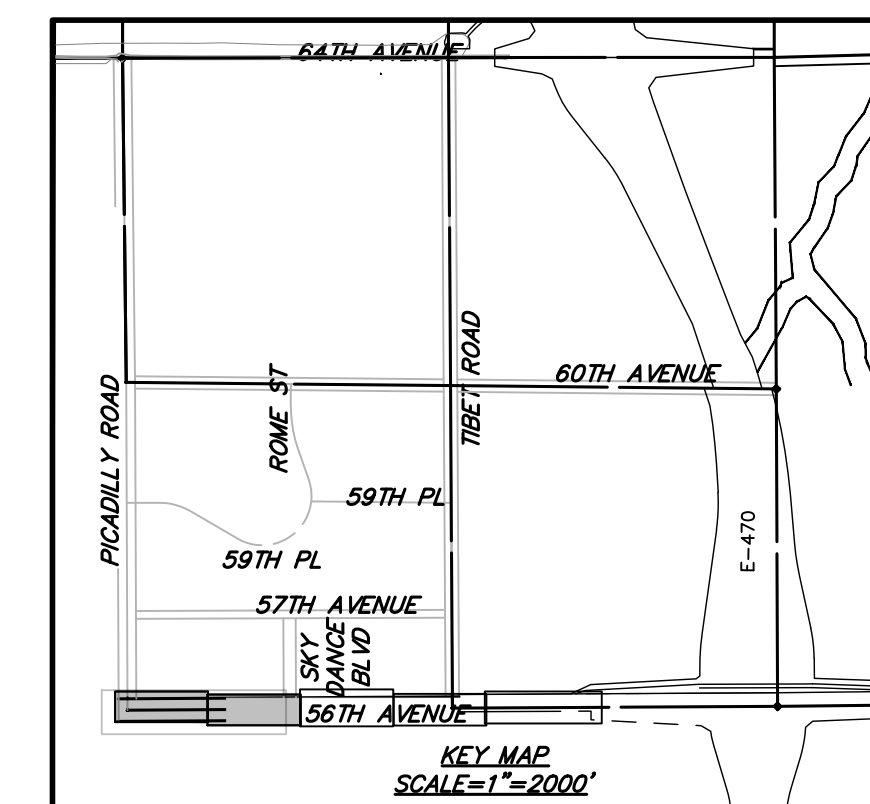























SITE BENCHMARK:
NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN SLEEVE IN MONUMENT BOX STAMPED "DVX H 1995", LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET NORTH 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 ¼ CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588 (NAVD 88)

[illegible]

LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	SIGHT TRIANGLE	---
---	EASEMENT	---
---5750---	CONTOURS	---5750---
=====	CURB & GUTTER	=====
	HANDICAP RAMPS	
	GRADING ARROW	
---ST---	STORM SEWER	---ST---
	STORM MANHOLE	
	STORM INLET	
<	FLARED END SECTION	
---SS---	SANITARY SEWER	---SS---
	SANITARY MANHOLE	
---W---	WATER LINE	---W---
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
	LIGHT POLE	
	SIGN	
	EMERGENCY SPILLWAY	

..\..\..\..\BASE\IMAGES\PCS Logo.png



(PICADILLY ROAD TO E470)
MOVEMENT SITE PLAN
AURORA, COLORADO

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. 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 AS REQUIRED.
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:

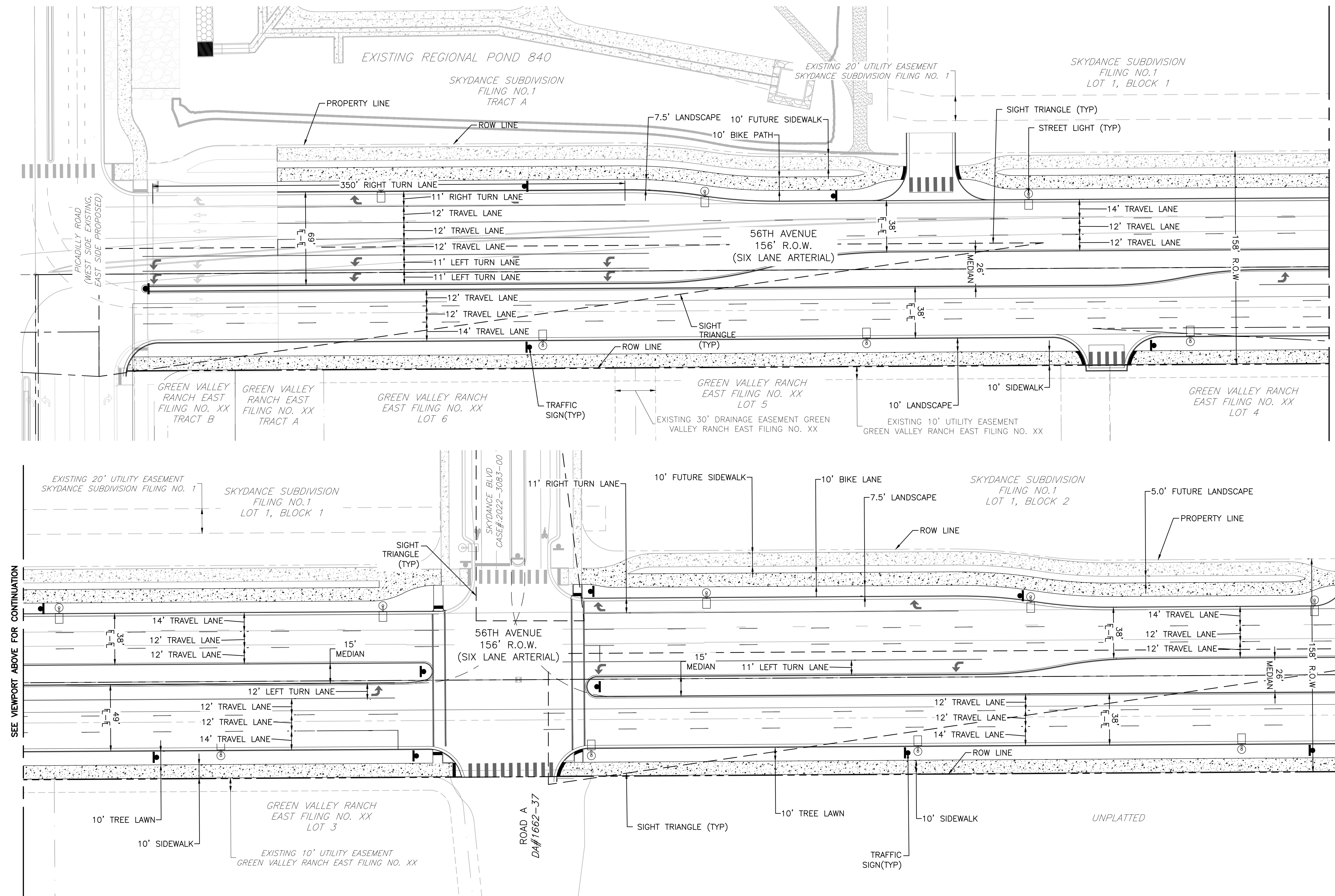
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3 OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

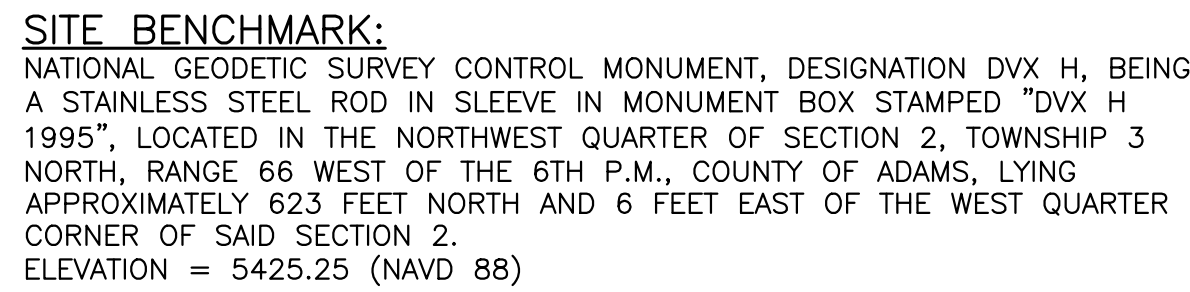
DRAINAGE / STORM SEWER:

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.
 3. STORM SEWER SHOWN IS PUBLIC UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.





**THE N 1/4 CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588
(NAVD 88)**

SEE SHEET 4 FOR CONTINUATION

TRAFFIC SIGNS(TYP)

10' FUTURE SIDEWALK

10' BIKE PATH

5' FUTURE LANDSCAPE

PROPERTY LINE

STREET LIGHTS(TYP)

SKYDANCE SUBDIVISION FILING NO.1 LOT 1, BLOCK 2

ROW LINE

7.5' LANDSCAPE

SIGHT TRIANGLE (TYP)

N. TIBET ROAD

EXISTING 8' UTILITY EASEMENT

BOX ELDER SUBDIVISION FILING NO.2 LOT 1, BLOCK 1

56TH AVENUE 168' R.O.W. (SIX LANE ARTERIAL)

12' RIGHT TURN LANE

11' TRAVEL LANE

12' TRAVEL LANE

12' TRAVEL LANE

11' LEFT TURN LANE

11' LEFT TURN LANE

12' TRAVEL LANE

12' TRAVEL LANE

14' TRAVEL LANE

12' TRAVEL LANE

14' TRAVEL LANE

440' LEFT TURN LANE LENGTH

ROW LINE

UNPLATTED

10' LANDSCAPE

10' SIDEWALK

SIGHT TRIANGLES (TYP)

BOX ELDER SUBDIVISION FILING NO.2 LOT 1, BLOCK 1

TRAFFIC SIGNS(TYP)

12' RIGHT TURN LANE

11' LEFT TURN LANE

11' LEFT TURN LANE

56TH AVENUE 156' R.O.W. (SIX LANE ARTERIAL)

12' LEFT TURN LANE

12' TRAVEL LANE

12' TRAVEL LANE

14' TRAVEL LANE

10' BIKE PATH

5' FUTURE LANDSCAPE

10' FUTURE SIDEWALK

ROW LINE

7.5' LANDSCAPE

EXISTING 8' UTILITY EASEMENT

BOX ELDER SUBDIVISION FILING NO.2 TRACT B

E-470 75' MULTI-USE ESMT. BK. 4605, PG. 957

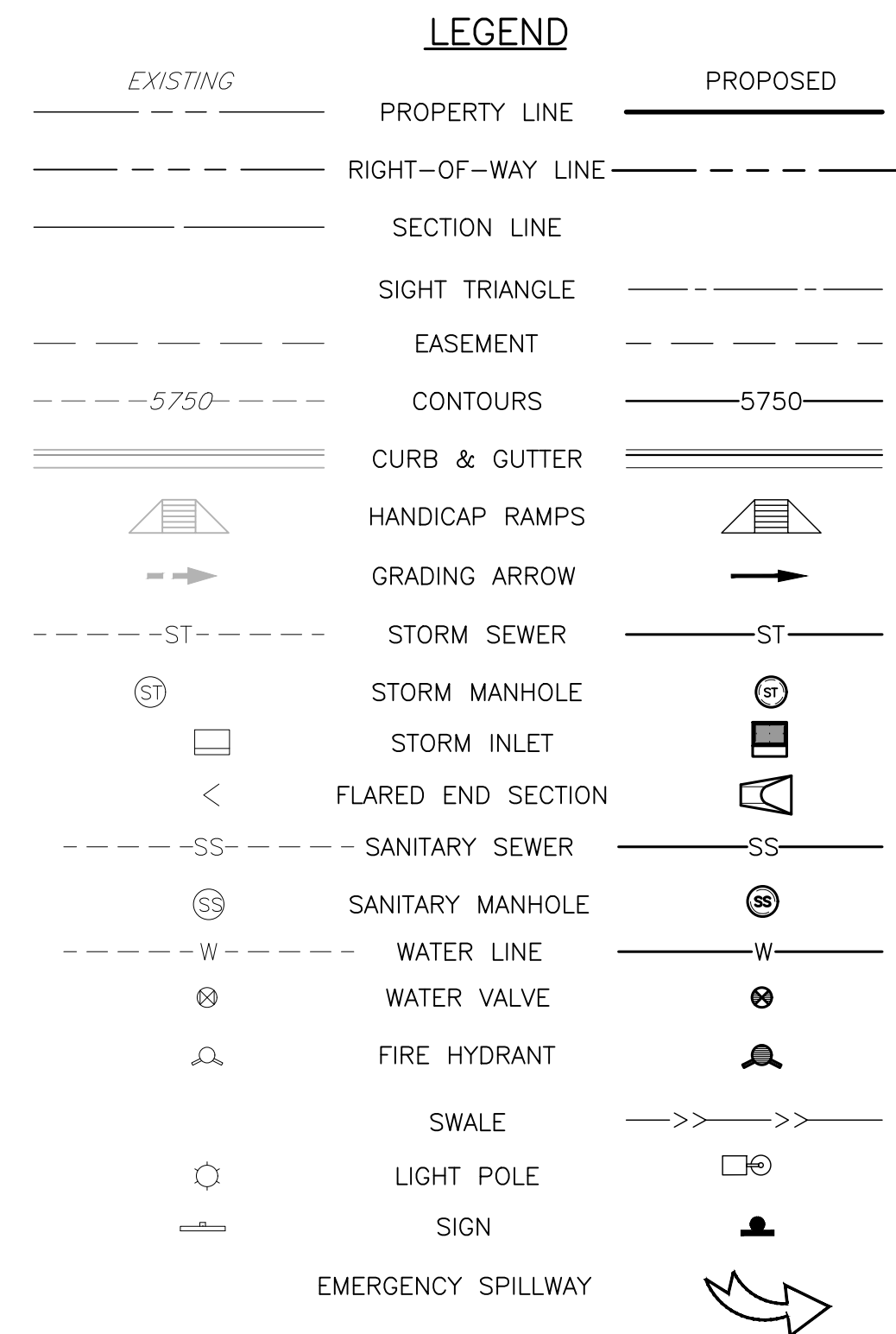
10' LANDSCAPE

10' SIDEWALK

SIGHT TRIANGLES (TYP)

UNPLATTED

SEE VIEWPORT ABOVE FOR CONTINUATION



2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



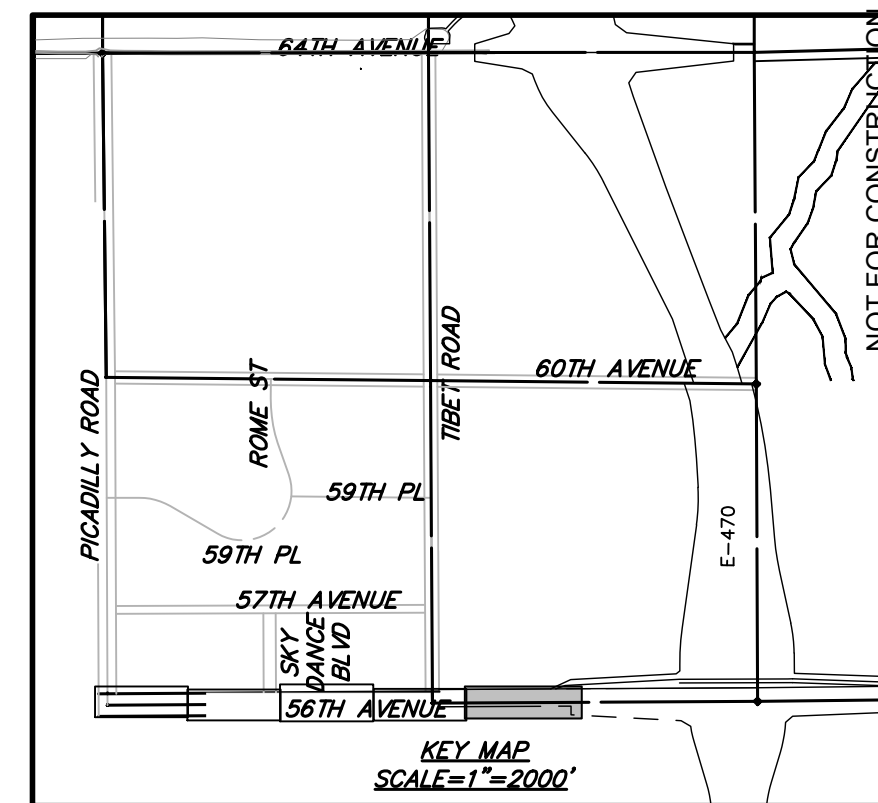
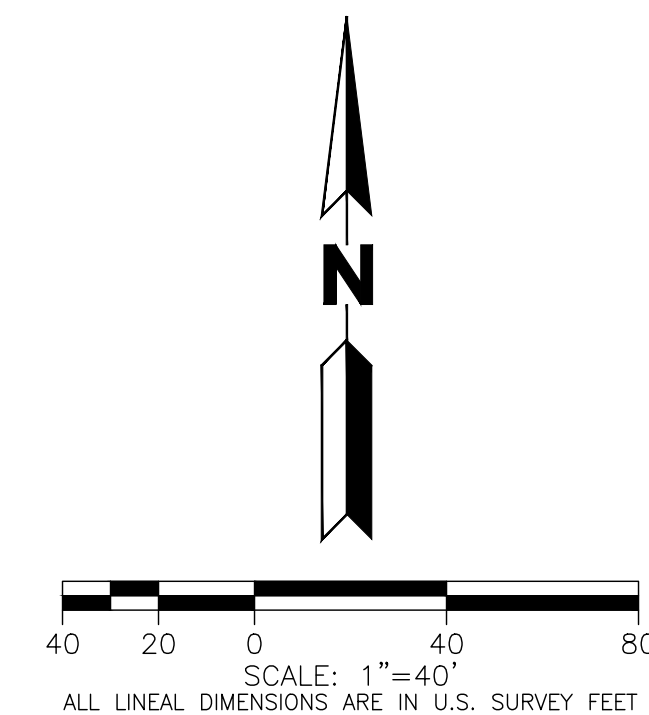
MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

5

[illegible]

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

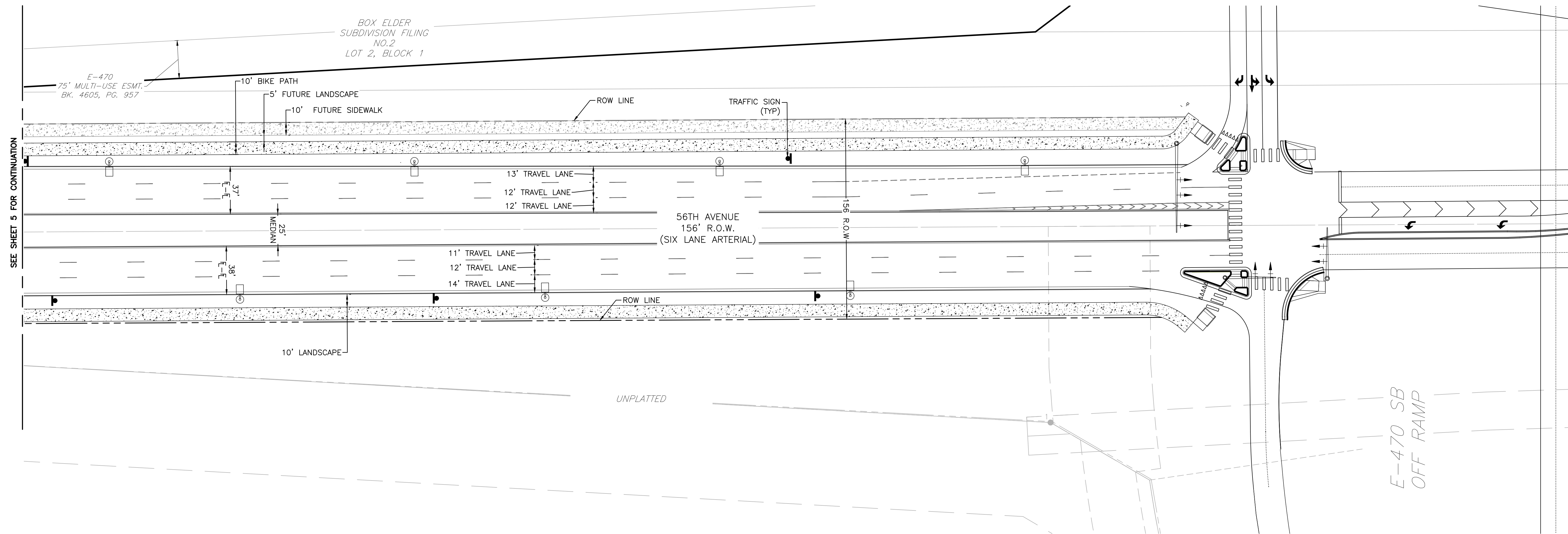
Design Project No.	24.1527
--------------------	---------

Drawing Title

















SITE
PLAN

Drawing No.

6



LEGEND

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

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. 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 ENTIRELY WITHIN WATER 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.

3. STORM SEWER S
GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

SITE BENCHMARK:

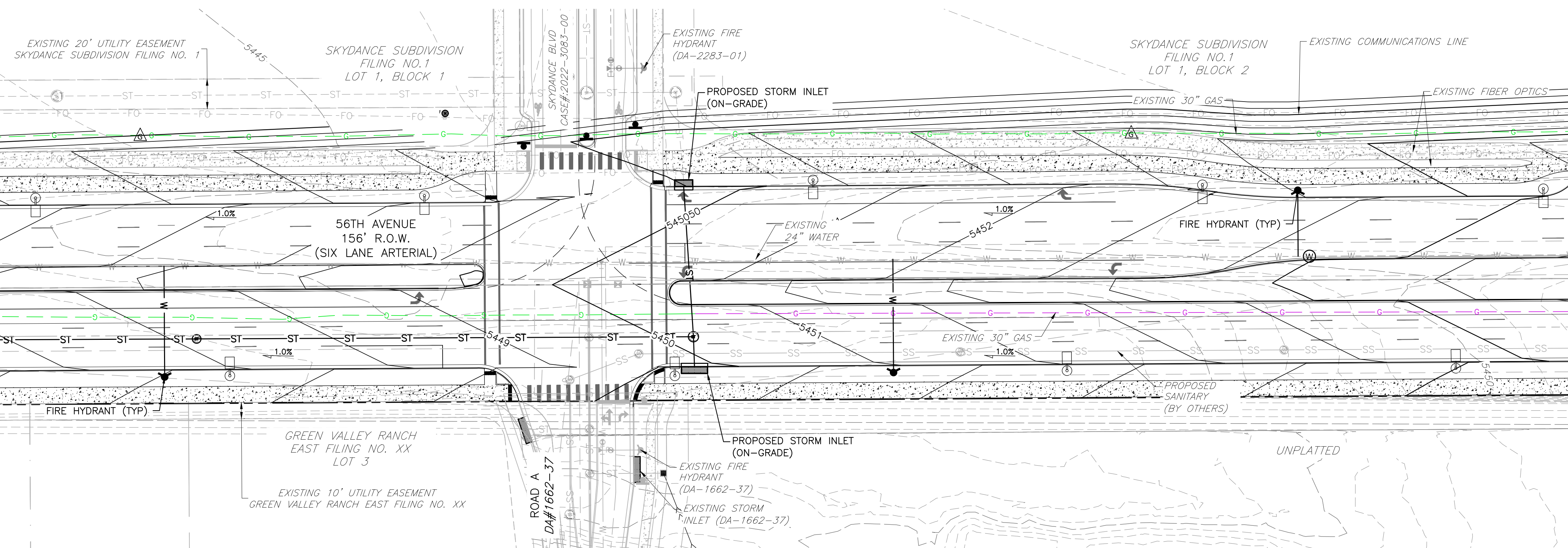
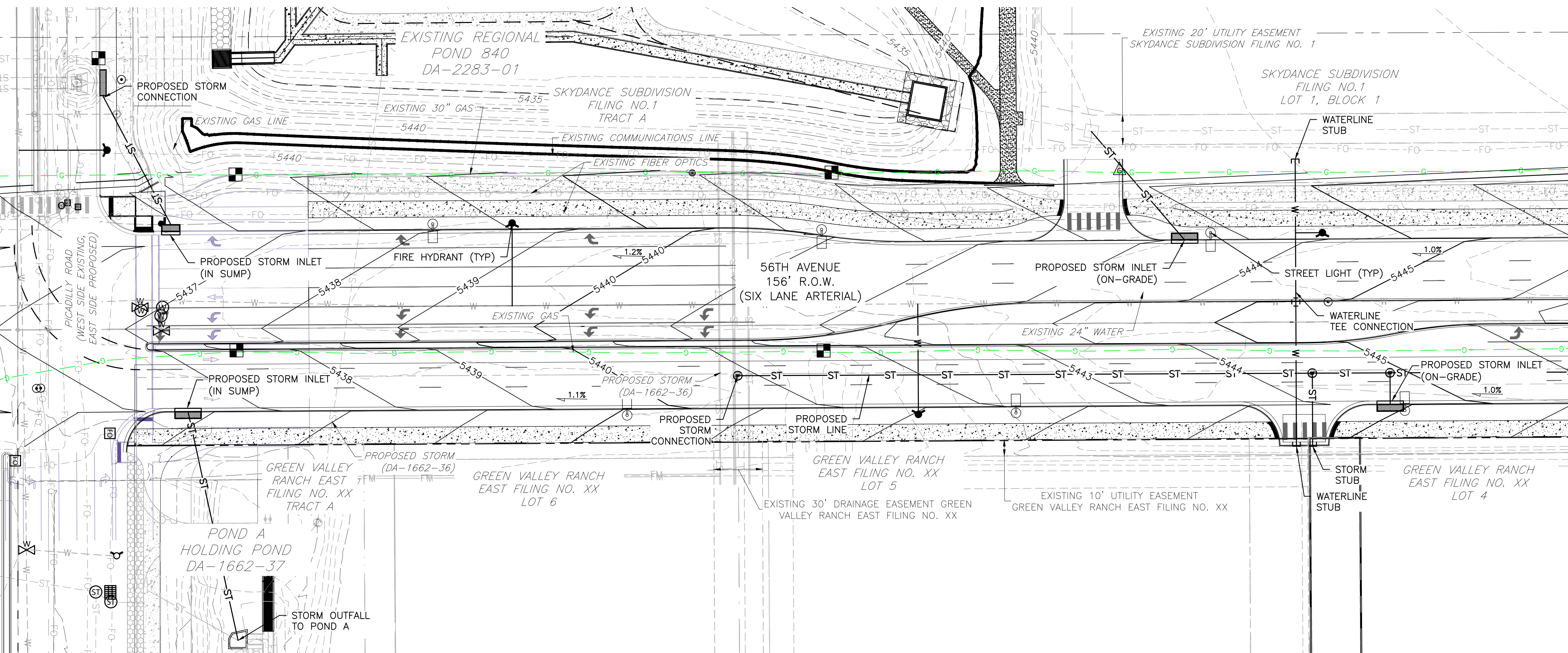
NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN SLEEVE IN MONUMENT BOX STAMPED "DVX H 1995", LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET NORTH AND 6 FEET EAST 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 3/2021 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)

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)

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)



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

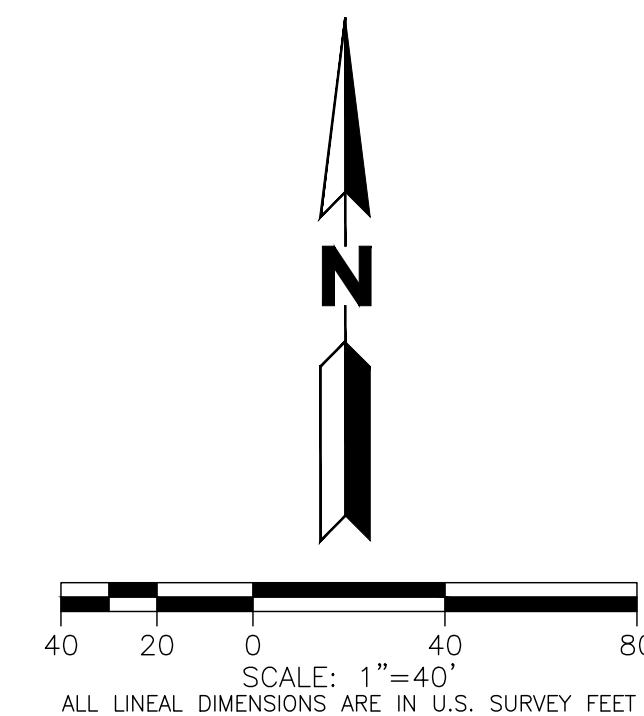
ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.

1. THE PROJECT IS ENTIRELY WITHIN WATER 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.

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.

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

[illegible]

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80226
303.431.6100
MARTINMARTIN.COM

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

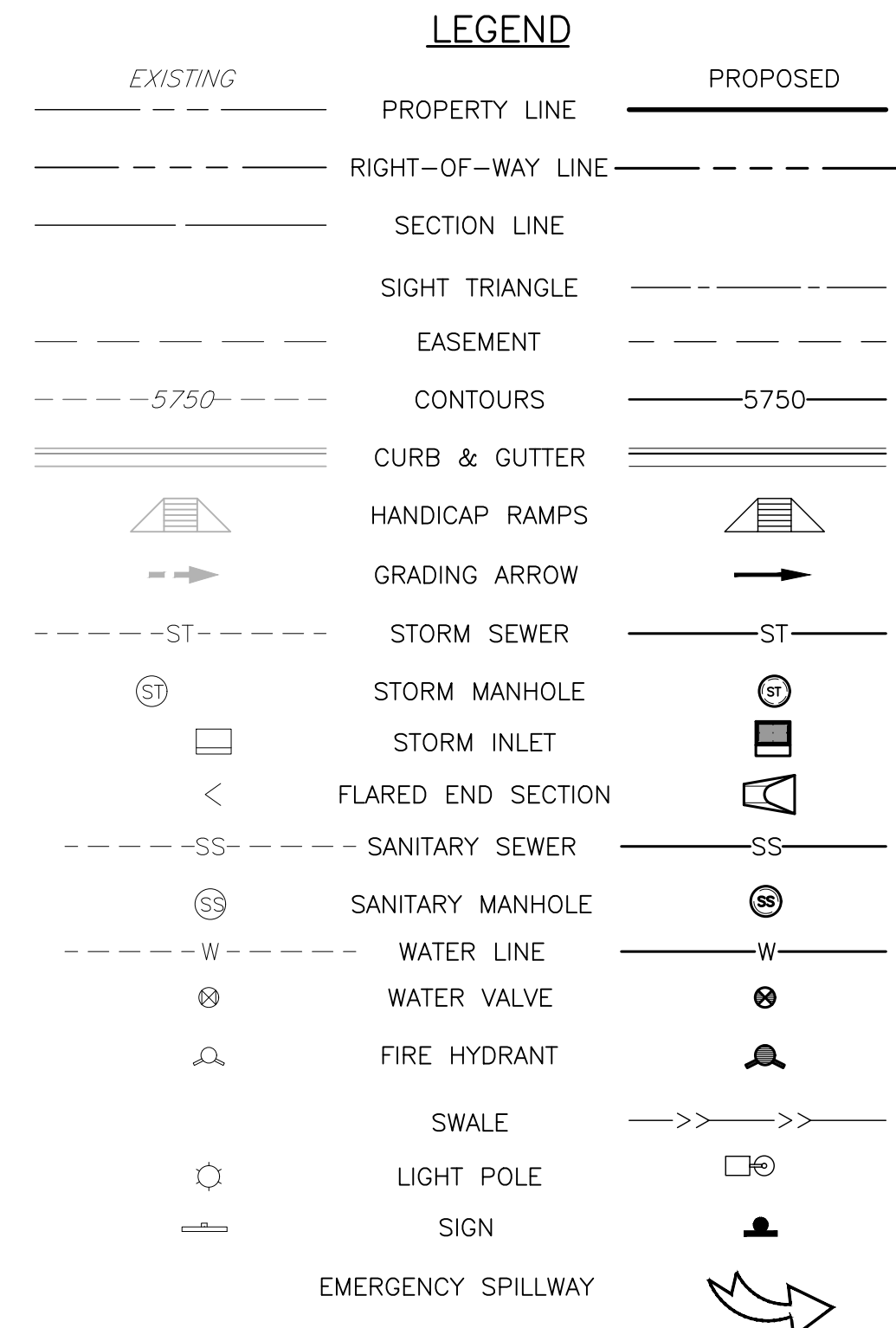
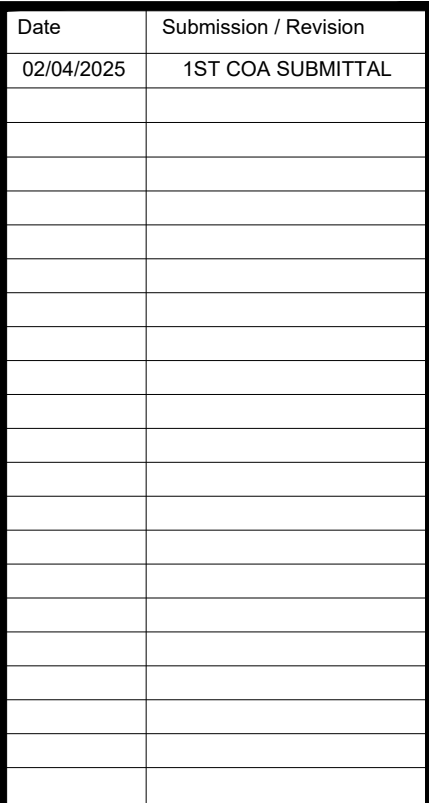
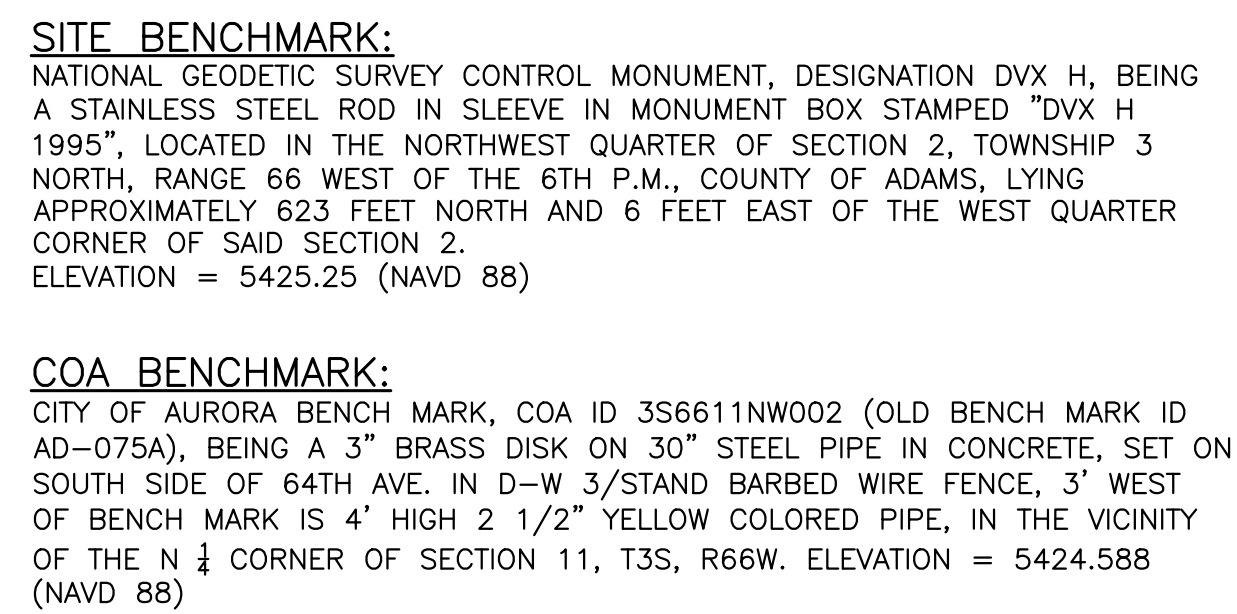
AURORA, COLORADO

Design Project No. **24.1527**

Drawing Title

GRADING AND UTILITY PLAN

Drawing No.



1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

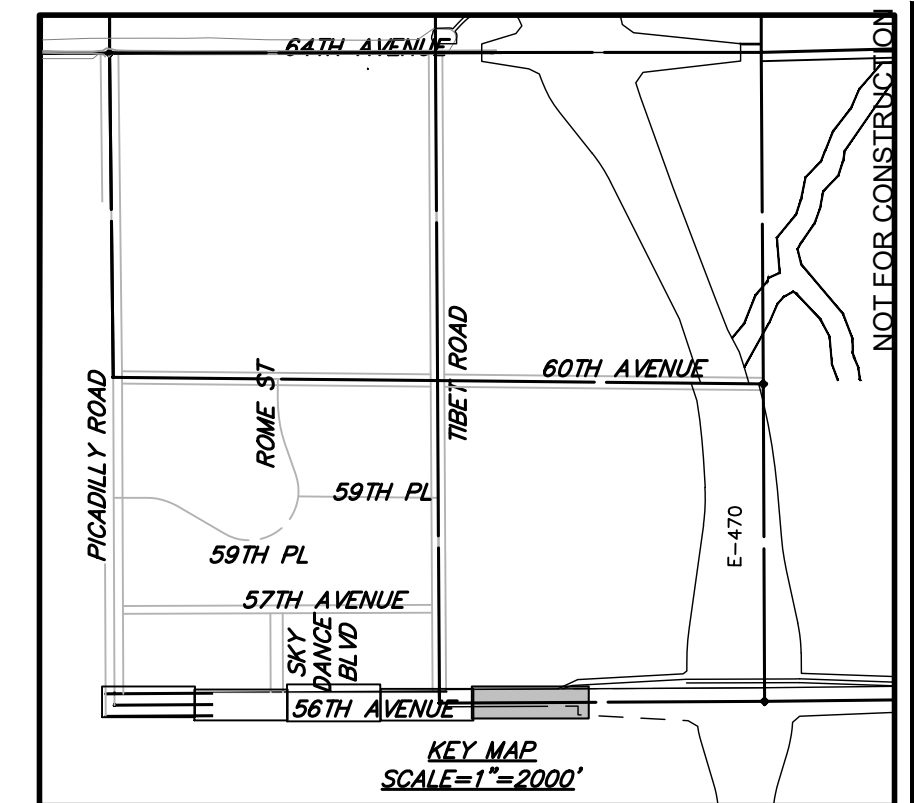
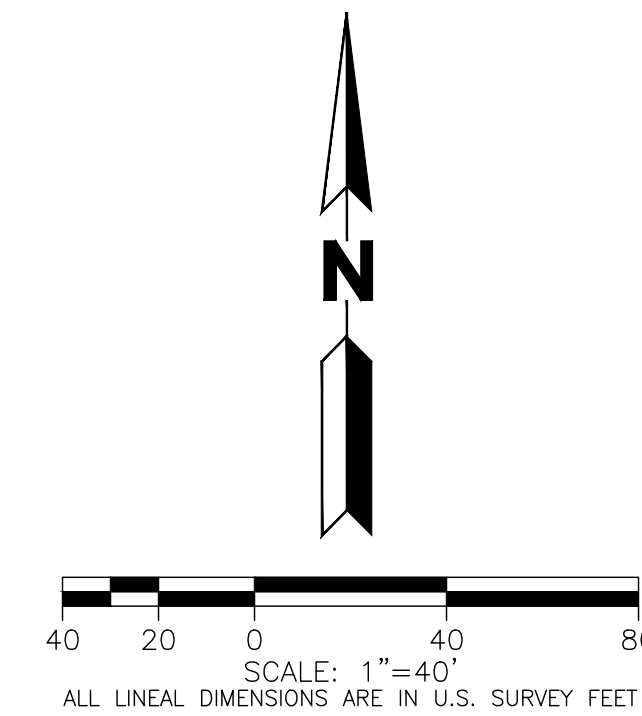
AURORA, COLORADO

Drawing Title

GRADING
AND UTILITY
PLAN

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)

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/STANDARD 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)

[illegible]

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

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

SEE SHEET # FOR CONTINUATION

BOX ELDER
SUBDIVISION FILING
NO. 2
LOT 2, BLOCK 1

E-470
75' MULTI-USE ESMT.
BK. 4605, PG. 957

E-470
75' MULTI-USE ESMT.
BK. 4605, PG. 957

56TH AVENUE
156' R.O.W.
(SIX LANE ARTERIAL)

2.1%

2.0%

PROPOSED
FIRE HYDRANT

PROPOSED
FIRE HYDRANT

UNPLATTED

EXISTING 24" WATER

E-470 SB
OFF RAMP

5438 5439 5440 5441 5442 5443 5444 5445 5446 5447 5448 5449 5450 5451 5452

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	

WATER MAIN:

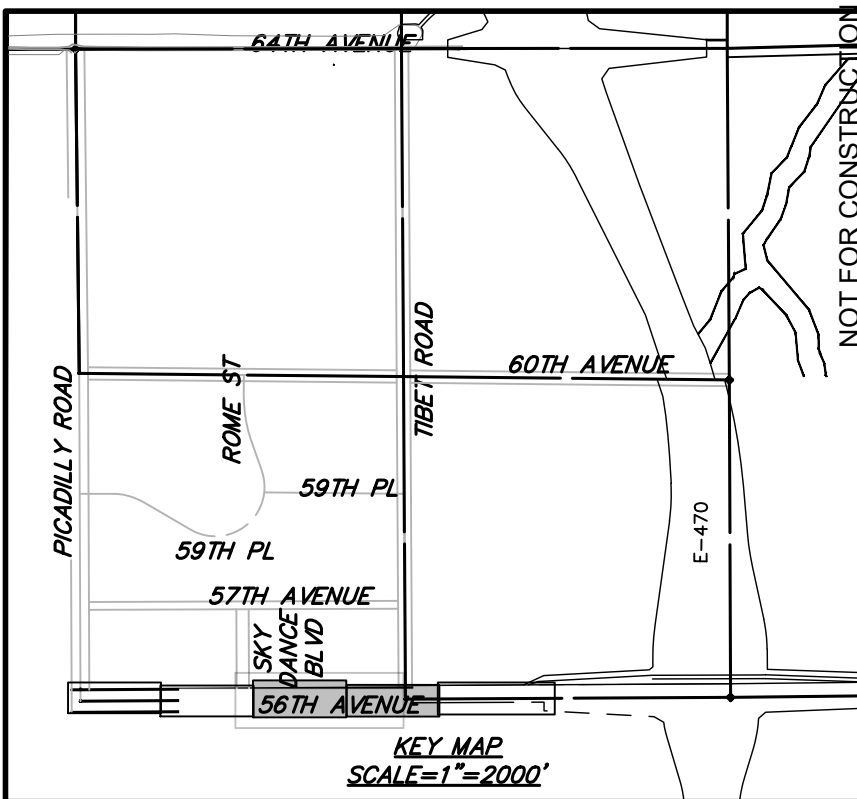
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3 OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

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.

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

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 ALONG 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."

[illegible]

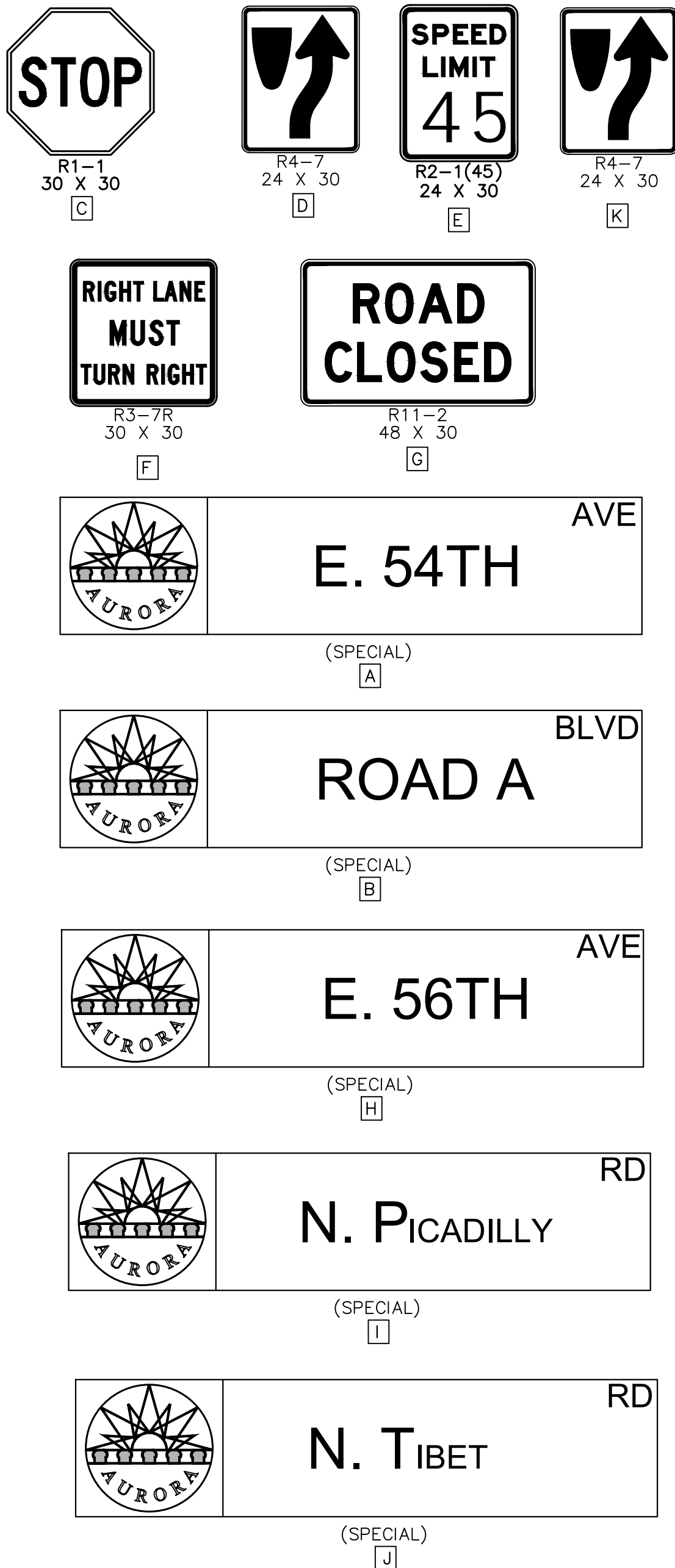
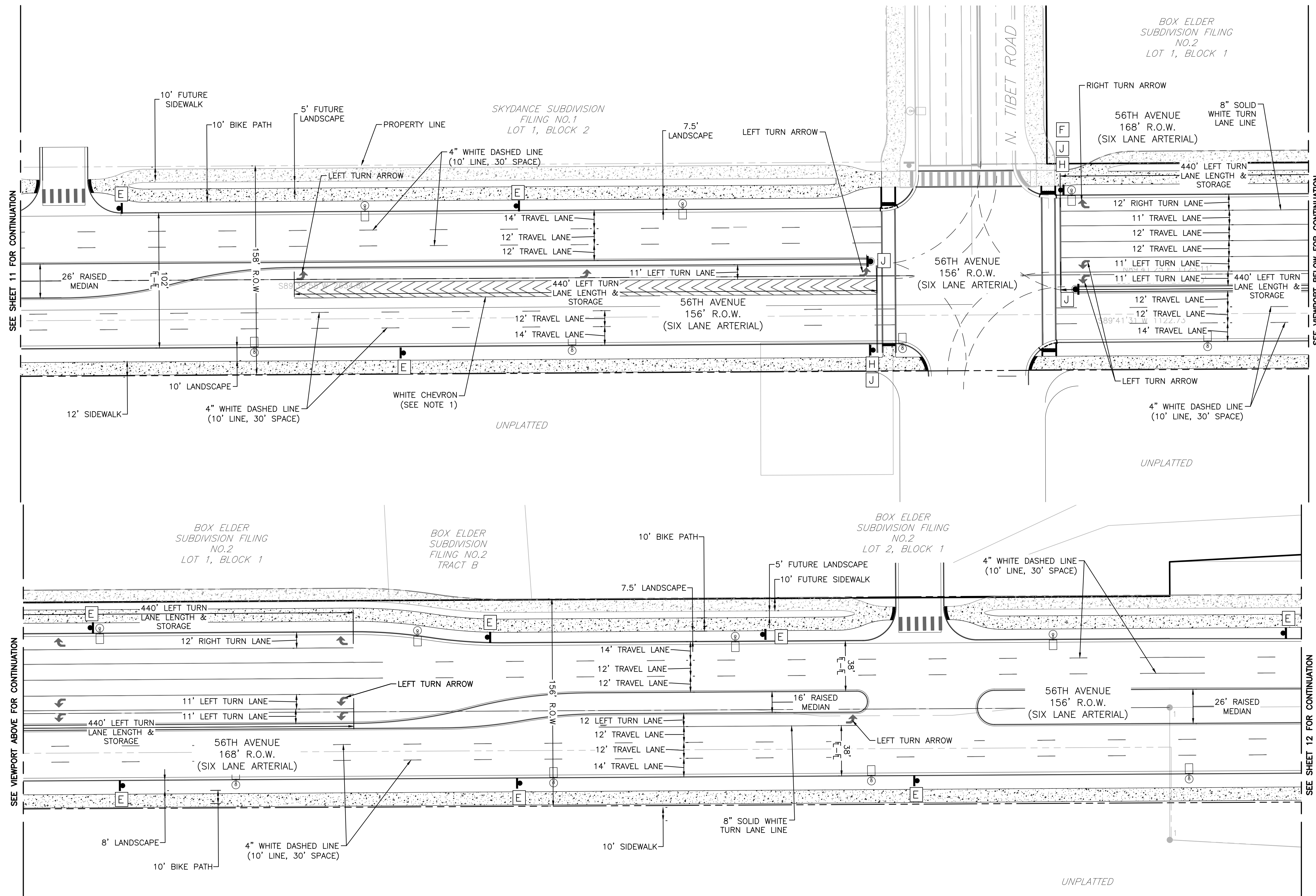
MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

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)

COA BENCHMARK:
CITY OF AURORA BENCH MARK, COA ID 356611NW002 (OLD BENCH MARK ID AD-0754), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STANDARD 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)

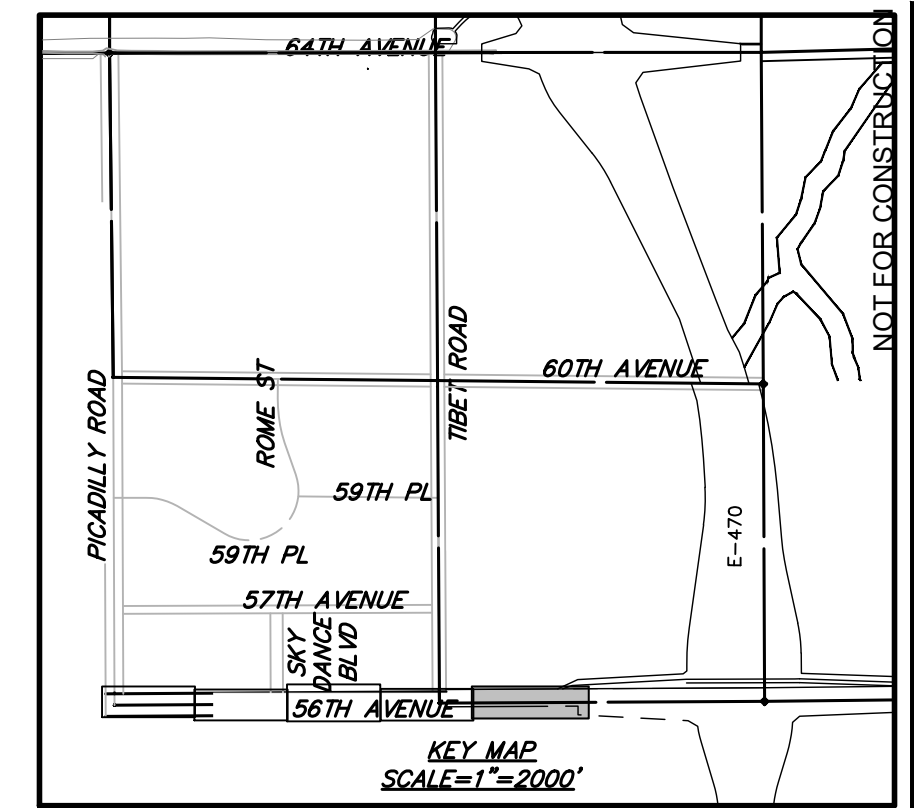
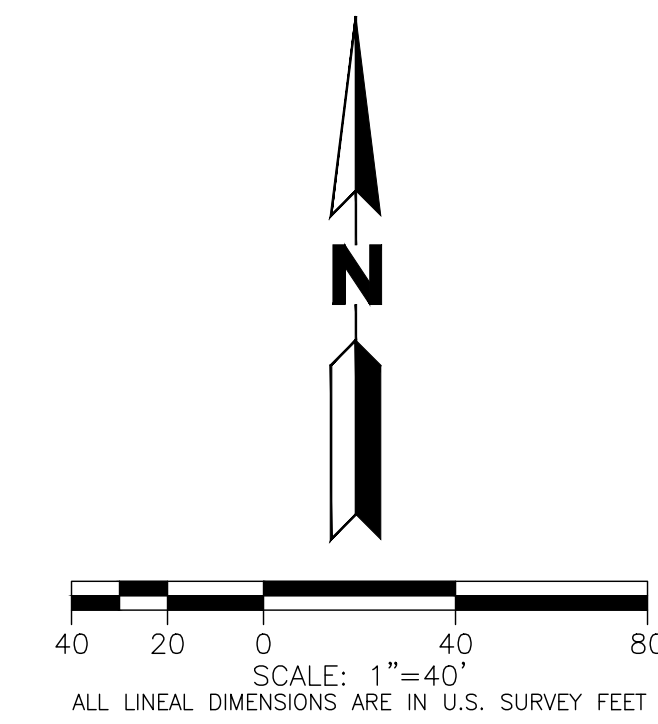
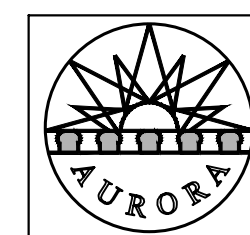
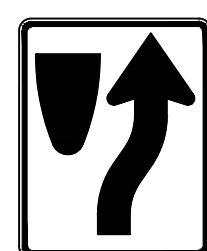
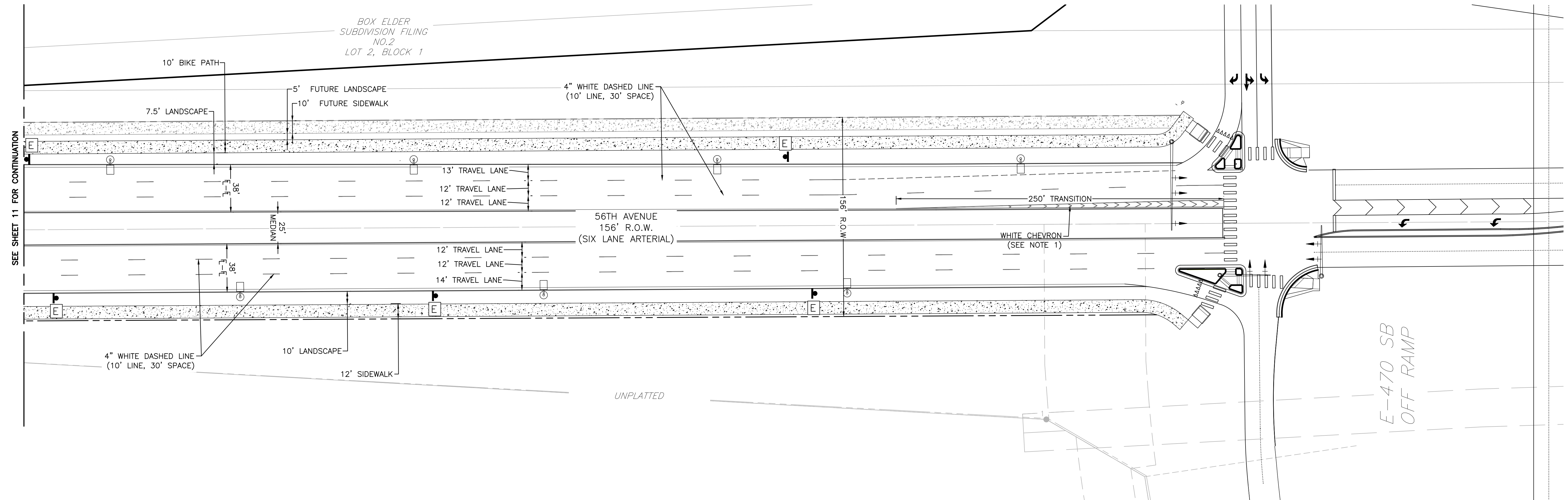


56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

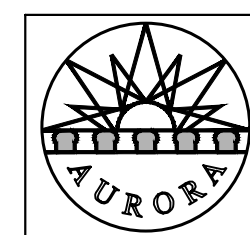
AURORA, COLORADO

AURORA, COLORADO

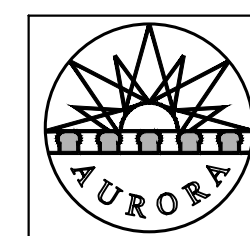
Design Project No.	24.1527
Drawing Title	SIGNAGE AND STRIPING

[illegible]

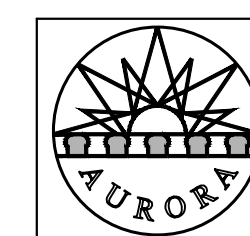
E. 54TH



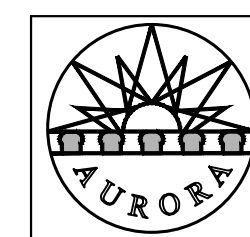
N. PICADILLY



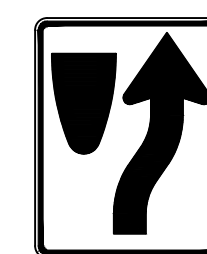
ROAD A



N. TIBET

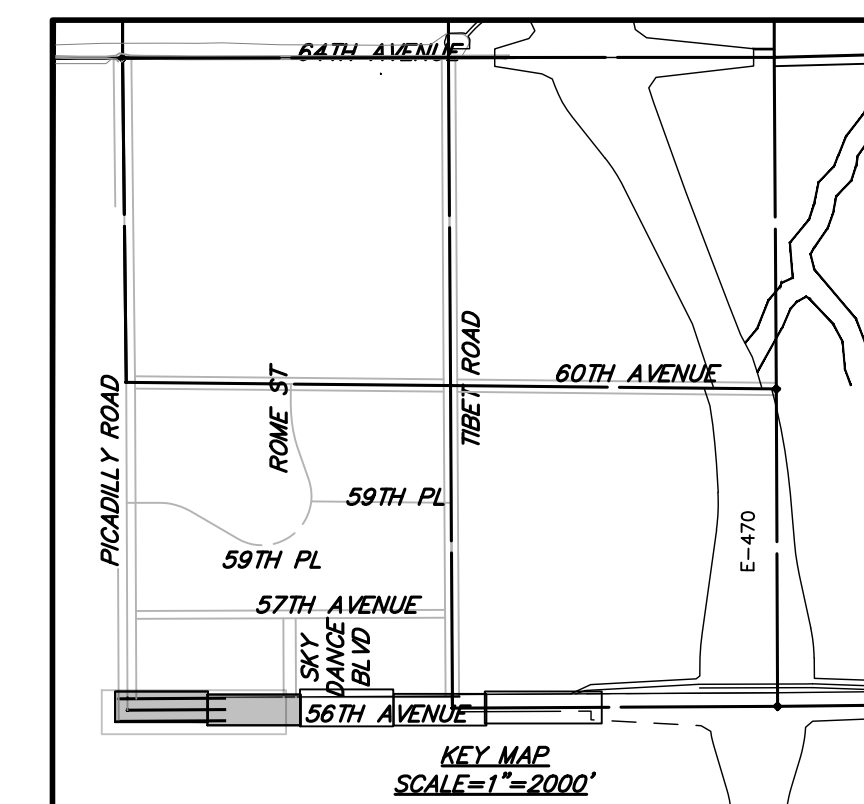
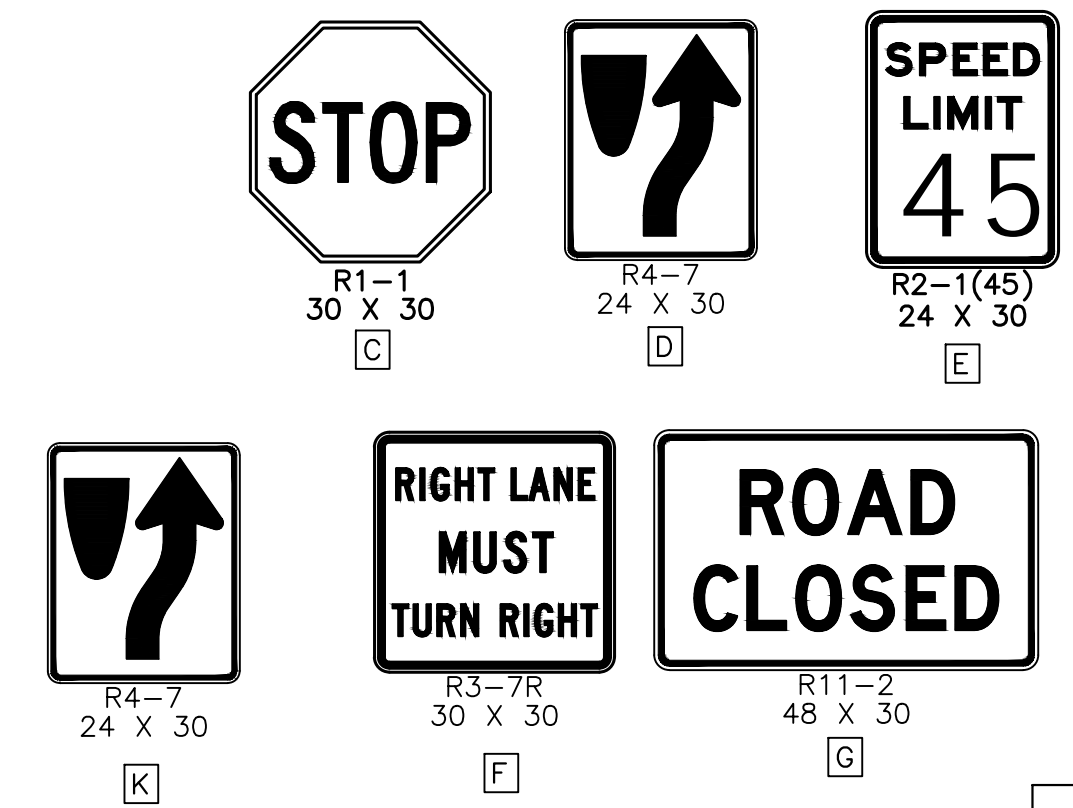
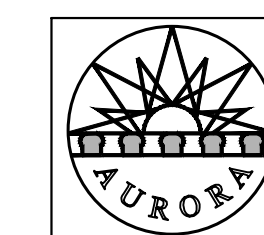


E. 56TH



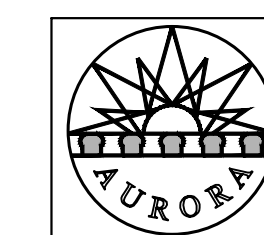
561H AVENUE (PICADILLY ROAD 10E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.	24.1527
Drawing Title	SIGNAGE AND STRIPING
Drawing No.	

[illegible]

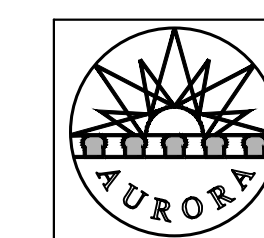
E. 54TH AVE

(SPECIAL)
A



BLVD
ROAD A

(SPECIAL)
B



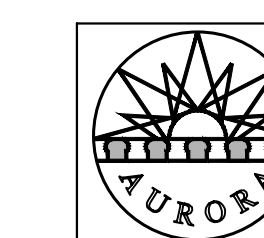
E. 56TH AVE

(SPECIAL)
H



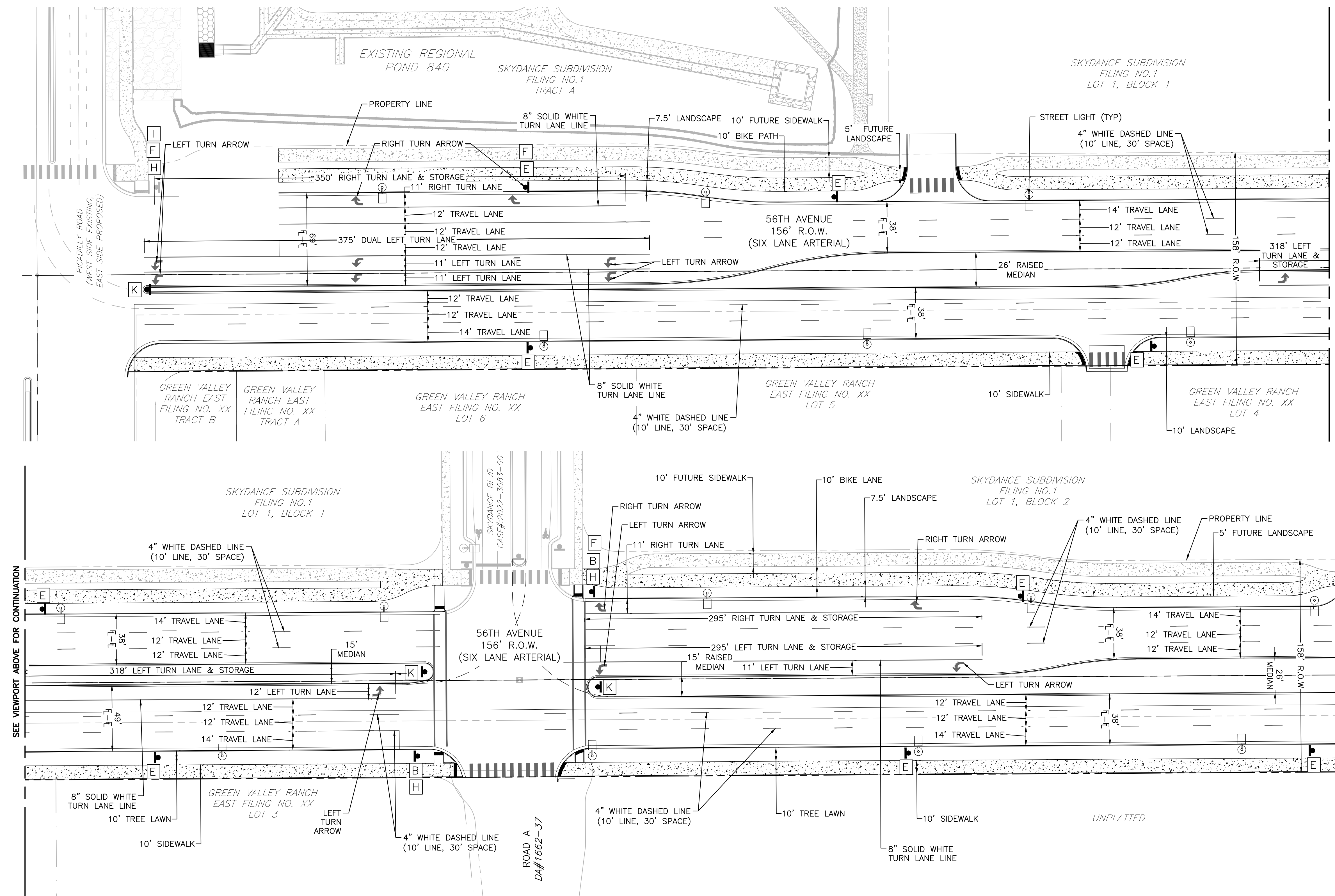
N. PICADILLY

(SPECIAL
I



N. TIBET

(SPECIAL
J



..\..\..\..\BASE\IMAGES\PCS Logo.png



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

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

AURORA, COLORADO

Design Project No.
24.1527

Drawing Title

SIGNAGE AND STRIPING

Drawing No.	
-------------	--

[illegible]

1. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
5. LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
6. SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
7. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

9. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

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

0 200 400 600 800 feet

SCALE = 1" = 200'

NORTH

PLANT & GROUND COVER SCHEDULE










SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR ZONE
--------	------	-----	----------------	-------------	------	-------------	--------------	----------

DECIDUOUS TREES

	GI	17	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	40' X 35'	LOW
	QB	27	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'	LOW
	RAL	9	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL	50' X 30'	MODERATE
	TC	13	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL	40' X 30'	MODERATE
	AE	9	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
--------	------	-----	----------------	-------------	------	--------------	----------	-----------




DECIDUOUS SHRUBS

	BR2	25	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	5' X 4'	LOW	FULL SUN
	BR	21	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	5 GAL	2' X 2'	LOW-MOD	FULL SUN
	BSP	63	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	5 GAL	2.5' X 2.5'	LOW	F/P SUN
	RB	30	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 6'	LOW	F/P SUN
	SGB	45	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4'	LOW	FULL SUN
	RSA	45	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	PL2	18	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'	LOW	FULL SUN
	PL	44	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'	LOW-MOD	F/P SUN
	RA	63	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	FMR	134	ROSA MEIDILAND SERIES 'FIRE'	RED MEIDILAND ROSE	5 GAL	2' X 4'	LOW	FULL SUN

EVERGREEN SHRUBS



	SCJ	66	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
---	-----	----	----------------------------	-----------------	-------	---------	-----	----------

GRASSES

	BB	78	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN
	BOG	89	FESTUCA GLAUCA 'CASCALL'	BEYOND BLUE OAT GRASS	5 GAL	1' X 1.5'	LOW	FULL SUN
	DMG2	90	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4'	MODERATE	FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
--------	------	-----	----------------	-------------	------

MULCH

	RM	22,466 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH
	WM	5,992 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH

SEED SCHEDULE

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


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

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


NOT FOR CONSTRUCTION

Date
02/04/2025

Submission / Revision
1ST COA SUBMITTAL



www.pcsengineering.com
616.881.1827 ext. 400
1.800.531.4905



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

56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.
24.1527

Drawing Title
PLANT
SCHEDULE
&
CALCULATIONS

Drawing No.
14

SHRUBS SYMBOL

ROCK MULCH

WOOD MULCH

R.O.W.

SHEET 15 PLAN A	SHEET 15 - PLAN B	SHEET 16 - PLAN A	SHEET 16 - PLAN B	SHEET 17 - PLAN A	SHEET 17 - PLAN B	SHEET 17 - PLAN C
-----------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

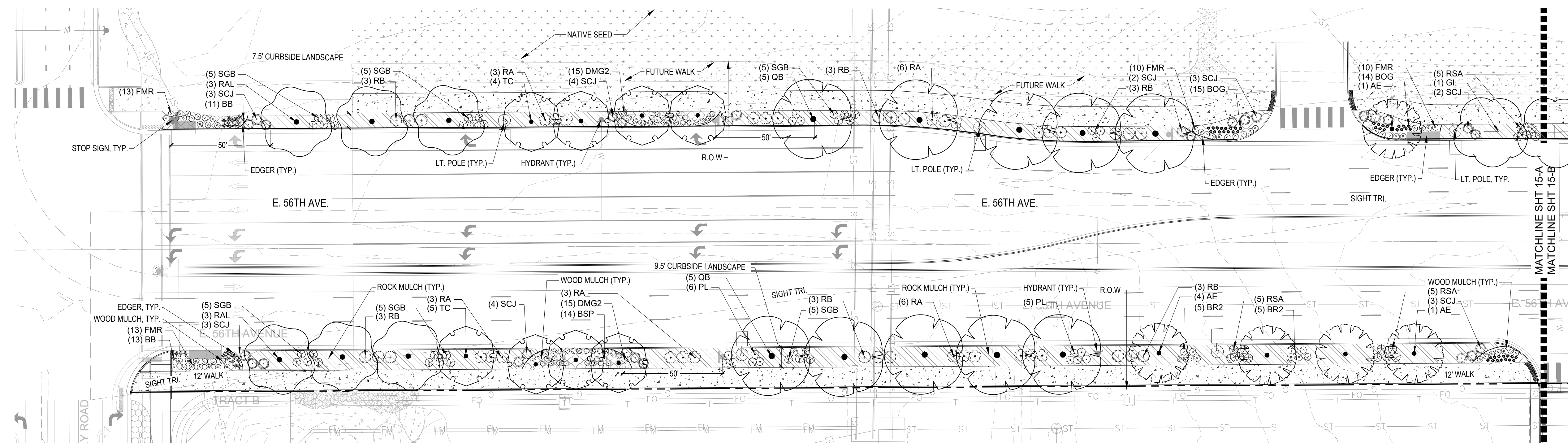
[illegible]

56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO

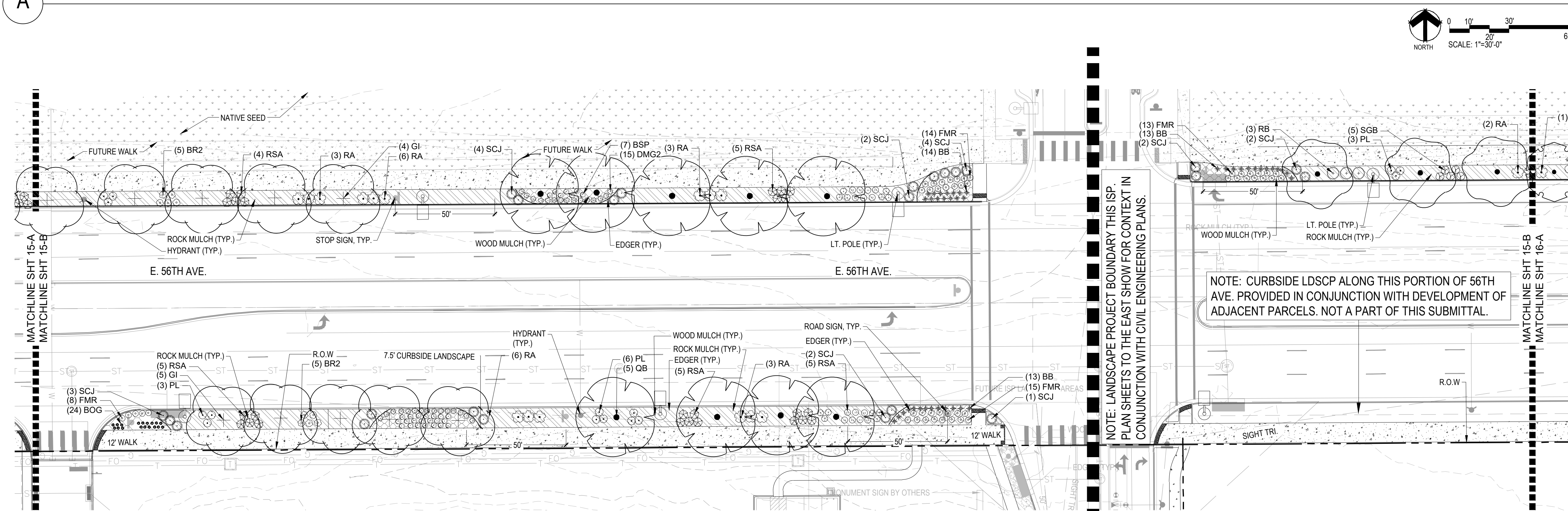
Design Project No.
24.1527
Drawing Title
LANDSCAPE PLAN

Drawing No.

15



A 56th AVENUE



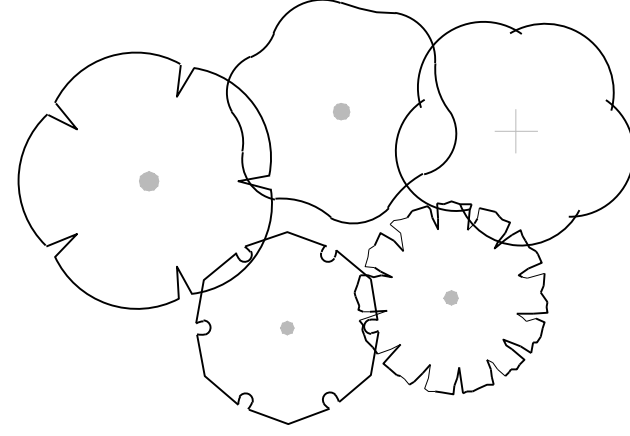
B 56th AVENUE

NOTE: LANDSCAPE PROJECT BOUNDARY THIS ISP.
PLAN SHEETS TO THE EAST SHOW FOR CONTEXT IN
CONJUNCTION WITH CIVIL ENGINEERING PLANS.

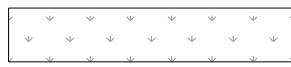
NOTE: CURBSIDE LDSCP ALONG THIS PORTION OF 56TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCELS. NOT A PART OF THIS SUBMITTAL.

15

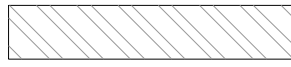
LEGEND



TREE SYMBOL



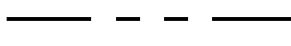
NATIVE SEED MIX



ROCK MULCH



WOOD MULCH

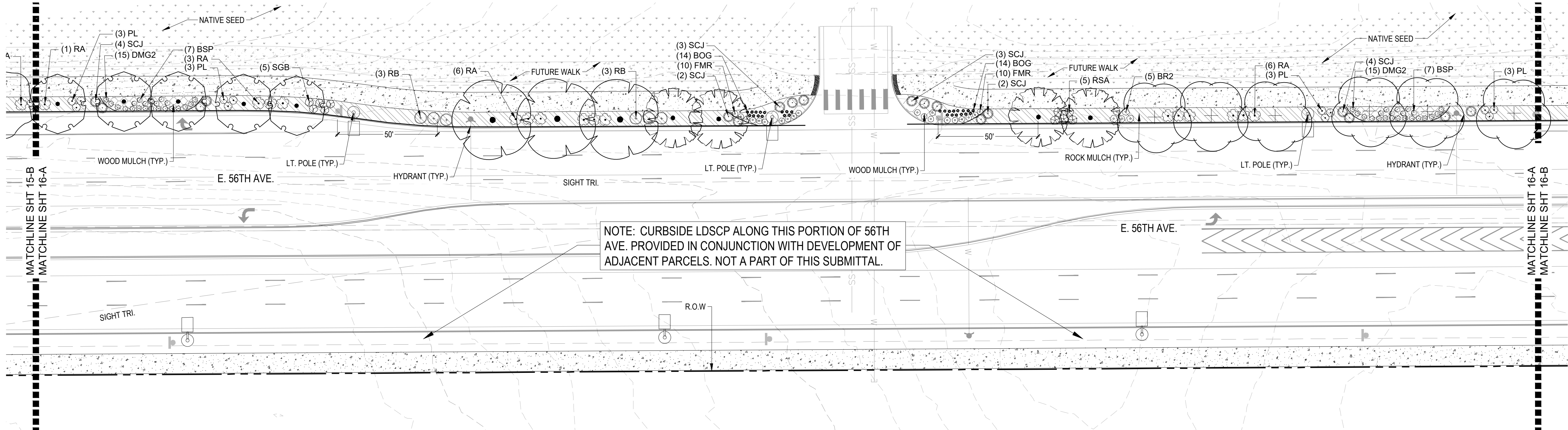


R.O.W.



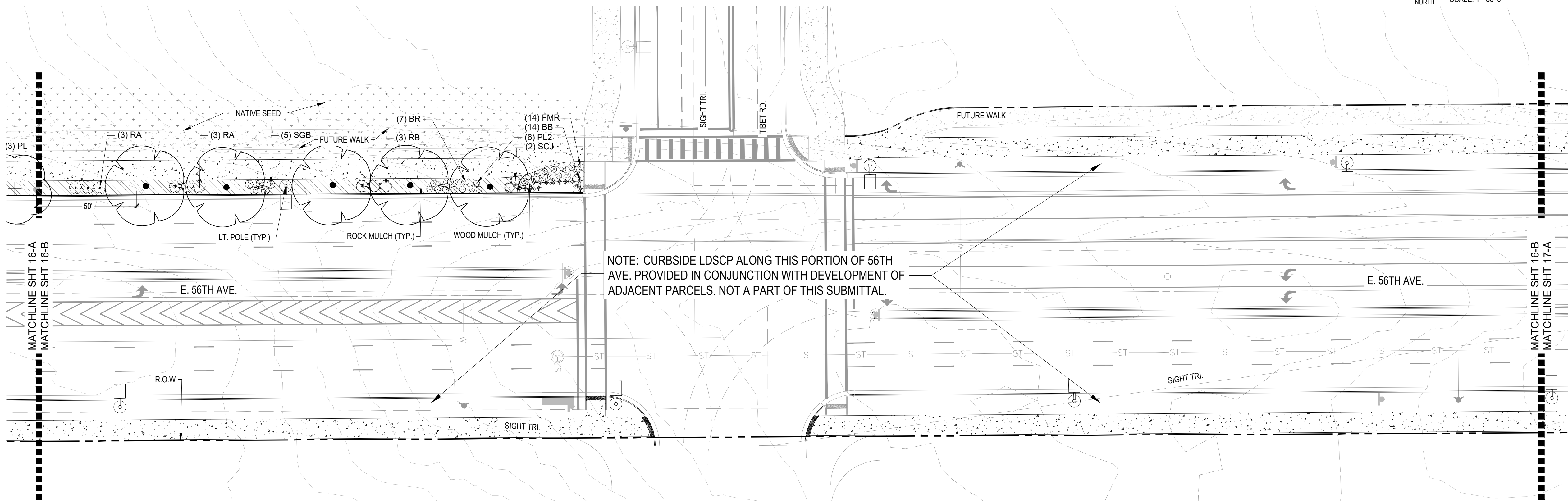
SHRUBS SYMBOL

KEYMAP



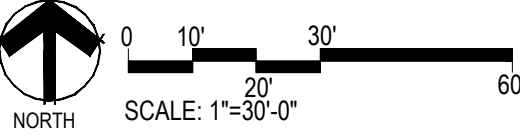
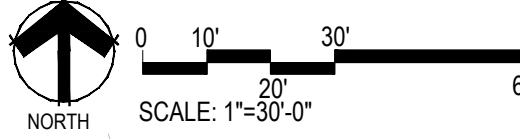
NOTE: CURBSIDE LDSCP ALONG THIS PORTION OF 56TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCELS. NOT A PART OF THIS SUBMITTAL.

A 56TH AVENUE



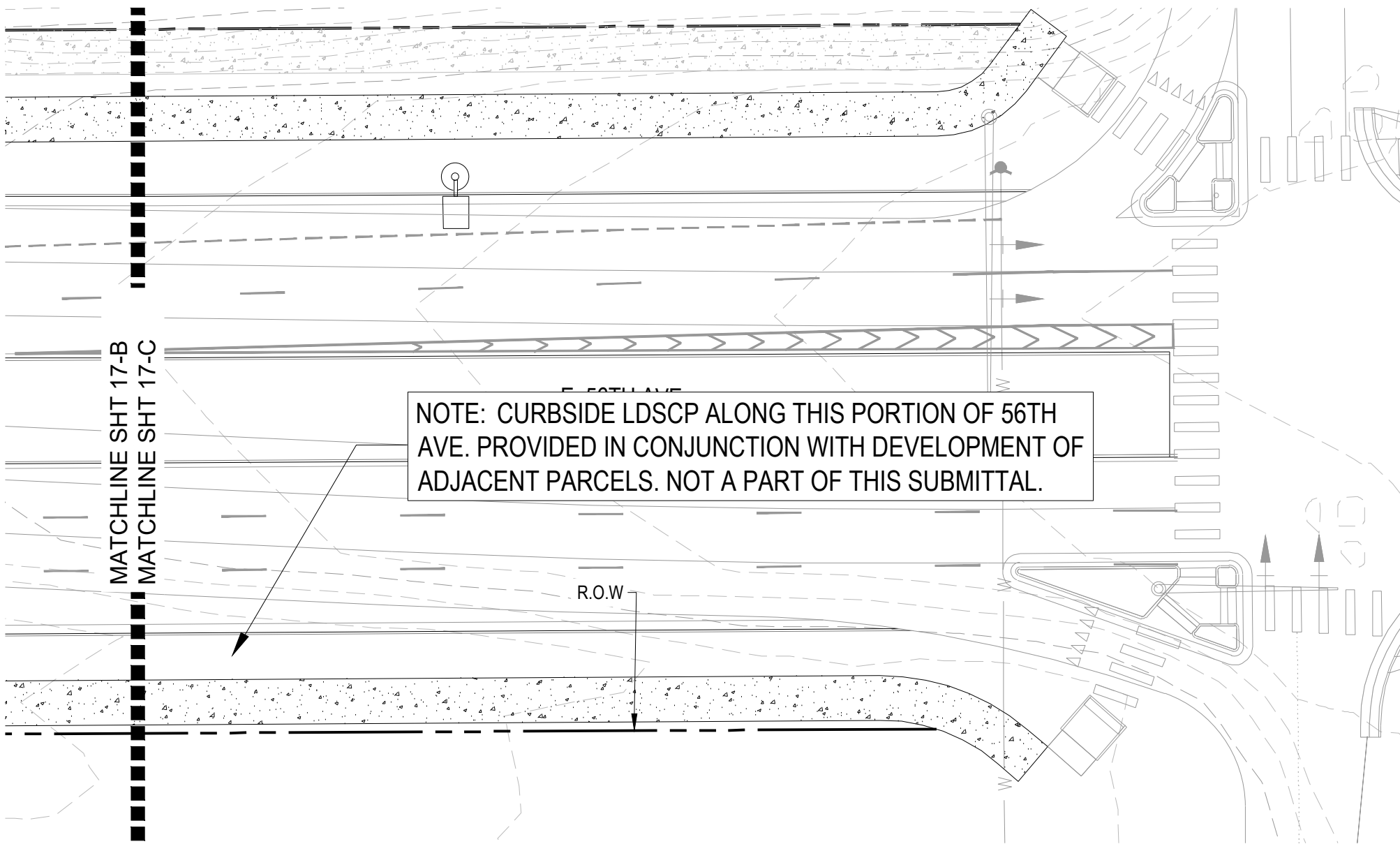
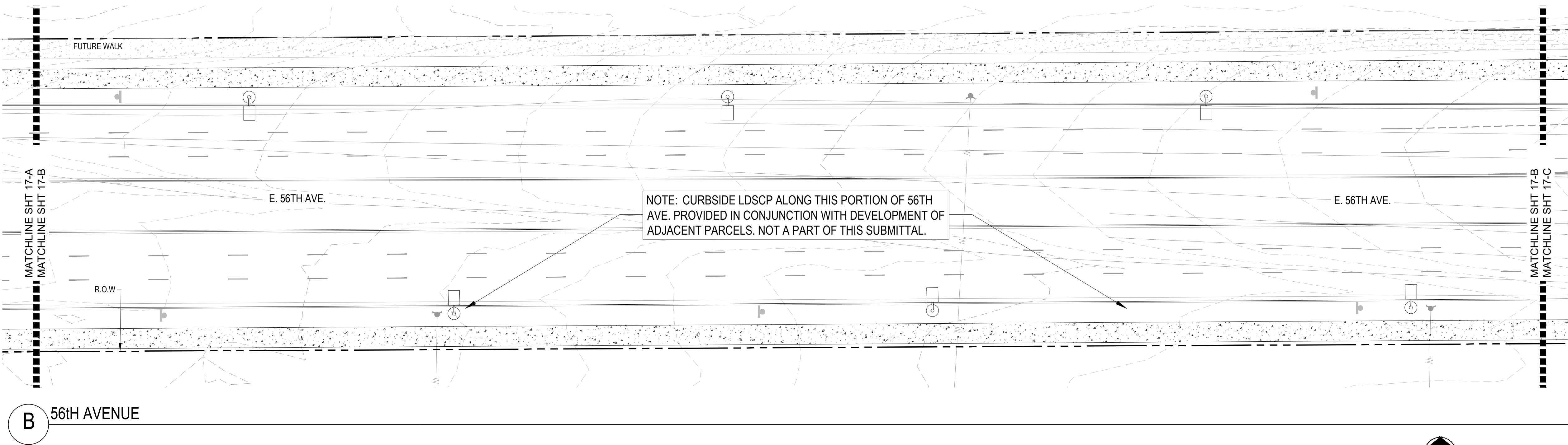
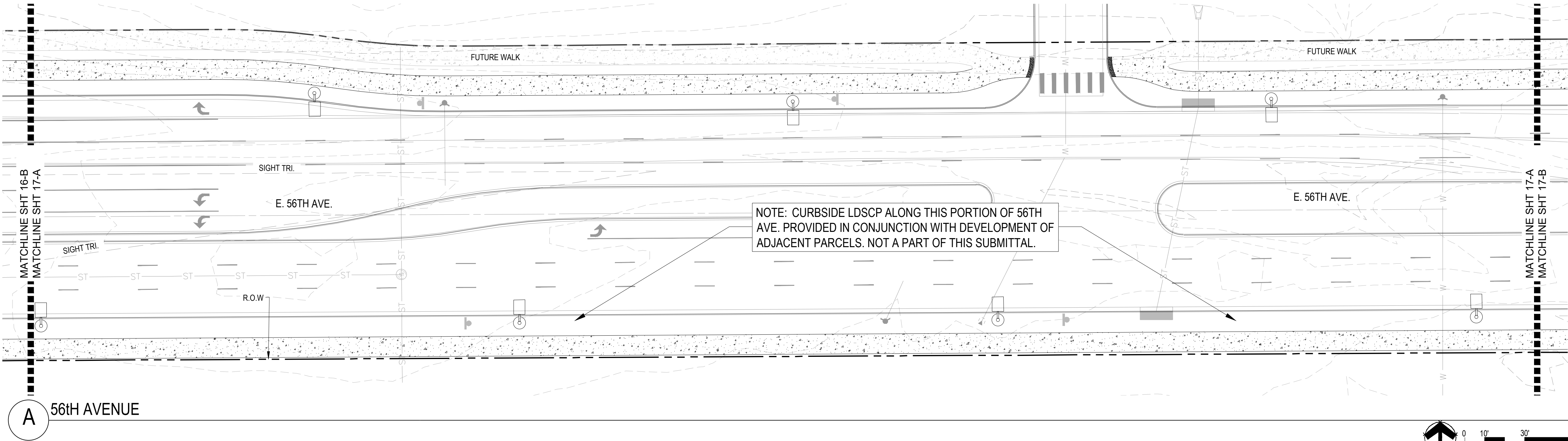
NOTE: CURBSIDE LDSCP ALONG THIS PORTION OF 56TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCELS. NOT A PART OF THIS SUBMITTAL.

B 56TH AVENUE



NOT FOR CONSTRUCTION

Date	02/04/2025	Submission / Revision	1ST COA SUBMITTAL
pcs group			
www.pcsgroupco.com			
1303.531.4905			
MARTIN/MARTIN			
CONSULTING ENGINEERS			
12499 WEST COLFAX AVENUE			
LAKEWOOD, COLORADO 80215			
303.431.6100			
MARTINMARTIN.COM			
56TH AVENUE (PICADILLY ROAD TO E470)			
IMPROVEMENT SITE PLAN			
AURORA, COLORADO			
Design Project No.	24.1527		
Drawing Title	LANDSCAPE PLAN		
Drawing No.	16		



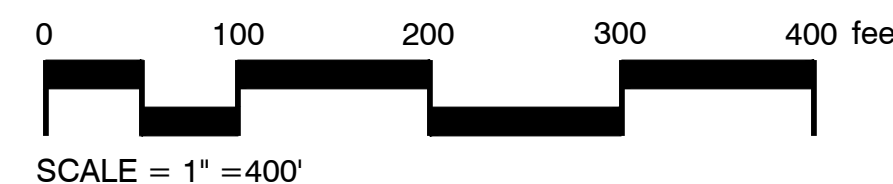
KEYMAP

SHEET 15 PLAN A	SHEET 15 - PLAN B	SHEET 16 - PLAN A	SHEET 16 - PLAN B	SHEET 17 - PLAN A	SHEET 17 - PLAN B	SHEET 17 - PLAN C
-----------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

LEGEND

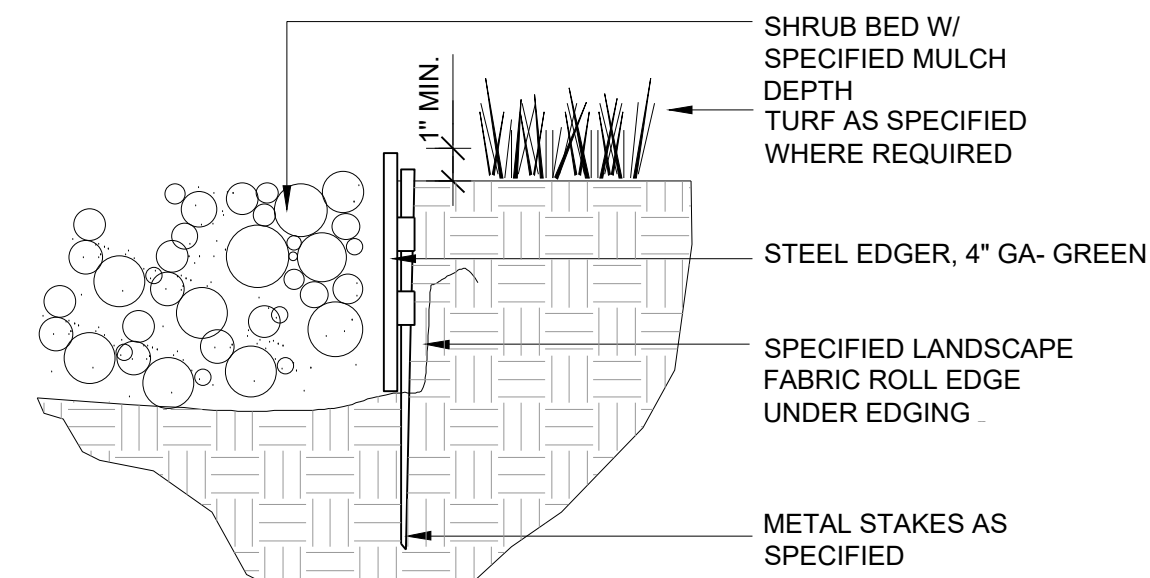
	TREE SYMBOL		NATIVE SEED MIX
	SHRUBS SYMBOL		ROCK MULCH
			WOOD MULCH
			R.O.W.

LOW-WATER USE PLANTINGS
DRIP IRRIGATION = 29,309 SF
(CURBSIDE PLANTING BEDS)



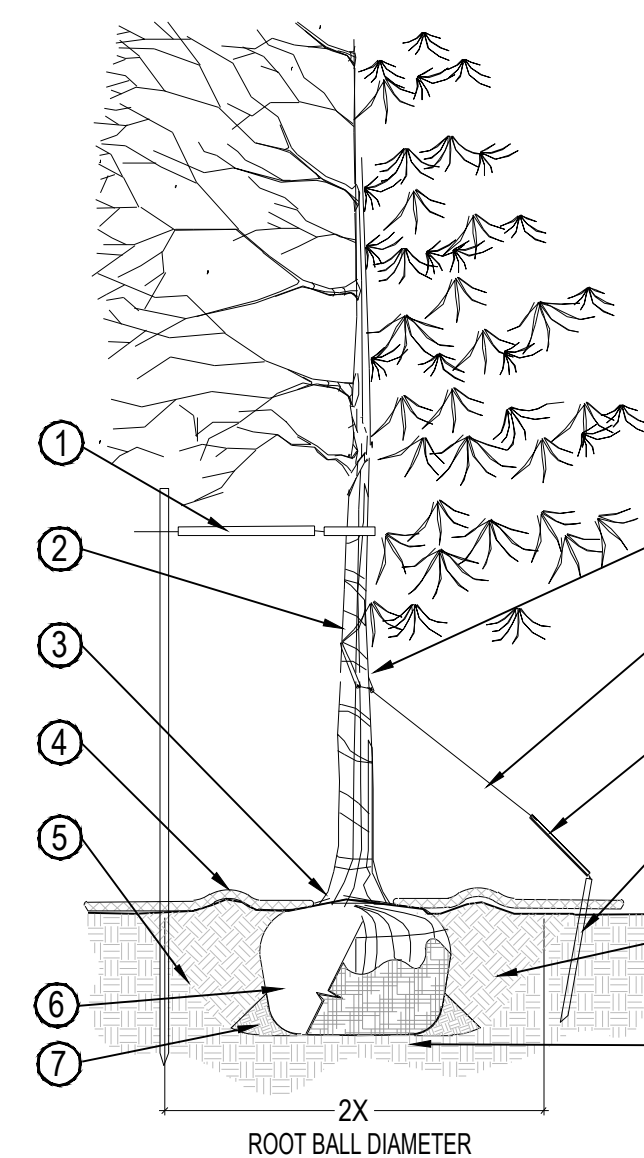
- NOTES:
1. EDGER TO BE SET FLUSH WITH TOP OF NATIVE GRADE.
 2. CROWN PATH FOR DRAINAGE
 3. ADD STABILIZER TO FINES FOR ADDITIONAL DENSITY TO MINIMIZE POOLING AND RUN-OFF (OPTIONAL)
-
- The diagram shows a cross-section of a construction site. A central rectangular area is labeled '6\"

NOT TO SCALE



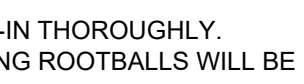
- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

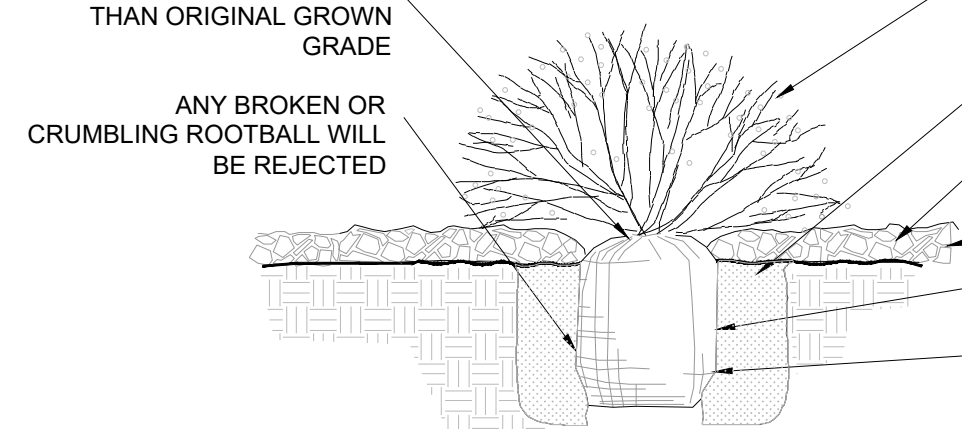
NOT TO SCALE



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

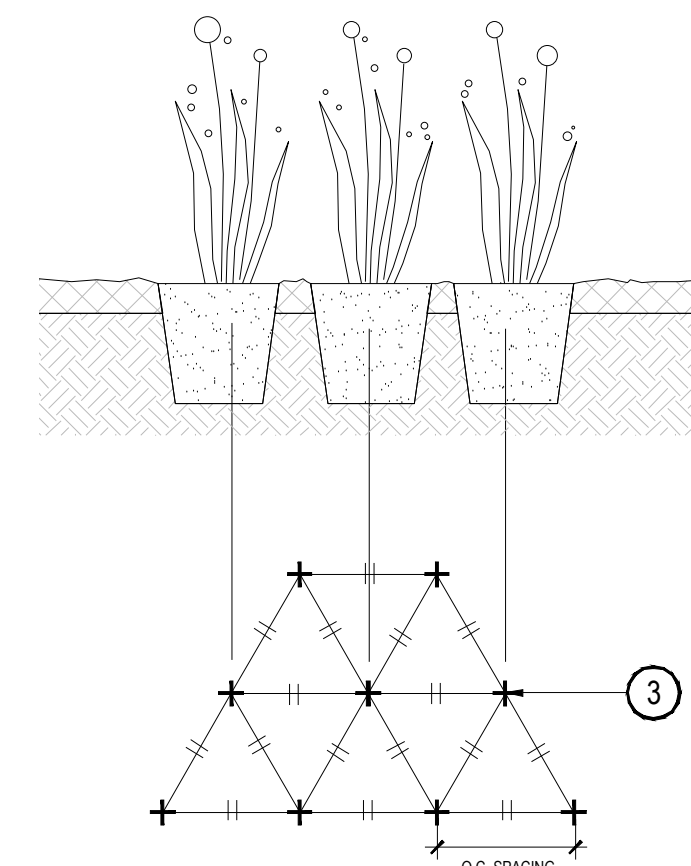
NOT TO SCALE

- NOTES:
1. BACKFILL AND WATER-IN THOROUGHLY.
 2. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED
- PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED
- 
- The diagram shows a top-down view of a shrub rootball. It consists of a dense cluster of roots. One root is shown broken into two pieces. A line points from the text 'ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED' to this broken root. Another line points from the text 'PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE' to the top of the rootball.



- ✓ PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
- ✓ DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
- ✓ APPLY 2"-4" SPECIFIED MULCH AS SHOWN
- FINISHED GRADE
- LOOSEN OR SCORE SIDES OF ROOTBALL
- REMOVE CONTAINER

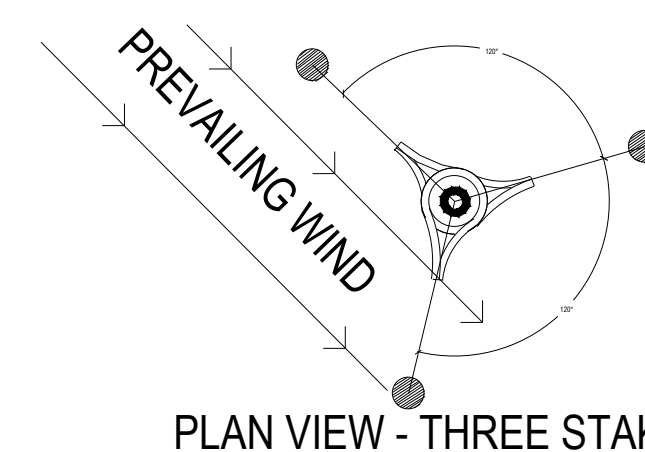
NOT TO SCALE



- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

NOT TO SCALE



PLAN VIEW - THREE STAKES

STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
 - 1.1 1-^{1/2}" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-^{1/2}" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-^{1/2}" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

PRUNING NOTES:

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