

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

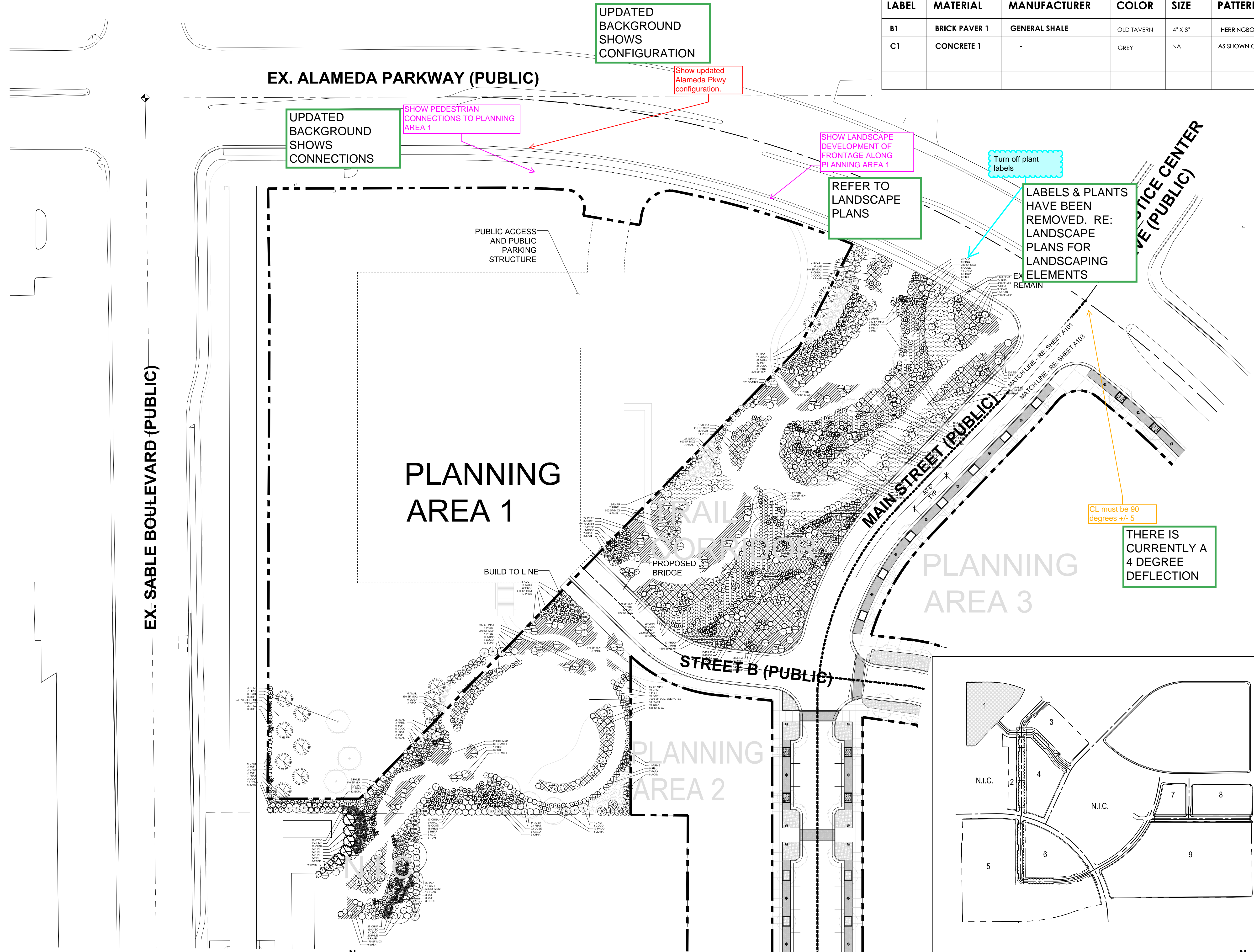
Project No:  
Drawn By:  
Checked By:  
Date:

TITLE:  
SITE PLAN

**A100**

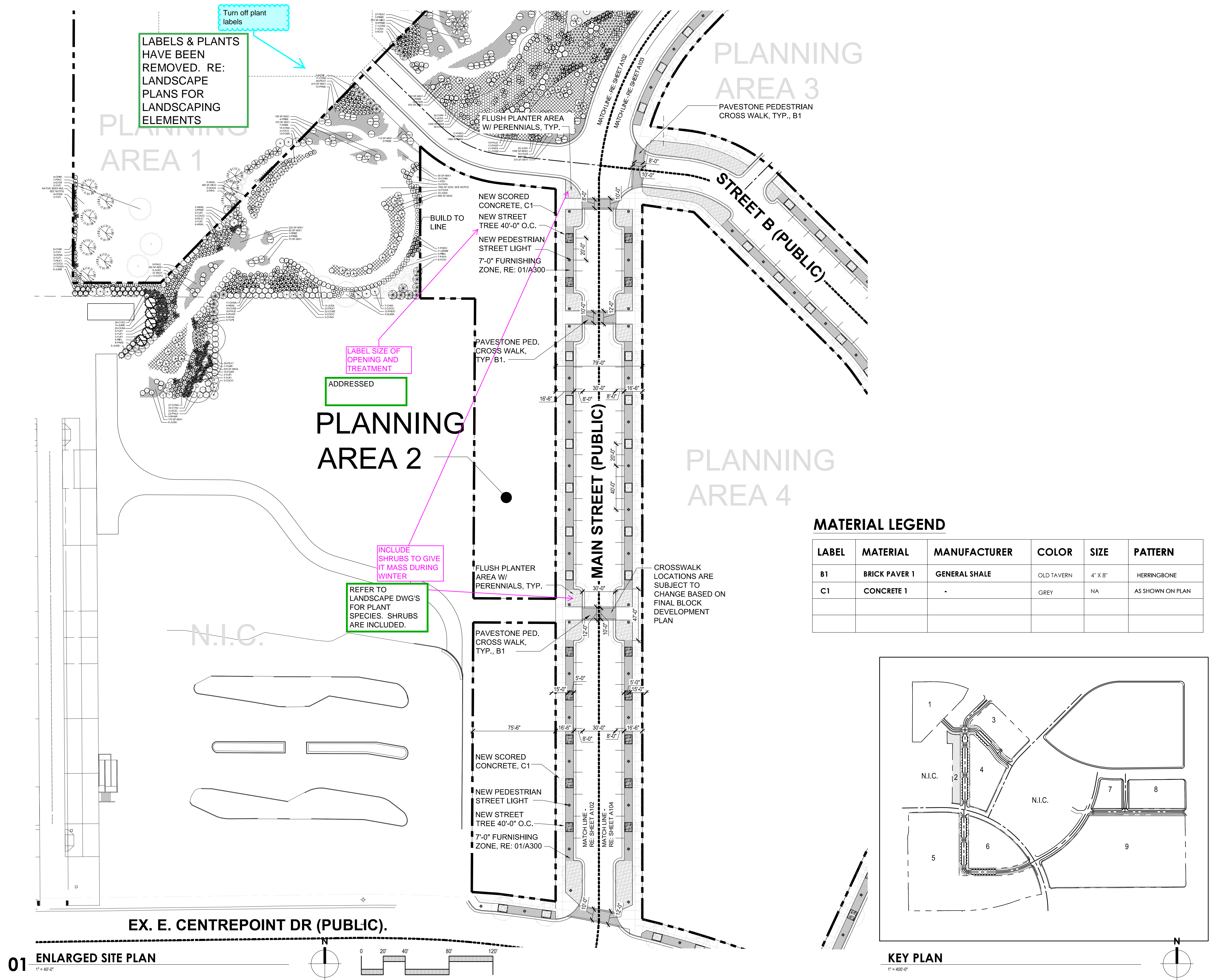


MATERIAL LEGEND					
LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN

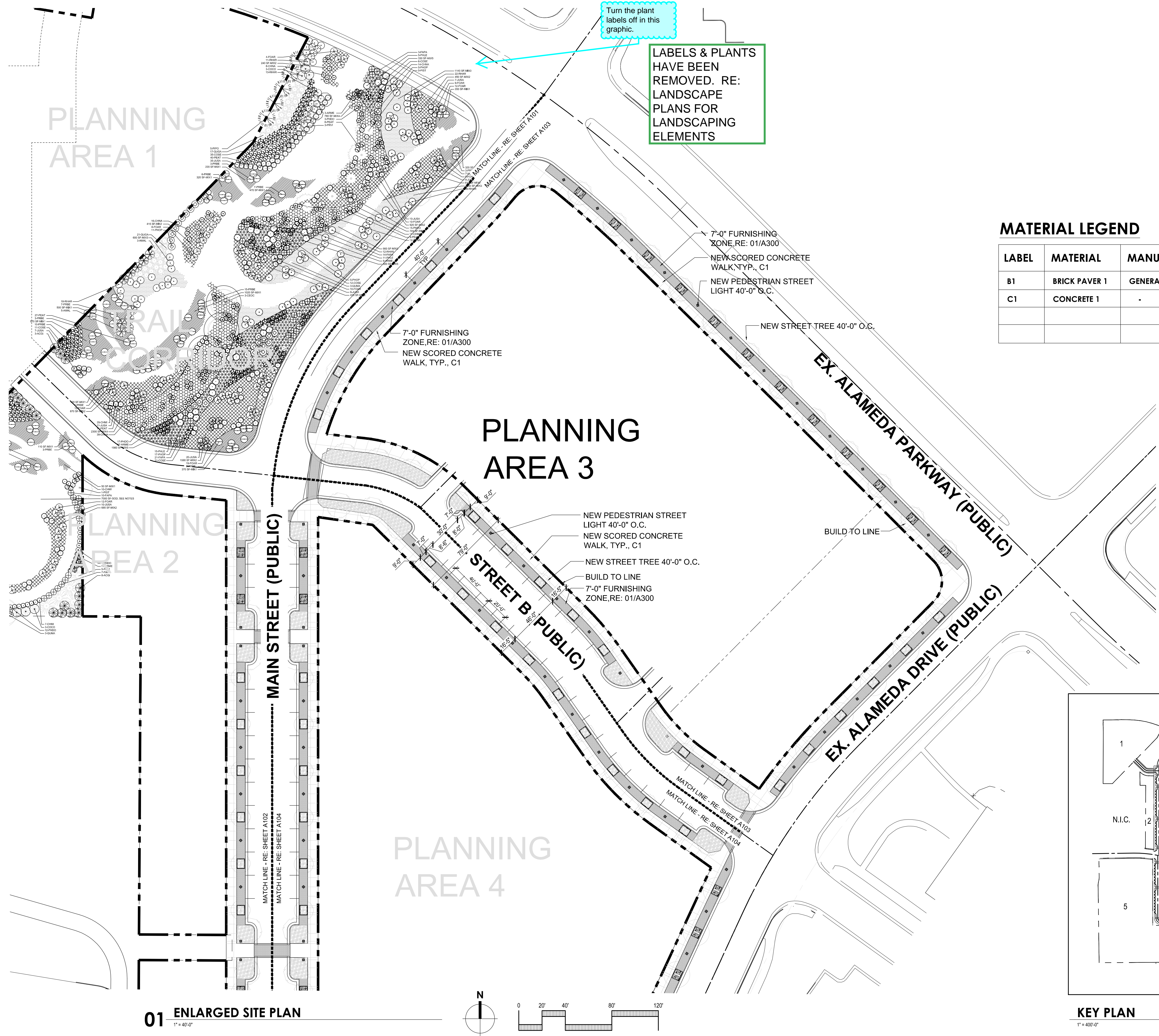


## KEY PLAN

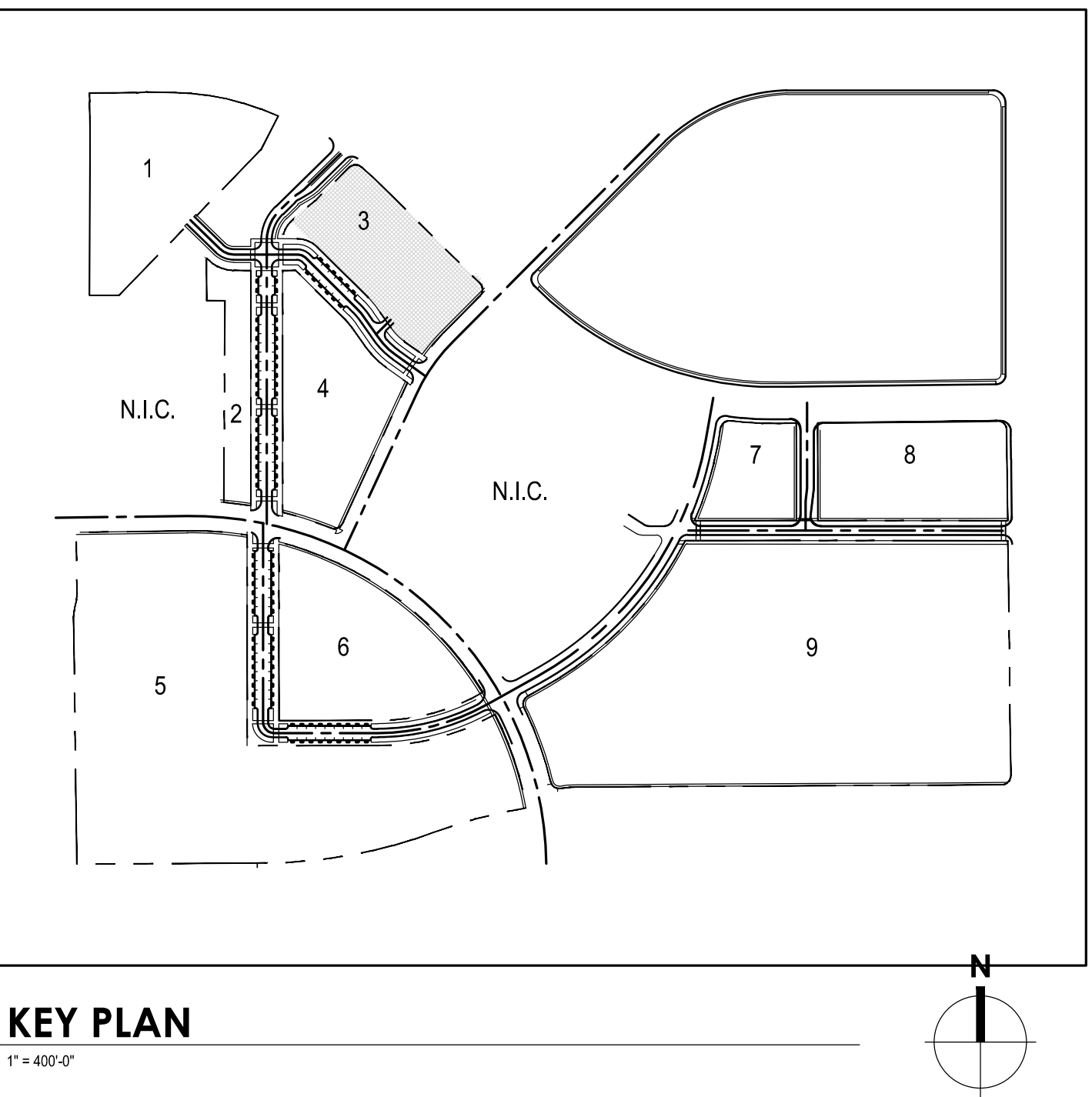








## KEY PLAN





**LARGED SITE PLAN**

**PLANNING AREA 2**

**PLANNING AREA 3**

**PLANNING AREA 4**

**STREET B (PUBLIC)**

**MAIN STREET (PUBLIC)**

**EX. ALAMEDA DRIVE (PUBLIC)**

**EX. E. CENTREPOINT DR. (PUBLIC)**

**N.I.C.**

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

**NEW SCORED CONCRETE WALK, TYP., C1**

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

**FLUSH PLANTER AREA W/ PERENNIALS, TYP.**

**NOTE: CURB CUTS MAY BE ADDED IN THE FUTURE**

**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

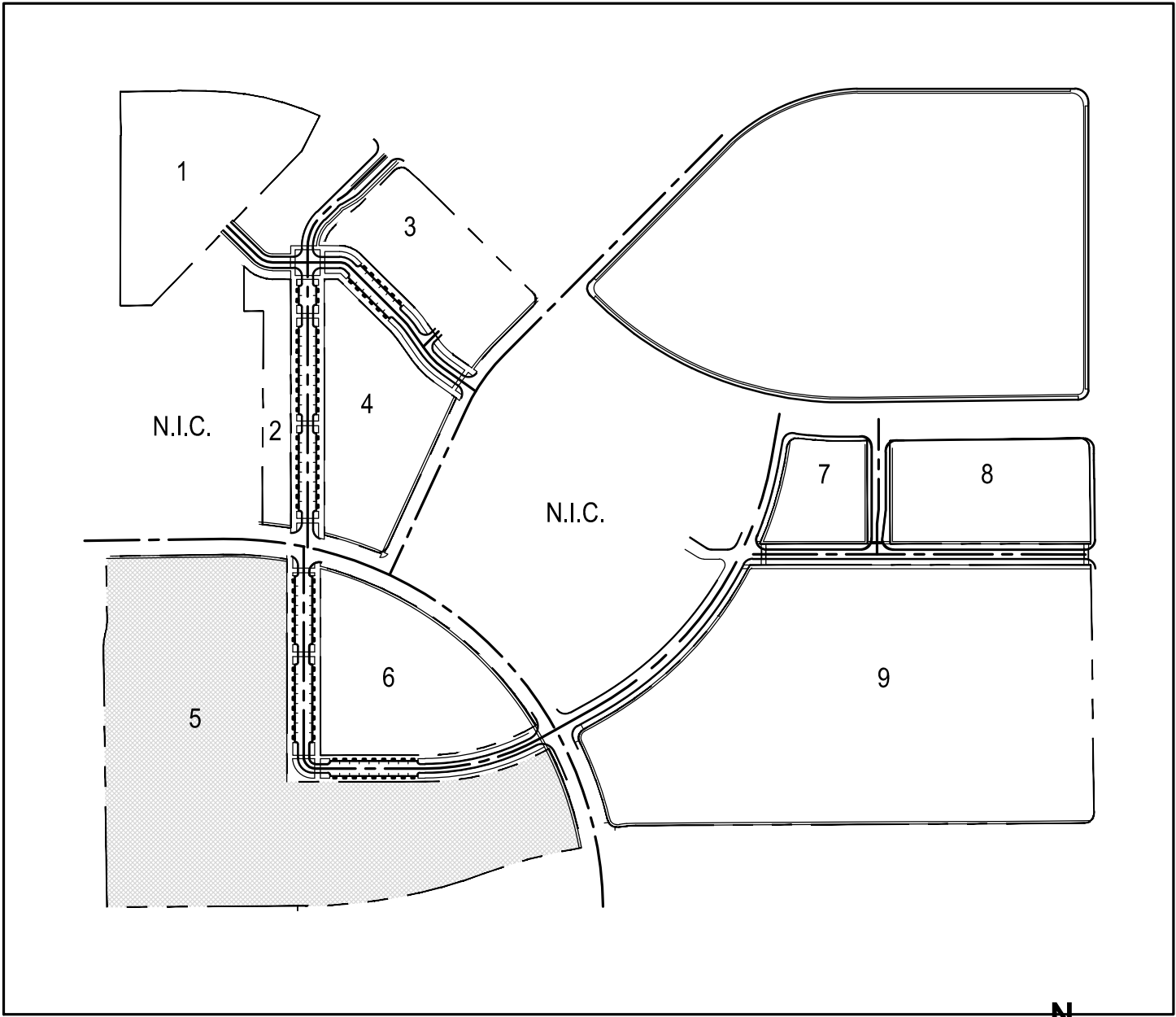
**KEY PLAN**

**1" = 400'-0"**

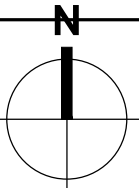


## MATERIAL LEGEND

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B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN



## KEY PLAN

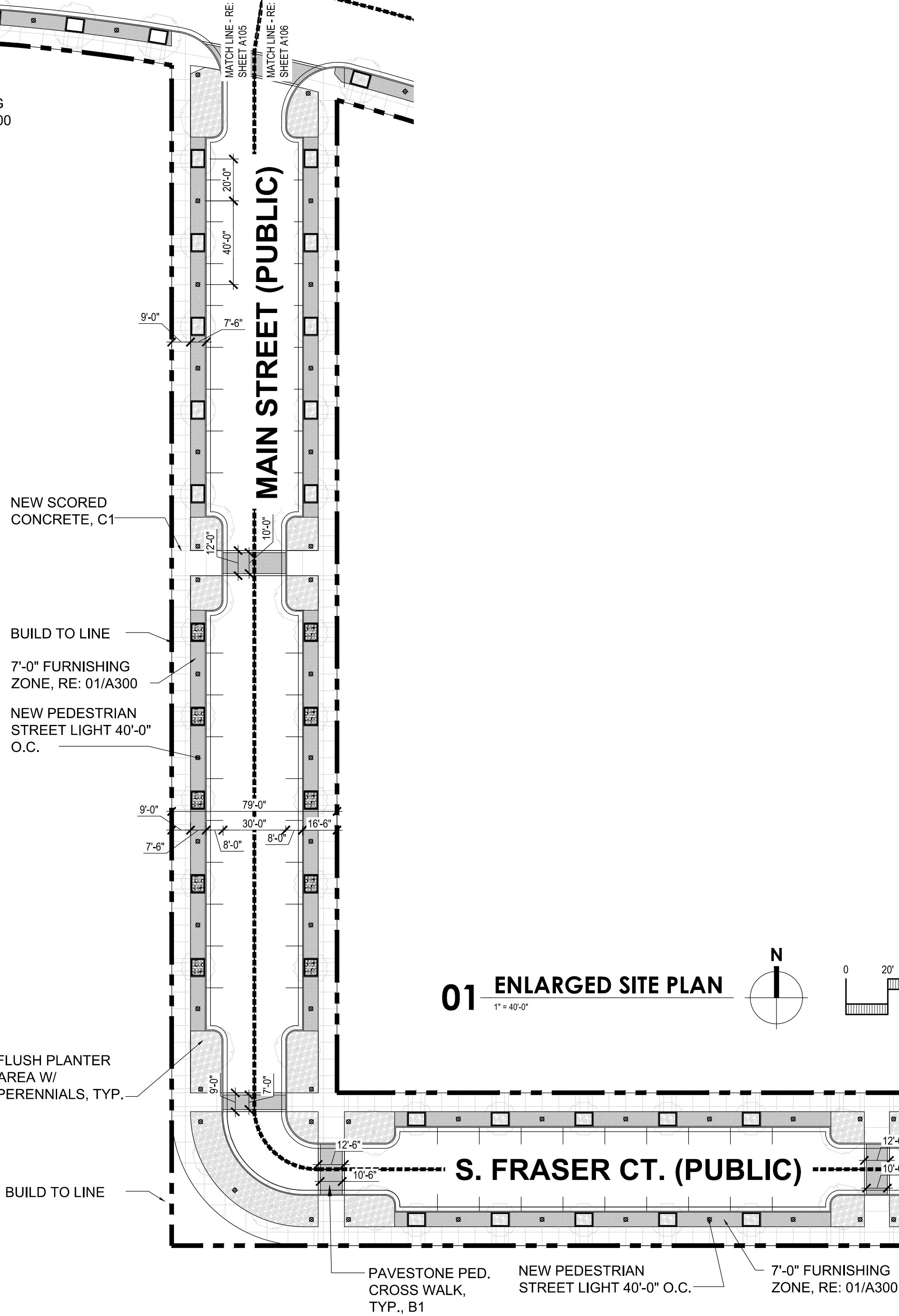
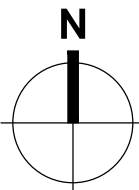
 $1^{\circ} = 400'-0"$ 

STAMP

NOT FOR CONSTRUCTION

# PLANNING AREA 5

## 01 ENLARGED SITE PLAN

$$1^{\circ} = 40'-0''$$


# METRO CENTER

**ALAMEDA PARKWAY & SABLE BLVD.  
AURORA, CO 80012**

**WOODBURY CORPORATION**

[illegible]

Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

TITLE:

ENLARGED SITE PLAN  
BLOCK 5

# A105





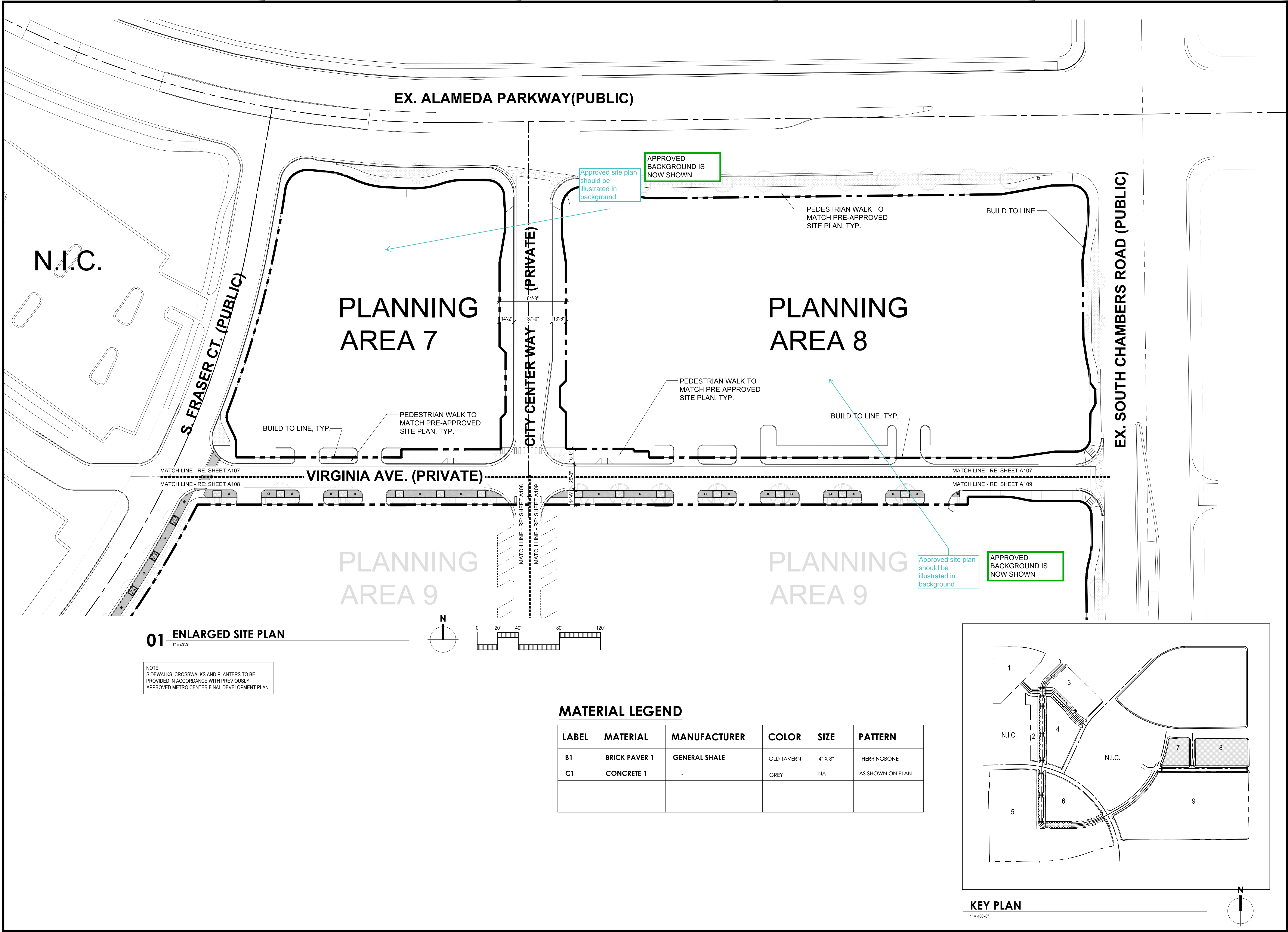


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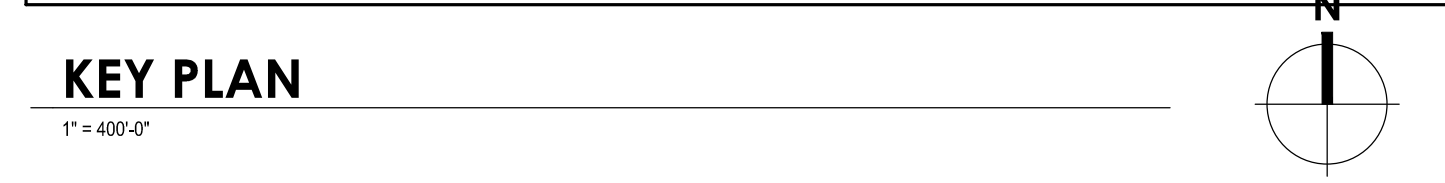
Project No: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_

TITLE:  
ENLARGED SITE PLAN  
BLOCK 7 & 8

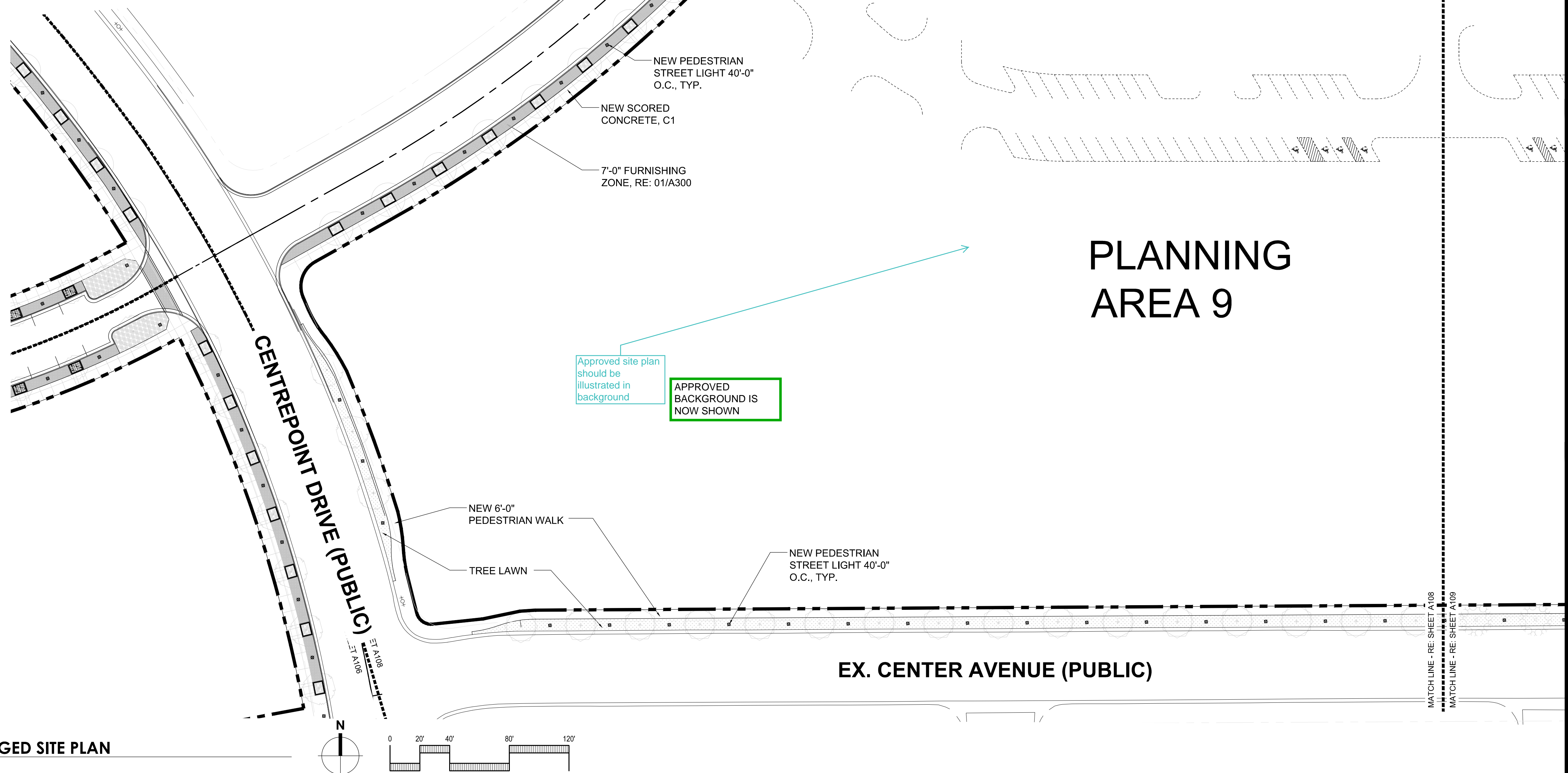
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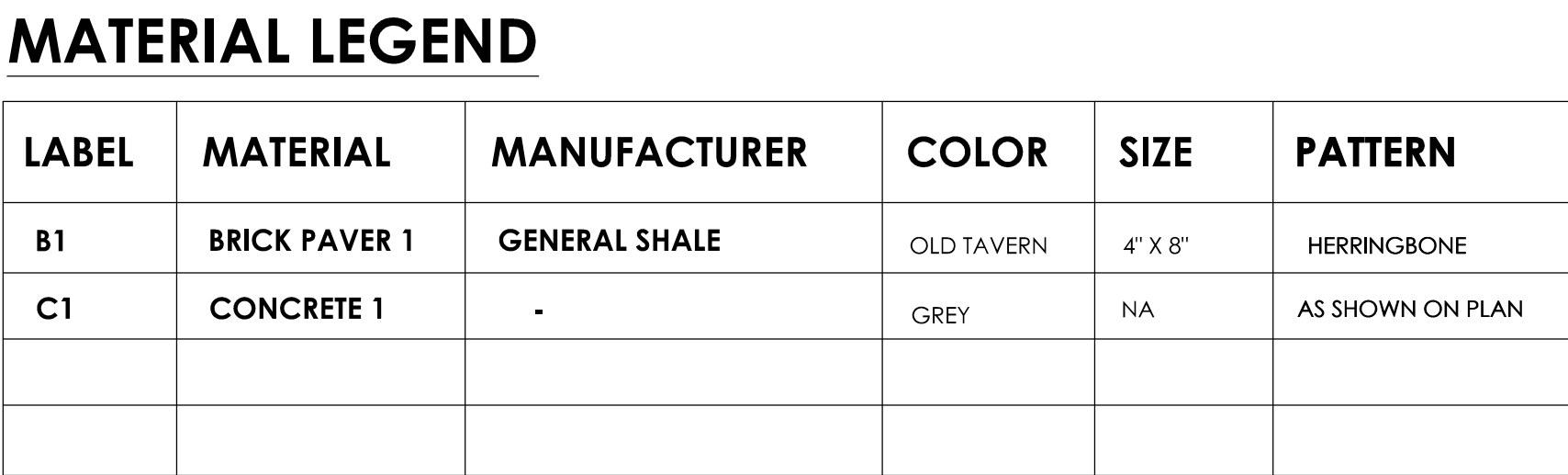




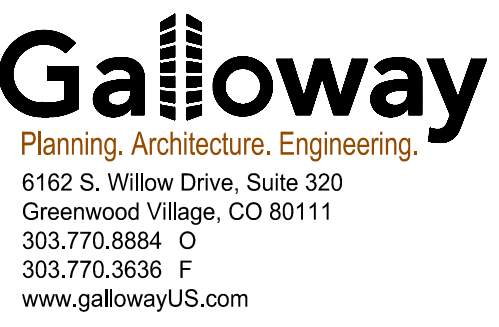
MATERIAL LEGEND					
LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN

[illegible]





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



AMP

NOT FOR CONSTRUCTION

**METRO CENTER**

ALAMEDA PARKWAY & SABLE BLVD.  
AURORA, CO 80012

**WOODBURY CORPORATION**

[illegible]

Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

TITLE:

ENLARGED SITE PLAN  
BLOCK 9

A109

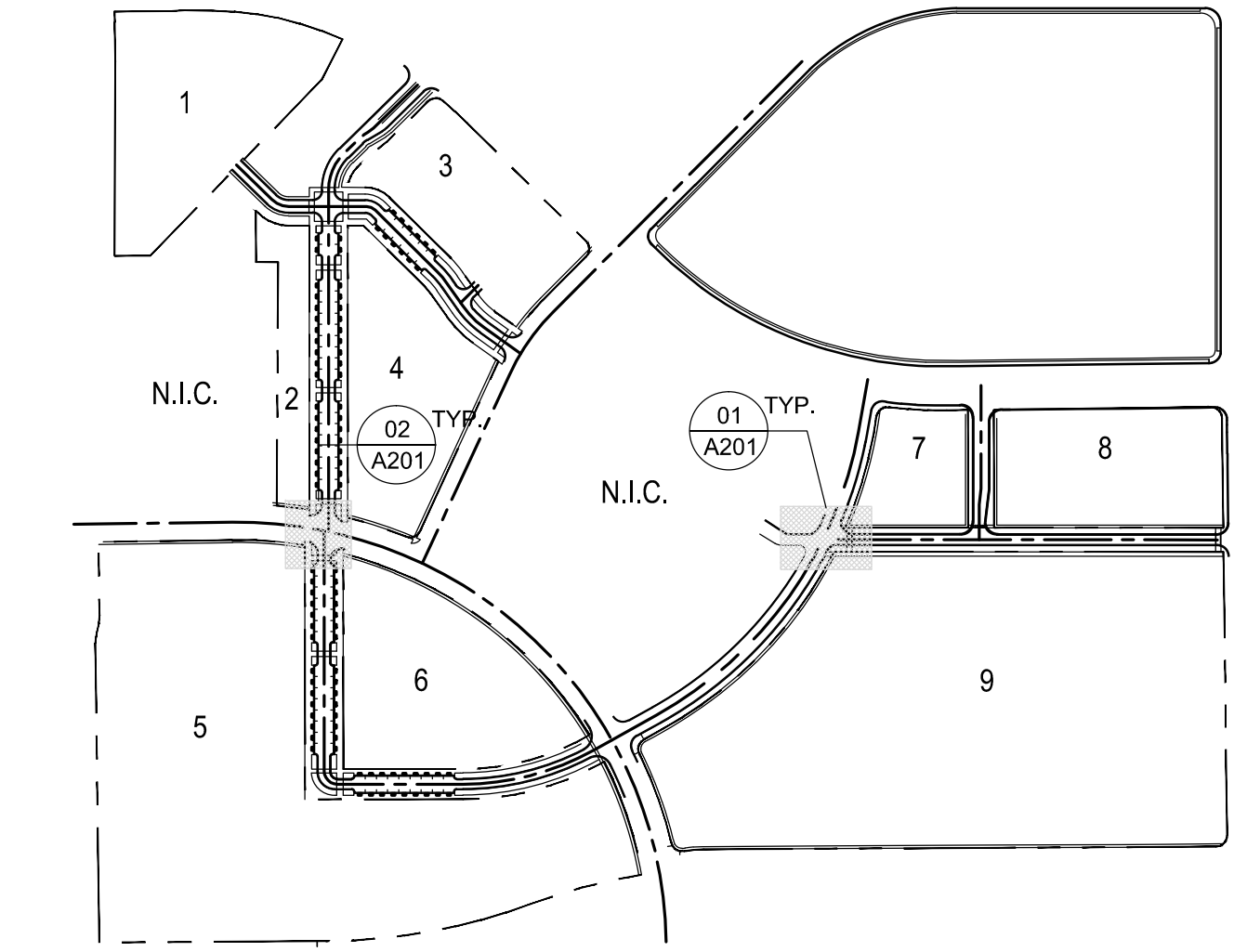
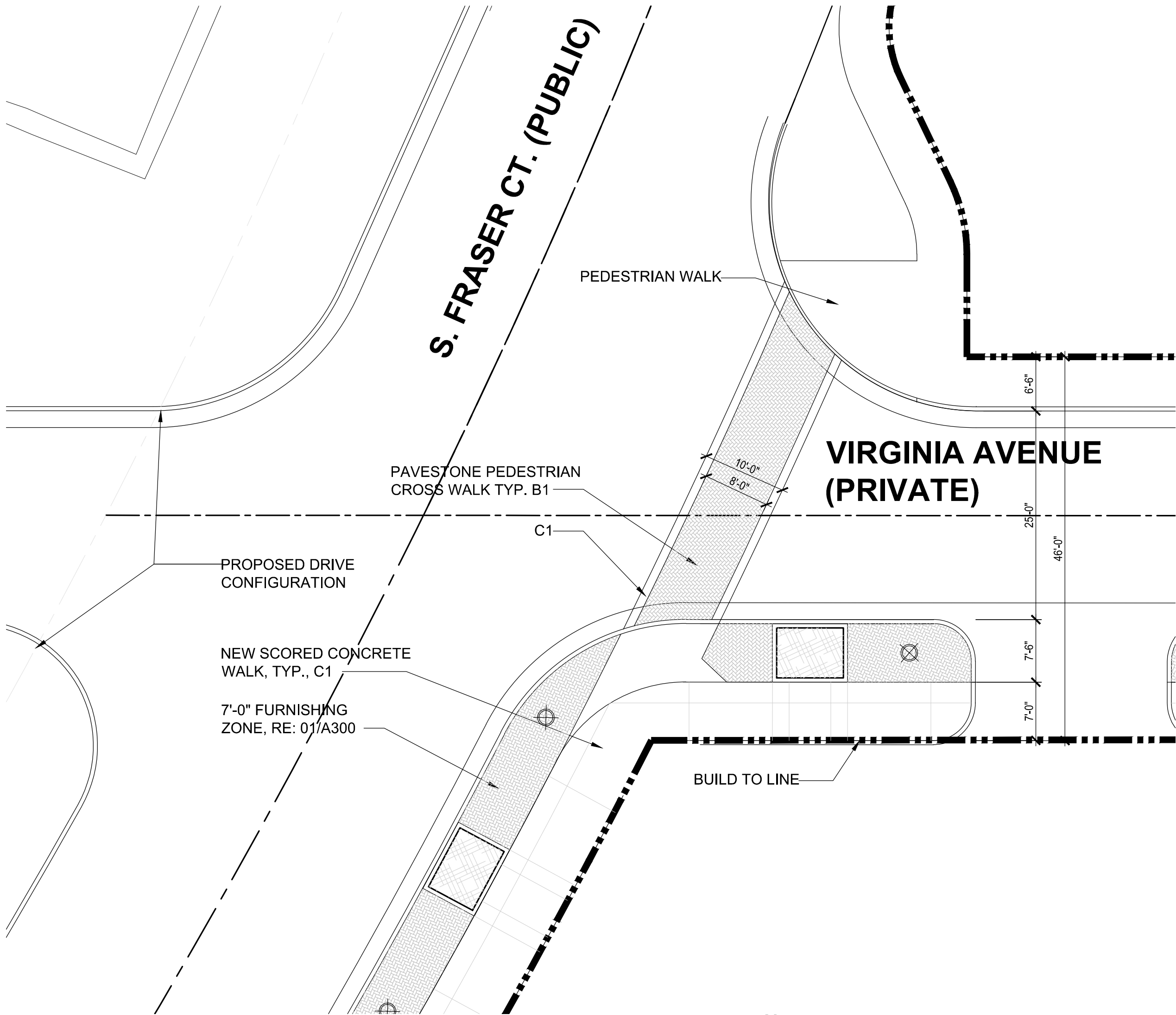
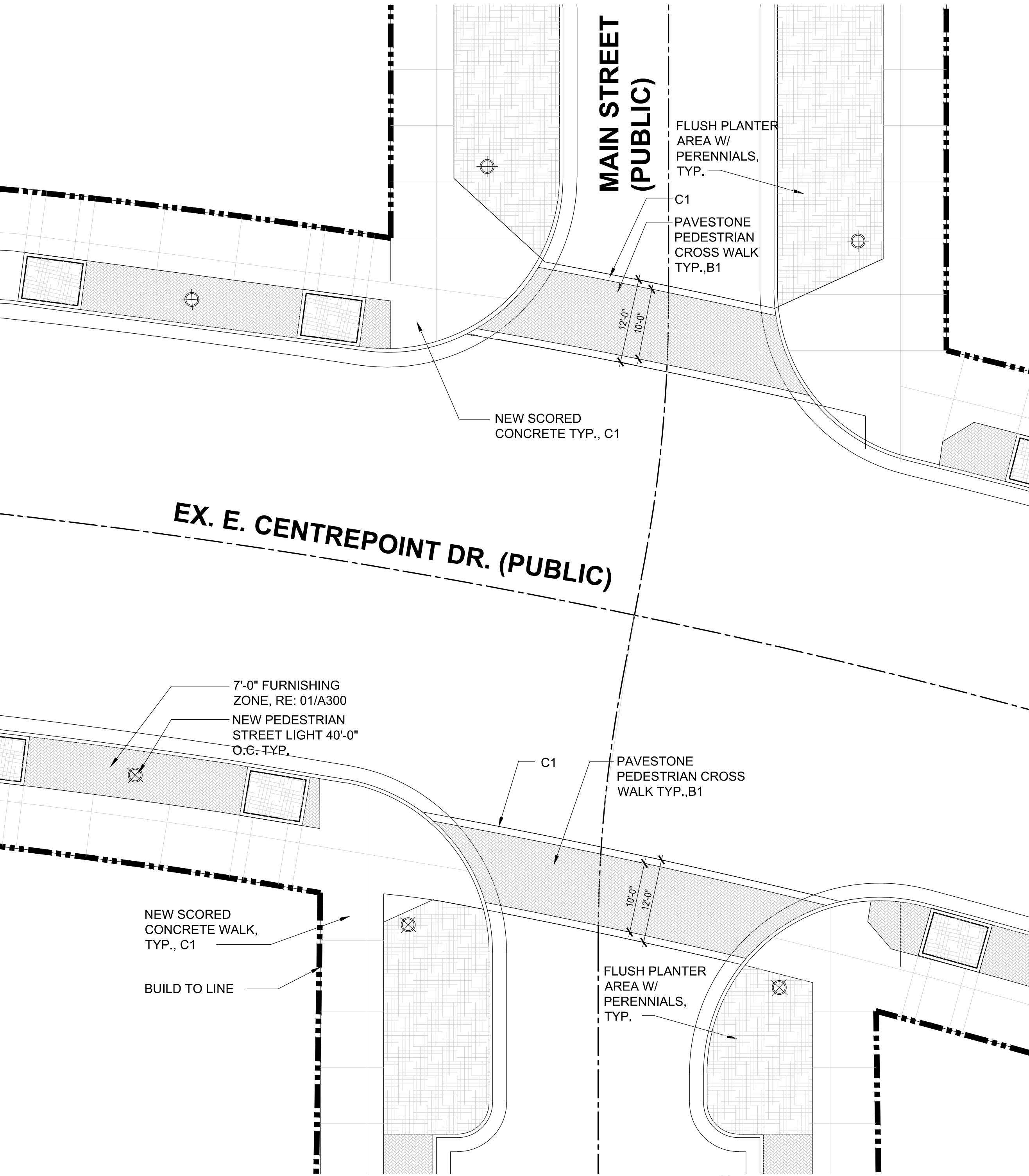


Label	Material	Manufacturer	Color	Size	Pattern
B1	Brick Paver 1	General Shale	Old Tavern	4" X 8"	Herringbone
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LABEL	MATERIAL	MANUFACTURER	COLOR	SIZE	PATTERN
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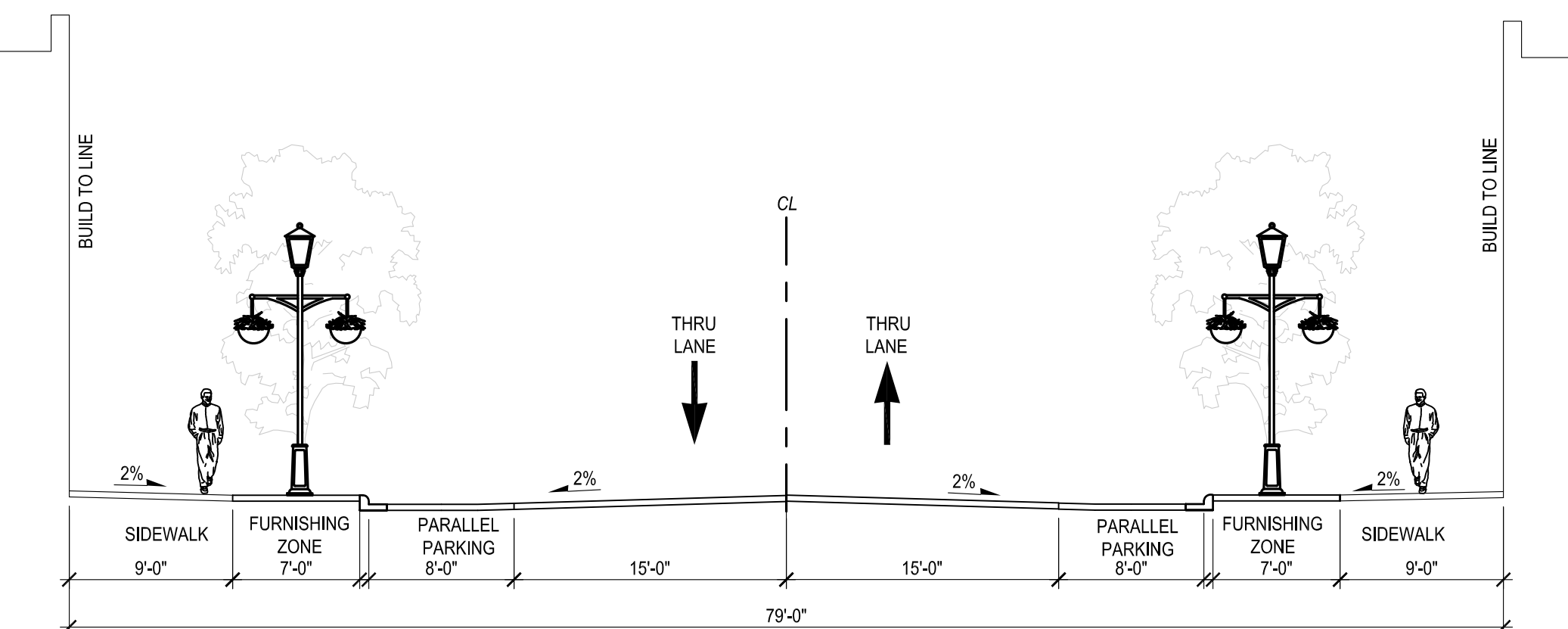


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B1	BRICK PAVER 1	GENERAL SHALE	OLD TAVERN	4" X 8"	HERRINGBONE
C1	CONCRETE 1	-	GREY	NA	AS SHOWN ON PLAN
					STRIPING

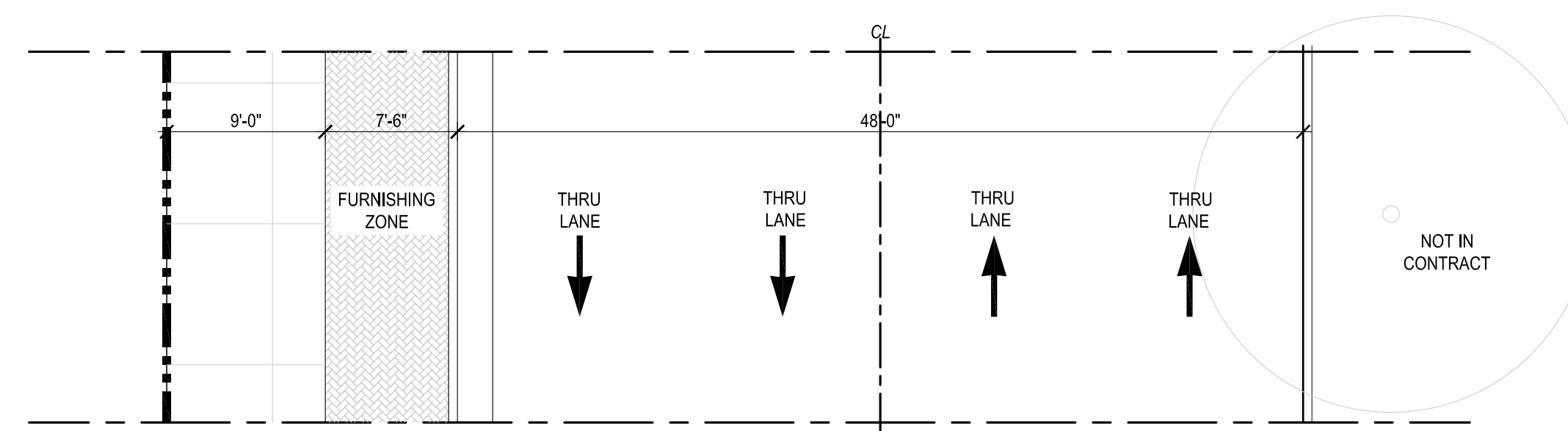


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1/8" = 1'-0"

IT WOULD BE MUCH BETTER TO PLACE THE STRIPING FOR PARALLEL PARKING LIKE THIS SO YOU DON'T HAVE PEOPLE GETTING OUT OF THEIR CAR AND STEPPING ON THE PLANTS AROUND THE TREE.

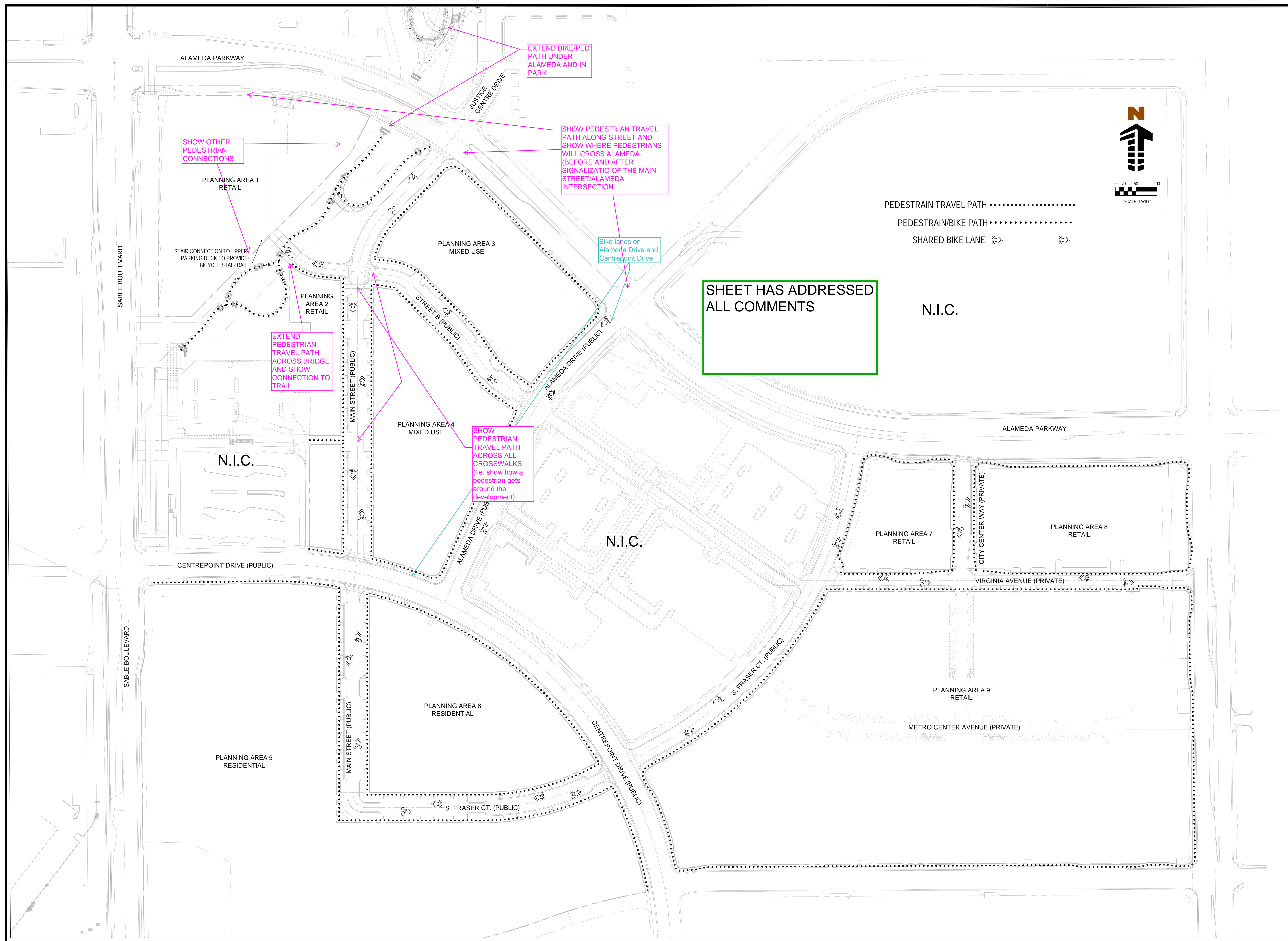
Label what this is and provide a dimension. Should be 5'x10'


$$1/8'' = 1'-4$$





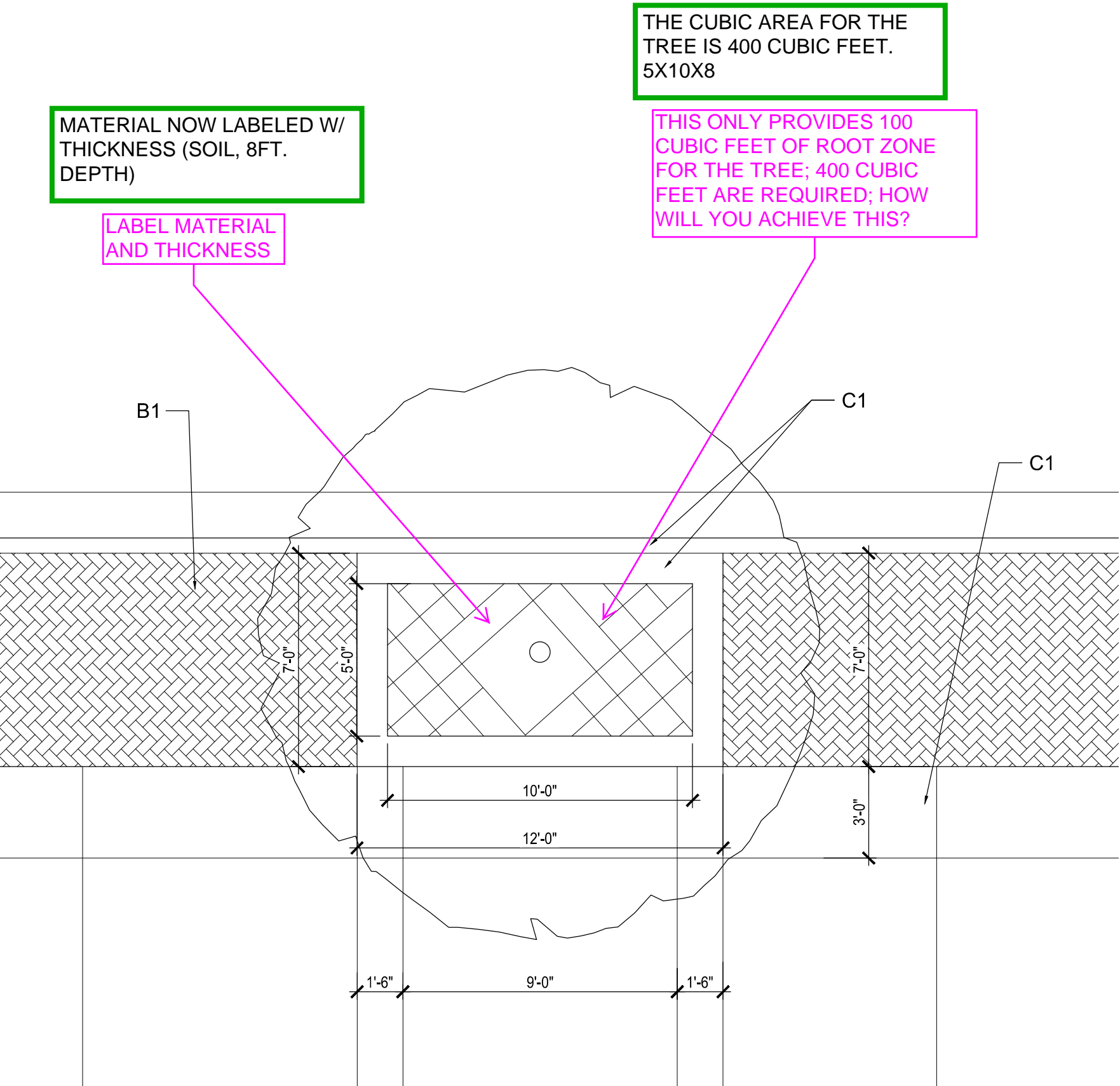






NOT FOR CONSTRUCTION

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



**WOODBURY CORPORATION**

[illegible]

Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

## DETAILS



PLANTING NOTES

- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
  2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
  3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR PROPERTY THEREOF. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
  4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
  6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
  7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
  9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
  11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
  12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

FINISH GRADING AND SOIL PREPARATION

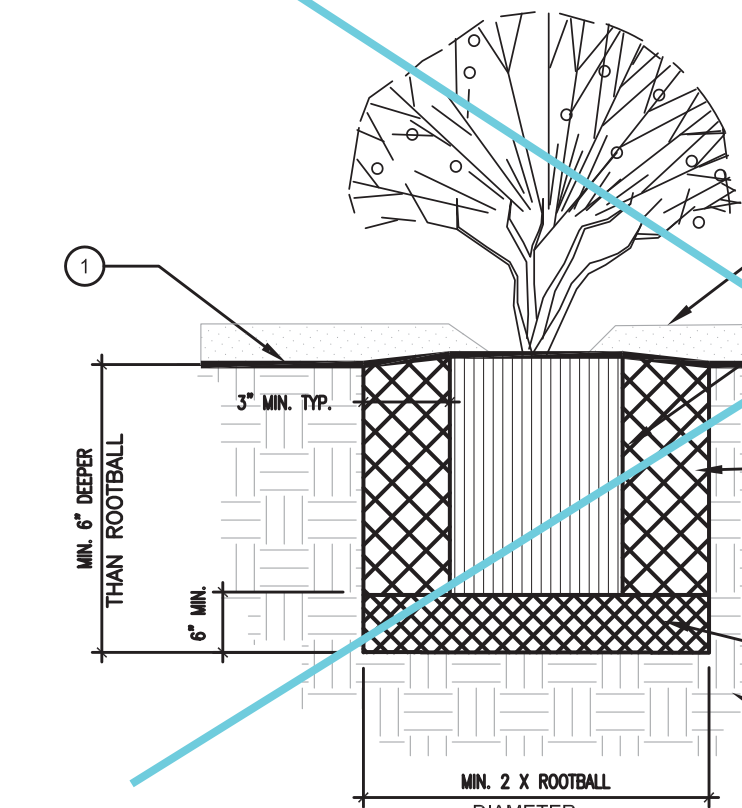
7. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REDESIGNED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
8. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE MUST CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY FOR THE FOLLOWING REASONS (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
9. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
10. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF THE SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

11. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS. ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
12. ALL PLANTS WITHIN A SPECIES SHALL HAVE MINIMUM SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN AMEND AND ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
13. ALL TREES SHALL BE GUTED AND WOOD STAKED AS PER DETAILS. NO TOPKILLS SHALL BE USED FOR TREES.
14. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
15. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
17. ALL TURF IS RECOMMENDED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
18. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
19. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
20. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
21. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
22. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

23. ALL MULCH IS RECOMMENDED THROUGH SANTA FE SAND AND GRAVEL, 6601 S SANTA FE DRIVE, LITTLETON, CO 80120, (303) 794-5960
24. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL. IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS, WOOD MULCH RING SIZE SHALL BE 1/2X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
25. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
26. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
27. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
28. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH. TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
29. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.



SHRUB AND PERENNIAL DETAIL

SCALE: NOT TO SCALE

PLANTING LEGEND

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE (HxW)	WATER USE (VL, L, M, H)
OVERSTORY DECIDUOUS TREES						
CASP		CATALPA SPECIOSA	WESTERN CATALPA	2.5' CAL B&B	50'X30'	LOW
GLTR		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5' CAL B&B	50'X35'	LOW
GYDI		GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5' CAL B&B	50'X35'	LOW
QUBI		QUERCUS BICOLOR	SWAMP WHITE OAK	2.5' CAL B&B	50'X40'	LOW
ULFR		ULMUS 'FRONTIER'	FRONTIER ELM	2.5' CAL B&B	45'X35'	MODERATE
ORNAMENTAL DECIDUOUS TREES						
ACGI		ACER GINNALA	AMUR MAPLE	2' CAL B&B	25'X20'	LOW
PYCH		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2' CAL B&B	35'X16'	MODERATE
EVERGREEN SHRUBS						
ARPA		ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GALLON	2'X4'	LOW
PMUJ		PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GALLON	3'X3'	LOW
ORNAMENTAL GRASSES						
FEGL		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GALLON	12'X12'	LOW
NATE		NASSELA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	24'X12'	LOW
PERENNIALS						
ECPU		ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	1 GALLON	36'X24'	LOW
HEST		HEMEROCALLIS 'DWARF STELLA D'ORO'	DWARF EVERGREEN DAYLILY	1 GALLON	18'X18'	MODERATE
NEFA		NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GALLON	36'X30'	LOW
PEBA		PENSTEMON BARBATUS 'ELFIN PINK'	ELFIN PINK PENSTEMON	1 GALLON	15'X12'	LOW
PEST		PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GALLON	24'X18'	LOW
SESP		SEDUM SPECTABILE 'ANGELINA'	ANGELINA STONECROP	1 GALLON	18'X24'	LOW

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
4. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOIL/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTATOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

Some of the city's required landscape notes as found in the Landscape Reference Manual have been listed here, but some are missing. Please provide all required notes.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THE CONTRACTOR SHALL INCLUDE PROPER PRUNING, MOVING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
4. CONTRACTOR SHALL PROVIDE OWNER WITH LANDSCAPE MAINTENANCE PROPOSAL FOR ONE YEAR FOLLOWING 90-DAY MAINTENANCE PERIOD.

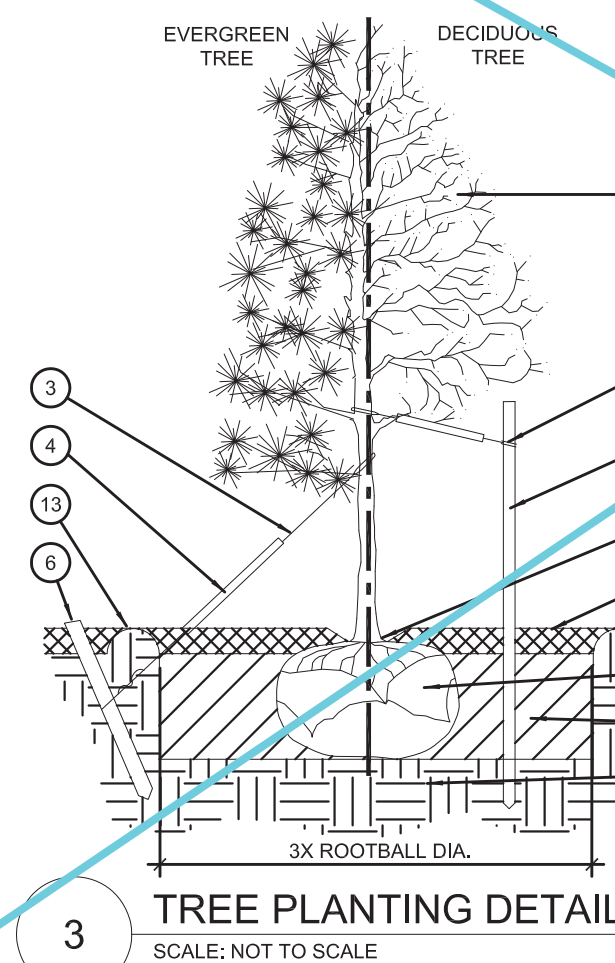
Show sight lines per COA STD Detail TE 13.1 at all intersections. Trees inside any sight triangles will need to be large trees on install to meet sight distance requirements (must be clear 3' to 7' vertically).

SIGHT TRIANGLES ARE NOW SHOWN AT INTERSECTIONS. TREES ARE NOT IN TRIANGLES, ADDITIONALLY, A NOTE HAS BEEN ADDED TO THE PLANT LEGEND THAT DECIDUOUS SHADE TREES AT SIZE SPECIFIED SHALL MEET THE CLEARANCE REQUIREMENT.

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

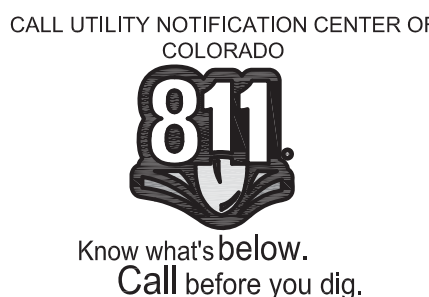
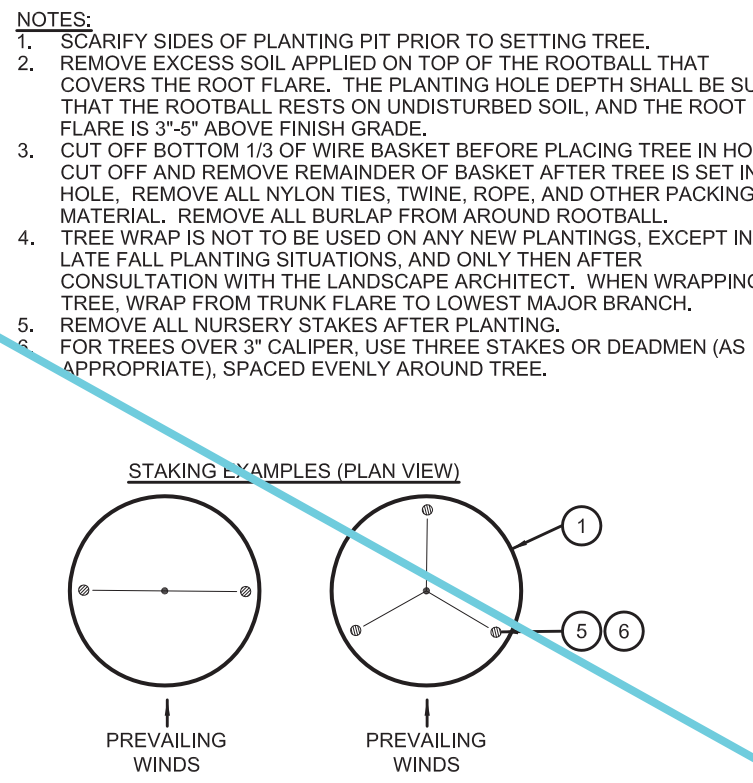
PARK / OPEN SPACE PLANTING LEGEND

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE (HxW)	WATER USE (VL, L, M, H)
DECIDUOUS TREES						
CEOC		CELTIS OCCIDENTALIS	WESTERN HACKBERRY	3' CALIPER B&B	60'X40'	LOW
GYDI		GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	3' CALIPER B&B	60'X50'	LOW
QUMA		QUERCUS MACROCARPA	BUR OAK	3' CALIPER B&B	70'X50'	LOW
ULFR		ULMUS 'FRONTIER'	FRONTIER ELM	3' CALIPER B&B	45'X35'	MODERATE
EVERGREEN TREES						
PBUJ		PINUS BUNGEANA	LACEBARK PINE	8' HEIGHT B&B	30'X20'	MODERATE
PFLI		PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF PINE	8' HEIGHT B&B	20'X10'	MODERATE
PIPO		PINUS PONDEROSA	PONDEROSA PINE	8' HEIGHT B&B	40'X25'	LOW
PSTI		PINUS STOBIFORMIS	SOUTHWESTERN WHITE PINE	8' HEIGHT B&B	60'X30'	MODERATE
ORNAMENTAL TREES						
PRVI		PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	8' CLUMP B&B	25'X20'	MODERATE
DECIDUOUS SHRUBS						
ACGI		ACER GINNALA 'COMPACTA'	DWARF GINNALA MAPLE	36"X42" B&B	8'X8'	LOW
AMAL		AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	36"X42" B&B	10'X8'	LOW
ARON		ARONIA MELANOCARPA	BLACK CHOKEBERRY	#5 CONT. 18"X24"	6'X4'	MODERATE
CHMI		CHAMAEBATIARA MILLEFOLIUM	FERNBUSH	#5 CONT. 18"X24"	4'X4'	LOW
CHNA		CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18"X24"	4'X4'	LOW
COCO		CORNUS SERICEA 'ISANTY'	ISANTY DOGWOOD	#5 CONT. 18"X24"	6'X4'	MODERATE
COCO		COTINUS COGCGYRIA	PURPLE SMOKEBUSH	#5 CONT. 18"X24"	15'X8'	MODERATE
FALL		FALLUGIA PARADOXA	APACHE PLUME	#5 CONT. 18"X24"	5'X5'	LOW
FOAR		FORSYTHIA 'ARNOLD DWARF'	ARNOLD DWARF FORSYTHIA	#5 CONT. 18"X24"	2'X7'	MODERATE
PEAT		PEROVSKIA ATRIPULICIFOLIA	RUSSIAN SAGE	#5 CONT. 18"X24"	4'X4'	LOW
PHLE		PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5 CONT. 18"X24"	7'X6'	LOW
PHOP		PHYSCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	#5 CONT. 18"X24"	8'X8'	MODERATE
PHDO		PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONT. 18"X24"	4'X4'	MODERATE
PRBE		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	#5 CONT. 18"X24"	1.5'X6'	---
QUGA		QUERCUS GAMBELII	GAMBEL OAK	36"X42" B&B	9'X5'	LOW
RHAR		RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	#5 CONT. 18"X24"	3'X8'	LOW
EVERGREEN SHRUBS						
CYSC		CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	#5 CONT. 18"X24"	5'X6'	LOW
JUME		JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT. 18"X24"	8'X6'	LOW
JUSA		JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18"X24"	2'X5'	LOW
YUFI		YUCCA FILAMENTOSA 'IVORY TOWER'	ADAMS NEEDLE	#5 CONT. 18"X24"	4'X4'	LOW
SOD, SEED AND MULCH						
		COLORADO BLUE SOD	SOD	---	---	MODERATE
		NATIVE GRASS SEED MIX, TO BE USED IN ALL SEED BEDS FOR AN APPROPRIATE MIX	CONSULT WITH WESTERN NATIVE SEED FOR AN APPROPRIATE MIX	---	---	LOW/MOD
		1 1/2" MOUNTAIN GRANITE ROCK MULCH WITH SHREDED HARDWOOD MULCH AROUND ALL PLANTINGS. SEE PLANTING NOTES AND DETAILS	ROCK MULCH, TO BE USED IN ALL PLANTING AREAS UNLESS OTHERWISE SPECIFIED	---	---	---
% OF MIX FOR ALL THE FOLLOWING PERENNIAL AND ORNAMENTAL GRASS MIXES, SPECIES SHALL BE PLANTED IN GROUPS NO SMALLER THAN 5.						
PERENNIAL AND ORNAMENTAL GRASS MIX 1 (18" TRIANGULAR SPACING O.C.)						
30		ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	#1 CONT.	18'X18'	LOW
15		PENSTEMON BARBATUS 'ELFIN PINK'	ELFIN PINK PENSTEMON	#1 CONT.	15'X18'	LOW
40		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1 CONT.	12'X12'	LOW
15		IMPERATA CYLINDRICA 'RUBRA'	BLOOD GRASS	#1 CONT.	18'X24"	MODERATE
PERENNIAL AND ORNAMENTAL GRASS MIX 2 (24" TRIANGULAR SPACING O.C.)						
8		ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	#1 CONT.	24'X24"	LOW
8		ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	24'X24"	LOW
5		KNIPHOFIA UVARIA	TORCH LILY	#1 CONT.	30'X36"	LOW
11		PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1 CONT.	24'X18'	LOW
8		RATIBIDA COLUMNIFERA 'RED'	RED MEXICAN HAT	#1 CONT.	24'X24"	LOW
20		BOULEDOUA GRACILIS	BLUE GRAMA	#3 CONT.	20'X18'	LOW
20		HELIOTROPICUM SEMPERVIRENS	BLUE AVENA	#3 CONT.	30'X36"	LOW
20		NASSELA TENUISSIMA	MEXICAN FEATHER GRASS	#3 CONT.	24'X12'	LOW
PERENNIAL AND ORNAMENTAL GRASS MIX 3 (24" TRIANGULAR SPACING O.C.)						
5		CENTRANTHUS RUBER 'ALBUS'	WHITE VALERIAN	#1 CONT.	36'X24"	LOW
12		ECHINACEA PURPUREA	CONEFLOWER	#1 CONT.	36'X24"	LOW
10		PAPAVEA ORIENTALIS	ORIENTAL POPPY	#1 CONT.	36'X24"	LOW
12		SALVIA 'CARADONNA'	CARADONNA SAGE	#1 CONT.	36'X24"	LOW
6		SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.	36'X24"	LOW
20		PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3 CONT.	48'X24"	LOW
35		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONT.	36'X24"	LOW
PERENNIAL AND ORNAMENTAL GRASS MIX 4 (18" TRIANGULAR SPACING O.C.)						
20		DIGITALIS FERRUGINEA 'GIGANTEA GILBEAR HEROLD'	GIAINT YELLOW HEROLD FOXGLOVE	#1 CONT.	60'X18'	MODERATE
15		DIGITALIS PURPUREA 'CAMELOT ROSE'	CAMELOT ROSE FOXGLOVE	#1 CONT.	48'X18'	MODERATE
65		CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	VARIEGATED FEATHER REED GRASS	#2 CONT.	48'X24"	LOW
PERENNIAL AND ORNAMENTAL GRASS MIX 5 (36" TRIANGULAR SPACING O.C.)						
40		EUPATORIUM PURPUREUM	JOE PYE WEED	#3 CONT.	6'X4'	LOW
60		MISCANTHUS SINENSIS 'GRACILISSIMUS'	MAIDEN GRASS	#3 CONT.	6'X4'	LOW



TREE PLANTING DETAIL

SCALE: NOT TO SCALE





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METRO CENTER

**AURORA, CO 80012**

**WOODBURY CORPORATION**

[illegible]

Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

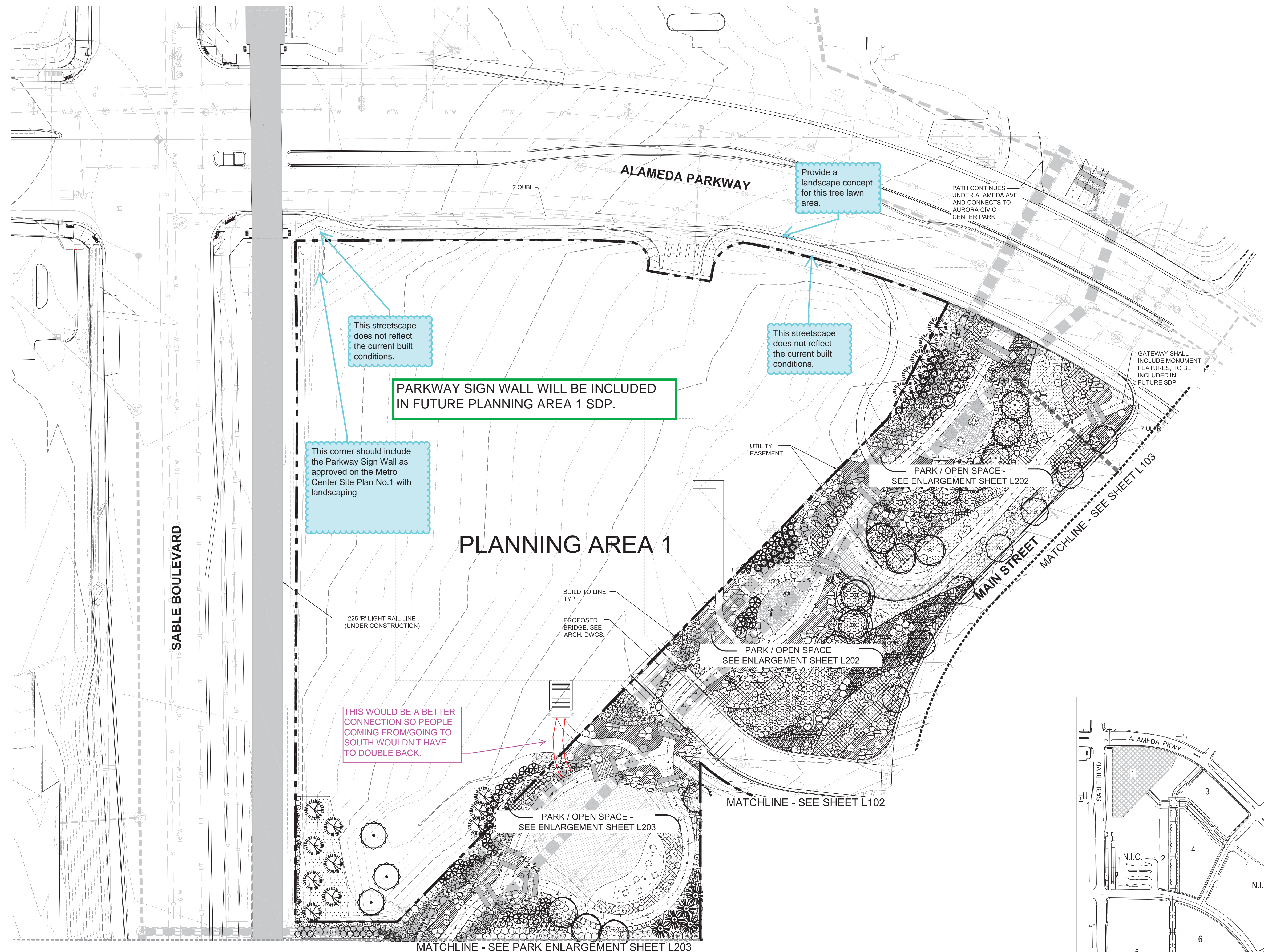
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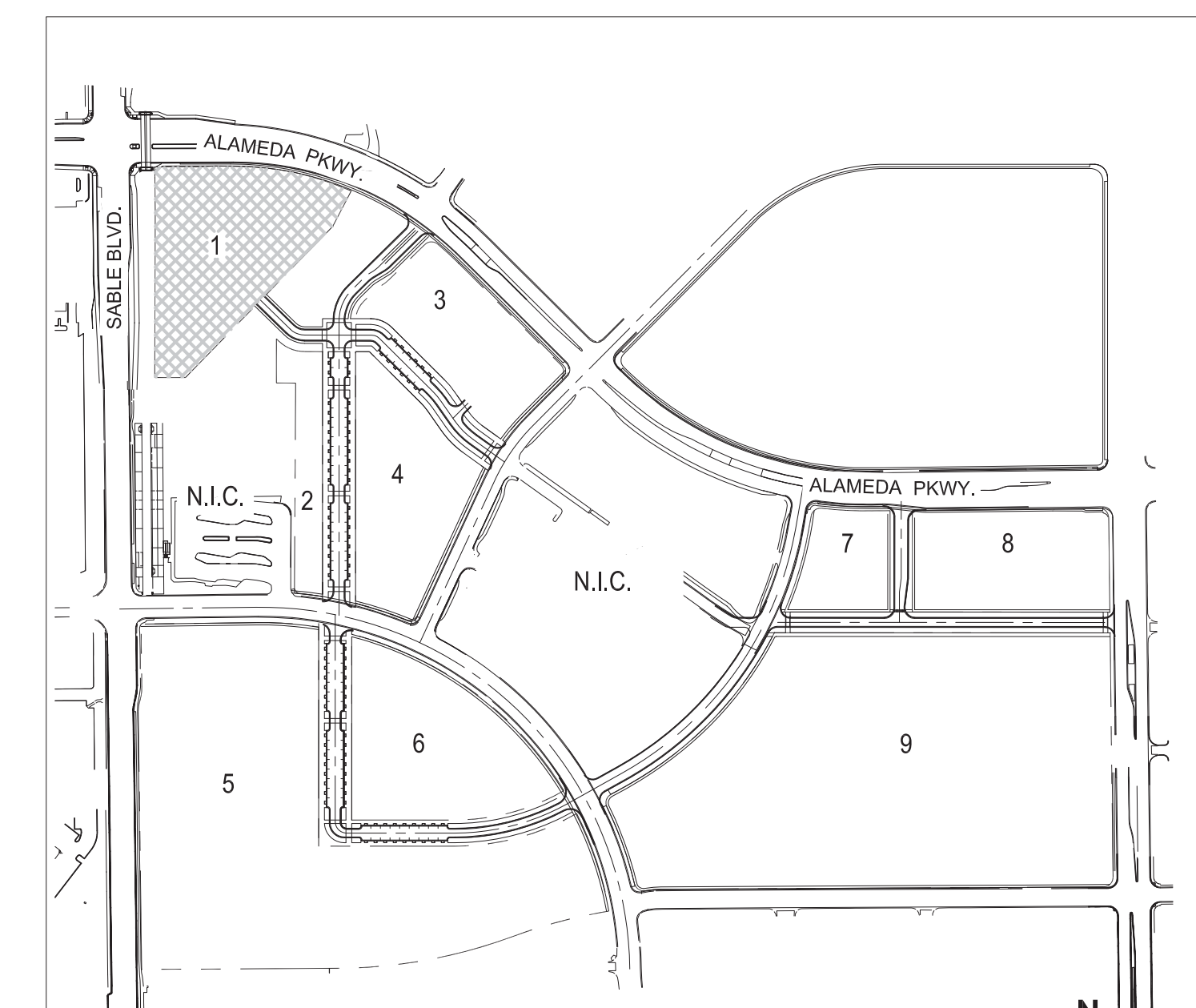
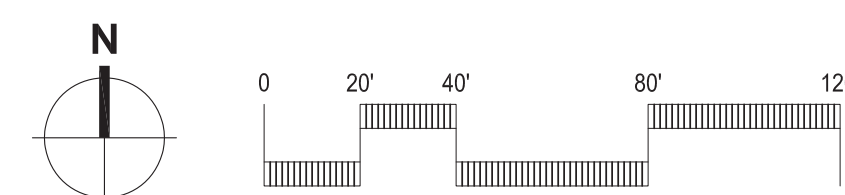
TITLE:

ENLARGED LANDSCAPE PLAN  
PLANNING AREA 1

L101



## 01 ENLARGED LANDSCAPE PLAN



## KEY PLAN



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

NO EXISTING TREES ARE TO  
REMAIN; PROTECTION NOTES  
REMOVED

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



WOODBURY  
CORPORATION

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# METRO CENTER

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ALIBORA 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: \_\_\_\_\_

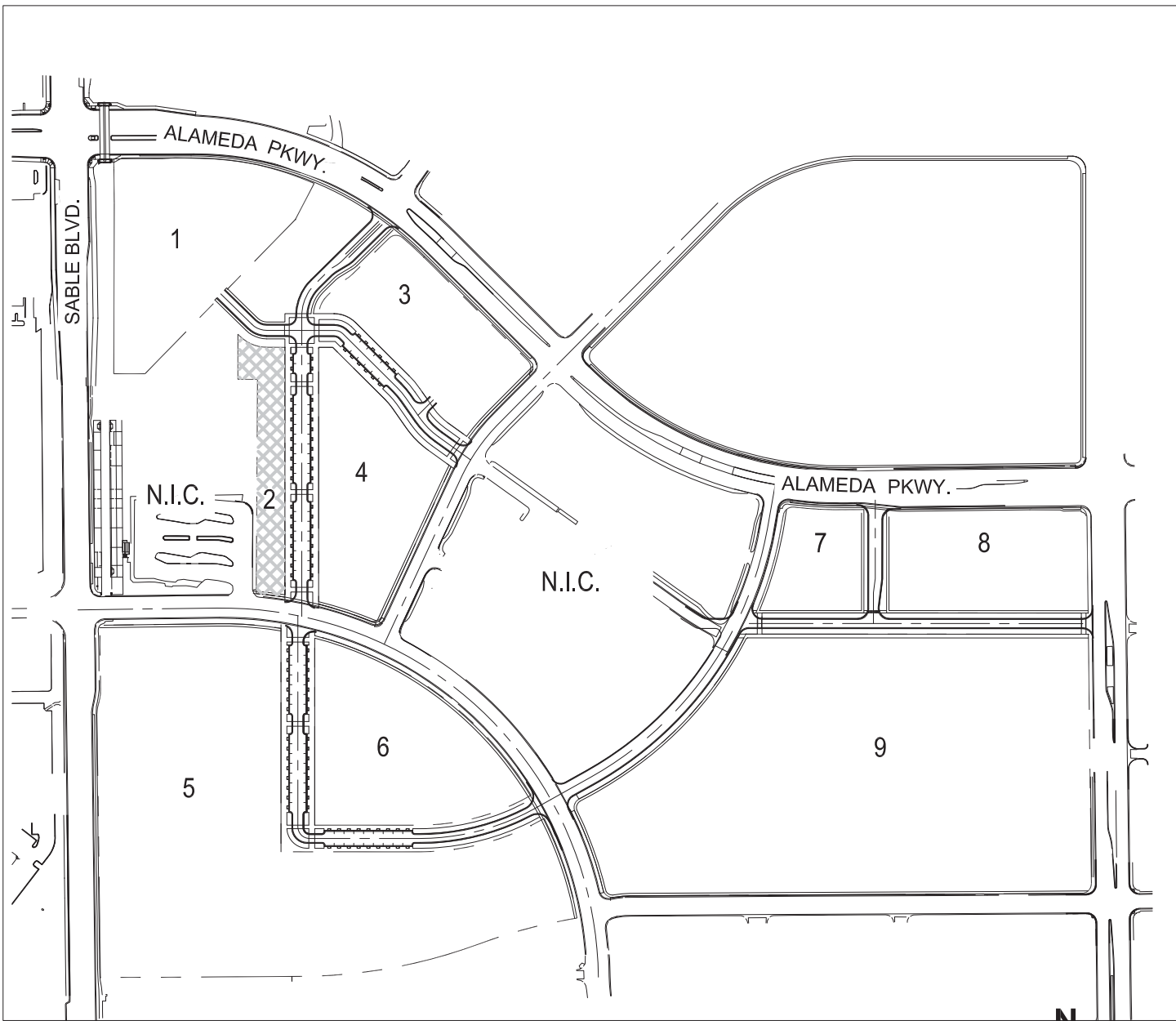
Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

TITLE:

ENLARGED LANDSCAPE PLAN  
PLANNING AREA 2

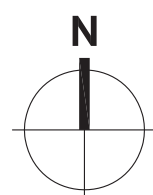
# L102



## KEY PLAN

1" = 400'-C

## 01 ENLARGED LANDSCAPE PLAN





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

Provide a separate plan that identifies the proposed locations and heierarchy 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

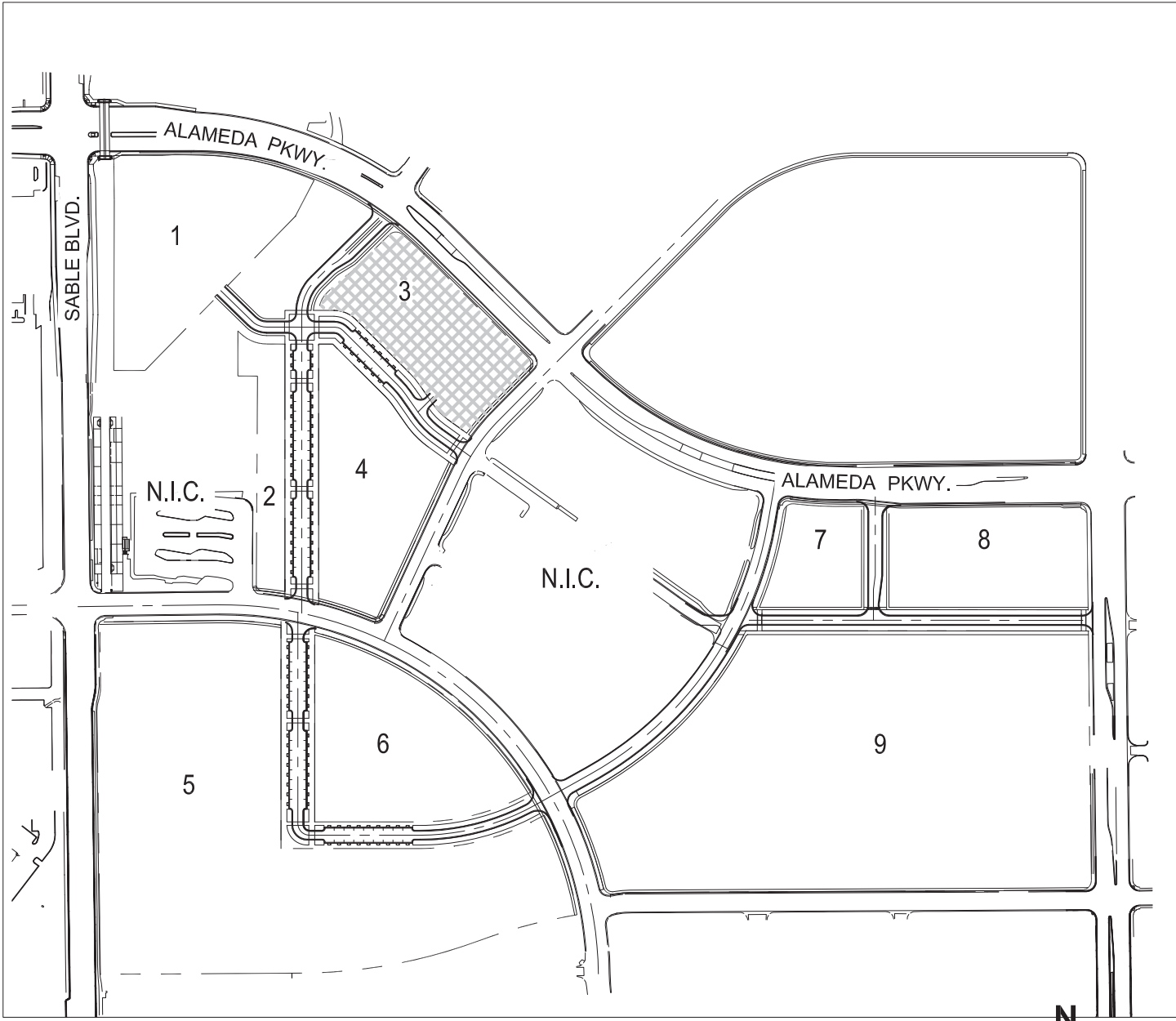
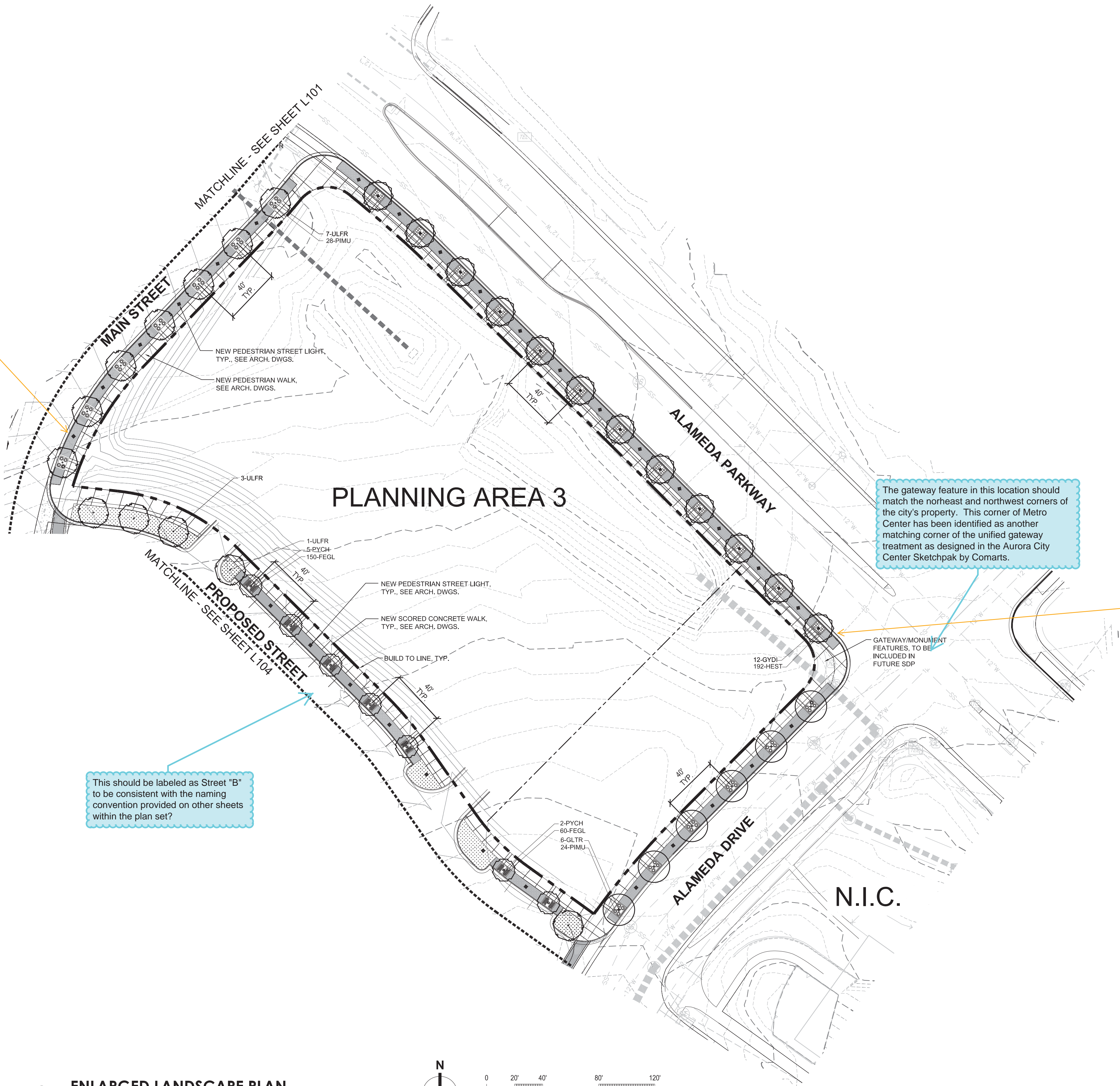
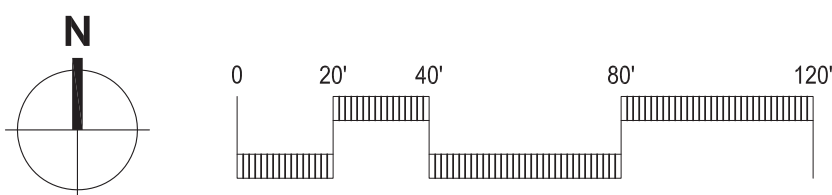
These will need to be large trees on install to meet sight distance requirements (must be clear 3' to 7' vertically). Show sight lines per COA STD Detail TE 13.1

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



KEY PLAN

#	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 3

L103



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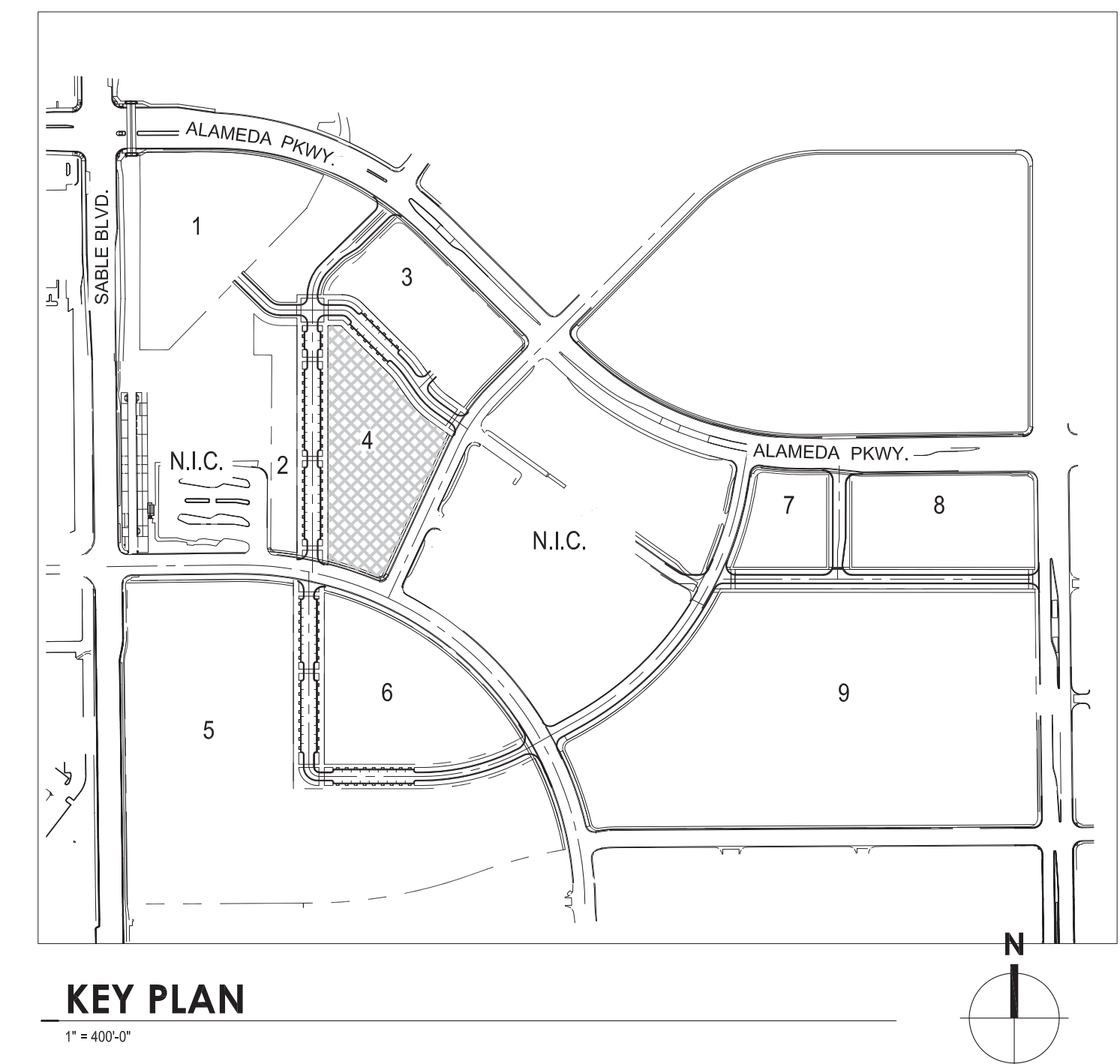
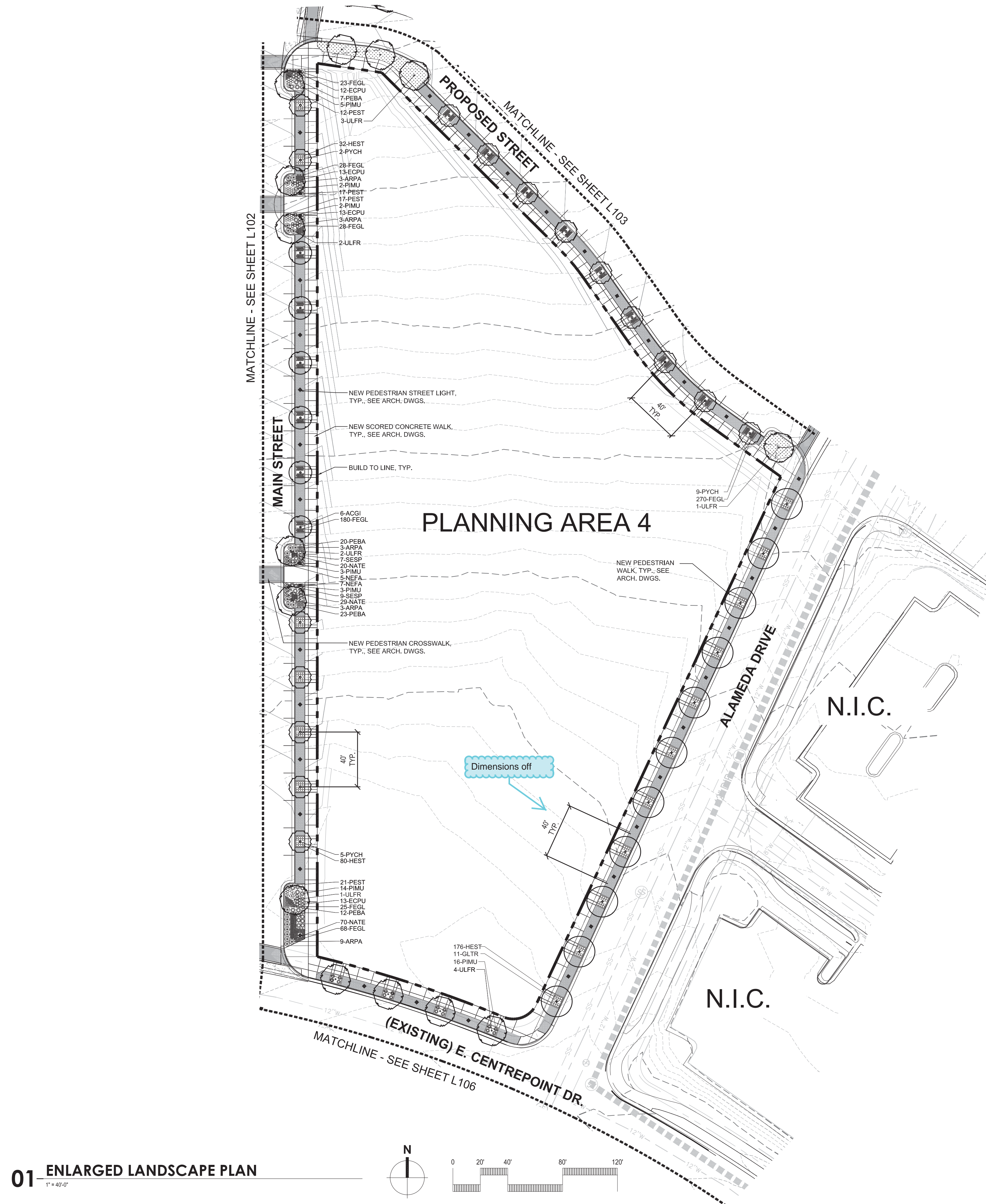
**WOODBURY CORPORATION**

#	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.



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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.

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AURORA, CO 80012

# METRO CENTER

[illegible]

Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

TITLE:

ENLARGED LANDSCAPE PLAN  
PLANNING AREA 5

L105



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**WOODBURY CORPORATION**

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Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

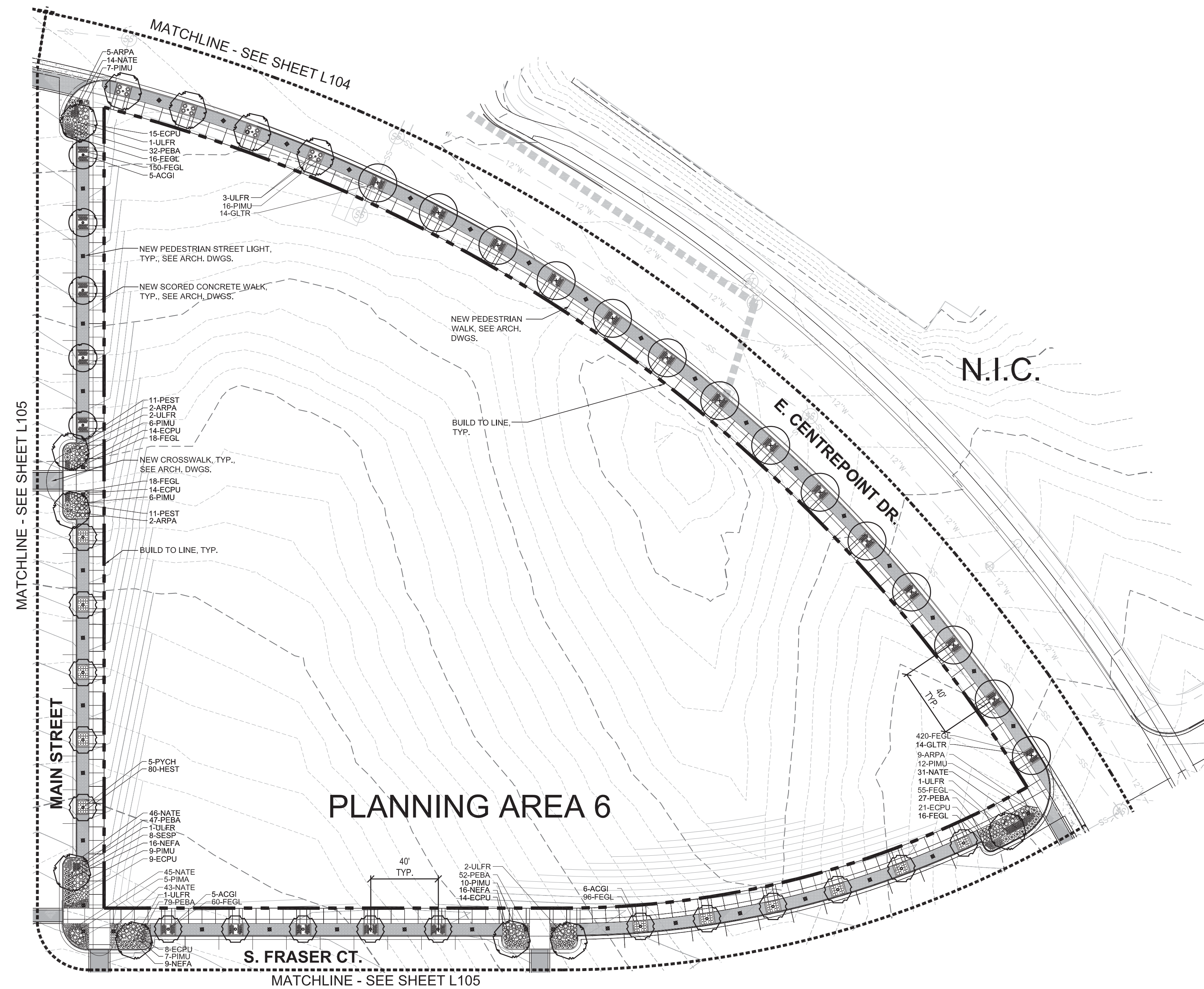
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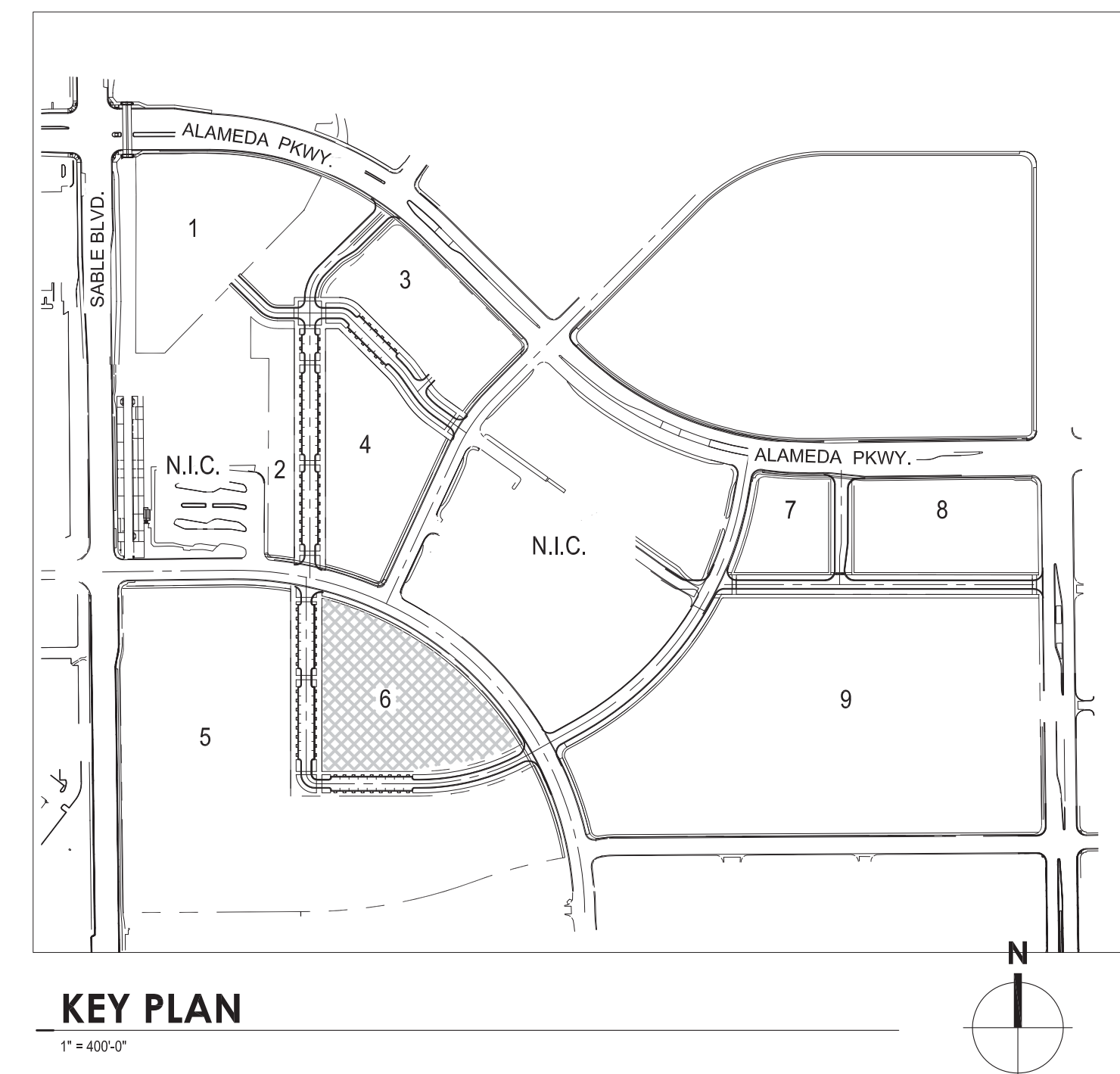
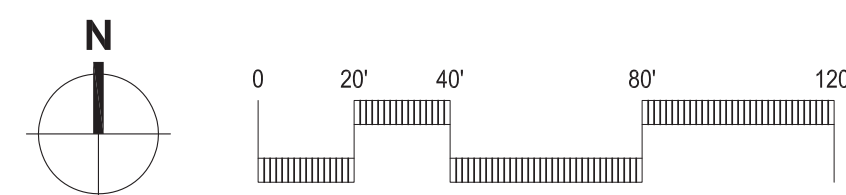
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ENLARGED LANDSCAPE PLAN  
PLANNING AREA 6

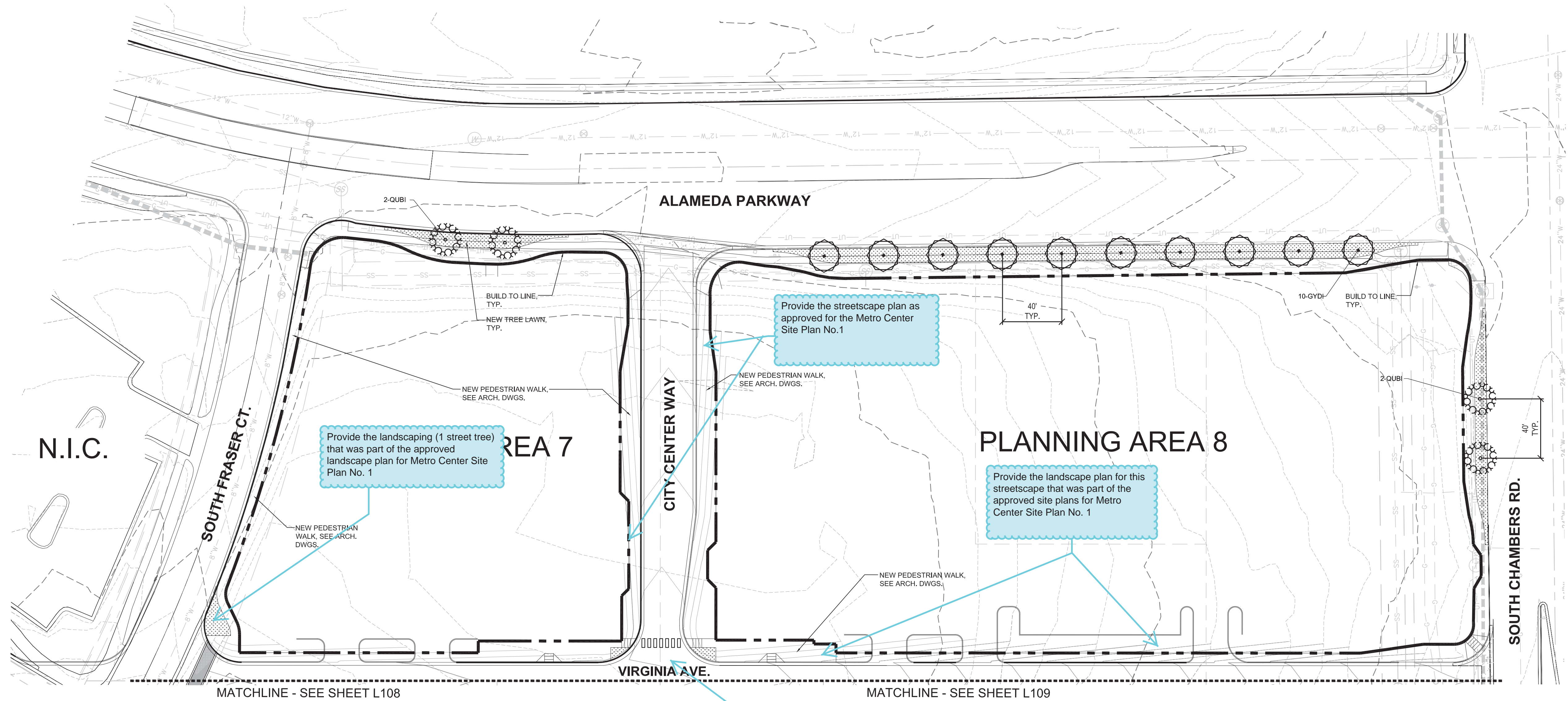
L106



## 01 ENLARGED LANDSCAPE PLAN

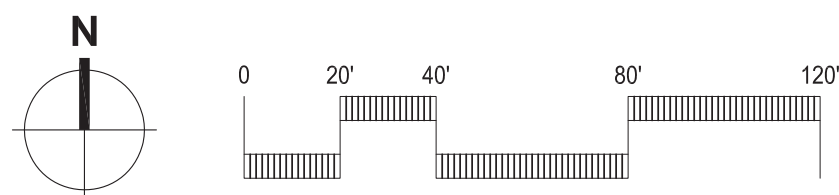
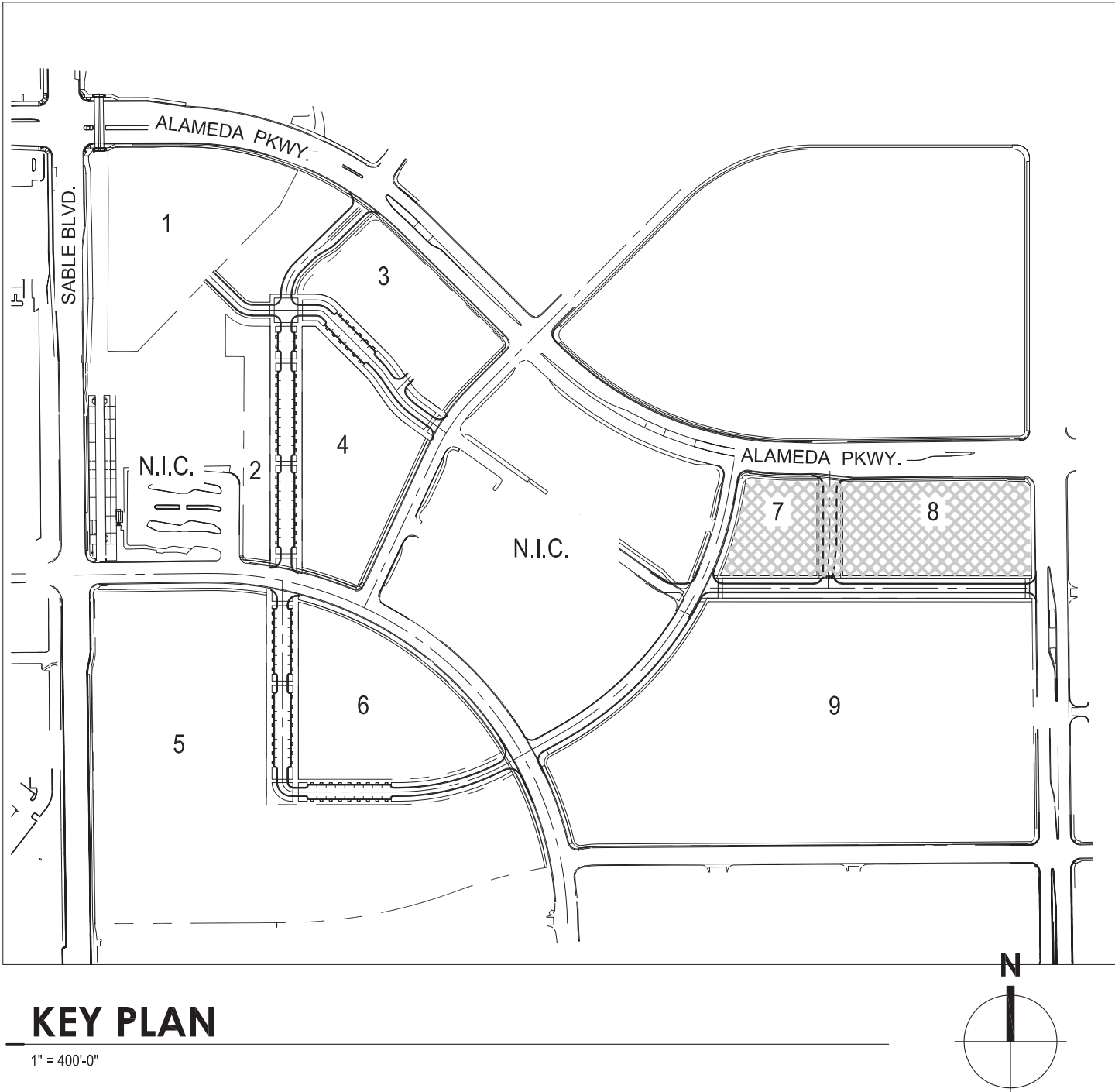






CAD BACKGROUNDS AS SHOWN CORRESPOND TO  
METRO CENTER SITE PLAN NO. 1.

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



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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: \_\_\_\_\_

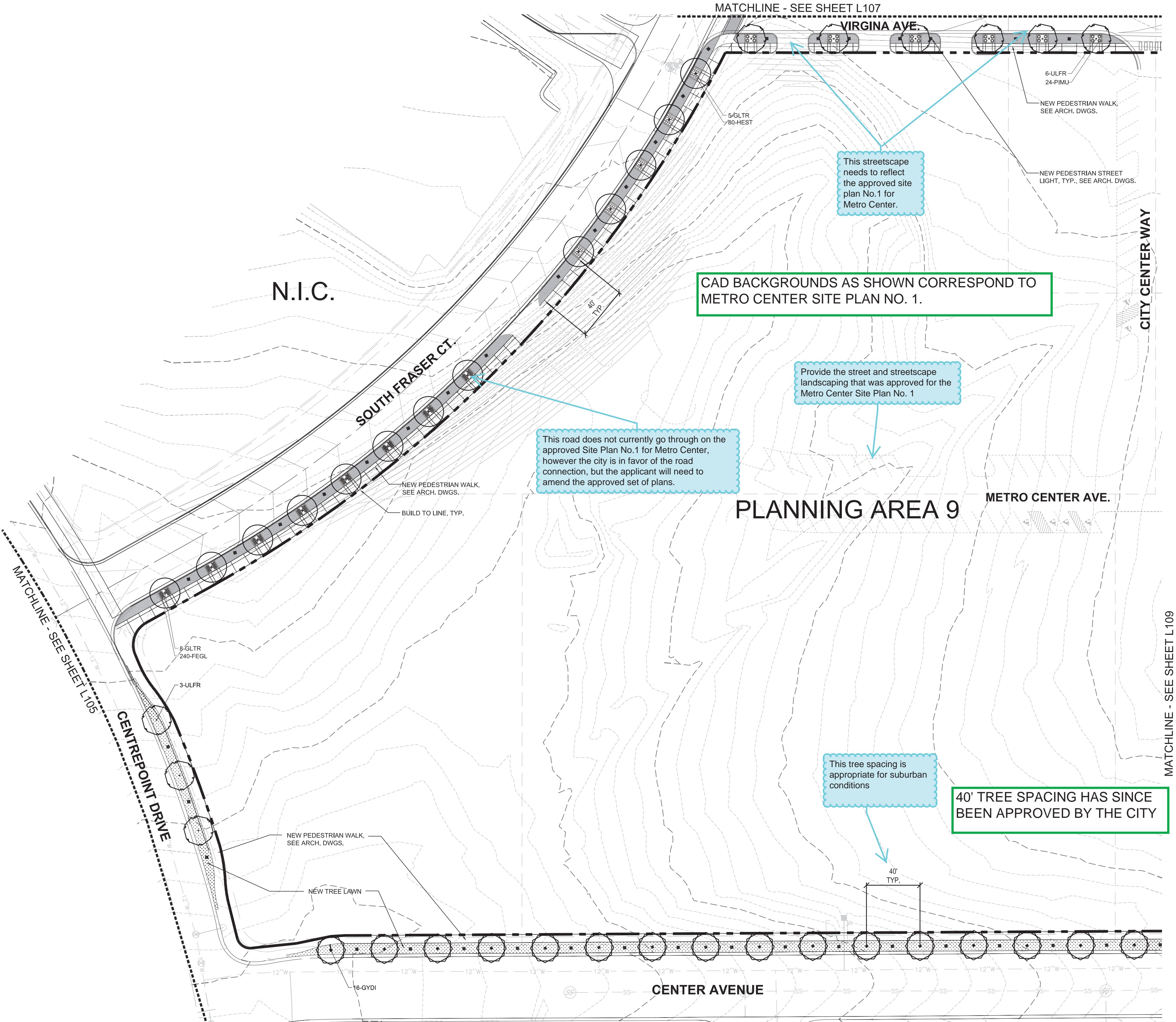
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ENLARGED LANDSCAPE PLAN  
PLANNING AREAS 7 & 8  
**L107**



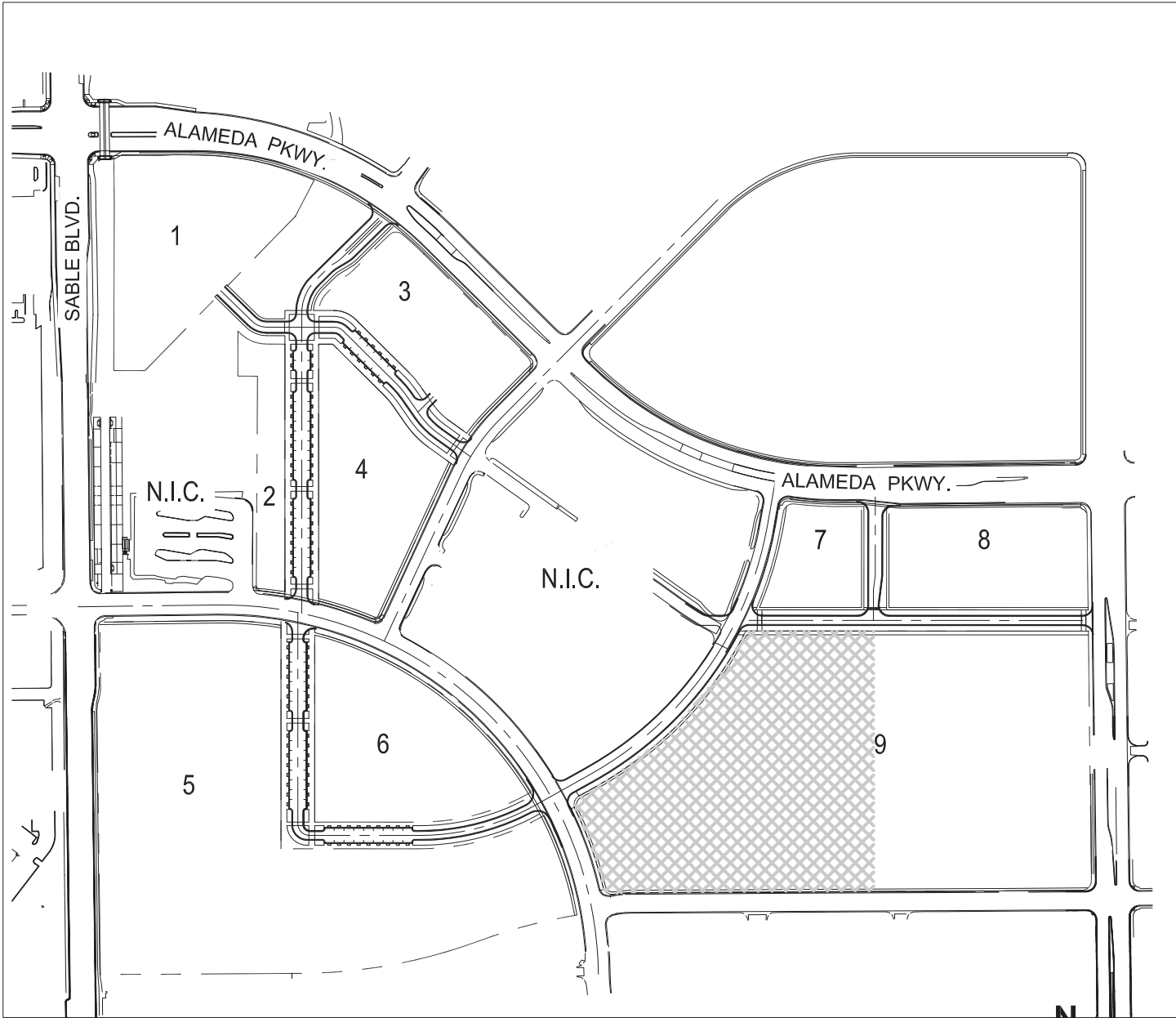
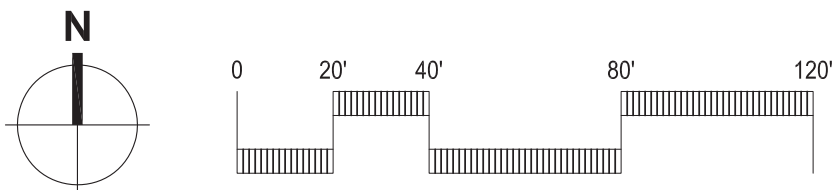
#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No:  
Drawn By:  
Checked By:  
Date:

TITLE:  
ENLARGED LANDSCAPE PLAN  
PLANNING AREA 9  
**L108**



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



**KEY PLAN**  
1" = 400'-0"



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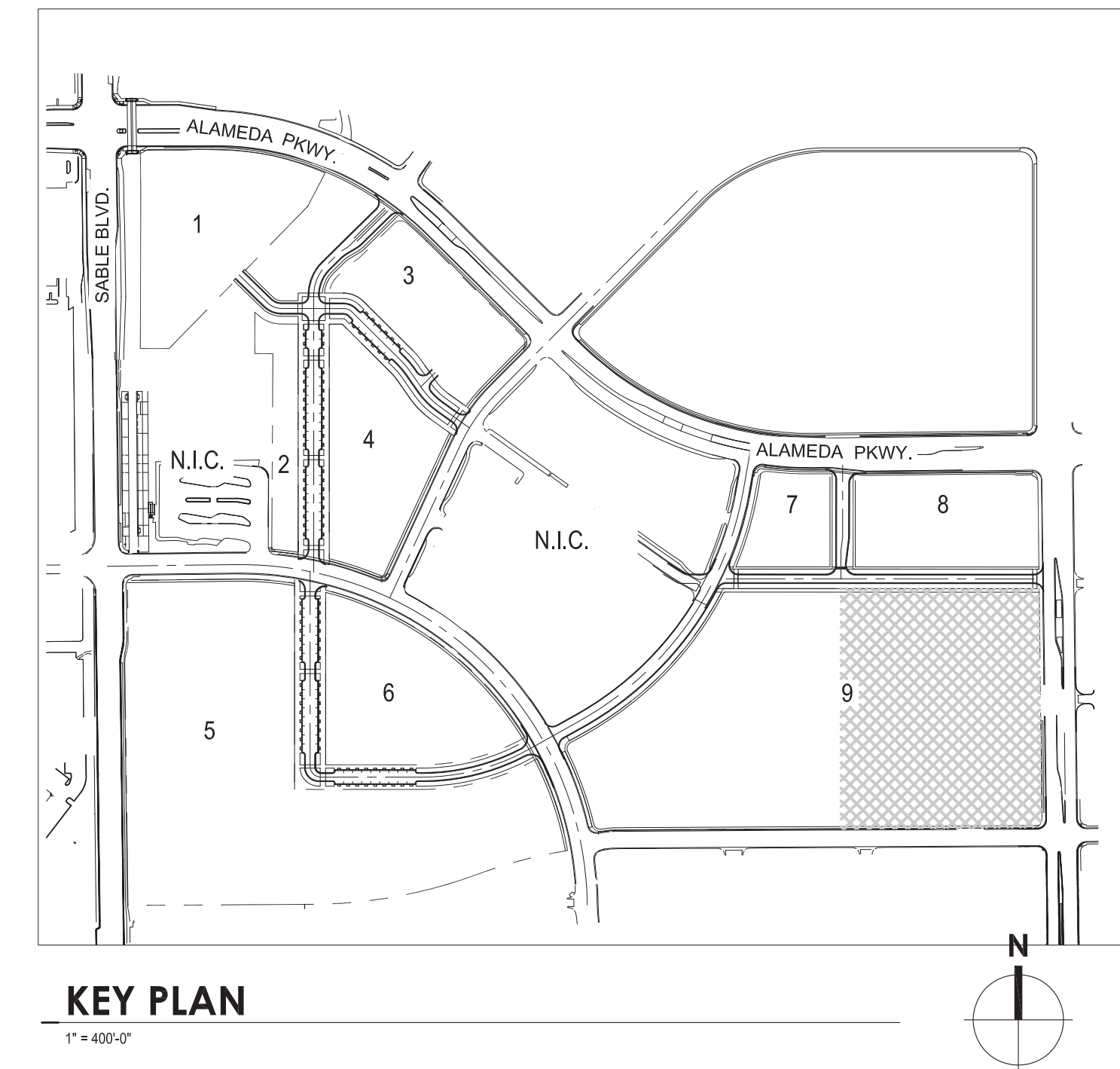
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Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

L109



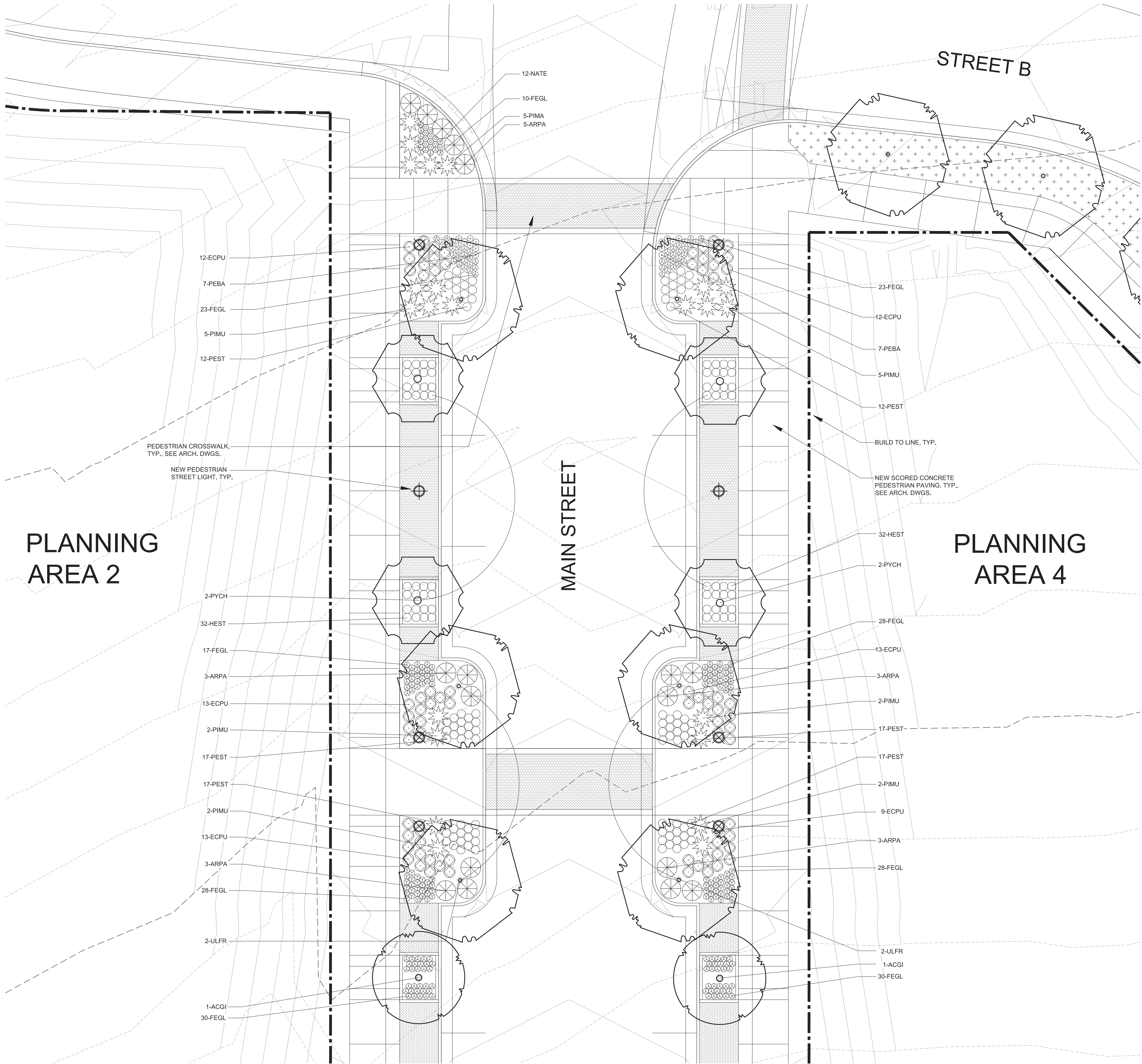


#	Date	Issue / Description
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02	09/15/16	2ND PLANNING SUBMITTAL

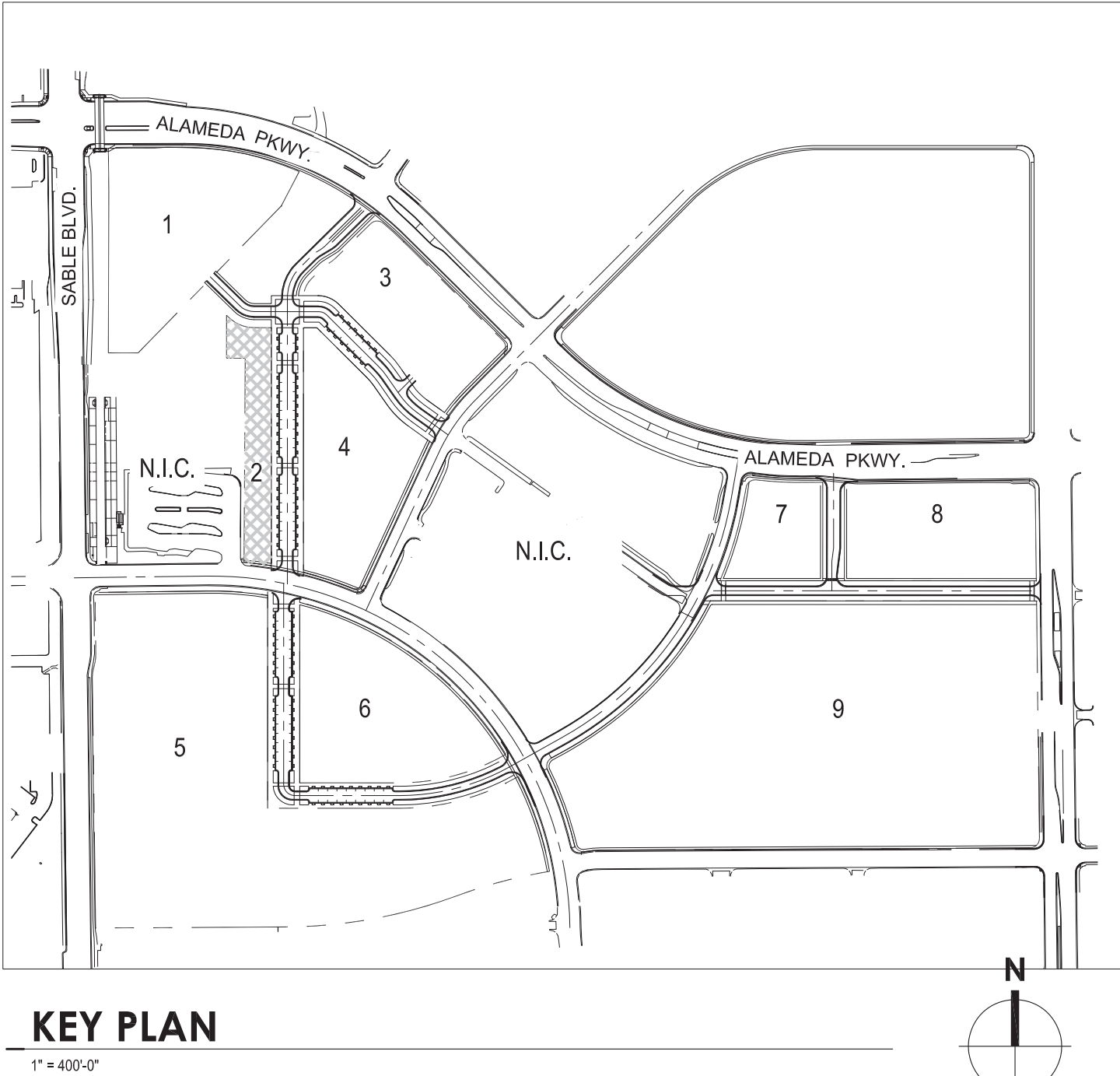
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Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_

TITLE:  
ENLARGED LANDSCAPE PLAN  
STREET B & MAIN STREET

**L201**



**01 ENLARGED INTERSECTION - LANDSCAPE PLAN**  
1" = 10'-0"  
N  
0 5' 10' 20' 30'





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?

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

DESIGN BY  
OTHERS, AND  
NOTED AS SUCH

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.

NICE FEATURE

PROPOSED BRIDGE  
SEE ARCH. DWGS.

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

BRIDGES,  
ONAL LIGHTING IS  
ED ON THE PATH,  
RILY DURING THE  
DDITIONAL  
NG SHOULD BE  
BE PROVIDED ON  
NTIRE AREA UNDER  
RIDGE TO PREVENT  
IRABLE USES/  
TY.

SHOW/LABEL  
THE TREATMENT  
ON GRADE  
UNDER THE  
BRIDGE.

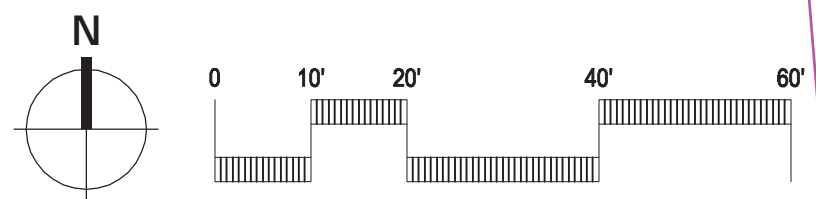
BECAUSE THIS TRAIL CORRIDOR/OPEN SPACE IS THE ONLY PORTION OF THE SITE THAT CAN HELP TO SATISFY THE DEVELOPMENT'S COMMUNITY PARK REQUIREMENTS, IT MAY BE DESIRABLE TO USE PART OF THE AREA TO SATISFY THE COMMUNITY PARK REQUIREMENTS AND PART (OR MULTIPLE PARTS) TO MEET THE NEIGHBORHOOD PARK REQUIREMENT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

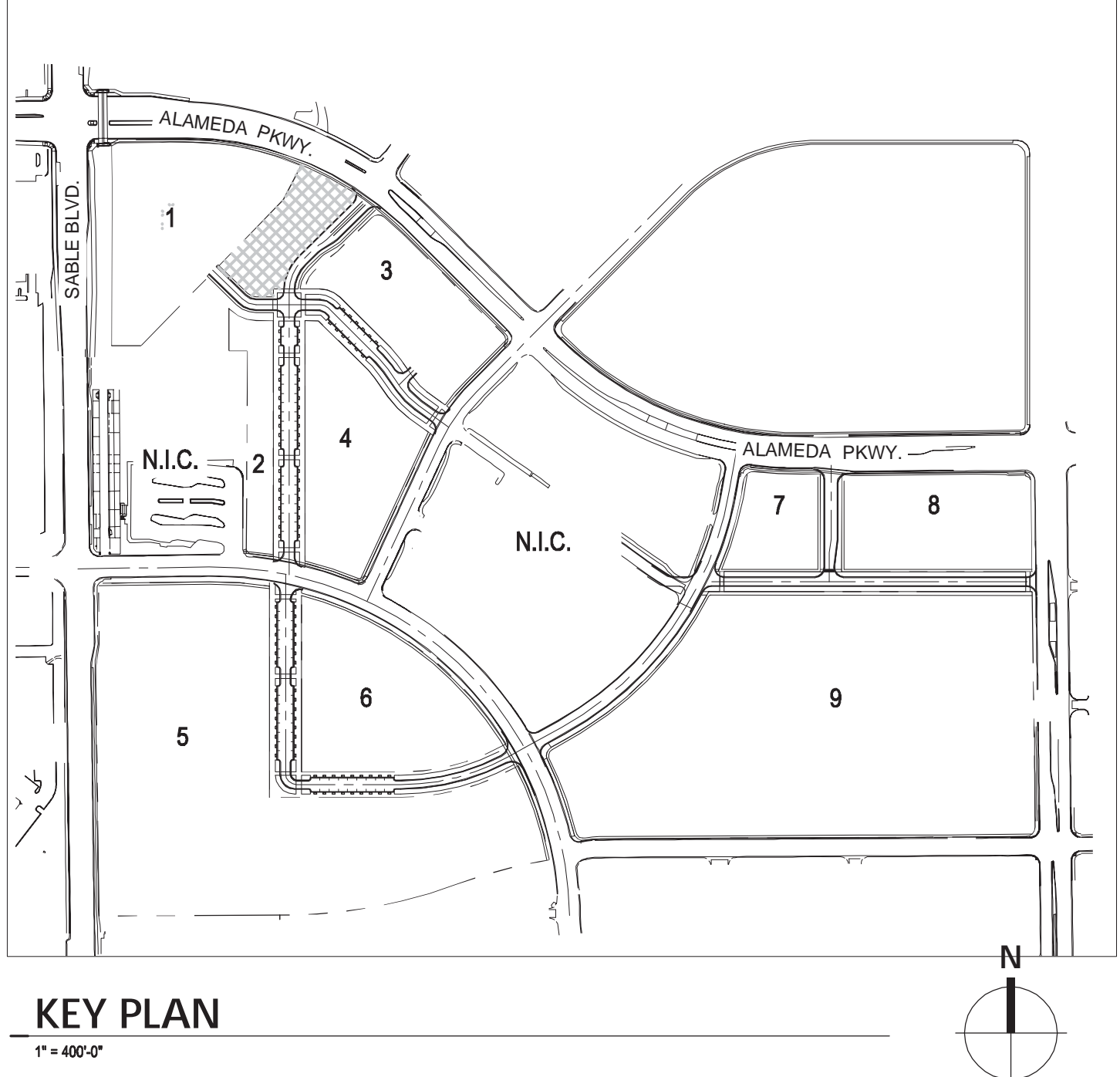
NOTE: OPEN SPACE IS APPROXIMATELY 2.42 ACRES AND THEREFORE SHALL BE DESIGNATED AS A SMALL URBAN PARK PER CITY OF AURORA DEFINITION.

# PLANNING AREA 3

## 01 ENLARGED LANDSCAPE PLAN



SEE SHEET L100 FOR PLANTING LEGEND



**WOODBURY CORPORATION**

TITLE:

ENLARGED LANDSCAPE PLAN  
PARK / OPEN SPACE

L202







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



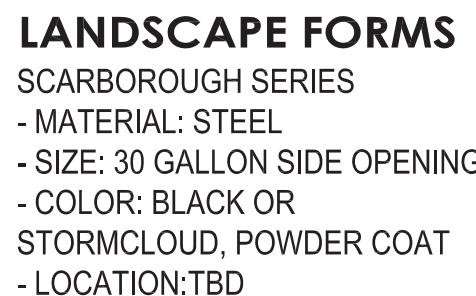
## E PLANTER POT

NOT TO SCALE

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



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

NOT TO SCALE



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

## PLAY FEATURES

NOT TO SCALE



**G** **TRELLIS**  
NOT TO SCALE

NOT TO SCALE



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



## A LIGHT POST

NOT TO SCALE

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

LANDSCAPE PLANS DO NOT CURRENTLY INCLUDE WALLS OR FENCES

NOT FOR CONSTRUCTION

**WOODBURY CORPORATION**

[illegible]

Project No: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

## SITE AMENITIES

L204

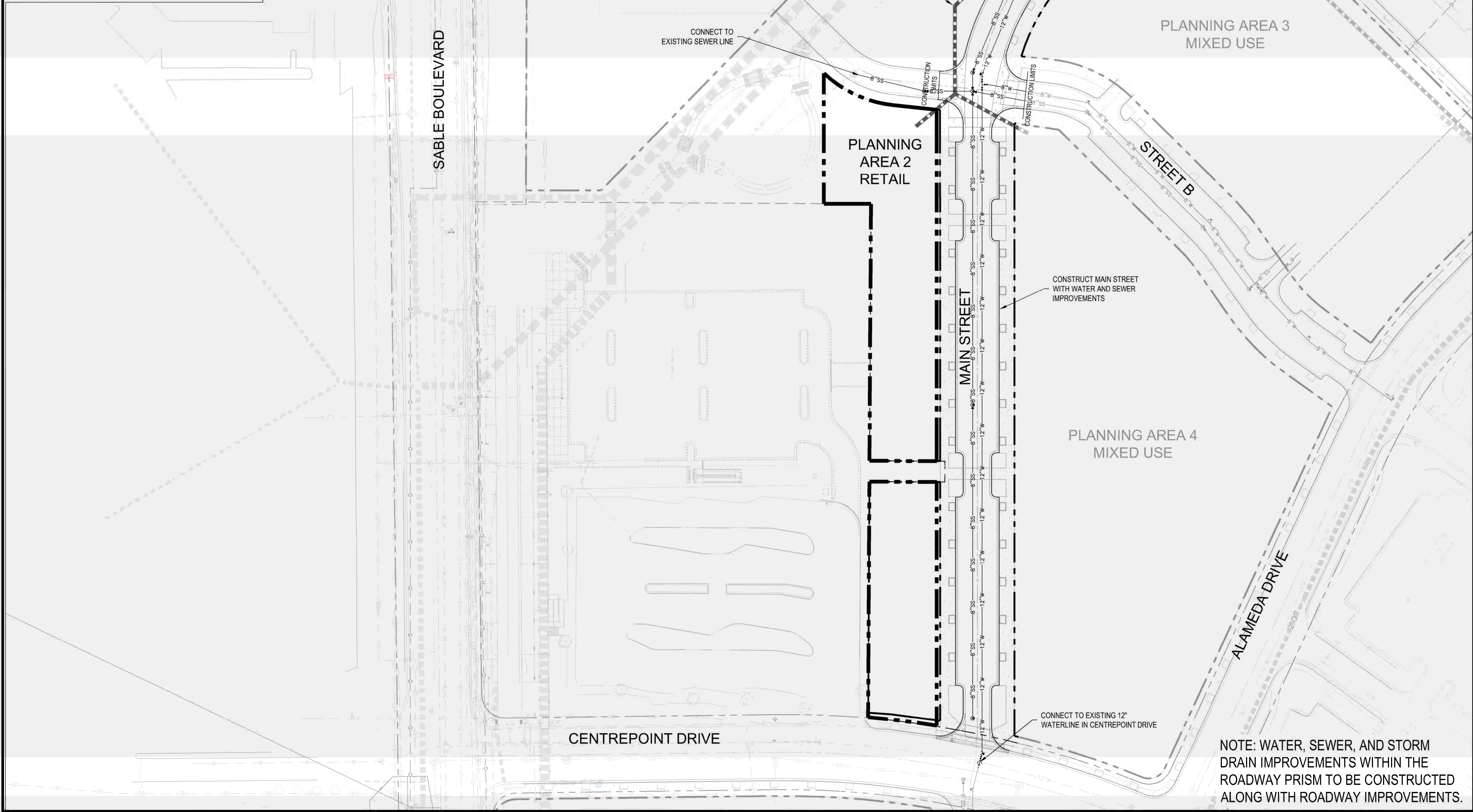


# PH101

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



A key map of the study area, showing a network of roads and numbered regions. The map is divided into several areas, some of which are labeled 'N.I.C.' (National Institute of Cancer). The regions are numbered 1 through 9. Region 1 is a small area in the top left. Region 2 is a large area in the top right, labeled 'N.I.C.'. Region 3 is a small area in the top center. Region 4 is a small area in the center. Region 5 is a large area in the bottom left. Region 6 is a small area in the center. Region 7 is a small area in the center. Region 8 is a small area in the center. Region 9 is a large area in the bottom right, labeled 'N.I.C.'. The map also shows a road network and a dashed line indicating a boundary or route.



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ALAMEDA PARKWAY & SABLE BLVD.  
AURORA, CO 80012

**WOODBURY CORPORATION**

[illegible]

Project No:	WOC02.01
Drawn By:	RAM
Checked By:	KRS
Date:	05/02/16

PHASING PLAN  
PLANNING AREA 2

PH102



**PLANNING AREA 3  
PHASED INFRASTRUCTURE REQUIREMENTS**

**KEY MAP**

**PLANNING AREA 3  
MIXED USE**

**PLANNING AREA 2  
RETAIL**

**PLANNING AREA 4  
MIXED USE**

**MAIN STREET**

**STREET B**

**ALAMEDA PARKWAY**

**ALAMEDA DRIVE**

**SABLE BOULEVARD**

**CENTREPOINT DRIVE**

CONNECT TO EXISTING 96" STORM DRAIN

PROVIDE WATER QUALITY STRUCTURE

CONNECT TO EXISTING 36" WATERLINE

CONNECT TO EXISTING SEWER LINE

CONSTRUCTION LIMITS

CONSTRUCTION LIMITS

CONSTRUCT MAIN STREET WITH SEWER AND WATER IMPROVEMENTS

CONSTRUCT STORM DRAIN

CONSTRUCT STREET B WITH SEWER AND WATER IMPROVEMENTS

CONNECT TO EXISTING 12" WATERLINE IN ALAMEDA DR.

ADD "CONSTRUCT ALL STREETSCAPE IMPROVEMENTS WITHIN EXISTING STREET RIGHTS-OF-WAY"

landscape requirement indicated on the plans

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



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[illegible]PHASING PLAN  
PLANNING AREA 3

PH103

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



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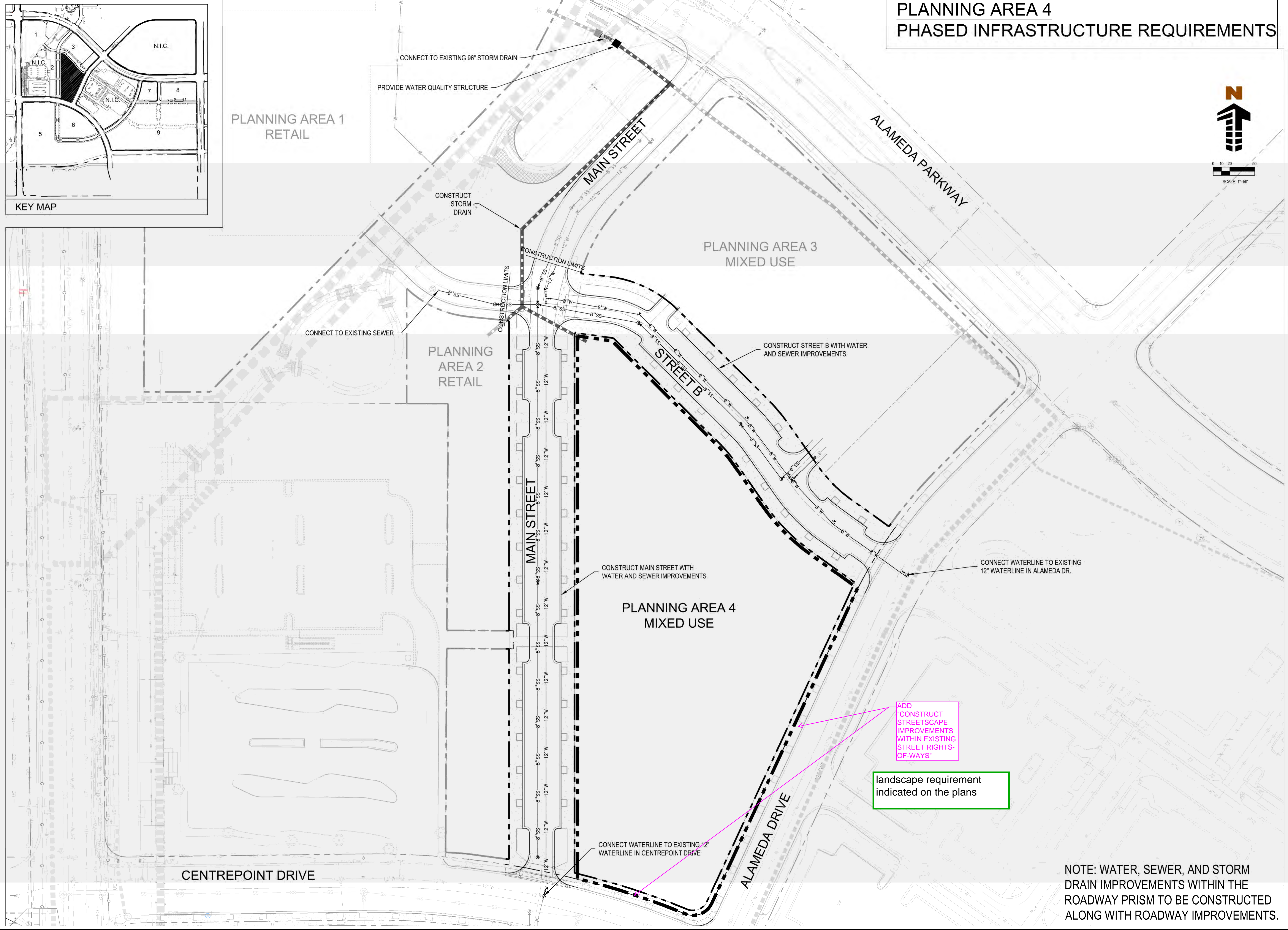
**WOODBURY CORPORATION**

[illegible]

Project No:	WOC02.01
Drawn By:	RAM
Checked By:	KRS
Date:	05/02/16

PHASING PLAN  
PLANNING AREA 4

PH104





**PLANNING AREA 5  
PHASED INFRASTRUCTURE REQUIREMENTS**

PROVIDE WATER QUALITY STRUCTURE

CONNECT TO EXISTING 96" STORM DRAIN

CONSTRUCT STORM DRAIN

CONNECT TO EXISTING 12" WATERLINE IN CENTREPOINT DRIVE

CONNECT TO EXISTING SEWER IN CENTREPOINT DRIVE

CONSTRUCT MAIN STREET WITH WATER AND SEWER IMPROVEMENTS

CONNECT TO EXISTING 60" STORM DRAIN

PROVIDE WATER QUALITY STRUCTURE

CONSTRUCT STORM DRAIN

CONNECT TO EXISTING 12" WATERLINE IN CENTREPOINT DRIVE

CONNECT SEWER TO EXISTING SEWER IN CENTREPOINT DRIVE

CONSTRUCT FRASER CT. STREET WITH WATER AND SEWER IMPROVEMENTS

PLANNING AREA 6 RESIDENTIAL

FRASER CT.

MAIN STREET

SABLE BOULEVARD

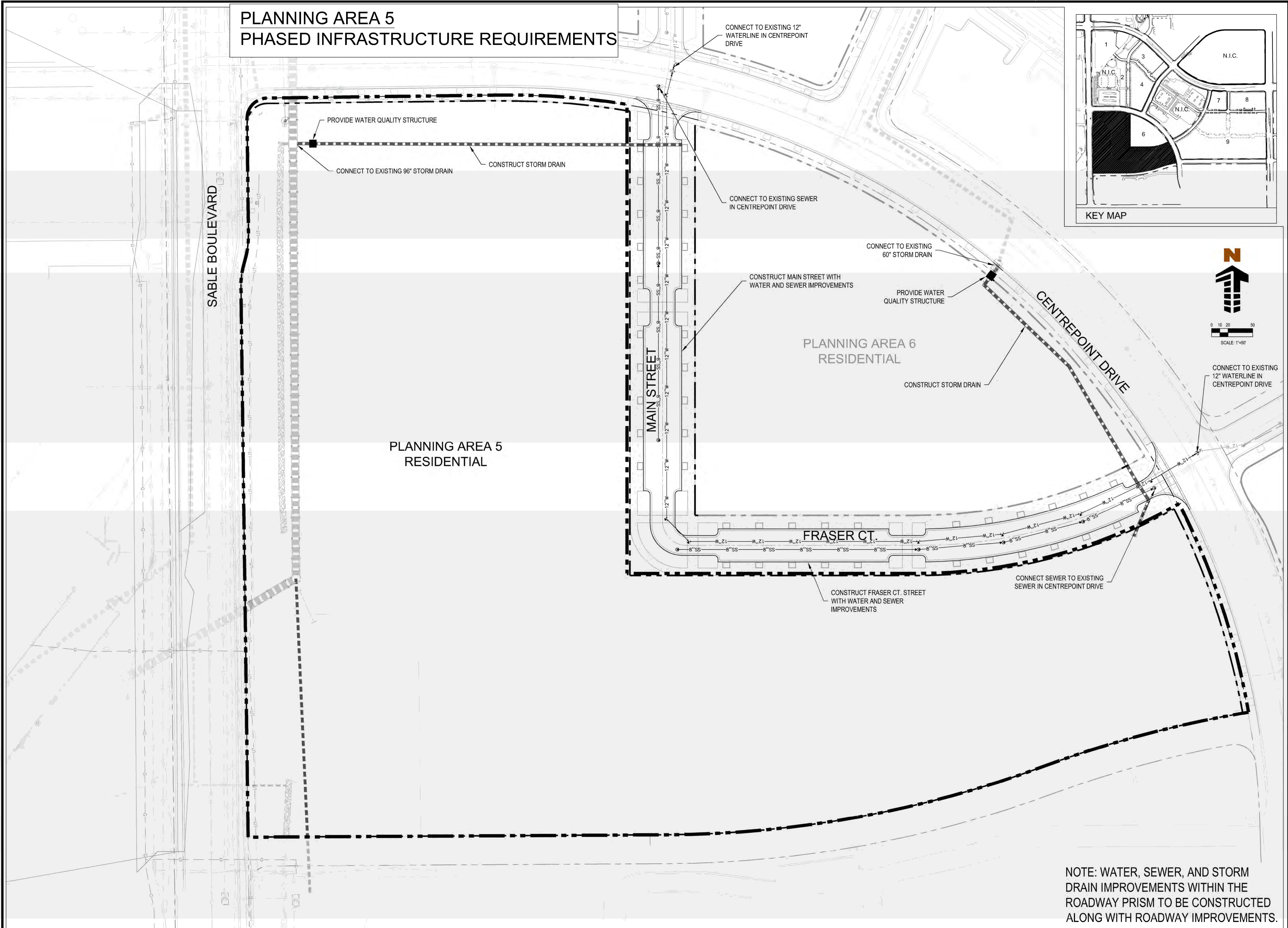
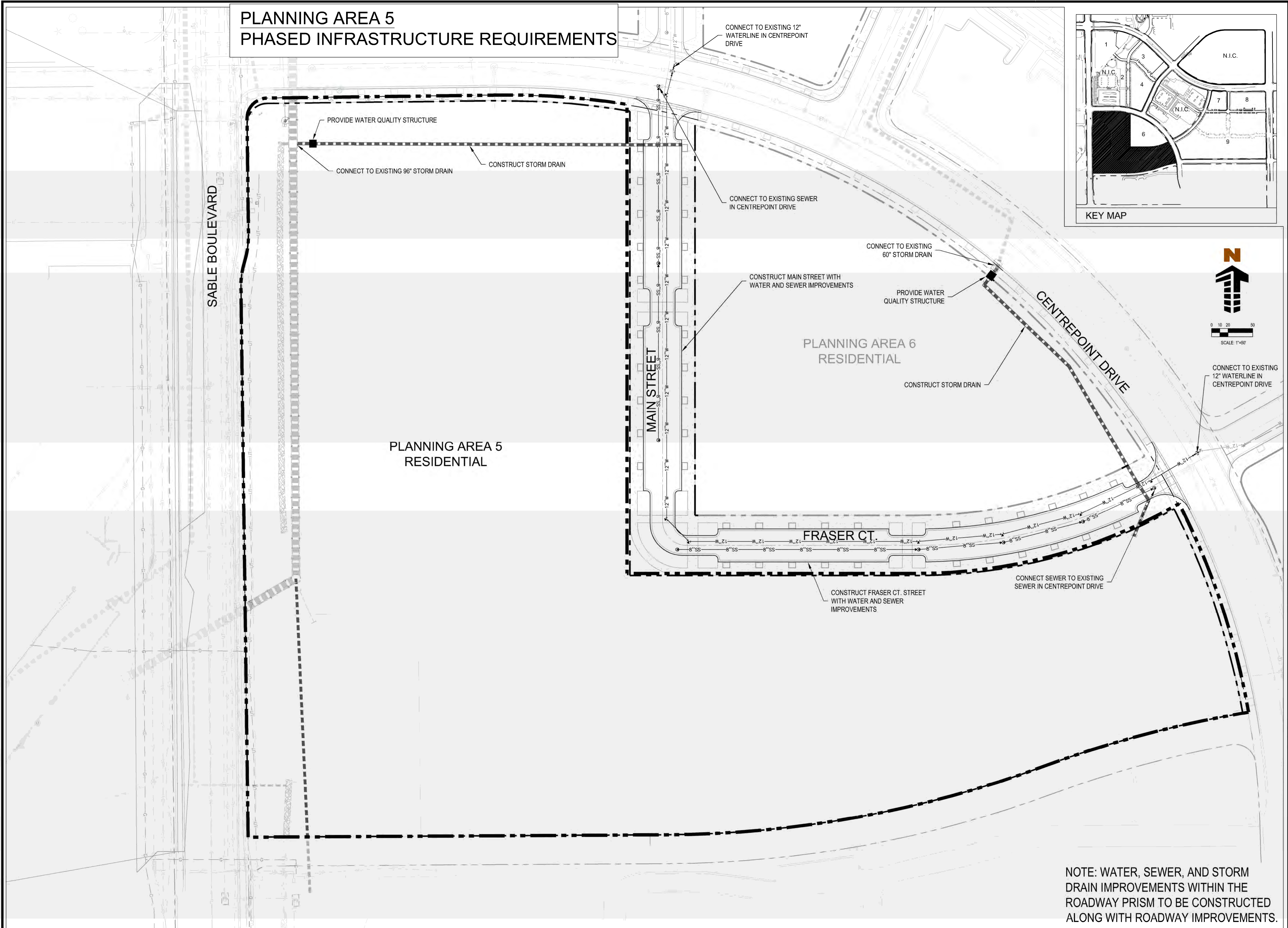
CENTREPOINT DRIVE

PLANNING AREA 5 RESIDENTIAL

KEY MAP

SCALE: 1"=50'

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



**PLANNING AREA 5  
PHASED INFRASTRUCTURE REQUIREMENTS**

CONNECT TO EXISTING 12" WATERLINE IN CENTREPOINT DRIVE

PROVIDE WATER QUALITY STRUCTURE

CONNECT TO EXISTING 96" STORM DRAIN

CONSTRUCT STORM DRAIN

CONNECT TO EXISTING SEWER IN CENTREPOINT DRIVE

CONNECT TO EXISTING 60" STORM DRAIN

CONSTRUCT MAIN STREET WITH WATER AND SEWER IMPROVEMENTS

PROVIDE WATER QUALITY STRUCTURE

CONSTRUCT STORM DRAIN

CONNECT TO EXISTING 12" WATERLINE IN CENTREPOINT DRIVE

CONNECT SEWER TO EXISTING SEWER IN CENTREPOINT DRIVE

CONSTRUCT FRASER CT. STREET WITH WATER AND SEWER IMPROVEMENTS

SABLE BOULEVARD

MAIN STREET

FRASER CT.

CENTREPOINT DRIVE

PLANNING AREA 5 RESIDENTIAL

PLANNING AREA 6 RESIDENTIAL

KEY MAP

SCALE: 1"=50'

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.

**PLANNING AREA 5  
PHASED INFRASTRUCTURE REQUIREMENTS**

CONNECT TO EXISTING 12" WATERLINE IN CENTREPOINT DRIVE

PROVIDE WATER QUALITY STRUCTURE

CONNECT TO EXISTING 96" STORM DRAIN

CONSTRUCT STORM DRAIN

CONNECT TO EXISTING SEWER IN CENTREPOINT DRIVE

CONNECT TO EXISTING 60" STORM DRAIN

CONSTRUCT MAIN STREET WITH WATER AND SEWER IMPROVEMENTS

PROVIDE WATER QUALITY STRUCTURE

CONSTRUCT STORM DRAIN

CONNECT TO EXISTING 12" WATERLINE IN CENTREPOINT DRIVE

CONNECT SEWER TO EXISTING SEWER IN CENTREPOINT DRIVE

CONSTRUCT FRASER CT. STREET WITH WATER AND SEWER IMPROVEMENTS

SABLE BOULEVARD

MAIN STREET

FRASER CT.

CENTREPOINT DRIVE

PLANNING AREA 5 RESIDENTIAL

PLANNING AREA 6 RESIDENTIAL

KEY MAP

0 10 20 50  
SCALE: 1"=50'

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.





NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



ADD  
"CONSTRUCT  
STREETSCAPE  
IMPROVEMENTS  
WITHIN EXISTING  
STREET RIGHTS-  
OF-WAYS"

CONSTRUCT STOR

CONSTRUCT CITY CENTERWAY  
STREET WITH SEWER AND STORM  
DRAIN IMPROVEMENTS

METRO CENTER AVENUE

PROVIDE WATER QUALITY STRUCTURE -

CONNECT TO EXISTING 66" STORM DRAIN

SOUTH CHAMBERS ROAD

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



[illegible]

Project No:	WOC02.01
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Date:	05/02/16

PHASING PLAN  
PLANNING AREA 9

PH108

## PLANNING AREA 7 RETAIL

## CONNECT TO EXISTING \_\_\_\_\_

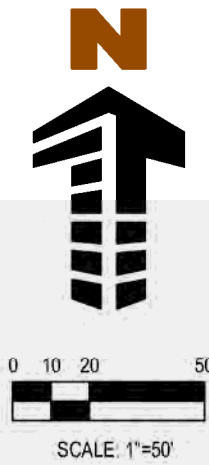
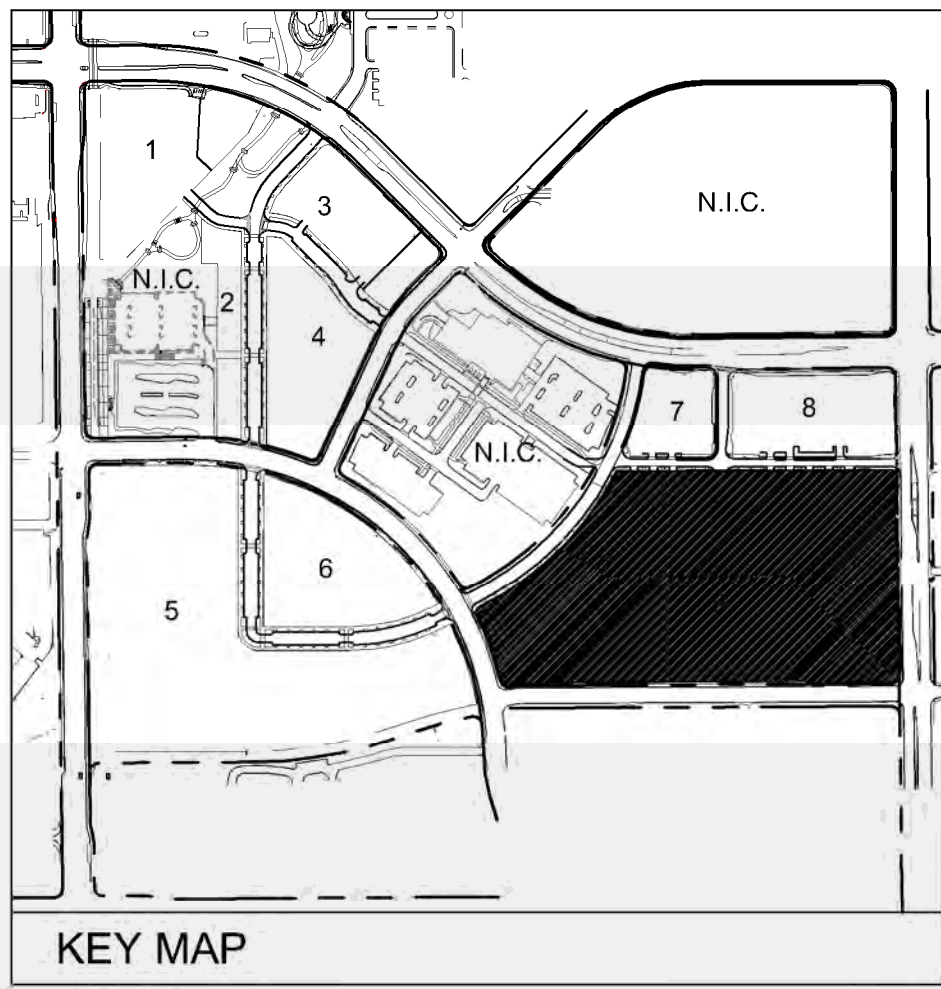
METRO CENTER AVENUE

SOUTH CHAMBERS ROAD

## PLANNING AREA 9 RETAIL

CENTER AVENUE

NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.



S. FRASER CT.  
12 ft

CONSTRUCT FRASER STREET  
SIDEWALK IMPROVEMENTS

CONSTRUCT METRO CENTER AVE  
STREET WITH WATER AND STORM  
DRAIN IMPROVEMENTS

Illustrate approved site plan in background

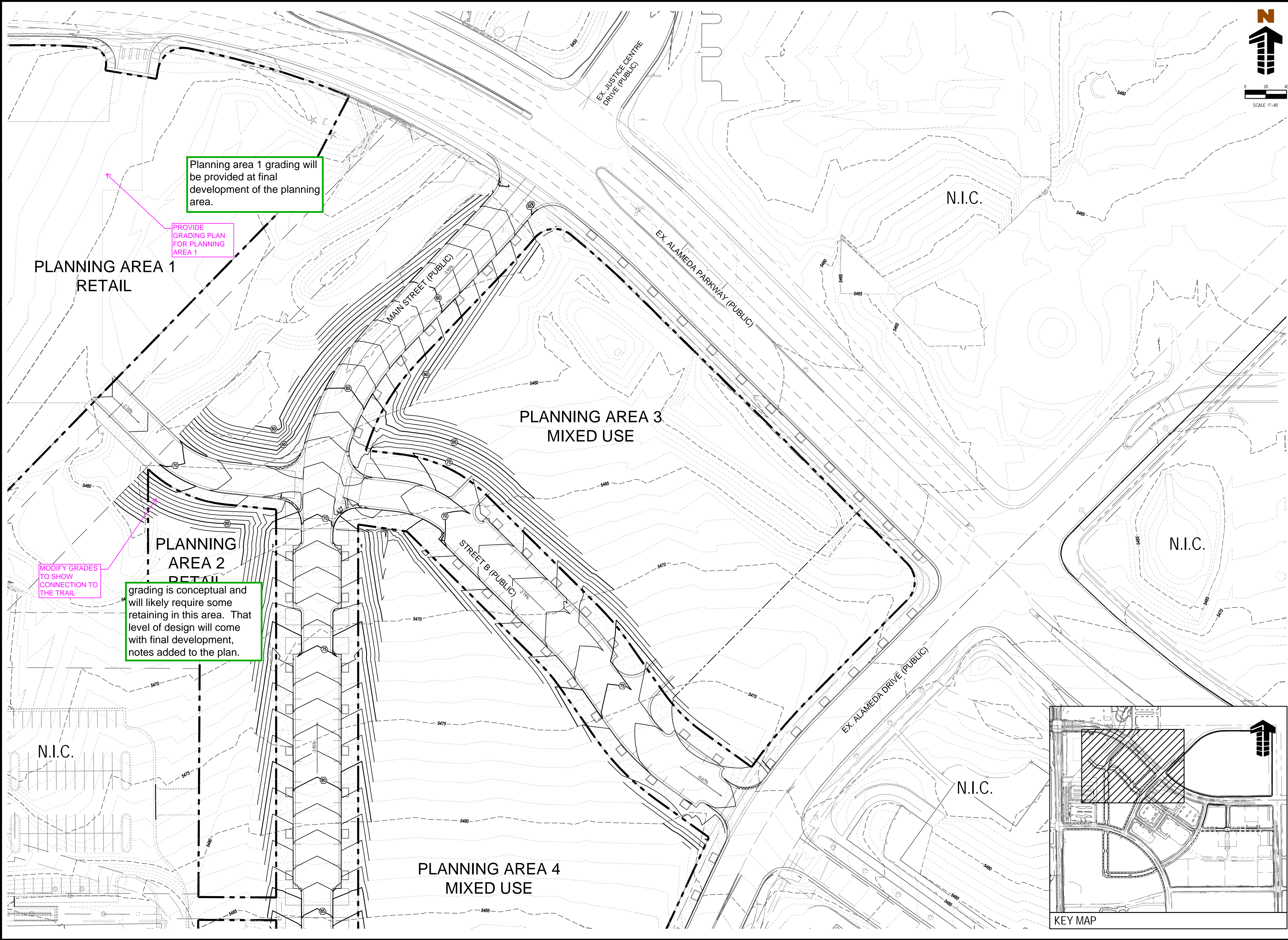
✓ Illustrate approved site plan in background

CONSTRUCT STORM DRAIN -

## PROVIDE WATER QUALITY STRUCTURE

CONNECT TO EXISTING 66" STORM DRAIN



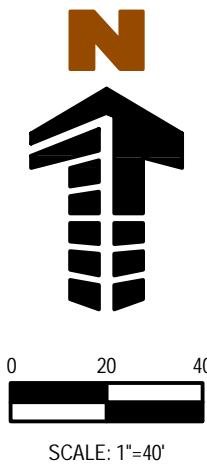
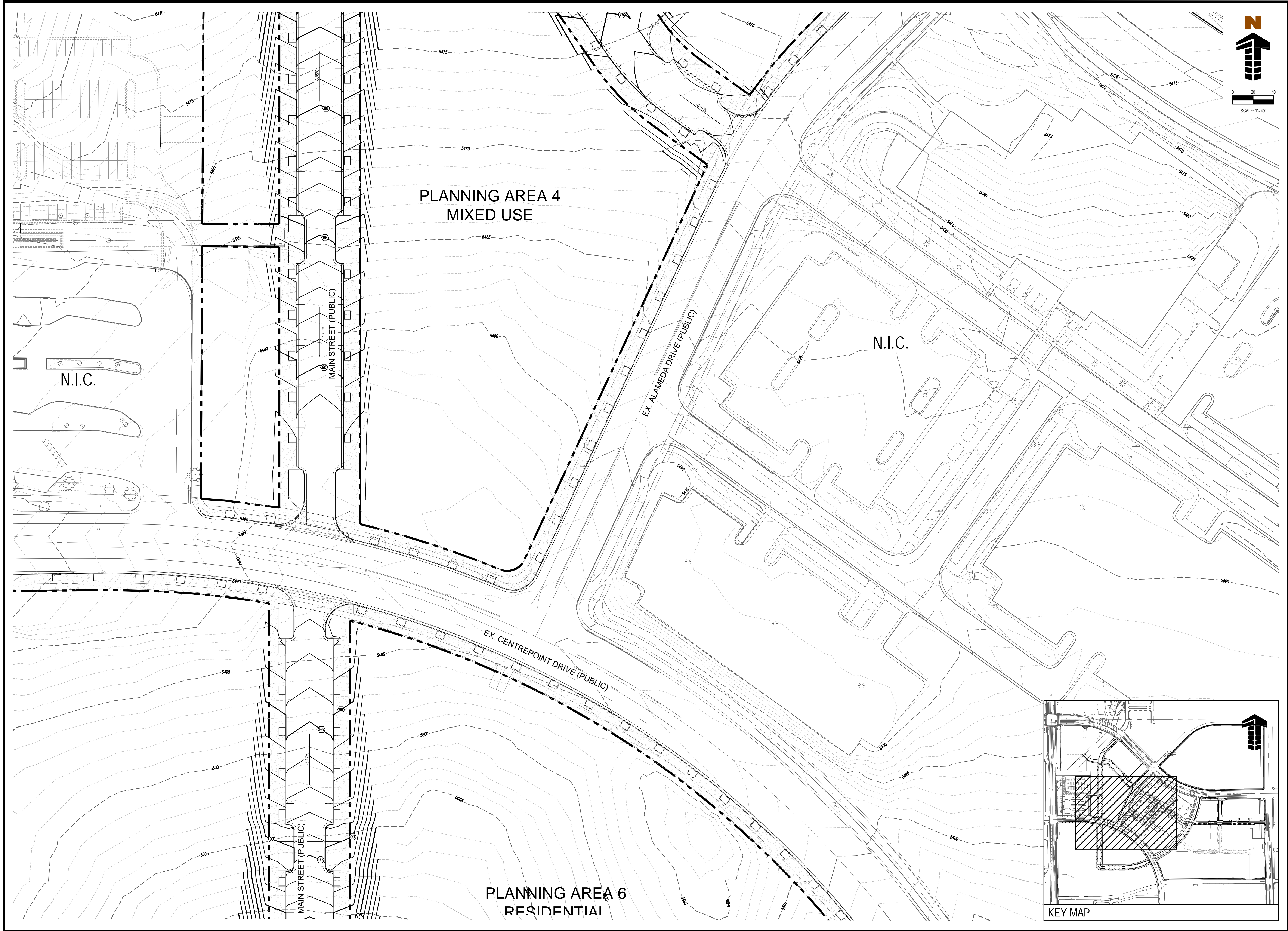


#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	09/15/16	2ND PLANNING SUBMITTAL

Project No:	WOC02.01
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Checked By:	KRS
Date:	05/02/16

GRADING PLAN





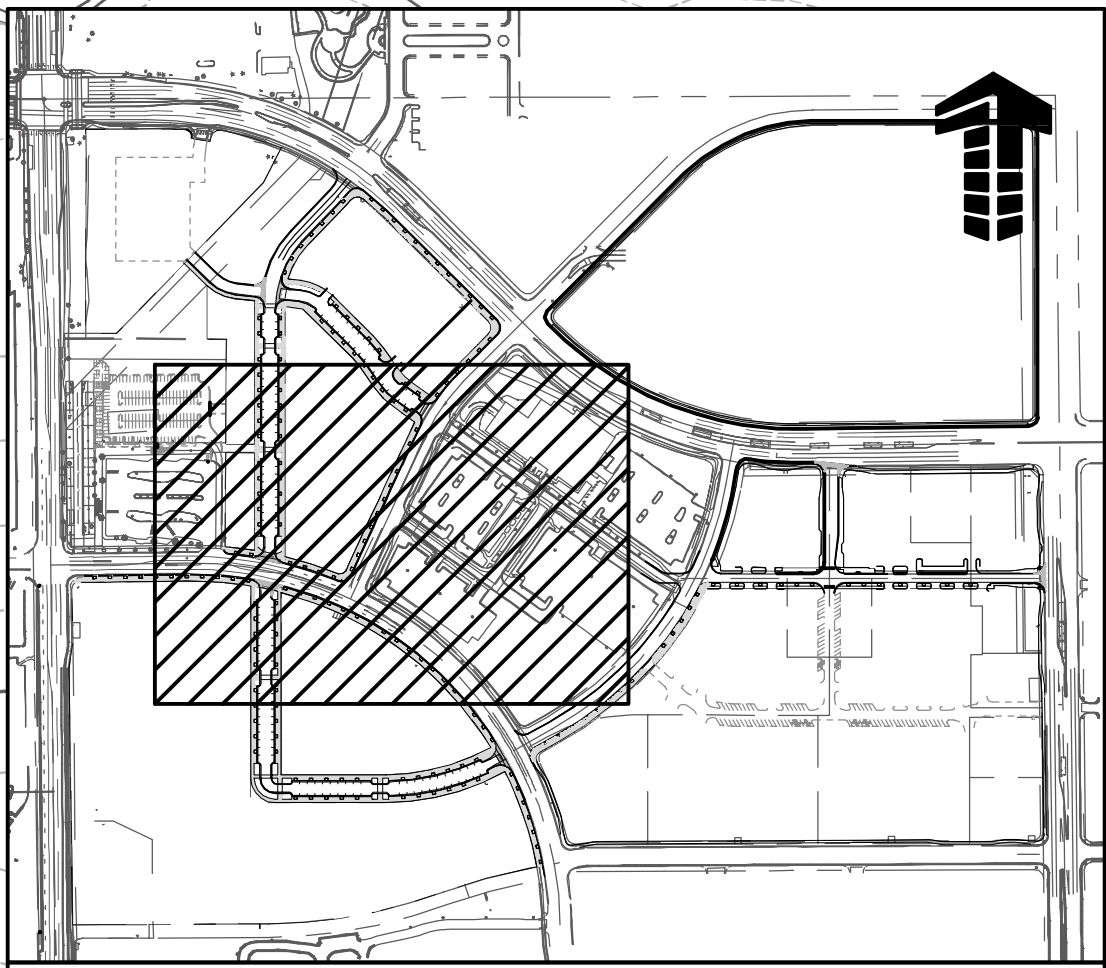
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**WOODBURY CORPORATION**



KEY MAP

#	Date	Issue / Description
01	05/02/16	1ST PLANNING SUBMITTAL
02	08/15/16	2ND PLANNING SUBMITTAL

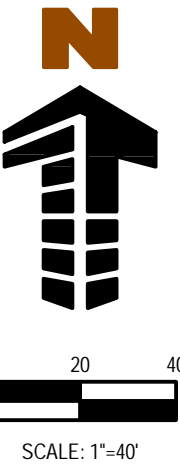
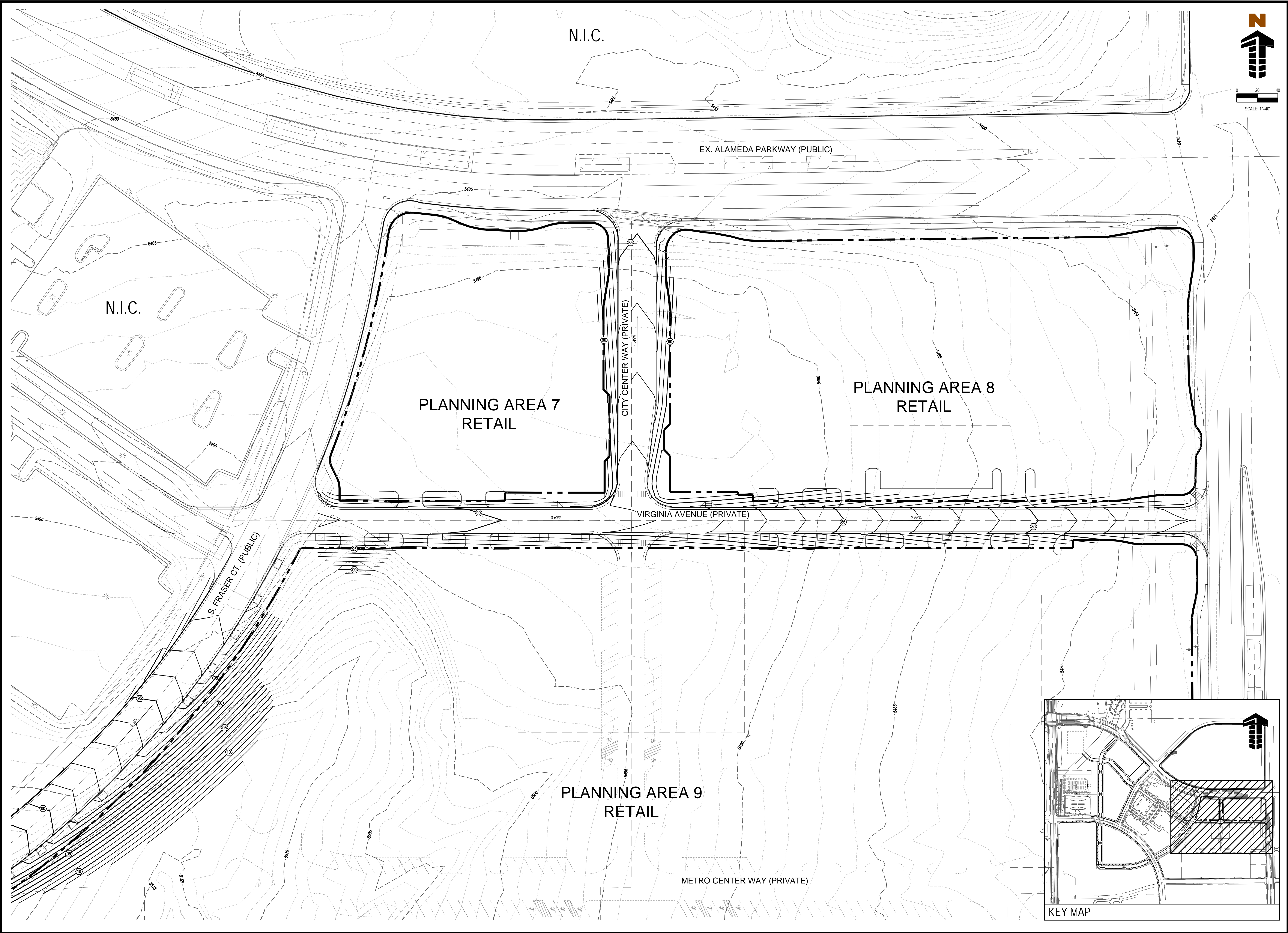

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GRADING PLAN









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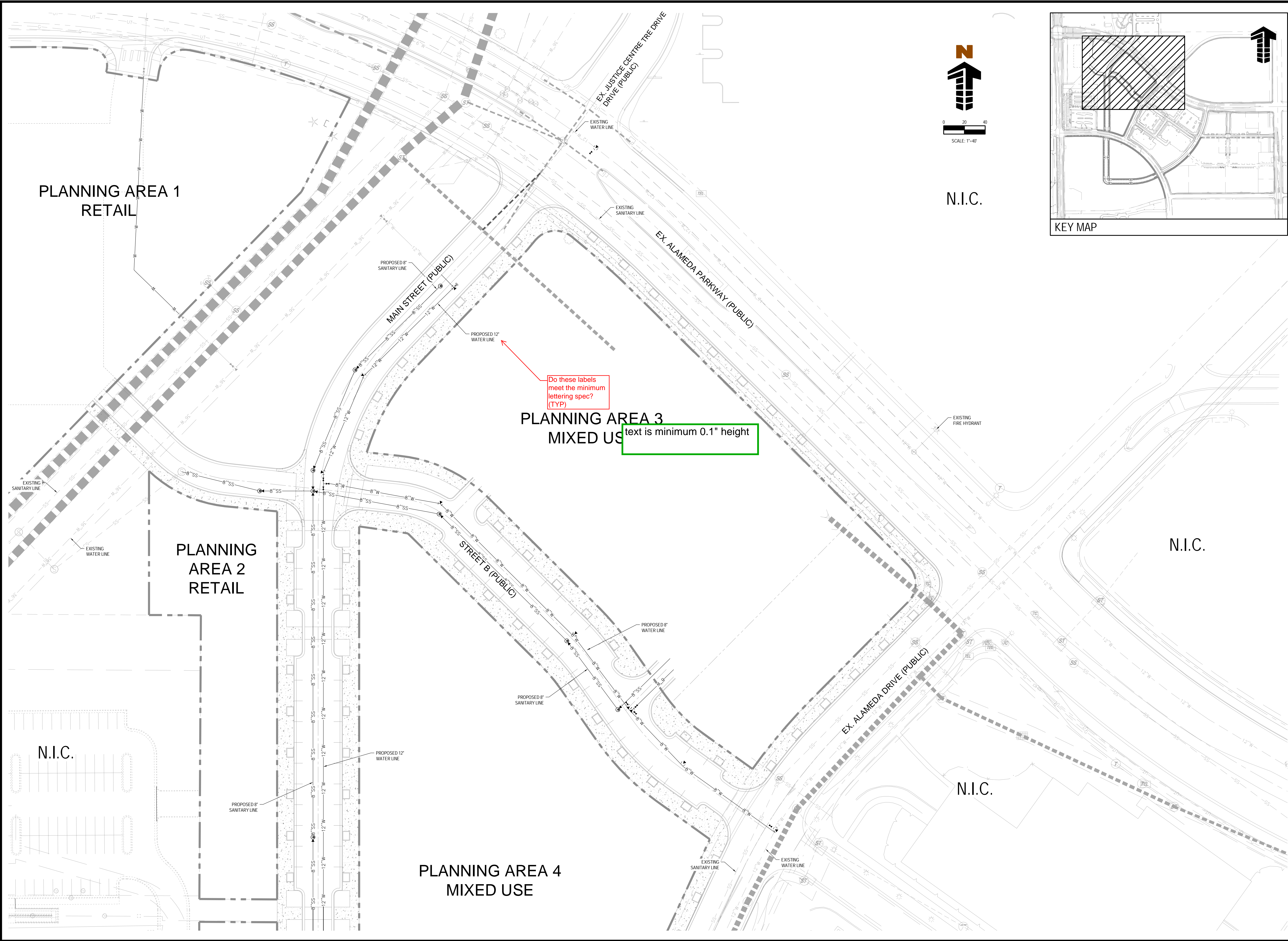
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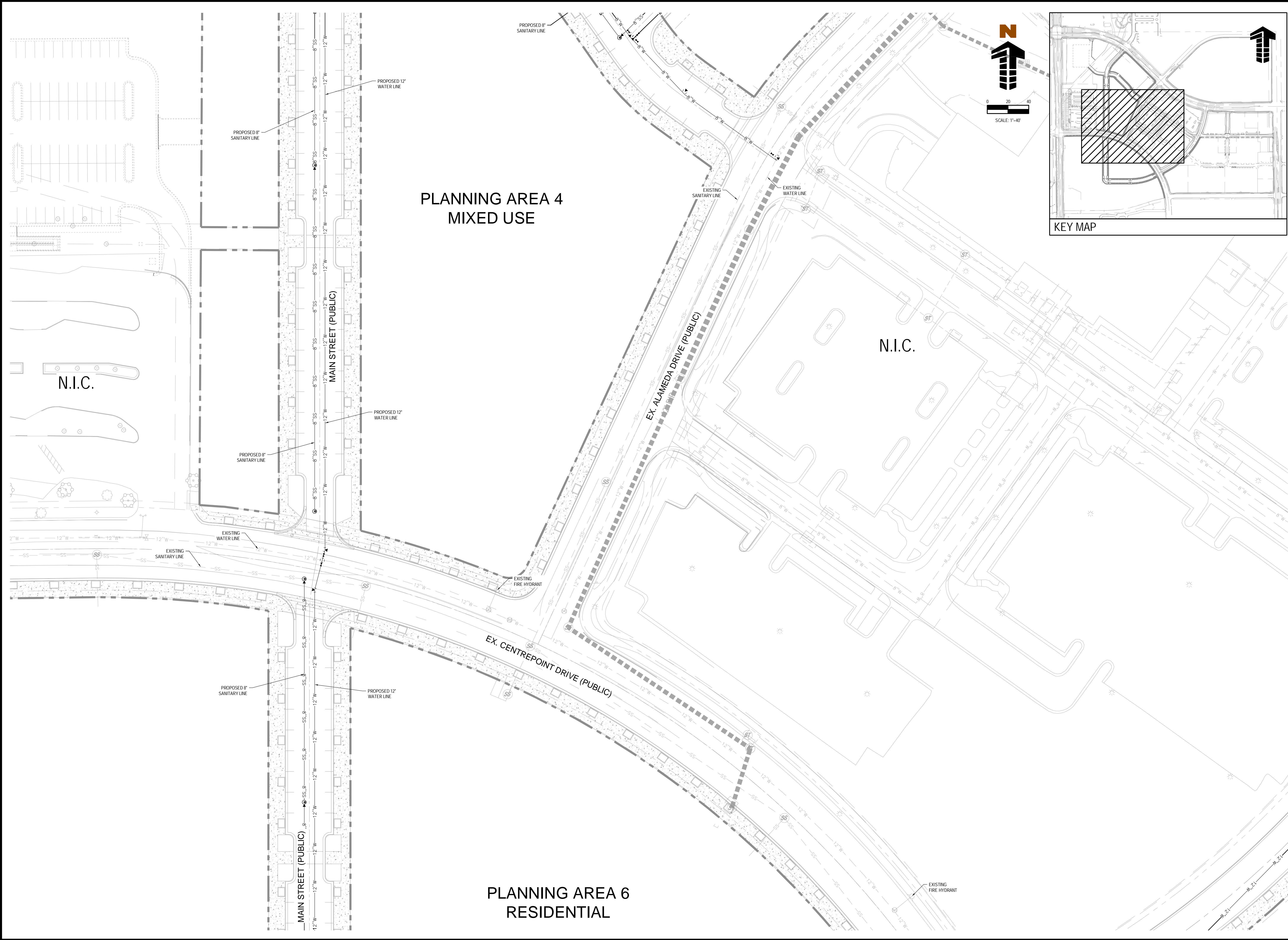




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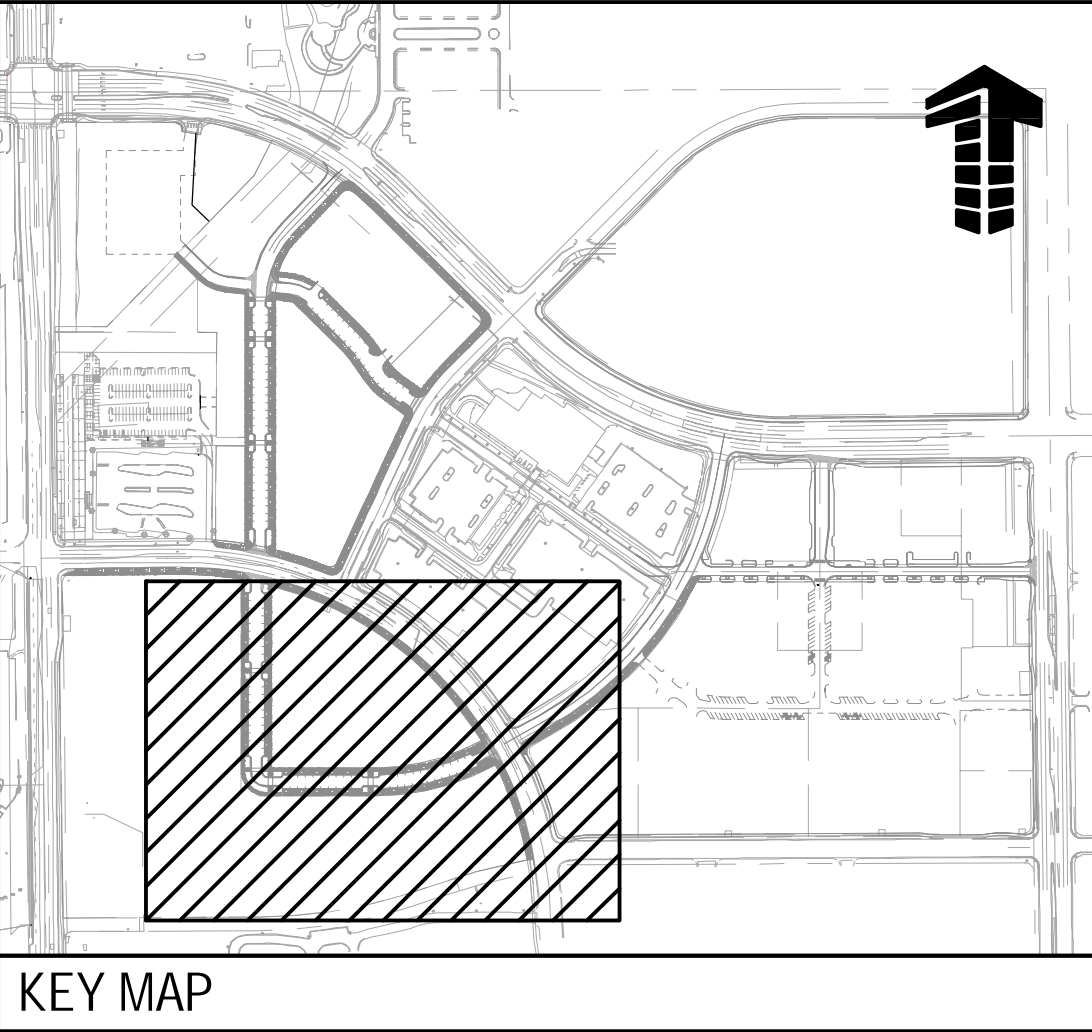
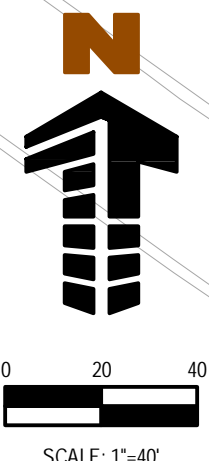
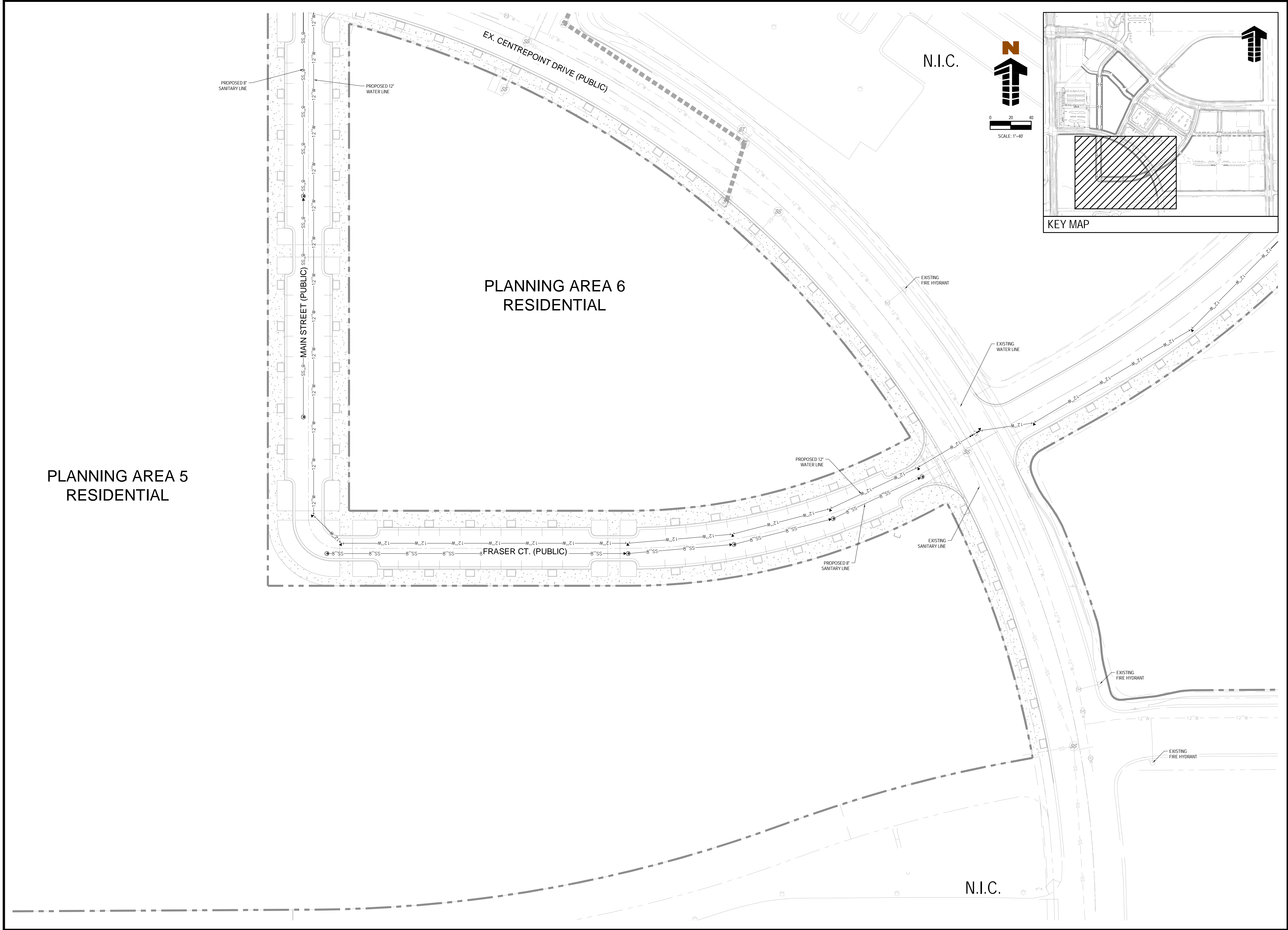
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02	08/15/16	2ND PLANNING SUBMITTAL

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UTILITY PLAN





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Project No:	WOC02.01
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UTILITY PLAN



