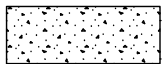








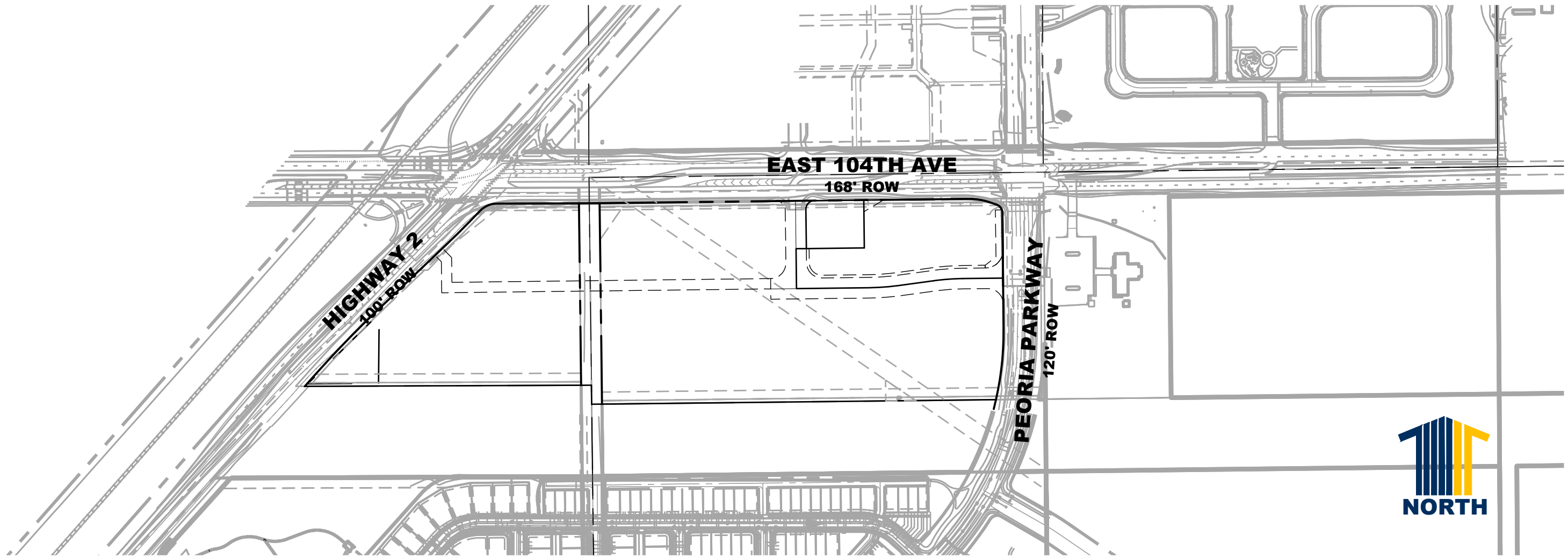


BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV INFRASTRUCTURE / PUD DEVELOPMENT PERMIT PUD24-0010
A PARCEL OF LAND IN THE NORTHERN QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY. COUNTY
OF ADAMS, STATE OF COLORADO
(PIN. 0172114101001, 0172113202003)
SHEET 1 OF 6

LEGEND

LOT LINE	_____
EX. EASEMENT	- - - - -
ROW	_____
CURB BACK	_____
FLOWLINE	_____
GUTTER	_____
POND	- - - - -
PROPOSED CONCRETE	
PROPOSED ASPHALT	
PROP. WATER MAIN	— W —
PROP. WATER VALVE	
PROP. FIRE HYDRANT	
PROP. SANITARY SEWER MAIN	— S —
PROP. STORM DRAIN	— D —
PROP. IRRIGATION MAIN	— IR —
PROP. STORM DRAIN INLET	
EX. GAS MAIN	— G —
EX. WATER MAIN	— W —
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. IRRIGATION MAIN	— IR —
EX. SANITARY SEWERS	— S —
EX. STORM DRAIN	— D —
EX. STORM DRAIN INLET	
EX. POWER POLE	
EX. UNDERGROUND ELECTRIC	— E —
EX. UNDERGROUND TELEPHONE LINE	— T —
EX. FIBER OPTIC LINE	— FO —



VICINITY MAP

1" = 300'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A AND TRACT B, TURNBERRY FILING NO. 2 RECORDED AT RECEPTION NO. 20050630000693960 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDS OFFICE, AND A PORTION OF PEORIA STREET AS DEPICTED ON SAID TURNBERRY FILING NO. 2 SITUATED IN THE NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

BENCHMARK

ADAMS COUNTY CONTROL POINT 95.0185. RECOVERED A 3 1/4" ALUMINUM CAP LOCATED 20 FEET NORTH OF THE CENTERLINE OF 112TH AVENUE, 20 FEET EAST OF THE CENTERLINE OF A DRIVEWAY AND 52 FEET SOUTHWEST OF A POWER POLE.
NAVD88 ELEVATION = 5173.39'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO STATE PLAN OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°40'56" EAST, A DISTANCE OF 2,635.45 FEET.



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987

Utility Notification
Center of Colorado

Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

CALIBRE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

APPLICANT/ DEVELOPER

REVESCO PROPERTIES
2731 17TH STREET SUITE 300
DENVER, CO 80211
PHONE: (303)-551-7750
CONTACT: EVAN KURTIS

ENGINEER/PLANNER

CALIBRE ENGINEERING, INC.
8822 SOUTH RIDGELINE BLVD, SUITE 105
HIGHLANDS RANCH, CO 80129
PHONE: (303)-730-0434
CONTACT: GREG MURPHY

SURVEY

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
PHONE 303-327-7488
CONTACT: DANIEL DAVIS

ARCHITECT

KEPHART
2555 WALNUT STREET
DENVER, CO 80205
PHONE: (303)-832-4474
CONTACT: JEFF NEULIEB

LANDSCAPE ARCHITECT

DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
PHONE: (720)-328-1986
CONTACT: PAUL STEWART

CITY STAFF CERTIFICATE:

**APPROVED BY THE DEPARTMENT OF
COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY,
THIS ____ DAY OF _____, 20____.**

DEPARTMENT OF COMMUNITY DEVELOPMENT



REVESCO
PROPERTIES

Drawing Name
11TS.dwg
Job Number
REVESCO HWY 2
Prepared For
REVESCO PROPERTIES

Designer
JLD
Drafter
JKB
Checked
GVM



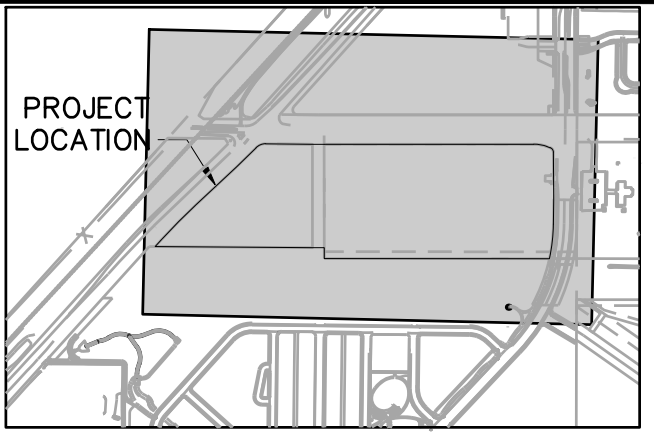
Calibre Engineering, Inc.
8822 South Ridgeline Boulevard, Suite 310
Highlands Ranch, CO 80129 (303) 730-0434
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BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010

COVER SHEET

Sheet
TI
1 of 6
Date
MARCH 06, 2025

BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV INFRASTRUCTURE / PUD DEVELOPMENT PERMIT PUD24-0010
A PARCEL OF LAND IN THE NORTHERN QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY. COUNTY
OF ADAMS, STATE OF COLORADO
(PIN. 0172114101001, 0172113202003)
SHEET 2 OF 6



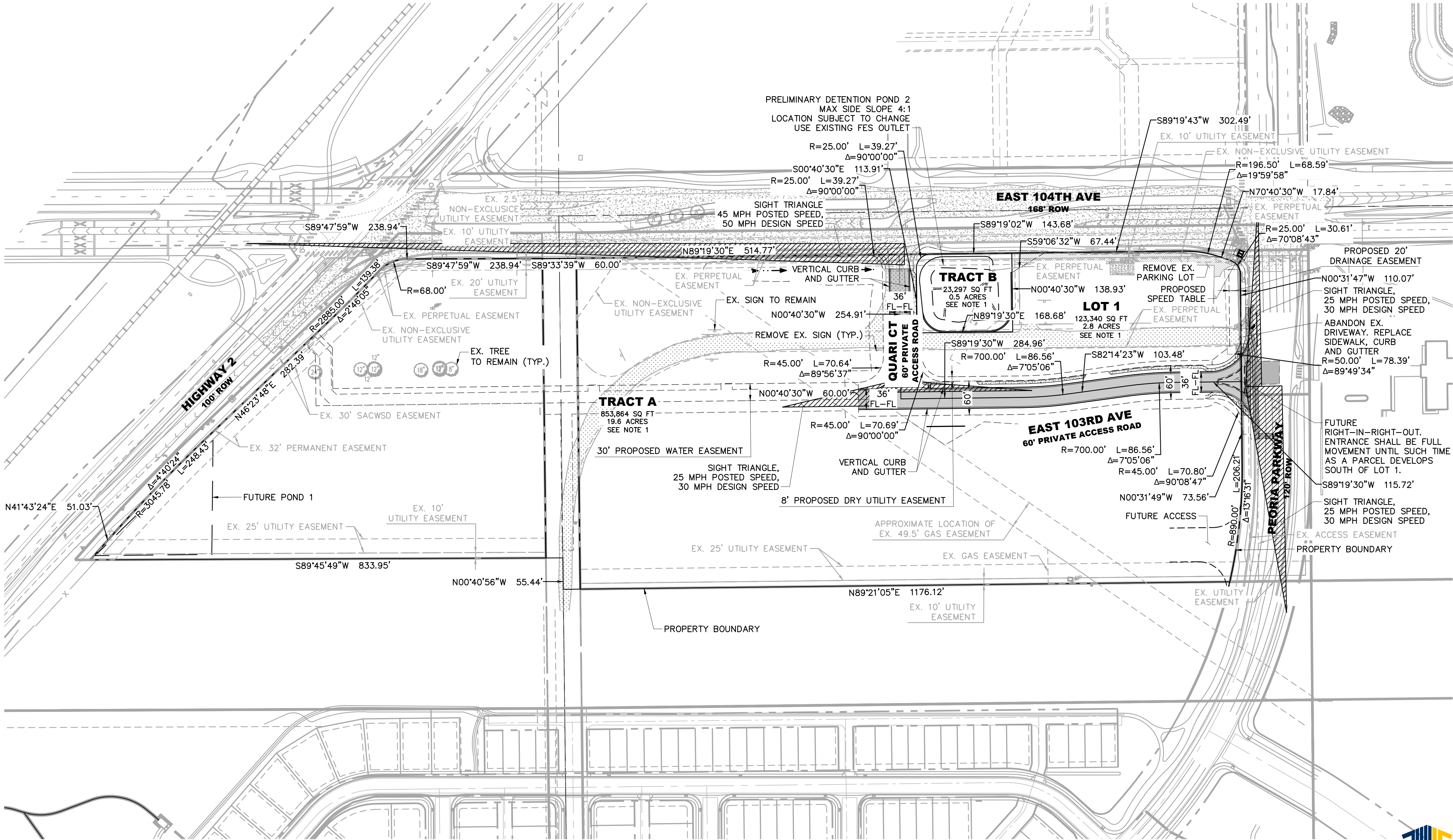
LEGEND

- LOT LINE _____
- EX. EASEMENT - - - - -
- ROW _____
- CURB BACK _____
- FLOWLINE _____
- GUTTER _____
- POND _____
- PROPOSED SWALE - - - - -
- PROPOSED CONCRETE [Pattern]
- PROPOSED ASPHALT [Pattern]
- EX. SIGN [Symbol]
- EX. CONCRETE [Pattern]
- EX. ASPHALT [Pattern]
- EX. GRAVEL [Pattern]
- EX. RIRAP [Pattern]

- GENERAL PUD DEVELOPMENT PERMIT NOTES:
1. LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
 2. AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
 3. CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 4. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
- NOTE:
1. NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON LOT 1, TRACT A, OR TRACT B UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.

CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF
COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY,
THIS _____ DAY OF _____, 20____.

DEPARTMENT OF COMMUNITY DEVELOPMENT



PATH: J:\REVESCO HWY2MFCADD\CIVIL\11PUD\11SP.DWG
PLOTTED BY: JORDAN DILLARD PLOT DATE: 3/6/2025 4:43 PM
XREFS:

DATE	REVISION	DESCRIPTION



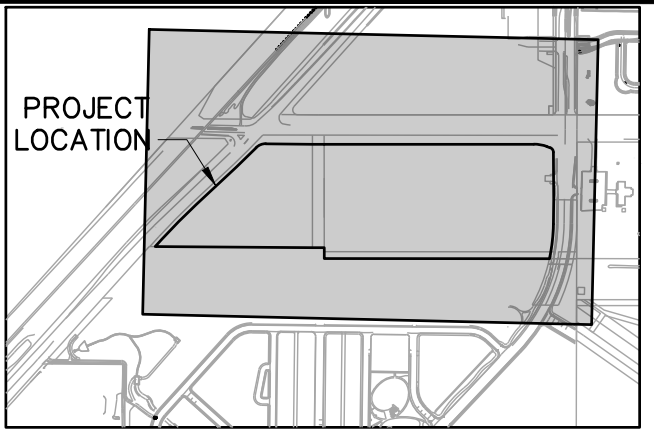
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Job Number REVESCO HWY 2				
Prepared For REVESCO PROPERTIES				

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BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010
PRELIMINARY SITE PLAN

Sheet SP	2 of 6
Date MARCH 06, 2025	

BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV INFRASTRUCTURE / PUD DEVELOPMENT PERMIT PUD24-0010
A PARCEL OF LAND IN THE NORTHERN QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY. COUNTY
OF ADAMS, STATE OF COLORADO
(PIN. 0172114101001, 0172113202003)
SHEET 3 OF 6

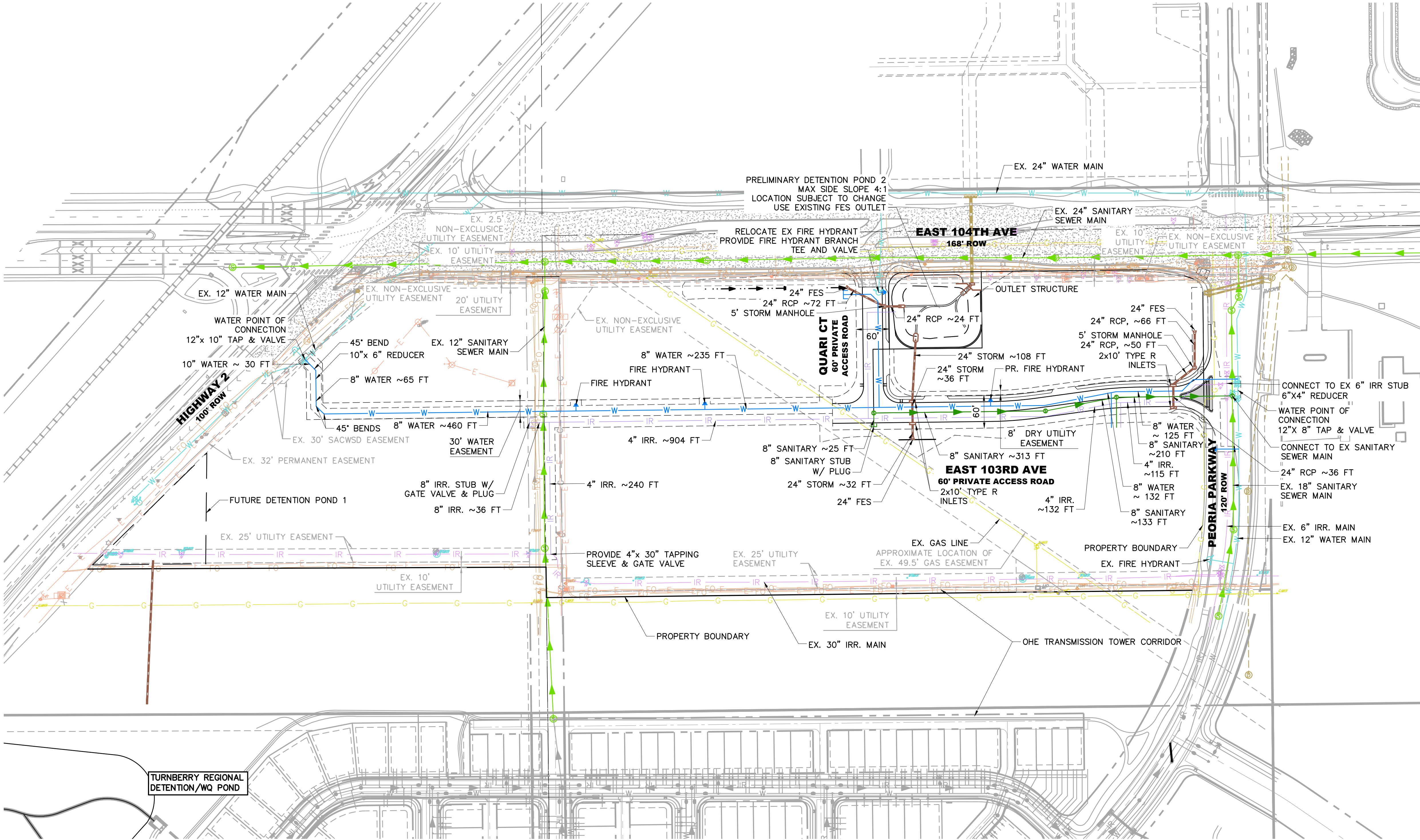


KEYMAP



LEGEND

- PROPERTY BOUNDARY ———
LOT LINE ———
EX. EASEMENT ———
PROP. WATER MAIN ———W———
PROP. WATER VALVE ———W———
PROP. FIRE HYDRANT ———F———
PROP. SANITARY SEWER MAIN ———S———
PROP. STORM DRAIN ———D———
PROP. IRRIGATION MAIN ———IR———
PROP. STORM DRAIN INLET ———D———
EX. GAS MAIN ———G———
EX. WATER MAIN ———W———
EX. WATER VALVE ———W———
EX. FIRE HYDRANT ———F———
EX. IRRIGATION MAIN ———IR———
EX. SANITARY SEWERS ———S———
EX. STORM DRAIN ———D———
EX. STORM DRAIN INLET ———D———
EX. POWER POLE ———P———
EX. UNDERGROUND ELECTRIC ———E———
EX. TELEPHONE LINE ———T———
EX. FIBER OPTIC LINE ———FO———
PROP. SWALE ———SW———



CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF
COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY,
THIS _____ DAY OF _____, 20_____.

DEPARTMENT OF COMMUNITY DEVELOPMENT

PATH: J:\REVESCO HWY2MFCADD\CIVIL\11UT\11UT.DWG
PLOTTED BY: JORDAN DILLARD PLOT DATE: 3/6/2025 4:43 PM
XREFS:

DATE	REVISION	DESCRIPTION

REVESCO
PROPERTIES

Drawing Name 11UT.dwg	0 50 100 200 1 inch = 100 ft. Horizontal
Job Number REVESCO HWY 2	
Prepared For REVESCO PROPERTIES	
Designer JLD	Drafter JKB
	Checked GVM

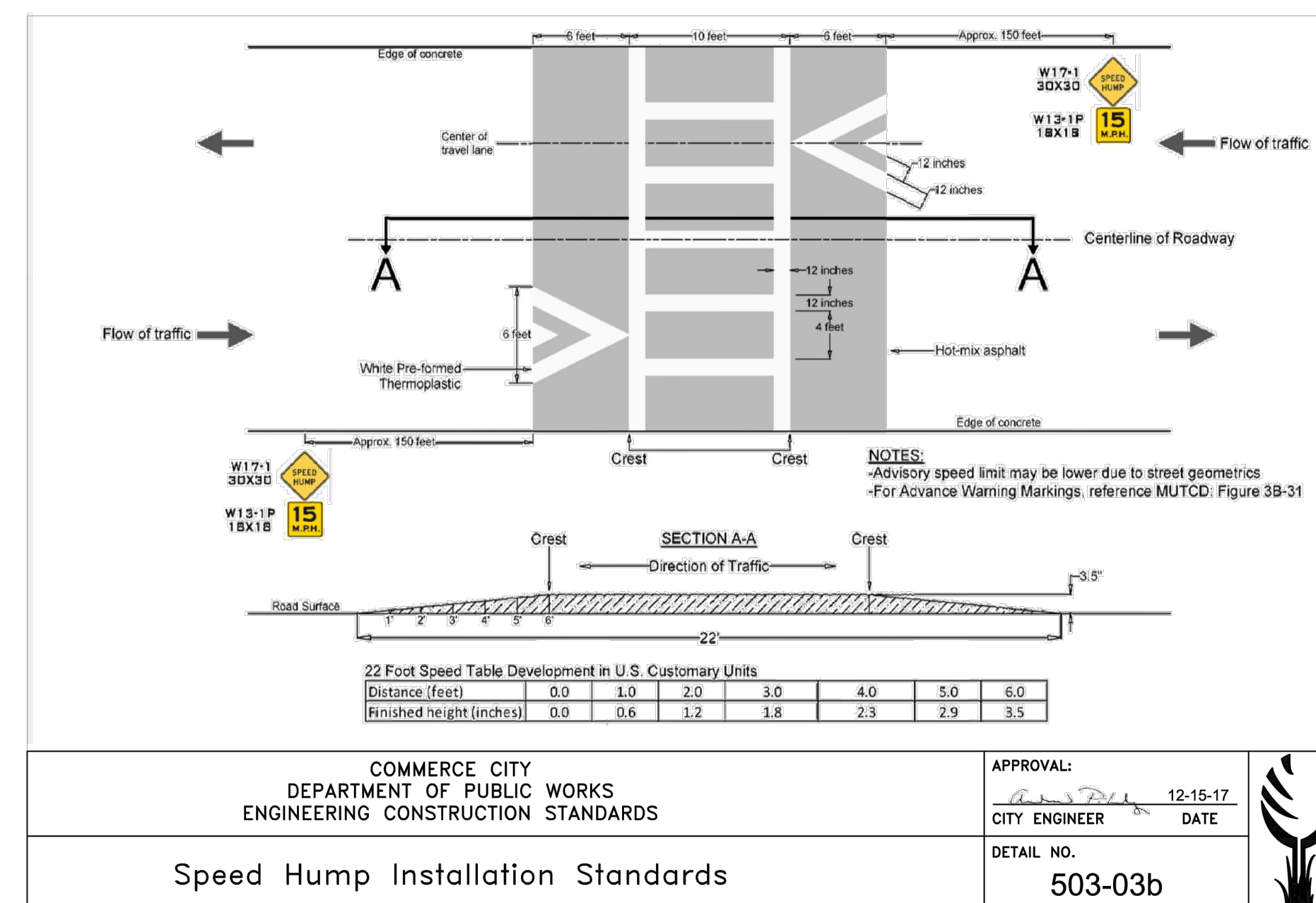
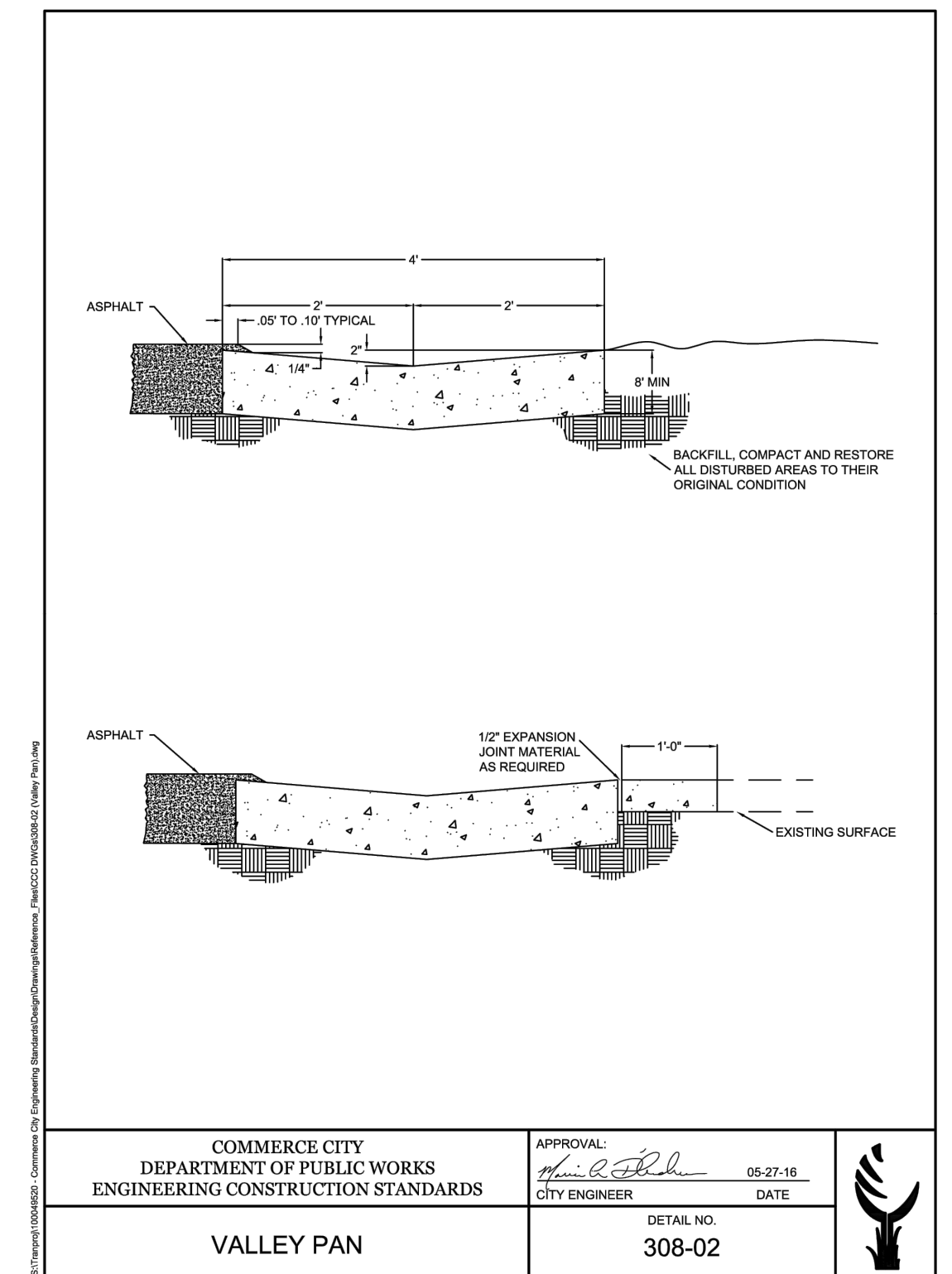
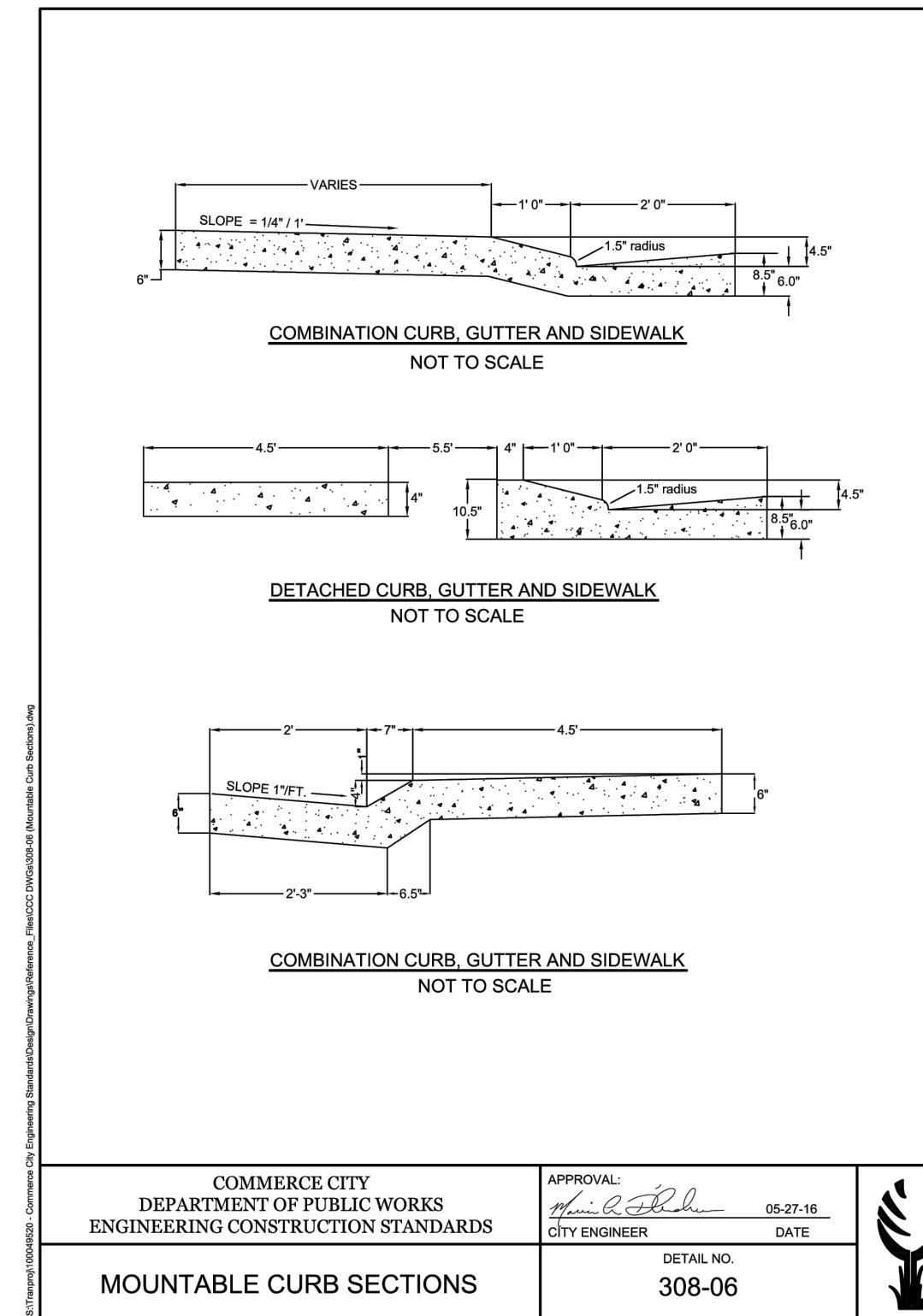
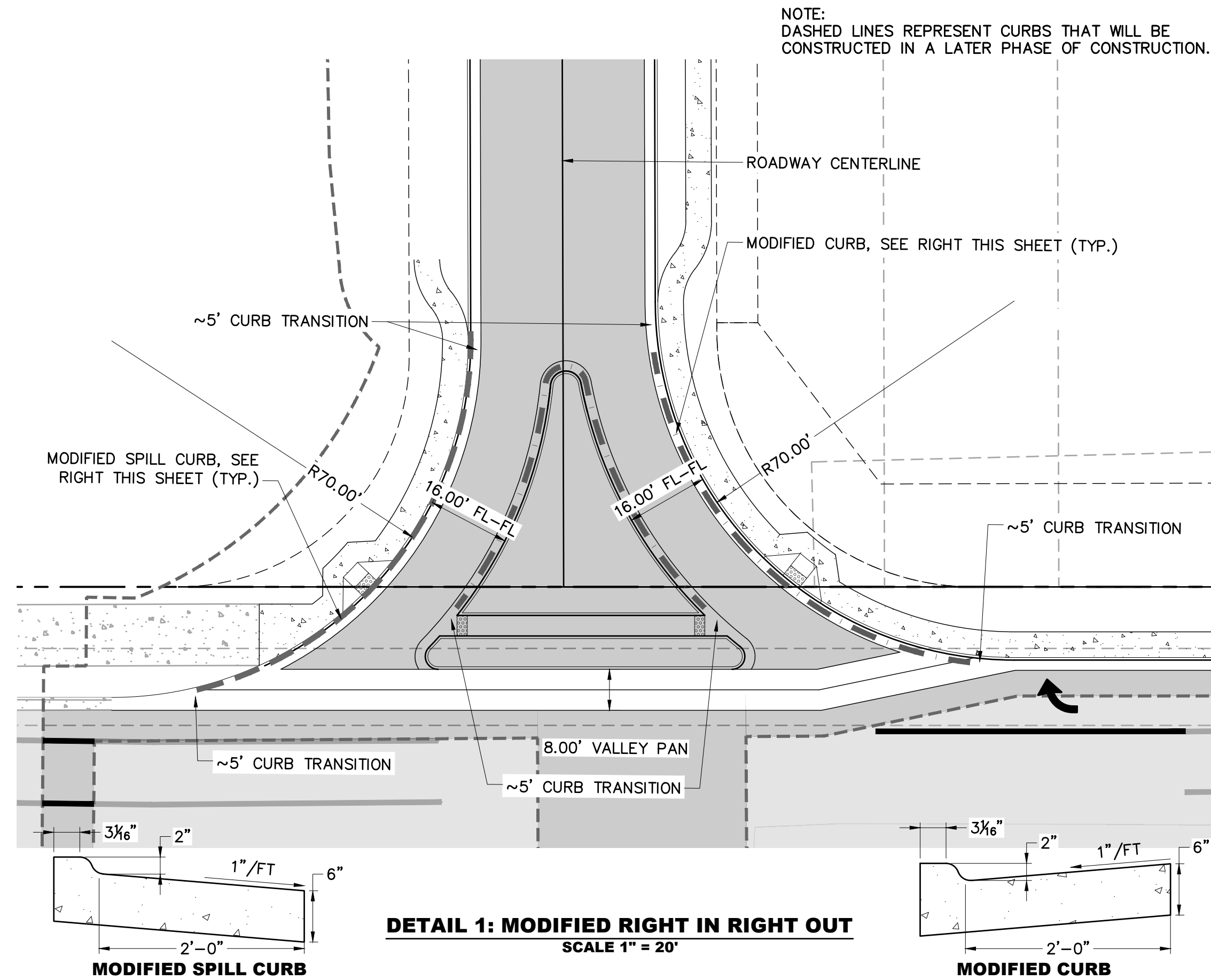
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BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010
PRELIMINARY UTILITY PLAN

Sheet UT	3 of 6
Date MARCH 06, 2025	

BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV INFRASTRUCTURE / PUD DEVELOPMENT PERMIT PUD24-0010

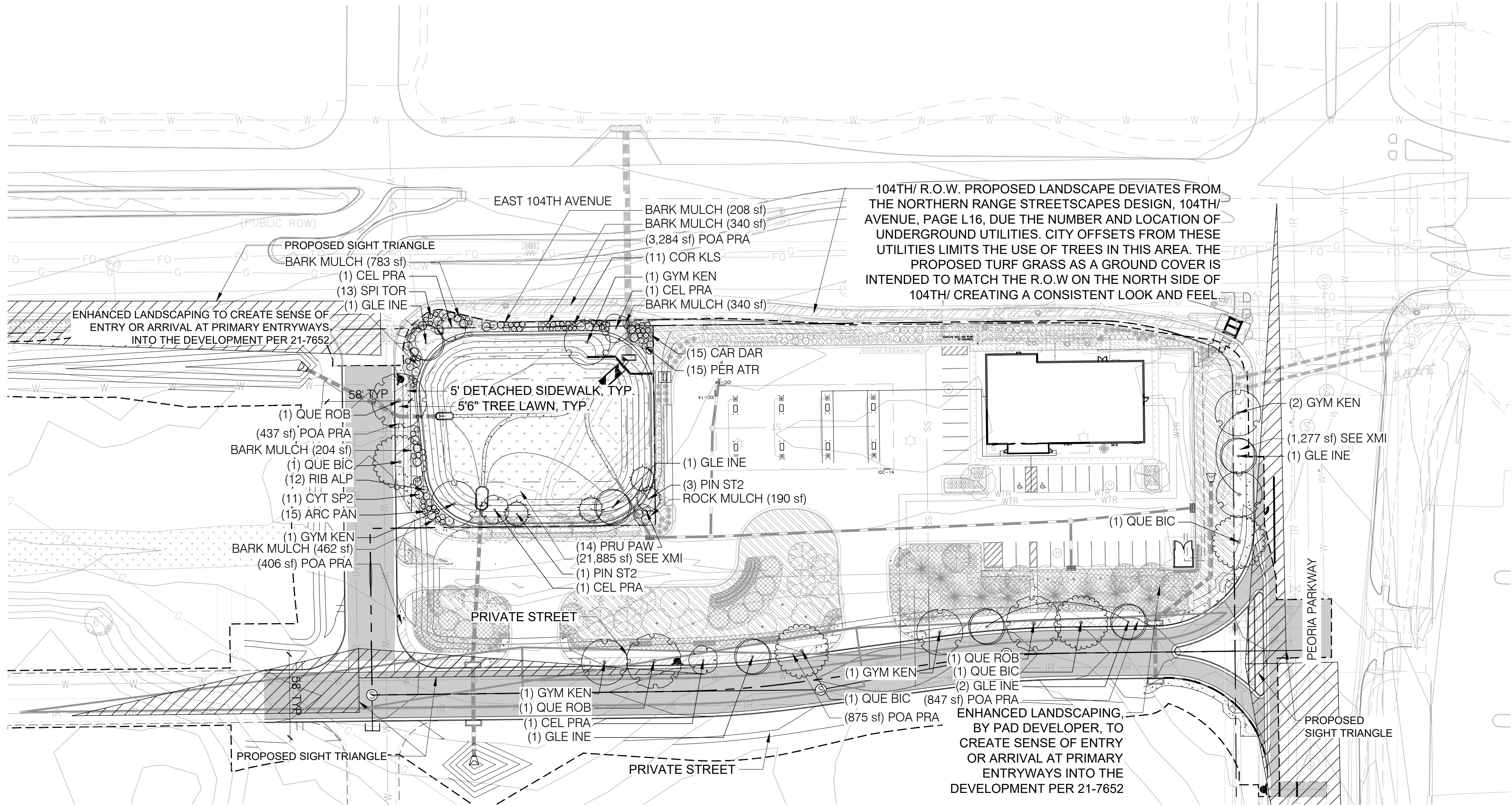
**A PARCEL OF LAND IN THE NORTHERN QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY. COUNTY
OF ADAMS, STATE OF COLORADO
(PIN. 0172114101001, 0172113202003)**



CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF
COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY,
THIS _____ DAY OF _____, 20____.

DEPARTMENT OF COMMUNITY DEVELOPMENT

BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV INFRASTRUCTURE / PUD DEVELOPMENT PERMIT PUD24-0010
A PARCEL OF LAND IN THE NORTHERN QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY. COUNTY
OF ADAMS, STATE OF COLORADO
(PIN. 0172114101001, 0172113202003)
SHEET 5 OF 6



PLANT SCHEDULE

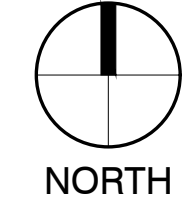
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE
TREES					
	CEL PRA	4	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' PRAIRIE PRIDE HACKBERRY	2" CAL.	LOW
	GLE INE	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2" CAL.	LOW
	GYM KEN	6	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE	2" CAL.	LOW
	PIN ST2	4	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	6" -8` HT	LOW
	QUE BIC	4	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	MEDIUM
	QUE ROB	3	QUERCUS ROBUR ENGLISH OAK	2" CAL.	MEDIUM
SHRUBS					
	ARC PAN	15	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL	48" o.c.
	CAR DAR	15	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL	36" o.c.
	COR KLS	11	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	36" o.c.
	CYT SP2	11	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL	72" o.c.
	PER ATR	15	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	48" o.c.
	PRU PAW	14	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL	72" o.c.
	RIB ALP	12	RIBES ALPINUM ALPINE CURRANT	5 GAL	60" o.c.
	SPI TOR	13	SPIRAEA BETULIFOLIA 'TOR' WHITE FROST™ BIRCHLEAF SPIREA	5 GAL	42" o.c.

RIGHT-OF-WAY LANDSCAPE AREA

	QUARY ST RIGHT-OF-WAY (SECTION 21-7550)	104TH AVE RIGHT-OF-WAY (SECTION 21-7550)	PEORIA PKWY RIGHT-OF-WAY (SECTION 21-7550)	DETENTION POND (SECTION 21-7530)	103RD AVE RIGHT-OF-WAY (SECTION 21-7550)
LANDSCAPE AREA	95 LF	485 LF	165 LF	20,662 SF	356 SF
NUMBER OF STREET TREES REQUIRED BY LANDSCAPE ORDINANCE	2	12	4	11	11
NUMBER OF STREET TREES PROVIDED IN THE LANDSCAPE PLAN	2	0*	4	11	10*
NUMBER OF SHRUBS REQUIRED BY LANDSCAPE ORDINANCE	NA	NA	NA	106	NA
NUMBER OF SHRUBS PROVIDED IN THE LANDSCAPE PLAN	NA	NA	NA	106	NA

*NOTE: DUE TO THE LOCATION AND AMOUNT OF EXISTING UNDERGROUND UTILITIES, AND PER CITY REQUIREMENTS ON OFFSETS FROM UTILITIES, THERE IS NO AVAILABLE SPACE TO FIT TREES WITHIN THE RIGHT-OF-WAY ALONG THIS SECTION OF 104TH AVE.
*NOTE: DUE TO SITE TRIANGLES AT 103RD AVENUE AND QUARY ST, THERE IS NO AVAILABLE SPACE TO FIT TREES AT THIS NE CORNER.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS				
	POA PRA	5,849 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD
	SEE XMI	23,162 SF	SEED MIX PRARIE SEED	SEED
		2,337 SF	BARK MULCH	
		190 SF	ROCK MULCH	



PATH: P:\2021\104TH & HWY 2\04 CAD\4.1 SHEETS\LP100.DWG
PLOTTED BY: ARIANNA SOLOMON
XREFS: DATE: 3/6/2025 11:25 AM

DATE	REVISION	DESCRIPTION

Drawing Name
LP100.dwg

Job Number
REVESCO HWY 2

Prepared For
REVESCO PROPERTIES

0 25' 50' 100'

SCALE: 1" = 50'-0"

Designer AGS	Drafter AGS	Checked PS
-----------------	----------------	---------------

1521 15th Street
Denver, CO 80202
720.328.1986 | DigStudio.com

BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5
TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUDP24-0010
PRELIMINARY PLANTING PLAN

Sheet
LP
Date
MARCH 06, 2025

5
of
6

BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5

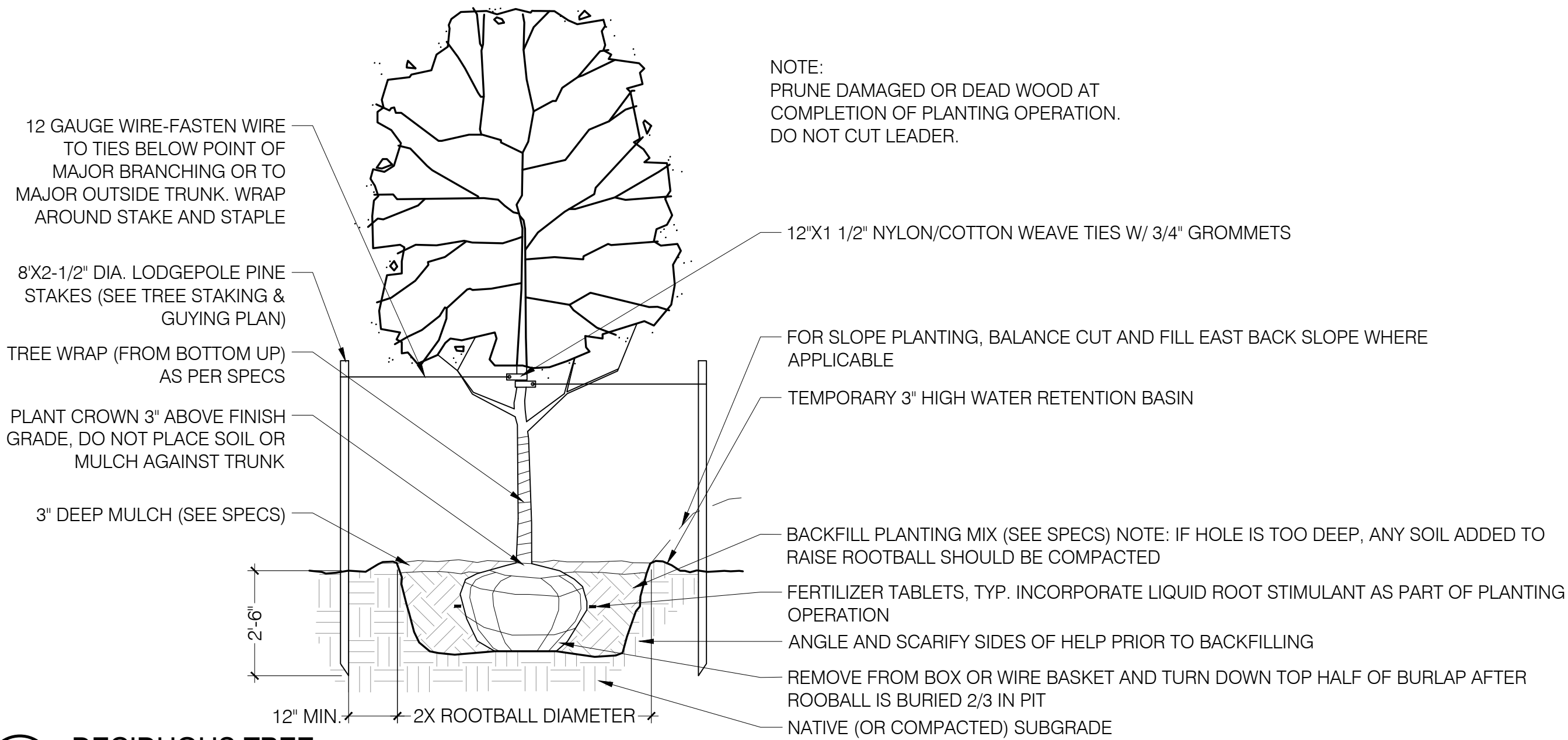
TURNBERRY PA-UV INFRASTRUCTURE / PUD DEVELOPMENT PERMIT PUD24-0010

A PARCEL OF LAND IN THE NORTHERN QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH,
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OF ADAMS, STATE OF COLORADO
(PIN. 0172114101001, 0172113202003)
SHEET 6 OF 6

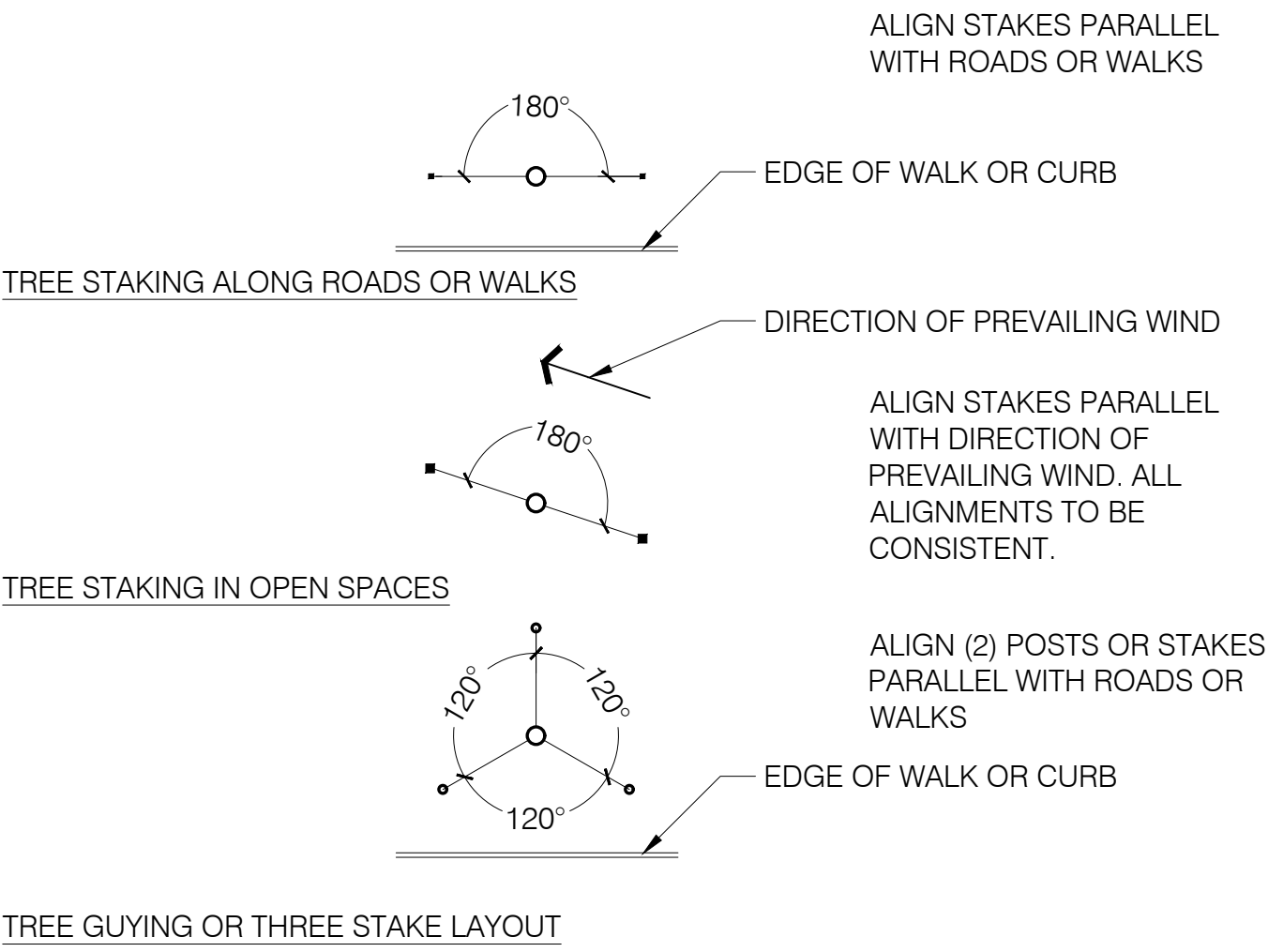
LANDSCAPE NOTES

1. PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.
2. ALL PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL BE DEVELOPED BY THE BUILDER/DEVELOPER AND MAINTAINED BY AN H.O.A
3. DETENTION/RETENTION AREAS WILL CONSIST OF NON-IRRIGATED NATIVE SEED AND SHRUBS ONLY WITH SHRUB/800 S.F.
4. ALL PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENTS, PUBLIC WORKS, AND PARKS AND RECREATION DEPARTMENT STANDARDS.
5. PLANT MATERIALS TYPES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE SPECIES LISTED IN THE PLANT LEGEND. ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY 'APPROVED PLANT LISTS AND PLANTING SPECIFICATIONS' OVER THE PUD PLANT LIST.
6. ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT WILL BE REQUIRED TO MEET THE COMMERCE CITY COMMERCIAL AND RESIDENTIAL DEVELOPMENT STANDARDS.
7. ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT – DISTANCE-TRIANGLES.
8. ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.
9. THERE SHALL BE NO DEEP ROOTING VEGETATION OR TREES PLANTED OVER UNDERGROUND LINES OR WITHIN UTILITY EASEMENTS. ONLY SHALLOW ROOTS, SUCH AS BUSHES, SHRUBS, AND GRASSES ARE ALLOWED. THE TRUNK/BASE OF THE TREE(S) SHOULD BE A MINIMUM OF 5' AWAY FROM UNDERGROUND ELECTRIC LINES. ANY LANDSCAPING SHOULD BE A MINIMUM CLEARANCE DISTANCE OF 10' FROM THE FRONT AND BOTH SIDES OF EQUIPMENT SUCH AS TRANSFORMERS, CABINETS, ETC., AND 5' FROM THE BACK TO ALLOW A BACKHOE IF NEEDED.
10. MINIMUM PLANT SIZE REQUIREMENTS & SOIL PREPARATION: MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER, ORNAMENTAL GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVER 2 ¼ POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.

11. STREET TREES: THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
12. POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
13. PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP.
14. THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
15. ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD.
16. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR. THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
17. NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
18. ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.



1 DECIDUOUS TREE



2 TREE STAKING AND GUYING

PATH: P:\2021\104TH & HWY 204 CAD\4.1 SHEETS\LP100.DWG
PLOTTED BY: ARIANNA SOLOMON
DATE: 3/6/2025 11:25 AM
XREFS:

DATE	REVISION DESCRIPTION



Drawing Name LP100.dwg	0 25' 50' 100' SCALE: 1" = 50'-0"		
Job Number REVESCO HWY 2			
Prepared For REVESCO PROPERTIES	Designer AGS	Drafter AGS	Checked PS



BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5

TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUDP24-0010

LANDSCAPE NOTES & DETAILS

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Date MARCH 06, 2025	