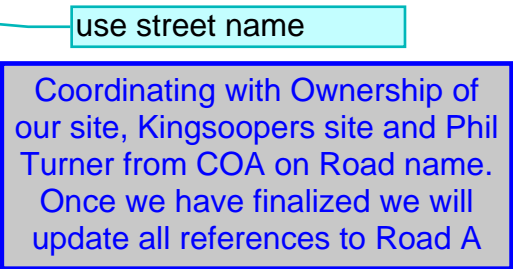
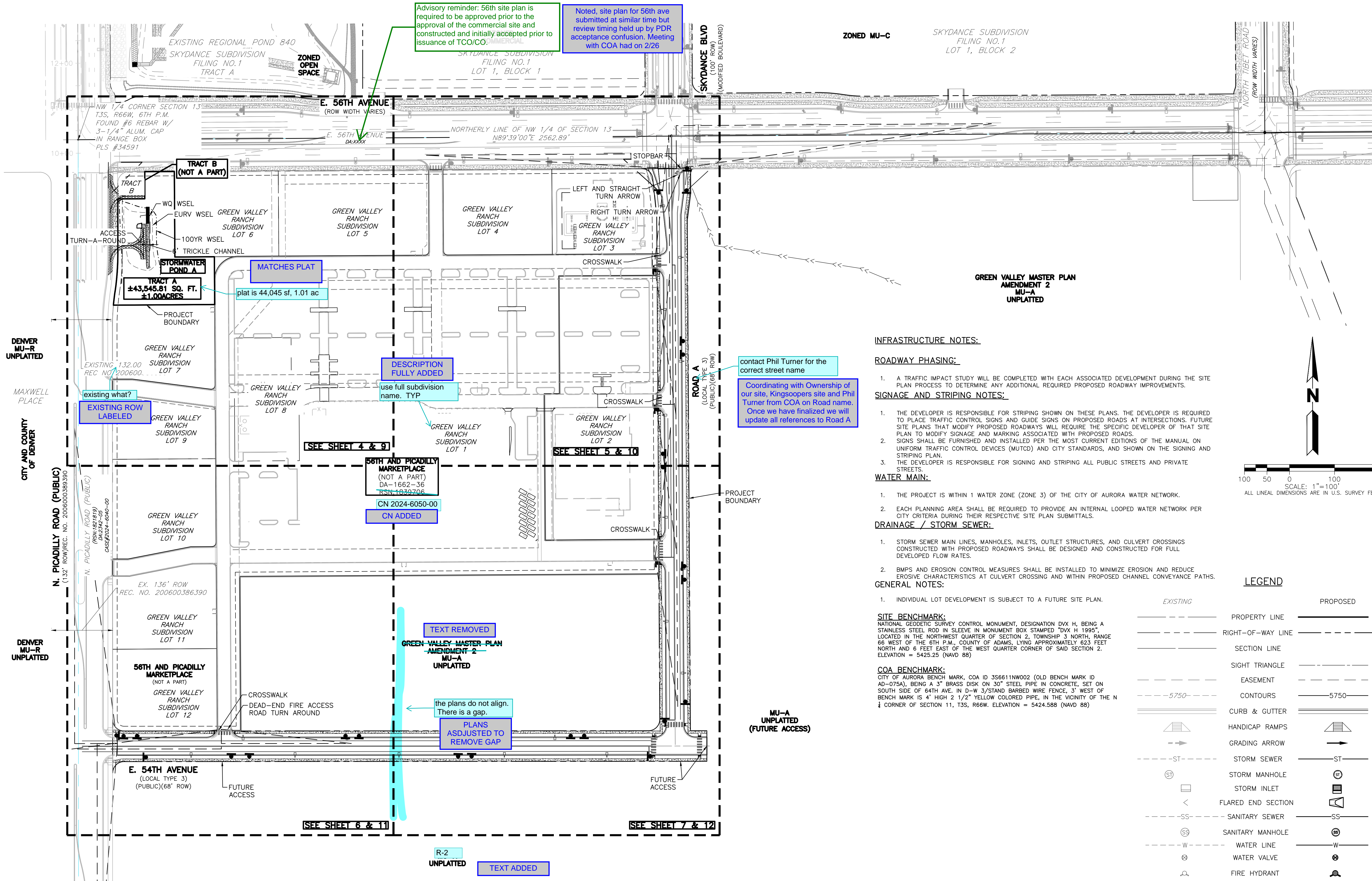


- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF ROAD A AND 54TH AVE. AND ALL PONDS. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE. EQUIPMENT, ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
9. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
14. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
15. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11.
16. PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
17. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
18. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OF CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.



STREET LIGHTING INFORMATION	
ROADWAY CLASSIFICATION	LOCAL TYPE 3
ADJACENT LAND USE CATEGORY	MU-A & R-2
NUMBER OF LINES	TWO LANES
BACK-TO-BACK CURB WIDTH	41 FEET
PEDESTRIAN ACTIVITY LEVEL	MEDIUM
PAVEMENT TYPE	R3



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON PROPOSED ROADS AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY PROPOSED ROADWAYS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH PROPOSED ROADS.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

1. THE PROJECT IS WITHIN 1 WATER ZONE (ZONE 3) OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.

SITE BENCHMARK:

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

COA BENCHMARK:

CITY OF AURORA BENCH MARK, COA ID 356611NW002 (OLD BENCH MARK ID AD-075A), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STAND BARBED WIRE FENCE, 3' WEST OF BENCH MARK IS 4" HIGH 2 1/2" YELLOW COLORED PIPE, IN THE VICINITY OF THE N 1/4 CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588 (NAVD 88)

LEGEND

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

NOT FOR CONSTRUCTION

Date

02/04/25

Submission / Revision

2ND COA SUBMITTAL

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MARKETPLACE AT GRVE
OFFSITE IMPROVEMENT SITE PLAN

AURORA, COLORADO

Design Project No.

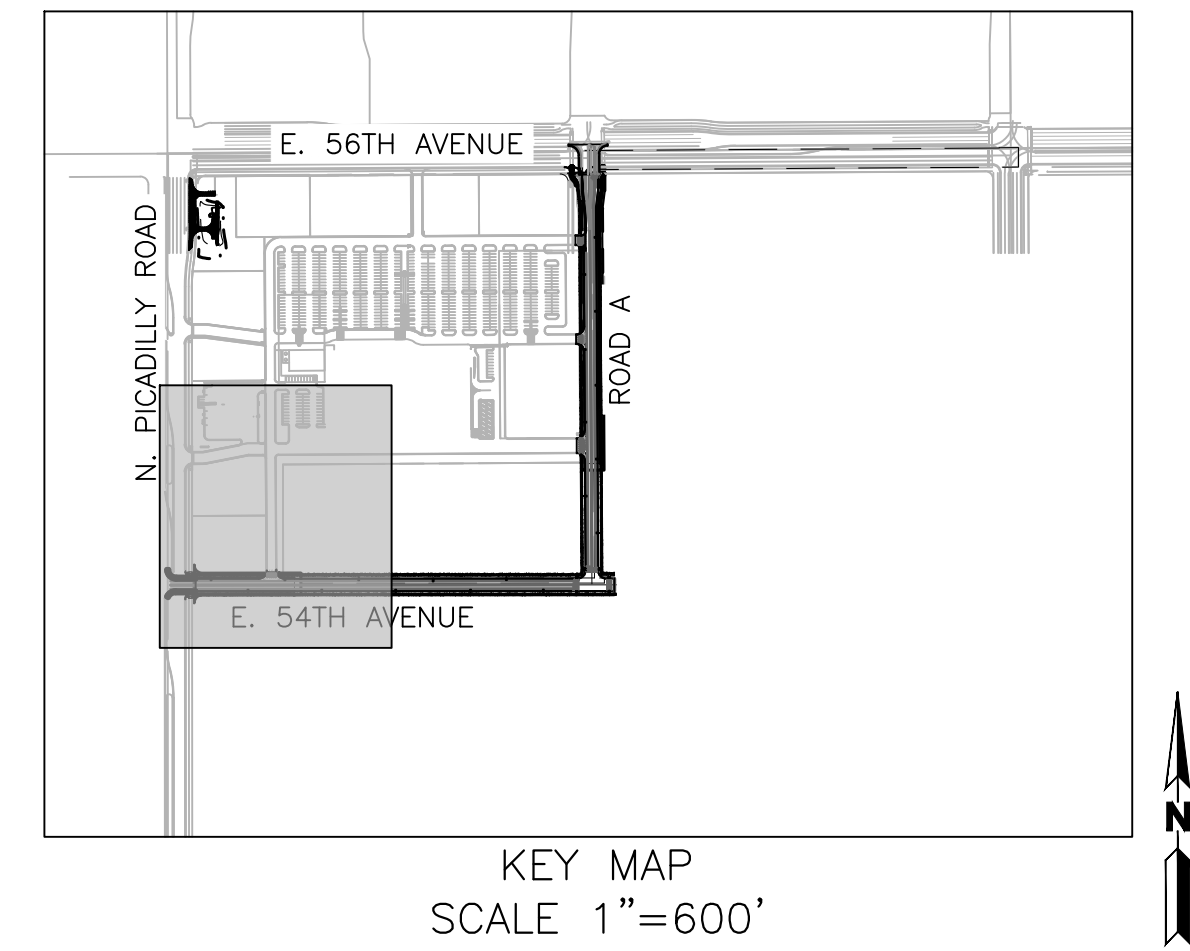
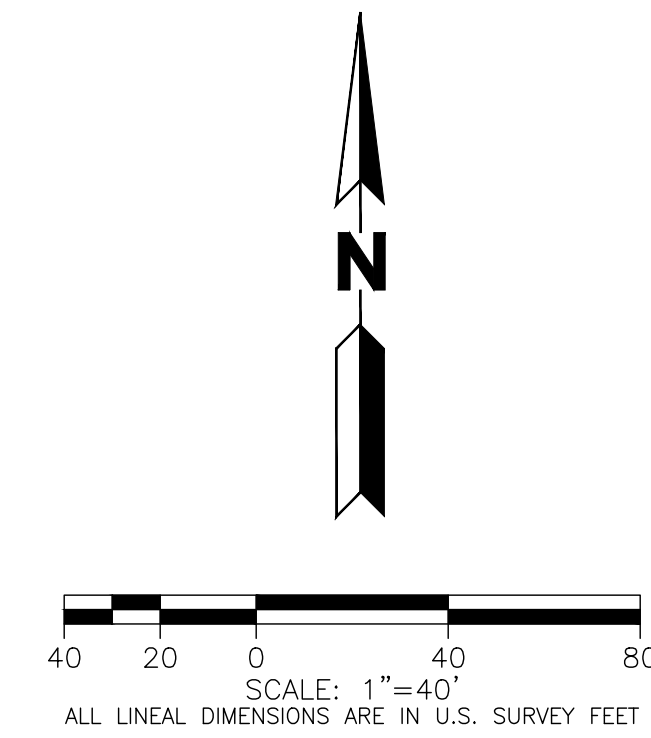
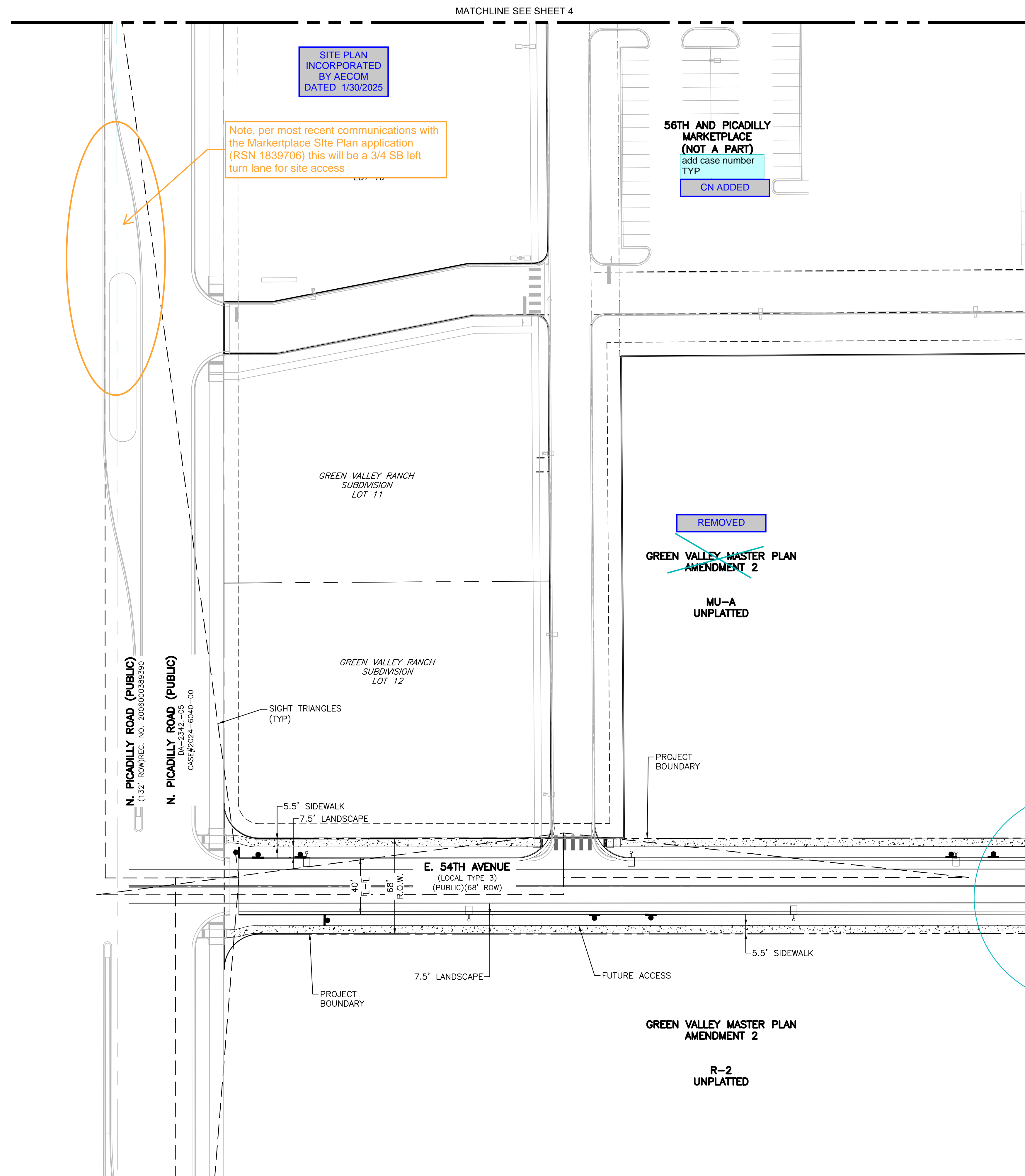
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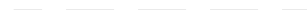
































Drawing Title

OVERALL
SITE PLAN

Drawing No.

3



<u>LEGEND</u>		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
	CONTOURS	
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
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	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
	LIGHT POLE	
	SIGN	
	EMERGENCY SPILLWAY	

ROW BY SEPARATE DOCUMENT

there is a gap in your views and the streets do not meet.
Check all sheets.

GAP REMOVED

NOT FOR CONSTRUCTION	Date	Submission / Revision
	02/04/25	2ND COA SUBMITTAL



MARKETPLACE AT GRVE OFFSITE IMPROVEMENT SITE PLAN

AURORA, COLORADO

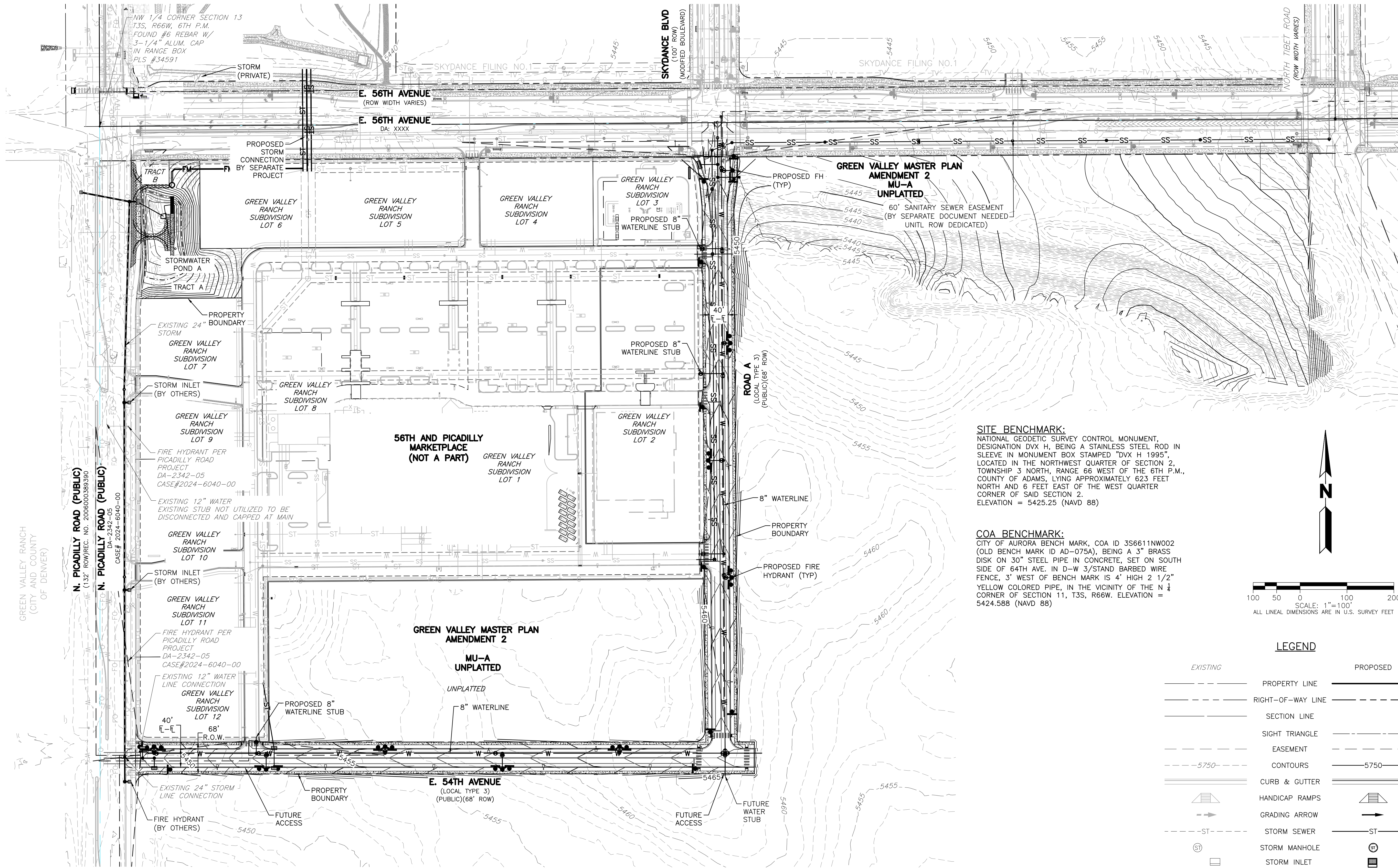
Design Project No. **24.1527**

Drawing Title

SITE PLAN

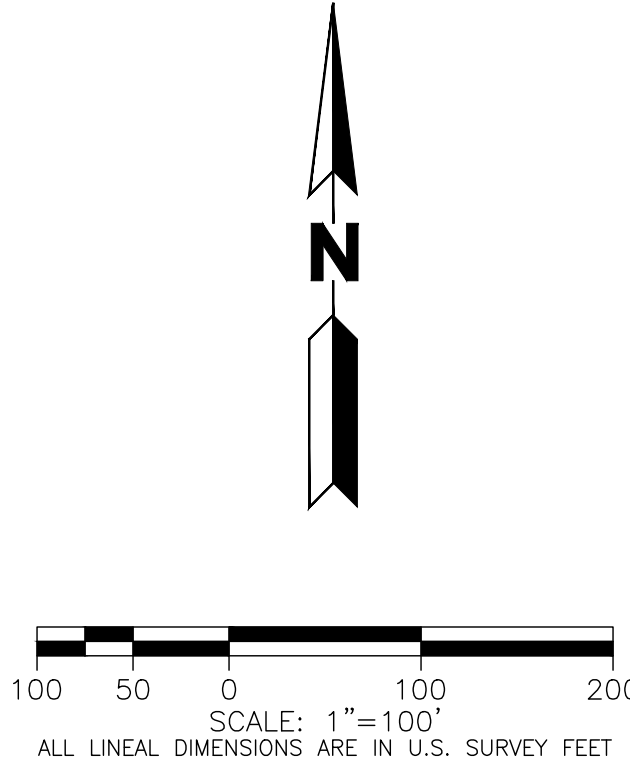
Drawing No.

6



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

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



LEGEND

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

GRADING NOTES:

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

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Date	Submission / Revision
02/04/25	2ND COA SUBMITTAL

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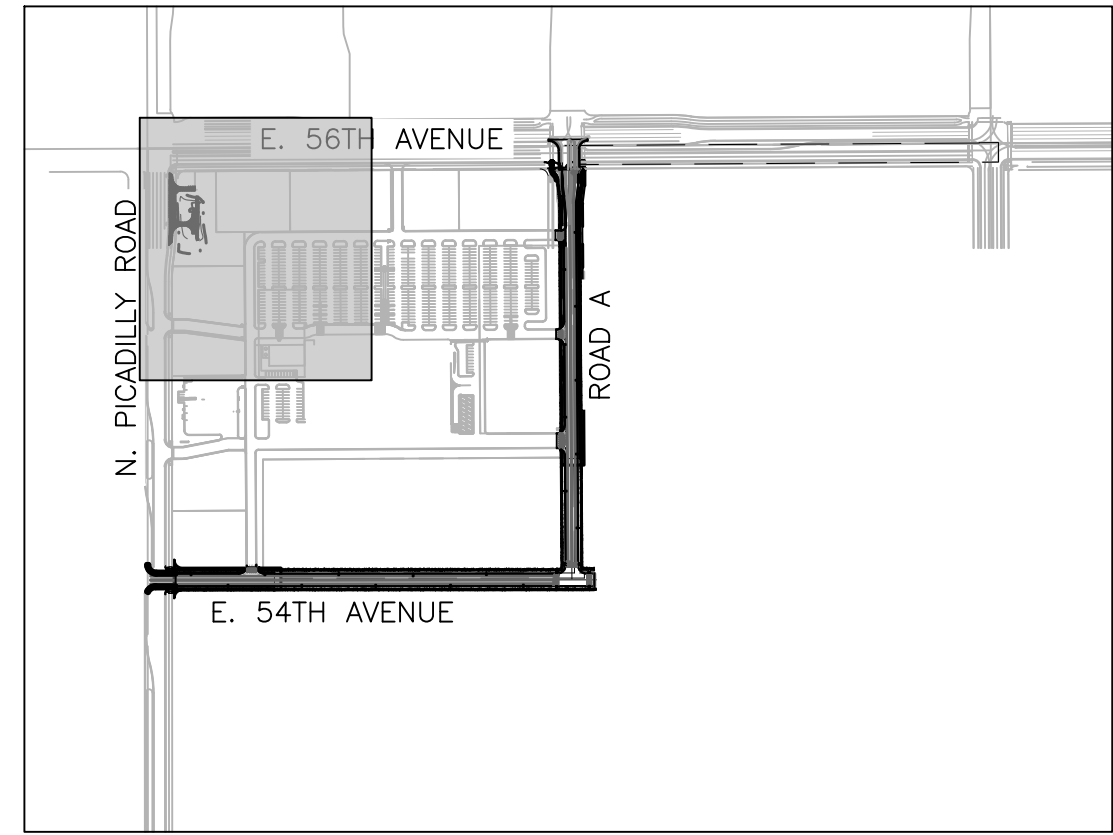
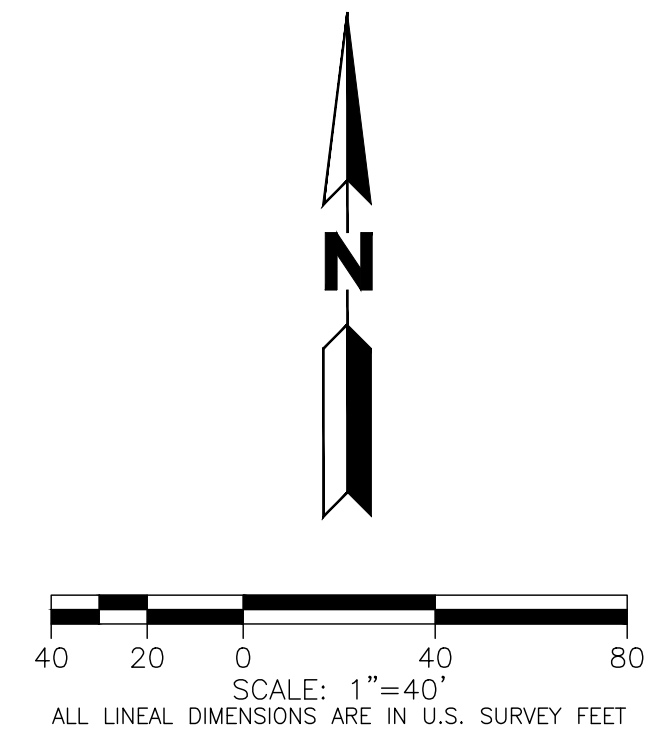
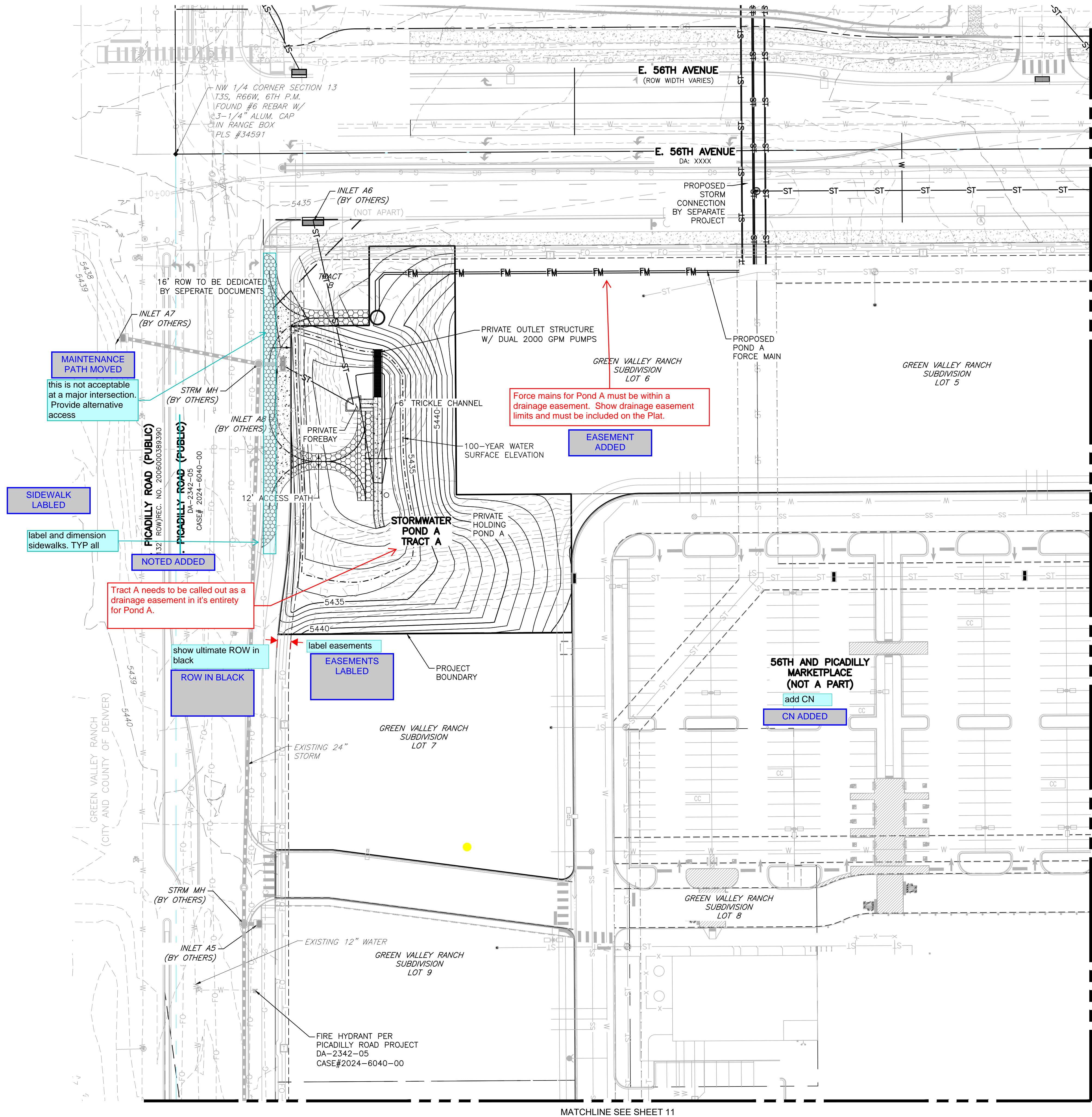
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MARKETPLACE AT GRVE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.
24.1527

Drawing Title
OVERALL
GRADING AND
UTILITY PLAN

Drawing No.
8



KEY MAP
SCALE 1"=600'

INFRASTRUCTURE NOTES:

1. SEE SHEET 3 FOR NOTES

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	SIGHT TRIANGLE
	EASEMENT
	CONTOURS
	CURB & GUTTER
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	EMERGENCY SPILLWAY

SITE BENCHMARK:
NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN SLEEVE IN MONUMENT BOX STAMPED "DVX H 1995", LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET NORTH AND 6 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 2.
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Date	Submission / Revision
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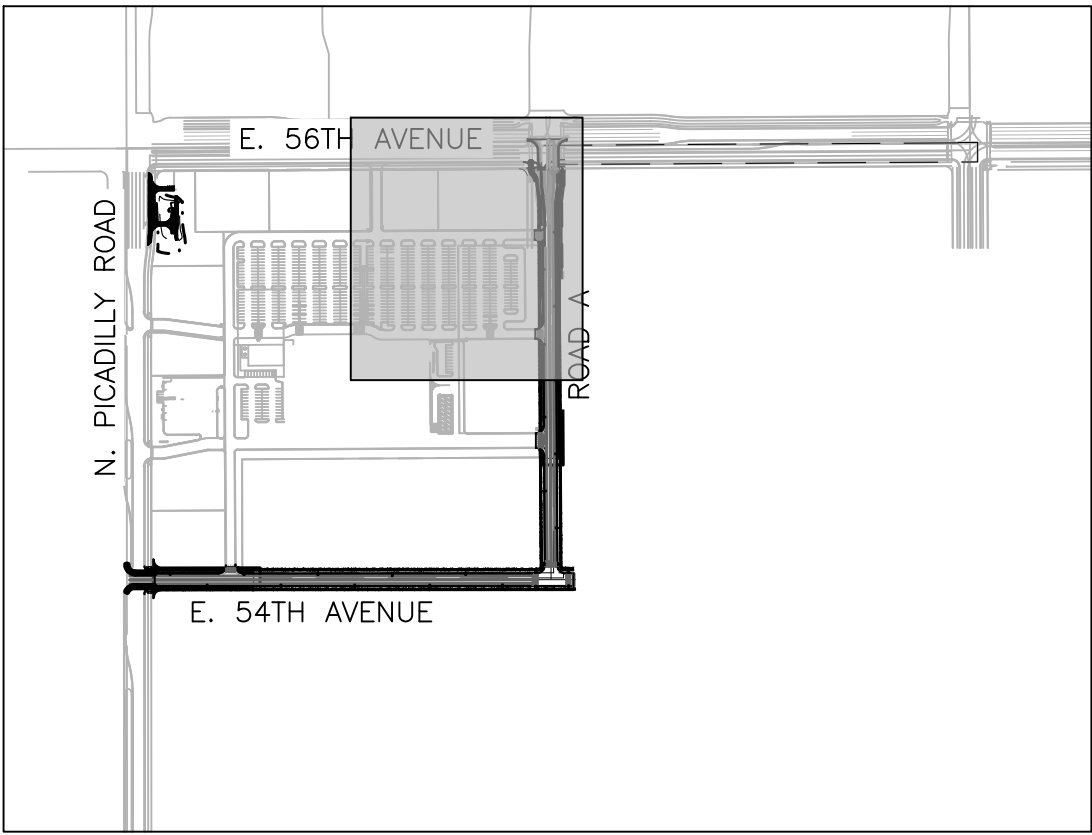
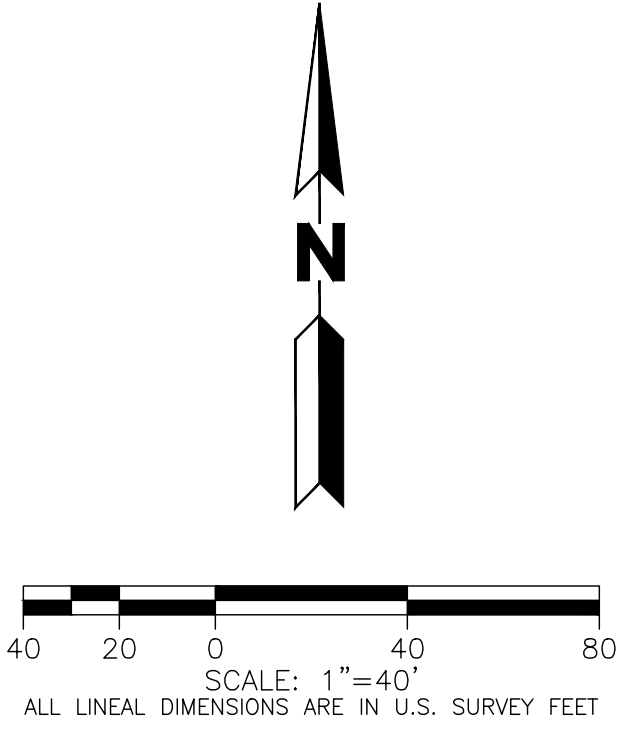
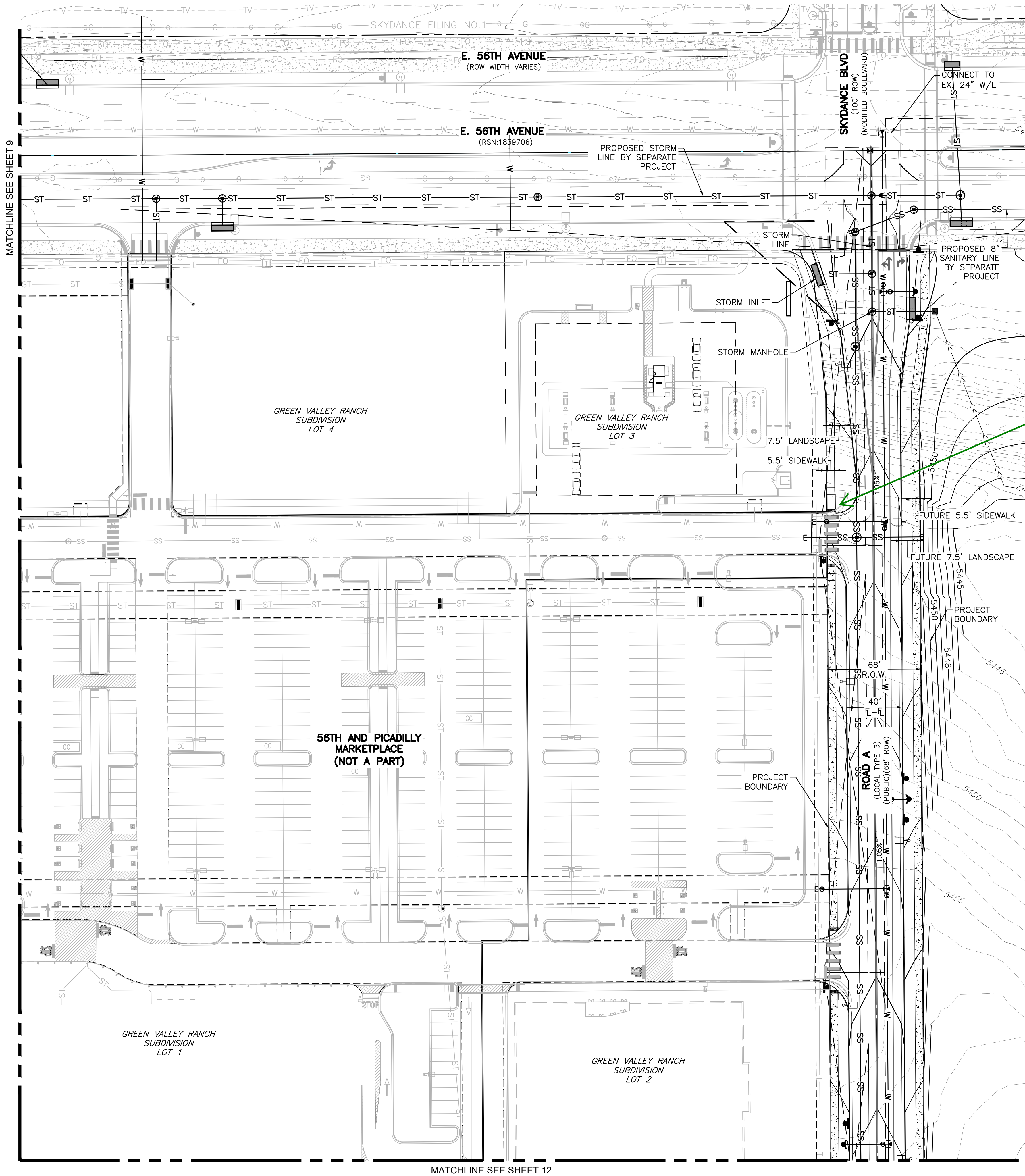
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MARKETPLACE AT GRVE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No. **24.1527**

Drawing Title
**GRADING
AND UTILITY
PLAN**

Drawing No.
9



KEY MAP
SCALE 1"=600'
LEGEND

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

INFRASTRUCTURE NOTES:

1. SEE SHEET 3 FOR NOTES

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

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

GRADING NOTES:

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

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Date02/04/25Submission / Revision2ND COA SUBMITTAL

www.pcsengineeringco.com
216.500.1522 Denver, CO 80218
1.303.531.4955

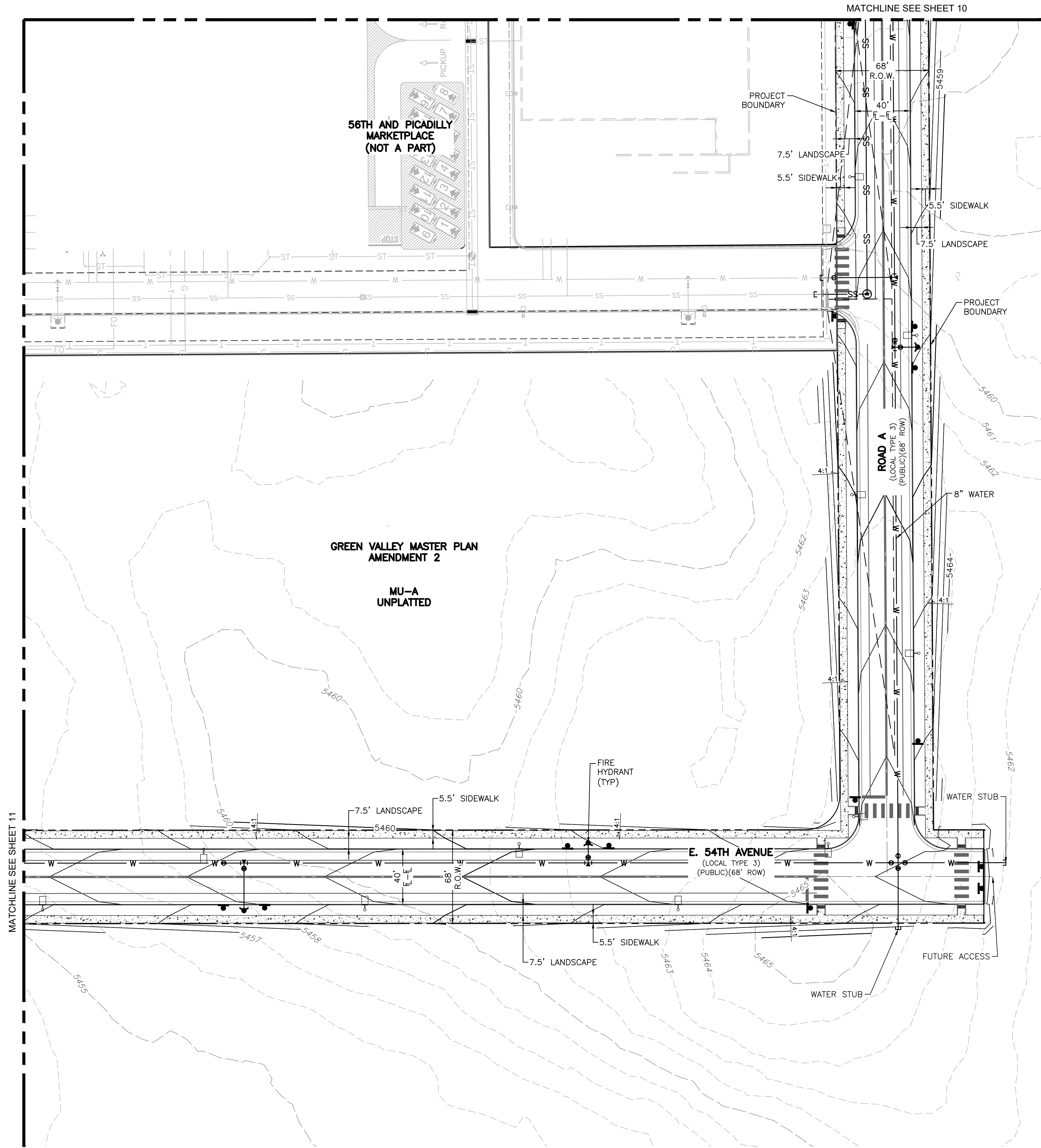
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12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
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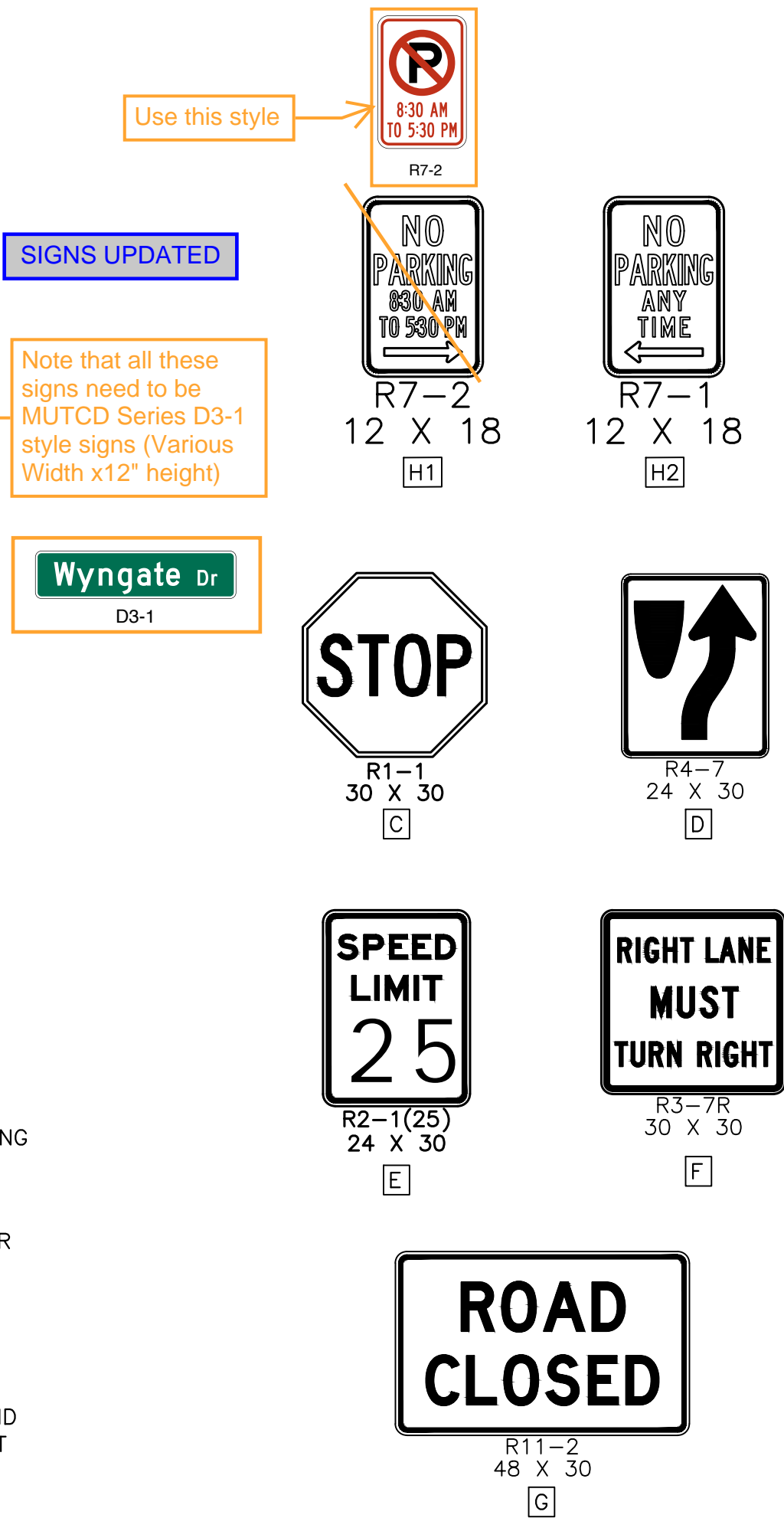
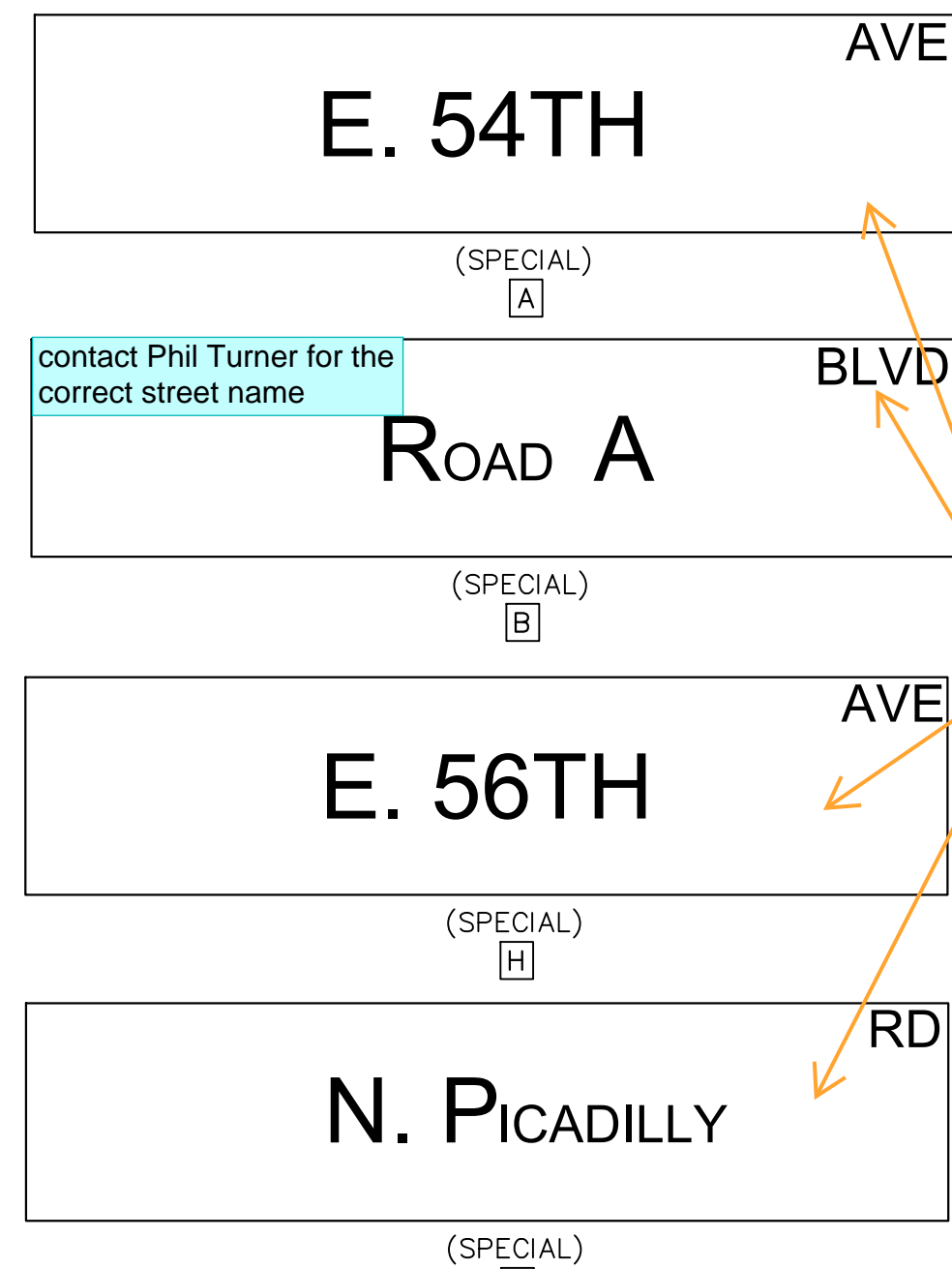
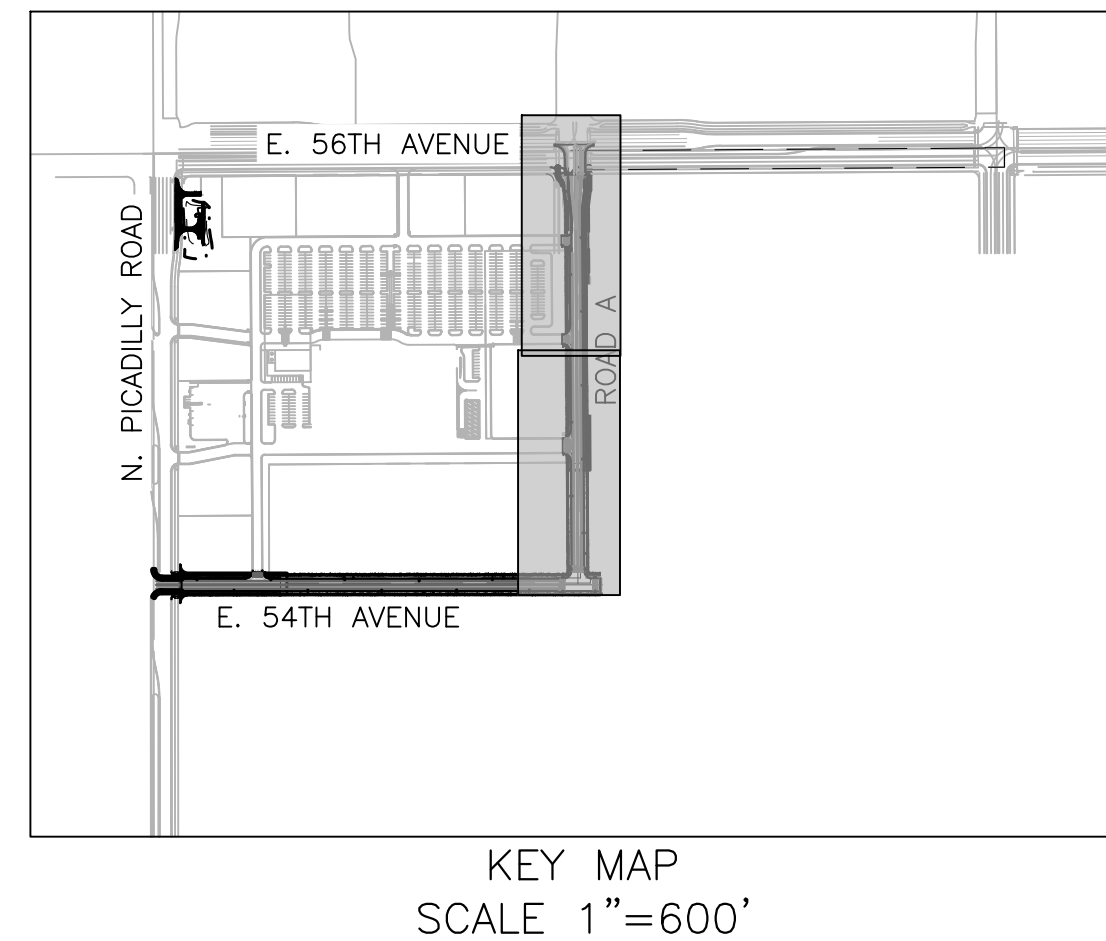
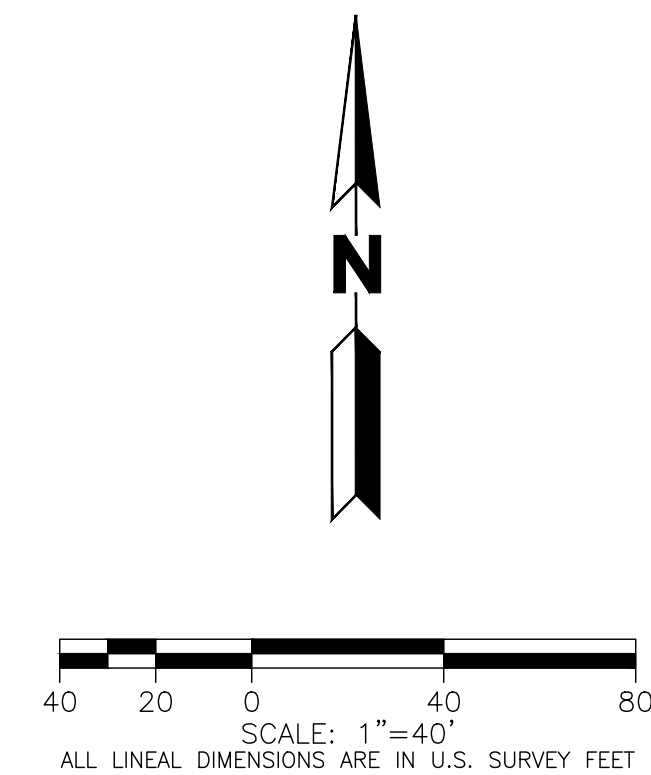
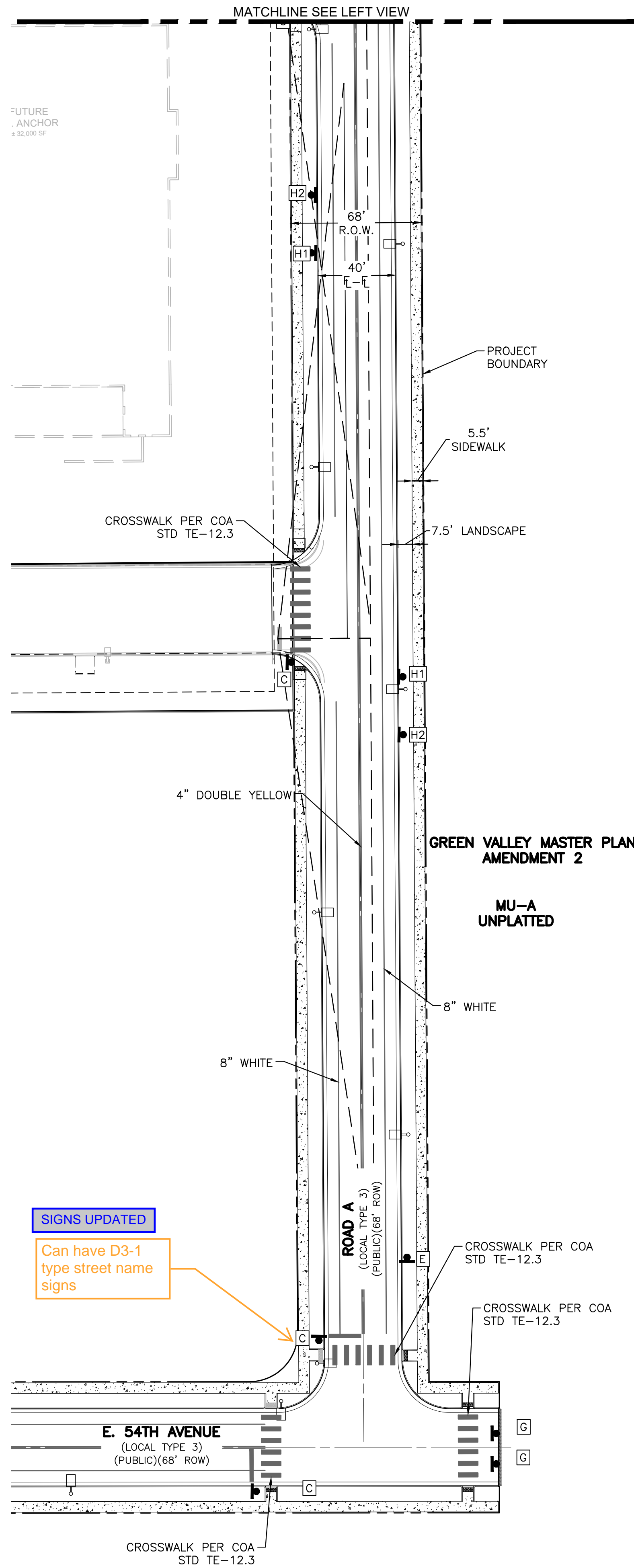
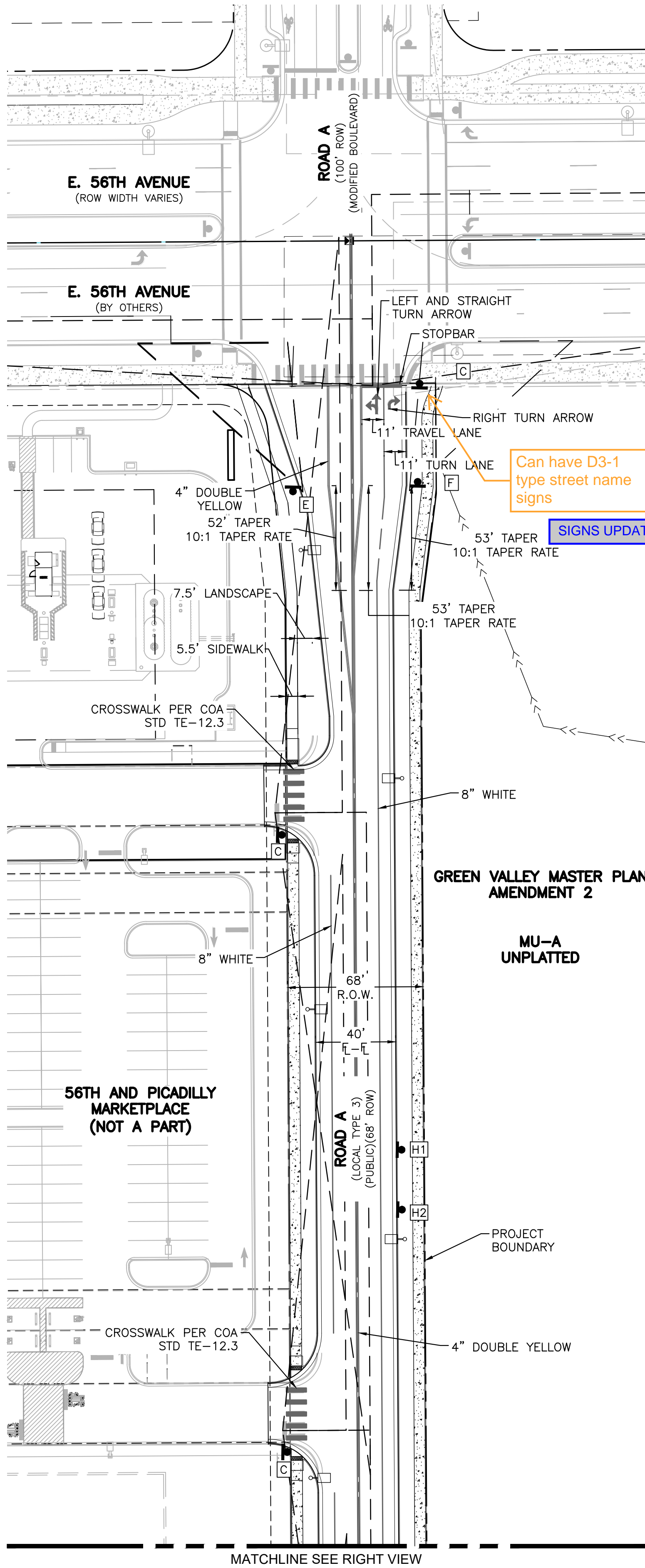
MARKETPLACE AT GRVE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.24.1527

Drawing TitleGRADING
AND UTILITY
PLAN

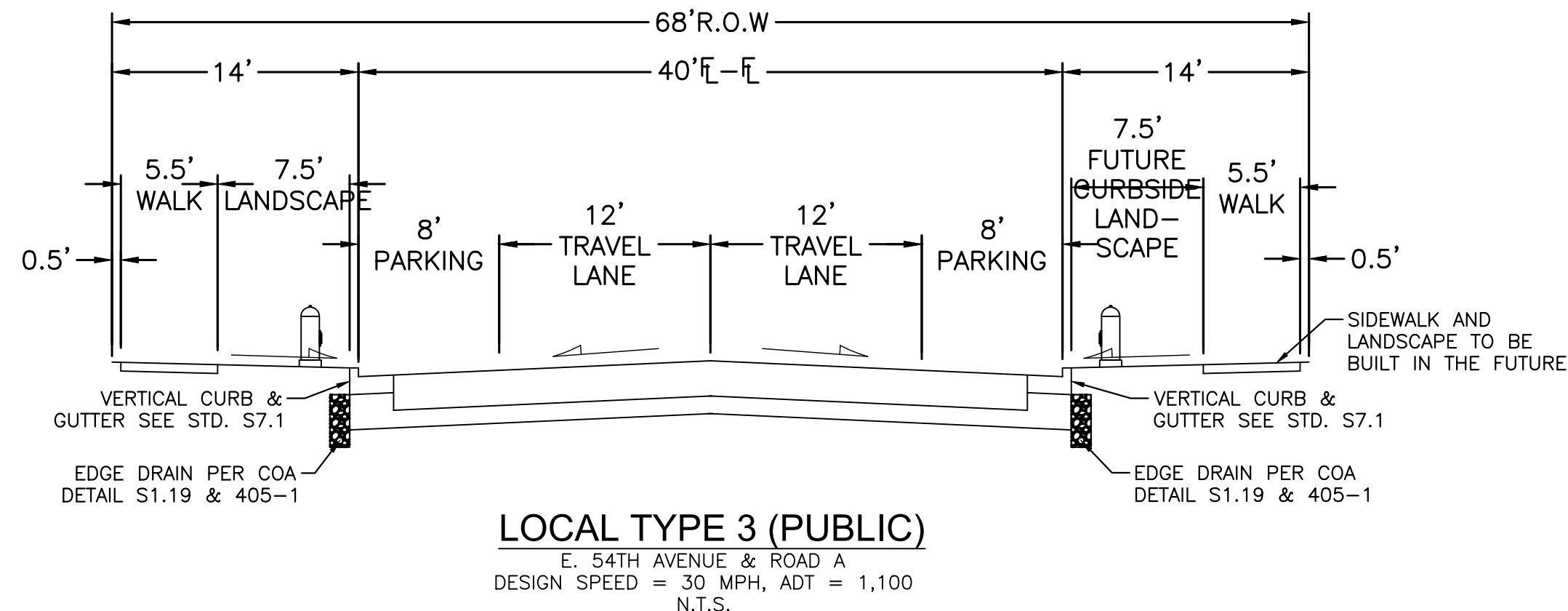
Drawing No.10



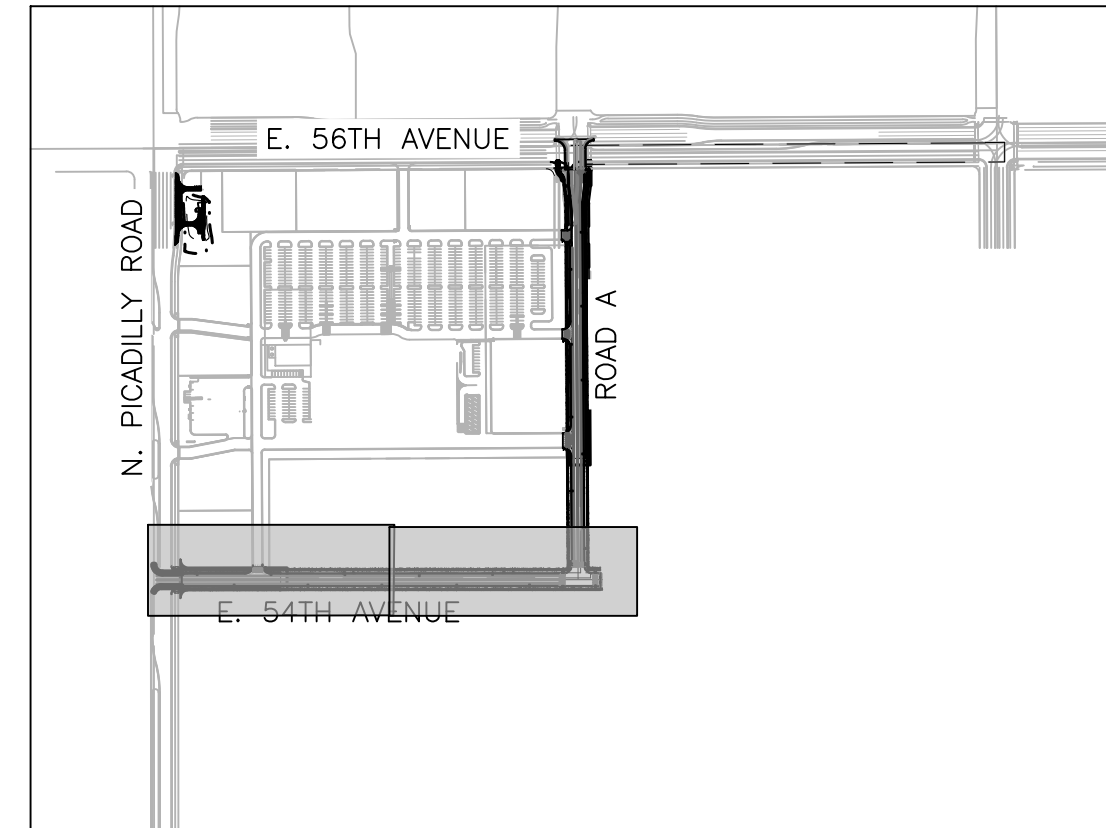
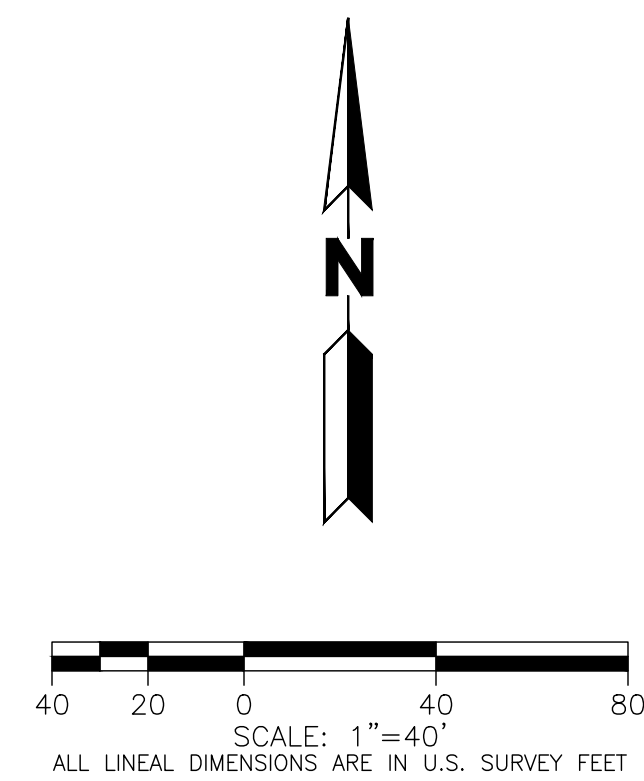
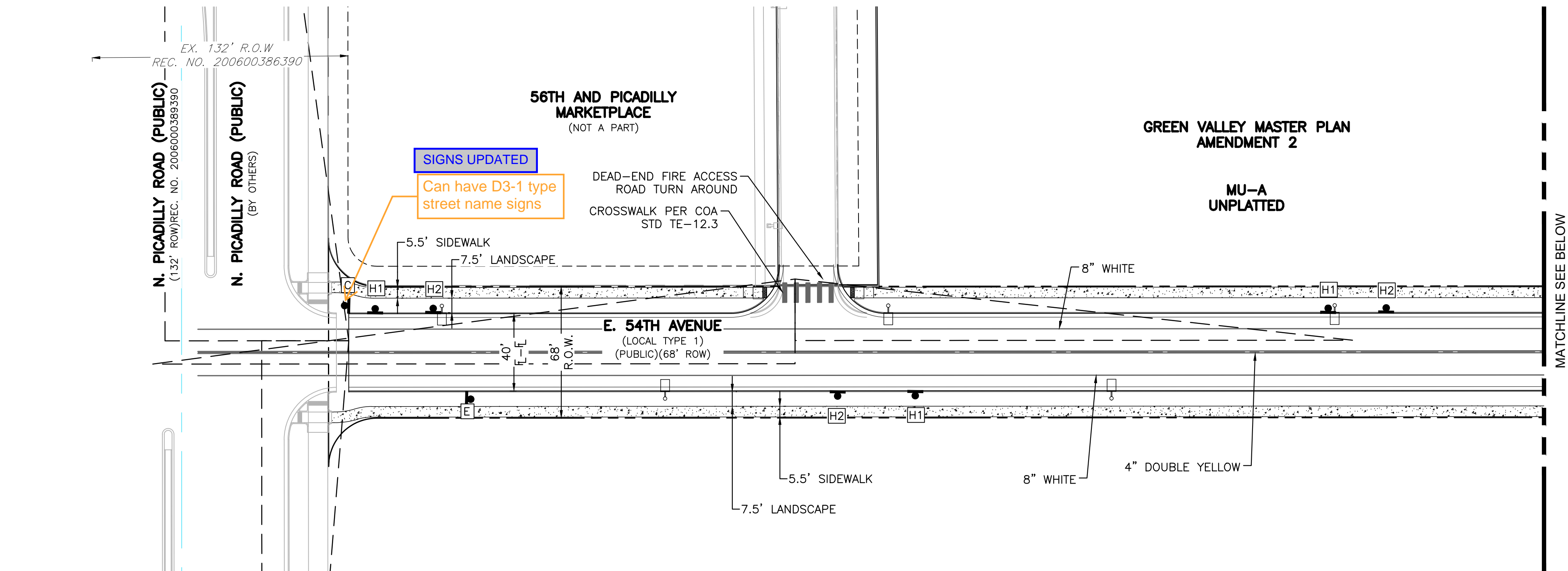


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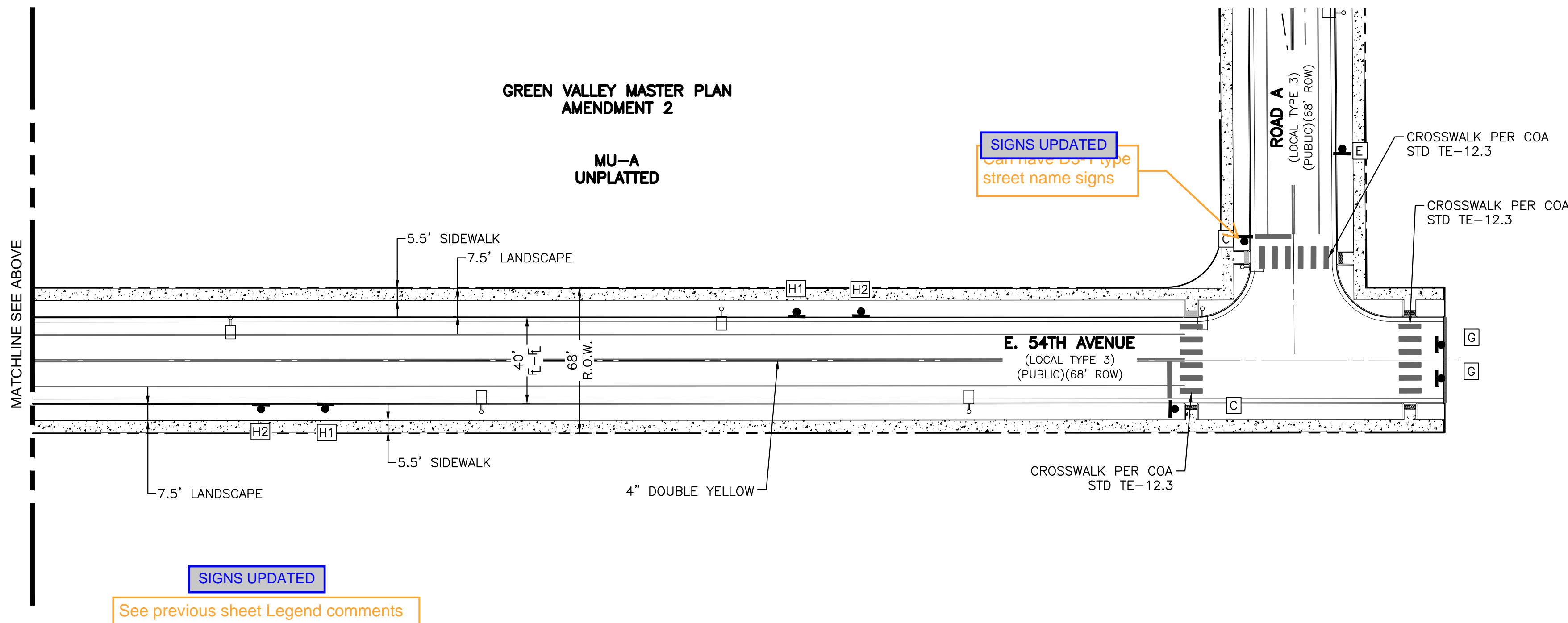
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LOCAL TYPE 3 (PUBLIC)
E. 54TH AVENUE & ROAD A
DESIGN SPEED = 30 MPH, ADT = 1,100
N.T.S.

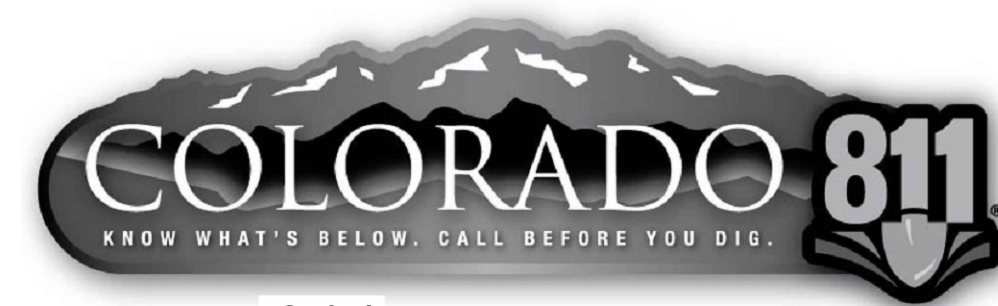


KEY MAP
SCALE 1"=600'



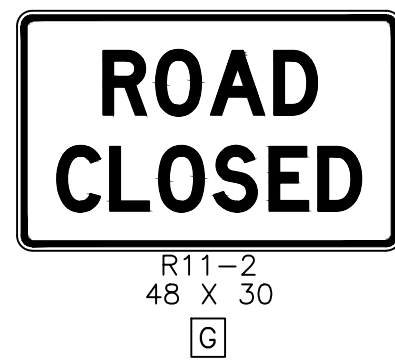
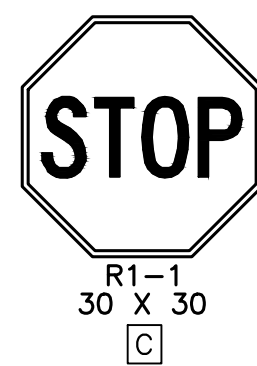
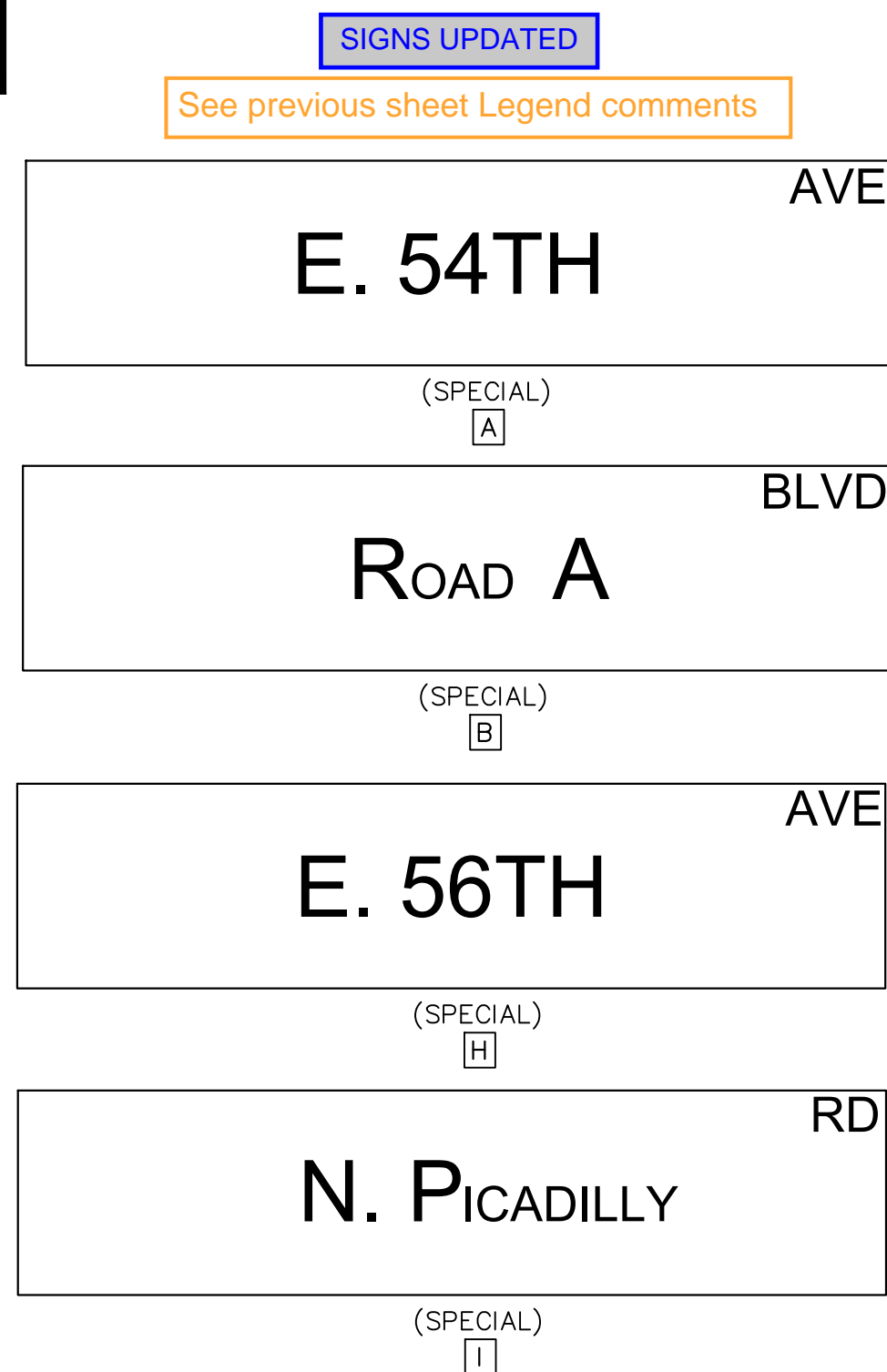
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CALL **811** 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

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



The image is a detailed site plan for a development, likely a parking lot or a similar infrastructure project. It shows a grid of parking spaces, access roads, and various utility lines. The plan is oriented with E. 56th Ave at the top and E. 54th Ave at the bottom. On the left side, N. Picadilly Rd. is shown. The plan includes several callouts and notes:

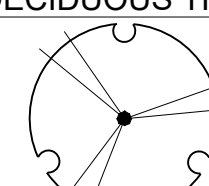
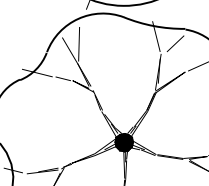
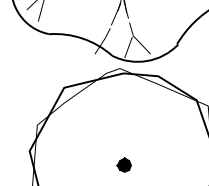
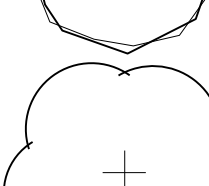
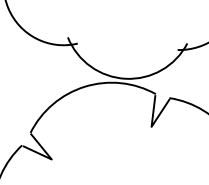
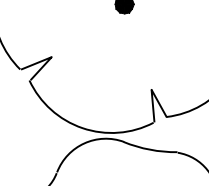
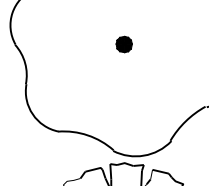

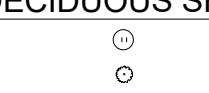
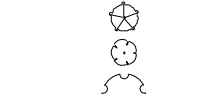
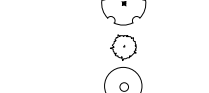
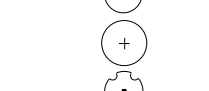
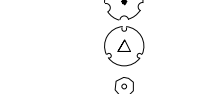
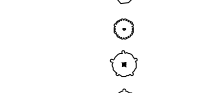


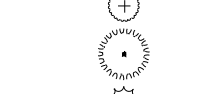










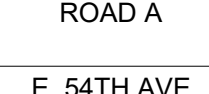
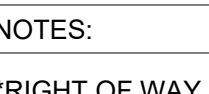
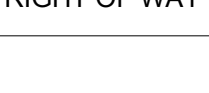
- Top Center:** E. 56TH AVE
- Top Right:** SHEET 17 DETAIL - A
- Bottom Right:** SHEET 17 DETAIL - B
- Bottom Center:** E. 54TH AVE
- Left Side:** N. PICADILLY RD.
- Top Left:** SHEET 18 DETAIL - A
- Bottom Left:** SHEET 18 DETAIL - B
- Center:** A large rectangular area with a grid of parking spaces and access roads.
- Notes:**
 - NOTE: FUTURE ISP (Infrastructure Site Plan, DA: 1662-39)
 - Response: Note has been updated.
 - NOTE: FOR THE CURBSIDE LANDSCAPE FOR N. PICADILLY ROAD, REFER TO PICADILLY ROAD INFRASTRUCTURE SITE PLAN (38TH AVENUE TO 56TH AVENUE) CASE NUMBER 2024-6040-00
 - NOTE: CURBSIDE LDSCP . PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCELS AND SHALL BE INSTALLED, IRRIGATED, AND MAINTAINED BY FUTURE SITE OWNERS. . NOT A PART OF THIS SUBMITTAL.


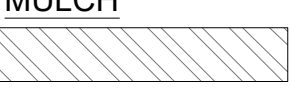
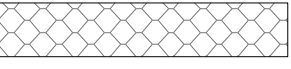
SHEET INDEX	
Sheet Number	Sheet Title
15	LANDSCAPE COVER SHEET
16	PLANT SCHEDULE & CALCULATIONS
17	LANDSCAPE PLAN - ROAD A - DETAIL A-B
18	LANDSCAPE PLAN - E. 54TH AVE/POND A - DETAIL A-B
19	LANDSCAPE WATER USE EXHIBIT & DETAILS

[illegible]

Design Project No.	24.1527
Drawing Title	COVER SHEET
Drawing No.	15

PLANT & GROUNDCOVER SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR ZONE
DECIDUOUS TREES								
	NSM	4	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5"CAL	40' X 30'	LOW
	NM	3	ACER PLATANOIDES	NORWAY MAPLE	B & B	2.5"CAL	45' X 50'	MODERATE
	CO2	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	50' X 40'	LOW
	GI	6	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5"CAL	40' X 35'	LOW
	QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"CAL	50' X 50'	LOW
	RAL	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5"CAL	50' X 30'	MODERATE
	AE	3	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2.5"CAL	50' X 30'	LOW
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SUN/SHADE
PERENNIAL								
	DMG	13	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	1 GAL	2' X 2'	LOW	FULL SUN
DECIDUOUS SHRUBS								
	BR	14	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	5 GAL	2' X 2'	LOW-MOD	FULL SUN
	BSP	27	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	5 GAL	2.5' X 2.5'	LOW	F/P SUN
	RSA	11	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	DGN	10	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'	LOW-MOD	F/P SUN
	MN	5	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	7' X 7'	LOW	F/P SUN
	GFP	10	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'	LOW	FULL SUN
	PBS	15	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5'	LOW	SHADE-SUN
	RHU	9	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8'	LOW	SHADE-SUN
	RA	6	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	GC	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	6' X 6'	LOW	F/P SUN
	FMR	21	ROSA MEIDILAND SERIES 'FIRE'	RED MEIDILAND ROSE	5 GAL	2' X 4'	LOW	FULL SUN
	WMR	31	ROSA X MEIDILAND WHITE	WHITE MEIDILAND® SHRUB ROSE	5 GAL	1.5'X3'	LOW	FULL SUN
	GFS	7	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	4' X 4'	MODERATE	FULL SUN
	LPS	9	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL	2' X 3'	MODERATE	F/P SUN
	SA2	9	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2'	MODERATE	FULL SUN
	VIC	9	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	5 GAL	3' X 3'	MODERATE	F/P SUN
EVERGREEN SHRUBS								
	CC	6	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'	LOW	SHADE-SUN
	JUH	5	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	5 GAL	5" X 8"	LOW	FULL SUN
	JUA	26	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL	2' X 6"	LOW	FULL SUN
	SCJ	7	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6"	LOW	FULL SUN
GRASSES								
	BB	12	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN
	BOG	66	FESTUCA GLAUCA 'CASCALL'	BEYOND BLUE OAT GRASS	5 GAL	1' X 1.5'	LOW	FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR ZONE
SEED								
	NS	40,677 SF	NATIVE SEED MIX - NON-IRR	NATIVE SEED MIX - NON-IRR	SEED			
MULCH								
	RM	5,726 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH			
	WM	3,891 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH			

SEED SCHEDULE

SHORT GRASS PRAIRIE MIX
FOR DRY, UPLAND, SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1-3%+ ORGANIC MATTER.
GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/AC. CROSS DRILL OR BROADCAST
SEE AND HARROW, MULCH. FOLLOW SEED SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10
INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWERS, WESTERN WHEAT AND SAND
DROPSEED, WILL ASSURE SHORTEST VEGETATION.
RATE SPECIES COMMON NAME
12 PLS LBS/AC. BUCHLOE DACTYLOIDES* BUFFALO GRASS*
8 PLS LBS/AC. BOUTELLOUA GRACILIS* BLUE GRAMA*
3 PLS LBS/AC KOELERIS CRISTATA JUNE GRASS
6 PLS LBS/AC. PASCOPYRUM SMITHII WESTERN WHEATGRASS
1 PLS LBS/AC. SPOROBOLUS CRYPTANDRUS* SAND DROPSEED*
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX.


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

CURBSIDE TREE LAWN PLANTING REQUIREMENTS												
STREET	TREE LAWN SIDE OF STREET	TREE LAWN LENGTH (LF)	X	TREE LAWN WIDTH (LF)	=	AREA OF CURBSIDE LANDSCAPE (SF.)	PROVIDED SHRUBS (5 GAL)	+	PROVIDED ORNAMENTAL GRASS (5-GAL)	=	TOTAL SHRUBS & EQUIVALENTS PROVIDED	TOTAL SHRUBS REQUIRED (10/40 SF.)
ROAD A	WEST	756'		7.5'		5,670 SF.	120		72		192	142
E. 54 TH AVE.	EAST	224'		7.5'		1,680 SF.	51		0		51	42


DETENTION POND LANDSCAPE REQUIREMENTS								
POND NAME	*POND AREA (SF.)	*100 YEAR POND SURFACE ELEV. AREA (SEED ONLY) (SF.)	POND PLANTABLE AREA (EXCLUDES 1-YR WAT. SURF. ELEV.) (SF.)	TREES REQUIRED (1 PER 4,000 SF.)	TREES PROVIDED		SHRUBS REQUIRED (10 PER 4,000 SF.)	SHRUBS PROVIDED
POND A	43,545	18,376	25,169	6	3	DECIDUOUS, 2.5" CAL.	63	72
					3	EVERGREEN, 6' HT.		
NOTES:								

NOT FOR CONSTRUCTION

Date12/04/24Submission / Revision1ST COA SUBMITTAL



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MARKETPLACE AT GRVE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.24.1527

Drawing TitlePLANT SCHEDULE & CALCULATIONS

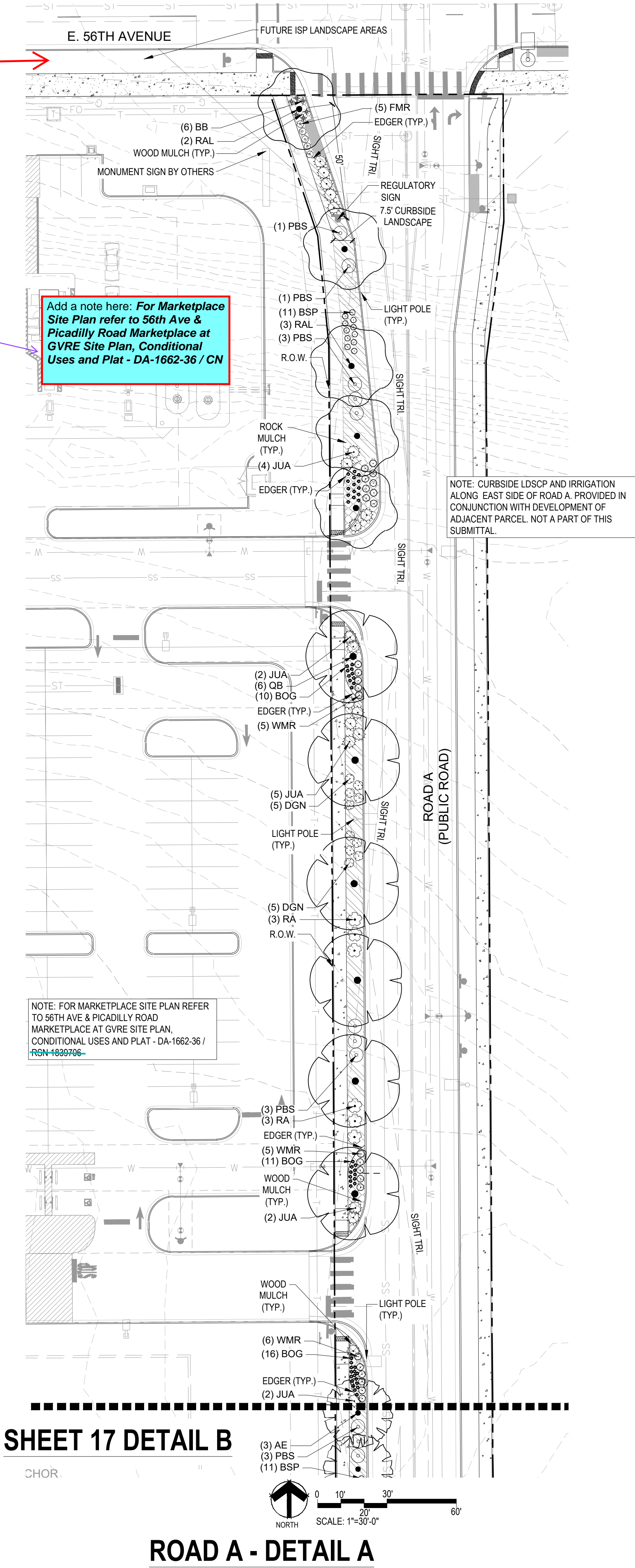
Drawing No.16

Update this to state: Refer to 56th Avenue at GVRE Infrastructure Site Plan, DA: 1662-39/ CN

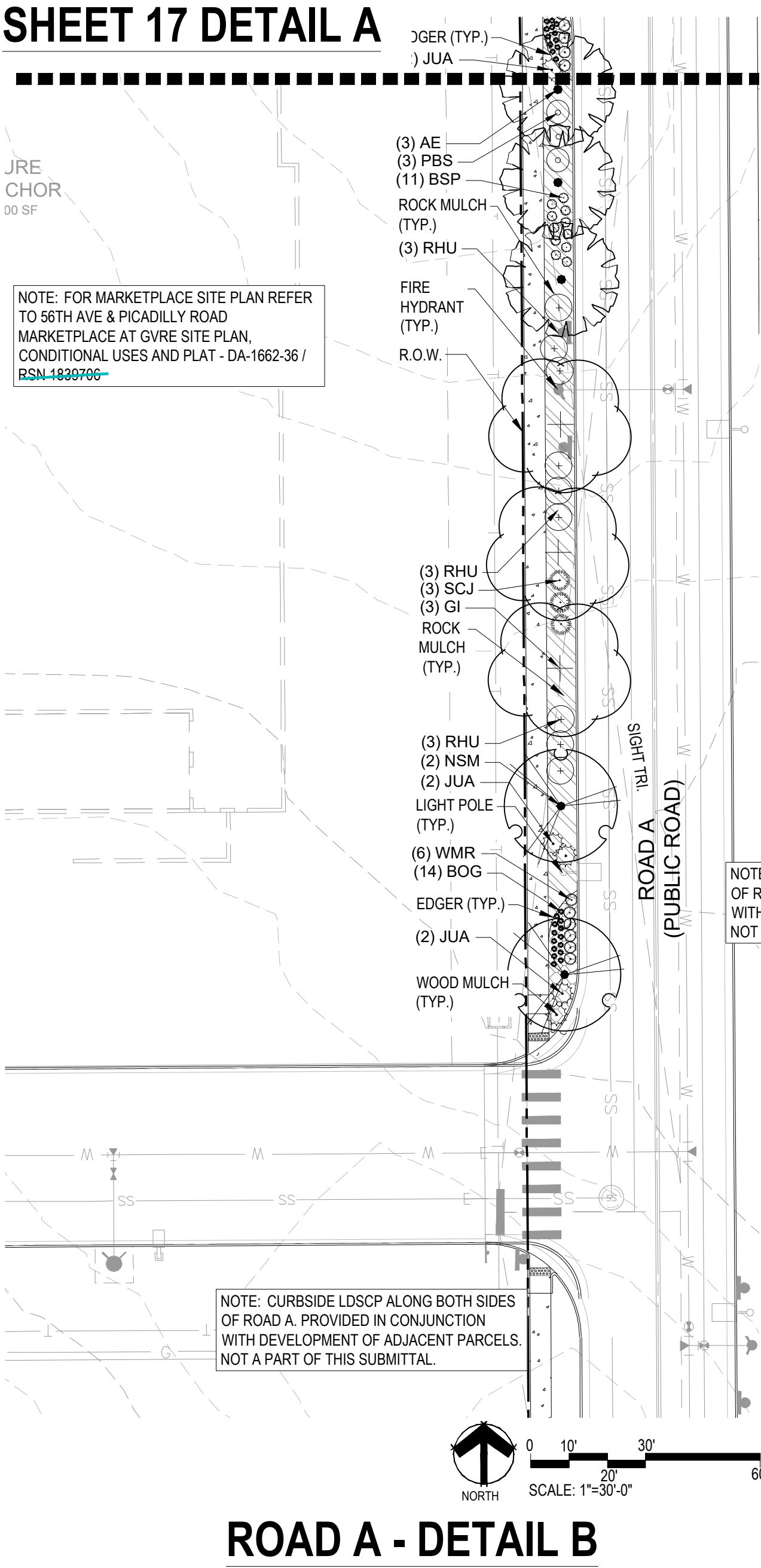
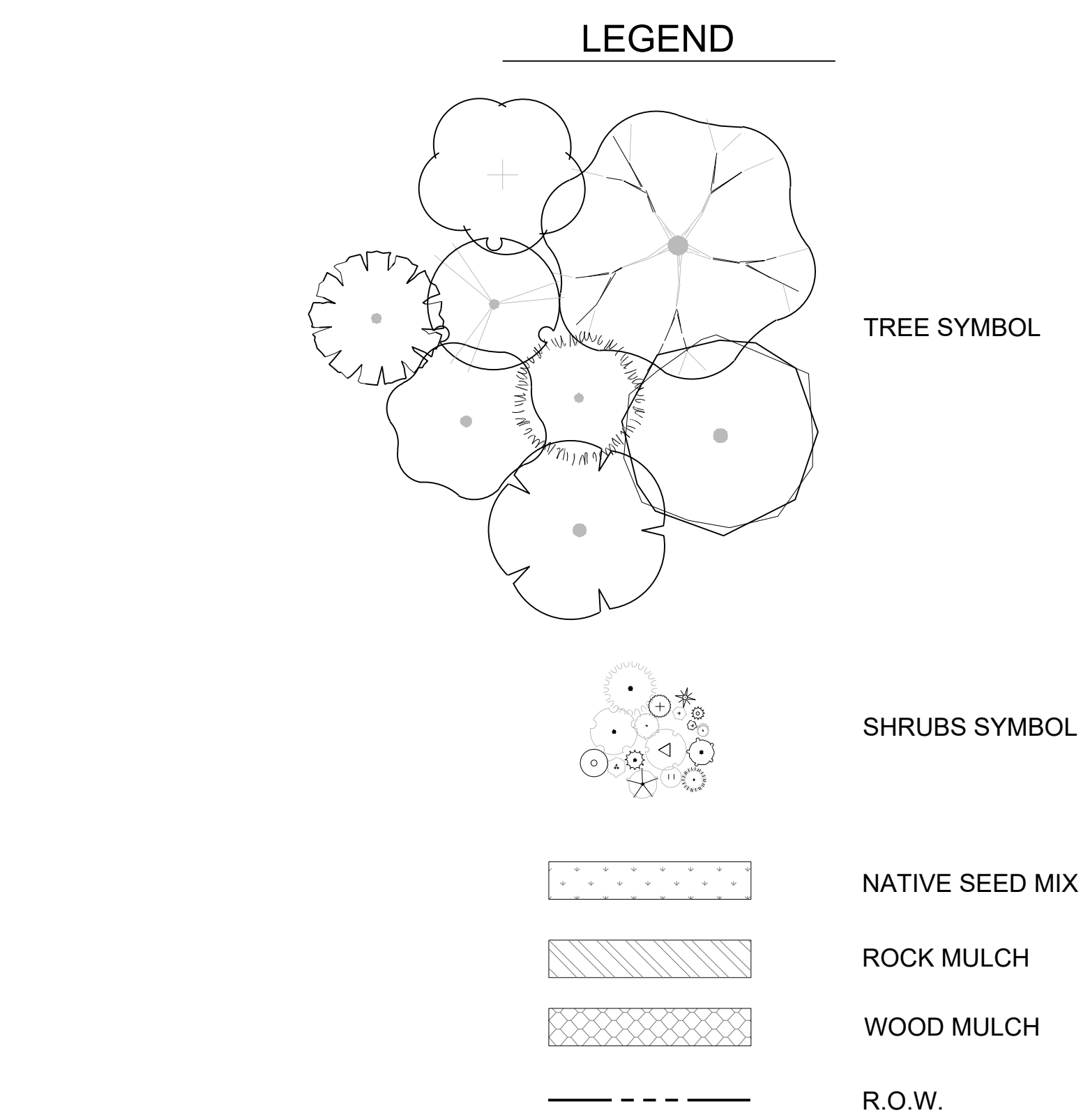
Response: Note was been updated.

Response: Note has been added.

Add a note here: *For Marketplace Site Plan refer to 56th Ave & Picadilly Road Marketplace at GVRE Site Plan, Conditional Uses and Plat - DA-1662-36 / CN*

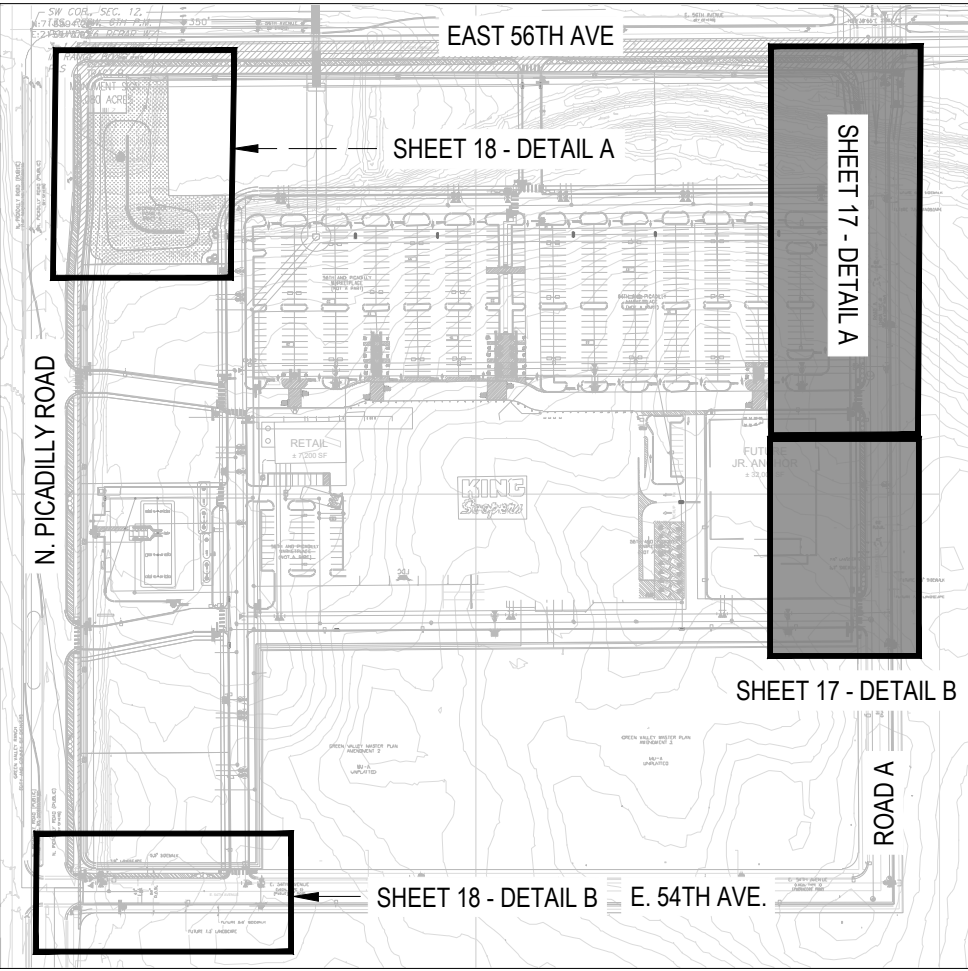


ROAD A - DETAIL A



ROAD A - DETAIL B

KEYMAP



NOT FOR CONSTRUCTION

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

pcs group
www.pcsgroupco.com
616.881.1837 ext. 200 or 800.616.1303 x31.4905

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

MARKETPLACE AT GRVE
OFFSITE IMPROVEMENT SITE PLAN
AURORA, COLORADO

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

Drawing No. 17

Edit this to state: Monument Sign and Planting is found in the Marketplace Site Plan refer to 56th Avenue & Picadilly Road Marketplace at GVRE Site Plan, Conditional Use and Plat DA -1662-36/RSN 1839706

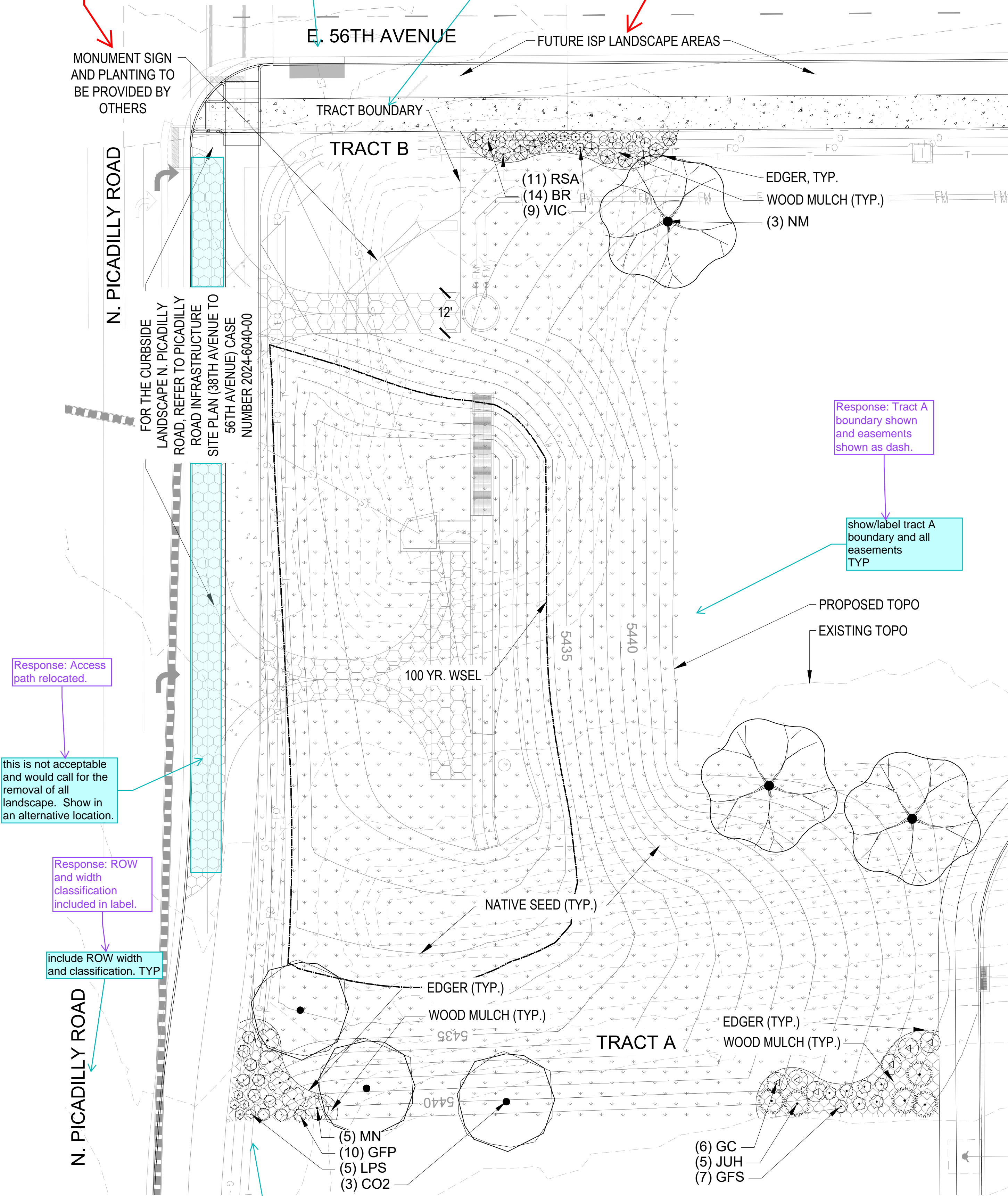
Response: Label has been updated.

Response: ROW width and classification added.

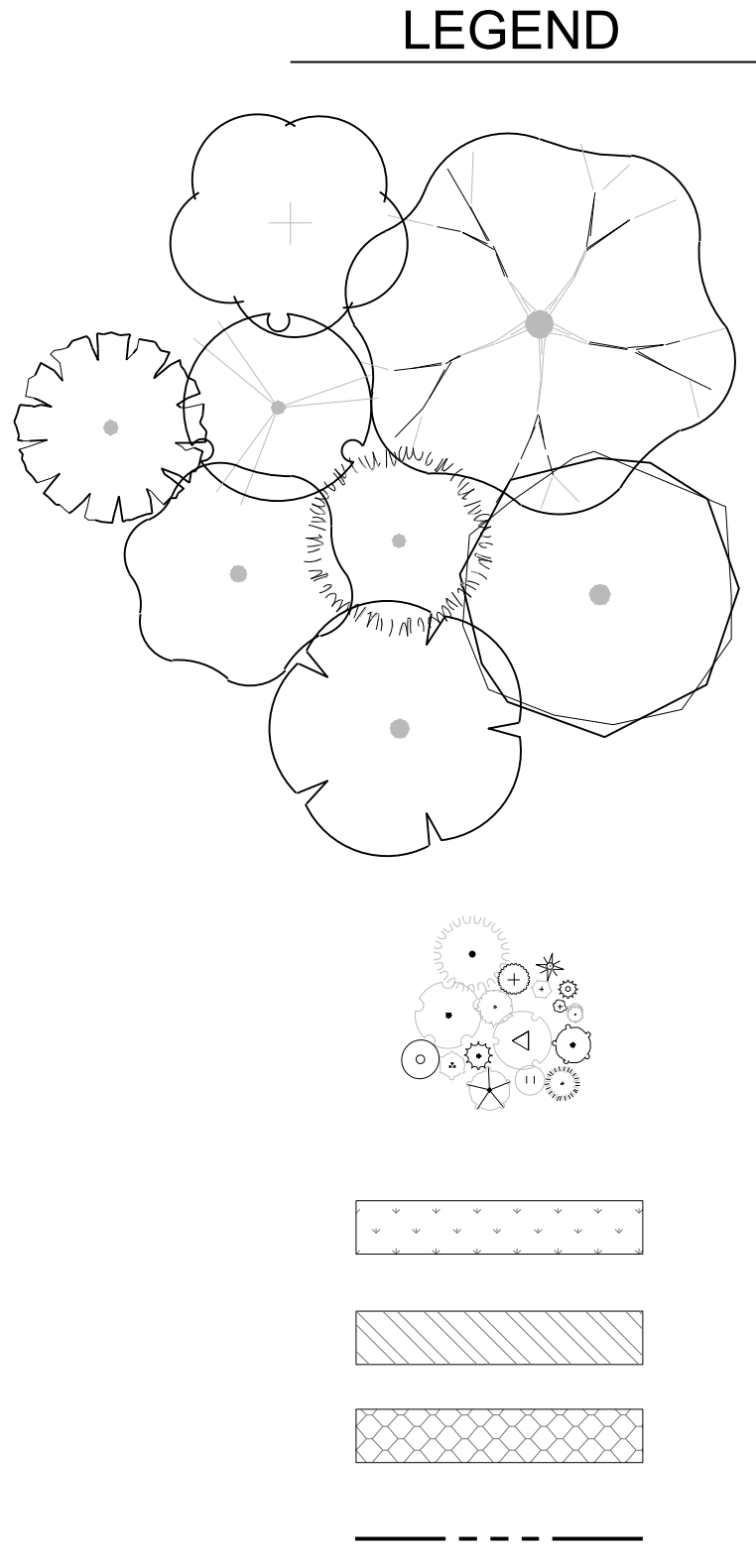
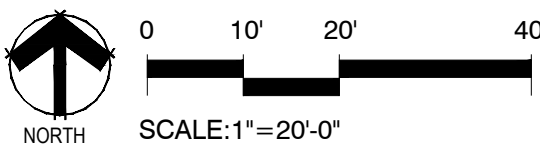
Response: Boundary has been revised to read as black

Response: Note was been updated.

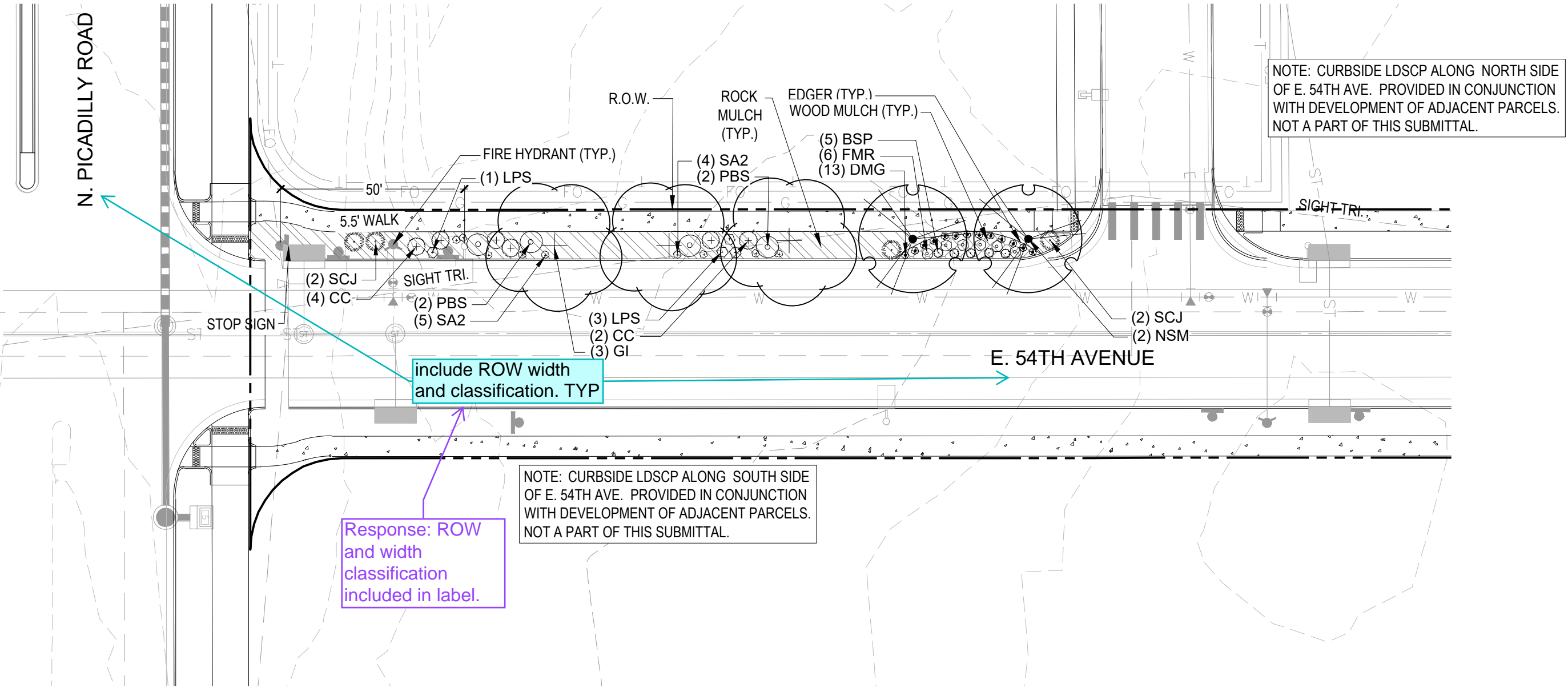
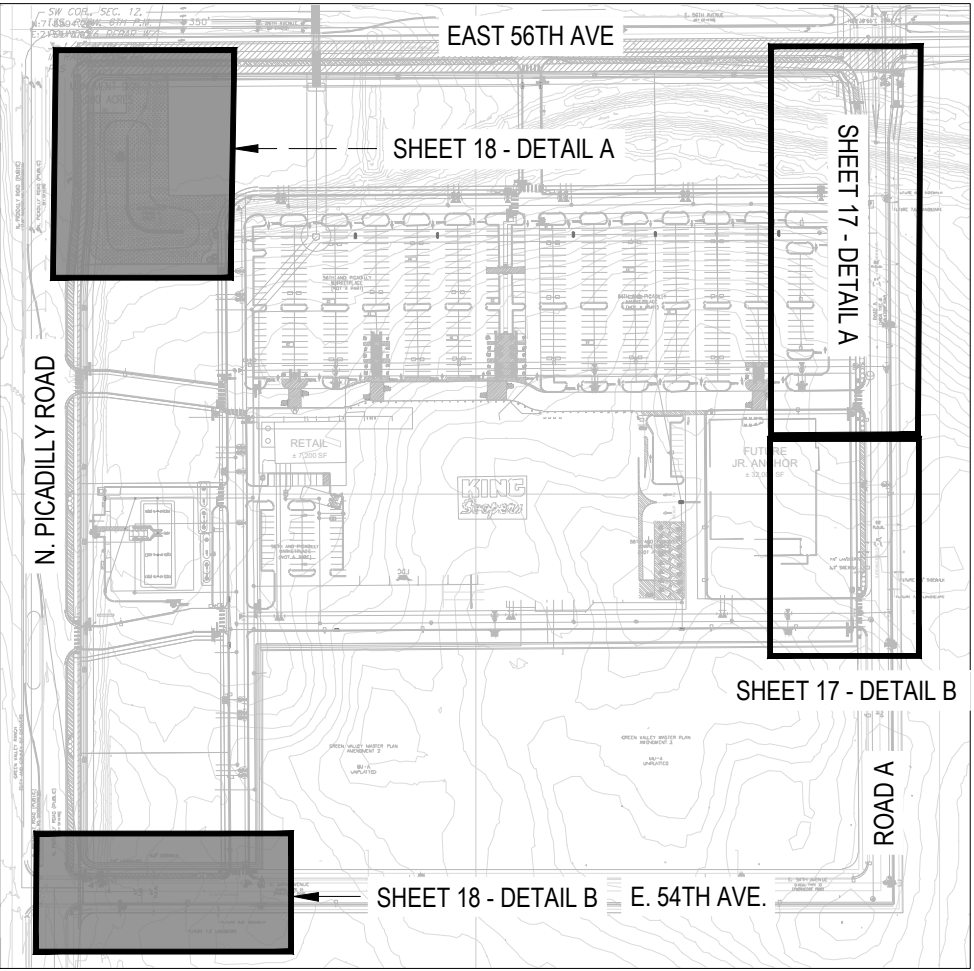
Update this to state: Refer to Aurora 310 Development - 56th Avenue, Picadilly to E-470 Infrastructure Site Plan, DA- 1662-39/ RSN 1873969



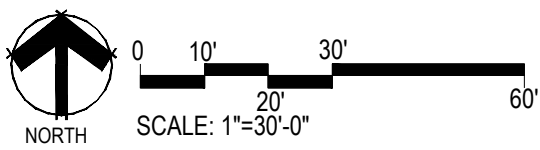
POND A - DETAIL A



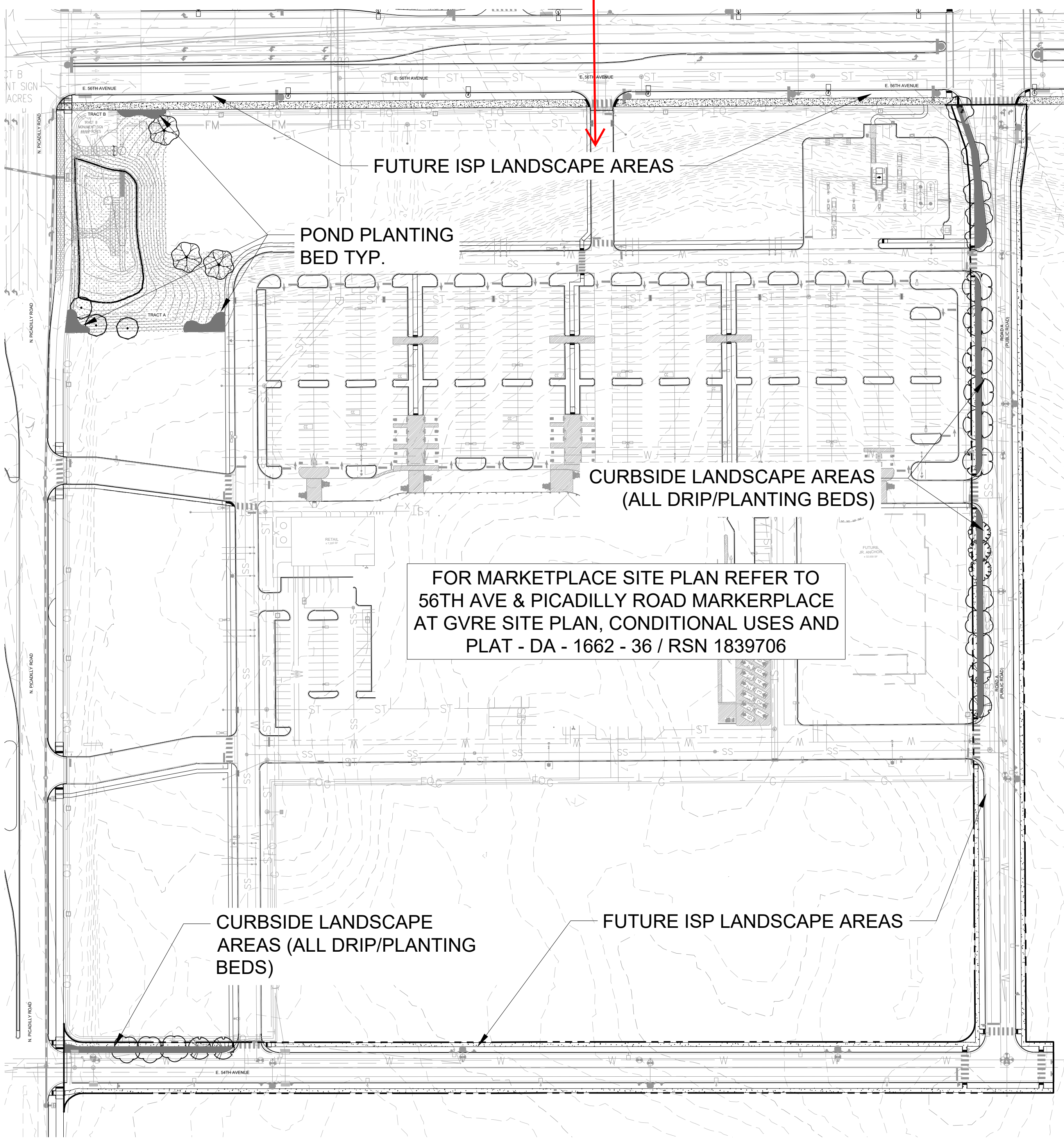
KEYMAP



E. 54TH AVE - DETAIL B

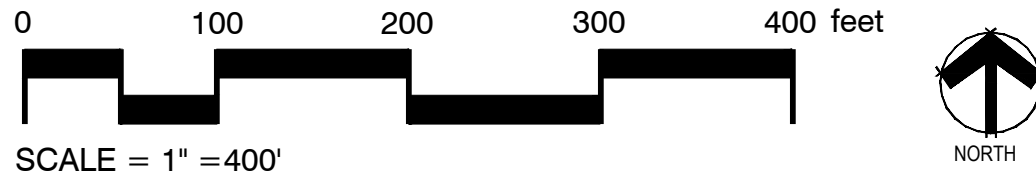


WATER USE EXHIBIT



LEGEND

LOW-WATER USE PLANTINGS
DRIP IRRIGATION = 9,481 SF.
(CURBSIDE PLANTING BEDS)



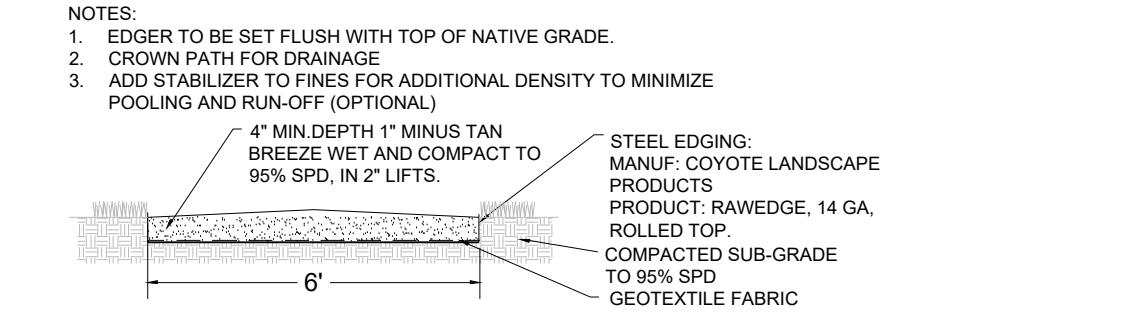
Update this to state: Refer to Aurora 310 Development - 56th Avenue, Picadilly to E-470 Infrastructure Site Plan, DA: 1662-39/ RSN 1873969

Response: Note updated.

1

CRUSHER FINES PATH

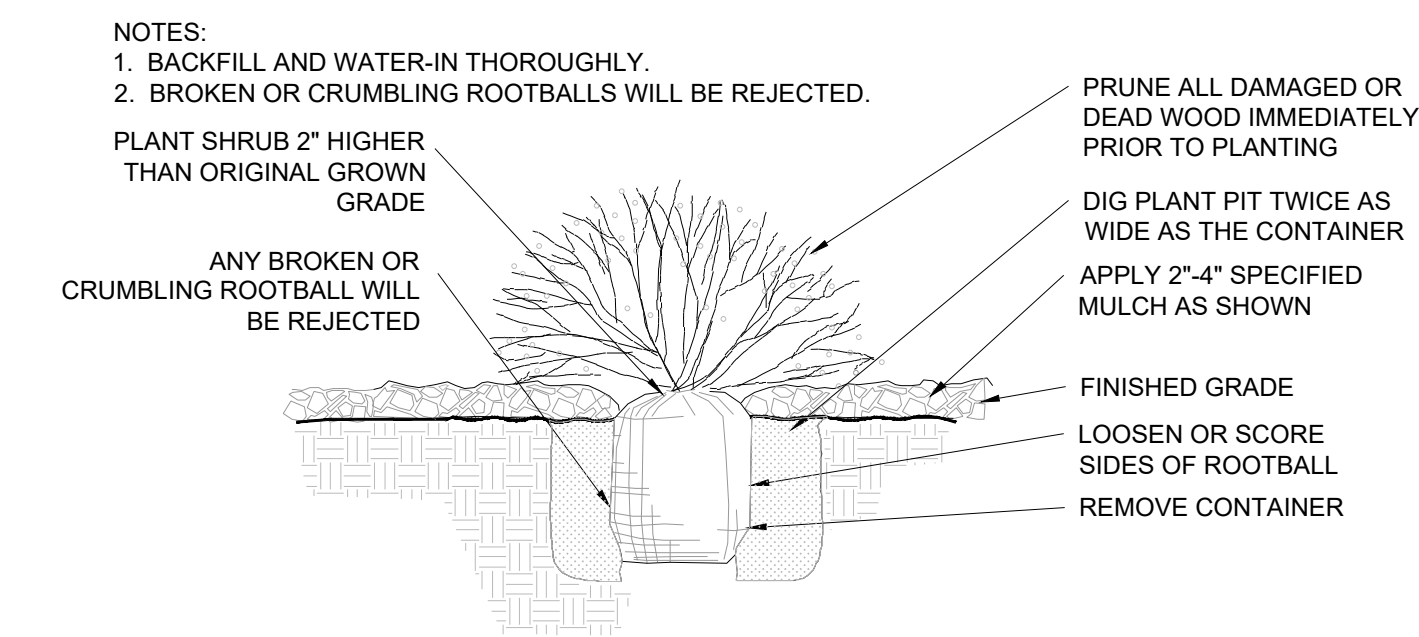
NOT TO SCALE



2

SHRUB PLANTING

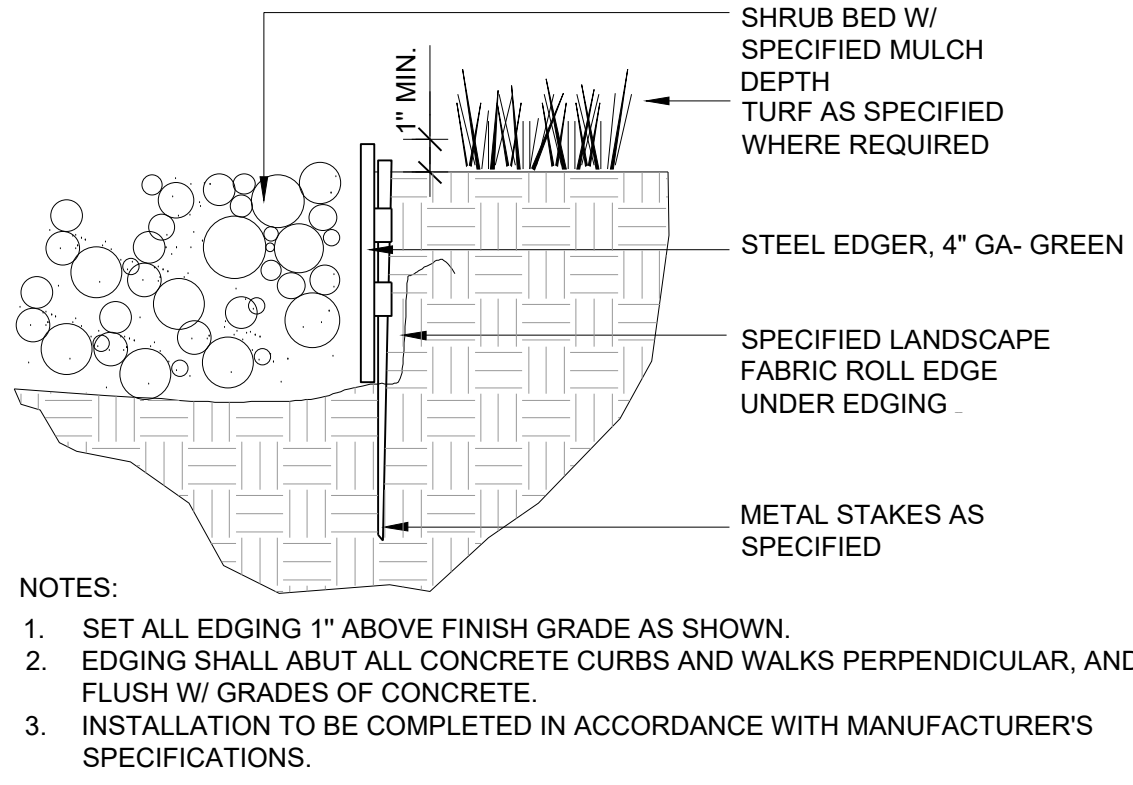
NOT TO SCALE



3

STEEL EDGER

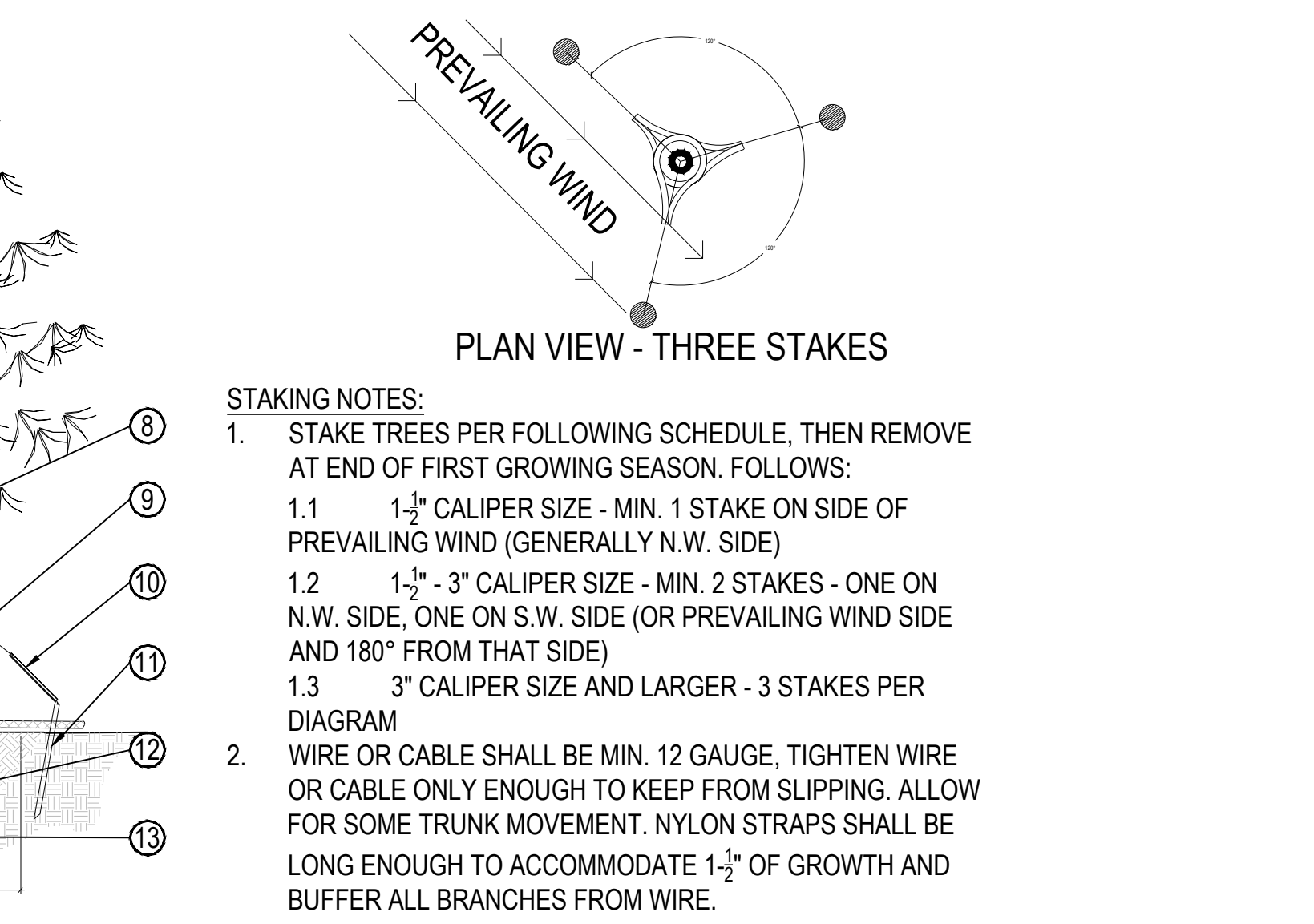
NOT TO SCALE



4

ORN GRASS. - PERRENNIAL PLANTING

NOT TO SCALE





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

5

TREE PLANTING

NOT TO SCALE

NOT FOR CONSTRUCTION

Date	Submission / Revision
12/04/24	1ST COA SUBMITTAL
 www.pcsengr.com 1303.531.4905	
 12499 WEST COLFAX AVENUE LAKEWOOD, COLORADO 80215 303.431.6100 MARTINMARTIN.COM	
MARKETPLACE AT GRVE OFFSITE IMPROVEMENT SITE PLAN AURORA, COLORADO	
Design / Project No.	24.1527
Drawing Title	LANDSCAPE WATER USE EXHIBIT & DETAILS
Drawing No.	19