

AURORA COMMUNITY SCHOOL

LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

1. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
2. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING SAIL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY ANY CITY DEPARTMENT.
3. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS GATE, GATE BARRIER, GATED EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF, AFTER 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) SIREN SYSTEM, B) AUTOMATIC KNOX KEY SWITCH, AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS SHALL 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.
4. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AND MAINTAIN THE SIGNS AND KEYS TO THE GATE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII- NUMBERING OF BUILDINGS.
7. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
8. EMERGENCY INGRESS AND EGRESS - 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".
9. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAINTAIN, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST ANY FACILITIES LOCATED ON THE CITY THAT REMAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
10. ARCHITECTURAL FEATURES (IE. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.

1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS.
3. 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.
4. 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.
5. 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 FREESTANDING 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.
6. 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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., 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.
7. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
8. 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.
9. 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.
10. 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.
11. 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 RESTRICTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.



DATA BLOCK	
LOT	2
GROSS FLOOR AREA	7.99 AC (348,116 SF)
NUMBER OF BUILDINGS	73,235 SF
MAXIMUM BUILDING HEIGHT	1
TOTAL BUILDING COVERAGE	30'-0" HIGH PARAPET
HARD SURFACE AREA	7,235 SF
LANDSCAPED AREA	239,700 SF
	35,181 SF
BUILDING FIRE SPRINKLER	YES
OCCUPANCY TYPE	E, B, A-3
CONSTRUCTION TYPE	II-B
PRESENT ZONING CLASSIFICATION	MU-C
PROPOSED USE	CHARTER SCHOOL
MAXIMUM PERMITTED NUMBER OF SIGNS	5
REQUIRED REGULAR PARKING	293
PROVIDED REGULAR PARKING	394
PROVIDED HANDICAP ACCESSIBLE	12
PROVIDED PARKING STALLS TOTAL	402
BICYCLE PARKING PROVIDED	10

1556 INVESTMENTS LLC.
270 SAINT PAUL STREET, SUITE 200
DENVER, CO 80206
TELEPHONE: 303.790.0759

IMEG CORPORATION
7600 E ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
TELEPHONE: 303.792.0557

INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80102
TELEPHONE: 303.738.8877

STACKLOT
5639 SOUTH CURTICE STREET
LITTLETON, CO 80120
TELEPHONE: 303.883.2735

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.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY ____ OF _____ A.D. _____.

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDED'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: _____

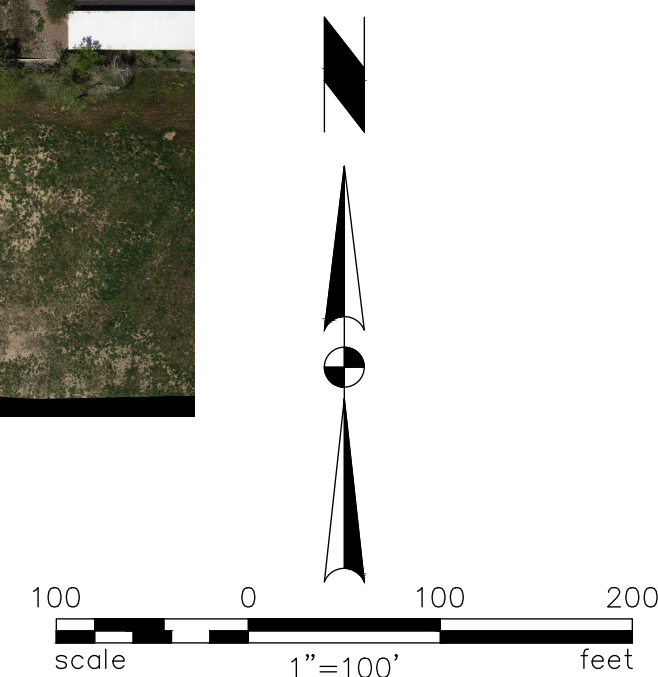
1. TITLE SHEET
2. SITE PLAN
3. PLANTING INVENTORY
- 4-5. LANDSCAPE PLAN
- 6-8. PREVIOUS LANDSCAPE PLANS
- 9.. EXTERIOR ELEVATIONS

[illegible]

LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

PROJECT NAME :	ACS Charter School	Flush Tank Toilets	FAX TO: _____	DATE: _____
PROJECT ADDRESS :	15540 E 6th Avenue, Aurora		ATTEN: _____	FAX #: _____

* F WATER SAVING AND/OR ULTRA LOW FLOW FIXTURE VALUES ARE USED THEY MUST BE SPECIFIED ON THE BUILDING PLANS PRIOR TO APPROVAL OF THE BUILDING PERMIT. WATER SAVINGS = 30% REDUCTION ON FAUCETS & 3.5 GALLON WATER CLOSETS ULTRA LOW FLOW = 1 GALLON WATER CLOSETS AND URINALS										TOTAL		318.2		MAXIMUM FIXTURE UNITS							
METER SIZING TABLE										HEAD LOSS CALCULATIONS BASE ON HAZEN WILLIAMS COEFFICIENT				METER SIZE DIA.		MAX. FLOW (GPM)		FLUSH TANK CURVE #		FLUSH VALVE CURVE #	
CURVE NO. 1 FOR FLUSH VALVES										COPPER SERVICE C = 130, DUCTILE IRON C = 100											
CURVE NO. 2 FOR FLUSH TANKS										HAZEN WILLIAMS C = 130								#		#	
FIXTURE UNIT TOTAL		FLOW FROM TABLE (GPM)		METER SIZE (INCHES)		VELOCITY (FPS)		LENGTH SERVICE (FT)		HEAD LOSS PSY100FT		STATIC PRESSURE @ MAIN		PRESSURE @ BLDG. (PSI)		3/4" 1" 1 1/2" 2" 3" 4" 6"		20 25 35 60 100 1075 2675 5500			
318.2		88.64		2.00		9.42		100		8.45		90		81.55							



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PLANTING QUANTITY SUMMARY

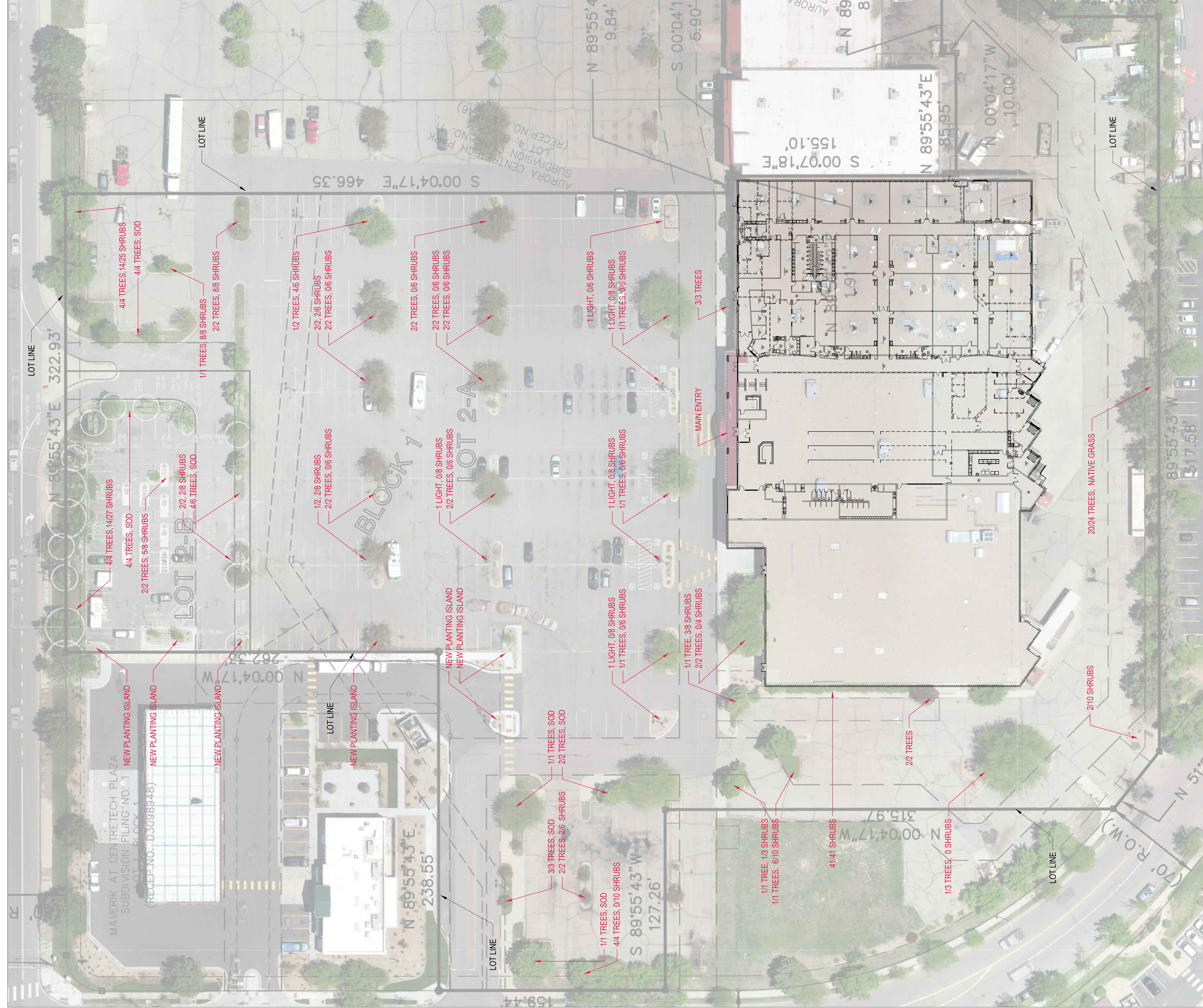
ORIGINAL QUANTITY	
TREES -	95
SHRUBS -	278
EXISTING QUANTITY	
TREES -	85
SHRUBS -	114
NEEDED TO MEET ORIGINAL PLANTING PLAN,	
TREES =	10
SHRUBS =	164

4/4 TREES, 14/25 SHRUBS

EXISTING QUANTITY
ORIGINAL QUANTITY

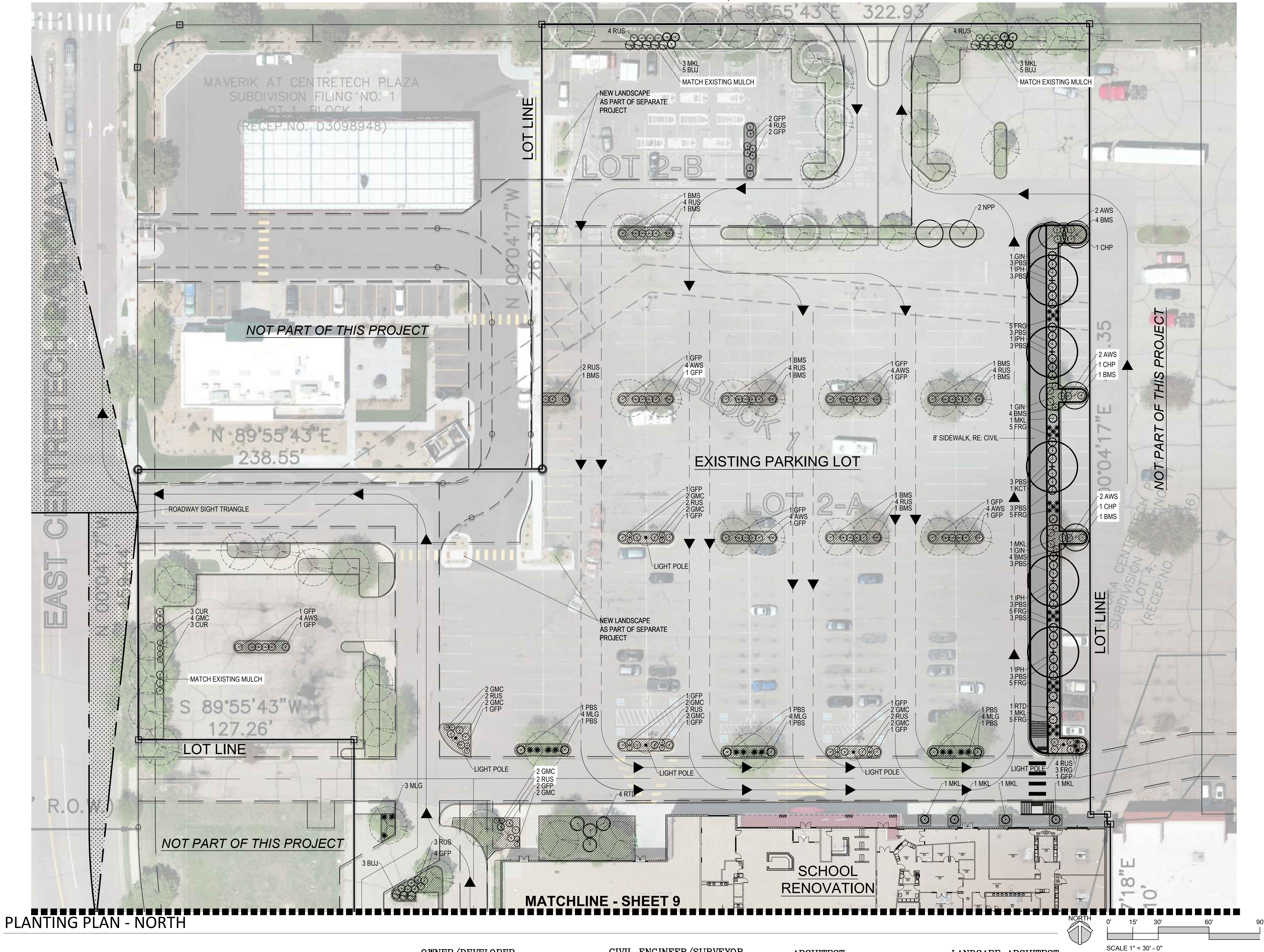
ORIGINAL QUANTITY
EXISTING QUANTITY

The diagram shows a central title '4/4 TREES, 14/25 SHRUBS' in red. To its left, a bracket groups 'EXISTING QUANTITY' and 'ORIGINAL QUANTITY'. To its right, a bracket groups 'ORIGINAL QUANTITY' and 'EXISTING QUANTITY'. Arrows point from the title to each of these four labels. A red arrow points from the top of the title towards the top right corner of the page.

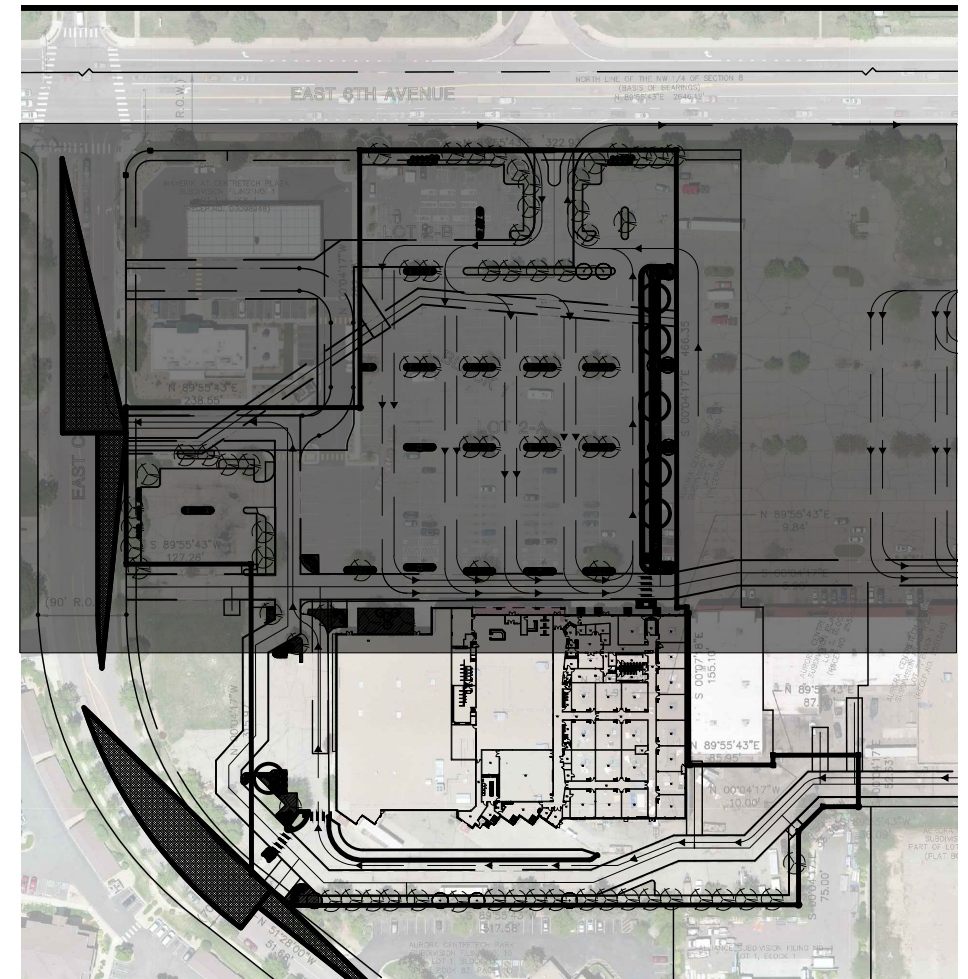


ADVISORY SITE PLAN
AURORA COMMUNITY SCHOOL

A PARCEL OF LAND
LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



KEY MAP

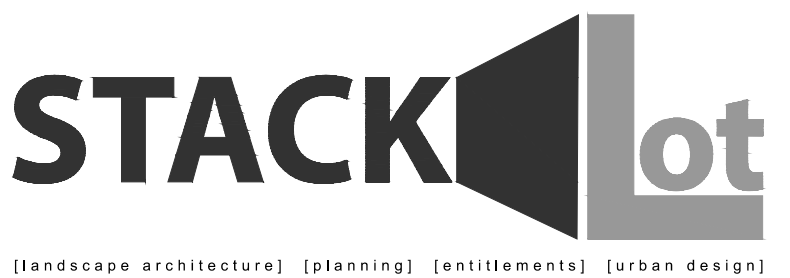


LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUB
- ORNAMENTAL GRASS
- 1"-3" RIVER ROCK IN ALL PLANTING AREAS
- EXISTING TREE

LANDSCAPE SUBMITTAL NOTES:

- ACCORDING TO PRE-APPLICATION COMMENT RESPONSE DATED APRIL 26, 2019 THIS LANDSCAPE PLAN HAS BEEN COMPOSED TO MATCH THE 1985 PLANTING PLAN QUANTITIES AS PART OF THE ORIGINAL CENTRE TECH PLAZA PLANNED BUILDING GROUP DOCUMENTS. QUANTITIES HAVE BEEN MET OR EXCEEDED IN EACH RESPECTIVE SHRUB BED BASED ON CURRENT DAY PLANT INVENTORY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY. SPECIFICATIONS, SECTION 4.04.2.10

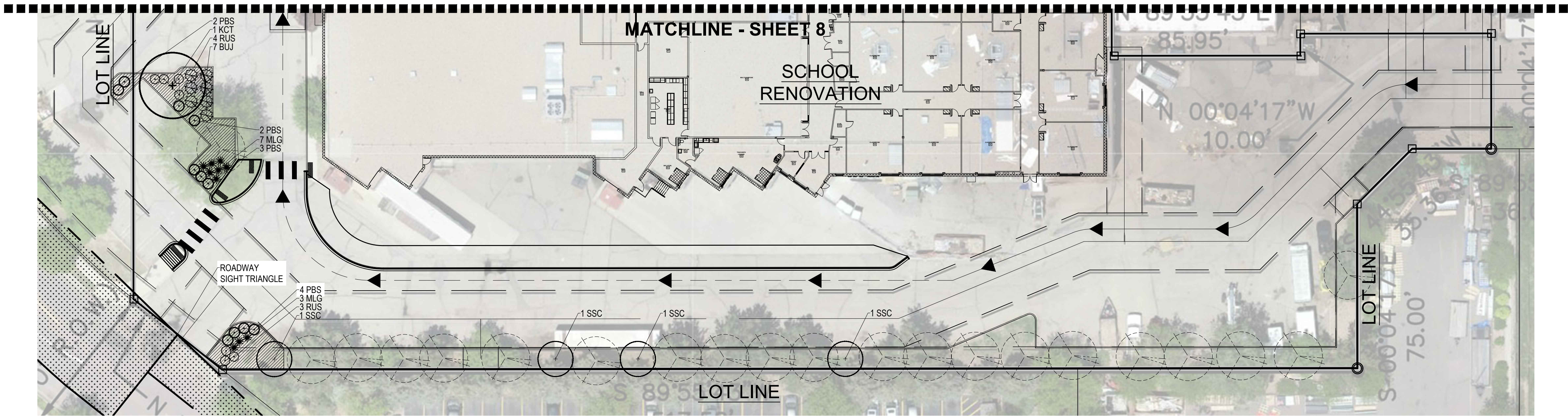


ADVISORY SITE PLAN

AURORA COMMUNITY SCHOOL

A PARCEL OF LAND

LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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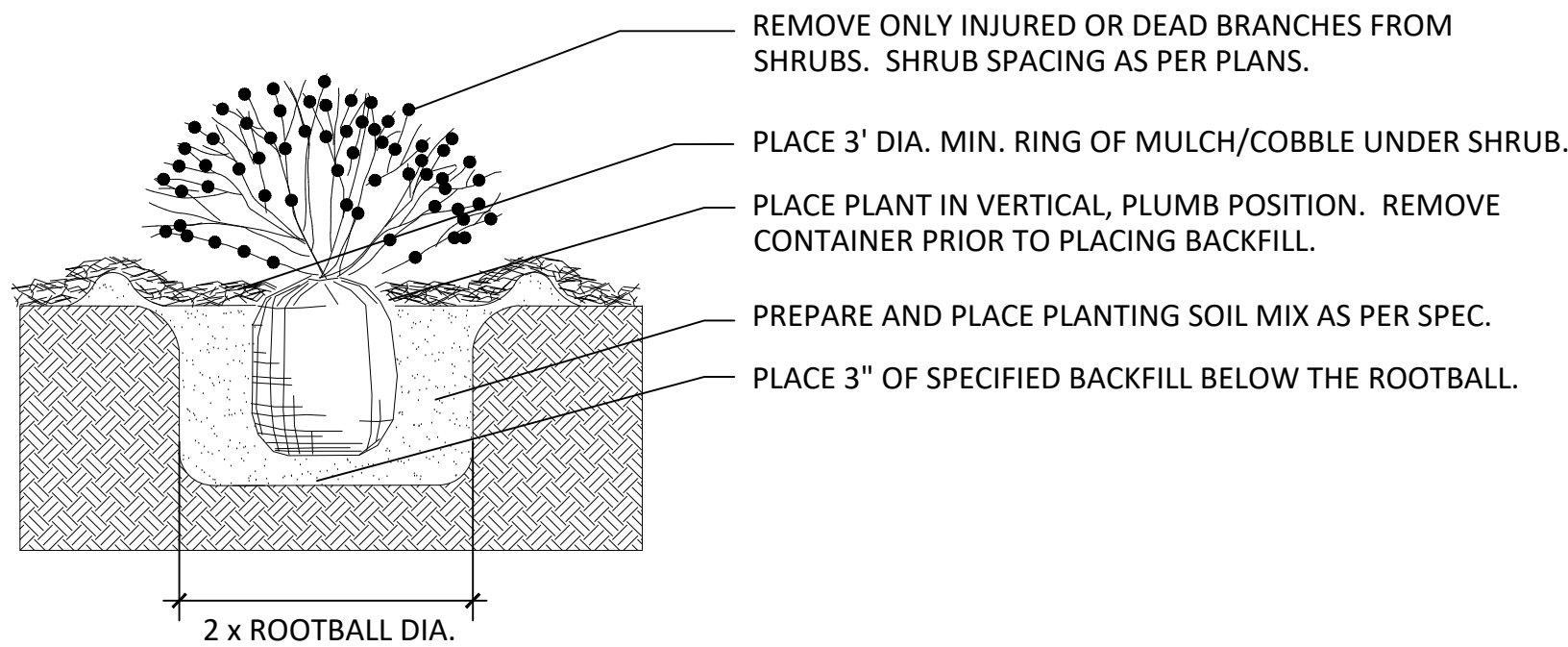


PLANTING PLAN - SOUTH

PLANT MATERIAL SCHEDULE:

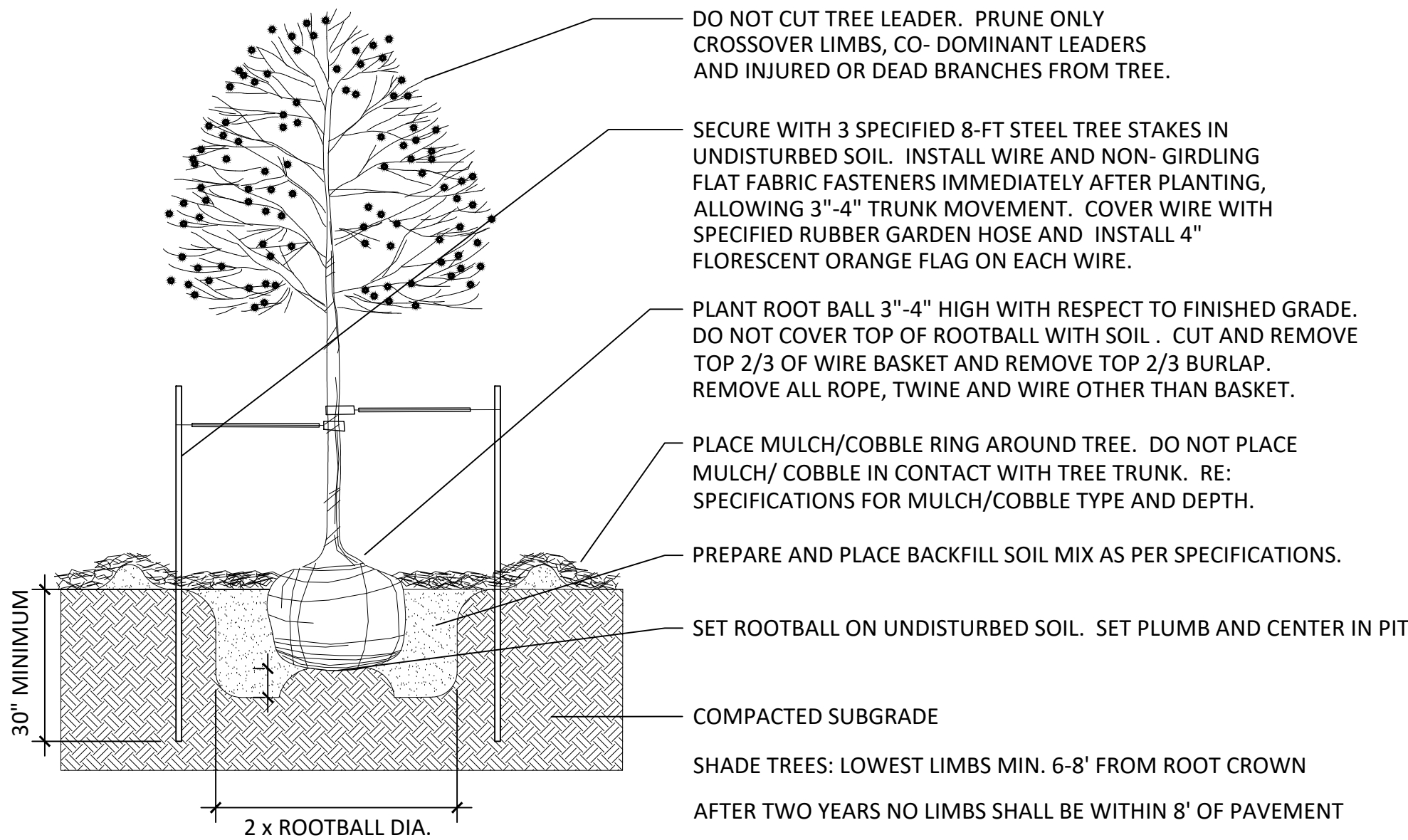
QUANTITY*	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WATER USAGE
SHADE TREES						
4	IPH	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
2	KCT	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
ORNAMENTAL TREES						
3	GIN	AMUR MAPLE	ACER GINNALA	2" CAL.	B & B	VL-L
4	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	B & B	L
2	NPP	NEWPORT PLUM	PRUNUS CERASIFERA 'MINNESOTA NEWPORT'	2" CAL.	B & B	L
3	CHP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
SHRUBS						
12	BUJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	CONT.	VL
5	RTD	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL.	CONT.	L-M
50	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
6	CUR	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
14	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
40	PBS	PAWNEE BUTTE SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	CONT.	M
26	AWS	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
29	GFP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
24	GMC	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
23	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
ORNAMENTAL GRASSES						
25	MLG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
33	FRG	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M

* REPLACEMENT QUANTITIES IN THE HATCHED SHRUB BEDS HAVE BEEN MATCHED OR EXCEEDED BASED ON THE ORIGINAL PLANTING PLAN FROM THE 1985 CONSTRUCTION DOCUMENTS.



1 SHRUB PLANTING

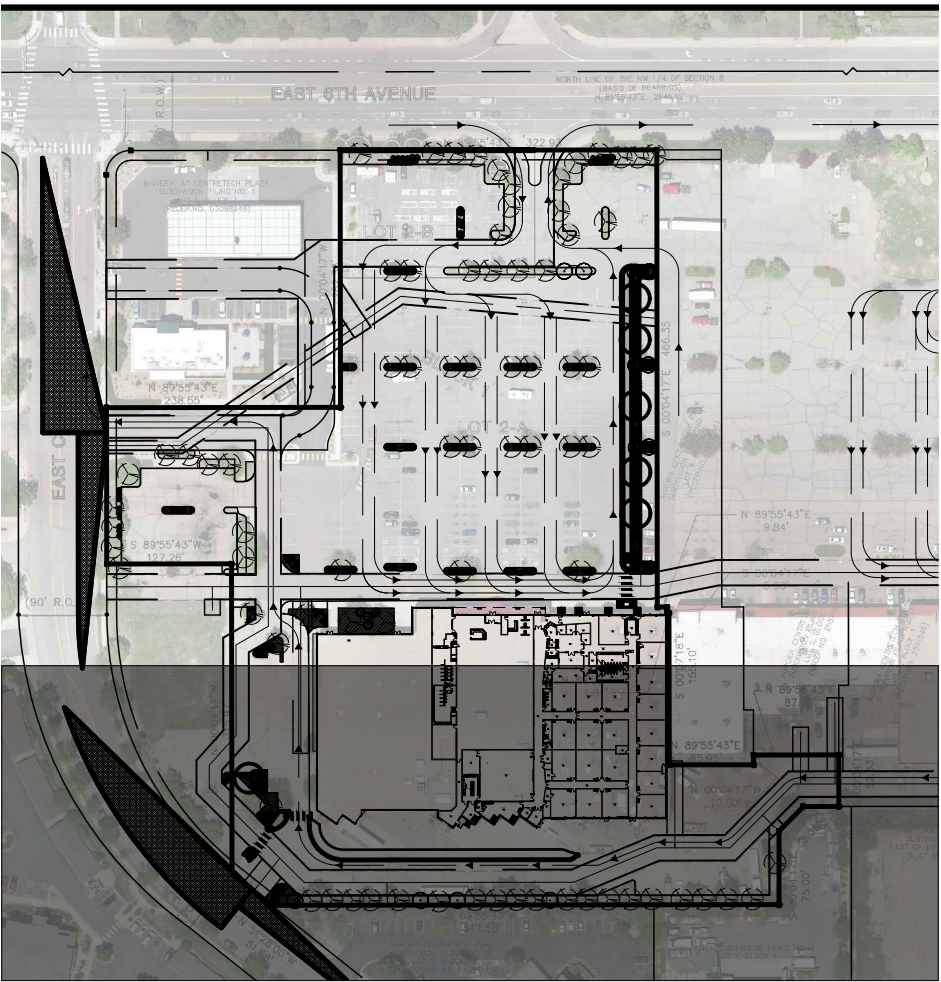
NOT TO SCALE



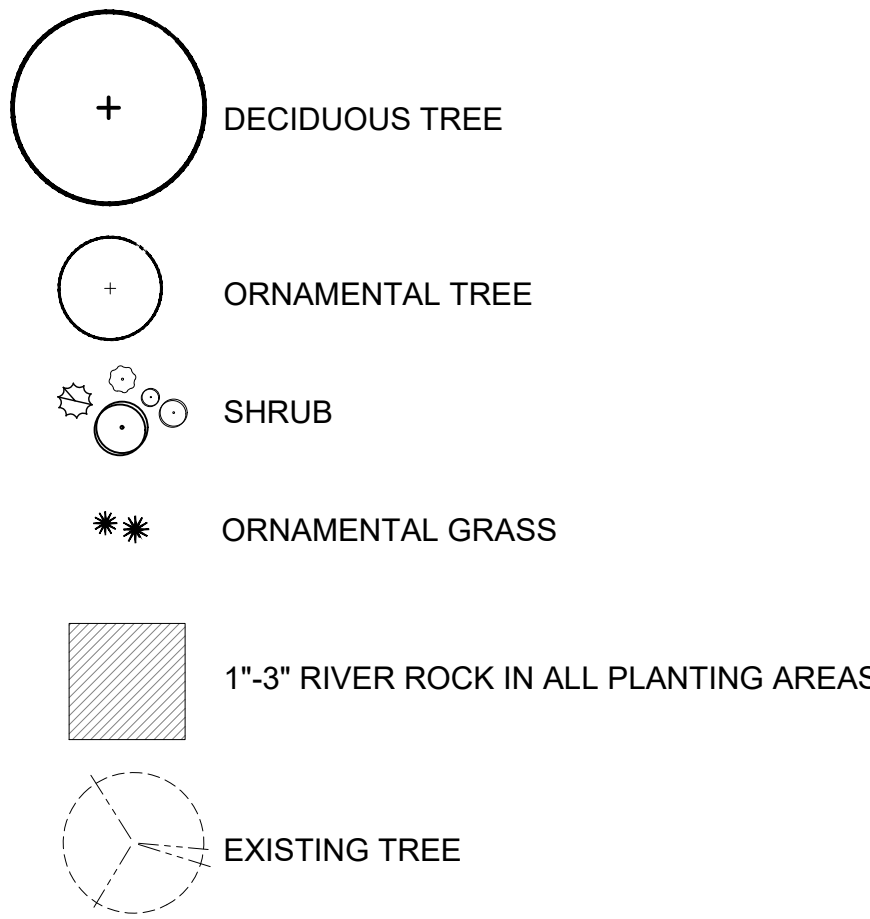
2 DECIDUOUS TREE

NOT TO SCALE

KEY MAP



LANDSCAPE LEGEND:



PLANTING NOTES:

- ALL LANDSCAPE AREAS TO RECEIVE ORGANIC SOIL PREPARATION AT 3.5 CU. YARDS/1000 SF.
- ALL SOD AND SHRUB BEDS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, SHALL PROVIDE 100% COVERAGE TO ALL AREAS, AND SHALL CONFORM TO ALL CITY OF DENVER RULES AND REGULATIONS FOR IRRIGATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IT DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- REFER TO SPECIFICATIONS FOR SOILS ANALYSIS STANDARDS.

OWNER/DEVELOPER

1556 INVESTMENTS LLC.
270 SAINT PAUL STREET, SUITE 200
DENVER, CO 80206
TELEPHONE: 303.790.0759

CIVIL ENGINEER/SURVEYOR

IMEG CORPORATION
7600 E ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
TELEPHONE: 303.792.0557

ARCHITECT

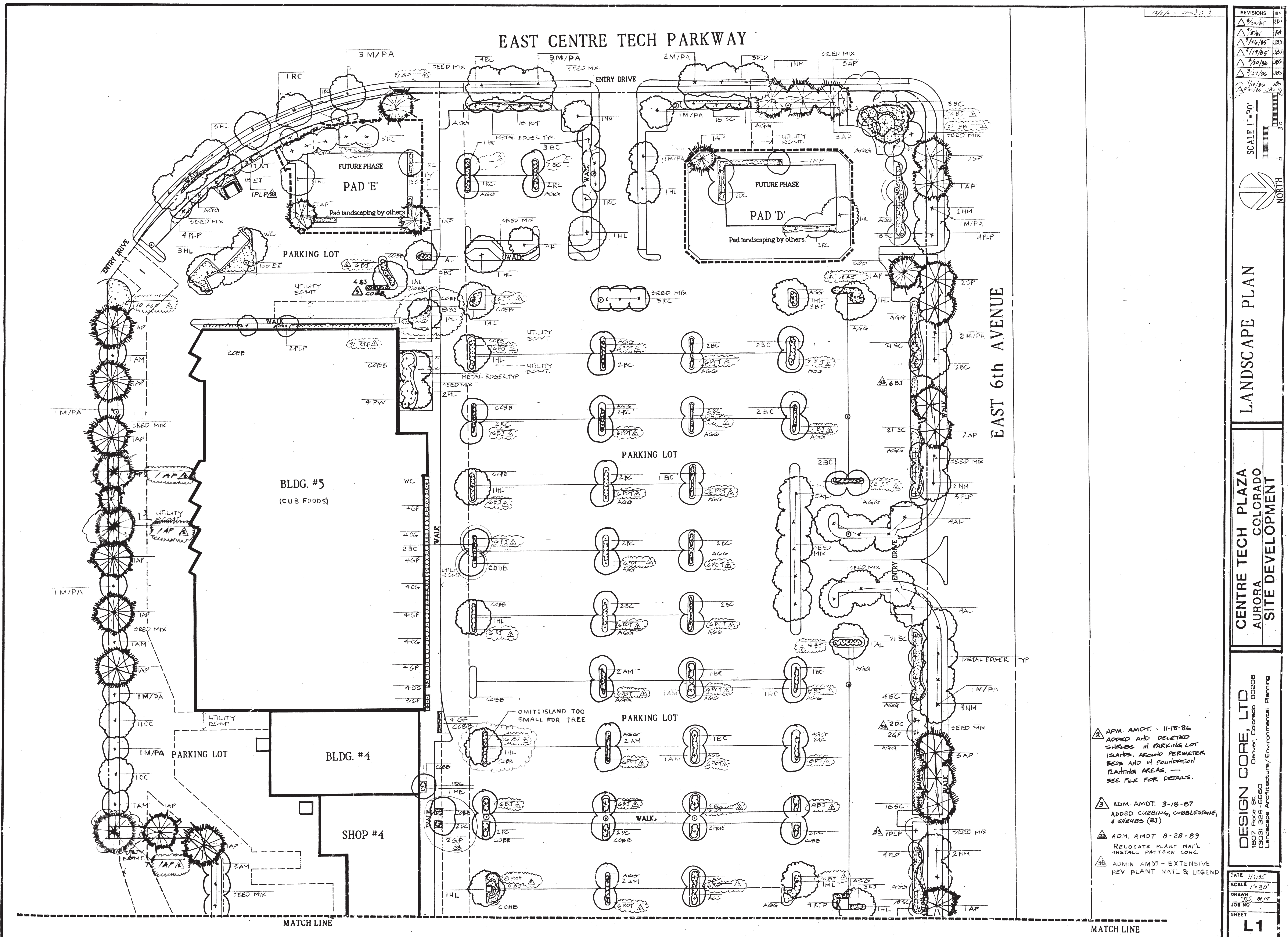
INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80102
TELEPHONE: 303.738.8877

LANDCAPE ARCHITECT

STACKLOT
5639 SOUTH CURTICE STREET
LITTLETON, CO 80120
TELEPHONE: 303.883.2735



10/10/88 8-18-88, 12-13-88



- 2 ADM. AMDT. 11-18-86
ADDED AND DELETED
SHRUBS IN PARKING LOT
ISLANDS, AROUND PERIMETER
BEDS AND IN FOUNDATION
PLANTING AREAS. —
SEE FILE FOR DETAILS.
- 3 ADM. AMDT. 3-18-87
ADDED CURBING, COBBLESTONE,
4 SHRUBS (BJ)
- 4 ADM. AMDT 8-28-89
RELOCATE PLANT MAT'L
INSTALL PATTERN CONC.
- 5 ADM. AMDT- EXTENSIVE
REV PLANT MAT'L & LEGEND

REVISIONS	
1	10/10/88
2	11/1/88
3	11/1/88
4	11/1/88
5	11/1/88
6	11/1/88
7	11/1/88
8	11/1/88
9	11/1/88
10	11/1/88
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13	11/1/88
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16	11/1/88
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20	11/1/88
21	11/1/88
22	11/1/88
23	11/1/88
24	11/1/88
25	11/1/88
26	11/1/88
27	11/1/88
28	11/1/88
29	11/1/88
30	11/1/88

SCALE 1"=30'

NORTH

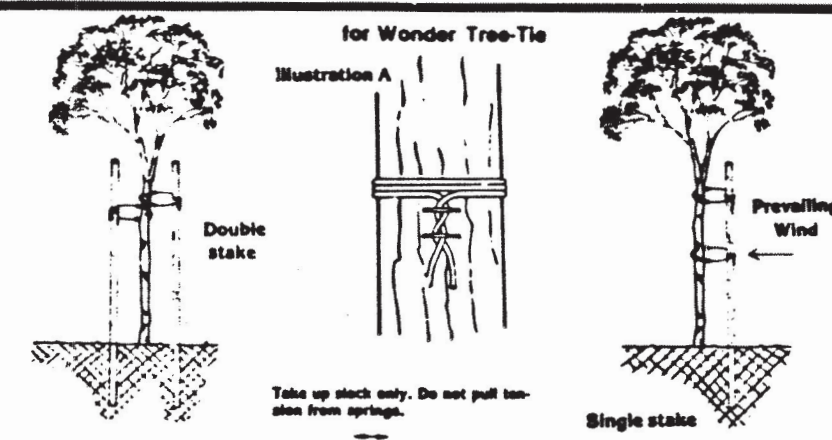
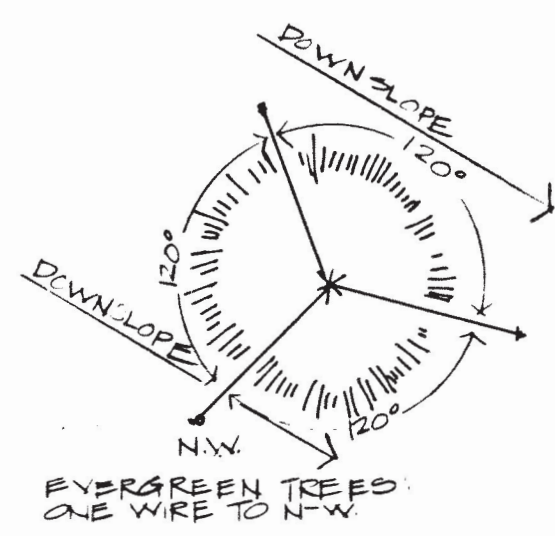
LANDSCAPE PLAN

CENTRE TECH PLAZA
AURORA COLORADO
SITE DEVELOPMENT

DESIGN CORE, LTD
1807 Race St.
Denver, Colorado 80202
(303) 329-6860
Landscape Architecture/Environmental Planning

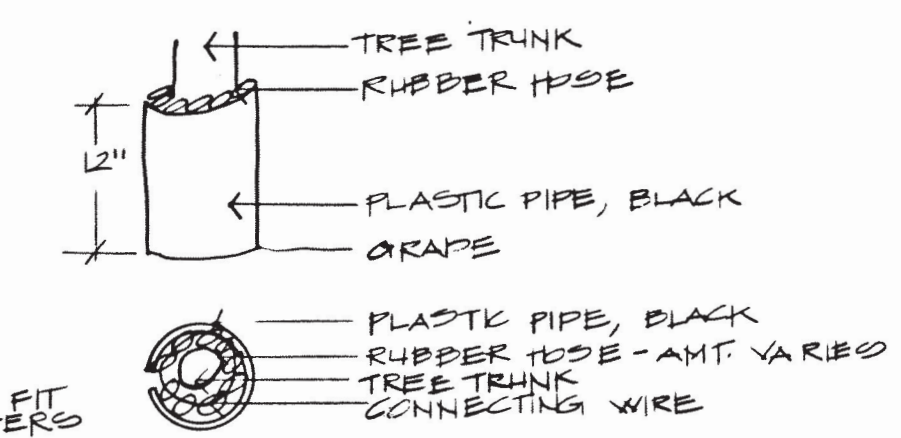
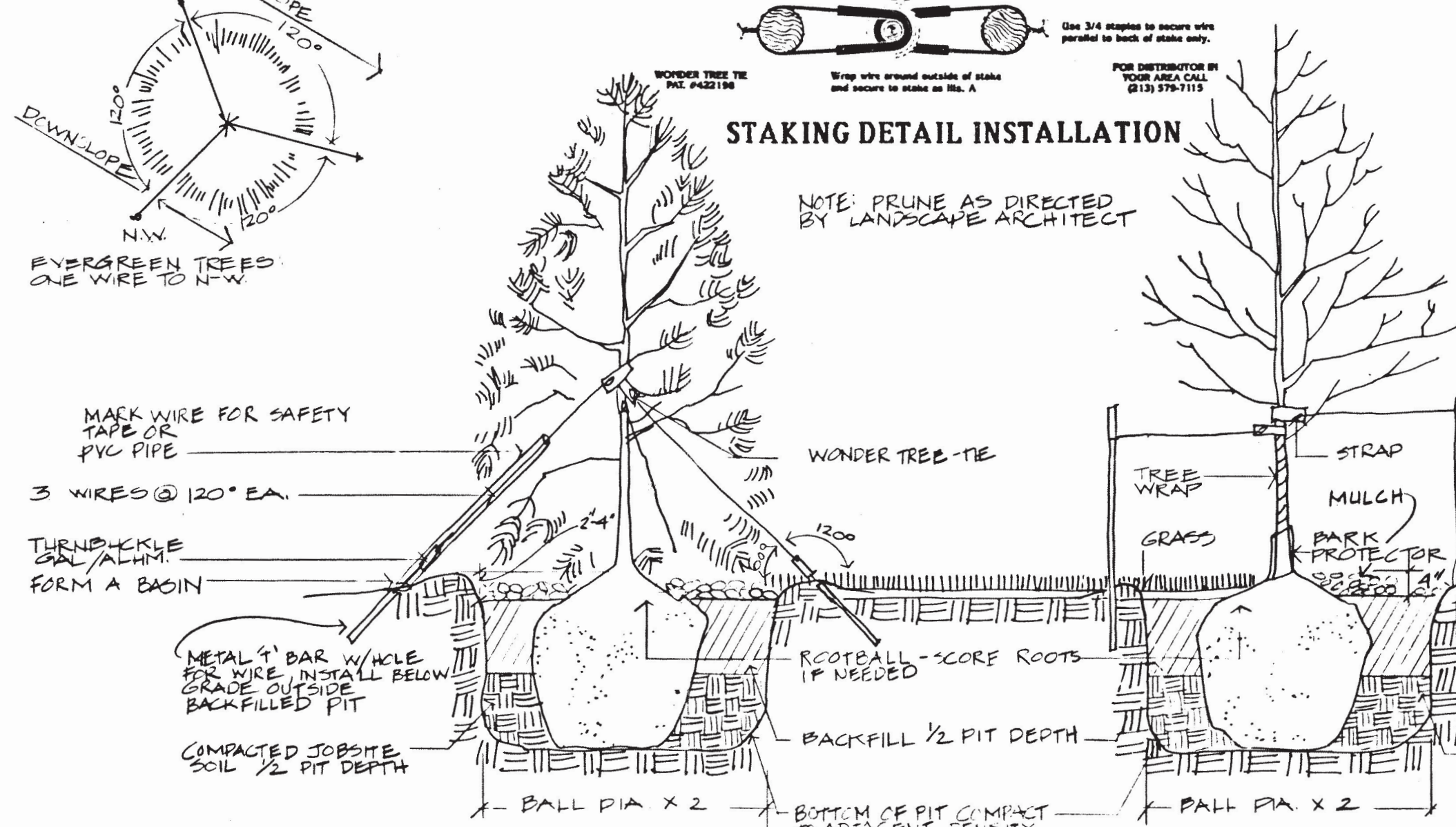
DATE 11/1/88
SCALE 1"=30'
DRAWN JCS, MCT
JOB NO.
SHEET
L1
of 18

PLAN VIEW: FOR TREES ON SLOPE
PLACE 2 GUYS UPSLOPE, ONE
GUYS DOWNSLOPE (BELOW TREE)



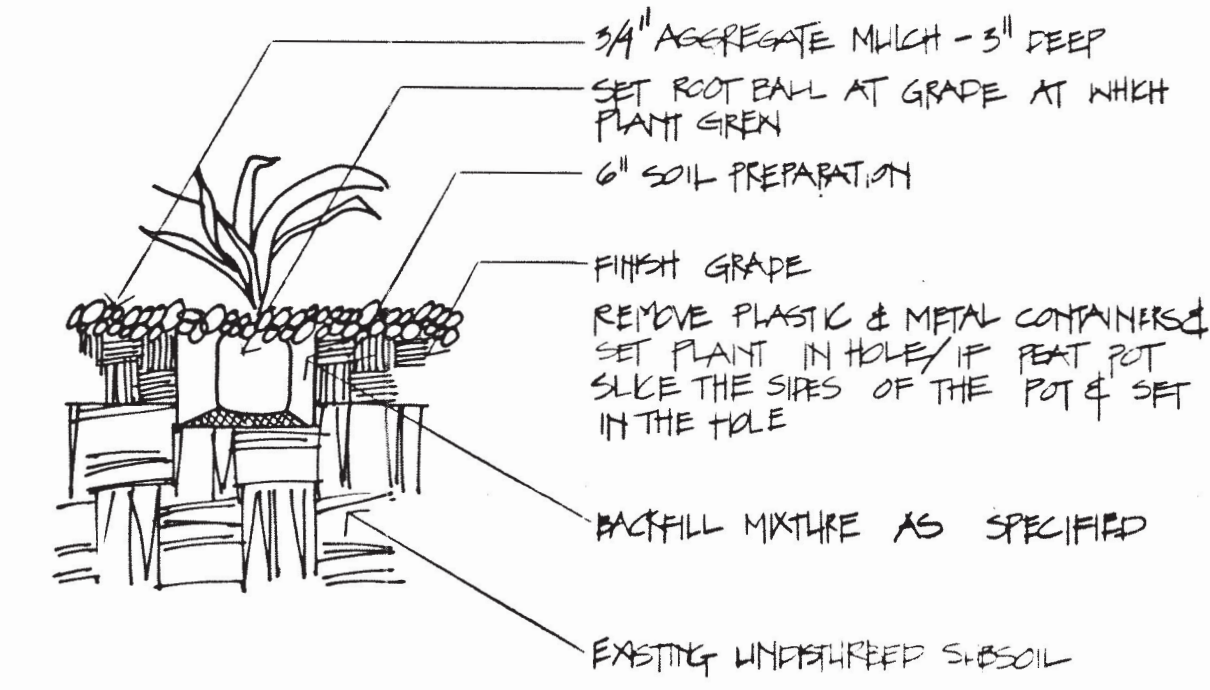
STAKING DETAIL INSTALLATION

NOTE: PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT



SPLIT
NOTE:
LOOSE FIT
2 FINGERS
SPACE
BETWEEN
HOSE &
TREE TRUNK

BARK PROTECTOR • PLAN & SECTION



TREE • EVERGREEN & DECIDUOUS
over 2.5c

TREE • DECIDUOUS
2.5c & under

SHRUB • DECIDUOUS & EVERGREEN

GROUND COVER WITH MULCH
NOT TO SCALE

PLANTING DETAILS

NOT TO SCALE

Materials

PHASE I				
Sym	Quantity	Common Name	Botanical Name	Size Remarks
AP 31	27.34	Austrian Pine	Pinus nigra	8'-10' B & B
SP 8	13	Scotch Pine	Pinus sylvestris	8'-10' B & B
NM 1	15	Norway Maple	Acer platanoides	2.5' c B & B
NM 1	15	Norway Maple	Acer platanoides	3'-3.5' c B & B
CC 3		Cottonless Cottonwood	Populus deltoides	3'-3.5' c B & B
HL 12		Honey Locust	Gleditsia triacanthos inermis	2.5' c B & B
HL 10		Honey Locust	Gleditsia triacanthos inermis	3'-3.5' c B & B
AL 27		American Linden	Tilia americana	2.5' c B & B
AL 10		American Linden	Tilia americana	3'-3.5' c B & B
RC 17	34	Montmorency Cherry	Prunus Montmorency	1 1/2' c Cont.
BC 33		Hopa Crabapple	Malus Hopa	1 1/2' c Cont.
DC 27		Dolgo Crabapple	Malus Dolgo	1 1/2' c Cont.
AM 24	34	Amur Maple	Acer ginnala	1 1/2' c Cont.
PLP 23		Purpleleaf Plum	Prunus newport	1 1/2' c Cont.
BB 27		Barberry, Red	Berberis thunbergii atropurpurea	5 gal 40c
SC 221		Alpine/Golden Currant	Ribes alpina/aurum	5 gal 40c
RTD 45		Redtwig Dogwood	Cornus stolonifera	5 gal 40c
POT 181		Gold Drop Potentilla	Potentilla fruticosa Farrieri	5 gal 40c
AJ 21		Andorra Juniper	Juniperus horizontalis plumosa	5 gal 40c
BJ 209		Buffalo Juniper	Juniperus sabina Buffalo	5 gal 40c
PW 13		Pyracantha Wvatt	Pyracantha coccinea Wvatt	5 gal 40c
ME 4		Manhattan Euonymus	Euonymus kiautschovica patens Manhattan	5 gal 40c
OC 16		Oregon Grapeholly	Mahonia aquifolium	5 gal 40c
CF 29		Firethorn	Pyracantha pauciflora	5 gal 40c
EI 1305		Englemann Ivy	Parthenocissus quinquefolia tricuspidata	1 gal 30c, centered in the middle leave min 4' from curb
9000		Native Seeding	Square Feet	
58440		Seed Mix	Square Feet	
85690		Soil Preparation	Square Feet	
COB 6,370		Cobble	Square Feet	
AGG 15,000		Aggregate	Square Feet	
WC 5750		Wood Chips	Square Feet	
ME 1,100		Metal Edger	Linear Feet	

Ground quantities are approximate and shown for information only.

BC 16	BECHTEL CRABAPPLE	1 1/2
M/PA 16	MARSHALL/PATMORE ASH	2 1/2

PHASE II - To be built by others.

Sym	Quantity	Common Name	Botanical Name	Size	Remarks
AP 23		Austrian Pine	Pinus nigra	10'-12'	B & B
SP 4		Scotch Pine	Pinus sylvestris	10'-12'	B & B, trans-planted from east side Bldg 3 (Phase I)
CC 8		Cottonless Cottonwood	Populus deltoides	3'-3.5' c	B & B
HL 5		Honey Locust	Gleditsia triacanthos inermis	2.5' c	B & B
RC 4		Radiant Crabapple	Malus Radiant	1 1/2' c	Cont.
DC 9		Dolgo Crabapple	Malus Dolgo	1 1/2' c	Cont.
AM 8		Amur Maple	Acer ginnala	1 1/2' c	Cont.
PLP 3		Purpleleaf Plum	Prunus newport	1 1/2' c	Cont.
BJ 5		Buffalo Juniper	Juniperus sabina Buffalo	5 gal	30c
CL 15		Common Lilac	Syringa vulgaris alba	5 gal	40c
AJ 64		Andorra Juniper	Juniperus horizontalis plumosa	5 gal	30c
ME 10		Manhattan Euonymus	Euonymus kiautschovica patens Manhattan	5 gal	40c
14,140		Seed Mix	Square Feet		
14,140		Soil Preparation	Square Feet		
COB 1,650		Cobble	Square Feet		
AGG 250		Aggregate	Square Feet		

FUTURE PHASES - To be built by others.

Sym	Quantity	Common Name	Botanical Name	Size	Remarks
AP 4		Austrian Pine	Pinus nigra	10'-12'	B & B
HL 3		Honey Locust	Gleditsia triacanthos inermis	2.5' c	B & B
RC 6		Radiant Crabapple	Malus Radiant	1 1/2' c	Cont.
DC 10		Dolgo Crabapple	Malus Dolgo	1 1/2' c	Cont.
AM 10		Amur Maple	Acer ginnala	1 1/2' c	Cont.
PLP 6		Purpleleaf Plum	Prunus newport	1 1/2' c	Cont.

DETAILS & PLANT LIST

CENTRE TECH PLAZA
AURORA
COLORADO
SITE DEVELOPMENT

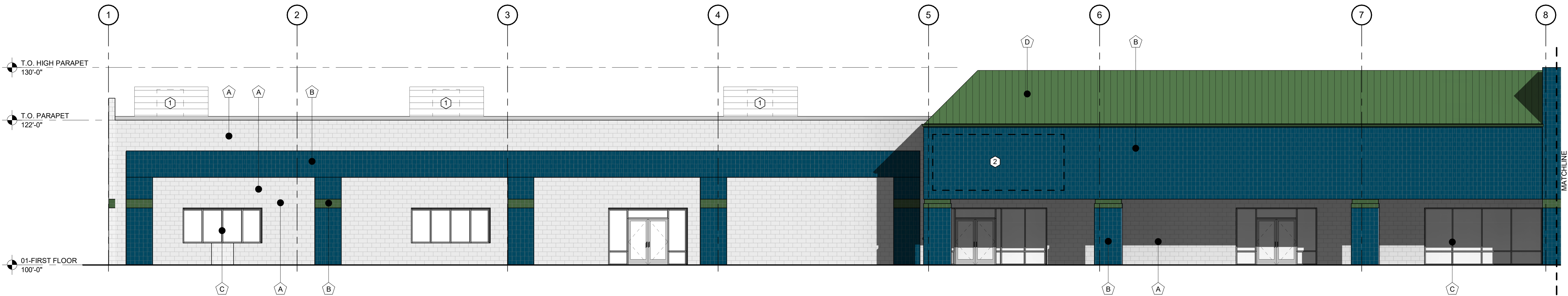
DESIGN CORE, LTD
1607 Reon St.
Denver, Colorado 80208
(303) 329-8860
Landscape Architecture/Environmental Planning

DATE 7/7/85
SCALE 1"=50'
JOB NO. 85-6019-3
SHEET L3
of 3 sheets

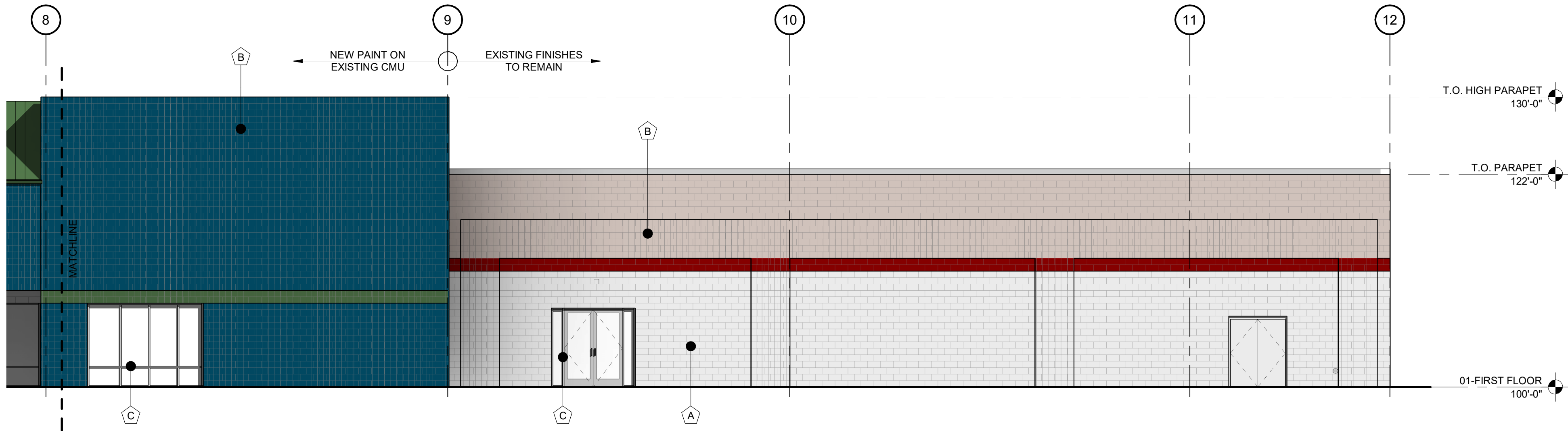
ADVISORY SITE PLAN
AURORA COMMUNITY SCHOOL
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO



1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - WEST HALF
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - EAST HALF
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING 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.

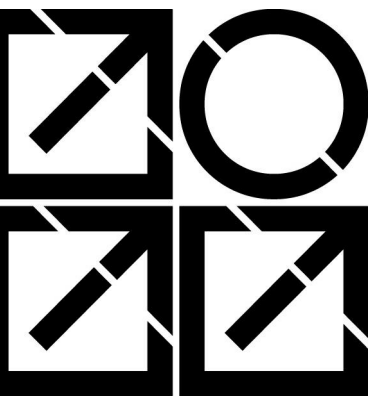
KEYNOTES

- NEW ROOFTOP MECHANICAL UNIT WITH UNIT-MOUNTED SCREEN.
- TENANT SIGNAGE LOCATION.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A	[Pattern]	CONCRETE MASONRY UNIT - SPLIT FACE	EXISTING, PAINTED
B	[Pattern]	CONCRETE MASONRY UNIT - SPLIT FLUTED	EXISTING, PAINTED
C	[Pattern]	STOREFRONT WINDOWS	CLEAR ANODIZED ALUMINUM
D	[Pattern]	STANDING SEAM METAL ROOF	EXISTING, PAINTED
	[Pattern]	EXTERIOR PAINT - LIGHT GRAY	GLIDDEN #62/000 "UNIVERSAL GRAY"
	[Pattern]	EXTERIOR PAINT - BLUE	SHERWIN WILLIAMS SW6510 "LOYAL BLUE"
	[Pattern]	EXTERIOR PAINT - GREEN	SHERWIN WILLIAMS SW6446 "ARUGULA"

CS-10683



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ARCHITECTS

architecture
planning
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2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8677 F. 303.738.2294
www.igarch.com

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AURORA COMMUNITY SCHOOL
ADVISORY SITE PLAN

DATE	DESC.
4-18-2019	PRE-APP MTG
7-31-2019	1ST SUB.
10-X-2019	2ND SUB.

AX-1
EXTERIOR
ELEVATIONS

REF. DA-1708-06