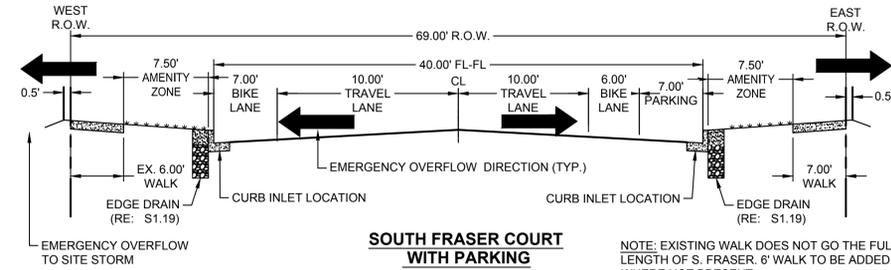


EAST DAKOTA AVE. / SOUTH GRANBY ST. / EAST VIRGINIA AVE - WITH PARKING

NOTE: STREET MARKERS SHALL INCLUDE BIKE SHARROWS

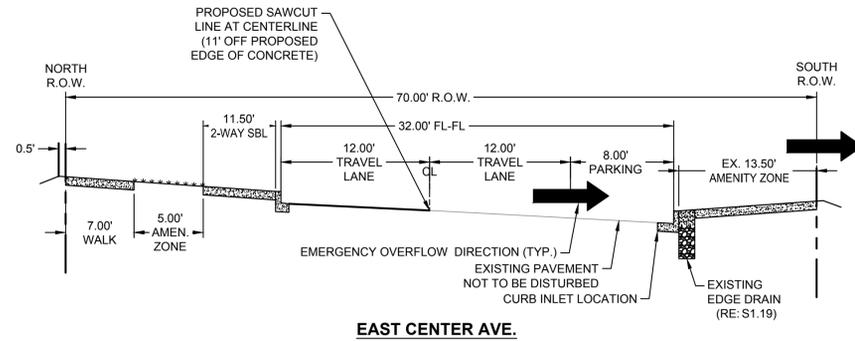


SOUTH FRASER COURT WITH PARKING

NOTE: EXISTING WALK DOES NOT GO THE FULL LENGTH OF S. FRASER. 6' WALK TO BE ADDED WHERE NOT PRESENT

sections will need to be updated per the new design

Section added for the northern portion Fraser that has attached walk per comment.



EAST CENTER AVE.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
TYPICAL ROADWAY SECTION
AURORA CO

REMARKS
SITE PLAN AMENDMENT 1

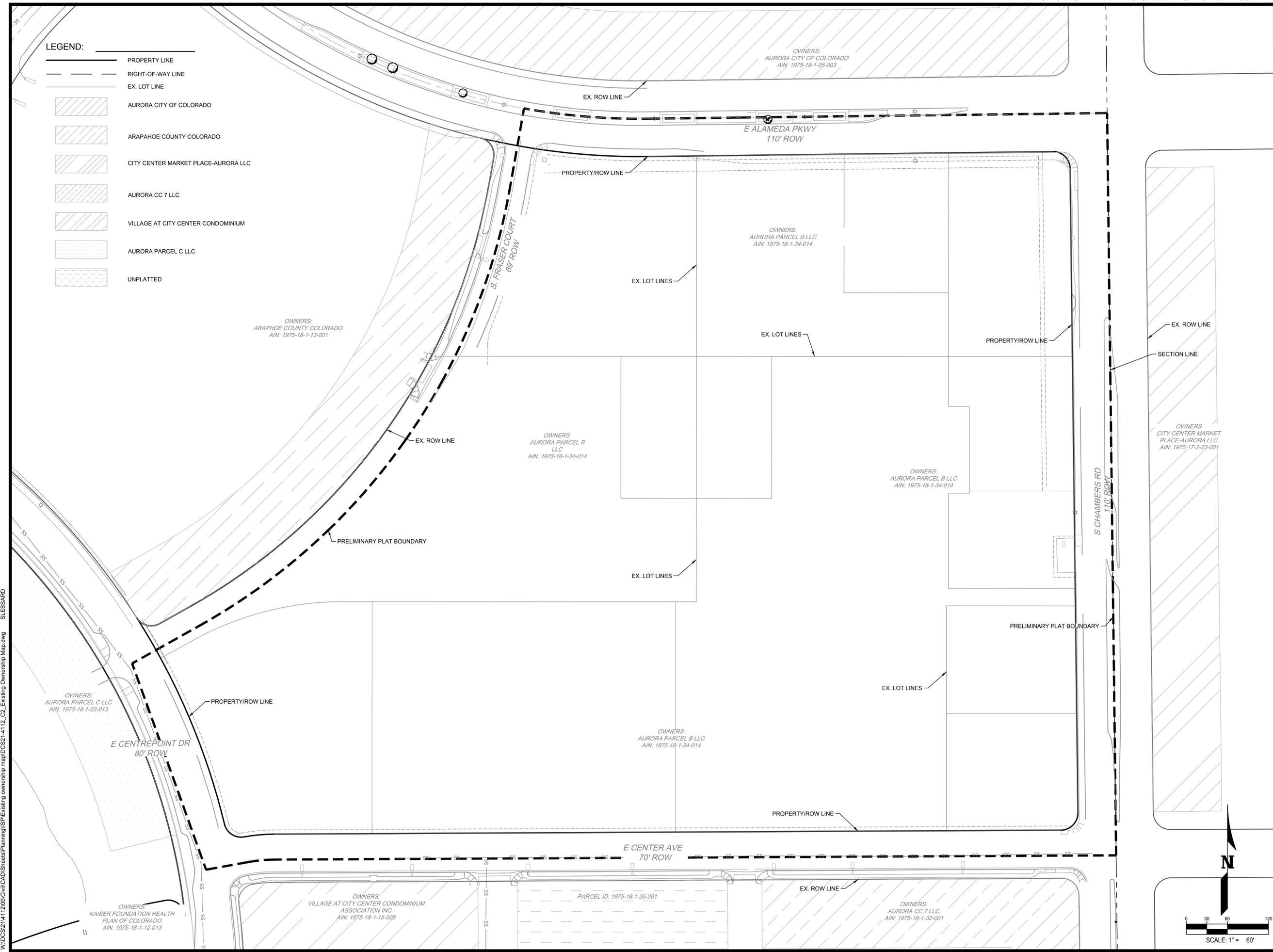
JOB NO.: DCS21-4112
PA / PM: J. CARANO
DESIGNED: S LESSARD
DATE: 09/30/2022
PLOT DATE:

SHEET
C2
2 OF 19

NOT FOR CONSTRUCTION

LEGEND:

-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  EX. LOT LINE
-  AURORA CITY OF COLORADO
-  ARAPAHOE COUNTY COLORADO
-  CITY CENTER MARKET PLACE-AURORA LLC
-  AURORA CC 7 LLC
-  VILLAGE AT CITY CENTER CONDOMINIUM
-  AURORA PARCEL C LLC
-  UNPLATTED



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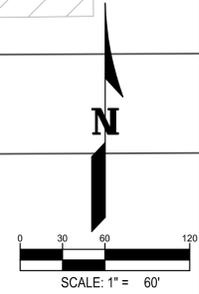
FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
EXISTING OWNERSHIP MAP
AURORA CO

REMARKS
SITE PLAN AMENDMENT 1

JOB NO.: DCS21-4112
PA / PM: J. CARANO
DESIGNED: S LESSARD
DATE: 09/30/2022
PLOT DATE:

SHEET
C3
3 OF 19



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NOT FOR CONSTRUCTION

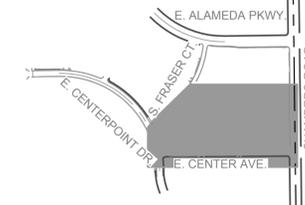
METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
EXISTING RIGHT-OF-WAY & EASEMENT EXHIBIT
AURORA CO

REMARKS
SITE PLAN AMENDMENT 1

JOB NO.: DCS21-4112
PA / PM: J. CARANO
DESIGNED: S LESSARD
DATE: 09/30/2022
PLOT DATE:

SHEET
C5
5 OF 19

NOT FOR CONSTRUCTION



KEY MAP
SCALE: 1"=2000'



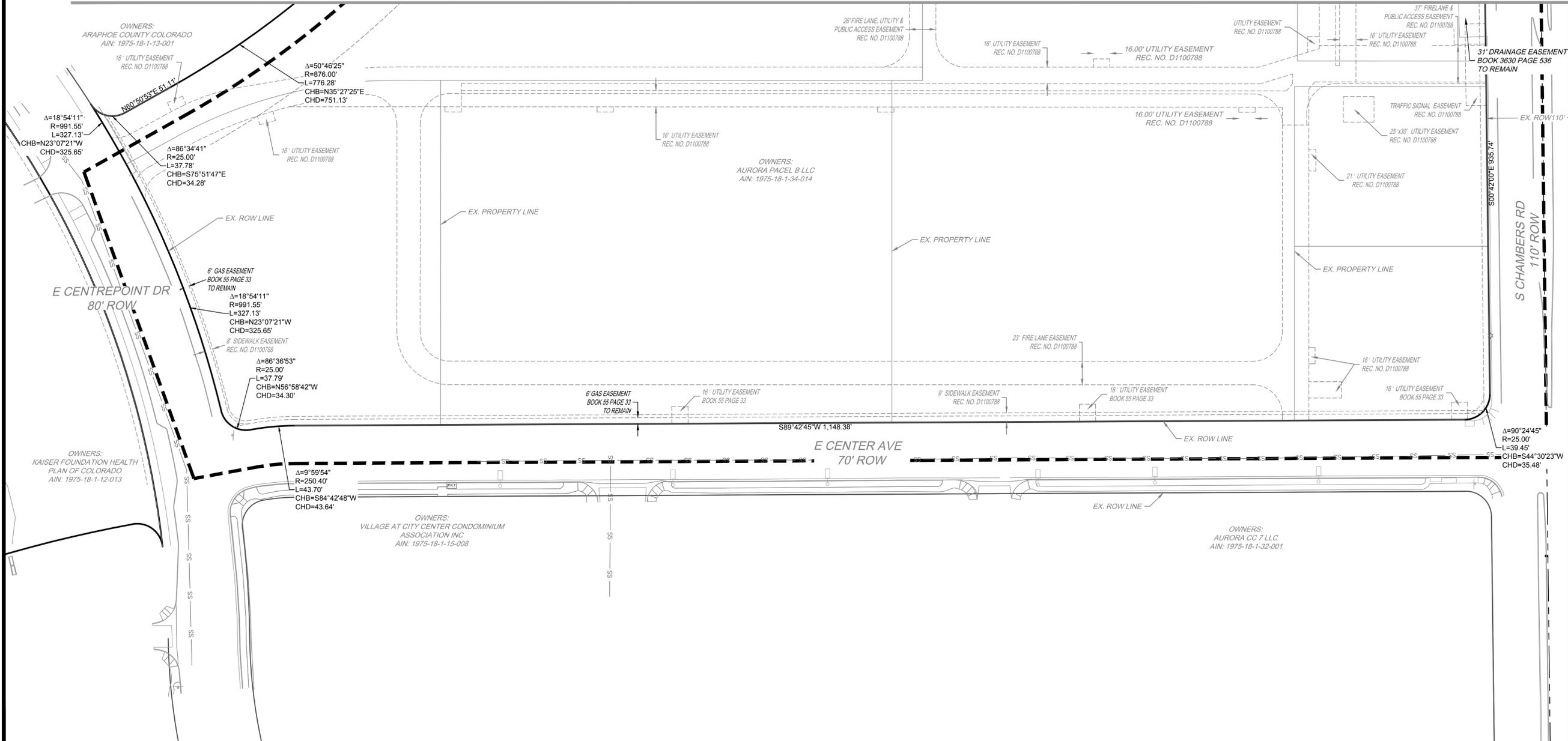
SCALE: 1" = 50'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT

NOTE:
EXISTING EASEMENTS TO BE VACATED
BY SEPARATE DOCUMENTS

SEE SHEET C4
MATCHLINE



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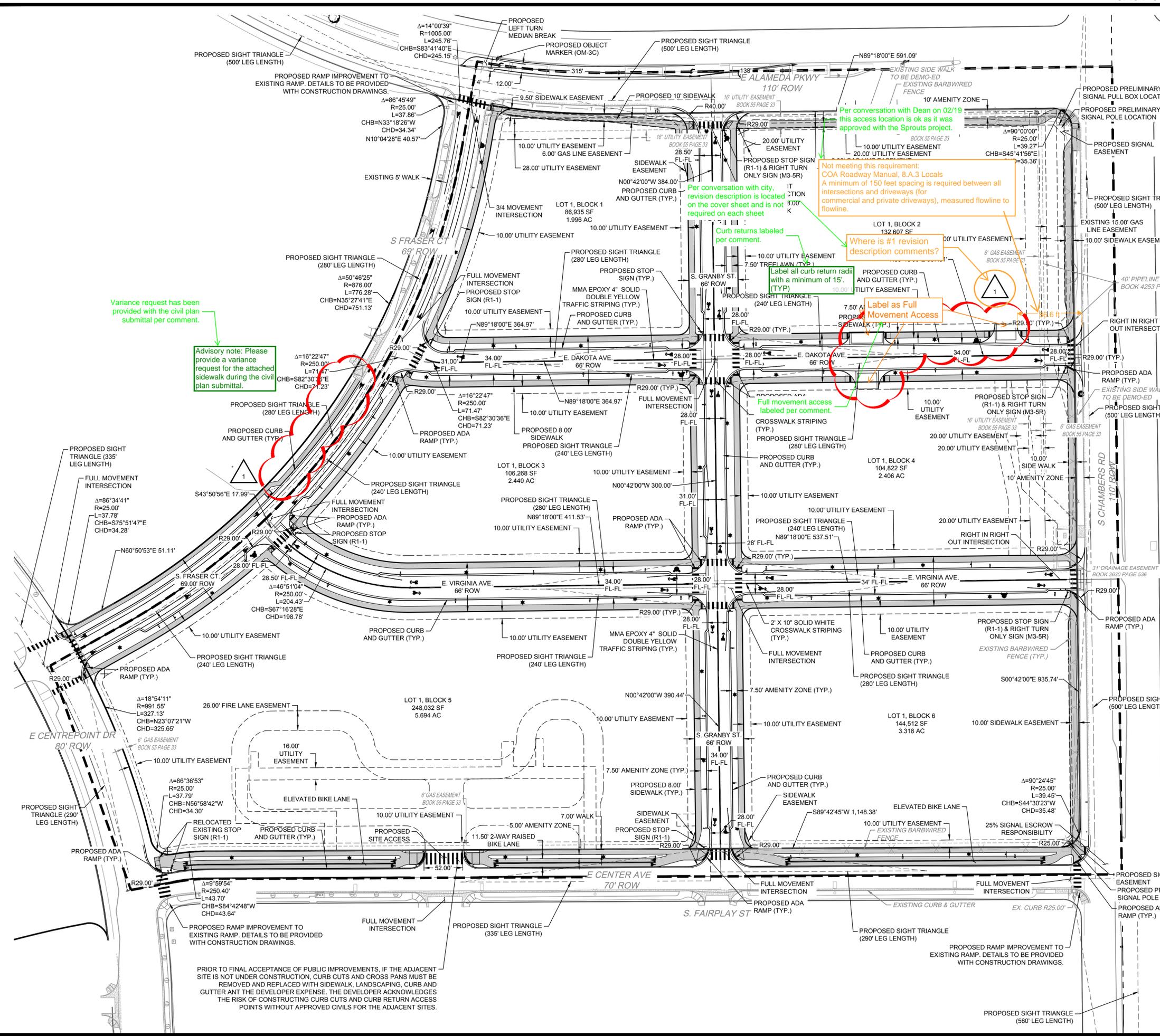
METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
OVERALL SITE PLAN
AURORA CO

LEGEND:

- PROPERTY LINE
- ADJACENT RIGHT-OF-WAY LINE
- ISP BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED PEDESTRIAN LIGHT
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- ELEVATED BIKE LANE

NOTES:

1. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. ALL SIGNS ARE TO BE INSTALLED PER COA DETAIL TE.11.
4. ALL STRIPING AND PAVEMENT MARKINGS ARE TO BE INSTALLED PER COA DETAIL TE.12-12.3.



Variance request has been provided with the civil plan submittal per comment.

Advisory note: Please provide a variance request for the attached sidewalk during the civil plan submittal.

Per conversation with Dean on 02/19 this access location is ok as it was approved with the Sprouts project.

Not meeting this requirement: COA Roadway Manual, 8.A.3 Locals A minimum of 150 feet spacing is required between all intersections and driveways (for commercial and private driveways), measured flowline to flowline.

Per conversation with city, revision description is located on the cover sheet and is not required on each sheet

Curb returns labeled per comment.

Where is #1 revision description comments?

Label all curb return radii with a minimum of 15' (TYP)

Label as Full Movement Access

Full movement access labeled per comment.

Per conversation with city, revision description is located on the cover sheet and is not required on each sheet

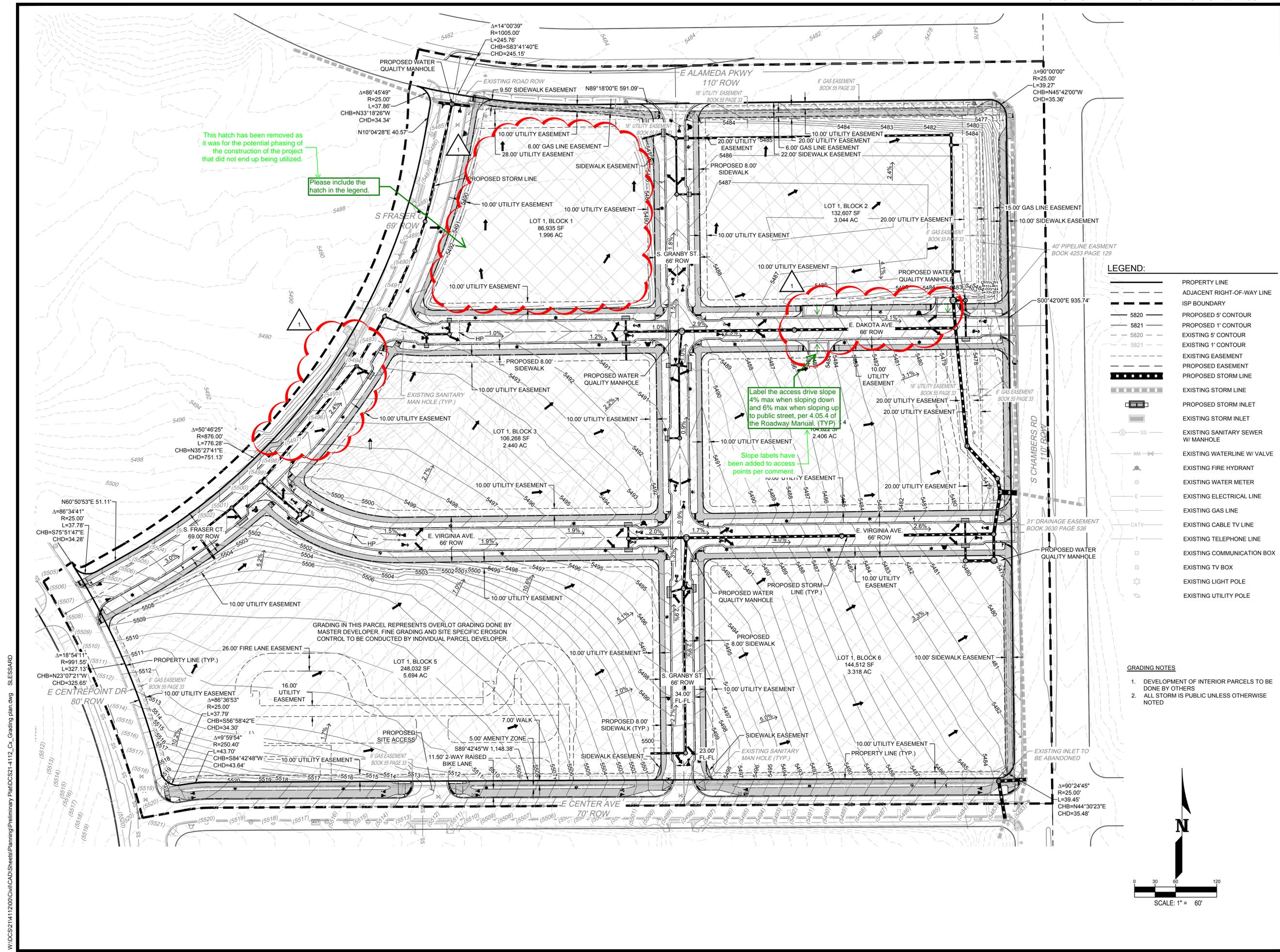
Need more detail on plan revisions

PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, CURB CUTS AND CROSS PANS MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, CURB AND GUTTER AT THE DEVELOPER EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING CURB CUTS AND CURB RETURN ACCESS POINTS WITHOUT APPROVED CIVILS FOR THE ADJACENT SITES.

NO.	DATE	REMARKS
01	01/14/2025	SITE PLAN AMENDMENT 1

JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	09/30/2022
PLOT DATE:	

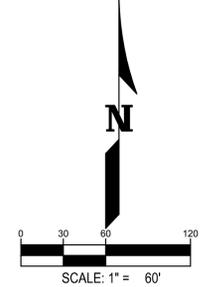
METRO CENTER - PARCEL B
PRILIMINARY PLAN FOR INFRASTRUCTURE
GRADING PLAN
AURORA CO



LEGEND:

- PROPERTY LINE
- ADJACENT RIGHT-OF-WAY LINE
- ISP BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE

- GRADING NOTES**
1. DEVELOPMENT OF INTERIOR PARCELS TO BE DONE BY OTHERS
 2. ALL STORM IS PUBLIC UNLESS OTHERWISE NOTED



NO.	DATE	REMARKS
01	07/14/2025	SITE PLAN AMENDMENT 1

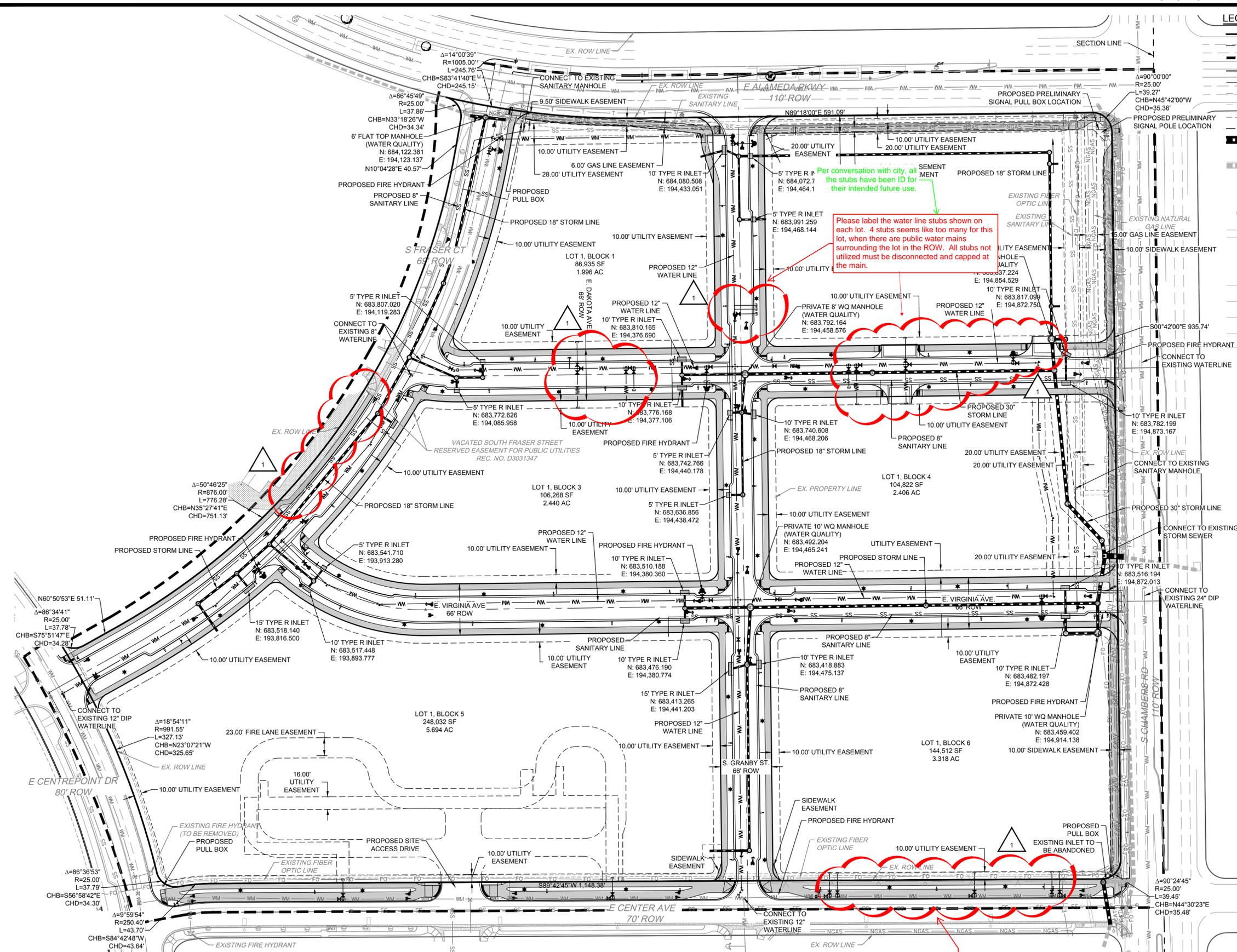
JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	09/30/2022
PLOT DATE:	

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METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
OVERALL UTILITY PLAN
AURORA CO

LEGEND:

- PROPERTY LINE
- ADJACENT RIGHT-OF-WAY LINE
- ISP BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING NATURAL GAS LINE
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE



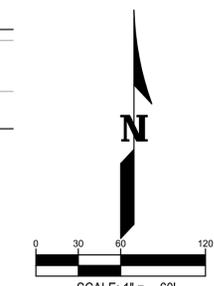
Per conversation with city, all the stubs have been ID for their intended future use.

Please label the water line stubs shown on each lot. 4 stubs seems like too many for this lot, when there are public water mains surrounding the lot in the ROW. All stubs not utilized must be disconnected and capped at the main.

Typo

What is the reason for 5 water line stubs into lot 1?

There are two proposed buildings on Block 6. Per conversation with city, all the stubs have been ID for their intended future use.



W:\DCS21\141200\Civil\CAD\Sheets\Planning\Preliminary\PlatDCS21-1412_Cx_Utility_plan.dwg SLESSARD

NO.	DATE	REMARKS
01	07/14/2025	SITE PLAN AMENDMENT 1

JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	09/30/2022
PLOT DATE:	

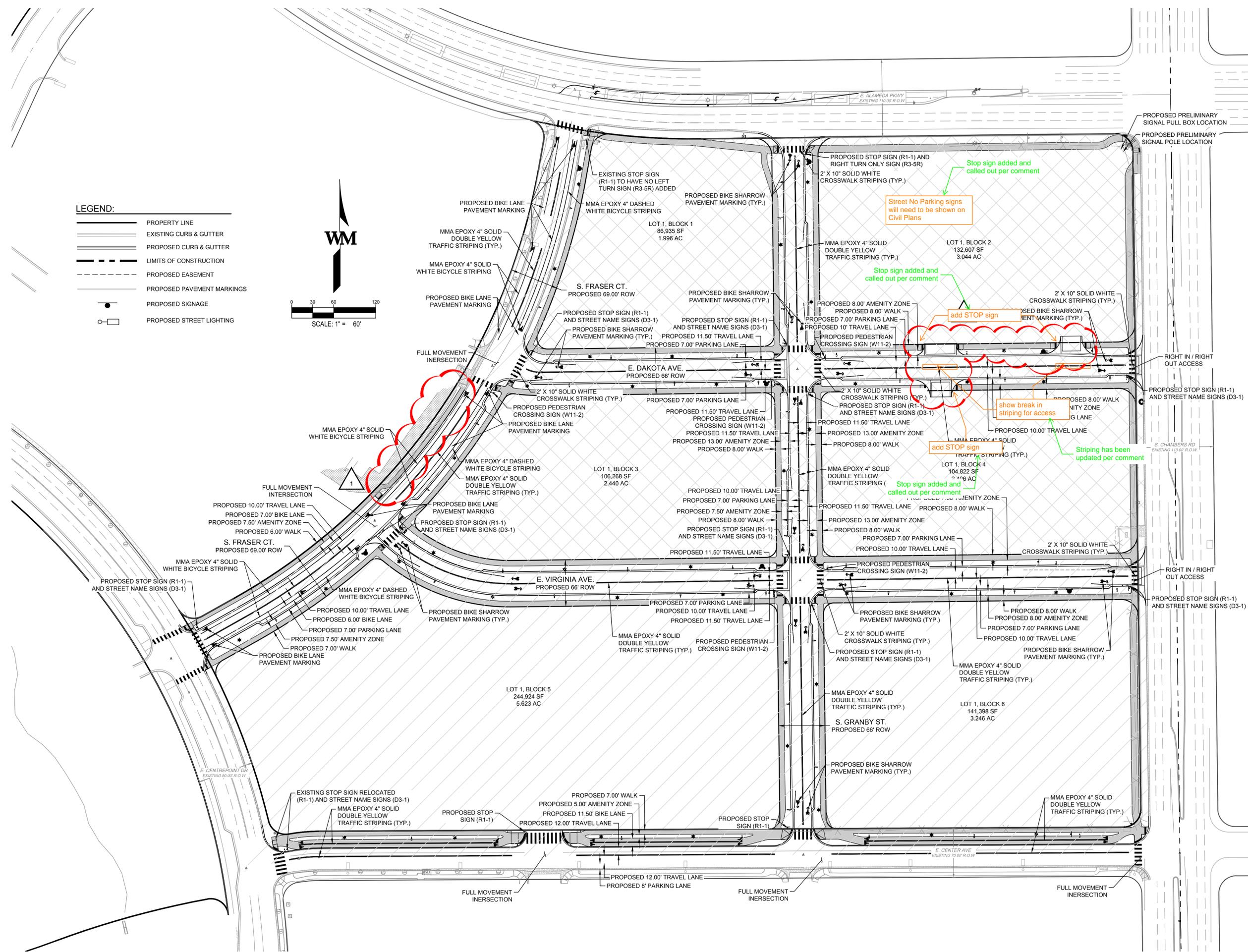
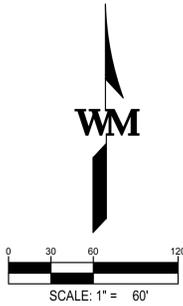
NOT FOR CONSTRUCTION

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
SIGNAGE & STRIPING PLAN
AURORA CO

NO.	DATE	REMARKS
01	07/14/2025	SITE PLAN AMENDMENT 1

JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	09/30/2022
PLOT DATE:	

- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - LIMITS OF CONSTRUCTION
 - - - PROPOSED EASEMENT
 - PROPOSED PAVEMENT MARKINGS
 - PROPOSED SIGNAGE
 - PROPOSED STREET LIGHTING



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PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	AE PS	13	ACER PSEUDOPLATANUS	PLANTREE MAPLE	B & B	2.5" CAL.
	AC FJ	23	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	B & B	2.5" CAL.
	CA SP	8	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2.5" CAL.
	CE OC	21	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
	GL TR	38	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2.5" CAL.
	GY DI	8	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.
	QU BI	19	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
	QU MI	14	QUERCUS X BIMUNDORUM 'MIDWEST' TM	PRAIRIE STATURE OAK	B & B	2.5" CAL.
	TI ST	14	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CAL.
	UL AL	18	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	B & B	2.5" CAL.
	UL WP	13	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	B & B	2.5" CAL.
	ZE GV	11	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	B & B	2.5" CAL.

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	AR LS	113	ARONIA MELANOCARPA 'UCONNAM165' TM	LOW SCAPE MOUND BLACK CHOKEBERRY	CONT.	#5
	CA GL	203	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	CONT.	#5
	CA BL	133	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5
	PE LS	386	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5
	PO MC	85	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	CONT.	#5
	PR PB	139	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5
	RH GR	135	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
	RO 37	108	ROSA X 'RADRAZZ' TM	KNOCK OUT SHRUB ROSE	CONT.	#5
	SP TO	145	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	CONT.	#5
	SP MO	204	SPIRAEA X BUMALDA 'MONHUB' TM	LIMEMOUND SPIREA	CONT.	#5
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	AR PA	60	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
	JU BH	91	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5
	JU BL	108	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	BO BA	280	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
	CA KA	491	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
	MU RE	64	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#1
	PA SH	166	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	#1
	PE HA	250	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#1
	SC BL	420	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	#1
	SO TH	58	SORGHASTRUM NUTANS 'THIN MAN'	THIN MAN INDIAN GRASS	CONT.	#1
	SP HE	394	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	AC MO	36	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1
	EC MA	5	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	CONT.	#1
	GA GR	8	GAILLARDIA X GRANDIFLORA	BLANKETFLOWER	CONT.	#1
	NE WA	3	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	CONT.	#1
	RU FU	20	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1
	SA MN	236	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT.	#1

AMENITY SCHEDULE

DESCRIPTION: BENCH MANUFACTURER: SITE PIECES OR APPROVED EQUAL CONTACT: 900.484.0797 https://www.sitepieces.com/ MODEL: MONOLINE 6' BENCH COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: SITE PIECES OR APPROVED EQUAL CONTACT: 900.484.0797 https://www.sitepieces.com/ MODEL: MONOLINE LITTER BIN COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: BIKE RACK MANUFACTURER: SITE PIECES OR APPROVED EQUAL CONTACT: 900.484.0797 https://www.sitepieces.com/ MODEL: MONOLINE DUO BIKE RACK COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: PET PICKUP STATION MANUFACTURER: SITE PIECES OR APPROVED EQUAL CONTACT: 900.484.0797 https://www.sitepieces.com/ MODEL: MONOLINE NO.2 BAG HOLDER AND WASTE BIN COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL)

ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
	ENHANCED CONCRETE FLATWORK	BY CONTRACTOR	REFER TO PLANS	SCORED CONCRETE FLATWORK	STANDARD GRAY, ACID ETCH FINISH, SCORED PER PLANS	REFER TO CITY SPECIFICATIONS FOR CONCRETE MIX AND CONSTRUCTION. SEE ALSO DETAIL 5, SHEET L-19
	CONCRETE FLATWORK	BY CONTRACTOR	REFER TO PLANS	CONCRETE FLATWORK	STANDARD GRAY, BROOM FINISH	REFER TO CITY SPECIFICATIONS FOR CONCRETE MIX AND CONSTRUCTION. SEE ALSO DETAIL 5, SHEET L-19
	CONCRETE STEPPERS	BY CONTRACTOR	4" X 24" x 48" PAVER	EXPRESSIONS PAVER BY TECTURA PAVERS	COLOR XP-50 OR APPROVED EQUAL	SEE DETAIL 4, SHEET L-19

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com
FOR AND ON BEHALF OF WARE MALCOMB

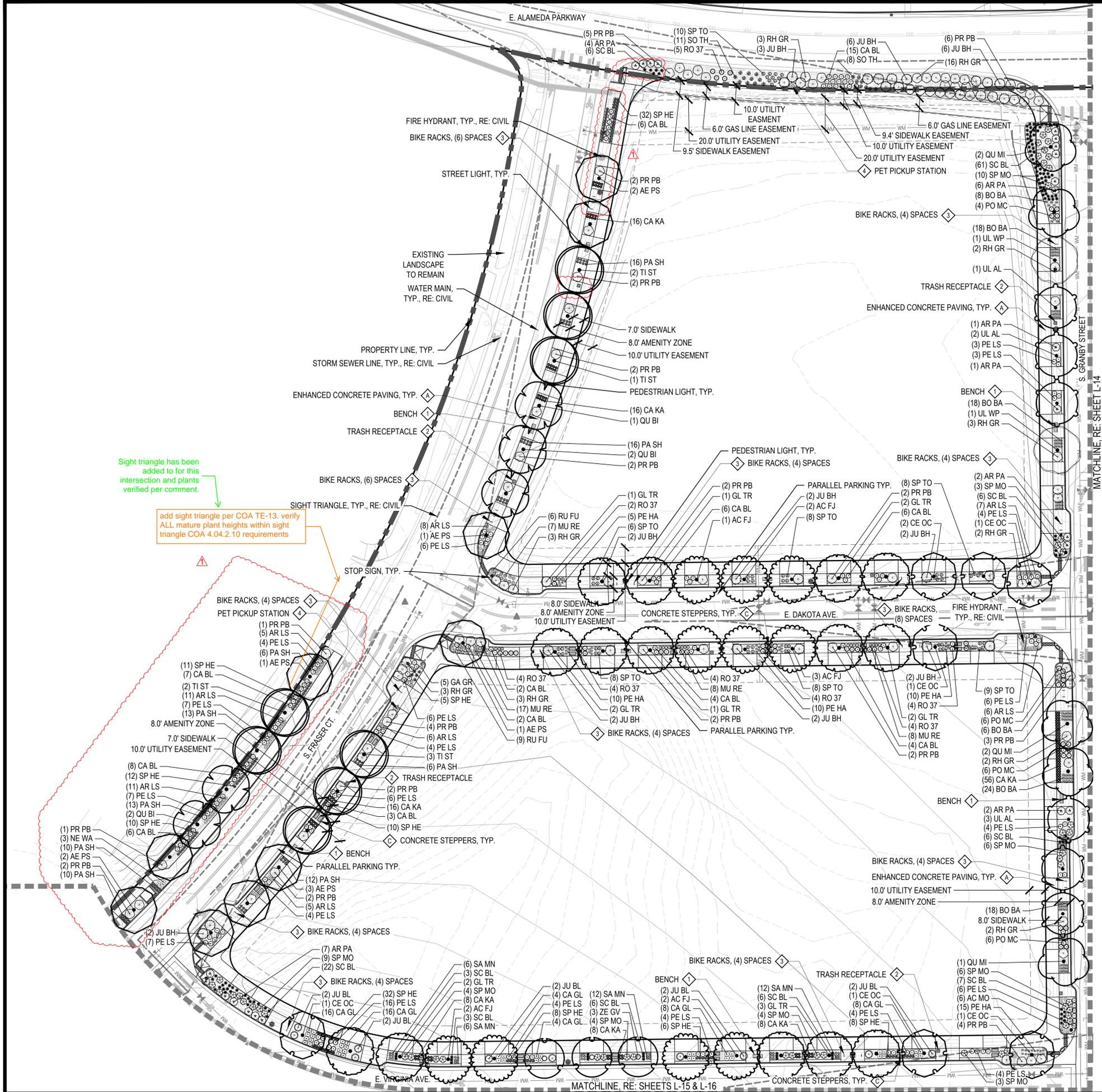
METRO CENTER - PARCEL B
LANDSCAPING PLANS
AURORA CO

NO	DATE	REMARKS
1	12/05/2022	Site Plan Submittal 06
	01/14/2025	Site Plan Amendment 1

JOB NO.:	DCS21-4112
PA / PM:	BH
DESIGNED:	AB / SV
DATE:	01/18/2022
PLOT DATE:	



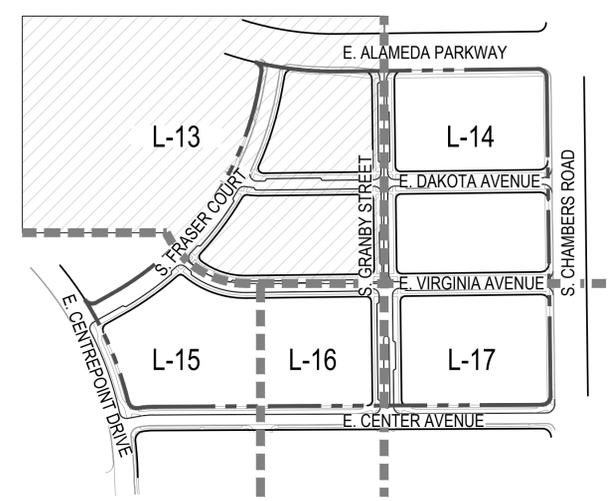
NOT FOR CONSTRUCTION



Sight triangle has been added to for this intersection and plants verified per comment.

add sight triangle per COA TE-13. verify ALL mature plant heights within sight triangle COA 4.04.2.10 requirements

KEY MAP



LEGEND

- LANDSCAPE BED
- ENHANCED CONCRETE PAVING
- DECIDUOUS CANOPY TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- CONCRETE STEPPERS
- PET PICKUP STATION
- STREET LIGHT
- PEDESTRIAN LIGHT
- STOP SIGN
- FIRE HYDRANT
- RIGHT OF WAY
- PROPERTY LINE
- MATCHLINE

NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. NO TREES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS ALONG ALAMEDA PARKWAY AND CHAMBERS ROAD.
3. AS SITE PLANS ARE SUBMITTED AND APPROVED FOR EACH BLOCK, THIS STREETScape DESIGN LAYOUT SHALL BE AMENDED AND MODIFIED SO THAT THE FUTURE CURB CUTS WILL BE PLANNED INTO THE DESIGN AND NOT APPEAR TO BE AN AFTERTHOUGHT WHEN CONSTRUCTED.

811 logo

SCALE 1" = 30'

0 15 30 60

NORTH

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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NORRIS DESIGN
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Denver, Colorado 80204
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FOR AND ON BEHALF OF WARE MALCOMB

METRO CENTER - PARCEL B

LANDSCAPING PLANS

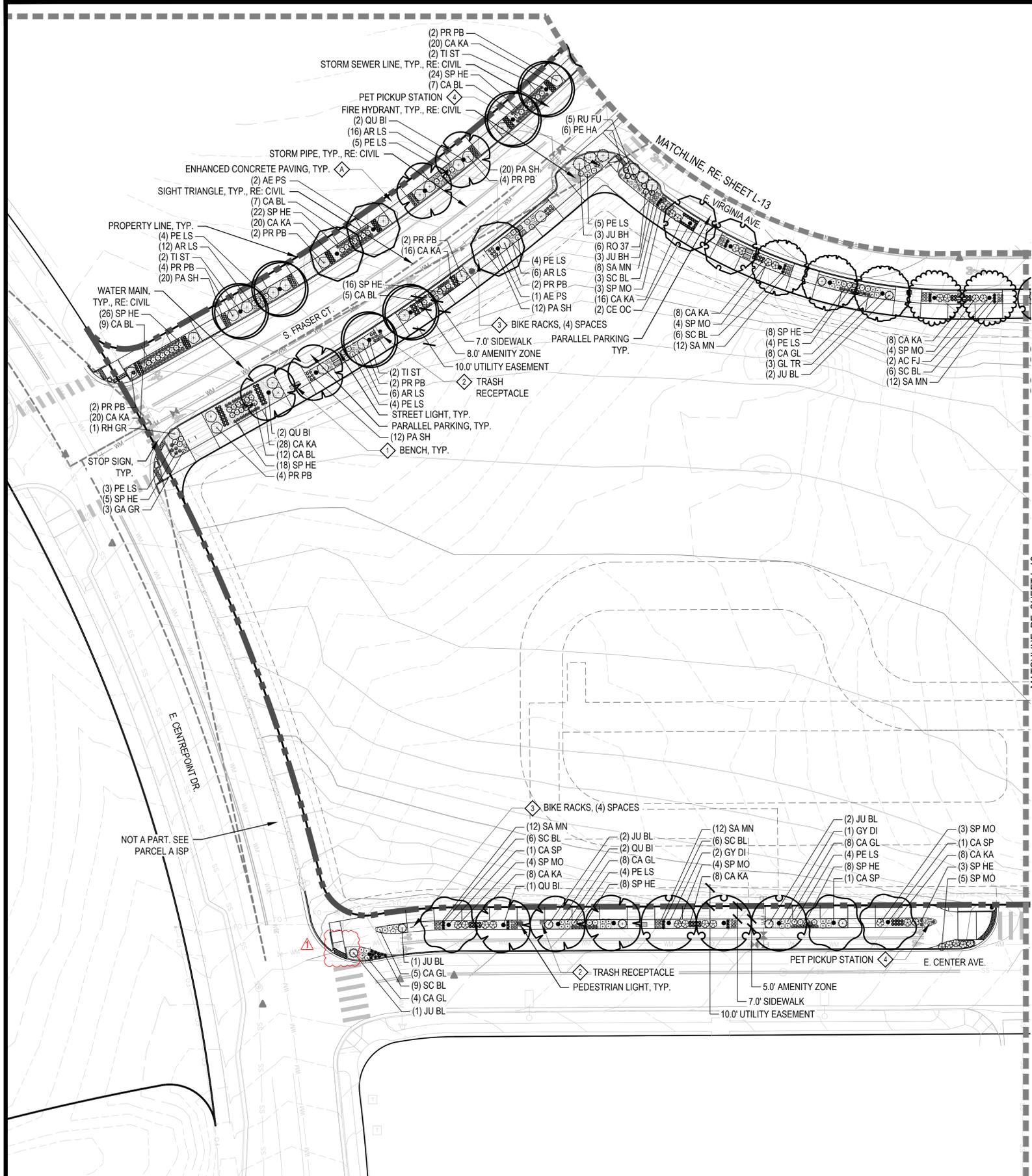
AURORA CO

NO.	DATE	REMARKS
1	12/05/2022	Site Plan Submittal 06
1	01/14/2025	Site Plan Amendment 1

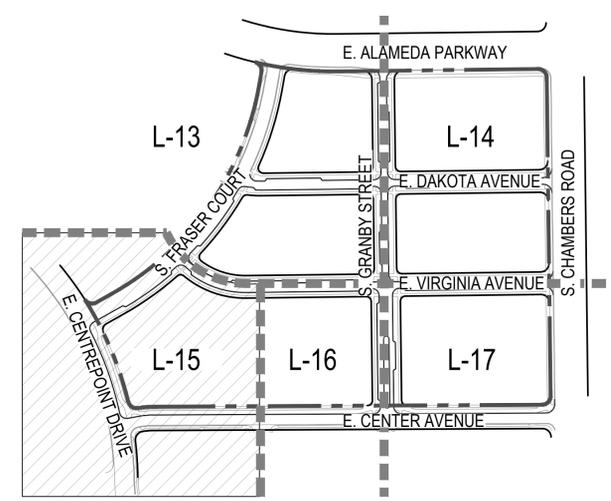
JOB NO.:	DCS21-4112
PA / PM:	BH
DESIGNED:	AB / SV
DATE:	01/18/2022
PLOT DATE:	01/14/25

SHEET
LANDSCAPE PLAN
L-13 of 19

NOT FOR CONSTRUCTION



KEY MAP

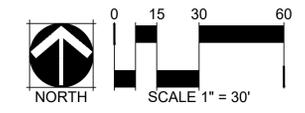


LEGEND

- LANDSCAPE BED
- ENHANCED CONCRETE PAVING
- DECIDUOUS CANOPY TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- CONCRETE STEPPERS
- PET PICKUP STATION
- STREET LIGHT
- PEDESTRIAN LIGHT
- STOP SIGN
- FIRE HYDRANT
- RIGHT OF WAY
- PROPERTY LINE
- MATCHLINE

NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. NO TREES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS ALONG ALAMEDA PARKWAY AND CHAMBERS ROAD.
3. AS SITE PLANS ARE SUBMITTED AND APPROVED FOR EACH BLOCK, THIS STREETSCAPE DESIGN LAYOUT SHALL BE AMENDED AND MODIFIED SO THAT THE FUTURE CURB CUTS WILL BE PLANNED INTO THE DESIGN AND NOT APPEAR TO BE AN AFTERTHOUGHT WHEN CONSTRUCTED.



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FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B

LANDSCAPING PLANS

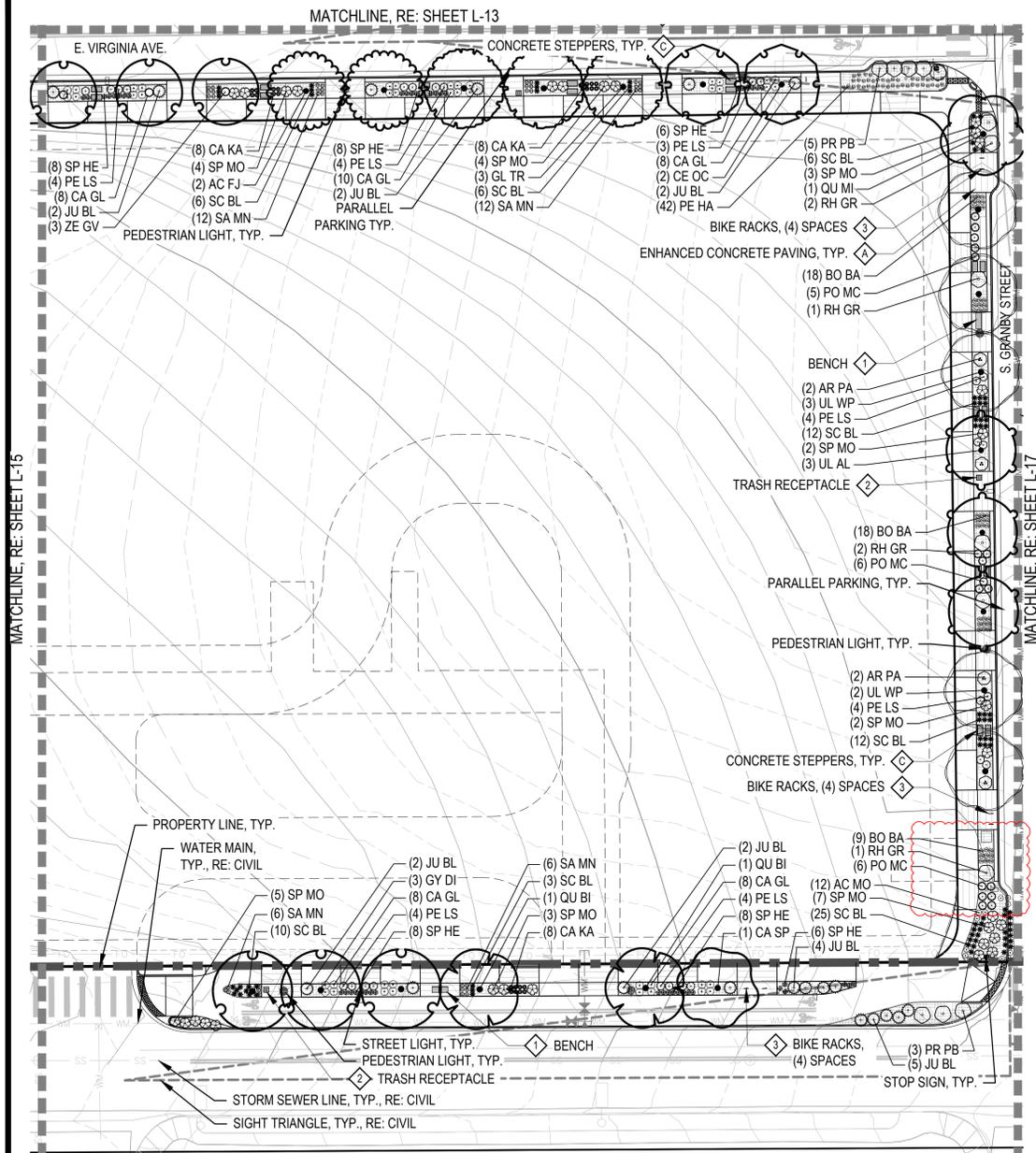
AURORA CO

NO.	DATE	REMARKS
1	01/14/2025	Site Plan Amendment 1

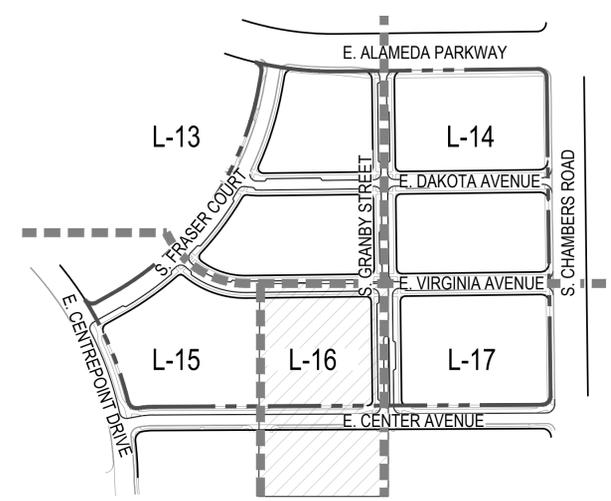
JOB NO.:	DCS21-4112
PA / PM:	BH
DESIGNED:	AB / SV
DATE:	01/18/2022
PLOT DATE:	01/14/25

SHEET
LANDSCAPE PLAN
L-15 of 19

NOT FOR CONSTRUCTION



KEY MAP

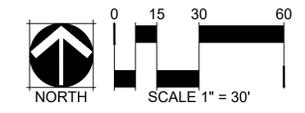


LEGEND

- LANDSCAPE BED
- ENHANCED CONCRETE PAVING
- DECIDUOUS CANOPY TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- CONCRETE STEPPERS
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METRO CENTER - PARCEL B

LANDSCAPING PLANS

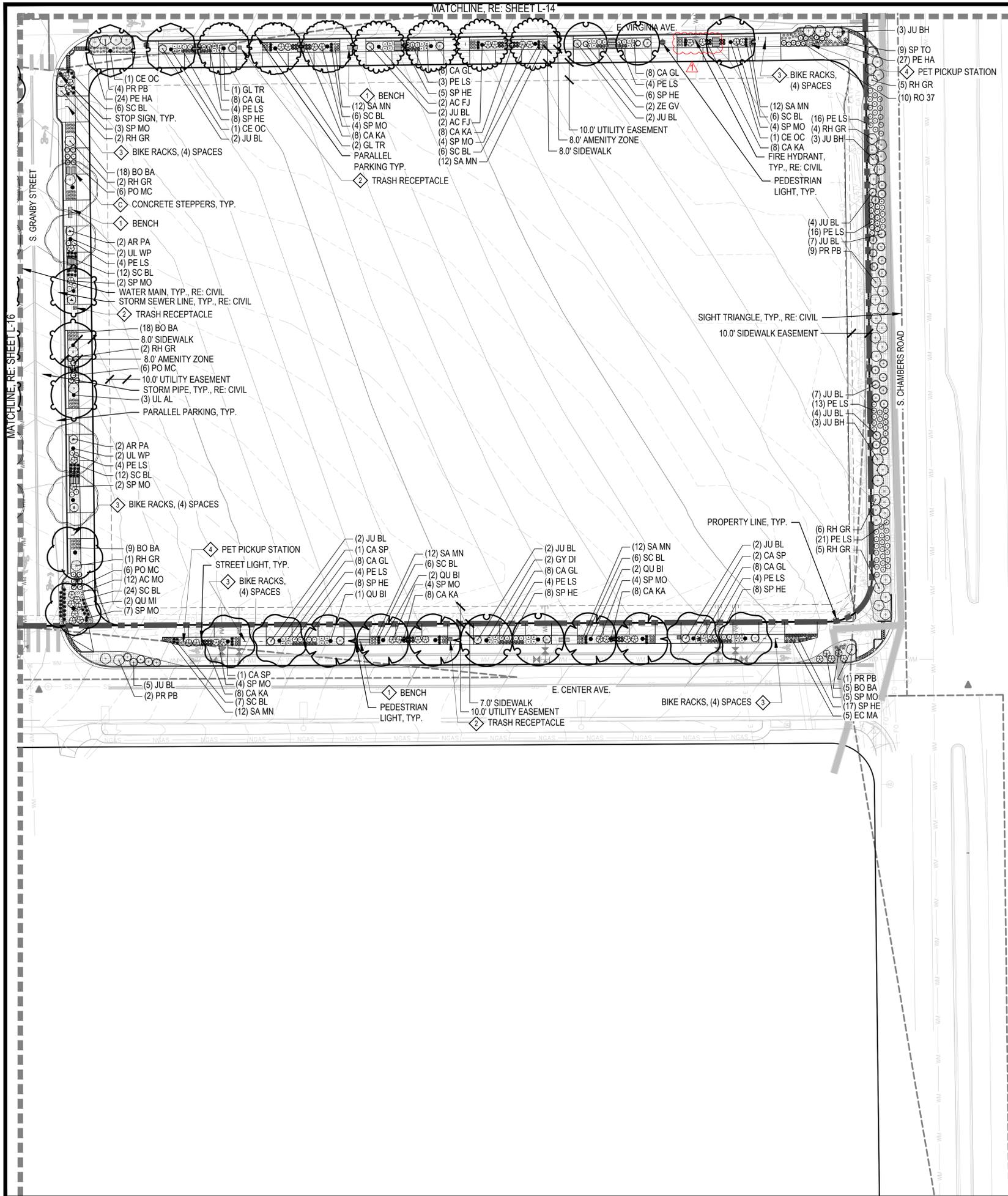
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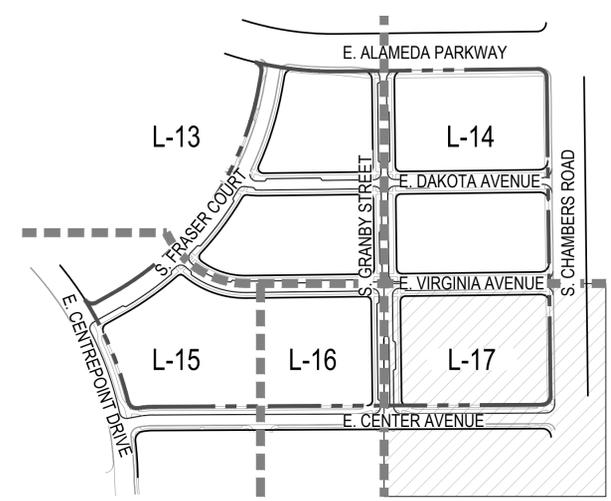
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SHEET
LANDSCAPE PLAN
L-16 of 19

NOT FOR CONSTRUCTION



KEY MAP

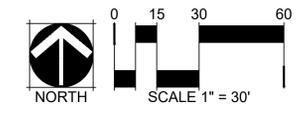


LEGEND

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- DECIDUOUS CANOPY TREES
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METRO CENTER - PARCEL B

LANDSCAPING PLANS

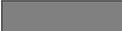
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NO.	DATE	REMARKS
1	01/14/2025	Site Plan Amendment 1

JOB NO.:	DCS21-4112
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DATE:	01/18/2022
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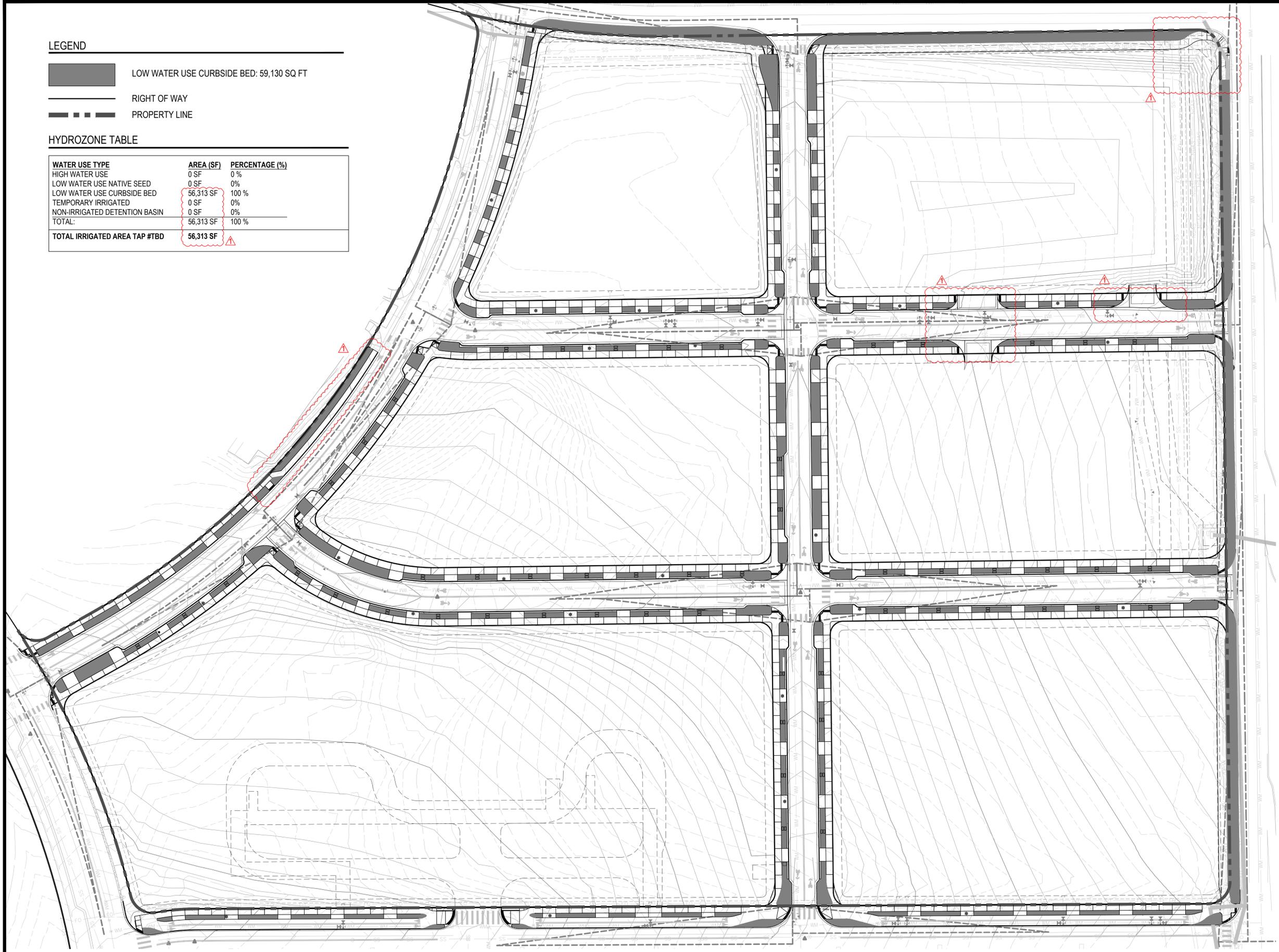
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LEGEND

-  LOW WATER USE CURBSIDE BED: 59,130 SQ FT
-  RIGHT OF WAY
-  PROPERTY LINE

HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE NATIVE SEED	0 SF	0%
LOW WATER USE CURBSIDE BED	56,313 SF	100%
TEMPORARY IRRIGATED	0 SF	0%
NON-IRRIGATED DETENTION BASIN	0 SF	0%
TOTAL:	56,313 SF	100%
TOTAL IRRIGATED AREA TAP #TBD	56,313 SF	▲



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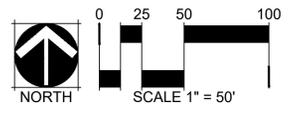
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METRO CENTER - PARCEL B
LANDSCAPING PLANS
AURORA CO

NO.	DATE	REMARKS
1	01/14/2025	Site Plan Amendment 1

JOB NO.:	DCS21-4112
PA / PM:	BH
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DATE:	01/18/2022
PLOT DATE:	01/14/25



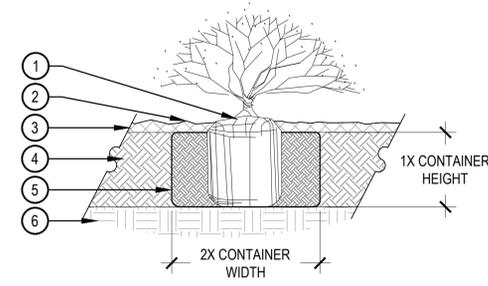
SHEET
HYDROZONE
PLAN
L-18 of 19

NOT FOR CONSTRUCTION

NO.	DATE	REMARKS
1	12/05/2022	Site Plan Submittal 06
1	01/14/2025	Site Plan Amendment 1

JOB NO.:	DCS21-4112
PA / PM:	BH
DESIGNED:	AB / SV
DATE:	01/18/2022
PLOT DATE:	

- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

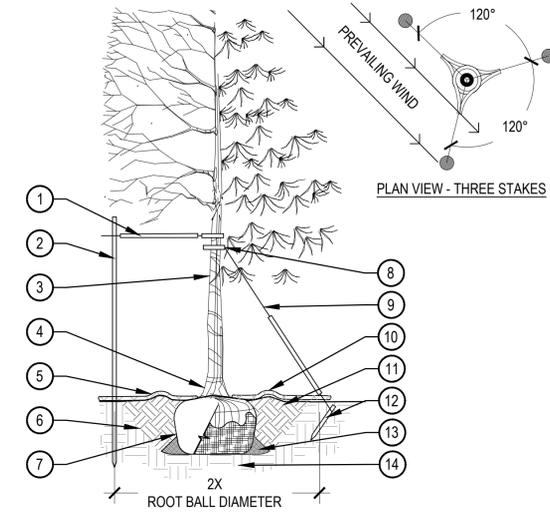


- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- 4 PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 5 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 12 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

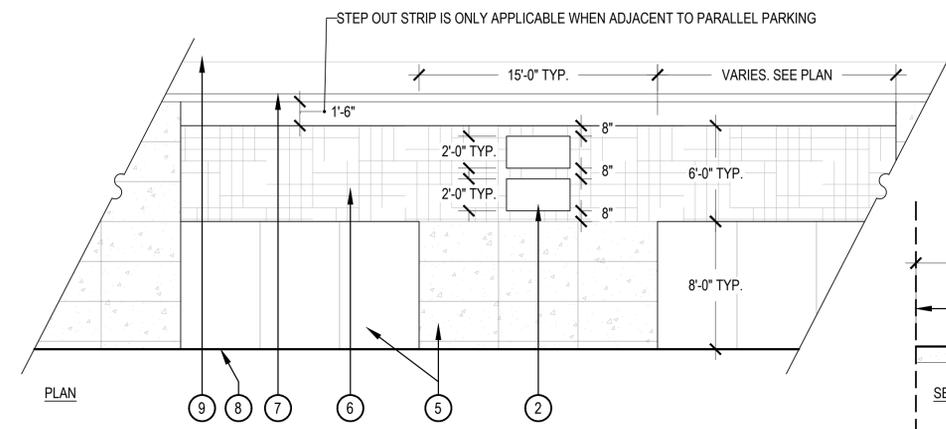


- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 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).
 - c. 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.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

- 1 PAVERS TO BE SET LEVEL AND FLUSH WITH ADJACENT BED MULCH
- 2 4" X 48" CONCRETE PAVER. EXPRESSIONS PAVER BY TECTURA PAVERS. COLOR: XP-50 OR APPROVED EQUAL. WWW.TECTURADESIGNS.COM
- 3 2" DEEP BED OF SAND
- 4 COMPACTED SUBGRADE (EXCEPT WHERE WITHIN TREE PROTECTION ZONE. PAVERS IN TPZ AREA TO BE SET ON GRADE)
- 5 ADJACENT PAVEMENT, REFER TO DETAIL 5, THIS SHEET
- 6 ADJACENT TREE PLANTING ZONE WITH CURB STEP-OUT
- 7 ROADWAY CURB AND GUTTER
- 8 RIGHT OF WAY LINE
- 9 ADJACENT PARALLEL PARKING

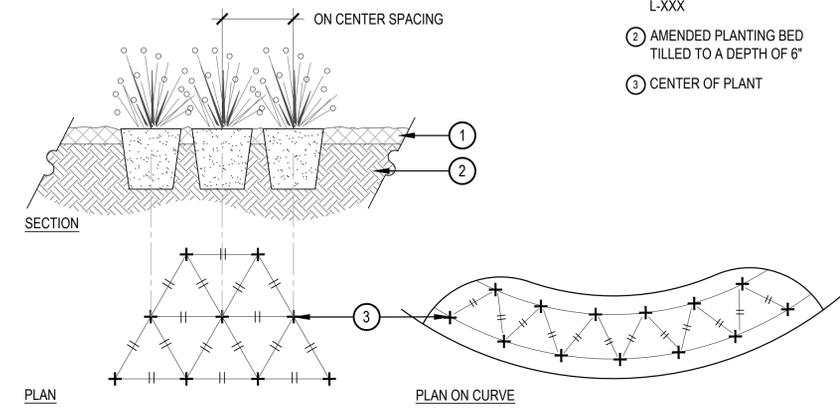


- NOTES:
1. PAVING AND SCORING MUST COMPLY WITH THE METRO CENTER DESIGN STANDARDS AND GUIDELINES.
 2. THIS DETAIL HAS BEEN PROVIDED FOR DESIGN INTENT ONLY. THIS DETAIL HAS NOT BEEN ENGINEERED.

4 CONCRETE STEPPER

N.T.S.

- 1 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

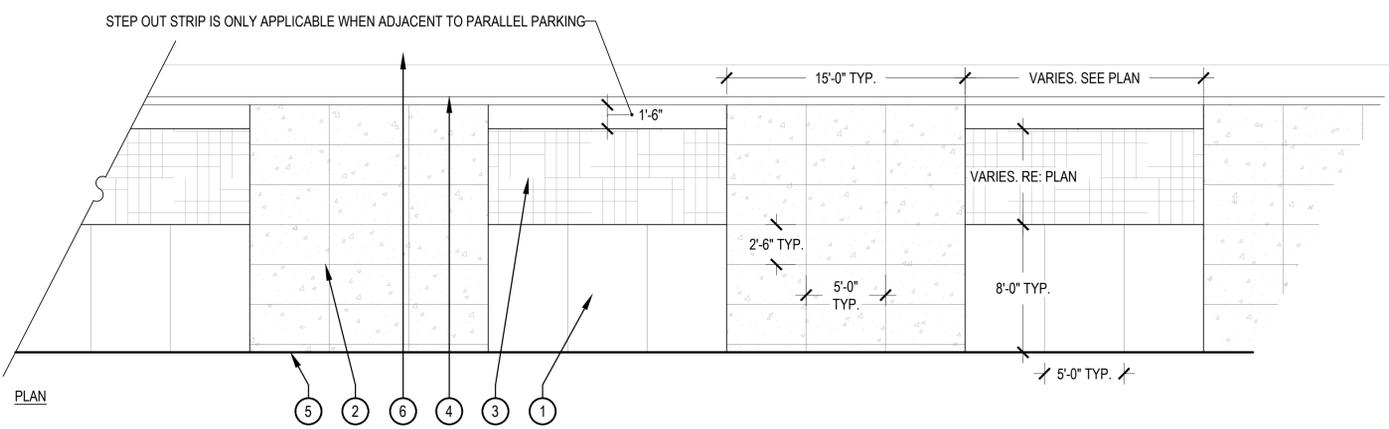
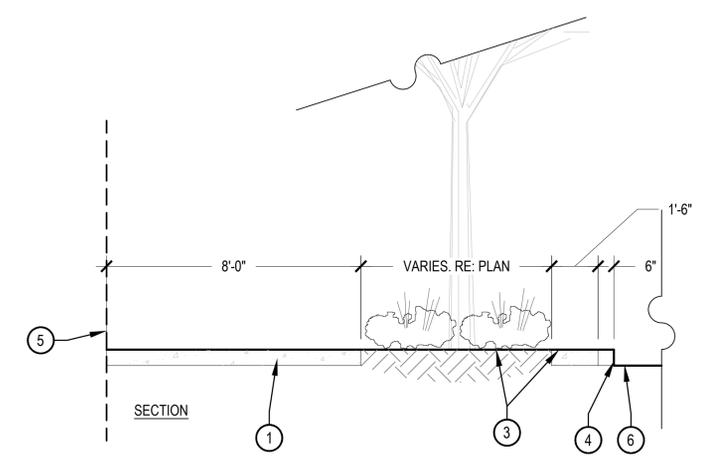


- NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

- 1 STANDARD GREY CONCRETE SIDEWALK, BROOM FINISH, 5' X 8' SAW CUT SCORING PATTERN
- 2 ENHANCED PAVING BAND, STANDARD GREY CONCRETE, ACID ETCH FINISH, 2.5' X 5' SAW CUT SCORING PATTERN
- 3 ADJACENT TREE PLANTING ZONE WITH CURB STEP-OUT
- 4 ROADWAY CURB AND GUTTER
- 5 RIGHT OF WAY LINE
- 6 ADJACENT PARALLEL PARKING



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5 ROW SIDEWALK SCORING

N.T.S.

