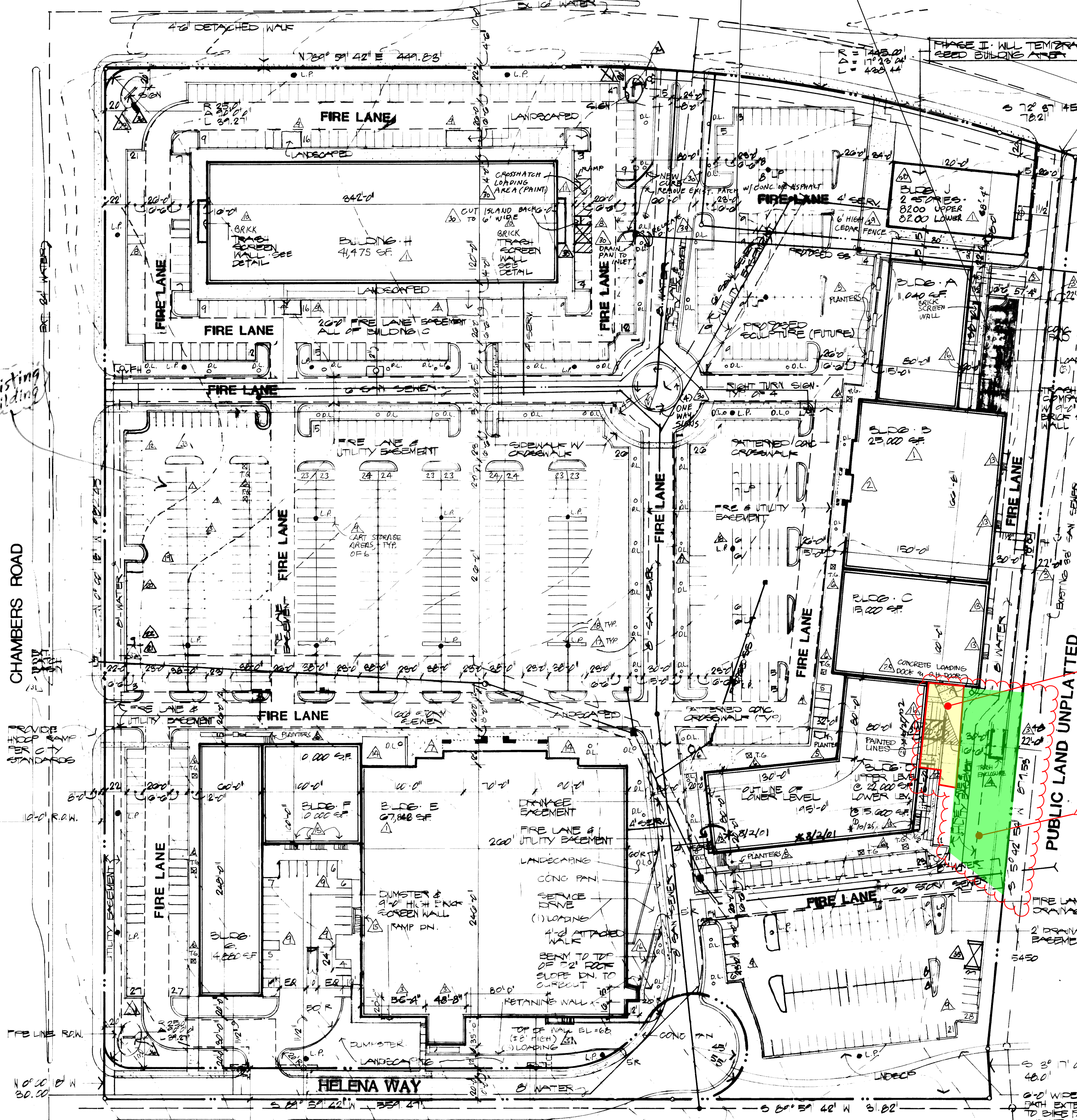


CITY CENTER MARKETPLACE
PCZD COMM PLANNED BUILDING GROUP

ALAMEDA PARKWAY

PCZD OP

- ADM. AMTS. 8-14-85
- △ BASIC DATA UPDATED
 - △ BLDG. B ENTRANCE FOOTPRINT CHANGED
 - △ DIMENSION CHANGED
 - △ BRICK TRASH ENCLOSURE RELOCATED
 - △ BRICK PLANTERS ADDED
 - △ TREE GRATES ADDED (T.G.)
 - △ BLDG. E ENTRANCE FOOTPRINT CHANGED
 - △ CHANGE LOADING AREA TO LANDSCAPE AREA
 - △ CHANGE PARKING CONFIGURATION
 - △ BRICK SCREEN WALL
 - △ BLDG. H FOOTPRINT CHANGED
 - △ BRICK RETAINING WALL WITH CONC. PAVING
 - △ BRICK STAIRWAY #3/2/01
 - △ ADD LANDSCAPED AREA
 - △ CONC. STAIRWELL
 - △ CONC. WALKWAY
 - △ D.L. INDICATES "DECORATIVE LIGHT" (TYP)
 - △ RE. SHEET E1 FOR BASE DETAILS
 - △ RE. SHEET E2 FOR FINISH DETAILS
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- ADM. AMT. 5-14-81
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 - △ CHANGE PARKING STATISTICS
- ADM. AMT. 8-26-81
- △ RELOCATE PREVIOUSLY APPROVED TRASH ENCLOSURE
 - △ NO CHANGE TO PARKING COUNT
 - △ ADMIN. AMT. 2-2-83-4
 - △ INCREASE SITE
 - △ INCREASE SITE
- ADMINISTRATIVE AMEND. 11-9-88
- △ ADD LOADING DOCK AT S.E. CORNER OF BUILDING C
 - △ DELETE THREE PARKING SPACES
 - △ REVISE ROOF/MECHANICAL SCREENING NOTE 1-18-89
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- △ Addition of delivery dock
- MINOR AMENDMENT 04-25-2006
- △ ADD 2 TRASH ENCLOSURES WITH LANDSCAPING
- AMEND REQUIRED PARKING CODE - 146 - 1504 TABLE 15.1
- MINOR AMENDMENT 7-13-2008
- △ PARKING CODE (3) monument signs 1984-1071-10
- Mylar Change 10-22-2008
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SITE PLAN 1"=60'

GENERAL NOTES

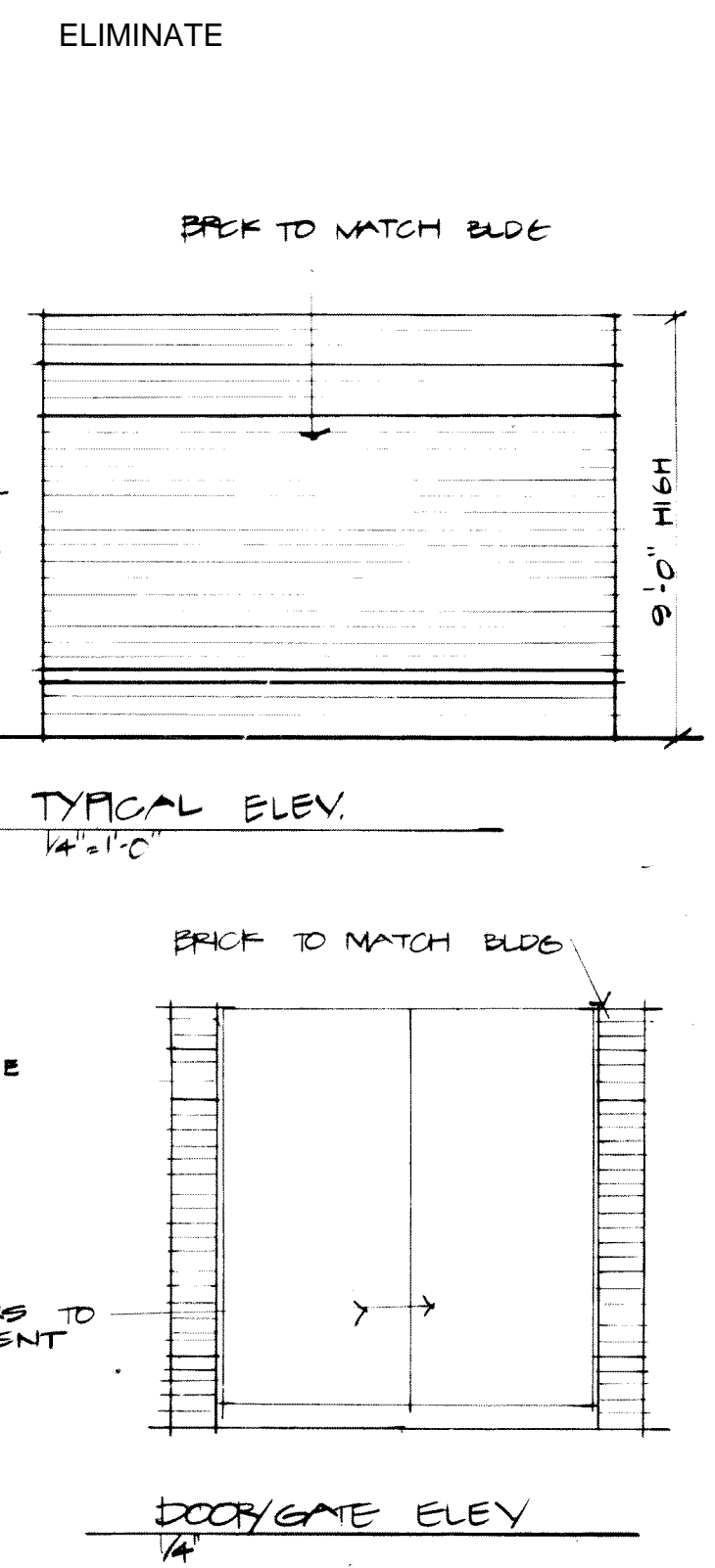
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BASIC DATA

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Gross Floor Area	226,842 SF	252,882 S.F.
Building Coverage	56.1 %	495,077 S.F.
Hard Surfaced Area	(18.1%)	161,303 S.F.
Landscaped Area		PCZD COMM.
Present Zoning		Sale @ Retail & Office
Proposed Use		One & Two
Number of stories		32'-0"
Maximum height of building		9
Loading spaces provided		1019
Parking spaces provided		644
Parking spaces required		644
Office	1/400 @ 1,400	Sq. Ft. 41
Retail	231,677,885 ÷ 200	= 973
Lot 1		666,947 S.F.
Lot 2		42,863 S.F.
Lot 3		173,412 S.F.
* Total Area		883,222 S.F.



LEGAL DESCRIPTION

Lot 1 & 2, Block 1
City Center Marketplace Subdivision
Filing No. 1

CERTIFICATES

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By: Robert J. Watson
Managing General Partner

NOTARIAL:

State of Colorado
County of Denver

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Witness my hand and official seal

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NOTARY PUBLIC

My commission expires 7-1-87

AURORA APPROVALS

City Attorney: Richard L. Lamm 10-25-84

Planning Director: Daniel L. Mac
Date: 10/20/84

Planning Commission: Daniel B. Frank
Date: 9/12/84

City Council:

Date: 10/20/84
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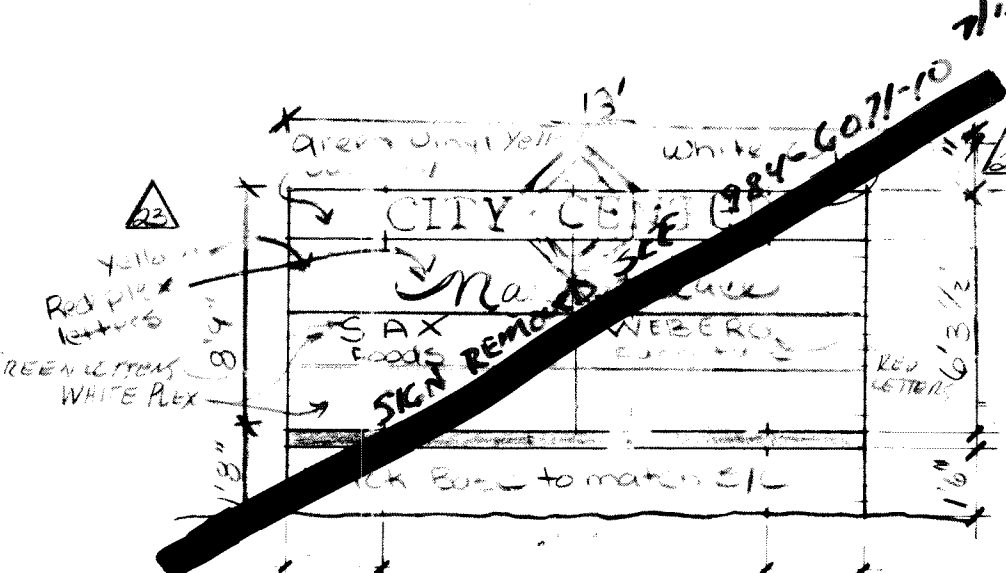
RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, this _____ Day of _____ AD, 1984.

Clerk and Recorder:

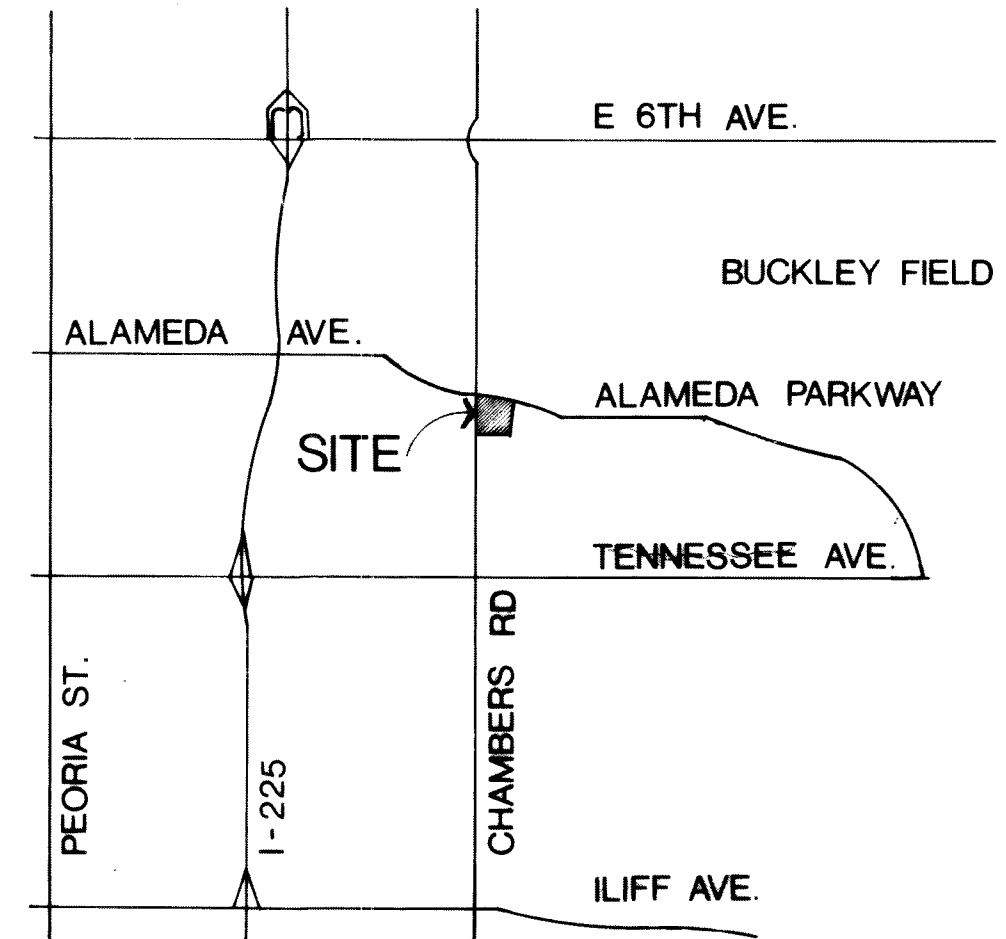
Deputy:

MONUMENT SIGN



NOTE: TRASH SCREEN WALLS & RETAINING WALLS SIMILAR WHEN EXPOSED TO VIEW SEE PLAN ELEVATIONS TYPE OF SIGN MONUMENT SIGN

VICINITY MAP



City Center Marketplace

Trammell Crow Company

Slack Pasqua Associates Inc
Architecture Planning Interior Design

date 9/7/84
proj no
drawn
checked
revisions

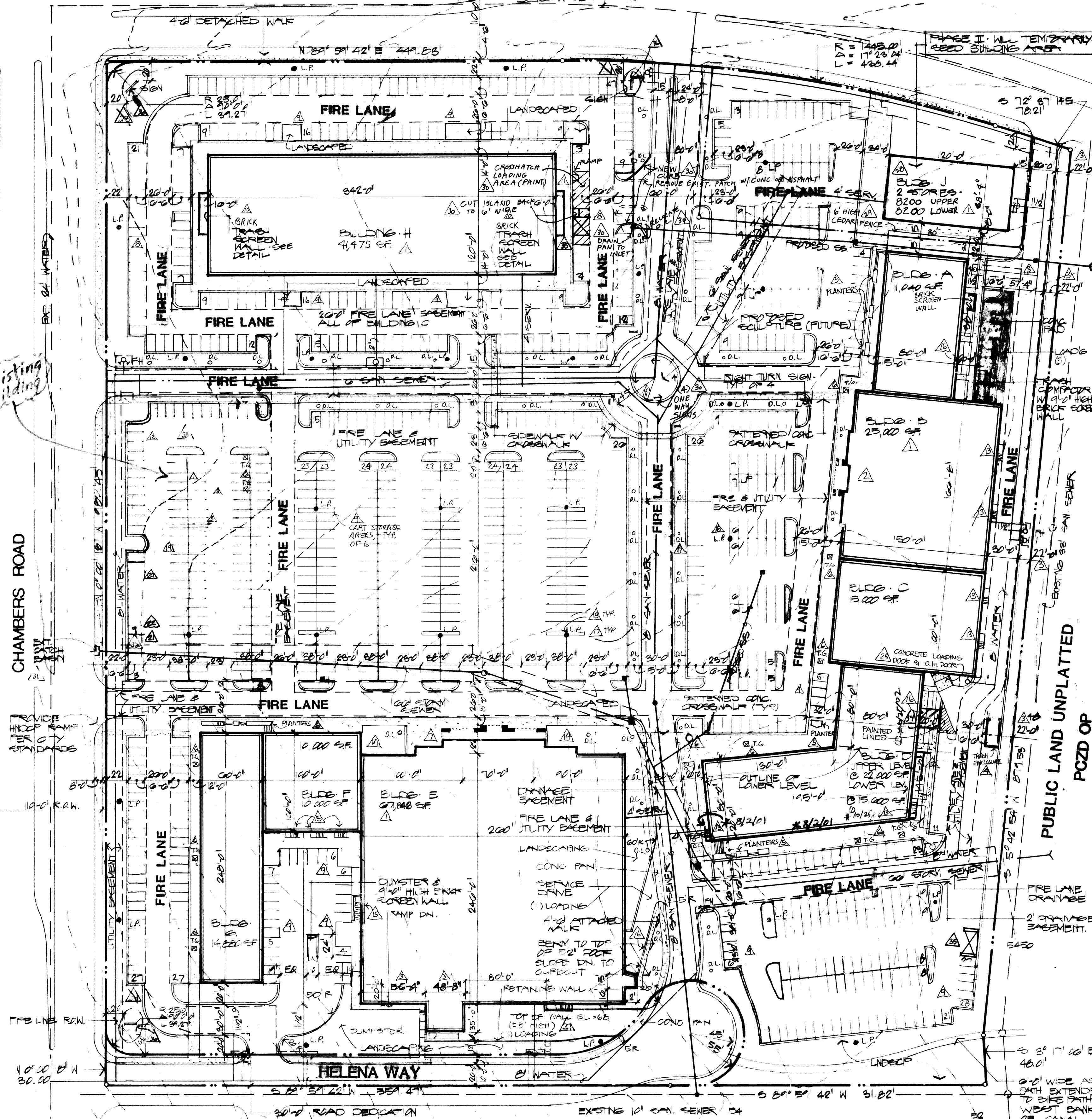
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CITY CENTER MARKETPLACE
PCZD COMM PLANNED BUILDING GROUP

PCZD OP

ALAMEDA PARKWAY

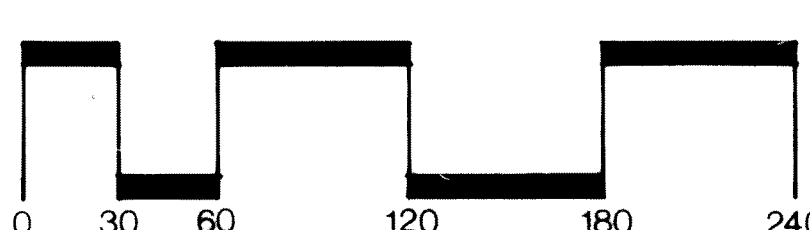
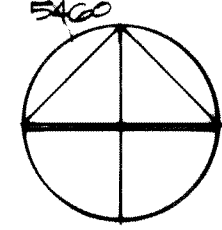
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- △ ADD DIRECTIONAL SIGN SIGN 22 MAR 09/25/2006 A.C. 10-22-09



SITE PLAN 1"=60'

SUBFILING NO.1

PCZD MULTIFAMILY



GENERAL NOTES

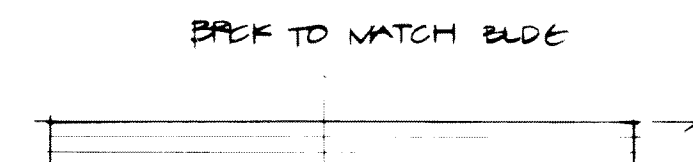
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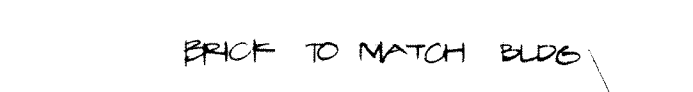
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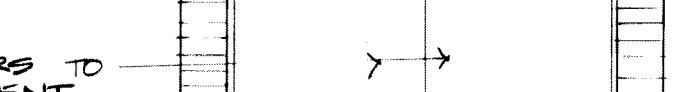
TYPICAL ELEV. 1/4"=1'-0"



BRICK TO MATCH BLDG.



DOOR/GATE ELEV. 1/4"=1'-0"



STEEL DOORS TO MATCH ACCENT COLOR

LEGAL DESCRIPTION

Lot 1 & 2, Block 1
City Center Marketplace Subdivision
Filing No. 1

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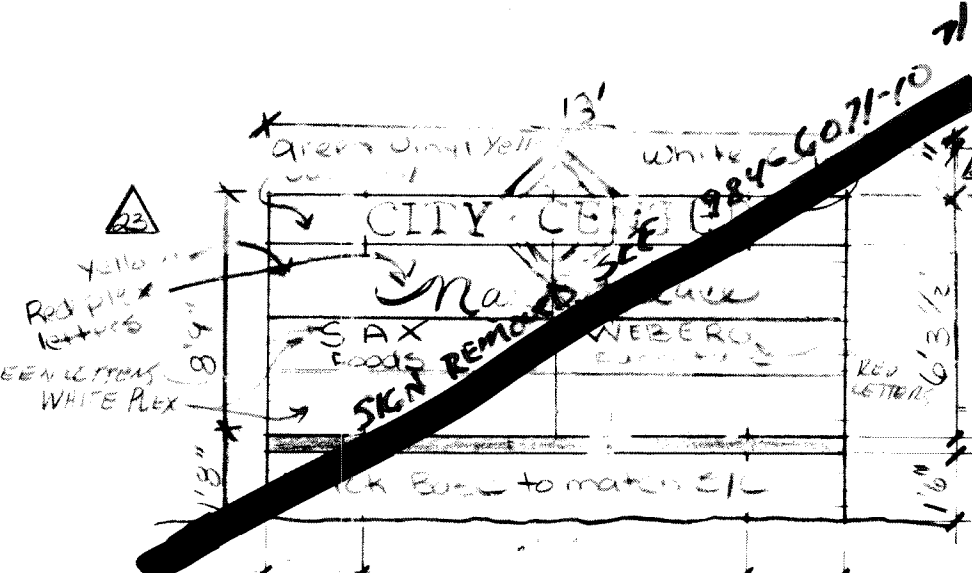
Attest:
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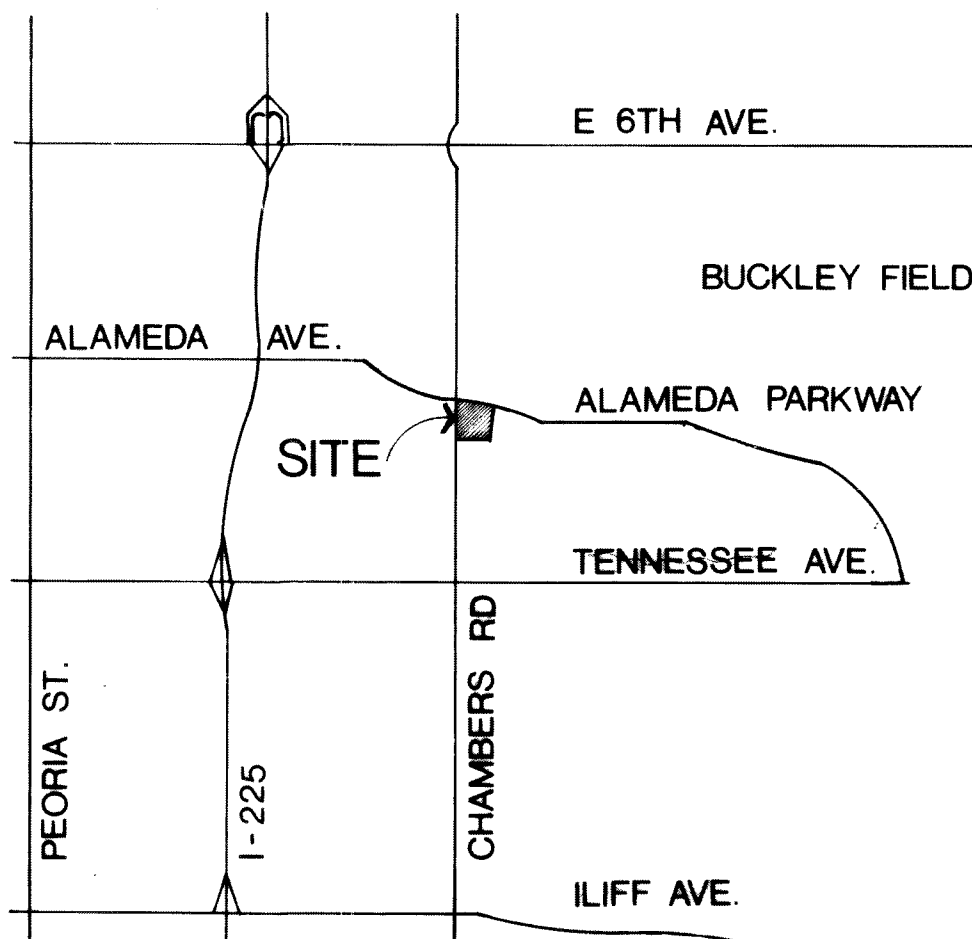
Clerk and Recorder:
Deputy:

MONUMENT SIGN



NOTE: TRASH SCREEN WALLS & RETAINING WALLS SIMILAR WHEN EXPOSED TO VIEW SEE PLAN/ ELEVATIONS. TYPE OF SIGN MONUMENT SIGN.

VICINITY MAP



City Center Marketplace

Trammell Crow Company

Slack Pasqua Associates Inc
Architecture Planning Interior Design

date 9/7/84
proj no
drawn
checked
revisions

PBG

CITY CENTER MARKETPLACE 84-6071-2

10 REFER TO CORNER MONUMENT SIGN LANDSCAPE PLAN, SHEET L-3 ALAMEDA PARKWAY

10 REFER TO ALAMEDA PARKWAY MONUMENT SIGN LANDSCAPE PLAN, SHEET L-3

Detail B Refer to Sheet 2 for this area.

Detail C Refer to Sheet 2 for this area.

Parking for two trailers.

Parking space for 9 trailers.

ADM AMDT 5/19/07
INDICATE BLDG. TRASH ENCLOSURE
ADM AMDT 1/19/90
6' CEDAR FENCE
CURB REV. EAST OF BLDG. H.

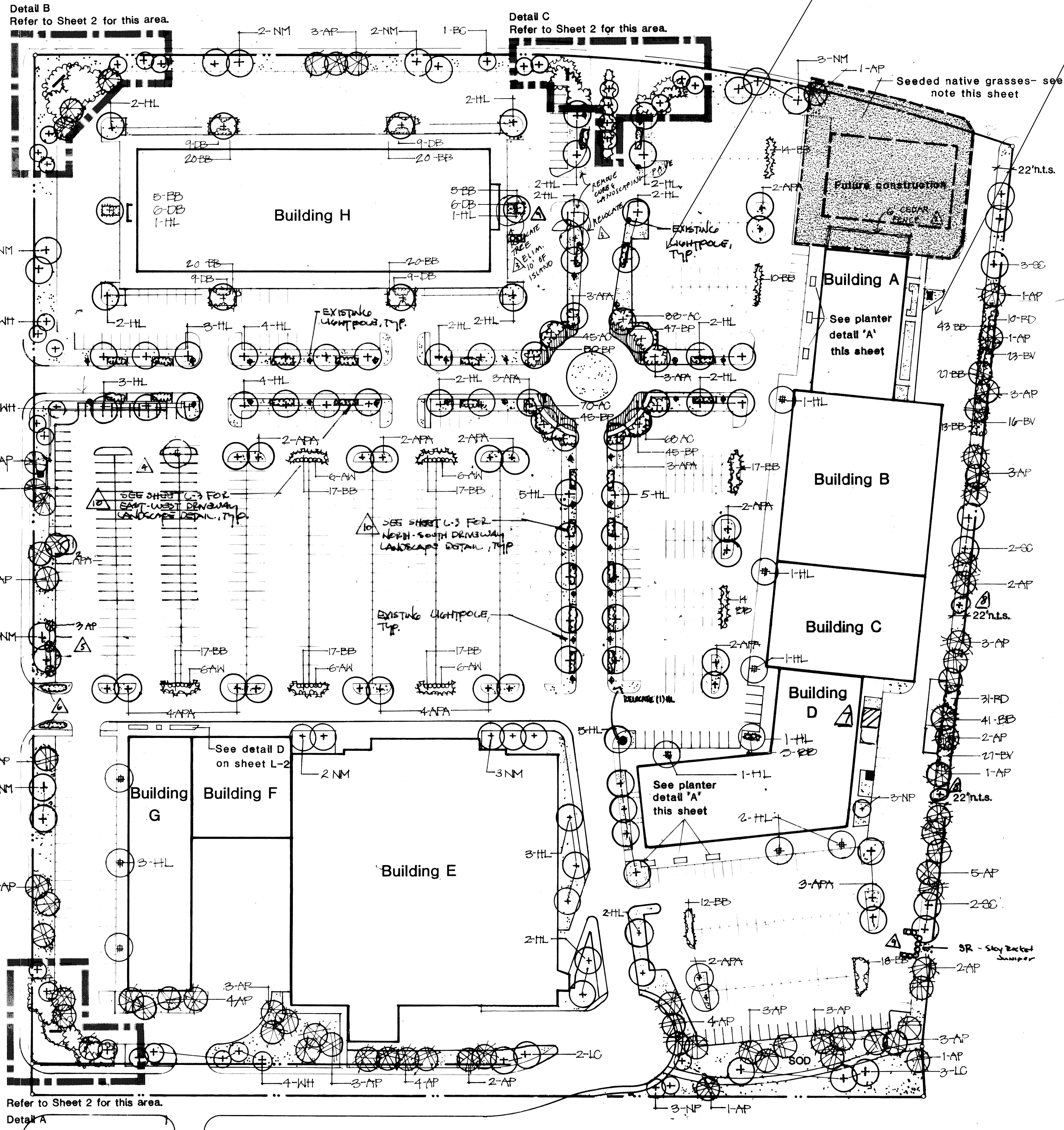
ADMINISTRATIVE AMEND. 5-21-98
REMOVED BLDG. REPLACED WITH PARKING
REMOVED TRASH ENCLOSURE
ADD SHRUBS AND SIGN
Add delivery dock
Relocate NP

MA 09-25-2006
ADD LANDSCAPING FOR TRASH ENCLOSURE
ADD LANDSCAPING TO MONUMENT SIGNS: NORTH-SOUTH AND EAST-WEST DRIVEWAYS
9/08/2008 1984-6071-11 MA-391707

12-2-2016 Mylar change to add nine trailer parking spaces in back of the building and two spaces in the parking lot.



10 REFER TO CHAMBERS ROAD MONUMENT SIGN LANDSCAPE PLAN, SHEET L-3

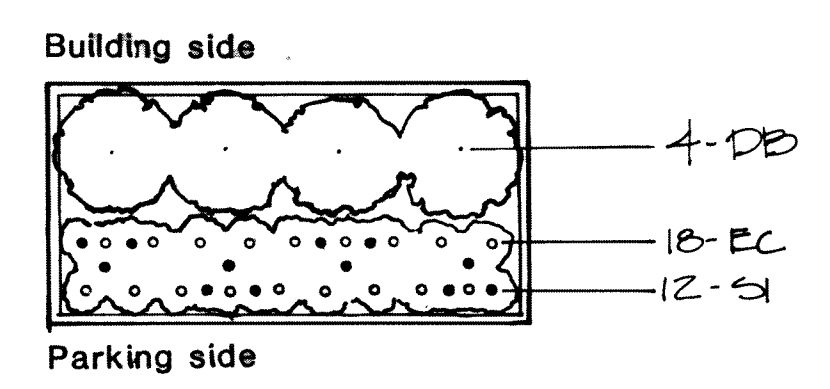


plant legend

DESCRIPTION	BOTANIC NAME	SYM.	SIZE	QUAN	REMARKS
DECIDUOUS SHADE TREES					
Shademaster Honeylocust	Gleditsia triacanthos inermis	HL	2"-2 1/2" CAL.	80	
Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	APA	2"-2 1/2" CAL.	40	
Norway Maple	Acer platanoides 'Superform'	NM	2"-2 1/2" CAL.	15	
Lanceleaf Cottonwood	Populus aluminata	LC	2"-2 1/2" CAL.	5	
Sargent Cottonwood	Populus sargentii	SC	2"-2 1/2" CAL.	7	
DECIDUOUS ORNAMENTAL TREES					
Newport Plum	Prunus x bireiana 'Newport'	NP	2" CAL.	12	
Bechtel Crabapple	Malus sp. 'Bechtel'	BC	2" CAL.	12	
Washington Hawthorn	Crataegus phaenopyrum cordata	WH	2" CAL.	14	
EVERGREEN TREES					
Austrian Pine	Pinus Nigra	AP	6'-8' HT.	76	
DECIDUOUS & EVERGREEN SHRUBS					
Anthony Waterer Spirea	Spiraea bumalda	AW	5 GAL.	233	
Redtwig Dogwood	Cornus sericea	RD	5 GAL.	145	
Dwarf Burning Bush	Euonymus alatus	DB	5 GAL.	161	
Alpine Currant	Ribes alpinum	AC	5 GAL.	332	
Burkwood Viburnum	Viburnum burkwoodi	BV	5 GAL.	56	
Blue Chip Juniper	Juniperus hor. 'Blue Chip'	BP	5 GAL.	291	48" o.c.
Buffalo Juniper	Juniperus sabinia 'Buffalo'	BB	5 GAL.	344	48" o.c.
PERENNIALS & GROUNDCOVERS					
White Cloud Coralbells	Heuchera sanguinea 'White Cloud'	WC	1 GAL.	100	12" o.c.
Bonanza Daylily	Hemerocallis sp. 'Bonanza'	DL	1 GAL.	254	18" o.c.
Purple Leaf Wintercreeper	Euonymus fortunei 'Coloratus'	EC	1 GAL.	141	12" o.c.
Blue Siberian Iris	Iris siberica 'Ceasar's Brother'	SI	1 GAL.	100	6" o.c.
BLUEGRASS SOD				114,100 s.f.	
NATIVE GRASS SEEDING				24,750 s.f.	

notes

- Landscape installation shall be complete prior to issuance of certificate of occupancy.
- Areas to be planted with sod shall receive 3 cu. yards of heated cow manure per 1000 S.F. roto-tilled to a depth of 6".
- Irrigation system shall be automatic.
- All trees to be guyed or staked.
- Shrub areas to receive wood bark mulch 3" deep. Shrub areas to be separated from sod areas with steel edger.
- Native grass seed mix: see below
- Junipers and perennials to be planted at on-center spacing indicated in the legend unless detailed on the landscape drawings.



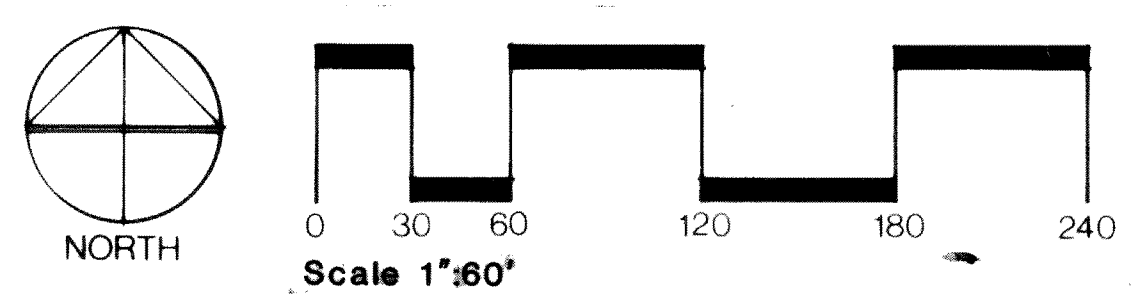
Planter 'A' detail planting (6 total on plan) 1/4":1'-0"

seed notes

NATIVE GRASS SEED MIX	
Common/Botanical Name	Lb. pls./Ac.
Smooth Brome Bromus inermis	8
Slender Wheatgrass Agropyron trochocaulum	5
Crested Wheatgrass Agropyron cristatum	4
OPTIONAL Timothy Phleum pratense	3
	20 lbs.

- Drill seeding preferred. Mulch with Conwed 2000 wood fiber mulch with tachifier. 2t/ac.
- Best seeding time is late autumn or early spring, high moisture and cool conditions.

Landscape Planting Plan

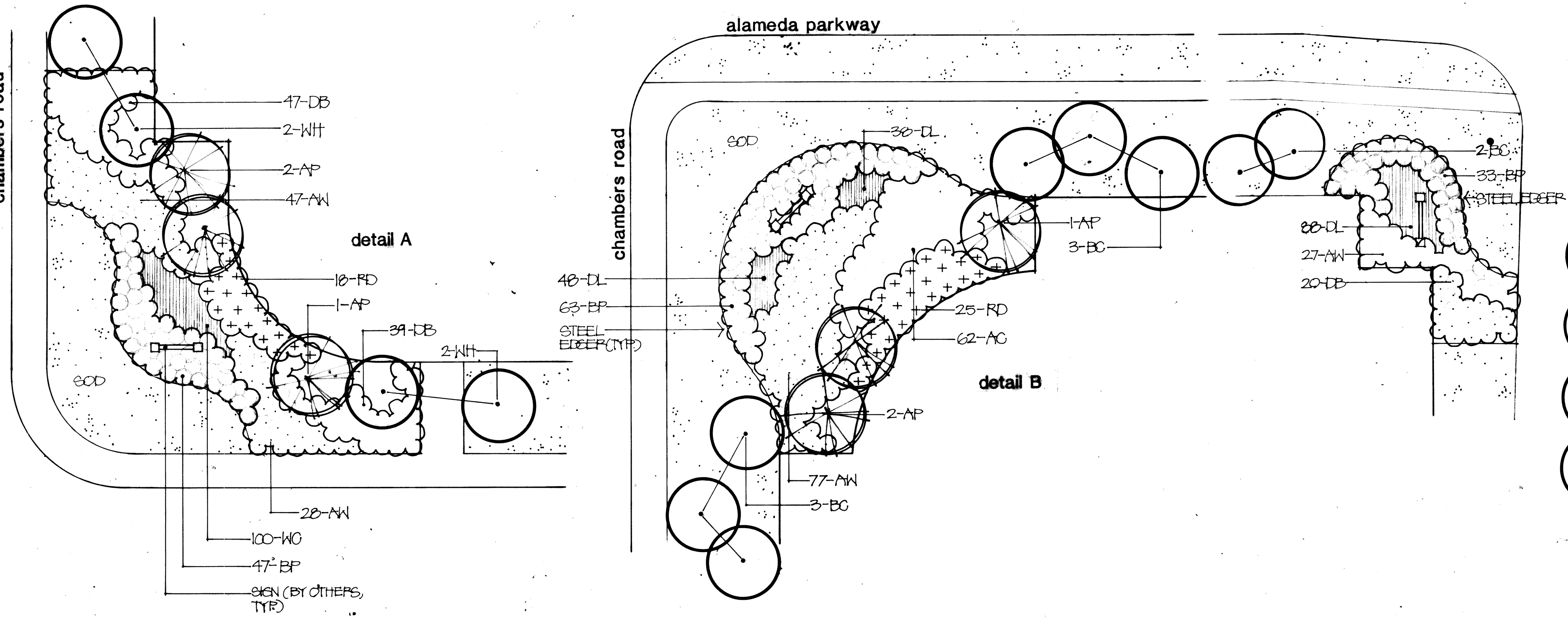
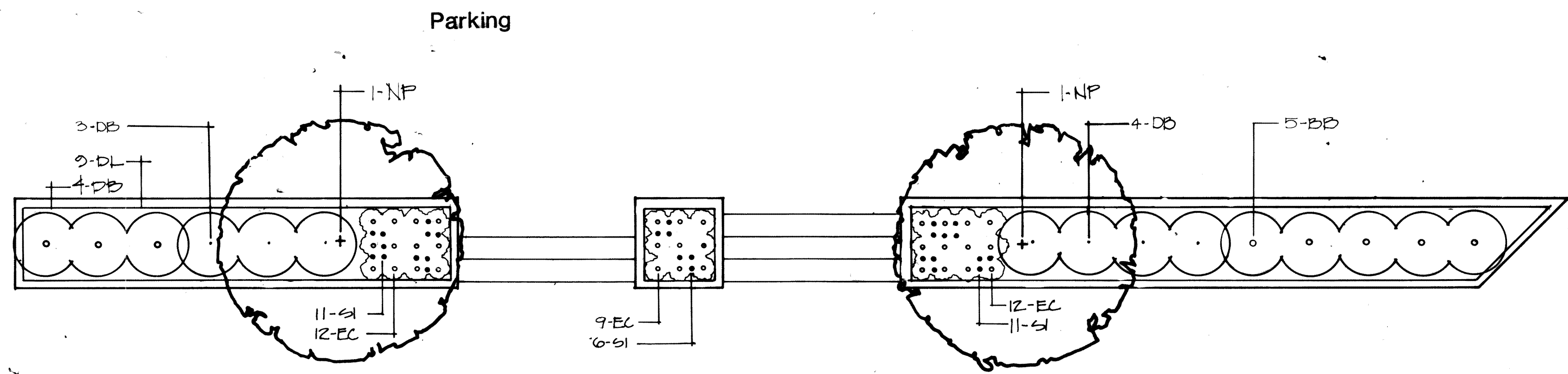


City Center Marketplace
Landscape Planting Plan
Trammell Crow Company

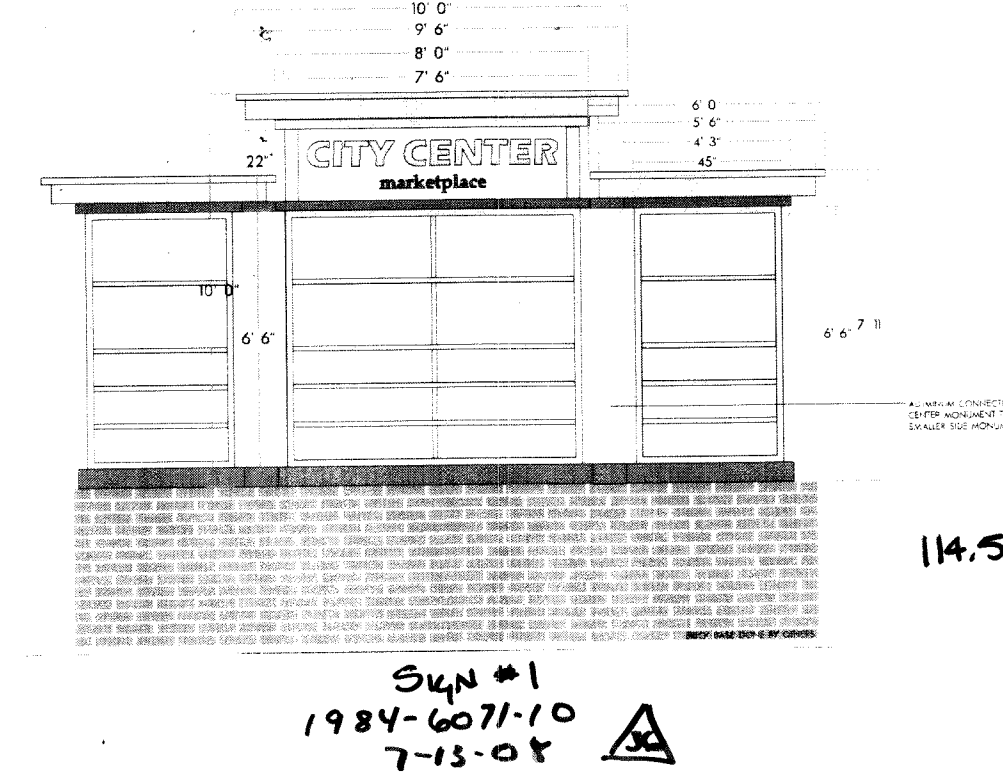
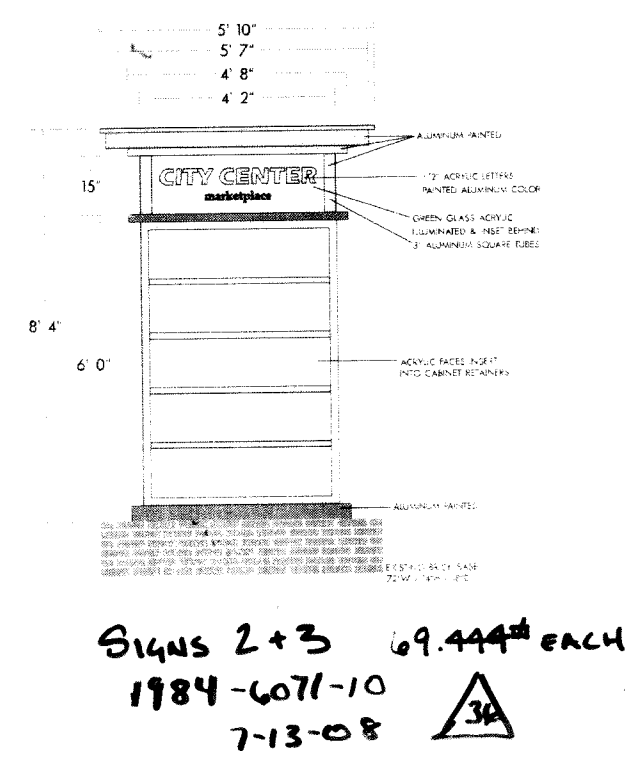
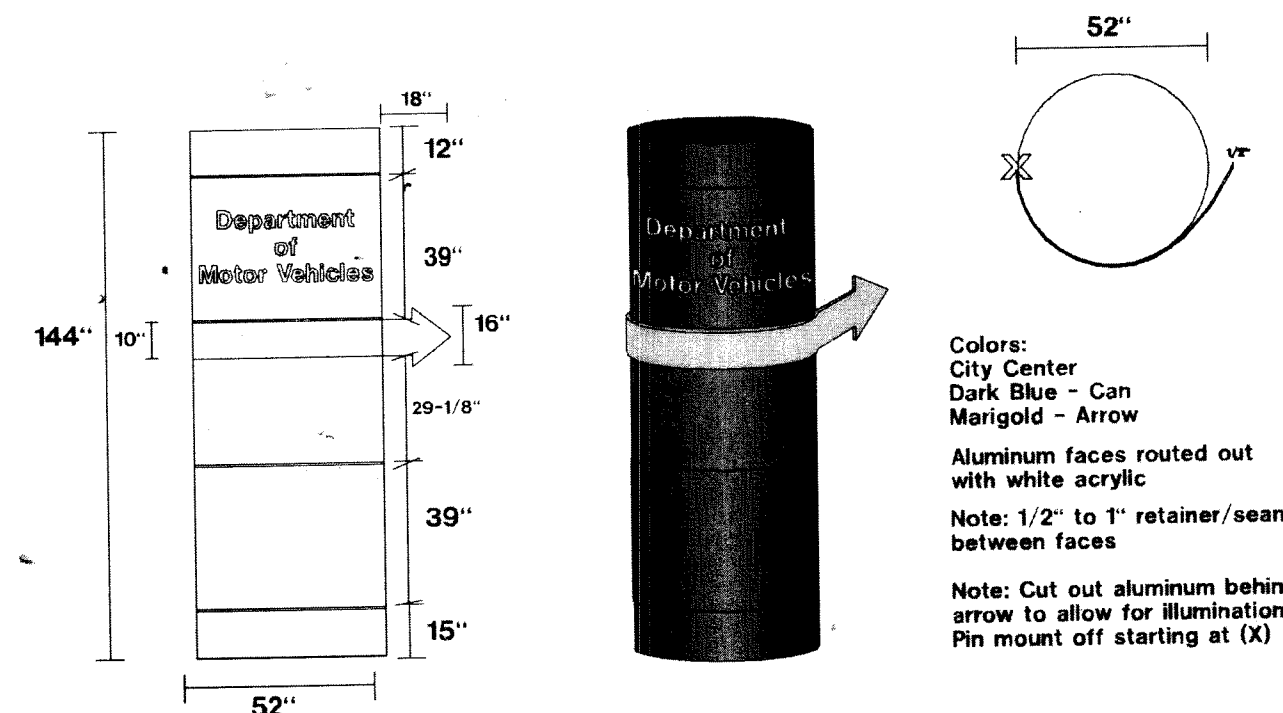
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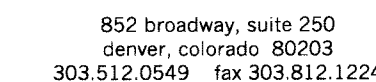
date
proj no
drawn
checked
revisions
6-4-85
7-22-85
8-7-85
8-19-85

Building G
Detail D- Planters, Bldg. G
scale 1/4":1'-0"



entry details
scale: 1/16" = 1'-0"





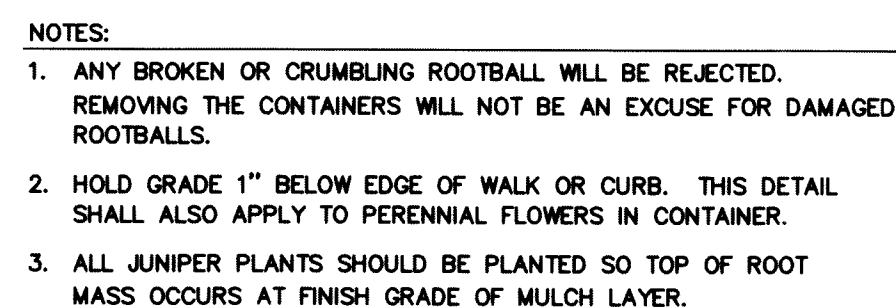
CHAMBERS ROAD AND EAST ALAMEDA PARKWAY

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF MEURAN DESIGN GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

sheet title

sheet number

sheet of

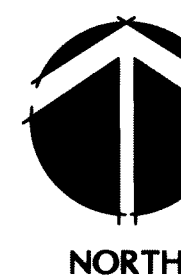


NTS



1. THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF TOPSOIL.
2. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). ROCK MULCH IN SHRUB BEDS SHALL MATCH EXISTING ON SITE MULCH.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.
7. LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.



NORTH



Planning and Development Services Department
15151 E Alameda Pkwy, 2nd Floor
Aurora, Colorado 80012
(303) 739-7250

Case Mgr wdb
Case Number 1984-6071-00
Quarter Section 09J
AMANDA Row ID

MYLAR CHANGE APPLICATION FORM

(NOTE: Please call to schedule an appointment with Case Manager prior to submitting this application.)**

Applicant Information

An applicant must either be the property owner or the owner's authorized representative. (See signature line below.)

Name City Center, LLC et al
Address 410 Panorama Property Management
7790 E. Arapahoe Rd. #200, Centennial, CO 80112
Phone 303.996.0690 Fax 303.996.0645
Email Michelle@Panorama-property.com

Property Owner

If the applicant is not the owner, please fill out these lines. Otherwise write "SAME".

Name Same
Address _____
Phone _____ Fax _____
Email _____

Property Information

Address 15380 E. Alameda Pkwy, Aurora, CO 80017
Existing Use PCZD Comm

Proposed Changes

There are no technical changes to the site plan
This will permit the parking of 210 foot long moving trucks
to park at the Aurora City Center Marketplace per the
attached plan.

Applicant's Signature

I certify that I am the owner or a representative authorized to request the changes listed above. An original signature is required.

[Signature] as agent for City Center, LLC et al 11/7/16
Applicant's Signature Date

Notice to Applicants: Use this form to apply for a minor Mylar Change to an existing Site Plan. Your fee in the form of a check or money order must accompany the application. Be sure to meet with a Planning Department representative prior to submitting the application. Faxed applications will not be accepted.

This Section for City Use Only

Site Plan CITY CENTER MARKETPLACE

Amount of application fee paid ☒ \$186 (5 sheets maximum)

Planning Department Action

☒ Approved ☐ Approved w/conditions

☐ Approved for Site Plan Extension

Conditions/Notes

Date File Retired _____

Heather Lamboy 12-2-2016

Signed: Principal or Senior Planner Date

E Alameda Pkwy

