

TRW BUILDING AUC-1
SITE PLAN
LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.

Planning
Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

PROJECT NO. 01109.00



TRW Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties

PRINT RECORD	
PURPOSE	DATE
SP SUBMITTAL	5-11-01
2ND SUBMISSION	6-25-01
3RD SUBMISSION	7-17-01
4TH SUBMISSION	9-10-01
5TH SUBMISSION	10-2-01

REVISION RECORD		
NO.	CHANGE	DATE
1	PER AURORA	6-25-01
2	PER AURORA	7-17-01
3	PER AURORA	9-10-01
4	PER AURORA	10-2-01

DRAWN	BILLARLAND
CHECKED	JE
DATE	10-2-01
SHEET TITLE	

M+O+A
ARCHITECTURAL PARTNERSHIP
INTERIOR DESIGN
PLANNING
1800 WAZEE STREET, SUITE 100, DENVER COLORADO 80202 (303) 308-1190

SHEET	OF
4	16
TOTAL	
16	

AMENDMENTS:

4 Amendment 4: Update to Perimeter Fence, Entries and revise landscape where necessary.

SHEET INDEX

4	LANDSCAPE NOTES
5	LANDSCAPE DETAILS
6	LANDSCAPE PLANS
7	LANDSCAPE PLANS
8	LANDSCAPE PLANS
9	LANDSCAPE PLANS

BUILDING PERIMETER LANDSCAPE

SITE LANDSCAPE AREA	BUILDING LANDSCAPE REQUIRED	BUILDING LANDSCAPE PROVIDED
169,364 S.F.	4234 S.F.	16,330 S.F.

STREET TREE REQUIREMENT

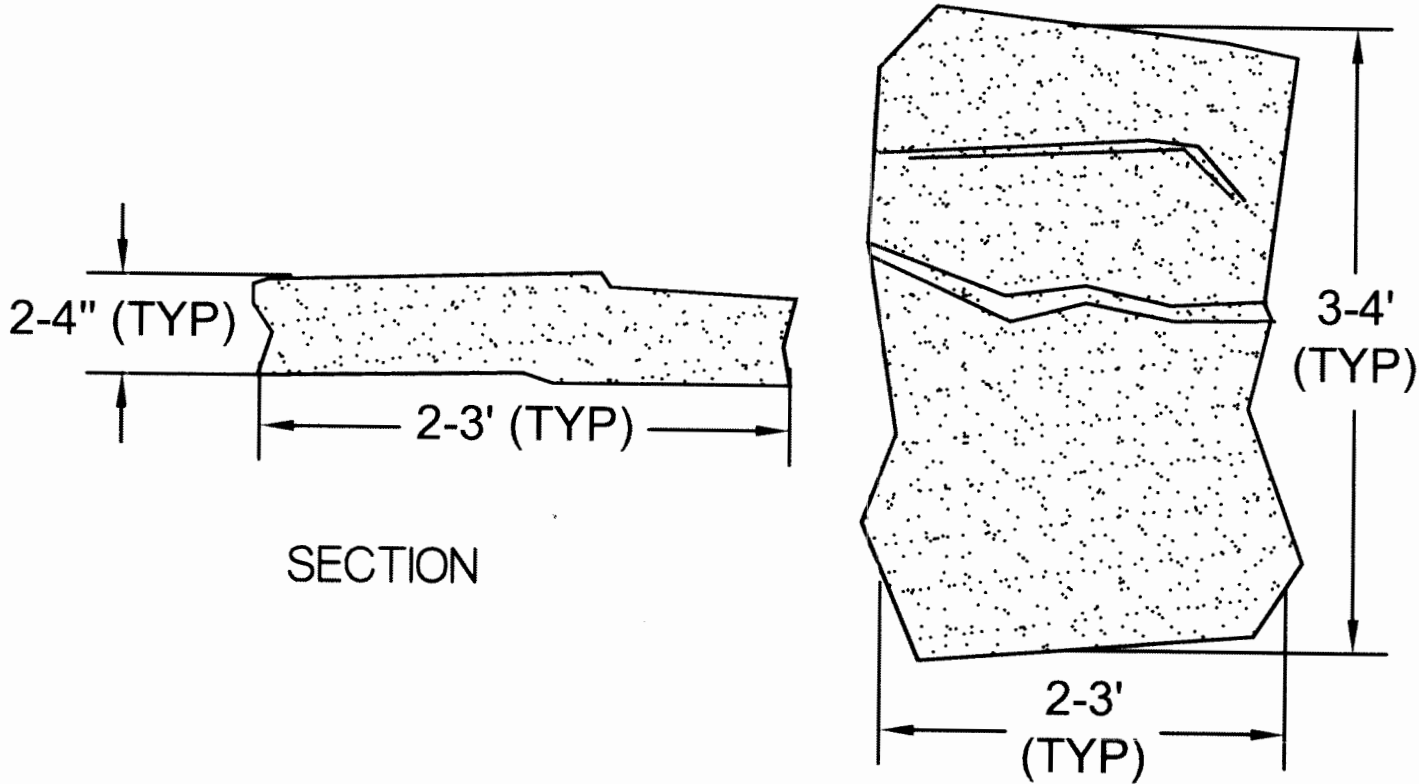
STREET	REQUIREMENT	PROVIDED
ALAMEDA	1 TREE/40 L.F.	45 TREES/1080 L.F. 1 TREE/24 L.F.
RICHFIELD	1 TREE/40 L.F.	20 TREES/488 L.F. 1 TREE/24 L.F.
EXPOSITION	1 TREE/40 L.F.	44 TREES/1098 L.F. 1 TREE/25 L.F.

BUFFER/TREE REQUIREMENTS

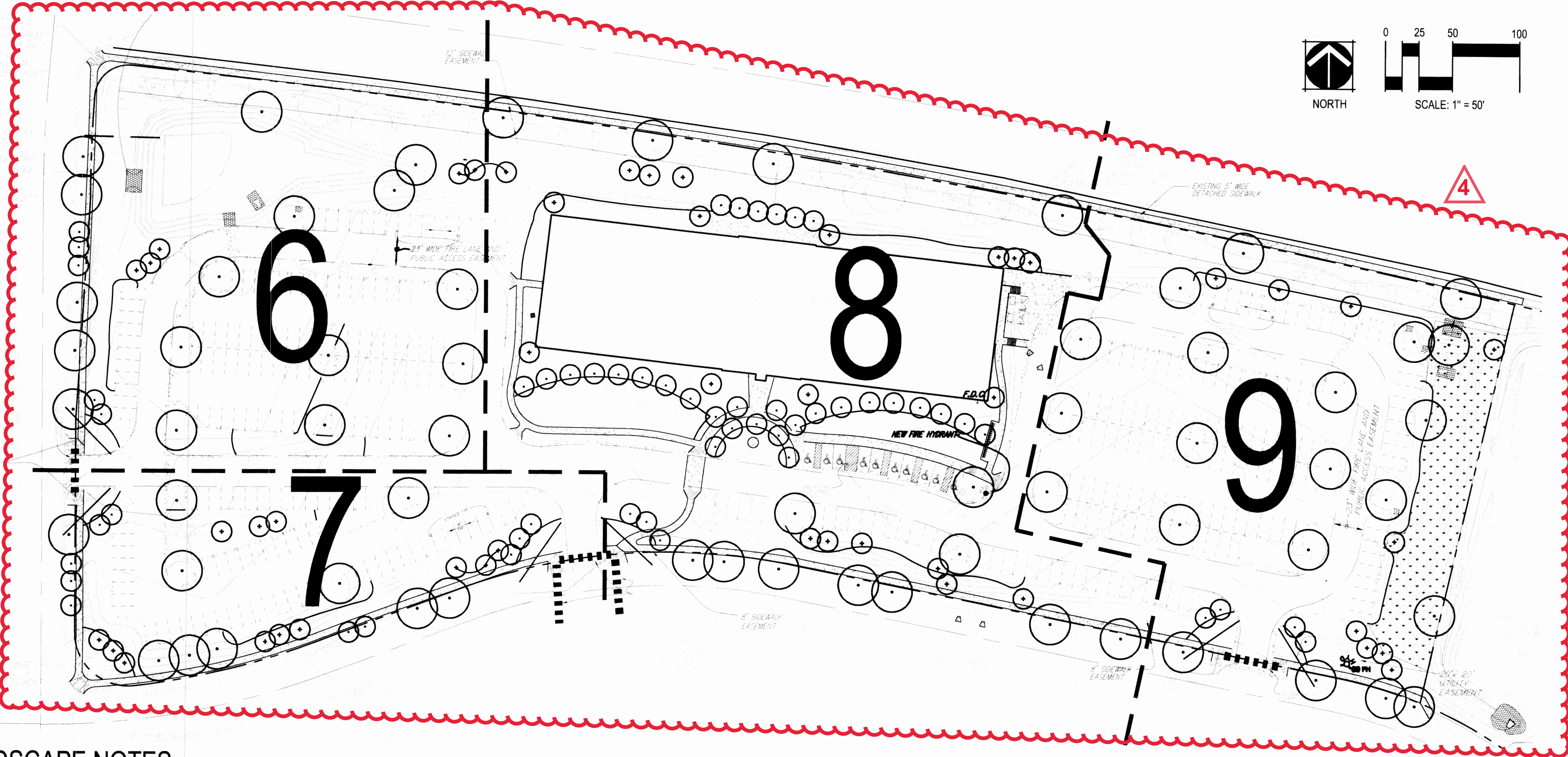
STREET	BUFFER LENGTH	REQUIRED TREES	PROVIDED TREES
ALAMEDA	1055 L.F.	26 TREES/1055 L.F.	34 TREES
RICHFIELD	470 L.F.	12 TREES/470 L.F.	13 TREES
EXPOSITION	1012 L.F.	25 TREES/1012 L.F.	35 TREES

DETENTION/RETENTION POND VEGETATION

POND LOCATION	POND AREA SF	*TREES REQ. @1/4000 SF.	* SHRUBS REQ. @10/4000 SF.	* TREES PROVIDED	* SHRUBS PROVIDED
NORTH/WEST	16,100 SF	4	40	5	30
EAST	18,000 SF	5	50	4	60
SANDSTONE STEPPER DETAIL N.T.S.					



OVERALL DRAWING

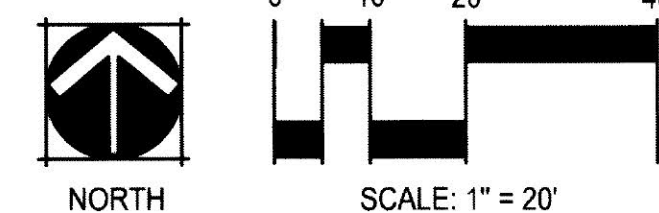


LANDSCAPE NOTES

- SEE SPECIFICATIONS FOR SOIL PREPARATION. TURF AREAS ARE TO RECEIVE 10 POUNDS OF TRIPLE SUPER PHOSPHATE PER 1000 SF OF LAWN AREA.
- SOIL AMENDMENT SHALL BE SPECIFIED COMPOST AS FOLLOWS:
A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FARENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS, MEASURED BY DRY WEIGHT:
A. COMPOST:
1. MAXIMUM ALLOWABLE ORGANIC MATTER: 60%.
2. ORGANIC MATTER TO NITROGEN RATIO: 25:1 to 30:1.
3. pH: 6.5 TO 7.5 pH.
4. SALTS: 2.0 to 3.0 MMHOS.
5. LESS THAN 1% SOIL, DIRT, OR SAND.
6. MAXIMUM PARTICLE SIZE OF 1/2 INCH DIAMETER.
7. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS, AND BACTERIA.
8. A NON-OFFENSIVE EARTH SMELL.
B. A-1 ORGANICS- PREMIUM 3
3. ALL PLANTINGS BEDS CONTAINED WITH STEEL EDGER ARE TO BE MULCHED WITH 3" DEPTH, 1 1/2" DIA. MOUNTAIN RIVER ROCK MULCH OVER WEED CONTROL FABRIC.
4. ALL GROUNDCOVER BEDS ARE TO BE MULCHED WITH 3" DEPTH, SHREDDED CEDAR MULCH NO WEED CONTROL FABRIC WILL BE REQUIRED
5. ALL PLANTINGS BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALKS, OR SOLID FENCE. EDGER WILL BE REQUIRED WHEN ADJACENT TO OPEN RAIL FENCE.
6. ALL TREES ARE TO BE STAKED OR GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
7. ALL LANDSCAPED AREAS ARE REQUIRED TO BE IRRIGATED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL NATIVE SEED AREAS WILL BE IRRIGATED A MINIMUM OF THREE (3) YEARS. AUTOMATIC RAIN SHUT-OFF SENSORS WILL BE INSTALLED AT EACH CONTROLLER. REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR BY THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION.

- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THE PORTION OF THE WORK IN QUESTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH AND TO FOLLOW THE LANDSCAPE AND IRRIGATION PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTING ADJACENT TO THE SITE UNLESS NOTED ON THE PLANS.
- ALL TREE PITS IN SOD OR NATIVE AREAS ARE TO RECEIVE 1 1/2" DEPTH OF SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC OR EDGER IS REQUIRED IN THESE AREAS.
- REFER TO THE ENGINEERS PLANS FOR GRADING, SIDE WALK, DRAINAGE, AND RIP-RAP INFORMATION AND LOCATION.
- ALL PERENNIAL, ANNUAL, AND GROUNDCOVER PLANTINGS ARE TO BE EQUALLY SPACED USING TRIANGULAR SPACING. UNLESS SHOWN AS IRREGULAR SPACING, ALL SHRUB PLANTINGS BY SPECIES ARE TO BE EQUALLY SPACED USING THE SPACING TYPE SHOWN ON THE PLAN.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL SIDEWALKS ARE TO BE CONCRETE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- ALL LANDSCAPED AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. LAWN AREAS WILL BE IRRIGATED WITH SPRAY OR ROTORS, SHRUB BEDS AND TREES WILL BE DRIP IRRIGATED.
- ALL DISTURBED AREAS ADJACENT TO SITE WILL BE RESEEDD AS NEEDED.
- NON EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING, AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THAT THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.



TRW BUILDING AUC-1
SITE PLAN
LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.

NORRIS DULLA
Planning
Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

PROJECT NO. 01109.00



TRW Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties

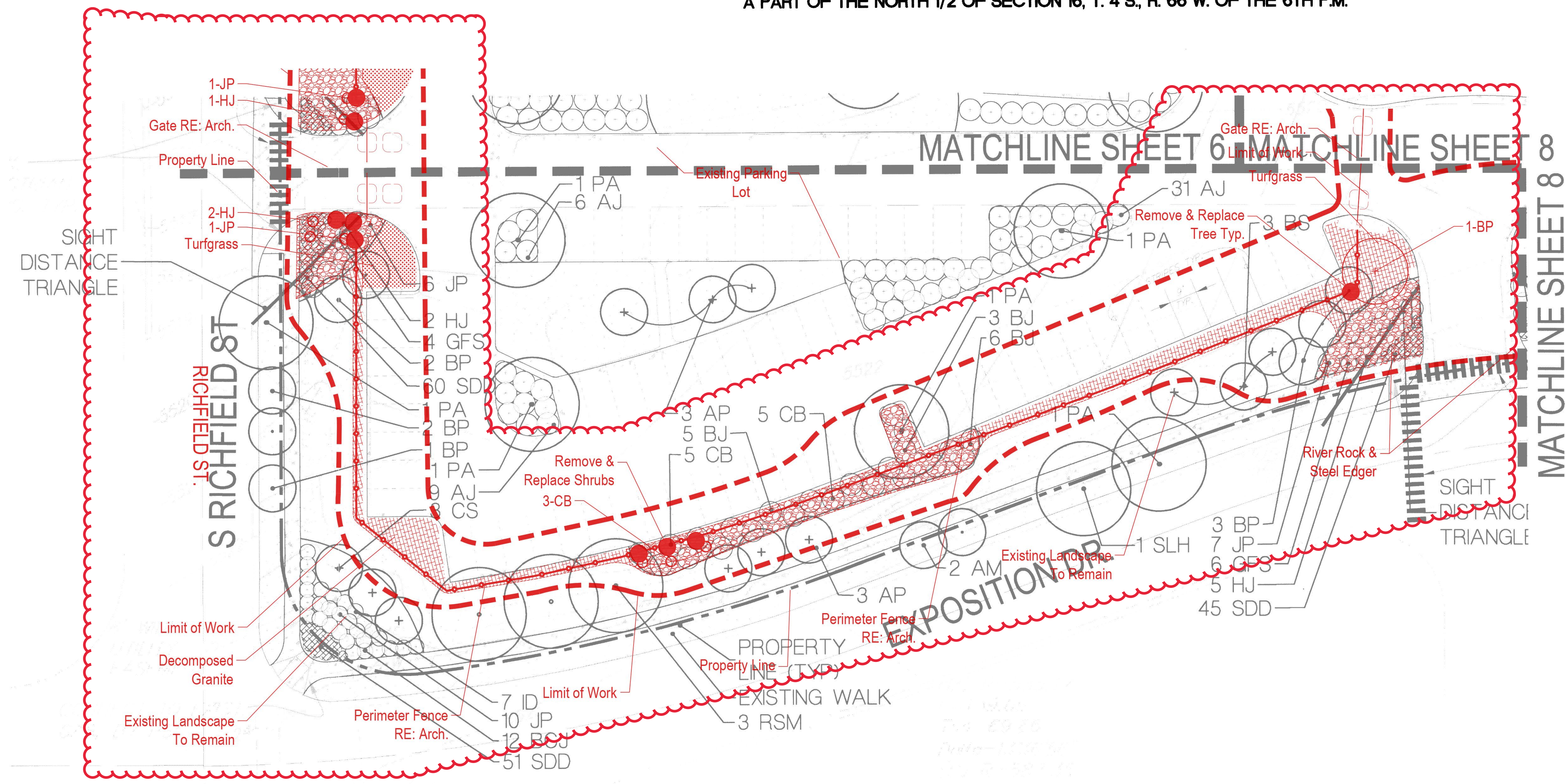
PRINT RECORD		
PURPOSE	DATE	
SP SUBMITTAL	5-11-01	
2ND SUBMISSION	6-25-01	
3RD SUBMISSION	7-17-01	
4TH SUBMISSION	9-10-01	
5TH SUBMISSION	10-2-01	

REVISION RECORD		
NO.	CHANGE	DATE
1	PER AURORA	6-25-01
2	PER AURORA	7-17-01
3	PER AURORA	9-10-01
4	PER AURORA	10-2-01

DRAWN	BILLARLAND
CHECKED	JE
DATE	10-2-01
SHEET TITLE	LANDSCAPE PLAN

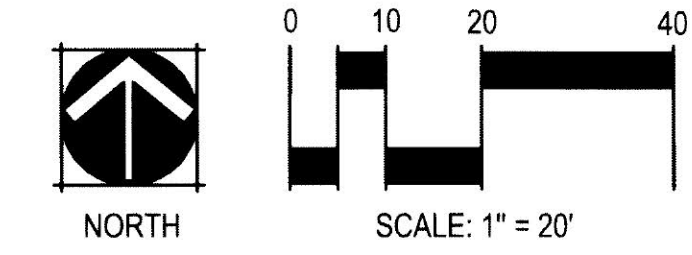
M+O+A
ARCHITECTURAL PARTNERSHIP
INTERIOR DESIGN
1500 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1190

SHEET	OF
7	10
TOTAL	10

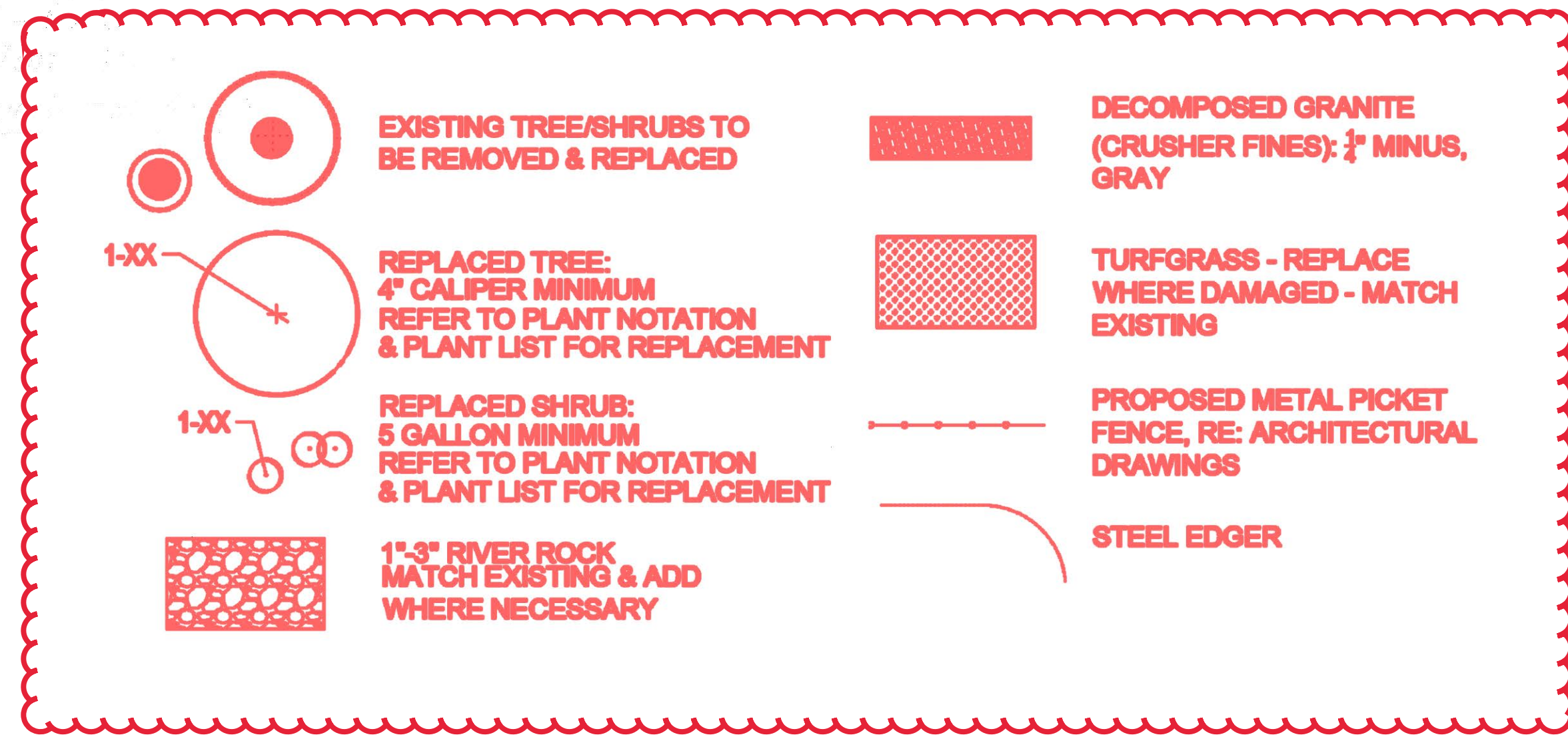
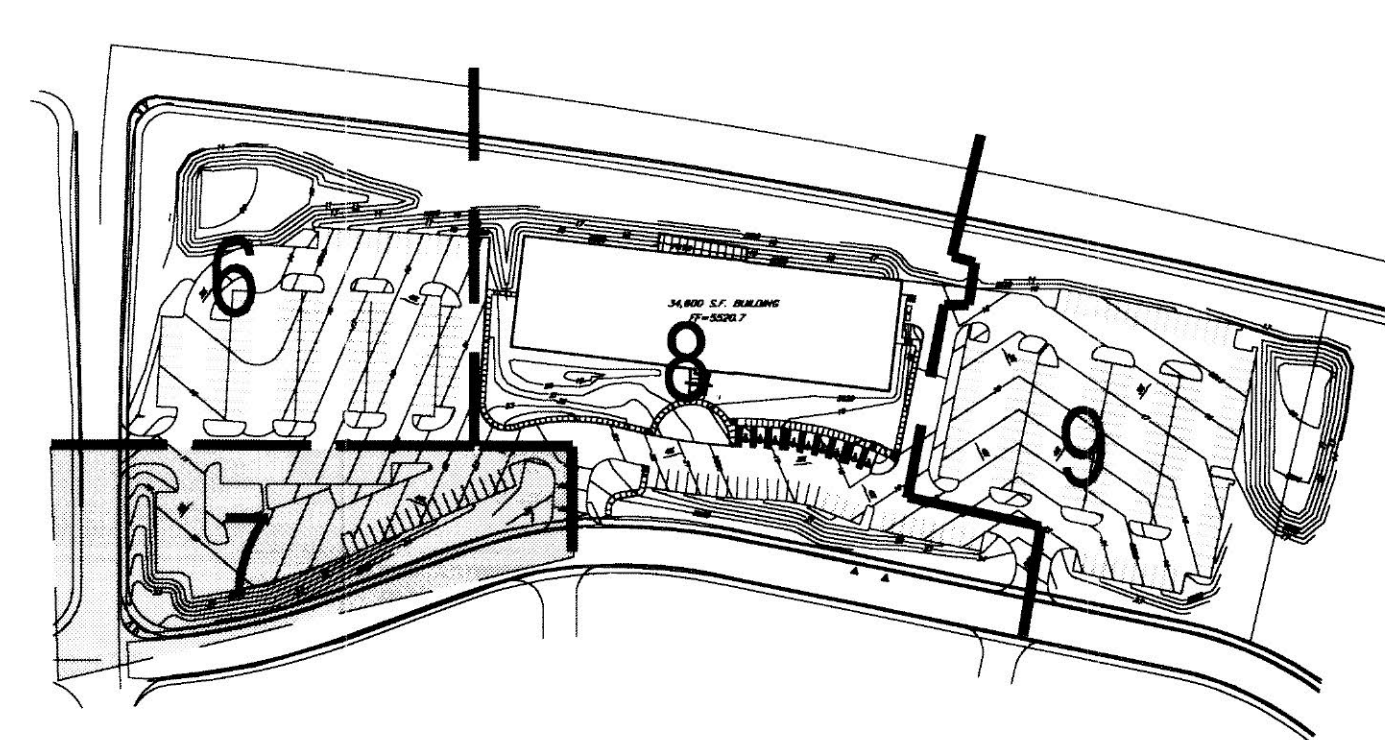


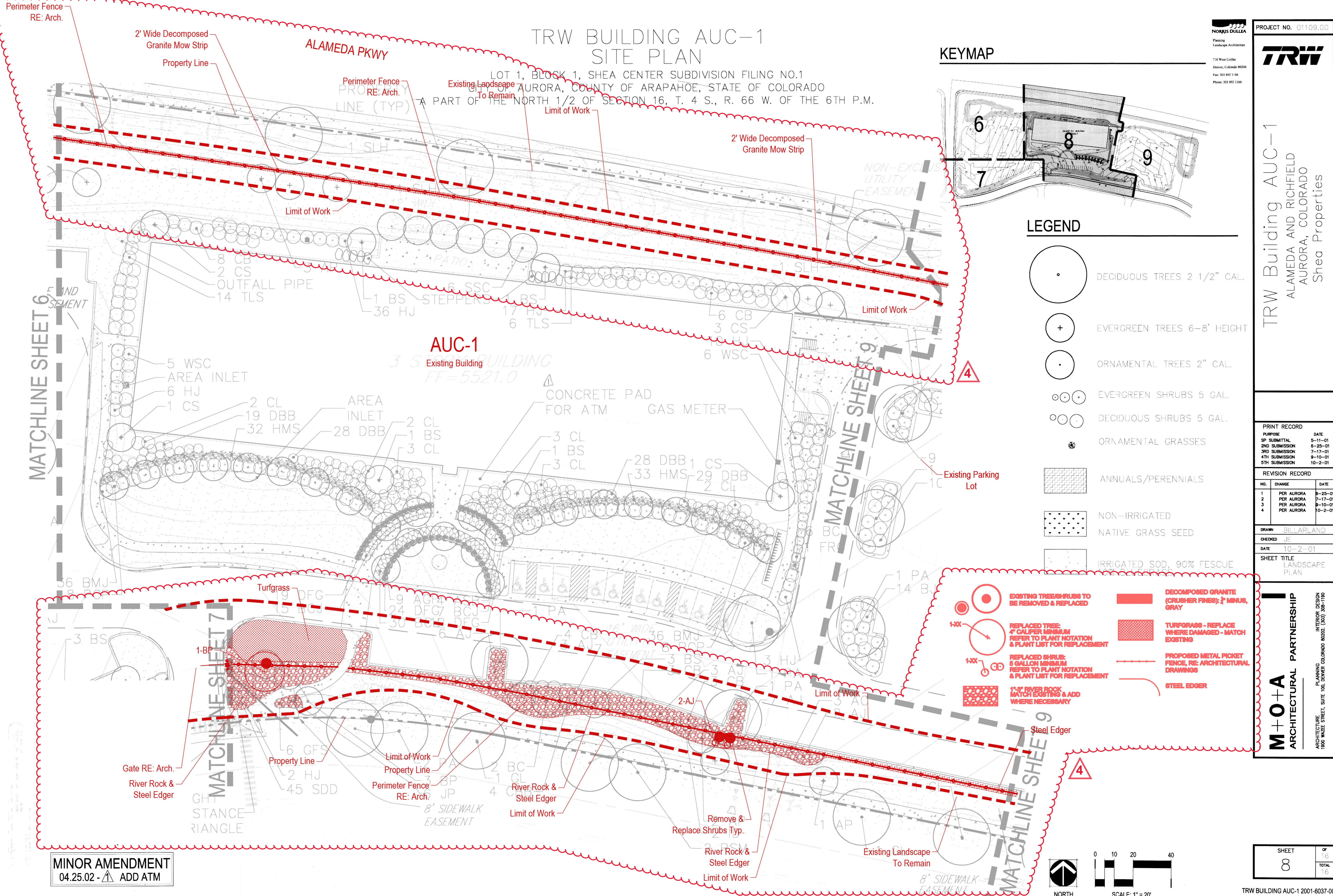
LEGEND

- DECIDUOUS TREES 2 1/2" CAL.
- EVERGREEN TREES 6-8' HEIGHT
- ORNAMENTAL TREES 2" CAL.
- EVERGREEN SHRUBS 5 GAL.
- DECIDUOUS SHRUBS 5 GAL.
- ORNAMENTAL GRASSES
- ANNUALS/PERENNIALS
- NON-IRRIGATED
- NATIVE GRASS SEED
- IRRIGATED SOD, 90% FESCUE, 10% BLUEGRASS
- EXISTING DECIDUOUS TREES
- EXISTING EVERGREEN TREES



KEYMAP

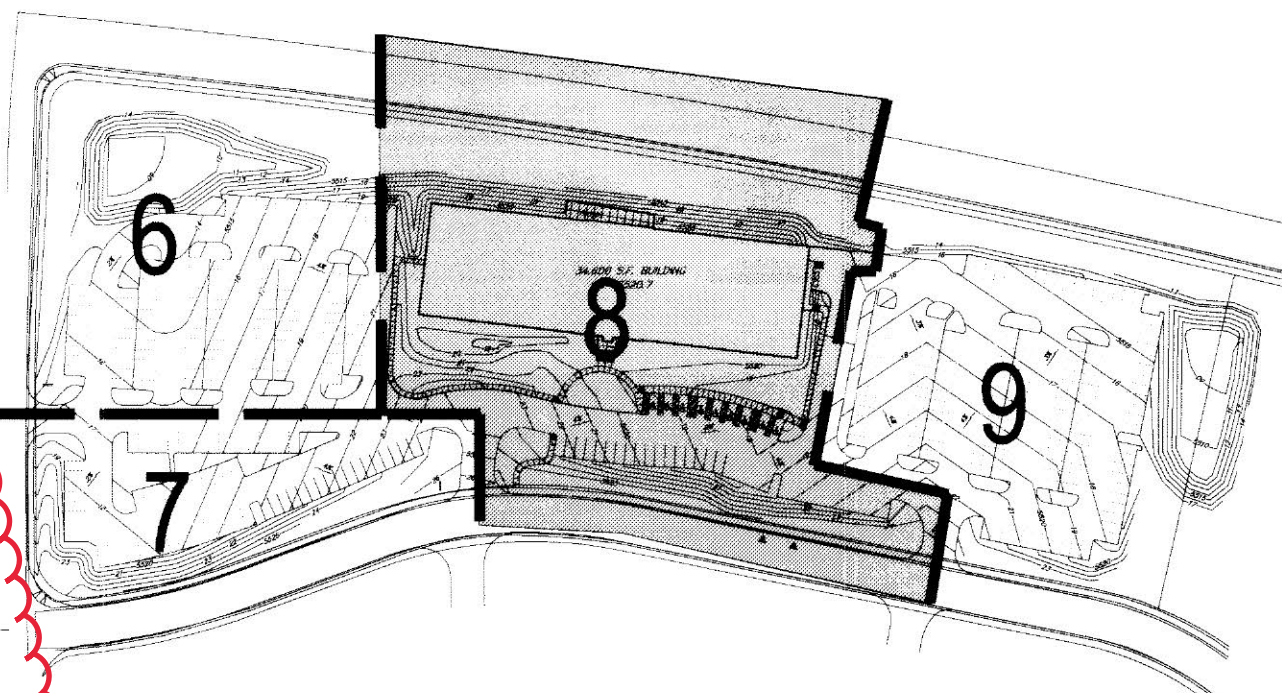




TRW BUILDING AUC-1
SITE PLAN

LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.

KEYMAP



LEGEND

- DECIDUOUS TREES 2 1/2" CAL.
- EVERGREEN TREES 6-8' HEIGHT
- ORNAMENTAL TREES 2" CAL.
- EVERGREEN SHRUBS 5 GAL.
- DECIDUOUS SHRUBS 5 GAL.
- ORNAMENTAL GRASSES
- ANNUALS/PERENNIALS
- NON-IRRIGATED
- NATIVE GRASS SEED
- IRRIGATED SOD, 90% FESCUE

- EXISTING TREE/SHRUBS TO BE REMOVED & REPLACED
- REPLACED TREE: 4" CALIPER MINIMUM REFER TO PLANT NOTATION & PLANT LIST FOR REPLACEMENT
- REPLACED SHRUB: 6 GALLON MINIMUM REFER TO PLANT NOTATION & PLANT LIST FOR REPLACEMENT
- 1" RIVER ROCK MATCH EXISTING & ADD WHERE NECESSARY
- DECOMPOSED GRANITE (CRUSHER FINES) 3/4" MINUS, GRAY
- TURFGRASS - REPLACE WHERE DAMAGED - MATCH EXISTING
- PROPOSED METAL PICKET FENCE, RE: ARCHITECTURAL DRAWINGS
- STEEL EDGER

PROJECT NO. 01109.00

TRW

710 West Colfax
Denver, Colorado 80204
Tel: 303.892.1166
Fax: 303.892.1166

TRW Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties

PRINT RECORD

PURPOSE	DATE
SP SUBMITTAL	5-11-01
2ND SUBMISSION	6-25-01
3RD SUBMISSION	7-17-01
4TH SUBMISSION	8-10-01
5TH SUBMISSION	10-2-01

REVISION RECORD

NO.	CHANGE	DATE
1	PER AURORA	5-25-01
2	PER AURORA	6-17-01
3	PER AURORA	8-10-01
4	PER AURORA	10-2-01

DRAWN: BILLARLAND
CHECKED: JE
DATE: 10-2-01
SHEET TITLE: LANDSCAPE PLAN

M+O+A
ARCHITECTURAL PARTNERSHIP

ARCHITECTURE: PLANNING INTERIOR DESIGN
1800 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1190

SHEET 8 OF 16
TOTAL 16

TRW BUILDING AUC-1 2001-6037-00

MINOR AMENDMENT
04.25.02 - 1 ADD ATM

