

Property is currently Platted, based on what your showing it appears that Resubdivision plats will be required or possibly some easement dedications by separate documents needed on some of the existing lots.

CORRECT. RE-PLATTING WILL OCCUR AS THE PARCELS DEVELOP.

METRO CENTER MASTER PLAN

19, BLOCK 1 METRO CENTER SUBDIVISION FILING NO. 1 SITUATED IN THE N/E 1/4 OF SECTION 18, T4S, R66W, OF THE 6TH PM CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

ALL OF LOT 1, BLOCK 1, CENTREPOINT SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 1, VENTREPOINT SUBDIVISION NO. 4, SITUATED IN THE NE 1/4 OF SECTION 18, T.4S., R.66W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE.

CONTAINING 22.531 ACRES MORE OR LESS.

ALL OF LOT 1, BLOCK 4, CENTRPOINT SUBDIVISION FILING NO. 1, SITUATED IN THE NE 1/4 OF SECTION 18, T.4S., R.66W., OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO:

EXCEPTING THERFROM ALL OF LOT 1, BLOCK 1 CENTREPOINT SUBDIVISION FILING NO. 3.

CONTAINING 21.25 ACRES MORE OR LESS.

ALL OF CENTREPOINT SUBDIVISION FILING NO. 5, SITUATED IN THE NE 1/4 OF SECTION 18, T.4S., R.66W., OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE.

CONTAINING 24.695 ACRES MORE OR LESS.

CITY APPROVAL:

CITY ATTORNEY: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK __M, THIS _____ DAY OF _____ AD, 2016.

CLERK AND RECORDER: _____ DEPUTY: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK __M, THIS _____ DAY OF _____ AD, 2016.

CLERK AND RECORDER: _____ DEPUTY: _____

GENERAL NOTES:

- THE APPLICANT WILL HAVE A COVENANTS, CONTROLS AND RESTRICTIONS REVIEW BOARD THAT WILL REVIEW ALL DEVELOPMENT FOR COMPLIANCE WITH THIS MASTER SITE PLAN PRIOR TO SUBMISSION TO THE CITY OF AURORA AND ARAPAHOE COUNTY.
- STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY CITY CODE 126-236.
- IMPROVEMENTS WILL BE INSTALLED AS REQUIRED.
- IF CITY FINANCIAL PARTICIPATION IS REQUESTED FOR A PART OF THIS PROJECT THEN THE ONE PERCENT (1%) FOR ART PROGRAM WILL BE REQUIRED FOR PORTION OF THE PROJECT THAT IS SHARED PARTICIPATION.
- ANY FUTURE AMENDMENTS TO ARCHITECTURE, LANDSCAPE ARCHITECTURE AND OTHER URBAN DESIGN STANDARDS AND RELATED DRAWINGS MUST DEMONSTRATE AN EQUAL OR BETTER QUALITY THAN THE APPROVED MASTER SITE PLAN STANDARDS.
- INDIVIDUAL SITE PLANS WITHIN THE MASTER-PLANNED DEVELOPMENT MUST COMPLY WITH THE DESIGN GUIDELINES HANDBOOK PROVIDED AS PART OF THE MASTER PLAN. WHERE STANDARDS ARE NOT PROVIDED IN DETAIL, THE PLANS MUST COMPLY WITH THE CITY CENTER STATION AREA PLAN AND TOD ZONING DISTRICT STANDARDS.
- AURORA METRO CENTER MUST COMPLY WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS PROMULGATED BY THE CITY OF AURORA AND OTHER AGENCIES WHICH HAVE JURISDICTION OVER THE PROJECT, AMERICANS WITH DISABILITIES ACT, BUILDING PERMITS, AND PERMITS FOR OTHER PUBLIC WORKS MATTERS.

CONSULTANT FIRMS:

APPLICANT

WOODBURY COPORATION
 2733 EAST PARLEYS WAY, SUITE 300
 SALT LAKE CITY, UT 84109
 PH:

ARCHITECT

GALLOWAY
 LICENSE: COLORADO
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, COLORADO 80111
 PH: 303-770-8884

LANDSCAPE ARCHITECT

GALLOWAY
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, COLORADO 80111
 PH: 303-770-8884

PUBLIC SERVICES:

PUBLIC TRANSPORTATION:
 RTD BUS ROUTE 153
 (CHAMBERS AND ALAMEDA)

FIRE DEPARTMENT:

AURORA FIRE STATION #8
 250 S. CHAMBERS RD.
 AURORA, CO 80122

CIVIL ENGINEERING

GALLOWAY
 LICENSE: COLORADO
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, COLORADO 80111
 PH: 303-770-8884

TRAFFIC ENGINEERING

FELSBURG HOLT & ULLEVIG
 6300 SOUTH SYRACUSE WAY, SUITE 600
 CENTENNIAL, CO 80111
 PH: 303-721-1440

PROPERTY OWNER:

CITYPOINT AURORA, L.L.C.
 2733 EAST PARLEYS WAY, SUITE 300
 SALT LAKE CITY, UT 84109
 PH:

SHEET INDEX

GENERAL:
 CS100 COVER SHEET
 A100 SITE PLAN

ARCHITECTURE:
 A101 ENLARGED SITE PLAN BLOCK 1
 A102 ENLARGED SITE PLAN BLOCK 2
 A103 ENLARGED SITE PLAN BLOCK 3
 A104 ENLARGED SITE PLAN BLOCK 4
 A105 ENLARGED SITE PLAN BLOCK 5
 A106 ENLARGED SITE PLAN BLOCK 6
 A107 ENLARGED SITE PLAN BLOCK 7 & 8
 A108 ENLARGED SITE PLAN BLOCK 9
 A109 ENLARGED SITE PLAN BLOCK 9
 A200 ENLARGED INTERSECTIONS
 A201 ENLARGED INTERSECTIONS
 A202 STREET SECTIONS
 A203 STREET SECTIONS
 A204 PEDESTRAINBIKE PLAN
 A300 DETAILS

LANDSCAPE:
 L101 ENLARGED SITE PLAN BLOCK 1
 L102 ENLARGED SITE PLAN BLOCK 2
 L103 ENLARGED SITE PLAN BLOCK 3
 L104 ENLARGED SITE PLAN BLOCK 4
 L105 ENLARGED SITE PLAN BLOCK 5
 L106 ENLARGED SITE PLAN BLOCK 6
 L107 ENLARGED SITE PLAN BLOCK 7 & 8
 L108 ENLARGED SITE PLAN BLOCK 9
 L109 ENLARGED SITE PLAN BLOCK 9
 L201 ENLARGED INTERSECTIONS
 L202 ENLARGEMENT AT PARK
 L203 ENLARGEMENT AT PARK
 L204 SITE AMENITIES

PH101 PHASING PLAN PLANNING AREA 1
 PH102 PHASING PLAN PLANNING AREA 2
 PH103 PHASING PLAN PLANNING AREA 3
 PH104 PHASING PLAN PLANNING AREA 4
 PH105 PHASING PLAN PLANNING AREA 5
 PH106 PHASING PLAN PLANNING AREA 6
 PH107 PHASING PLAN PLANNING AREA 7 & 8
 PH108 PHASING PLAN PLANNING AREA 9

GRADING:
 GR101 GRADING PLAN
 GR102 GRADING PLAN
 GR103 GRADING PLAN
 GR104 GRADING PLAN

UTILITIES:
 UT101 UTILITY PLAN
 UT102 UTILITY PLAN
 UT103 UTILITY PLAN
 UT104 UTILITY PLAN



STAMP
 NOT FOR CONSTRUCTION

METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
 WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 COVER SHEET

CS100

VICINITY MAP



SIGNATURES:

THIS MASTER 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 HERIN, ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEROF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2016.

WOODBURY CORPORATION

BY: _____

NAME: _____

ITS: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____ AD, 2016.

BY _____

(PRINCIPLES CR OWNERS)

WITNESS MY HAND AND OFFICAL SEAL

 (NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

NOTARY SEAL

AMENDMENT BLOCK HAS BEEN ADDED TO THE PLAN

Amendment Block should be inserted here

TABLE HAS BEEN UPDATED TO REFLECT COMMENTS

IF RETAIL AREAS WILL NOT CONTAIN RESIDENTIAL UNITS, DELETE THE MINIMUM RESIDENTIAL DENSITIES ON THOSE LINES AND DON'T SHOW MINIMUM RESIDENTIAL UNITS IN THE NEXT COLUMN

Remove "block"

NOTE:

THIS MASTER SITE PLAN ILLUSTRATES A PROPOSED CONCEPTUAL DESIGN INTENT AND IS INTENDED TO ALLOW CHANGES IN SUBSEQUENT DEVELOPMENT AND SITE PLANS AS DEFINED HEREIN.

IN THE EVENT OF A CONFLICT BETWEEN THE ZONING STANDARDS LISTED IN THE ARCHITECTURAL AND URBAN DESIGN STANDARDS AND GUIDELINES, THE SITE PLAN AND ZONING STANDARDS LISTED IN THE ARCHITECTURAL AND URBAN DESIGN STANDARDS AND GUIDELINES WILL TAKE PRECEDENCE.

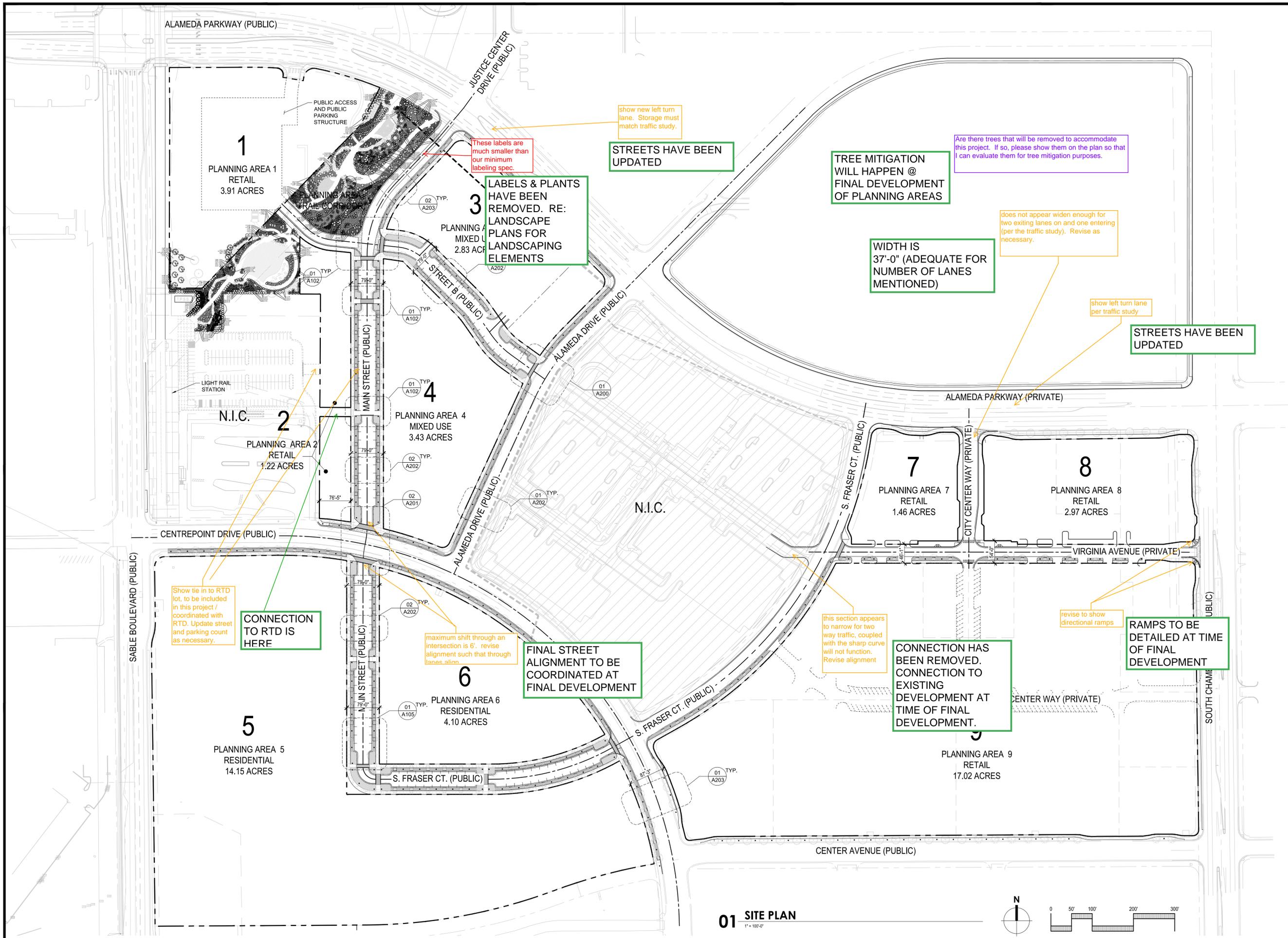
LAND USE SUMMARY:

PLANNING AREAS	USE	GROSS BLOCK AREA (SF)	GROSS BLOCK AREA (ACRES)	MIN RESIDENTIAL DENSITIES
1	RETAIL	170225	3.91	25 UNITS/AC
2	RETAIL	52955	1.22	25 UNITS/AC
3	MIXED USE	123414	2.83	25 UNITS/AC
4	MIXED USE	149336	3.43	25 UNITS/AC
5	RESIDENTIAL	619740	14.23	25 UNITS/AC
6	RESIDENTIAL	172798	3.97	25 UNITS/AC
7	RETAIL	63598	1.46	25 UNITS/AC
8	RETAIL	129373	2.97	25 UNITS/AC
9	RETAIL	741391	17.02	25 UNITS/AC
TRAIL CORRIDOR	PARK			
TOTAL		2222830	51	

FILL IN ACRES

In the Retail blocks, add an asterisk in the column and note below that if residential is included, the minimum density is 25 dwelling units per acre.

SHOW A TOTAL FOR MINIMUM NUMBER OF RESIDENTIAL UNITS



STAMP

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 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

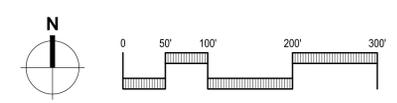
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Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:

SITE PLAN
A100

01 SITE PLAN
 1" = 100'-0"



STAMP
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METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

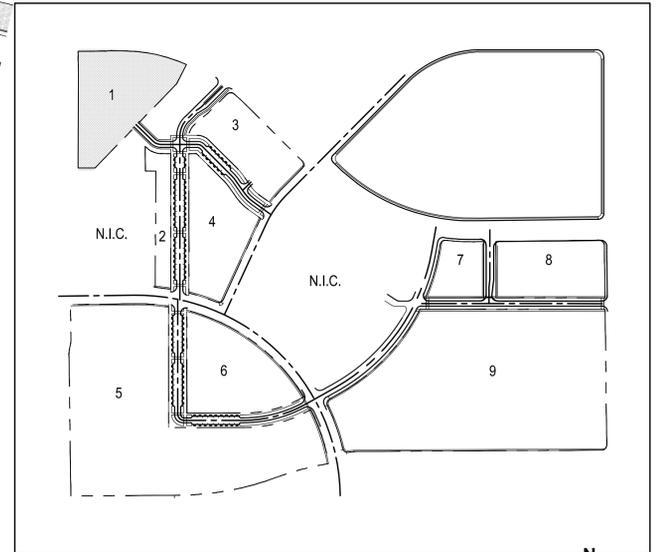
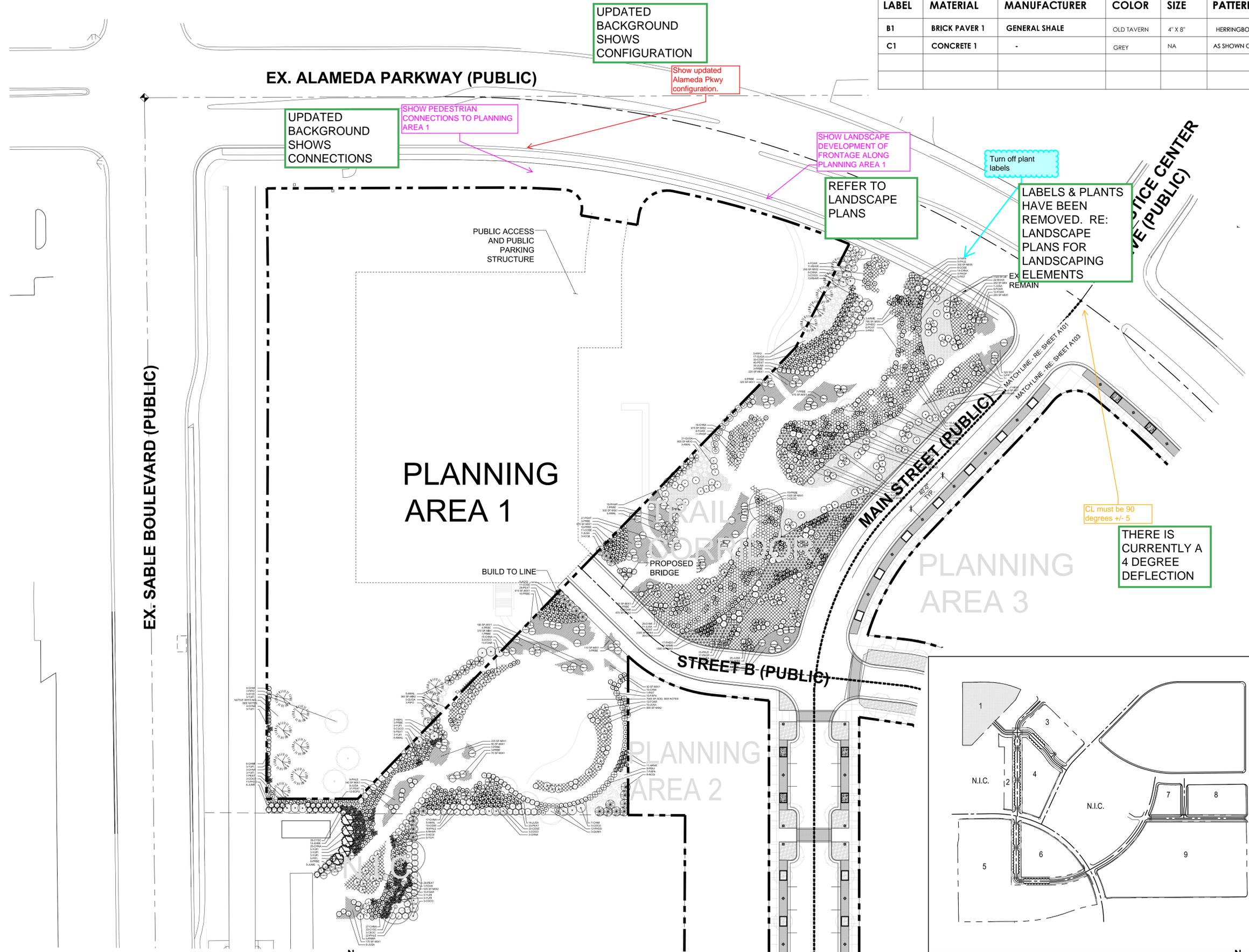
#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED SITE PLAN
 BLOCK 1
A101

MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



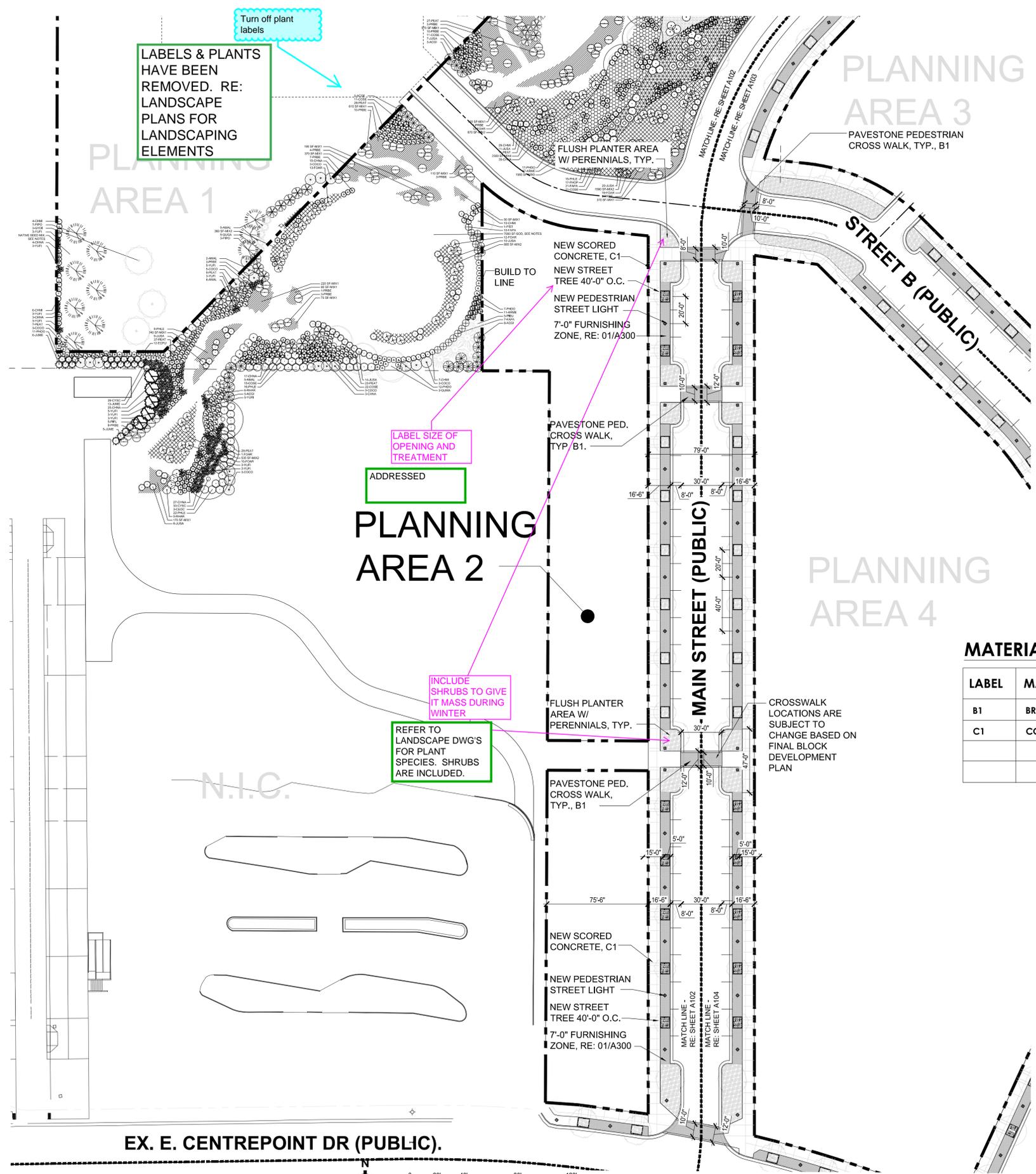
01 ENLARGED SITE PLAN
 1" = 40'-0"



KEY PLAN
 1" = 400'-0"

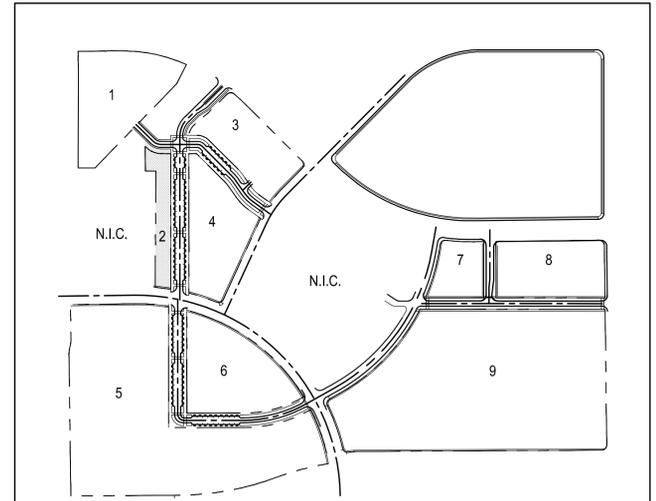


STAMP
 NOT FOR CONSTRUCTION

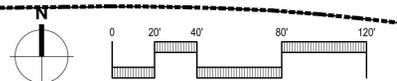


MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



01 ENLARGED SITE PLAN
 1" = 40'-0"



KEY PLAN
 1" = 400'-0"

METRO CENTER

ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012

WOODBURY CORPORATION

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01	05/02/16	1ST PLANNING SUBMITTAL
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Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED SITE PLAN
 BLOCK 2

A102

STAMP
 NOT FOR CONSTRUCTION

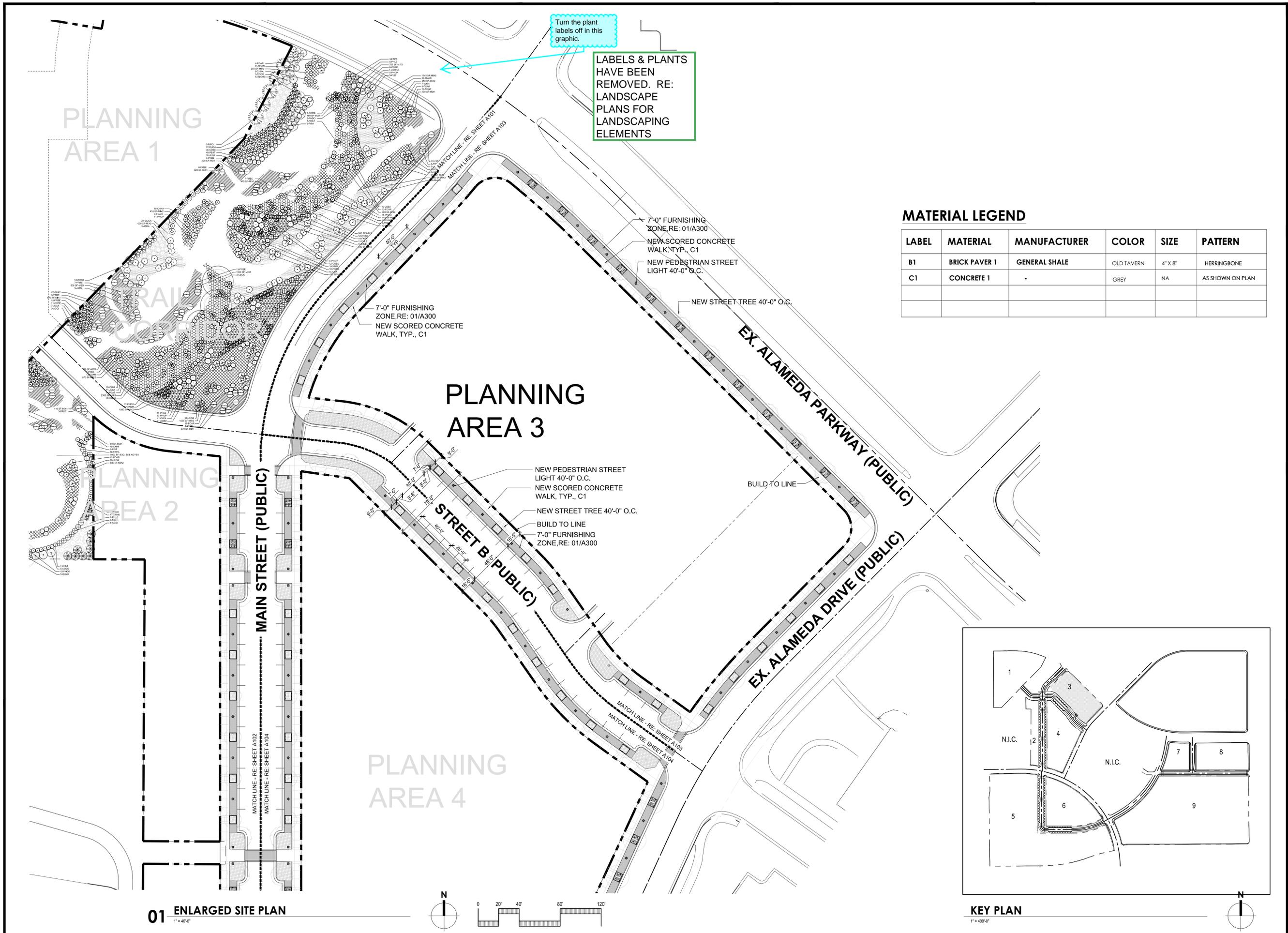
METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

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Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED SITE PLAN
 BLOCK 3

A103

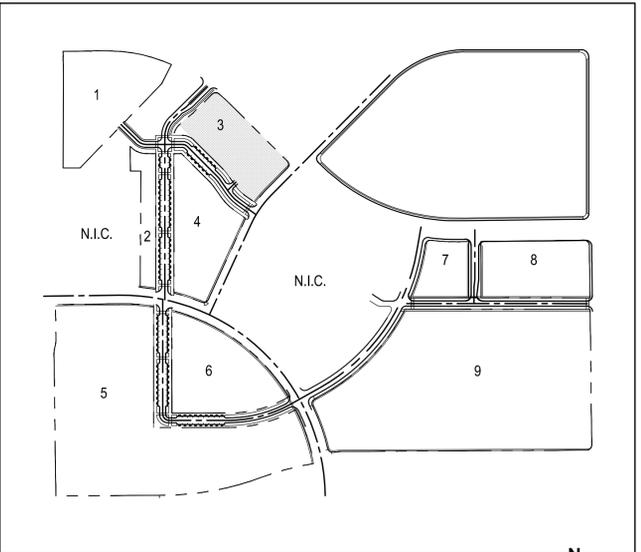


Turn the plant labels off in this graphic.

LABELS & PLANTS HAVE BEEN REMOVED. RE: LANDSCAPE PLANS FOR LANDSCAPING ELEMENTS

MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



01 ENLARGED SITE PLAN
 1" = 40'-0"



KEY PLAN
 1" = 400'-0"



STAMP

NOT FOR CONSTRUCTION

METRO CENTER

ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012

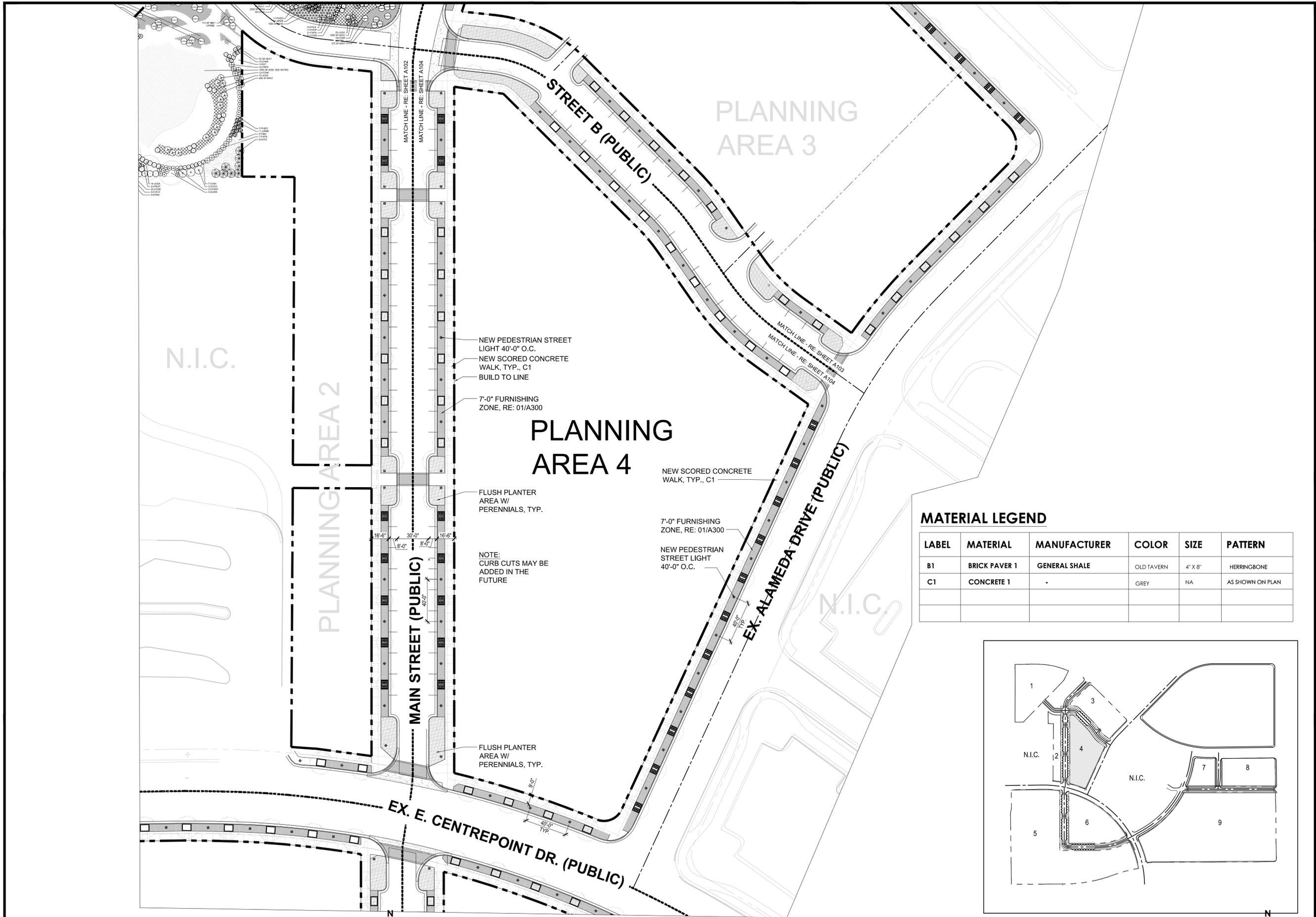
WOODBURY CORPORATION

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01	05/02/16	1ST PLANNING SUBMITTAL
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Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED SITE PLAN
 BLOCK 4

A104



N.I.C.

PLANNING AREA 2

PLANNING AREA 3

PLANNING AREA 4

N.I.C.

- NEW PEDESTRIAN STREET LIGHT 40'-0" O.C.
- NEW SCORED CONCRETE WALK, TYP., C1
- BUILD TO LINE

7'-0" FURNISHING ZONE, RE: 01/A300

NEW SCORED CONCRETE WALK, TYP., C1

FLUSH PLANTER AREA W/ PERENNIALS, TYP.

7'-0" FURNISHING ZONE, RE: 01/A300

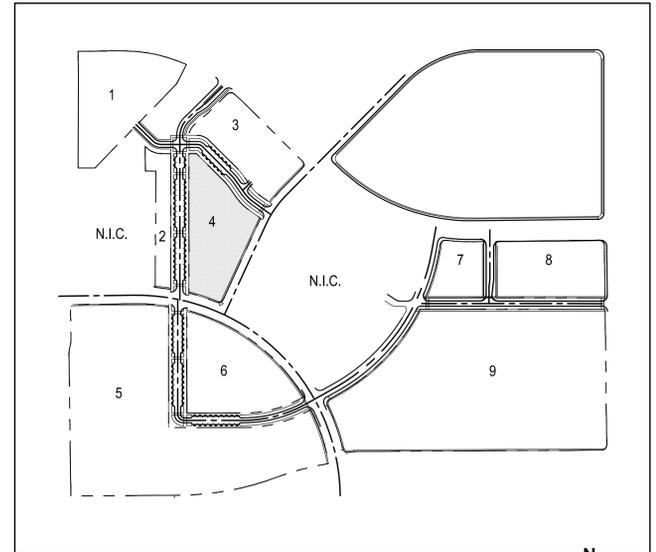
NEW PEDESTRIAN STREET LIGHT 40'-0" O.C.

NOTE: CURB CUTS MAY BE ADDED IN THE FUTURE

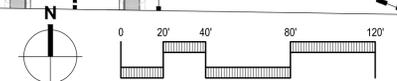
FLUSH PLANTER AREA W/ PERENNIALS, TYP.

MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



01 ENLARGED SITE PLAN
 1" = 40'-0"



KEY PLAN
 1" = 400'-0"



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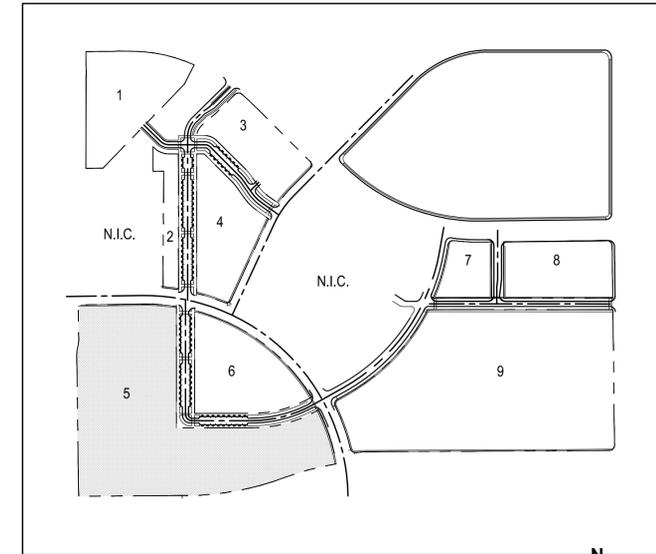
Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED SITE PLAN
 BLOCK 5

A105

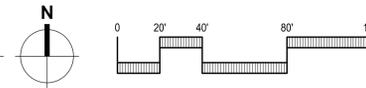
MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN

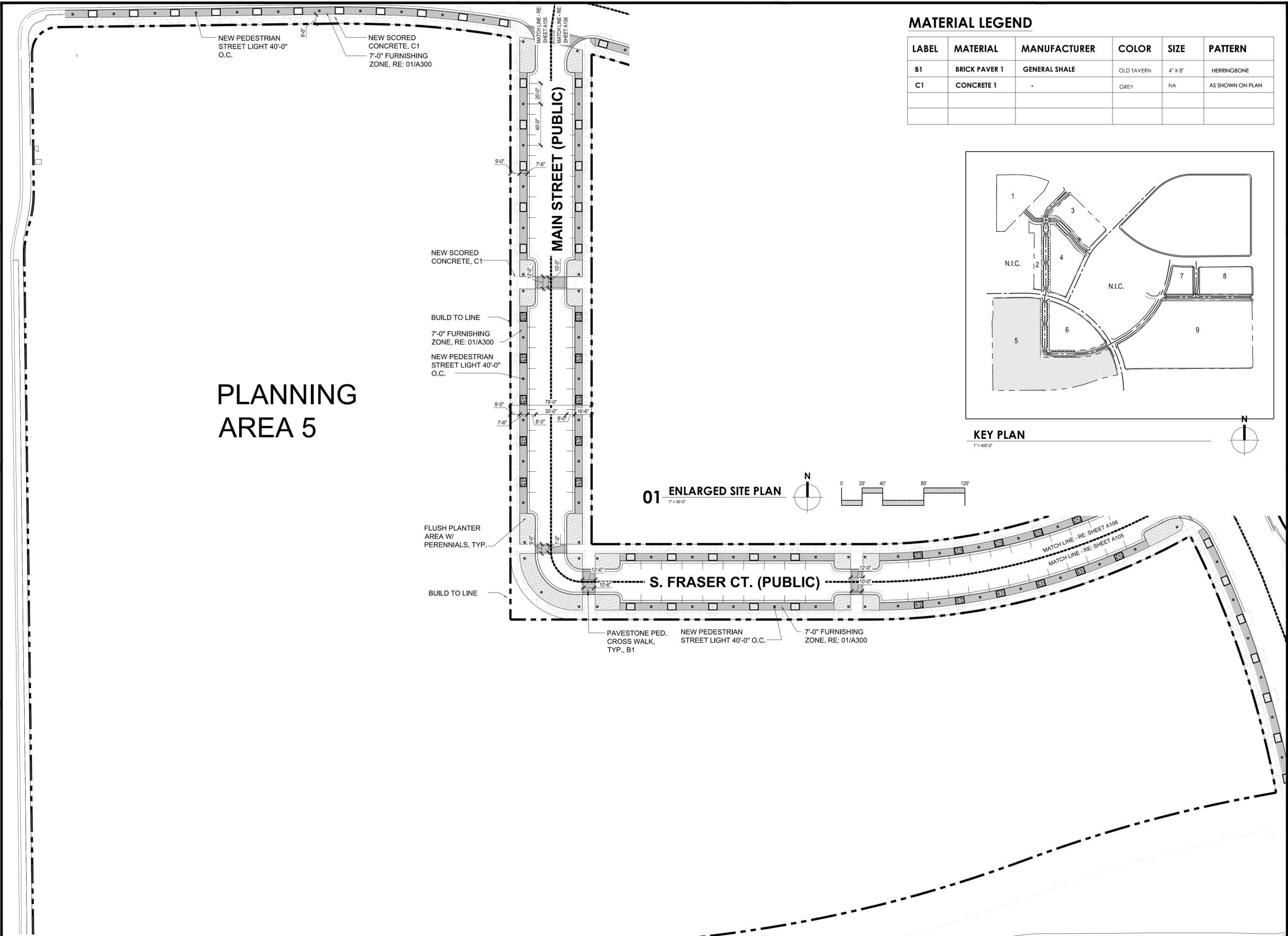


KEY PLAN
 1" = 400'-0"

01 ENLARGED SITE PLAN
 1" = 40'-0"



PLANNING AREA 5



NEW PEDESTRIAN STREET LIGHT 40'-0" O.C.

NEW SCORED CONCRETE, C1
 7'-0" FURNISHING ZONE, RE: 01/A300

NEW SCORED CONCRETE, C1

BUILD TO LINE

7'-0" FURNISHING ZONE, RE: 01/A300

NEW PEDESTRIAN STREET LIGHT 40'-0" O.C.

FLUSH PLANTER AREA W/ PERENNIALS, TYP.

BUILD TO LINE

PAVESTONE PED. CROSS WALK, TYP., B1

NEW PEDESTRIAN STREET LIGHT 40'-0" O.C.

7'-0" FURNISHING ZONE, RE: 01/A300

TITLE:
 ENLARGED SITE PLAN
 BLOCK 5

A105

STAMP
 NOT FOR CONSTRUCTION

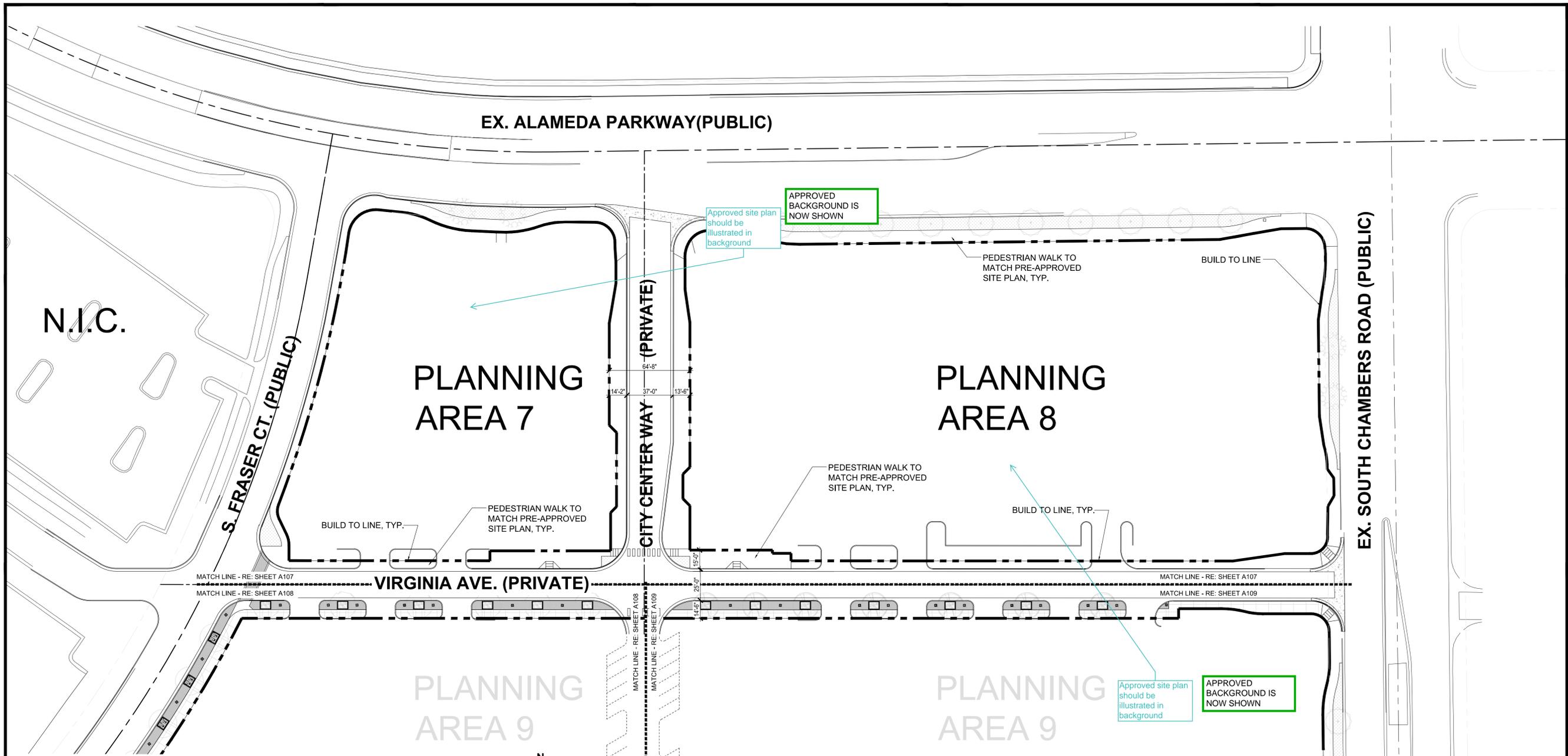
METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

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Project No:
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 Checked By:
 Date:

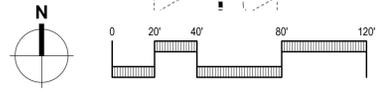
TITLE:
 ENLARGED SITE PLAN
 BLOCK 7 & 8

A107



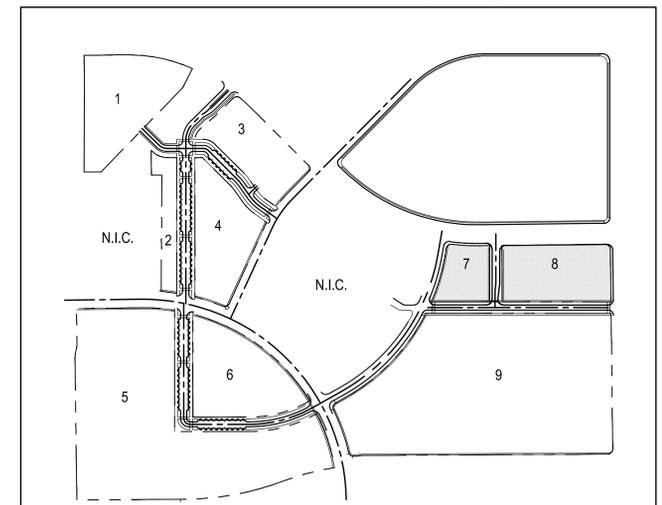
01 ENLARGED SITE PLAN
 1" = 40'-0"

NOTE:
 SIDEWALKS, CROSSWALKS AND PLANTERS TO BE PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED METRO CENTER FINAL DEVELOPMENT PLAN.



MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



KEY PLAN

1" = 400'-0"



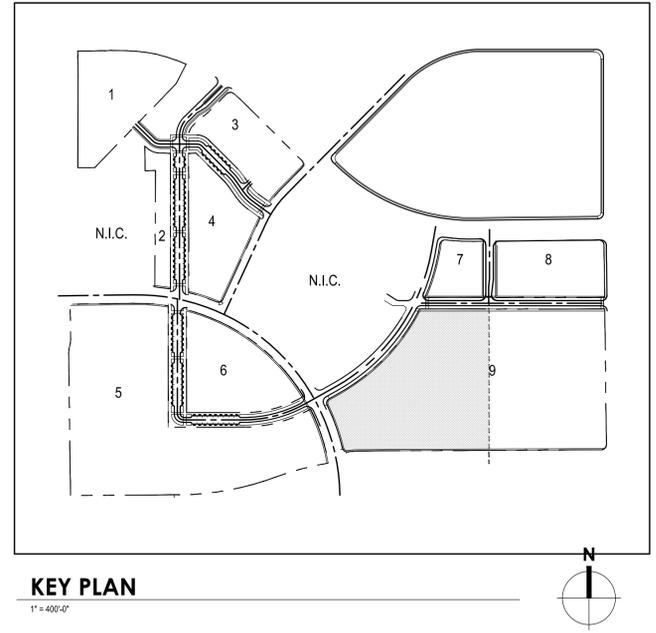
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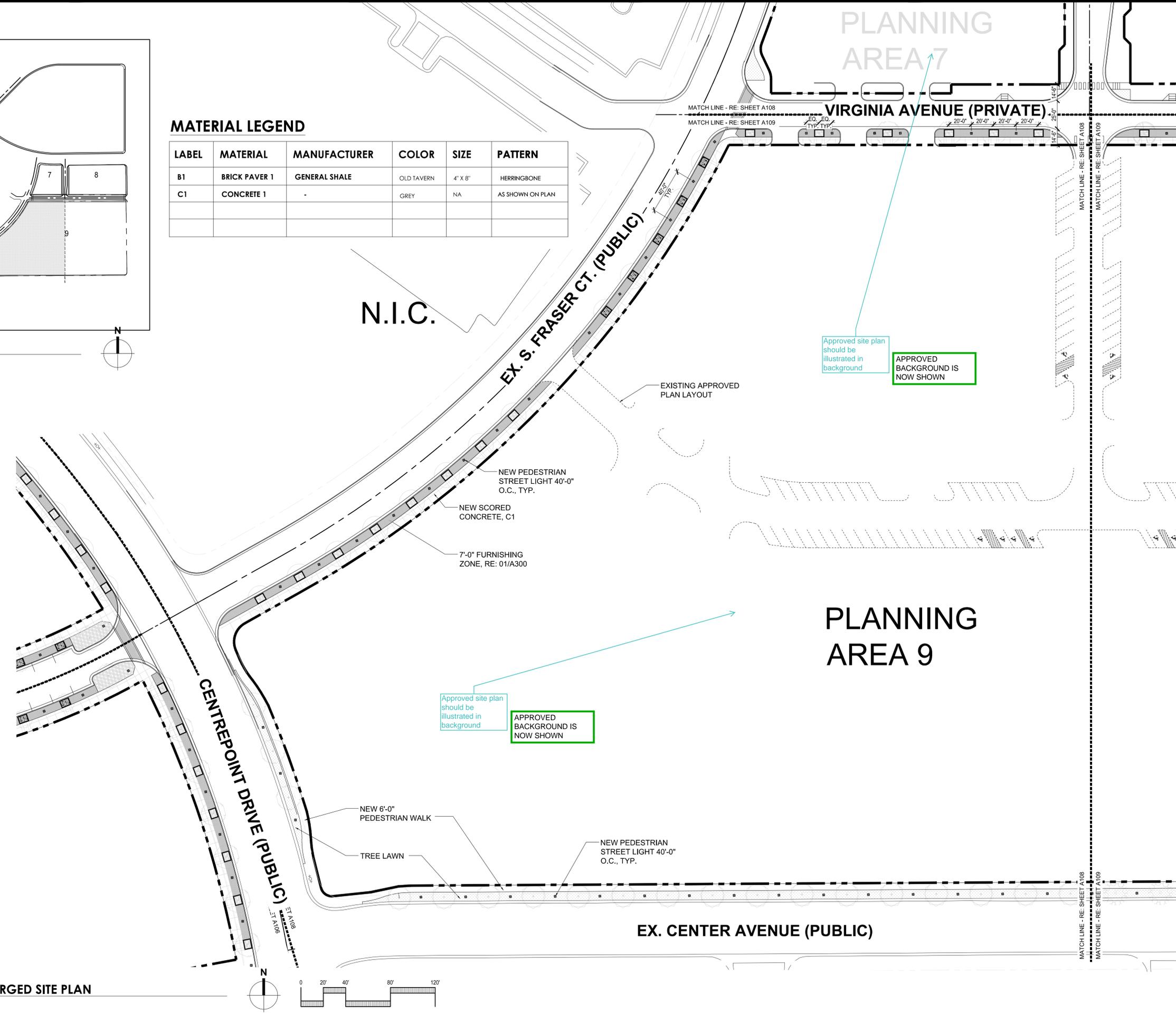
Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED SITE PLAN
 BLOCK 9
A108

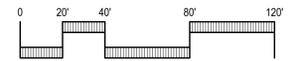


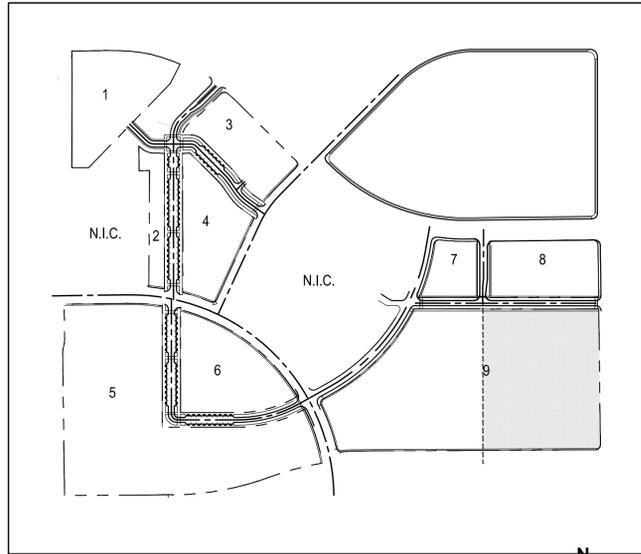
MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



01 ENLARGED SITE PLAN
 1" = 40'-0"



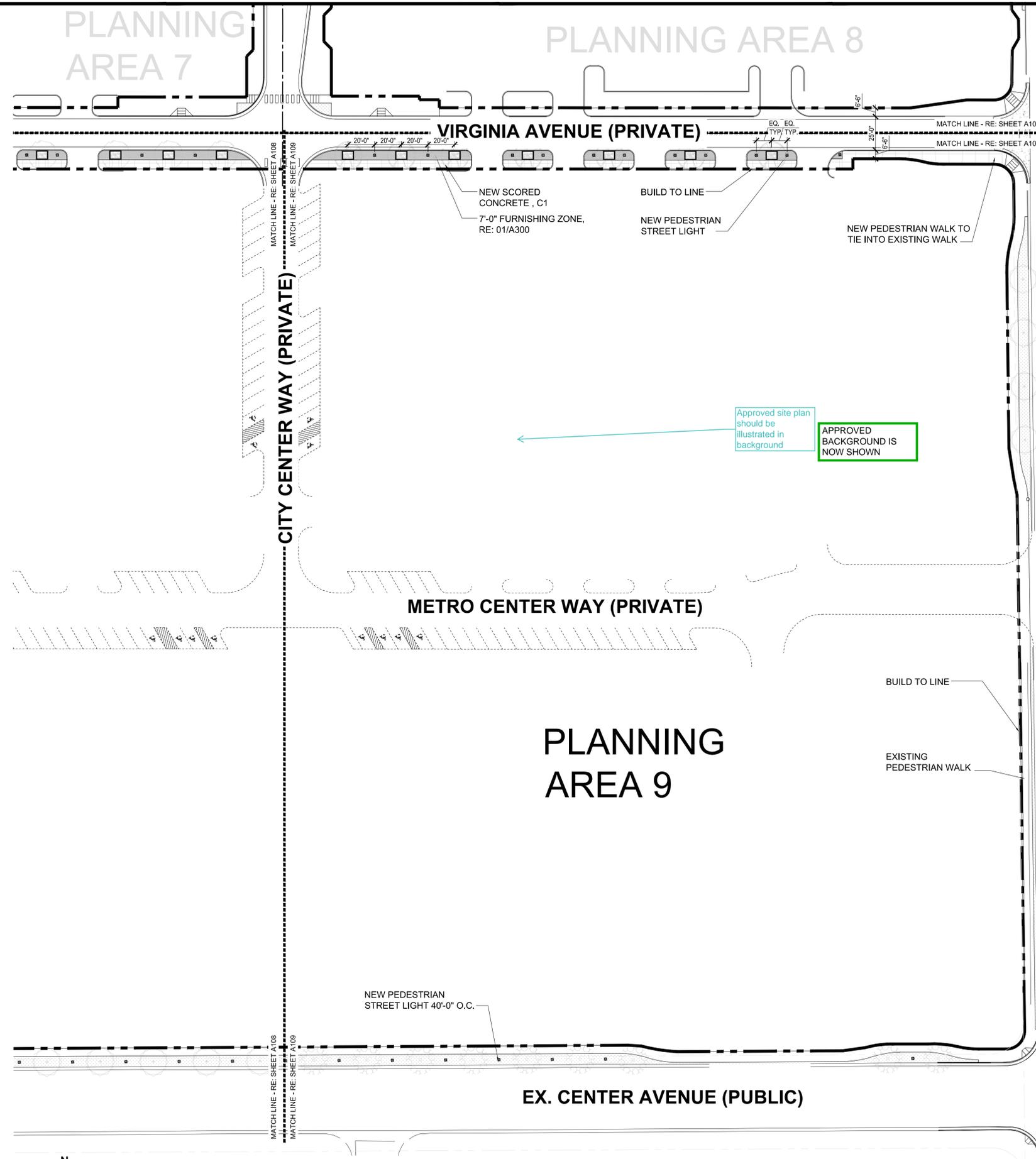


KEY PLAN

1" = 400'-0"

MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN

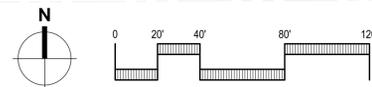


Approved site plan should be illustrated in background

APPROVED BACKGROUND IS NOW SHOWN

01 ENLARGED SITE PLAN

1" = 40'-0"



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ALAMEDA PARKWAY & SABLE BLVD.
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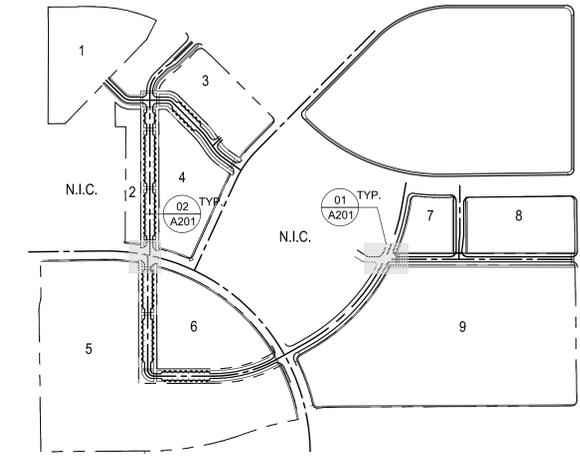
Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED SITE PLAN
 BLOCK 9

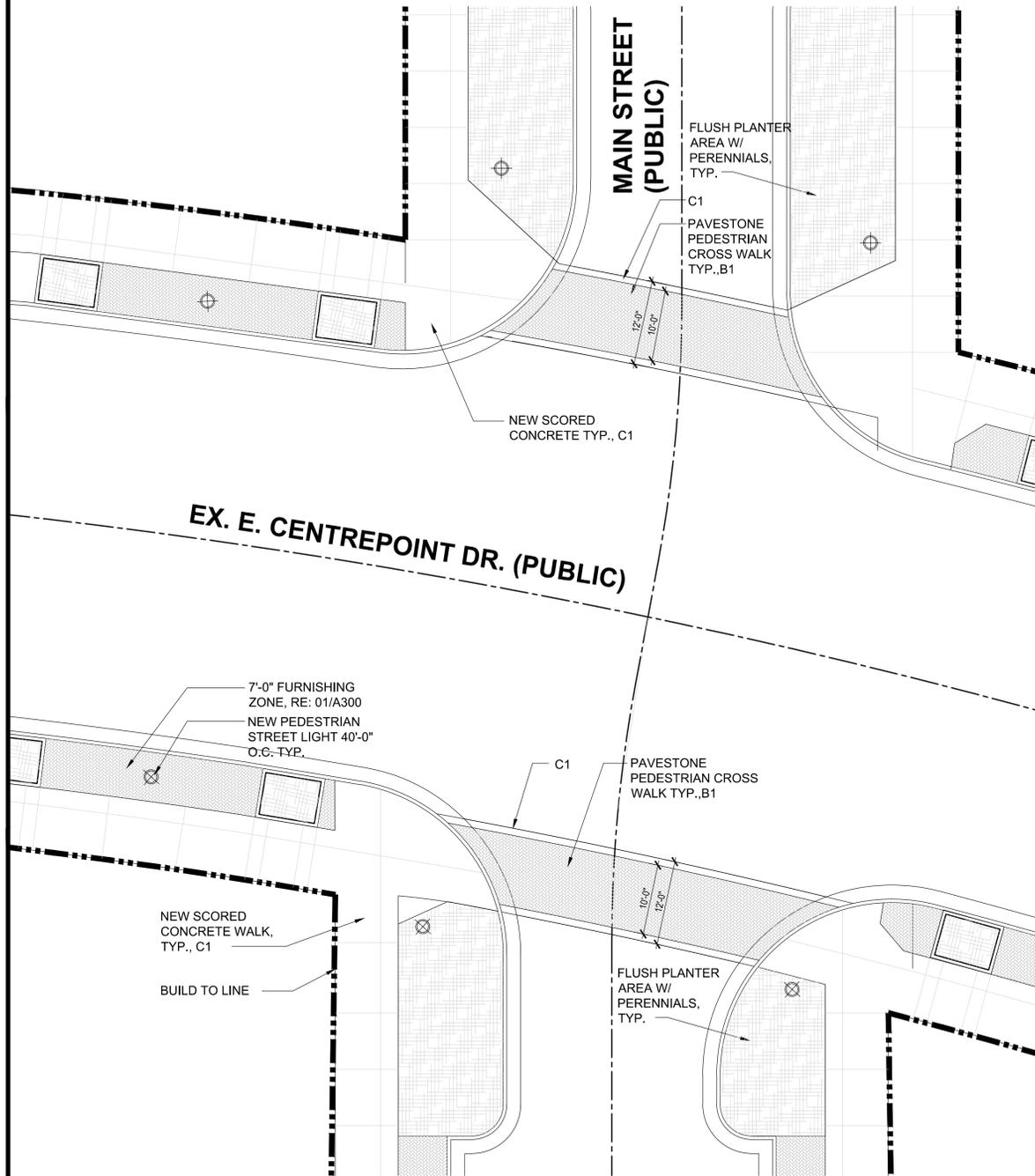
A109

MATERIAL LEGEND

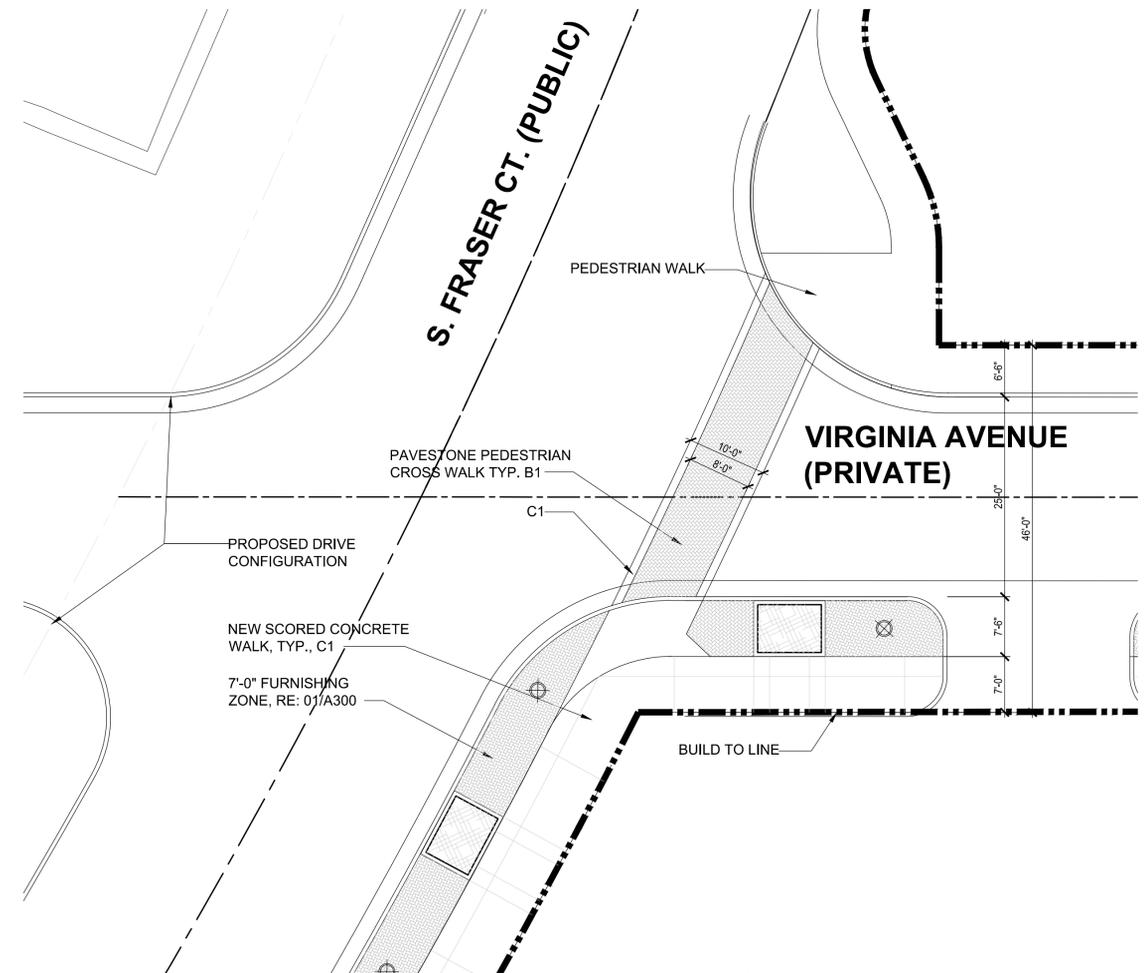
LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



KEY PLAN
 1" = 400'-0"



02 MAIN STREET AND CENTREPOINT DR. INTERSECTION
 3/32" = 1'-0"



01 FRASER CT. AND VIRGINIA AVENUE INTERSECTION
 3/32" = 1'-0"



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METRO CENTER

ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012

WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED INTERSECTIONS
A201

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 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012

WOODBURY CORPORATION

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01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

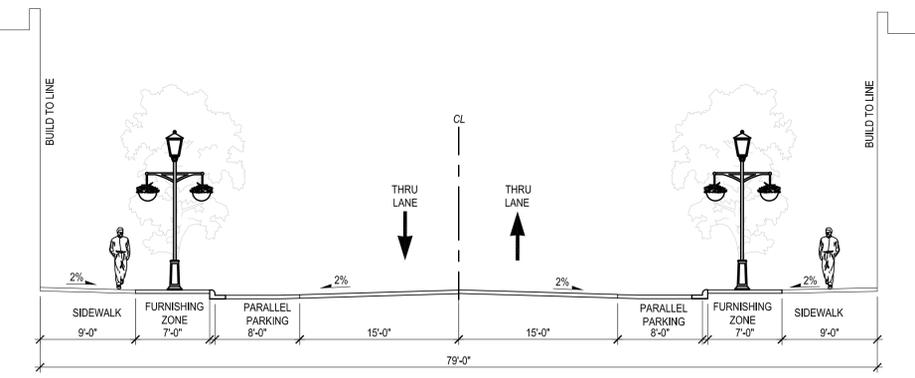
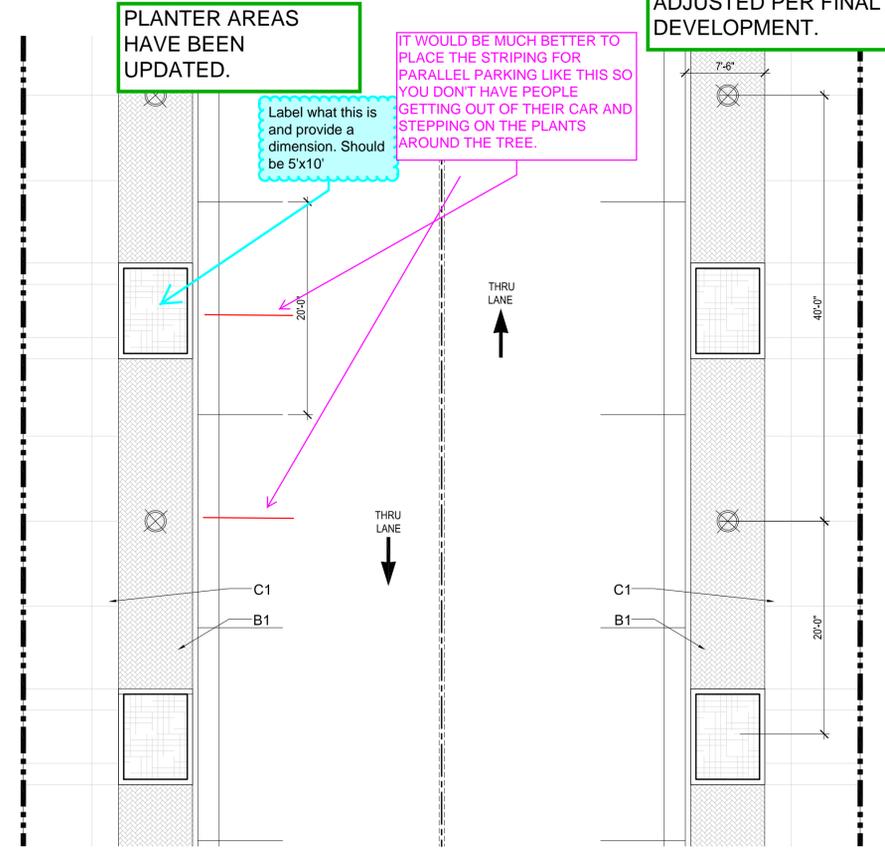
Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 STREET SECTIONS

A202

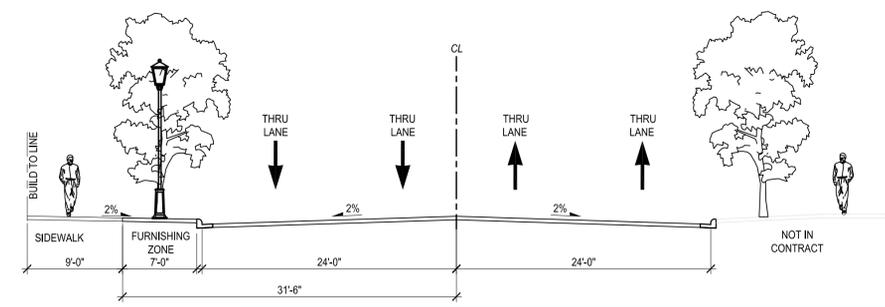
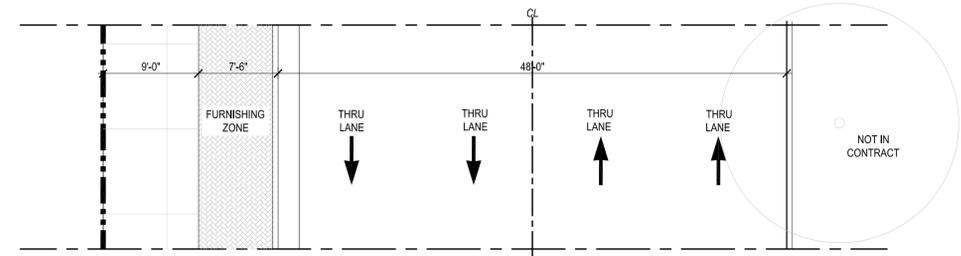
MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



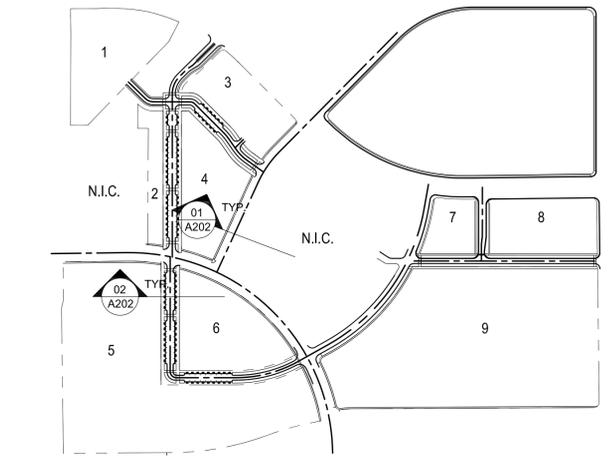
02 MAIN STREET
1/8" = 1'-0"

ALAMEDA DRIVE HAS BEEN UPDATED PER THE CITY'S RECOMMENDATION WITH THE EXCEPTION OF BOLLARDS SEPARATING THE BIKE AND VEHICLE TRAFFIC AND THE BUFFER WAS REDUCED TO FIT THE ACTUAL STREET WIDTH OF 48'



01 ALAMEDA DR.
1/8" = 1'-0"

Bike lanes are required on Alameda Drive per the Bike/Ped Master Plan. Please modify this cross section to provide bike lanes. A cross section with a 16' hardscape, 6' bike lane, 3' buffer, 11' drive lane, 10' turn lane (then mirrored on the other side) would be preferred. Please contact Anthony for the cross section example.



KEY PLAN
1" = 400'-0"

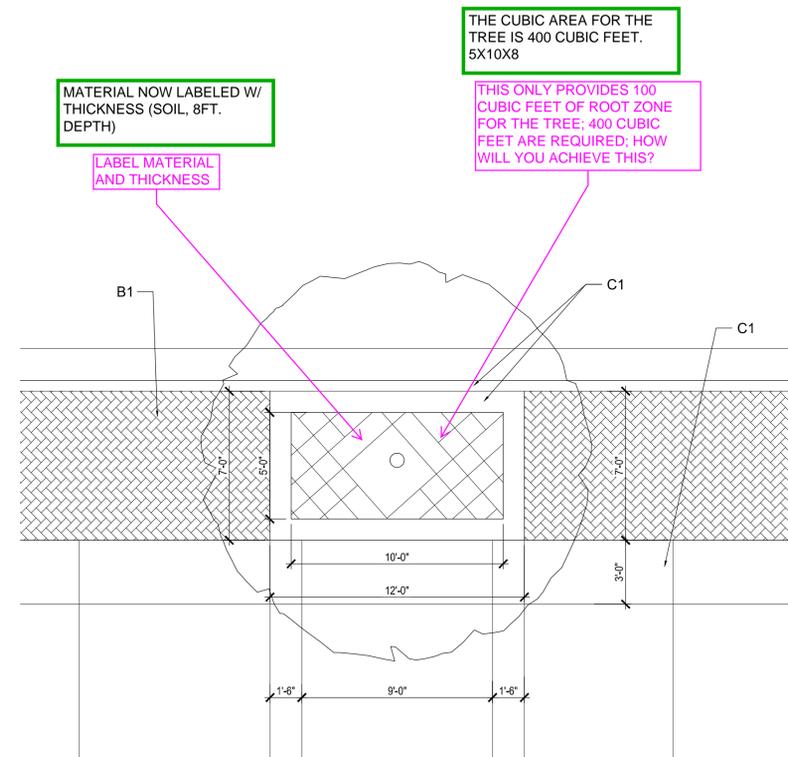


STAMP

NOT FOR CONSTRUCTION

MATERIAL LEGEND

LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



01 AMENITY STRIP DETAIL
 1/4" = 1'-0"

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 AURORA, CO 80012

WOODBURY CORPORATION

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02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE: _____

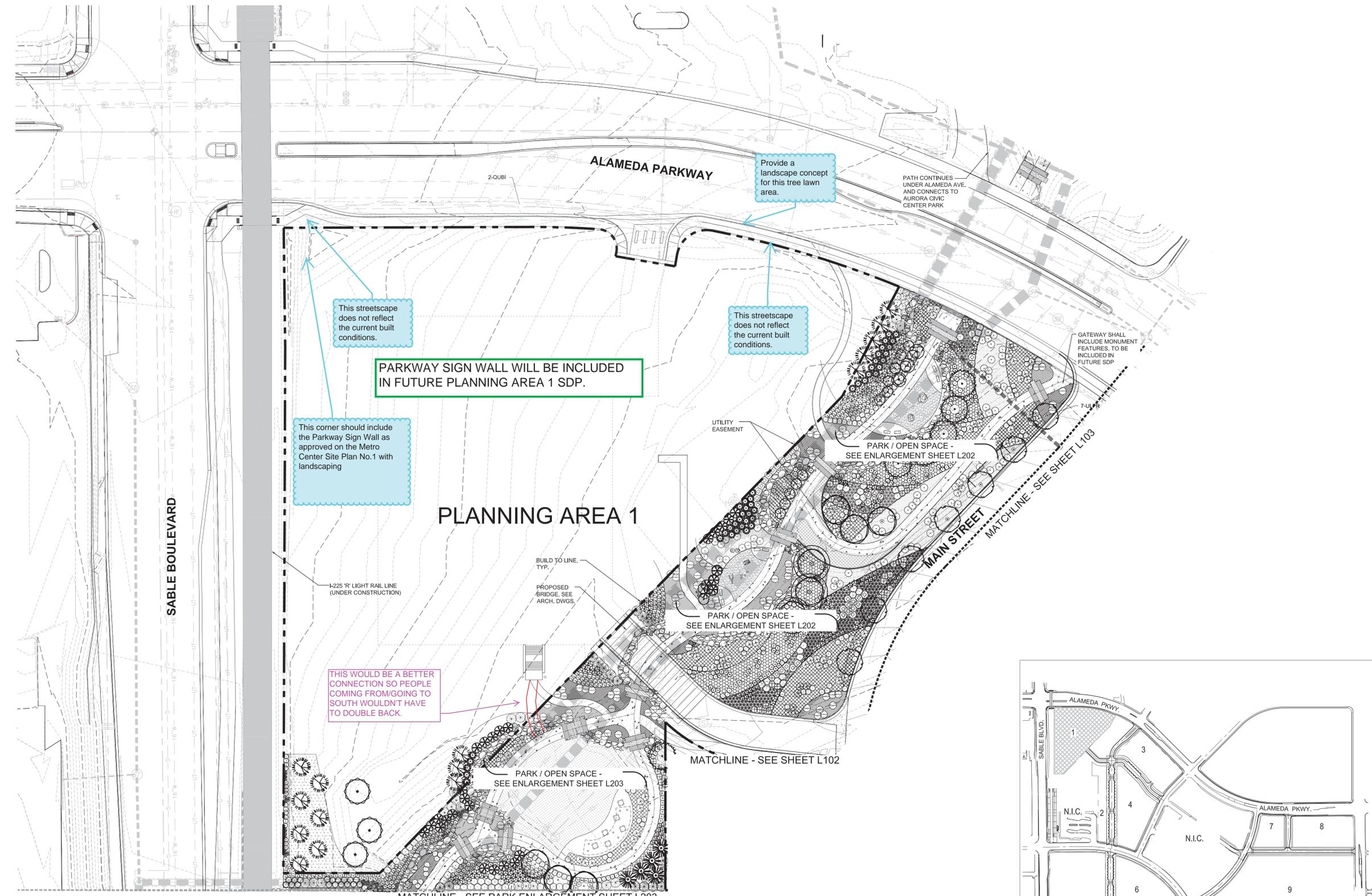
DETAILS

A300

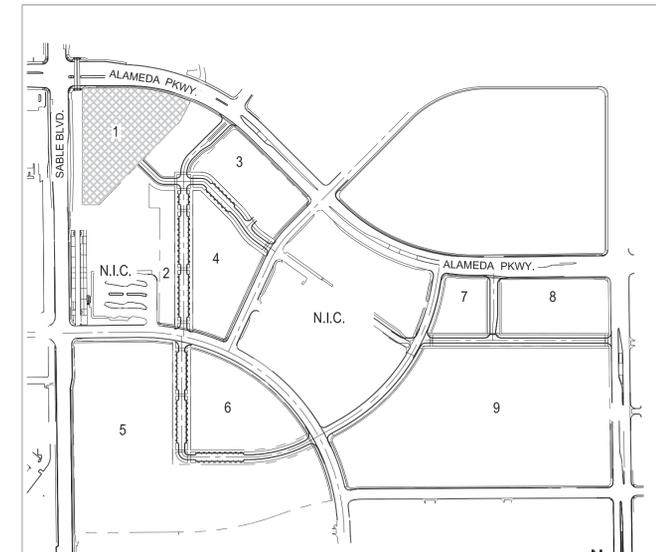
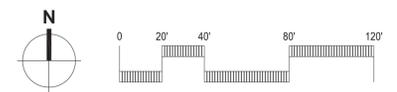
PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

STAMP

NOT FOR CONSTRUCTION



01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"



KEY PLAN
1" = 400'-0"

METRO CENTER
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 AURORA, CO 80012
WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREA 1

L101

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

Are there existing trees being saved? If not, please remove these notes as they are not needed.

TREE PROTECTION NOTES:

- REFER TO CITY OF AURORA TREE PROTECTION REQUIREMENTS. TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE PROTECTED ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DAP (DIAMETER AT POINT OF MEASUREMENT). THE FENCE SHALL BE OF A MATERIAL NOT BE ALLOWED INSIDE THIS 5' ZONE. NO WORK OF ANY KIND, INCLUDING BUT NOT LIMITED TO, SHALL BE PERFORMED WITHIN THE PROTECTED ZONE. FENCING SHALL REMAIN AROUND THE TREE THROUGHOUT THE CONSTRUCTION PERIOD.
- TEMPORARY MULCH: TO ALL EXISTING TREES TO BE SAVED, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIFLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
 - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.
 - A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES SHALL NOT BE INSTALLED IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

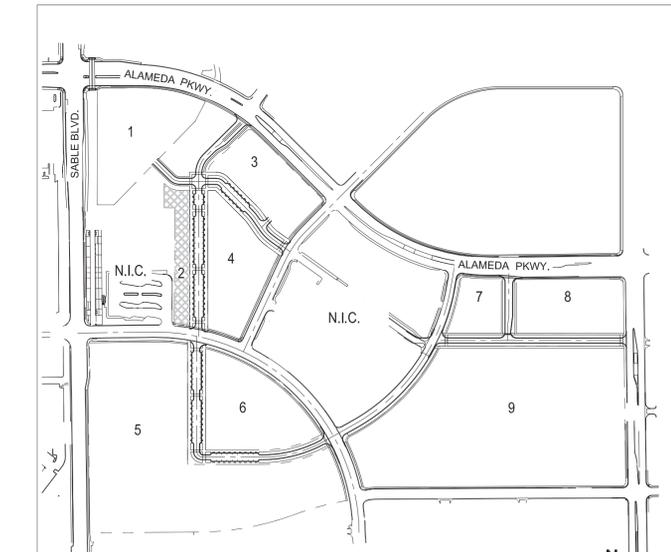
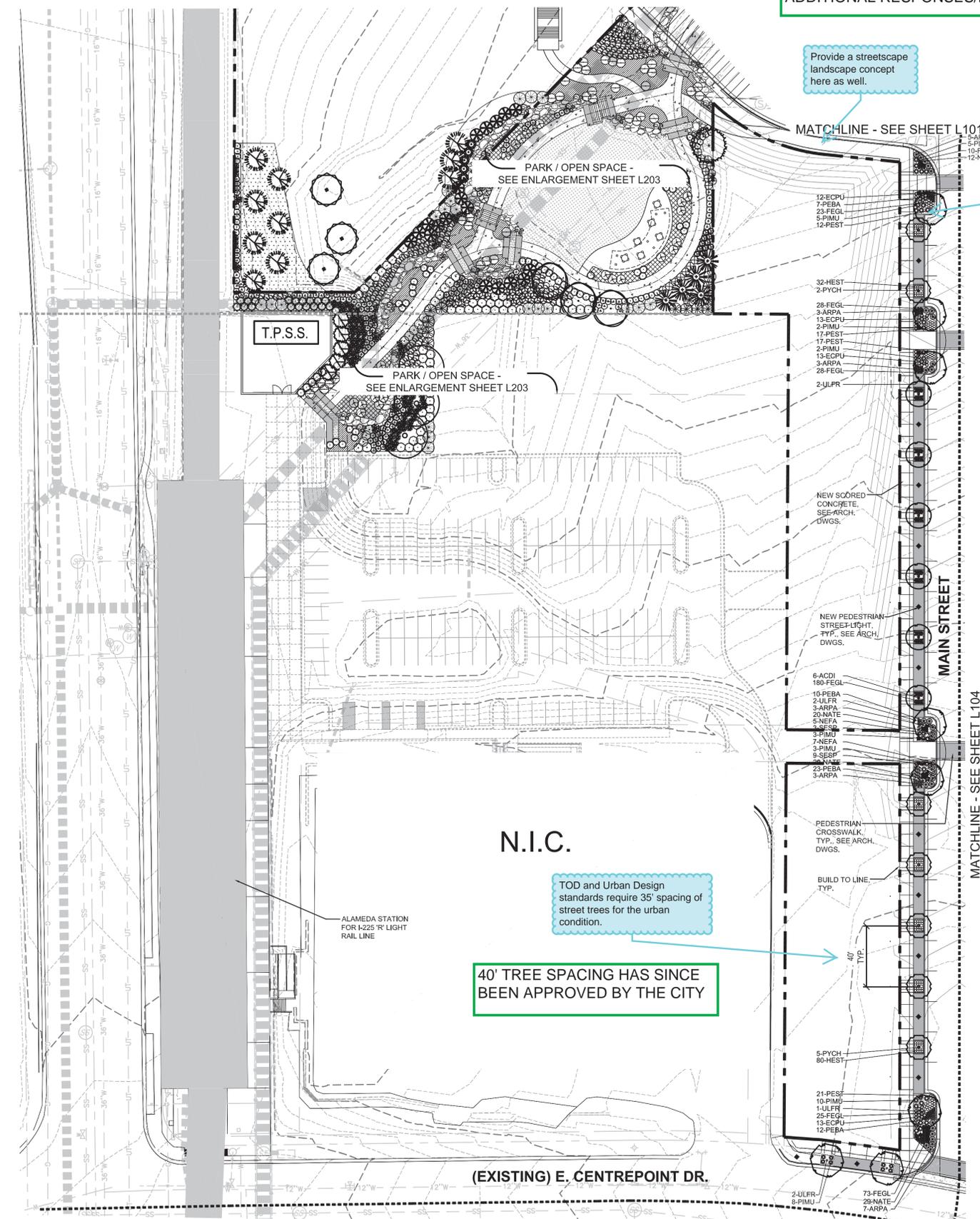
NO EXISTING TREES ARE TO REMAIN; PROTECTION NOTES REMOVED

Provide a streetscape landscape concept here as well.

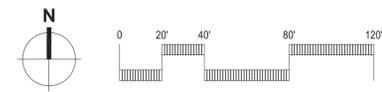
No tree label provided

Add a landscape legend to each landscape sheet per the Landscape Reference Manual. Include the plant symbology and hatches, lighting etc..

TOD and Urban Design standards require 35' spacing of street trees for the urban condition.
40' TREE SPACING HAS SINCE BEEN APPROVED BY THE CITY



01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"



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METRO CENTER
ALAMEDA PARKWAY & SABLE BLVD.
AURORA, CO 80012
WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No:
Drawn By:
Checked By:
Date:

TITLE:
ENLARGED LANDSCAPE PLAN
PLANNING AREA 2

L102

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

Provide a separate plan that identifies the proposed locations and hierarchy for the signage/monuments/gateway features that are proposed and provide concepts for these so that the entire development has a unified signage and gateway concept. Label the plan and details as conceptual and exact locations and details to be determined during the site plan submittal process for each planning area.

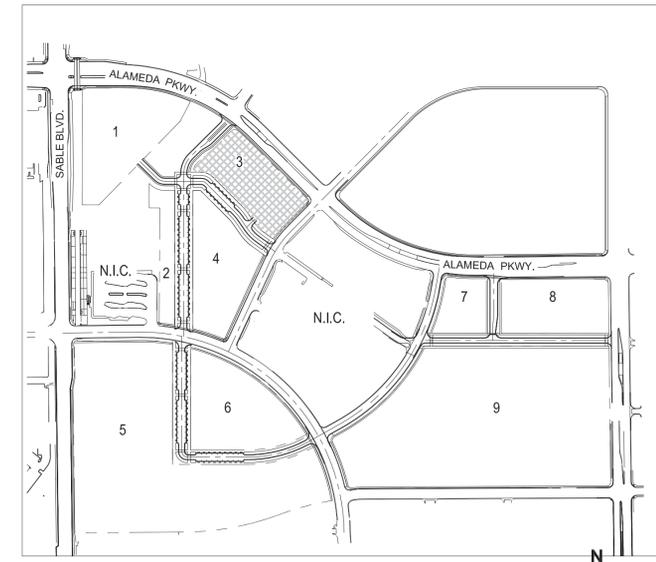
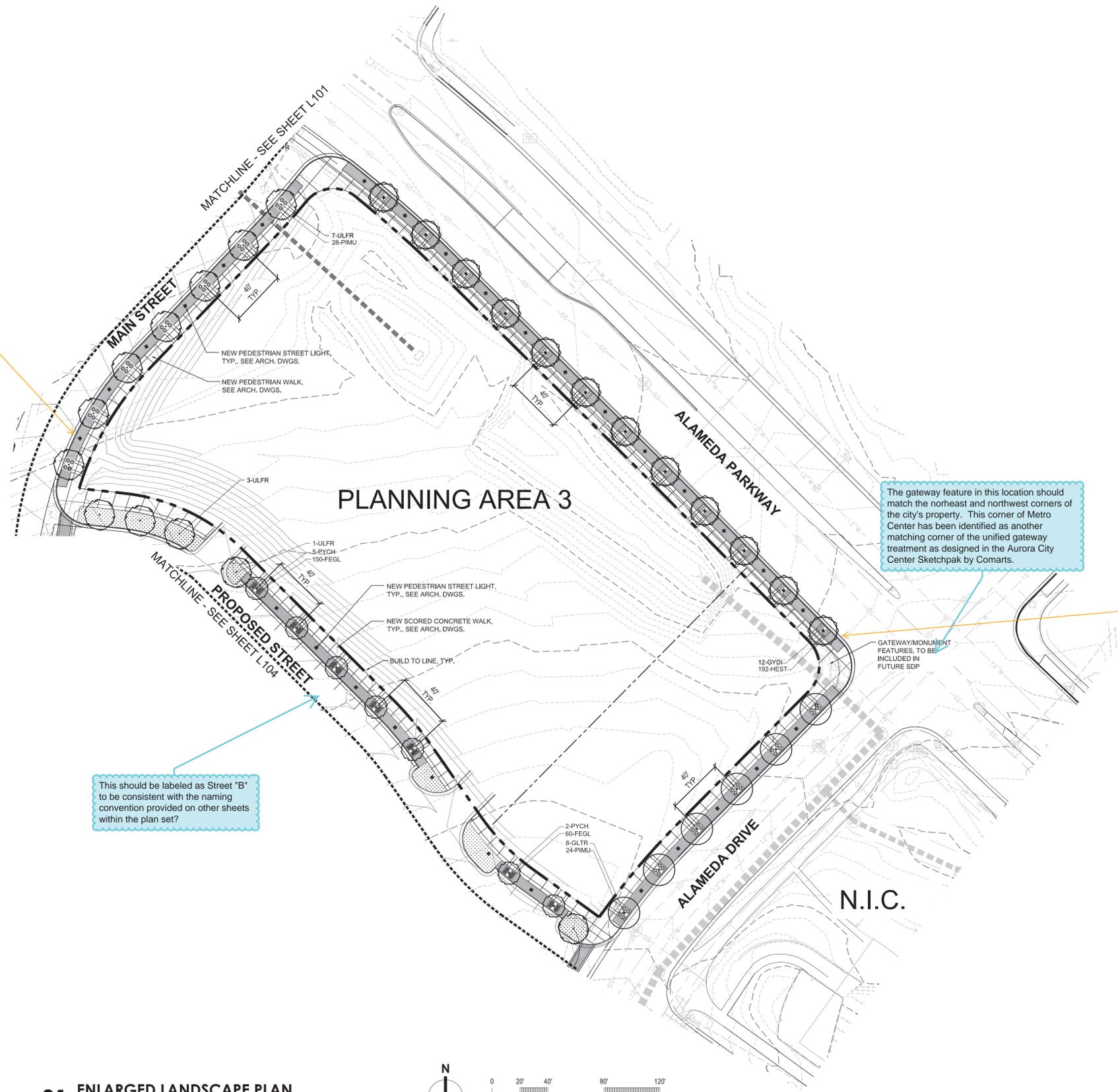
PLAN IS INCLUDED IN DESIGN GUIDELINES

These will need to be large trees on install to meet sight distance requirements (must be clear 3' to 7' vertically). Show sight lines per COA STD Detail TE 13.1

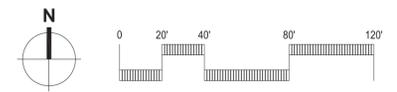
The gateway feature in this location should match the northeast and northwest corners of the city's property. This corner of Metro Center has been identified as another matching corner of the unified gateway treatment as designed in the Aurora City Center Sketchpak by Comarts.

These will need to be large trees on install to meet sight distance requirements (must be clear 3' to 7' vertically). Show sight lines per COA STD Detail TE 13.1

This should be labeled as Street "B" to be consistent with the naming convention provided on other sheets within the plan set?



01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"



KEY PLAN
1" = 400'-0"

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AURORA, CO 80012
WOODBURY CORPORATION

#	Date	Issue / Description
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02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
Drawn By: _____
Checked By: _____
Date: _____

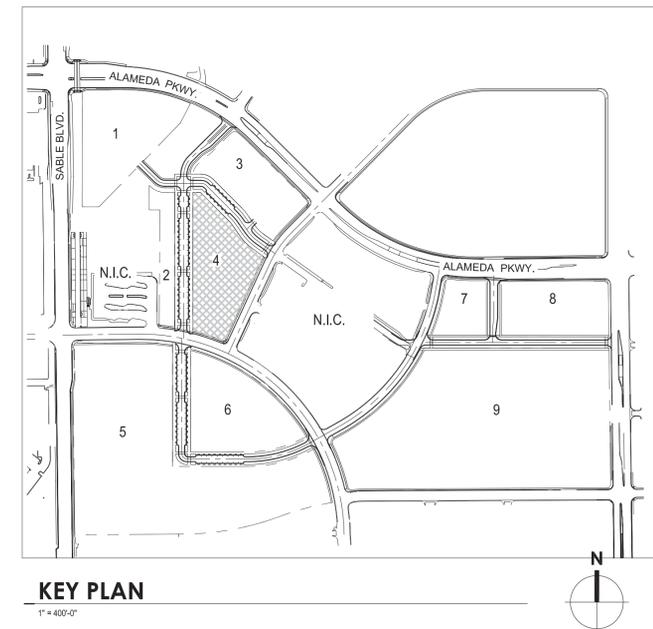
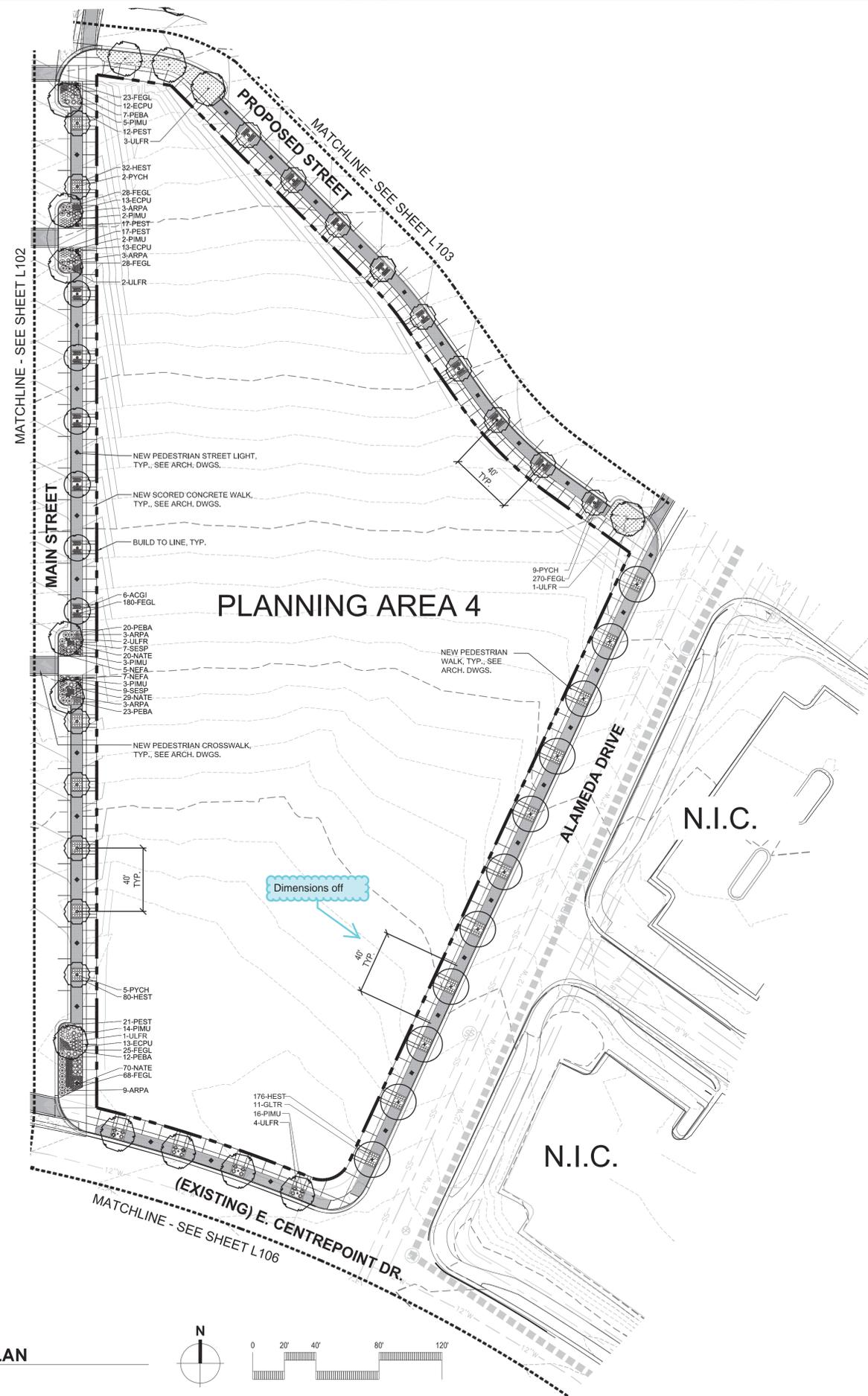
TITLE:
ENLARGED LANDSCAPE PLAN
PLANNING AREA 3

L103

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

STAMP

NOT FOR CONSTRUCTION



01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"

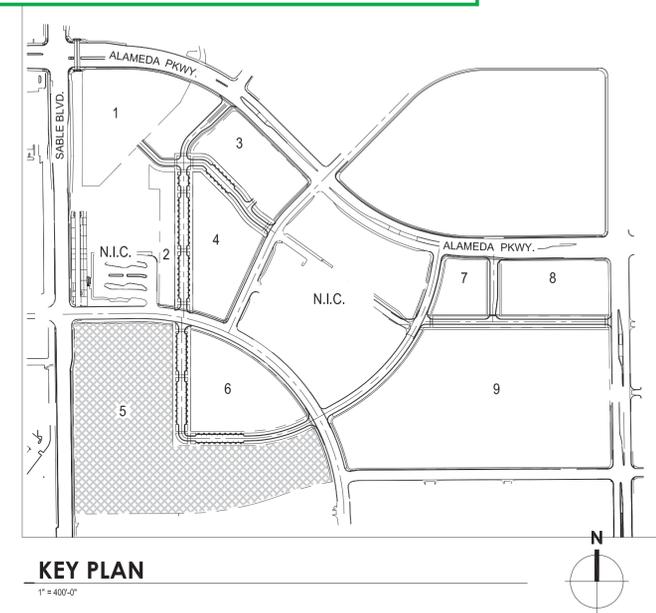
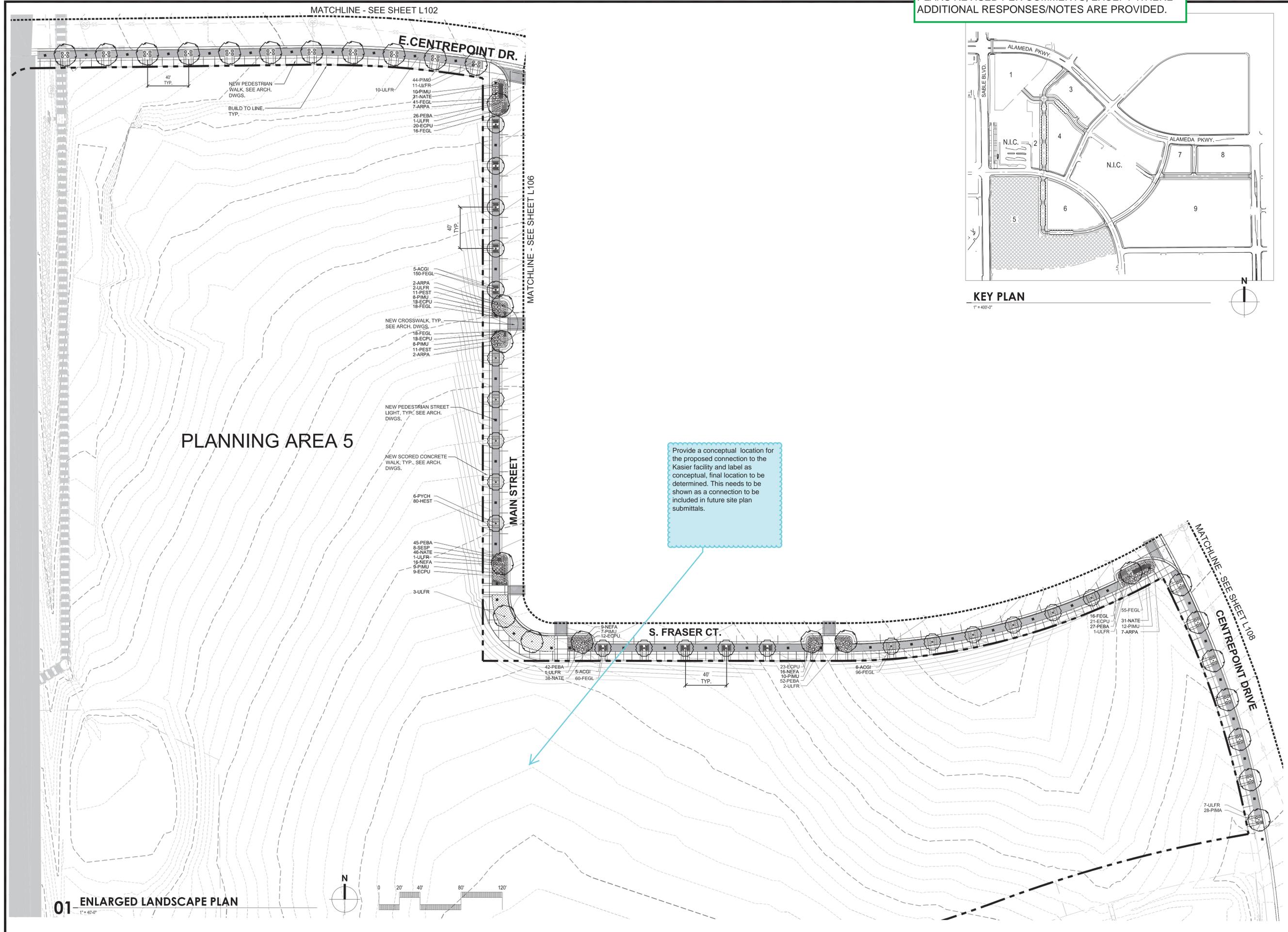
METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

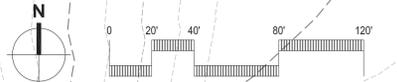
TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREA 4
L104

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.



Provide a conceptual location for the proposed connection to the Kasier facility and label as conceptual, final location to be determined. This needs to be shown as a connection to be included in future site plan submittals.

01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"



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 AURORA, CO 80012
WOODBURY CORPORATION

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02	09/15/16	2ND PLANNING SUBMITTAL

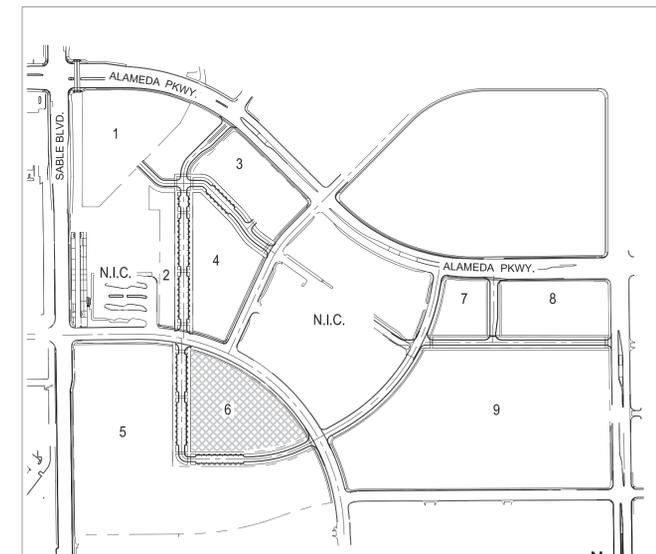
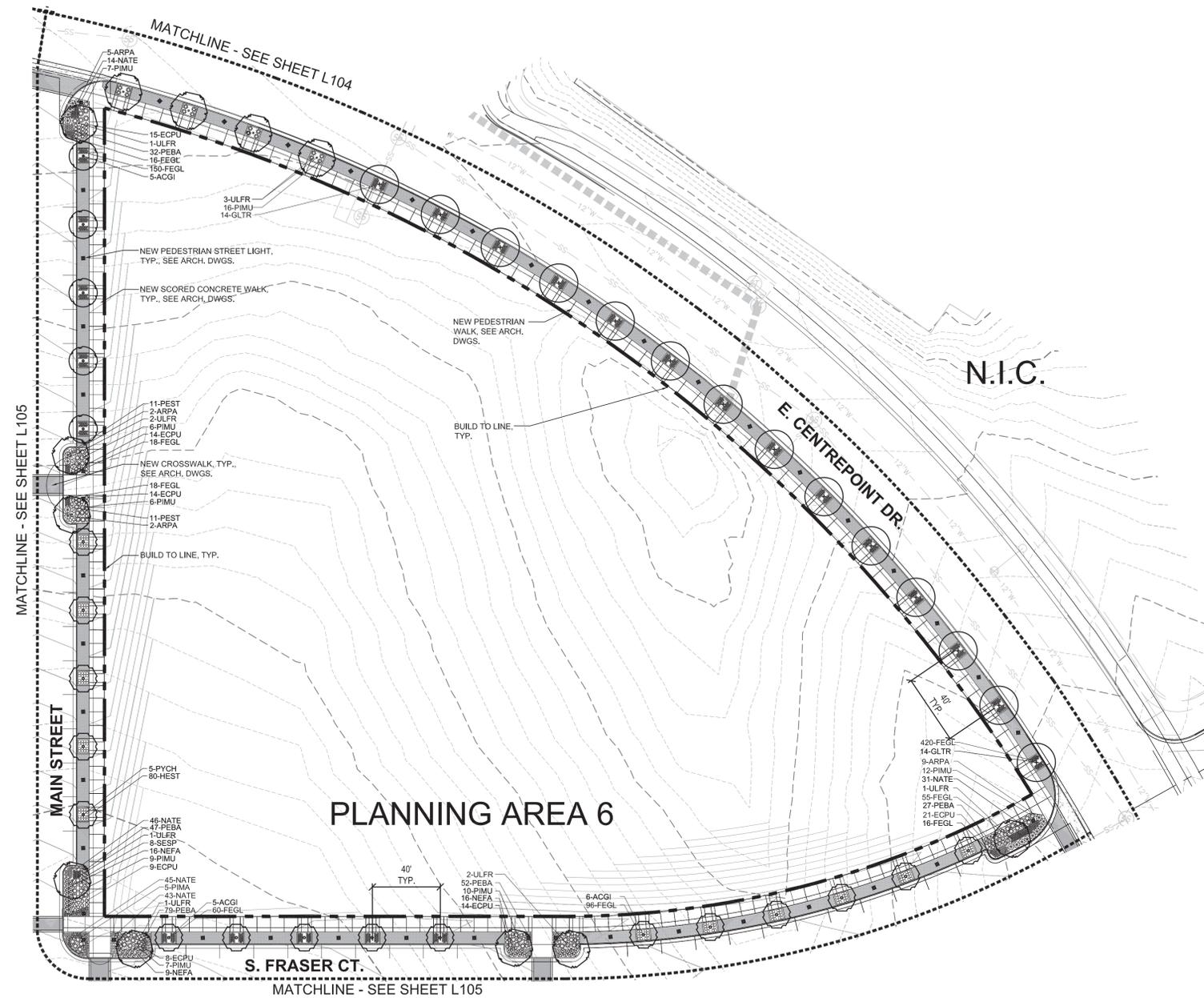
Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREA 5
L105

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

STAMP

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01 ENLARGED LANDSCAPE PLAN

1" = 40'-0"



KEY PLAN

1" = 400'-0"



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WOODBURY CORPORATION

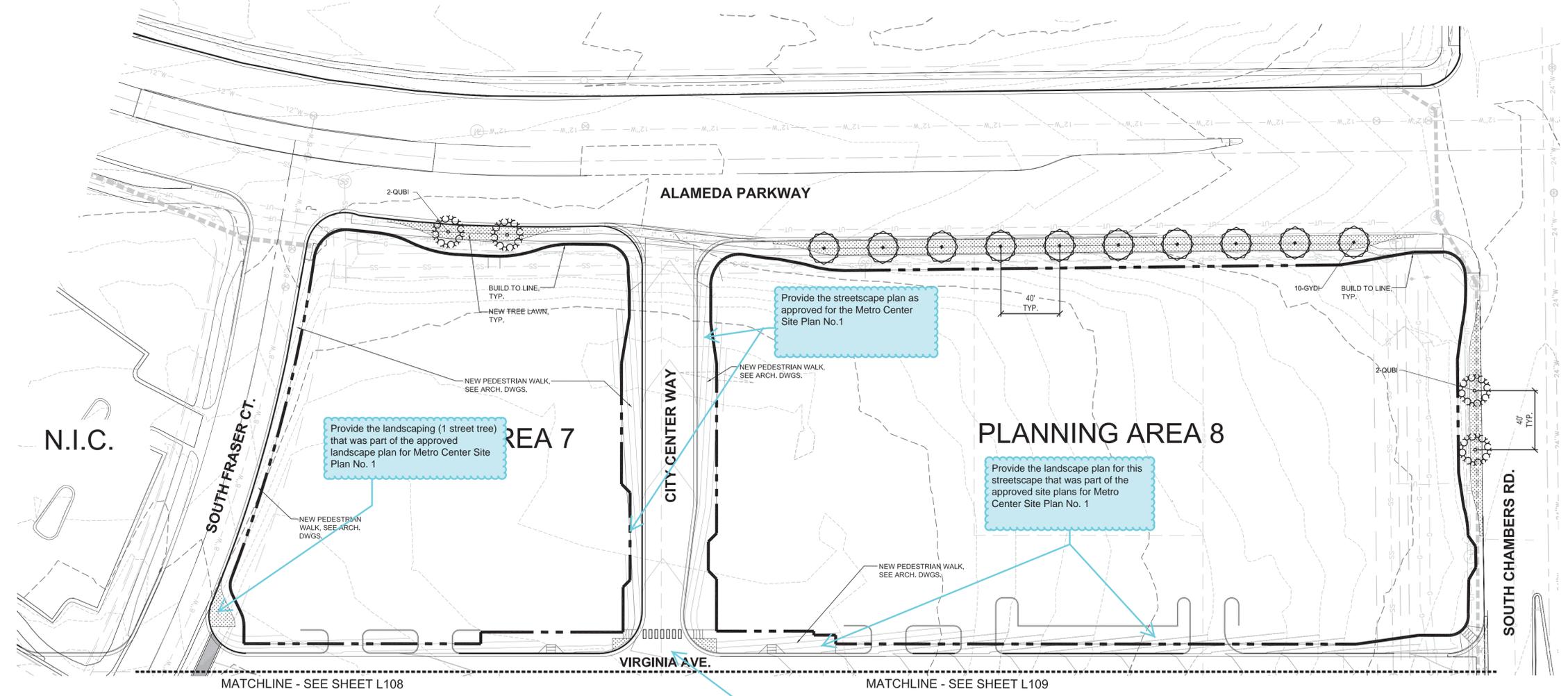
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01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREA 6

L106

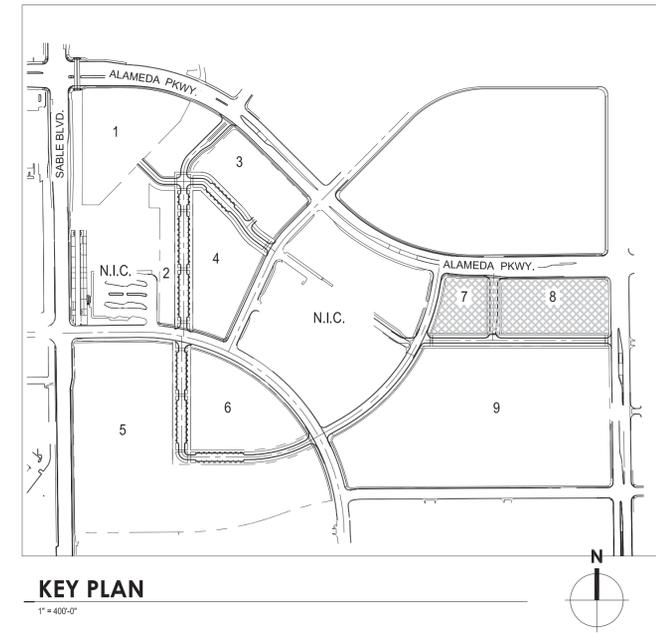
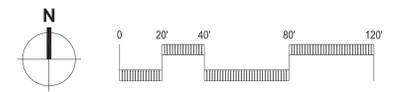
PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.



CAD BACKGROUNDS AS SHOWN CORRESPOND TO METRO CENTER SITE PLAN NO. 1.

The intersection design/pavement theme should be included as part of the approved Metro Center Site Plan No.1

01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"



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 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

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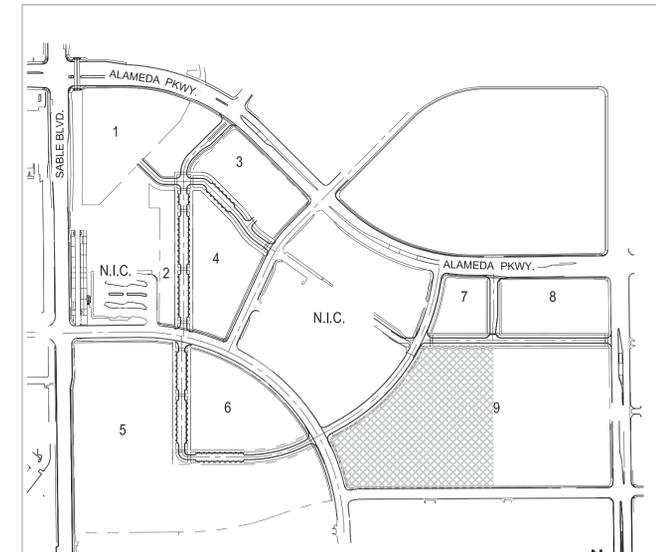
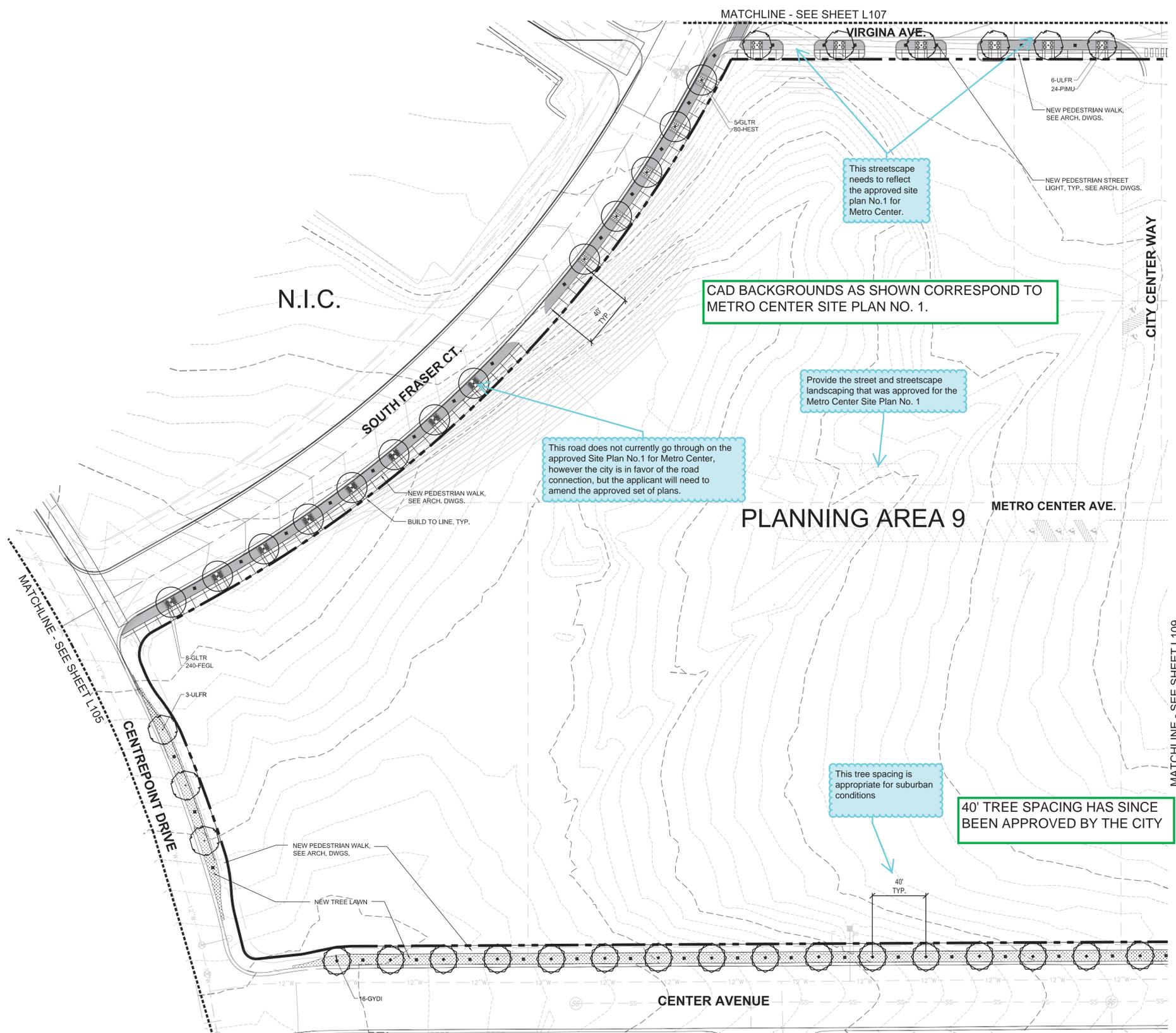
Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREAS 7 & 8

L107

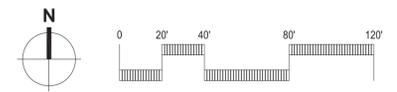
PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

STAMP
 NOT FOR CONSTRUCTION



KEY PLAN
1" = 400'-0"

01 ENLARGED LANDSCAPE PLAN
1" = 40'-0"



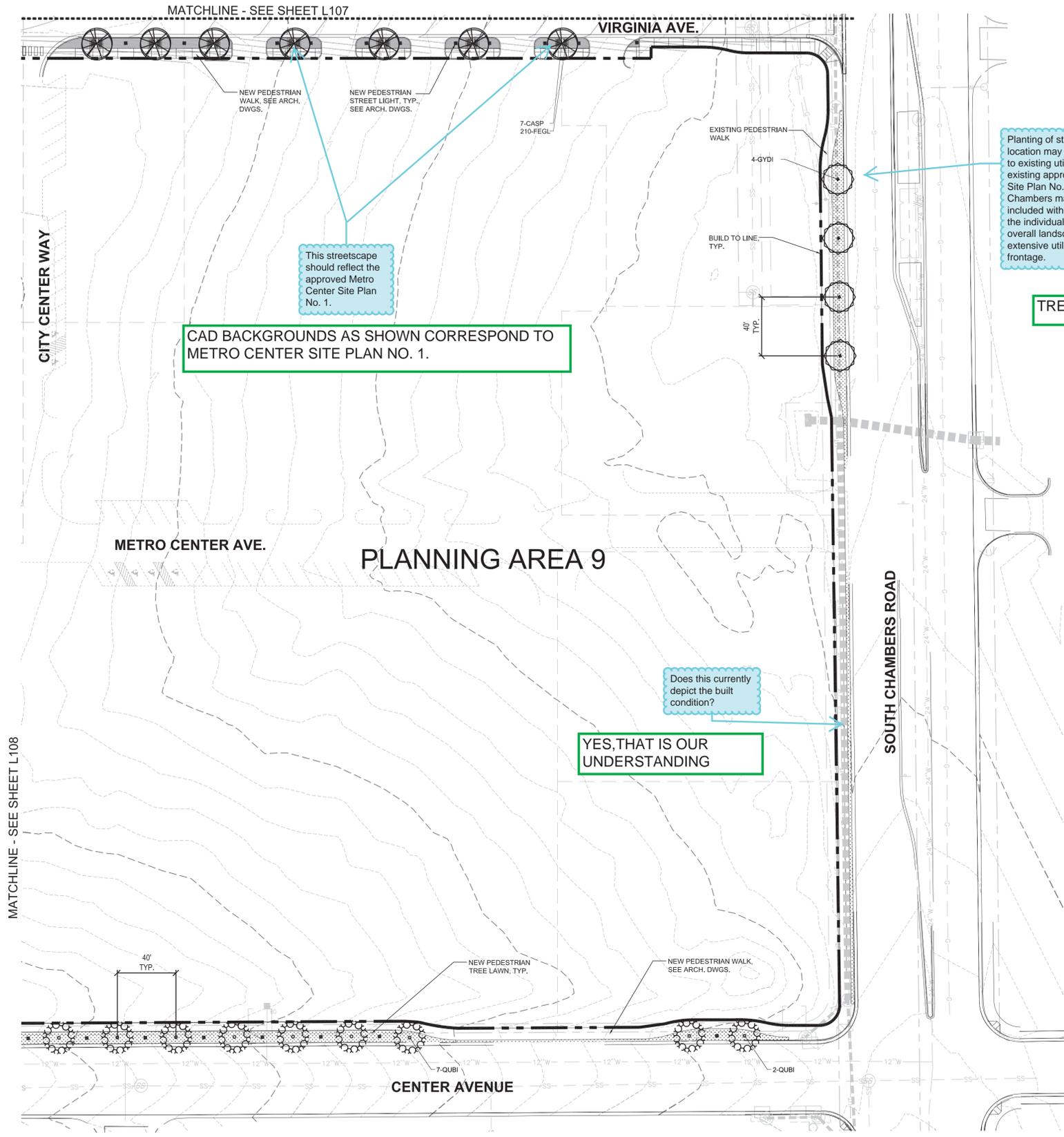
METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
 WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREA 9
L108

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.



This streetscape should reflect the approved Metro Center Site Plan No. 1.

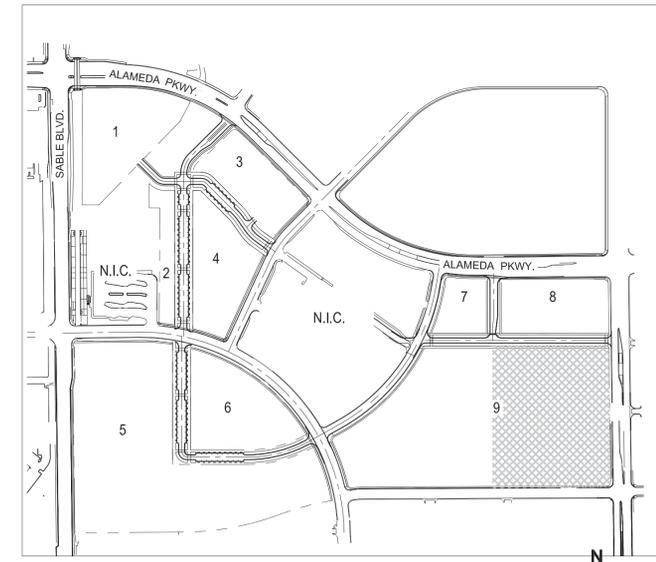
CAD BACKGROUNDS AS SHOWN CORRESPOND TO METRO CENTER SITE PLAN NO. 1.

Planting of street trees in this location may not be possible due to existing utilities. Refer to the existing approved Metro Center Site Plan No.1 Street trees along Chambers may have to be included with the development of the individual lots within their overall landscape plan due to the extensive utilities along this frontage.

TREES REMOVED

Does this currently depict the built condition?

YES, THAT IS OUR UNDERSTANDING



KEY PLAN
 1" = 400'-0"

01 ENLARGED LANDSCAPE PLAN
 1" = 40'-0"

STAMP

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METRO CENTER

ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012

WOODBURY CORPORATION

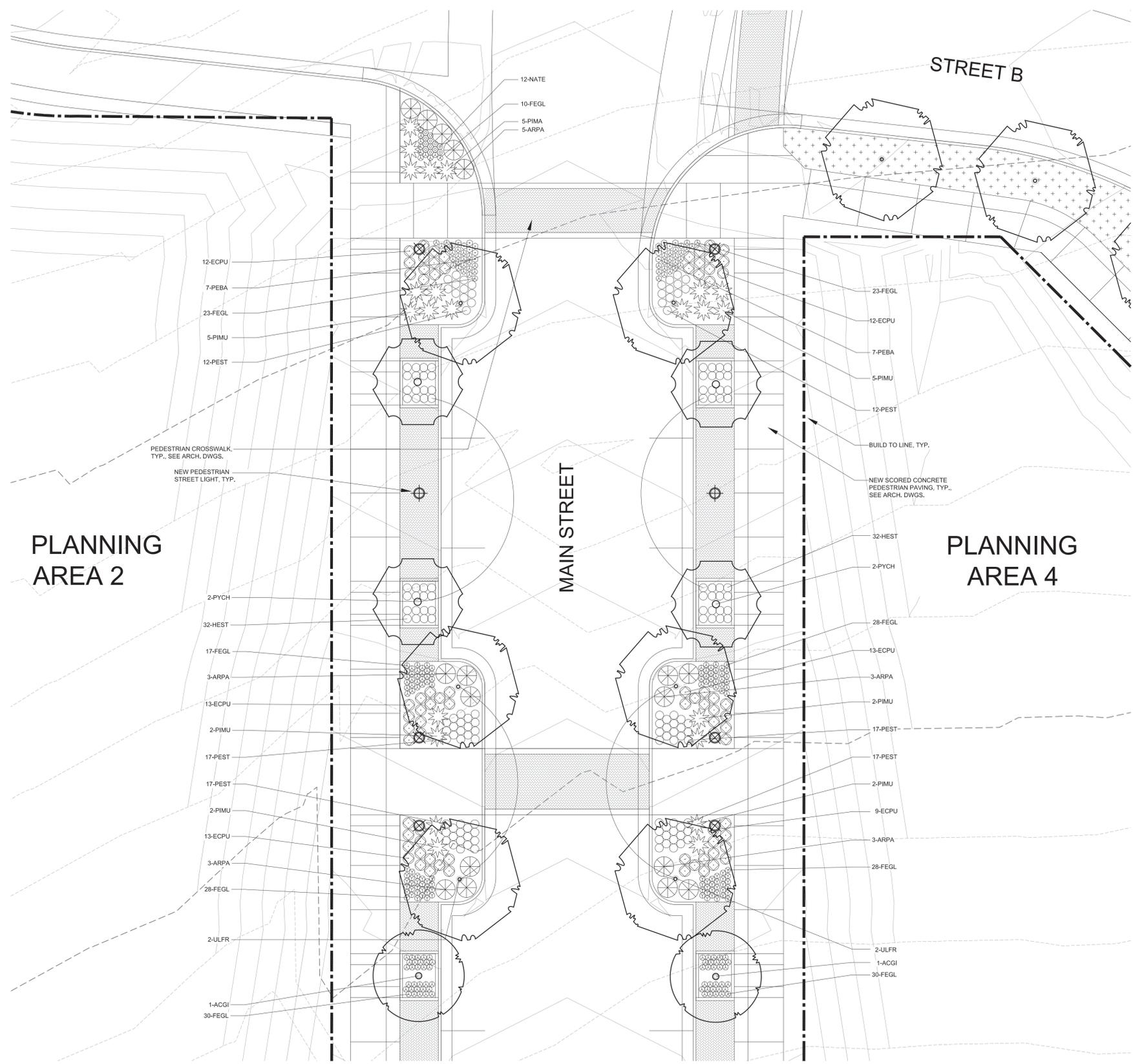
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01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No:
 Drawn By:
 Checked By:
 Date:

TITLE:
 ENLARGED LANDSCAPE PLAN
 PLANNING AREA 9

L109

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.



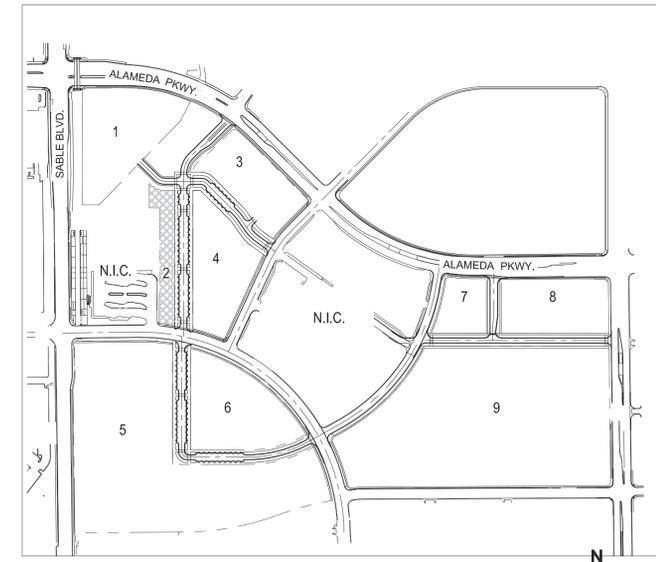
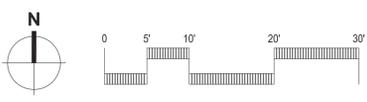
PLANNING AREA 2

MAIN STREET

PLANNING AREA 4

STREET B

01 ENLARGED INTERSECTION - LANDSCAPE PLAN
1" = 10'-0"



KEY PLAN
1" = 400'-0"

STAMP

NOT FOR CONSTRUCTION

METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
 AURORA, CO 80012
WOODBURY CORPORATION

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

TITLE:
 ENLARGED LANDSCAPE PLAN
 STREET B & MAIN STREET
L201

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.

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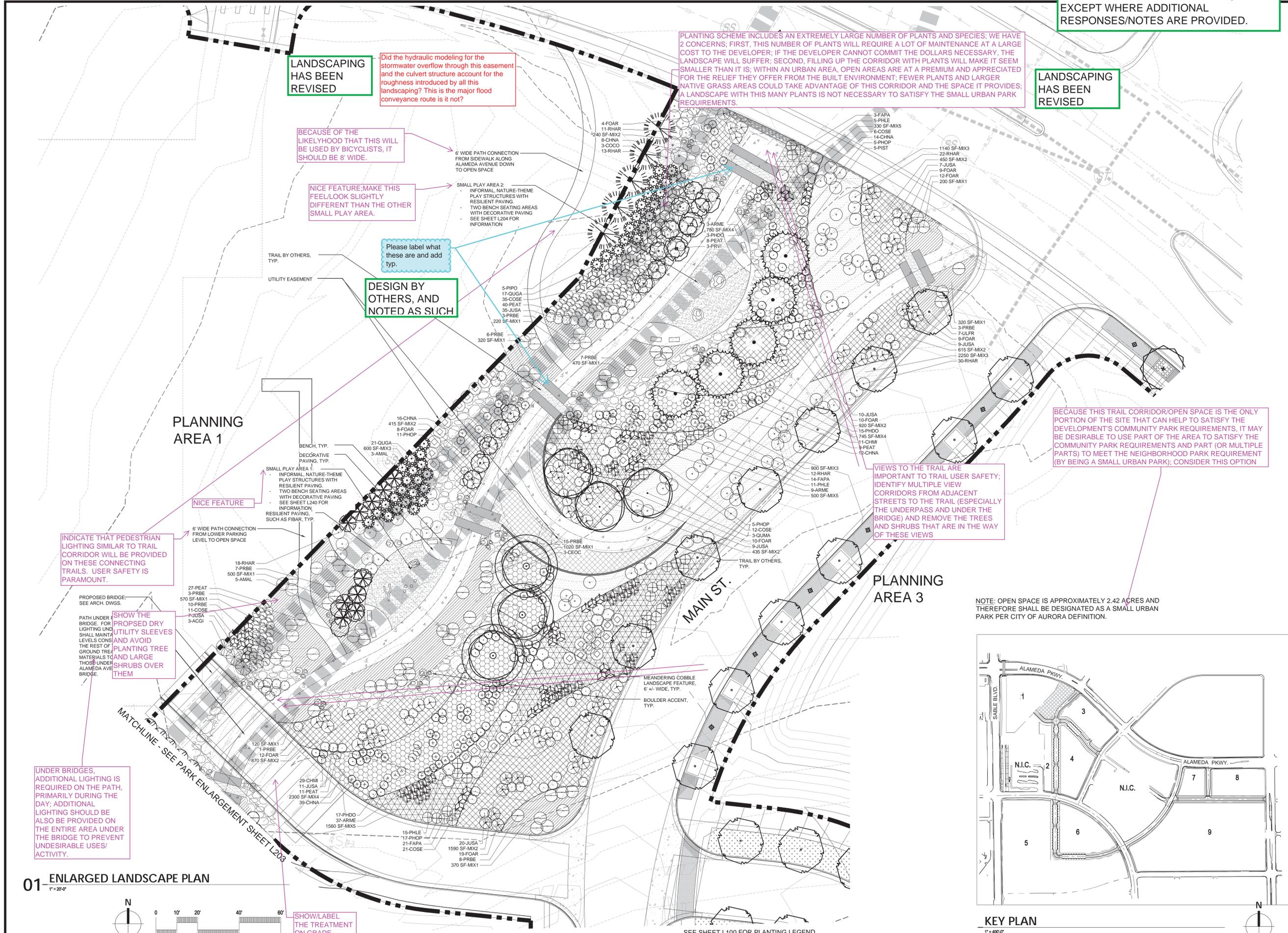
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 ENLARGED LANDSCAPE PLAN
 PARK / OPEN SPACE

L202



LANDSCAPING HAS BEEN REVISED

Did the hydraulic modeling for the stormwater overflow through this easement and the culvert structure account for the roughness introduced by all this landscaping? This is the major flood conveyance route is it not?

PLANTING SCHEME INCLUDES AN EXTREMELY LARGE NUMBER OF PLANTS AND SPECIES; WE HAVE 2 CONCERNS; FIRST, THIS NUMBER OF PLANTS WILL REQUIRE A LOT OF MAINTENANCE AT A LARGE COST TO THE DEVELOPER; IF THE DEVELOPER CANNOT COMMIT THE DOLLARS NECESSARY, THE LANDSCAPE WILL SUFFER; SECOND, FILLING UP THE CORRIDOR WITH PLANTS WILL MAKE IT SEEM SMALLER THAN IT IS; WITHIN AN URBAN AREA, OPEN AREAS ARE AT A PREMIUM AND APPRECIATED FOR THE RELIEF THEY OFFER FROM THE BUILT ENVIRONMENT; FEWER PLANTS AND LARGER NATIVE GRASS AREAS COULD TAKE ADVANTAGE OF THIS CORRIDOR AND THE SPACE IT PROVIDES; A LANDSCAPE WITH THIS MANY PLANTS IS NOT NECESSARY TO SATISFY THE SMALL URBAN PARK REQUIREMENTS.

LANDSCAPING HAS BEEN REVISED

BECAUSE OF THE LIKELYHOOD THAT THIS WILL BE USED BY BICYCLISTS, IT SHOULD BE 8' WIDE.

NICE FEATURE, MAKE THIS FEEL/LOOK SLIGHTLY DIFFERENT THAN THE OTHER SMALL PLAY AREA.

Please label what these are and add typ.

DESIGN BY OTHERS, AND NOTED AS SUCH

BECAUSE THIS TRAIL CORRIDOR/OPEN SPACE IS THE ONLY PORTION OF THE SITE THAT CAN HELP TO SATISFY THE DEVELOPMENT'S COMMUNITY PARK REQUIREMENTS, IT MAY BE DESIRABLE TO USE PART OF THE AREA TO SATISFY THE COMMUNITY PARK REQUIREMENTS AND PART (OR MULTIPLE PARTS) TO MEET THE NEIGHBORHOOD PARK REQUIREMENT (BY BEING A SMALL URBAN PARK); CONSIDER THIS OPTION

VIEWS TO THE TRAIL ARE IMPORTANT TO TRAIL USER SAFETY; IDENTIFY MULTIPLE VIEW CORRIDORS FROM ADJACENT STREETS TO THE TRAIL (ESPECIALLY THE UNDERPASS AND UNDER THE BRIDGE) AND REMOVE THE TREES AND SHRUBS THAT ARE IN THE WAY OF THESE VIEWS

INDICATE THAT PEDESTRIAN LIGHTING SIMILAR TO TRAIL CORRIDOR WILL BE PROVIDED ON THESE CONNECTING TRAILS. USER SAFETY IS PARAMOUNT.

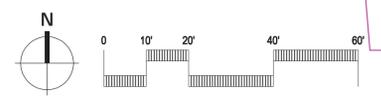
NICE FEATURE

SHOW THE PROPOSED DRY UTILITY SLEEVES AND AVOID PLANTING TREE AND LARGE SHRUBS OVER THEM

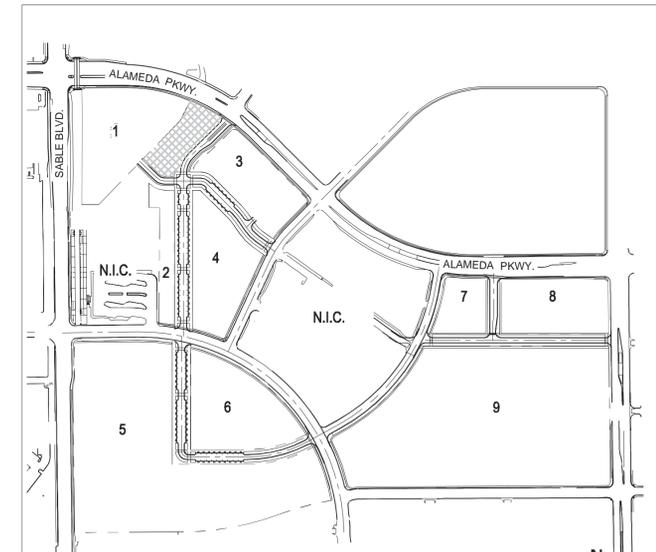
UNDER BRIDGES, ADDITIONAL LIGHTING IS REQUIRED ON THE PATH, PRIMARILY DURING THE DAY; ADDITIONAL LIGHTING SHOULD BE ALSO BE PROVIDED ON THE ENTIRE AREA UNDER THE BRIDGE TO PREVENT UNDESIRABLE USES/ACTIVITY.

SHOW/LABEL THE TREATMENT ON GRADE UNDER THE BRIDGE.

01 ENLARGED LANDSCAPE PLAN
 1" = 20'-0"



SEE SHEET L100 FOR PLANTING LEGEND



KEY PLAN
 1" = 400'-0"

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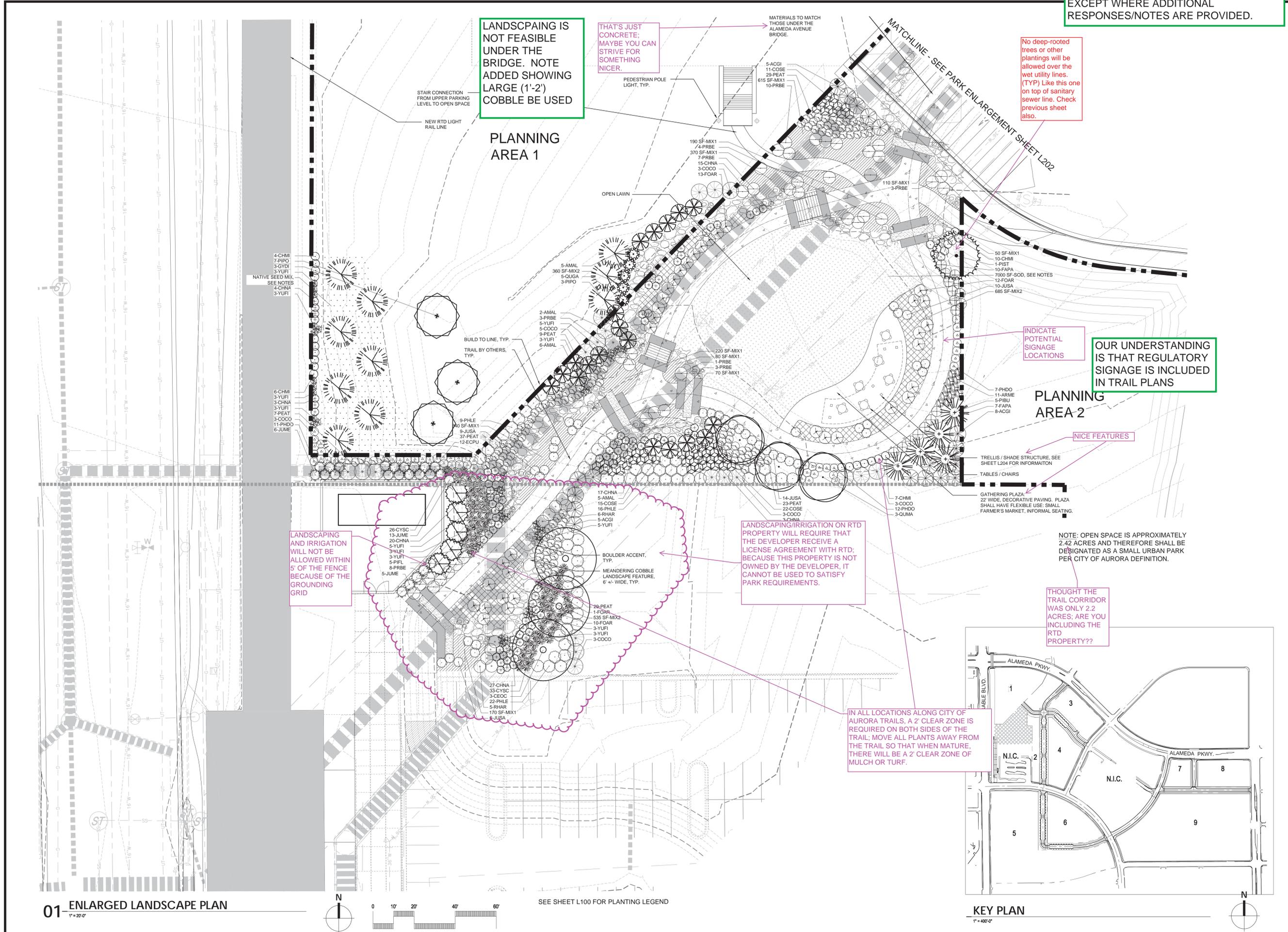
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 ENLARGED LANDSCAPE PLAN
 PARK / OPEN SPACE

L203



01 ENLARGED LANDSCAPE PLAN
 1" = 20'-0"

KEY PLAN
 1" = 400'-0"

PLANS REVISED PER COMMENTS, EXCEPT WHERE ADDITIONAL RESPONSES/NOTES ARE PROVIDED.



E PLANTER POT
NOT TO SCALE



QUICKCRETE
CASCADE PLANTER SERIES
- MATERIAL: CONCRETE
- SIZE: VARIES
- COLOR: BLACK OR STORMCLOUD
- LOCATION: TBD



D BIKE RACK
NOT TO SCALE

LANDSCAPE FORMS
LOOP SERIES
- MATERIAL: ALUMINUM
- SIZE 31" H x 36" L (2 BIKE CAPACITY)
- COLOR: BLACK OR STORMCLOUD, POWDERCOAT
- LOCATION: TBD



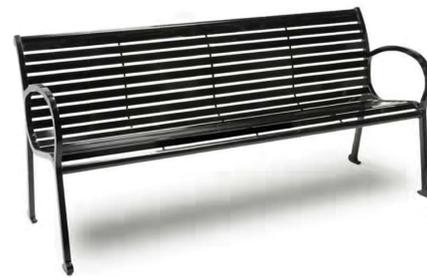
B TRASH RECEPTACLE
NOT TO SCALE

LANDSCAPE FORMS
SCARBOROUGH SERIES
- MATERIAL: STEEL
- SIZE: 30 GALLON SIDE OPENING
- COLOR: BLACK OR STORMCLOUD, POWDER COAT
- LOCATION: TBD



SIMILAR TO LANDSCAPE STRUCTURES LINE OF NATURE-INSPIRED PLAY EQUIPMENT & CLIMBERS MANUFACTURER TBD.

F PLAY FEATURES
NOT TO SCALE



C BENCH
NOT TO SCALE

LANDSCAPE FORMS
SCARBOROUGH (BACKED) SERIES
- MATERIAL: STEEL
- SIZE: 72"
- COLOR: BLACK OR STORMCLOUD, POWDER COAT
- LOCATION: TBD



A LIGHT POST
NOT TO SCALE

Louis Poulsen lights are supposed to be the standard.

STERNBERG LIGHTING
EURO E550FG FLAT LENS LAMP
- HEIGHT : VARIES
- HANGING BASKET ACCESSORY
- COLOR: ABZT ARCHITECTURAL MEDIUM BRONZE TEXTURED STD FINISH
LOCATION: TBD

This document identifies street lights in between the tree openings throughout the development. Are these the light fixture being used for that purpose or are these for plaza areas etc. The actual design guidelines identify both a street light and a pedestrian light. This detail does not specify which type of light this is to be used for.

REFER TO ARCHITECTURE SHEET FOR STREET LIGHTING. DETAIL/SPEC HAS BEEN UPDATED TO SHOW APPROVED STANDARD (LOUIS POULSON)



G TRELLIS
NOT TO SCALE

SIMILAR TO TREX PERGOLA (CUSTOM DESIGN) MANUFACTURER TBD.

Provide details/images of what proposed fencing and walls will look like. Colors, materials. They should tie to the proposed architecture so that the development has a unified theme/look.

LANDSCAPE PLANS DO NOT CURRENTLY INCLUDE WALLS OR FENCES

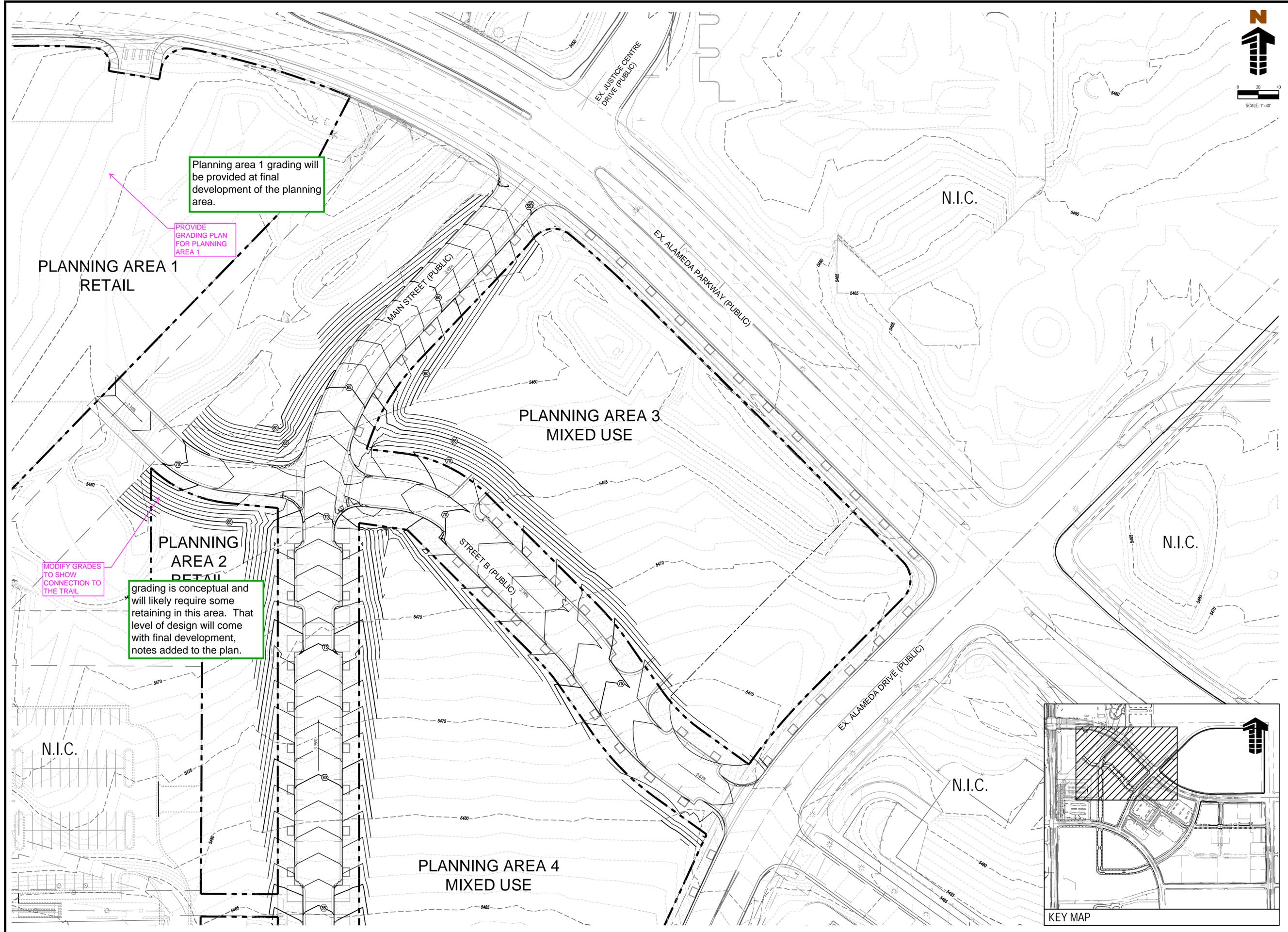
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TITLE: _____
SITE AMENITIES



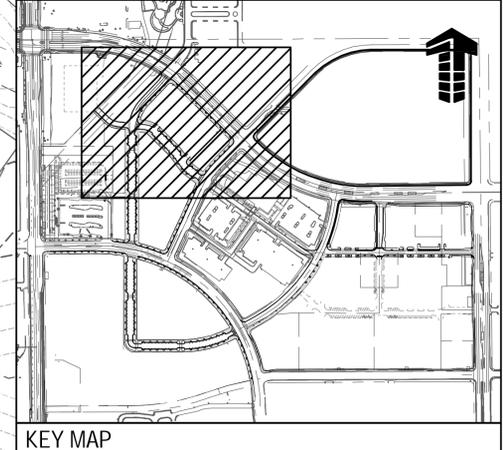
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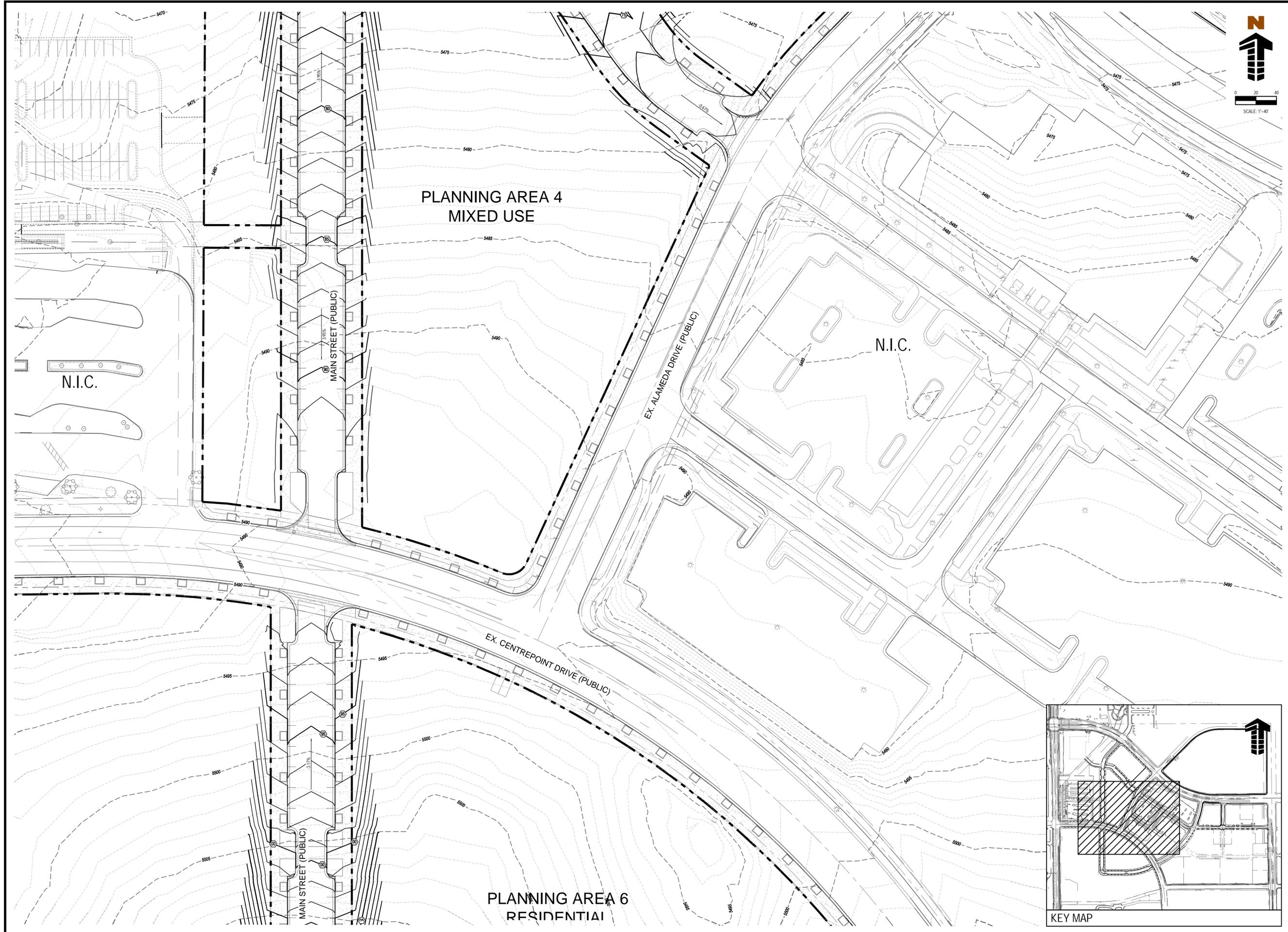
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GRADING PLAN





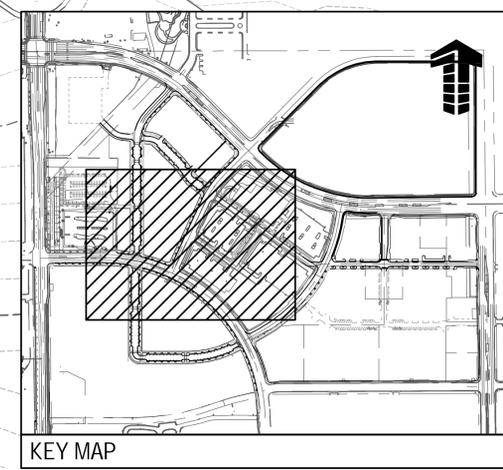
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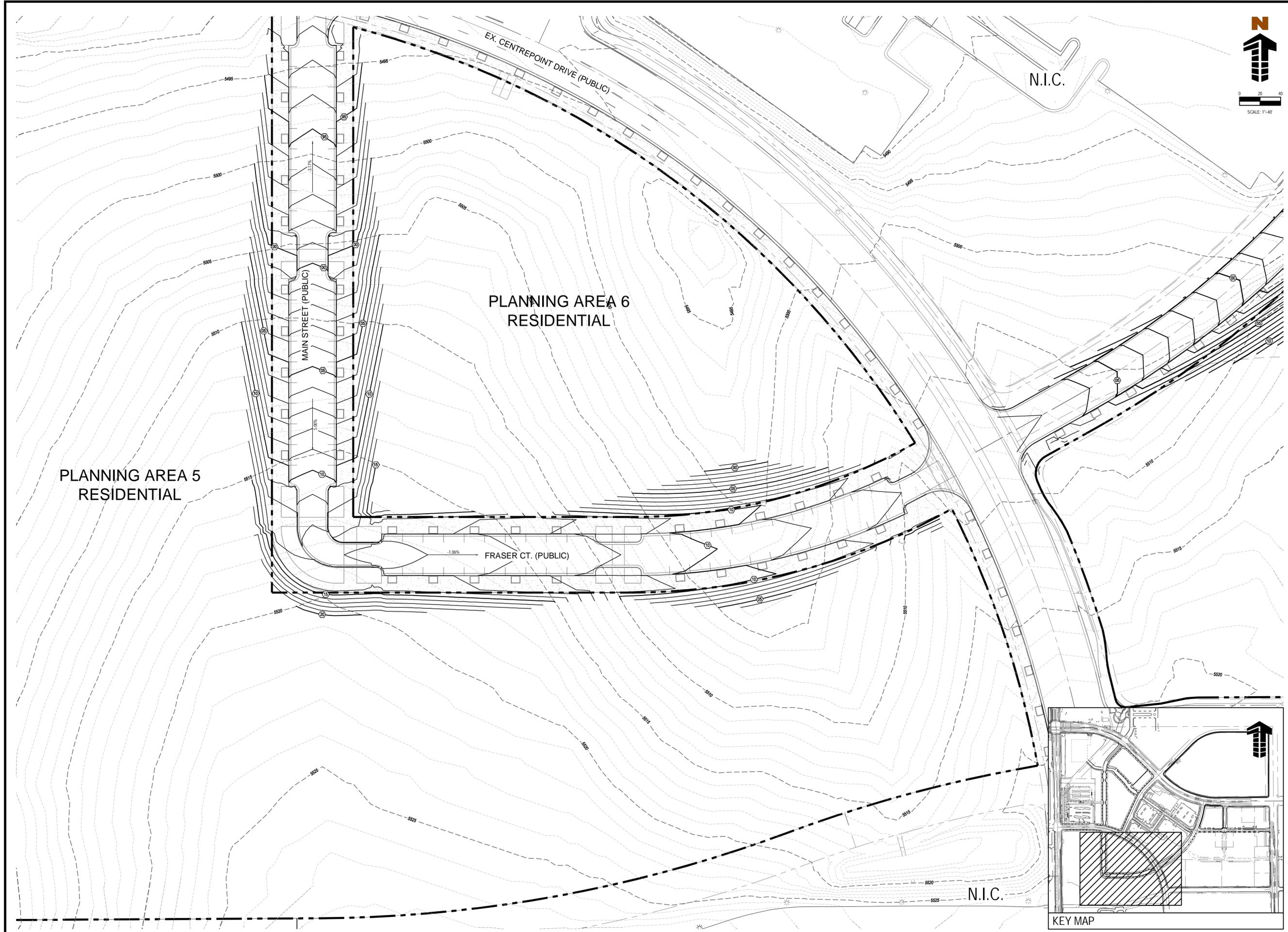
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GRADING PLAN





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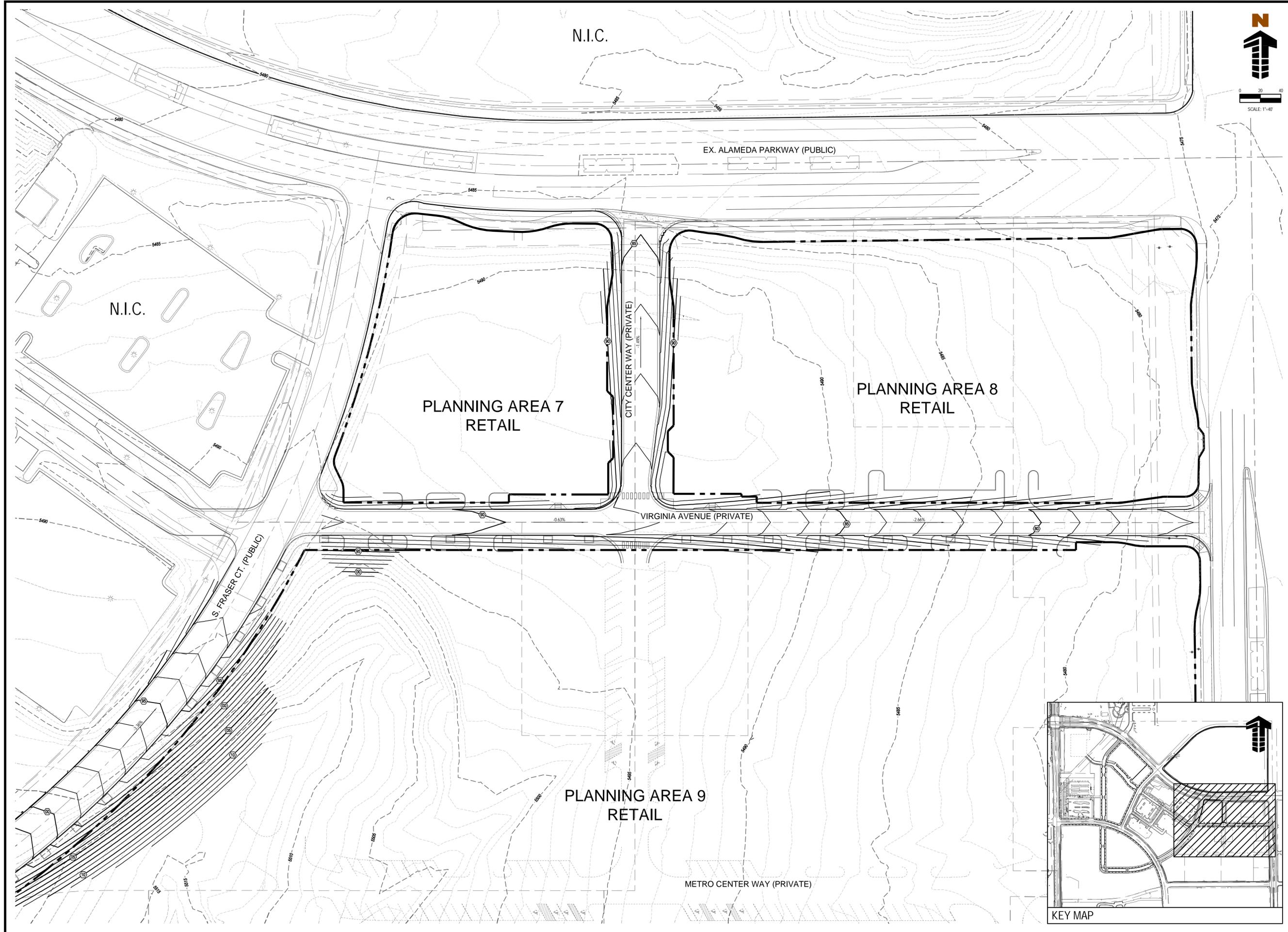
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GRADING PLAN

GR103



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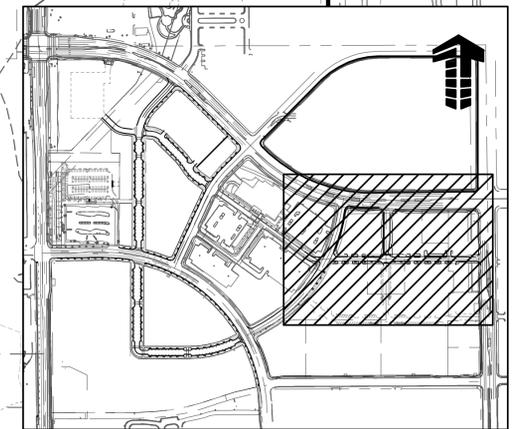
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GRADING PLAN



KEY MAP

GR104

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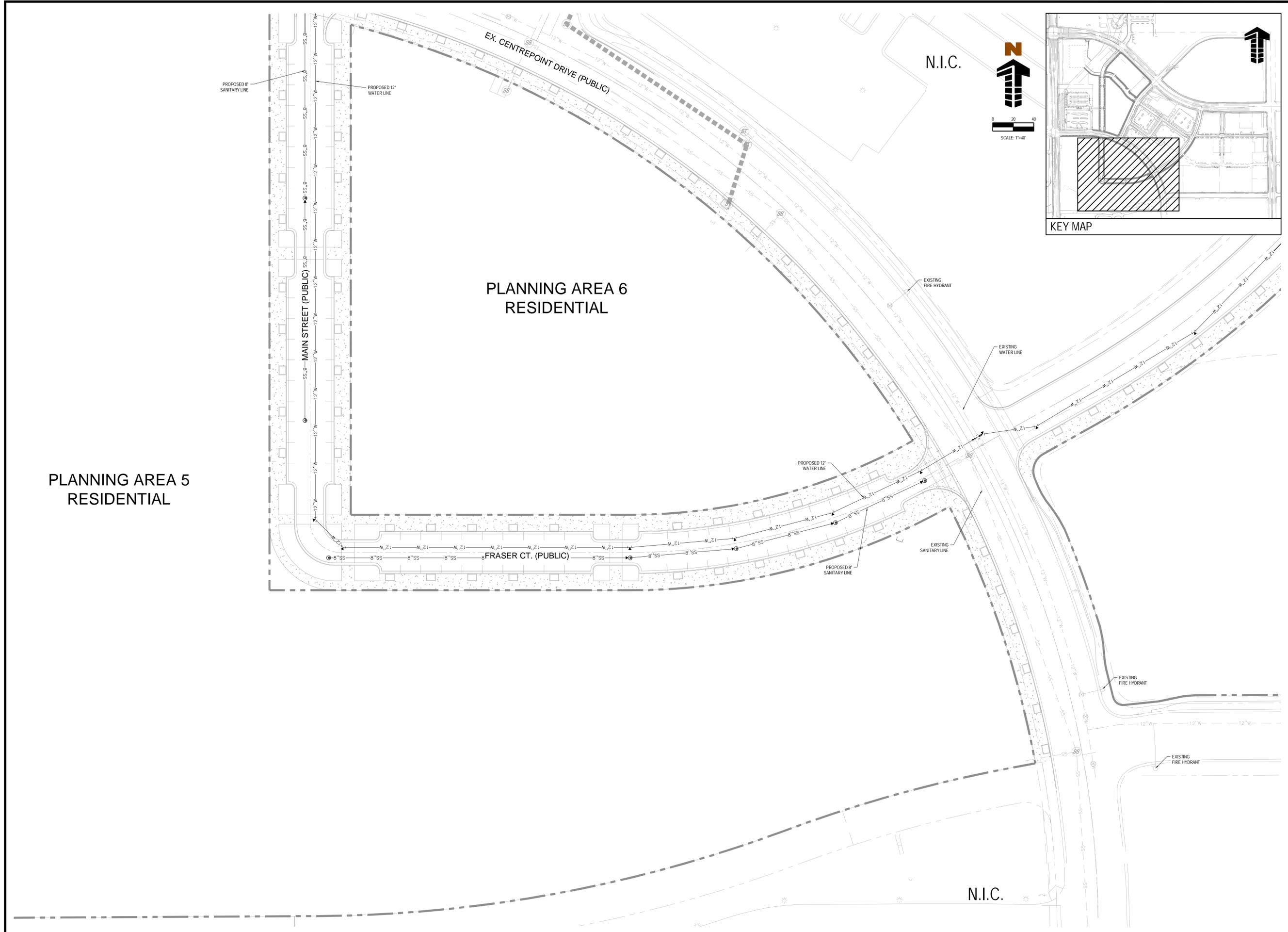
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UTILITY PLAN

UT103



PLANNING AREA 5
 RESIDENTIAL

PLANNING AREA 6
 RESIDENTIAL

N.I.C.

N.I.C.



KEY MAP

STAMP

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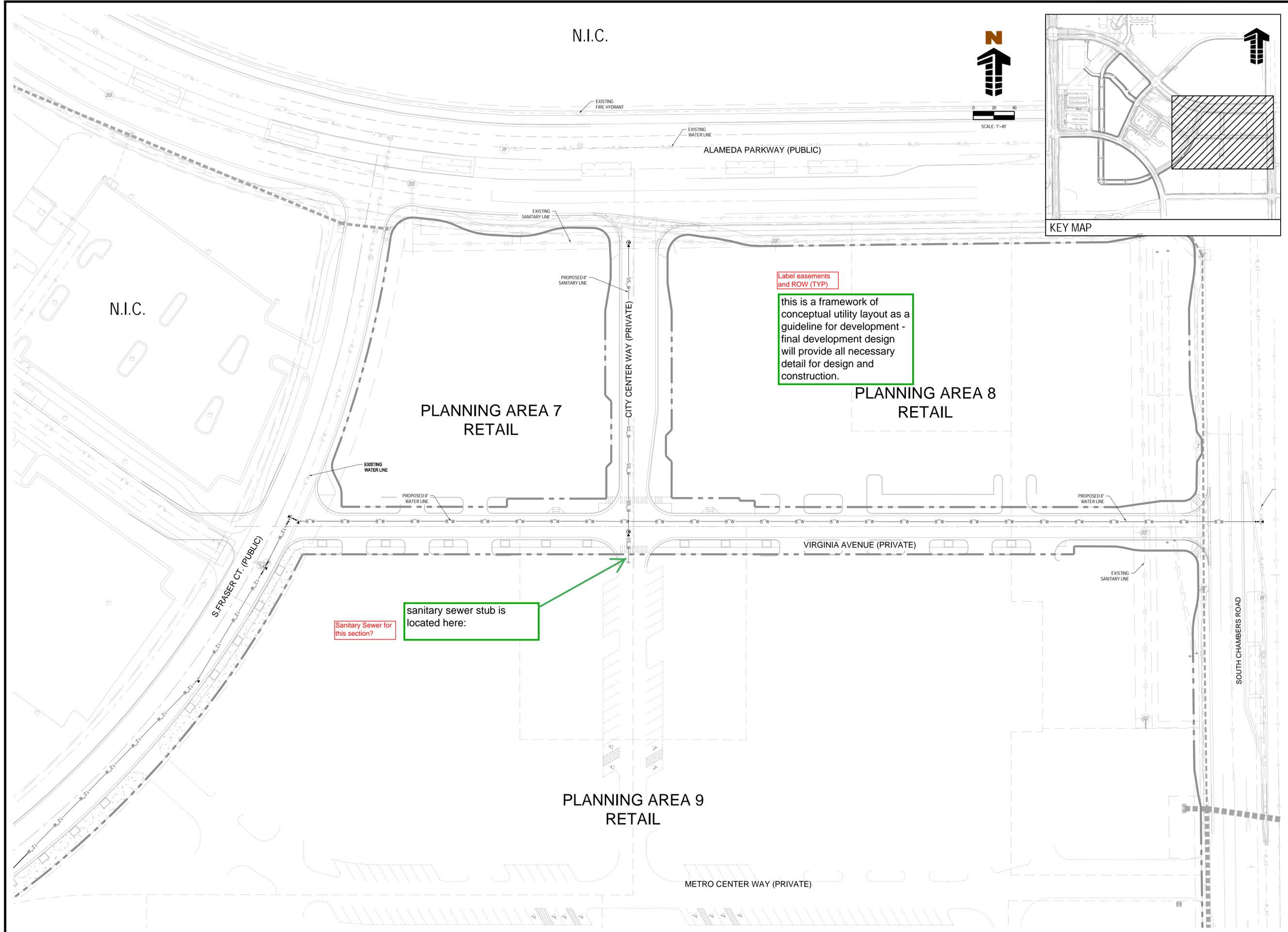
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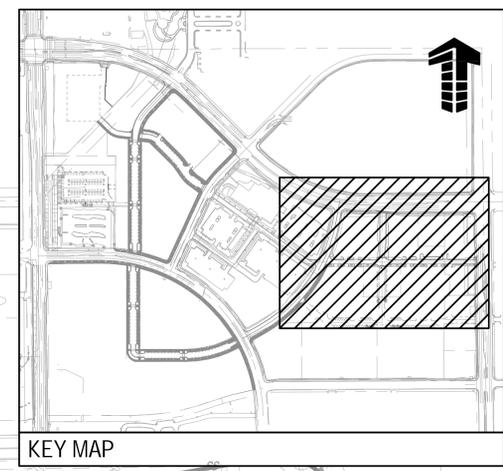
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UTILITY PLAN

UT104



N.I.C.



Label easements and ROW (TYP)
 this is a framework of conceptual utility layout as a guideline for development - final development design will provide all necessary detail for design and construction.

Sanitary Sewer for this section?
 sanitary sewer stub is located here:

N.I.C.

PLANNING AREA 7
 RETAIL

PLANNING AREA 8
 RETAIL

PLANNING AREA 9
 RETAIL

ALAMEDA PARKWAY (PUBLIC)

VIRGINIA AVENUE (PRIVATE)

METRO CENTER WAY (PRIVATE)

SOUTH CHAMBERS ROAD

S. FRASER CT. (PUBLIC)

