

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

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.

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

SHEET INDEX

1	COVER SHEET
2	SITE PLAN NOTES
3	SITE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE DETAILS & NOTES
6	LANDSCAPE DETAILS & NOTES
7	FIRST FLOOR PLAN
8	SECOND FLOOR PLAN
9	THIRD FLOOR PLAN
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 Gwinnett )

THE FOREGOING SNTRUMENT 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

(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: \_\_\_\_\_

eBlueprint  
ABADAN  
files available at www.eblueprint.com

NORTHROP GRUMMAN AUC-9 EXPANSION (TRW AUC-9) 1996-6095-04

PROJECT NO. 04105.00

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

PRINT RECORD

PURPOSE: PLANNING SUBMITTAL  
DATE: 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

COVER SHEET

M+O+A  
ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1160  
IN THION DESIGN  
PLANNING  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1160

SHEET

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

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

PLANNING SUBMITTAL

FIRST RESUBMITTAL

SECOND RESUBMITTAL

DATE

06/17/04

07/30/04

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

SITE PLAN NOTES

M + O + A

ARCHITECTURAL PARTNERSHIP

ARCHITECTURE

PLANNING

INTERIOR DESIGN

1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 398-1190



GUARD RAIL AT TOP OF WALL

GRADE

CONCRETE RETAINING WALL

3'-6"

8' MAX.

10"

6"

LOT 2, BLOCK 1  
BRISTOL COMMERCIAL  
CENTER SUB. FLG. NO. 4  
VACANT

LOT 1, BLOCK 1  
SHEA CENTER SUB  
1ST FLG.  
OFFICE

AND RECORDER CONTAINING: 10.146 ACRES

JB (R&M)  
 $\Delta = 31^{\circ}51'46''$   
 $R = 395.39'$   
 $L = 219.88'$

$$\begin{aligned} \Delta &= 14^{\circ}08'22'' \\ R &= 637.35' \\ L &= 157.29' \end{aligned}$$

(R & M) —————  
 $\Delta = 99^{\circ}36'27''$   
 $R = 40.00'$   
 $L = 69.54'$

(R & M) ———  
 $\Delta = 19^{\circ}25'09''$   
 $R = 263.53'$   
 $L = 89.32'$

LOT 3, BLOCK  
BRISTOL NORTH  
1ST FLG.  
MULTI. FAMILY

16' UTILITY EASEMENT  
REC. NO. A7034996.

SIDEWALK EASEMENT  
REC. NO. A70349

NEW FIRE LANE EASEMENT  
REC. NO. \_\_\_\_\_

16' UTILITY EASEMENT  
REC. NO. A7034996

LOT 1, BLOCK 3  
BUSINESS PARK  
SUB. FLG. NO  
VACANT

LOT 5, BLOCK 2  
TOLLGATE  
BUSINESS PARK  
SUB. FLG. NO. 1  
VACANT

(R & M) ———  
 $\Delta = 90^{\circ}00'00''$   
 $R = 40.00'$   
 $L = 62.83'$

SIDEWALK EASEMENT  
REC. NO. A7034995

1 SITE PLAN  
1:50

**eBlueprint**  
ABADAN  
files available at [www.eblueprint.com](http://www.eblueprint.com)



TRUE NORTH



PLANNING NORTH AMERICA ASSOCIATION

SHEET  3	OF 13
	TOTAL 13

**NORTHROP GRUMMAN AUC-9 EXPANSION (TRW AUC-9) 1996-6095-04**

# NORTHROP GRUMMAN

10

10

PRINT RECORD

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

### REVISION RECORD

CHANGE	DATE
GENERAL - PER CITY	07/30/04
GENERAL - PER CITY	09/03/04
TEMPORARY USE	11/12/18

AL

HECKED	JE
TE	09/03/04

SITE PLAN

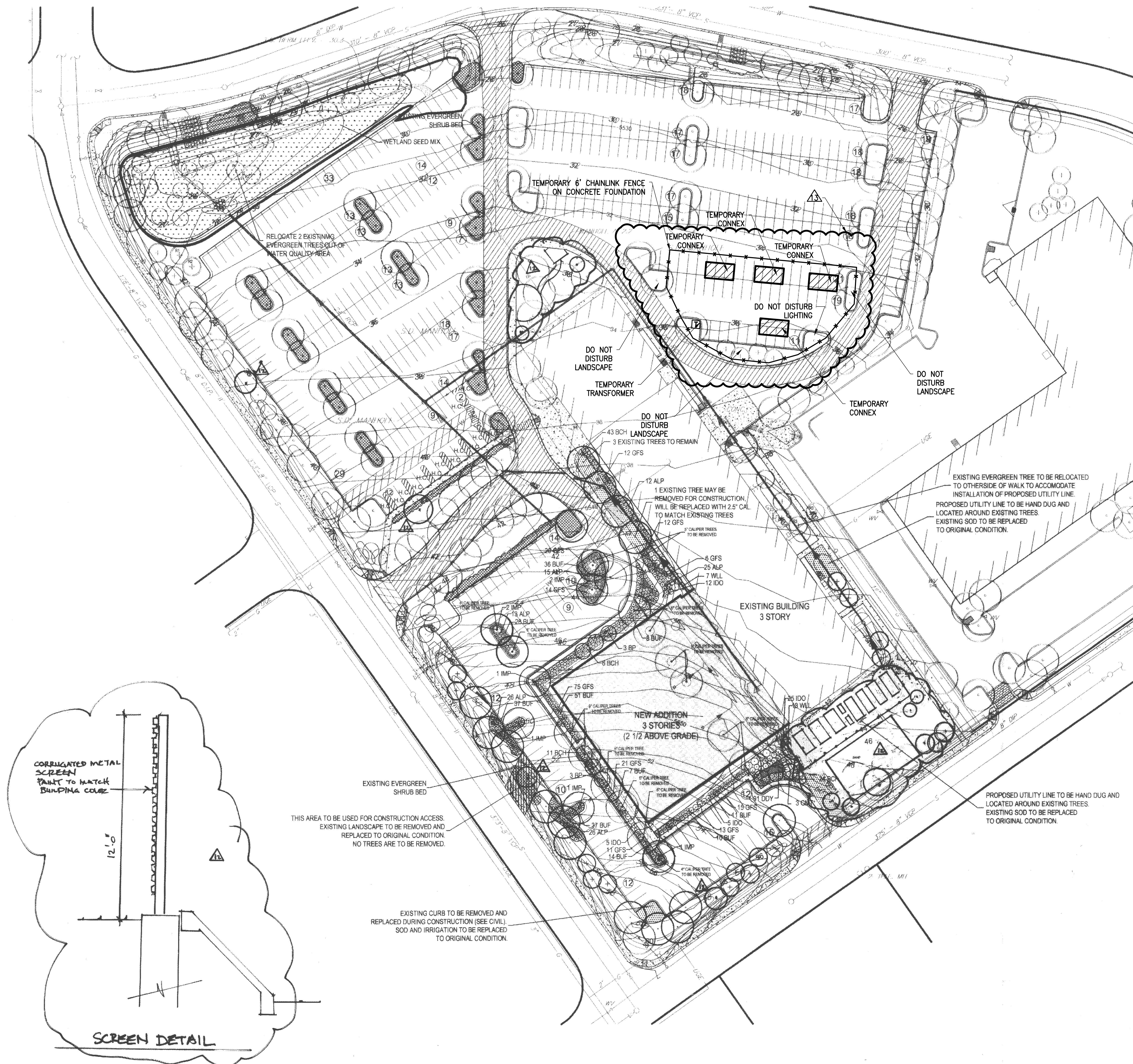
M+O+A  
ARCHITECTURAL PARTNERSHIP

9300 WAZEE STREET, SUITE 100, DENVER COLORADO 80202, (303) 308-1190



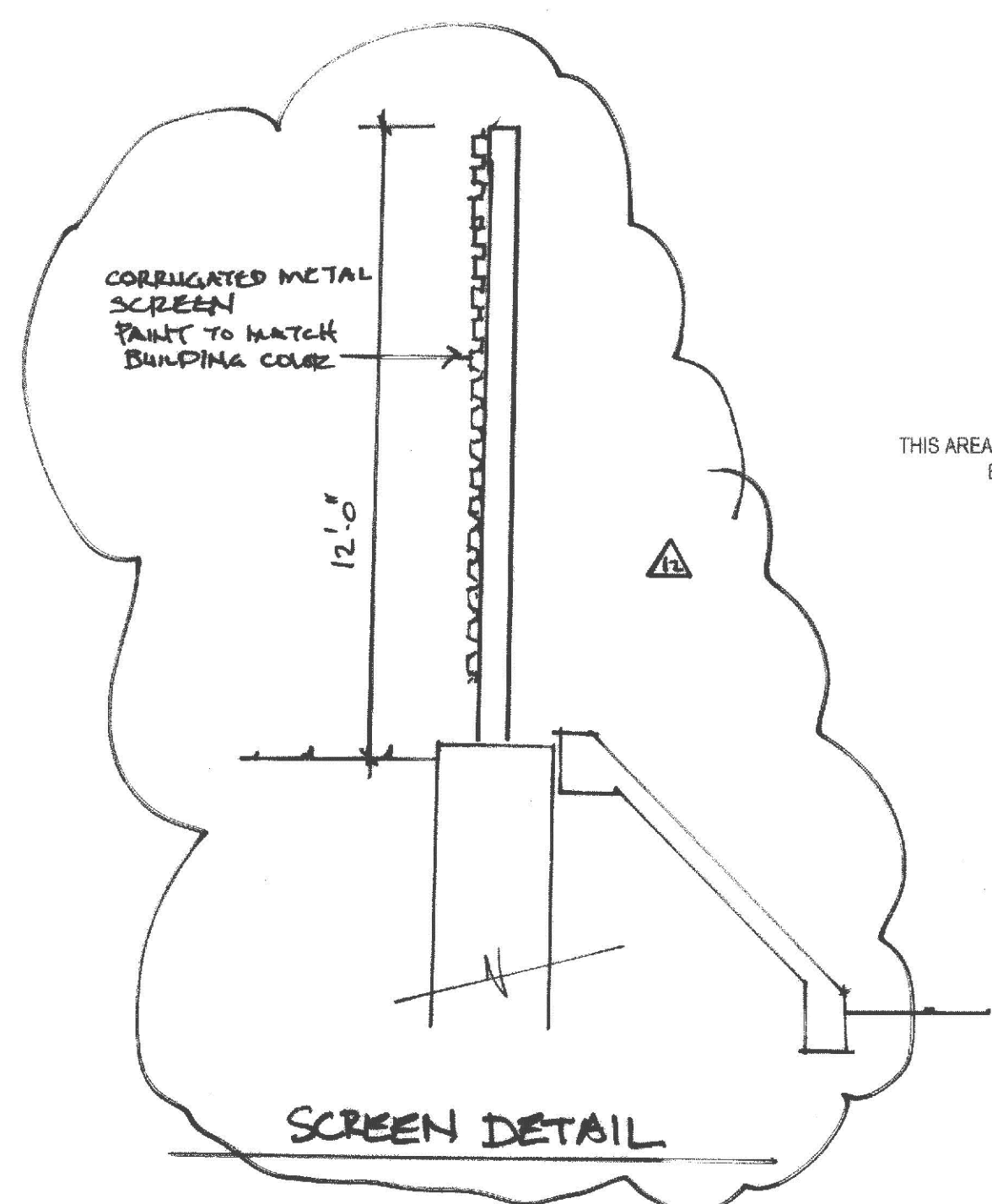
# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

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

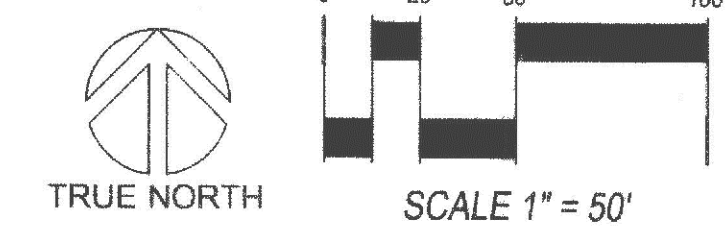


## LEGEND

- 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  
ASADAN  
files available at www.eblueprint.com



NORTHROP GRUMMAN AUC-9 EXPANSION (TRW AUC-9) 1996-6095-04

PROJECT NO. 04105.00

NORTHROP GRUMMAN

Building AUC-9 Expansion

750 SOUTH DUFFIELD 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

1520 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1180

**NORRIS DULLE**  
Planning  
Landscape Architecture  
7115 West Colfax Avenue  
Denver, Colorado 80234  
Fax: 303.892.1166  
Phone: 303.892.1166  
www.norrisdulle.com

SHEET	4	TOTAL	13
-------	---	-------	----



NORTHROP GRUMMAN BUILDING AUC-9  
SITE PLAN AMENDMENT

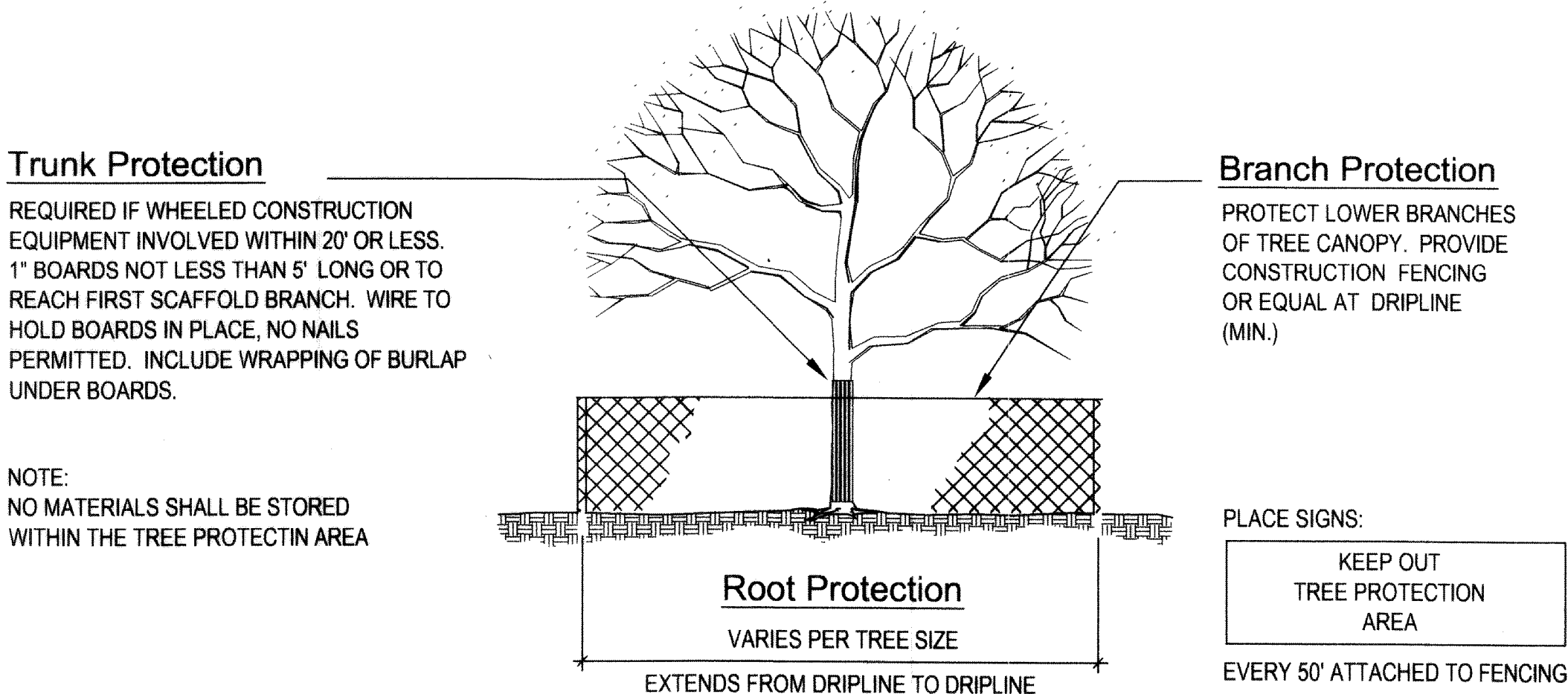
LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES

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 RESEEDDED 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 RESEEDDED. 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	AURORA, COLORADO	
	750 SOUTH RICHFIELD STREET	
PRINT RECORD		
PURPOSE PLANNING SUBMITTAL FIRST RESUBMITTAL SECOND RESUBMITTAL	DATE 06/17/04 07/30/04 09/03/04	
REVISION RECORD		
NO	CHANGE	DA
1	GENERAL - PER CITY	07/30/04
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 1501 WAZEE STREET, SUITE 100 DENVER, COLORADO 80202 (303) 308-1100 PLANNING INTERIOR DESIGN 1501 WAZEE STREET, SUITE 100 DENVER, COLORADO 80202 (303) 308-1100		



Planning  
Landscape Architecture  
710 West Colfax Avenue  
Denver, Colorado 80204  
Phone: 303.892.1196  
www.norrisdullea.com



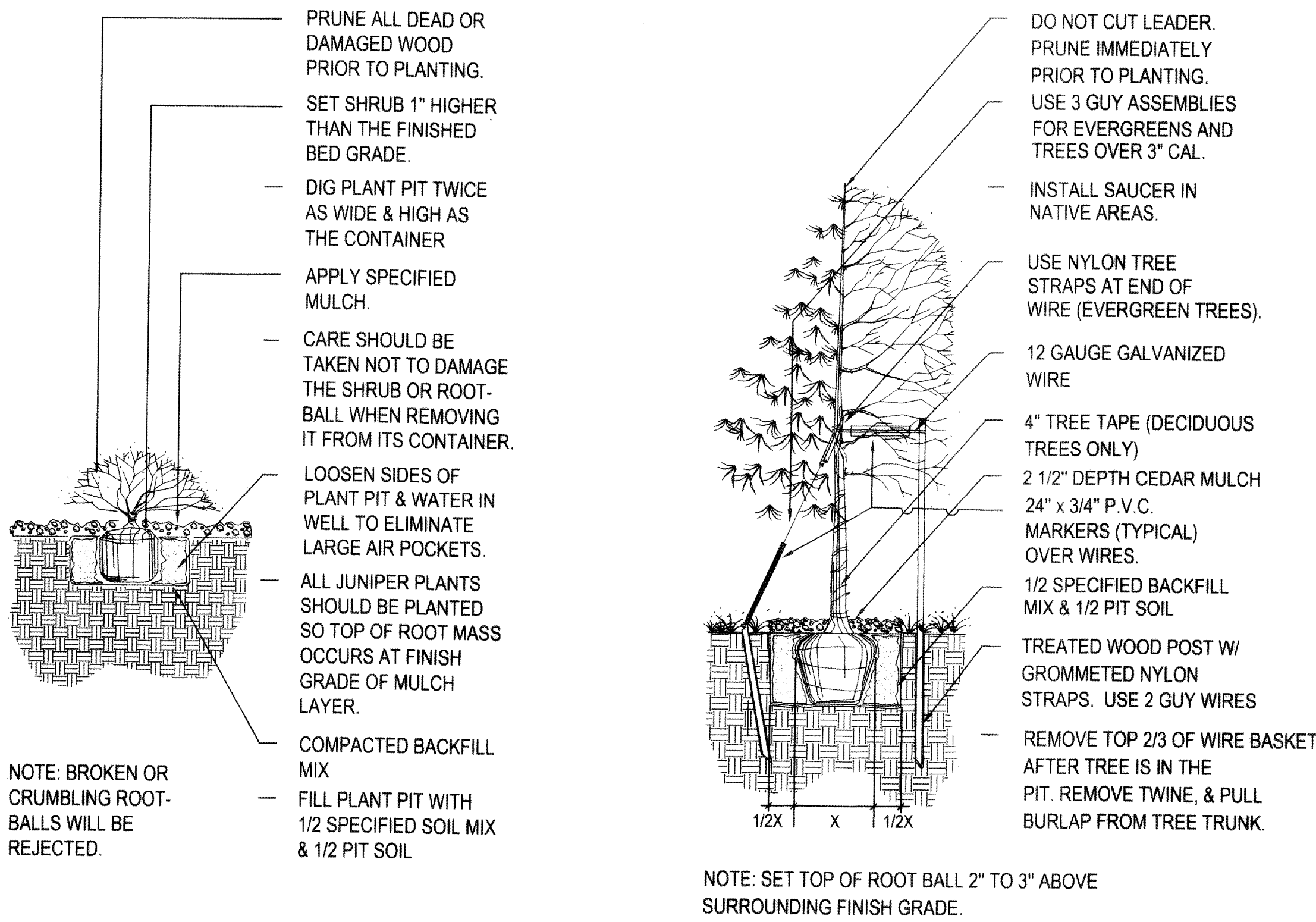
SHEET	C
5	TO 4 13



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

PLANTING DETAIL



LANDSCAPE REQUIREMENTS AUC-9

Table with 5 columns: Elevation, Building Length, # Trees Required, Total Length of Planters, and Total Length of Planters or Beds. Rows include Northwest, Southwest, and Southeast elevations.

\* 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

Table with 3 columns: Caliper Inches Removed, Required Mitigation, and Provided Mitigation. Row shows 82" removed, 82" required, and 0" provided.

\* 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

Table with 5 columns: Sym., Common Name, Botanical Name, Size & Cond., and Water Use. Rows include Deciduous Canopy Trees, Deciduous Ornamental Trees, Deciduous Shrubs, and Evergreen Shrubs.

SEED MIX

Table with 4 columns: Common Name, Botanical Name, PLS/LB, and Application Rate. Rows include Western Wheatgrass, Redtop, Meadow Foxtail, Nebraska Sedge, Slender Wheatgrass, Bluejoint Reedgrass, Tufted Hairgrass, and Deschampsia caespitosa.

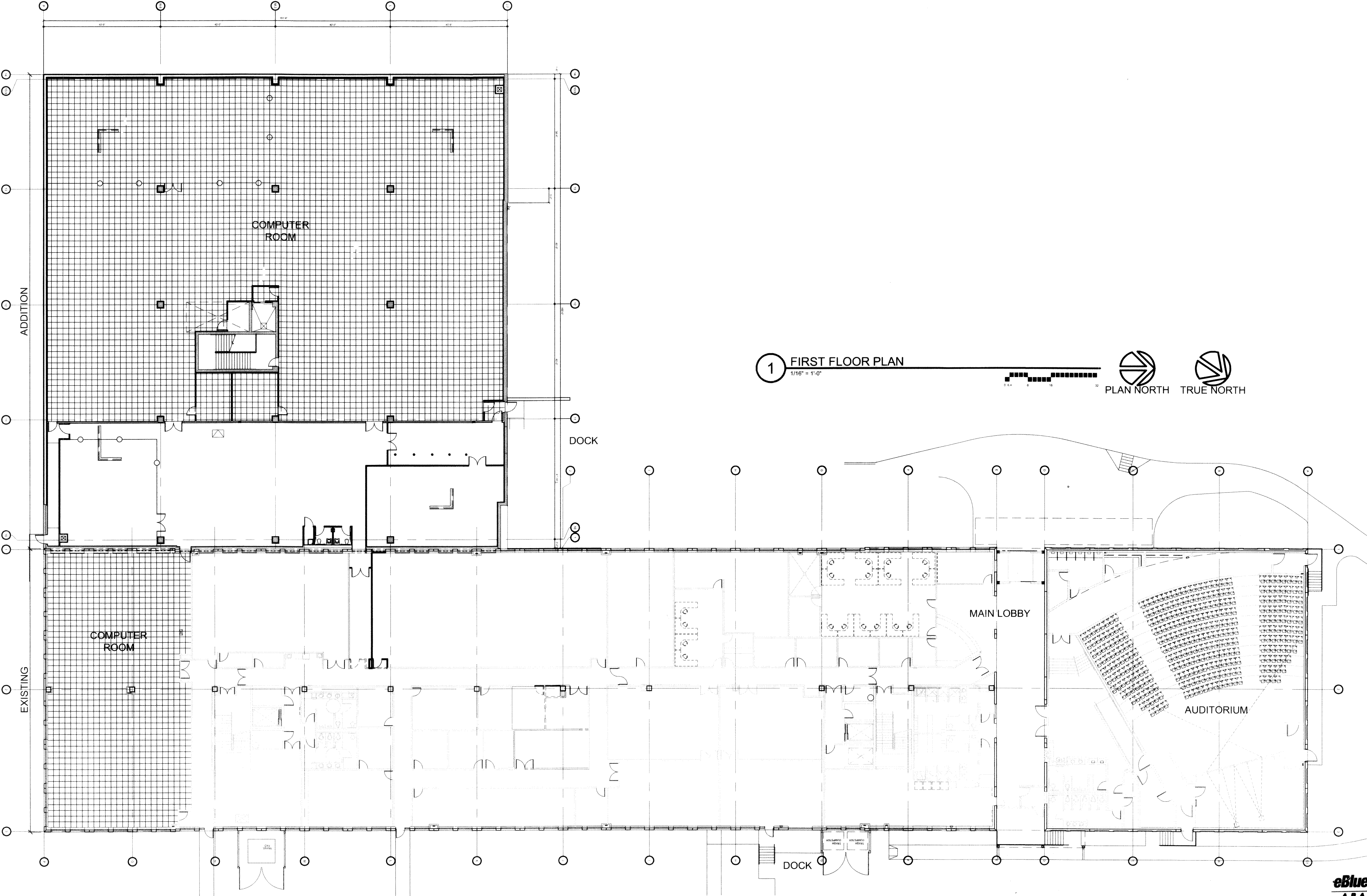
Project information sidebar including Project No. 04105.00, Northrop Grumman Building AUC-9 Expansion, and various record and revision logs.

Logos for M+O+A Architectural Partnership and Norris Dullea Planning Landscape Architecture.



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	
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  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1190

PLANNING  
INTERIOR DESIGN  
(303) 308-1190



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 RICHFIELD STREET  
AURORA, COLORADO

PRINT RECORD		
PURPOSE	DATE	
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  
SECOND  
FLOOR PLAN

**M + O + A**  
**ARCHITECTURAL PARTNERSHIP**  
ARCHITECTURE PLANNING INTERIOR DESIGN  
1900 WAZEE STREET, SUITE 100 DENVER, COLORADO 80202 (303) 308-1590

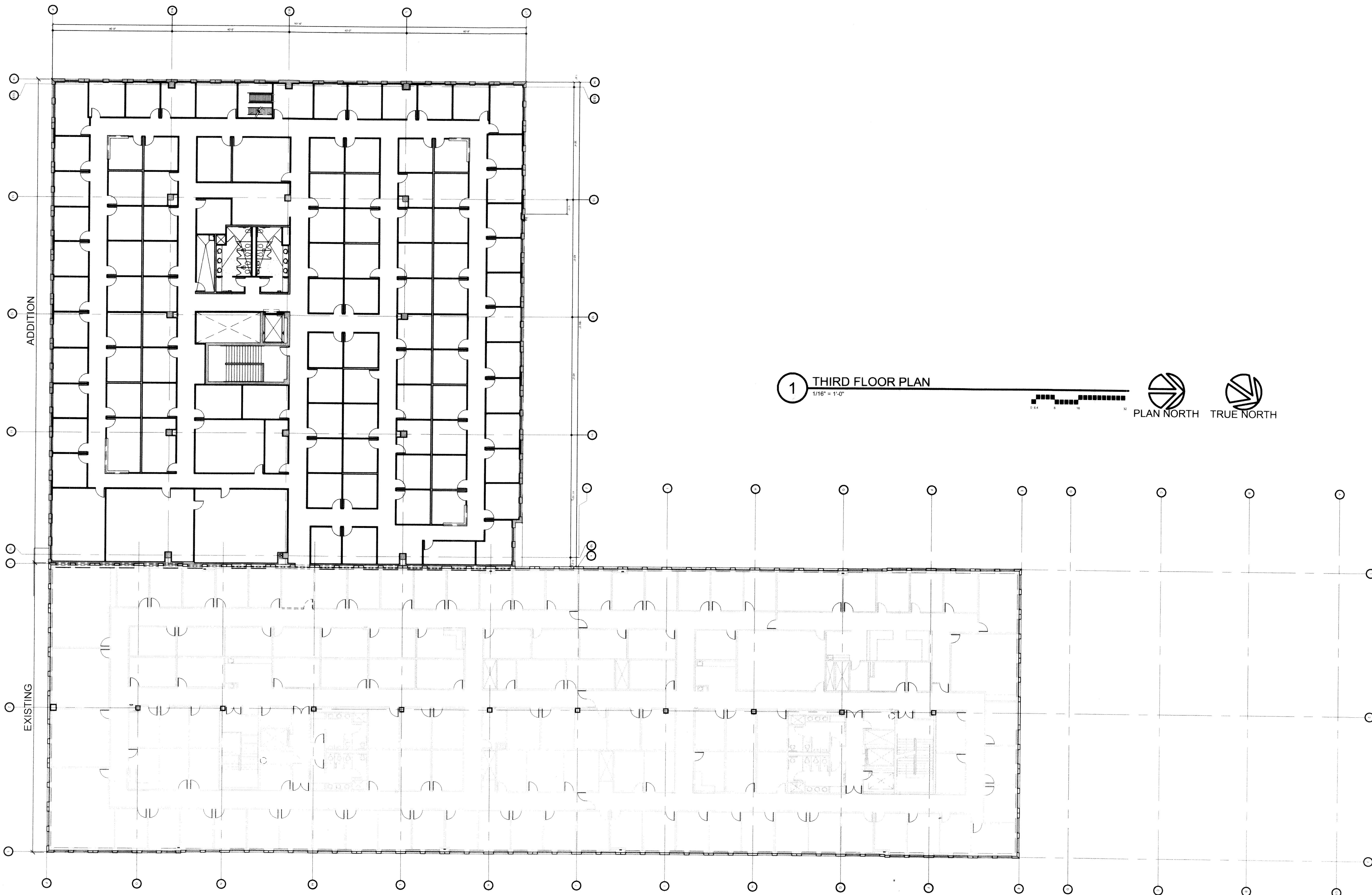
SHEET	OF
8	13
TOTAL	13

**eBlueprint**  
A B A D A N  
files available at [www.eblueprint.com](http://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  
750 SOUTH RICHFIELD STREET  
AURORA, COLORADO

PRINT RECORD	
PURPOSE	DATE
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  
1800 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 388-1190

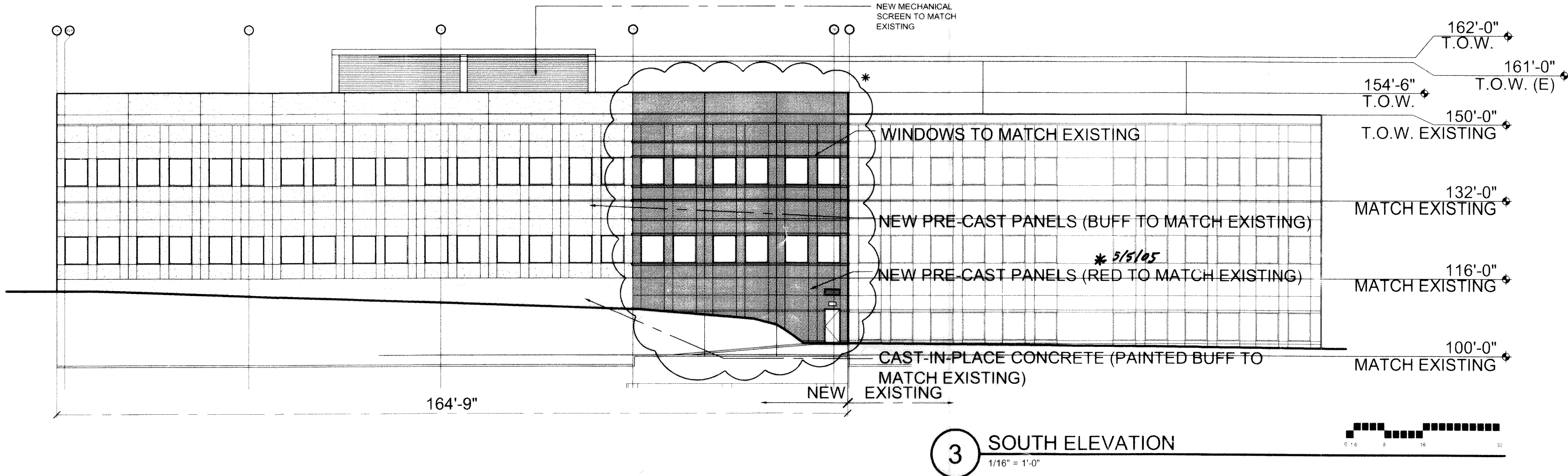
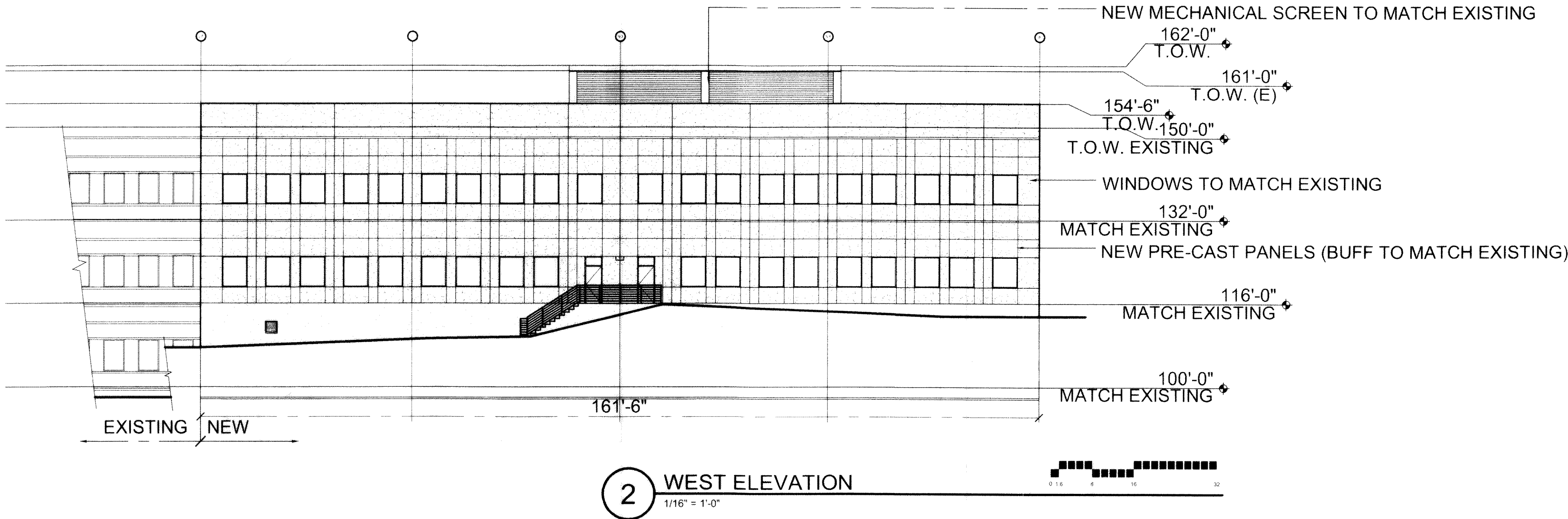
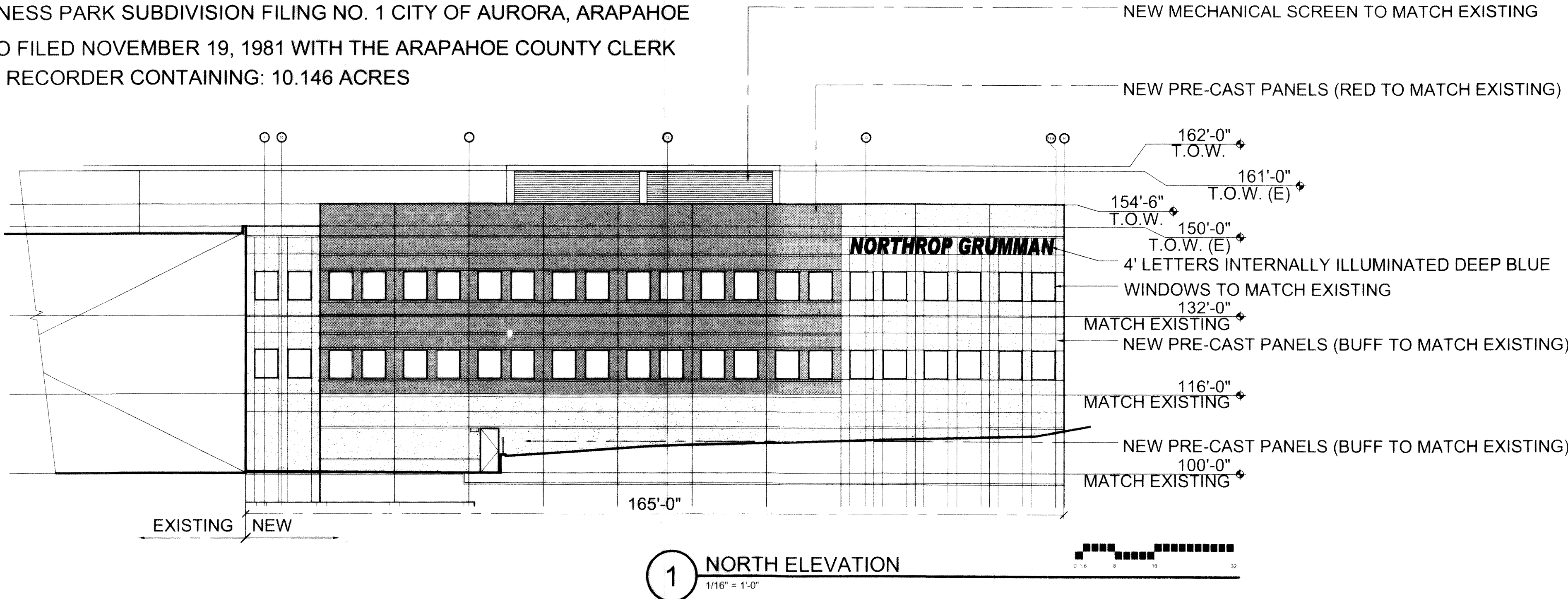
**eBlueprint**  
A B A D A N  
files available at [www.eblueprint.com](http://www.eblueprint.com)

SHEET	OF
9	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
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 PLANNING INTERIOR DESIGN  
1900 WAZEE STREET, SUITE 100 DENVER, COLORADO 80202 (303) 586-1190

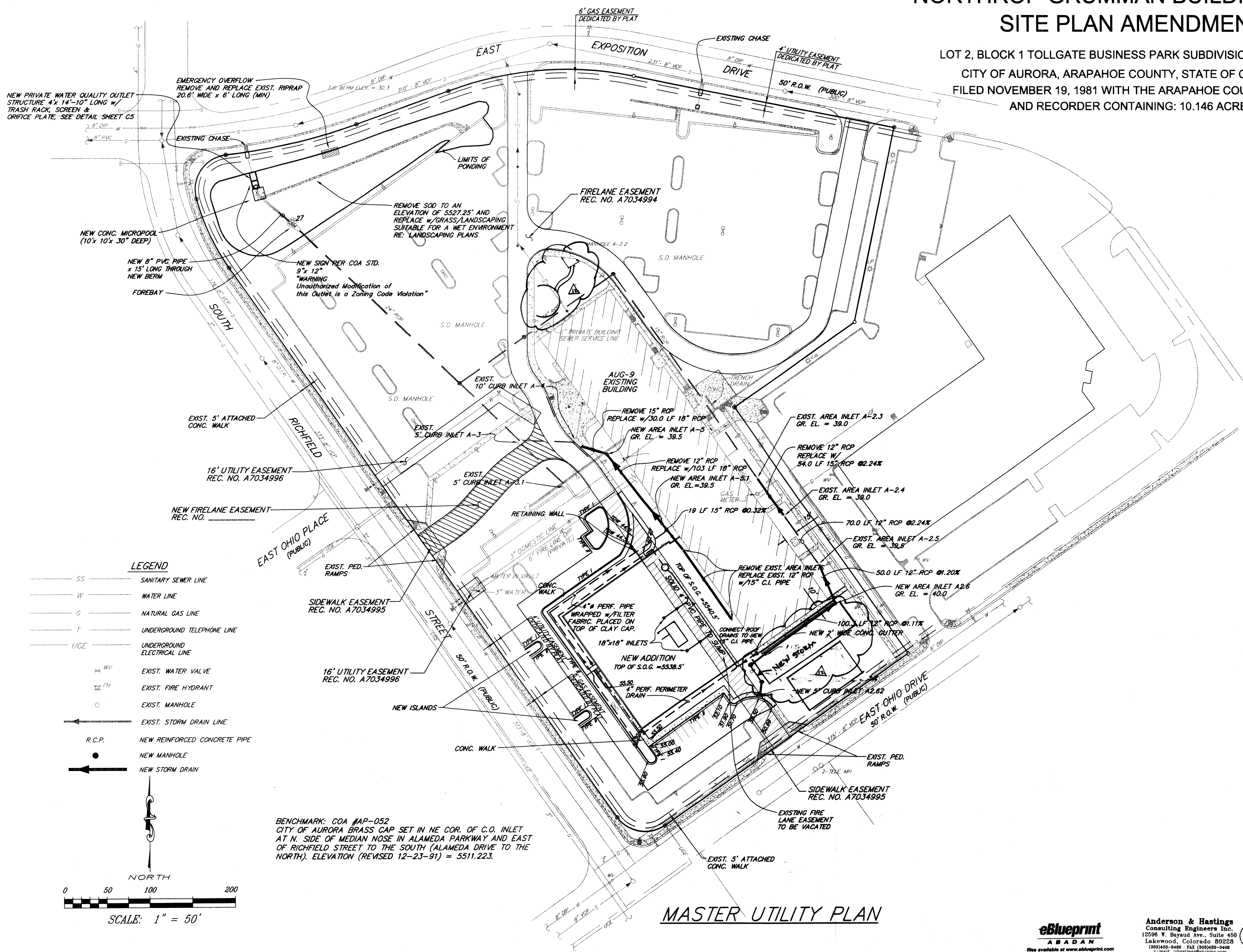
**eBlueprint**  
**ASADAN**  
files available at [www.eblueprint.com](http://www.eblueprint.com)

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  
FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES



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

PROJECT NO. 04105.00

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

PRINT RECORD

PURPOSE	DATE
PLANNING SUBMITTAL	08/11/04
FIRST RESUBMITTAL	07/20/04
SECOND RESUBMITTAL	08/03/04

REVISION RECORD

NO.	CHANGE	DATE
1	GENERAL - PER CITY	07/20/04
2	GENERAL - PER CITY	08/03/04

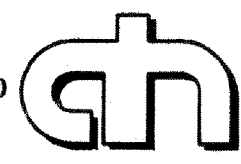
DRAWN: TG  
CHECKED: JVH  
DATE: 09-03-04

SHEET TITLE: MASTER UTILITY PLAN

**M + O + A**  
ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE: 1980 WAZEE STREET, SUITE 110, DENVER, COLORADO 80202 (303) 338-1190  
PLANNING: 12550 W. BAYVIEW AVE., SUITE 450, LAKEWOOD, COLORADO 80228 (303) 433-8488 FAX: (303) 433-0408  
INTERIOR DESIGN: 1980 WAZEE STREET, SUITE 110, DENVER, COLORADO 80202 (303) 338-1190

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

**Anderson & Hastings**  
Consulting Engineers Inc.  
12550 W. Bayview Ave., Suite 450  
Lakewood, Colorado 80228  
(303) 433-8488 FAX: (303) 433-0408  
e-mail: [ahastings@andh.com](mailto:ahastings@andh.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  
PLANNING INTERIOR DESIGN  
ARCHITECTURE PLANNING INTERIOR DESIGN  
1000 WHEEL STREET, SUITE 100, DENVER, COLORADO 80202 (303) 306-1100

SHEET 12 OF 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 WQCV = 7500 cu. ft.  
100-YR SURFACE ELEVATION=5529.71 ft.  
WQCV SURFACE ELEVATION=5527.25 ft.  
100-YR MAX. DEPTH = 4.11 ft.  
WQCV MAX. DEPTH = 1.65 ft.  
RELEASE RATE Q=4.97 cfs

NEW CONC. MICROPOOL  
10'x10'x6" THICK  
TOP ELEV.= 23.5  
SEE DETAIL, SHI.

NEW 8" PVC PIPE  
x 15' LONG THROUGH  
NEW BERM

FOREBAY

SOUTH

EXIST. 5' ATTACHED  
CONC. WALK

RICHFIELD

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



0 50 100 200  
SCALE: 1" = 50'

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.

GRADING PLAN

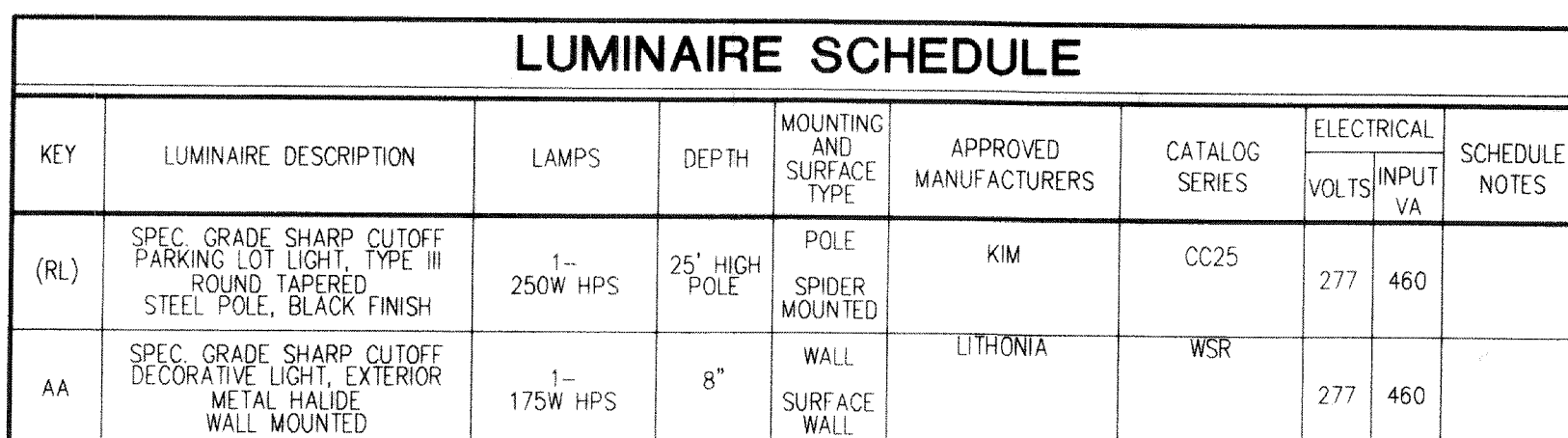
eBlueprint  
ASADAN  
files available at www.eblueprint.com

Anderson & Hastings  
Consulting Engineers Inc.  
12596 W. Bayaud Ave., Suite 450  
Lakewood, Colorado 80228  
(303)433-8488 - FAX (303)433-0408  
e-mail: andhastings@earthlink.net  
AKN JOB #999-8587

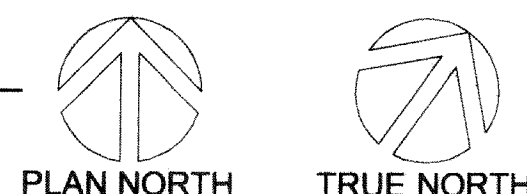




LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1  
CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO  
FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES



**1 ELECTRICAL SITE PLAN**  
1" = 30'-0"



## CC/CCS

### Curvilinear Cutoff Series

#### Table of Contents

Flexibility	63
Optical Design/Minimality	67
Mechanical Design	67
Installation/Maintenance	4
Anti-Mount	
Ordering Information	16-11
Get the Most	
Ordering Information	10-33
Installation Details	5
Photometric Data	
CC/CCS Photometric Catalog	

#### The CC/CCS Series:

These performance luminaires are conceived as a total integration of design, technology, form and function. The technology of Curvilinear Cutoff Series represents the most advanced technology in classifying outdoor lighting.

This family of cutoff luminaires direct response to the needs of architects, engineers and landscape architects. The CC/CCS product is designed to respond to demands, such as aesthetic, efficiency, glare control, response, aesthetic and structural integrity, all more subjected to standards for quality, longevity and performance.

#### NEW LIGHTING

**SITE / AREA**  
PLANNING INSTRUCTIVE  
ROADWAY  
ARCHITECTURAL, FLORIDA  
ACCIDENT  
LANDSCAPE

MAILING ADDRESS  
P.O. BOX 200  
CITY OF INDIANAPOLIS, IN  
46201-0200

BUSINESS ADDRESS  
100 EAST 54TH AVENUE  
CITY OF INDIANAPOLIS, IN 46205  
PHONE (317) 344-1666  
FAX (317) 344-1666

INTERNET ADDRESS  
WWW.KIMLIGH.COM  
ALL INFORMATION  
REPRODUCED HEREIN IS THE  
PROPERTY OF KIMLIGH, INC. AND  
IS NOT TO BE REPRODUCED  
WITHOUT PERMISSION

[www.kimlighting.com](http://www.kimlighting.com)

ISO 9001  
REGISTERED  
QUALITY SYSTEM  
CERTIFIED BY DQS

Printed in U.S.A.  
10-14001122  
Version 5/00

2 EXISTING POLE TYPE  
NONE