

→ LOTS 1-9, BLOCK 1 METRO CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE N/E $\frac{1}{4}$ OF SECTION 18. T4S, R66W, OF THE 6TH PM
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

add_notice. - (Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Alameda Plaza and Justice Center Dr, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be searched in the most recently adopted version of Manual on Uniform Traffic Control Devices, or of the dots or dashes of any such warrant that shall be in effect at the time the traffic signal approach is installed. The cost of the traffic signal shall be 50% of the total cost of the project comprised of all through and left-turn lanes and 50% of right turn movements unless otherwise determined by the traffic engineer. Post-signage shall be 147.37-ft of city code, the percentage of the traffic signalization cost identified above shall be paid to the city by the applicant / owner, in full, in escrow, for such purposes, prior to the issuance of a building permit, for the related development or as otherwise required by a city engineer. The amount shall be applied to the entire traffic signalization cost estimated at the time the owner began to calculate specific dollar figure investment.

SALT LAKE CITY, UT 84109
PH:

PUBLIC SERVICES:
PUBLIC TRANSPORTATION:
RTD BUS ROUTE 163
(CHAMBERS AND ALAMEDA)

FIRE DEPARTMENT:
AURORA FIRE STATION #6
260 S. CHAMBERS RD.
AURORA, CO 80012

ARCHITECT / LANDSCAPE

GALLOWAY
8162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111

CIVIL ENGINEERING
GALLOWAY
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

AMENDMENT TRACKING:

CITY PLANNING APPROVAL:

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.

CLERK AND RECORDER _____ DEPUTY _____

Planning, Architecture, Engineering
 8162 S. Willow Drive, Suite 300
 Greenwood Village, CO 80111
 303.770.8854 O
 303.770.3836 F
www.gallinnyUS.com



WOODBURY
UNIVERSITY

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METRO CENTER

ALAMEDA PARKWAY & SABLE BLVD.
ALBANY, CO 80512

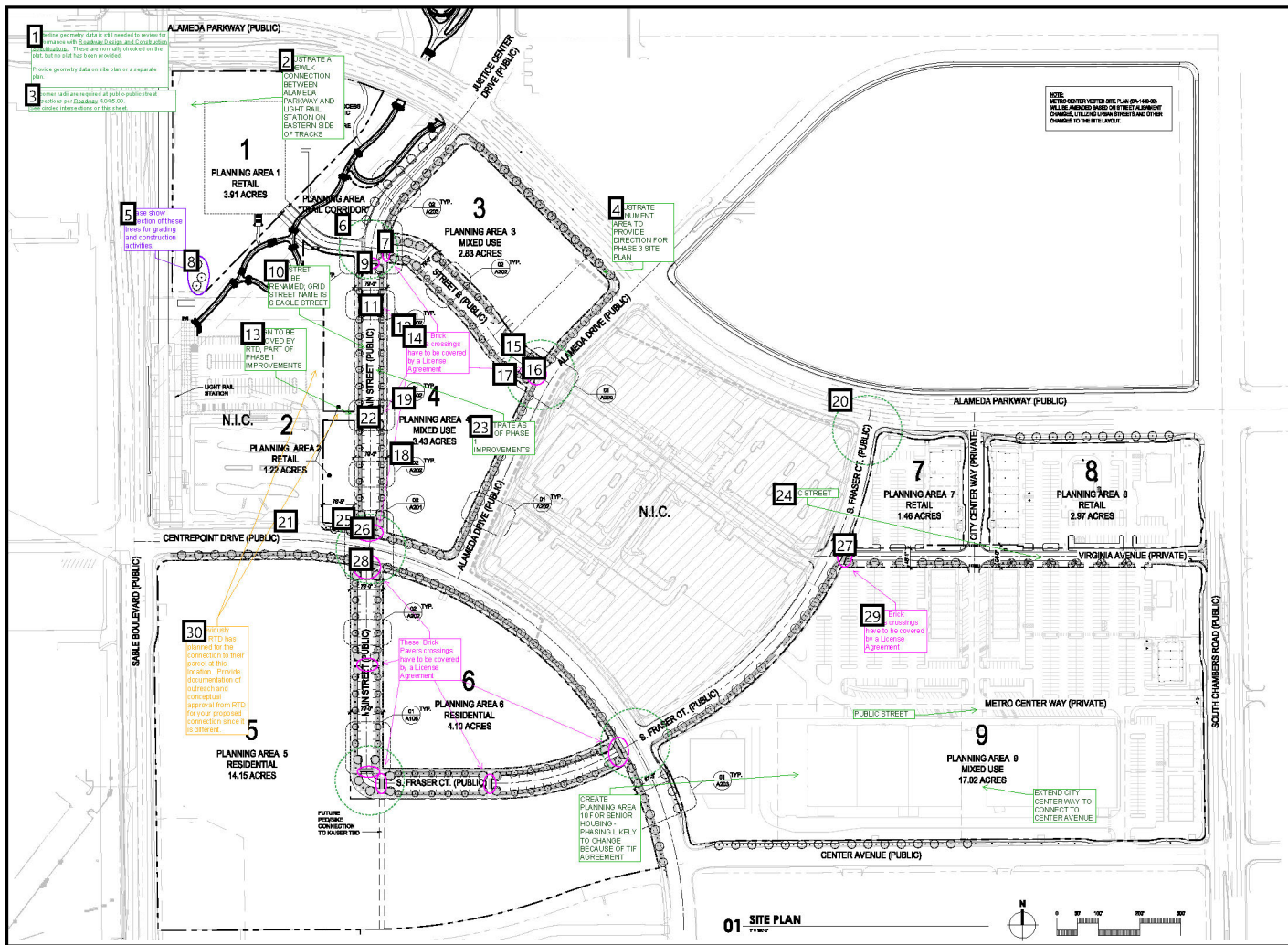
#	Date	Issue/Description
01	08/02/18	1ST PLANNING SUBMITTAL
02	08/22/18	2ND PLANNING SUBMITTAL
03	09/04/18	NOI IS APPROVED SUBMITTAL

Project No. _____

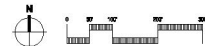
Checked By: _____
Date: _____

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01 SITE PLAN
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METRO CENTER
ALAMEDA PARKWAY & SABLE BLVD.
AURORA, CO 80015
WOODBURY CORPORATION

#	Date	Revised/Description
1.	08/01/18	1ST PLANNING AREA
2.	08/01/18	2ND PLANNING AREA
3.	08/01/18	3RD PLANNING AREA
4.	08/01/18	4TH PLANNING AREA
5.	08/01/18	5TH PLANNING AREA
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30.	08/01/18	30TH PLANNING AREA

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METRO CENTER

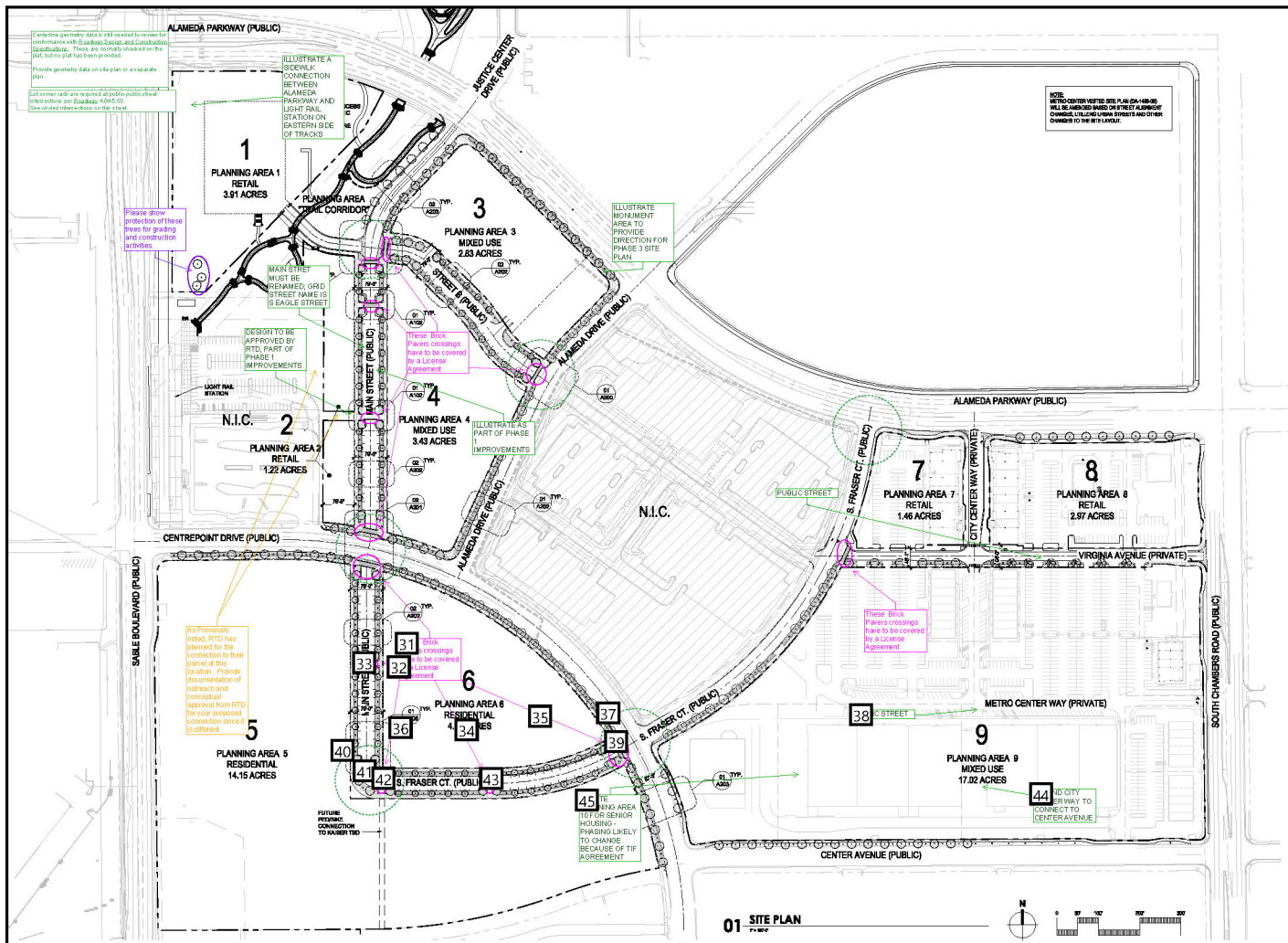
ALAMEDA PARKWAY & SABLE BLVD.

WOODBURY CORPORATION

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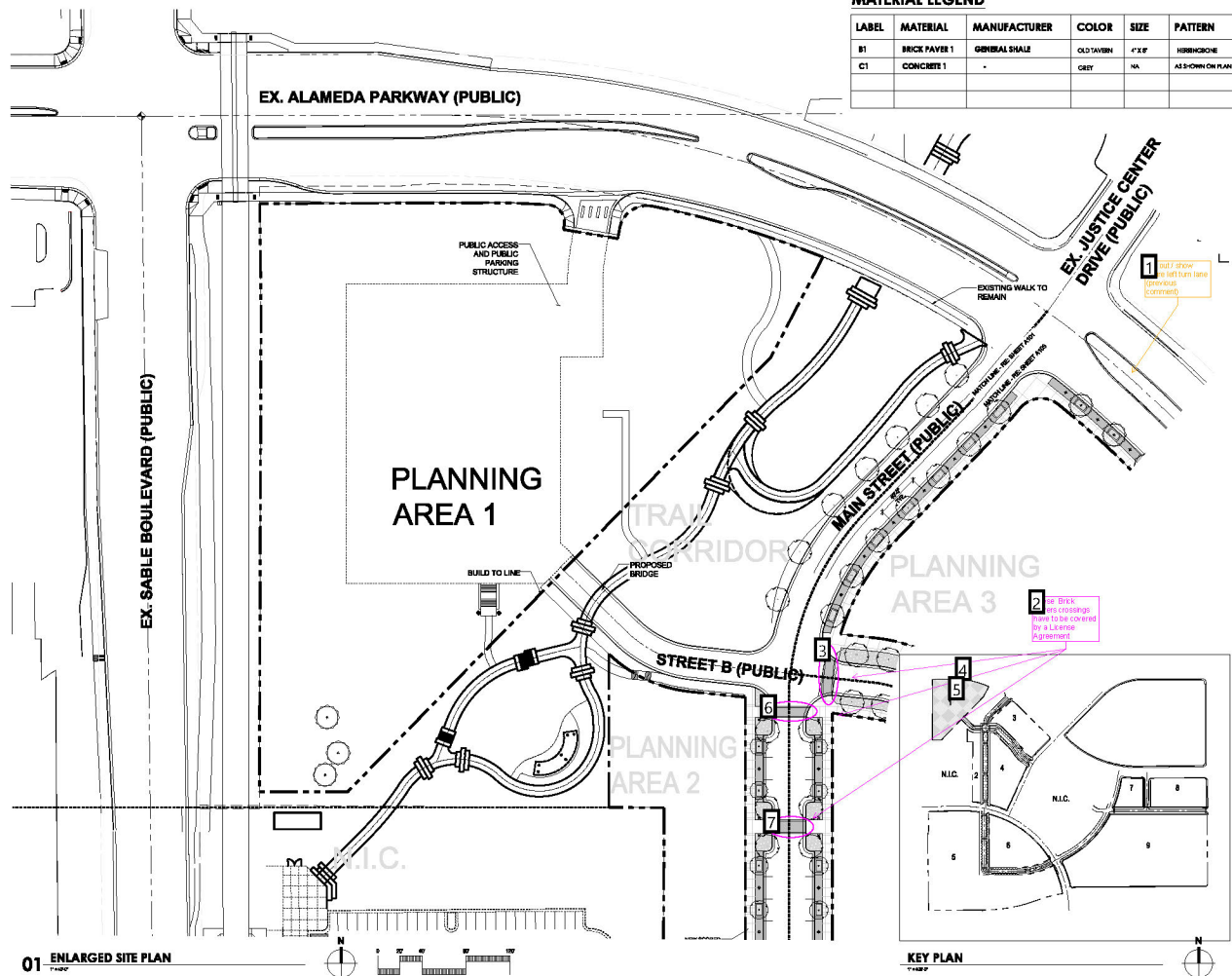
SITE PLAN

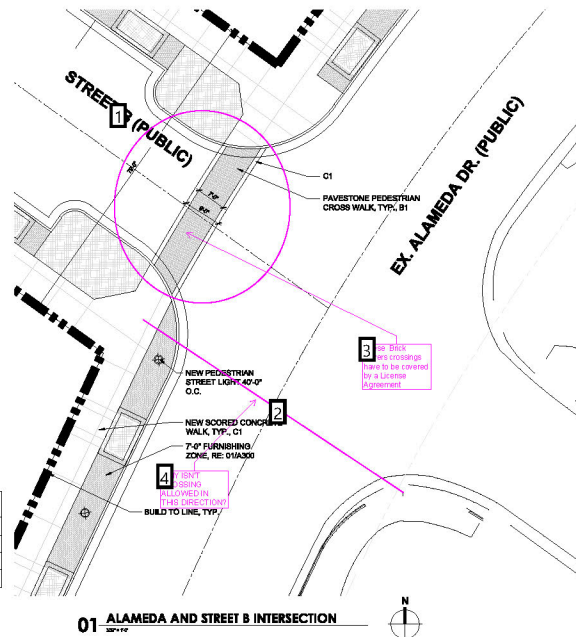
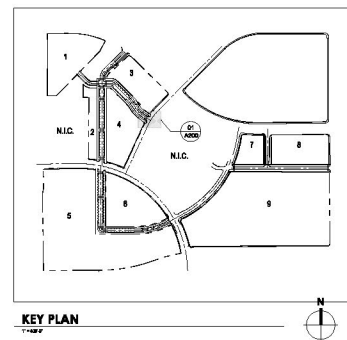
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MATERIAL LEGEND

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

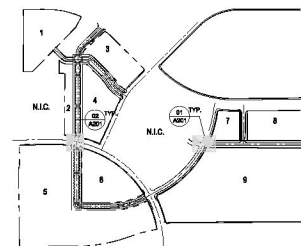
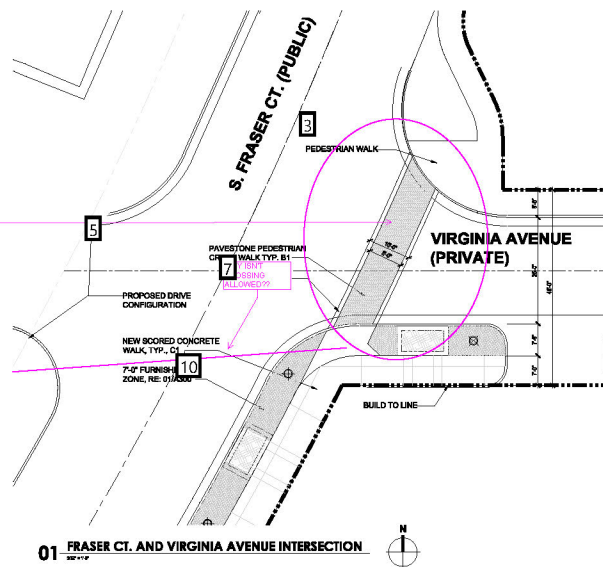
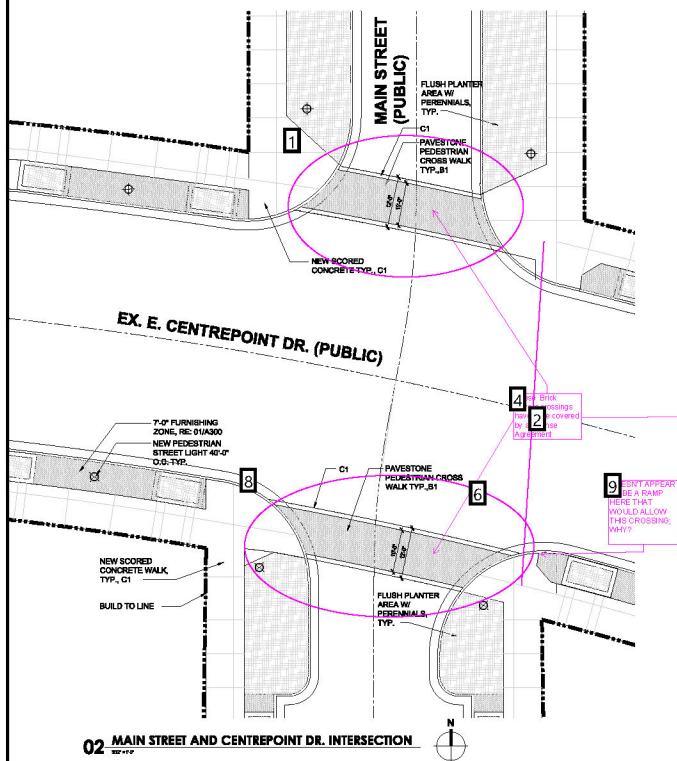




MATERIAL LEGEND

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

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



KEY PLAN



Galloway

Planning, Architects, Engineering
6142 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8844 O
303.770.3636 F
www.gallowayUS.com



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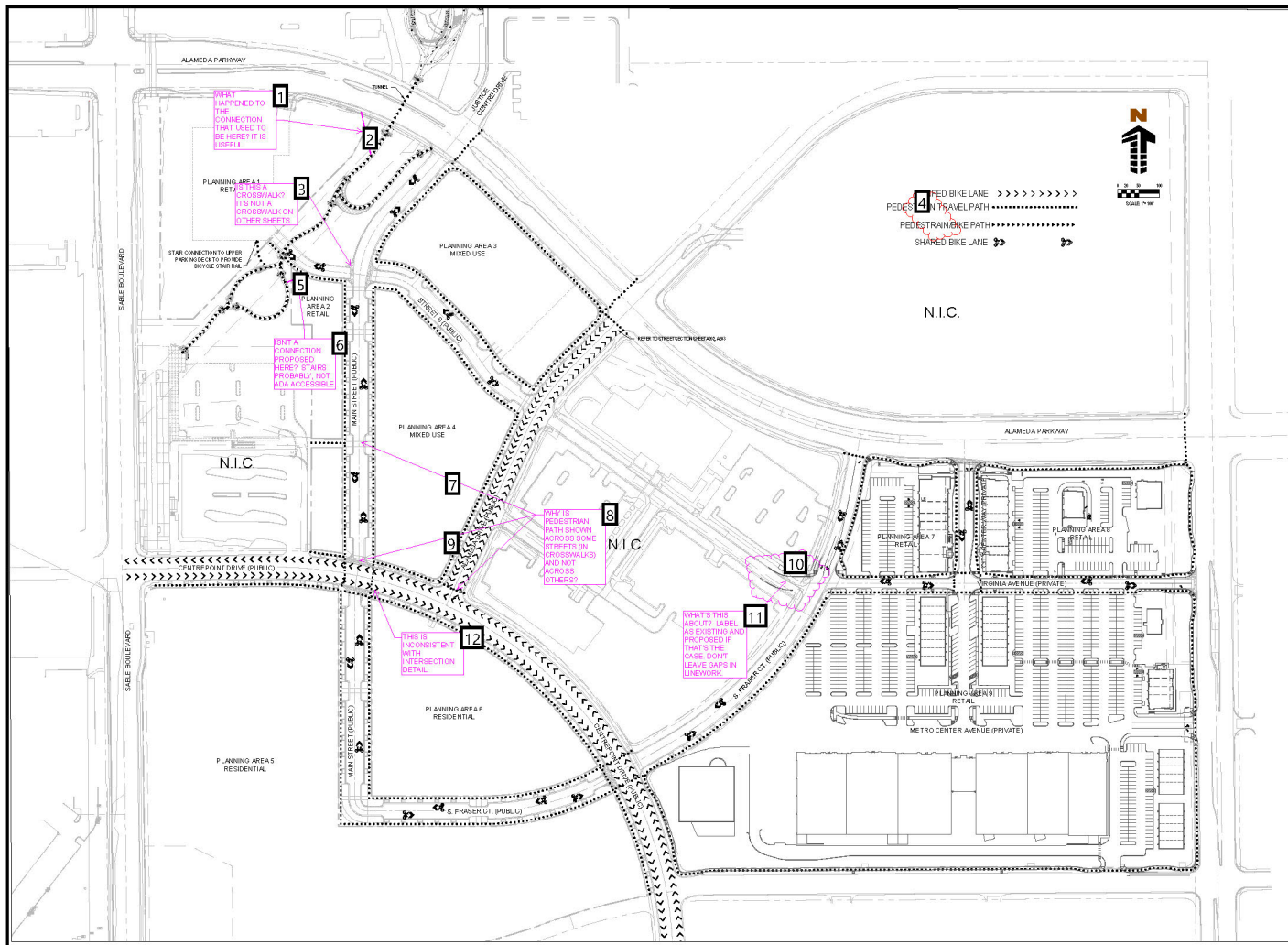
ALAMEDA PARKWAY & SABLE BLVD.
AUBORA, CO 80012

WOODBURY CORPORATION

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ENLARGED INTERSECTIONS

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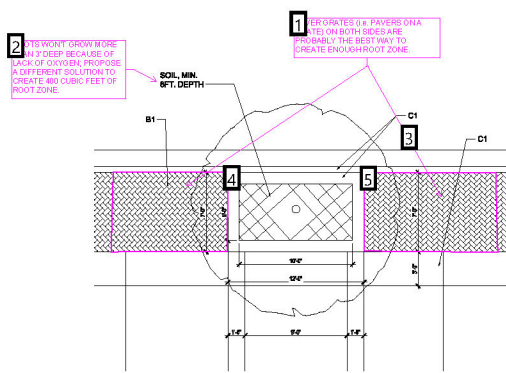


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MATERIAL LEGEND

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



01 AMENITY STRIP DETAIL

NETRO CENTER
ALAMIDA PARKWAY & MAILE BLVD.
AMHERST, OH 44001
WOODBURY CORPORATION

Date: _____
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PLANTING LEGEND

[illegible]

NOTES:
1. PLANTING LIMITED AREAS SUBJECT TO LAND SPENDING RECORD AND APPROVAL OF SITE DEVELOPMENT PLANS TO A FUTURE PLANNING BOARD.

2-OFSTRESSOR: ALL 102-1-1 LDR TRNK 100T 100T INSTALLATION.

Planning, Architecture, Engineering
8162 S. Willow Drive, Suite 330
Greenwood Village, CO 80111
303.770.8894
303.770.5836 F
www.gilroyUS.com



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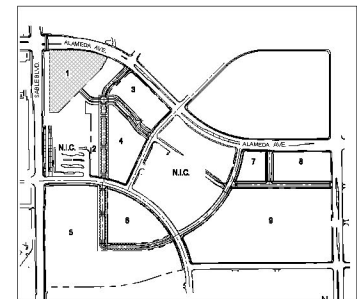
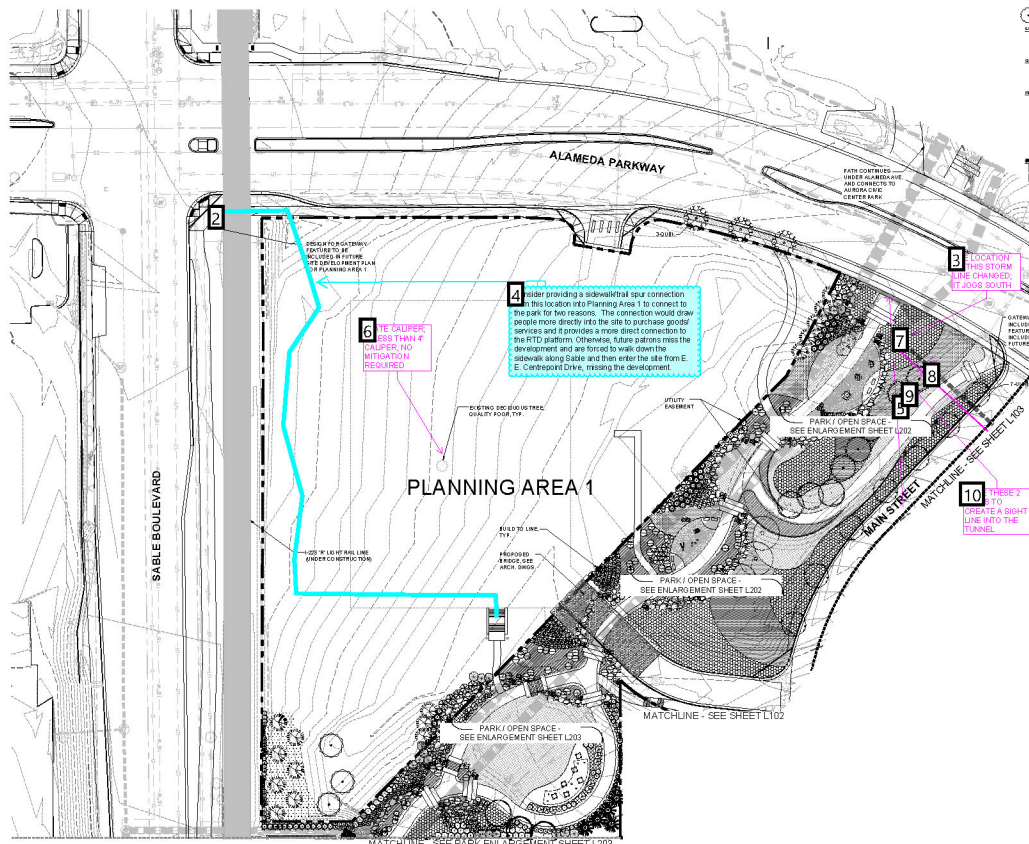
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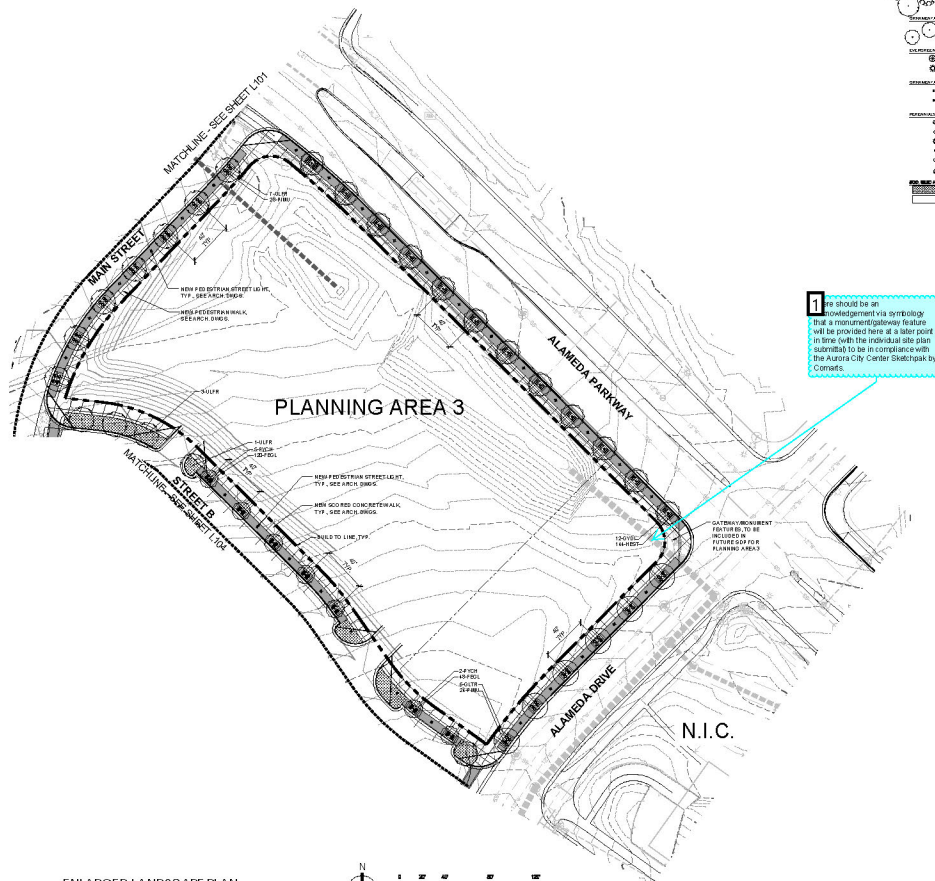
METRO CENTER
ALAMEDA PARKWAY & SABLE BL
AURORA, CO 80012

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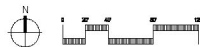
TITLE
ENLARGED LANDSCAPE PLAN
PLANNING AREA 1
L101














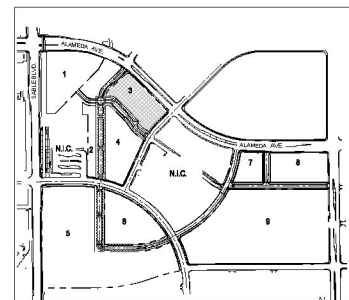
KEY PLAN



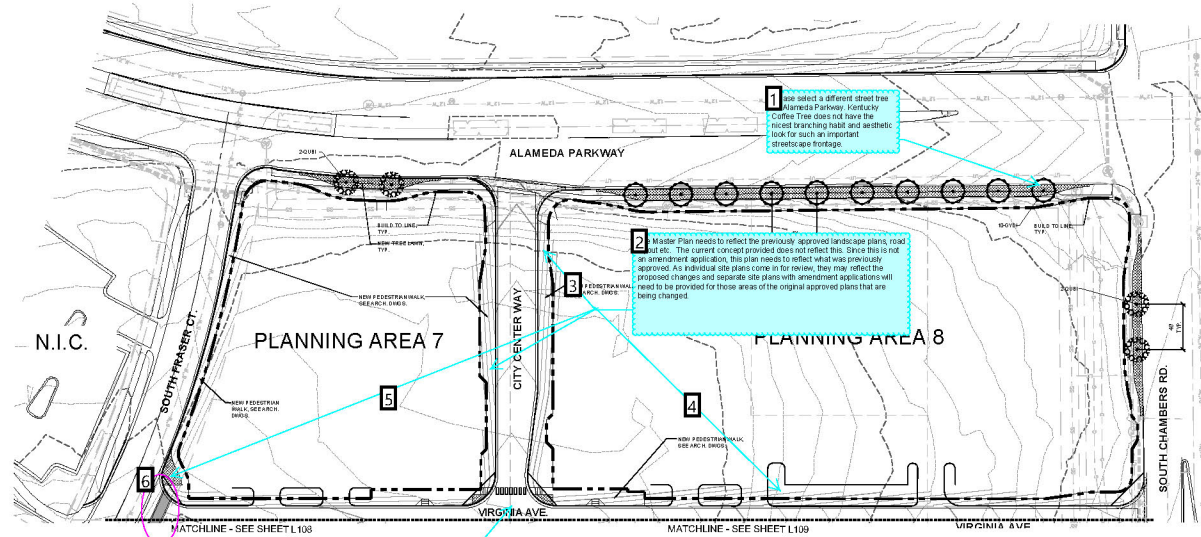
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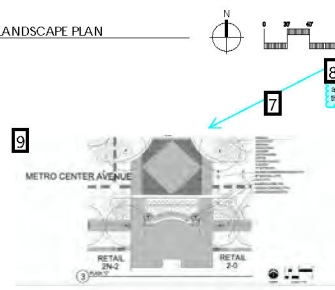
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KEY PLAN



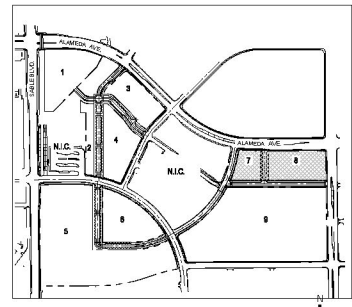
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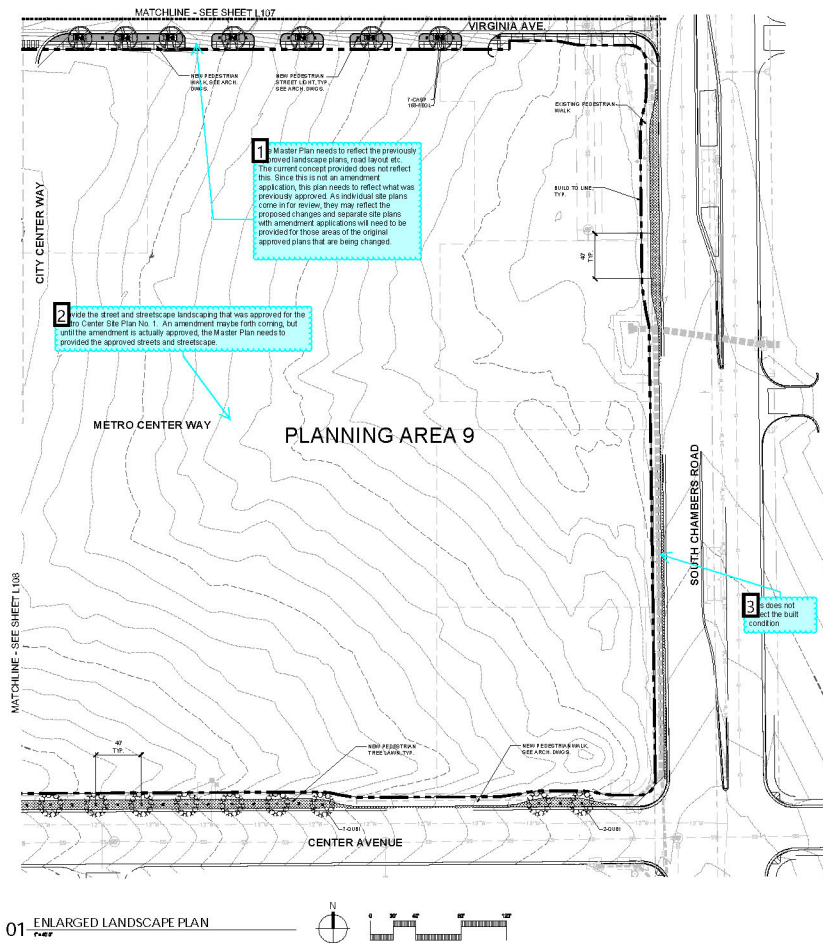
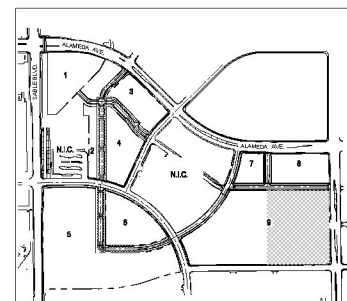
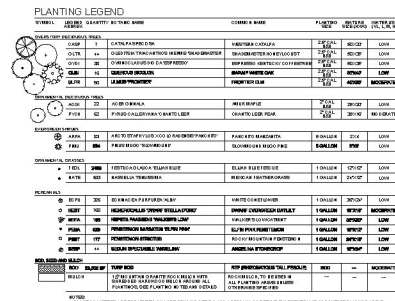


PLANTING LEGEND

SYMBOL: 1. QUANTITY 2. SYMB. 3. NAME

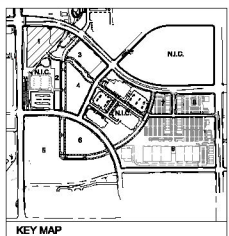
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01 ENLARGED LANDSCAPE PLAN
SCALE

KEY PLAN

PLANNING AREA 1 PHASED INFRASTRUCTURE REQUIREMENTS



PIP sheets include numbers and color graphics identifying what infrastructure are required within each planning area.

The PIP sheets need to document when the landscape improvements are to be installed, timing, triggers etc. Who is responsible for maintenance.

Provide a list of proposed PIP improvements for each planning area phase on the sheets. Use hatching etc. to denote what is going in. For Planning Area 1, is Main Street being built or Street B?? It isn't clear. If main street is being built, it is important that at least the west half of the sidewalk is constructed to provide pedestrian connectivity to the light rail.

SABLE BOULEVARD (PUBLIC)

ALAMEDA PARKWAY (PUBLIC)

PLANNING AREA 1
RETAIL

MAIN STREET (PUBLIC)

PLANNING AREA 3
MIXED USE

PLANNING AREA 4
MIXED USE

JUSTICE CENTRE DRIVE

STREET B (PUBLIC)

STREETSCAPE IMPROVEMENTS SEE LANDSCAPE PLANS

STREETSCAPE IMPROVEMENTS SEE LANDSCAPE PLANS

EXISTING WATERLINE LOOP

EX. SEWER STUB

CONSTRUCT MAIN STREET WITH WATER AND SEWER IMPROVEMENTS

CONNECT TO EXISTING 36" WATERLINE

CONNECT TO EXISTING SEWERLINE

CONSTRUCT BRIDGE WITH SIDEWALK

CONSTRUCT STREET B WITH SEWER IMPROVEMENTS

PLANNING AREA 2
RETAIL

CONSTRUCTION LANE

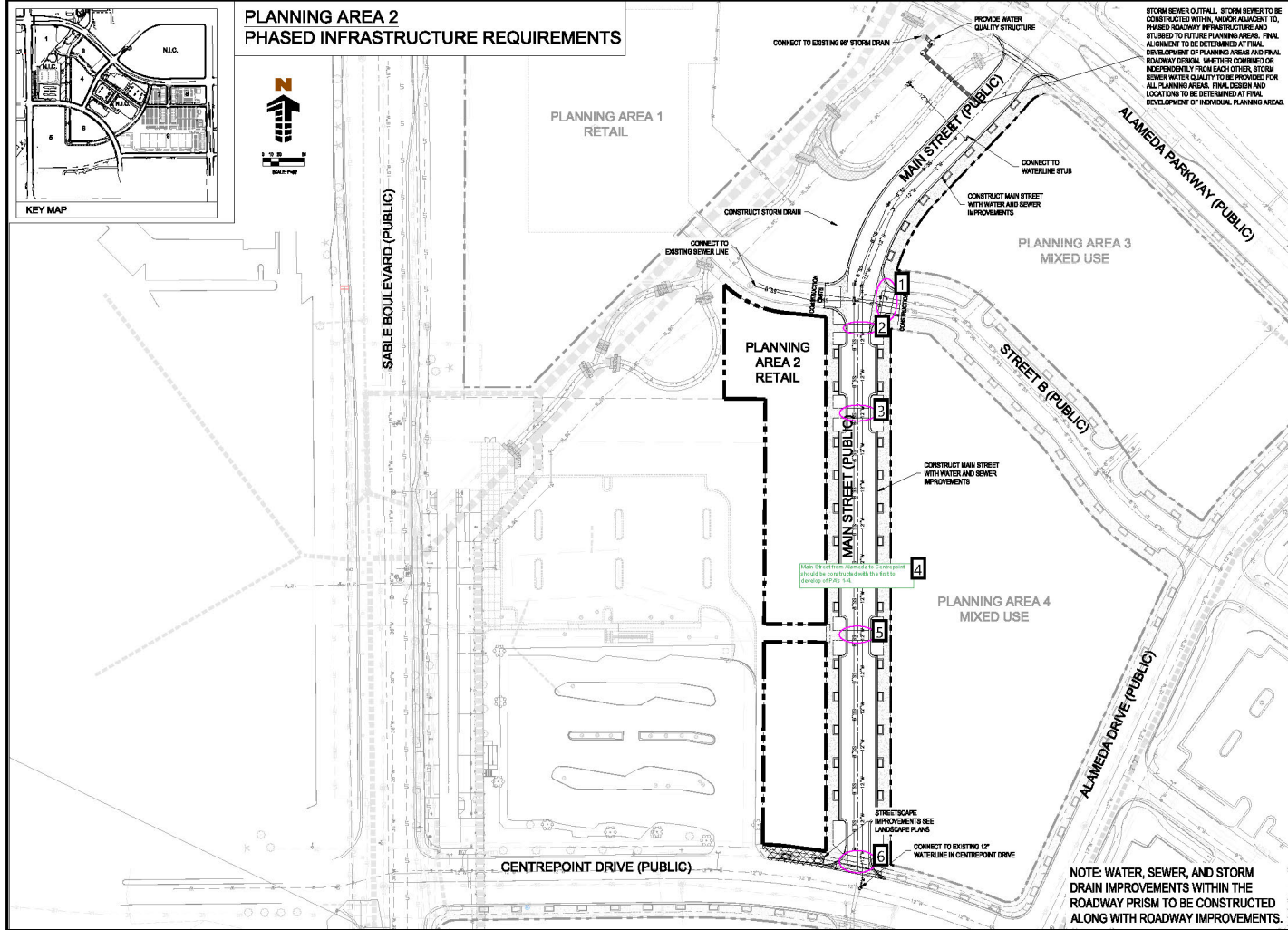
Main Street improvements to Corridor should be coordinated with the Rail to Corridor project.

STORM SEWER CUT/FALL. STORM SEWER TO BE CONSTRUCTED WITHIN, AND/OR ADJACENT TO, PHASED ROADWAY INFRASTRUCTURE AND SUBMITTED TO FUTURE PLANNING AREAS. FINAL ALIGNMENT TO BE DETERMINED AT FINAL DEVELOPMENT OF PLANNING AREAS AND FINAL ROADWAY DESIGN. WHETHER COMBINED OR INDEPENDENTLY FROM EACH OTHER, STORM SEWER WATER QUALITY TO BE PROVIDED FOR ALL PLANNING AREAS. FINAL DESIGN AND LOCATIONS TO BE DETERMINED AT FINAL DEVELOPMENT OF INDIVIDUAL PLANNING AREAS.

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



PLANNING AREA 2 PHASED INFRASTRUCTURE REQUIREMENTS

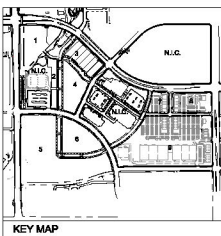


NOTE: WATER, SEWER, AND STORM DRAIN IMPROVEMENTS WITHIN THE ROADWAY PRISM TO BE CONSTRUCTED ALONG WITH ROADWAY IMPROVEMENTS.

1. DATE	March 2008/01
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Project No.	W0000001
Drawn By	RAE
Checked By	CRS
Date	08/05/10

PLANNING AREA 3 PHASED INFRASTRUCTURE REQUIREMENTS



SABLE BOULEVARD (PUBLIC)

CONNECT TO EXISTING
SEWER LINE

PLANNING
AREA 2
RETAIL

Main Street from Planning Area 2 to Centrepoint
should be constructed with the final
development of PIP 3.

PLANNING AREA 4
MIXED USE

CENTREPOINT DRIVE (PUBLIC)

CONNECT TO EXISTING 8" STORM DRAIN

CONSTRUCT MAIN STREET WITH
SEWER AND WATER IMPROVEMENTS

CONSTRUCT STORM DRAIN
PLANNING AREA 3
MIXED USE

CONSTRUCT STREET 8 WITH SEWER
AND WATER IMPROVEMENTS

Street 8 should be constructed with
the final development of PIP 3.

STORM SEWER OUTFALL: STORM SEWER TO BE
CONSTRUCTED WITHIN, AND/OR ADJACENT TO,
PHASED ROADWAY INFRASTRUCTURE AND
SUBMITTED TO FUTURE PLANNING AREAS. FINAL
ALIGNMENT TO BE DETERMINED AT FINAL
DEVELOPMENT OF PLANNING AREAS AND FINAL
ROADWAY DESIGN. WHETHER COMBINED OR
INDEPENDENTLY FROM EACH OTHER, STORM
SEWER WATER QUALITY TO BE PROVIDED FOR
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LOCATIONS TO BE DETERMINED AT FINAL
DEVELOPMENT OF INDIVIDUAL PLANNING AREAS.

ALAMEDA PARKWAY (PUBLIC)

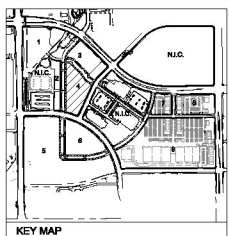
STREETSCAPE
IMPROVEMENTS SEE
LANDSCAPE PLANS

ALAMEDA DRIVE (PUBLIC)

CONNECT TO EXISTING 12"
WATERLINE IN ALAMEDA DR.



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PLANNING AREA 1
RETAIL

PLANNING AREA 2
RETAIL

PLANNING AREA 3
MIXED USE

PLANNING AREA 4
MIXED USE

PLANNING AREA 4 PHASED INFRASTRUCTURE REQUIREMENTS



NOT FOR CONSTRUCTION

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METRO CENTER
ALAMEDA PARKWAY & SANFORD BLVD.
ALAMEDA, CO 94601

WOODBURY CORPORATION

1. DATE	March 2008/01
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Project No: WOODBURY
Drawing No: PIP04
Checked By: CDB
Date: 06/05/10

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

PLANNING AREA 5 PHASED INFRASTRUCTURE REQUIREMENTS

STREETSCAPE
IMPROVEMENTS SEE
LANDSCAPE PLANS

SABLE BOULEVARD (PUBLIC)

STORM SEWER OUTFALL. STORM SEWER TO BE
CONSTRUCTED WITHIN AND/OR ADJACENT TO
PHASED ROADWAY INFRASTRUCTURE AND
STUBBED TO FUTURE PLANNING AREAS. FINAL
ALIGNMENT TO BE DETERMINED AT FINAL
DEVELOPMENT OF PLANNING AREA AND FINAL
ROADWAY DESIGN. WHETHER COMBINED OR
INDEPENDENTLY FROM EACH OTHER, STORM
SEWER WATER QUALITY TO BE PROVIDED FOR
ALL PLANNING AREAS. FINAL DESIGN AND
LOCATION TO BE DETERMINED AT FINAL
DEVELOPMENT OF INDIVIDUAL PLANNING AREA.

PLANNING AREA 5
RESIDENTIAL

Main Street south of Centrepoint and
Fraser Court should be constructed with
the first to develop of PIP 5 or 6.

CONNECT TO EXISTING 12"
WATERLINE IN CENTREPOINT
DRIVE

CONNECT TO EXISTING SEWER
IN CENTREPOINT DRIVE

CONSTRUCT MAIN STREET WITH
WATER AND SEWER IMPROVEMENTS

PLANNING AREA 6
RESIDENTIAL

CENTREPOINT DRIVE (PUBLIC)

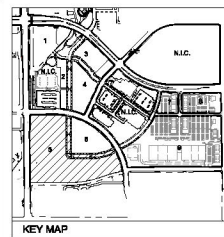
CONNECT TO EXISTING
12" WATERLINE IN
CENTREPOINT DRIVE

STREETSCAPE
IMPROVEMENTS SEE
LANDSCAPE PLANS

FRASER CT. (PUBLIC)

CONSTRUCT FRASER CT. STREET
WITH WATER AND SEWER
IMPROVEMENTS

CONNECT SEWER TO EXISTING
SEWER IN CENTREPOINT DRIVE



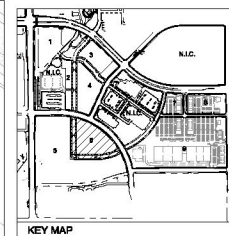
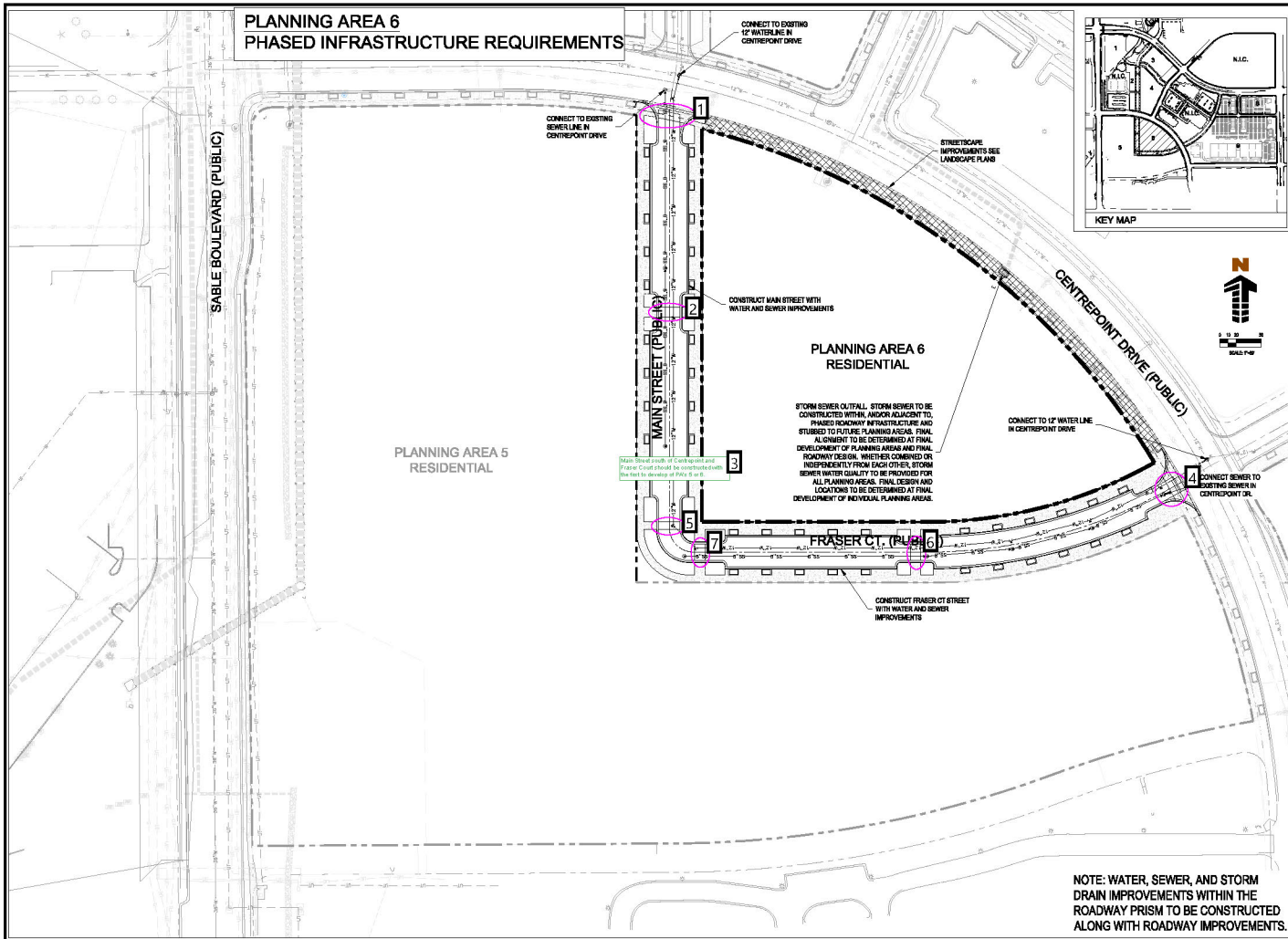
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PLANNING AREA 5
PHASED INFRASTRUCTURE
PLAN

PIP05

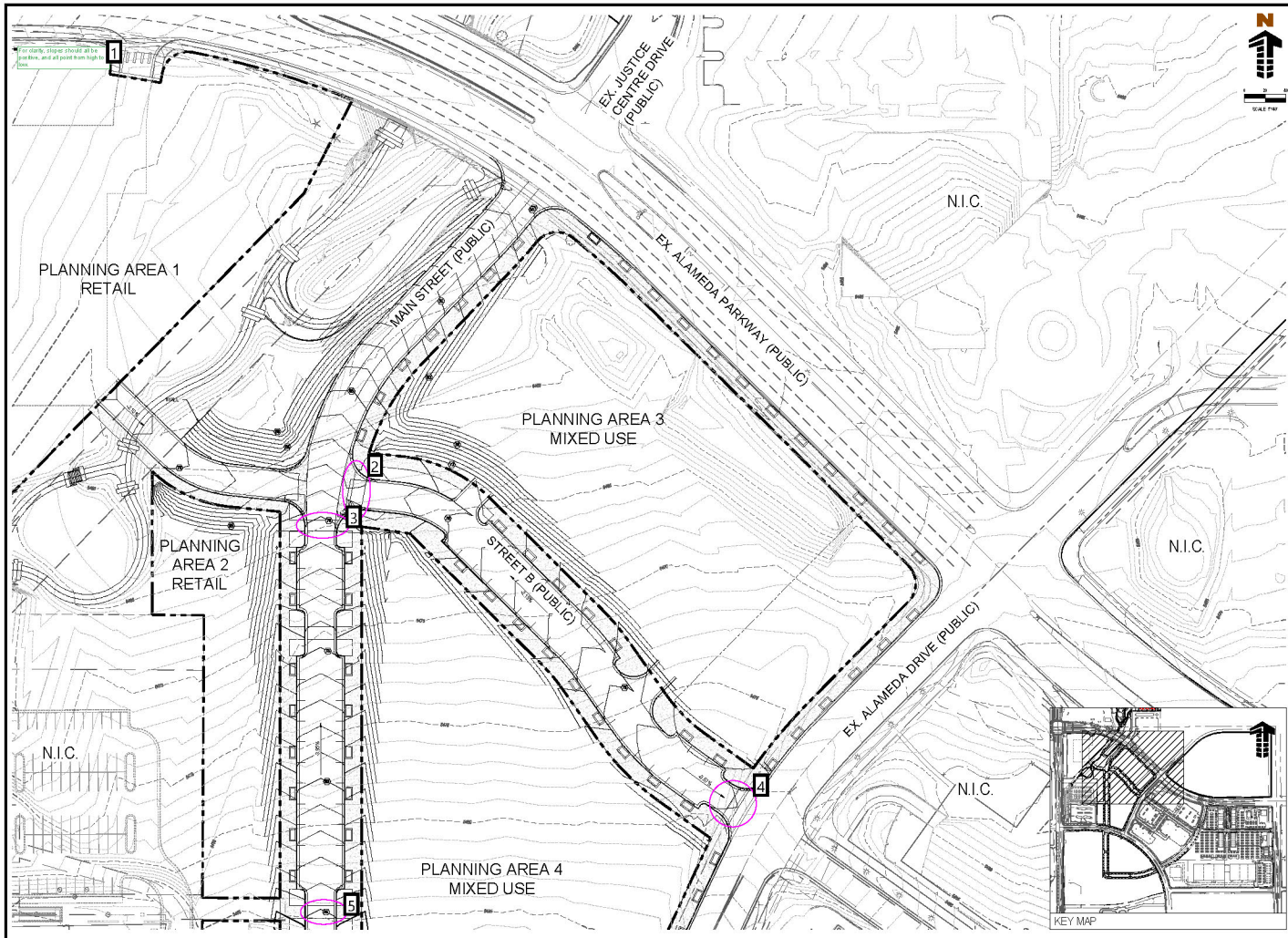
NOTE: WATER, SEWER, AND STORM
DRAIN IMPROVEMENTS WITHIN THE
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ALONG WITH ROADWAY IMPROVEMENTS.

PLANNING AREA 6 PHASED INFRASTRUCTURE REQUIREMENTS

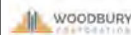


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 Greenwood Village, CO 80111
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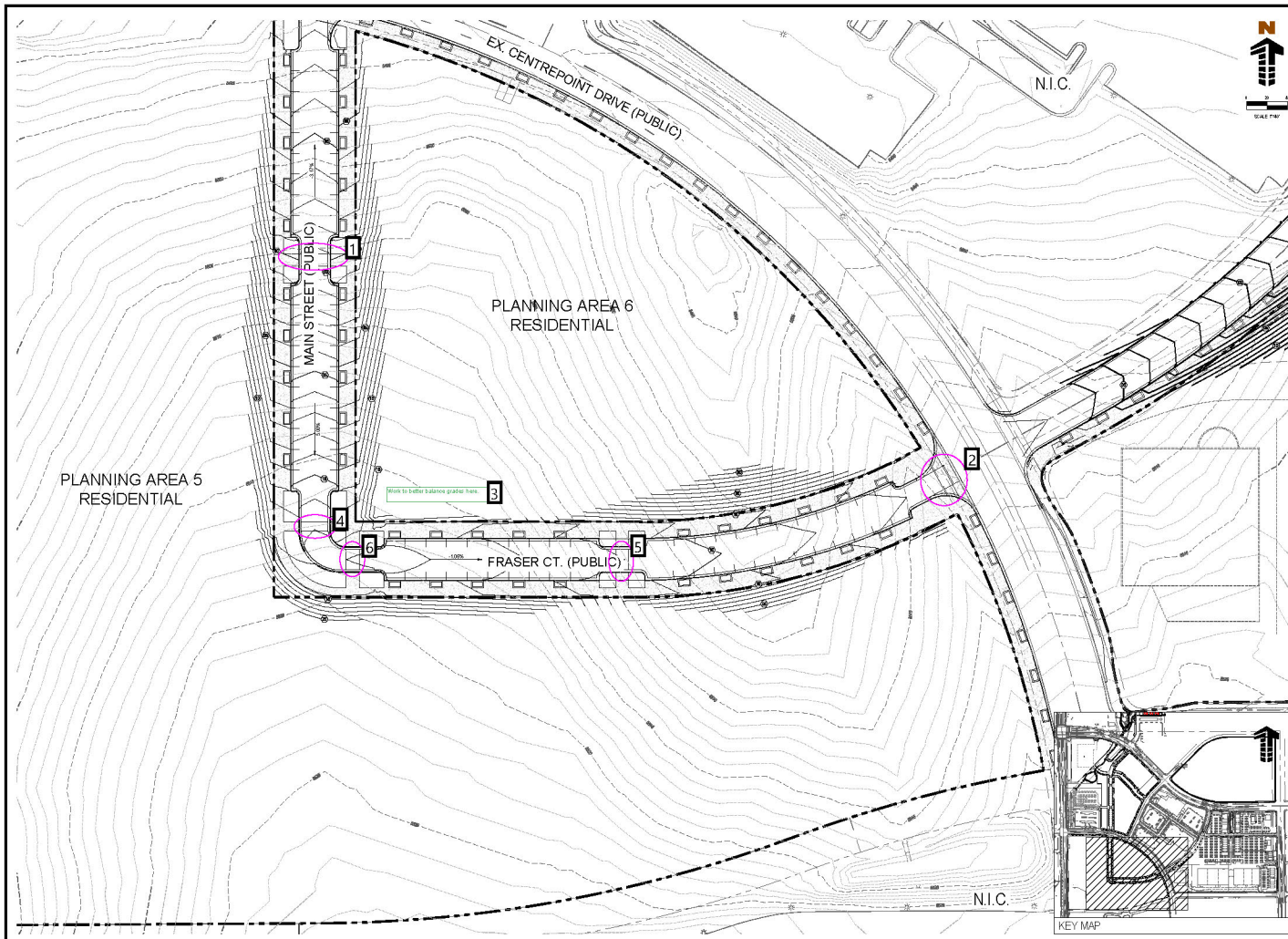
METRO CENTER
 ALAMEDA PARKWAY & SABLE BLVD.
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WOODBURY CORPORATION

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CONCEPTUAL GRADING PLAN

GR101



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METRO CENTER

ALABAMA HIGHWAY & SABLE BLVD.
AUBURN, AL 36812

WOODBURY CORPORATION

204 Not Drawn
2000 1ST PLANNING SUBMITTAL
2000 2ND PLANNING SUBMITTAL
2000 3RD PLANNING SUBMITTAL

Prepared by: MDC/BL
Checked by: JPH
Date: 10/15/11

CONCEPTUAL
GRADING PLAN

GR103

