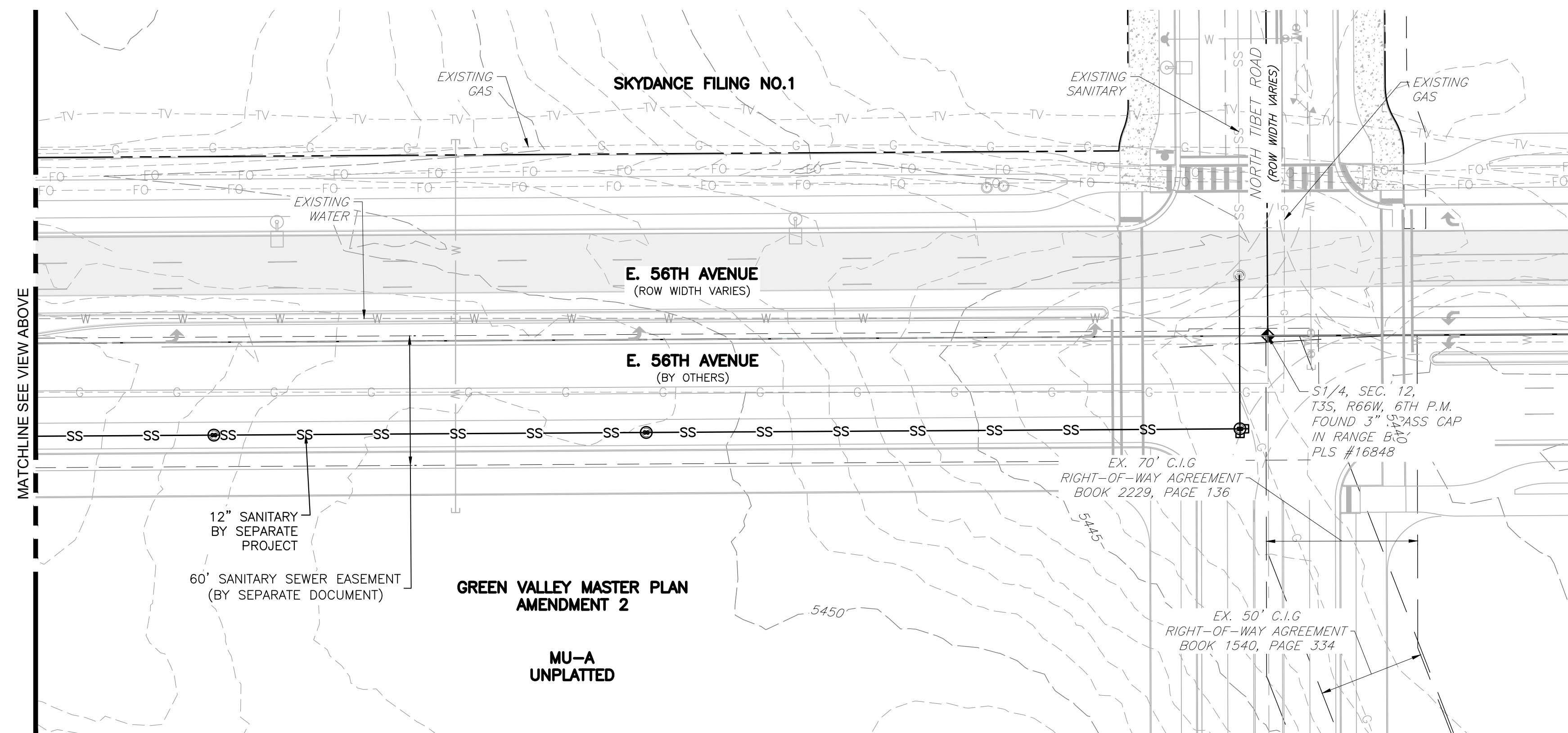
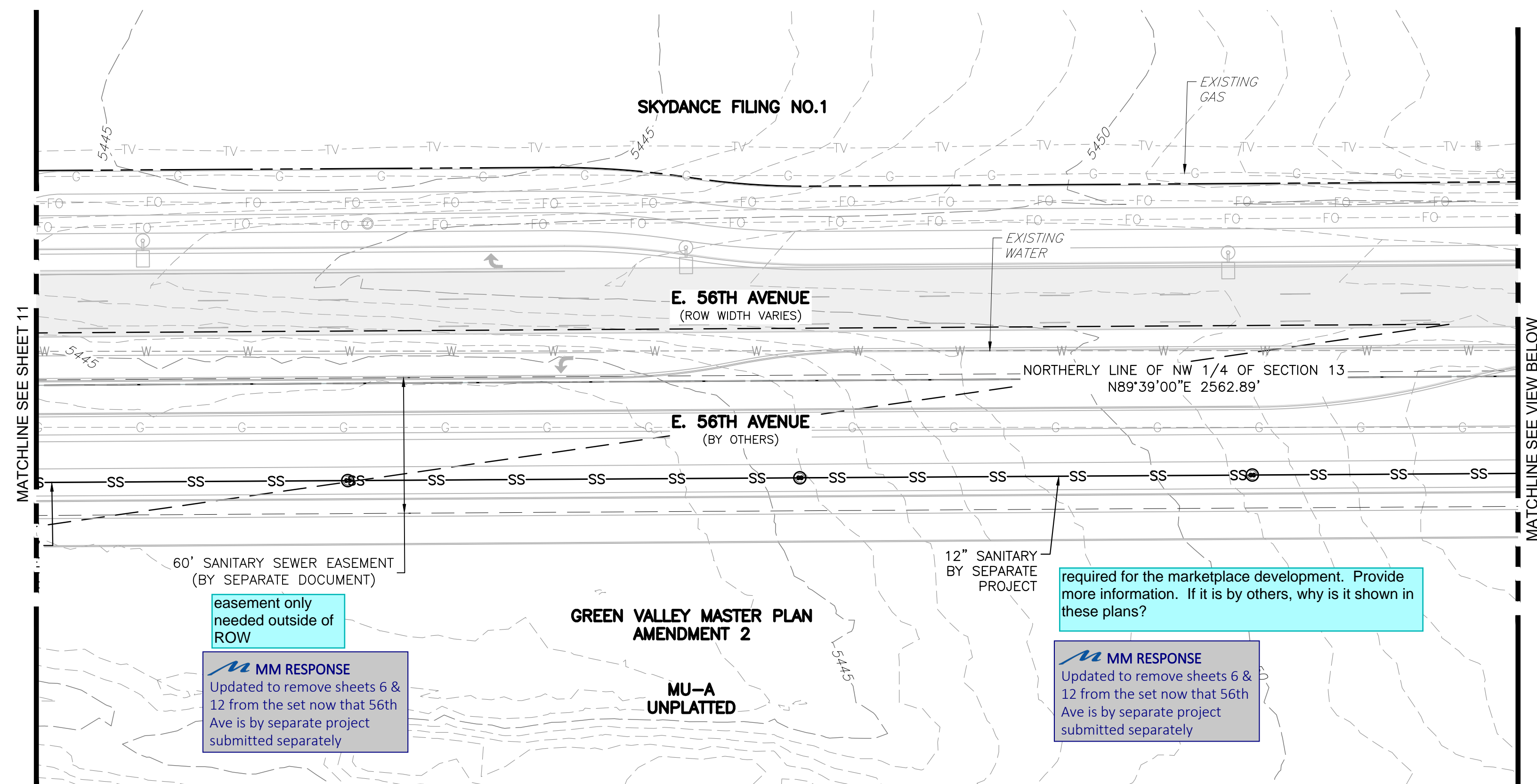
LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	SIGHT TRIANGLE	---
---	EASEMENT	---
---	CONTOURS	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	GRADING ARROW	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	SWALE	---
---	LIGHT POLE	---
---	SIGN	---
---	EMERGENCY SPILLWAY	---
---	ROW BY SEPARATE DOCUMENT	---
---	EXISTING PAVEMENT	---

<i>EXISTING</i>		<i>PROPOSED</i>
_____	PROPERTY LINE	=====
- - - - -	RIGHT-OF-WAY LINE	=====
_____	SECTION LINE	-----
_____	SIGHT TRIANGLE	-----
_____	EASEMENT	-----
- - - - -5750-	CONTOURS	-----5750-
=====	CURB & GUTTER	=====
	HANDICAP RAMPS	
	GRADING ARROW	
- - - - -ST-	STORM SEWER	-----ST-----
(S)	STORM MANHOLE	(S)
	STORM INLET	
<	FLARED END SECTION	
- - - - -SS-	SANITARY SEWER	-----SS-----
(S)	SANITARY MANHOLE	(S)
- - - - -W-	WATER LINE	-----W-----
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	-->>>-->>-->
	LIGHT POLE	
	SIGN	
	EMERGENCY SPILLWAY	
ROW BY SEPARATE DOCUMENT		
EXISTING PAVEMENT		

Design Project No.	24.1527
Drawing Title	GRADING AND UTILITY PLAN
Drawing No.	10





KEY MAP
SCALE 1"=600'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
	CONTOURS	
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
	STORM SEWER	
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	EMERGENCY SPILLWAY	

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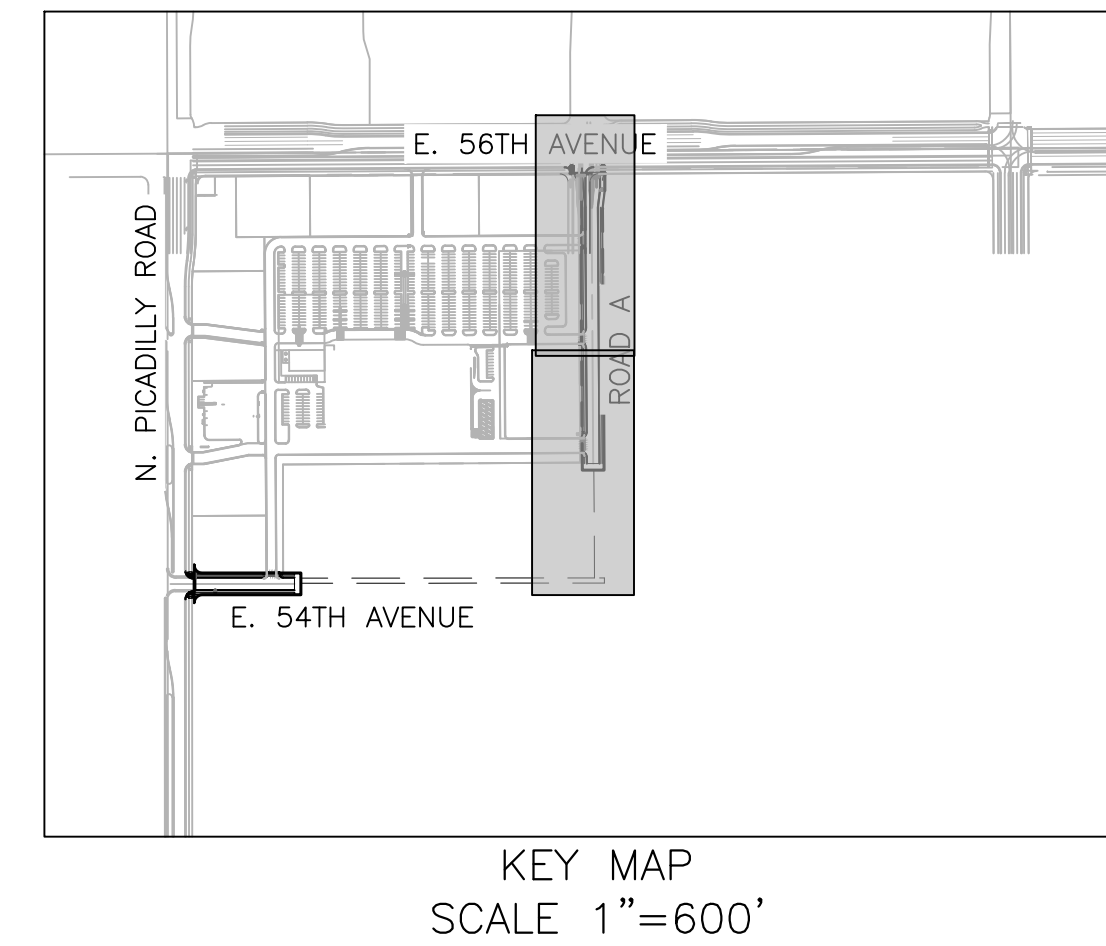
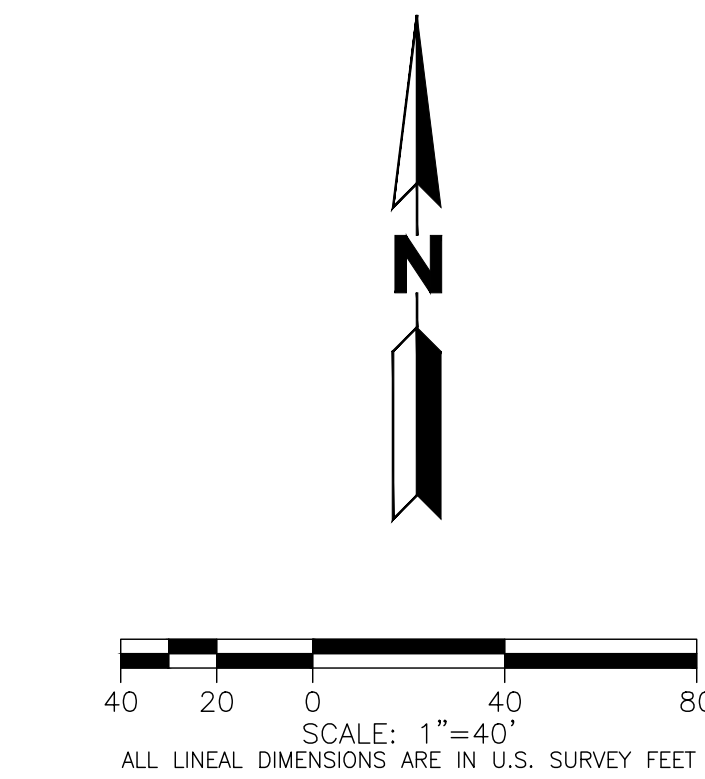
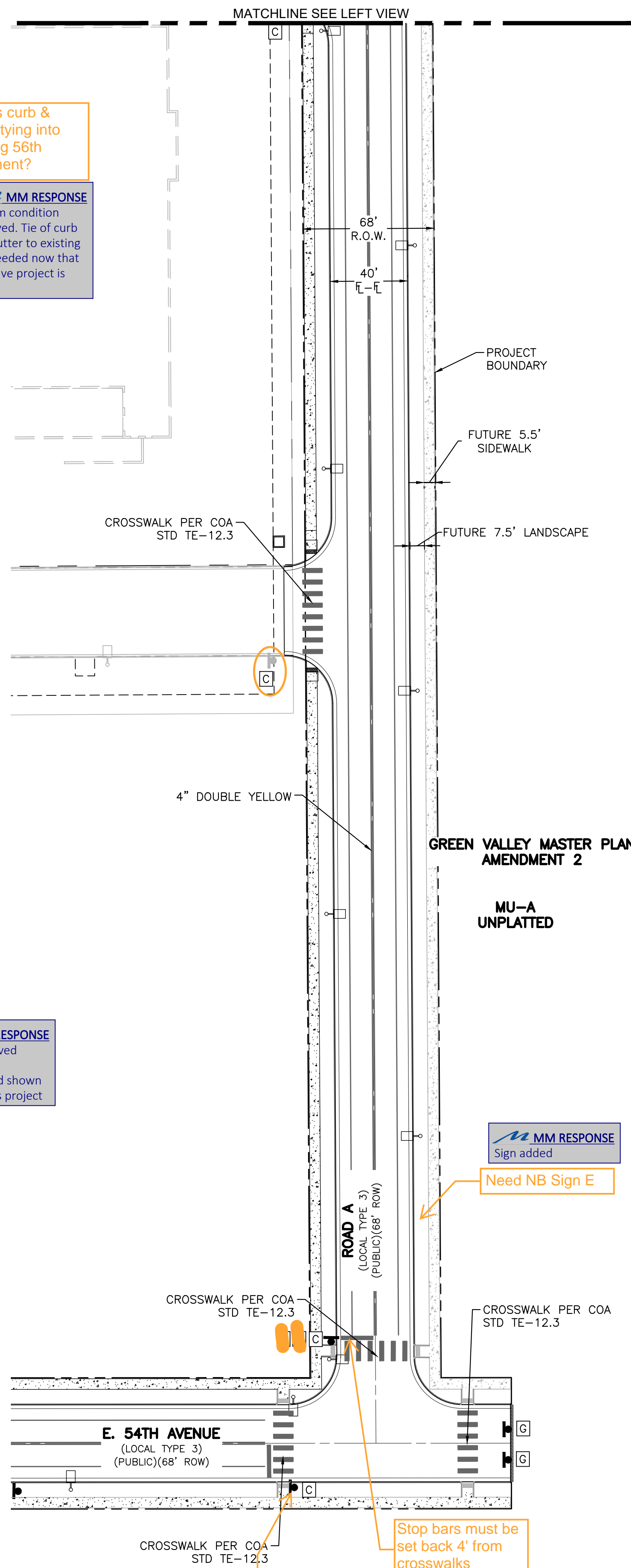
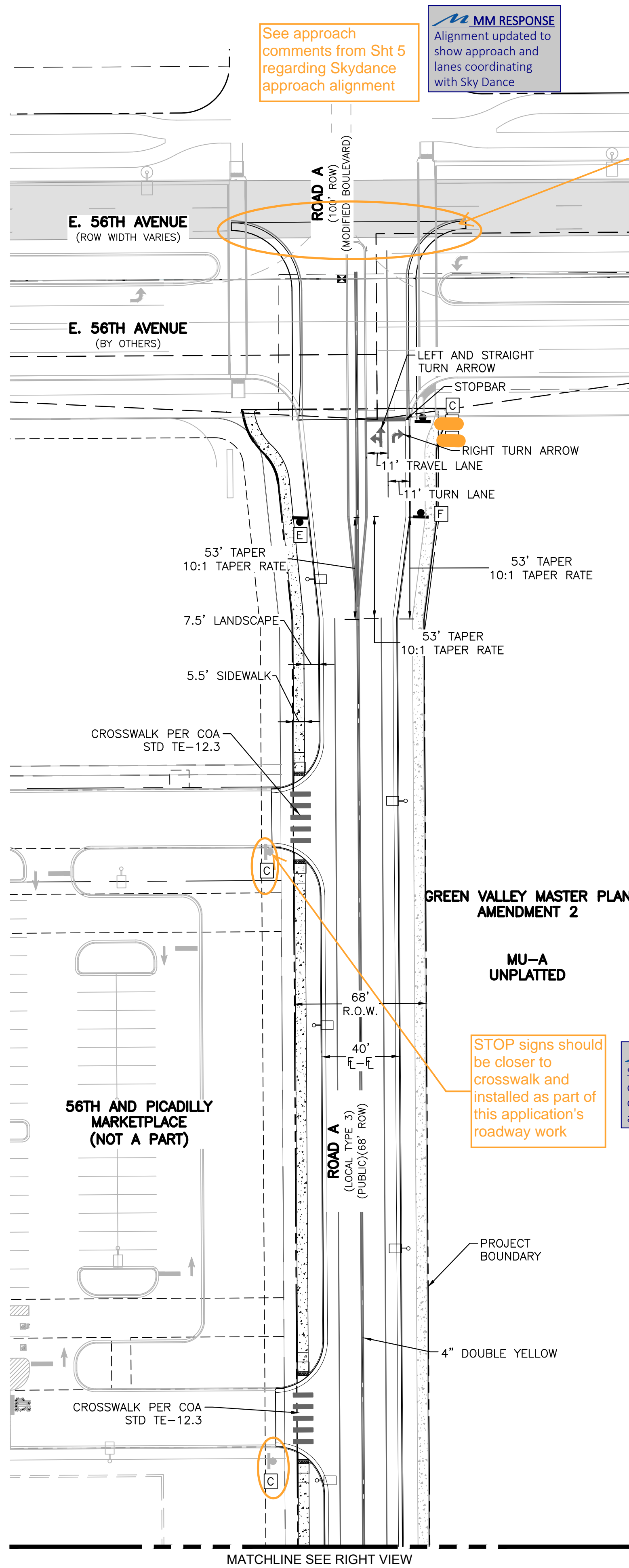
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DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN
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TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
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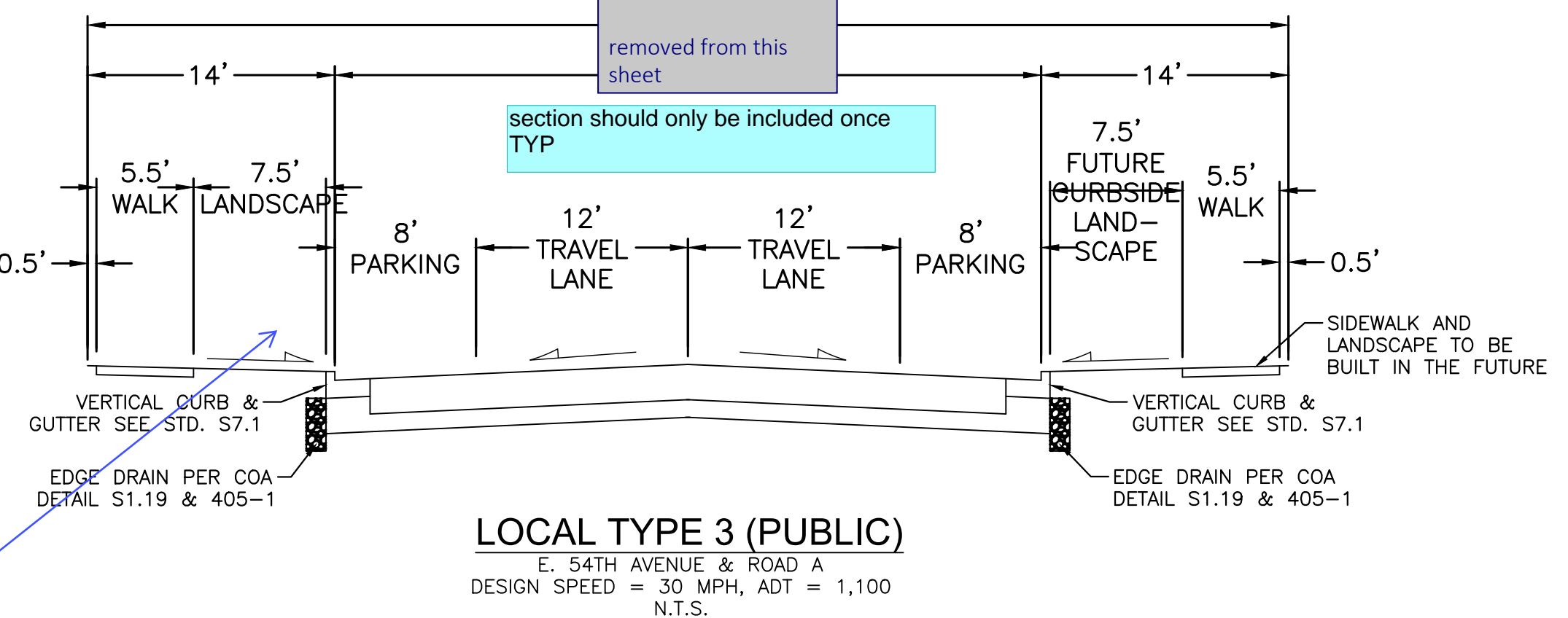
GRADING NOTES:

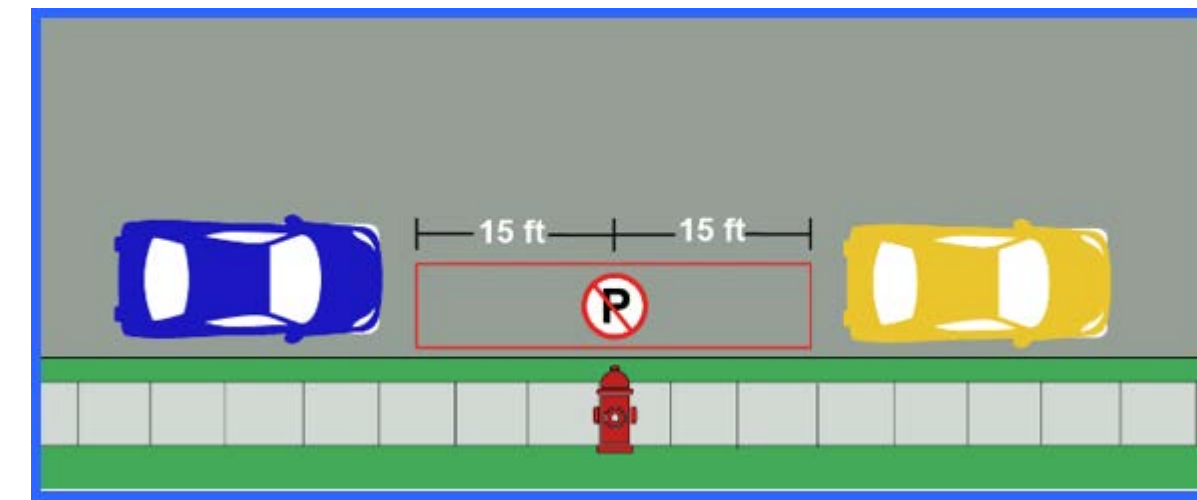
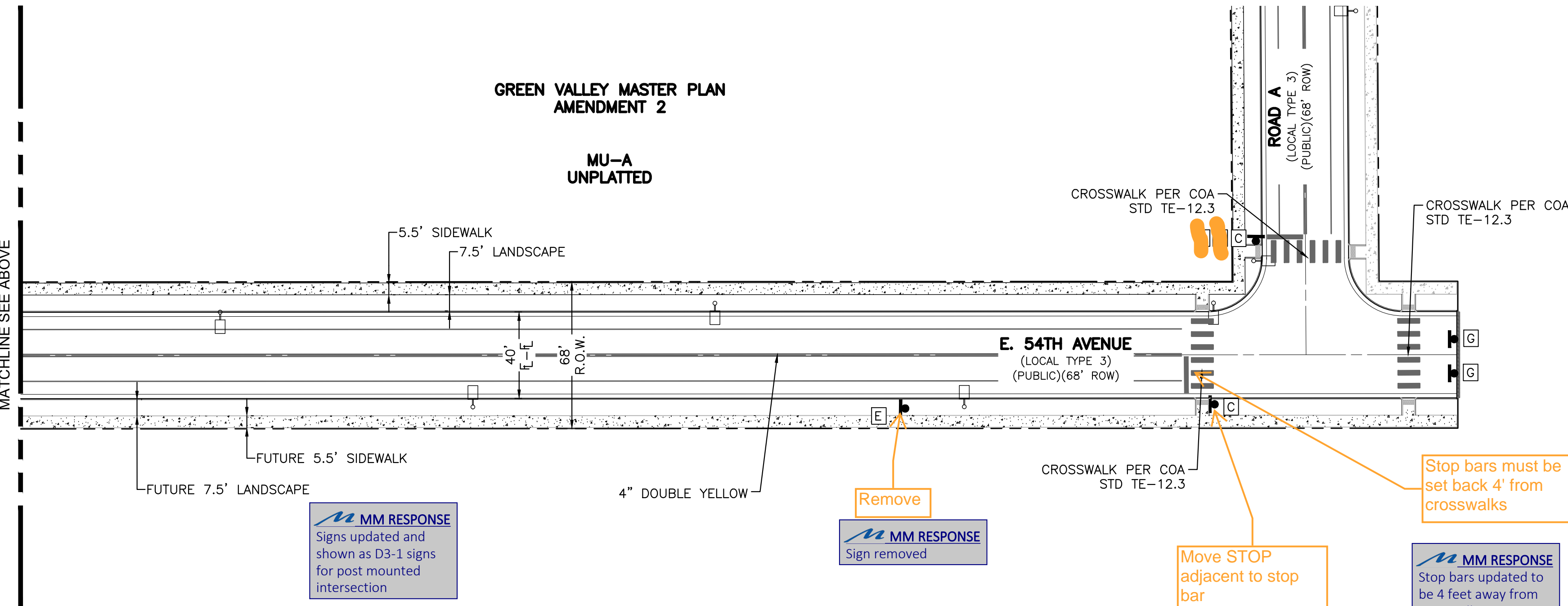
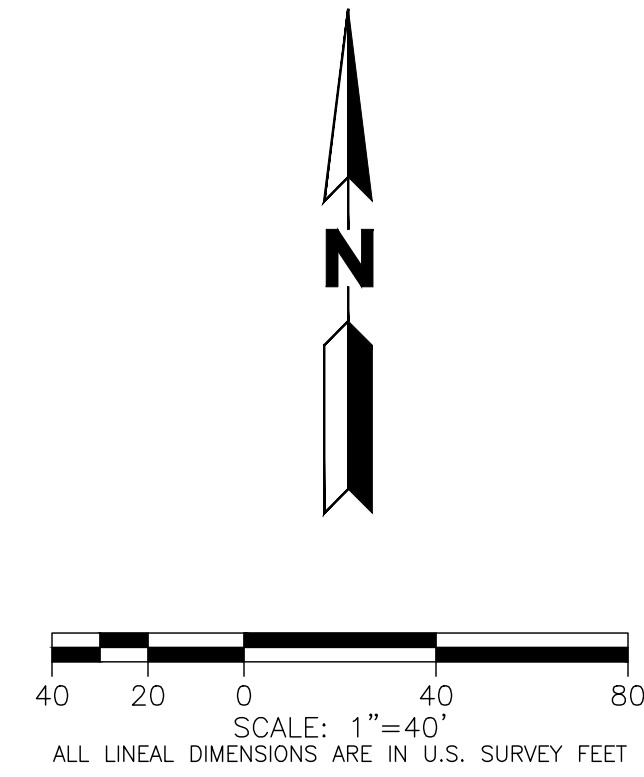
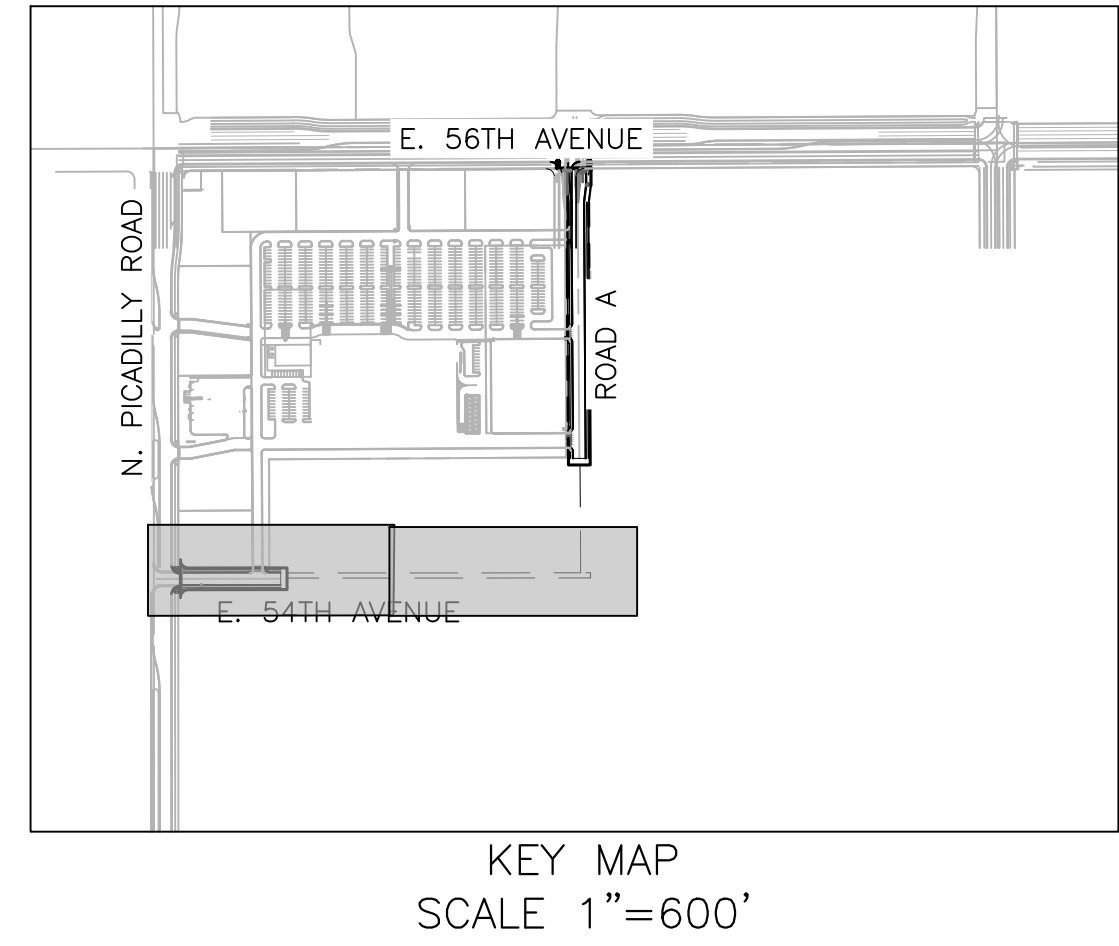
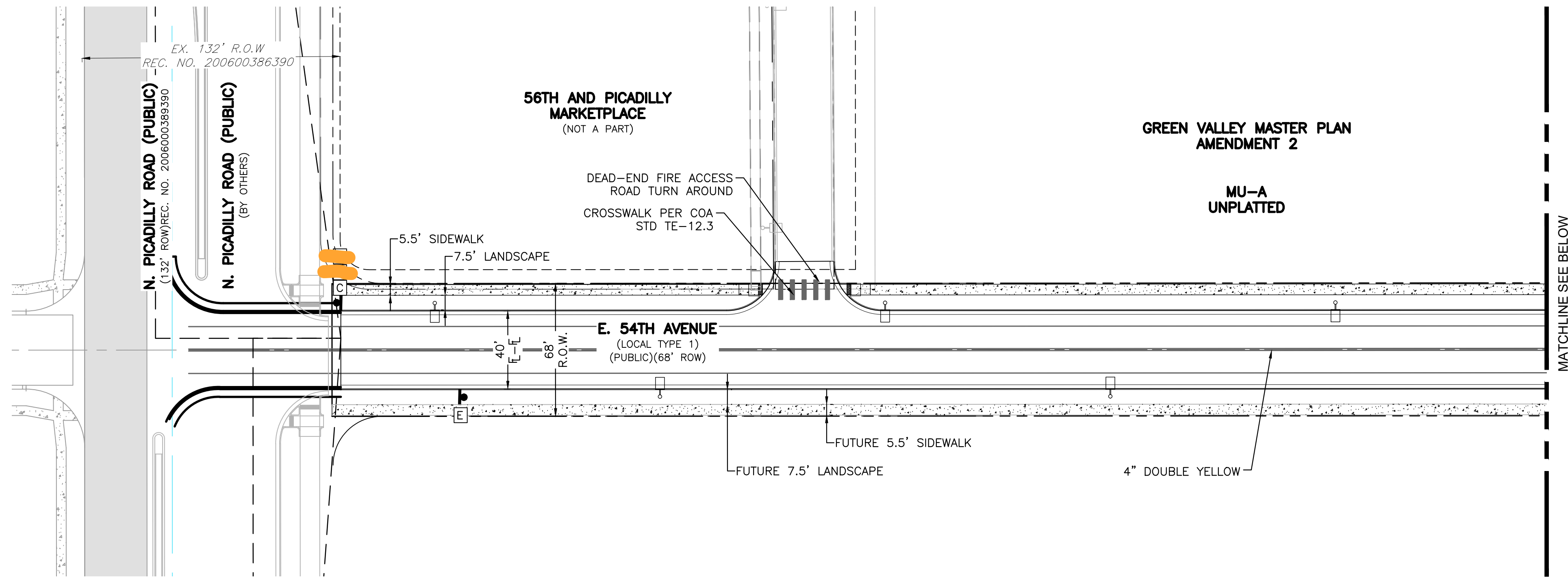
1. "MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%"
2. "THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. "THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE 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."



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

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



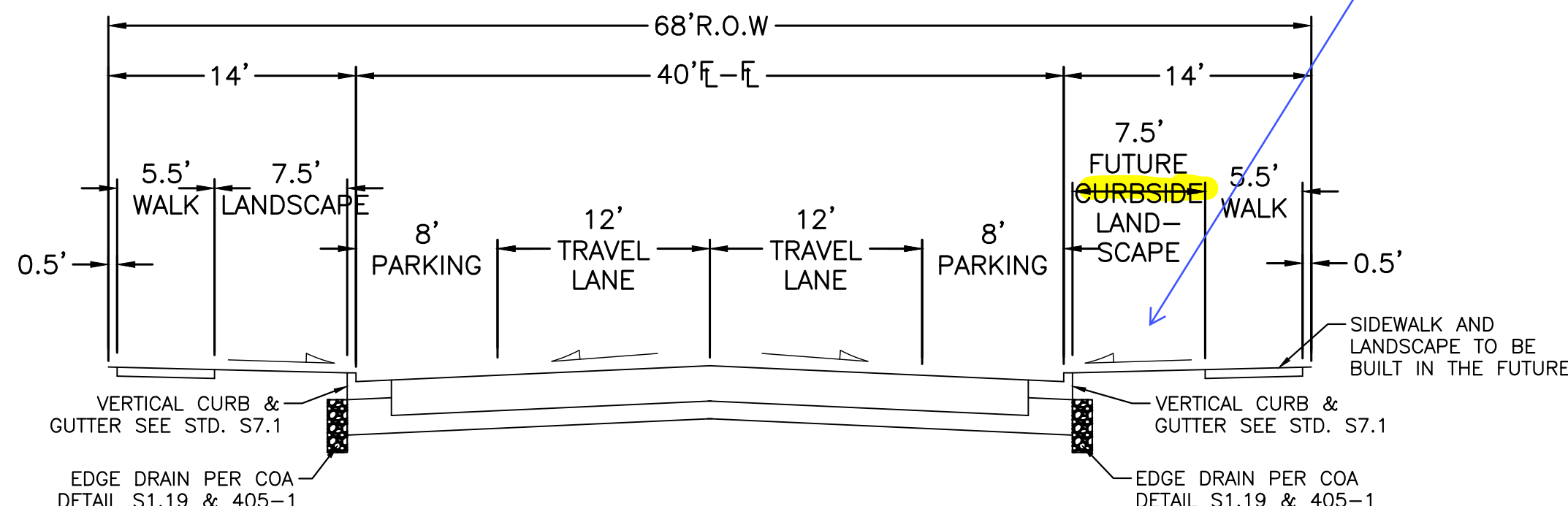
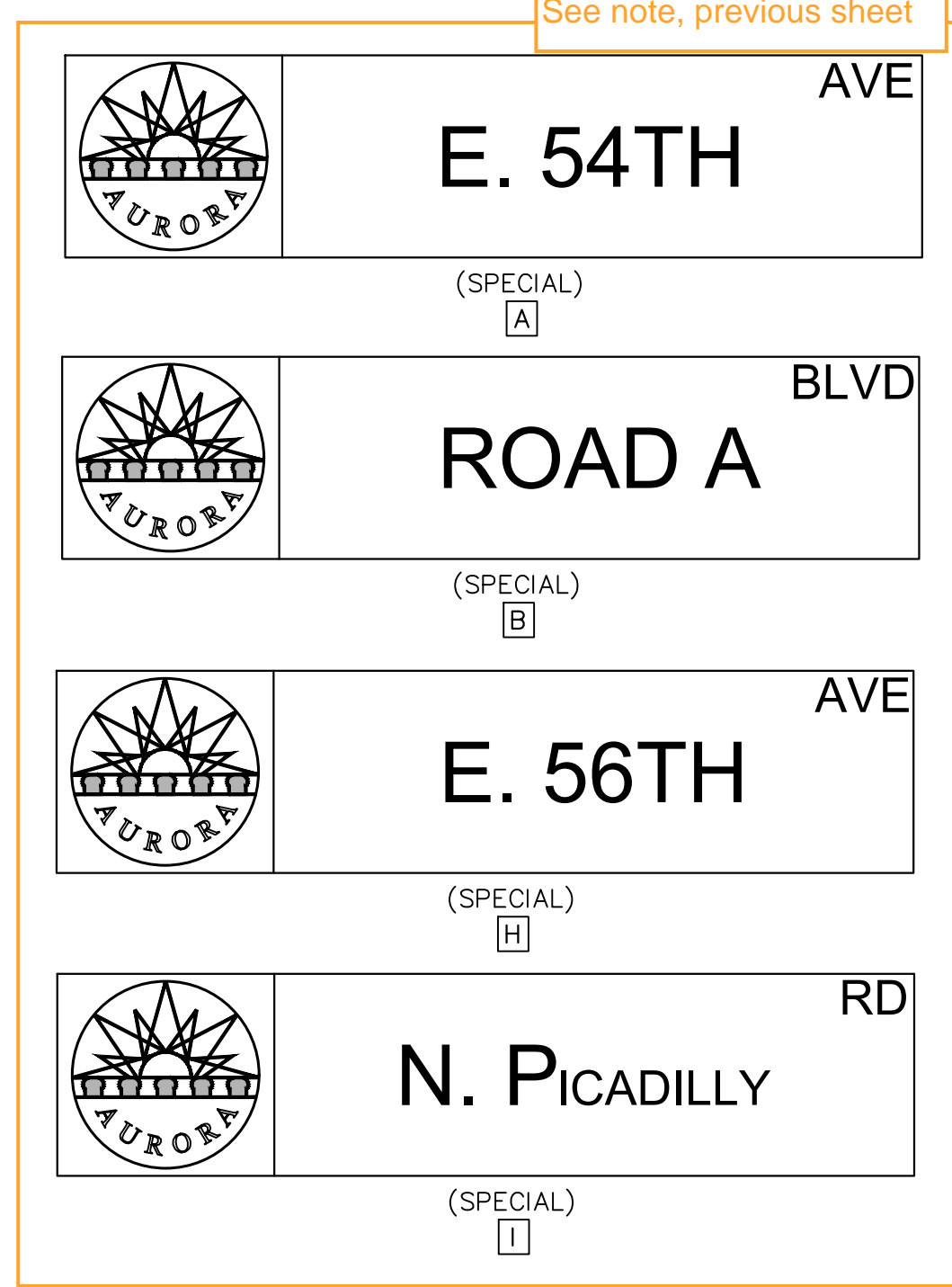


Please indicate the No Parking Area delineated by a 15 foot measurement to either side of the hydrant and the required No Parking Signs.

MM RESPONSE
No parking signs added near the FH.

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

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



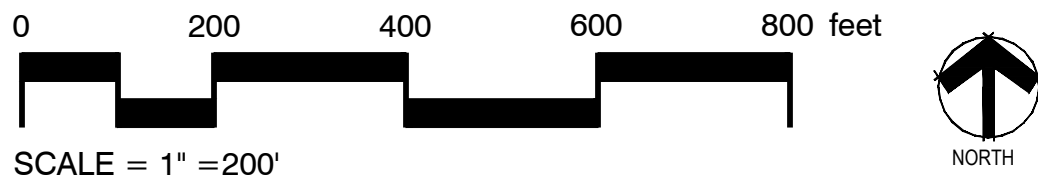
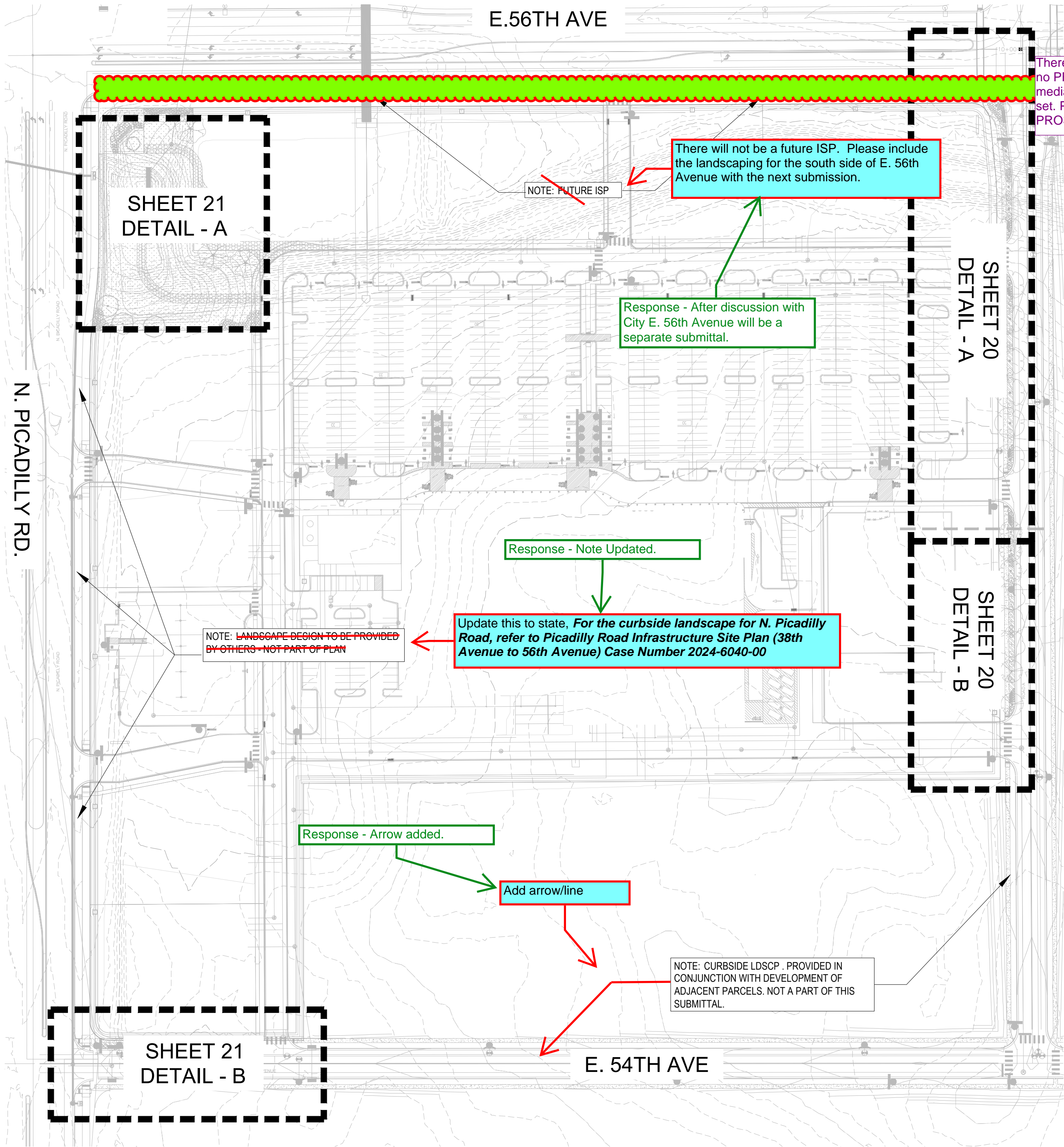
LOCAL TYPE 3 (PUBLIC)
E. 54TH AVENUE & ROAD A
DESIGN SPEED = 30 MPH, ADT = 1,100
N.T.S.



CALL **811** 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SHEET INDEX



CITY OF AURORA MEDIAN MAINTENANCE NOTES:

1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3 YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
2. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

PARKS, RECREATION & OPEN SPACE MEDIAN MAINTENANCE NOTES:

1. PLANTS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENT SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1.
2. CONTRACTOR SHALL REPLACE DEAD AND DYING PLANTS WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED.
3. TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDING AND CURLEX II EROSION BLANKET TO BE INSTALLED.

CITY OF AURORA NOTES:

1. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
 2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
 3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
 5. LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
 6. SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
 7. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FIRE LIFE SAFETY LANDSCAPE NOTES:
9. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
 10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

SHEET INDEX

Sheet Number	Sheet Title
17	LANDSCAPE COVER SHEET
18	PLANT SCHEDULE & CALCULATIONS
19	LANDSCAPE WATER USE EXHIBIT & DETAILS
20	LANDSCAPE PLAN - ROAD A - DETAIL A-B
21	LANDSCAPE PLAN - E. 54TH AVE/POND A - DETAIL A-B

NOT FOR CONSTRUCTION

Date
12/04/24

Submission / Revision
1ST COA SUBMITTAL

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56TH & PICADILLY MARKETPLACE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design / Project No.
24.1527

Drawing Title
COVER SHEET

Drawing No.
17

PLANT & GROUNDCOVER SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR ZONE
DECIDUOUS TREES								
	NSM	4	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL	40' X 30'	LOW
	NM	3	ACER PLATANOIDES	NORWAY MAPLE	B & B	2.5" CAL	45' X 50'	MODERATE
	CO2	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 40'	LOW
	GI	5	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	40' X 35'	LOW
	QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'	LOW
	RAL	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL	50' X 30'	MODERATE
	AE	3	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2.5" CAL	50' X 30'	LOW
EVERGREEN TREES								
	PP	1	PINUS EDULIS	PINON PINE	B & B	6' HT	25' X 20'	VERY LOW
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SUN/SHADE
PERENNIAL								
	DMG	13	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	1 GAL	2' X 2'	LOW	FULL SUN
DECIDUOUS SHRUBS								
	BSP	27	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	5 GAL	2.5' X 2.5'	LOW	F/P SUN
	RSA	9	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	DGN	10	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'	LOW-MOD	F/P SUN
	MN	5	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	7' X 7'	LOW	F/P SUN
	GFP	8	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'	LOW	FULL SUN
	PBS	15	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5'	LOW	SHADE-SUN
	RHU	9	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8'	LOW	SHADE-SUN
	RA	6	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	GC	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	6' X 6'	LOW	F/P SUN
	FMR	21	ROSA MEIDILAND SERIES 'FIRE'	RED MEIDILAND ROSE	5 GAL	2' X 4'	LOW	FULL SUN
	WMR	27	ROSA X MEIDILAND WHITE	WHITE MEIDILAND® SHRUB ROSE	5 GAL	1.5' X 3'	LOW	FULL SUN
	GFS	7	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	4' X 4'	MODERATE	FULL SUN
	LPS	6	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL	2' X 3'	MODERATE	F/P SUN
	SA2	9	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2'	MODERATE	FULL SUN
EVERGREEN SHRUBS								
	CC	6	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'	LOW	SHADE-SUN
	JUH	9	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	5 GAL	5" X 8'	LOW	FULL SUN
	JUA	22	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
	SCJ	7	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN

GRASSES								
	BB	36	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN
	BOG	61	FESTUCA GLAUCA 'CASCALL'	BEYOND BLUE OAT GRASS	5 GAL	1' X 1.5'	LOW	FULL SUN
	HS	18	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	1.5' X 2'	LOW-MOD	FULL SUN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT			
SEED								
	NS	44,020 SF	NATIVE SEED MIX - NON-IRR	NATIVE SEED MIX - NON-IRR	SEED			
MULCH								
	RM	4,055 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH			
	WM	3,878 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH			

SEED SCHEDULE

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

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

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

RIGHT-OF-WAY STREET TREE REQUIREMENTS					
STREET NAME	STREET SIDE	*CURBSDE LENGTH (LF)	NO. OF STOP SIGNS (REQUIRES 50' TREE CLEAR ZONE)	TOTAL TREES REQUIRED (1/40 LF.)	TREES PROVIDED
ROAD A	WEST	756	0	19	20 19
E. 54TH AVE	EAST	224'	1	5	5
NOTES:					
*RIGHT OF WAY LENGTH IS CALCULATED WITH LENGTH OF CURB CUTS/INTERSECTIONS REMOVED.					

CURBSIDE TREE LAWN PLANTING REQUIREMENTS											
STREET	TREE LAWN SIDE OF STREET	TREE LAWN LENGTH (LF)	X	TREE LAWN WIDTH (LF)	AREA OF CURBSIDE LANDSCAPE (SF.)	PROVIDED SHRUBS (5 GAL)	+	PROVIDED ORNAMENTAL GRASS (5-GAL)	=	TOTAL SHRUBS & EQUIVALENTS PROVIDED	% GRASSES (NOT TO EXCEED 40%)
ROAD A	WEST	756'		10.0' 7.5'	7,560 SF.	125		73		198	36.9%
E. 54 TH AVE.	EAST	224'		7.5'	1,680 SF.	51		0		51	0.0%

DETENTION POND LANDSCAPE REQUIREMENTS								
POND NAME	*POND AREA (SF.)	*100 YEAR POND SURFACE ELEV. AREA (SEED ONLY) (SF.)	POND PLANTABLE AREA (EXCLUDES 1-YR WAT. SURF. ELEV.) (SF.)	TREES REQUIRED (1 PER 4,000 SF.)	TREES PROVIDED		SHRUBS REQUIRED (10 PER 4,000 SF.)	SHRUBS PROVIDED
POND A	43,545	18,376	25,169	6	6	DECIDUOUS, 2.5" CAL.	63	72
					1	EVERGREEN, 6' HT.		110
NOTES:								


Add E. 56th Avenue to this table.

Response - 56TH ave. to be separate submittal.


Response - Numbers updated.

NOT FOR CONSTRUCTION

Date12/04/24Submission / Revision1ST COA SUBMITTAL



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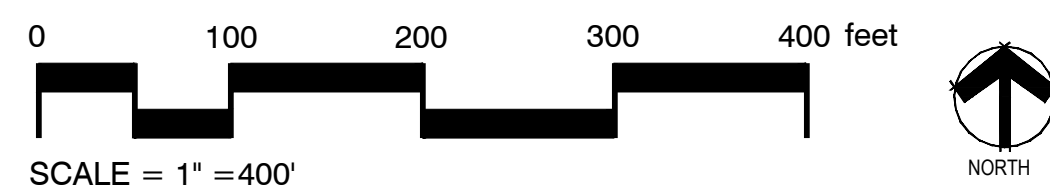
56TH & PICADILLY MARKETPLACE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.24.1527

Drawing TitlePLANT SCHEDULE & CALCULATIONS

Drawing No.18

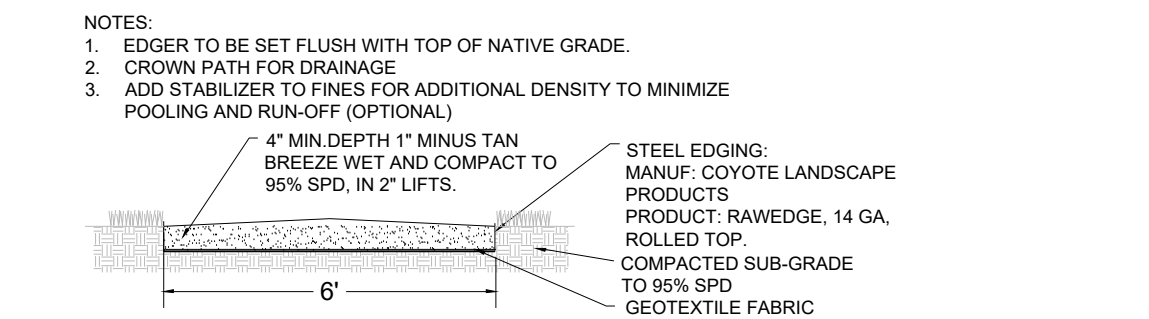
LOW-WATER USE PLANTINGS
DRIP IRRIGATION = 10,218 SF.
(CURBSIDE PLANTING BEDS)



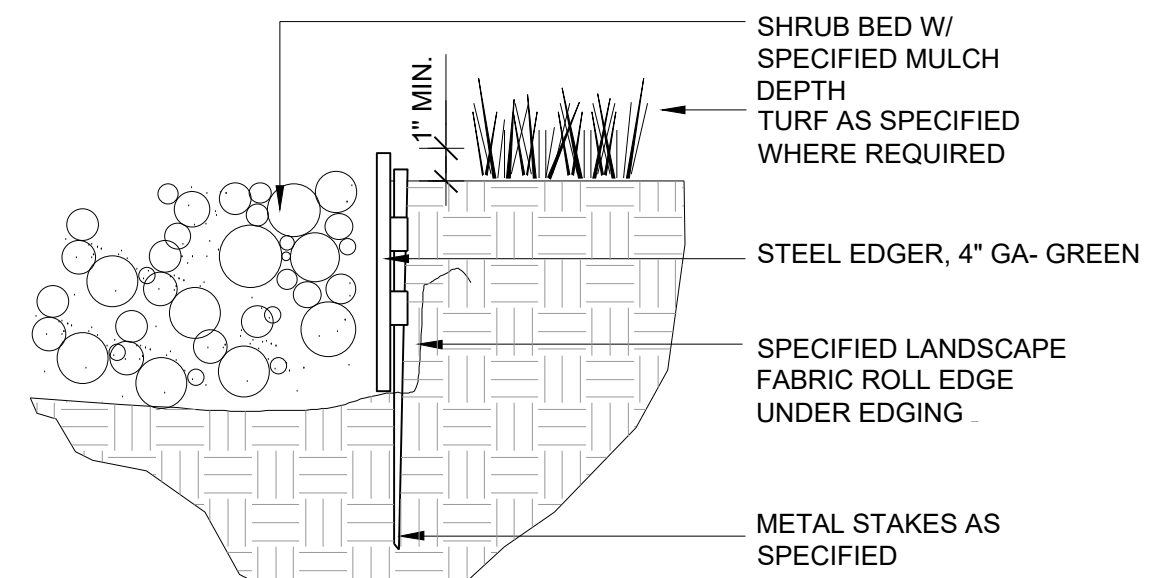
Response - Sheet relocated to last sheet.

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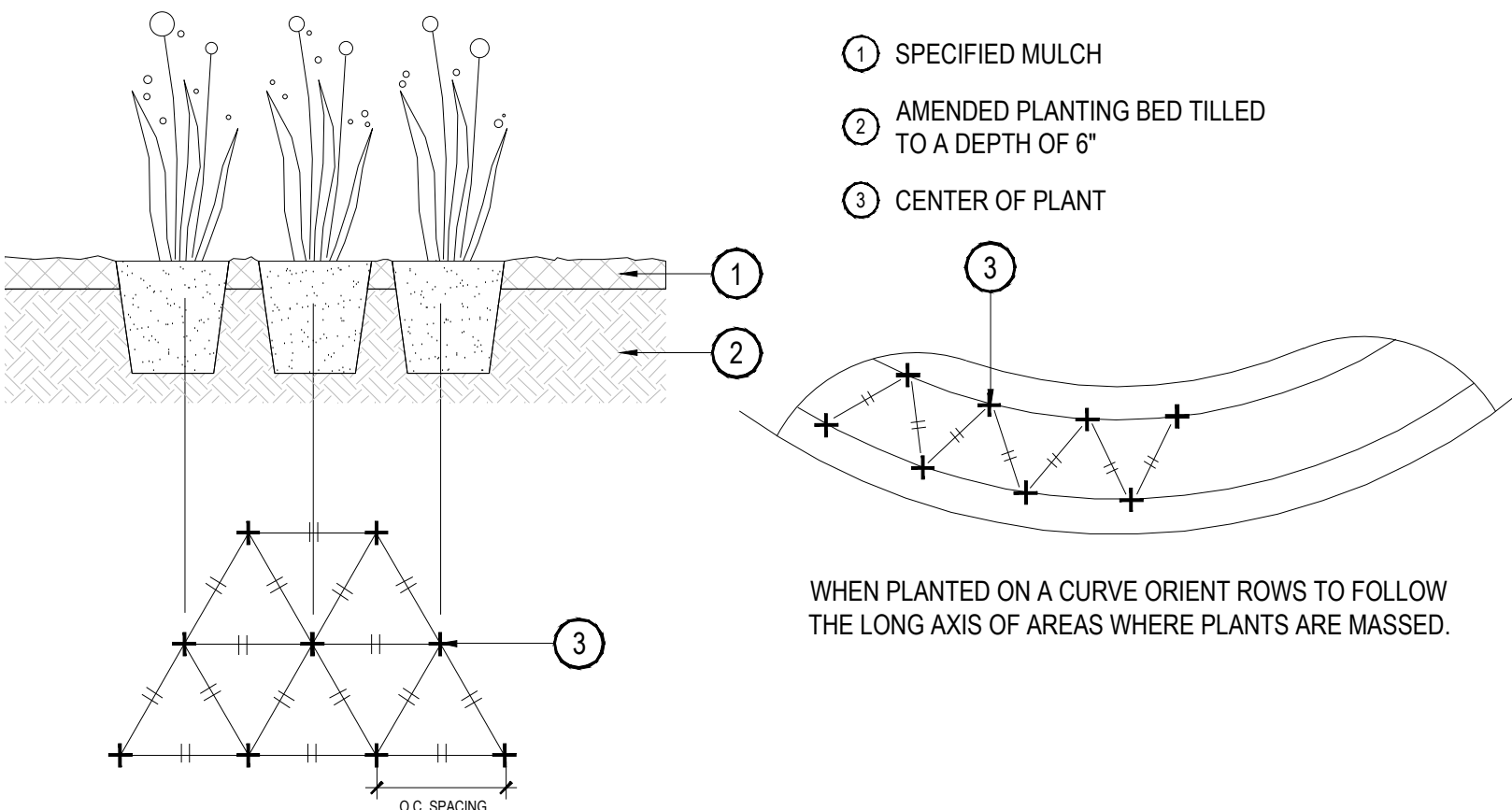
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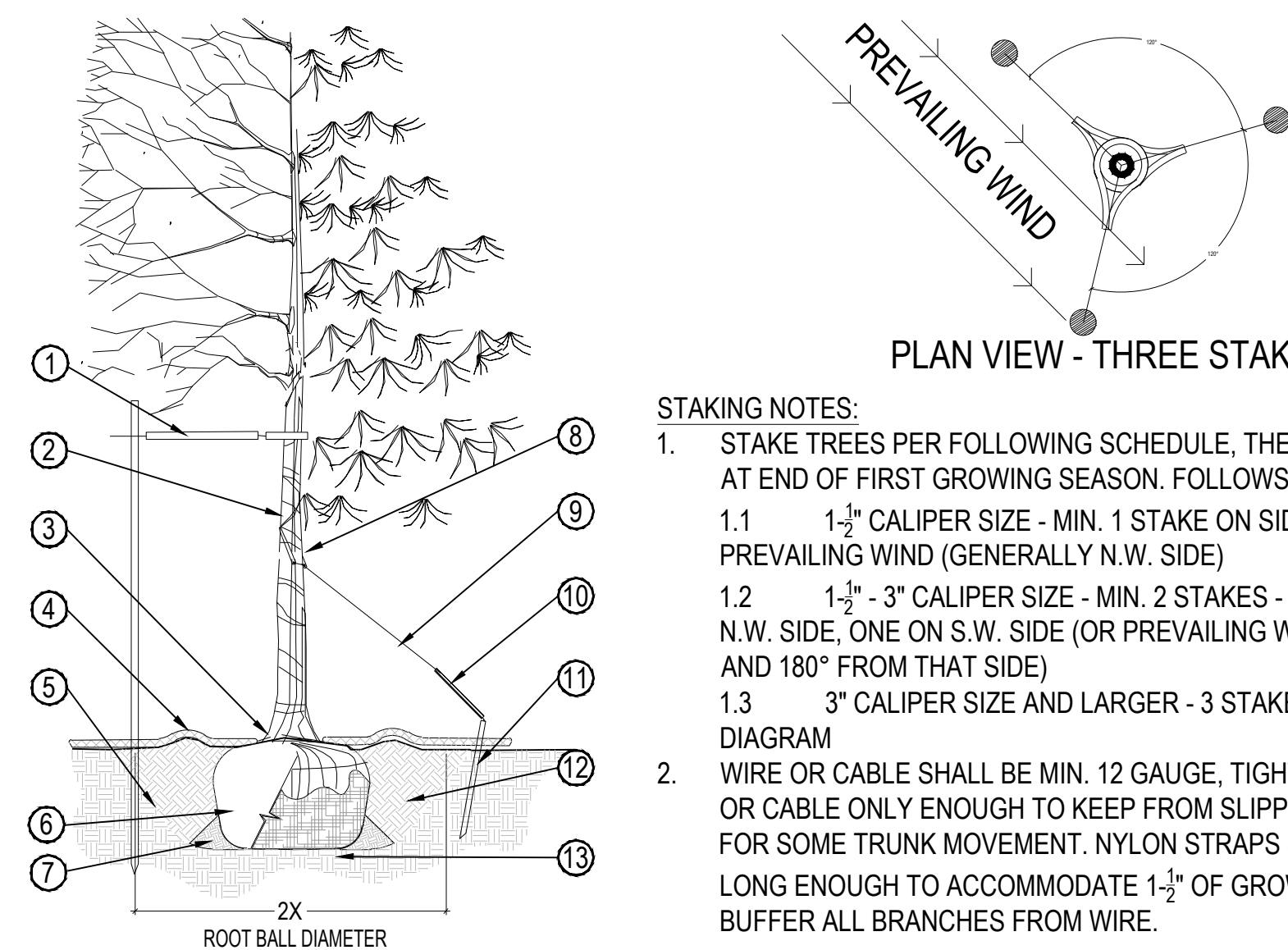
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- ① PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- ② TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ③ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- ④ 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑤ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑥ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- ⑦ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑧ GROMMETED NYLON STRAPS
- ⑨ ⑩ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- ⑪ STAKE SHALL BE DRIVEN OUTSIDE ROOT BALL AND IN UNDISTURBED SOIL.
- ⑫ 4"-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑬ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- ⑭ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR WITHIN SIGHT TRIANGLES.

NOT TO SCALE

[illegible]

56TH & PICADILLY MARKETPLACE OFFSITE IMPROVEMENT SITE PLAN

AURORA, COLORADO

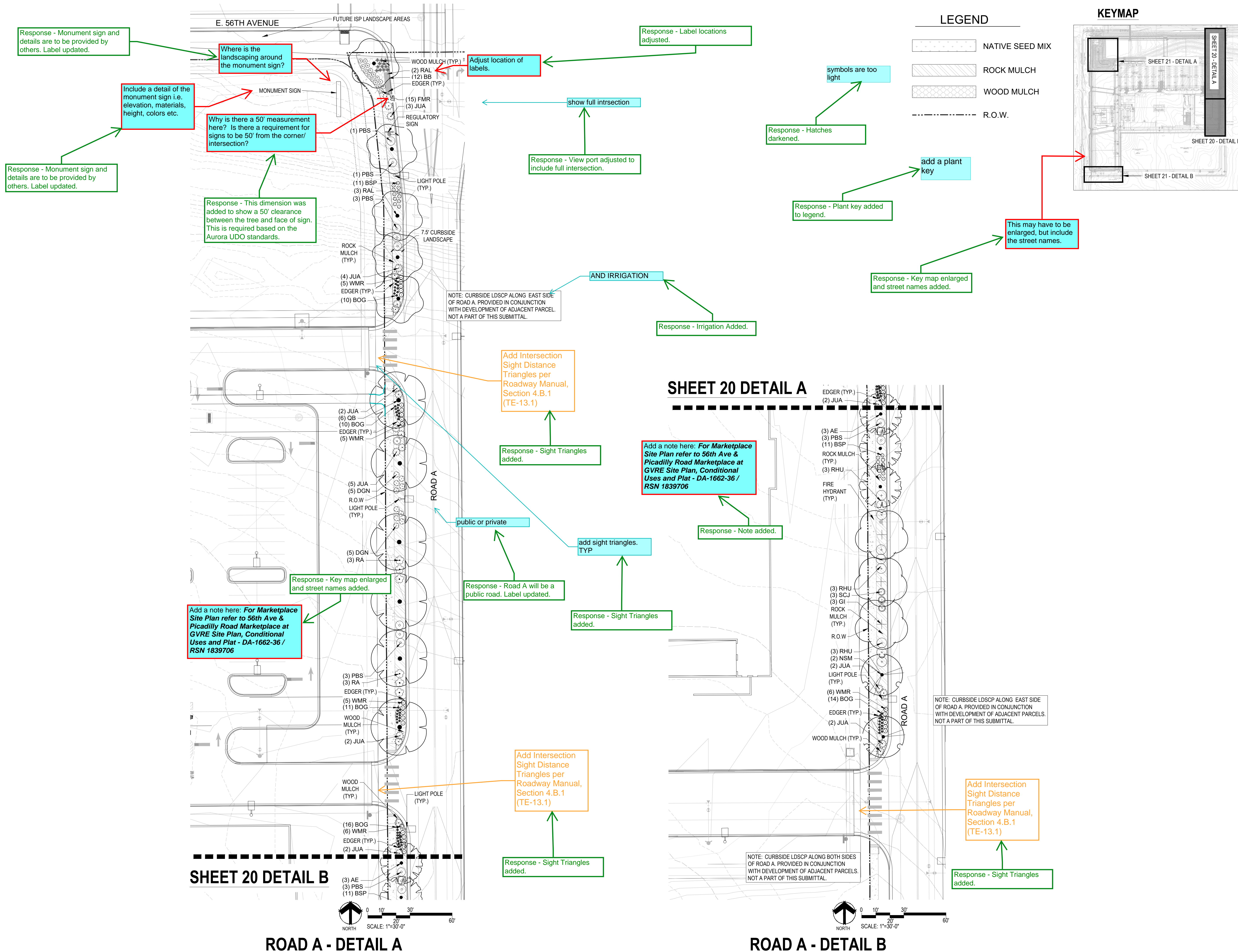
Design Project No. **24.1527**

Drawing Title

LANDSCAPE
WATER USE
EXHIBIT &
DETAILS

Drawing No.

19



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Date	Submission / Revision
12/04/24	1ST COA SUBMITTAL

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56TH & PICADILLY MARKETPLACE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design / Project No.	24.1527
Drawing Title	LANDSCAPE PLAN - ROAD A - DETAILS A-B
Drawing No.	20

