

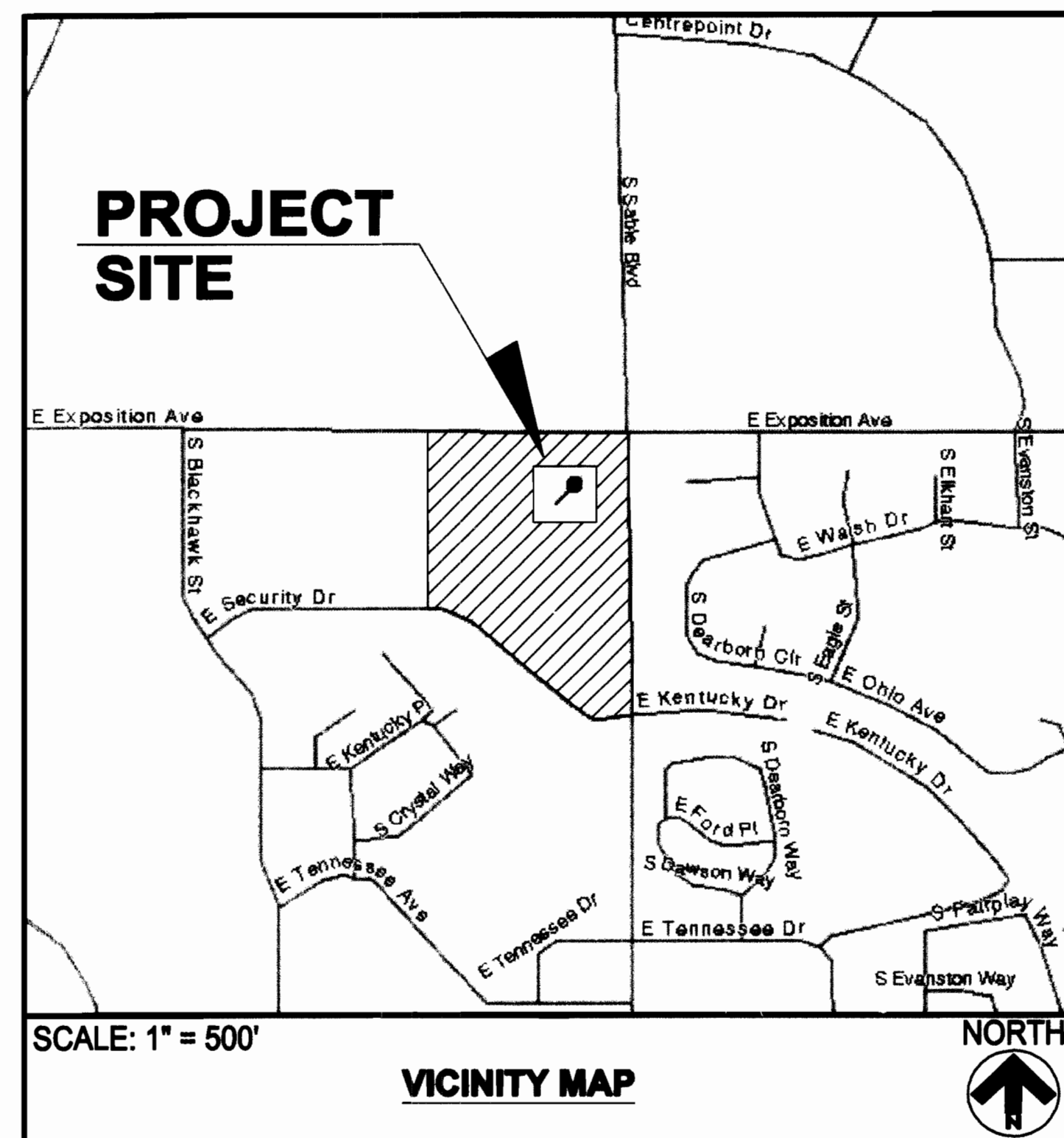
ADT DEALER ACCOUNT CENTER

SITE PLAN

AURORA, COLORADO

SITE PLAN NOTES:

1. The developer, and all successors and assigns, including the homeowners or merchants associations, 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, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking-Fire Lanes."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 if handrails, are provided. 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. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.
5. The developer, and all 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.
6. All crossings or encroachments by private landscape irrigation lines or systems into easements and street right-of-ways 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.
7. The approval of this 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.
8. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
9. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
10. Notwithstanding any 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 place 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.
11. Access Control Gate or Barrier Systems: Gating and barriers systems installed across fire apparatus access road(s) intended to restrict public use must include the following notes:
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 WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) 45"-0" SET BACK; B) AUTOMATIC KNOX KEY SWITCH; AND C) 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.



SITE DATA:		TOTAL
Land area within property lines		10.774 Acres
Gross floor area (per 41-16 City Code)		90,000 Sq. Ft.
Number of buildings		1
Number of stories		2
Maximum height of buildings		45'
Total building coverage		12.7% - 60,000 Sq. Ft.
Hard surface area		65.5% Impervious - 306,980.64 Sq. Ft.
Landscape area (per 146-2 City Code)		21.8% - 102,322.47 Sq. Ft.
Phased native grass area (if applicable)		N/A
Present zoning classification		City Center Fringe District
Proposed uses		Office - Storage
Permitted maximum sign area		250 Sq. Ft.
Proposed sign area		40 Sq. Ft. Wall & 210 Sq. Ft. Monument
Type of signs (freestanding, wall, etc.)		2 Wall / 2 Monument
Parking spaces required		225
Parking spaces provided and % Compact		698 (0.0% Compact)
Handicap spaces required		14 Including 2 Van accessible
Handicap spaces provided		14
Loading spaces required		2
Loading spaces provided		2

Project Manager:
Chuck Fritts
Reynolds, Smith and
Hills, Inc.
Contact: (904) 279-2418

Landscape Architect:
Reynolds, Smith and
Hills, Inc.
Contact: Bruce Robbins
(904) 279-2302

Architect:
Reynolds, Smith and
Hills, Inc.
Contact: David Lafitte
(904) 279-2255

Applicant:
Erie Denver Florida LLC
c/o: Spillane & Company
Contact: Mark Spillane
1801 Northeast Fourth
Street, Suite 200
Boynton Beach, FL 33435

Engineer:
Reynolds, Smith and
Hills, Inc.
Contact: Stanley G. Hill
(904) 279-2245

OWNER:

This 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 upon approval of the City of Aurora.

In witness thereof, FAIRWAY DEVELOPMENT GROUP, LLC has caused these
(Corporation, Company, or Individual)

presents to be executed this 5TH day of OCT. AD 2000
By: TIMOTHY M. FLEMING Corporate Seal
(Principals or Owners) MANAGER

State of Colorado Province of Quebec
County of WATER LOO

The foregoing instrument was acknowledged before me this 5th day of OCTOBER AD, 2000
by TIMOTHY M. FLEMING, MANAGER
(Principals or Owners)

Witness my hand and official seal

Notary Seal

My commission expires N/A. Notary Business Address: 7 Union Street East
Waterloo, Ontario Canada

CITY OF AURORA APPROVALS:

City Attorney: Robert C. Weisberg Date: 10/19/00
Planning Director: Debbie M. Bullock Date: 10/16/00
Planning Commission: H Date: 7-26-00
(Chairperson)
City Council: N/A Date: _____
(Mayor)
Attest: N/A Date: _____
(City Council)

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: _____

SHEET INDEX:

Sheet 1 Cover Sheet : Notes/Signatures
Sheet 2 Site Plan
Sheet 3 Sections and Details
Sheet 4 Sections and Details
Sheet 5 Legal/notes/Details
Sheet 6 Landscape Plan
Sheet 7 Landscape Details
Sheet 8 Landscape Notes and Site Section





**DEALER ACCOUNT
CENTER
AURORA
COLORADO**

**BUSINESS
PARK**

AURORA, COLORADO
**PROPOSED
DEALER ACCOUNT
CENTER**

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: MAY 8, 2000

REVIEWED BY: S.G. HILL, P.E.

DRAWN BY: H. SNYDER

DESIGNED BY: S.G. HILL, P.E.

AEP PROJECT NUMBER
501-0770-000

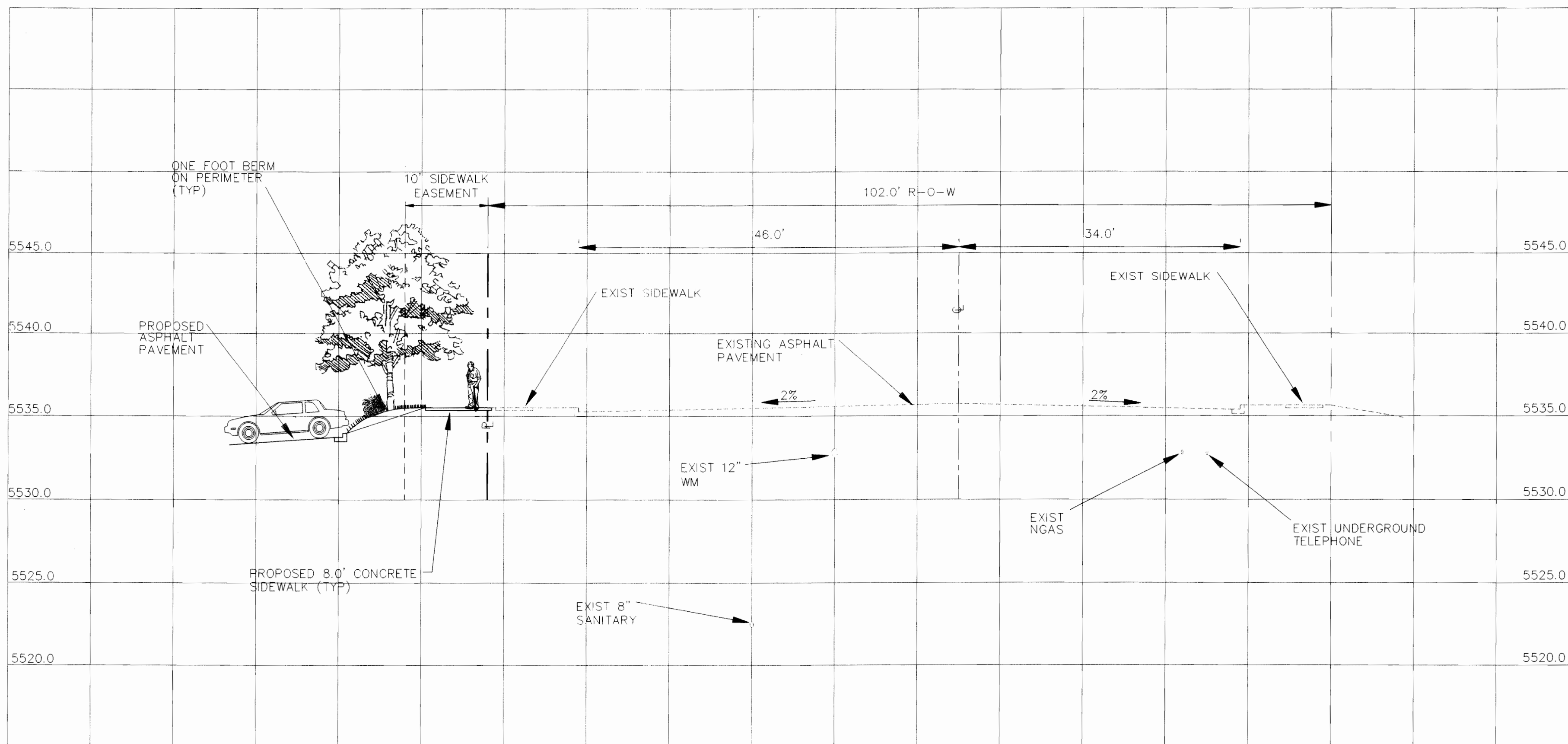
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SHEET TITLE

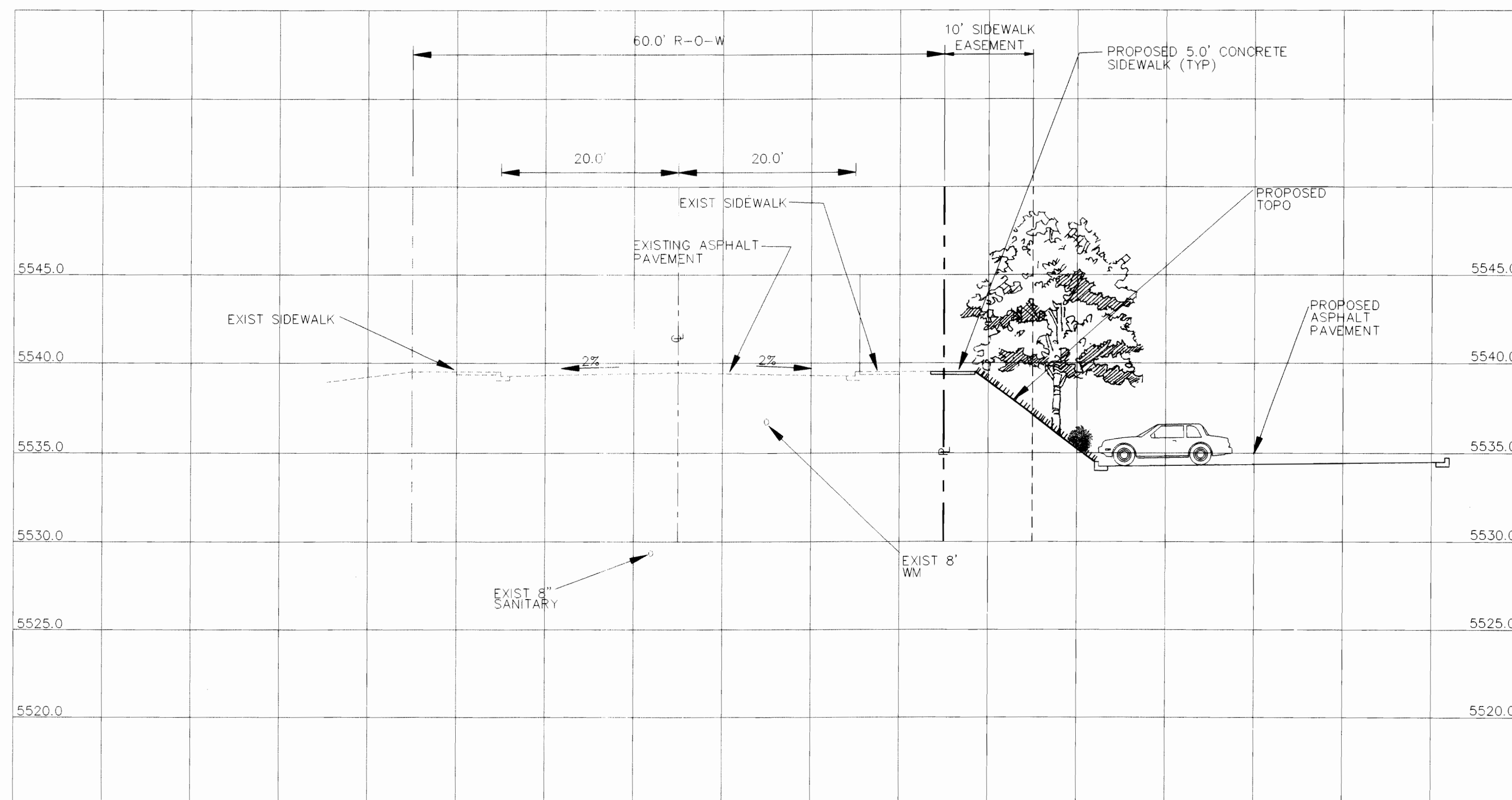
**ADT
DEALER ACCOUNT
CENTER
DETAILS**

SHEET NUMBER

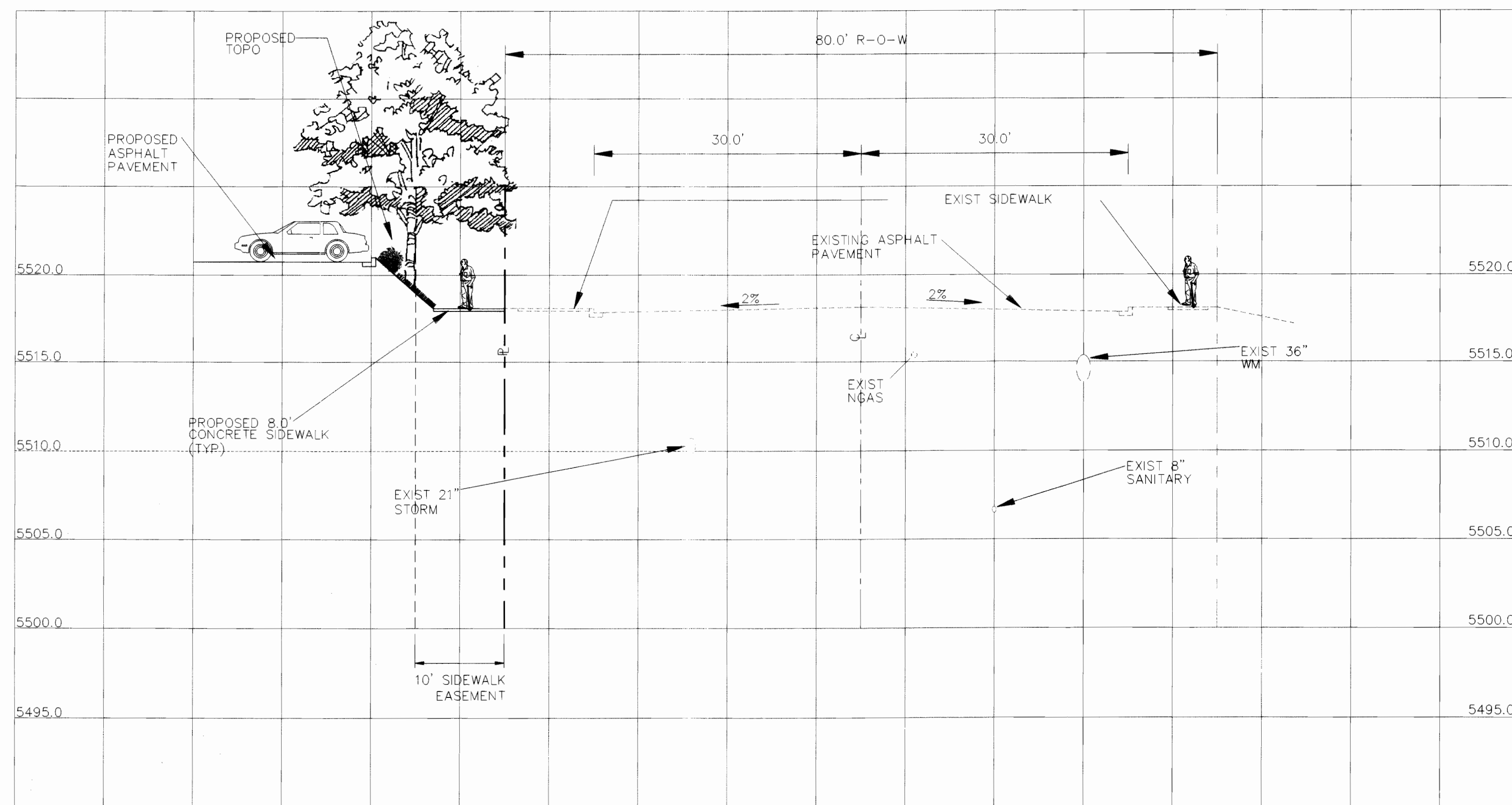
3 of 8



SCALE: 1" = 10' HORIZ
1" = 5' VERT
**SOUTH SABLE BOULEVARD
SECTION B-B**

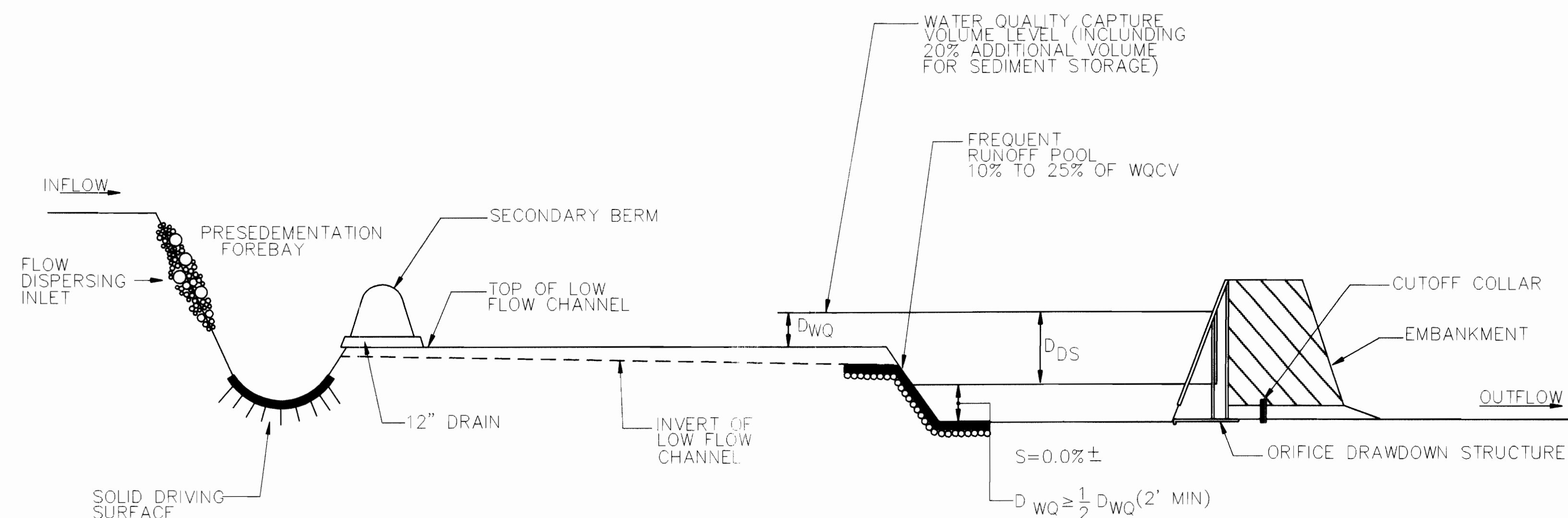


SCALE: 1" = 10' HORIZ
1" = 5' VERT
**EAST SECURITY DRIVE
SECTION A-A**



SCALE: 1" = 10' HORZ
1" = 5' VERT

EAST EXPOSITION AVENUE SECTION C-C



TYPICAL EXTENDED DETENTION BASIN AND SEDIMENTATION FACILITY SECTION

NO SCALE

RS&H
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and Environmental Services

Reynolds, Smith and Hills, Inc.

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Jacksonville, Florida 32256
904-296-2000 FAX 904-279-2491
www.rsandh.com

FL.Cert.No. AAC001886 - EB0005820 - LCC000210

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DEALER ACCOUNT
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BUSINESS
PARK

AURORA, COLORADO

PROPOSED
DEALER ACCOUNT
CENTER

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: MAY 8, 2000

REVIEWED BY: S.G. HILL, P.E.

DRAWN BY: H. SNYDER

DESIGNED BY: S.G. HILL, P.E.

AEP PROJECT NUMBER
501-0770-000

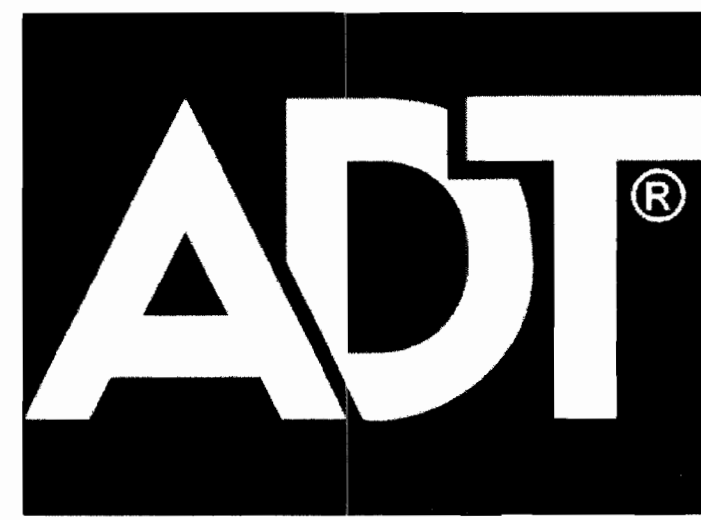
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SHEET TITLE

ADT
DEALER ACCOUNT
CENTER
DETAILS

SHEET NUMBER

4 of 8



ADT DEALER ACCOUNT CENTER

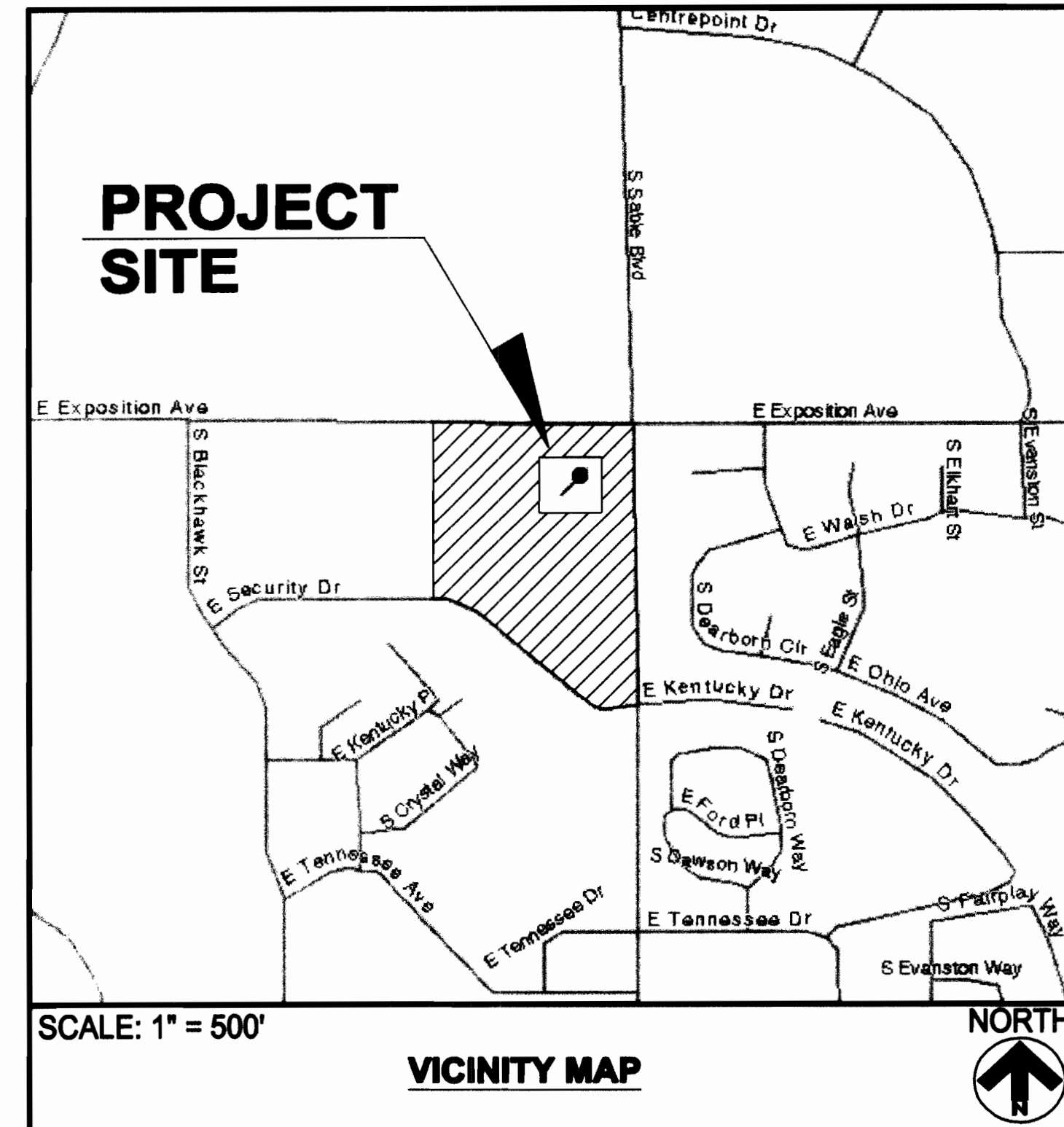
SITE PLAN

AURORA, COLORADO

SITE PLAN NOTES:

(Continuation of Notes from Sheet 1)

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes, 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.
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. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and all heirs, successors, and assigns.
16. The design drawings for the improvements to the open space "park area" which abuts to the West will require approval by the City of Aurora, prior to issuance of a building permit.
17. Construction of the improvements to the park area mentioned in Note 16 are to be completed prior to issuance of a Certificate of Occupancy (CO) for the subject project.
18. If deemed necessary per the traffic study performed for the subject project, the owner will contribute 25% of the cost for a signal at the intersection of S. Sable Boulevard and E. Security Drive.
19. Approval of a sign permit is required in addition to Site Plan approval. Sign locations shown on the Site Plan will be reviewed for possible conflicts with sight triangles and utilities easements; however, these signs will not be approved by the Site Plan review process or by the approval of this Site Plan. All signs must be in compliance with the City of Aurora Sign Code.
20. Architectural features (e.g. bay windows, fireplaces, roof overhang, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
21. The construction plans for the park (greenbelt) redesign must be consistent with the requirements of the existing agreement between the Aurora Urban Renewal Authority and the original owner of the Public Market property, upon which the existing ADT building sits.
22. The construction plans for the park (greenbelt) redesign must also interface with and incorporate the design concepts to be adopted by the City for the City Center image/theme development project currently being completed by Communication Arts (consultant to City of Aurora).



LEGAL DESCRIPTION - PARCEL 1

[NORTHEAST FRINGE PARCEL]

A parcel of land situated in the southwest quarter of Section 18, Township 4 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, Arapahoe County, Colorado, more particularly described as follows:

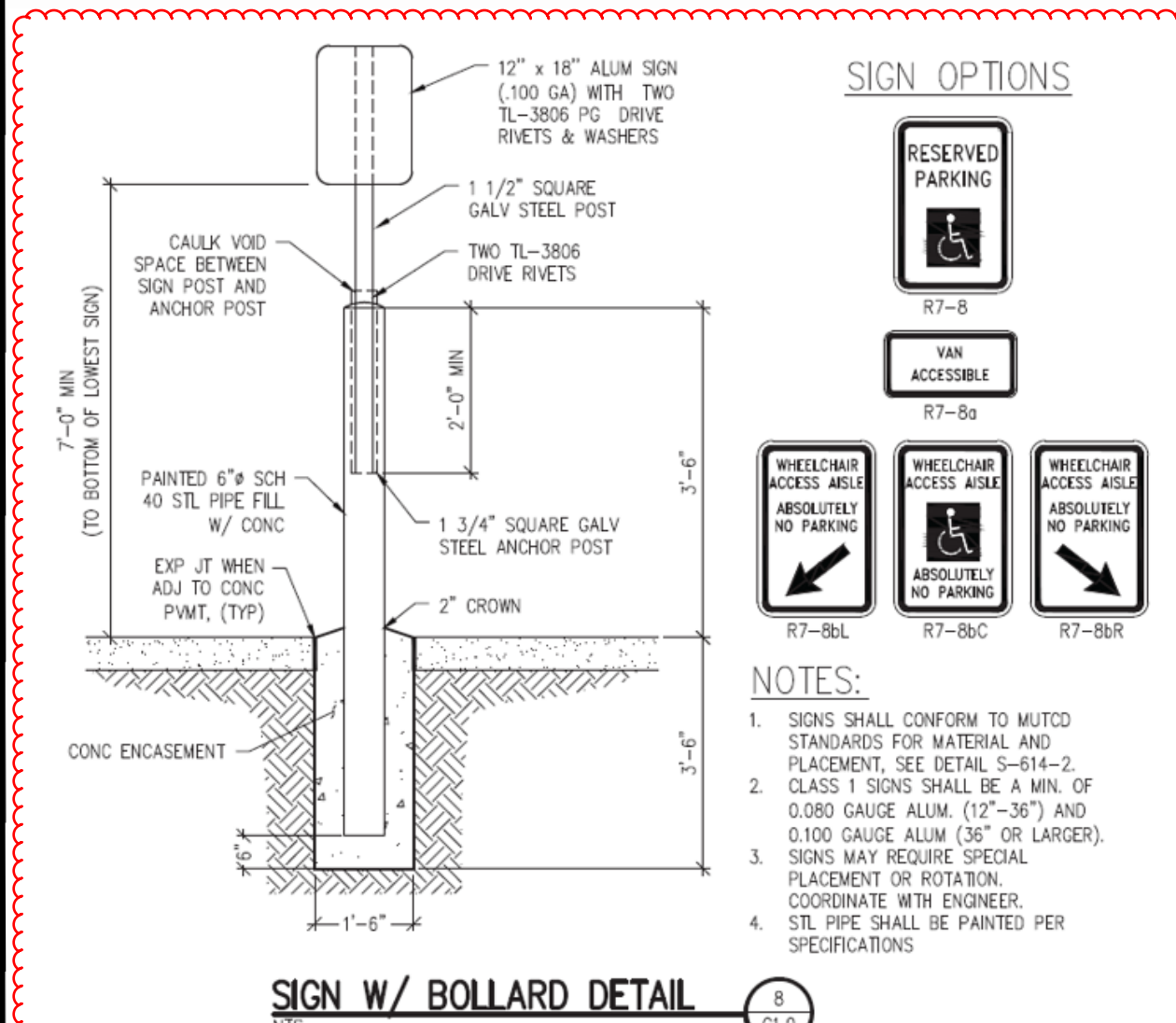
Commencing at the northeast corner of the southwest quarter of Section 18; thence N. 89° 57' 30" W. along the north line of the southwest quarter of Section 18 a distance 586.40 feet; thence S. 13° 22' 48" W. a distance of 41.11 feet to a point on the south right-of-way line of Exposition Avenue; thence S. 89° 57' 30" E. along the south right-of-way line of Exposition Avenue a distance of 35.97 feet to the northeast corner of Tract A, Spectrum Subdivision Filing No. 2 and the Point of Beginning; thence along the east line of Tract A, Spectrum Subdivision Filing No. 2 the following two courses:

1. S. 13° 22' 48" W. a distance of 350.34 feet;
 2. thence S. 01° 05' 00" W. a distance of 265.99 feet to a point on the north right-of-way line of East Security Drive and the boundary of Spectrum Subdivision Filing No. 1;
- thence along the boundary of Spectrum Subdivision Filing No. 1 the following six courses:
1. along a non-tangent curve to the right, having a central angle of 36° 20' 08", a radius of 280.00 feet and a chord bearing S. 63° 32' 56" E., an arc distance of 177.57 feet;
 2. thence S. 45° 22' 52" E. a distance of 380.36 feet;
 3. thence along a curve to the left, tangent to the last described course, having a central angle of 41° 28' 19" and a radius of 220.00 feet, an arc distance of 159.24 feet;
 4. thence along a curve to the left, tangent to the last described curve, having a central angle of 93° 31' 41" and a radius of 25.00 feet, an arc distance of 40.81 feet;
 5. thence N. 00° 22' 52" W., parallel with and 57.00 feet westerly from the east line of the southwest quarter of Section 18, a distance of 964.49 feet;
 6. thence along a curve to the left, tangent to the last described course, having a central angle of 89° 34' 38" and a radius of 25.00 feet, an arc distance of 39.09 feet to a point on the south right-of-way line of Exposition Avenue;

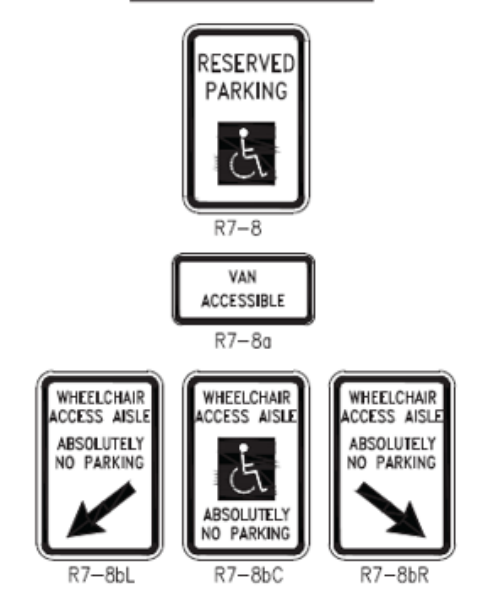
thence N. 89° 57' 30" W. along the south right-of-way line of Exposition Avenue a distance of 478.39 feet to the Point of Beginning; containing 469,303 square feet of 10.774 acres, more or less.

Bearings used in this description are based upon the assumption that the east line of the southwest quarter of Section 18 bears S. 00° 22' 52" E.

QUANTITY AND PLACEMENT TO BE COORDINATED WITH PARK (GREENBELT) REDESIGN



SIGN OPTIONS

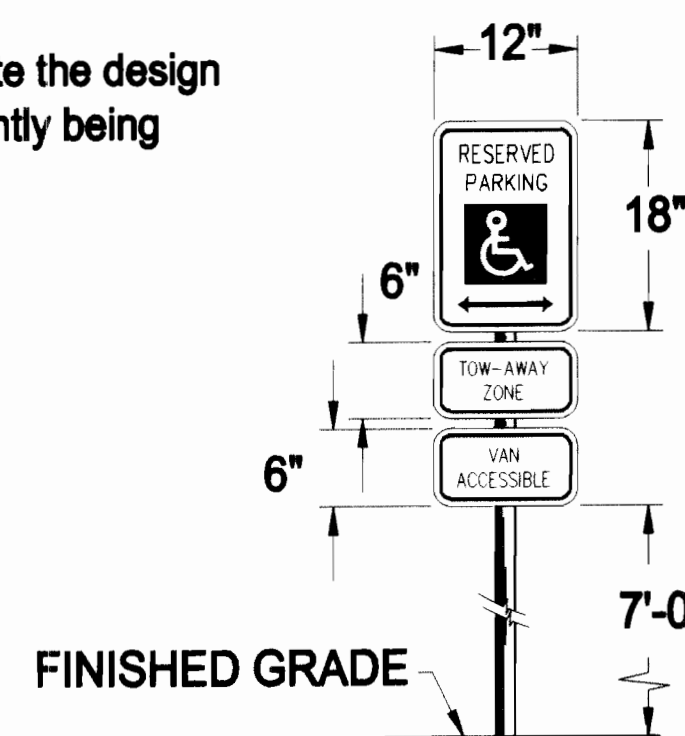


NOTES:

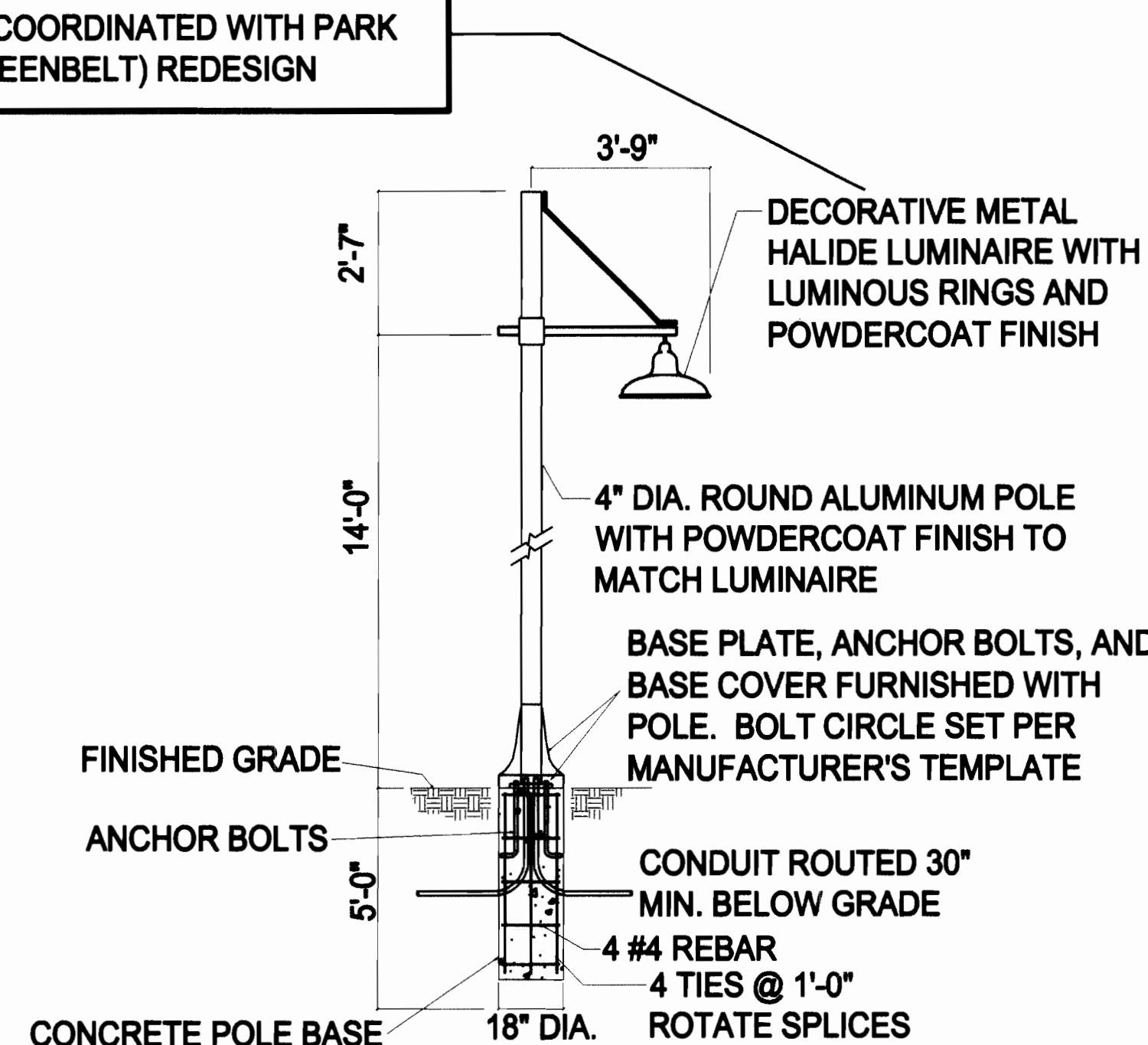
1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT. SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12" X 30") AND 0.100 GAUGE ALUM. (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. STL PIPE SHALL BE PAINTED PER SPECIFICATIONS.

ADA PARKING SIGNS:

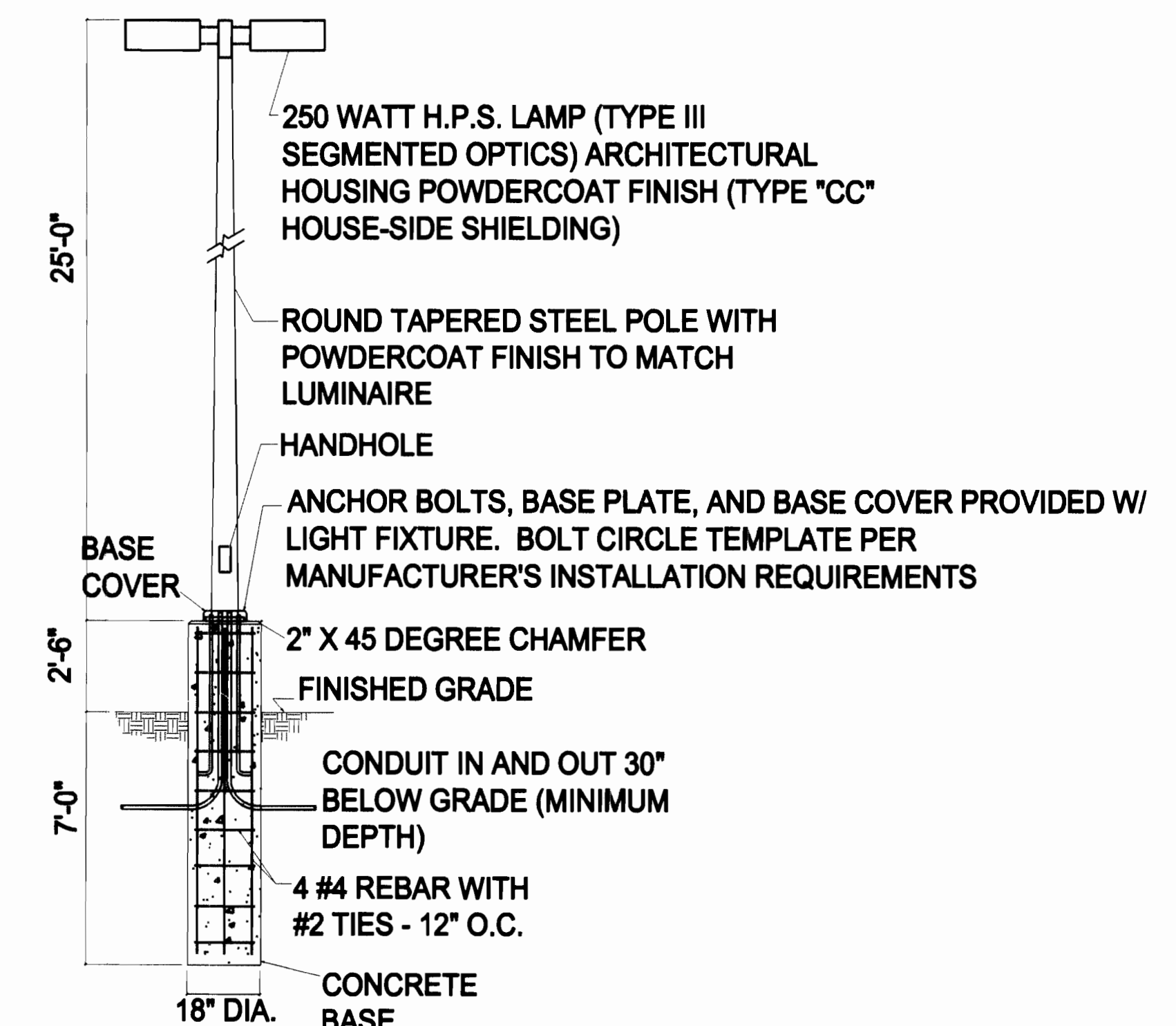
- MUST NOT BE PLACED IN THE SIDEWALK IN FRONT OF THE ADA SPACE.
- MUST BE PLACED AT THE BACK OF SIDEWALK.
- WHERE SIGNS ARE PLACED IN THE GUTTER PAN AT THE FRONT OF THE ADA SPACE, USE BOLLARD TYPE SIGNS. THE ADA SPACE WILL NOT REQUIRE A PARKING STOP WHERE BOLLARD TYPE SIGNS ARE LOCATED.



SIGN DETAIL, R7-8
NOT TO SCALE

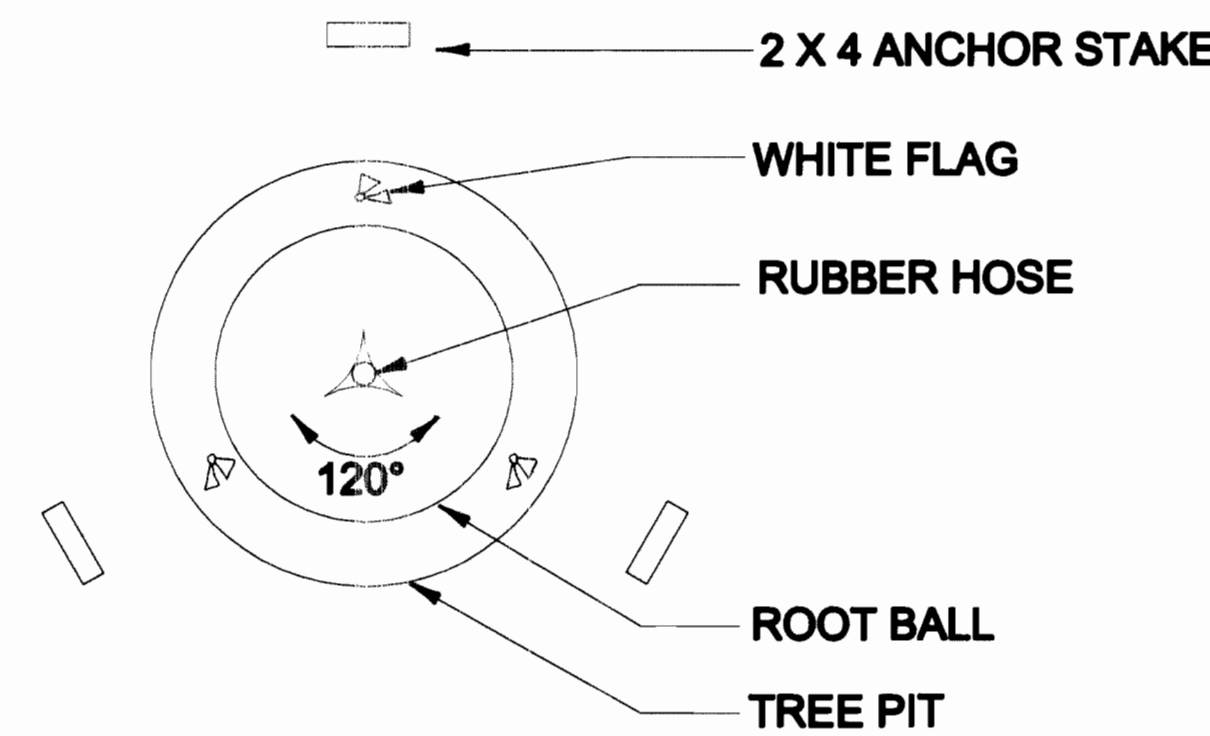


LIGHT POLE DETAIL (TYPE A)
NOT TO SCALE

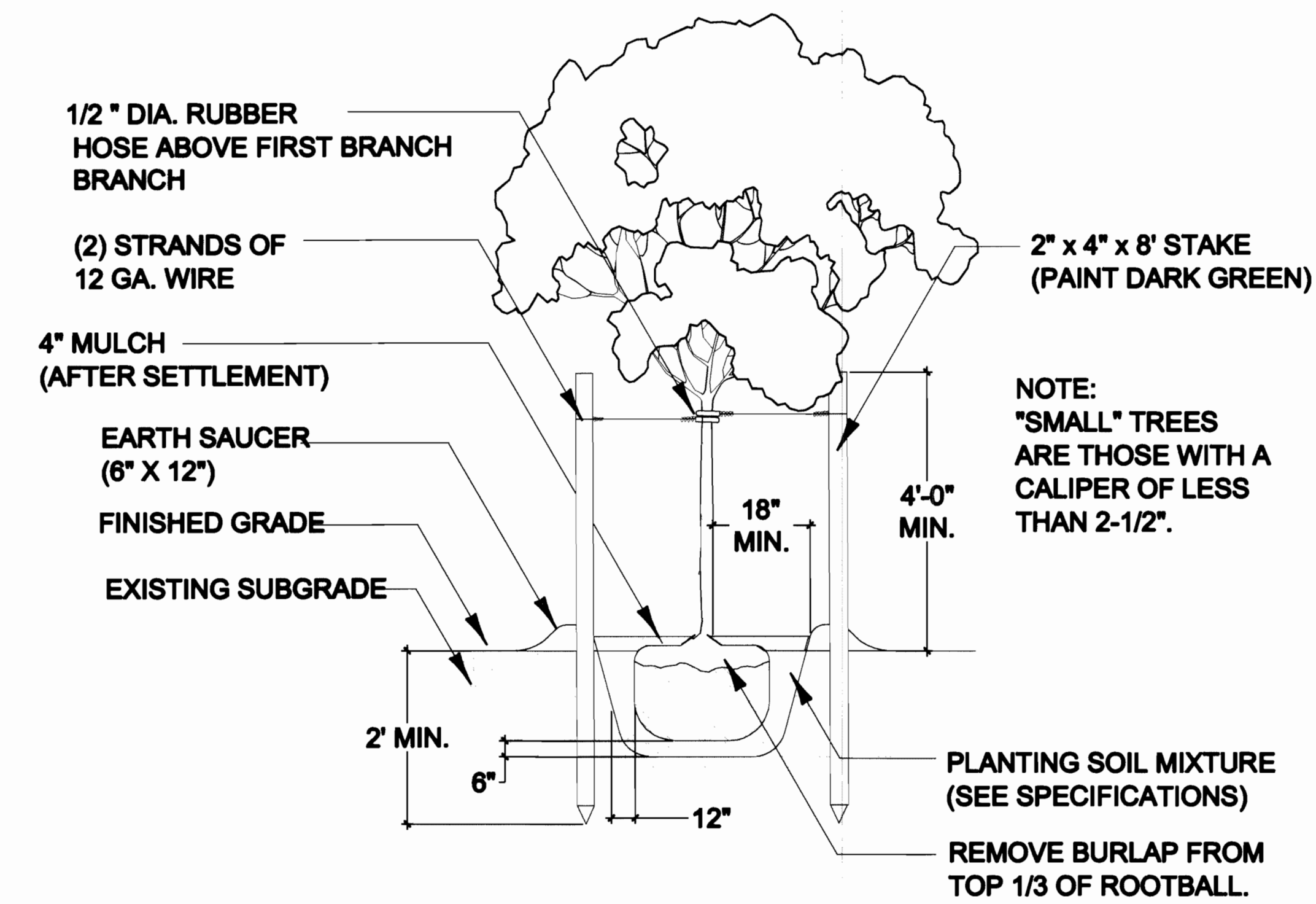


LIGHT POLE DETAIL (TYPE B)
NOT TO SCALE

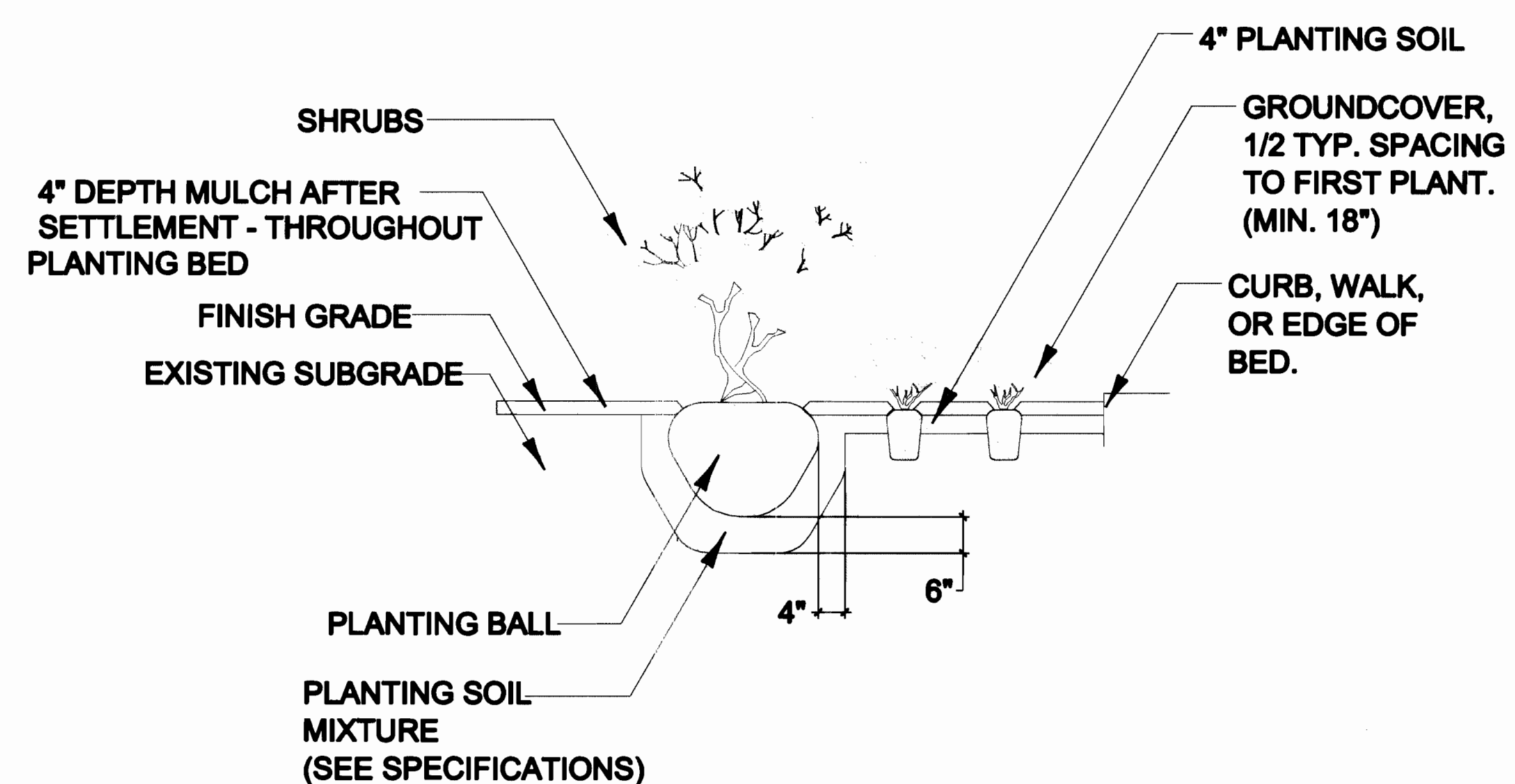




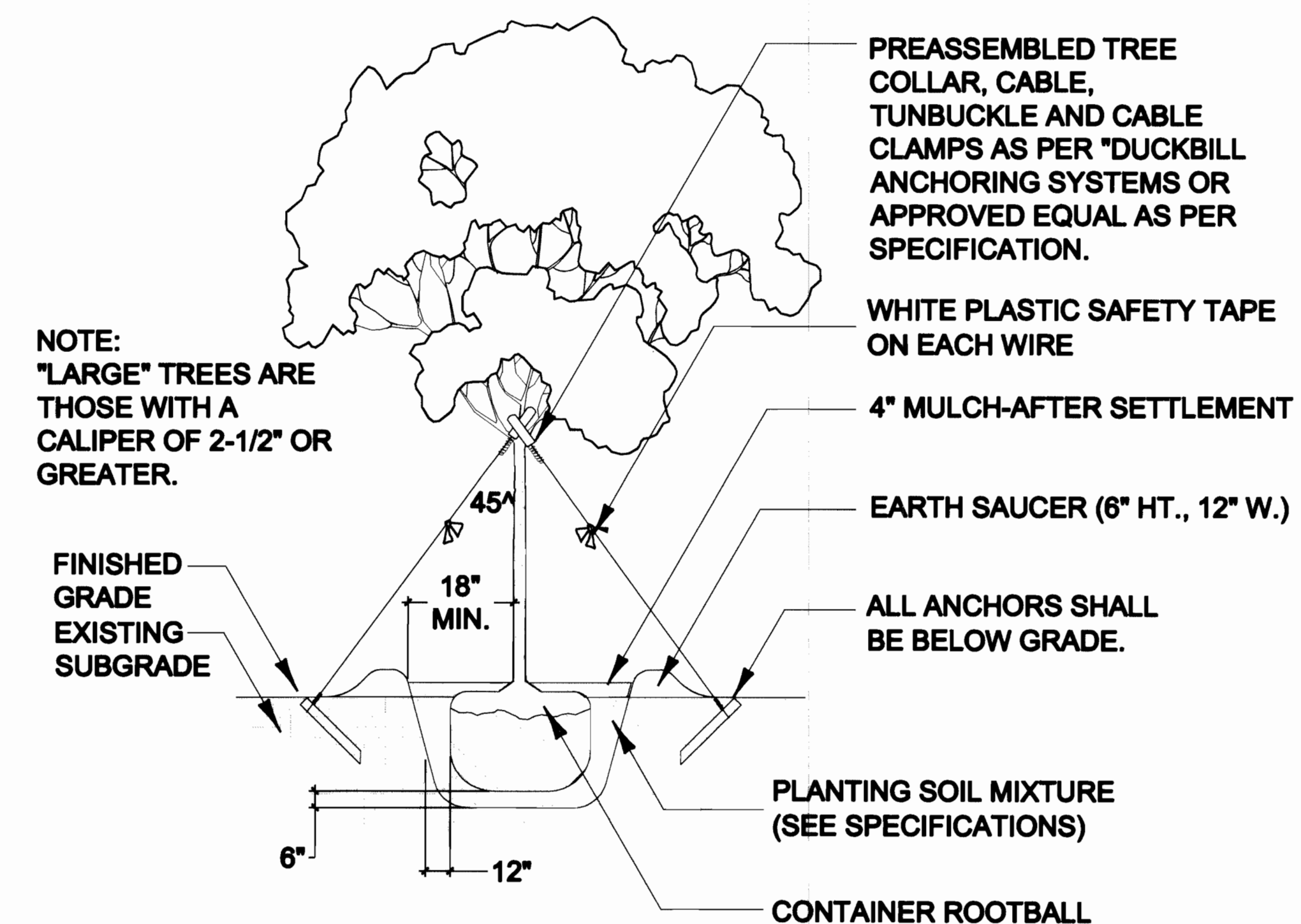
1 TREE STAKING
L-02 SCALE: NOT TO SCALE



2 SMALL TREE PLANTING
L-02 SCALE: NOT TO SCALE



3 SHRUB-GROUND COVER PLANTING
L-02 SCALE: NOT TO SCALE



4 LARGE TREE PLANTING
L-02 SCALE: NOT TO SCALE

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Architectural, Engineering, Planning and Environmental Services

Reynolds, Smith and Hills, Inc.
4651 Sallsbury Road
Jacksonville, Florida 32256
904-296-2000 FAX 904-279-2491
www.rsandh.com
FL Cert. Nos. AAC001886 - EB0005620 - LCC000210



DEALER ACCOUNT CENTER
AURORA COLORADO

BUSINESS PARK

AURORA, COLORADO
PROPOSED DEALER CENTER

CONSULTANTS

REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: MAY 8, 2000
REVIEWED BY: B. A. ROBBINS
DRAWN BY: J. A. CASTILLO
DESIGNED BY: M. EATON

AEP PROJECT NUMBER
501-0770-000
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SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER
7 of 8

OPEN SPACE REQUIREMENTS
Required: 20% open space for non-residential
Provided: Plans are in compliance

Required: Minimum area of site in Kentucky Bluegrass - 15% (469,141 s.f. x .15 = 70,371 s.f.)
 Provided: 40,949 s.f. (8.7% of site)

5). THE IRRIGATION SYSTEM SHALL BE INSTALLED SO THAT NO OVERSPRAY SHALL OCCUR ON ANY SIDEWALKS OR WALKWAYS OF THE PROJECT OR ADJACENT PROPERTIES.

	SHADE TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
FAP	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	B & B, 2 1/2" cal., full crown, staked	See Plan
FPP	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	B & B, 2 1/2" cal, full crown, staked	See Plan
TC	Tilia Cordata 'Greenspire'	Greenspire Linden	B & B, 2 1/2" cal.	See Plan
GTI	Gleditsia Triacanthos Inermis 'Shademaster'	Shademaster Honeylocust	B & B, 2 1/2" cal.	See Plan
FPM	Fraxinus Pennsylvanica 'Marshall Seedless'	Marshall Seedless Ash	B & B, 3" cal., tree	See Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
MSR	Malus sp. 'Radiant'	Radiant Cranapple	B & B, 2" cal., full crown, staked	See Plan
MSS	Malus sp. 'Spring Snow'	Spring Snow Cranapple	B & B, 2" cal., full crown, staked	See Plan
PC	Pyrus calleryana	Chanticleer Pear	B & B, 6' - 8' ht., full crown, staked	See Plan
CP	Crataegus Phaenopyrum	Washington Hawthorne	B & B, 8' ht., clump	See Plan
CC	Crataegus Crub-Galli	Cockspur Hawthorn	B & B, 2" cal., specimen branching habit	See Plan
AA	Amelanchier alnifolia	Native Serviceberry	5 Gal., 48" ht., 4 cane min.	See Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
PP	<i>Picea pungens</i>	Colorado Spruce	B & B, 8' - 10' ht., full form, guyed	See Plan
PN	<i>Pinus nigra</i>	Austrian Pine	B & B, 8' - 10' ht., full form, guyed	See Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
EAC	<i>Euonymus alatus compacta</i>	Dwarf Burning Bush	5 Gal., 18" - 24" ht., 5 canes min.	4' o.c.
CA	<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	5 Gal., 18" - 24" ht., 5 canes min.	4' o.c.
PF	<i>Potentilla fruticosa</i> 'Gold Drop'	Potentilla	5 Gal., 24" - 30" ht., 5 canes min.	4' o.c.
SP	<i>Syringa Palibiniana</i> 'Meyer'	Korean Dwarf Lilac	5 Gal., 20" ht.	4' o.c.
SN	<i>Spiraea Nipponica</i> 'Snowmound'	Snowmound Spirea	5 Gal., 24" ht.	4' o.c.
CS	<i>Cornus Stolonifera</i>	Redtwig Dogwood	5 Gal., 30" ht.	4' o.c.
JS	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	5 Gal., 24" - 30" spread	3' o.c.
JHB	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	5 Gal., 24" - 30" spread	3' o.c.
JC	<i>Juniperus Chinebis</i> 'Holbert'	Holbert Juniper	5 Gal., 24" spread full	3' o.c.

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
EFC	Euonymus Fortunei 'Coloratus'	Purpleleaf Wintercreeper	1 Quart Cont.	1.5' o.c.
EFE	Euonymus Fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	1 Gal. Cont.	1.5' o.c.
HGG	Hemerocallis 'Golden Gate'	Yellow Daylilies	1 Gal. Cont.	1.5' o.c.
SOD	Poa Pratensis	Kentucky Bluegrass	Sod	N/A
MULCH	Gravel Mulch	Gravel Mulch	4" depth in all shrub beds	N/A
MULCH	Fir Fiber Mulch	Fir Fiber Mulch	4" depth in all perennial beds	N/A

[illegible]

SHEET TITLE

SHEET NUMBER
8 of 8

RS&H

Architectural, Engineering, Planning
and Environmental Services

Reynolds, Smith and Hills, Inc.

4651 Sallsbury Road
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904-296-2000 FAX 904-279-2491

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FL.Cert.Nos. AAC001886 - EB0005620 - LCC000210

ADT

DEALER ACCOUNT
CENTER

AURORA, COLORADO

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT ISSUE	08/02/00
2	CONSTRUCTION ISSUE	09/29/00
3	TENANT CHANGES	11/04/00

DATE ISSUED:

REVIEWED BY: T.W.

DRAWN BY: J.P.

DESIGNED BY: D.L.

AEP PROJECT NUMBER

501-0770-000

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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A301

MATERIAL LEGEND

- FACE BRICK
VENEER
- SIMULATED STONE
VENEER
- S = SPANDREL GLASS
- V = VISION GLASS

2

2

1 EAST ELEVATION

A301 SCALE: 1/16" = 1'-0"

2 WEST ELEVATION

A301 SCALE: 1/16" = 1'-0"

3 NORTH ELEVATION

A301 SCALE: 1/16" = 1'-0"

4 SOUTH ELEVATION

A301 SCALE: 1/16" = 1'-0"

- STANDING SEAM METAL ROOF
- FIXED GLASS IN ALUM. FRAME
- ALUM. COVERED COLD
FORM MTL. FRAMING
- E.I.F.S. BAND
- CAST STONE (TYP.)
- SIMULATED STONE W/
CAST STONE CAP
- BRICK
- EXTERIOR STAIR BEYOND

- STANDING SEAM METAL ROOF
- FIXED GLASS IN ALUM. FRAME
- ALUM. COVERED COLD
FORM MTL. FRAMING
- E.I.F.S. BAND
- CAST STONE BANDS SEE WALL
SECTS. FOR PROFILE (TYP.)
- BRICK
- CAST STONE LINTEL
- EXTERIOR STAIR BEYOND
- FUEL TANK ENCLOSURE (DASHED
IN FOR CLARITY)

- STANDING SEAM METAL ROOF
- FIXED GLASS IN ALUM. FRAME
- ALUM. COVERED COLD
FORM MTL. FRAMING
- E.I.F.S. BAND
- CAST STONE (TYP.)
- BRICK
- SIMULATED STONE W/
CAST STONE CAP

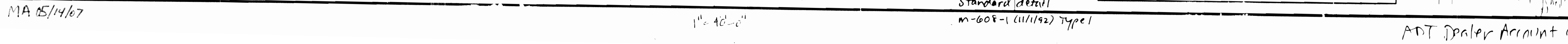
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FORM MTL. FRAMING
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- CAST STONE
- BRICK
- SIMULATED STONE W/
CAST STONE CAP

ADT Dealer Account

ADT Dealer Account CRT. 2000-6027-03

CONSULTANTS

10



D

PROJECT INFORMATION

WESTWAY - SABLE

c 777 S Sable Blvd,
Aurora, CO 80012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

B

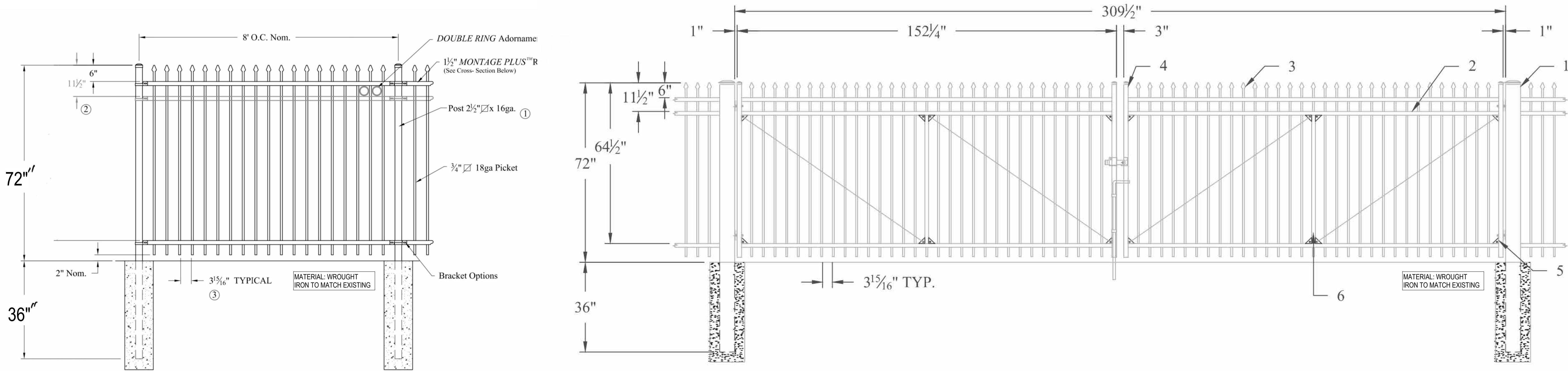
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PROJECT MANAGER BS

A PROJECT NUMBER 822619-01

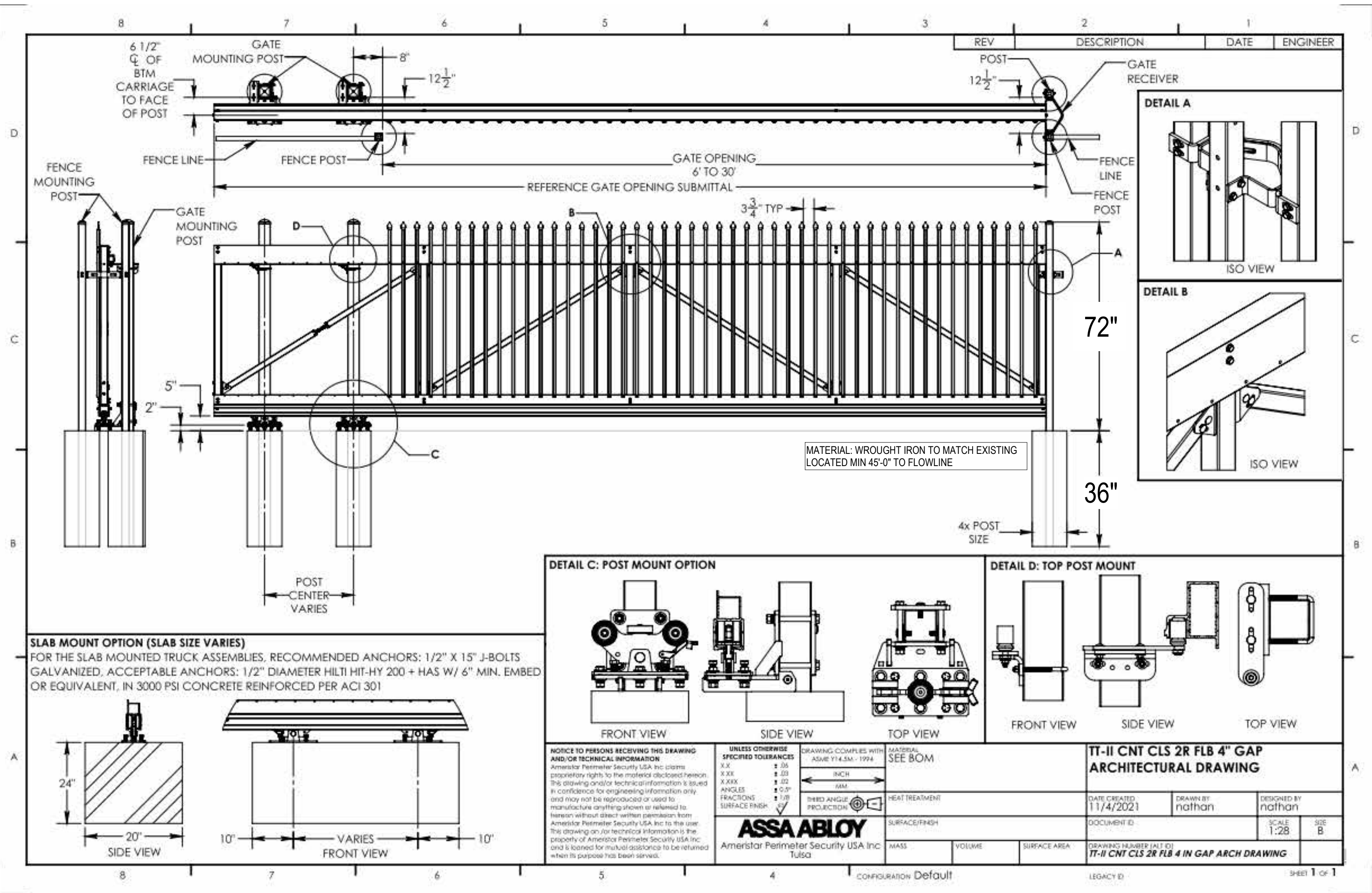
Fence Details

10A

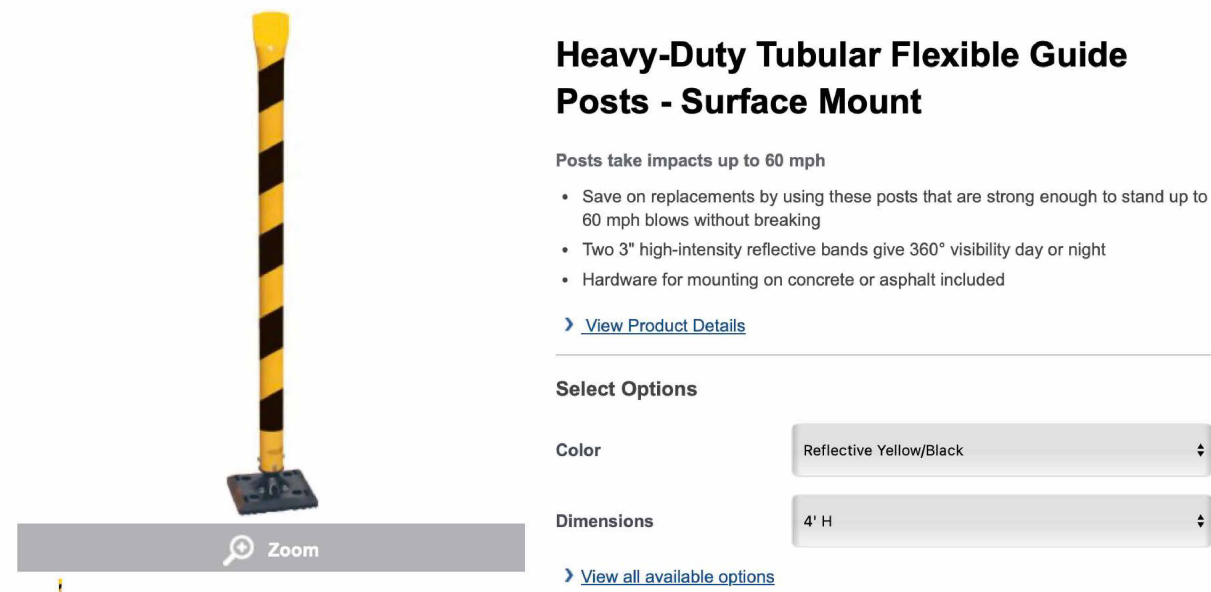


C1 6' ORNAMENTAL FENCE ELEVATION
NTS

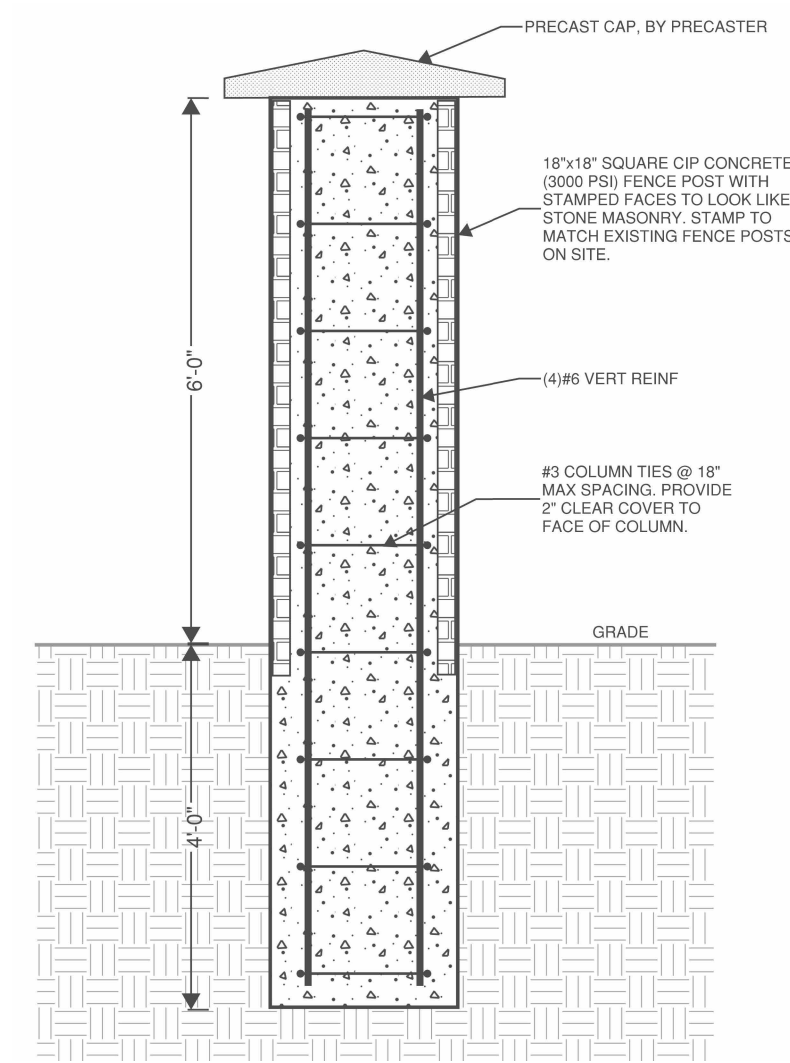
C3 SWING GATE ELEVATION
NTS



A1 CANTILEVER GATE ELEVATION
NTS



B4 BOLLARD
NTS



A4 STAMPED CONCRETE FENCE POST
NTS

AREA 6 GREENWAY IMPROVEMENTS

AURORA, COLORADO

Project Team

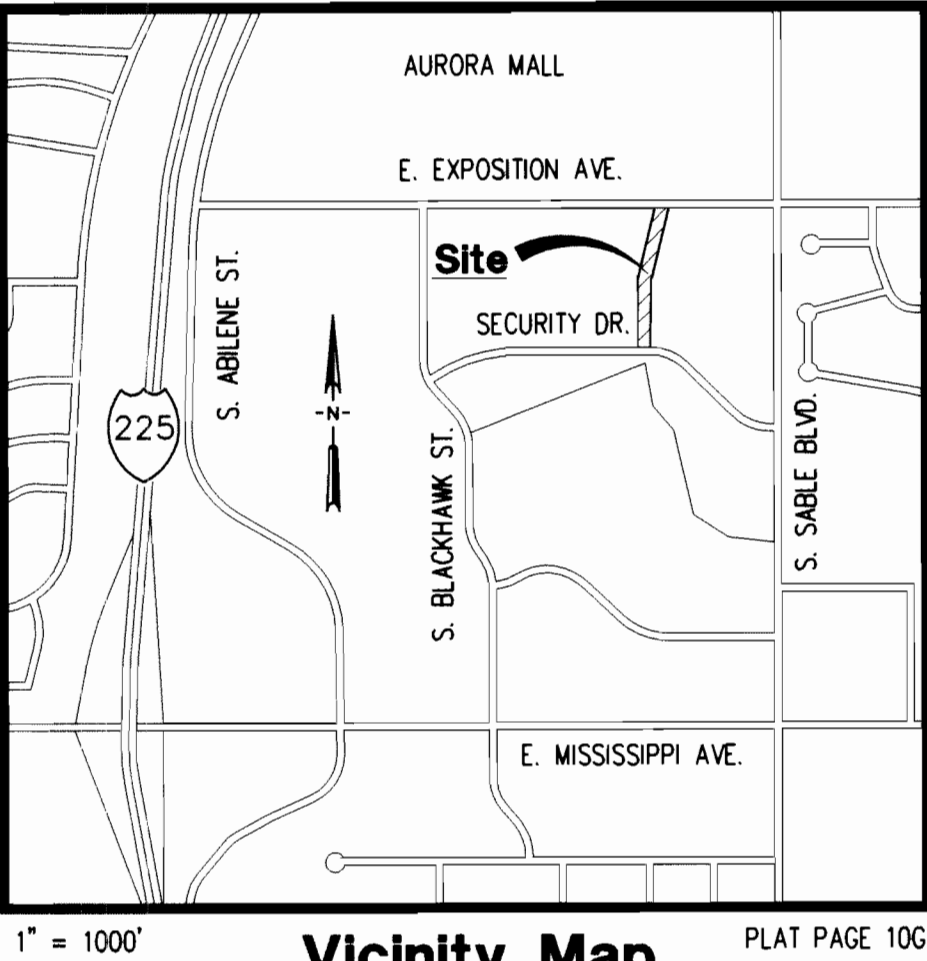
DEVELOPER:	ERIE DENVER FLORIDA L.L.C. C/O SPILLANE & COMPANY 2840 NW BOCA RATON BLVD. BOCA RATON, FL 33431 (561) 368-0008 ATTN: MARK SPILLANE	MECHANICAL/ ELECTRICAL/ PLUMBING:	REYNOLDS, SMITH AND HILLS, INC. 4651 SALISBURY ROAD JACKSONVILLE, FL 32256 ATTN: ROBERT E. OBRIEN, PE
ARCHITECT/ ENGINEER PROJECT MANAGER:	REYNOLDS, SMITH AND HILLS, INC. 4651 SALISBURY ROAD JACKSONVILLE, FL 32256 (904) 279-2418 ATTN: CHARLES W. FRITTS	LANDSCAPE ARCHITECT:	REYNOLDS, SMITH AND HILLS, INC. 4651 SALISBURY ROAD JACKSONVILLE, FL 32256 ATTN: BRUCE A. ROBBINS, RLA
STRUCTURAL:	REYNOLDS, SMITH AND HILLS, INC. 4651 SALISBURY ROAD JACKSONVILLE, FL 32256 ATTN: STEPHEN F. HAUENSTEIN, PE	CONTRACTOR:	SHAKMAN CONSTRUCTION COMPANY 2401 NW BOCA RATON DRIVE SUITE 200 BOCA RATON, FL 33431 (561) 750-8288 ATTN: BEN BRUMMETT (303) 210-3943

Note:

1. The General and Erosion Control notes below have been Approved for the adjacent ADT Dealer Account Center Project to the east. Notes are included in the documents to be utilized as applicable. Work outlined in these documents will be performed concurrently with the New ADT Building and must be completed prior to receiving a Certificate Of Occupancy for the ADT Dealer Account Center.
2. All work contained in these drawings shall be completed in accordance with applicable specification sections contained in Project Manual dated: September 28, 2000.

General Notes

1. BENCH MARK: City of Aurora Bench Mark No. B-55, a 2.5" brass cap in the SW corner of the storm inlet at the SE corner of the intersection of S. Sable Blvd. and Exposition Ave., elevation 5522.98 (Aurora datum). Add 5500 to two-digit elevations shown to obtain Aurora datum elevations. TBM: Chiseled square in S and curb return at NE corner of site, elevation 5548.98 Looped to City of Aurora B.M. #B-55.
2. City of Aurora review is only for general conformance with City of Aurora design criteria and the City Code. The City is not responsible for the accuracy and adequacy of the design, of dimensions, and elevations which shall be confirmed and correlated at the jobsite. The City of Aurora, through the approval of this document, assumes no other responsibility other than as stated above for completeness and/or accuracy of this document.
3. All roadway construction will conform to City of Aurora Roadway Design Standards and Specifications, latest revision.
4. All water distribution, sanitary sewer and storm drainage construction will conform to City of Aurora Public Utility Improvements Standards and Specifications, latest revision.
5. All materials and workmanship shall be subject to inspection by the City of Aurora. The City of Aurora reserves the right to accept or reject any materials and workmanship that does not conform to City of Aurora Standards and Specifications.
6. The Contractor shall notify the City of Aurora Public Improvement Inspection Section, 739-7350, twenty-four (24) hours prior to the beginning of construction.
7. Location of existing utilities shall be verified by the Contractor prior to actual construction. For information contact Utility Notification Center of Colorado, 1-800-922-1987.
8. The Contractor shall have one signed copy of the plans (approved by the City of Aurora), one copy of the appropriate Standards and Specifications, and one copy of all required extension agreements and permits at the job site at all times.
9. It is the consultant's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications needed due to conflicts that arise in the field will be entirely the developer's responsibility. The cost to rectify any adverse situation to meet the City of Aurora Standards and Specifications and the Aurora City Code shall be borne solely by the developer.
10. Concrete shall not be placed until the forms have been inspected and a pour slip issued. Pour slips will not be issued unless the Contractor has, at the job site, a copy of the approved plans bearing the signature of the Director of Public Works and with the "Approved for Curb and Gutter Only" block initiated by the Director of Public Works' representative.
11. Paving shall not start until a soil report and pavement design is approved by the City Engineer, and subgrade compaction tests are taken and approved by the City Engineer.
12. Standard City of Aurora handicap ramps are to be constructed at all curb returns and at all "T" intersections.
13. All stationing is based on centerline of roadways unless otherwise noted.
14. All curb elevations are top of curb unless otherwise noted.
15. Cores showing the adequacy of pavement in accordance with an approved soils report and pavement design are required prior to issuance of street permits. Failure to prove adequacy will result in construction to centerline of street and to design grade shown. Any construction beyond centerline in order to match existing grades and to make a safe, drivable surface will be the Developer's responsibility.
16. All fire hydrants shall be located not less than three (3) feet nor more than eight (8) feet from back of curb and shall be unobstructed on the street side. Minimum clearance on all other sides shall be five (5) feet.
17. All fire hydrants shall be grade staked in the field if curb and gutter has not been installed.
18. Water Pressure Zone III, 0 psi at elevation 5720 (static).
19. The City of Aurora shall not be liable for the maintenance of the private storm drainage lines and appurtenances shown by these plans, nor any of the private parking lots, curbs, and incidental improvements.
20. The owner/developer must obtain the written permission of the adjacent property owner(s) for any offsite grading or construction.
21. Soil erosion control measures are only temporary; they shall be installed, repaired or replaced as directed by the City of Aurora Inspector.
22. Furnish bedding for all trenches; per C. O. A. details #100, #101, Class B bedding for RCP, Class B alternate for PVC. Compact all backfill to 95 percent standard Proctor density.
23. All utility easements must remain unobstructed and fully accessible along their entire length for maintenance equipment.
24. Deleted
25. Adjust all manholes and fire hydrants and valve boxes to City of Aurora Standards and Specifications, latest revision.
26. Water main restraint shall be in accordance with the "Design Report on Tie Rods & Concrete Blocks Used As Thrust Restraining Methods," dated February, 1986. Megalugs or Uni-Flange may be used in place of rods and clamps.
27. Resilient seal gate valves as manufactured by American Flow Control, Mueller or AWW shall conform to City of Aurora Standards and Specifications, Section 22.02. Water line valves are not allowed in cross pans.
28. All sanitary service lines shall be tees off the mains.
29. No connections to the fire line are allowed between the gate valve at the main water line and the back flow preventer (within the building).
30. All fire lines require reduced pressure back flow preventer or double check valves as required by the Utility Department.
31. The Contractor will make 2-inch and smaller taps on the pressurized main after testing, initial acceptance by the water shop, and payment of the water service connection and stubout fees. The Contractor shall supply the corporation stop with insulator for a direct tap. The Customer Service Shop (361-7220) shall inspect the corporation stop and the service line from the main to the meter, for all service taps, prior to the Contractor backfilling the service line trench. The City Water Division will make 3-inch and larger water taps on the main at a prearranged time (call the Water Shop at 361-7220). At the time the tap is made, the service trench must be excavated from the main to the meter pit location.
32. Corporation stops shall be as manufactured by the Ford Meter Box Company, Inc. or Mueller Company. All corporation stops shall have AWWA C800 taper threads on the inlet and flared copper connection at the outlet. The corporation stop shall be placed 45 degrees above the horizontal center of the main. The trench shall be backfilled with granular bedding material 1 foot around the corporation stop.
33. Owner or Contractor must obtain NPDES storm water discharge permit from Colorado Department of Health, if required.
34. Water line valves are not allowed in crosspans.
35. Provide 2' clearance for storm sewers at all water & sanitary crossings, or provide 6" clearance & grade per City of Aurora detail # 401.
36. The City of Aurora shall not be liable for the maintenance of improvements labeled as "private". These facilities may not meet City standards and are to remain in private maintenance in perpetuity.
37. The streetlight installation cost is funded by the developer/owner. Coordinate the streetlight locations and installation with the Public Works Department (303) 739-7300. Show streetlight location on civil construction plans.
38. A one and a half (1 1/2) inch or greater water tap that is on a eight (8) inch or smaller water main, requires a double stop topping saddle with all bronze body, straps, nuts, and bolts.
39. Water Meter Pit Hood lids shall have a one and three quarter (1 3/4) inch or forty-four (44) mm hole predrilled in the center of the hood lid.
40. Private fire service lines must be installed by a State Certified Fire Suppression Contractor. Call the City of Aurora building division at (303) 739-7420 to schedule a system flush inspection.



Vicinity Map

PLAT PAGE 106

Index

COVER SHEET	GM-01
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HARDSCAPE / GRADING PLAN	GM-03
FOUNTAIN PIPING / ELECTRICAL PLAN	GM-04
HARDSCAPE DETAILS	GM-05
HARDSCAPE DETAILS	GM-06
LANDSCAPE PLAN	GM-07
LANDSCAPE PLAN	GM-08
LANDSCAPE DETAILS	GM-09

Erosion and Sediment Control Notes

Pursuant to Sections 138-440 and 138-442 of the Aurora Municipal Code, the Contractor shall locate, install, and maintain all erosion control and water quality "Best Management Practices" (BMPs) as indicated in the approved Stormwater Management Plan. The following notes are a requirement and shall be included on the construction drawings and plans developed for this project submitted for approval by the City.

1. This Erosion and Sediment Control Plan has been placed in the City's file for this project and appears to fulfill the City of Aurora erosion control criteria and requirements. I understand that additional erosion control measures may be required of the owner due to unforeseen erosion problems or if the submitted plan does not function as intended. If unforeseen erosion problems occur or if this plan does not function as intended, the City Inspector may require modifications, additions, or repairs at the time of inspection.
2. These requirements shall be the obligation of the Owner, Site Developer, Contractor and/or their authorized agents, until such time as the plan is certified as properly completed, or until such time as otherwise allowed by the City to be voided, modified or replaced.
3. This plan shall be kept on site at all times.
4. Any discrepancy between this plan and an approved Stormwater Management Plan for this site shall require compliance with the more restrictive plan.
5. The Owner, Site Developer, Contractor and/or their authorized agents shall remove all sediment, mud, and construction debris that may accumulate in the flow lines, private property, and public rights of ways of the City as a result of this construction project. Removal shall be conducted within 48 hours.
6. The Owner, Site Developer, Contractor, and/or their authorized agents shall prevent sediment, debris, and all other pollutants from entering the storm sewer system during all demolition, excavation, trenching, boring, grading or other construction operations that are part of this project. The Owner, Site Developer, Contractor, and/or their authorized agents shall be responsible for remediation of any adverse impacts to adjacent waterways, wetlands, other properties, etc., resulting from work done as part of this project.
7. Rough-cut streets shall be mulched or similarly protected within the 30-day period after completion of overlot grading.
8. The Owner, Site Developer, Contractor, and/or their authorized agents shall prevent loss of cut and fill material being transported to and from the site by taking appropriate measures. All mud and sediment tracked onto public streets shall be cleaned immediately by Owner, Site Developer, Contractor, and/or their authorized agents. Street cleaning includes shoveling and sweeping activities. At no time shall sediment be washed down unprotected inlets into the City storm sewer system.
9. Soils that will be stockpiled for more than 30 days shall be mulched and seeded with a temporary or permanent grass cover within 7 days of stockpile construction.

If stockpiles are located within 100 feet of a drainage way, additional sediment controls such as temporary dikes or silt fence shall be required.

11. Topsoil shall be salvaged and not removed from the site except as set forth in the approved plans. Topsoil and overburden shall be segregated and stockpiled separately. Suitable overburden and then topsoil shall be redistributed within the graded area after rough grading to provide a suitable base for areas which will be vegetated. Runoff from stockpile areas shall be controlled to prevent sediment entering receiving waters.

12. Final or temporary soil stabilization measures shall be applied: (1) to disturbed areas and stockpiles within 14 days after final grade is reached, (2) within 14 days to disturbed areas which may not be at final grade but will remain dormant for longer than 30 days, and (3) within 14 days of stockpile construction on any stockpile which will remain dormant for longer than 30 days. Final soil stabilization shall be the final ground cover defined by the site plan or associated documents. Temporary soil stabilization shall include grasses from seed and mulching as described below: The seedbed shall be well settled and firm, but friable enough that seed can be placed at the seeding depth specified. The seedbed shall be reasonably free of weeds. Soils that have been over-compacted by traffic or equipment, especially when wet, shall be tilled to break up rooting restrictive layers and then harrowed, rolled or packed to prepare the required firm seedbed. Mulch shall be applied at a rate of 2 1/2 tons per acre and shall be attached by an approved method suitable for the type of mulch used. Mulch shall be spread uniformly, in a continuous blanket, after seeding is complete. Mulch shall be clean, weed and seed free, long stemmed grass or hay, or long stemmed straw of oats, wheat or rye. At least 50% of mulch, by weight, shall be ten inches or longer. Mulch shall be spread by hand or blower-type mulch spreader. Mulching shall be started on the windward side of relatively flat areas or on the upper part of a steep slope and continued uniformly until the area is covered. The mulch shall not be bunched. Immediately following spreading, the mulch shall be anchored to the soil by a v-type wheel land packer or a scalloped-disk land packer design to force mulch into the soil surface a minimum of 3 inches. All seeded areas shall be mulched after seeding on the same day as the seeding. The seed mix and rate of application shall be as follows (hydro seeding shall not be used):

Species	Variety (Preferred)	Percent Weight	Pounds/Acre of PLS Broadcast	Drilled
Western Wheatgrass	Arriba or Barton	42	13.2	6.6
Smooth Brome	Lincoln	35	10.8	5.4
Sideoats Grama	Vaugh or Butte	23	7.2	3.6
Total		100	31.2	15.6

13. Approved erosion and sediment control BMPs shall be maintained and fully functional for the duration of this project.
14. Inspection and maintenance of erosion and sediment control measures are the continuous obligations of the Owner, Site Developer, Contractor, and/or their authorized agents. BMPs shall be inspected weekly and after every precipitation event. All necessary maintenance and repair shall be completed within 48 hours.
15. Accumulated sediment and debris shall be removed from a BMP when the sediment level reaches one half the height of the BMP or, at anytime that sediment or debris adversely impacts the functioning of the BMP.
16. The discharge of water containing waste cement to the storm sewer

system is prohibited. The cleaning of cement truck delivery chutes, except in designated areas, is prohibited at the job site.

17. The discharge of any water contaminated by waste products from cutting operations to the storm sewer system is prohibited. The Owner, Site Developer, Contractor, and/or their authorized agents shall protect all storm sewer facilities adjacent to any location where pavement cutting operations involving wheel cutting, saw cutting or abrasive water jet cutting are to take place. The Owner, Site Developer, Contractor, and/or their authorized agents shall remove and properly dispose of all waste products generated by said cutting operations on a daily basis.
18. All material imported to or exported from the site shall be properly covered to prevent the loss of material during transport. Haul route must be pre-approved by the City. No material shall be transported to another site in the City without first obtaining a permit from the City.
19. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using reasonably available control technology as defined by the Colorado Department of Public Health and Environment.
20. It shall be the responsibility of the Owner, Site Developer, Contractor, and/or their authorized agents to resolve construction problems due to changed conditions or design errors encountered by the Contractor during the progress of any portion of the work. If in the opinion of the City's inspector, the proposed modifications to the approved plans involve significant changes to the character of the work or to future contiguous public or private improvements, the Developer shall be responsible to revise plans and submit them to the City of Aurora for approval prior to any further construction related to that portion of the work. Any improvements not constructed in accordance with the approved plans, or the approved revised plans, shall be removed and the improvements shall be reconstructed.

21. The Contractor shall contact the Utility Notification Center of Colorado (1-800-922-1987) and other affected utilities to locate underground facilities at least 48 hours prior to commencement of construction.
22. The Contractor shall notify the City inspector upon installation of sediment and erosion control measures and 24 hours prior to starting grading work.
23. Erosion and sediment control measures shall be in place and inspected by the City prior to grading activities. Additional erosion and sediment control measures may be required during and after construction and shall be installed within 48 hours of notification by the City. The Owner, site Developer, Contractor, and/or their authorized agents shall plan, install, and maintain all erosion control measures as indicated on this plan and as necessary to prevent sediment deposition off-site.
24. The grading plan is for rough grading only. Changes may be necessary to bring the plan into conformance with approved Final Drainage Plan and Site Plan.

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND UTILITIES.**

PROJECT OWNER/DEVELOPER SIGNATURE BLOCK

I have reviewed the information contained within the Erosion and Sediment Control Plan and accept responsibility for the requirements set forth.

Project Owner / Developer _____ Date _____

PLAN PREPARER SIGNATURE BLOCK

I acknowledge my responsibility for the preparation of the Erosion and Sediment Control Plan.

STANLEY G. HILL, PE _____ Date _____

THIS REPRODUCIBLE SEPIA IS A FACSIMILE OF A SIGNED AND SEALED PRINT TRANSMITTED TO THE CITY OF AURORA.

STANLEY G. HILL, PE _____ DATE _____

APPROVED FOR ONE YEAR FROM THIS DATE

DIRECTOR OF PUBLIC WORKS _____ DATE _____

DIRECTOR OF UTILITIES _____ DATE _____

DIRECTOR OF PULIC PARKS _____ DATE _____

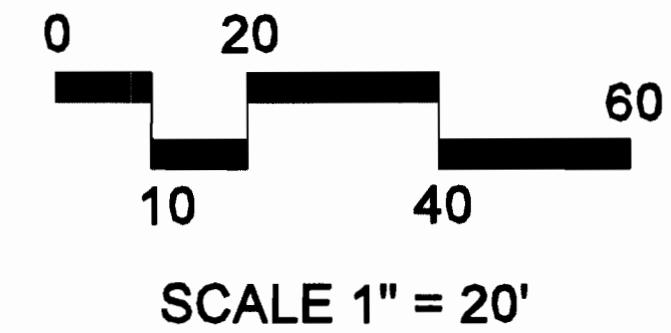
RS&H
Architectural, Engineering, Planning
and Environmental Services

REYNOLDS, SMITH AND HILLS, INC.
4651 Salisbury Road
Jacksonville, Florida 32256
904-296-2000 FAX 904-279-2491
www.rsandh.com
FL Cert. Nos. AAC00188 EB000520 LCC000210

ADT - Area Greenway Improvements 2000-6087-04

DEMOLITION NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS.
2. ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED AND LEGALLY DISPOSED OF.
3. NOTIFY PROPERTY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
5. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM.
6. PROTECT EXISTING SITE IMPROVEMENTS AND LANDSCAPING TO REMAIN.
7. PROTECT EXISTING ITEMS TO REMAIN ADJACENT TO DEMOLITION.
8. REPAIR EXISTING ITEMS DAMAGED DURING DEMOLITION.
9. FIELD VERIFY ALL DIMENSIONS AND QUANTITIES OF DEMOLITION / REPAIR AND INCLUDE IN LUMP SUM BID. PROVIDE UNIT PRICE BREAK DOWN TO GENERAL CONTRACTOR FOR ADDITIONAL WORK.



LEGEND

- EXISTING PROTECTED TREES TO REMAIN
- EXISTING PROTECTED TREES TO BE REMOVED
- UNPROTECTED SHRUB TO REMAIN
- UNPROTECTED SHRUB TO BE REMOVED

TRACT A
SPECTRUM SUBDIVISION FILING NO. 2
ADT BUILDING

East Security Drive

East Security Drive

REYNOLDS, SMITH AND HILLS, INC.

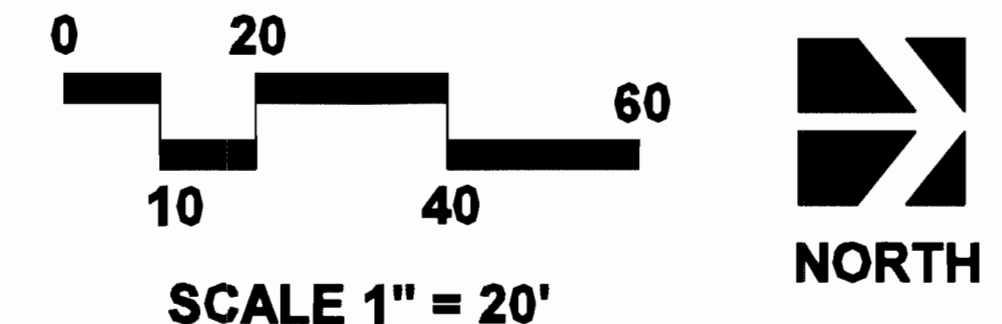
Jacksonville, Florida 32256
904-296-2000 FAX 904-275-2491
www.rsandh.com
FL Cert. Nos. AC001886 EB000520 LC0000210

AREA 6 GREENWAY IMPROVEMENTS
DEMOLITION/EXISTING CONDITIONS PLAN
AURORA, COLORADO

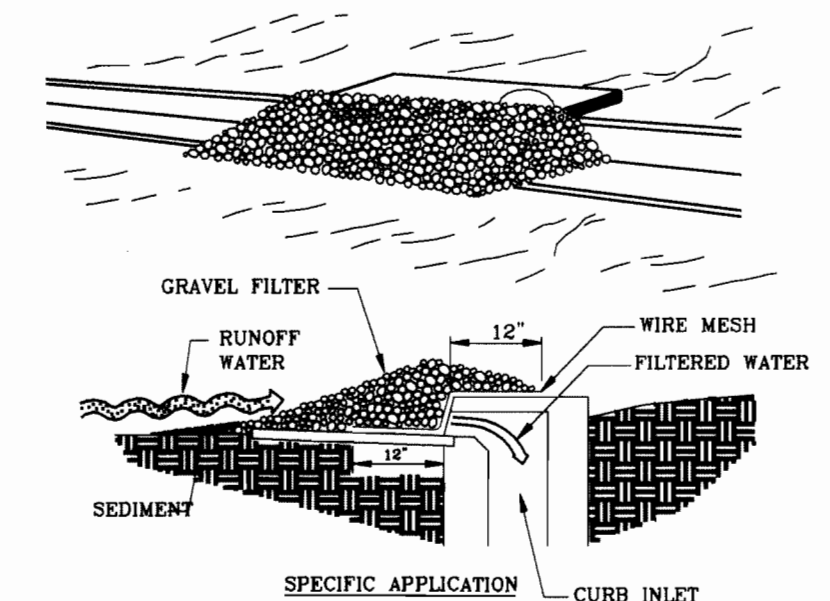
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RESPONSE TO 04/26/01 AURORA CITY COMMENTS	05/08/01
RESPONSE TO 05/22/01 AURORA CITY COMMENTS	05/29/01

FOR INFORMATION ONLY SHEET 02 OF 09

RS&H
Architectural, Engineering, Planning
and Environmental Services



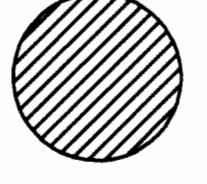
- GENERAL NOTES:
1. PROVIDE SIMULATED STONE CLADDING AT EXISTING CONCRETE PEDESTALS PER DETAIL 6 / SHEET 5; WHERE INDICATED ON PLAN DETAILS. SOME PEDESTALS TO BE PAINTED AND SOME ARE TO BE REMOVED.
 2. NEW PICNIC TABLES AND BENCHES TO BE PER COMM ARTS GUIDELINES AS APPROVED BY CITY OF AURORA. ACCESSIBLE AREA TO BE CONSTRUCTED OF CONCRETE.
 3. ALL ROCK MATERIAL IS TO BE DAKOTA BROWN MOSS TYPE AND SHALL RANGE IN SIZE FROM BOULDERS (APPROX. 1 CUBIC YARD) TO 8" DIAMETER. SMALLER MATERIAL SHALL MATCH DAKOTA BROWN MOSS SPECIFICATIONS AND SHALL RANGE IN SIZE FROM 8" DIAMETER TO 1" DIAMETER. CRUSHER FINES OF DAKOTA BROWN MOSS AND PEA GRAVEL SHALL BE USED AS SMALLEST MATERIAL TO ELIMINATE ANY VOIDS. ALL LARGE BOULDERS INDICATED ON SITE PLANS SHALL HAVE A MINIMUM FLAT SURFACE OF 24" X 24" FOR SEATING.
 4. REPLACE DETERIORATED TIMBER DECK MEMBERS, CONCRETE PEDESTAL CAPS AND MAKE GENERAL REPAIRS PER SPECIFIC COMMENTS ON SHEET 2. PROVIDE UNIT PRICE FOR THESE EFFORTS FOR ANY ADDITIONAL WORK DISCOVERED DURING CONSTRUCTION.



THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF UNPROTECTED AREAS.

GRAVEL CURB INLET SEDIMENT FILTER (IP)

LEGEND

 (IP) INLET PROTECTION

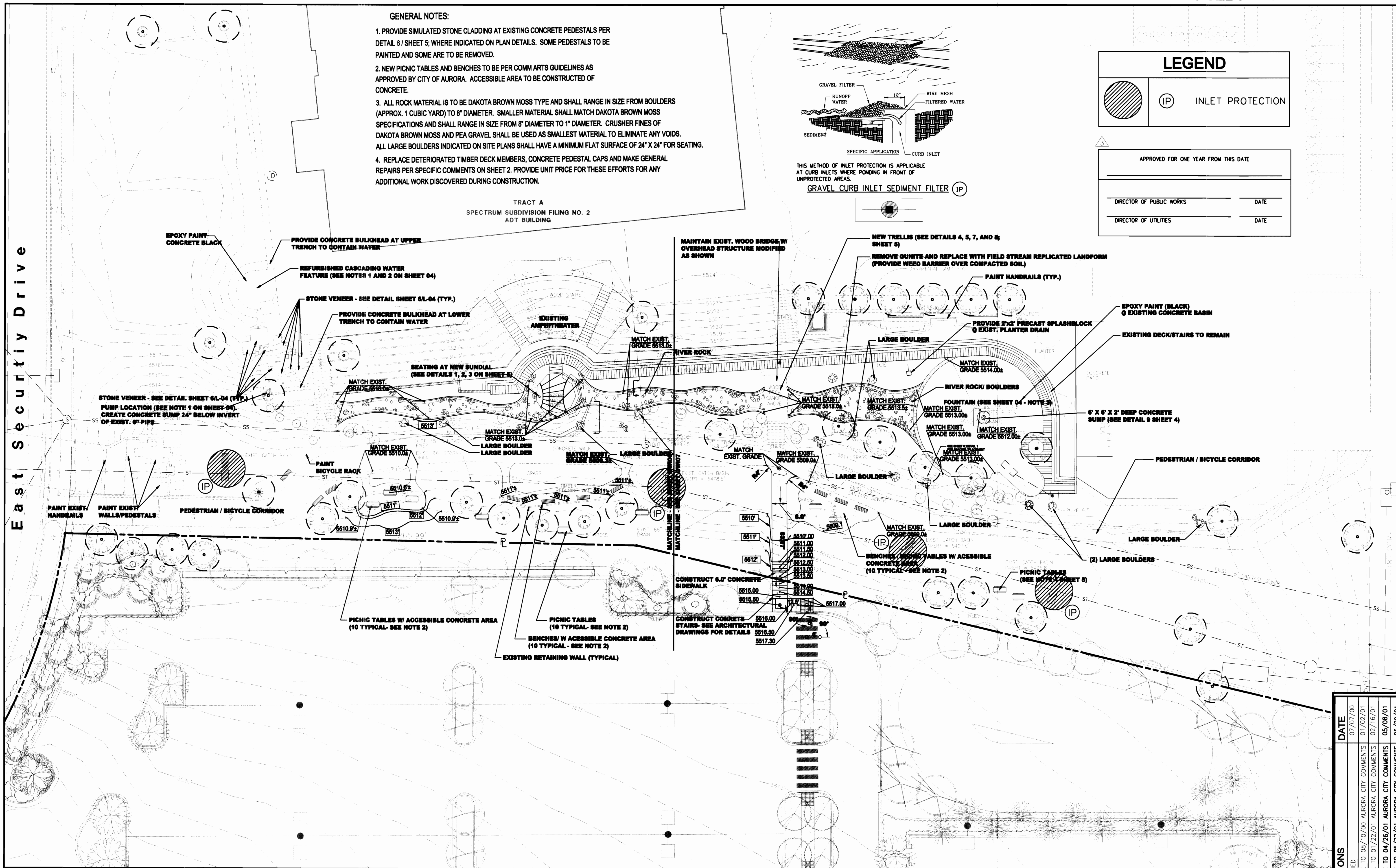
APPROVED FOR ONE YEAR FROM THIS DATE

DIRECTOR OF PUBLIC WORKS

DATE

DIRECTOR OF UTILITIES

DATE

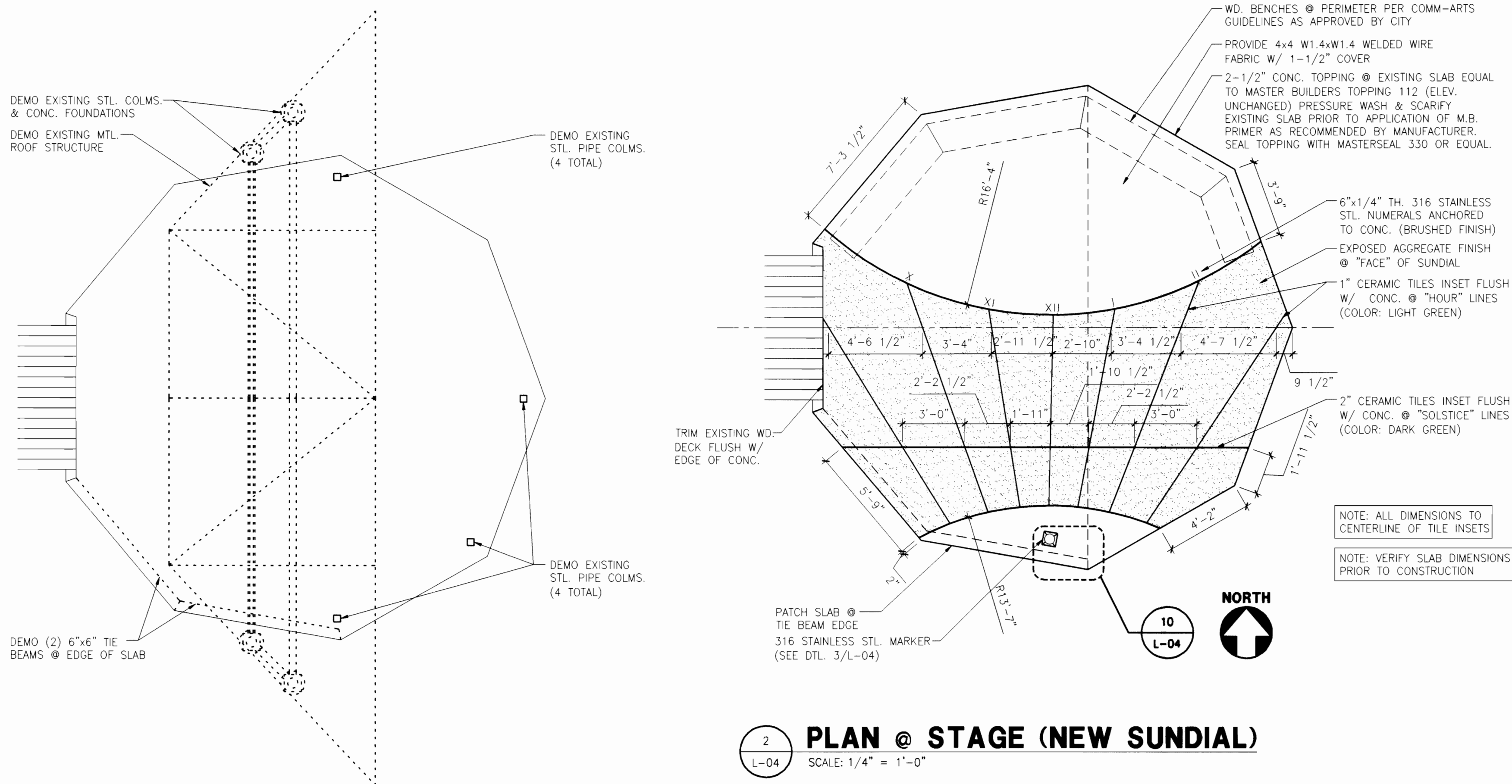


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RESPONSE TO 01/22/01 AURORA CITY COMMENTS	02/16/01
RESPONSE TO 04/26/01 AURORA CITY COMMENTS	05/08/01
RESPONSE TO 05/22/01 AURORA CITY COMMENTS	05/29/01

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FL Cert. No. AC091886 EB006520 LC000210

**AREA 6 GREENWAY IMPROVEMENTS
HARDSCAPE / GRADING PLAN
AURORA, COLORADO**

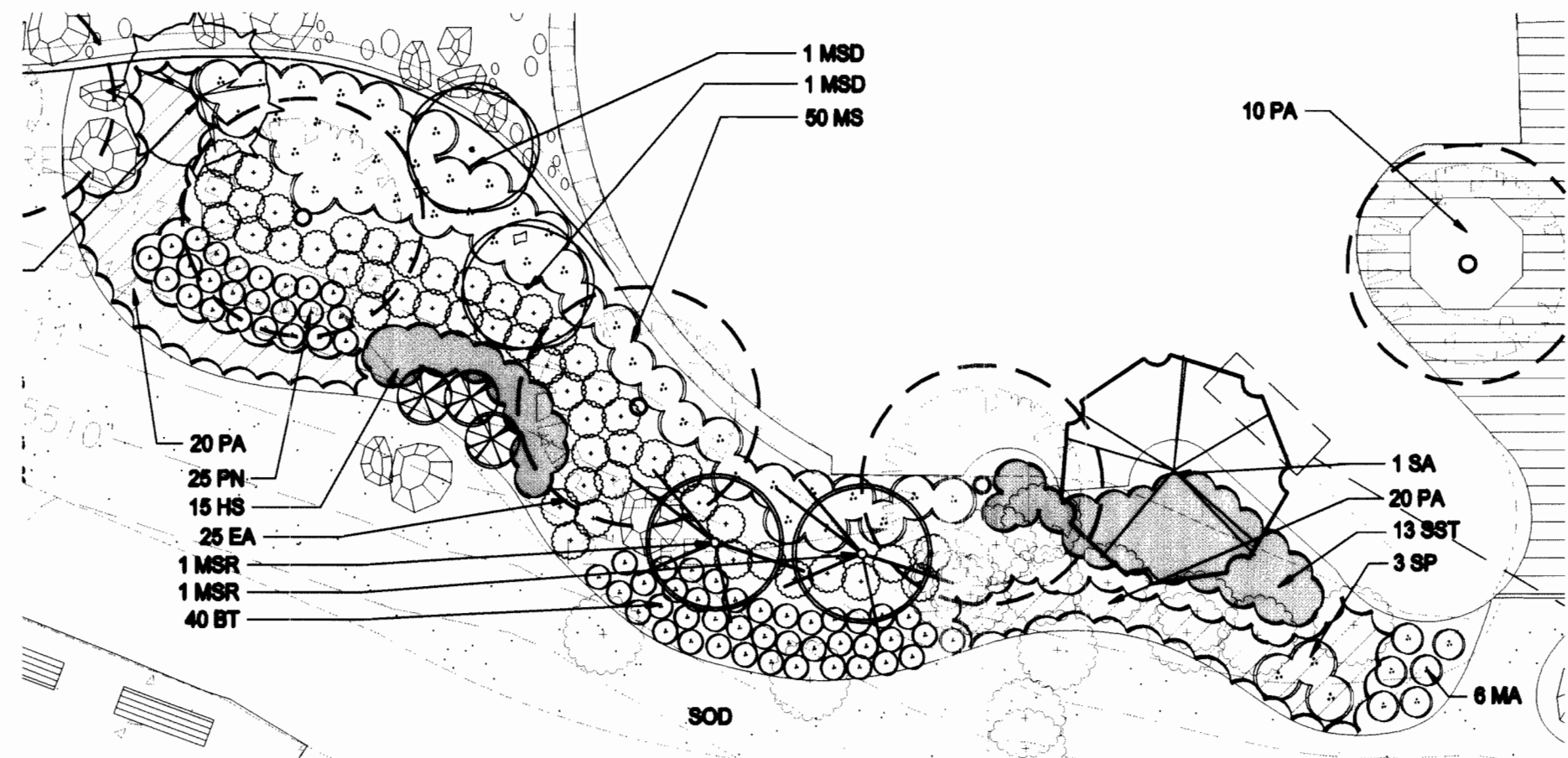
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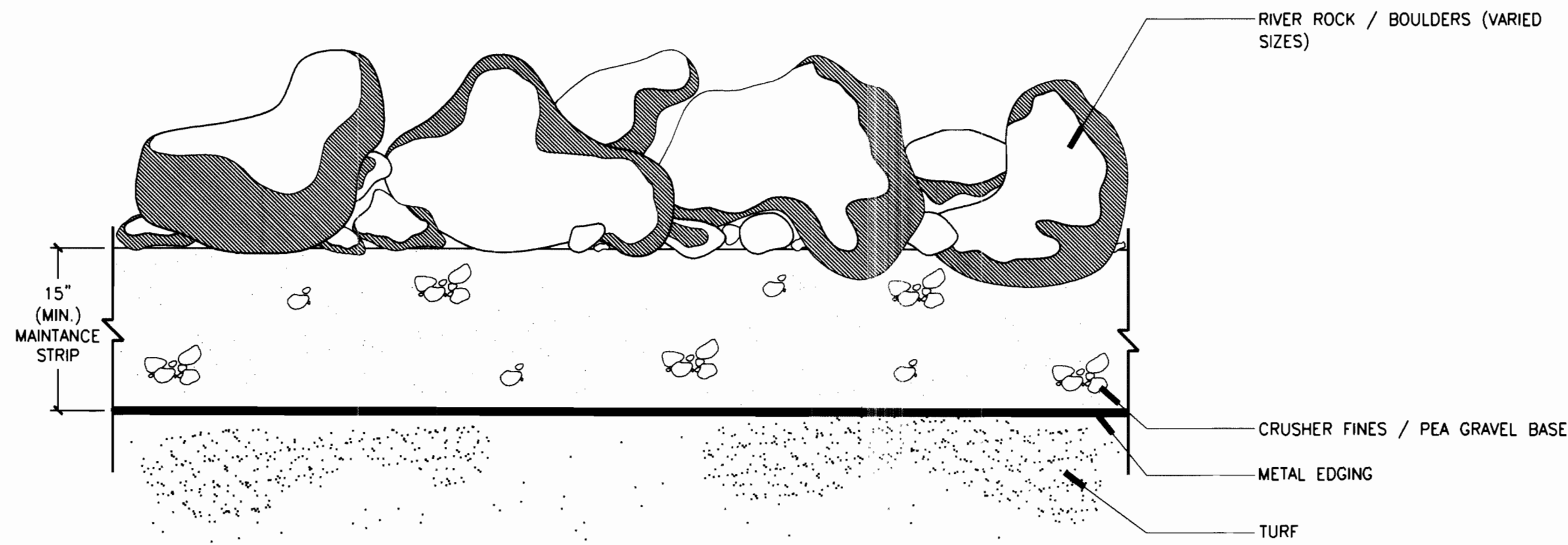
REVISIONS	DATE
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RESPONSE TO 01/22/01 AURORA CITY COMMENTS	02/16/01
RESPONSE TO 04/26/01 AURORA CITY COMMENTS	05/08/01
RESPONSE TO 05/22/01 AURORA CITY COMMENTS	05/29/01

SHEET 05 OF 09

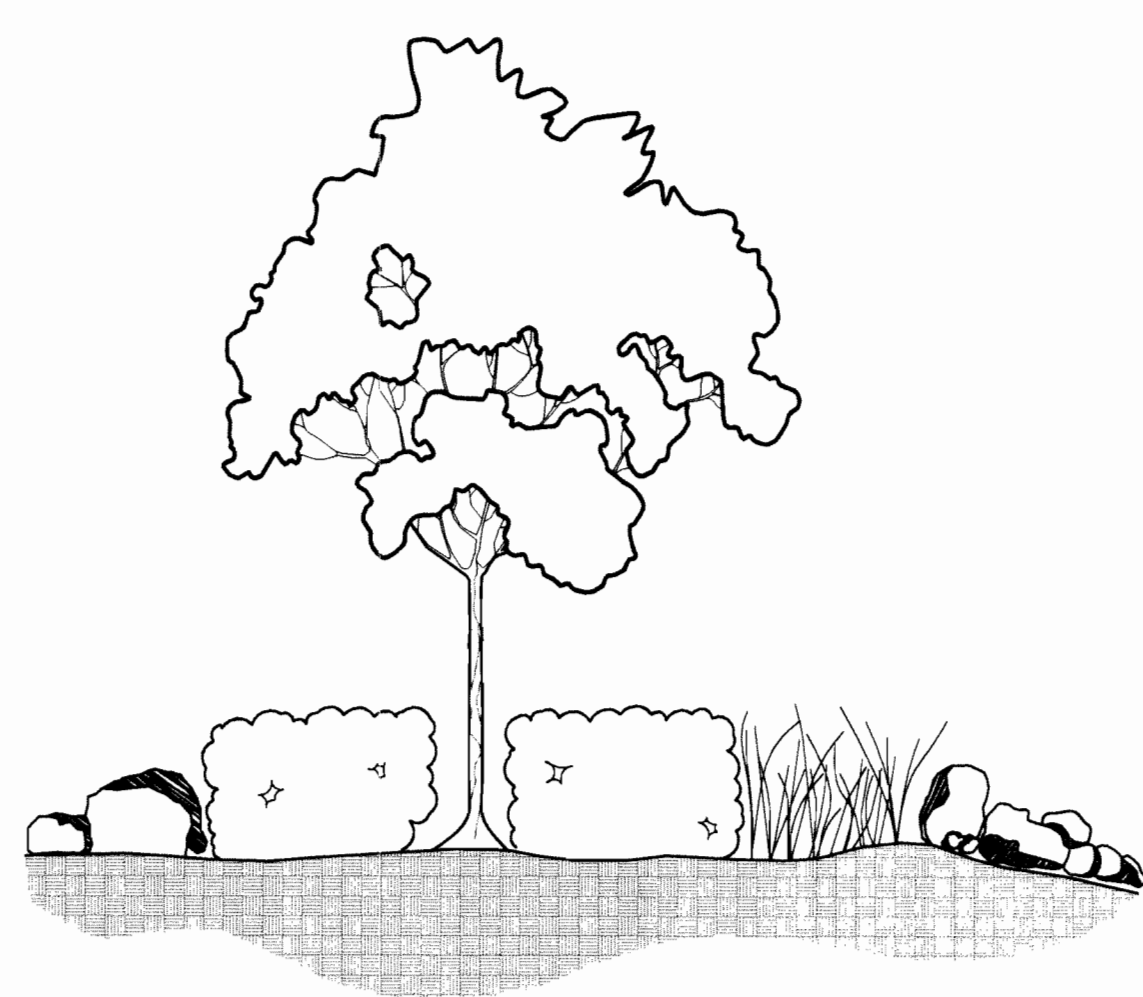
FOR INFORMATION ONLY



1 PLANTING / SEATING BOULDER DETAIL
SCALE: 1" = 10'



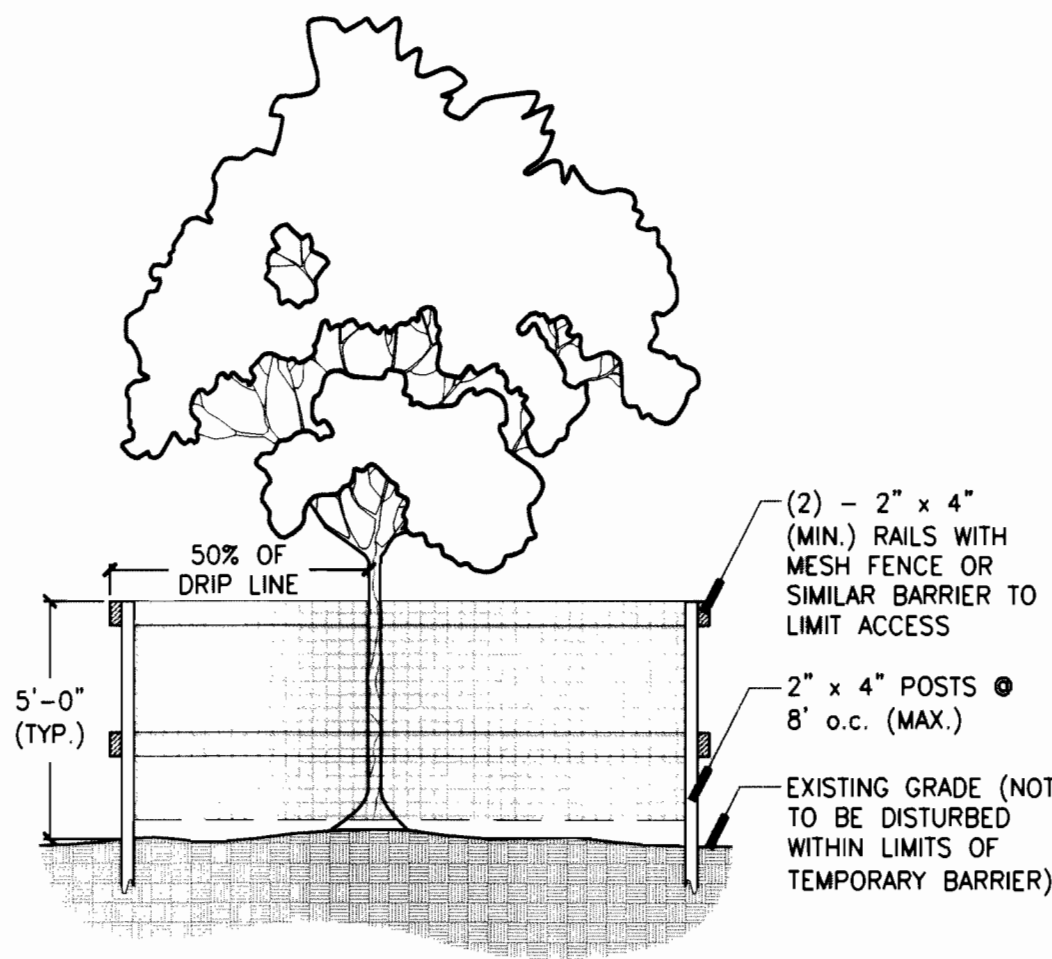
2 STREAM BED DETAIL-TYPICAL
SCALE: NOT TO SCALE



3 PLANTING DETAIL-TYPICAL
SCALE: NOT TO SCALE

NOTE:

- 1). TEMPORARY BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND CLEARING OPERATIONS AROUND ALL TREES AND UNDERSTORY TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION AND SHALL REMAIN UNTIL COMPLETION OF CONSTRUCTION.
- 2). FIELD VERIFY LOCATION OF TREE PROTECTION FENCE AT EDGE OF DRIPLINE.



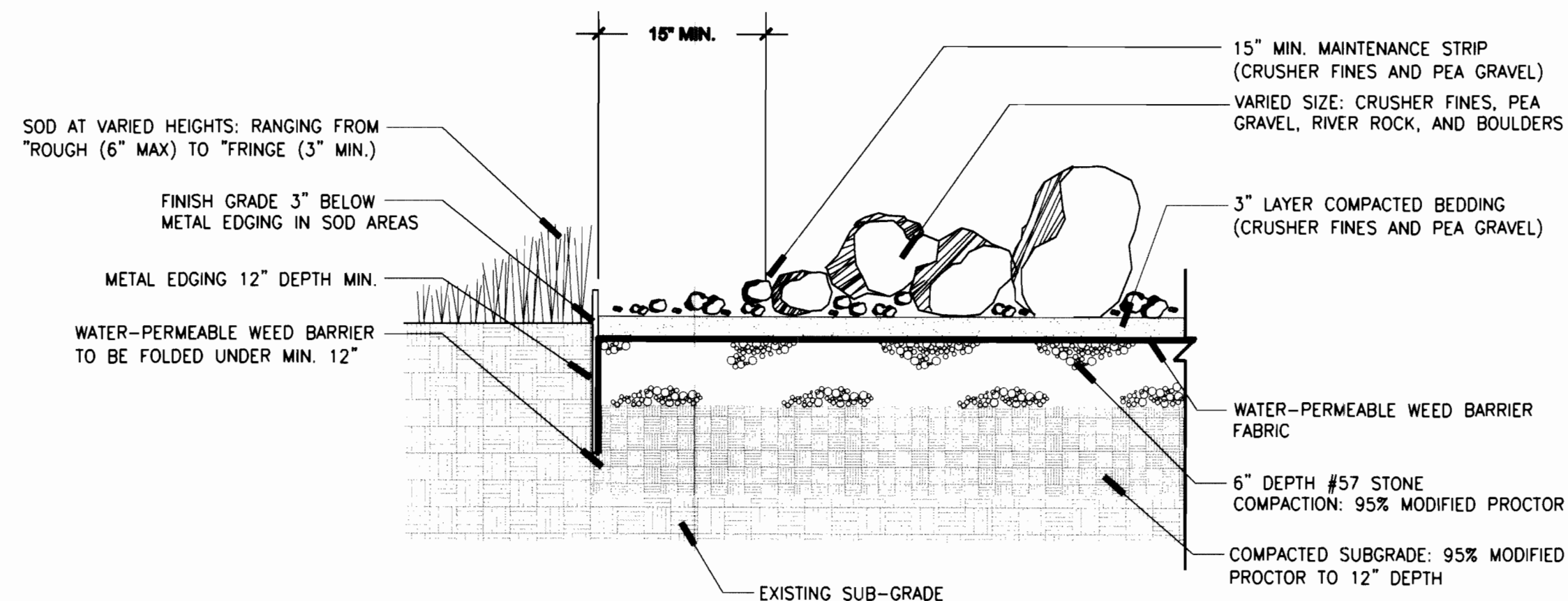
4 TREE PROTECTION DETAIL
SCALE: NOT TO SCALE

NOTE:

- 1). TEMPORARY BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND CLEARING OPERATIONS AROUND ALL TREES AND UNDERSTORY TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION AND SHALL REMAIN UNTIL COMPLETION OF CONSTRUCTION.
- 2). FIELD VERIFY LOCATION OF TREE PROTECTION FENCE AT EDGE OF DRIPLINE.

PLANT QUANTITY AND SYMBOLOLOGY LEGEND		
SYMBOL	QUANTITY	DESCRIPTION
(•)	34	EXISTING TREE TO REMAIN
(•)	4	RED SUNSET RED MAPLE (AR)
(•)	13	AUTUMN PURPLE ASH (FAP)
(•)	11	PATMORE ASH (FPP)
(•)	2	CUTLEAF WEEPING BIRCH (BS)
(•)	3	SHADEMASTER HONEYLOCUST (GTI)
(•)	11	GREENSPIRE LINDEN (TC)
(•)	3	NIOBE WEEPING (SA)
(•)	15	COLORADO SPRUCE (PP)
(•)	8	AUSTRIAN PINE (PN)
(•)	3	DWARF ALMUS MAPLE (AG)
(•)	3	THINLEAF MT. ALDER (AT)
(•)	15	BLACK CHOKEBERRY (AM)

PLANT QUANTITY AND SYMBOLOLOGY LEGEND		
SYMBOL	QUANTITY	DESCRIPTION
(•)	11	RADIANT CRABAPPLE (MSR)
(•)	3	DOLGO CRABAPPLE (MSD)
(•)	15	SASKATOON SERVICEBERRY (AC)
(•)	17	SHADBLOW SERVICEBERRY (SS)
(•)	2	EASTERN REDBUD (CD)
(•)	3	GOLDENRAIN TREE (KP)
(•)	XXXX	GROUNDCOVERS
(•)	XXXX	SHRUBS
(•)	---	GRAVEL MULCH BED
(•)	---	FIR FIBER MULCH
(•)	X.XXX s.f.	SOD

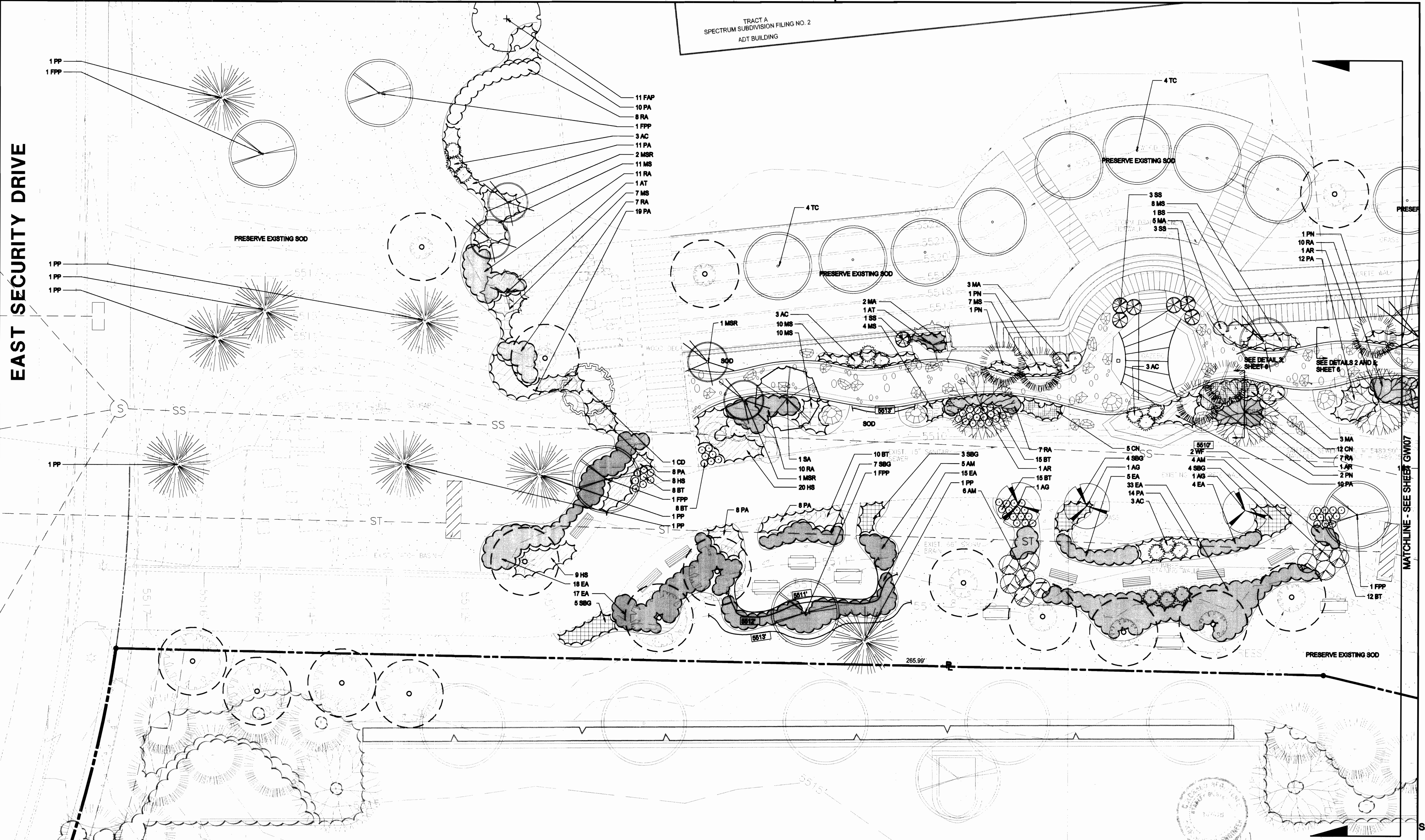
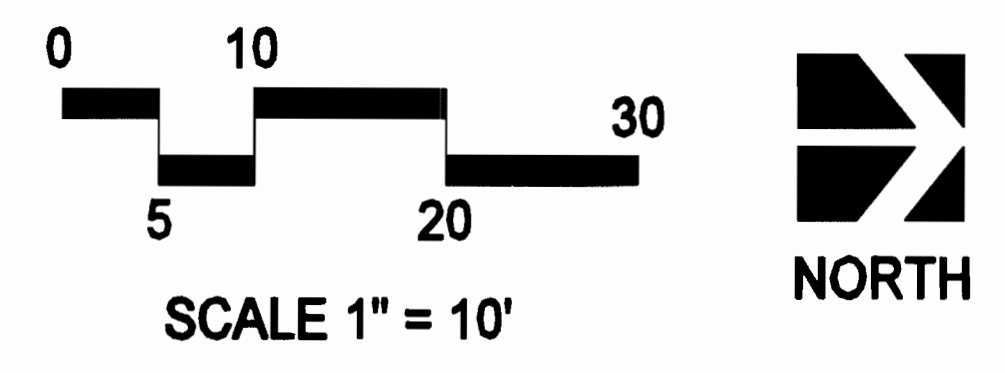
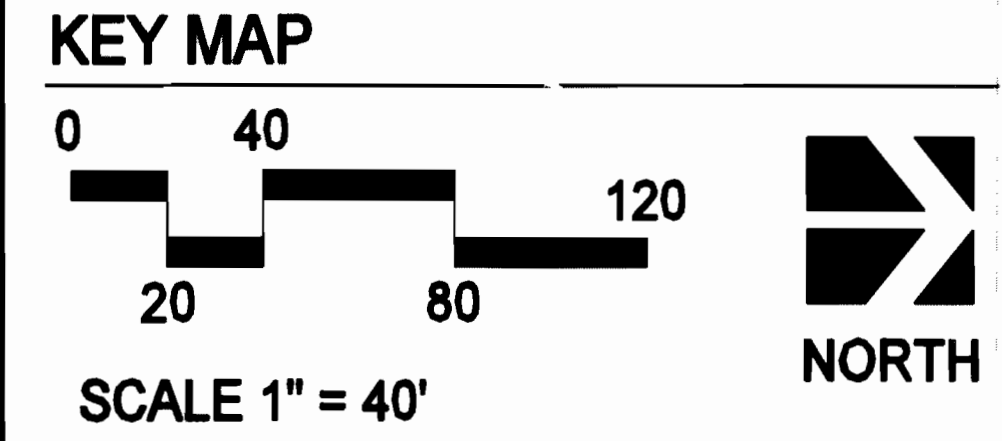
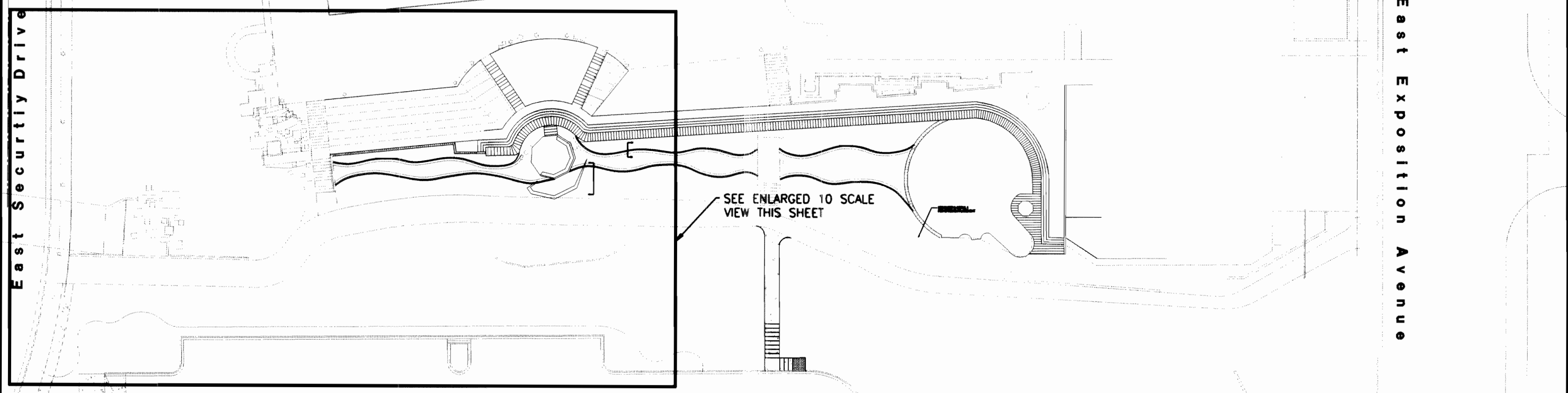


5 METAL EDGING / RIVER BED DETAIL-TYPICAL
SCALE: 1" = 1'-0"

NOTES:

- 1). BEDDING MATERIAL
- A MIXTURE OF CRUSHER FINES AND PEA GRAVEL SHALL BE COMBINED TO DEVELOP BEDDING MATERIAL.
- 2). SOD AREA
- SOD AREA SHOULD VARY IN MAINTENANCE HEIGHT FROM "ROUGH" (6" MAX.) TO "FRINGE" (3" MIN.)
THE WIDTH OF ROUGH AND FRINGE HEIGHTS SHALL BE ORGANIC AND UNGULATE ACCORDINGLY.
- 3). RIVER BED
- THE RIVER BED SHALL BE COMPRISED OF CRUSHER FINES, PEA GRAVEL, RIVER ROCK, AND BOULDERS UP TO 6' DIAMETER.

REVISIONS	DATE
DATE ISSUED	07/07/00
RESPONSE TO 08/10/00 AURORA CITY COMMENTS	01/02/01
RESPONSE TO 01/22/01 AURORA CITY COMMENTS	02/16/01
RESPONSE TO 04/26/01 AURORA CITY COMMENTS	05/08/01
RESPONSE TO 05/22/01 AURORA CITY COMMENTS	05/29/01



REVISIONS	DATE
RESPONSE TO 04/26/01 AURORA CITY COMMENTS	05/08/01
RESPONSE TO 05/22/01 AURORA CITY COMMENTS	05/29/01

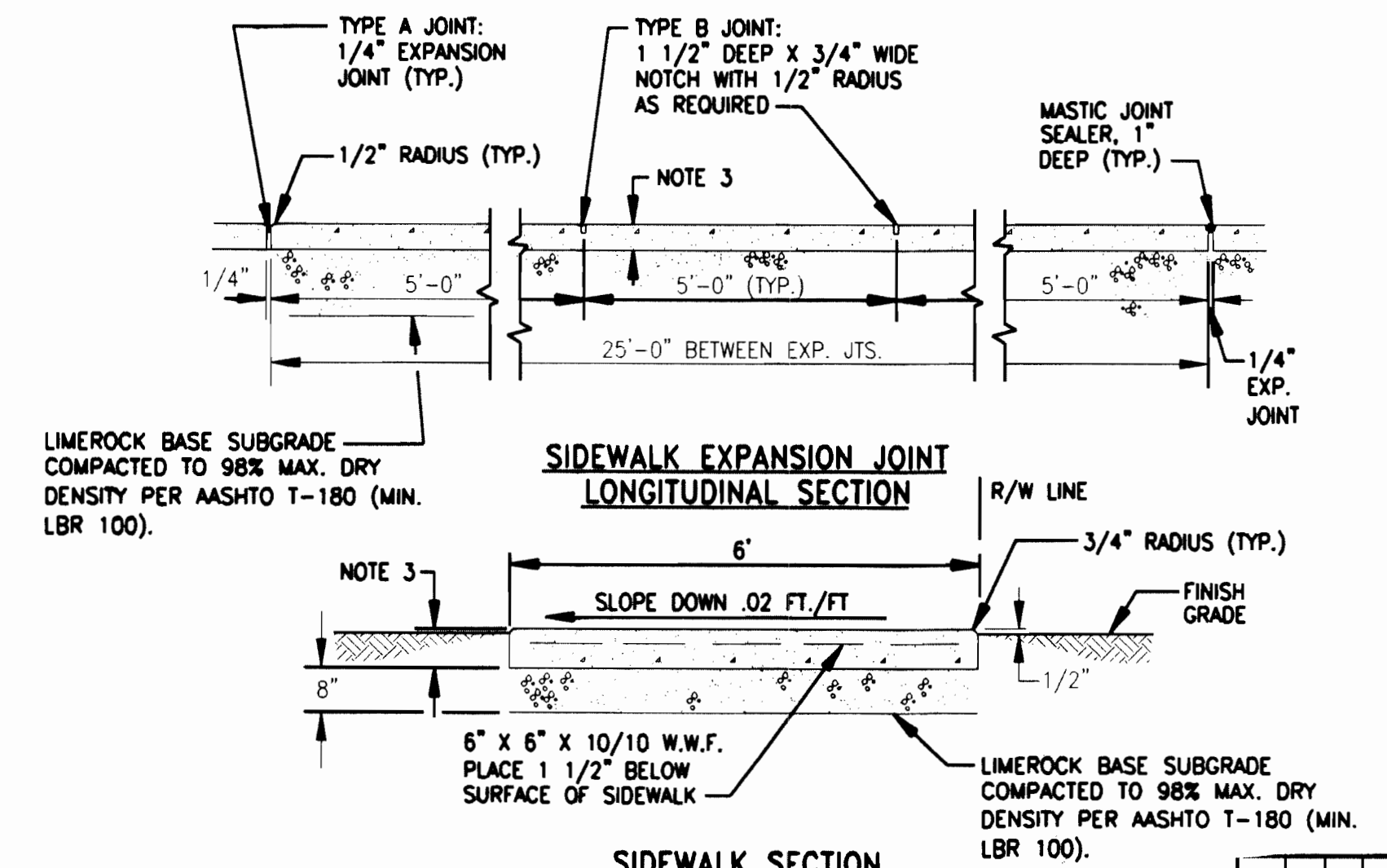
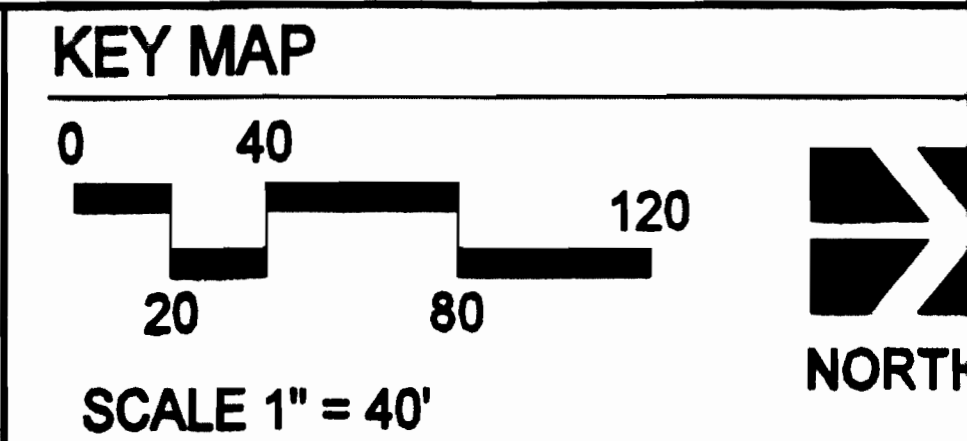
SHEET 07 OF 09

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AREA 6 GREENWAY IMPROVEMENTS
LANDSCAPE PLAN
AURORA, COLORADO

RS&H
Architectural, Engineering, Planning
and Environmental Services

ADT - Area Greenway Improvements 2000-2022-04 FOR INFORMATION ONLY

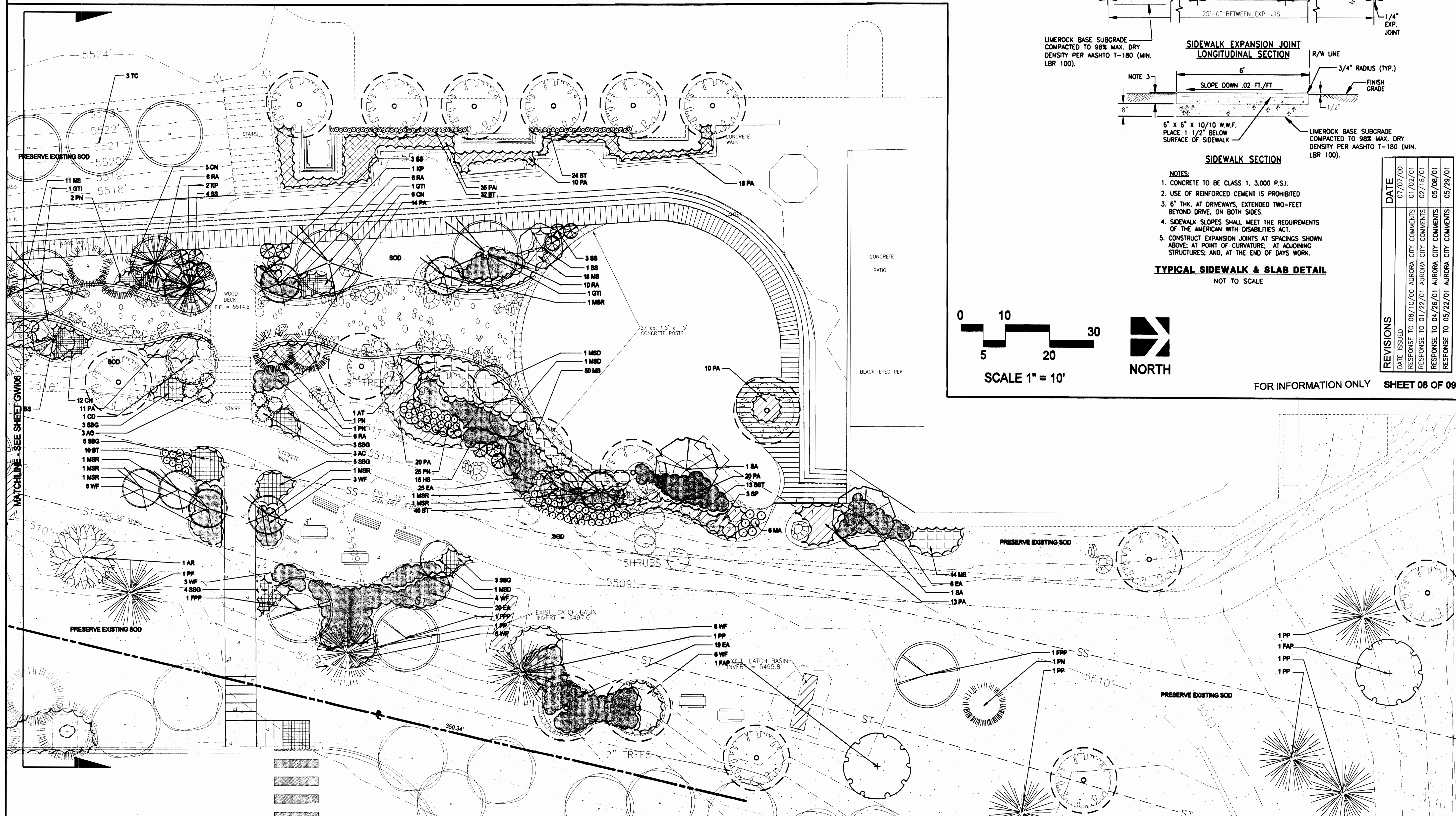
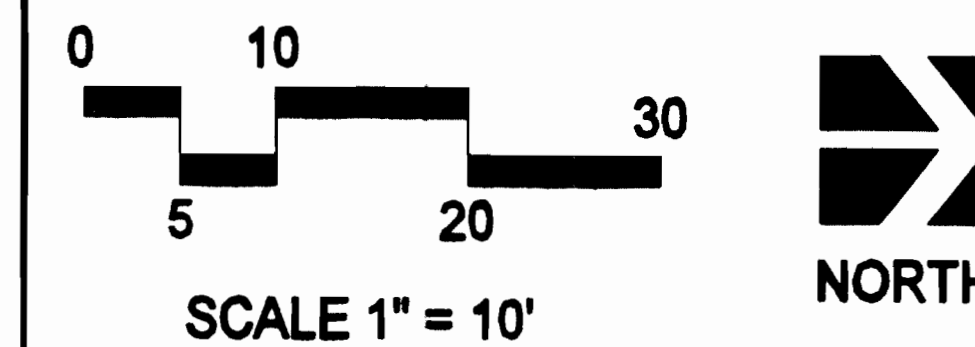


- NOTES:
1. CONCRETE TO BE CLASS 1, 3,000 P.S.I.
 2. USE OF REINFORCED CEMENT IS PROHIBITED
 3. 6" THK. AT DRIVEWAYS, EXTENDED TWO-FOOT BEYOND DRIVE, ON BOTH SIDES.
 4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.

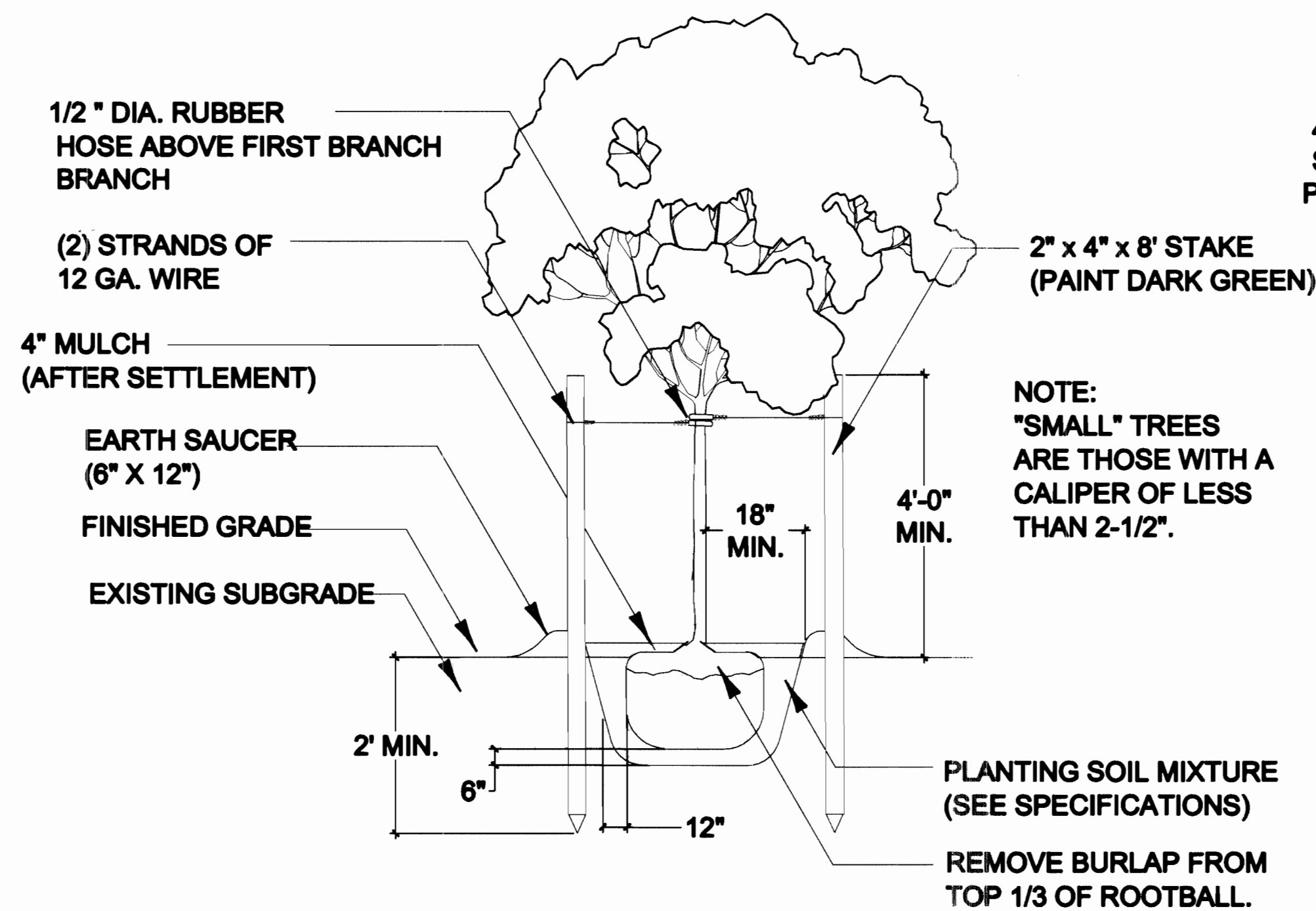
TYPICAL SIDEWALK & SLAB DETAIL
NOT TO SCALE

REVISIONS	DATE
DATE ISSUED	07/07/00
RESPONSE TO 08/10/00 AURORA CITY COMMENTS	01/02/01
RESPONSE TO 01/22/01 AURORA CITY COMMENTS	02/16/01
RESPONSE TO 04/26/01 AURORA CITY COMMENTS	05/08/01
RESPONSE TO 05/22/01 AURORA CITY COMMENTS	05/29/01

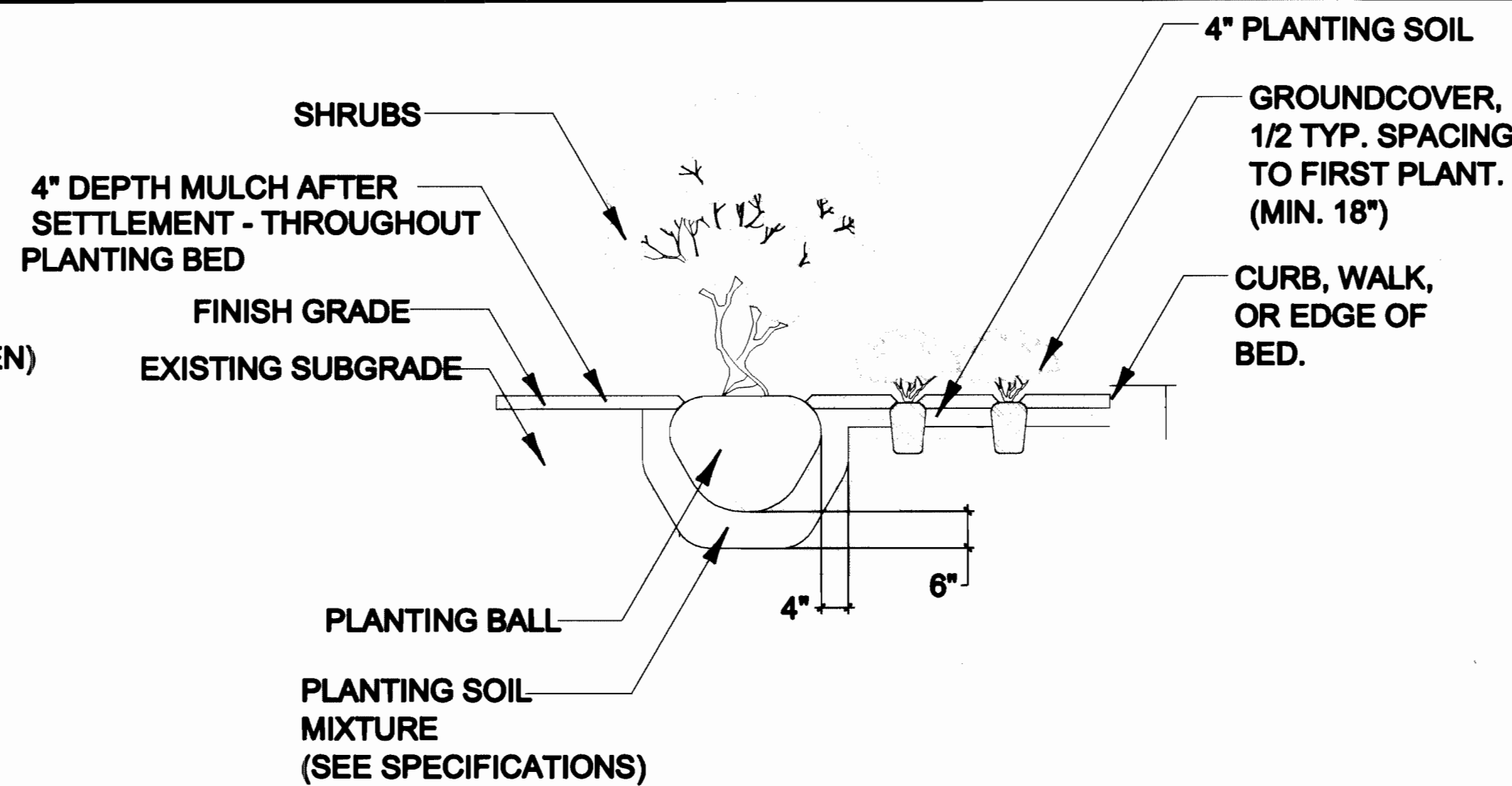
FOR INFORMATION ONLY SHEET 08 OF 09



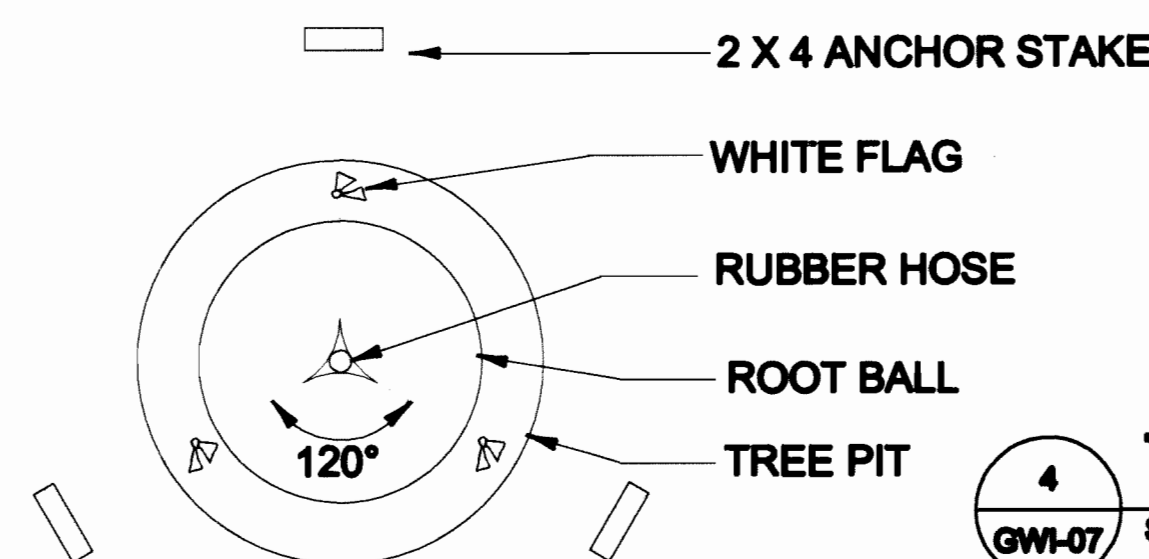
ADT-Area Greening Improvements 2000-6027-04



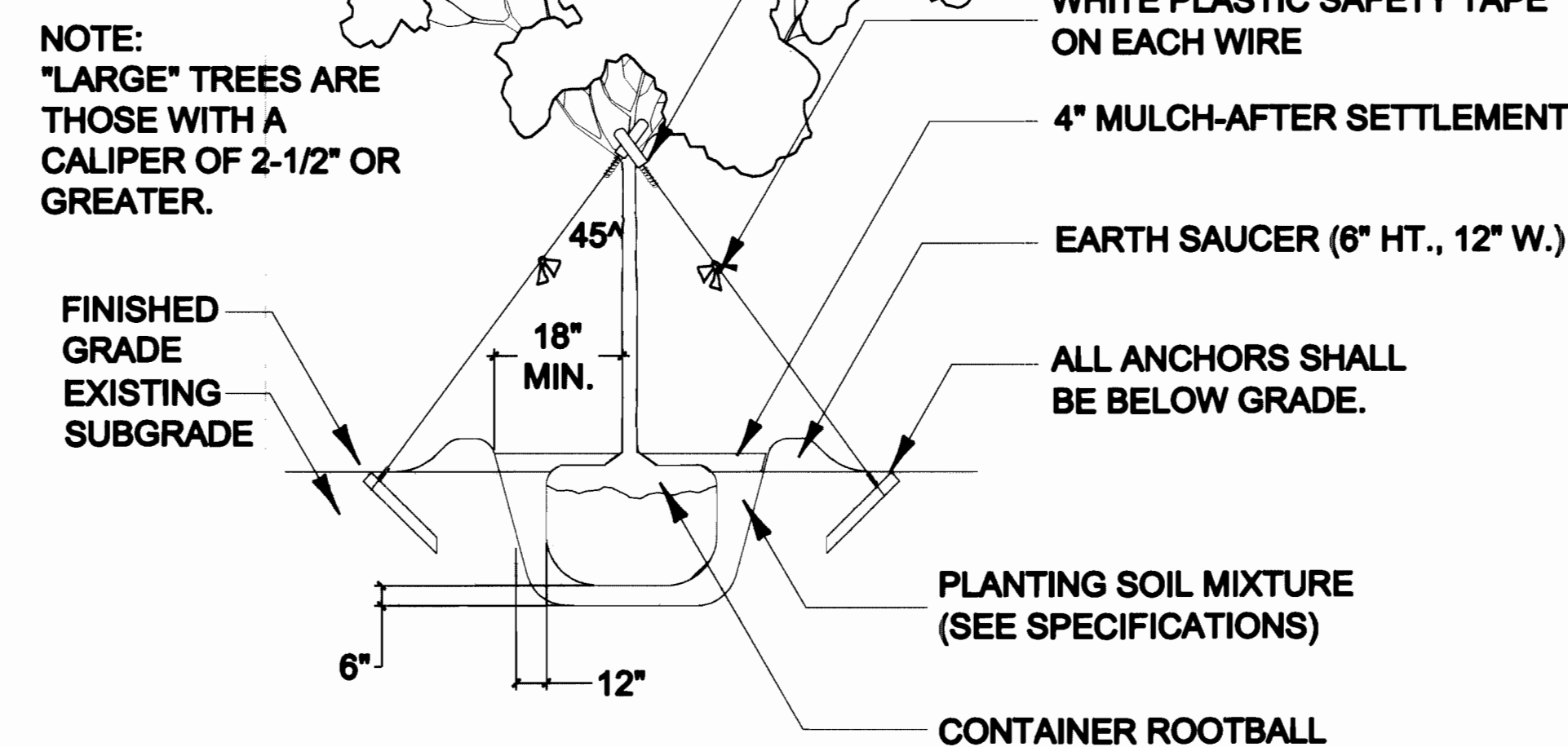
1 **SMALL TREE PLANTING**
GW-07 SCALE: NOT TO SCALE



2 **SHRUB-GROUND COVER PLANTING**
GW-07 SCALE: NOT TO SCALE



3 **LARGE TREE PLANTING**
GW-07 SCALE: NOT TO SCALE



4 **TREE STAKING**
GW-07 SCALE: NOT TO SCALE

LANDSCAPE SCHEDULE:

SHADE TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUANTITY	SPACING
FAP	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	B & B, 2 1/2" cal., full crown, staked	13	See Plan
FPP	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	B & B, 2 1/2" cal., full crown, staked	11	See Plan
TC	Tilia Cordata 'Greenspire'	Greenspire Linden	B & B, 2 1/2" cal.	11	See Plan
GTI	Gleditsia Triacanthos Inermis 'Shademaster'	Shademaster Honeylocust	B & B, 2 1/2" cal.	3	See Plan
BS	Betula pendula 'Dalecarlica'	Cutleaf Weeping Birch	B & B, 3" cal., tree	2	See Plan
SA	Salix alba 'Tristis'	Niobe Weeping	B & B, 3" cal., tree	3	See Plan
AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B & B, 3" cal., tree	4	See Plan

EVERGREEN TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUANTITY	SPACING
PP	Picea pungens 'Bakeri'	Colorado Spruce	B & B, 8' - 10' ht., full form, guyed	15	See Plan
PN	Pinus nigra	Austrian Pine	B & B, 8' - 10' ht., full form, guyed	8	See Plan

TALL SHRUBS / SMALL TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUANTITY	SPACING
AG	Acer ginnala 'compacta'	Dwarf Amur Maple	B&B, 4' ht., full form	3	See Plan
AT	Alnus tenuifolia	Thinleaf Mt. Alder	5 Gal., 2' - 3' ht., full form	3	See Plan
AC	Amelanchier alnifolia	Saskatoon Serviceberry	5 Gal., 18" - 24" ht., full form	15	See Plan
SS	Amelanchier canadensis	Shadblow Serviceberry	B&B, 4 ht., full form	20	See Plan
AM	Aronia melanocarpa elata	Black Chokeberry	5 Gal., 18" - 24" ht., full form	15	3' o.c.
MSD	Malus spp. 'Dolgo'	Dolgo Flowering Crabapple	5 Gal., 2' ht., full form	3	See Plan
MSR	Malus spp. 'Radiant'	Radiant Flowering Crabapple	5 Gal., 2' ht., full form	11	See Plan
CD	Cercis canadensis	Eastern Redbud	15 Gal., 4 ht., 1.25" cal., full form	2	See Plan
KP	Koeleruteria paniculata	Goldenrain Tree	B&B, 4 ht., 2" cal., full form	3	See Plan

MEDIUM / SMALL SHRUBS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUANTITY	SPACING
EA	Euonymus alatus 'compactus'	Dwarf Burning Bush	5 Gal., Min. 4 Canes, 24" - 36" Canes, Full Form	164	3' o.c.
MA	Mahonia aquifolium	Oregon Grape Holly	5 Gal., 15" - 18" ht., Full Form	19	3' o.c.
SBG	Spiraea bumalda 'Goldflame'	Goldflame Spirea	5 Gal., 15" - 18" ht., Full Form	46	3' o.c.
SST	Salix purpurea nana	Dwarf Artic Willow	5 Gal., 15" - 18" ht., Full Form	13	3' o.c.
SP	Sambucus pubens	Native Red Berried Elder	5 Gal., 18" ht. and spr., Full Form	3	See Plan
RA	Ribes alpinum	Alpine Currant	5 Gal., 18" - 24" ht., Full Form	88	2 1/2' o.c.
BT	Berberis thunbergii 'Atropurpurea'	Red Leaf Barberry	5 Gal., 15" ht. and spr., Full Form	149	2' o.c.
CN	Chrysothamnus nauseosus	Rabbit Brush	5 Gal., 18" - 24" ht., Full Form	40	2' o.c.
WF	Weigela florida 'Pink Princess'	Pink Princess Weigela	5 Gal., 18" - 24" ht., Full Form	30	3' o.c.

GROUND COVERS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUANTITY	SPACING
HS	Helictotrichon sempervirens 'Sapphire'	Blue Avena Grass	3 Gal., 2' - 3' ht., 3' spd., full	52	2' o.c.
MS	Miscanthus sinensis 'Kleine Fontaine'	Little Fountain Maiden Grass	3 Gal., 2' - 3' ht., 3' spd., full	160	2' o.c.
PA	Pennisetum alopecuroides	Dwarf Fountain Grass	3 Gal., 2' - 3' ht., 3' spd., full	249	2' o.c.

LANDSCAPE NOTES:

- ALL TURF AREAS ARE TO RECEIVE SOIL PREPARATION OF 100% BLUE RIBBON COMPOST AT A RATE OF 4 C.Y. PER 1000 s.f.
- SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE AND PARKING TO BE CONSTRUCTED OF ASPHALT.
- 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 SHRUB BED AREAS ADJACENT TO TURF SHALL BE BOUNDED BY 12" STEEL EDGER.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH 4" DEPTH FIR FIBER MULCH OVER WEED BARRIERS.
- ALL PERENNIAL BEDS ARE TO BE MULCHED WITH 4" DEPTH FIR FIBER MULCH.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR LENGTH.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. (SEE IRRIGATION NOTES AND SPECIFICATIONS FOR A DETAILED DESCRIPTION OF THE IRRIGATION TREATMENT FOR THIS DEVELOPMENT.)

IRRIGATION NOTES:

- A COMPLETELY AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO WATER ALL AREAS OF LANDSCAPE DEVELOPMENT SHOWN ON THE LANDSCAPE PLANS.
- ALL IRRIGATION WORK SHALL COMPLY WITH CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING AUTHORITIES.
- THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE AND 50% OVERLAP OF ALL PLANT MATERIALS (HEAD TO HEAD COVERAGE).
- THE IRRIGATION SYSTEM SHALL BE INSTALLED SO THAT NO OVERSPRAY SHALL OCCUR ON ANY SIDEWALKS OR WALKWAYS OF THE PROJECT OR ADJACENT PROPERTIES.
- ALL EXISTING IRRIGATION SYSTEMS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING IRRIGATION SYSTEMS DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN THE PRE-CONSTRUCTION STATUS.

REVISIONS	DATE	ISSUED
01/07/00	01/07/00	01/07/00
01/02/01	01/02/01	01/02/01
02/16/01	02/16/01	02/16/01
05/08/01	05/08/01	05/08/01
05/29/01	05/29/01	05/29/01