

SITE NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009. THE DEVELOPER, OWNER, AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

8. THE APPROVAL OF THE DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE PAINTED TO MATCH THE ADJACENT ROOF COLOR.

11. NOTWITHSTANDING AND SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

CHASE LUMBER COMPANY

A PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRICIPAL MERIDIAN CITY OF AURORA, ADAMS COUNTY, COLORADO

SITE NOTES:

12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

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

16. DEVELOPER IS RESPONSIBLE FOR STRIPING MODIFICATIONS TO SMITH ROAD IN ACCORDANCE WITH CITY OF AURORA TRAFFIC SERVICES SPECIFICATIONS.

17. NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANGS, FOUNDATIONS, FOOTERS, CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCROACH INTO ANY EASEMENT.

18. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

2

2

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

IN WITNESS THEREOF James A. Adams Jr. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23RD DAY OF September, 1999 A.D.

BY: James A. Adams Jr. AS V. Pres.
name title

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 10.971 ACRES

GROSS FLOOR AREA: ~~41,214 SQUARE FEET~~
52,708 SQUARE FEET

NUMBER OF BUILDINGS: ~~TWO~~ THREE

NUMBER OF STORIES: TWO

PROPOSED HEIGHT OF BUILDING: 37 FEET

TOTAL BUILDING COVERAGE: ~~41,214 SQUARE FEET (0.6%)~~
51,930 SQUARE FEET (11.0%)

HARD SURFACE AREA (EXCLUSIVE OF BUILDING): ~~364,445 SQ. FT. (76.4%)~~
355,014 SQUARE FEET (74.3%)

AREA DEVOTED TO OPEN SPACE WITHIN SITE: ~~71,685 SQ. FT. (15%)~~
70,953 SQUARE FEET (14.8%)

PRESENT ZONING: M-2

EXISTING USE: VACANT

PROPOSED USES: TRUSS MANUFACTURING/OFFICES

LOADING SPACES PROVIDED: 11

ON-SITE PARKING SPACES PROVIDED: ~~57~~ % COMPACT: 0
51

HANDICAP ON-SITE PARKING SPACES PROVIDED: 3

PARKING SPACES REQUIRED: 49

PARKING CALCULATIONS: ONE SPACE PER 800 SQ. FT. GROSS FLOOR AREA
39,001/800 SQ. FT. = 49 SPACES

SIGNAGE: SINGLE-FACED BUILDING SIGN, AREA = 24 SQ. FT. PER FACE

ALLOWABLE SIGN AREA = 2 SQ. FT. X BUILDING

FRONTAGE FOR 1ST 100' FRONTAGE ON SMITH ROAD: 385' + 0.5 SQ. FT. PER FOOT THEREAFTER

SIGN AREA = 2 X 100 + 0.5 X 285 = 342.5 SQUARE FEET

NOTARIAL:
STATE OF COLORADO)
COUNTY OF Adams)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF September, 1999 A.D.

BY Syrette Adams Carlson
WITNESS MY HAND AND OFFICIAL SEAL: _____
MY COMMISSION EXPIRES: 11-19-2000
RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK ____ M.

THIS ____ DAY OF _____, 19 ____ A.D. IN BOOK _____ AT PAGE _____ RECEPTION NO. _____ CLERK AND RECORDER: _____

DEPUTY: _____
CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 10-1-99
PLANNING DIRECTOR: _____ DATE: 10-1-99

PLANNING COMMISSION: _____ DATE: 8-25-99
CHAIRMAN

CITY COUNCIL: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

MC5238 10-18-00
- REVISE ROOFTOP EQUIP. NOTE TO PAINT EQUIP.

2 Replace Site Plan sheet to add south access point. CMA 2021-04-23

2

2

7535 East Hampden Avenue
Suite 405
Denver, Colorado 80231
(303) 743-0002
CAHEN ARCHITECTURAL GROUP P.C.



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CHASE LUMBER CO.
Airways Business Center
Aurora, Colorado

Date	5-12-98
Proj. No.	99002
Drawn	JKB
Checked	JKB

Issued/Revised	Date
PDP SUBMITTAL	6-28-99
COA COMMENTS	8-2-99

Drawing Title:
COVER SHEET NOTES

A1.1

98-60273

BUILDERS

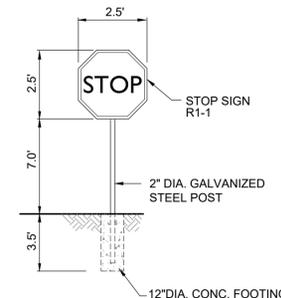
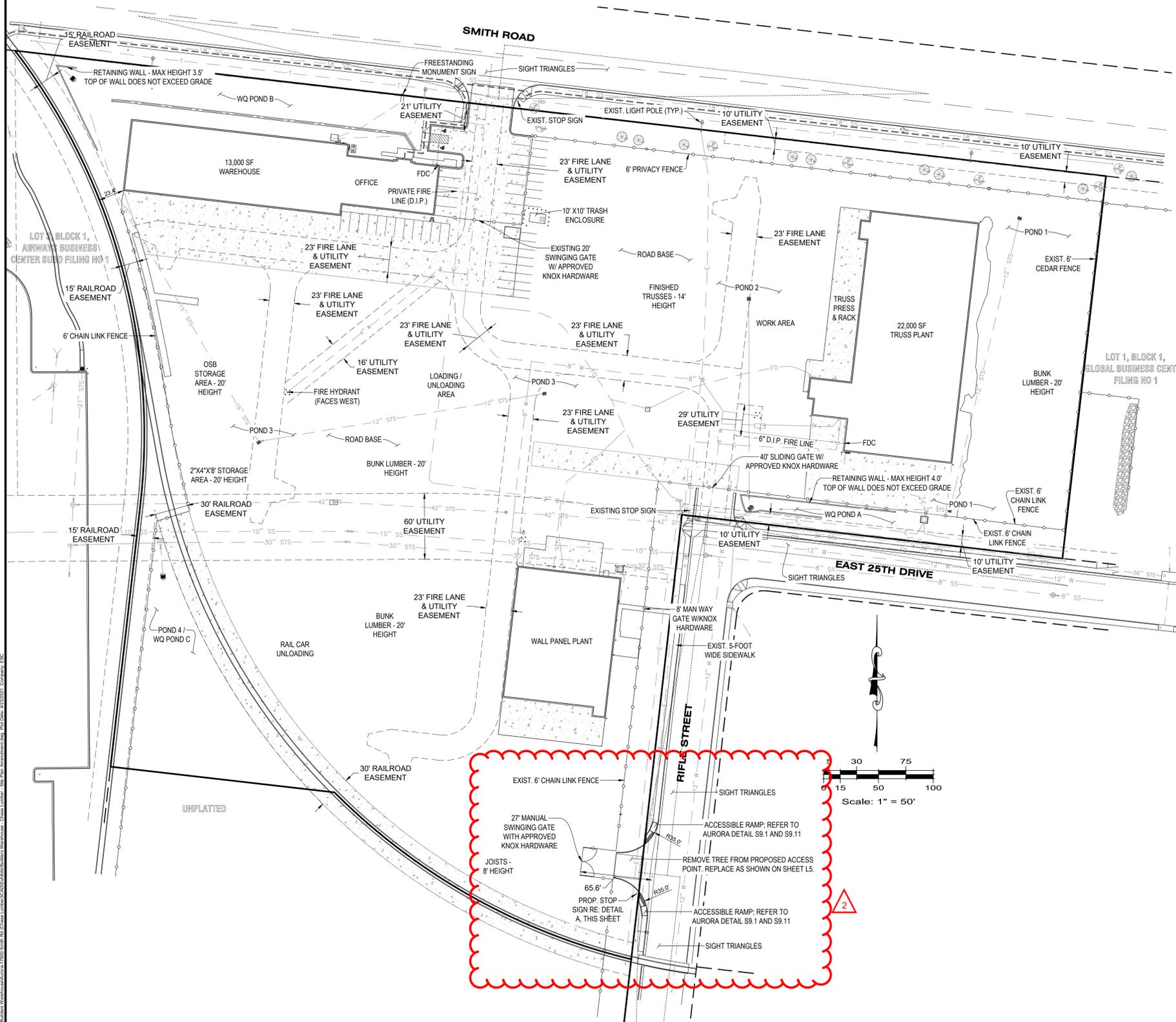
SITE PLAN AMENDMENT

LOT 1, BLOCK 1, CHASE LUMBER SUBDIVISION FILING NO. 1
 SITUATED IN THE SW 1/4 OF SECTION 28 AND NW 1/4 OF SECTION 33,
 ALL IN T. 3S., R.66W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

	BOUNDARY
	PROP. EASEMENT
	PROP. CURB & GUTTER
	EXIST. CURB & GUTTER
	EXISTING PAVEMENT
	ACCESSIBLE ROUTE

ALL STORM SEWER IS PRIVATE AND IS TO BE MAINTAINED BY THE PROPERTY OWNER, TENANT, OR ASSIGNS.



PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.

STOP SIGN
 NOT TO SCALE



LEGAL DESCRIPTION

LOT 1, BLOCK 1, CHASE LUMBER SUBDIVISION FILING NO. 1
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N100°10'01"W BOUNDED BY A 2" PIPE WITH 3" BRASS CAP, L.S. 2132 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 33 AND A 3-1/4" ALUMINUM CAP L.S. 25933 ON #6 REBAR FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 33.

BENCHMARK

CITY OF AURORA BM #356633NW002
 CHISELED SQUARE ON THE CENTER WEST EDGE OF CURB OPENING INLET AT THE SOUTH PCR AT THE SOUTHEAST CORNER OF RIFLE STREET AND EAST 25TH AVENUE.
 ELEVATION: 5414.00 FEET (NAVD 1988 DATUM).
 THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BUILDERS
 17600 SMITH ROAD
 AURORA, CO 80011
 PHONE: (303) 288-4214
 ATTN: CRAIG NELSON

Date:	2020-03-06
Description:	INITIAL SUBMITTAL
No.:	1
Date:	2021-02-23
Description:	SUBMITTAL REDUCED TO ONLY THE NEW ACCESS
No.:	2
Date:	2021-04-19
Description:	THIRD SUBMITTAL
No.:	3

14190 East Evans Avenue
 Aurora, Colorado 80014
 engineers@serviceco.com
 P 303.337.1393
 F 303.337.7481

ENGINEERING SERVICE COMPANY
 Creative Solutions Since 1964
 CIVIL ENGINEERS | LAND SURVEYORS

SITE PLAN AMENDMENT

BUILDERS - CIVIL CONSTRUCTION PLANS
 LOT 1, BLOCK 1, CHASE LUMBER SUBDIVISION FILING NO. 1
 SITUATED IN THE SW 1/4 OF SECTION 28, T. 3S., R. 66W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ESD Team: CMA, JWB
 Date: 2020-03-06
 Engineering No.: E-014-19
 Scale: 1" = 50'
 Sheet No.: A-1

CHASE LUMBER COMPANY

A PART OF THE SOUTHWEST QUARTER OF SECTION 28
AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRICIPAL MERIDIAN
CITY OF AURORA, ADAMS COUNTY, COLORADO

KEYED NOTES:

- AS REFERENCED IN THE PROJECT SPECIFICATION MANUAL
- (1) Description
 - (2) MATERIAL FINISH
 - (3) OR DIVISION
- DIVISION 5: METALS**
- (5) METAL PANEL - EMERALD GREEN
 - (5) METAL PANEL - PARCHMENT
- DIVISION 6: WOOD & PLASTICS**
- (6) TRANSLUCENT PANEL
- DIVISION 7: THERMAL & MOISTURE PROTECTION**
- (7) EIFS - CALAHAN
 - (7) HARDPLANK
 - (7) EPDM MEMBRANE
- DIVISION 9: FINISHES**
- (9) PAINT - SK 'BACKPACK TAN'
 - (9) PAINT - SK 'JOGGING PATH'

7535 East Hampden Avenue
Suite 425
Denver, Colorado 80231
(303) 743-0022



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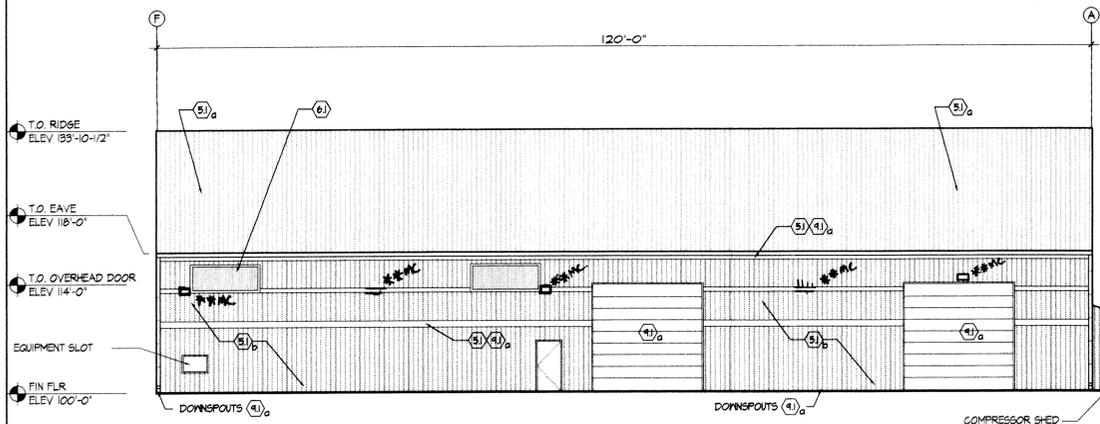
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WALL PANEL PLANT
Chase Lumber Company
Smith Road
Aurora, Colorado

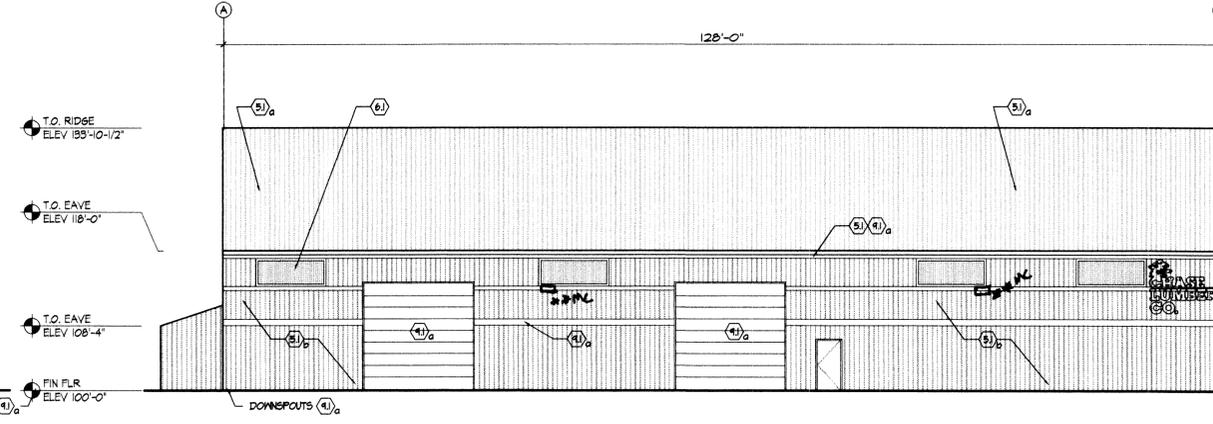
Date	5-1-99
Proj. No.	44002
Drawn	JKB
Checked	JKB
Issued/Revised	Date
FDP SUBMITTAL	6-28-99
COA COMMENTS	8-2-99

Drawing Title:
EXTERIOR ELEVATIONS

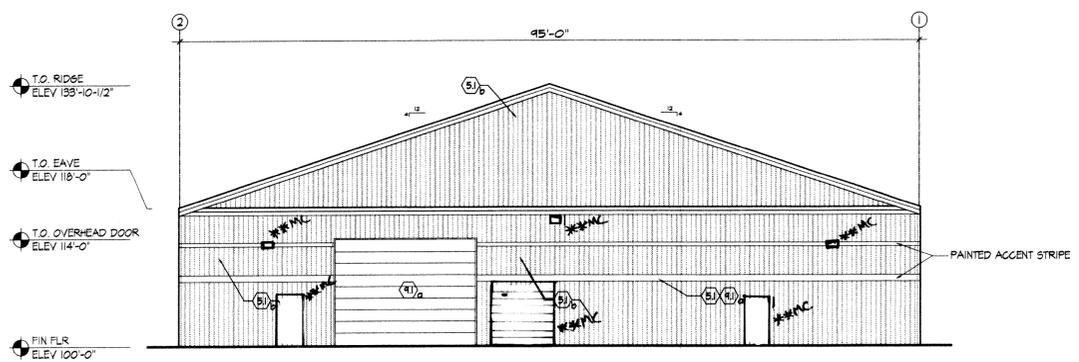
A-2



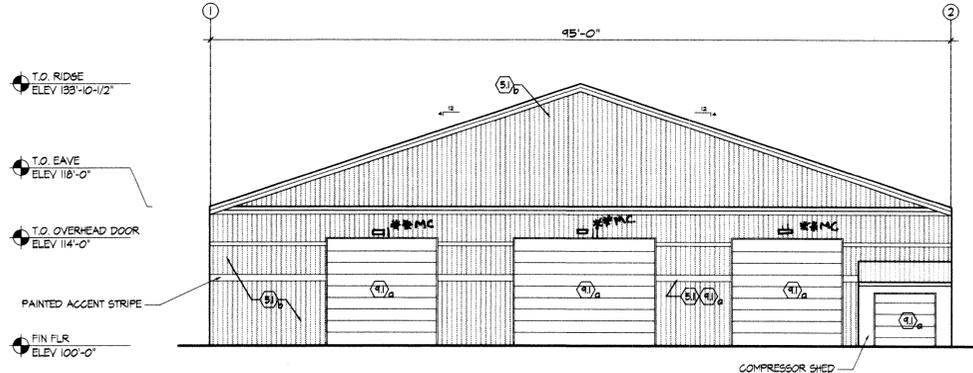
1 WEST ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

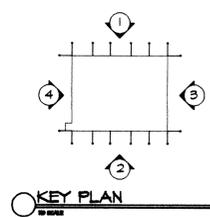
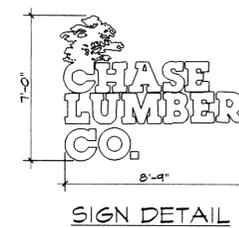


3 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

6-21-00
MYLAR CHANGE
- Add 11 wall packs
- Delete 2 wall packs from west elevation
- Add 1 mww door
- Delete 1 mww door
- Add 1 roll up door
→ Site Plan Note: All wall packs shall be downcast & have shields to prevent off-site glare.



KEY PLAN



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Airways Business Center
Aurora, Colorado

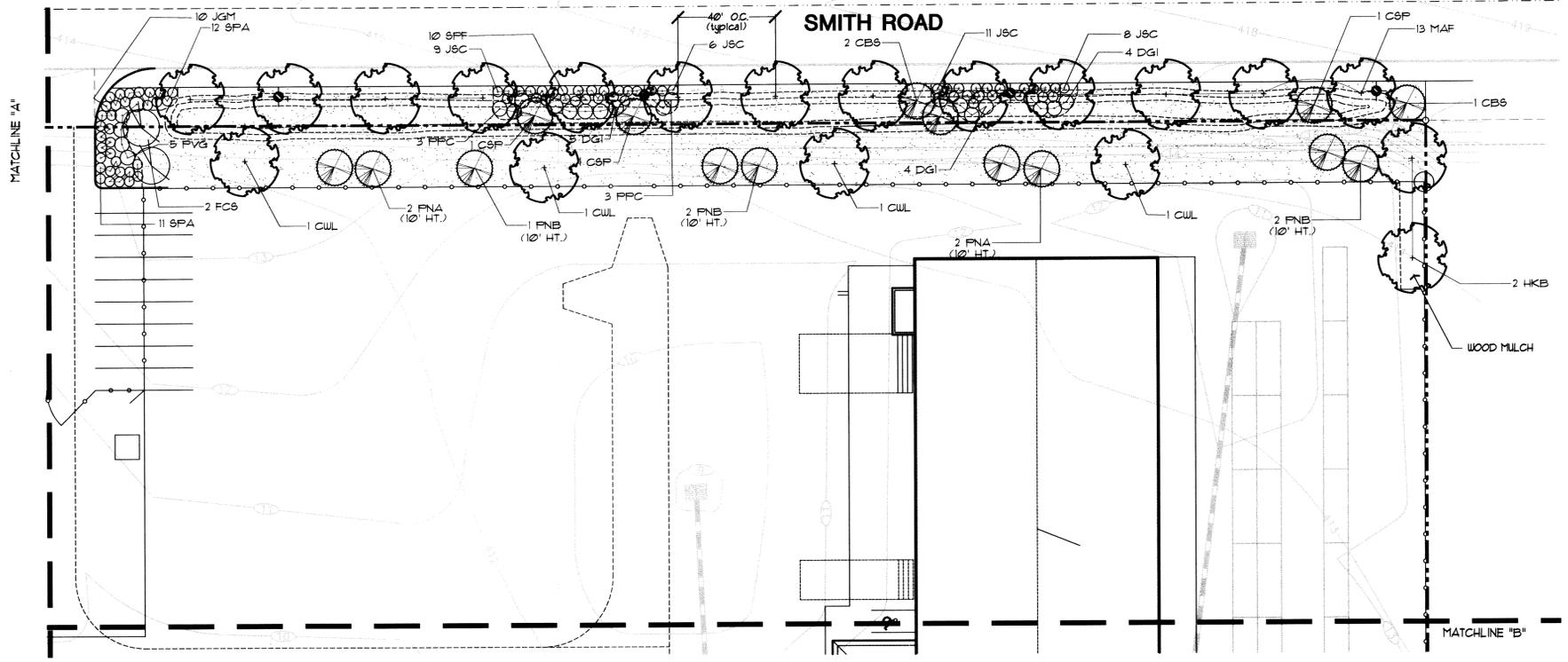
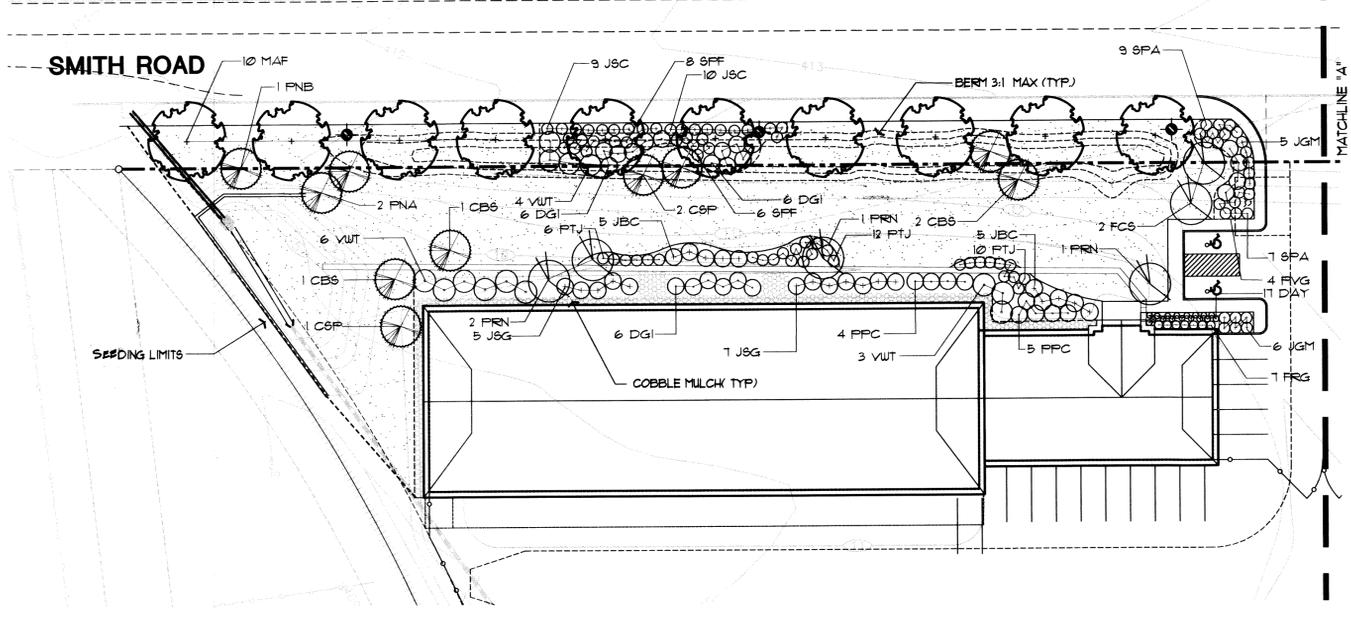
Date • August 13, 1998
Proj. No. • 4631-000
Drawn • TK
Checked • JU
Issued/Revised • Date
CD PACKAGE 2/19/99
AURORA RESUBMITTAL 5/12/00

Drawing Title •
PLANTING PLAN

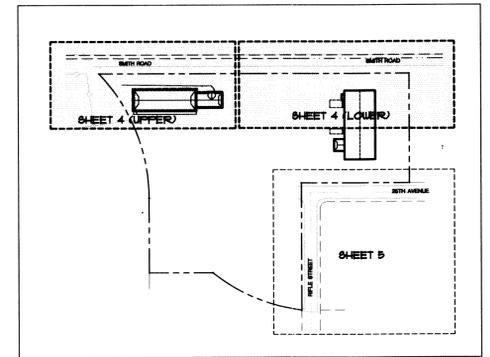
L4

PLANTING SCHEDULE

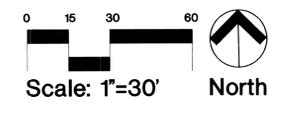
KEY	COMMON NAME	BOTANIC NAME
DECIDUOUS SHADE TREES		
MAF	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES 'SUPERFORM'
ASU	SUMMIT ASH	FRAXINUS PENN. LANCEOLATA 'SUMMIT'
HKB	HACKBERRY	CELTIS OCCIDENTALIS
CUL	LANCELEAF COTTONWOOD	POPULUS ACUMINATA
ORNAMENTAL TREES		
FCS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
FRN	NEUPORT PLUM	PRUNUS CERASIFERA 'NEUPORT'
EVERGREEN TREES		
CBS	COLORADO BLUE SPRUCE	PICEA FUNGENS 'GLAUCA'
CSP	COLORADO SPRUCE	PICEA FUNGENS
FNA	AUSTRIAN PINE	FINIS NIGRA
FNB	BRISTLECONE PINE	FINIS ARISTATA
DECIDUOUS SHRUBS		
DGI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
VUT	WAYFARING TREE	VIBURNUM LANTANA
FFC	CISTENA PLUM	FRANUS X CISTENA
FVG	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARY
SPA	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'
SFF	FROBEL SPIREA	SPIRAEA JAPONICA 'FROEBELII'
PTJ	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANNI'
EVERGREEN SHRUBS		
JBC	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
JSG	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'
JSC	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'
JGM	GREEN MOUND JUNIPER	JUNIPERUS PROCEMBENS 'GREEN MOUND'
ORNAMENTAL GRASS		
FRG	YAKU JIMA MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'
PERENNIALS		
DAY	DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'
SEED BLEND		
	25% LIMOUSINE	
	25% TOUCHDOWN	
	25% LIVINGSTONE	
	25% GLADE	



SHEET KEY



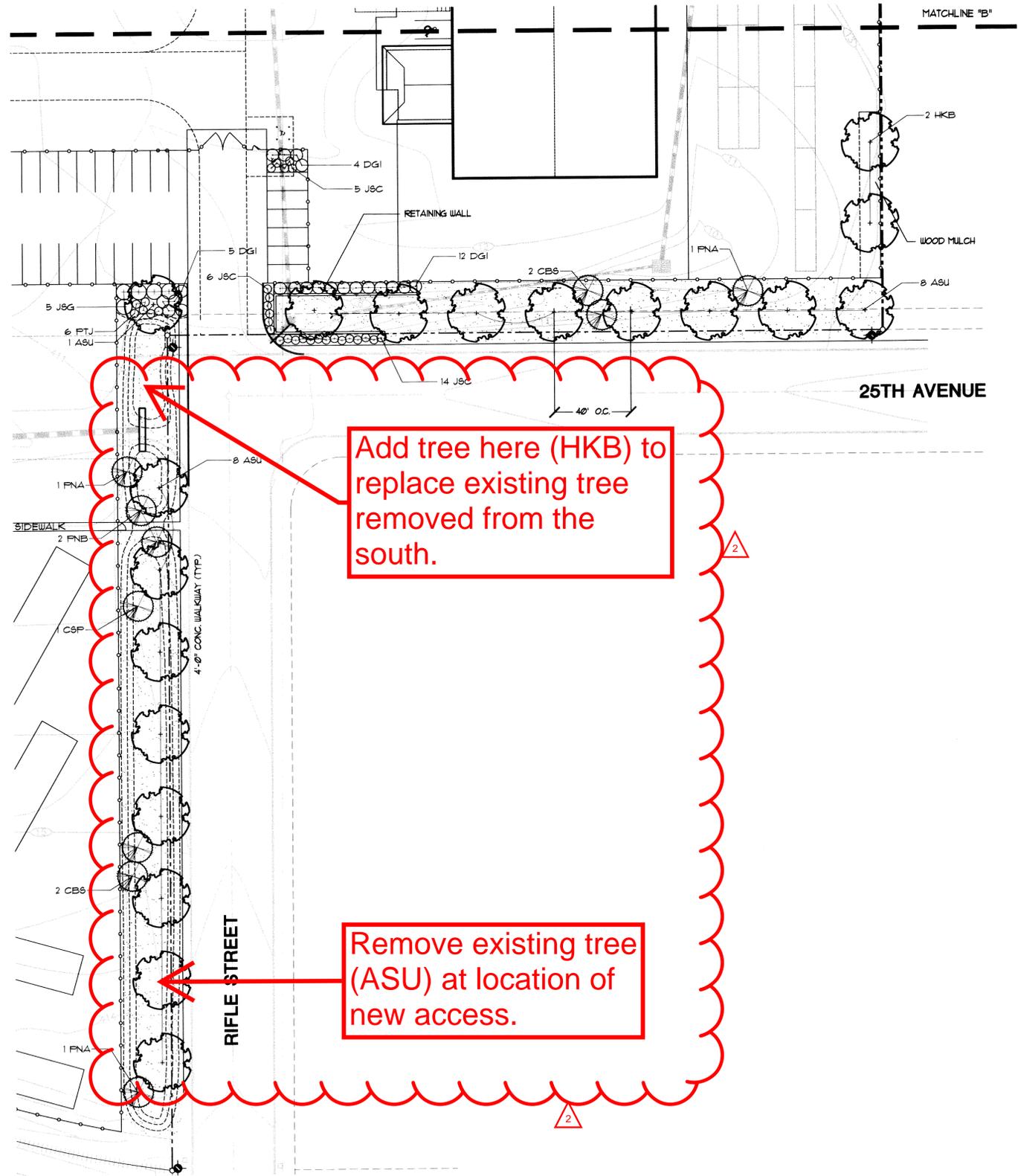
AREA DEPICTED ON THIS SHEET



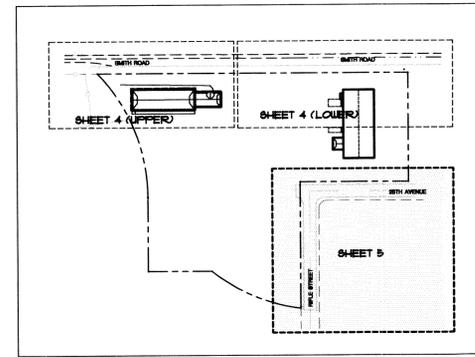
THK Associates, Inc.
2963 South Peoria Street, Suite 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

CHASE LUMBER Co.

98-6027-3



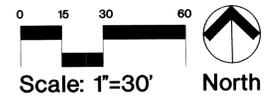
SHEET KEY



AREA DEPICTED ON THIS SHEET

PLANTING SCHEDULE

KEY	COMMON NAME	BOTANIC NAME
DECIDUOUS SHADE TREES		
MAF	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES 'SUPERFORM'
ASU	SUMMIT ASH	FRAXINUS PENN. LANCEOLATA 'SUMMIT'
HKB	HACKBERRY	CELTIS OCCIDENTALIS
CUL	LANCELEAF COTTONWOOD	POPULUS ACUMINATA
ORNAMENTAL TREES		
FCS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
FRN	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'
EVERGREEN TREES		
CBS	COLORADO BLUE SPRUCE	PICEA FUNGENS 'GLAUCA'
CSP	COLORADO SPRUCE	PICEA FUNGENS
FNA	AUSTRIAN PINE	PINUS NIGRA
FNB	BRISTLECONE PINE	PINUS ARISTATA
DECIDUOUS SHRUBS		
DGI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
VUT	WAYFARING TREE	VIBURNUM LANTANA
PFC	CISTENA PLUM	PRUNUS X CISTENA
PVG	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARY
SFA	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'
SFF	FROBEL SPIREA	SPIRAEA JAPONICA 'FROEBELI'
PTJ	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANNI'
EVERGREEN SHRUBS		
J8C	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
J8G	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'
J8C	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'
J8M	GREEN MOUND JUNIPER	JUNIPERUS PROCLUMENS 'GREEN MOUND'
ORNAMENTAL GRASS		
FRG	YAKU JIMA MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'
PERENNIALS		
DAY	DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'
SEED BLEND		
25% LIMOUSINE		
25% TOUCHDOWN		
25% LIVINGSTONE		
25% GLADE		



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 Airways Business Center
 Aurora, Colorado

Date	August 13, 1998
Proj. No.	4631-000
Drawn	TK
Checked	JJ
Issued/Revised	Date
CD PACKAGE	2/19/99
AURORA RESUBMITAL	5/12/00

Drawing Title
 PLANTING PLAN

L5

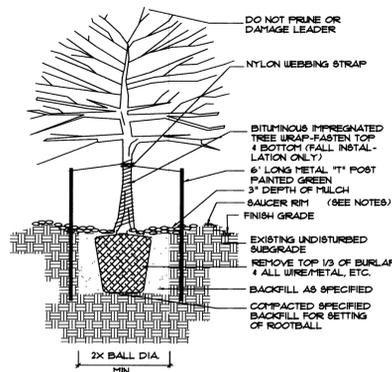
Landscape Notes

- ALL PLANTING BEDS TO BE EDGED WITH 4" STEEL EDGER WITH SAFETY STRIP AND MULCHED WITH 3" OF WOOD MULCH OVER WEED BARRIER FABRIC.
- ALL LANDSCAPE AREAS ARE TO RECEIVE SOIL IMPROVEMENTS APPLIED AT A RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SF. AND TEN POUNDS OF TRIPLE SUPER PHOSPHATE PER THOUSAND SF. OF LAWN AREA TILLED INTO THE SOIL AT A DEPTH OF 6-8" INCHES.
- LAWN AREAS ARE TO BE SEEDED.
- BERMS ARE NOT TO EXCEED A 3:1 SLOPE.
- IRRIGATION SYSTEM IS TO BE AN UNDERGROUND, AUTOMATIC TYPE, USING POP-UP SPRAYS AND GEAR DRIVEN ROTORS FOR LAWN AREAS AND MICRO-IRRIGATION FOR PLANTING BEDS.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE, LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- MAINTAIN 30' UNOBSTRUCTED VISION TRIANGLES AS DELINEATED ON PLANS AT ALL MONUMENT SIGN LOCATIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Planting Schedule

KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE/REMARKS
DECIDUOUS SHADE TREES				
MAF	23	SUPERFORM NORWAY MAPLE	ACER PLATENOIDES 'SUPERFORM'	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
ASU	11-16	SUMMIT ASH	FRAXINUS PENN. LANCEOLATA 'SUMMIT'	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
HCB	4-5	HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
CUL	4	LANCELEAF COTTONWOOD	POPULUS ALGINATA	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
ORNAMENTAL TREES				
CS6	4	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CALIPER/ B4B, SINGLE STEM
FRN	4	NEUPORT PLUM	PRUNUS CERASIFERA 'NEUPORT'	2" CALIPER/ B4B, SINGLE STEM
EVERGREEN TREES				
CB6	11	COLORADO BLUE SPRUCE	PICEA FUNGENS 'GLAUCA'	6' HT, B4B, FULL 4 BUSHY
CSP	5	COLORADO SPRUCE	PICEA FUNGENS	6' HT, B4B, FULL 4 BUSHY
FNA	11	AUSTRIAN PINE	PINUS NIGRA	6' HT, 4 1/2" HT, B4B, FULL 4 BUSHY (SEE PLANS)
FNB	8	BRISTLEcone PINE	PINUS ARISTATA	6' HT, 4 1/2" HT, B4B, FULL 4 BUSHY (SEE PLANS)
DECIDUOUS SHRUBS				
DGI	48	'ISANTI' DOGWOOD	CORNUS STOLONIFERA 'ISANTI'	5 GAL. CONT.
VUT	13	WAYFARING TREE	VIBURNUM LANTANA	5 GAL. CONT.
PFC	15	CISTENA FLUM	FRANUS X CISTENA	5 GAL. CONT.
PVG	9	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARY	5 GAL. CONT.
SPA	28	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL. CONT.
SFF	22	FROBEL SPIREA	SPIRAEA JAPONICA 'FROBELII'	5 GAL. CONT.
PTJ	34	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANN'	5 GAL. CONT.
EVERGREEN SHRUBS				
JBC	10	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT.
JSG	17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. CONT.
JSC	13	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	5 GAL. CONT.
JGM	21	GREEN MOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUND'	5 GAL. CONT.
ORNAMENTAL GRASSES				
FRG	7	YAKU JIMA MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	5 GAL. CONT.
PERENNIALS				
DAY	17	DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL. CONT.
SEED BLEND:				
25% LIMOUSINE				
25% TOUCHDOWN				
25% LIVINGSTONE				
25% GLADE				

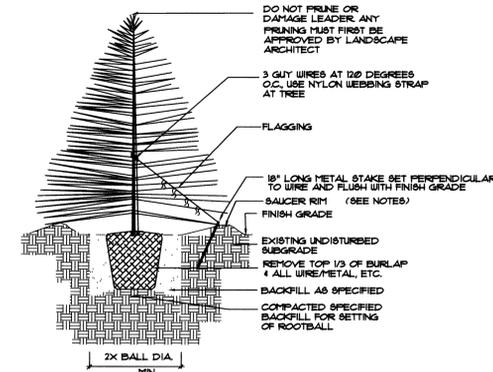
Planting Details



NOTES:

- DECIDUOUS TREES TO BE PLANTED AT OR SLIGHTLY ABOVE FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

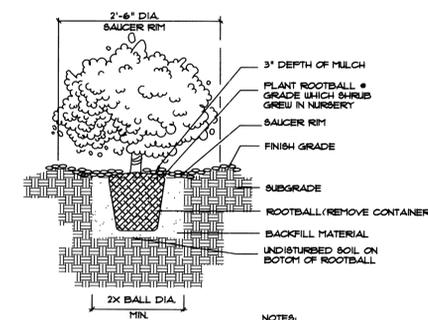
DECIDUOUS TREE PLANTING
NOT TO SCALE



NOTES:

- EVERGREEN TREES TO BE PLANTED 3" ABOVE FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING
NOT TO SCALE



- ### NOTES:
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

SHRUB PLANTING DETAIL
NOT TO SCALE

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Drawing Title
PLANTING NOTES, DETAILS &
SCHEDULE

L6

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