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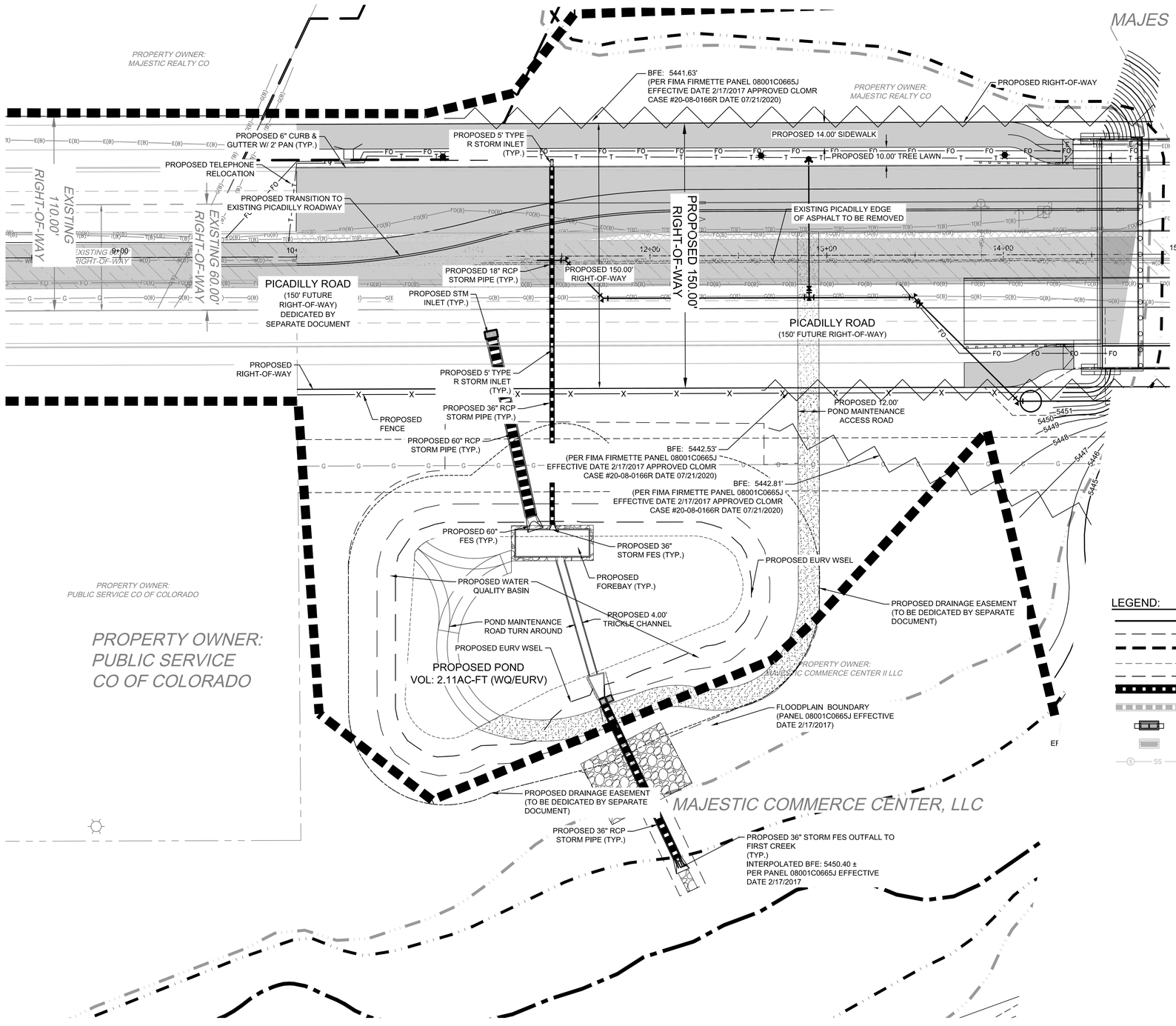

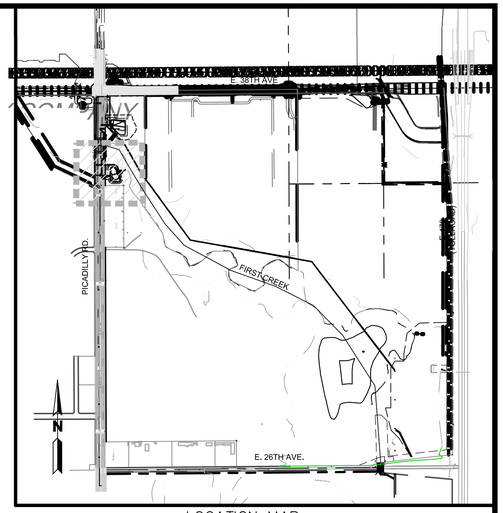

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

N

0 15 30 60

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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suite 230
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p. 303.561.3333
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FOR AND ON BEHALF OF WARE MALCOMB

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

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

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

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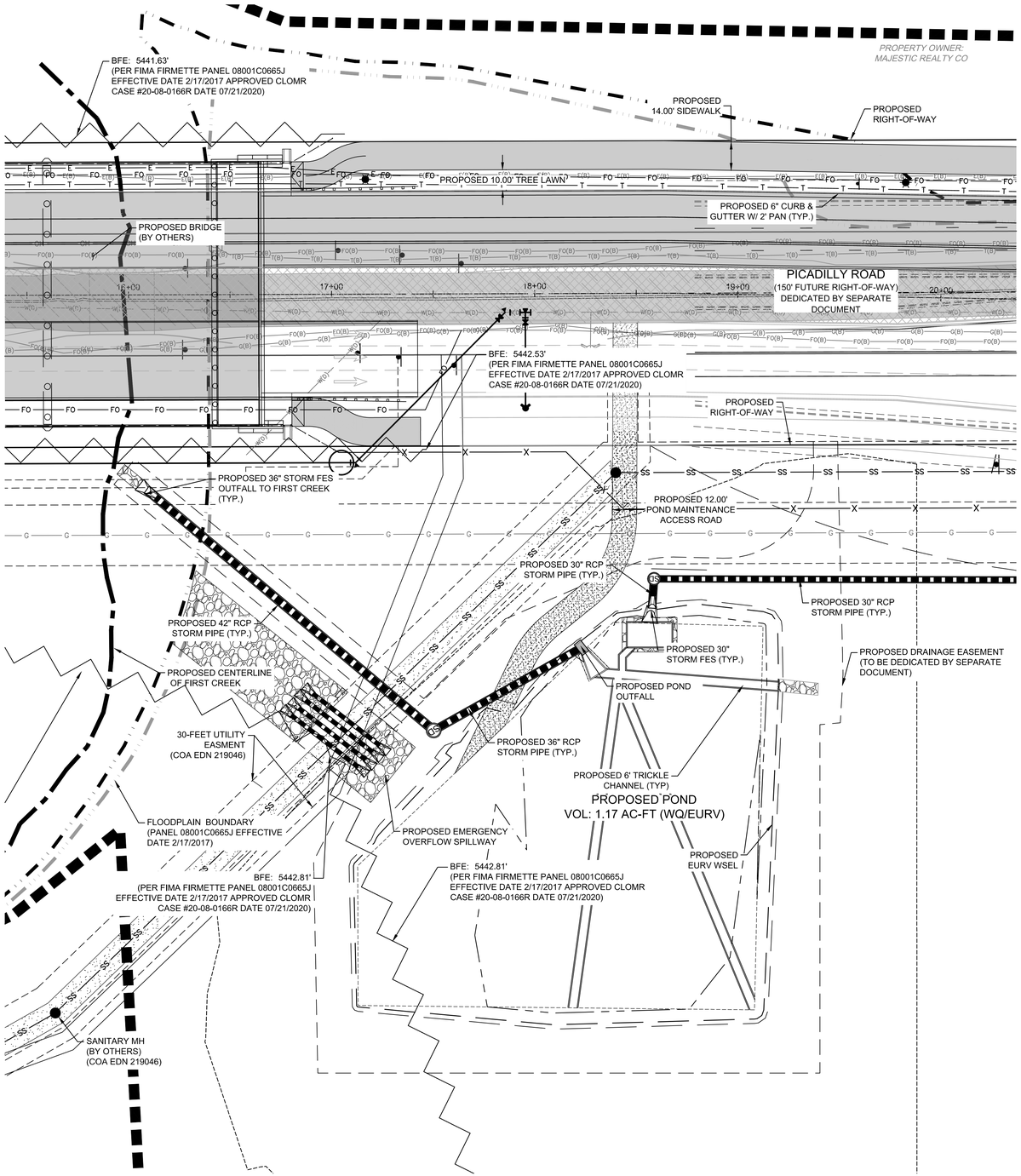

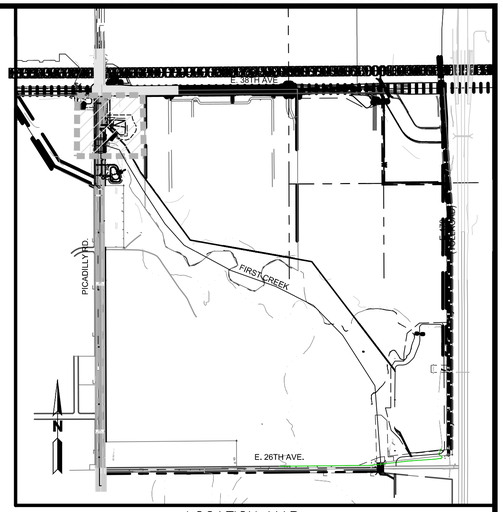

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

N

0 15 30 60

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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OF WARE MALCOMB

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

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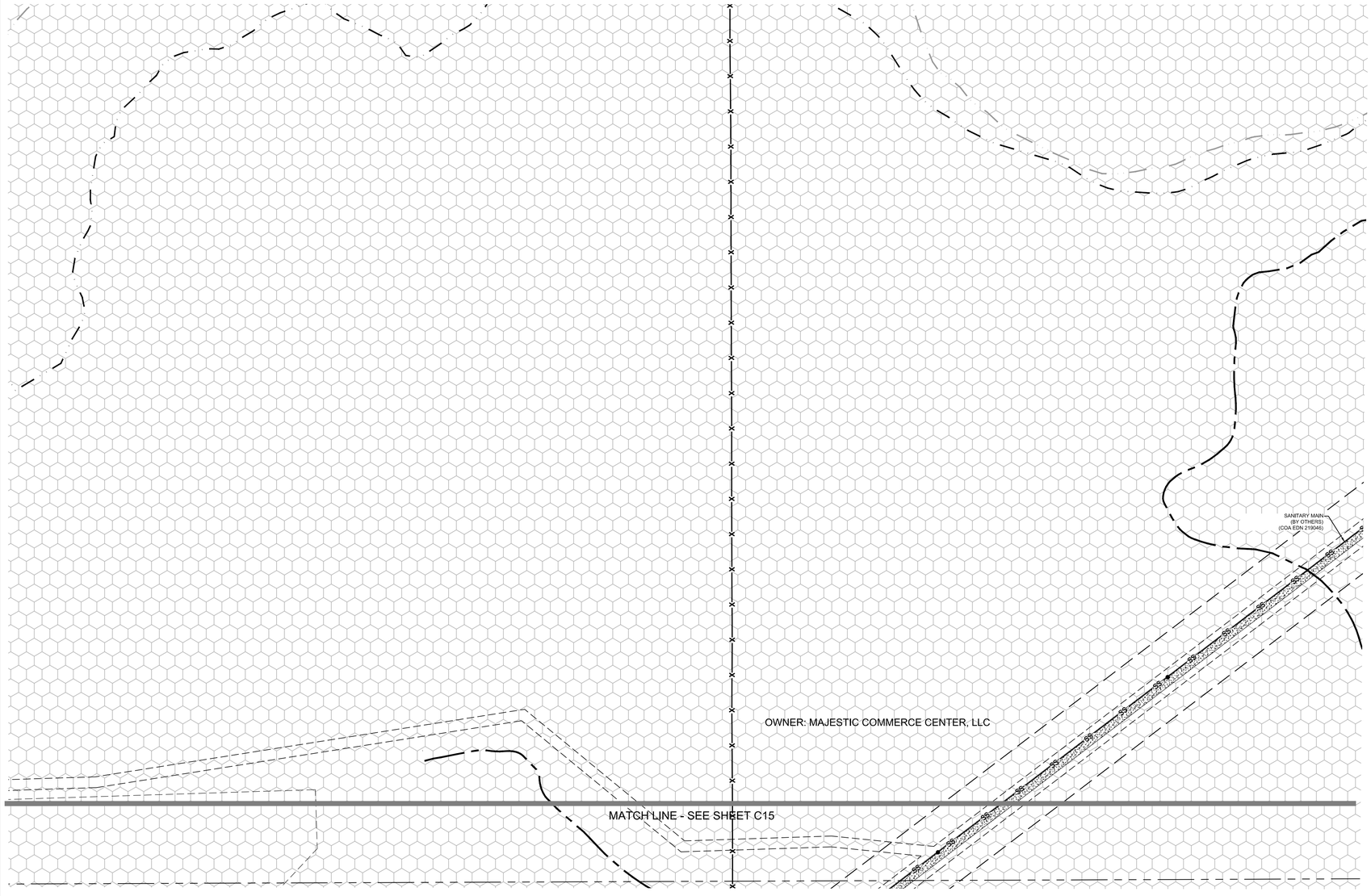

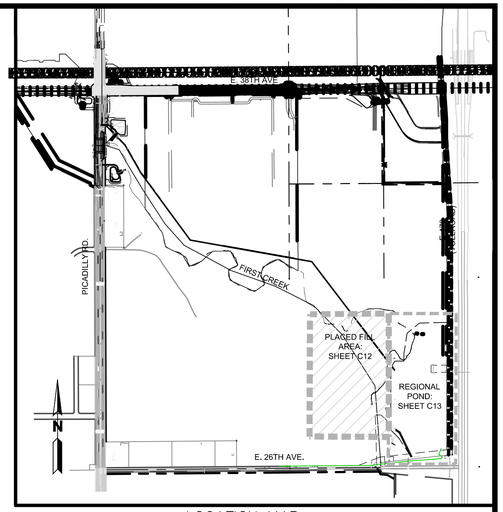

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

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 - PRELIMINARY PLAT
EXISTING OWNERSHIP MAP - REGIONAL POND

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

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C14
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LEGEND:

RIGHT-OF-WAY LINE

ISP BOUNDARY

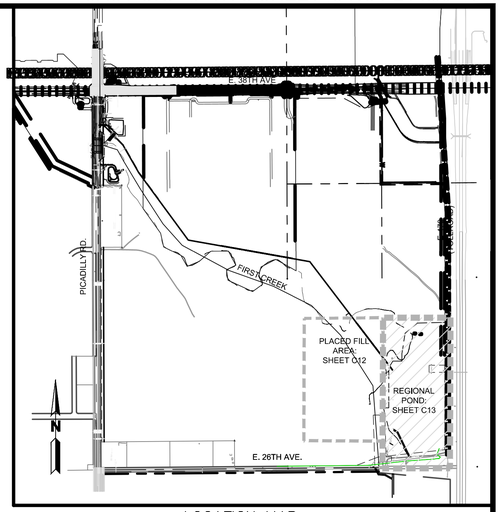
MAJESTIC REALTY COMPANY

MAJESTIC COMMERCE CENTER, LLC

N

0 40 80 160

SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



LOCATION MAP
SCALE: 1" = 1,000'

MATCH LINE - SEE SHEET C14

EXISTING DRAINAGE EASEMENT REC. #2006080900080860

SANITARY MAIN (BY OTHERS) (COA EDN 219046)

FLOODPLAIN BOUNDARY FIRST CREEK

EXISTING STORM CULVERTS

EXISTING GRAVEL ROAD

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

OWNER: MAJESTIC COMMERCE CENTER, LLC

EXISTING DRAINAGE EASEMENT BOOK 5749 PAGE 548

MU-106 LLT BOOK 5414 PAGE 645

PROPERTY LINE

PROPERTY LINE

HIGHWAY E-470
(ROW WIDTH VARIES)

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY ROAD AT 38TH AVENUE

INFRASTRUCTURE - PRELIMINARY PLAT

EXISTING OWNERSHIP MAP - REGIONAL POND

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

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SHEET
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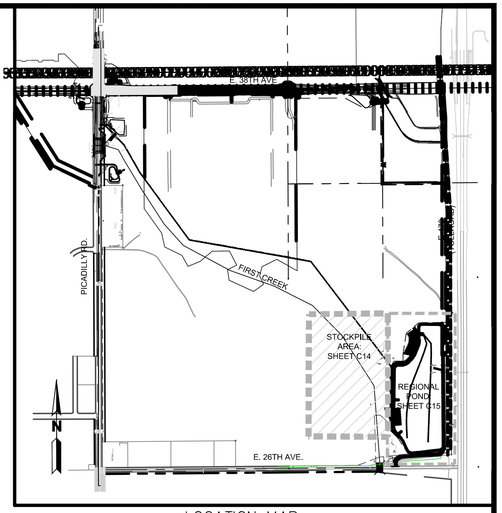

LOCATION MAP
SCALE: 1" = 1,000'

LEGEND:

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

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 - PRELIMINARY PLAT
RIGHT OF WAY AND EASEMENT EXHIBIT

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

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DATE:	06/30/2020

SHEET
C16
Sheet of

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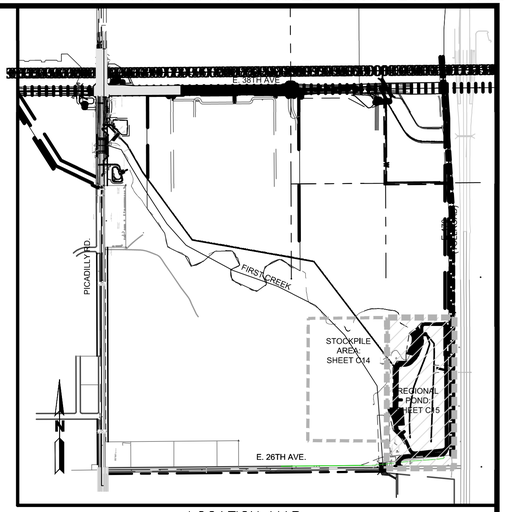
LEGEND:

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

N

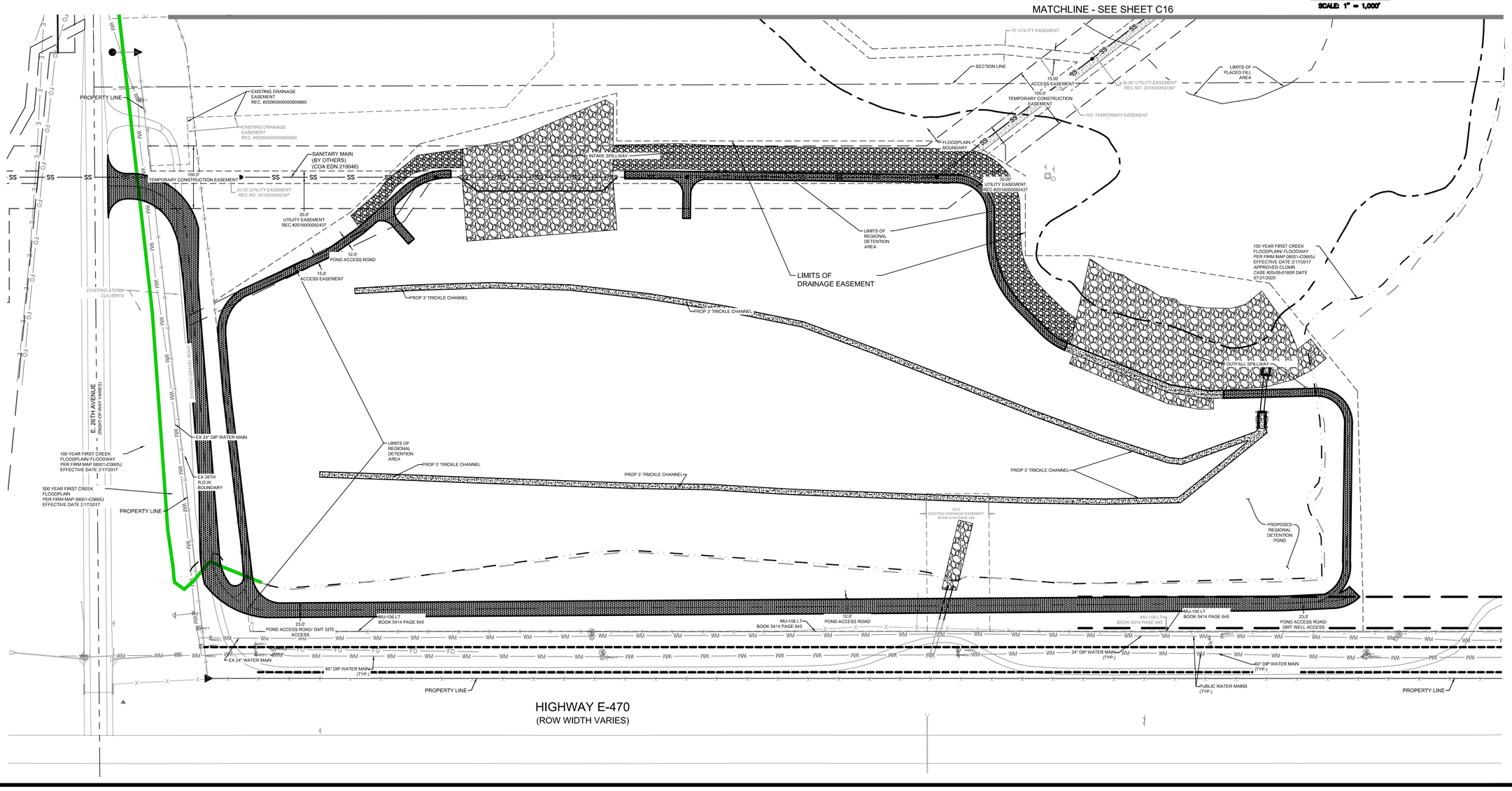
0 40 80 160

SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



LOCATION MAP
SCALE: 1" = 1,000'

MATCHLINE - SEE SHEET C16



HIGHWAY E-470
(ROW WIDTH VARIES)

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FOR AND ON BEHALF OF WARE MALCOMB

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

NO.	DATE	REMARKS
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SHEET
C17
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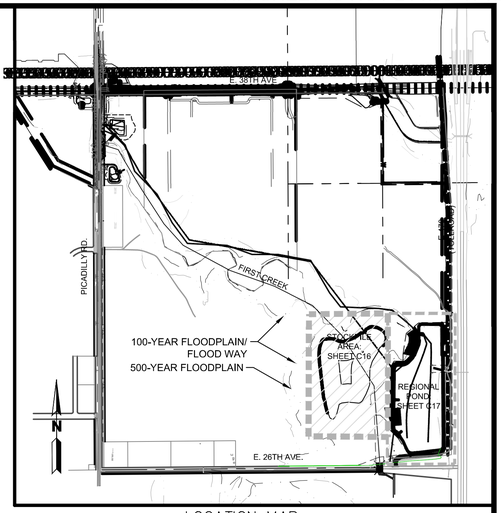

LOCATION MAP
SCALE: 1" = 1,000'

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 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 - PRELIMINARY PLAT

INFRASTRUCTURE SITE PLAN - REGIONAL POND

NO.	DATE	REMARKS
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SHEET
C18
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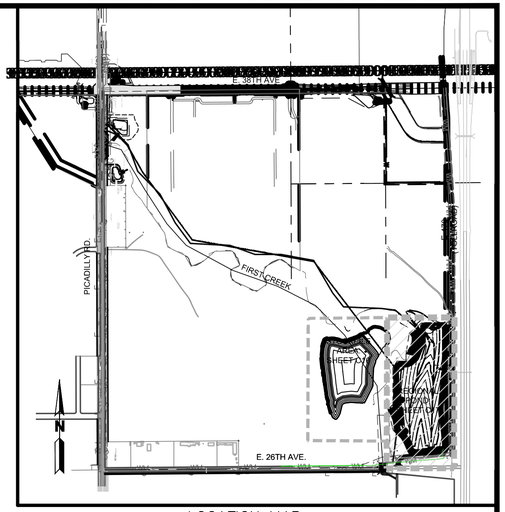
LEGEND:

- 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

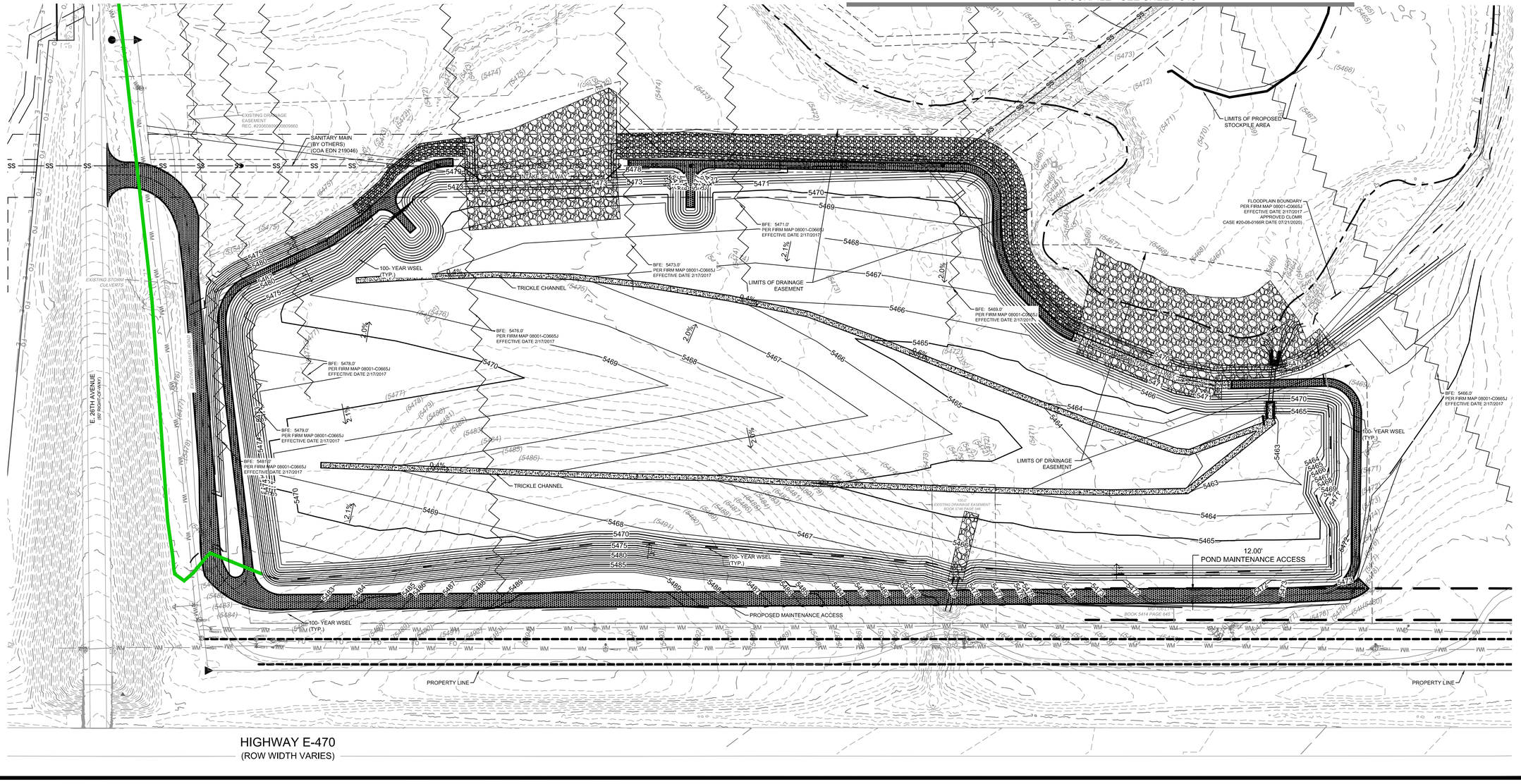
NOTE:
ALL STORM SEWER INFRASTRUCTURE ASSOCIATED WITH THE REGIONAL DETENTION POND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT.

0 40 80 160
SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



LOCATION MAP
SCALE: 1" = 1,000'

STOCKPILE - SEE SHEET C18



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

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

JOB NO.:	DCS17-4112
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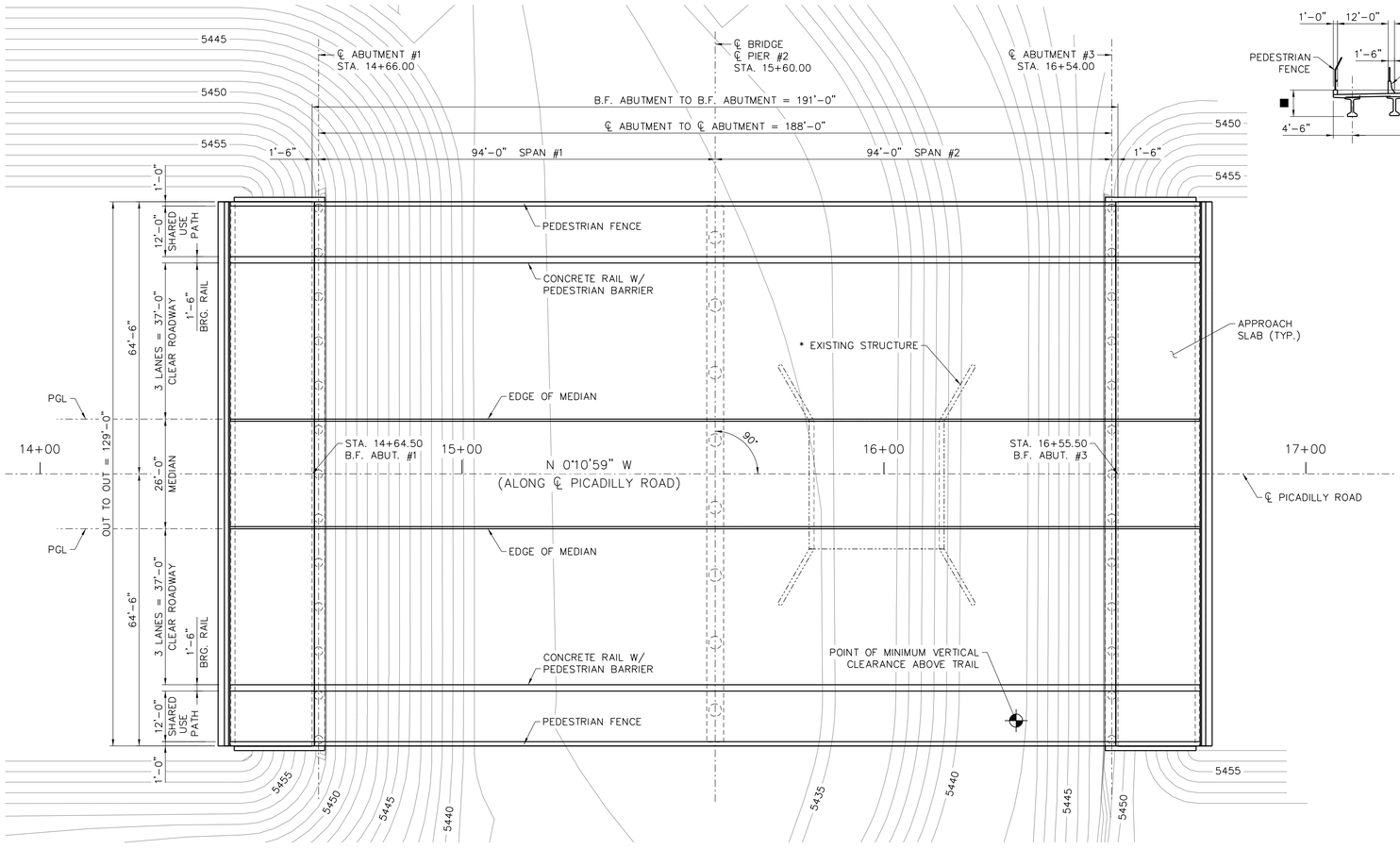
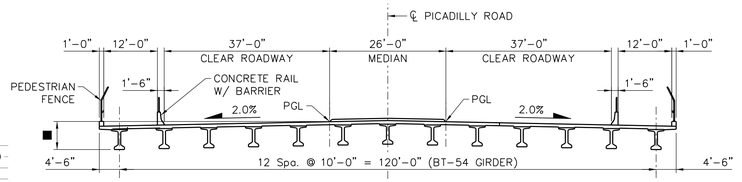


GENERAL PLAN
SCALE: 1/16" = 1'-0"



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

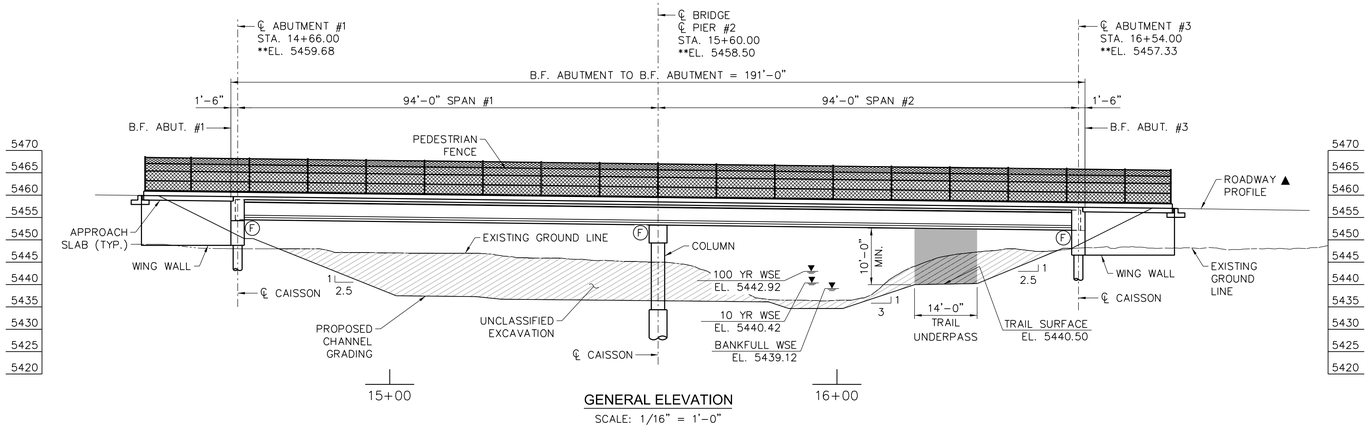
BRIDGE HYDRAULIC INFORMATION

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

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AP	61	Acer platanoides `Crimson King` / Crimson King Norway Maple	2.5" Cal.	Single Stem B&B	Med.
	AF	43	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	2.5" Cal.	Single Stem B&B	Med.
	TC	48	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2.5" Cal.	Single Stem B&B	Med.
	UC	52	Ulmus x `Frontier` / American Elm	2.5" Cal.	Single Stem B&B	Med.
TOTAL		172				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CS	54	Picea pungens / Colorado Spruce	6` height	B&B	Med.
	HB	33	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	6` height	B&B	Med.
	PH	24	Pinus heldreichii / Bosnian Pine	6` Height	B&B	Low
	PN	18	Pinus nigra / Austrian Black Pine	6` Height	B&B	Low
	PS	18	Pinus sylvestris / Scotch Pine	6` Height	B&B	Low
TOTAL		147				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AG	24	Acer ginnala / Amur Maple	2" Cal.	Single Stem B&B	Low
	AC	30	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2" Cal.	Single Stem B&B	Low
	CI	39	Crataegus crus-galli `Inermis` / Thornless Cockspur Hawthorn	2" Cal.	Single Stem B&B	Low
	MS	33	Malus x `Spring Snow` / Spring Snow Crab Apple	2" Cal.	Single Stem B&B	Med.
TOTAL		126				
LARGE DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	EA	38	Euonymus alatus / Burning Bush	5 gal	Cont.	Low
	SV	16	Syringa vulgaris / Common Purple Lilac	5 gal	Cont.	Low
TOTAL		54				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BT	349	Berberis thunbergii `Atropurpurea` / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CG	331	Caragana frutex `Globosa` / Globe Peashrub	5 gal	Cont.	Low
	CC	425	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	5 gal	Cont.	Low
	PA	631	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RA	398	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	VT	309	Viburnum trilobum `Compactum` / Compact American Cranberry Viburnum	5 gal	Cont.	Low
TOTAL		2,443				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PO	20	Picea omorika `Nana` / Dwarf Serbian Spruce	5 gal	Cont.	Med.
TOTAL		20				
LANDSCAPE MATERAILS	CODE	QTY	MATERIAL NAME	SIZE	TYPE	WATER USAGE
		29,459 SF	Sod - RTF Sod, or approved equal			Med.
		2,099,843 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		38,991 SF	Rock Mulch - 1-1/2" Local River Rock			N/A
		49,901 SF	Tan Crusher Fines			N/A
		1,792 LF	Steel Edger			N/A

GENERAL NOTES

1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE 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
5. PRIOR TO COMMENCING WORK WITHIN PARKS, RECREATION & OPEN SPACE (PROS) PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS, CONTACT A PROS DEPARTMENT CONSTRUCTION INSPECTOR TO FULLY REVIEW EXISTING CONDITIONS, REQUIREMENTS, AND PROCEDURES.
6. ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL COMPLY WITH REQUIREMENTS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
7. APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE BY THE PROS DEPARTMENT. CONTRACTOR SHALL HAVE ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS INSPECTED BY THE PROS DEPARTMENT CONSTRUCTION INSPECTORS FOR COMPLIANCE WITH APPLICABLE DEPARTMENT REQUIREMENTS. WRITTEN APPROVAL AND ACCEPTANCE FROM THE PROS DEPARTMENT WILL BE REQUIRED TO VERIFY COMPLIANCE.
8. PROS SHALL MAINTAIN MEDIANS.
9. LANDSCAPING FOR THE CURBSIDE LANDSCAPE SHALL BE INSTALLED WHEN THE ADJOINING LOTS DEVELOP. LANDSCAPING FOR THE DETENTION PONDS AND MEDIAN SHALL BE INSTALLED ONCE THE PONDS AND MEDIAN HAVE BEEN CONSTRUCTED.

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 SINGLE HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES 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.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY 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.

NATIVE SEED AND SOD INFORMATION

LOW GROW MIX:
- 30% EPHRAIM CRESTED WHEATGRASS
- 25% SHEEP FESCUE
- 20% PERENNIAL RYE
- 15% CHEWINGS FESCUE
- 10% CANADA BLUE GRASS

SEEDING RATE:
DRYLAND - 20-25 LBS/AC
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

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

WATER CONSERVATION TABLE:

NON-WATER CONSERVING (SOD)	29,459 S.F.	1%
WATER CONSERVING (NATIVE AND SHRUBS)	2,237,672 S.F.	99%
TOTAL LANDSCAPE AREA	2,267,131 S.F.	100%

DETENTION POND LANDSCAPING

			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 (POND A)	52,681 S.F.	14 / 28	132 / 0*
B	POND AT NORTHEAST CORNER OF PICADILLY AND 38TH (POND B)	102,459 S.F.	26 / 52	257 / 0*
C	REGIONAL POND CORNER OF 26TH AND E-470 (POND C)	911,494 S.F.	228 / 231	2,278 / 0

* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

STANDARD RIGHTS OF WAY AND CURB SIDE LANDSCAPE

			REQUIRED / PROVIDED		
AREA	DESCRIPTION	LENGTH	TREES (1 PER 40 LF.)	SHRUBS (1 PER 40 SF.)	CURBSIDE WIDTH
A	PICADILLY WEST SIDE	4,844 [1]	121 / 129	1211 / 1136* (48,440' SF)	10'
A	PICADILLY EAST SIDE	4,913 [1]	123 / 136	1228 / 1107* (49,130 SF)	10'

[1] LENGTH EXCLUDES BRIDGE AND ROAD CROSSINGS.
* SHRUB EQUIVALENT USED. 10 SHRUBS = 1 TREE

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

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303-770-7201 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
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PLOT DATE:	

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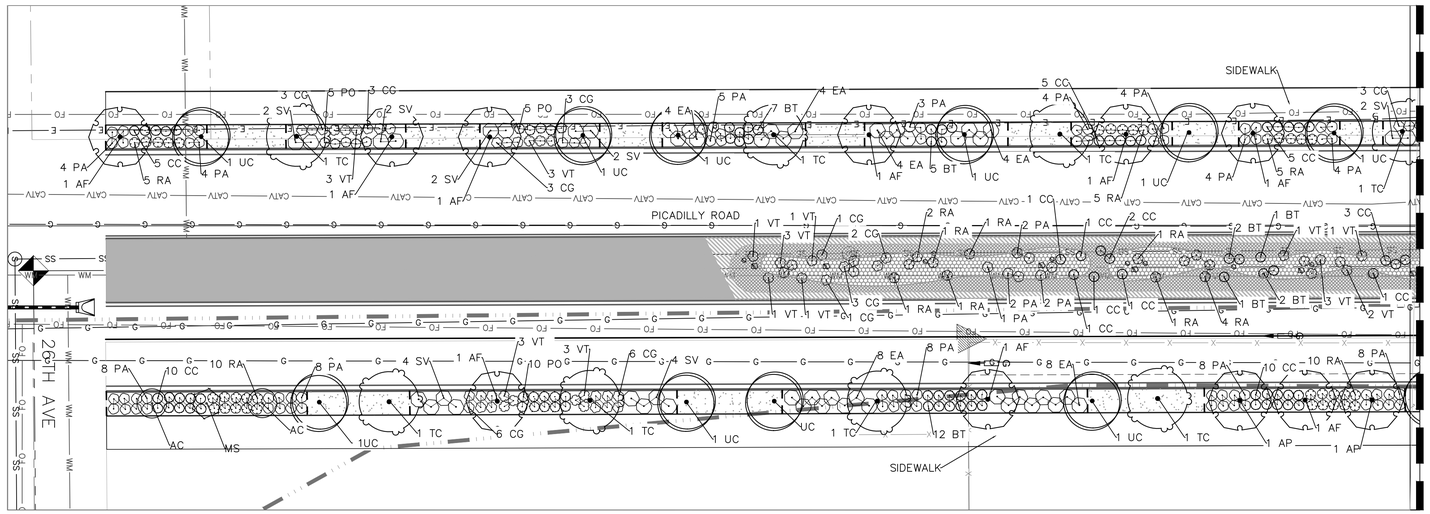

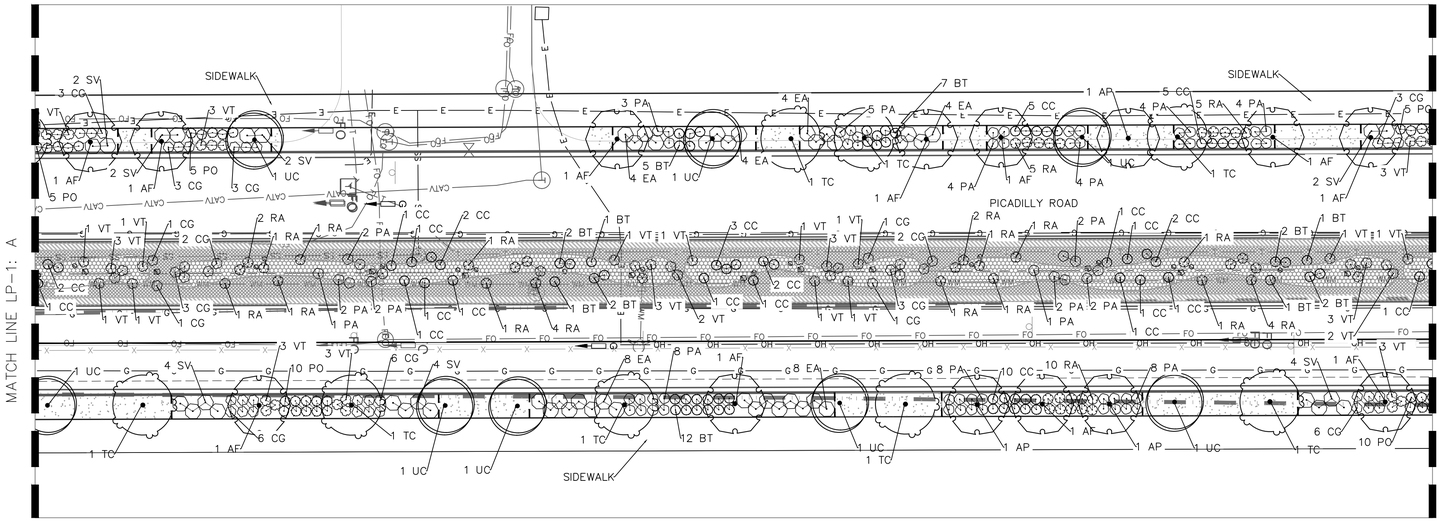

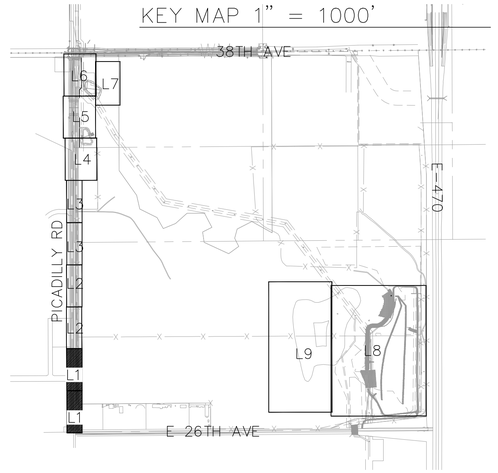

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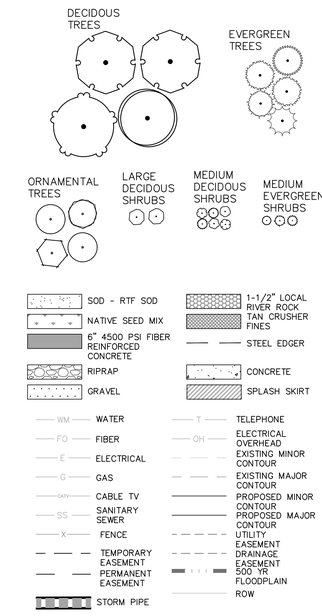

NOTES:

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

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0 15 30 60
SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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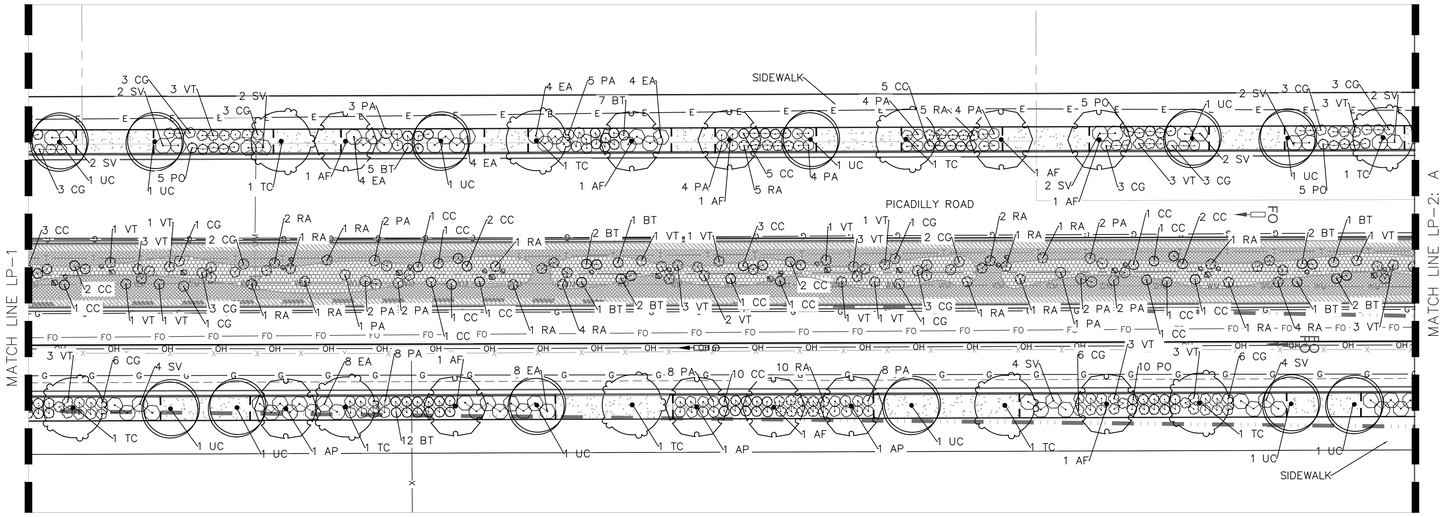
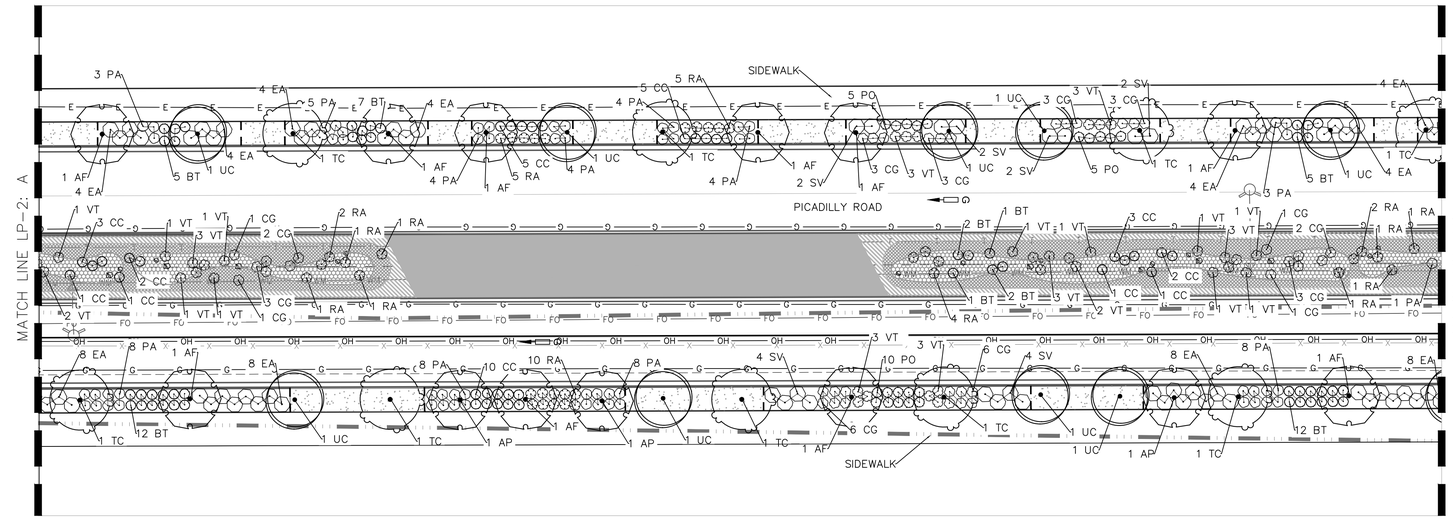
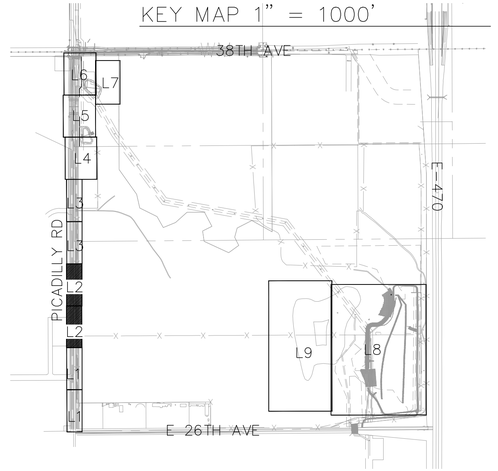




KEY MAP 1" = 1000'



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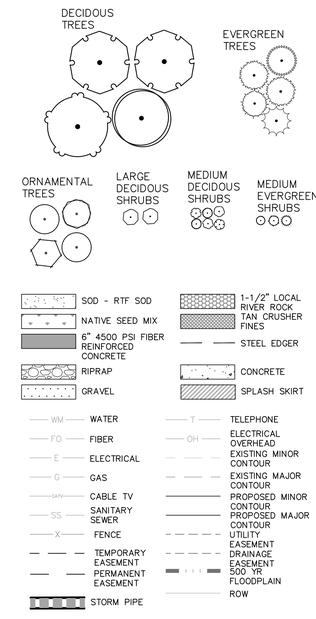

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0 15 30 60
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FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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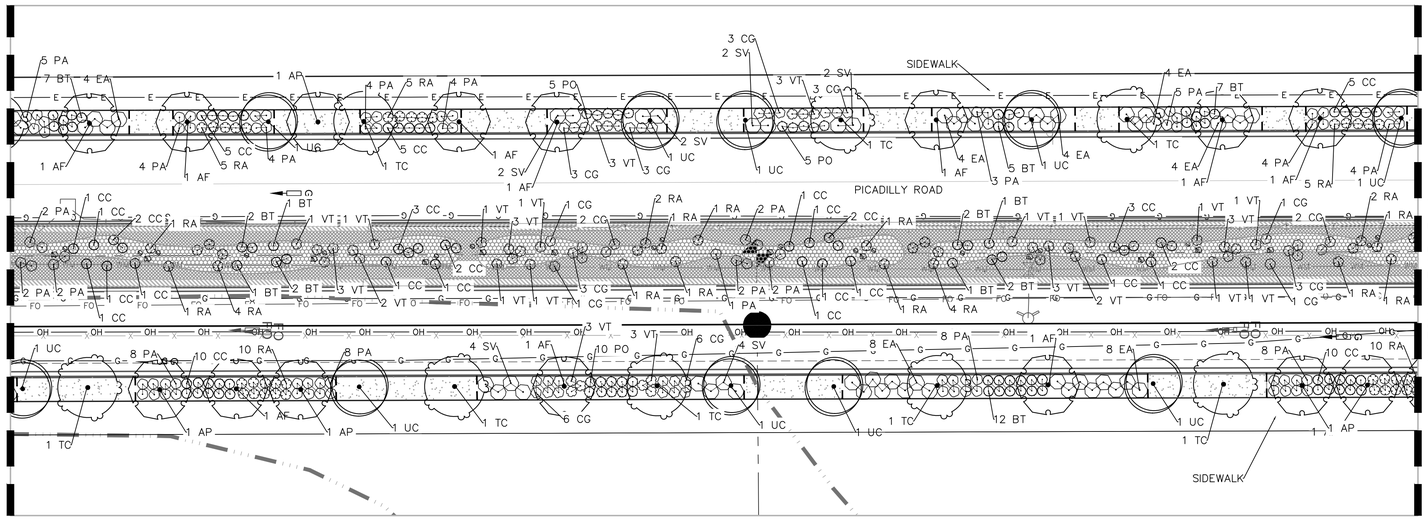

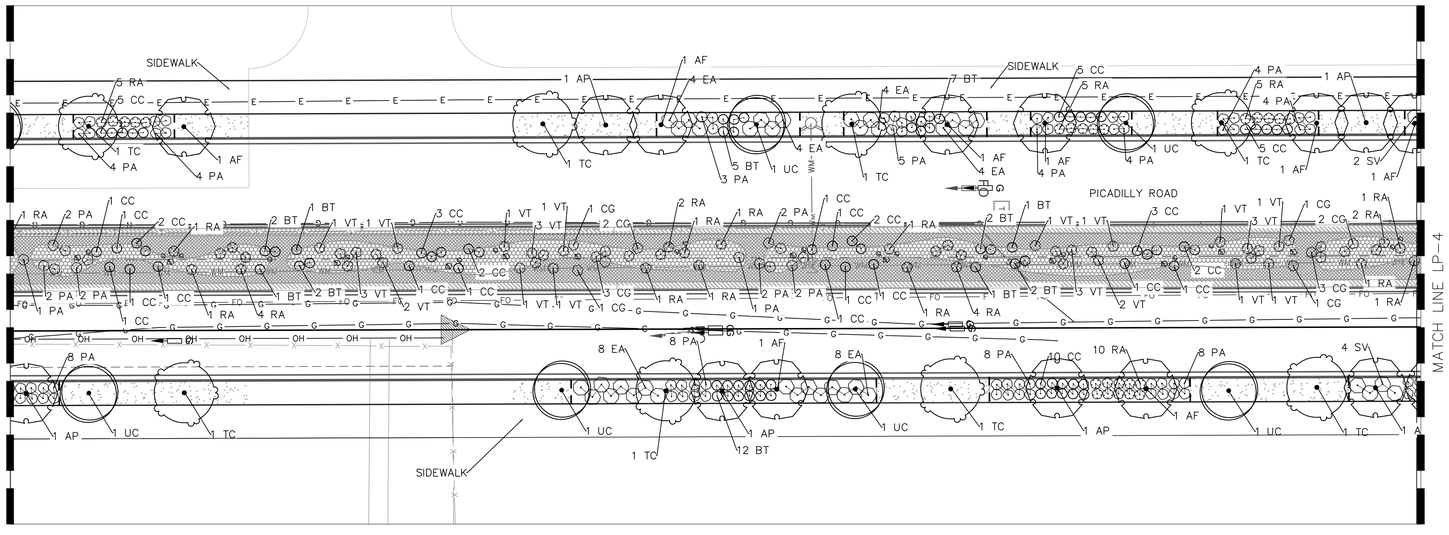

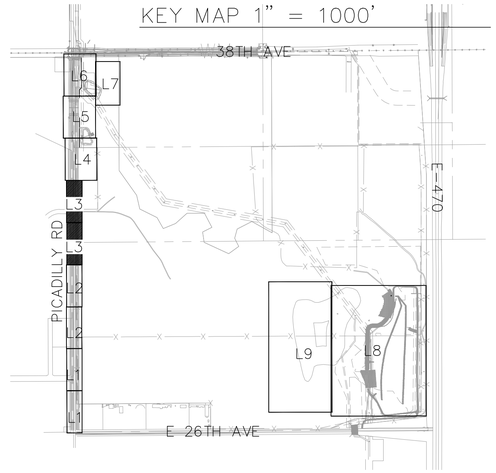

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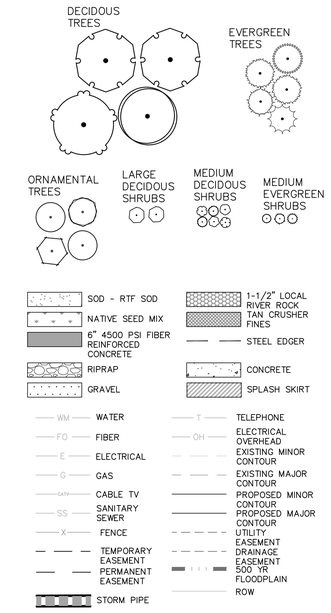

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0 15 30 60
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MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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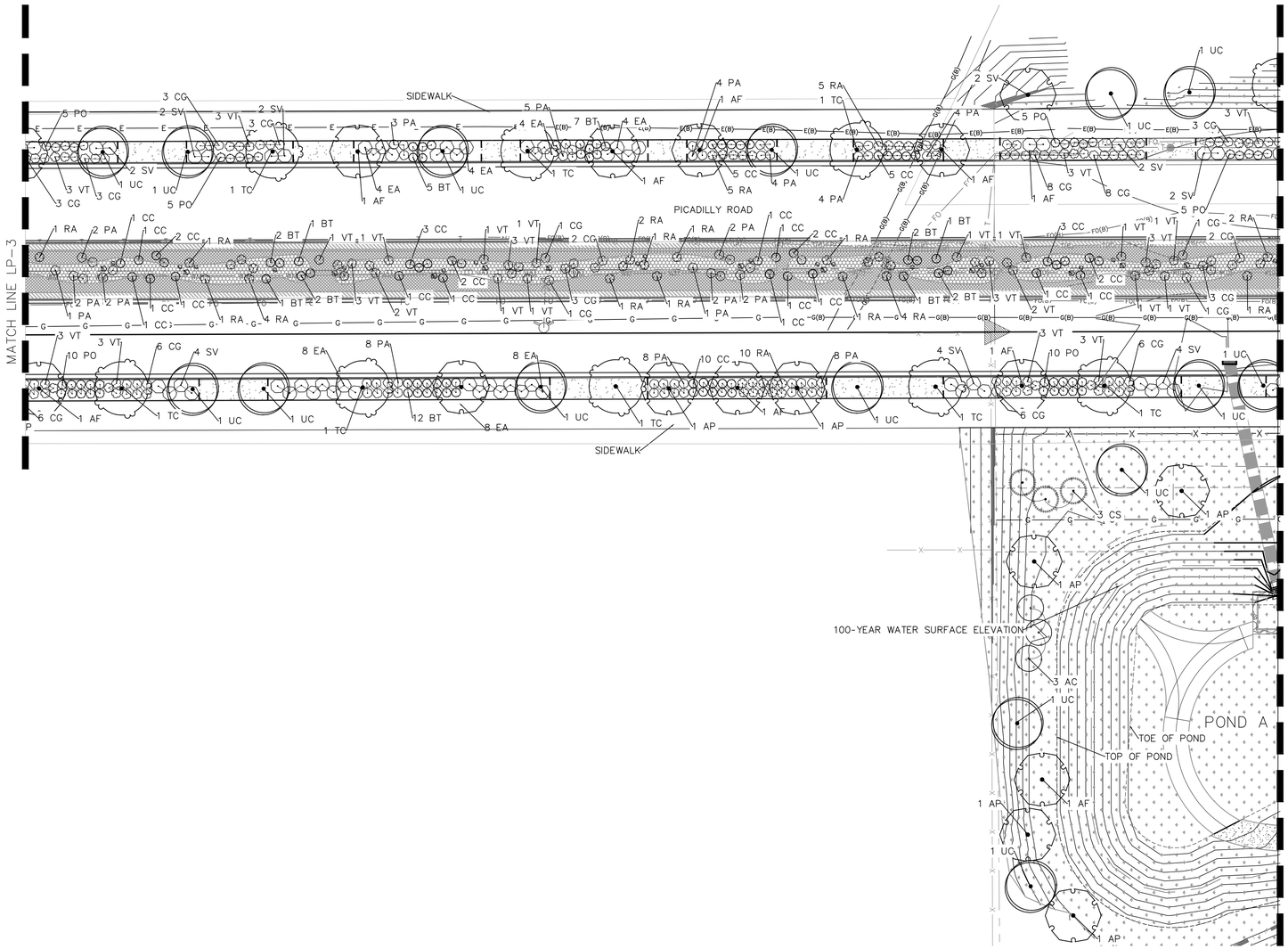

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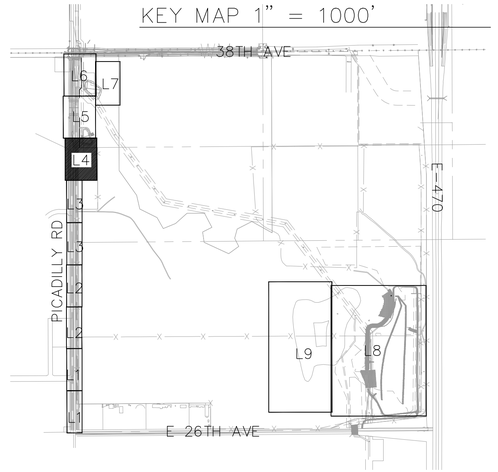

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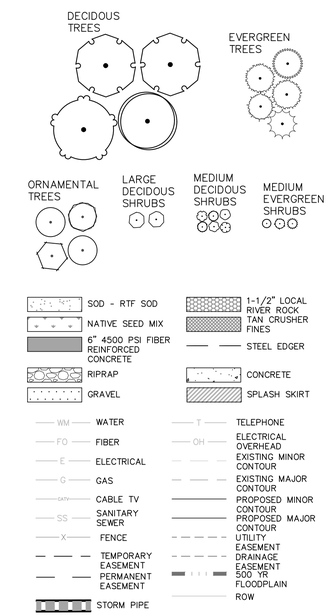

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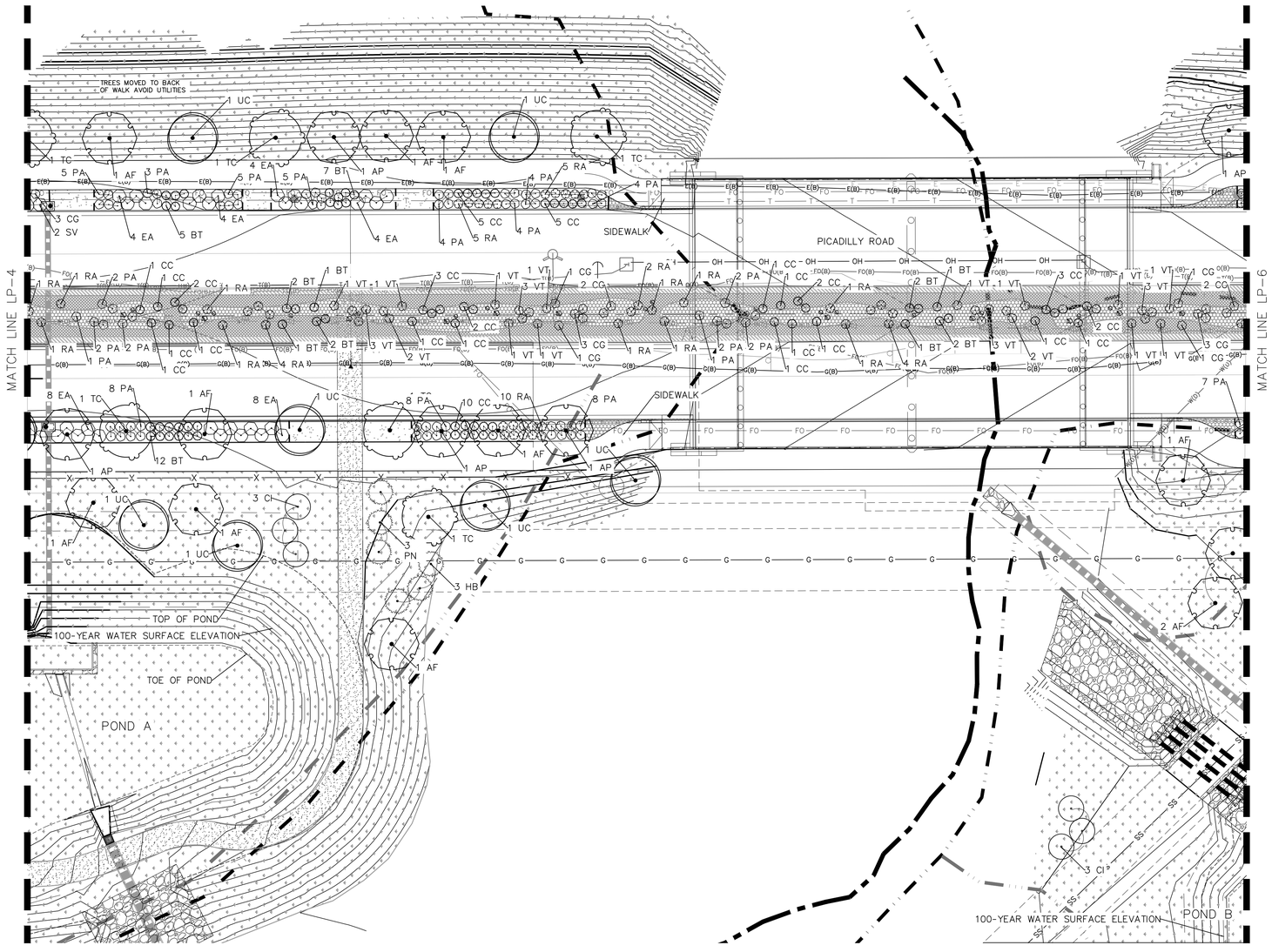

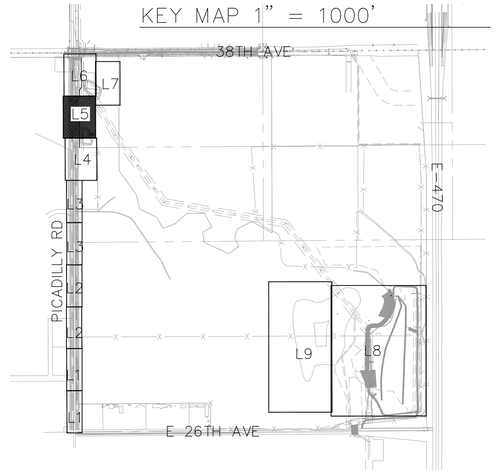

LEGEND

DECIDOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
LARGE DECIDOUS SHRUBS
MEDIUM DECIDOUS SHRUBS
MEDIUM EVERGREEN SHRUBS

- SOD - RTF SOD
- NATIVE SEED MIX
- 6" 4500 PSI FIBER REINFORCED CONCRETE
- RIPRAP
- GRAVEL
- 1-1/2" LOCAL RIVER ROCK TAN CRUSHER FINES
- STEEL EDGER
- CONCRETE
- SPLASH SKIRT
- WATER
- FIBER
- ELECTRICAL
- GAS
- CABLE TV
- SANITARY SEWER
- FENCE
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- STORM PIPE
- TELEPHONE
- ELECTRICAL OVERHEAD
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- 500 YR FLOODPLAIN
- ROW

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PICADILLY ROAD
38TH TO 26TH STREET

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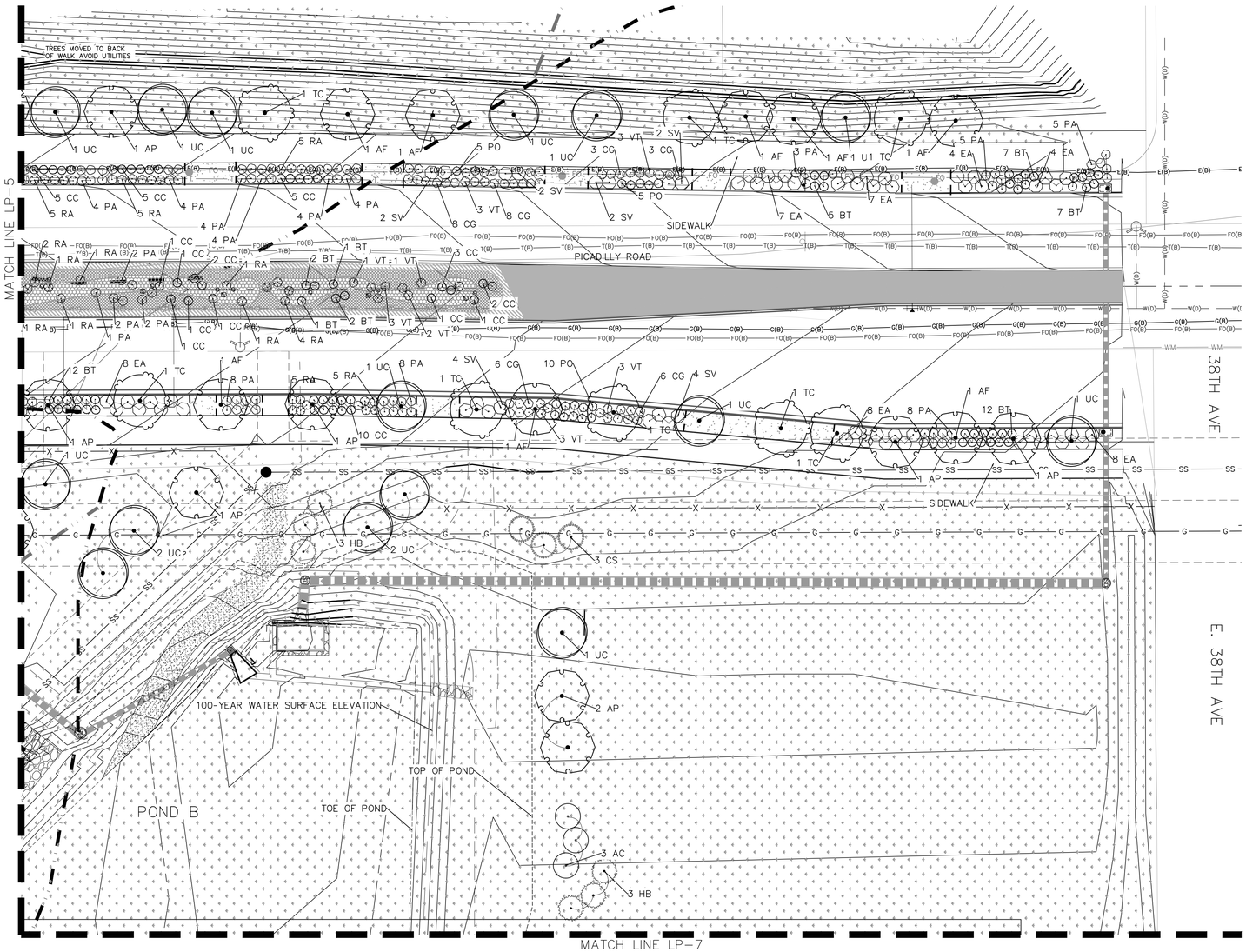

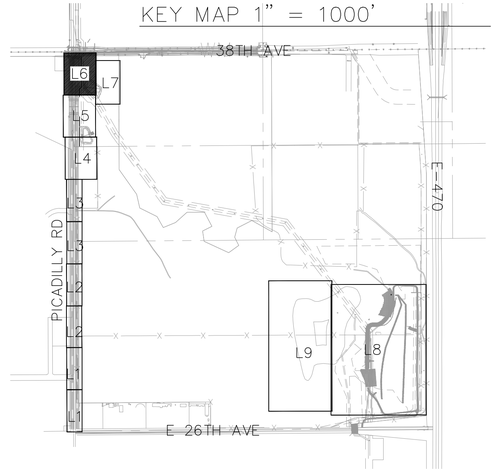

LEGEND

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EVERGREEN TREES
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MEDIUM EVERGREEN SHRUBS

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- WM WATER
- FO FIBER
- E ELECTRICAL
- G GAS
- CATV CABLE TV
- SS SANITARY SEWER
- X FENCE
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- STORM PIPE
- T TELEPHONE
- OH ELECTRICAL OVERHEAD
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3. LANDSCAPING ALONG PICADILLY SHOWN AS REQUESTED BY THE CITY OF AURORA
4. FOR STREETSCAPE ALONG 38TH AVENUE, REFER TO 38TH AVENUE ISP-CSP DA# 2199-00 AND PROJECT PEAK CSP & PLAT DA# 1127-34

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DATE:	12-14-2020
PLOT DATE:	

SHEET
L-6
Sheet of

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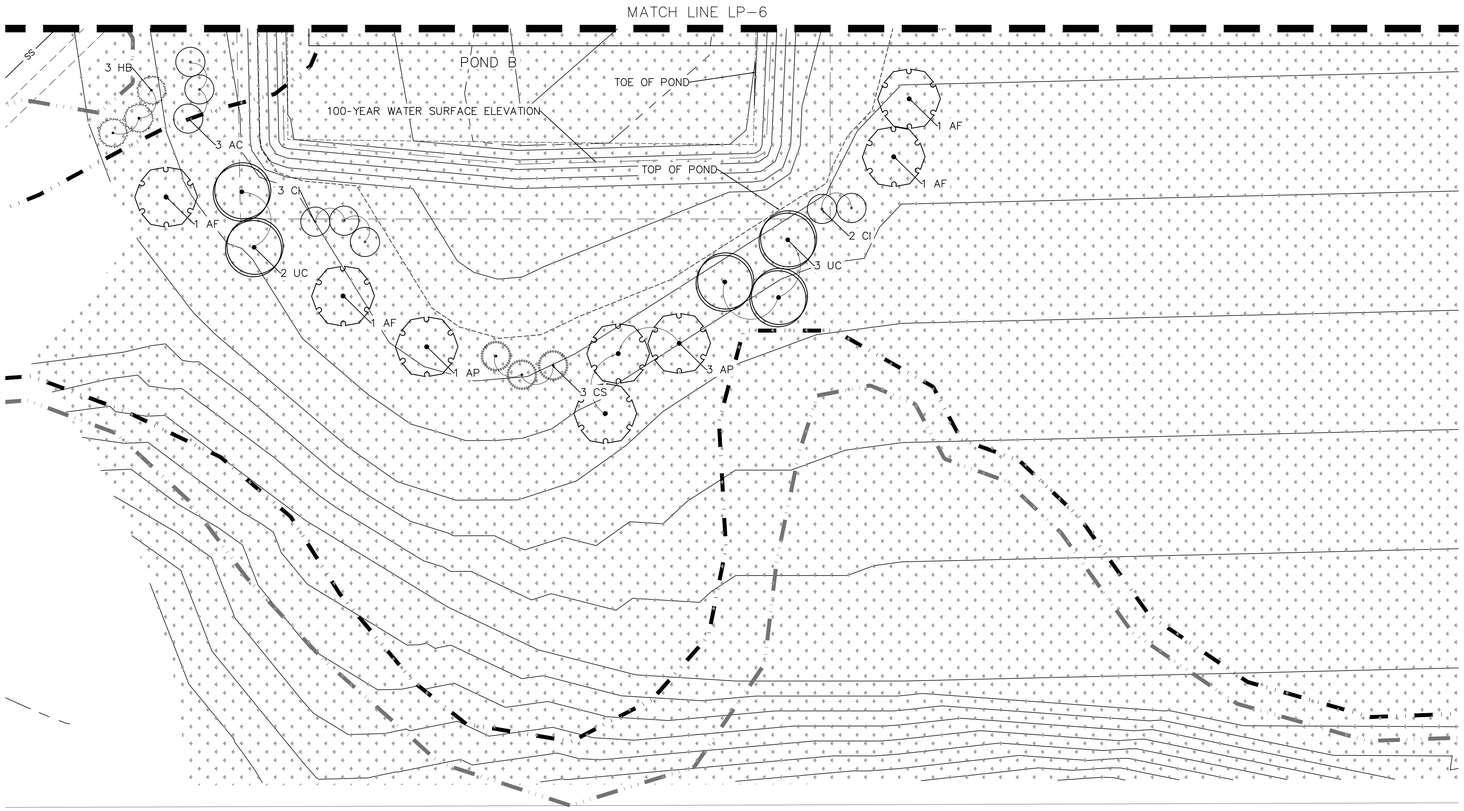
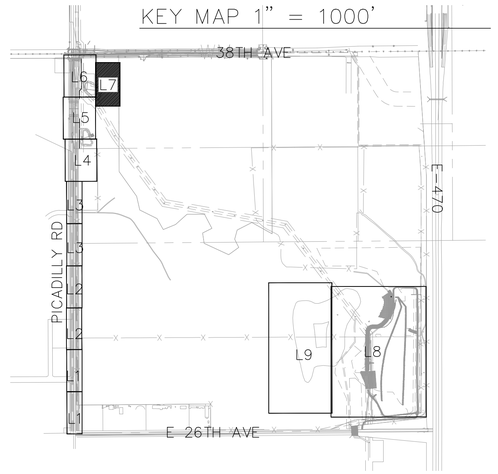
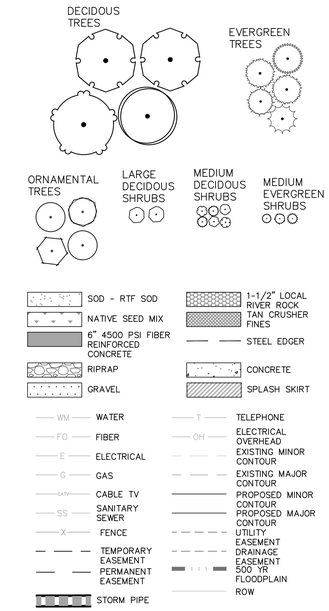


MAJESTIC LANDSCAPE NOTES

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



LEGEND



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0 15 30 60
SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC COMMERCENTER
PICADILLY ROAD
38TH TO 26TH STREET

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

JOB NO.:	7728-010
PA / PM:	JG
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SHEET
L-7
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MATCH LINE LP-9

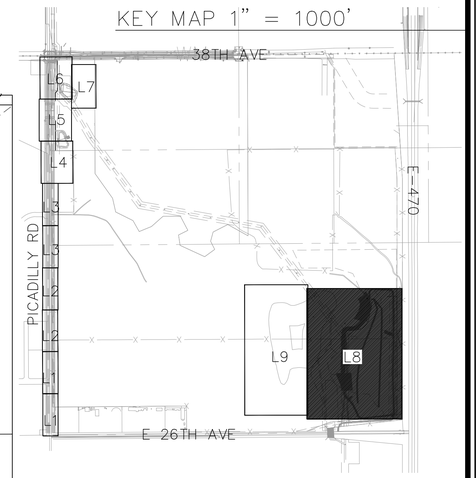
NATIVE SEED AT STOCKPILE AREA

STOCKPILE

EXISTING 10' WALK

POND C

KEY MAP 1" = 1000'



LEGEND

DECIDOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

LARGE DECIDOUS SHRUBS

MEDIUM DECIDOUS SHRUBS

MEDIUM EVERGREEN SHRUBS

- SOD - RTF SOD
- NATIVE SEED MIX
- 6" 4500 PSI FIBER REINFORCED CONCRETE
- RIPRAP
- GRAVEL
- 1-1/2" LOCAL RIVER ROCK
- TAN CRUSHER FINES
- STEEL EDGER
- CONCRETE
- SPLASH SKIRT
- WM WATER
- FO FIBER
- E ELECTRICAL
- G GAS
- CATV CABLE TV
- SS SANITARY SEWER
- X FENCE
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- STORM PIPE
- T TELEPHONE
- OH ELECTRICAL OVERHEAD
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- 500 YR FLOODPLAIN
- ROW

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0 40 80 160

SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE

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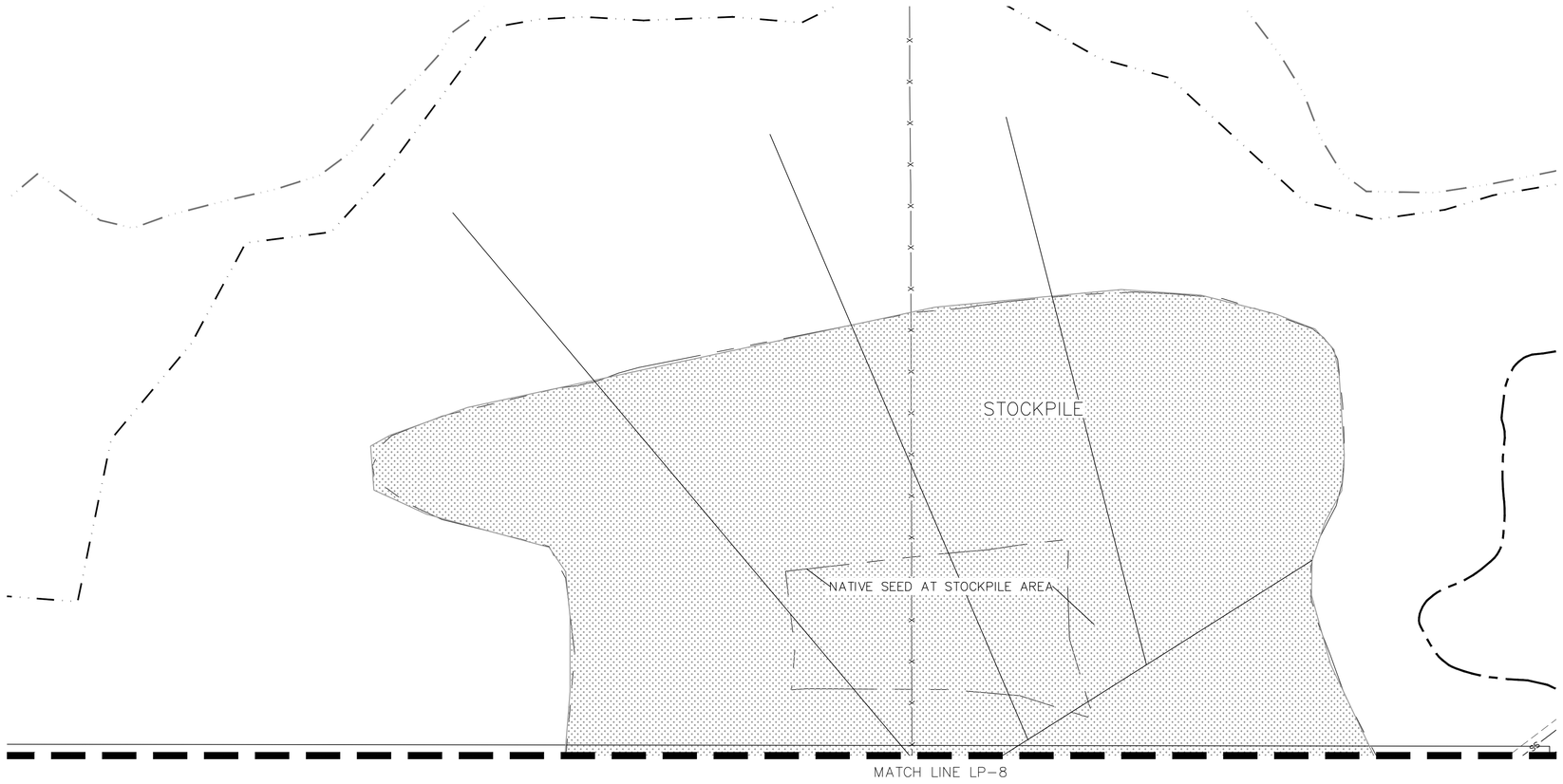
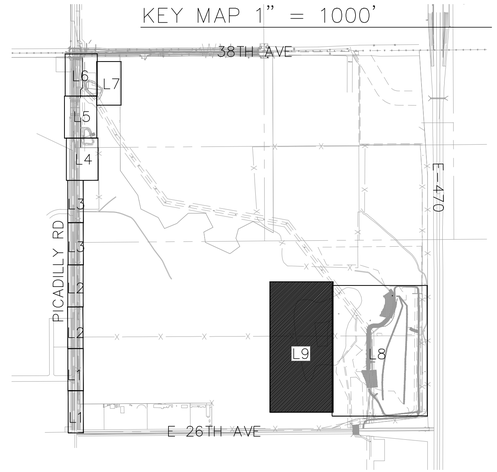


KEY MAP 1" = 1000'



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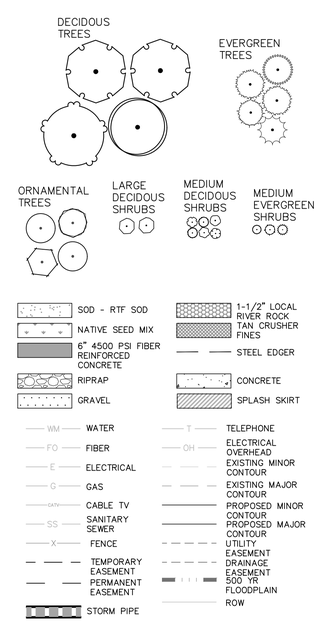

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0 30 60 120

SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

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PICADILLY ROAD
38TH TO 26TH STREET

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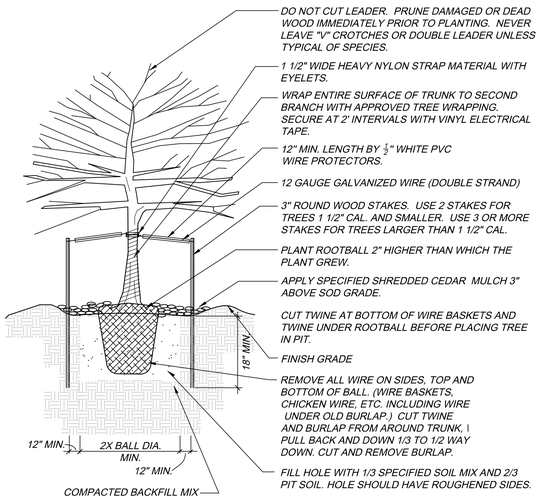
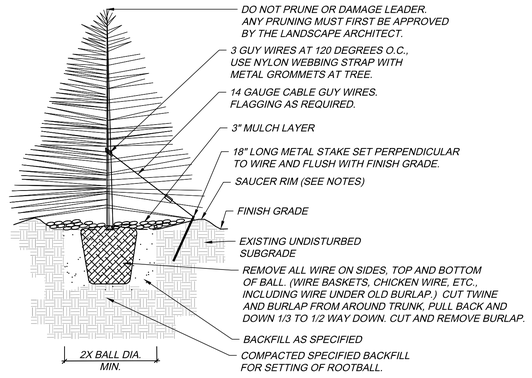


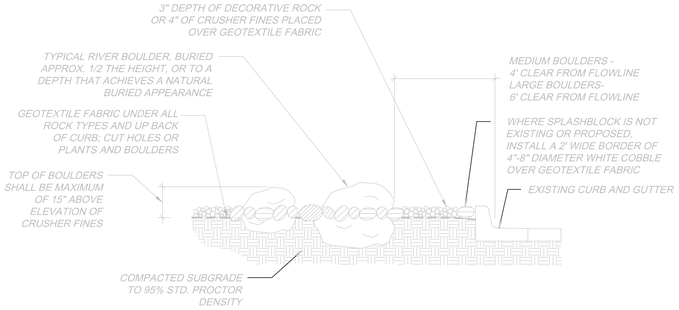
NOTE:
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



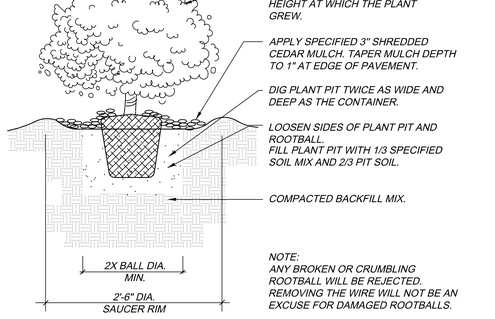
NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY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

EVERGREEN TREE PLANTING DETAIL
N.T.S.



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

BOULDER DETAIL
N.T.S.



NOTE:
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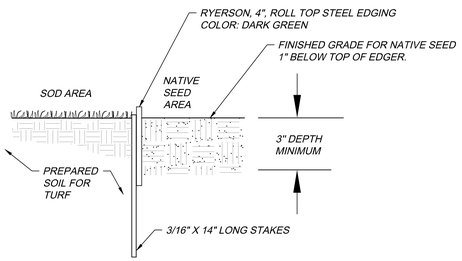
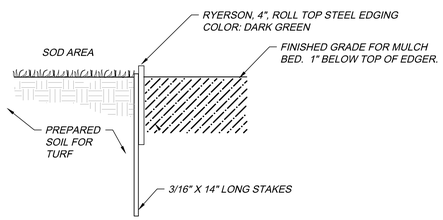
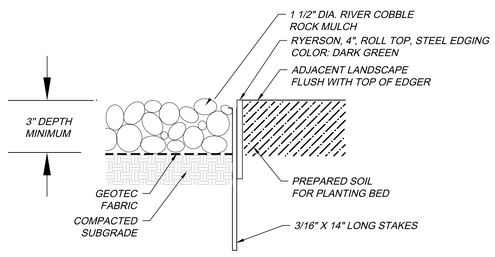
SHRUB PLANTING DETAIL
N.T.S.



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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