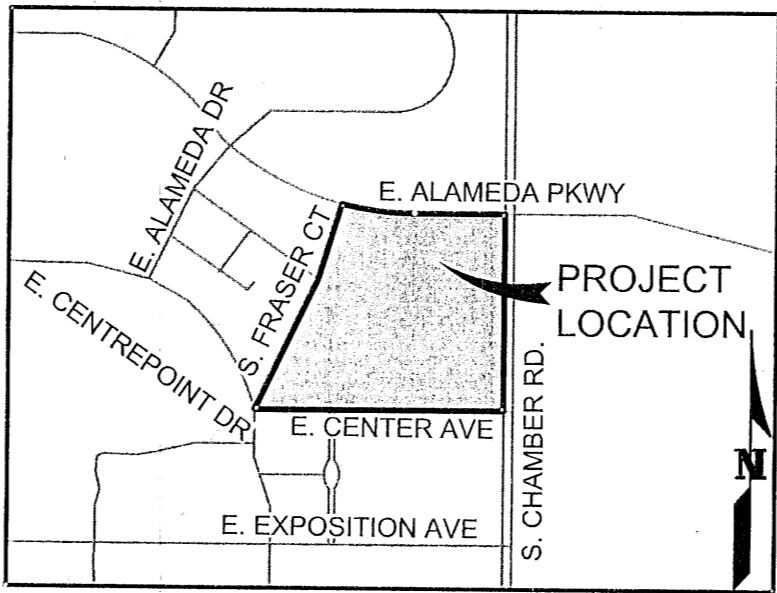


INFRASTRUCTURE SITE PLAN
METRO CENTER - PARCEL B

A PORTION OF THE NORTH HALF OF SECTION 2, AND A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES:

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE OWNER, ITS 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 IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHT SHALL BE AT THE OWNERS EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- INDIVIDUAL PARCELS SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF EAST CENTER AVENUE AND SOUTH CHAMBERS ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNAGE AND STRIPING PLAN FOR THE DEVELOPMENT.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- COLLECTOR STREET LIGHTING TO BE CREE LIGHTING STREETWORKS GLAN GALLEON II (6000 LUMEN MINIMUM PER COA ROADWAY SPECIFICATION 4.10.4.07.3), LOCAL STREET LIGHTING TO BE CREE LIGHTING RSW LED LUMINAIRE - MEDIUM (6000 LUMEN MINIMUM PER COA ROADWAY SPECIFICATION 4.10.4.07.2), AND PEDESTRIAN LIGHTING TO BE LOUIS POULSEN KIPP POST 7K LUMEN PACKAGE OR APPROVED EQUALS
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.



VICINITY MAP
1" = 1000'

INFRASTRUCTURE SITE PLAN

METES AND BOUNDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 BEARS SOUTH 00°41'49" EAST, A DISTANCE OF 2,640.62 FEET, ALL BEARINGS HERON ARE REFERENCED THERETO;

THENCE SOUTH 02°29'53" EAST, A DISTANCE OF 985.83 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH CHAMBERS ROAD AS RECORDED IN BOOK 2335, PAGE 593 IN SAID RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°42'00" EAST, A DISTANCE OF 935.74 FET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°24'45", AN ARC LENGTH OF 39.45 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST CENTER AVENUE AS RECORDED UNDER RECEPTION NO. 2153522 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- SOUTH 89°42'45" WEST, A DISTANCE OF 1,148.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 250.40 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'54", AN ARC LENGTH OF 43.70 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°36'53", AN ARC LENGTH OF 37.79 FEET TO THE EASTERLY RIGHT-OF-WAY OF CENTERPOINT DRIVE AS RECORDED UNDER RECEPTION NO. 2153522 IN SAID RECORDS AND THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 991.55 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°54'11", AN ARC LENGTH OF 327.13 FEET TO THE EASTERLY BOUNDARY OF LOT 1, BLOCK 1 ARAPAHOE CENTERPOINT PLAZA SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 1223025 IN SAID RECORDS AND THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°34'41", AN ARC LENGTH OF 37.78 FEET;
- NORTH 60°50'53" EAST, A DISTANCE OF 51.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 876.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°46'25", AN ARC LENGTH OF 776.28 FEET;
- NORTH 10°04'28" EAST, A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°45'49", AN ARC LENGTH OF 37.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST ALAMEDA PARKWAY AS RECORDED IN BOOK 2248, PAGE 755 IN SAID RECORDS AND THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,005.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'39", AN ARC LENGTH OF 245.76 FEET;
- NORTH 89°18'00" EAST, A DISTANCE OF 591.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24.695 ACRES, (1,075,731 SQUARE FEET), MORE OR LESS

LEGAL DESCRIPTION: BEING A PORTION OF THE NORTH HALF OF SECTION 2, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS INFRASTRUCTURE SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF,

AURORA PARCEL B, LLC

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF March AD. 2023.

AURORA PARCEL B, LLC, ITS MANAGER

BY:

NAME: John Zimpel

TITLE: Manager

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY

OF March AD. 2023 BY

John Zimpel

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Angelica Lazos-Othnelas

(NOTARY PUBLIC)

MY COMMISSION EXPIRES 8-13-24

NOTARY BUSINESS ADDRESS: 300 E. Mineral Ave #1 Littleton, CO 80122

SHEET INDEX

- | | |
|---------|---------------------------------|
| C1 | COVER SHEET & NOTES |
| C2 | TYPICAL ROADWAY SECTION |
| C3 | EXISTING OWNERSHIP MAP |
| C4-C5 | RIGHT-OF-WAY & EASEMENT EXHIBIT |
| C6 | OVERALL SITE PLAN |
| C7 | GRADING PLAN |
| C8 | UTILITY PLAN |
| C9 | SIGNAGE & STRIPING PLAN |
| C10 | DETAIL SHEET |
| L11 | LANDSCAPE COVER SHEET |
| L12 | LANDSCAPE SCHEDULE |
| L13-L17 | LANDSCAPE PLAN |
| L18 | HYDROZONE PLAN |
| L19 | LANDSCAPE DETAILS |

INFRASTRUCTURE SITE PLAN DATA BLOCK

PROPOSED SIDEWALK AREA: 36,478 ± SQ. FT. (2.21± ACRES)
PROPOSED ROADWAY ASPHALT AREA: 113,935 ± SQ. FT. (2.62± ACRES)
PROPOSED LANDSCAPE AREA: 57,251 ± SQ. FT. (1.31± ACRES)
PRESENT ZONING CLASSIFICATION: BUSINESS & TECH DISTRICT (I-1) AND MIXED USE-CORRIDOR DISTRICT (MU-TOD)
OVERALL PRELIMINARY PLAT AREA: 238871.04± SQ. FT. (5.48± ACRES)

AMENDMENTS
AMENDMENTS

A PORTION OF THE WALK ON THE WESTERN SIDE OF FRASER HAS MOVED TO ATTACHED TO KEEP SLOPES BELOW 3:1.

ACCESS DRIVES WERE PROVIDED FOR BLOCKS 2 AND 4 AND UTILITY STUBS PROVIDED FOR ALL LOTS.

OVERLOT GRADING UPDATED ON BLOCK 1.

ASSOCIATED LANDSCAPE AREAS WHERE WALK HAS SHIFTED OR ACCESS DRIVES ADDED HAVE BEEN UPDATED.

DEVELOPER/APPLICANT

CUMMING GROUP
88 INVERNESS CIRCLE EAST,
BUILDING G, SUITE 101
ENGLEWOOD, CO 80021
720-642-8650
TYLER SMITH

LIGHTING DESIGNER

KIMLEY HORN
280 INTERLOCK CRESCENT, SUITE 100
BROOMFIELD, CO 80021
720-642-8650
JUSTIN KNOWLES

CIVIL ENGINEER

WARE MALCOMB
900 S. BROADWAY, SUITE 320
DENVER, CO 80209
303-561-3333
TED SWAN

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BENNOCK STREET
DENVER, CO 80204
303-892-1169
EVA MATHER

CITY OF AURORA APPROVALS

CITY ATTORNEY: DATE: 3/14/23

PLANNING DIRECTOR: DATE: 3/15/23

PLANNING COMMISSION: DATE: 2/14/23

CITY COUNCIL: (CHAIRPERSON) DATE: N/A

(MAYOR)

ATTEST: (CITY CLERK) DATE:

DATABASE APPROVAL DATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF COLORADO AT O'CLOCK M.
THIS DAY OF 22 A.D.
CLERK AND RECORDER:
DEPUTY:

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

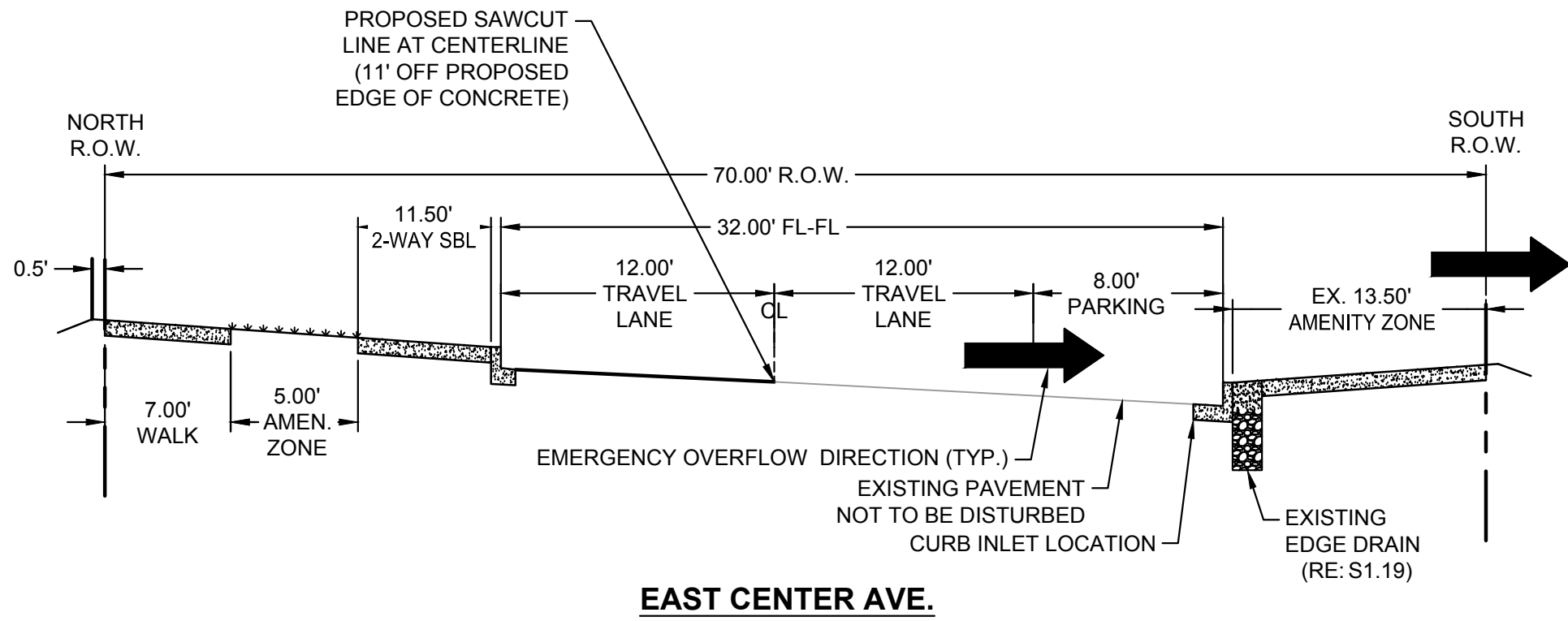
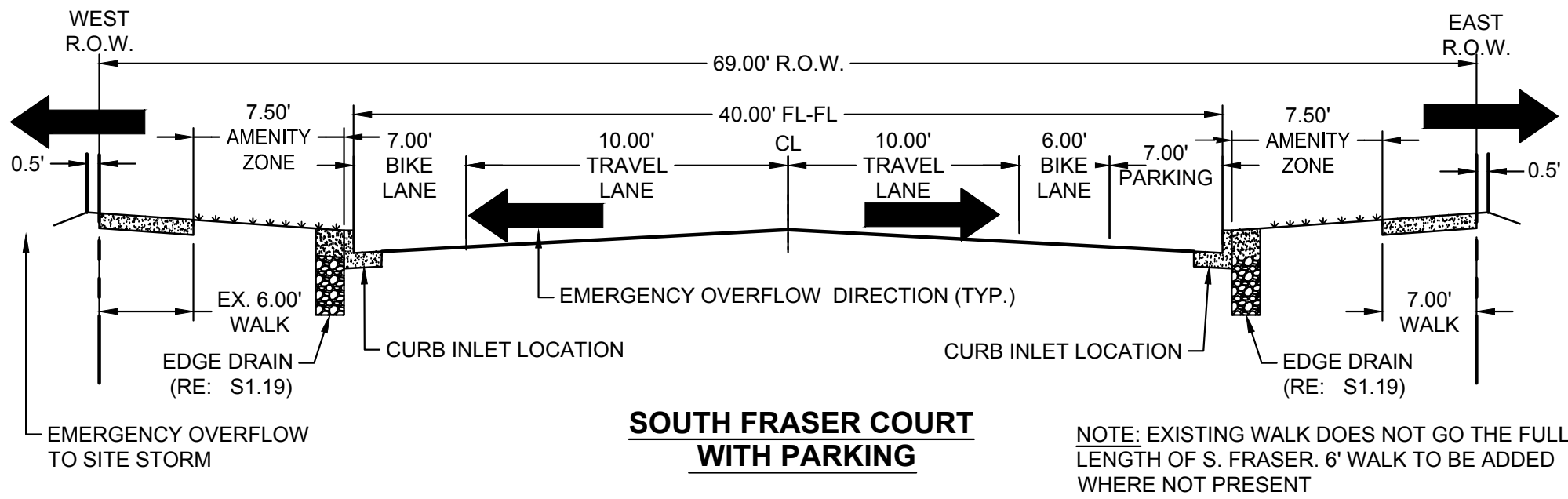
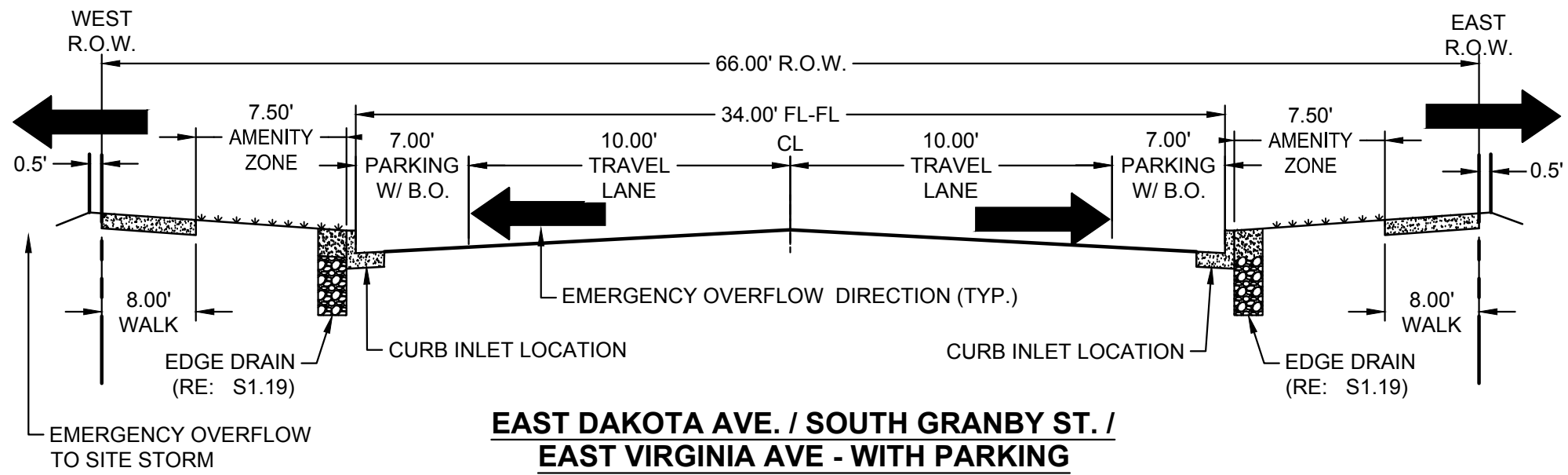
FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
COVER SHEET & NOTES
AURORA CO

NO.	DATE	REMARKS

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

SHEET
C1
1 OF 19



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CIVIL ENGINEERING & SURVEYING

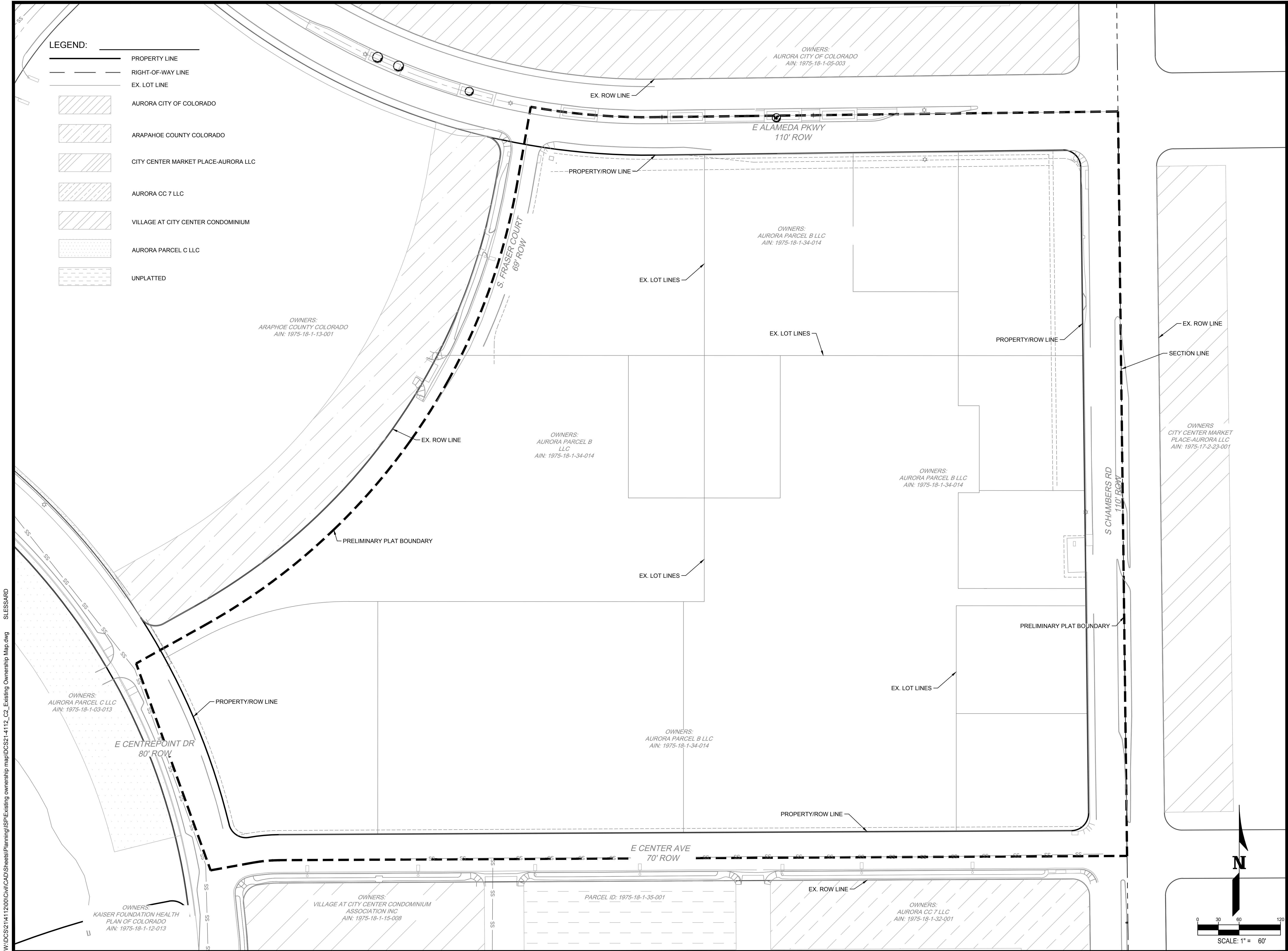
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

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

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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suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

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

NOT FOR CONSTRUCTION

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CIVIL ENGINEERING & SURVEYING

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suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

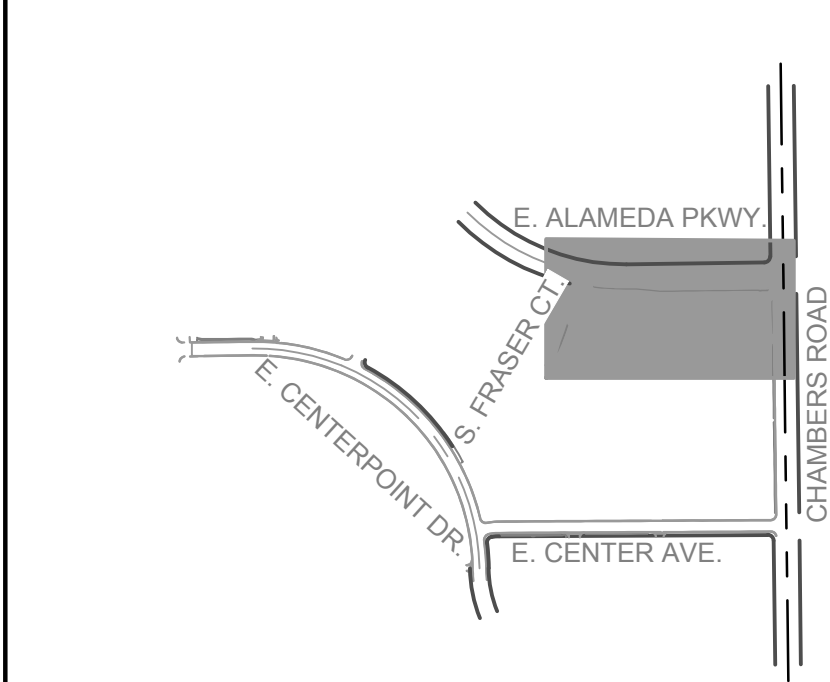
METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
EXISTING RIGHT-OF-WAY & EASEMENT EXHIBIT
AURORA CO

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

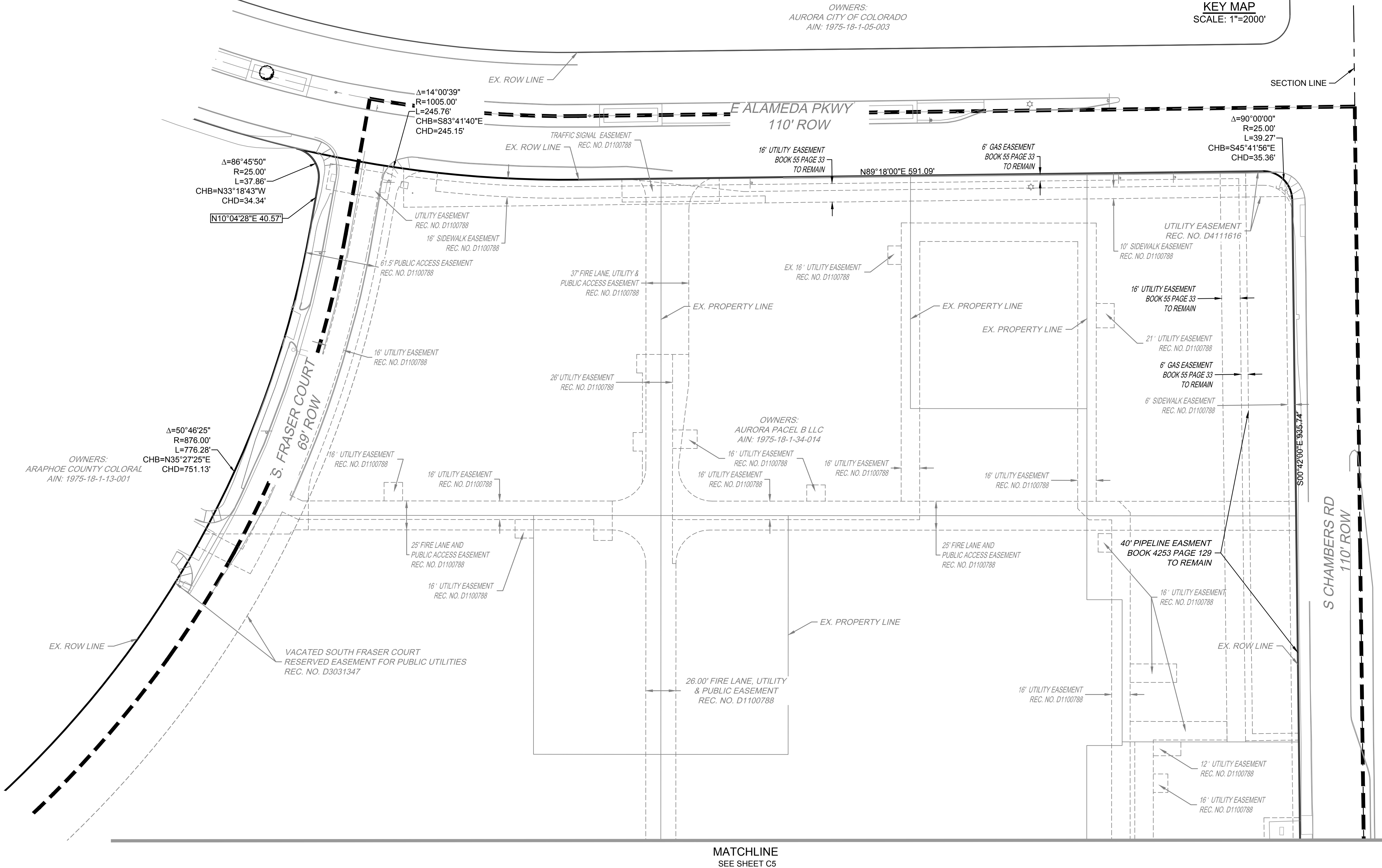
JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	09/30/2022
PLOT DATE:	

SHEET
C4
4 OF 19

NOT FOR CONSTRUCTION

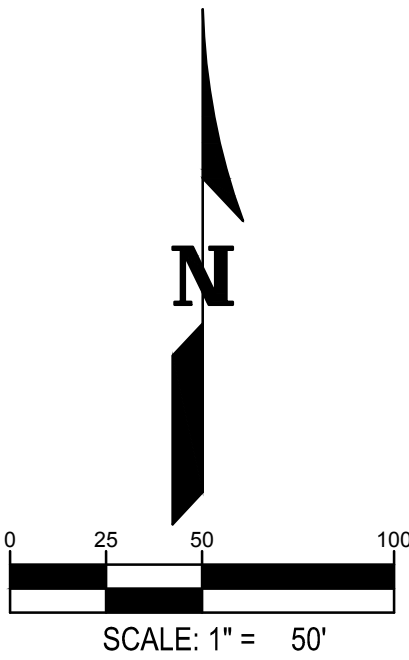


KEY MAP
SCALE: 1"=2000'



NOTE:
EXISTING EASEMENTS TO BE VACATED
BY SEPARATE DOCUMENTS

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



WARE MALCOMB
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suite 320
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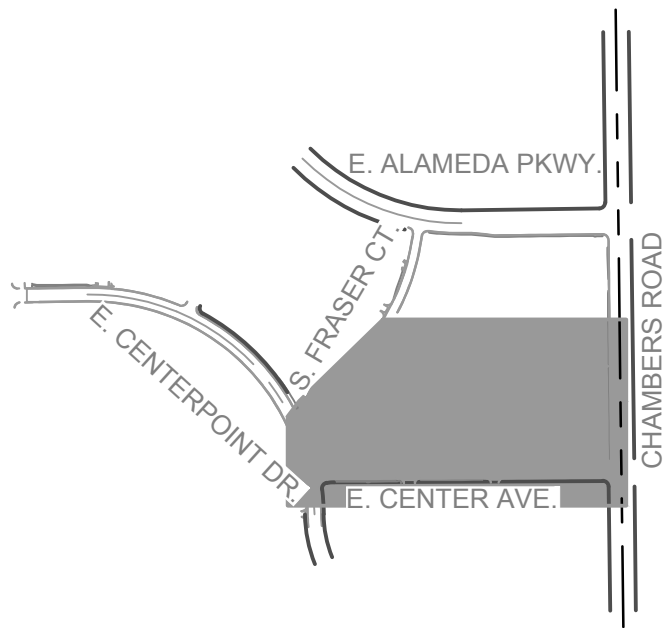
FOR AND ON BEHALF
OF WARE MALCOMB

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

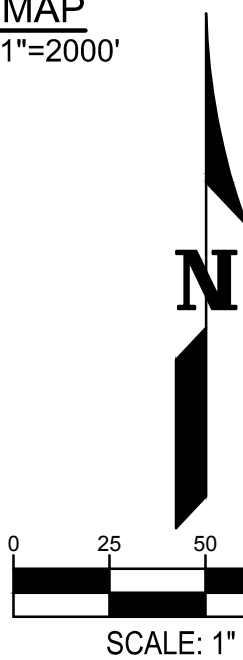
NO.	DATE	REMARKS
01	07/14/2025	SITE PLAN AMENDMENT 1

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

NOT FOR CONSTRUCTION



KEY MAP
SCALE: 1"=2000'

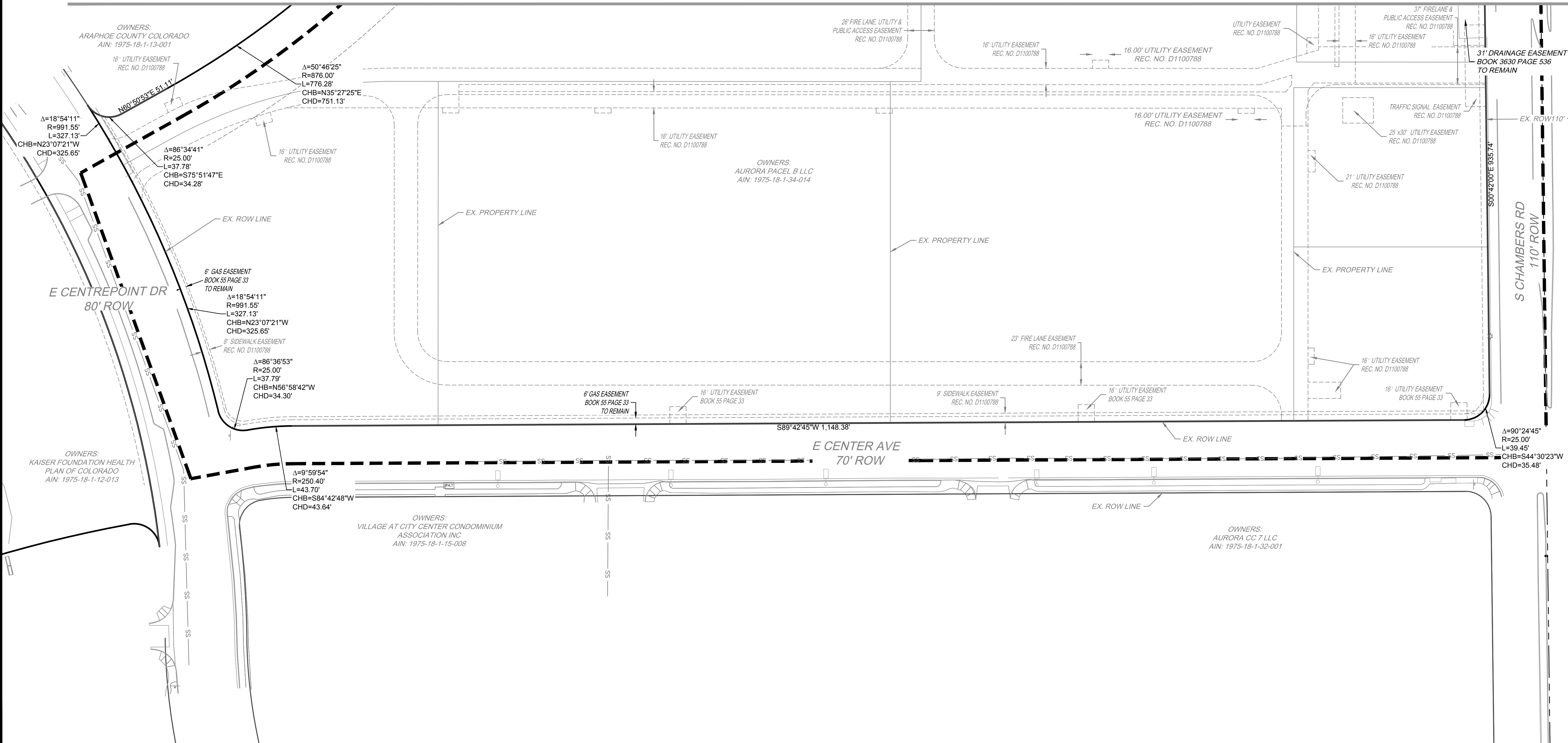


LEGEND:

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

NOTE:
EXISTING EASEMENTS TO BE VACATED
BY SEPARATE DOCUMENTS

SEE SHEET C4
MATCHLINE



W:\DCS21\4112\Civil\CAD\Sheets\Planning\SP\Right-Of-Way & Easement Exhibit\DCS21-4112_C3_Right-of-Way & Easement Exhibit.dwg S LESSARD

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
OVERALL SITE 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:

SHEET

C6

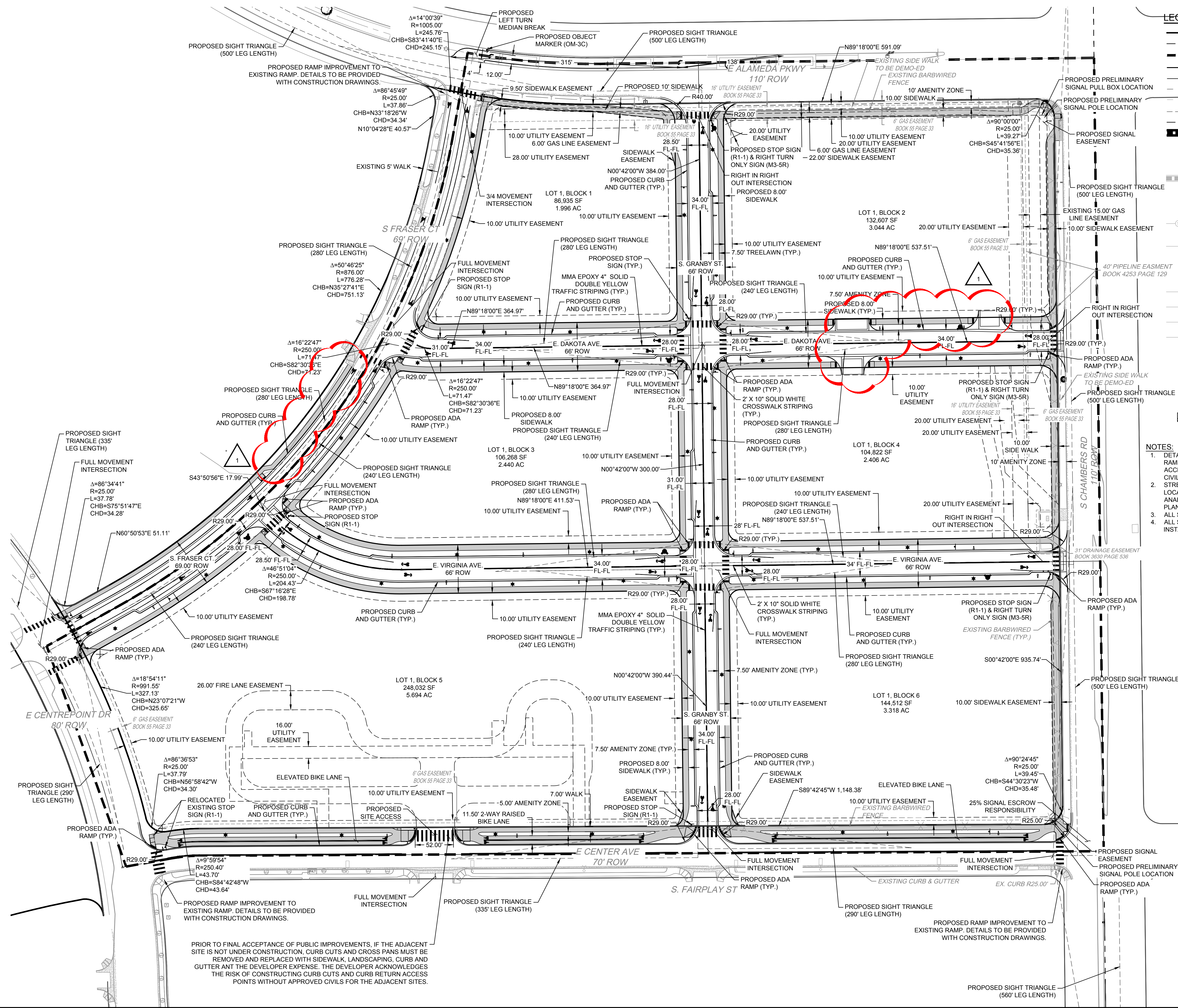
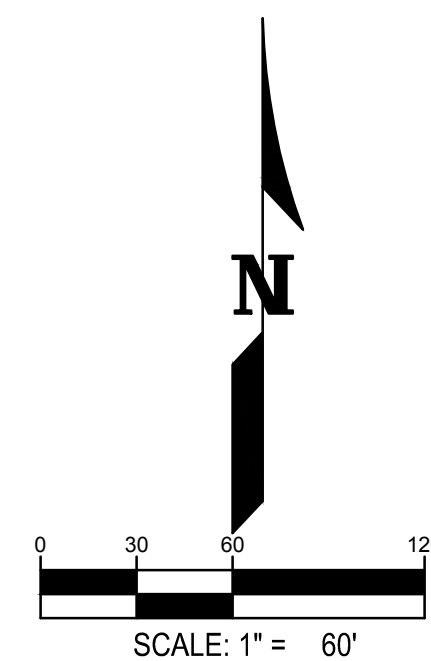
6 OF 19

NOT FOR CONSTRUCTION

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 RAMPS 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 TE12.1-12.3.



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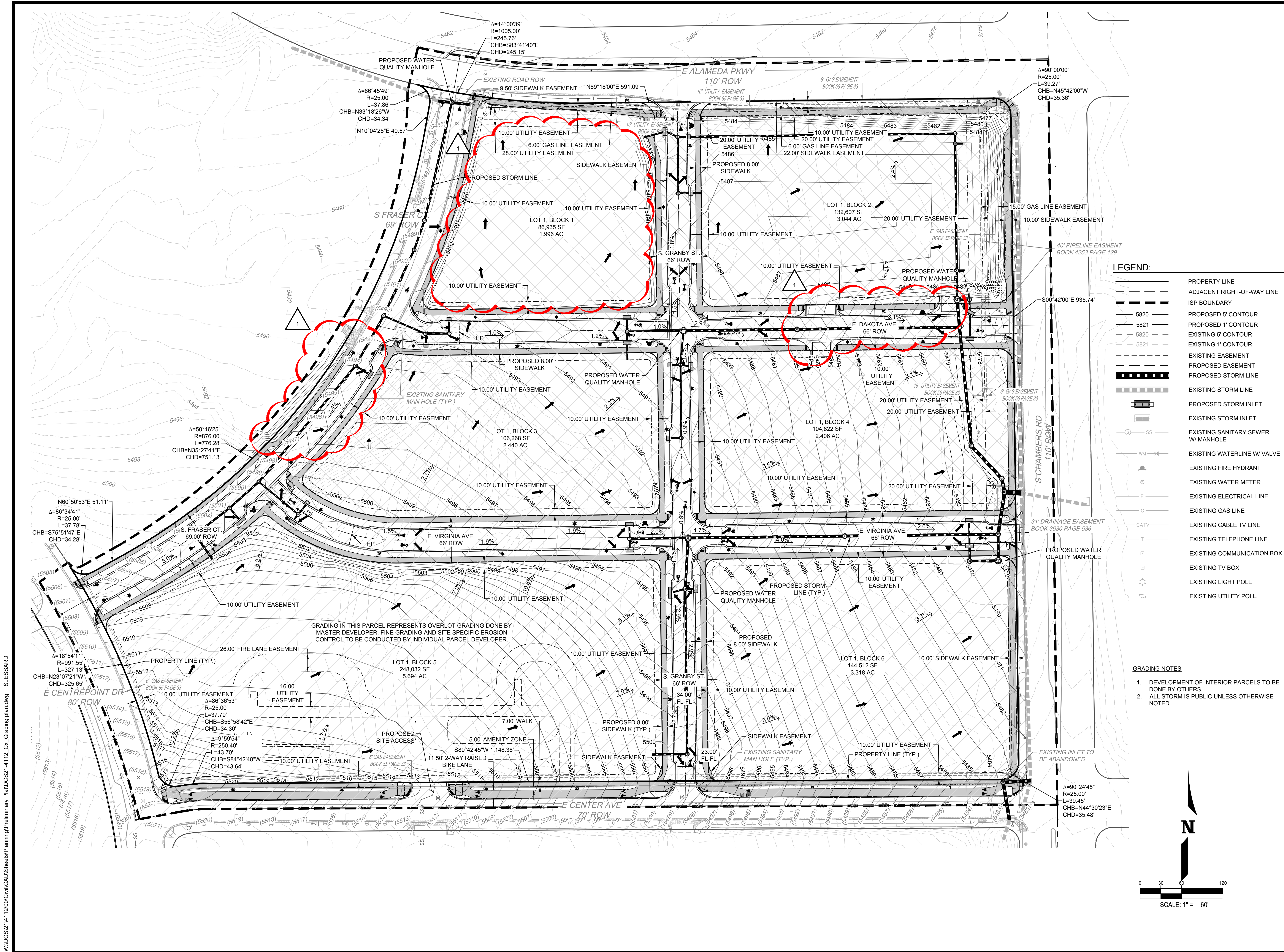
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OF WARE MALCOMB

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
GRADING 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:	

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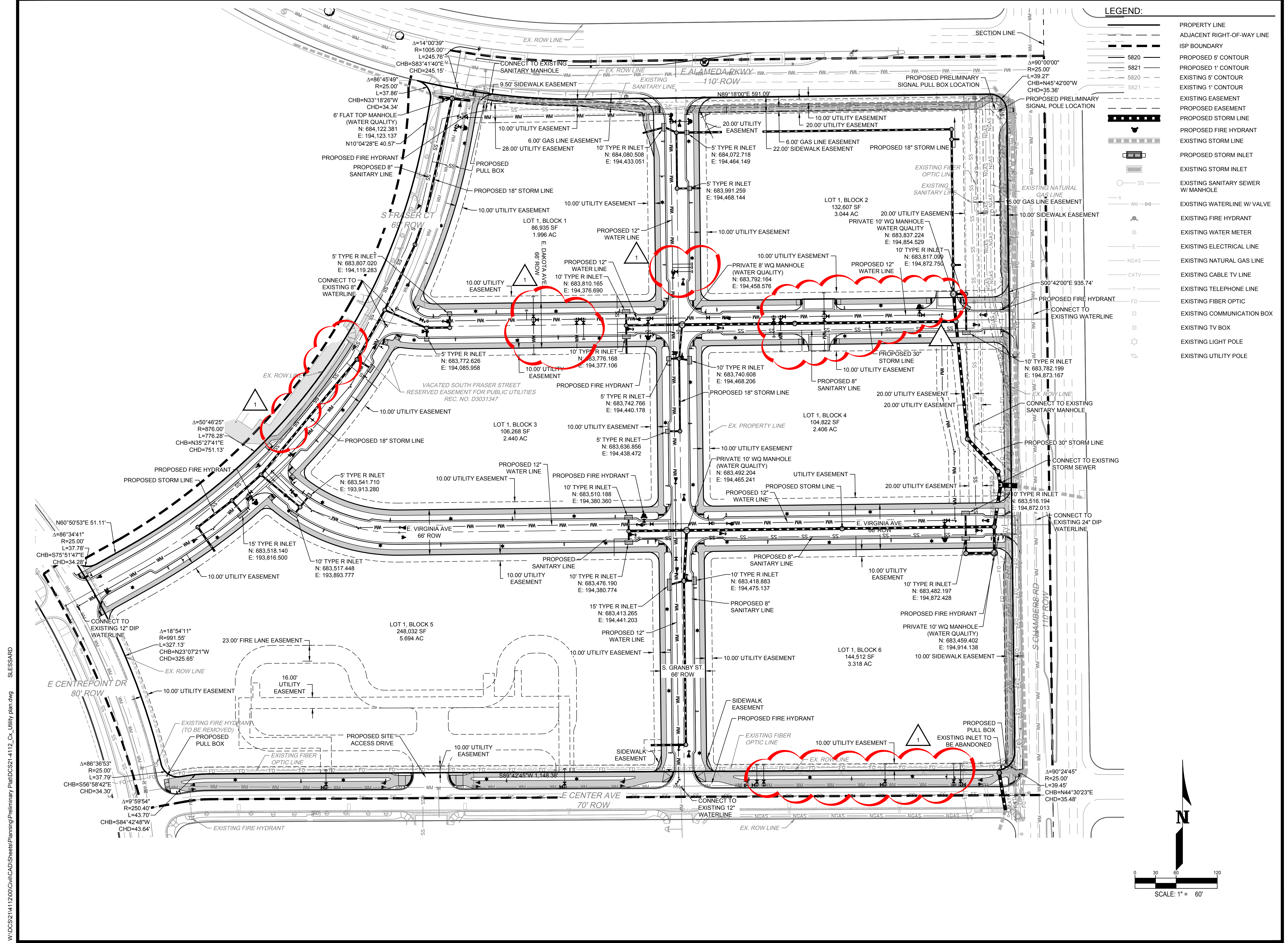
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OF WARE MALCOMB

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

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PA / PM:	J. CARANO
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PLOT DATE:	



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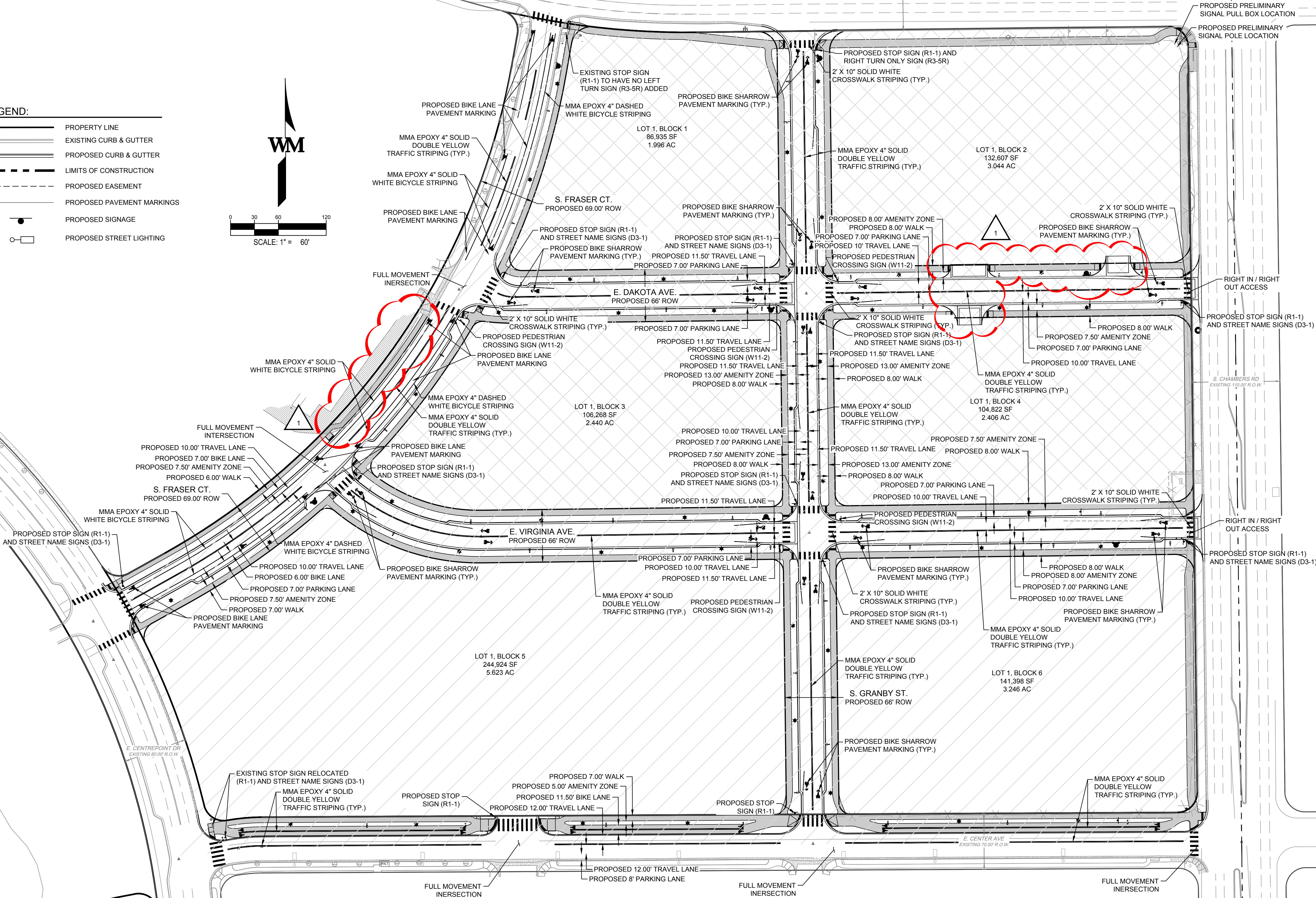
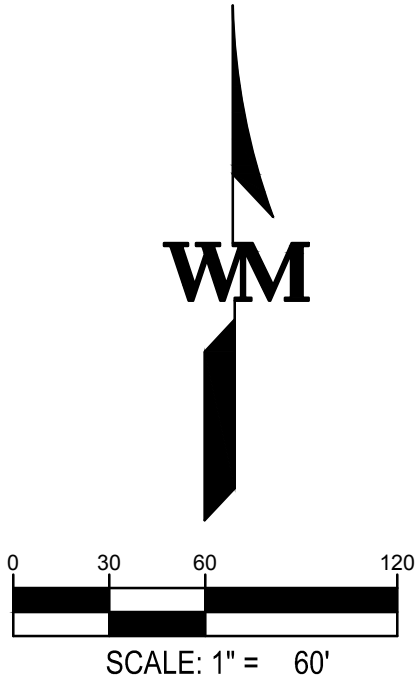
METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
SIGNAGE & STRIPING PLAN
AURORA CO

REMARKS
01 SITE PLAN AMENDMENT 1

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PA / PM: J. CARANO
DESIGNED: S LESSARD
DATE: 09/30/2022
PLOT DATE:

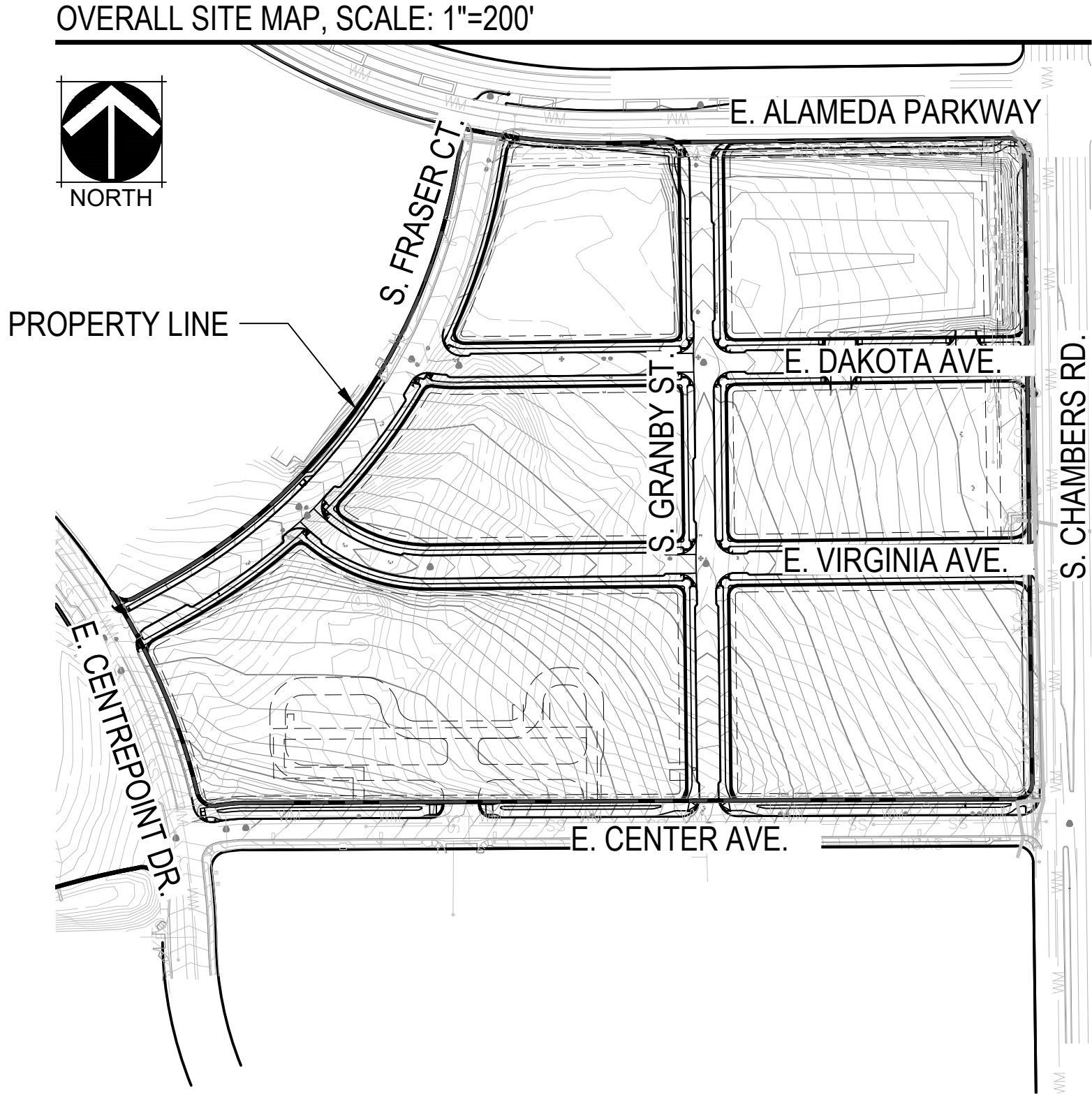
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- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - LIMITS OF CONSTRUCTION
 - PROPOSED EASEMENT
 - PROPOSED PAVEMENT MARKINGS
 - PROPOSED SIGNAGE
 - PROPOSED STREET LIGHTING



CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS .
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BRUSHED , GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/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, UPON COMPLETION OF THE ROADWAY CONSTRUCTION.
- ALL LANDSCAPED 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.
- 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF $\frac{3}{4}$ " - 1 $\frac{1}{2}$ " TAN RIVER ROCK LANDSCAPE MULCH. FOR AREAS SPECIFIED IN THE PLAN AS COBBLE, USE 4-8" TAN RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. COBBLE AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.



LANDSCAPE REQUIREMENTS CHARTS

Curbside Landscaping Table					
Street Tree Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
E. DAKOTA AVENUE (1 Tree / 40 LF)	1,171	29	38	146	373
E. VIRGINIA AVENUE (1 Tree / 40 LF)	1,774	44	56	222	550
S. GRANBY STREET (1 Tree / 40 LF)	1,348	34	45	169	510
E. ALAMEDA PARKWAY (1 Tree / 40 LF)	672	17	0	84	222
S. CHAMBERS ROAD (1 Tree / 40 LF)	818	20	0	102	273
E. CENTER AVENUE (1 Tree / 40 LF)	1,154	29	26	144	234
S. FRASER COURT (1 Tree / 40 LF)	1,283	32	35	160	454
Totals:		206	* 200	1,028	2,616

NOTES:
1.) Distances measured between tangent points, Intersecting Drives and stop sign offsets are excluded.
2.) Tree quantities are deficient on E. Alameda Parkway and Chambers Road due to conflicts with utility easements.
* Tree shortage due to utility easments and stop sign offsets.

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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METRO CENTER - PARCEL B

LANDSCAPING PLANS

AURORA CO

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PLOT DATE:	

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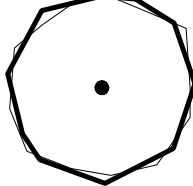
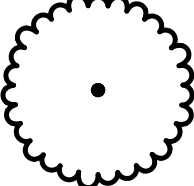
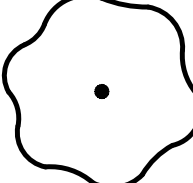
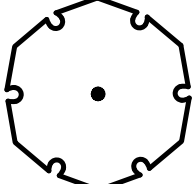
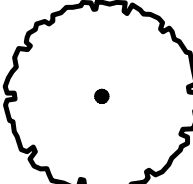
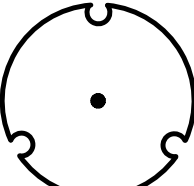
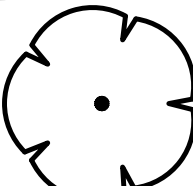
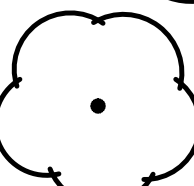
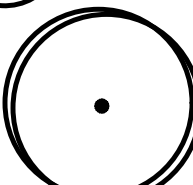
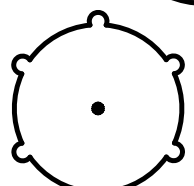
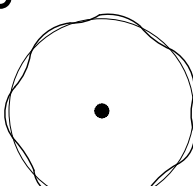
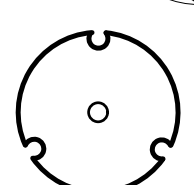
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L-11 of 19



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

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
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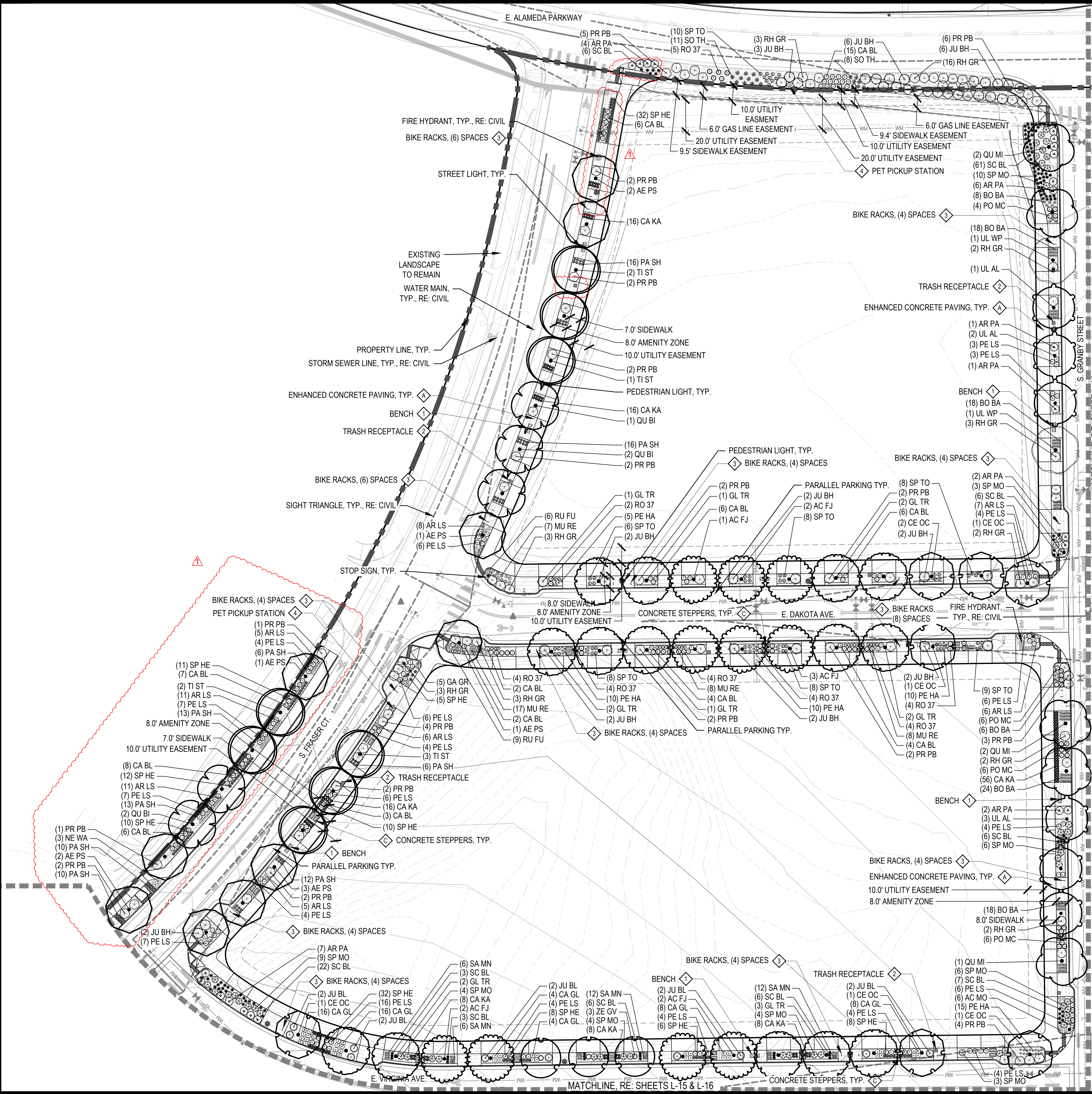
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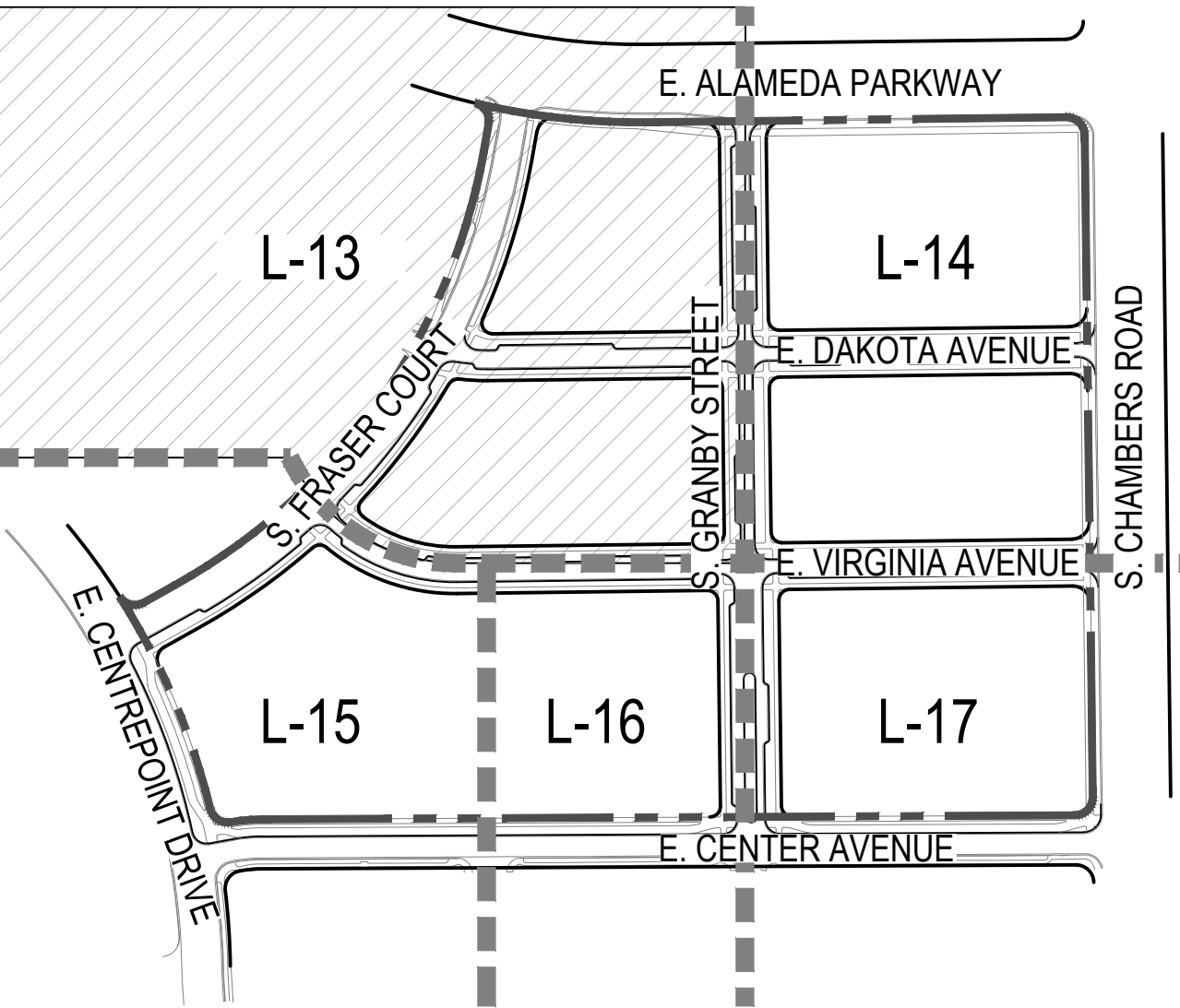
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LANDSCAPE
SCHEDULES

L-12 of 19

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KEY MAP

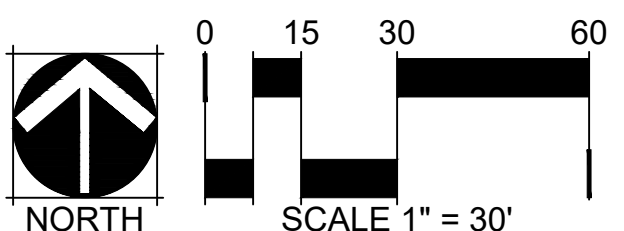


LEGEND

- 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

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- NO TREES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS ALONG ALAMEDA PARKWAY AND CHAMBERS ROAD.
- 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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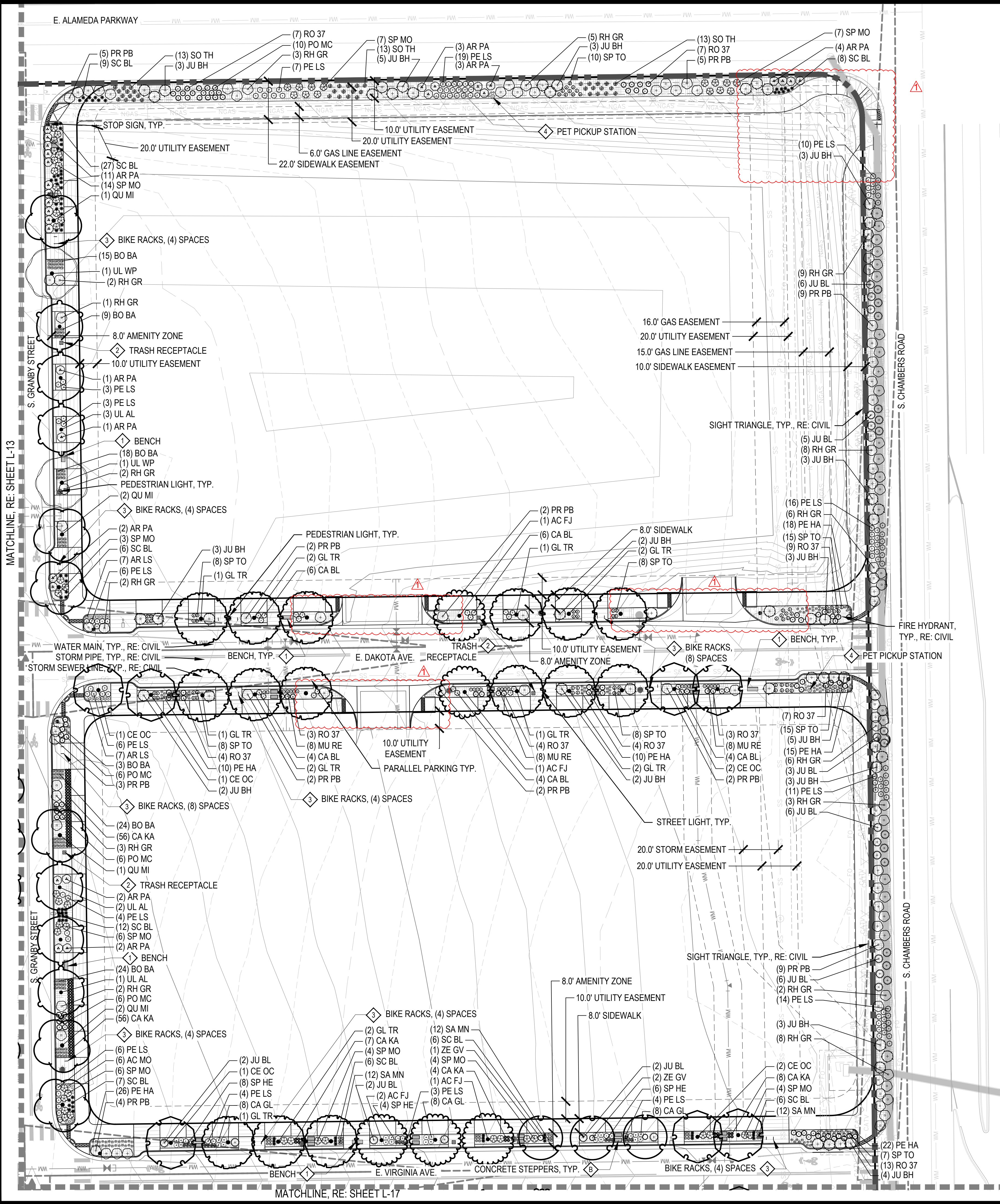
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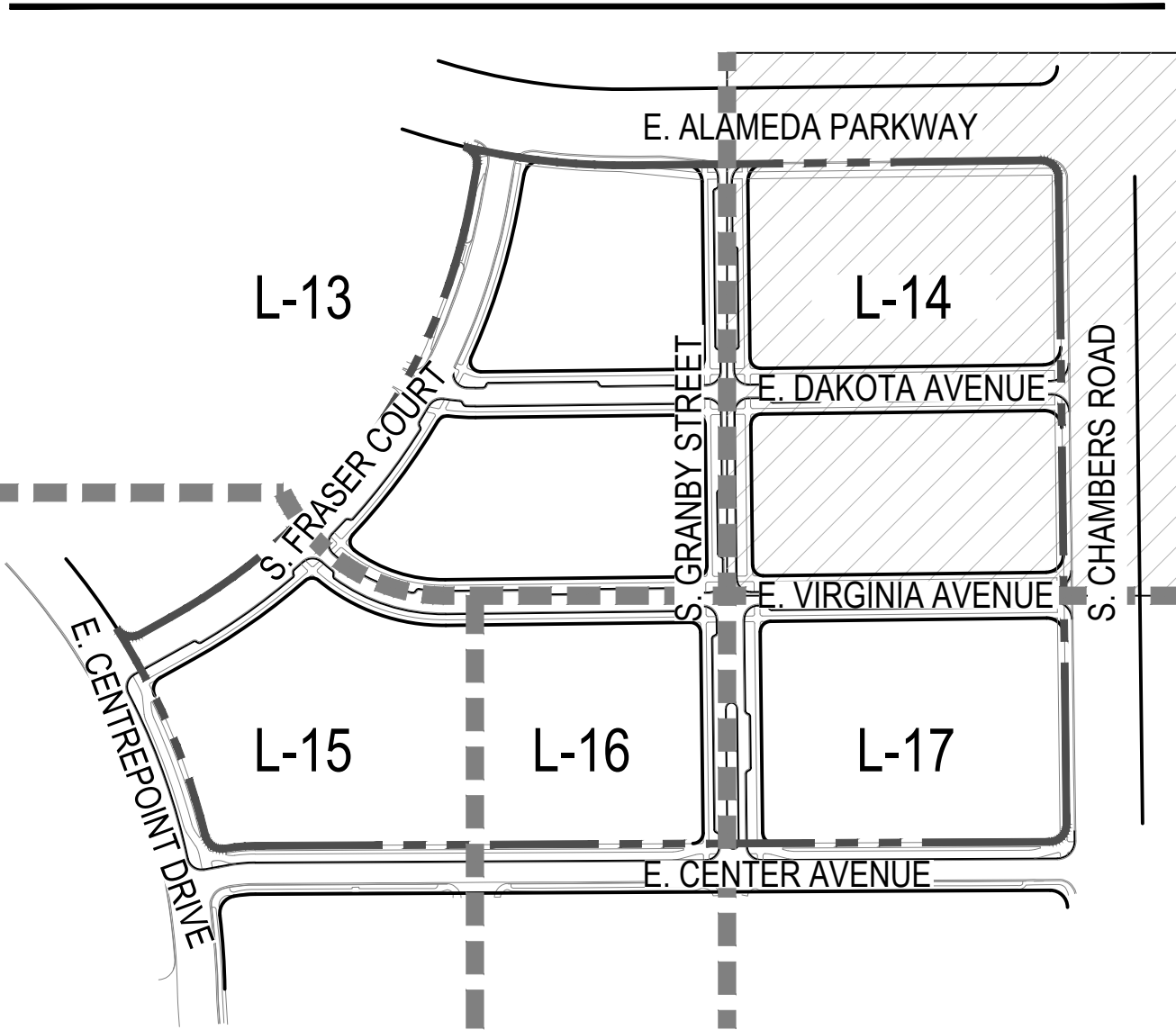
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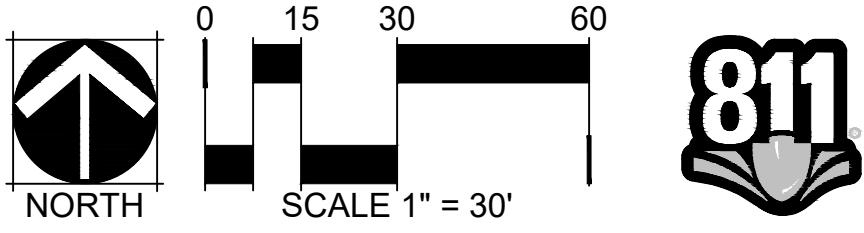


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FOR AND ON BEHALF
OF WARE MALCOMB

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

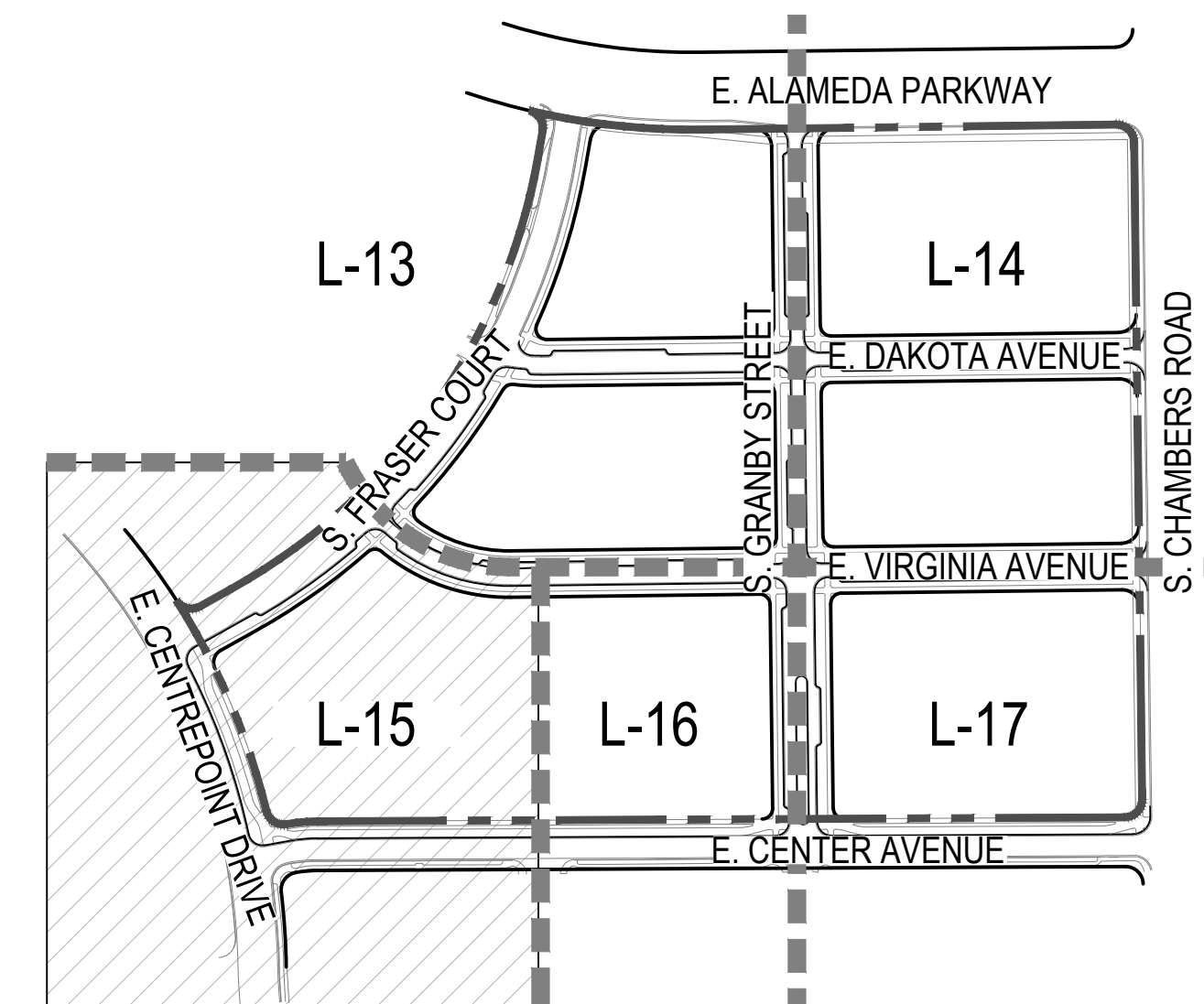
PLOT DATE: 01/14/25

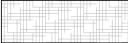
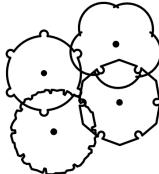
SHEET

LANDSCAPE PLAN

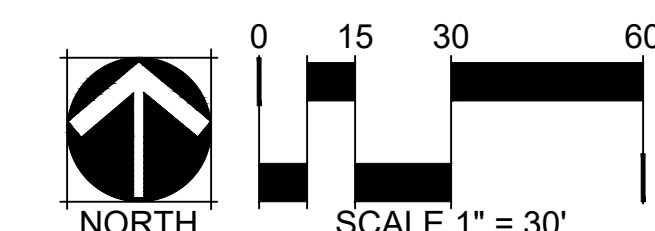
L-14 of 19

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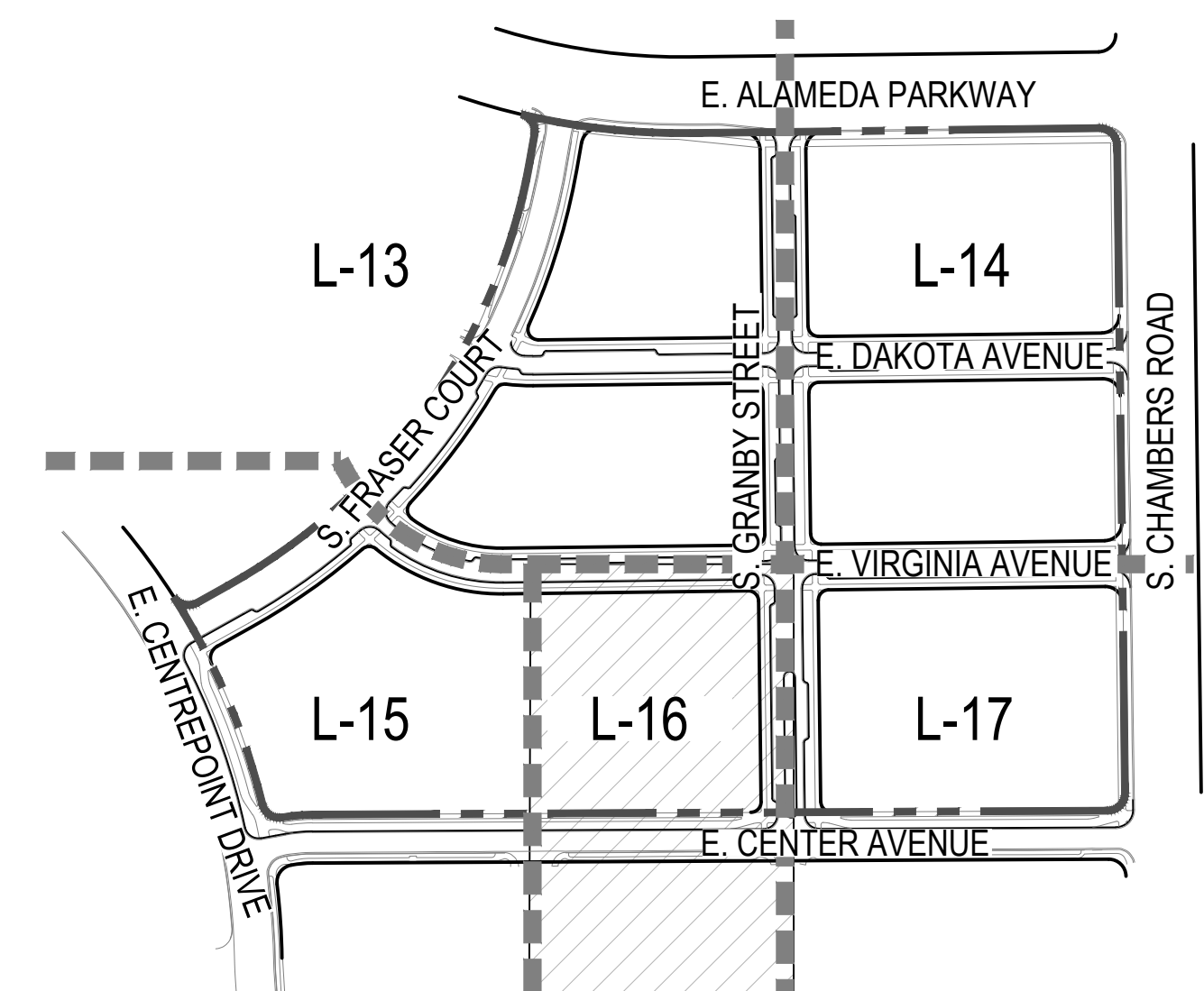


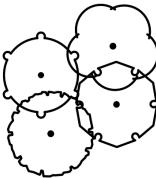
	LANDSCAPE BED
	ENHANCED CONCRETE PAVING
	DECIDUOUS CANOPY TREES
	DECIDUOUS AND EVERGREEN S
	ORNAMENTAL GRASSES AND PE
	BIKE RACK
	TRASH RECEPTACLE
	BENCH
	CONCRETE STEPPERS
	PET PICKUP STATION
	STREET LIGHT
	PEDESTRIAN LIGHT
	STOP SIGN
	FIRE HYDRANT
	RIGHT OF WAY
	PROPERTY LINE
	MATCHLINE

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.

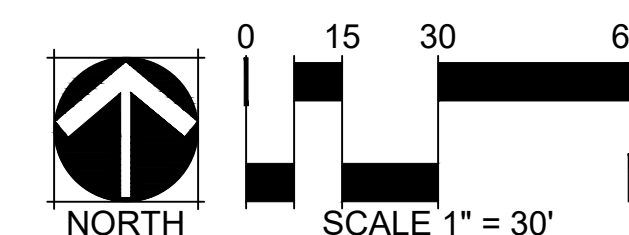
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	LANDSCAPE BED
	ENHANCED CONCRETE PAVING
	DECIDUOUS CANOPY TREES
	DECIDUOUS AND EVERGREEN TREES
	ORNAMENTAL GRASSES AND PERENNIALS
	BIKE RACK
	BENCH
	CONCRETE STEPPERS
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	STREET LIGHT
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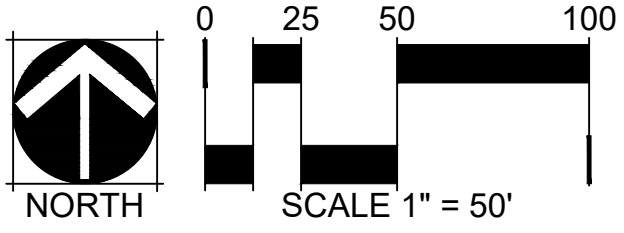
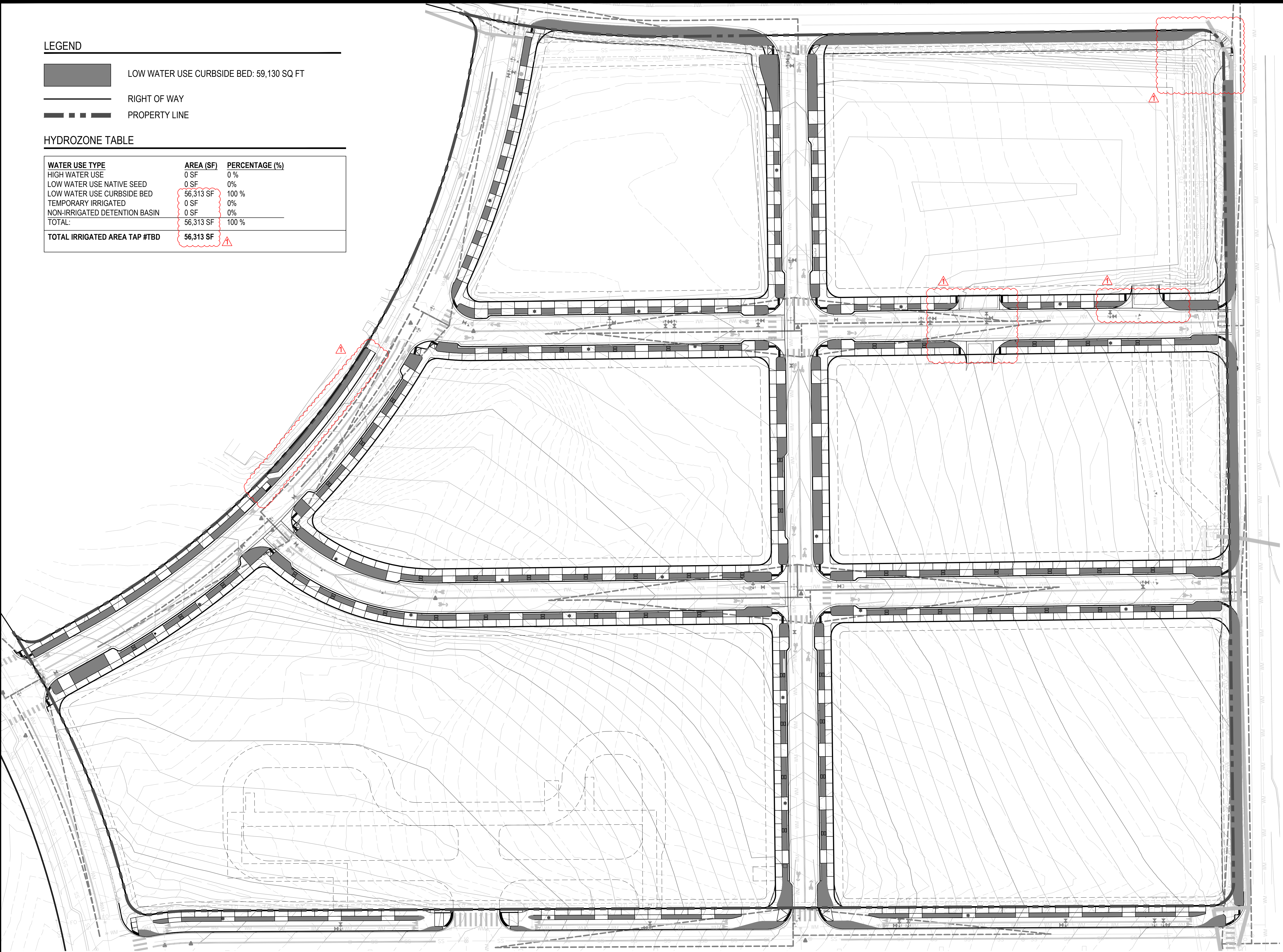
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LEGEND

- 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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SHEET

HYDROZONE

PLAN

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SHEET
LANDSCAPE
DETAILS

-19 of 19

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