

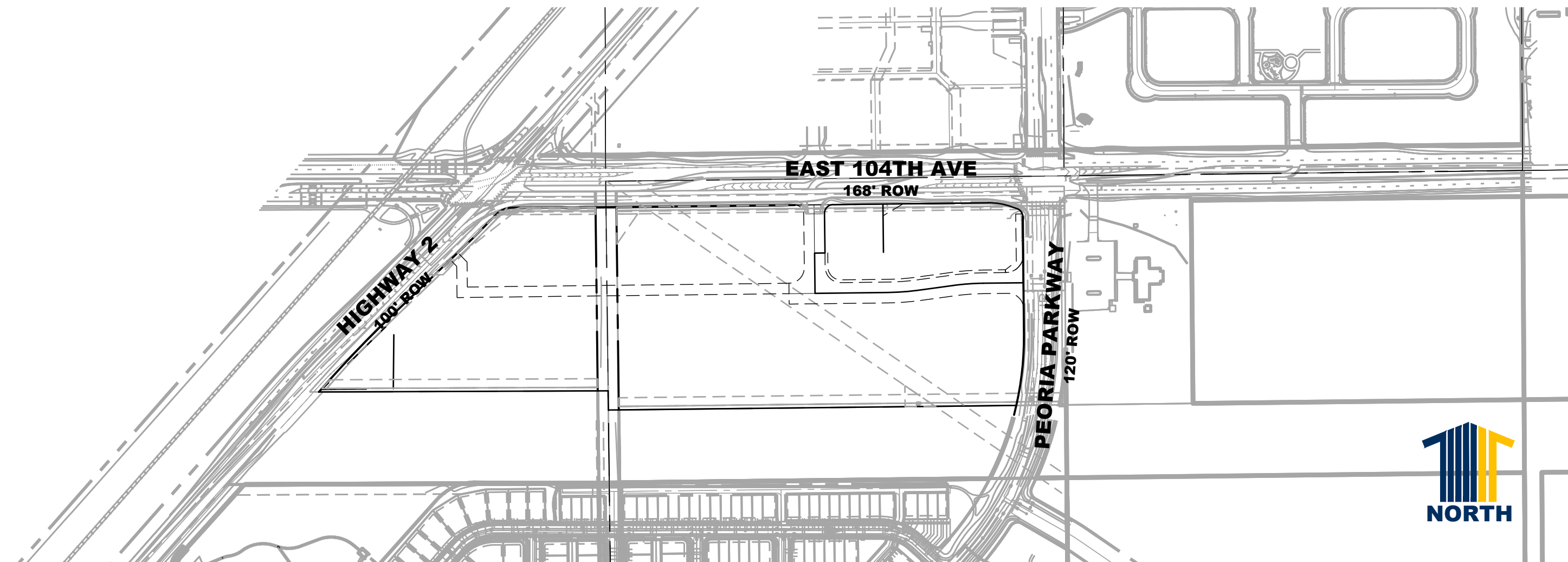
# BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5

## 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

### SHEET INDEX

TI	1	COVER SHEET
SP	2	PRELIMINARY SITE PLAN
UT	3	PRELIMINARY UTILITY PLAN
DT	4	TYPICAL STREET SECTIONS & DETAILS
LP	5	PRELIMINARY PLANTING PLAN
LD	6	PLANTING DETAILS

**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\11TS.DWG  
PLOTTED BY: JORDAN DILLARD PLOT DATE: 10/29/2024 3:33 PM  
XREFS:

DATE	REVISION DESCRIPTION

Drawing Name	11TS.dwg
Job Number	REVESCO HWY 2
Prepared For	REVESCO PROPERTIES
Designer	JLD
Drafter	JKB
Checked	GVM

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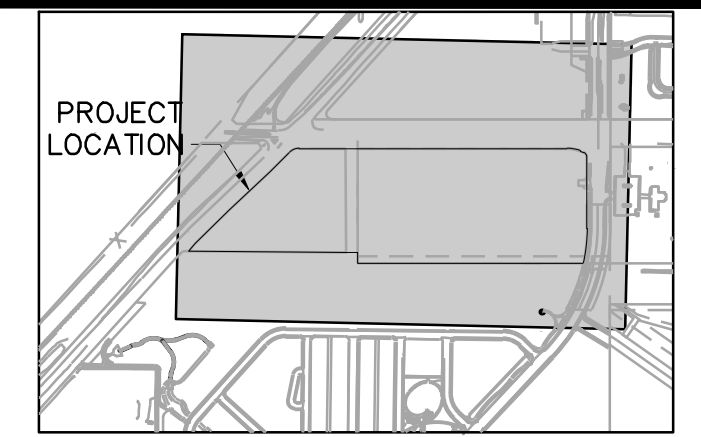
**BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5**  
**TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010**  
**COVER SHEET**

Sheet	1
	of
	6
Date	OCTOBER 18, 2024

# 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  
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(PIN. 0172114101001, 0172113202003)  
**SHEET 2 OF 6**



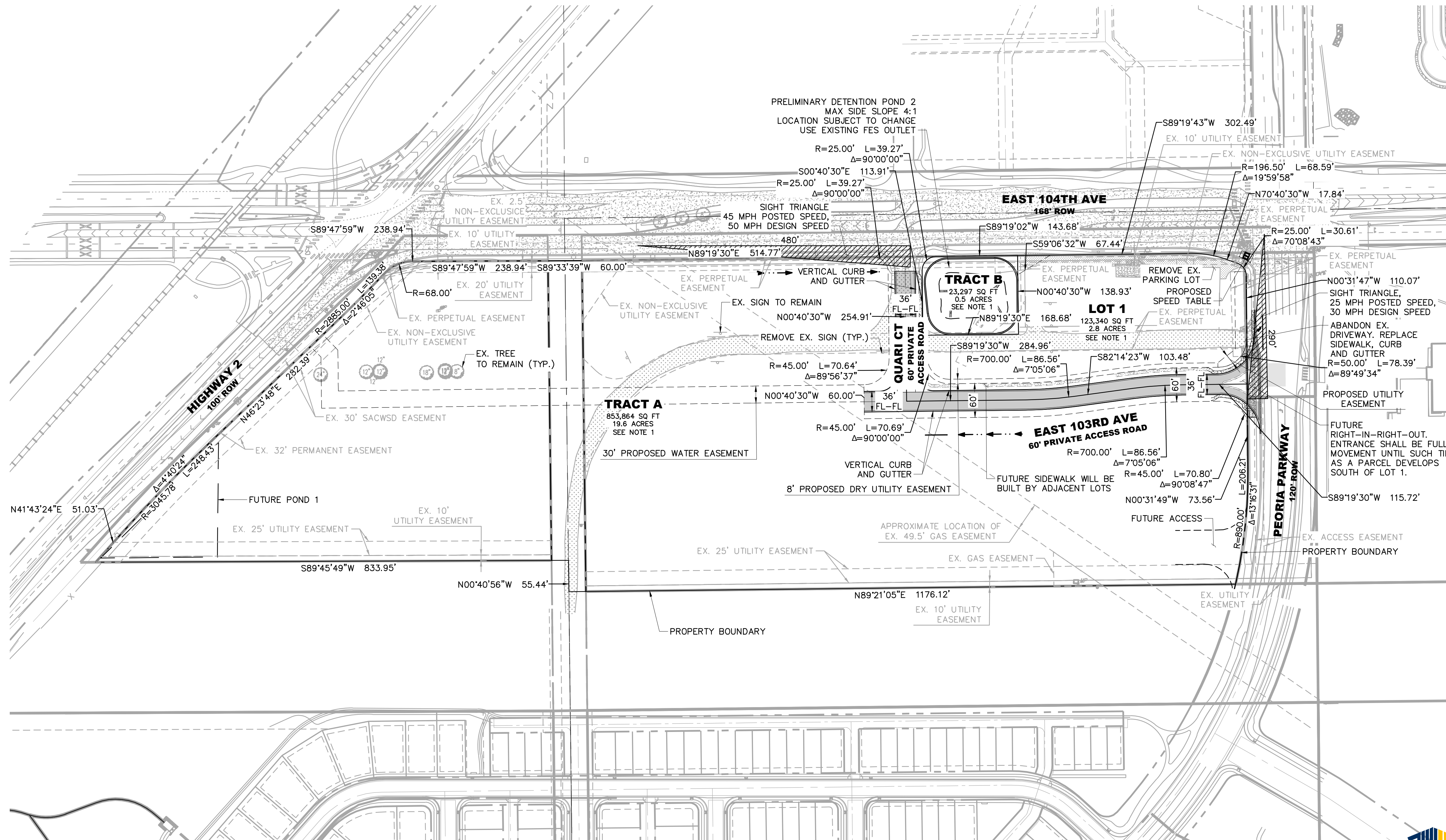
**KEYMAP**



### 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:**  
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**COMMUNITY DEVELOPMENT OF THE CITY OF**  
**COMMERCE CITY,**  
**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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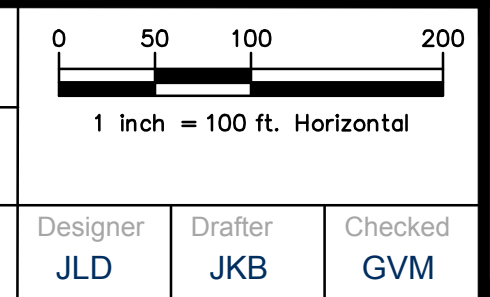
DATE	REVISION	DESCRIPTION



Drawing Name  
**11SP.dwg**

Job Number  
**REVESCO HWY 2**

Prepared For  
**REVESCO PROPERTIES**



Designer	Drafter	Checked
JLD	JKB	GVM



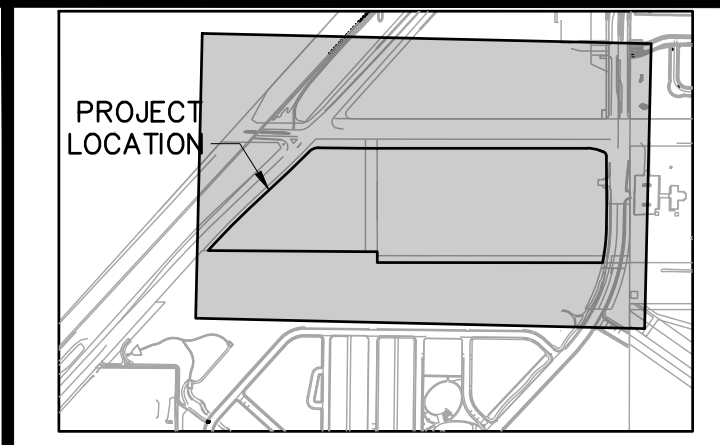
**BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5**  
**TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010**  
**PRELIMINARY SITE PLAN**

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<b>SP</b>	of
Date	6
OCTOBER 18, 2024	

# 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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SHEET 3 OF 6**

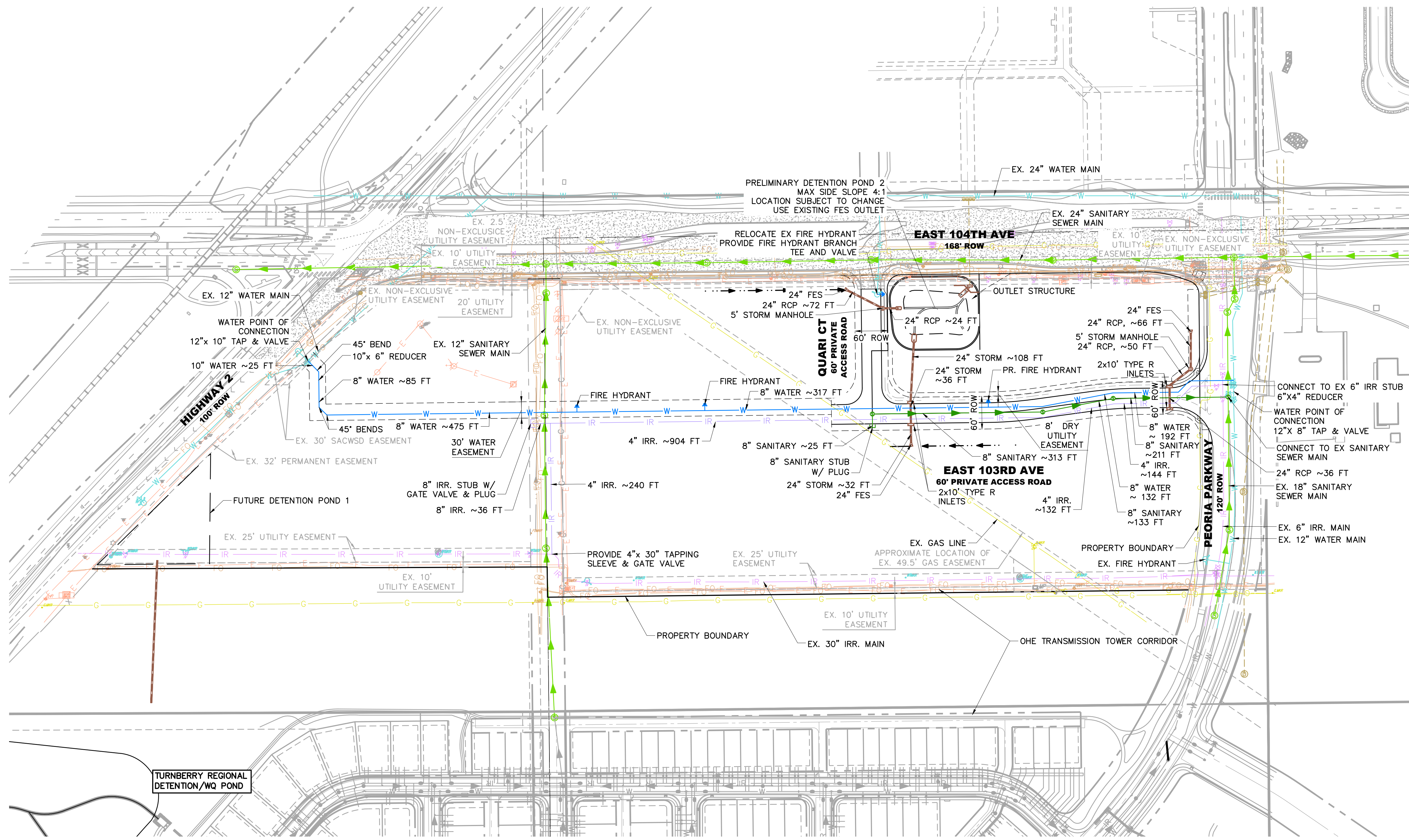


**KEYMAP**



**LEGEND**

- PROPERTY BOUNDARY ————
- LOT LINE ————
- EX. EASEMENT ————
- 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 ————
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- EX. STORM DRAIN INLET ————
- EX. POWER POLE ————
- EX. UNDERGROUND ELECTRIC ———— E ————
- EX. TELEPHONE LINE ———— T ————
- EX. FIBER OPTIC LINE ———— FO ————
- PROP. SWALE ————



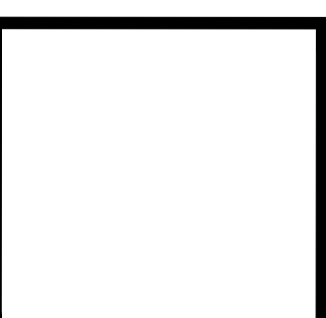
**CITY STAFF CERTIFICATE:**  
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**COMMUNITY DEVELOPMENT OF THE CITY OF**  
**COMMERCE CITY,**  
**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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DATE	REVISION	DESCRIPTION

Drawing Name 11UT.dwg		
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**

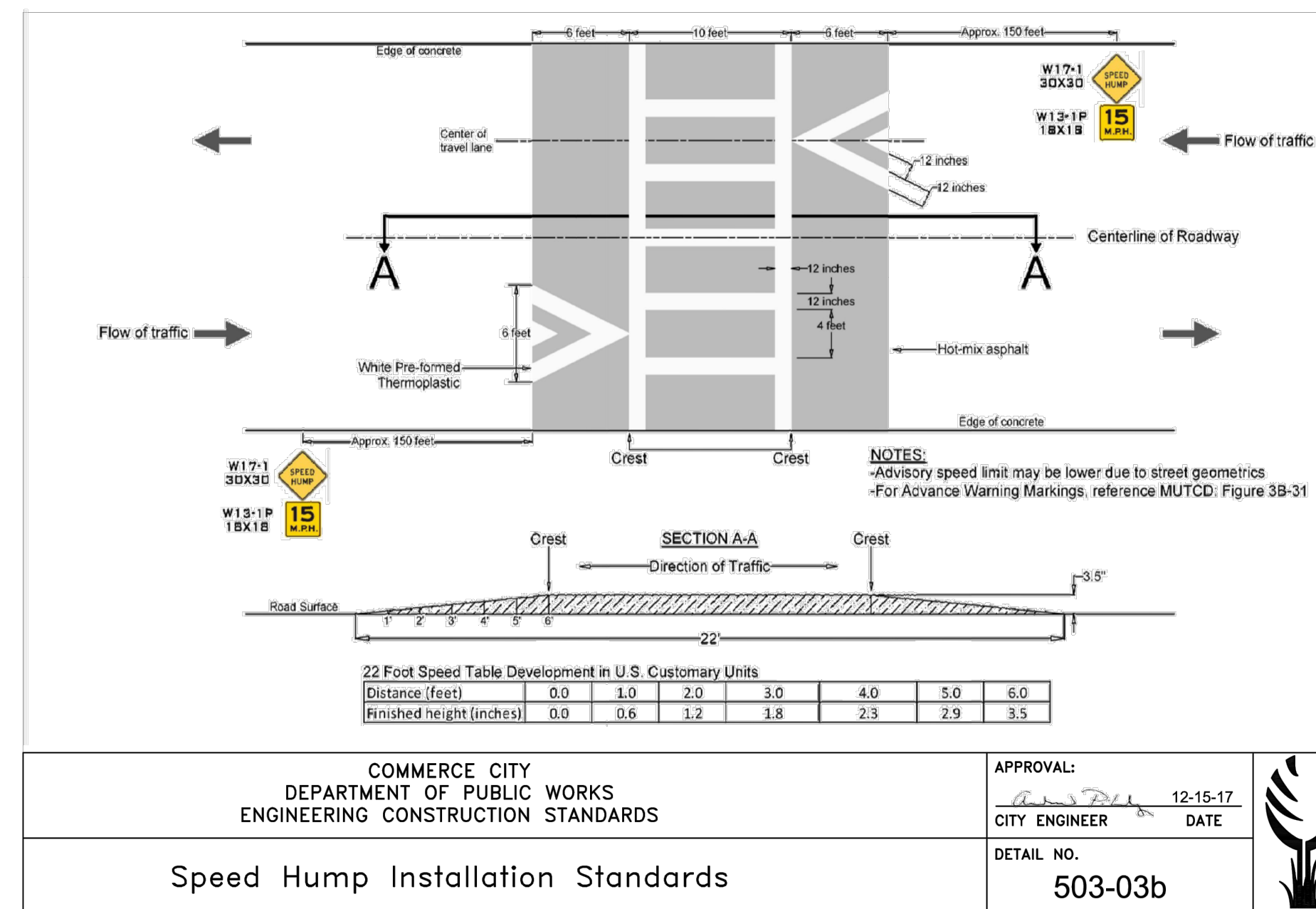
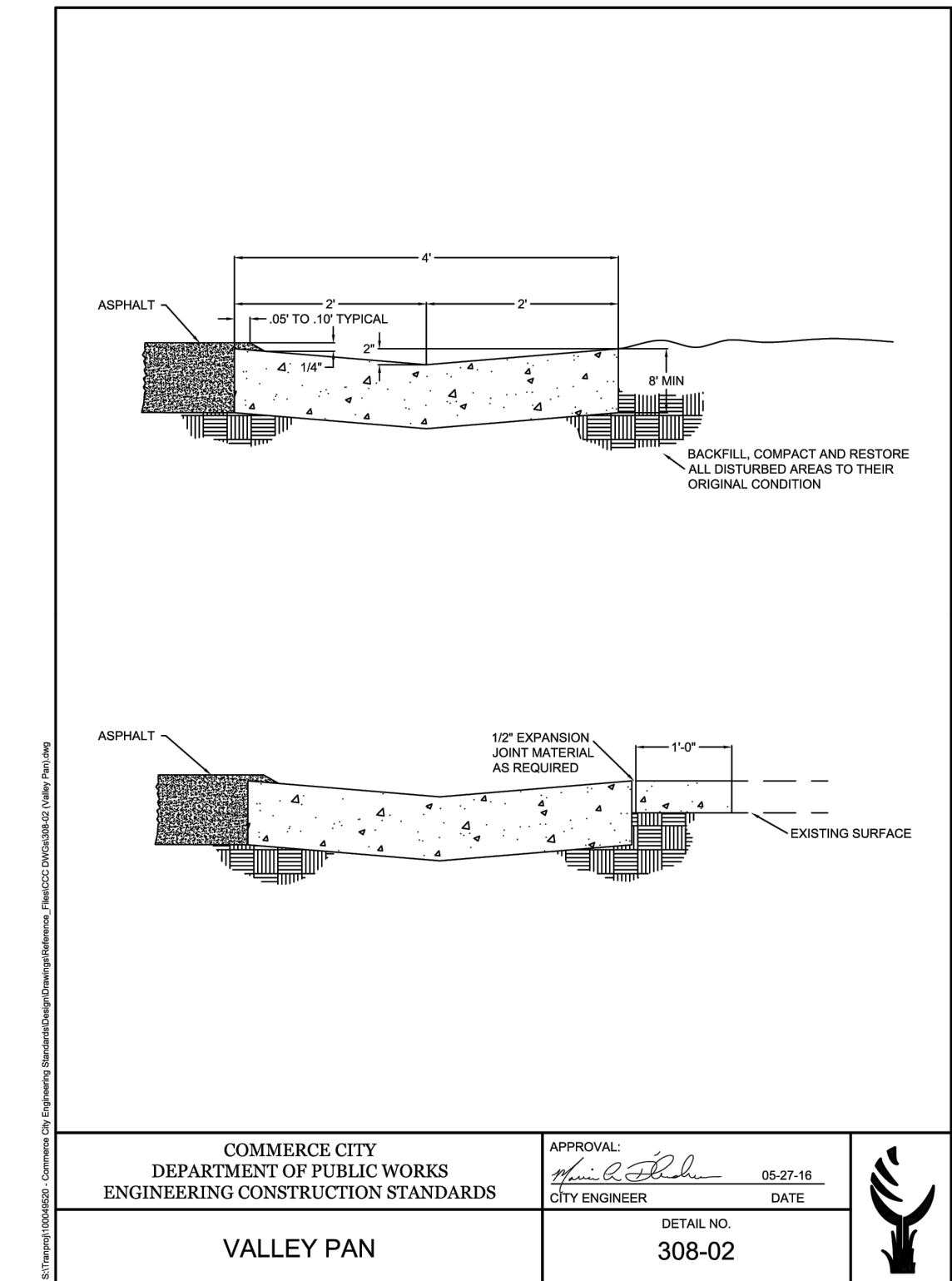
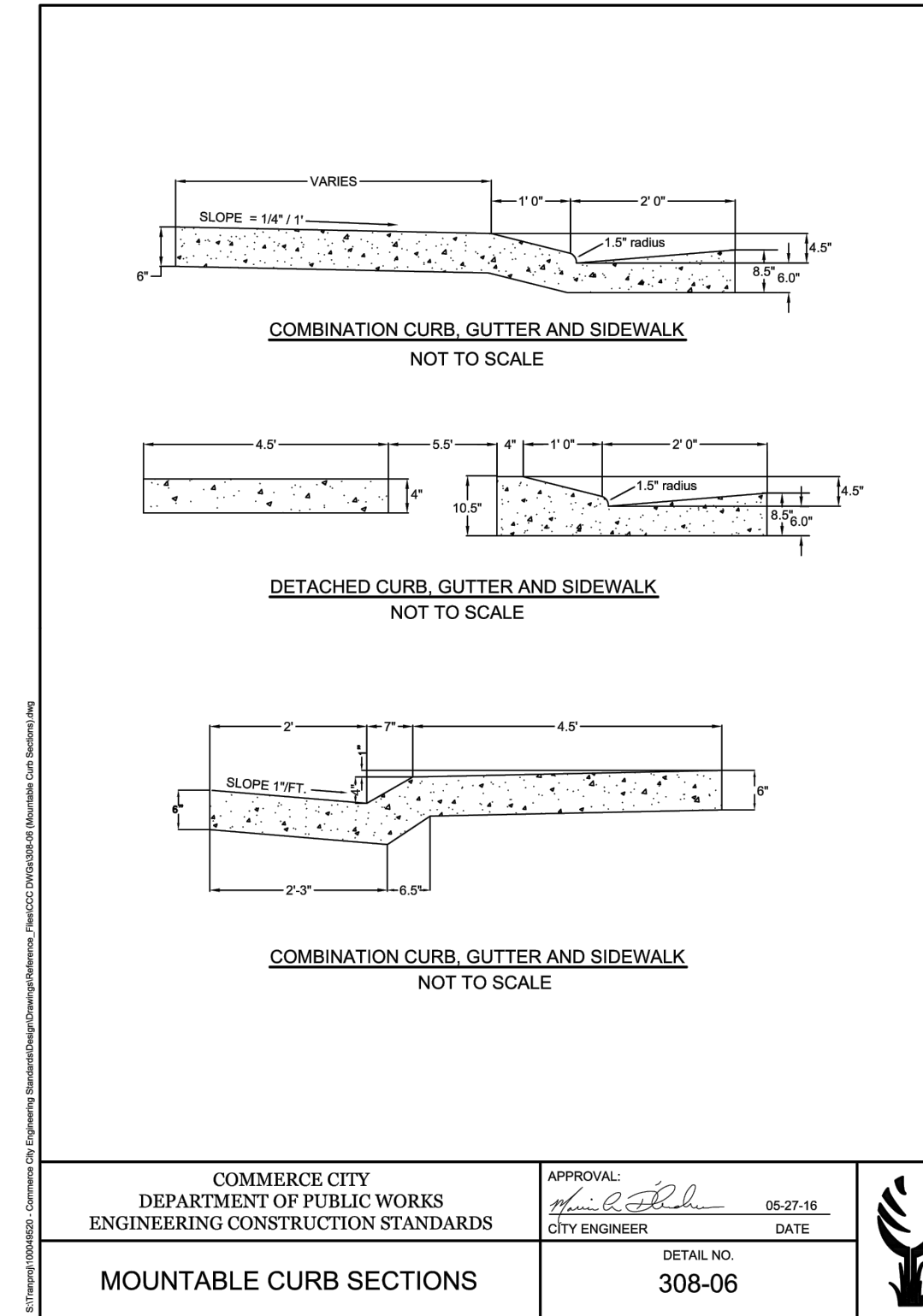
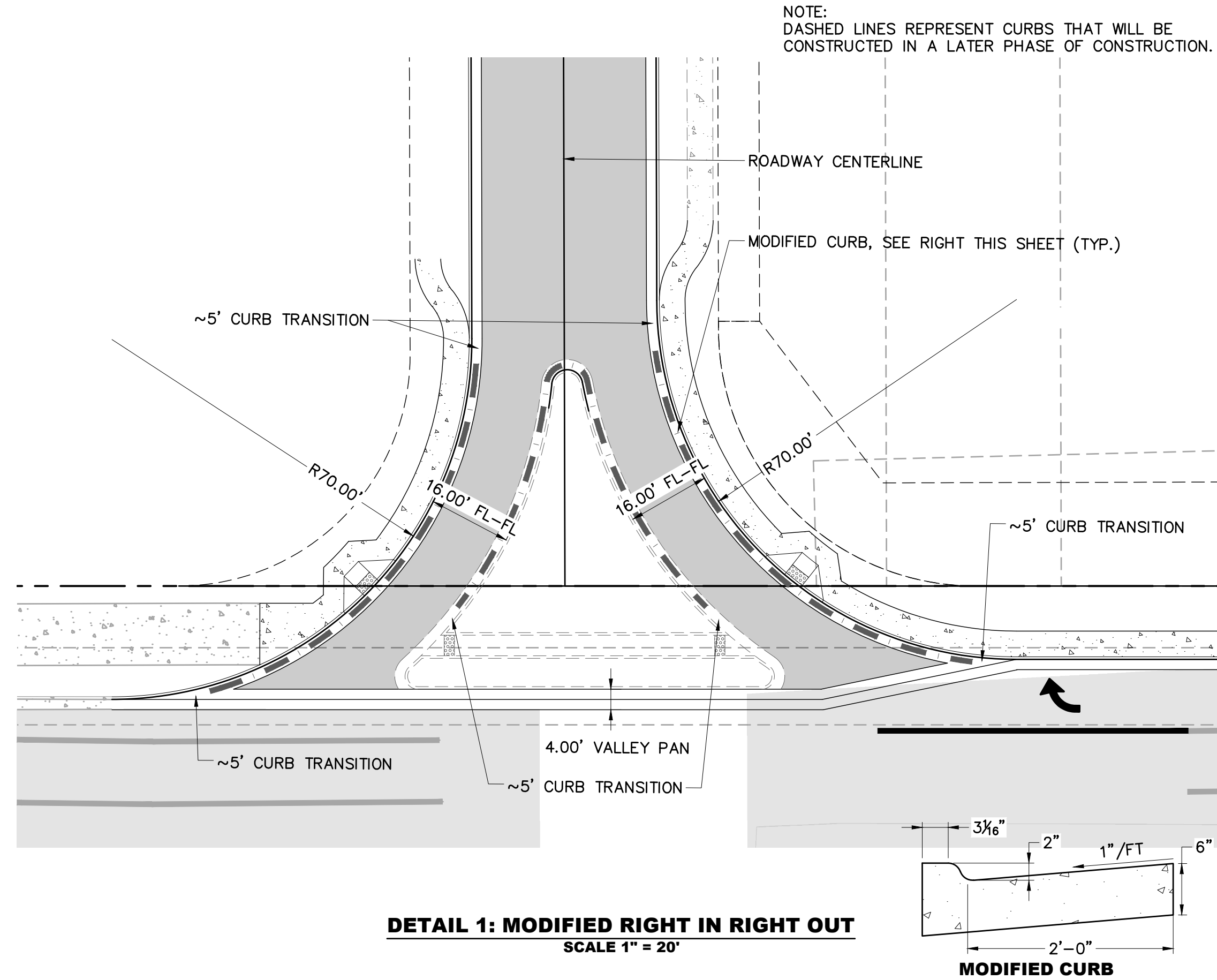
Sheet	3
of	6
Date	OCTOBER 18, 2024

# BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5

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

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**SHEET 4 OF 6**



**CITY STAFF CERTIFICATE:**  
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COMMUNITY DEVELOPMENT OF THE CITY OF  
COMMERCE CITY,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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PLOTTED BY: JORDAN DILLARD PLOT DATE: 10/29/2024 3:34 PM  
XREFS:

DATE	REVISION DESCRIPTION



Drawing Name 11XS.dwg			
Job Number REVESCO HWY 2			
Prepared For REVESCO PROPERTIES	Designer JLD	Drafter JKB	Checked GVM

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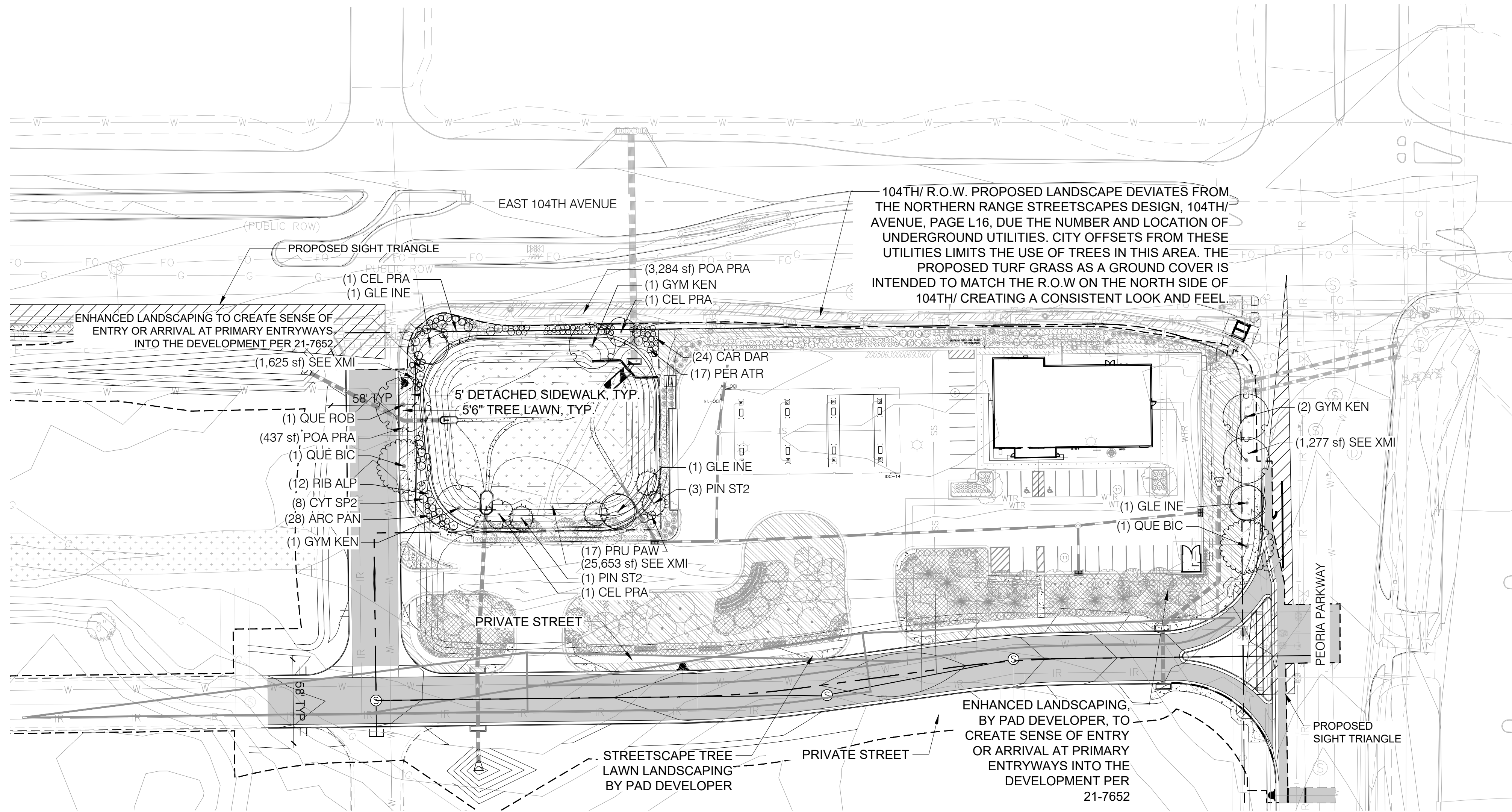
**BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5**  
**TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010**  
**TYPICAL STREET SECTIONS & DETAILS**

Sheet <b>DT</b>	4 of 6
Date OCTOBER 18, 2024	

# 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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SHEET 5 OF 6**



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE
<b>TREES</b>					
	CEL PRA	3	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' PRAIRIE PRIDE HACKBERRY	2" CAL.	LOW
	GLE INE	3	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2" CAL.	LOW
	GYM KEN	4	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE	2" CAL.	LOW
	PIN ST2	4	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	6'-8' HT	LOW
	QUE BIC	2	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	MEDIUM
	QUE ROB	1	QUERCUS ROBUR ENGLISH OAK	2" CAL.	MEDIUM
<b>SHRUBS</b>					
	ARC PAN	28	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL	48" o.c.
	CAR DAR	24	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL	36" o.c.
	CYT SP2	8	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL	72" o.c.
	PER ATR	17	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	48" o.c.
	PRU PAW	17	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL	72" o.c.
	RIB ALP	12	RIBES ALPINUM ALPINE CURRANT	5 GAL	60" o.c.
<b>GROUND COVERS</b>					
	POA PRA	3,721 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD	
	SEE XMI	26,030 SF	SEED MIX PRARIE SEED	SEED	

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

\*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.



PATH: P:\2021\104TH & HWY 2104 CAD\4.1 SHEETS\LP100.DWG  
 PLOTTED BY: ARIANNA SOLOMON\LOT DATE: 1/20/2025 5:02 PM  
 XREFS:

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



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

Sheet  
**LP**  
 5 of 6  
 Date  
OCTOBER 18, 2024

# BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5

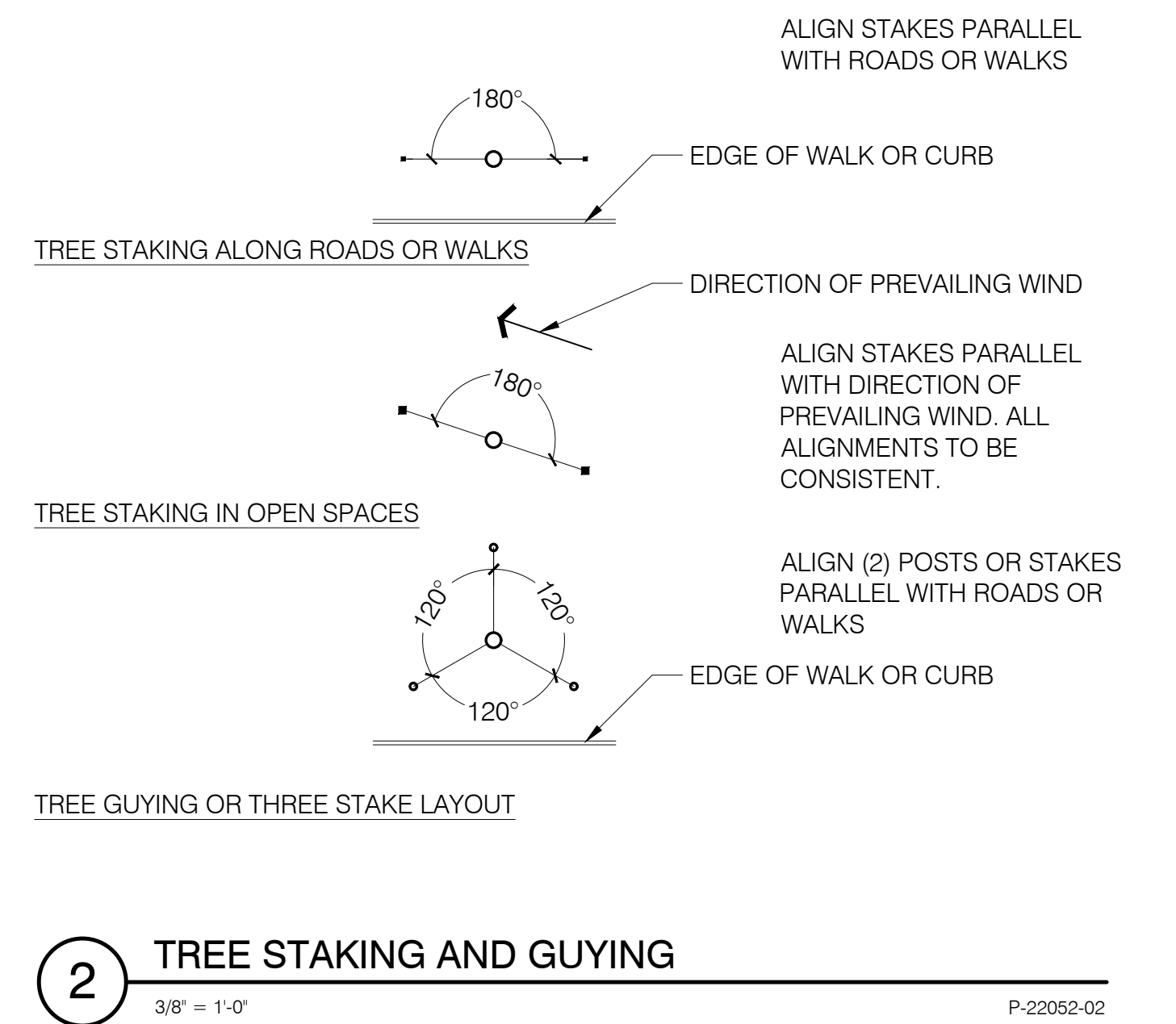
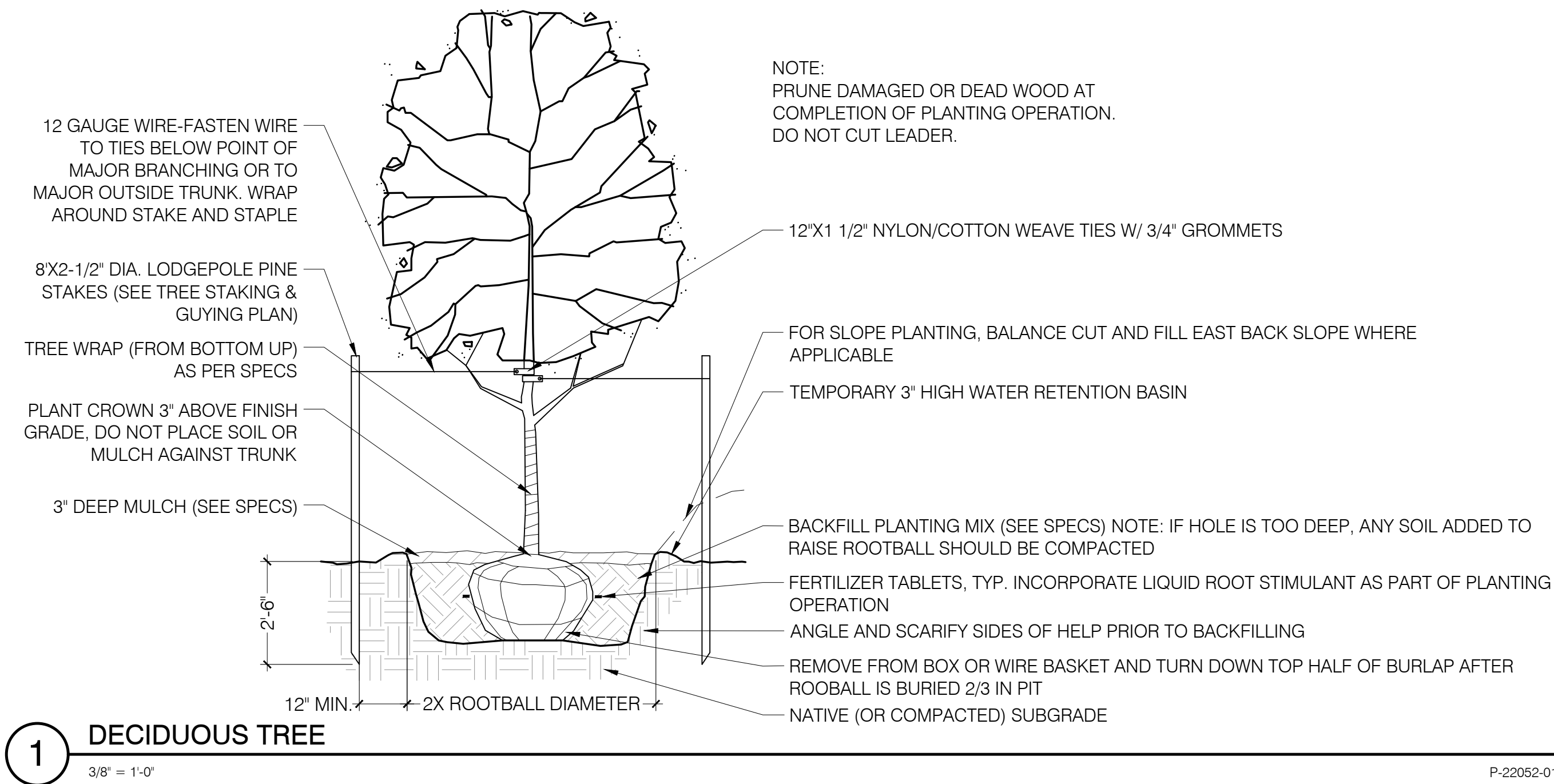
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#### SHEET 6 OF 6

### 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 1/4 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.

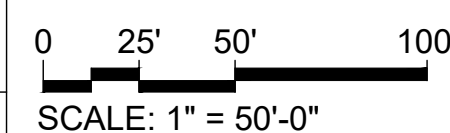


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Job Number REVERSCO HWY 2		
Prepared For REVERSCO PROPERTIES		
Designer AGS	Drafter AGS	Checked PS



**BURLINGTON NORTHERN/CATELLUS AMENDMENT NO. 5**  
 TURNBERRY PA-UV-CIVIL INFRASTRUCTURE/PUD DEVELOPMENT PERMIT PUD24-0010  
**LANDSCAPE NOTES & DETAILS**

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Date OCTOBER 18, 2024	