

# 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
2015 IBC TYPE 1B CONSTRUCTION, FULLY SPRINKLERED		
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 2015 IBC OCCUPANCY TYPE B - BUSINESS

## 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)
ACCESSIBLE SPACES REQUIRED:	8	13
ACCESSIBLE SPACES PROVIDED:	14 (VAN ACCESSIBLE)	14 (VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED:	564 SEE WAIVER REQUEST BELOW	
LOADING SPACES REQUIRED:	1 IN SERVICE COURT	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

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND TESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".

A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA 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 AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON THE REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS 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.

ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.

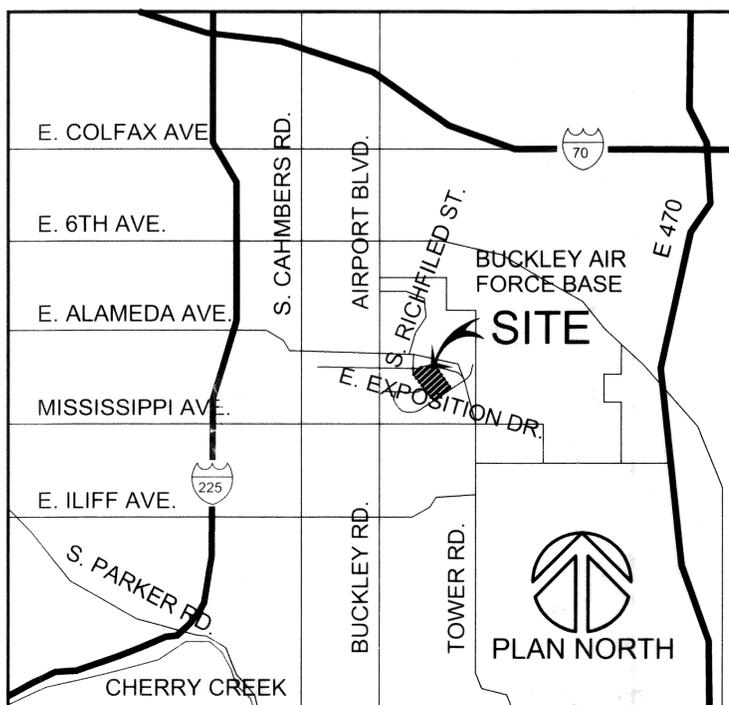
THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF.

## 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
- 13 ADD PERIMETER FENCING AND PARKING  
LOT ACCESS CONTROL GATES 07.14.2021



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 Georgia You )SS  
COUNTY OF Quinnett

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  
AURORA, COLORADO  
750 SOUTH RICHFIELD STREET

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

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

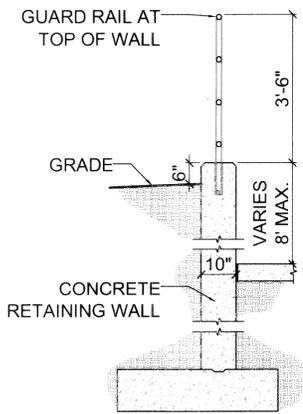
**M+O+A**  
ARCHITECTURAL PARTNERSHIP  
INTERIOR DESIGN  
PLANNING  
ARCHITECTURE  
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202, (303) 388-1190

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files available at www.eblueprint.com

SHEET	OF
1	13
	TOTAL
	13

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

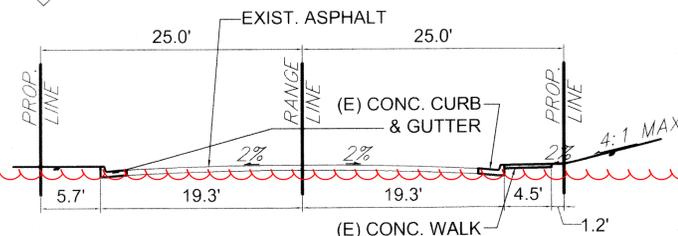
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2 RETAINING WALL SECTION  
1/2" = 1'-0"

KN KEY NOTES

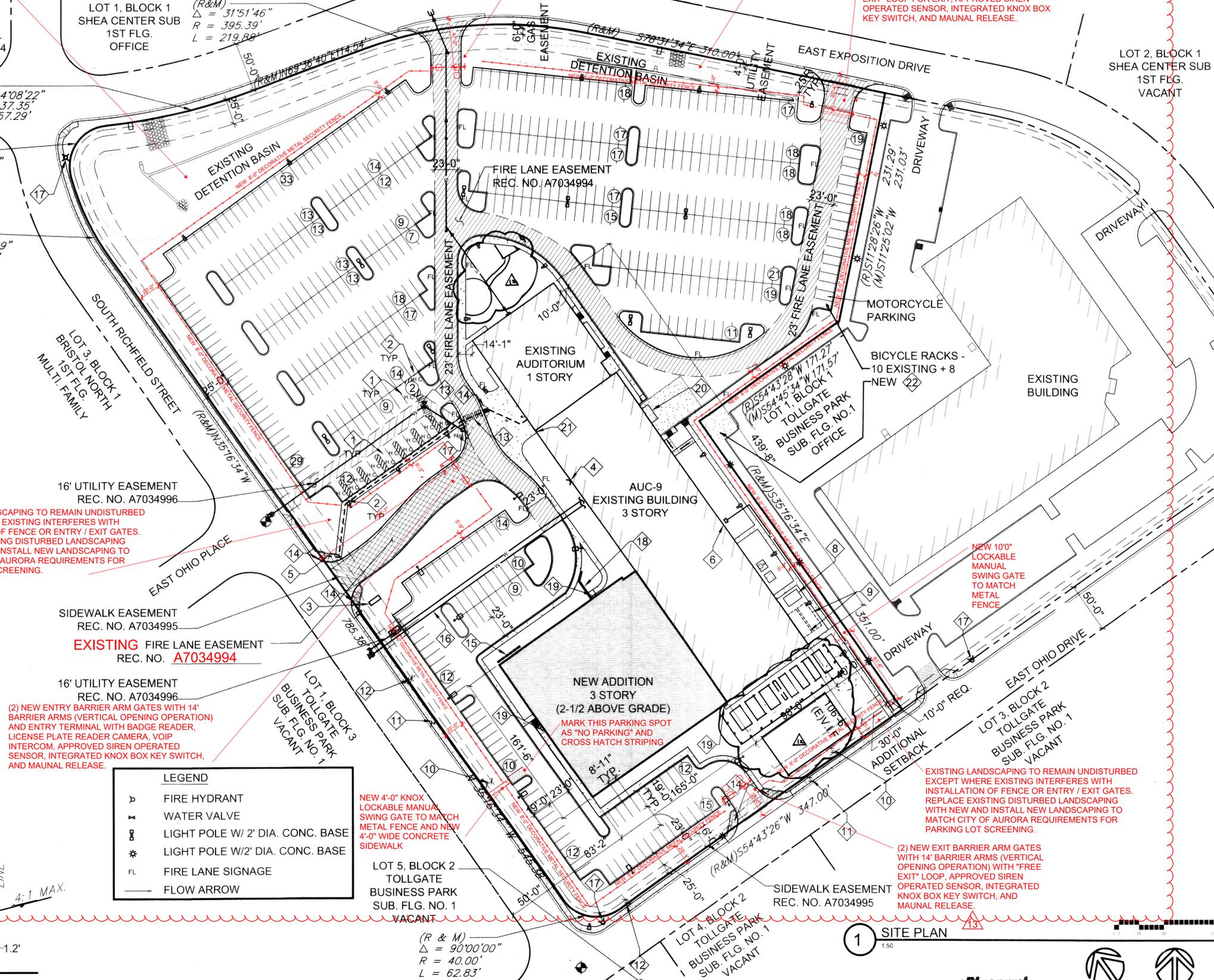
- 1 EXISTING VAN ACCESSIBLE PARKING
- 2 EXISTING VAN ACCESSIBLE PARKING SIGN
- 3 EXISTING ENTRY MONUMENT
- 4 EXISTING FIRE DEPARTMENT CONNECTION
- 5 EXISTING ACCESSIBLE ROUTE OF TRAVEL
- 6 EXISTING GAS METER
- 7 EXISTING SIGN - FIRE LANE
- 8 EXISTING GENERATOR
- 9 POSSIBLE FUTURE GENERATORS
- 10 EXISTING 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
FL	FIRE LANE SIGNAGE
→	FLOW ARROW



1 SITE PLAN  
1/50

PROJECT NO. 04105.00

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

PRINT RECORD

PURPOSE	DATE
PLANNING SUBMITTAL	09/17/04
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: SITE PLAN

**M + O + A**  
ARCHITECTURAL PARTNERSHIP  
ARCHITECTURE PLANNING INTERIOR DESIGN  
1000 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1190

SHEET 3 OF 13  
TOTAL 13



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

LOT 2, BLOCK 1  
SHEA CENTER SUB.  
1ST FLG.  
VACANT

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

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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



KC PLAZA  
4401 S QUEBEC ST  
SUITE #G100  
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PH. 303.953.4266

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DAVID P GOODE  
ARCHITECTURE

558 Castle Pines Parkway  
Suite B4-174  
Castle Rock, Colorado 80108  
Ph: 303-246-4943

NORTHROP GRUMMAN - AUC-9  
750 S. RICHFIELD ST. AURORA CO 80017

SUBMITTAL  
07.19.2021 FOR APPLICATION  
08.19.2021 CITY COMMENTS - 1

PROJECT TEAM  
CONTACT: DG  
DRAWN BY: GL  
REVIEWED BY: DG

CONSULTANTS  
MDP ENGINEERING GROUP

PROJECT DESCRIPTION  
PERIMETER FENCING

PROJECT NUMBER  
20057.04

SHEET DESCRIPTION  
SITE PLAN

SHEET NUMBER  
A1.1

### GENERAL NOTES

- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL, GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
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- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WORK WILL BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF.

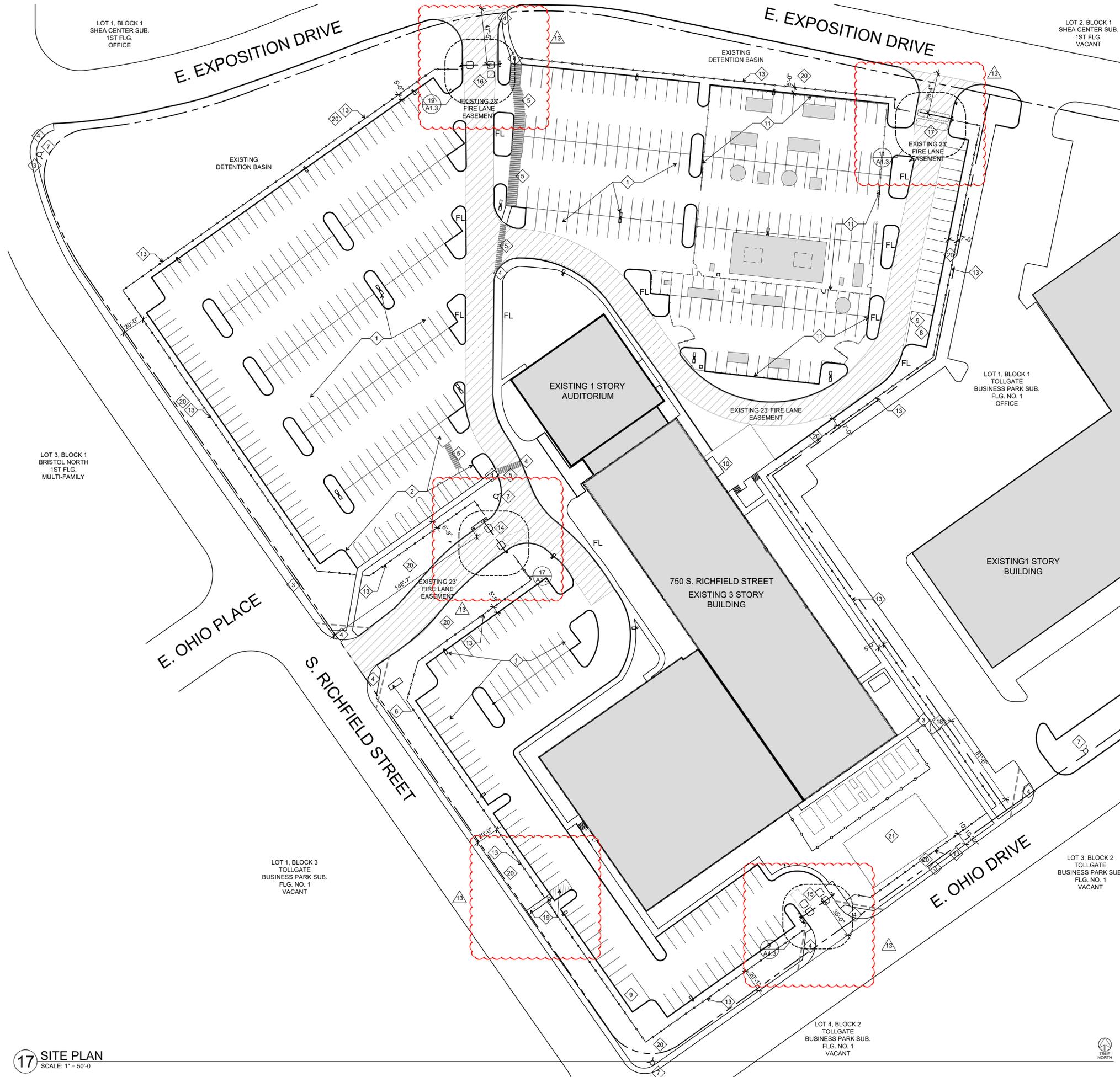
### KEYED SITE PLAN NOTES

- EXISTING PARKING LOT / SITE LIGHTING TO REMAIN.
- EXISTING VAN ACCESSIBLE PARKING WITH SIGNAGE.
- EXISTING SIDEWALKS WITH EASEMENTS ON PERIMETER OF PROPERTY.
- EXISTING CURB RAMP TO REMAIN.
- EXISTING CROSSWALK TO REMAIN.
- EXISTING ENTRY MONUMENT SIGNAGE TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING BIKE RACKS - FOR 18 BIKES.
- EXISTING MOTORCYCLE PARKING SPACES TO REMAIN.
- EXISTING TRASH AND SHREDDER LOCATION TO REMAIN.
- EXISTING CHAIN LINK FENCE TO REMAIN UNDER TEMPORARY USE PERMIT TO REMAIN.
- EXISTING TENANT PROVIDED EQUIPMENT TO REMAIN UNDER TEMPORARY USE PERMIT.
- NEW 8'-0" DECORATIVE METAL SECURITY FENCE. SEE SHEET A1.2 FOR ADDITIONAL INFORMATION.
- (2) NEW ENTRY BARRIER ARM GATES WITH 14' BARRIER ARMS (VERTICAL OPENING OPERATION) AND ENTRY TERMINAL WITH BADGE READER, LICENSE PLATE READER CAMERA, VOIP INTERCOM, APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX, BOX KEY SWITCH, AND MANUAL RELEASE. REFER TO DETAILS 3/A1.2 AND 7/A1.2 FOR ADDITIONAL INFORMATION.
- (2) NEW EXIT BARRIER ARM GATES WITH 14' BARRIER ARMS (VERTICAL OPENING OPERATION) WITH "FREE EXIT" LOOP, LICENSE PLATE READER CAMERA, APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE REFER TO DETAILS 3/A1.2, 7/A1.2 AND 11/A1.2 FOR ADDITIONAL INFORMATION.
- (2) NEW ENTRY / EXIT BARRIER ARM GATES WITH 14' BARRIER ARMS (VERTICAL OPENING OPERATION) AND ENTRY TERMINAL WITH LICENSE PLATE READER CAMERA, APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE. REFER TO DETAILS 3/A1.2 AND 7/A1.2 FOR ADDITIONAL INFORMATION.
- (1) NEW ENTRANCE / EXIT BARRIER ARM GATE WITH 28' BARRIER ARM (VERTICAL OPENING OPERATION) WITH VOIP INTERCOM FOR REQUEST TO ENTER, AND "FREE EXIT" LOOP FOR EXIT, LICENSE PLATE READER CAMERA, APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE. REFER TO DETAILS 3/A1.2 (SIM), AND 7/A1.2 (SIM), FOR ADDITIONAL INFORMATION.
- NEW 10'-0" LOCKABLE MANUAL SWING GATE TO MATCH METAL FENCE. SEE SHEET A1.2 FOR ADDITIONAL INFORMATION.
- NEW 4'-0" KNOX LOCKABLE MANUAL SWING GATE TO MATCH METAL FENCE AND NEW 4'-0" SIDE CONCRETE SIDEWALK, MARK PARKING SPOTS AS "NO PARKING" AND CROSS HATCH STRIPING. SEE SHEET A1.2 FOR ADDITIONAL INFORMATION.
- EXISTING LANDSCAPING TO REMAIN UNDISTURBED EXCEPT WHERE EXISTING INTERFERES WITH INSTALLATION OF FENCE OR ENTRY / EXIT GATES. REPLACE EXISTING DISTURBED LANDSCAPING WITH NEW AND INSTALL NEW LANDSCAPING TO MATCH CITY OF AURORA REQUIREMENTS FOR PARKING LOT SCREENING.

### LEGEND

- NEW 8'-0" DECORATIVE METAL SECURITY FENCING
- EXISTING SINGLE HEAD LIGHT POLE ON 24" CONCRETE BASE TO REMAIN
- EXISTING DOUBLE HEAD LIGHT POLE ON 24" CONCRETE BASE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING FIRE LANE SIGNAGE TO REMAIN

NOTE: ALL SITE LIGHTING IS EXISTING TO REMAIN. THERE ARE NO NEW LIGHT FIXTURES PROPOSED IN THIS SCOPE OF WORK.



LOT 4, BLOCK 2  
TOLLGATE  
BUSINESS PARK SUB.  
FLG. NO. 1  
VACANT

LOT 3, BLOCK 2  
TOLLGATE  
BUSINESS PARK SUB.  
FLG. NO. 1  
VACANT

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

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

LOT 1, BLOCK 1  
TOLLGATE  
BUSINESS PARK SUB.  
FLG. NO. 1  
OFFICE

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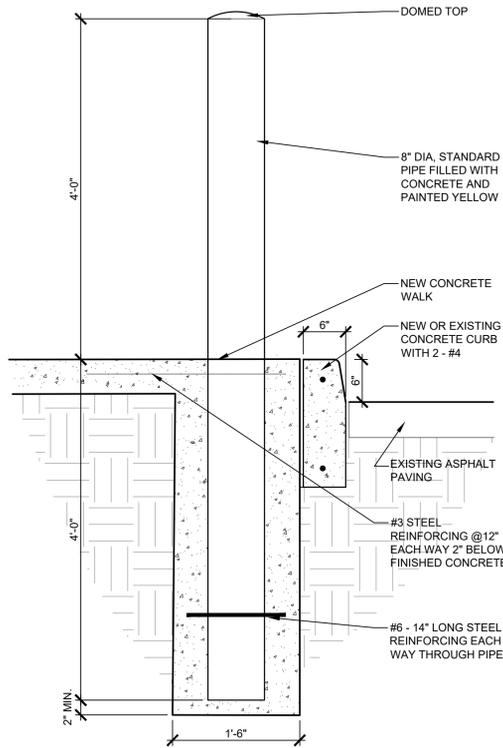
KC PLAZA  
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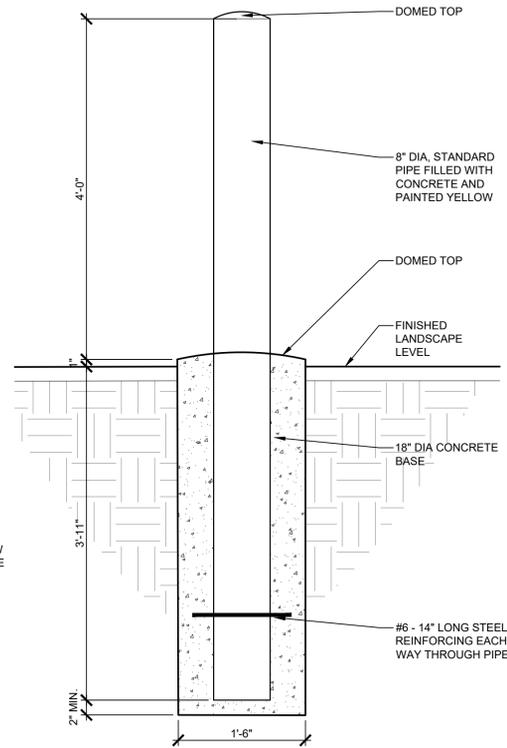
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ARCHITECTURE

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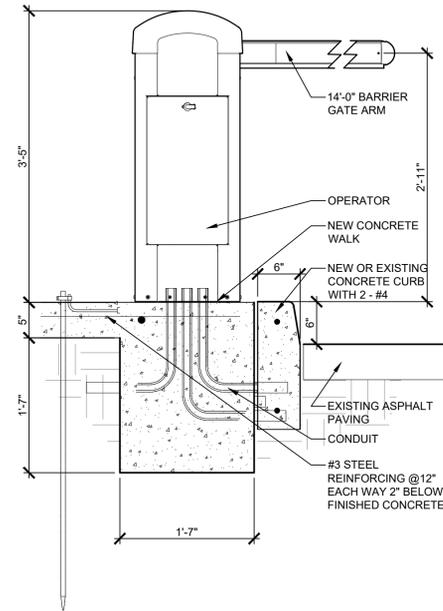
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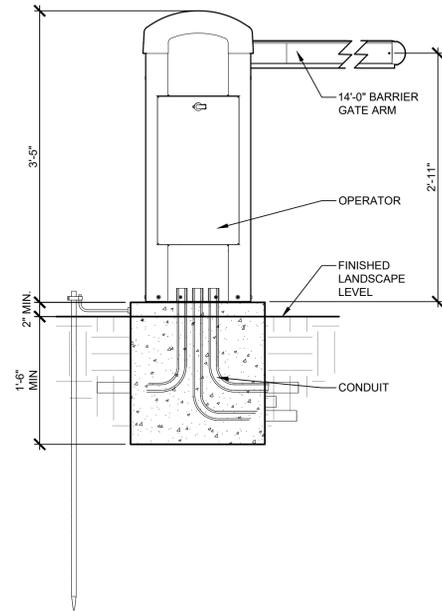
19 BOLLARD DETAIL  
SCALE: 1" = 1'-0"



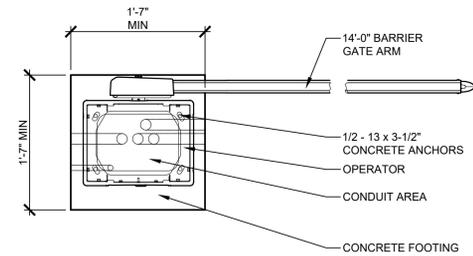
15 BOLLARD DETAIL  
SCALE: 1" = 1'-0"



11 BARRIER GATE DETAIL  
SCALE: 1" = 1'-0"



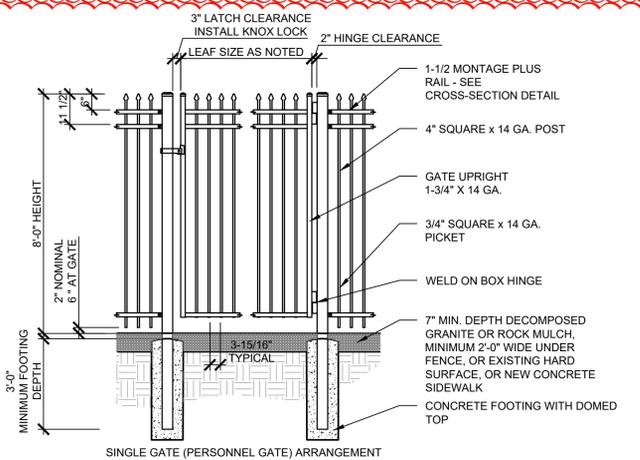
7 BARRIER GATE ELEVATION  
SCALE: 1" = 1'-0"



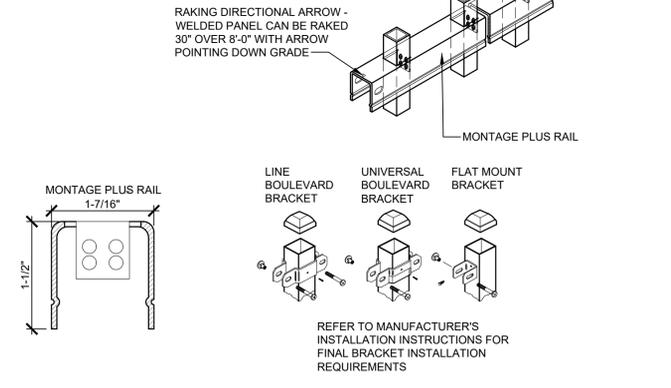
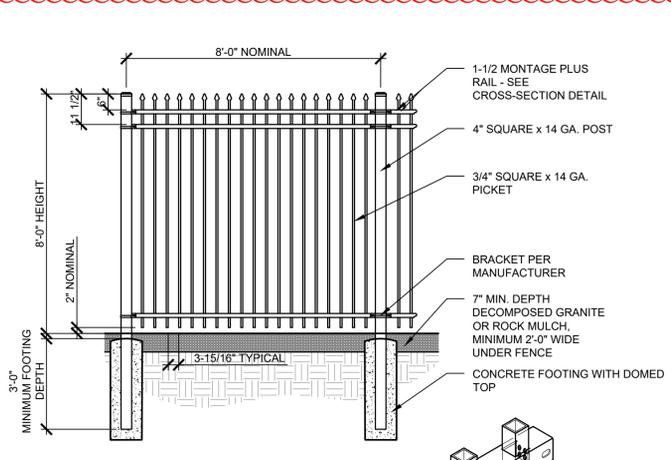
3 BARRIER GATE PLAN  
SCALE: 1" = 1'-0"

### GENERAL NOTES

- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, AS DETERMINED BY THE FIRE CODE OFFICIAL, THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION. ADDITIONALLY, EACH AUTOMATIC GATED SHALL HAVE A BACK-UP SWITCH (KNOX KEYED), AS WELL AS ACCESSIBLE MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AS SECONDARY ACCESS POINTS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL HAVE A MEANS OF OPERATION APPROVED BY THE FIRE CODE OFFICIAL. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL ALWAYS BE MAINTAINED IN PROPER WORKING CONDITION. IF THERE ARE ELECTRIC GATE OPERATIONS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 925. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F2200.
- THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE, PLEASE CALL 303.739.7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
- THERE MUST BE A 6" MINIMUM CLEARANCE ACROSS THE FULL WIDTH OF THE GATING SYSTEM TO THE ROAD SURFACE IN ORDER TO ENSURE THAT IF THE GATE CLOSES DURING A FIRE OPERATION, ANY FIRE HOSE IS NOT DAMAGED DURING THE CLOSING PROCESS.



9 FENCE AND GATE ELEVATIONS AND DETAILS  
SCALE: NO SCALE



SUBMITTAL  
07.19.2021 FOR APPLICATION  
08.19.2021 CITY COMMENTS - 1

PROJECT TEAM  
CONTACT: DG  
DRAWN BY: GL  
REVIEWED BY: DG

CONSULTANTS  
MDP ENGINEERING GROUP

PROJECT DESCRIPTION  
PERIMETER FENCING

PROJECT NUMBER  
20057.04

SHEET DESCRIPTION  
DETAILS

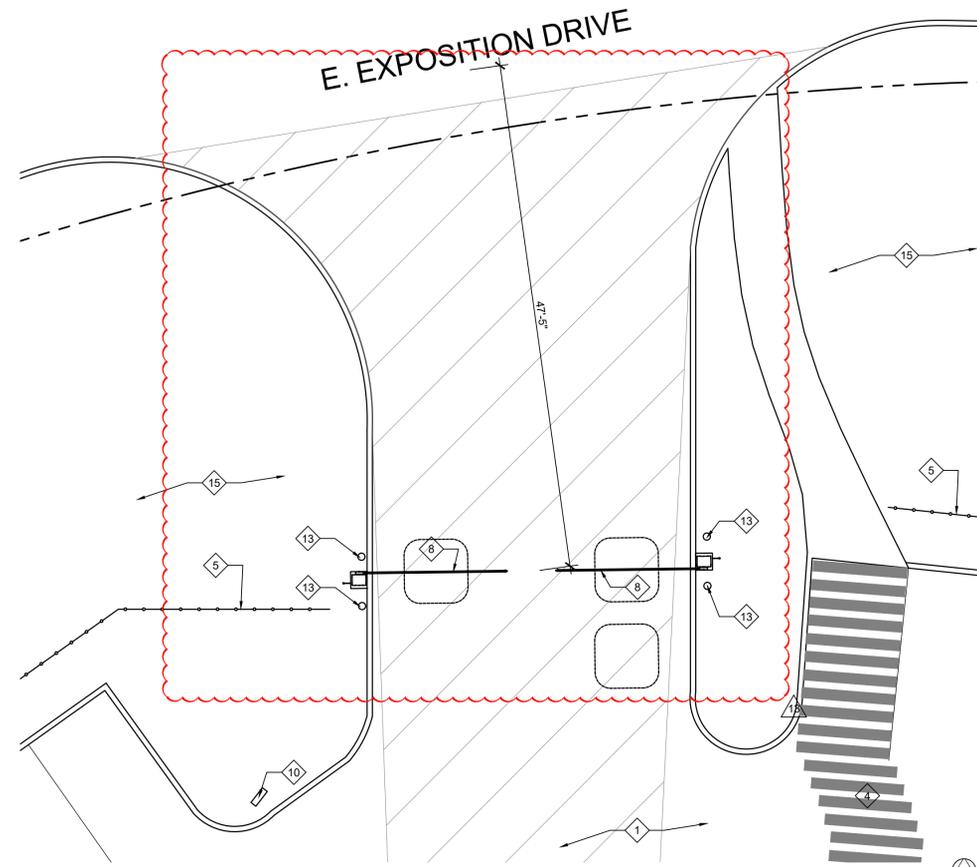
SHEET NUMBER  
A1.2

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

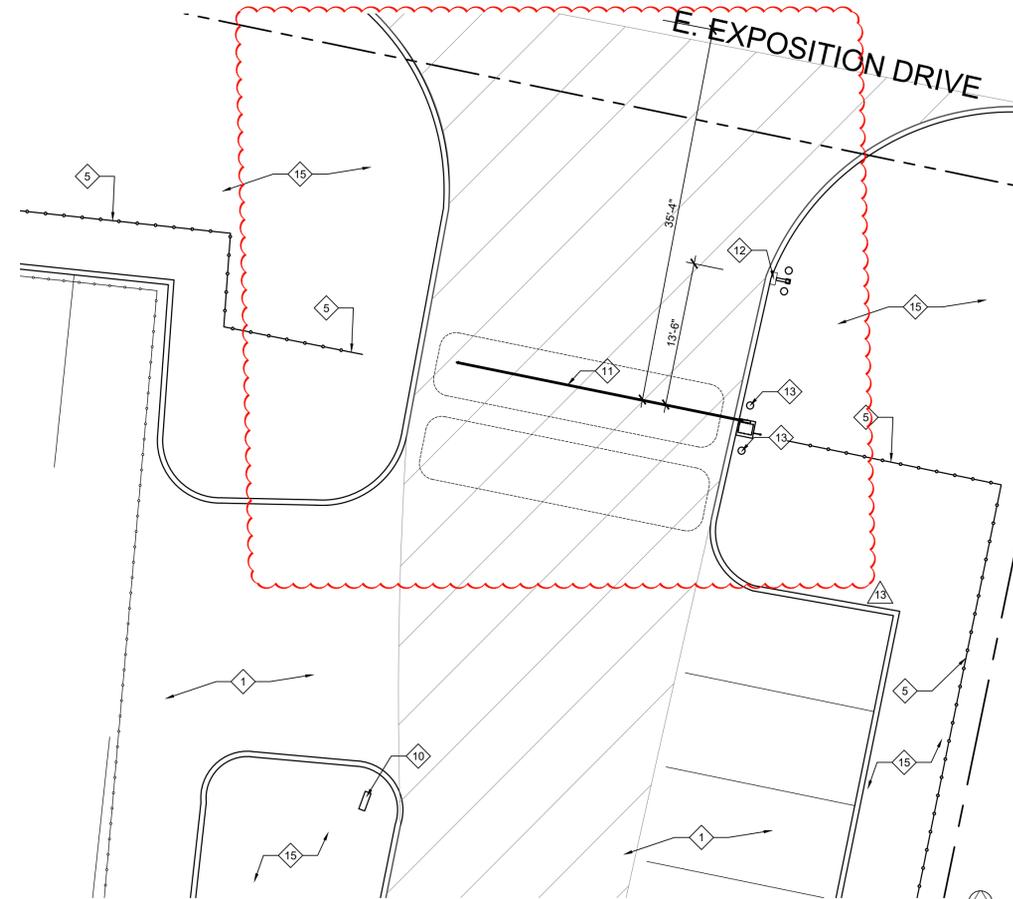
LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION  
FILING NO. 1 CITY OF AURORA, ARAPAHOE  
COUNTY, STATE OF COLORADO FILED NOVEMBER 19,  
1981 WITH THE ARAPAHOE COUNTY CLERK  
AND RECORDER CONTAINING: 10.146 ACRES

## KEYED ENLARGED SITE PLAN NOTES

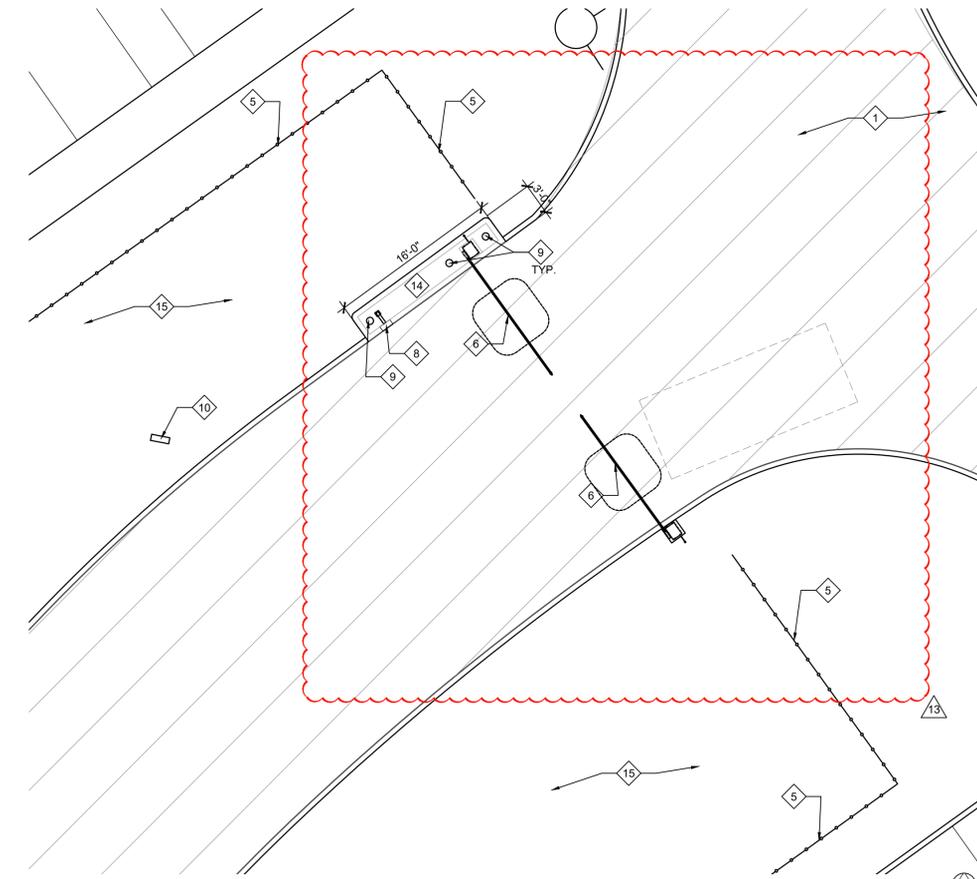
1. EXISTING PARKING LOT / SITE LIGHTING TO REMAIN.
2. EXISTING SIDEWALKS WITH EASEMENTS ON PERIMETER OF PROPERTY.
3. EXISTING CURB RAMP TO REMAIN.
4. EXISTING CROSSWALK TO REMAIN.
5. NEW 8'-0" DECORATIVE METAL SECURITY FENCE EQUAL TO AMERISTAR MONTAGE COMMERCIAL CLASSIC PROVIDED AND INSTALLED BY G.C. SEE 7/A1.2 FOR FENCE AND GATE DETAILS.
6. (2) NEW ENTRY BARRIER ARM GATES WITH 14' BARRIER ARMS (VERTICAL OPENING OPERATION) AND ENTRY TERMINAL WITH APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE EQUAL TO HYSECURITY STRONG ARM PARK DC 14 BARRIER GATE OPERATOR AND VEHICLE DETECTION LOOP PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS 3/A1.2 AND 7/A1.2 FOR ADDITIONAL INFORMATION.
7. (2) NEW EXIT BARRIER ARM GATES WITH 14' BARRIER ARMS (VERTICAL OPENING OPERATION) AND ENTRY TERMINAL WITH APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE EQUAL TO HYSECURITY STRONG ARM PARK DC 14 BARRIER GATE OPERATOR. "FREE EXIT" LOOP, AND VEHICLE DETECTION LOOP PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS 3/A1.2, 7/A1.2 AND 11/A1.2 FOR ADDITIONAL INFORMATION.
8. (2) NEW ENTRY / EXIT BARRIER ARM GATES WITH 14' BARRIER ARMS (VERTICAL OPENING OPERATION) AND ENTRY TERMINAL WITH APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE EQUAL TO HYSECURITY STRONG ARM PARK DC 14 BARRIER GATE OPERATOR. "FREE EXIT" LOOP, AND VEHICLE DETECTION LOOP PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS 3/A1.2 AND 7/A1.2 FOR ADDITIONAL INFORMATION.
9. NEW CARD READER / INTERCOM PROVIDED AND INSTALLED BY TENANT. CONDUIT BACK TO SECURITY OFFICE IN MAIN BUILDING BY G.C.
10. NEW LICENSE PLATE READER CAMERA PROVIDED AND INSTALLED BY TENANT. VERIFY FINAL LOCATION WITH TENANT'S SECURITY VENDOR.
11. (1) NEW ENTRANCE / EXIT BARRIER ARM GATE WITH 28' BARRIER ARM (VERTICAL OPENING OPERATION) WITH VOIP INTERCOM FOR REQUEST TO ENTER, AND "FREE EXIT" LOOP FOR EXIT. APPROVED SIREN OPERATED SENSOR, INTEGRATED KNOX BOX KEY SWITCH, AND MANUAL RELEASE EQUAL TO HYSECURITY STRONG ARM 28. REFER TO DETAILS 3/A1.2 (SIM.) AND 7/A1.2 (SIM.) FOR ADDITIONAL INFORMATION.
12. VOIP INTERCOM FOR REQUEST TO ENTER PROVIDED AND INSTALLED BY TENANT. CONDUIT BACK TO SECURITY OFFICE IN MAIN BUILDING BY G.C.
13. 8" Ø CONCRETE FILLED PAINTED PIPE BOLLARD PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS 15/A1.2 AND 19/A1.2 FOR ADDITIONAL INFORMATION.
14. NEW CONCRETE PAD / SIDEWALK PROVIDED AND INSTALLED BY G.C. MODIFY EXISTING SIDEWALKS WHERE REQUIRED.
15. EXISTING LANDSCAPING TO REMAIN UNDISTURBED EXCEPT WHERE EXISTING INTERFERES WITH INSTALLATION OF FENCE OR ENTRY / EXIT GATES. REPLACE EXISTING DISTURBED LANDSCAPING WITH NEW AND INSTALL NEW LANDSCAPING TO MATCH CITY OF AURORA REQUIREMENTS FOR PARKING LOT SCREENING.



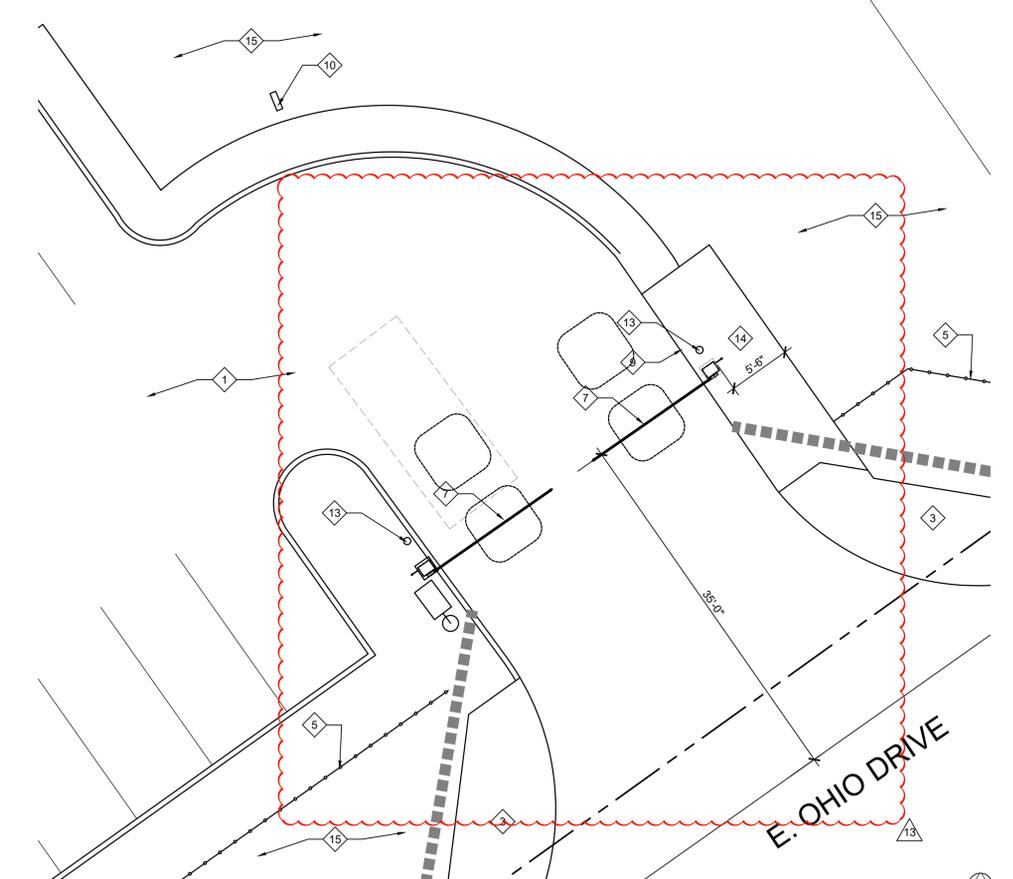
**19 ENLARGED VEHICLE ENTRY / EXIT PLAN**  
SCALE: 1/8"=1'-0"



**11 ENLARGED DELIVERY GATE PLAN**  
SCALE: 1/8"=1'-0"



**17 ENLARGED VEHICLE ENTRY PLAN**  
SCALE: 1/8"=1'-0"



**9 ENLARGED VEHICLE EXIT PLAN**  
SCALE: 1/8"=1'-0"

SUBMITTAL	
07.19.2021	FOR APPLICATION
13.08.19.2021	CITY COMMENTS - 1

PROJECT TEAM	
CONTACT:	DG
DRAWN BY:	GL
REVIEWED BY:	DG
CONSULTANTS	
MDP ENGINEERING GROUP	

PROJECT DESCRIPTION	
PERIMETER FENCING	

PROJECT NUMBER	
20057.04	

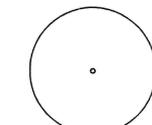
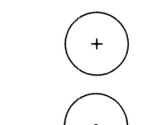
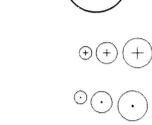
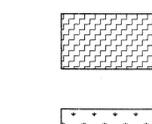
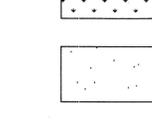
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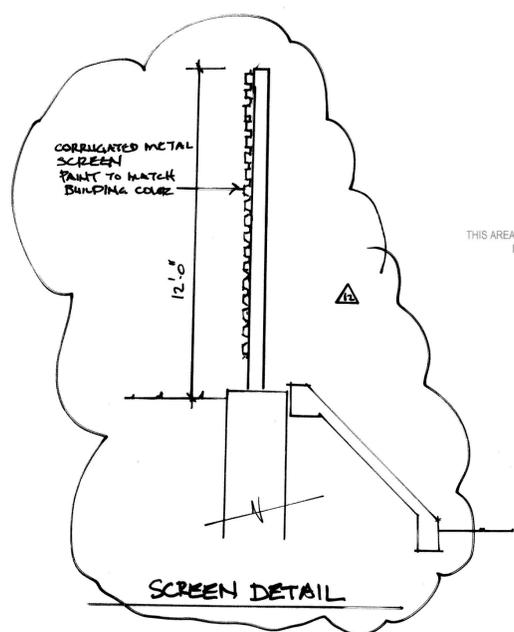
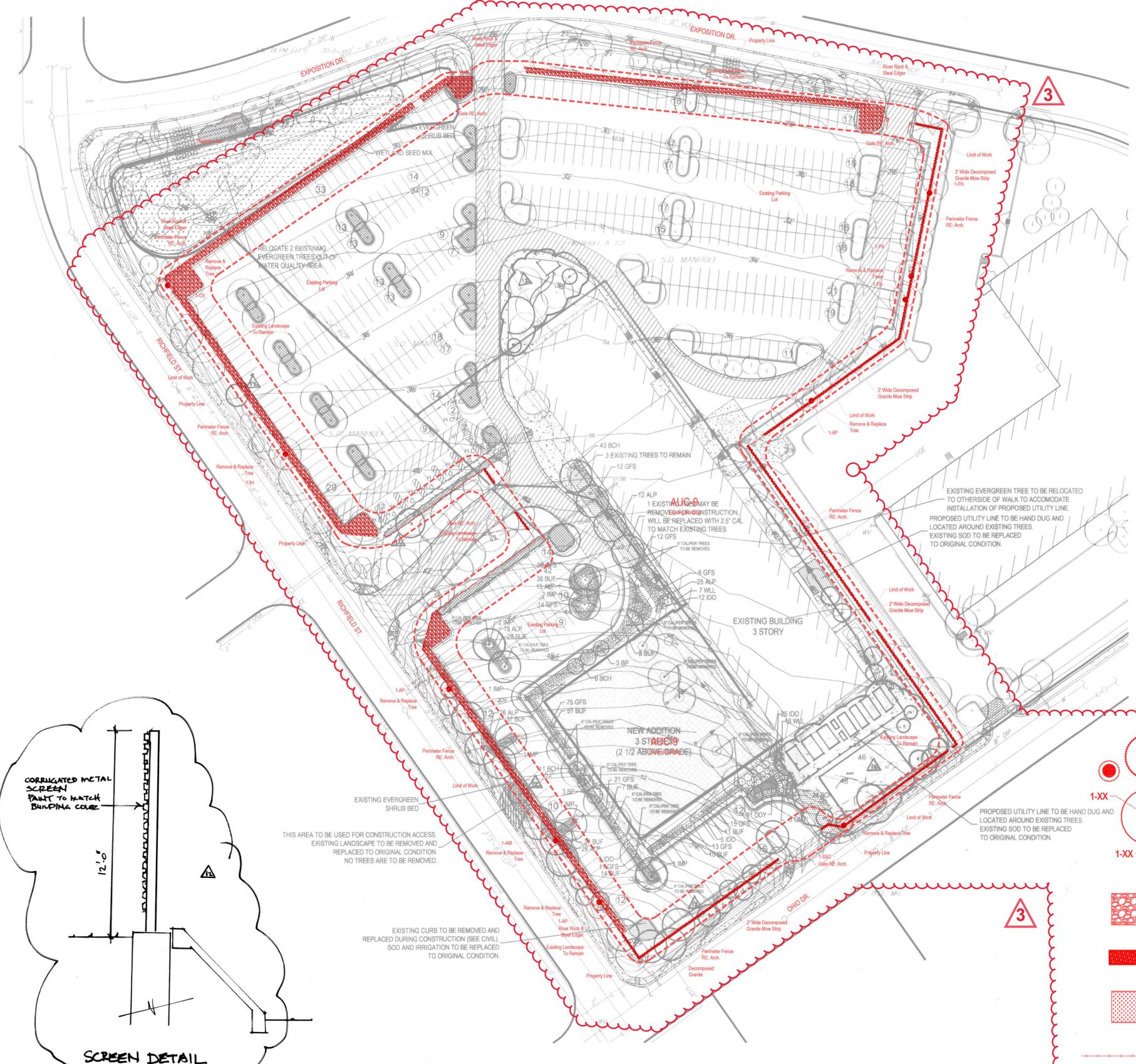
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A1.3	

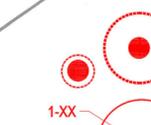
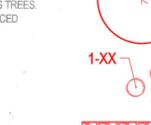
# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

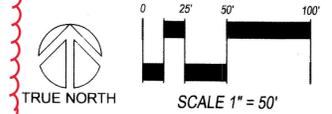
LOT 2, BLOCK 1 TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 1 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO FILED NOVEMBER 19, 1981 WITH THE ARAPAHOE COUNTY CLERK AND RECORDER CONTAINING: 10.146 ACRES

## 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



-  EXISTING TREE/SHRUBS TO BE REMOVED & REPLACED
-  1-XX REPLACED TREE: 4" CALIPER MINIMUM REFER TO PLANT NOTATION & PLANT LIST FOR REPLACEMENT
-  1-XX REPLACED SHRUB: 5 GALLON MINIMUM REFER TO PLANT NOTATION & PLANT LIST FOR REPLACEMENT
-  1"-3" RIVER ROCK MATCH EXISTING & ADD WHERE NECESSARY
-  DECOMPOSED GRANITE (CRUSHER FINES): 1/4" MINUS, GRAY
-  TURFGRASS - REPLACE WHERE DAMAGED - MATCH EXISTING
-  PROPOSED METAL PICKET FENCE, RE: ARCHITECTURAL DRAWINGS
-  STEEL EDGER



PROJECT NO. 04105.00

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

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

REVISION RECORD		
NO.	CHANGE	DATE
1	GENERAL - PER CITY	7/30/04
2	GENERAL - PER CITY	8/30/04

DRAWN:  
 CHECKED:  
 DATE: 09/03/04

SHEET TITLE  
**LANDSCAPE PLAN**

**M+O+A**  
**ARCHITECTURAL PARTNERSHIP**  
 1500 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 388-1190

**NORRIS DULLE**  
 Planning  
 Landscape Architecture  
 710 West Colfax Avenue  
 Denver, Colorado 80204  
 Fax: 303.892.1186  
 Phone: 303.892.1186  
 www.norrisdulle.com

SHEET	OF
4	TOTAL 13

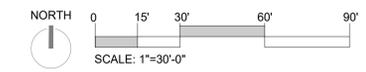
# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT



## LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN: SEE TREE PROTECTION DETAIL
- EXISTING SHRUBS/GRASSES TO REMAIN
- EXISTING TREE/SHRUBS TO BE REMOVED & REPLACED
- REPLACED TREE: 4" CALIPER MINIMUM REFER TO PLANT NOTATION & PLANT LIST FOR REPLACEMENT
- REPLACED SHRUB: 5 GALLON MINIMUM REFER TO PLANT NOTATION & PLANT LIST FOR REPLACEMENT
- 1"-3" RIVER ROCK MATCH EXISTING & ADD WHERE NECESSARY
- DECOMPOSED GRANITE (CRUSHER FINES): 1/4" MINUS, GRAY
- TURFGRASS - REPLACE WHERE DAMAGED - MATCH EXISTING
- PROPOSED METAL PICKET FENCE, RE: ARCHITECTURAL DRAWINGS
- STEEL EDGER

NOTE: SEE SHEET L3.0 & L4.0 FOR PLANT LIST, AND ALL LANDSCAPE NOTES & DETAILS



## DAVID P GOODE ARCHITECTURE

558 Castle Pines Parkway  
Suite B4-174  
Castle Rock, Colorado 80108  
Ph: 303-246-4943

NORTHROP GRUMMAN AUC-1  
17455 E. EXPOSITION DR. AURORA CO 80017

SUBMITTAL FOR REVIEW  
08.18.2021

PROJECT TEAM  
CONTACT: DG  
DRAWN BY: GL  
REVIEWED BY: DG  
CONSULTANTS  
STACKLOT

PROJECT DESCRIPTION  
PERIMETER FENCING

PROJECT NUMBER  
21057.04

SHEET DESCRIPTION  
LANDSCAPE PLAN

SHEET NUMBER

L1.0

MATCHLINE SHEET L2.0

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

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**DAVID P GOODE  
ARCHITECTURE**

558 Castle Pines Parkway  
Suite B4-174  
Castle Rock, Colorado 80108  
Ph: 303-246-4943

**NORTHROP GRUMMAN AUC-1**  
17455 E. EXPOSITION DR. AURORA CO 80017

SUBMITTAL  
08.18.2021 FOR REVIEW

PROJECT TEAM  
CONTACT: DG  
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REVIEWED BY: DG

CONSULTANTS  
STACKLOT

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PERIMETER FENCING

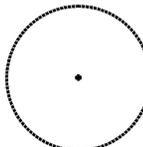
PROJECT NUMBER  
21057.04

SHEET DESCRIPTION  
LANDSCAPE PLAN

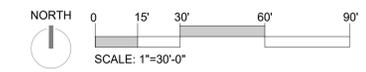
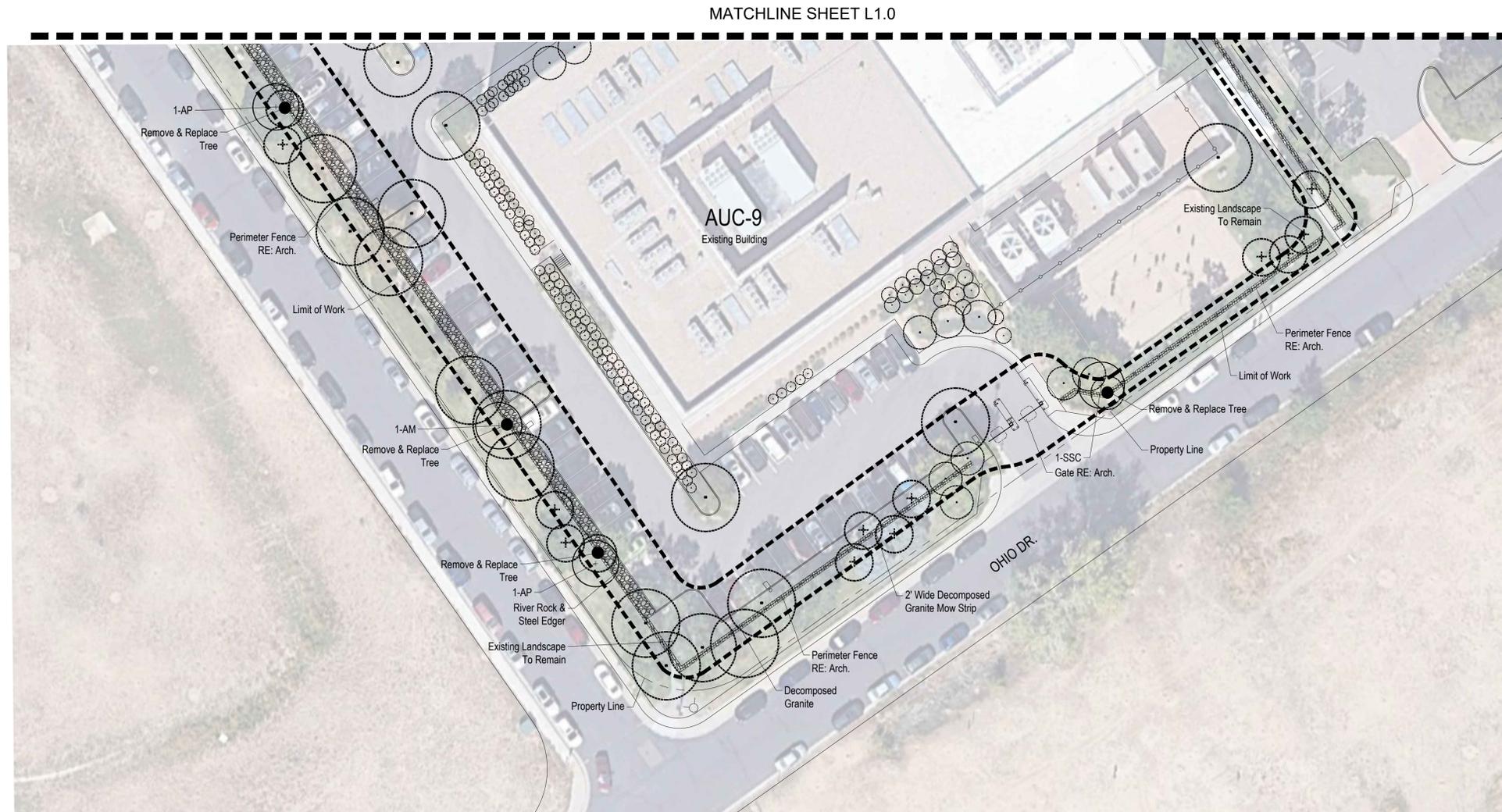
SHEET NUMBER

**L2.0**

## LANDSCAPE LEGEND

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

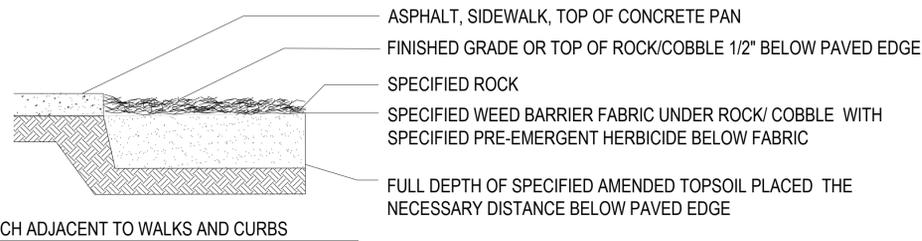
NOTE: SEE SHEET L3.0 & L4.0 FOR PLANT LIST,  
AND ALL LANDSCAPE NOTES & DETAILS



# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT

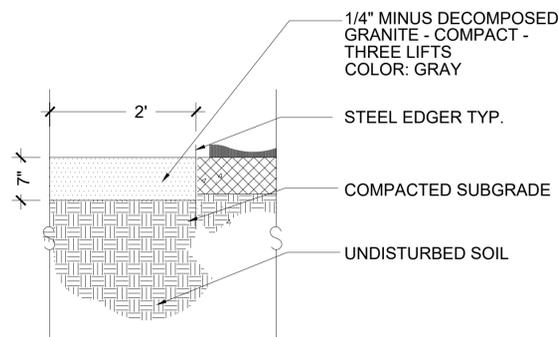
## LANDSCAPE NOTES

- THE LANDSCAPE ARCHITECTURAL PLAN IS TO BE USED IN CONJUNCTION WITH THE SURVEY, CIVIL, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO COMPLETE THE SITE INFORMATION.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITIES ADJACENT TO WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- PRIOR TO THE COMMENCEMENT OF WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOIDING DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. THAT OCCURS AS A RESULT OF THE LANDSCAPE CONTRACTOR.
- PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES SHALL BE SAFE AND CLEARLY MARKED THROUGHOUT THE CONSTRUCTION PROCESS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE PLANS BEFORE PRICING THE WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL. ANY RIGHT OF WAY MATERIAL OR TREE SUBSTITUTIONS MUST BE APPROVED BY THE OFFICE OF THE CITY FORESTER.
- INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SUBMITTALS, CUT SHEETS, AND SOIL TEST RESULTS TO THE OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK. SEE SPECIFICATION FOR DETAILED SUBMITTAL INFORMATION.
- CONTRACTOR SHALL PROVIDE TWELVE INCHES OF TOPSOIL AT ALL PLANTING BEDS. GRADE SHALL BE ADJUSTED FOR TOPSOIL AND ROCK MULCH THICKNESS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- PLANTS SHALL EXCEED THE MINIMUM SIZE AT PLANTING REQUIREMENTS NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS. PREPARE BIDS BASED ON THE PLANT SIZE, NOT THE CONTAINER SIZE. A LARGER CONTAINER SIZE PLANT MAY BE REQUIRED TO MEET THE PLANT SIZE MINIMUMS. NO COST ADJUSTMENTS WILL BE ALLOWED FOR USE OF LARGER CONTAINER PLANTS. MEASUREMENTS SHALL BE MADE WITH THE PLANT IN A NATURAL, UNSUPPORTED POSITION.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
- ALL PLANT MATERIAL SHALL FULFILL SPECIFICATIONS AND MEET OR EXCEED SIZES SPECIFIED IN PLANT LIST.
- CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL BALLED AND BURLAPPED NURSERY TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANT MATERIAL SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TWO-THIRDS THE DEPTH OF BALL. THE BALL SHALL BE THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WOOD CRATING, WIRE, AND BURLAP FASTENERS SHALL BE REMOVED AT THIS TIME. ADDITIONALLY, REMOVE TOP TWO-THIRDS BURLAP AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- USE SPECIFIED ROCK MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER/LANDSCAPE ARCHITECT WITH A SAMPLE OF ROCK MULCH PRIOR TO THE COMMENCEMENT OF WORK.
- WEED BARRIER FABRIC IS REQUIRED IN ALL PLANTING BEDS EXCEPT IN RIGHT OF WAY TREE AND SHRUB BED PLANTING AREAS.
- PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUND COVER BEDS, ANNUAL BEDS, AND TREE RINGS.
- AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY PRE-EMERGENT HERBICIDE IN PERENNIAL BEDS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL OF THE PLANT MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) FOR TWO YEARS.
- ANY PLANT MATERIAL THAT DIES PRIOR TO THE ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE TO FULFILL ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- AT THE COMPLETION OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REMOVE ALL STAKES AND GUYS FROM TREES.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED TO SUPPLY WATER TO ALL TURF, SHRUBS, GRASSES, PERENNIALS AND TREES LOCATED WITHIN THE PROJECT AREA SHALL BE SUPPLIED AND INSTALLED THROUGH DESIGN BUILD. THE SYSTEM SHALL MAKE USE OF DRIP, TRICKLE, SUBTERRANEAN AND OTHER WATER CONSERVING IRRIGATIONS METHODS.
- ALL EXISTING TREES AND SHRUBS THAT ARE TO REMAIN SHALL BE PROTECTED BY TEMPORARY FENCING PLACED AT THE DRIP LINE AND BE PROPERLY MAINTAINED DURING CONSTRUCTION. NO EQUIPMENT MAY BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF ANY TREE, UNLESS THE TREE OVERHANGS A PAVED PARKING AREA OR TRAFFIC LANE.
- LANDSCAPE AREAS NOT SHOWN WITH NEW LANDSCAPE WHICH ARE DISTURBED SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
- ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, SOILS, IRRIGATION, UTILITY AND GRADING SYSTEMS ARE NOT A PART OF THIS LANDSCAPE SET. REFER TO OTHER DRAWINGS FOR THESE ITEMS.



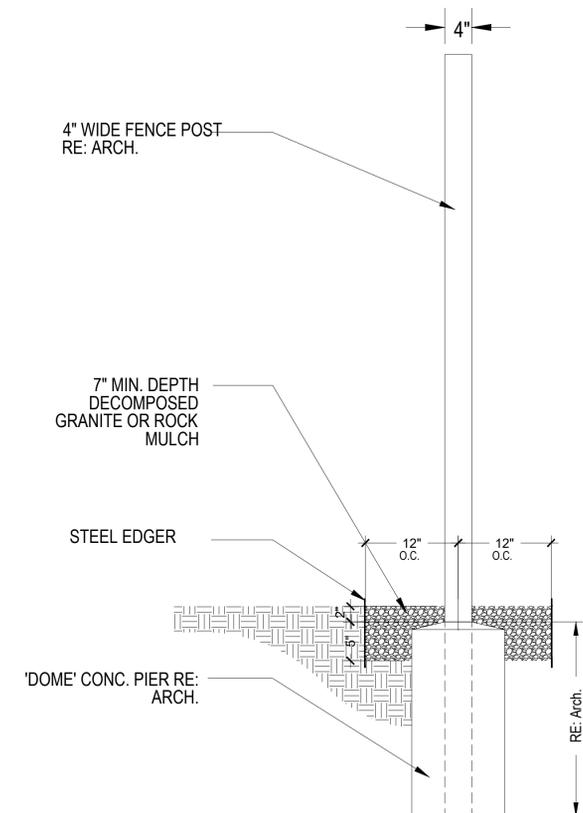
## 1 EDGE TREATMENT

NOT TO SCALE



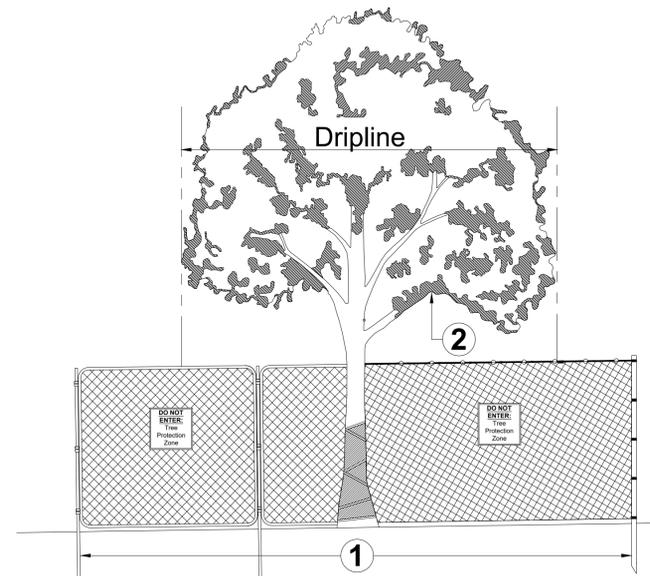
## 2 DECOMPOSED GRANITE MOW STRIP

NOT TO SCALE



## 3 MOW STRIP - FENCE POST

NOT TO SCALE



**Area 1: Tree Protection Zone and Critical Root Zone Protection**  
The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5\"/>

- A. Min 6' in height steel chain link fence is required unless otherwise approved by the Landscape Architect. Steel chain link fence panels or rolls are acceptable.
- When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
  - Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
  - "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of Landscape Architect, maintain in the location and condition in which approved.
  - TPZ, including signage, shall be maintained in the location and condition in which approved.

The Critical Root Zone (CRZ) shall be equal to one foot radially from the tree for every one inch of trunk diameter at breast height.

**Area 2: Canopy Protection**  
Contact Landscape Architect if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

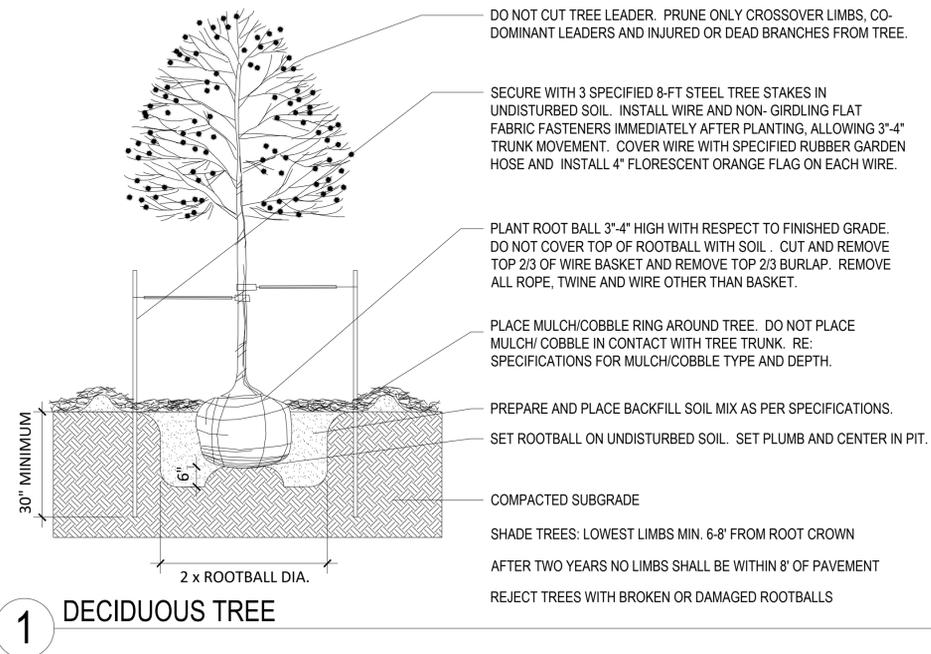
### Notes

- Tree Retention and Protection Specifications shall be followed throughout duration of work.
- After TPZ is approved:
  - TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by Landscape Architect.
  - Entrance/access to the TPZ is not permitted without prior written approval from the Landscape Architect.
  - No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the Landscape Architect.
- While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH. Landscape Architect may ask for proof of watering.

## 4 TREE PROTECTION DETAIL

NOT TO SCALE

# NORTHROP GRUMMAN BUILDING AUC-9 SITE PLAN AMENDMENT



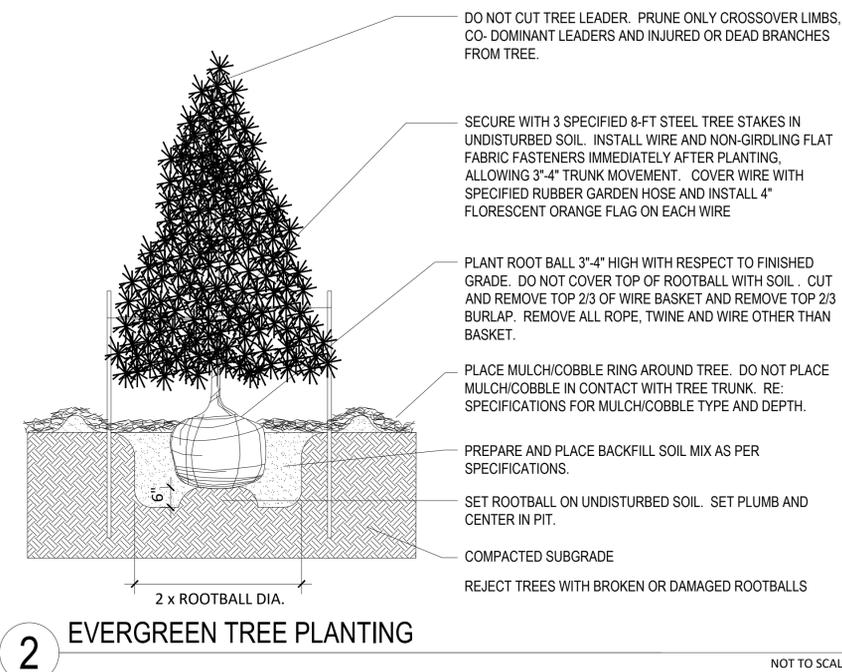
**1** DECIDUOUS TREE

## AUC-9 REPLACEMENT PLANT LIST

QNTY. TO BE REMOVED	QNTY. TO BE REPLACED	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.
<input type="checkbox"/> TREES					
3	3	AP	AUSTRIAN PINE <i>Pinus Nigra</i>	8' MIN. HT..	B & B
1	1	CS	COLORADO SPRUCE <i>Picea Pungens</i>	8' MIN. HT..	B & B
1	1	IH	IMPERIAL HONEYLOCUST <i>Gleditsia triacanthis enermis 'Imperial'</i>	4" CAL. SINGLE TRUNK	B & B
3	3	PA	PATMORE ASH <i>Fraxinus Pennsylvanica 'Patmore'</i>	4" CAL. SINGLE TRUNK	B & B
1	1	AM	AMUR MAPLE <i>Acer Ginnala</i>	4" CAL. SINGLE TRUNK	B & B
1	1	ssc	SPRING SNOW CRABAPPLE <i>Malus 'Spring Snow'</i>	4" CAL. SINGLE TRUNK	B & B

## EXISTING PLANT REPLACEMENT NOTES

- CONTRACTOR SHALL COMPLY WITH TREE PROTECTION DETAIL ON SHEET L3.0 DURING CONSTRUCTION AND INSTALLATION.
- ALL EXISTING TREES AND SHRUBS SHALL BE REPLACED PER THE TREE REPLACEMENT PLANT LIST AND AS INDICATED ON THE PLANS.
- DURING LANDSCAPE AND FENCE / GATE INSTALLATION, FIELD ADJUSTMENTS TO THE PLANT MATERIAL INSTALLATION MAY BE NECESSARY. THERE MAY BE EXISTING TREES AND SHRUBS THAT WILL NEED TO BE REPLACED THAT ARE NOT INDICATED ON THESE LANDSCAPE PLANS. ALL SHRUBS AND TREES THAT WILL NEED TO BE REPLACED DUE TO FIELD ADJUSTMENTS, CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL PROVIDE QUANTITY AND REPLACEMENT SPECIES FOR THESE FIELD ADJUSTMENTS.



**2** EVERGREEN TREE PLANTING

NOT TO SCALE