

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

**CONTACTS:**

**DEVELOPER:**  
WELLS OPERATING PARTNERSHIP  
MICHAEL WATSON (720) 243-8136  
6200 THE CORNERS PKWY.  
ATLANTA, GA 30092

**ARCHITECT:**  
M+O+A ARCHITECTURAL PARTNERSHIP  
JERE EGGLESTON  
1900 WAZEE ST., STE. 100  
DENVER, CO 80202

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES

**SITE AND BUILDING DATA**

	BEFORE	AFTER
LAND AREA (WITHIN PROPERTY LINES):	10.146 ACRES (~441,960 SF)	10.146 ACRES (~441,960 SF)
GROSS FLOOR AREA:	106,368 SF	184,651 SF
NUMBER OF BUILDINGS:	ONE	ONE
NUMBER OF STORIES:	THREE	THREE
MAXIMUM HEIGHT OF BUILDINGS:	60 FEET	60 FEET
TOTAL BUILDING COVERAGE:	9.8%, 43,590 SF	15.8%, 70,108 SF
HARD SURFACE AREA:	64%, 220,667 SF	66%, 186,872 SF
LANDSCAPE AREA:	36%, 109,413 SF	34%, 101,059 SF

PRESENT ZONING CLASSIFICATION: PCZD (GDP 1972-2061)  
PROPOSED USES: OFFICE

**SIGNAGE DATA:**

PERMITTED MAXIMUM SIGN AREA:	269 SF	269 SF
PROPOSED TOTAL SIGN AREA:	150 SF	264 SF
PROPOSED NUMBER OF SIGNS:	1 BLDG., 1 MONUMENT	2 BLDG., 1 MONUMENT

**PARKING DATA:**

PARKING SPACES REQUIRED (1/300 FOR 187,965 SF):	376 REGULAR	627 REGULAR
PARKING SPACES PROVIDED AND % COMPACT:	601 REGULAR (0% COMPACT)	564 REGULAR (0% COMPACT)
HANDICAPPED SPACES REQUIRED:	8	13
HANDICAPPED SPACES PROVIDED:	14 (VAN ACCESSIBLE)	14 (VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED:	564 SEE WAIVER REQUEST BELOW	
LOADING SPACES REQUIRED:	1 IN SERVICE COURT	
LOADING SPACES PROVIDED:	1 IN SERVICE COURT	1 IN SERVICE COURT
BICYCLE PARKING REQUIRED:	11	10
BICYCLE PARKING PROVIDED:	17	18

**WAIVERS:**

**PARKING:**

REQUEST A 10% REDUCTION IN PARKING BASED ON 30,094 SF OF MINIMALLY OCCUPIED AREAS IN BUILDING INCLUDING COMPUTER ROOM AND AUDITORIUM USED EXCLUSIVELY BY BUILDING OCCUPANTS. REVISED REQUIREMENT IS 537 SPACES.

**SHEET INDEX**

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- 10 BUILDING ELEVATIONS
- 11 MASTER UTILITY PLAN
- 12 GRADING PLAN
- 13 PHOTOMETRIC PLAN & LIGHTING DETAILS

**AMENDMENTS:**

- ▲ 1996-6095-07  
MOVE VOLLEY BALL COURT, RELOCATE TREES, RELOCATE STORM SEWER  
ADD EQUIPMENT SCREEN
- ▲ 11-12-2018  
TEMPORARY FENCE AND CONNEX  
BOXES PLACED IN PARKING LOT



VICINITY MAP

**LEGAL DESCRIPTION:**

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK AND RECORDER CONTAINING: 10.146 ACRES

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 ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THERE OF, WELLS OPERATING PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19th DAY OF October AD, 2004.

BY: WELLS OPERATING PARTNERSHIP, OP A DELAWARE CORP., ITS MANAGER BY [Signature] CORPORATE SEAL:

STATE OF Colorado )  
COUNTY OF Quinnett )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2004, BY Douglas P. Williams, MANAGER OF WELLS OPERATING PARTNERSHIP, OP A DELAWARE CORP.,

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 6/10/06 NOTARY SEAL: [Signature]

(NOTARY PUBLIC) [Signature]  
MY COMMISSION EXPIRES 6/10/06 NOTARY BUSINESS ADDRESS: 6200 The Corners Pkwy, Norcross, GA 30092

**CITY OF AURORA APPROVALS:**

CITY ATTORNEY: [Signature] DATE: 10/22/04  
PLANNING DIRECTOR: [Signature] DATE: 10/22/04  
PLANNING COMMISSION: [Signature] DATE: 9/21/04 (CHAIRPERSON)  
CITY COUNCIL: NA DATE: NA (MAYOR)  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_ (CITY CLERK)

**RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2004.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_



PROJECT NO. 04105.00

NORTHROP GRUMMAN  
Building AUC-9 Expansion

750 SOUTH RICHFIELD STREET  
AURORA, COLORADO

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PRINT RECORD  
PURPOSE: PLANNING SUBMITTAL DATE: 08/17/04  
FIRST RESUBMITTAL: 07/30/04  
SECOND RESUBMITTAL: 09/03/04

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REVISION RECORD

NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/30/04
2	GENERAL - PER CITY	09/03/04

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DRAWN: AL  
CHECKED: JE  
DATE: 09/03/04  
SHEET TITLE: COVER SHEET

---

M+O+A  
ARCHITECTURAL PARTNERSHIP

JERE EGGLESTON  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 388-1100

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES

## SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, 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 LANE"
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(S) 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 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. 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 1994 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I.117.1-1992.
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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET 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 SYSTEMS AND/OR PRIVATE UTILITIES.

## SITE PLAN NOTES (continued)

- 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.
8. 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.
  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 8 INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. 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 CERTIFICATE OF OCCUPANCY.
  11. 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 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.
  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 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.

## SITE PLAN NOTES (continued)

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 ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.,) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.

PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO

750 SOUTH RICHFIELD STREET

PRINT RECORD	
PURPOSE	DATE
PLANNING SUBMITTAL	06/17/04
FIRST RESUBMITTAL	07/30/04
SECOND RESUBMITTAL	08/03/04

REVISION RECORD		
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DRAWN: AL  
CHECKED: JE  
DATE: 09/03/04

SHEET TITLE  
SITE PLAN NOTES

**M + O + A**  
ARCHITECTURAL PARTNERSHIP

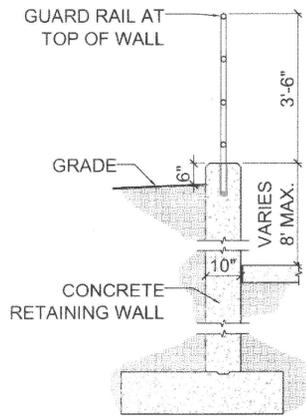
INTERIOR DESIGN  
PLANNING  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 398-1190

SHEET	OF
2	13
	TOTAL
	13



# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

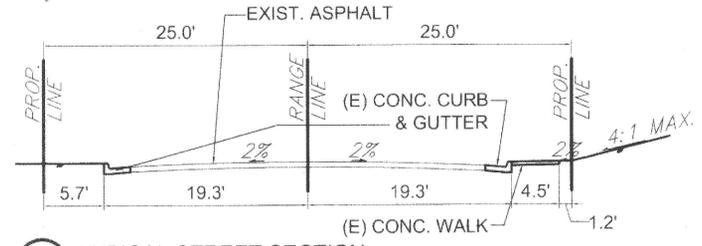
LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK AND RECORDER CONTAINING: 10.146 ACRES



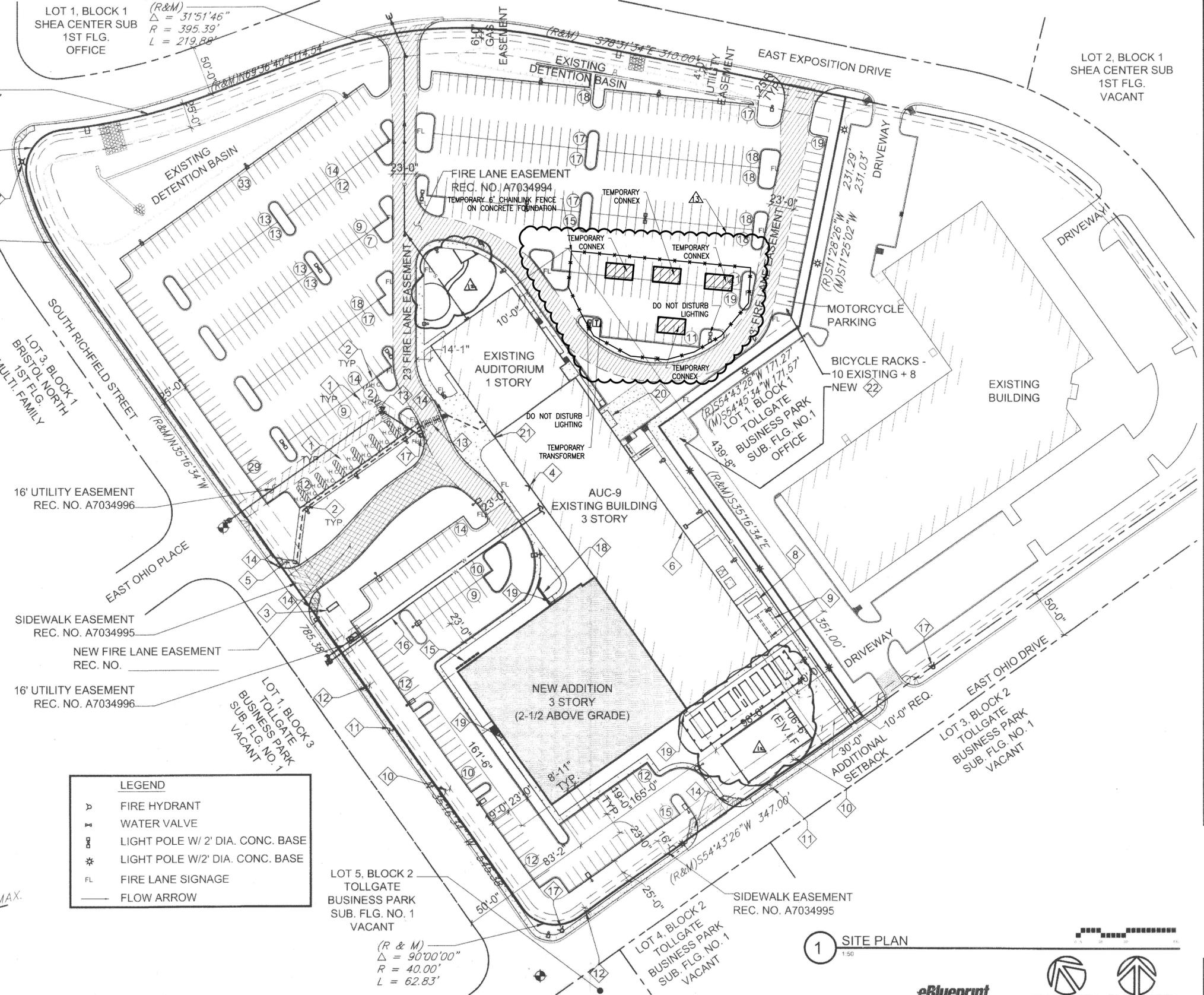
**2** RETAINING WALL SECTION  
1/2" = 1'-0"

**KN** KEY NOTES

- 1 EXISTING VAN ACCESSIBLE PARKING
- 2 EXISTING VAN ACCESSIBLE PARKING SIGN
- 3 EXISTING ENTRY MONUMENT
- 4 EXISTING FIRE DEPARTMENT CONNECTION
- 5 EXISTING ACCESSIBLE ROUTE OF TRAVEL
- 6 EXISTING GAS METER
- 7 EXISTING SIGN - FIRE LANE
- 8 EXISTING GENERATOR
- 9 POSSIBLE FUTURE GENERATORS
- 10 EXISTING 6'-0" GAS EASEMENT
- 11 EXISTING 5'-0" ATTACHED SIDEWALK
- 12 EXISTING 4'-0" UTILITY EASEMENT
- 13 EXISTING CURB RAMP
- 14 CROSSWALK
- 15 BUILDING SIGNAGE, RE: 1/A3.1
- 16 EXISTING 6" FIRE LINE DIP
- 17 EXISTING FIRE HYDRANT
- 18 RETAINING WALL
- 19 EXTERIOR LIGHTING - WALL MOUNT
- 20 EXISTING TRASH ENCLOSURE
- 21 NEW KNOX BOX AT 6'-0" ABOVE GRADE
- 22 NEW BIKE RACKS TO MATCH EXISTING - FOR 8 BIKES



**3** TYPICAL STREET SECTION  
1/8" = 1'-0"



LEGEND	
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE W/ 2' DIA. CONC. BASE
	LIGHT POLE W/ 2' DIA. CONC. BASE
	FIRE LANE SIGNAGE
	FLOW ARROW

**1** SITE PLAN  
1/50

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**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO  
750 SOUTH RICHFIELD STREET

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2	GENERAL - PER CITY	08/03/04
3	TEMPORARY USE	11/12/18

DRAWN:	AL
CHECKED:	JE
DATE:	09/03/04
SHEET TITLE:	SITE PLAN

**M+O+A** ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE PLANNING INTERIOR DESIGN  
1520 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 885-1190

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES

PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
**Building AUC-9 Expansion**

750 SOUTH DUNCHEFFER STREET  
AURORA, COLORADO

PRINT RECORD	
PURPOSE	DATE
PLANNING SUBMITTAL	06/17/04
FIRST RESUBMITTAL	07/04/04
SECOND RESUBMITTAL	09/03/04

REVISION RECORD		
NO.	CHANGE	DATE
1	GENERAL - PER CITY	7/30/04
2	GENERAL - PER CITY	8/20/04
3	TEMPORARY USE	11/12/04

DRAWN

CHECKED

DATE 09/03/04

SHEET TITLE

**LANDSCAPE PLAN**

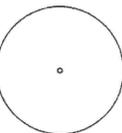
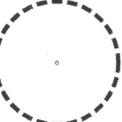
**M+O+A**  
**ARCHITECTURAL PARTNERSHIP**

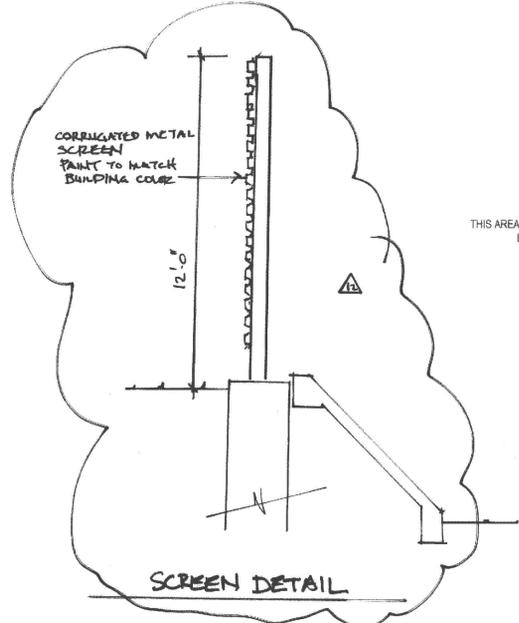
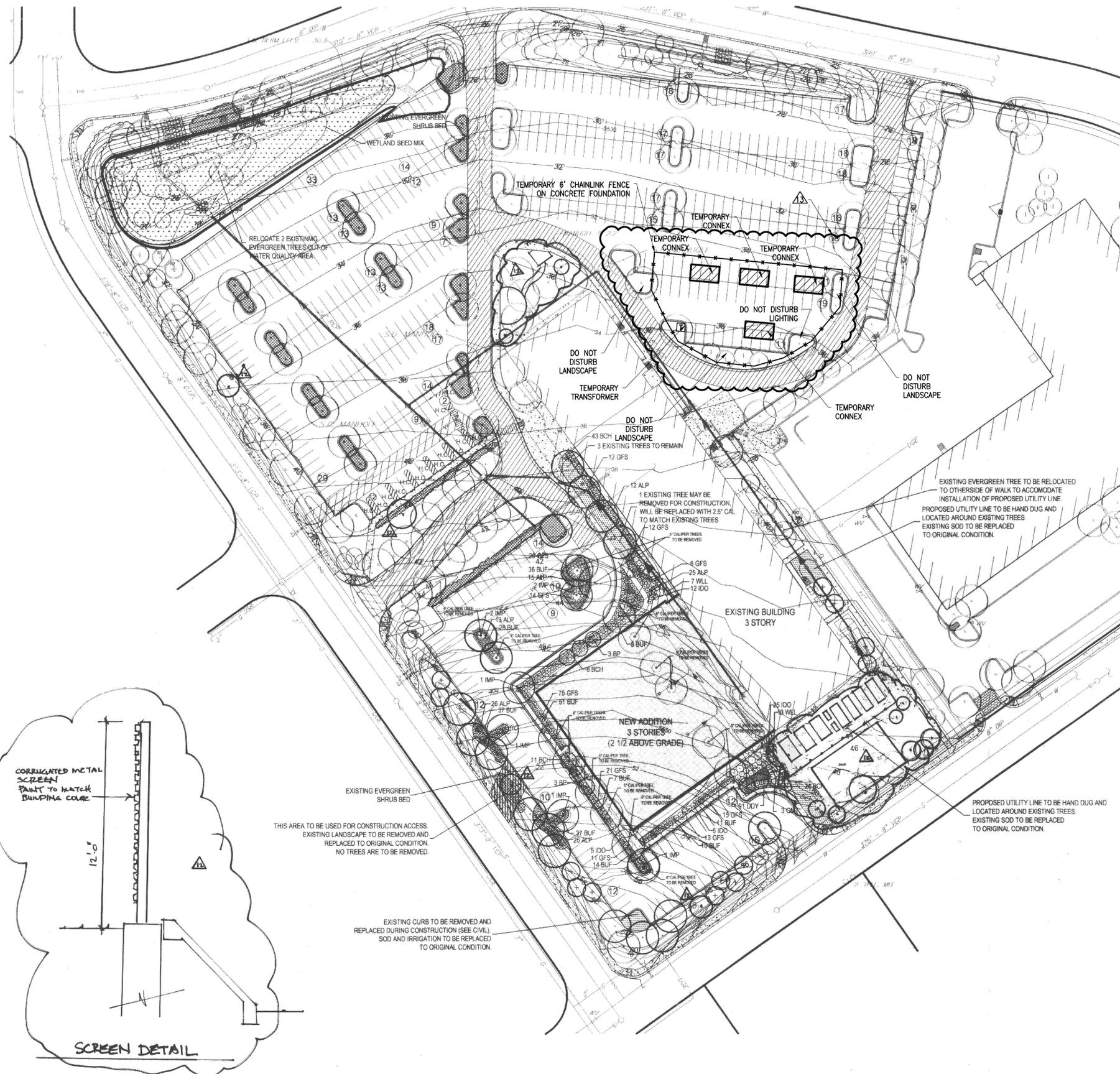
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1180

**NORRIS DULLIE**

Planning  
Landscape Architecture  
710 West Colfax Avenue  
Denver, Colorado 80204  
Fax: 303.892.1186  
Phone: 303.892.1186  
www.norrisdullie.com

## LEGEND

-  DECIDUOUS TREES 2 1/2" CAL.
-  EVERGREEN TREES 6-8' HEIGHT
-  ORNAMENTAL TREES 2" CAL.
-  EVERGREEN SHRUBS 5 GAL.
-  DECIDUOUS SHRUBS 5 GAL.
-  ANNUALS/PERENNIALS
-  NON-IRRIGATED NATIVE GRASS SEED
-  IRRIGATED SOD, 90% FESCUE, 10% BLUEGRASS
-  EXISTING DECIDUOUS TREES
-  EXISTING EVERGREEN TREES
-  EXISTING SHRUB BEDS
-  EXISTING DECIDUOUS TREES TO BE PROTECTED PER TREE PROTECTION STANDARDS ON SHEET L-1
-  EXISTING EVERGREEN TREES TO BE PROTECTED PER TREE PROTECTION STANDARDS ON SHEET L-1
-  RELOCATED EXISTING EVERGREEN TREES



**eBlueprint**  
ABADAN  
files available at www.eblueprint.com

SHEET	4	TOTAL	13
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# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

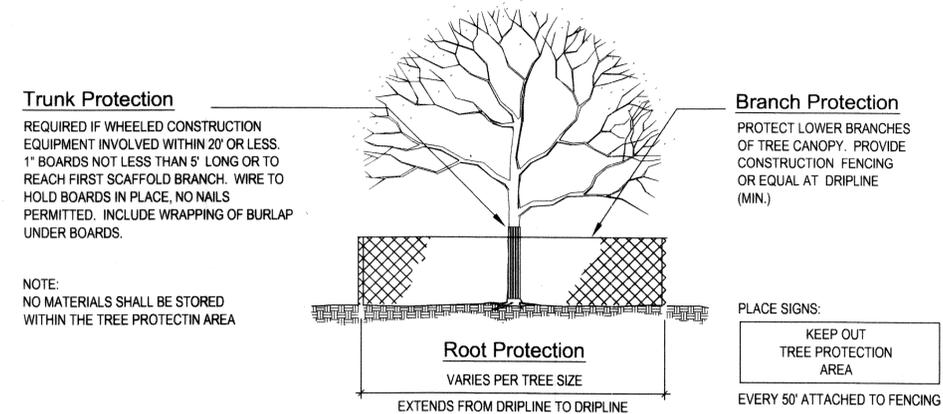
LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK AND RECORDER CONTAINING: 10.146 ACRES

## LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.
4. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
5. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH, 1 1/2" LOCAL RIVER ROCK MULCH TO MATCH EXISTING ROCK MULCH. WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB
6. ALL SODDED AND SHRUB BEDS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
7. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL, ONE YEAR WALK THROUGH.
8. 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 AND LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT.
9. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SITE CONDITIONS.
10. 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 OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.

12. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
13. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
14. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
15. ANY MAJOR CHANGES MADE TO THE SITE PLAN AS A RESULT OF FIELD CONDITIONS SHALL BE ON THE AS-BUILTS OF THE CONSTRUCTION DRAWING SET. AS BUILT CONSTRUCTION DRAWINGS FOR THE LANDSCAPE AND IRRIGATION WILL BE SUBMITTED, BY CONTRACTOR OR OWNER'S REPRESENTATIVE, TO THE CITY OF AURORA FOR FINAL RECORDATION AND ORDINANCE ENFORCEMENT.
16. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
17. IRRIGATION CONTROLLERS SHALL BE EQUIPPED WITH AUTOMATIC RAIN SHUT OFF SENSORS.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF NATIVE SEEDED AREAS (NATURALIZED AREAS). ABOVE GROUND, TEMPORARY IRRIGATION WILL BE USED TO FACILITATE GERMINATION AND ESTABLISHMENT. AFTER A PERIOD OF ONE YEAR, THERE SHOULD BE SIGNIFICANT COVERAGE OF THE SEEDED AREA WITH BARE SPOTS NOT EXCEEDING ONE SQUARE FOOT IN SIZE. BARE SPOTS SHALL BE RESEEDED AND MULCHED TO IMPROVE THE GRASS STAND. THE AREA SHALL BE MAINTAINED AS WEED FREE THE ENTIRE TIME. MOWING, PULLING, AND CHEMICAL METHODS MAY BE USED TO CONTROL WEEDS AND PREVENT REDEVELOPMENT OF SEED HEADS ON THE WEED PLANT.
19. AFTER A PERIOD OF TWO YEARS THE GRASS STAND SHALL BE UNIFORM IN APPEARANCE. BARE AREAS GREATER THAN FOUR SQUARE FEET SHALL BE RESEEDED. TEMPORARY IRRIGATION MAY BE USED, AS NEEDED TO ASSIST IN ESTABLISHMENT. AT THE END OF THE SECOND GROWING SEASON, THE TEMPORARY IRRIGATION MAY BE REMOVED.
20. THE SEED MIX WILL CONSIST OF THE SPECIES NOTED ON THE PLANTING SCHEDULE. THE PERCENTAGE OF WARM SEASONS GRASSES VERSUS COOL SEASON GRASSES WILL BE ADJUSTED BASED ON THE TIME OF YEAR IN WHICH SEEDING OCCURS.
21. LANDSCAPE QUANTITIES SHOWN REPRESENT MINIMUM SIZES AND QUANTITIES REQUIRED BY THE GDP. OWNER MAY ELECT TO UPSIZE OR INCREASE PLANT MATERIAL.
22. EXISTING MULCH TO BE REMOVED AND STORED FOR RE-USE

## TREE PROTECTION



## TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS, EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OR TREE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.

PROJECT NO. 04105.00

NORTHROP GRUMMAN  
Building AUC-9 Expansion  
750 SOUTH RICHFIELD STREET  
AURORA, COLORADO

PRINT RECORD  
PURPOSE DATE  
PLANNING SUBMITTAL 06/17/04  
FIRST RESUBMITTAL 07/20/04  
SECOND RESUBMITTAL 09/03/04

REVISION RECORD  
NO CHANGE DA I  
1 GENERAL - PER CITY 07/20/04  
2 GENERAL - PER CITY 09/03/04

DRAWN

CHECKED

DATE 09/03/04

SHEET TITLE  
LANDSCAPE  
DETAILS  
AND NOTES

M + O + A ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE PLANNING INTERIORS DESIGN  
1875 WAZEE STREET SUITE 100 DENVER COLORADO 80202 (303) 733-1100  
www.moa.com

NORRIS DULLEA

Planning  
Landscape Architecture  
710 West Colfax Avenue  
Denver, Colorado 80204  
Phone: 303.892.1186  
www.norrisdullea.com

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SHEET  
5  
TO 13

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK AND RECORDER CONTAINING: 10.146 ACRES

PROJECT NO. 04105.00

**NORTHROP GRUMMAN  
Building AUC-9 Expansion**  
750 SOUTH RICHFIELD STREET  
AURORA, COLORADO

---

PRINT RECORD  
PURPOSE: PLANNING SUBMITTAL DATE: 06/17/03  
FIRST RESUBMITTAL: 07/30/03  
SECOND RESUBMITTAL: 09/03/04

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REVISION RECORD

NO.	CHANGE	C.P.
1	GENERAL - PER CITY	07/27/04
2	GENERAL - PER CITY	09/03/04

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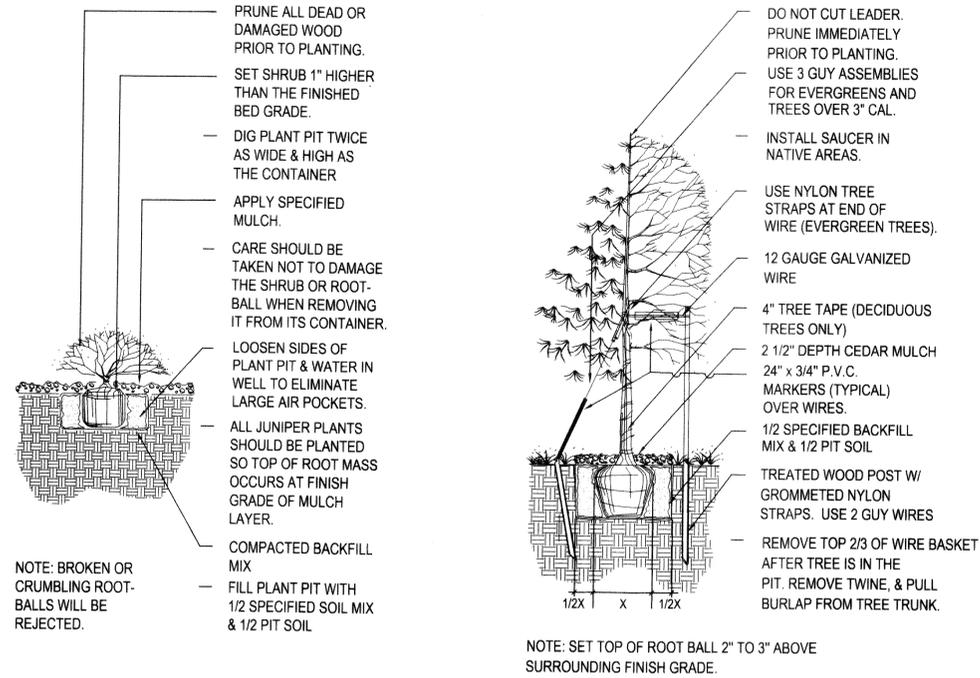
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: 09/03/04

SHEET TITLE  
**LANDSCAPE  
DETAILS  
AND NOTES**

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**M+O+A  
ARCHITECTURAL PARTNERSHIP**  
INTERIOR DESIGN  
PLANNING  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 1000, DENVER, CO 80202 (303) 733-1190

## PLANTING DETAIL



## LANDSCAPE REQUIREMENTS AUC-9

AUC-9	BUILDING LENGTH	# TREES REQUIRED AT 1 TREE PER 30 LF./# OF TREES PROVIDED	TOTAL LENGTH OF PLANTERS OR BED REQUIRED (= TO OR GREATER THAN 1/3 OF LENGTH)	TOTAL LENGTH OF PLANTERS OR BEDS PROVIDED
NORTHWEST ELEVATION	165'	5.5/5.5 *	55'	109'
SOUTHWEST ELEVATION	161.5'	5.4/5.4 *	53.8'	161.5'
SOUTHEAST ELEVATION	164.7'	5.5/5.5 *	54.9'	154.7'

TOTAL REQUIRED 163.7'    TOTAL PROVIDED 425.2'

\* DUE TO SOIL ISSUES, TREES CANNOT BE PLANTED ON THE BUILDING PERIMETER. AS A MITIGATION FOR THIS, SHRUBS WERE ADDED AT 10 SHRUBS PER 1 TREE REQUIRED ON THE BUILDING PERIMETER.

## TREE MITIGATION TABLE

CALIPER INCHES REMOVED	REQUIRED MITIGATION	PROVIDED MITIGATION
82"	82"	0" *

\* IN PLACE OF TREE MITIGATION THE CLIENT WILL PAY \$11,285.00 TO THE CITY'S TREE PLANTING FUND PER THE INITIAL SUBMISSION REVIEW COMMENTS.

## PLANT LIST

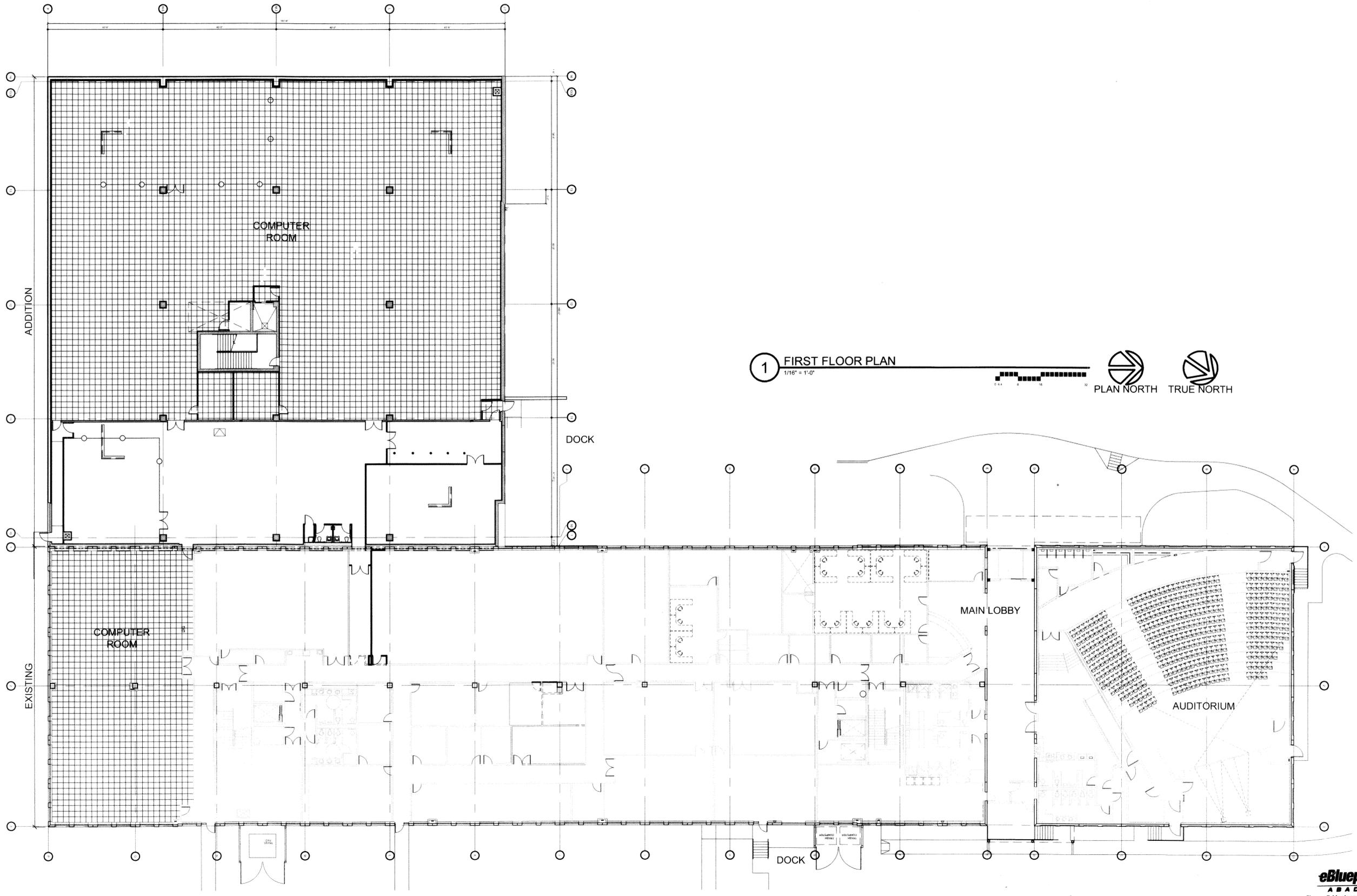
SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USE
<b>DECIDUOUS CANOPY TREES</b> (UNLESS OTHERWISE NOTED)				
IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL. B&B	MEDIUM
<b>DECIDUOUS ORNAMENTAL TREES</b>				
GMT	AMUR MAPLE	ACER GINNALA	2 1/2" CAL. B&B, SPECIMEN 6' CLUMP	LOW
BP	BRADFORD PEAR	PYRUS CALLERYANA 'BRADFORD'		MEDIUM
<b>DECIDUOUS SHRUBS- 2'-5' SPREAD</b>				
ALP	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.	LOW
GFS	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	5 GAL. CONT.	LOW
<b>DECIDUOUS SHRUBS- 5'-7' SPREAD</b>				
IDO	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'	5 GAL. CONT.	HIGH
<b>DECIDUOUS SHRUBS- 7'-9' SPREAD</b>				
WLL	HYBRID WHITE SINGLE LILAC	SYRINGA X HYACINTHIFLORA 'MT BAKER'	4' B&B	LOW
<b>EVERGREEN SHRUBS</b>				
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.	LOW
BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT.	LOW
<b>PERENNIALS</b>				
DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL. CONT.	MEDIUM

## SEED MIX

RIPARIAN SEED MIXTURE			
COMMON NAME	BOTANICAL NAME	PLS/LB	
WESTERN WHEATGRASS	AGROPYRON SMITHII	2.0 LBS.	
REDTOP	AGROSTIS ALBA	5 LBS.	
MEADOW FOXTAIL	ALOPECURUS PRATENSIS	2.0 LBS.	
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1.0 LBS.	
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	2.0 LBS.	
BLUEJOINT REEDGRASS	CALAMAGROSTIS CANADENSIS	.50 LBS.	
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	50 LBS.	
APPLY AT A RATE OF 8.5 PLS PER ACRE			

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES



**1 FIRST FLOOR PLAN**  
1/16" = 1'-0"

PLAN NORTH    TRUE NORTH

PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
750 SOUTH RICHFIELD STREET  
AURORA, COLORADO

PRINT RECORD		DATE
PURPOSE	PLANNING SUBMITTAL	06/17/04
FIRST RESUBMITTAL		07/30/04
SECOND RESUBMITTAL		09/03/04

REVISION RECORD		
NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/30/04
2	GENERAL - PER CITY	09/03/04

DRAWN: AL  
CHECKED: JE  
DATE: 09/03/04

SHEET TITLE  
FIRST FLOOR PLAN

**M+O+A**  
ARCHITECTURAL PARTNERSHIP

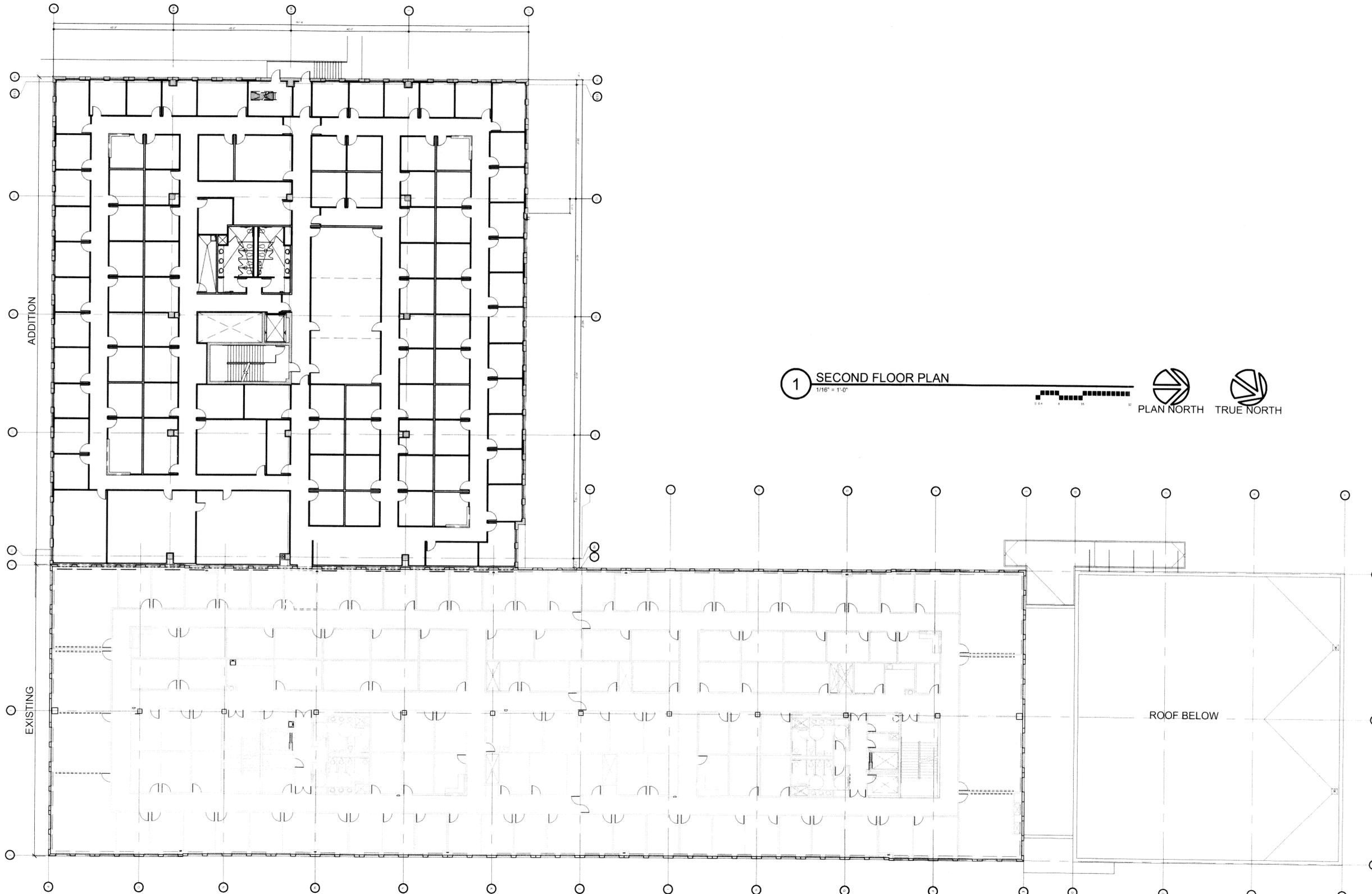
ARCHITECTURE    PLANNING    INTERIOR DESIGN  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 398-1100

SHEET	OF
7	13
	TOTAL
	13

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# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES



1 SECOND FLOOR PLAN  
1/16" = 1'-0"

PLAN NORTH TRUE NORTH

PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO

750 SOUTH RICHFIELD STREET

PRINT RECORD	
PURPOSE	DATE
PLANNING SUBMITTAL	08/17/04
FIRST RESUBMITTAL	07/30/04
SECOND RESUBMITTAL	09/03/04

REVISION RECORD		
NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/30/04
2	GENERAL - PER CITY	09/03/04

DRAWN: AL  
CHECKED: JE  
DATE: 09/03/04  
SHEET TITLE: SECOND FLOOR PLAN

**M + O + A**  
ARCHITECTURAL PARTNERSHIP

ARCHITECTURE  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 440-1100

INTERIORS DESIGN  
1641 14TH AVENUE

SHEET	OF
8	13
TOTAL	13

**eBlueprint**  
ASADAN  
Not available at www.eblueprint.com

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES



PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO  
750 SOUTH RICHFIELD STREET

PRINT RECORD		DATE
PURPOSE	PLANNING SUBMITTAL	06/17/04
FIRST RESUBMITTAL		07/30/04
SECOND RESUBMITTAL		09/03/04

REVISION RECORD		
NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/30/04
2	GENERAL - PER CITY	09/03/04

DRAWN	AL
CHECKED	JE
DATE	09/03/04
SHEET TITLE	THIRD FLOOR PLAN

**M+O+A**  
ARCHITECTURAL PARTNERSHIP

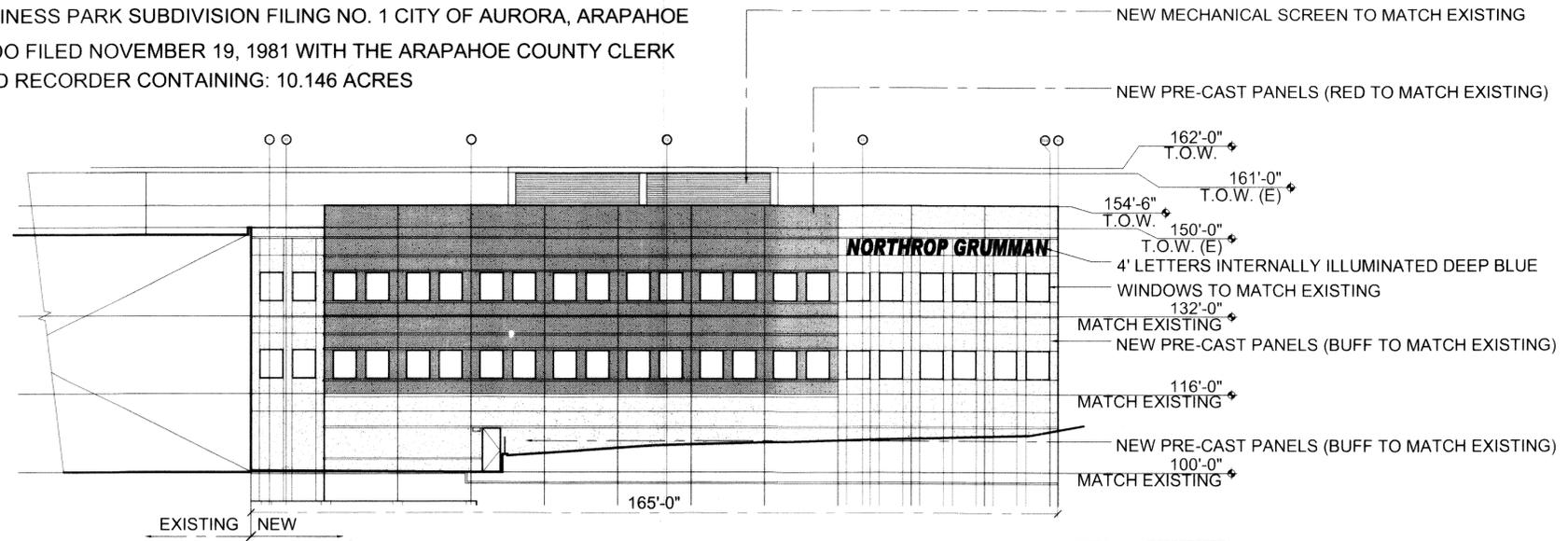
PLANNING INTERIOR DESIGN  
ARCHITECTURE 1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202, (303) 308-1190

SHEET	OF
9	13
TOTAL	
13	

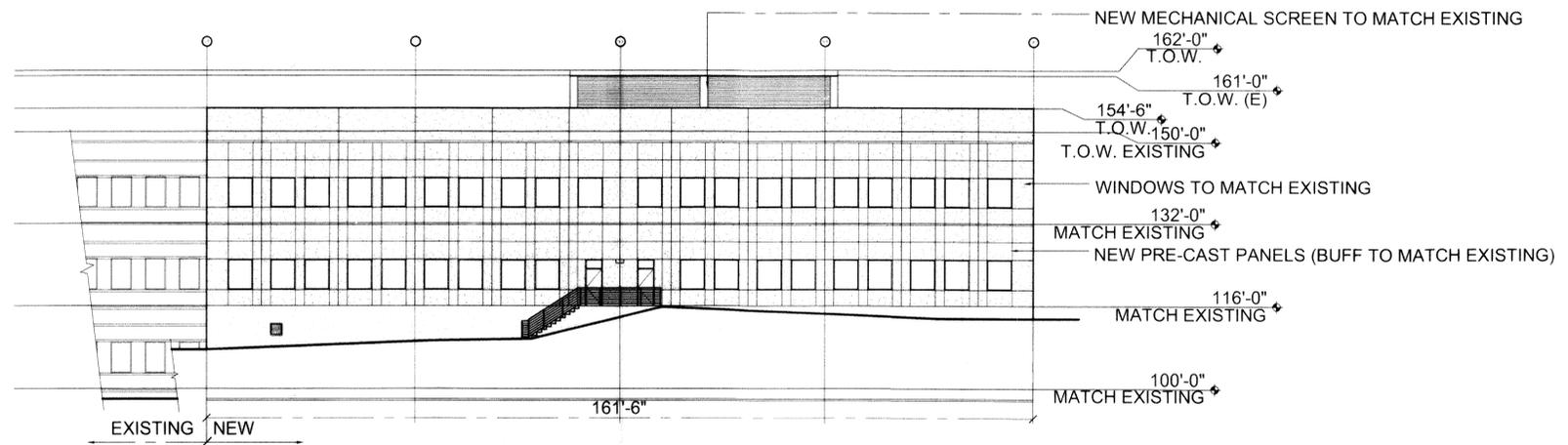
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# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

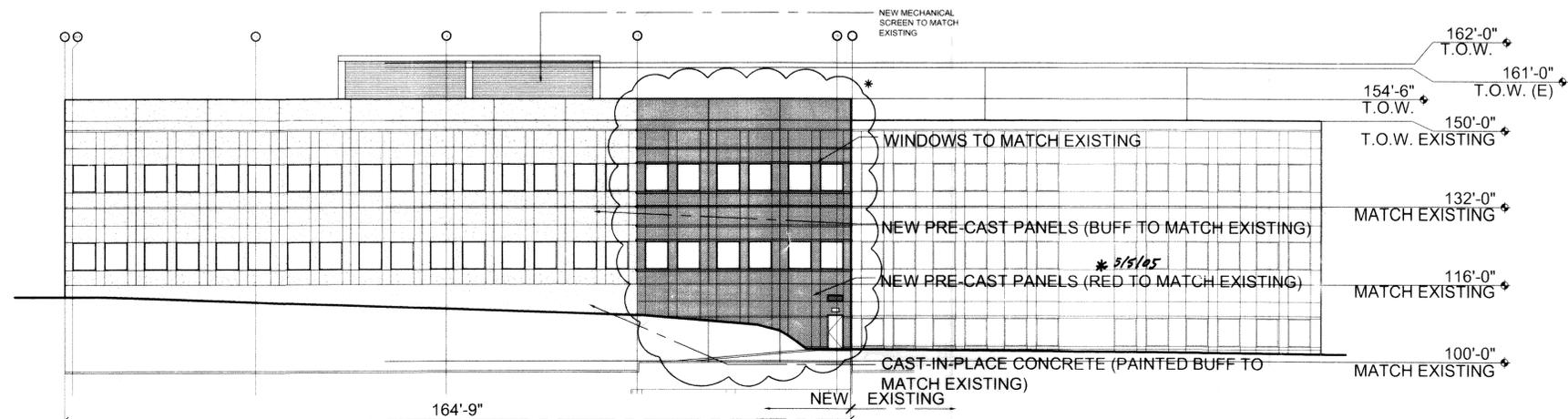
LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES



**1** NORTH ELEVATION  
1/16" = 1'-0"



**2** WEST ELEVATION  
1/16" = 1'-0"



**3** SOUTH ELEVATION  
1/16" = 1'-0"

PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO  
750 SOUTH RICHFIELD STREET

PRINT RECORD		DATE
PURPOSE	PLANNING SUBMITTAL	06/17/04
	FIRST RESUBMITTAL	07/30/04
	SECOND RESUBMITTAL	09/03/04

REVISION RECORD

NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/30/04
2	GENERAL - PER CITY	09/03/04
3	ELEVATION CHANGE	05/04/05

DRAWN	AL
CHECKED	JE
DATE	05/04/05

SHEET TITLE  
BUILDING ELEVATIONS

**M + O + A**  
ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 100 DENVER, CO. 80202 (303) 386-1100  
PLANNING  
INTERIOR DESIGN  
1900 WAZEE STREET, SUITE 100 DENVER, CO. 80202 (303) 386-1100

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ASADAN  
files available at www.eBlueprint.com

SHEET	OF
10	13
	TOTAL
	13

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1  
CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO  
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PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO  
750 SOUTH RICHFIELD STREET

PRINT RECORD

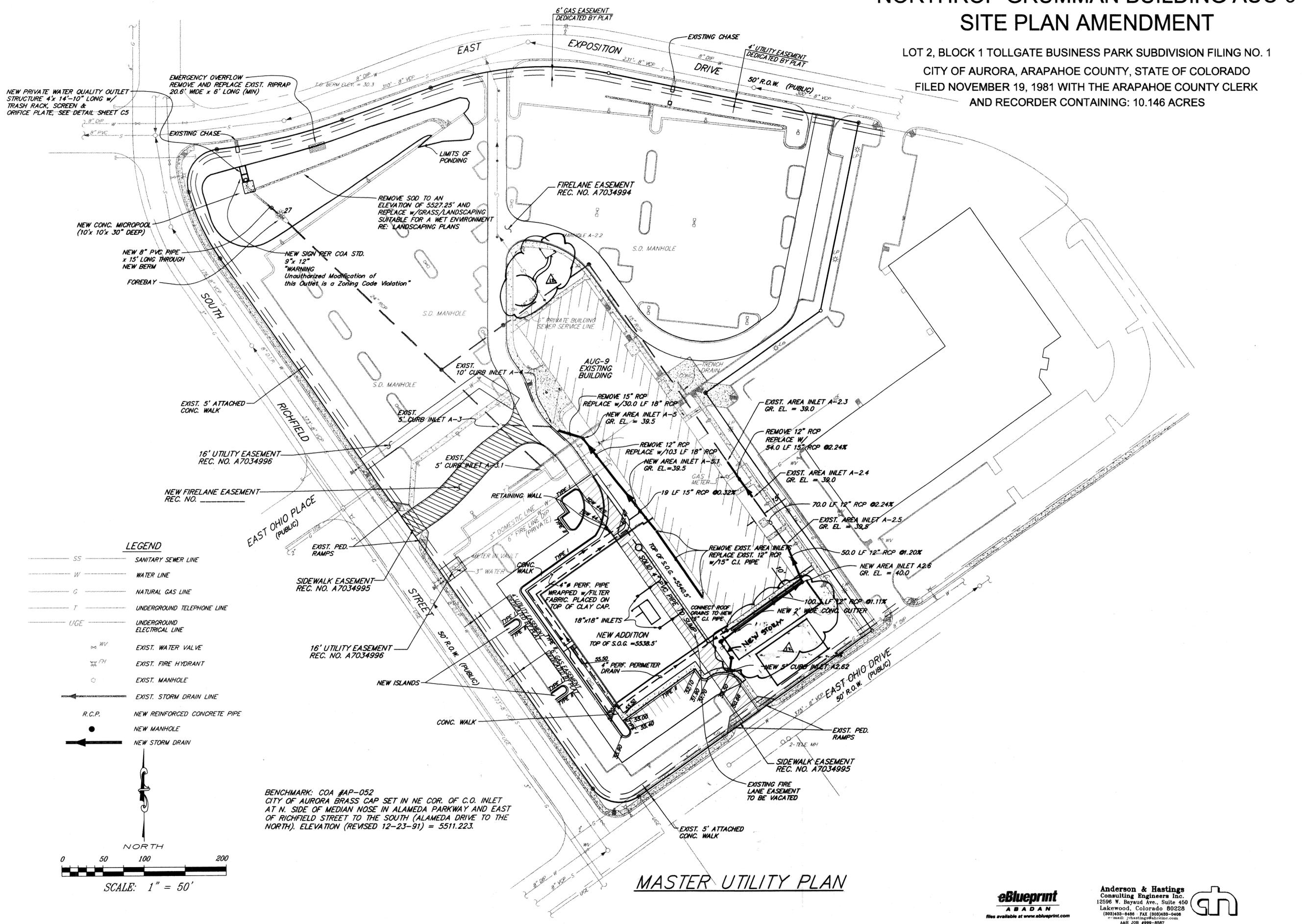
PURPOSE	DATE
PLANNING SUBMITTAL	08/17/04
FIRST RESUBMITTAL	07/30/04
SECOND RESUBMITTAL	09/03/04

REVISION RECORD

NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/30/04
2	GENERAL - PER CITY	09/03/04

DRAWN: TG  
CHECKED: JVH  
DATE: 09-03-04  
SHEET TITLE: MASTER UTILITY PLAN

**M+O+A**  
ARCHITECTURAL PARTNERSHIP  
INTERIOR DESIGN  
PLANNING  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 358-1190



BENCHMARK: COA #AP-052  
CITY OF AURORA BRASS CAP SET IN NE COR. OF C.O. INLET  
AT N. SIDE OF MEDIAN NOSE IN ALAMEDA PARKWAY AND EAST  
OF RICHFIELD STREET TO THE SOUTH (ALAMEDA DRIVE TO THE  
NORTH). ELEVATION (REVISED 12-23-91) = 5511.223.

## MASTER UTILITY PLAN

**eBlueprint**  
A B A D A N  
More available at [www.eblueprint.com](http://www.eblueprint.com)

**Anderson & Hastings**  
Consulting Engineers Inc.  
12596 W. Bayaud Ave., Suite 450  
Lakewood, Colorado 80228  
(303)433-8480 FAX (303)433-0408  
e-mail: [ahastings@anderson.com](mailto:ahastings@anderson.com)  
A&H JOB #999-8567



SHEET	OF
11	13
TOTAL	13

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1  
CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO  
FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES

PROJECT NO. 04105.00

**NORTHROP GRUMMAN**  
Building AUC-9 Expansion  
AURORA, COLORADO  
750 SOUTH RICHFIELD STREET

PRINT RECORD  
PURPOSE DATE

REVISION RECORD

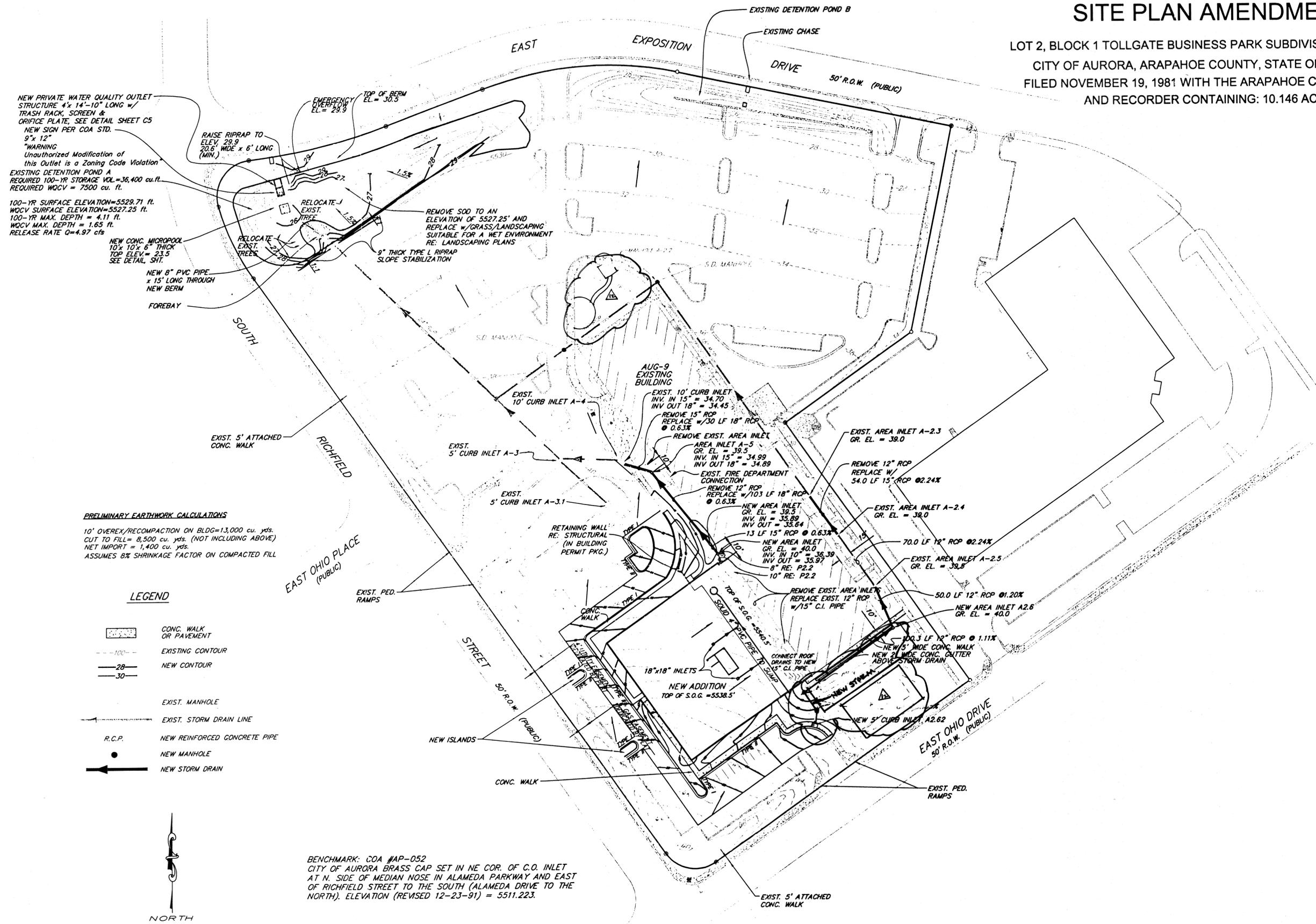
NO.	CHANGE	DATE

DRAWN: CDB  
CHECKED: JVH  
DATE: 08-11-05

SHEET TITLE  
GRADING PLAN

**M+O+A**  
ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE  
1050 WHEELER STREET, SUITE 100, DENVER, COLORADO 80202, (303) 306-1100

SHEET	OF
12	13
TOTAL	13



NEW PRIVATE WATER QUALITY OUTLET  
STRUCTURE 4'x14'-10" LONG w/  
TRASH RACK, SCREEN &  
ORIFICE PLATE, SEE DETAIL SHEET C5  
NEW SIGN PER COA STD.  
9"x12"  
"WARNING  
Unauthorized Modification of  
this Outlet is a Zoning Code Violation"

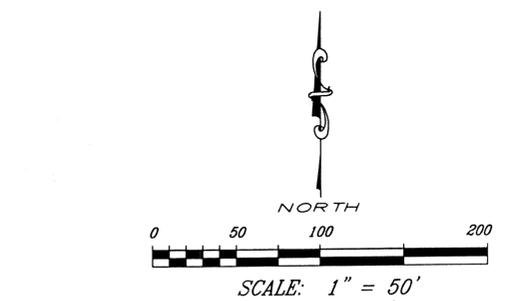
EXISTING DETENTION POND A  
REQUIRED 100-YR STORAGE VOL.=36,400 cu.ft.  
REQUIRED WOCV = 7500 cu. ft.  
100-YR SURFACE ELEVATION=5529.71 ft.  
WOCV SURFACE ELEVATION=5527.25 ft.  
100-YR MAX. DEPTH = 4.11 ft.  
WOCV MAX. DEPTH = 1.65 ft.  
RELEASE RATE Q=4.97 cfs

NEW CONC. MICROPOOL  
10'x10'x6" THICK  
TOP ELEV. = 23.5  
SEE DETAIL, SH1.  
NEW 8" PVC PIPE  
x 15' LONG THROUGH  
NEW BERM  
FOREBAY

RELOCATE EXIST. TREES  
RELOCATE EXIST. TREE  
REMOVE SOD TO AN  
ELEVATION OF 5527.25' AND  
REPLACE w/GRASS/LANDSCAPING  
SUITABLE FOR A WET ENVIRONMENT  
RE: LANDSCAPING PLANS  
9" THICK TYPE I RIPRAP  
SLOPE STABILIZATION

**PRELIMINARY EARTHWORK CALCULATIONS**  
10' OVEREX/RECOMPACTION ON BLDG=13,000 cu. yds.  
CUT TO FILL= 8,500 cu. yds. (NOT INCLUDING ABOVE)  
NET IMPORT = 1,400 cu. yds.  
ASSUMES 8% SHRINKAGE FACTOR ON COMPACTED FILL

- LEGEND**
- CONC. WALK OR PAVEMENT
  - EXISTING CONTOUR
  - NEW CONTOUR
  - EXIST. MANHOLE
  - EXIST. STORM DRAIN LINE
  - R.C.P. NEW REINFORCED CONCRETE PIPE
  - NEW MANHOLE
  - NEW STORM DRAIN



BENCHMARK: COA #AP-052  
CITY OF AURORA BRASS CAP SET IN NE COR. OF C.O. INLET  
AT N. SIDE OF MEDIAN NOSE IN ALAMEDA PARKWAY AND EAST  
OF RICHFIELD STREET TO THE SOUTH (ALAMEDA DRIVE TO THE  
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## GRADING PLAN

eBlueprint  
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Anderson & Hastings  
Consulting Engineers Inc.  
12596 W. Bayaud Ave., Suite 450  
Lakewood, Colorado 80228  
(303)433-8488 FAX (303)433-0408  
www.aandh.com



MA 10/24/05

