CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

PICADILLY ROAD AT 38TH AVENUE

INFRASTRUCTURE SITE PLAN

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

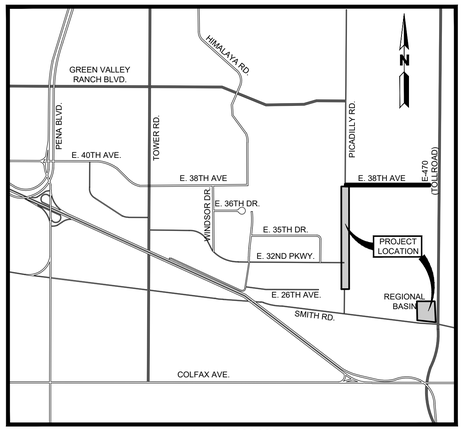
The site plan will not be approved by public works until the drainage reports for this ISP and the regional pond are approved.

Please remove "Site Plan" and relabel this title and all tile blocks on all Sheets to say "Infrastructure - Preliminary Plat" in order to be consistent with UDO.

Site plan removed from title and replaced with Infrastructure Preliminary Plat.

SITE PLAN NOTES

1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. RICHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
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, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
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 OWNER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED. BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
12. MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
13. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
14. STREET LIGHTING TO BE GALLEON LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.
15. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS. ELECTRICAL LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
17. NEATS REFRESH (2018) IDENTIFIES A FUTURE TYPE 1 MOBILITY HUB IN THE VICINITY OF THE 38TH AVENUE AND PICADILLY ROAD INTERSECTION TO SUPPORT FUTURE HIGH FREQUENCY TRANSIT ROUTES ALONG BOTH PICADILLY ROAD AND 38TH AVENUE. NOTES ON PROJECT DOCUMENTS SHOULD SPECIFICALLY MENTION THAT PICADILLY ROAD AND 38TH AVENUE WILL HAVE TRANSIT STOPS IN FUTURE, SPECIFIC LOCATIONS TO BE DETERMINED WITH FUTURE COORDINATION WITH RTD. THESE NOTES SHOULD ALSO ACKNOWLEDGE THAT A MOBILITY HUB WILL BE LOCATED IN THE VICINITY OF THE PICADILLY ROAD AND 38TH INTERSECTION, AND THAT CIRCULATION WILL SUPPORT WALKING AND BIKING TO THE MOBILITY HUB. MOBILITY HUBS WOULD INCORPORATE A COMBINATION OF AREAS ON THE FAR SIDE OF THE INTERSECTIONS RESERVED FOR TRANSIT STOPS, LONG TERM BIKE PARKING SUCI
DOCKLESS SHARED MOBILITY VEHICLES (I.E. BIKE SHA
SPACES RESERVED FOR PUBLICLY-AVAILABLE ELECTI



VICINITY MAP
SCALE: 1" = 1500'

SHEET INDEX:

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C2	2	EXISTING OWNERSHIP MAP
C3	3	EXISTING OWNERSHIP MAP
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C5	5	RIGHT OF WAY AND EASEMENT EXHIBIT
C6	6	OVERALL SITE PLAN
C7	7	OVERALL SITE PLAN
C8	8	ROADWAY PHASING PLAN
C9	9	ROADWAY PHASING PLAN
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L-4	25	LANDSCAPE PLAN
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L-7	28	LANDSCAPE PLAN
L-8	29	LANDSCAPE PLAN
L-9	30	LANDSCAPE PLAN
L-10	31	LANDSCAPE PLAN

DEVELOPER/APPLICANT

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

CIVIL ENGINEER

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

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

IC.
STREET, STE 101

Infrastructure -Preliminary Plat Data Block

PROPOSED SIDEWALK AREA: 155,675± SQ FT (3.57 ACRES)
PROPOSED ROADWAY ASPHALT AREA: 478,349± SQ FT (10.98± ACRES)
PROPOSED HARD SURFACE AREA: 54,190± SQ FT (1.24± ACRES)
PROPOSED LANDSCAPE AREA: 343,219± SQ FT (7.88± ACRES)
PRESENT ZONING CLASSIFICATION: MIXED-USE AIRPORT DISTRICT (MU-A) & AIRPORT DISTRICT (AD)
OVERALL ISP DISTURBANCE AREA: 1,564,450± SQ FT (36± ACRES)

Include a Preliminary Plat Data Block. Ensure total acreage of Preliminary Plat is calculated and subtotaled. See example

Table added and updated.

SITE BENCHMARK

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

OF _____ COLORADO AT _____ O'CLOCK M, THIS _____

DAY OF _____ 20____ A.D.

CLERK AND RECORDER: _____

DEPUTY: _____

OWNERS SIG

PICADILLY ROAD INFRASTRUCTURE SITE PLAN

LEGAL DESCRIPTION: A PACEL OF LAND FORTY-FIVE (45) FEET IN WIDTH, SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF,

MAJESTIC REALITY CO.

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY

_____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

_____

MAJESTIC REALITY CO. ET. AL.

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY

_____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

_____

MAJESTIC COMMERCENTER, LLC

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY

_____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

_____

If this ISP includes the entire section between E. 26th Avenue and 38th, the Signature Block need to include addtional underlying property owner.

AMENDMENTS

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
COVER SHEET & NOTES

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

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

SHEET
C1
Sheet of

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LEGEND:

- RIGHT-OF-WAY LINE
- ISP BOUNDARY
- GREEN VALLEY RANCH
- CLAYTON PROPERTIES GROUP II INC.
- MAJESTIC REALTY COMPANY
- MAJESTIC COMMERCE CENTER, LLC

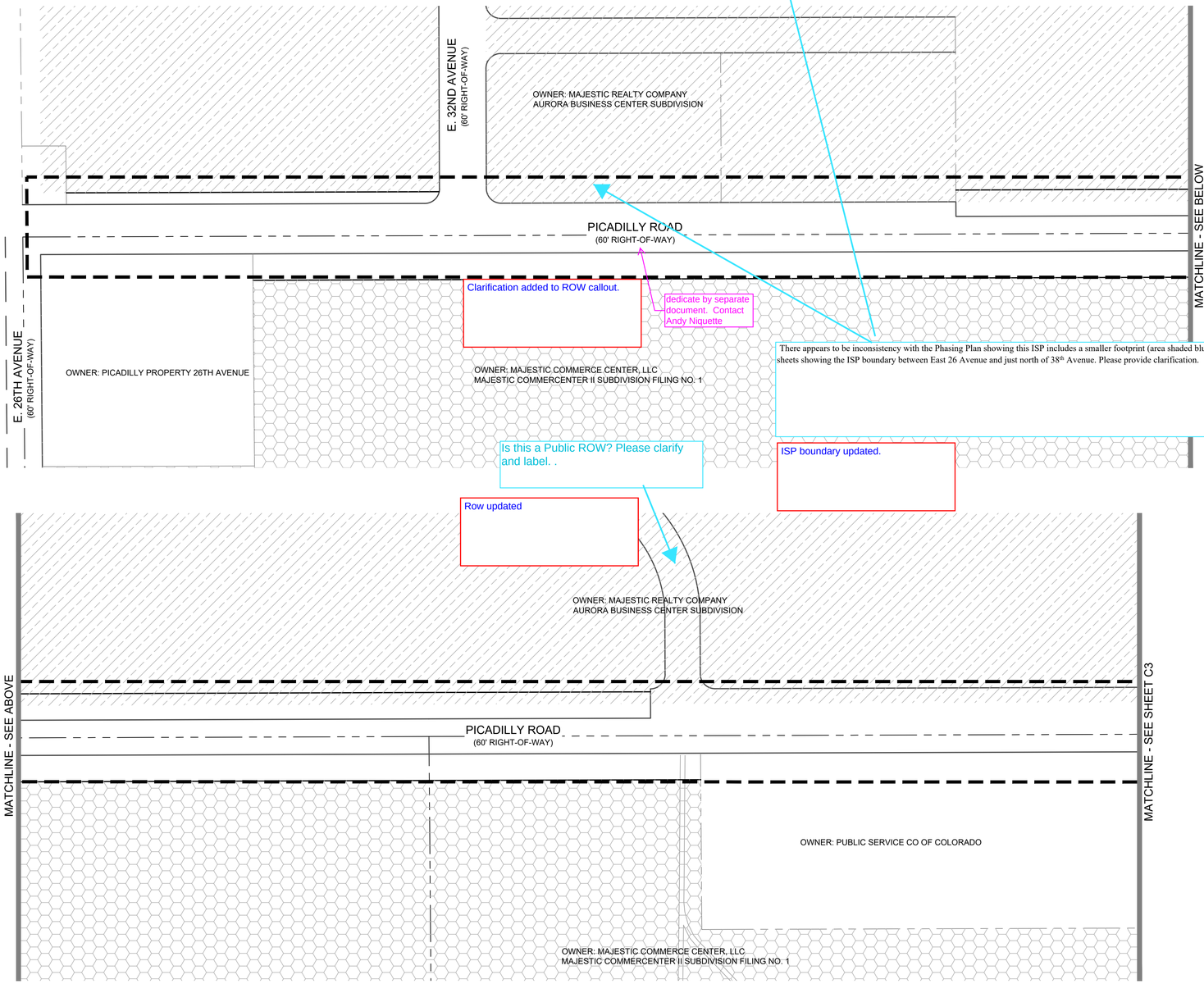
NOTES:

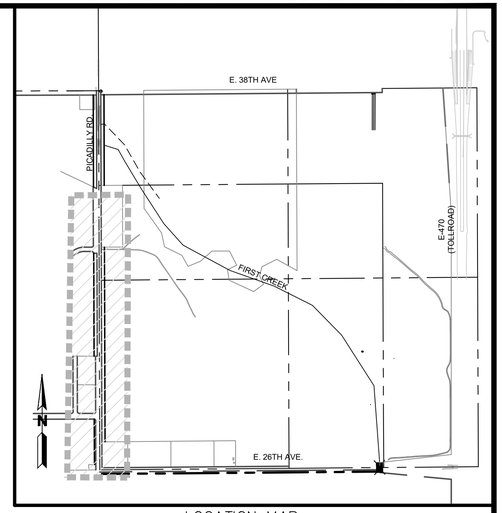
1. REFER TO PHASING (C4-C5) PLANS FOR ROADWAY PHASING INFORMATION.

N

0 50 100 200

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE





LOCATION MAP
SCALE: 1" = 1,000'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE INFRASTRUCTURE SITE PLAN

EXISTING OWNERSHIP MAP

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

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

SHEET
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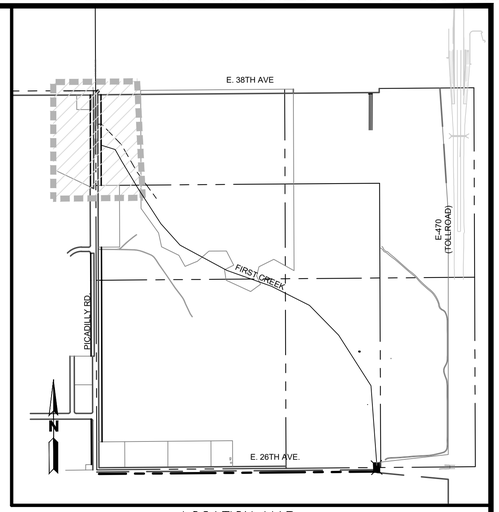

LOCATION MAP
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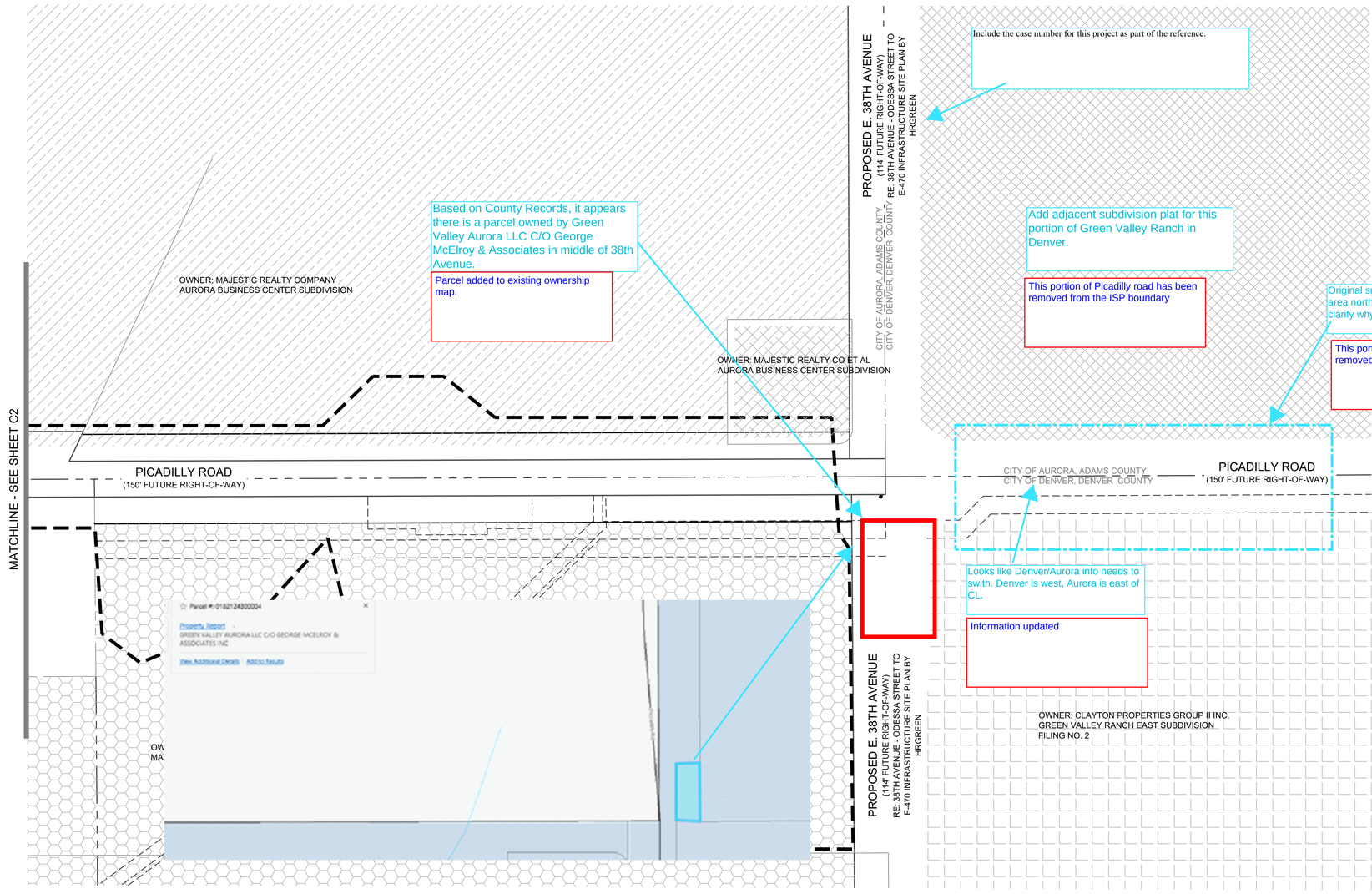

LEGEND:

- RIGHT-OF-WAY LINE
- ISP BOUNDARY
- GREEN VALLEY RANCH
- CLAYTON PROPERTIES GROUP II INC.
- MAJESTIC REALTY COMPANY
- MAJESTIC COMMERCENTER, LLC
- MAJESTIC REALTY CO ET AL

NOTES:

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

N
0 50 100 200
SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE INFRASTRUCTURE SITE PLAN

EXISTING OWNERSHIP MAP

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

JOB NO.:	DCS17-4112
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SHEET
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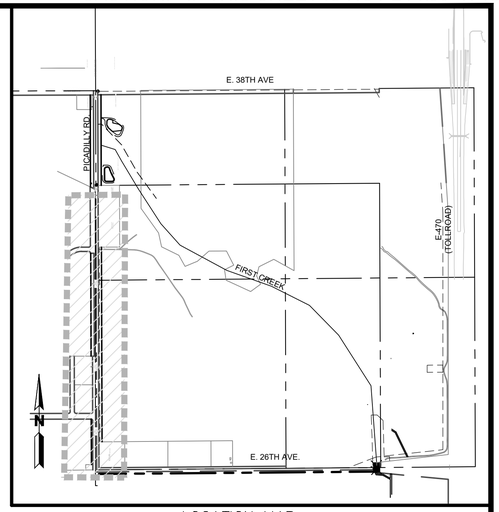

LOCATION MAP
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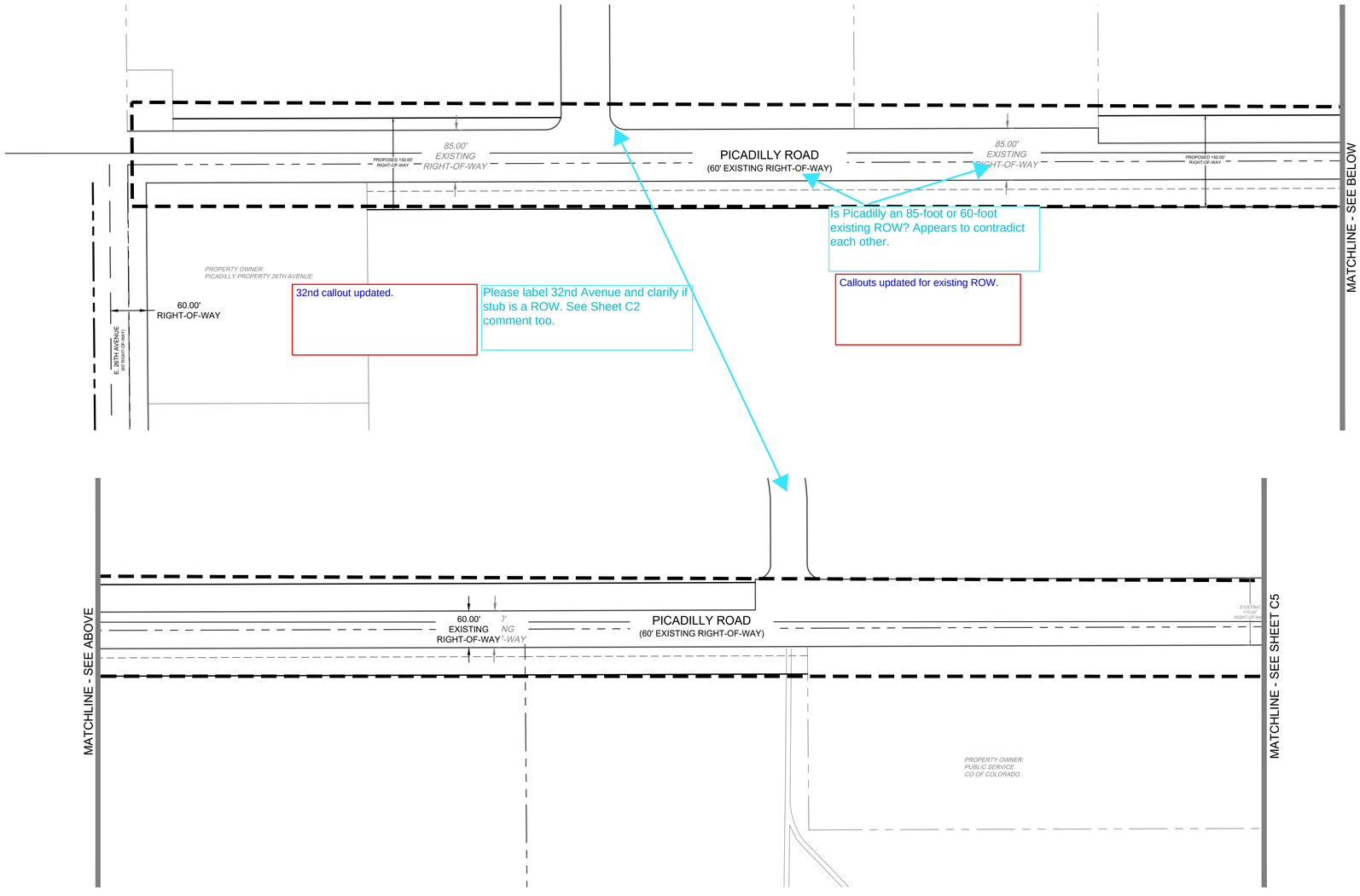

LEGEND:

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

0 25 50 100
SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
RIGHT OF WAY AND EASEMENT EXHIBIT

NO.	DATE	REMARKS
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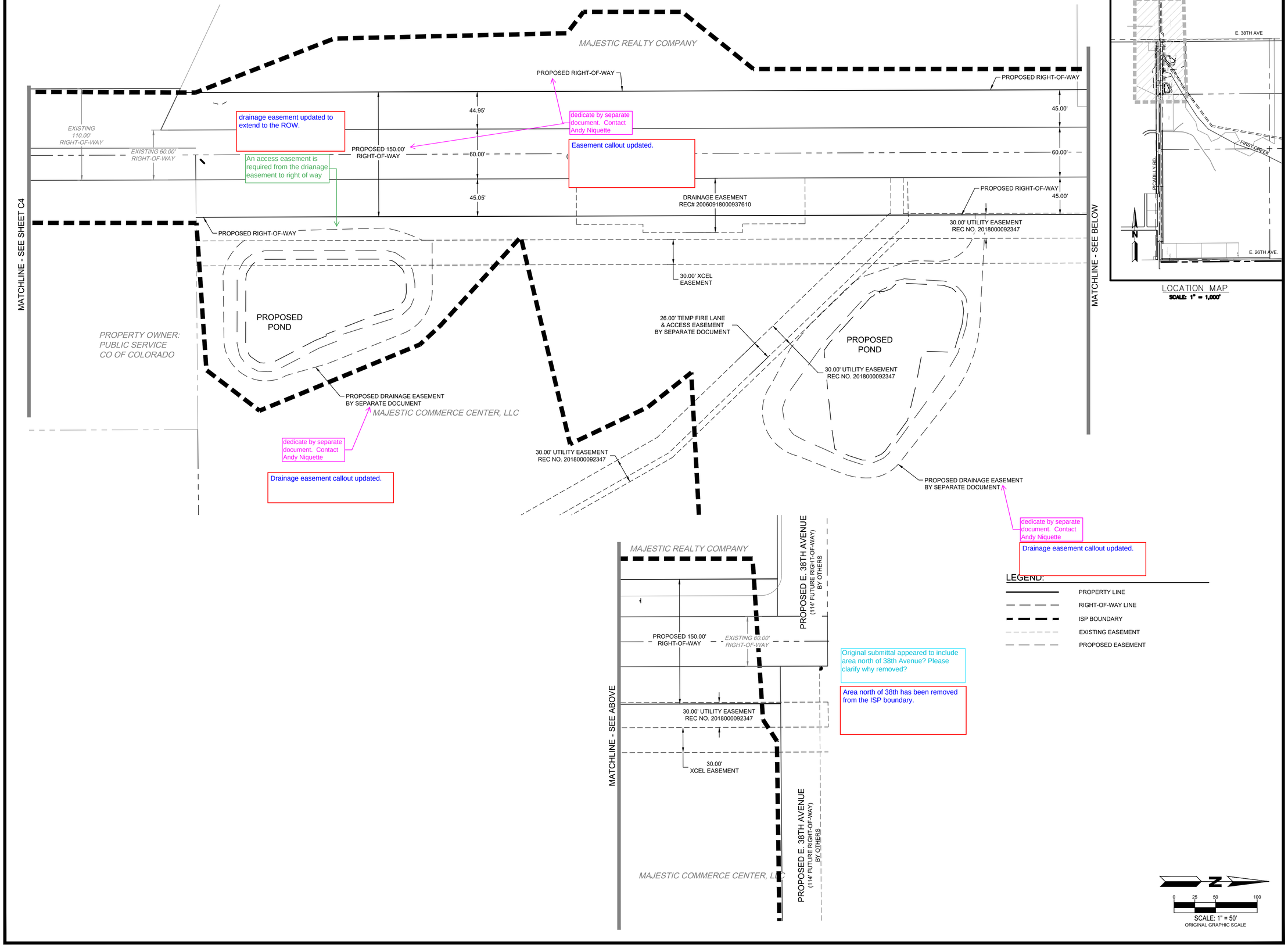

LOCATION MAP
SCALE: 1" = 1,000'

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
RIGHT OF WAY AND EASEMENT EXHIBIT

NO	DATE	REMARKS
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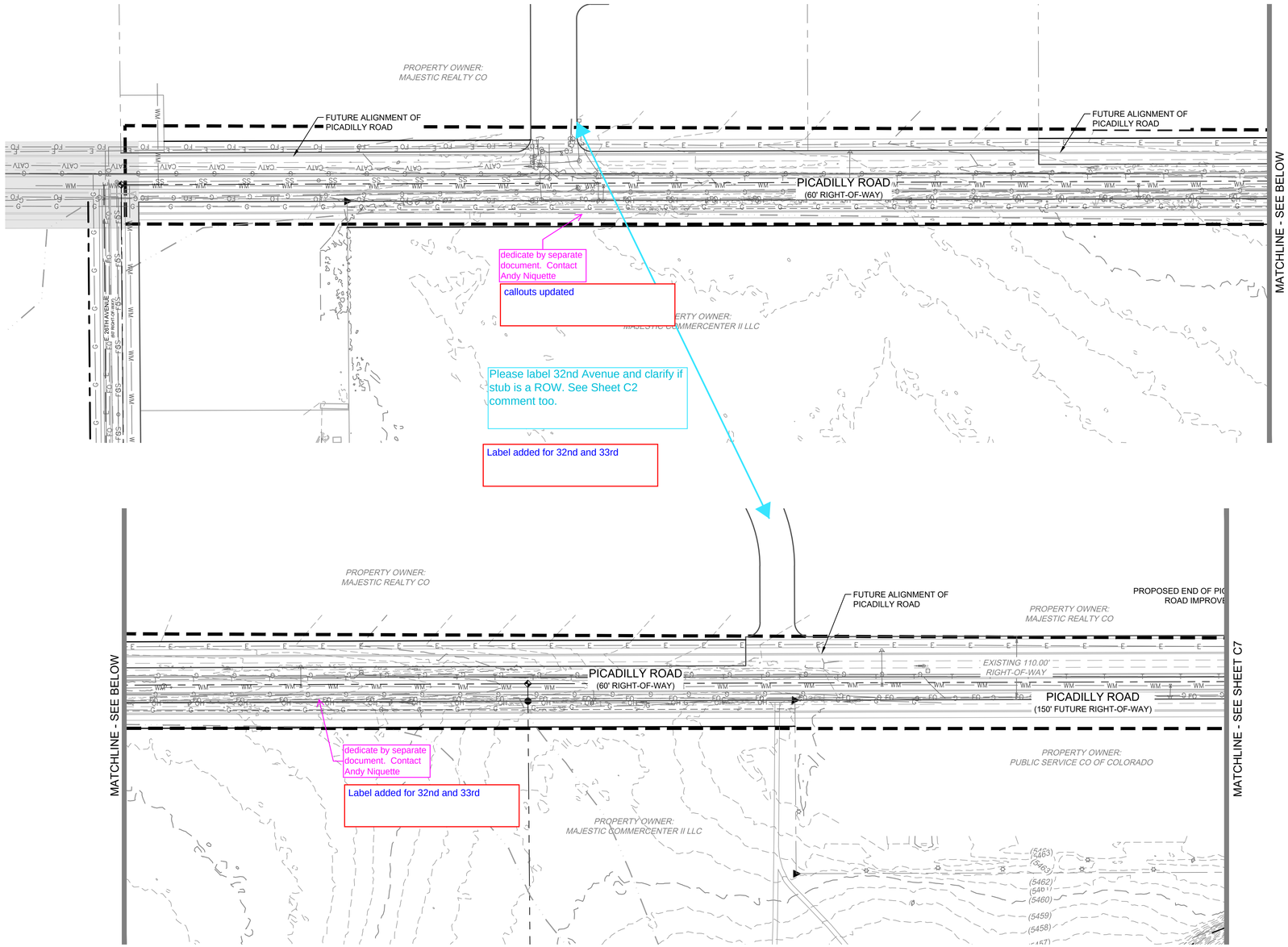

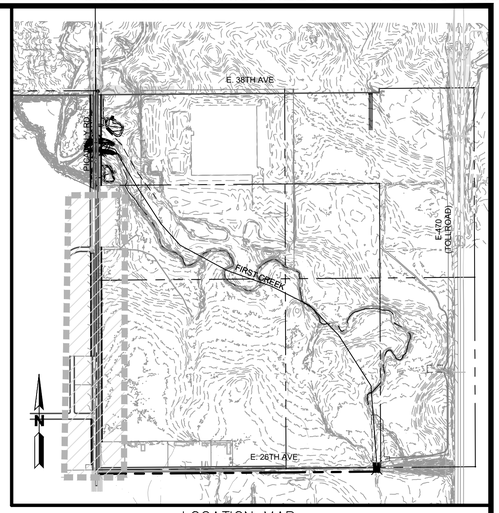

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ISP BOUNDARY
- 5820 PROPOSED 10' CONTOUR
- 5818 PROPOSED 2' CONTOUR
- 5820 EXISTING 10' CONTOUR
- 5818 EXISTING 2' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET

N

0 50 100 200

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN

OVERALL SITE PLAN

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

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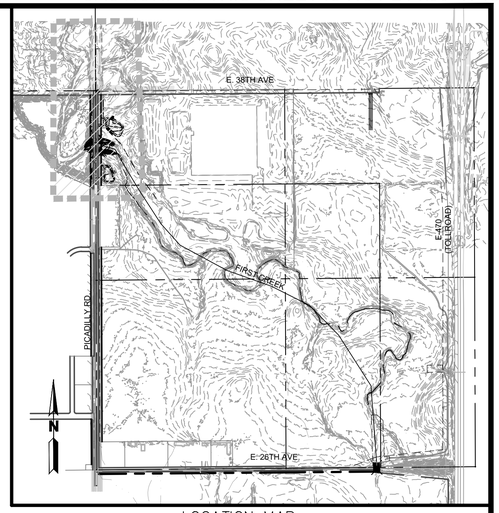
- 5820 PROPOSED 10' CONTOUR
- 5818 PROPOSED 2' CONTOUR
- 5820 EXISTING 10' CONTOUR
- 5818 EXISTING 2' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET



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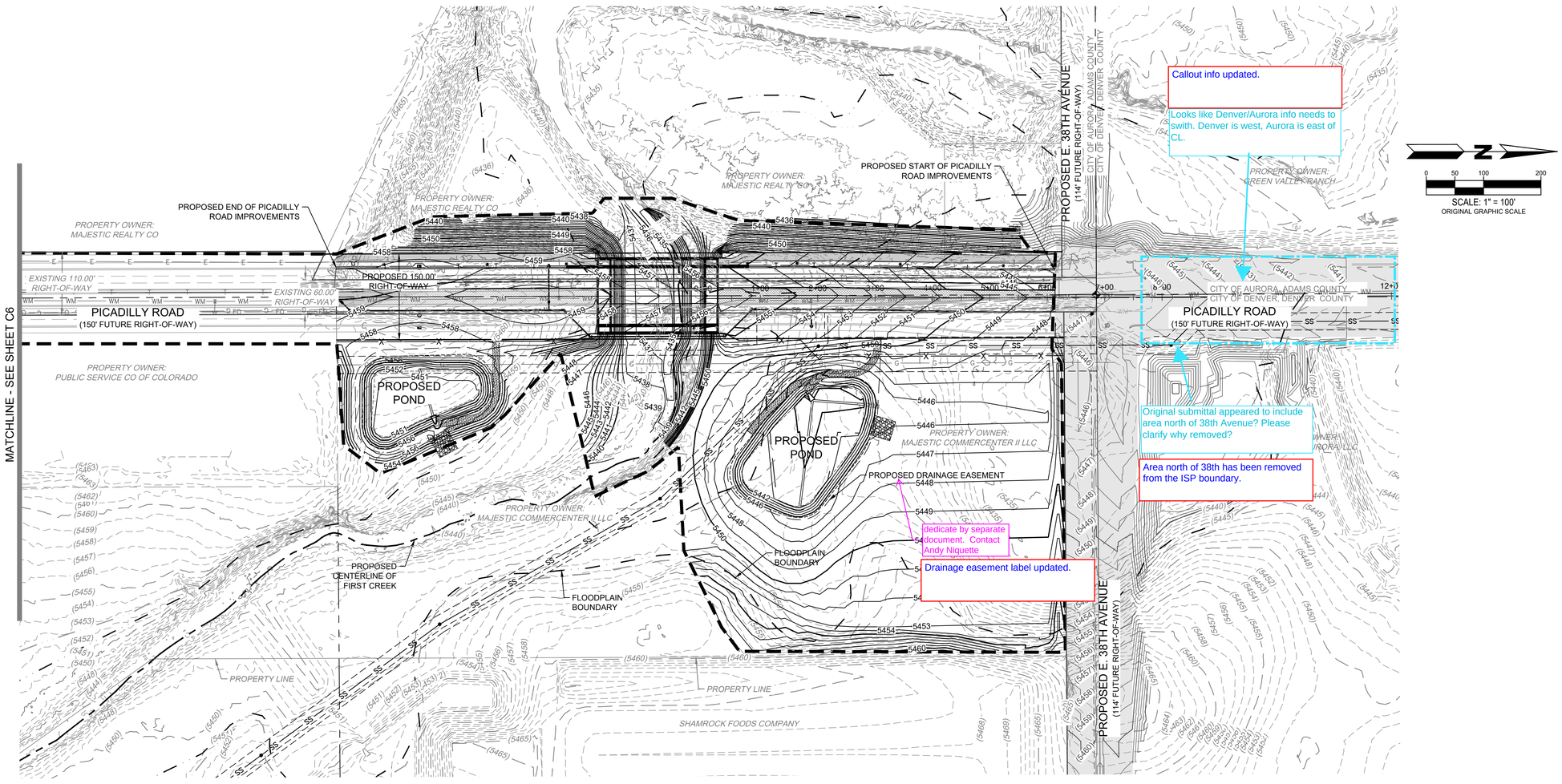

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE INFRASTRUCTURE SITE PLAN

OVERALL SITE PLAN

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

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

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C7
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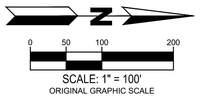
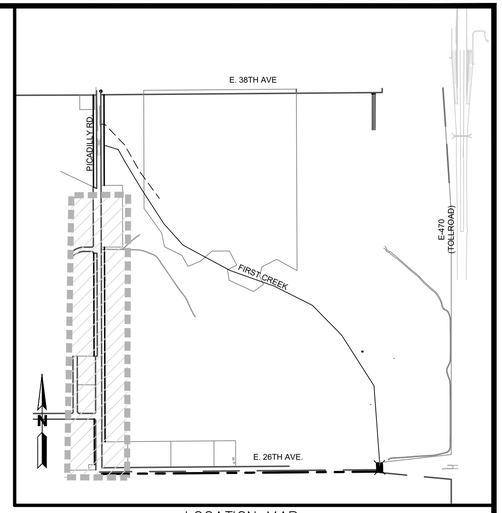


LEGEND:

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



LOCATION MAP
SCALE: 1" = 1,000'

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denver, co 80209
p 303.561.3333
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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE INFRASTRUCTURE SITE PLAN

PHASING PLAN

NO.	DATE	REMARKS
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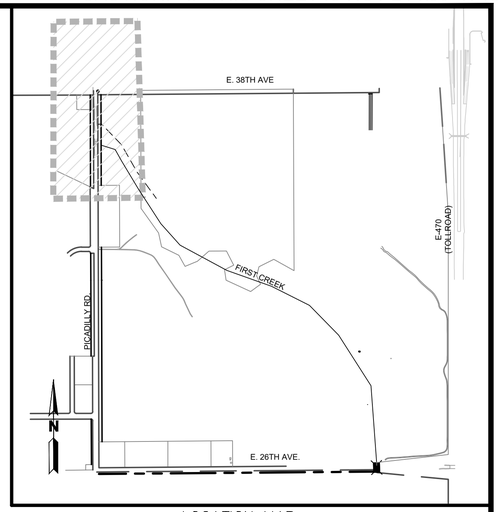
0 50 100 200

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

LEGEND:

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



LOCATION MAP
SCALE: 1" = 1,000'

OWNER: MAJESTIC REALTY COMPANY
AURORA BUSINESS CENTER SUBDIVISION

OWNER: MAJESTIC REALTY CO ET AL
AURORA BUSINESS CENTER SUBDIVISION

OWNER: GREEN VALLEY RANCH

MATCHLINE - SEE SHEET C8

PICADILLY ROAD
(150' FUTURE RIGHT-OF-WAY)

PROPOSED E. 38TH AVENUE
(114' FUTURE RIGHT-OF-WAY)
RE: 38TH AVENUE - ODESSA STREET TO E-470 INFRASTRUCTURE SITE PLAN BY HRGREEN

Original submittal appeared to include area north of 38th Avenue? Please clarify why removed?

PICADILLY ROAD
(150' FUTURE RIGHT-OF-WAY)

Area north of 38th has been removed from ISP boundary.

OWNER: PUBLIC SERVICE CO OF COLORADO

OWNER: MAJESTIC COMMERCE CENTER, LLC
MAJESTIC COMMMERCENTER II
FILING NO. 1

OWNER: CLAYTON PROPERTIES GROUP II INC.
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 2

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PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN

PHASING PLAN

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

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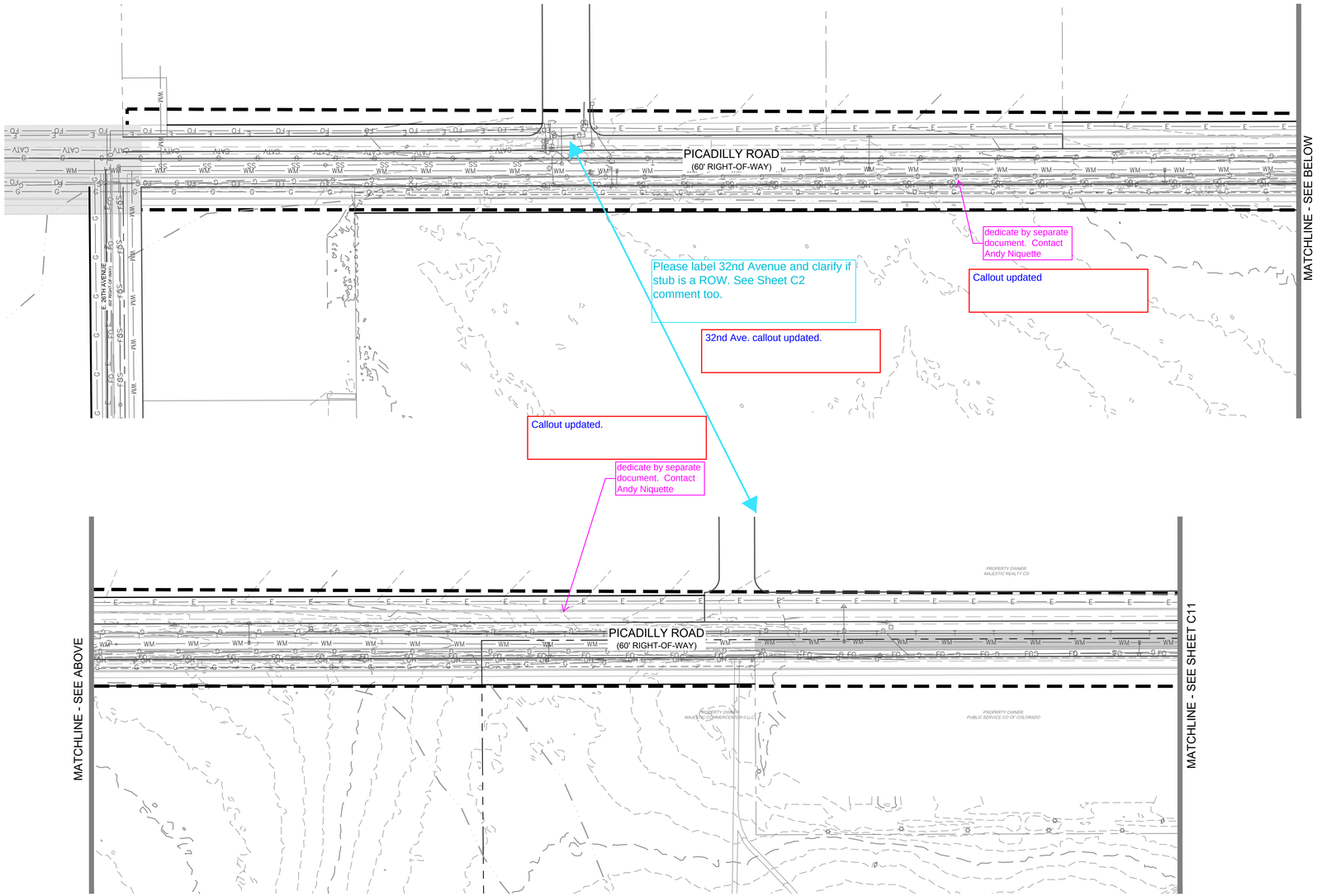

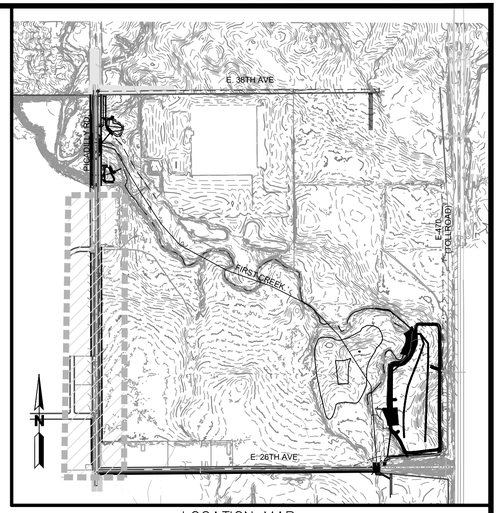

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

N

0 25 50 100

SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
INFRASTRUCTURE SITE PLAN

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SHEET
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MATCHLINE - SEE SHEET C10

What does this line represent?

Represents single stripe

PROPOSED 6" CURB & GUTTER W/ 2' PAN (TYP.)

PROPOSED 150' RIGHT-OF-WAY (DEDICATED BY SEPARATE DOCUMENT)

PROPOSED RELOCATED FIRE HYDRANT

PROPOSED RIGHT-OF-WAY (DEDICATED BY SEPARATE DOCUMENT)

dedicate by separate document. Contact Andy Niquette

easement callout updated.

PROPERTY OWNER: MAJESTIC REALTY CO

PROPOSED BRIDGE (BY OTHERS)

PROPOSED 14.00' SIDEWALK

PROPOSED 10.0' TREE LAWN

PROPOSED RELOCATED WATERLINE CONNECTION TO EXSITING

PROPOSED STORM SEWER (TYP.)

EXISTING 60.00' RIGHT-OF-WAY

EXISTING PICADILLY EDGE OF ASPHALT TO BE REMOVED

Maintenance access needs to extend to proposed pavement until the full road section is constructed

Maintenance access has been updated to extend to proposed pavement.

PICADILLY ROAD
(150' FUTURE RIGHT-OF-WAY)

FUTURE STORM SEWER CONTINUATION

PROPOSED TRANSITION TO EXISTING PICADILLY ROADWAY

PROPOSED STORM INLET (TYP.)

PROPOSED RIGHT-OF-WAY

PROPOSED STORM FES (TYP.)

PROPOSED RELOCATED 24" PUBLIC WATERMAIN, TO BE ENCASED UNDER FIRST CREEK IMPROVEMENTS

BFE: 5450.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

PROPOSED 12.00' POND MAINTENANCE ROAD

PROPOSED POND VOL: 2.11 AC-FT (WQ/EURV)

PROPERTY OWNER: MAJESTIC COMMERCENTER II LLC

PROPOSED WATER QUALITY BASIN

3.00' TRICKLE CHANNEL (TYP.)

PROPOSED EURV WSEL

PROPOSED STORM FES OUTFALL TO FIRST CREEK (TYP.)

FLOODPLAIN BOUNDARY (PANEL 08001C0665J EFFECTIVE DATE 2/17/2017)

PROPOSED STORM EMERGENCY SPILLWAY

PROPERTY OWNER: PUBLIC SERVICE CO OF COLORADO

PROPOSED DRAINAGE EASEMENT (TO BE DEDICATED BY SEPARATE DOCUMENT)

Section updated to show full buildout

Sidewalk dimension updated.

Callout updated

dedicate by separate document. Contact Andy Niquette

This is called out as 14' sidewalk in the plan

This section does not reflect what is represented in the plan view

Where does the additional ROW come from?

measurement updated.

Pond WSEL needs to be above the floodplain elevation contour. The pond should not be overtopped by First Creek during a flood.

Pond WSEL shall be above the floodplain elevation.

72.00' FUTURE IMPROVEMENT

12.50' MEDIAN

13.00' LANE (TYP.)

2.00' SLOPE BUFFER AT 2% MAX

10.00' SDW

This is identified as future improvements

Future improvements identified.

Shared use path should be 14' wide, per proposed ROW and NEATS (2018) typical sections.

shared use path width updated.

VERTICAL C&G PER STD S7.1

MEDIAN C&G PER STD S7.2

Specify dimension of curbside landscape area.

dimension of curbside landscape updated.

CURBSIDE LANDSCPE AREA

6" THICK CONCRETE SIDEWALK PER STD. S7.3

Please dimension FL-FL

FL-FL dimension added.

PICADILLY ROAD

STA 10+00.00 TO 22+52.725

RE: SHEET C20 FOR TYPICAL SECTION ON BRIDGE

Show location and label the cross section ion the plan view section

Location of typical section is denoted by station reference. stations are provided on detail and shown on plan view.

14' SHARED PATH | 9' | TRAVEL PATH 27' | 14' MEDIAN | TRAVEL PATH 27' | 9' | 14' SHARED PATH

LANDSCAPE — LANDSCAPE

114' ROW

38TH AVENUE
FOUR LANE MAJOR ARTERIAL
(BY OTHERS)
(RAISED MEDIAN WIDTH = 14')

Because the ISP boundary includes extensive grading in this area and the need for a connection from the regional trail to the sidewalk of either Picadilly or 38th is known, it makes sense to integrate into the overall grading plan a minimum 14-foot wide bench with a longitudinal grade less than 5% to serve as the trail connection. The access could be designed now and then constructed with other infrastructure rather than coming back later and disturbing this area after it's restored. Otherwise, connectivity will be required as part of the First Creek Drainage Improvements.

Per discussions with planning and PROS we have agreed to provide ultimate trail alignment as part of the First Creek Improvement plans. Proposed detention maintenance path/ First Creek interceptor road will be utilized as site connectivity for the cities trail system.

BFE: 5444.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

TEMP. LANE FOR SOUTHBOUND PICADILLY PRIOR TO FULL BUILD OUT BY OTHERS

PROPOSED RIGHT-OF-WAY (TO BE DEDICATED BY SEPARATE DOCUMENT)

dedicate by separate document. Contact Andy Niquette

easement callout updated.

Relocate this fire hydrant to this location.

Hydrant relocated to landscaped area.

PROPOSED 6" CURB & GUTTER W/ 2' PAN (TYP.)

PROPOSED RELOCATED WATELINE CONNECTION AND CONTINUATION TO 38TH AVE (BY OTHERS)

EXISTING PICADILLY EDGE OF ASPHALT TO BE REMOVED

PROPOSED RELOCATED FIRE HYDRANT

SANITARY MH (BY OTHERS) (COA EDN 219046)

SANITARY MAIN (BY OTHERS) (COA EDN 219046)

PROPOSED STORM ALONG 38TH AVENUE (BY OTHERS) (COA EDN 219046)

PROPOSED 12' MAINTENANCE ACCESS ROAD

PROPOSED POND VOL: 1.17 AC-FT (WQ/EURV)

PROPOSED EURV WSEL

PROPOSED STORM EMERGENCY SPILLWAY

PROPOSED DRAINAGE EASEMENT (TO BE DEDICATED BY SEPARATE DOCUMENT)

The interim intersection needs to be addressed. The first phase of 38th is the south half east of Picadilly

The 38th intersection is proposed by others and not a part of this contract document.

PROPOSED CENTERLINE OF FIRST CREEK

FLOODPLAIN BOUNDARY

FLOODPLAIN BOUNDARY (PANEL 08001C0665J EFFECTIVE DATE 2/17/2017)

PROPOSED 38TH AVENUE (114' FUTURE RIGHT-OF-WAY) BY OTHERS

NOTES:

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

PROPERTY LINE	EXISTING WATERLINE W/ VALVE
ADJACENT RIGHT-OF-WAY LINE	EXISTING FIRE HYDRANT
ISP BOUNDARY	EXISTING WATER METER
5820 PROPOSED 5' CONTOUR	EXISTING ELECTRICAL LINE
5821 PROPOSED 1' CONTOUR	EXISTING GAS LINE
5820 EXISTING 5' CONTOUR	EXISTING CABLE TV LINE
5821 EXISTING 1' CONTOUR	EXISTING TELEPHONE LINE
EXISTING EASEMENT	EXISTING COMMUNICATION BOX
PROPOSED EASEMENT	EXISTING TV BOX
PROPOSED STORM LINE	EXISTING LIGHT POLE
EXISTING STORM LINE	EXISTING UTILITY POLE
PROPOSED STORM INLET	
EXISTING STORM INLET	
EXISTING SANITARY SEWER W/ MANHOLE	

SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
INFRASTRUCTURE SITE PLAN

NO.	DATE	REMARKS
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PROPERTY OWNER:
MAJESTIC REALTY CO

PROPERTY OWNER:
MAJESTIC REALTY CO

PROPOSED 6" CURB & GUTTER W/ 2' PAN (TYP.)

PROPOSED TELEPHONE RELOCATION

PROPOSED TRANSITION TO EXISTING PICADILLY ROADWAY

PROPOSED 5' TYPE R STORM INLET (TYP.)

PROPOSED RIGHT-OF-WAY

PROPOSED 14.00' SIDEWALK

PROPOSED 10.00' TREE LAWN

BFE: 5444.0'
PER FIRM MAP 08001-C0665J
EFFECTIVE DATE 2/17/2017

EXISTING PICADILLY EDGE OF ASPHALT TO BE REMOVED

PICADILLY ROAD
(150' FUTURE RIGHT-OF-WAY)
DEDICATED BY SEPARATE DOCUMENT

EXISTING RIGHT-OF

PROPOSED 18" RCP STORM PIPE (TYP.)

PROPOSED 150.00' RIGHT-OF-WAY

The drainage easement has been extended to the proposed Picadilly ROW.

An access easement is required from the drianage easement to right of way

PICADILLY ROAD
(150' FUTURE RIGHT-OF-WAY)

FUTURE STORM SEWER (TYP.)

PROPOSED STM MANHOLE (TYP.)

Maintenance access needs to extend to proposed pavement until the full road section is constructed

PROPOSED RIGHT-OF-WAY

PROPOSED 5' TYPE R STORM INLET (TYP.)

Maintenance access updated to extend to proposed pavement.

All Maintenance access must extend to the ROW

BFE: 5450.0'
8001-C0665J
TE 2/17/2017

Maintenance access extended to meet proposed ROW.

PROPOSED 36" RCP STORM PIPE (TYP.)

PROPOSED FENCE

PROPOSED 36" STORM FES (TYP.)

PROPOSED 12.00' POND MAINTENANCE ACCESS ROAD

PROPOSED DRAINAGE EASEMENT (TO BE DEDICATED BY SEPARATE DOCUMENT)

PROPOSED WATER QUALITY BASIN

PROPOSED 3' TRICKLE CHANNEL

PROPOSED EURV WSEL

PROPOSED POND
VOL: 2.11AC-FT (WQ/EURV)

PROPOSED EURV WSEL

dedicate by separate document. Contact Andy Niquette

easement callout updated.

PROPERTY OWNER:
PUBLIC SERVICE CO OF COLORADO

PROPERTY OWNER:
MAJESTIC COMMERCE CENTER II LLC

FLOODPLAIN BOUNDARY
(PANEL 08001C0665J EFFECTIVE DATE 2/17/2017)

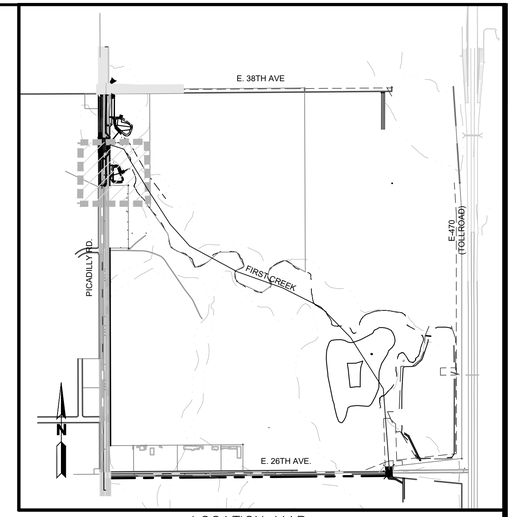
PROPOSED DRAINAGE EASEMENT (TO BE DEDICATED BY SEPARATE DOCUMENT)

PROPOSED 36" RCP STORM PIPE (TYP.)

PROPOSED 36" STORM FES OUTFALL TO FIRST CREEK (TYP.)
INTERPOLATED BFE: 5450.40 ±
PER PANEL 08001C0665J EFFECTIVE DATE 2/17/2017

dedicate by separate document. Contact Andy Niquette

easement callout updated.



LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

N

0 15 30 60

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
REGIONAL DETENTION POND

NO.	DATE	REMARKS
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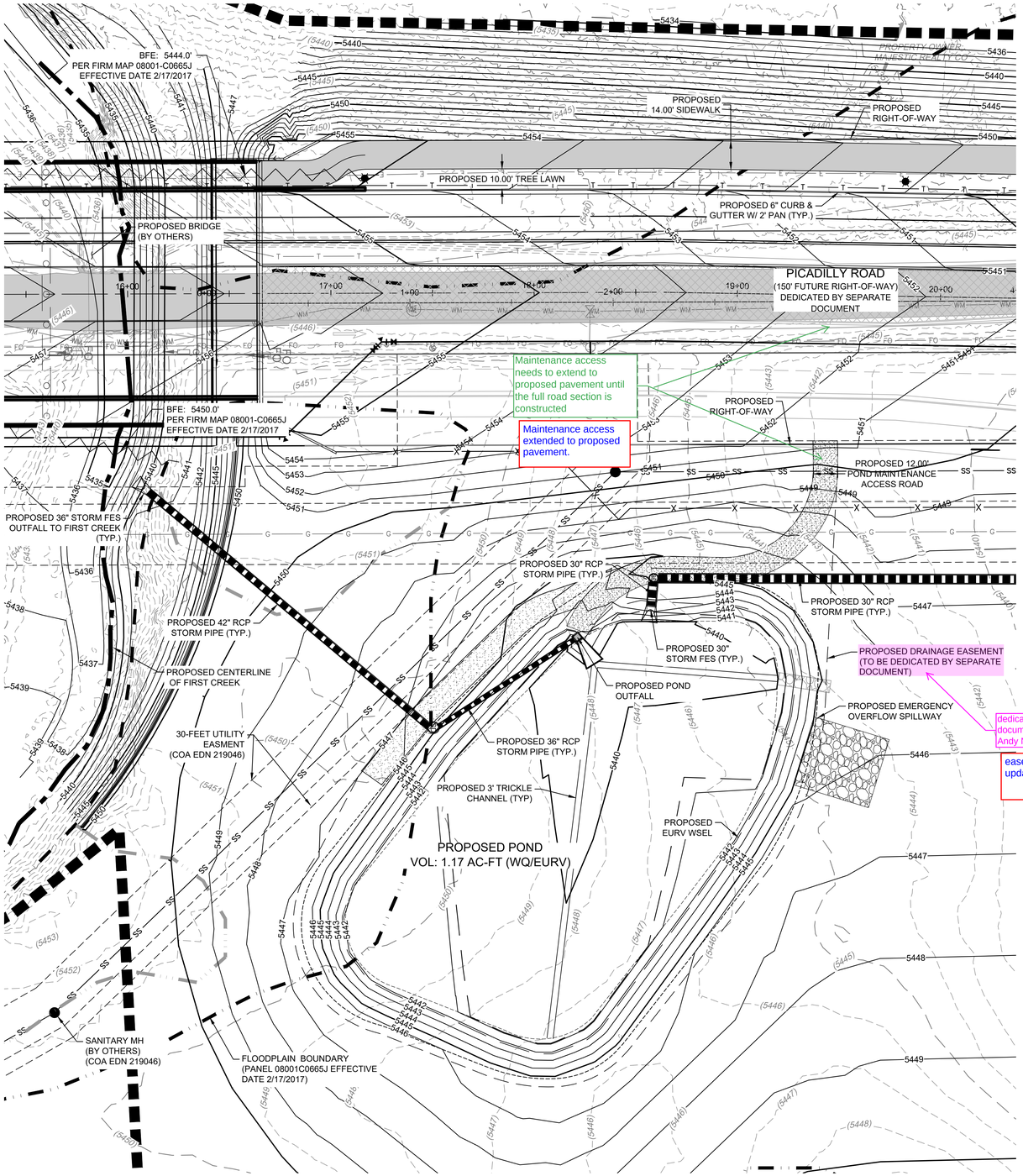

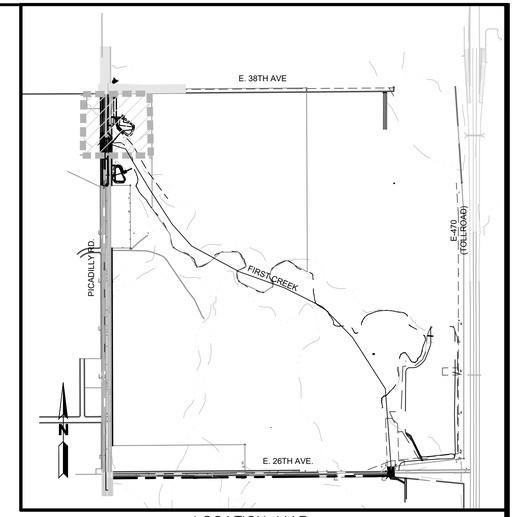

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

N

0 15 30 60

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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REGIONAL DETENTION POND

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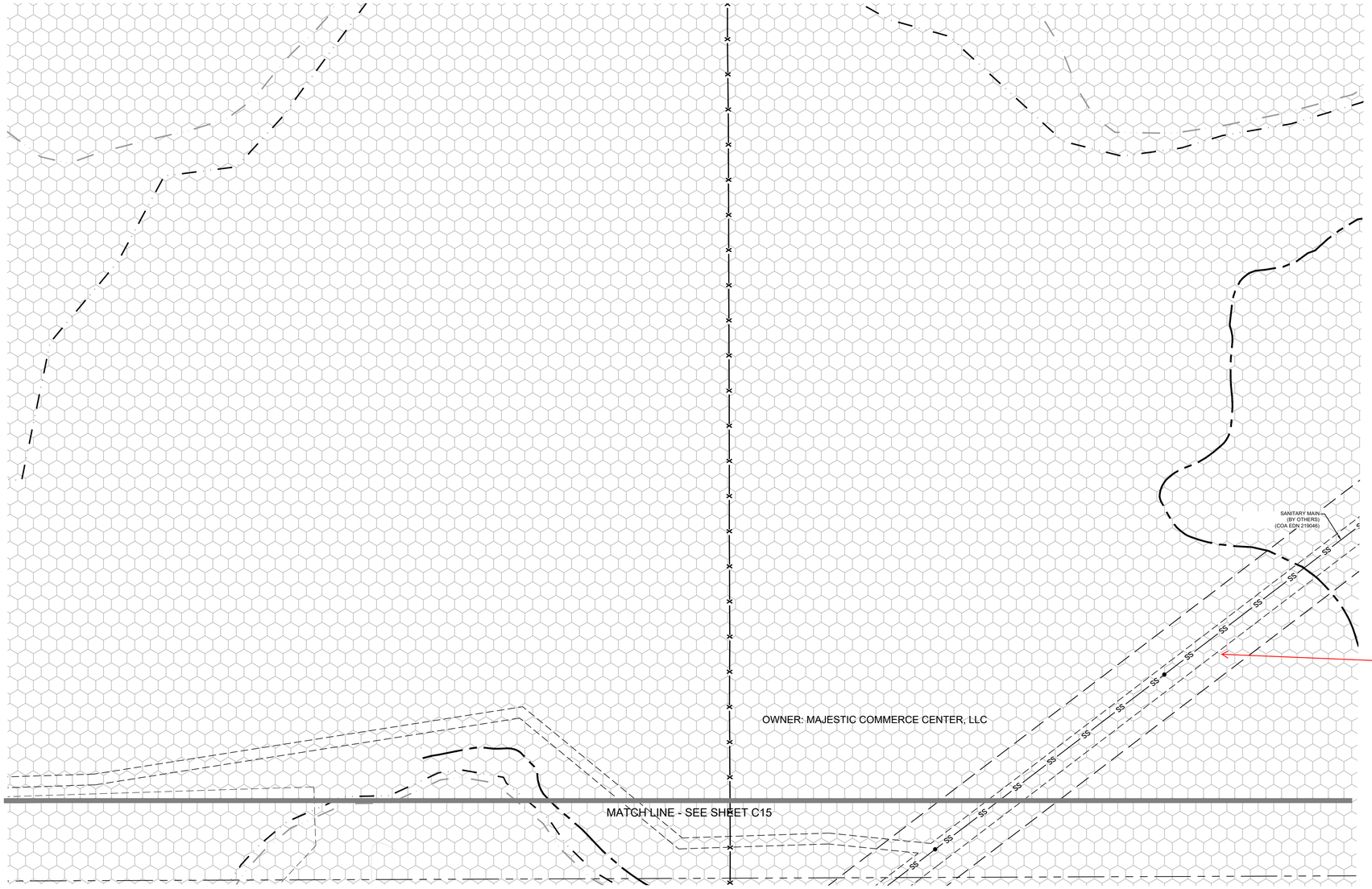

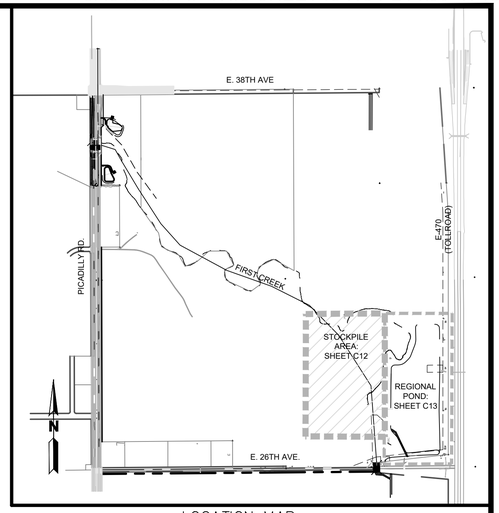

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

How long is the stock pile proposed to be here? Access to all manholes is required along the utility easement. No fill around or over the manholes will be permitted. The UE is to be graded level to allow for vehicle maintenance access to each manhole.

Placed fill is no longer located over the sanitary sewer incterceptor.

N

0 30 60 120

SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF
OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN

EXISTING OWNERSHIP MAP - STOCKPILE

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LEGEND:

RIGHT-OF-WAY LINE

ISP BOUNDARY

MAJESTIC REALTY COMPANY

MAJESTIC COMMERCE CENTER, LLC

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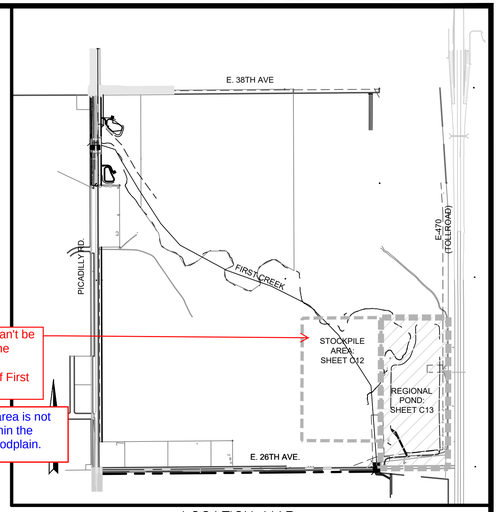
SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



LOCATION MAP
SCALE: 1" = 1,000'

Stock pile can't be located in the floodway or floodplain of First Creek.

Placed fill area is not located within the updated floodplain.

Culverts removed from existing sheet

Box culverts? Please label and include sizes

MATCH LINE - SEE SHEET C14

SANITARY MAIN (BY OTHERS) (COA EDN 219046)

FLOODPLAIN BOUNDARY FIRST CREEK

EXISTING STORM CULVERTS

EXISTING GRAVEL ROAD

E. 26TH AVENUE (80' RIGHT-OF-WAY)

OWNER: MAJESTIC COMMERCE CENTER, LLC

HIGHWAY E-470
(ROW WIDTH VARIES)

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE INFRASTRUCTURE SITE PLAN

EXISTING OWNERSHIP MAP - REGIONAL POND

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

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

SHEET
C15
Sheet of

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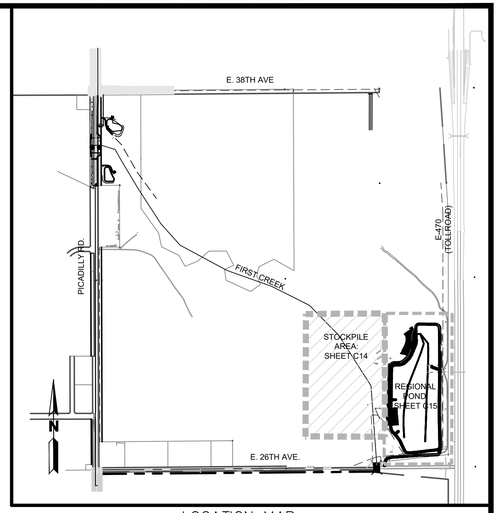

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

LIMITS OF STOCKPILE AREA

LIMITS OF STOCKPILE AREA

SANITARY MAIN (BY OTHERS) (COA EDN 219046)

SS

Add a note stating stockpile will be graded to allow vehicle access to all manholes along the UE.

Grading of stockpile has been adjusted so that it is not directly over the sanitary interceptor.

Maintenance vehicle access is required to all manholes along the UE.

Grading of stockpile has been adjusted so that it is not directly over the sanitary interceptor.

- SEE SHEET C17

15' UTILITY EASEMENT

N

0 30 60 120

SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

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CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
RIGHT OF WAY AND EASEMENT EXHIBIT - STOCKPILE

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

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

SHEET
C16
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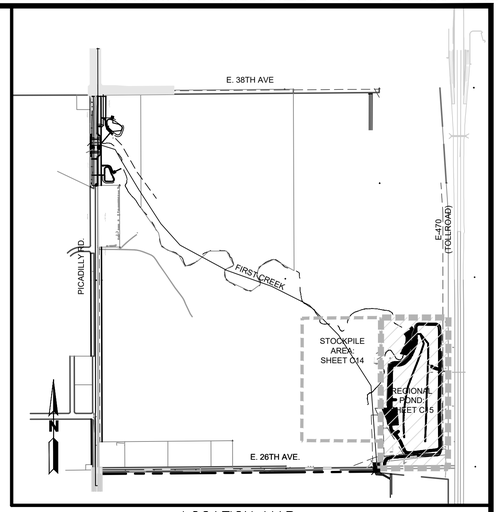
LEGEND:

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

N

0 40 80 160

SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



LOCATION MAP
SCALE: 1" = 1,000'

MATCHLINE - SEE SHEET C16

Existing water main will required a casing pipe under the RBC's. Is the water main proposed to be relocated to accommodate the culverts?

this contract does not propose any improvements to the 26th avenue box culverts.

An access easement is required from the drainage easement to right of way

Access to regional detention basin will be included as part of the fee in lieu agreement for First Creek.

A 20' utility easement is required for the 24" water main. Access to the water main must be provided at all times.

the 24" water main is located outside of the property limits.

Loading calculations required for proposed outfall and bank stabilization over the sanitary sewer main. The UE must be graded to allow for vehicle maintenance access. License agreement required for encroachments in to the UE. A drainage easement is required for the regional detention pond.

Design calculations for Regional are are part of the CD plans, as prepared by Olsson.

We will continue to coordinat with Grace Gray on LA requirements.

Regional pond must conform to MHFCD design standards and must be MEP eligible

MHFD comments and MEP requirements have been coordinated through Olsson as part of the CD Submittal review process.

Provide a note on the plans about access to the GMT Oil and gas well pad site.

Regional pond berm has been updated to include the GMT Oil Pad site access.

PROPERTY LINE

EXISTING DRAINAGE EASEMENT REC. #2006080900809860

SANITARY MAIN (BY OTHERS) (CDA EDN 219046)

20.00' UTILITY EASEMENT REC NO. 2018000092347

EXISTING STORM CULVERTS

EXISTING RAILROAD BRIDGE

E. 26TH AVENUE (RIGHT-OF-WAY VARIES)

LIMITS OF REGIONAL DETENTION AREA

15' UTILITY EASEMENT

SECTION LINE

30.00' UTILITY EASEMENT REC NO. 2018000092347

100' TEMPORARY EASEMENT

FLOODPLAIN BOUNDARY

LIMITS OF PLACED FILL AREA

LIMITS OF REGIONAL DETENTION AREA

100.0' EXISTING DRAINAGE EASEMENT BOOK 5748 PAGE 1

MU-108 LT BOOK 5414 PAGE 643

PUBLIC WATER MAINS (TYP.)

HIGHWAY E-470
(ROW WIDTH VARIES)

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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
RIGHT OF WAY AND EASEMENT EXHIBIT - REGIONAL POND

NO.	DATE	REMARKS
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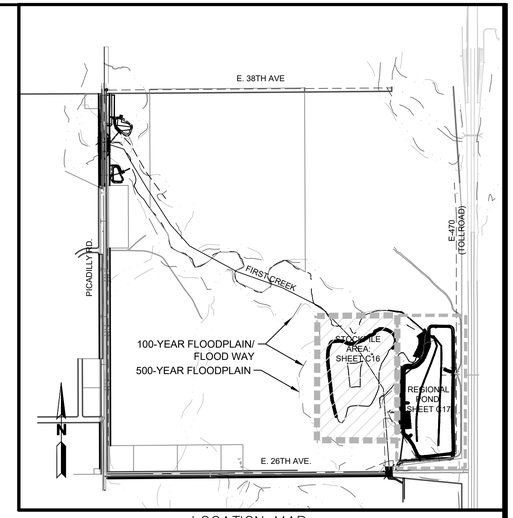
REGIONAL POND - SEE SHEET C19



LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

N

0 30 60 120

SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE
INFRASTRUCTURE SITE PLAN
INFRASTRUCTURE SITE PLAN - STOCKPILE

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

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

SHEET
C18

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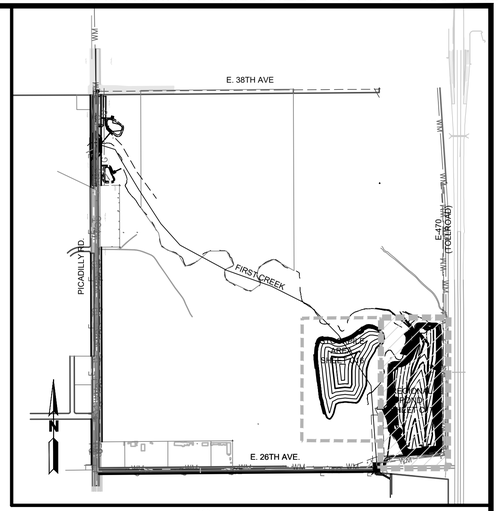
LEGEND:

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

0 40 80 160

SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



LOCATION MAP
SCALE: 1" = 1,000'

STOCKPILE - SEE SHEET C18

The maintenance path to service the regional pond and sanitary sewer interceptor is not suited for regional trail purposes, as designed. Majestic will need to provide an alternative suitable trail alignment when the First Creek Drainage Improvements plans are prepared.

Per discussions with planning and PROS we have agreed to provide ultimate trail alignment as part of the First Creek Improvement plans. Proposed detention maintenance path/ First Creek interceptor road will be utilized as site connectivity for the cities trail system.

This text is too small. Please use 0.10 as a guide for text height

See previous comments on loading calcs and vehicle access to manholes along the Utility easement.

Regional Pond's berm at the location of the sanitary sewer interceptor has been coordinated and discussed with Vern Adam and found to be resolved and acceptable as shown.

Min 2% slope in pond bottom

Max 4:1 slope

LIMITS OF PROPOSED STOCKPILE AREA

12.00' POND MAINTENANCE ACCESS

PROPOSED MAINTENANCE ACCESS

PROPOSED DRAINAGE EASEMENT

100- YEAR WSEL (TYP.)

TRICKLE CHANNEL

FLOODPLAIN BOUNDARY PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5471.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5473.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5476.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5478.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5479.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5481.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5469.0' PER FIRM MAP 08001-C0665J EFFECTIVE DATE 2/17/2017

BFE: 5466.0' PER FIRM MAP 08001-C0 EFFECTIVE DATE 2/17/20

EXISTING STORM CULVERTS

EXISTING STORM CULVERTS

E. 26TH AVENUE (60' RIGHT-OF-WAY)

HIGHWAY E-470
(ROW WIDTH VARIES)

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FOR AND ON BEHALF OF WARE MALCOMB

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

NO.	DATE	REMARKS
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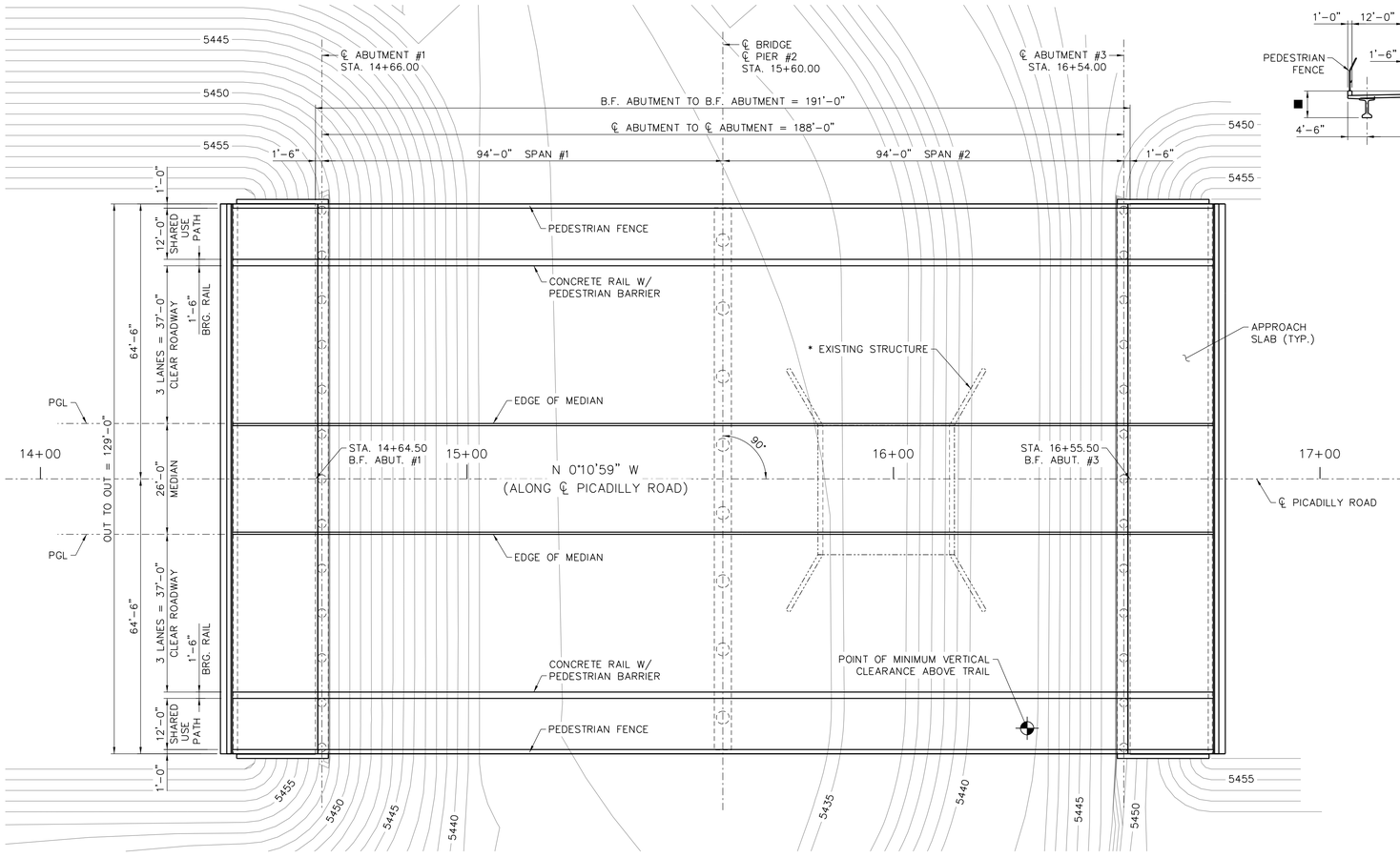
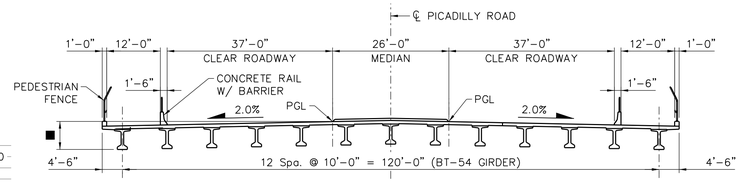
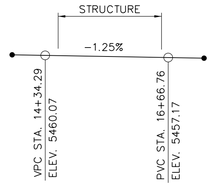


GENERAL PLAN
SCALE: 1/16" = 1'-0"



TYPICAL CROSS SECTION
SCALE: 1/16" = 1'-0"

■ STRUCTURE DEPTH SHOWN ACCOUNTS FOR 2% ROADWAY CROSS SLOPE, 8" MINIMUM DECK THICKNESS, AND DEPTH OF PRECAST CONCRETE ELEMENTS. (MAX STRUCTURE DEPTH = 6'-4")



ROADWAY PROFILE
NOT TO SCALE

PGL = PROFILE GRADE LINE

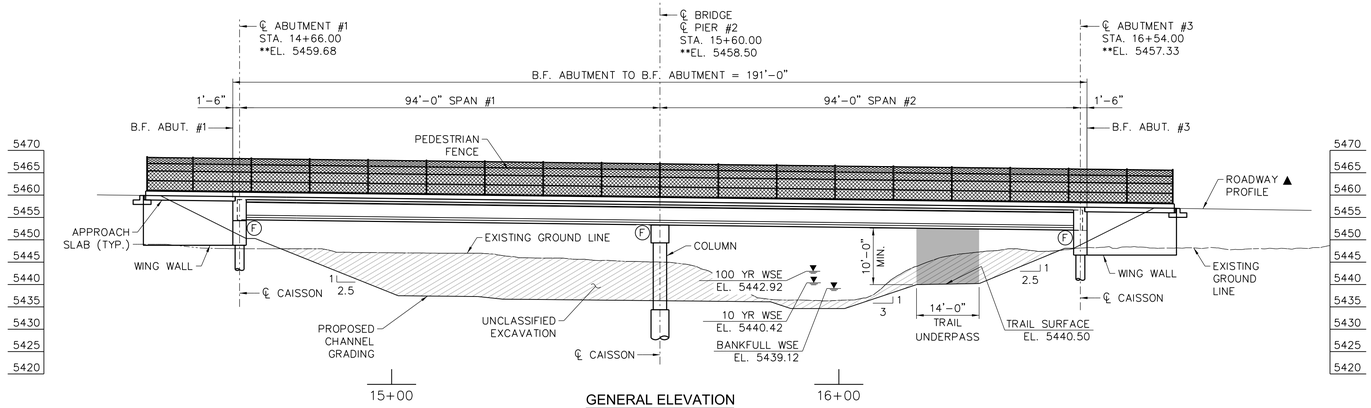
BRIDGE HYDRAULIC INFORMATION

STREAM: FIRST CREEK
D.A. = 8.1 SQ.MI.
Q100 = 4260 (DESIGN FLOOD)
Q100 = 4260 (BRIDGE – BASE FLOOD)
H.W. ELEV. = 5442.92 FT (U.S. SIDE)
W.W.A. BELOW H.W. = 850 SQ.FT.
Q (BANKFULL) = 430 CFS
BANKFULL ELEV. = 5439.12 FT

** ELEVATIONS AT FINISHED GRADE ALONG PROFILE GRADE LINE

* EXISTING FOUNDATION TO BE REMOVED TO 2'-0" BELOW PROPOSED GRADE, EXCEPT AT LOCATIONS THAT WILL BE IN CONFLICT WITH NEW BRIDGE FOUNDATIONS.

STATIONS TAKEN ALONG ℄ PICADILLY ROAD.



GENERAL ELEVATION
SCALE: 1/16" = 1'-0"

olsson

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD

TYPE, SIZE, & LOCATION

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	BSR
DRAWN BY:	TAT
DATE:	03-12-2020

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PLANT SCHEDULE

These may be 2.5" if preferred.

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AP	31	Acer platanoides `Crimson King` / Crimson King Norway Maple	3.5" Cal.	Single Stem B&B	Med.
	AF	144	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	3.5" Cal.	Single Stem B&B	Med.
	TC	134	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	3.5" Cal.	Single Stem B&B	Med.
	UC	130	Ulmus x `Frontier` / American Elm	3.5" Cal.	Single Stem B&B	Med.
TOTAL		439				

These may be 6' height if preferred

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CS	54	Picea pungens / Colorado Spruce	10` height		Med.
	HB	33	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	10` height		Med.
	PH	24	Pinus heldreichii / Bosnian Pine	10` Height	B&B	Low
	PN	18	Pinus nigra / Austrian Black Pine	10` Height	B&B	Low
	PS	18	Pinus sylvestris / Scotch Pine	10` Height	B&B	Low
TOTAL		147				

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AG	44	Acer ginnala / Amur Maple	2" Cal.	Single Stem B&B	Low
	AC	41	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2" Cal.	Single Stem B&B	Low
	CI	69	Crataegus crus-galli `Inermis` / Thornless Cockspur Hawthorn	2" Cal.	Single Stem B&B	Low
	MS	45	Malus x `Spring Snow` / Spring Snow Crab Apple	2" Cal.	Single Stem B&B	Med.
TOTAL		199				

LARGE DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	EA	328	Euonymus alatus / Burning Bush	5 gal	Cont.	Low
	SV	144	Syringa vulgaris / Common Purple Lilac	5 gal	Cont.	Low
TOTAL		472				

MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BT	252	Berberis thunbergii `Atropurpurea` / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CG	216	Caragana frutex `Globosa` / Globe Peashrub	5 gal		Low
	CC	220	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	5 gal	Cont.	Low
	PA	644	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RA	340	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	VT	108	Viburnum trilobum `Compactum` / Compact American Cranberry Viburnum	5 gal	Cont.	Low
TOTAL		1,780				

MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JP	80	Juniperus chinensis `Pfitzeriana` / Pfitzer Juniper	5 gal	Cont.	Low
	PO	180	Picea omorika `Nana` / Dwarf Serbian Spruce	5 gal	Cont.	Med.
	PW	80	Pinus mugo `Slowmound` / Slowmound Mugo Pine	5 gal	Cont.	Low
TOTAL		340				

LANDSCAPE MATERAILS	CODE	QTY	MATERIAL NAME	SIZE	TYPE	WATER USAGE
		137,575 SF	Sod - RTF Sod, or approved equal			Med.
		2,068,509 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		27,071 SF	Rock Mulch - 3-6" dia. river rock mulch, or approved equal			N/A
		107,055 SF	Rock Mulch - 1.5" crushed granite mulch, or approved equal			N/A
		6,910 LF	Steel Edger			N/A

GENERAL NOTES

Standard PROS notes for landscaped medians should be included.

Add a separate note that specifies who will be maintaining the medians.

1. THE LANDSCAPING SHOWN ON THIS P... THE MINIMUM LEVEL OF IMPROVEMEN... INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
3. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
4. NO SLOPES TO EXCEED 3:1

Fix the pdf next time. The font doesn't read.

CITY OF AURORA STANDARD NOTES

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING THREE FIXTURES: 400W METAL HALIDE, FULL CUTOFF SINGLE CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; 400 METAL HALIDE, FULL CUTOFF 2-HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; AND 400W METAL HALIDE, FULL CUTOFF SIN... HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS ~~AND PLAZAS~~ SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES ~~AND PARKING LOTS~~ SHALL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
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.
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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

Update. This is in reference to the old landscape code.

NATIVE SEED AND SOD INFORMATION

LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS
SEEDING RATE:
DRYLAND - 20-25 LBS/AC
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

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

WATER CONSERVATION TABLE:

NON-WATER CONSERVING (SOD) WATER CONSERVING (NATIVE-427,367 AND SHRUBS)	2,673 S.F. 73,930 S.F. 10,954 S.F.	3% 84% 13%
TOTAL LANDSCAPE AREA	87,557 S.F.	100%

DETENTION POND LANDSCAPING

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

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

Change these to Pond A, B, C etc. Then label them as A, B and C.

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

			REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	TREES (1 PER 40 LF.)	CURBSIDE WIDTH
A	PICADILLY WEST SIDE	4,740' [1]	119 / 120	11'
B	PICADILLY EAST SIDE	4,740' [1]	119 / 120	0'

[1] LENGTH EXCLUDES BRIDGE AND ROAD CROSSINGS.

No plazas or parking lots.

If shrubs are being provided in the curbside landscape, provide a table documenting this. The total square footage of the area, the total shrubs required and provided etc.

The east side has not been designed. Double check this and...while that may be the case, there are still trees planned/shown on the landscape plan. Would they not be accounted for here? They likely will need to be removed until that section of the roadway has been designed.

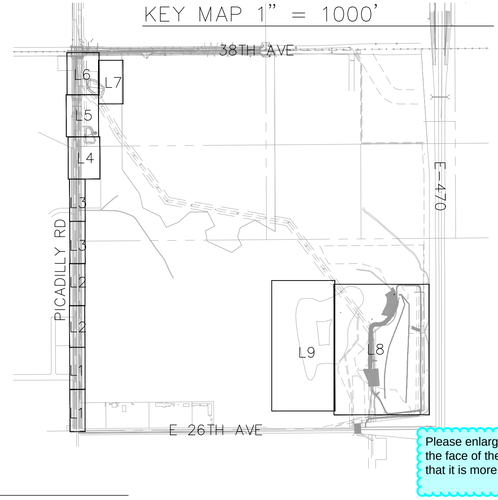
MULCH INFORMATION

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

EDGER INFORMATION

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

KEY MAP 1" = 1000'



Please enlarge this and add it to the face of the actual sheet so that it is more identifiable.

LEGEND

WM	WATER	T	TELEPHONE	X	FENCE
FO	FIBER	OH	ELECTRICAL OVERHEAD		TEMPORARY EASEMENT
E	ELECTRICAL		EXISTING MINOR CONTOUR		PERMANENT EASEMENT
G	GAS		EXISTING MAJOR CONTOUR		UTILITY EASEMENT
CATV	CABLE TV		PROPOSED MINOR CONTOUR		DRAINAGE EASEMENT
SS	STORM SEWER		PROPOSED MAJOR CONTOUR		

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...ado 80014
FAX 770-7132
FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

NO.	DATE	REMARKS
	##	
	##	
	##	
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	##	

JOB NO.:	7728-010
PA / PM:	JG
DRAWN BY:	LB/JG
DATE:	06-05-20
PLOT DATE:	

SHEET
L-0
Sheet of

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

Darken all plant call outs. They don't read

General Comment: It's fine to have an overall key map, but it is more useful to have a key map on each sheet to identify where the sheet that is being represented is within the context of the overall site.

Provide a legend on each sheet. Include the plant symbology, hatches, dashed lines, utilities etc. Because there are so many symbols being represented by the plants, trees etc. you may use general symbols by size to represent the plants if you wish.

Are these realistic roadway plantings? According to Sheets C8 and C9, the roadway improvements are not supposed to start until sheet L-4. If the roadway design has not been done for the areas before this, then this will mostly likely will or could be removed when the true roadway design is completed. Double check this .....

While these plantings look very nice, they are not required and when development occurs, they will be impacted by curb cuts. Again check that the roadway improvements extend this far.

COORDINATE WITH PROS STAFF BEFORE THE NEXT SUBMITTAL SO THAT DIRECTION REGARDING APPROPRIATE DESIGN PARAMETERS FOR THE LANDSCAPED MEDIAN CAN BE PROVIDED IN AN ATTEMPT TO MINIMIZE SUBSEQUENT RESUBMITTALS.

Is the median being constructed as part of this? If not but will be constructed at a later date, gray back the landscaping and add a note as to the timing of the installation. Does this represent the ultimate median roadway design? If this is the ultimate condition, the median should be designed to comply with city standards. See Section 146-4.7.5 O. Medians.

Darken the street name

PICADILLY ROAD

26TH STREET

MATCH LINE LP-1: A

MATCH LINE LP-2

Plant material must match PROS approved plant list for all material in the median.

The proposed hardscape design does not conforrm to PROS standards and criteria.

Lighten this. Storm sewer?? Lessen the darkness of this.

500 year floodplain?

There appears to be a street here?? E. 32nd Avenue??

Not sure this can remain??

Which is the correct curb line?

Which is the correct curb line?

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SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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SHEET
L-1
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SHEET
L-2
Sheet of

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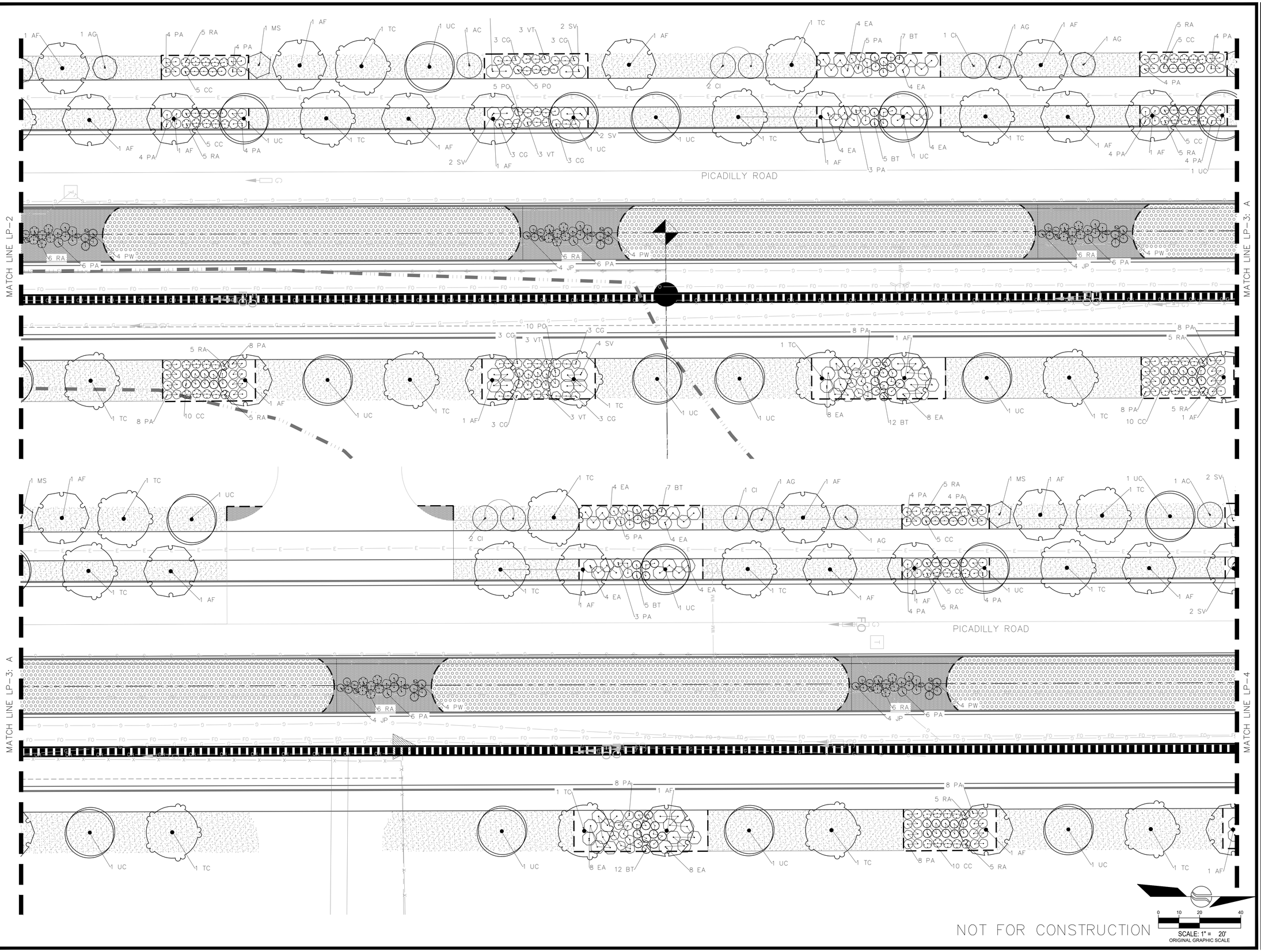

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SHEET
L-3
Sheet of

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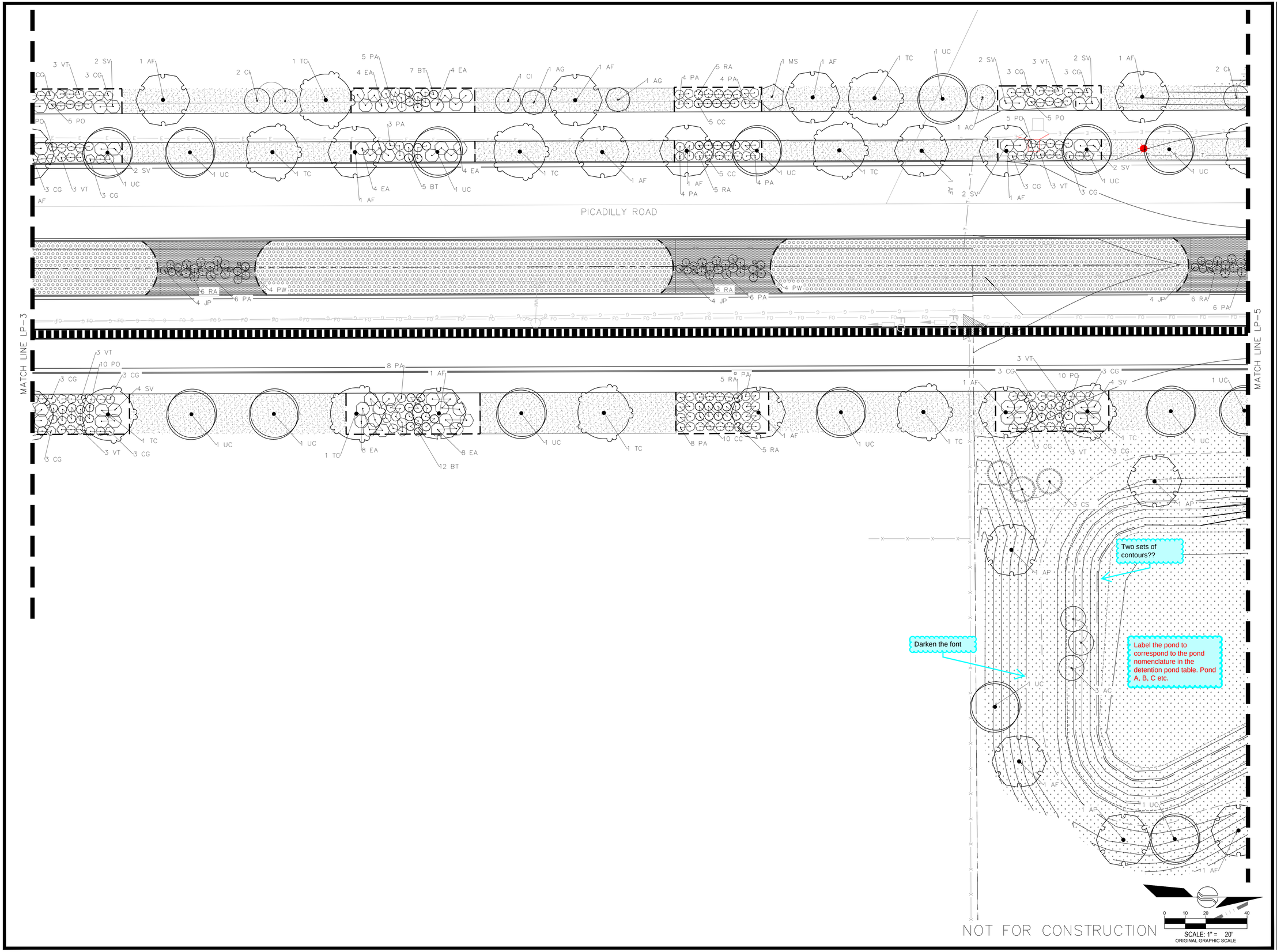

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SHEET
L-4
Sheet of

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MATCH LINE LP-4

MATCH LINE LP-6

PICADILLY ROAD

Label the pond to correspond to the pond nomenclature in the detention pond table. Pond A, B, C etc.

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0 10 20 40

SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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PICADILLY ROAD
38TH TO 26TH STREET

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SHEET
L-5
Sheet of

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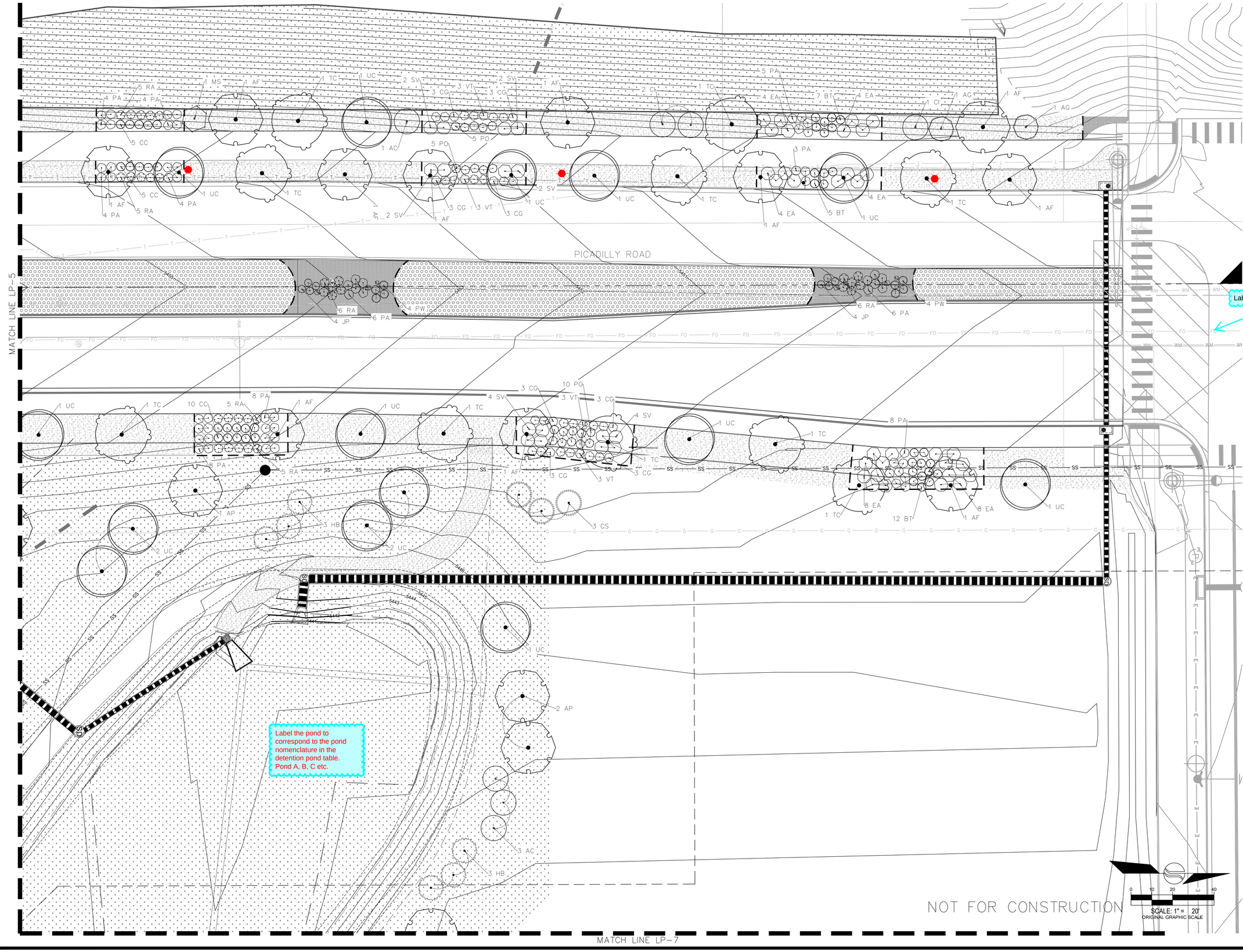

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PICADILLY ROAD
38TH TO 26TH STREET

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SHEET
L-6
Sheet of

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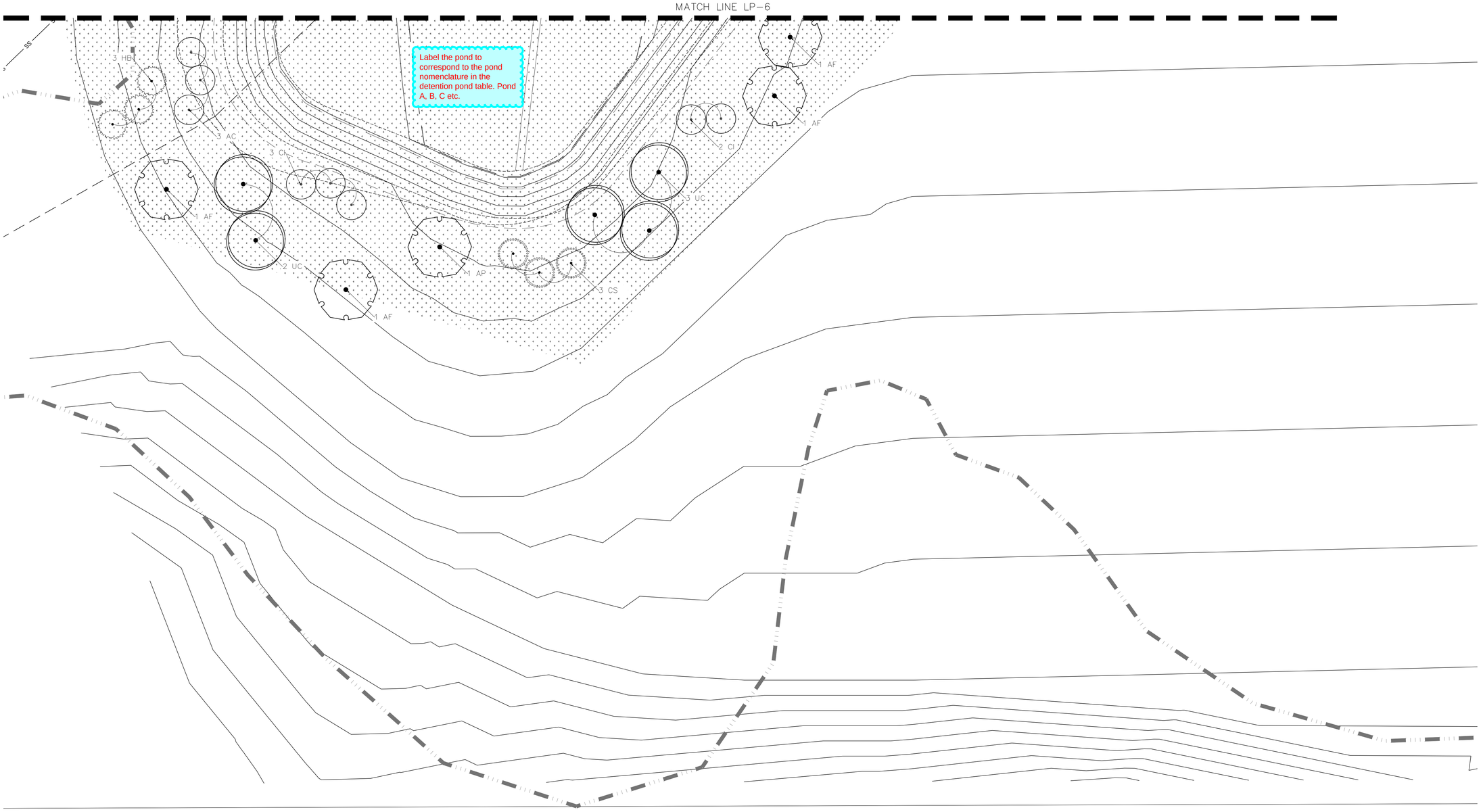

MAJESTIC LANDSCAPE NOTES

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

NOT FOR CONSTRUCTION

0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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SHEET
L-7
Sheet of

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MATCH LINE LP-9

NATIVE SEED AT STOCKPILE AREA

Label what this is

Typically there is no landscaping permitted in a regional detention ponds. The landscaping is blocking the pond overflow. Where is the irrigation meter to serve proposed landscaping?

Label the pond to correspond to the pond nomenclature in the detention pond table. Pond A, B, C etc.

Vehicle maintenance access is required to the top of the outlet structures and extend to the bottom of the pond. No landscaping in pond and landscaping should not block maintenance access.

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SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

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SHEET
L-8
Sheet of

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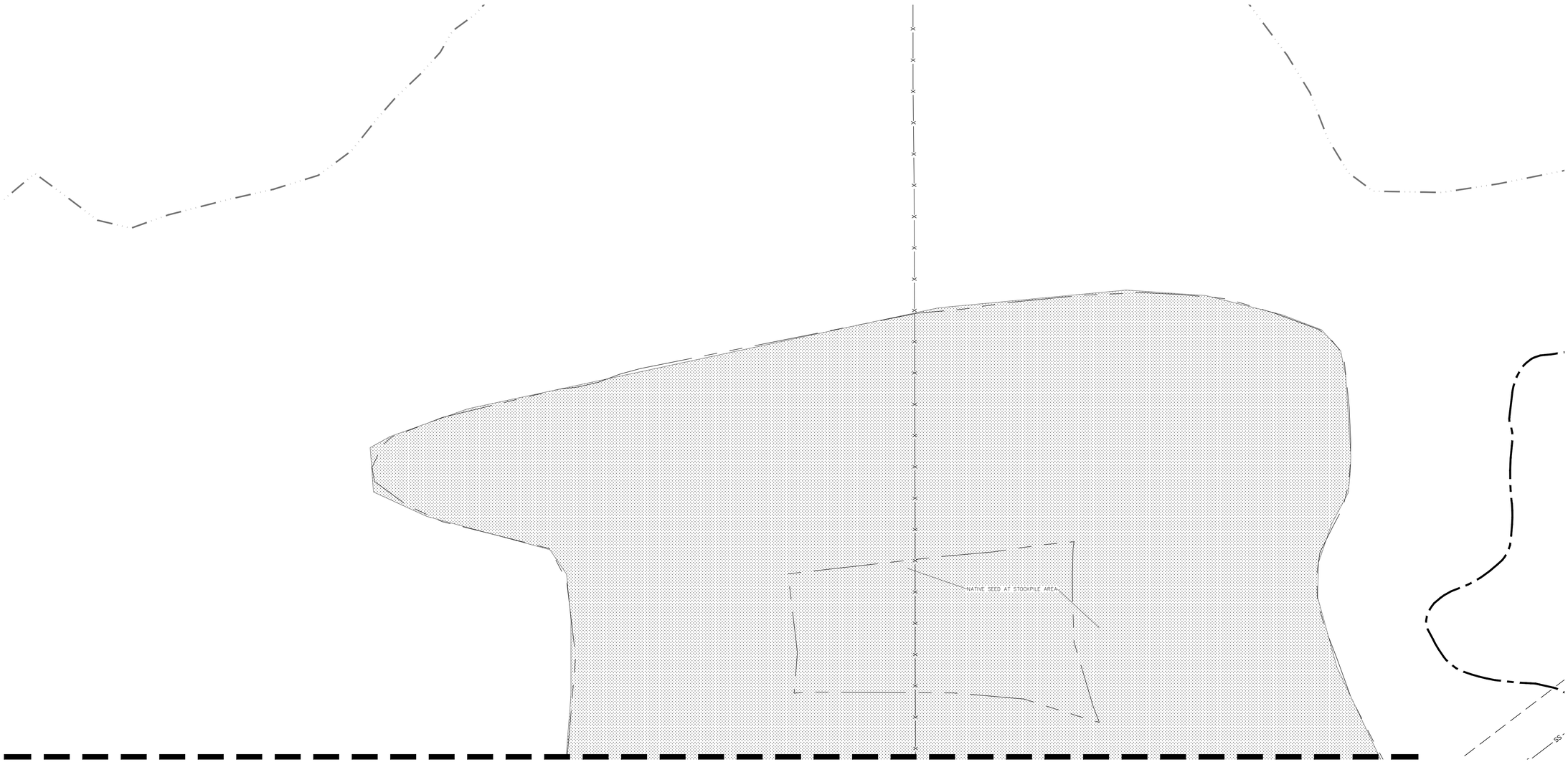

MATCH LINE LP-8

NOT FOR CONSTRUCTION

SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE
0 30 60 120

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SHEET
L-9
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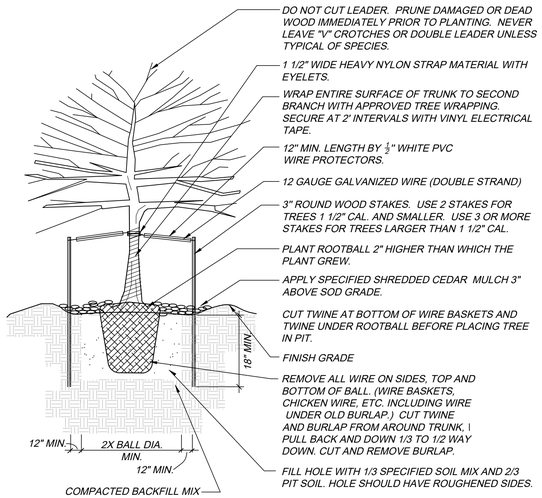
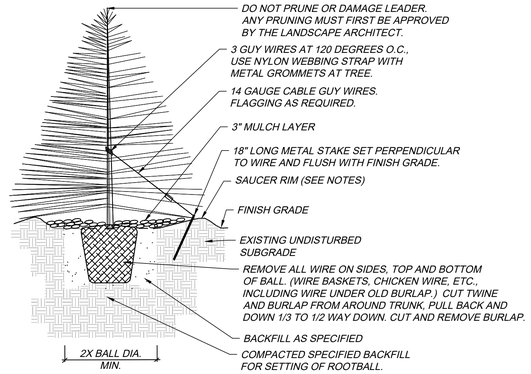


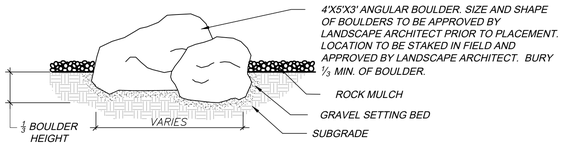
NOTE:
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.

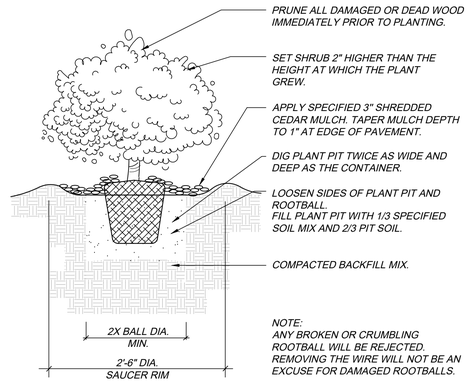


NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY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

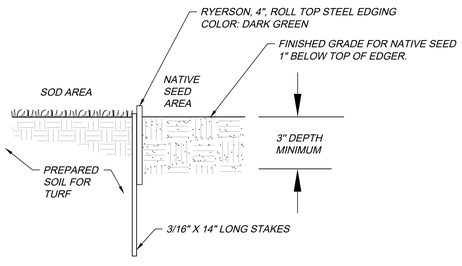
EVERGREEN TREE PLANTING DETAIL
N.T.S.



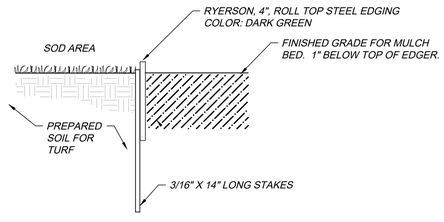
BOULDER DETAIL
N.T.S.



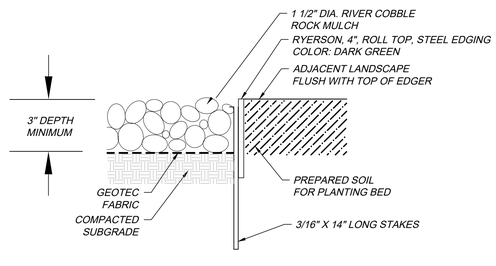
SHRUB PLANTING DETAIL
N.T.S.



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



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



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

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38TH TO 26TH STREET

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