

[illegible]
$$1'' = 1000'$$

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SAFETY NET CAMPUS
AURORA, COLORADO

MASTER SITE PLAN

COVER SHEET

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/30/22	JC
2	2ND SUBMITTAL	09/01/22	JC
3	3RD SUBMITTAL	10/21/22	JC

Date:	JUNE, 2022
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Drawn By:	J. COCO
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AUMHC SAFETY NET CAMPUS

MASTER SITE PLAN

LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MASTER SITE PLAN NOTES:

1. 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 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 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 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
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 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 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.
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 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.
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, 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.
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.
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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC AND PRIVATE STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
18. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
19. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
20. ARCHEOLOGICAL FINDS, THE OWNER, DEVELOPER AND/OR CONTRACTORS WILL NOTIFY THE CITY IF ARCHEOLOGICAL ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION.
21. MASTER DRAINAGE PLAN. NO SUBDIVISION SHALL BE APPROVED PRIOR TO THE CITY'S APPROVAL OF THE MASTER DRAINAGE PLAN. IN THE EVENT OF ANY PLAN CONFLICTS WITH THE MP, INCLUDING, BUT NOT LIMITED TO, THE SIZE, LOCATION AND REGIONAL DETENTION PONDS AND/OR DRAINAGE WAY LOCATIONS, CROSS SECTIONS AND WIDTHS, THE MASTER DRAINAGE PLAN, AS APPROVED BY THE CITY, SHALL GOVERN. DRAINAGE PONDS DROP STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO PRELIMINARY PLAT OR SITE PLAN REVIEW.
22. EMERGENCY ACCESS. THE DEVELOPER SHALL PROVIDE PAVED EMERGENCY ACCESS AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY. THE DEVELOPER SHALL PROVIDE EMERGENCY CROSSINGS THAT MEET ALL CITY STANDARDS. THE DEVELOPER/APPLICANT IS REQUIRED TO PROVIDE ALL OFFSITE ROADWAYS NECESSARY TO PROVIDE THE REQUIRED POINTS OF ACCESS TO THE OVERALL SITE.
23. LANDSCAPING STANDARDS. UNLESS OTHERWISE NOTED HEREIN IN A ADJUSTMENT, THE LANDSCAPING STANDARDS OUTLINED IN THE UDO APPLY TO THIS MASTER SITE PLAN, WHERE THE STANDARDS OUTLINED IN THE UDO CONFLICT WITH WITH STANDARDS WITHIN THIS MASTER SITE PLAN, THE MORE RESTRICTIVE SHALL APPLY.
24. FUTURE AMENDMENTS. ANY FUTURE AMENDMENTS TO ARCHITECTURE, LANDSCAPE ARCHITECTURE AND OTHER URBAN DESIGN STANDARDS AND RELATED DRAWINGS MUST DEMONSTRATE AN EQUAL OR BETTER QUALITY THAN THE APPROVED MASTER SITE PLAN STANDARDS.
25. MASTER SITE PLAN ADJUSTMENTS. EXCEPT FOR ANY ADJUSTMENTS LISTED BELOW, THIS MASTER SITE PLAN WILL BE INTERPRETED TO MEAN THAT ALL STANDARDS CONTAINED IN THE MASTER SITE PLAN WILL MEET OR EXCEED ALL CITY CODE REQUIREMENTS.

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2	2ND SUBMITTAL	09/01/22	JC
3	3RD SUBMITTAL	10/21/22	JC

Date:	JUNE, 2022
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Drawn By:	J. COCO
Checked By:	J. COCO

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PHASING TABLE:

<p>PHASE 1: DEVELOPMENT OF PLANNING AREA 1 WHICH INCLUDES THE OVERALL SITE INFRASTRUCTURE. (REFER TO SHEET 4 SHOWING THE PHASE 1 DEVELOPMENT AND SHEET 8 FOR UTILITY CONSTRUCTION)</p> <p>SITE ENTRANCE AND LOOP ROAD THROUGH DEVELOPMENT POTOMAC STREET SIDEWALK IMPROVEMENTS SIDEWALK ACCESS INTO SITE COMMON QUAD/ COURTYARD AMENITY AREA PERIMETER LOOP WALK PERIMETER LANDSCAPING ENTIRE DEVELOPMENT PARKING AND BUILDING FOR PLANNING AREA 1 (82 PARKING SPACES) STORMWATER DETENTION FACILITIES AND STORM SEWER TO SERVE THE DEVELOPMENT WATER MAIN CONSTRUCTION SANITARY SEWER MAIN CONSTRUCTION</p> <p>TRIGGERS FOR PHASE 1 DEVELOPMENT: (NONE)</p>	<p>PHASE 2: DEVELOPMENT OF PLANNING AREA 2 (REFER TO SHEET 5 SHOWING THE PHASE 2 DEVELOPMENT AND SHEET 8 FOR UTILITY CONSTRUCTION)</p> <p>PARKING AND BUILDING FOR PLANNING AREA 2 (97 PARKING STALLS) WATER AND SANITARY SEWER SERVICES TO SERVE THE PROPOSED BUILDING STORM SEWER EXTENSION TO SERVE THE PARKING LOT EAST OF THE PROPOSED BUILDING</p> <p>TRIGGERS FOR PHASE 2: PHASE 1 IMPROVEMENTS</p>	<p>PHASE 3: DEVELOPMENT OF PLANNING AREA 3 (REFER TO SHEET 6 SHOWING THE PHASE 2 DEVELOPMENT AND SHEET 8 FOR UTILITY CONSTRUCTION)</p> <p>PARKING AND BUILDING FOR PLANNING AREA 3 (27 PARKING STALLS) AMENITY AREA FOR PROPOSED BUILDING WATER AND SANITARY SEWER SERVICES TO SERVE THE PROPOSED BUILDING</p> <p>TRIGGERS FOR PHASE 2: PHASE 1 IMPROVEMENTS</p> <p>NOTE: PHASE 2 AND 3 CAN BE CONSTRUCTED AT ANY TIME, OR IN ANY ORDER, CONCURRENT WITH OR AFTER THE PHASE 1 IMPROVEMENTS ARE COMPLETE</p>
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AUMHC SAFETY NET CAMPUS
MASTER SITE PLAN
LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OVERALL SITE PLAN
(REFER TO SHEET 4 FOR PHASE 1 IMPROVEMENTS
SHEET 5 FOR PHASE 2 IMPROVEMENTS AND
SHEET 6 FOR PHASE 3 IMPROVEMENTS)

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	CONCRETE
	CURB AND GUTTER
	CONTOUR
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	UNDERGROUND ELECTRIC
	TELEPHONE CABLE
	GAS LINE
	FIRE HYDRANT
	LIGHT POLE
	SANITARY MANHOLE
	STORM MANHOLE
	CLEAN OUT
	WATER VALVE
	CURB INLET
	AREA INLET
	FES
	SIGN
	PROPERTY PIN
	CR - DENOTES CURB RAMP
	EX LP - DENOTES EXISTING LIGHT POLE
	- DENOTES LIMITS OF PLANNING AREAS

SIDEWALKS/ TRAILS:

ALL SIDEWALKS AND TRAILS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS.

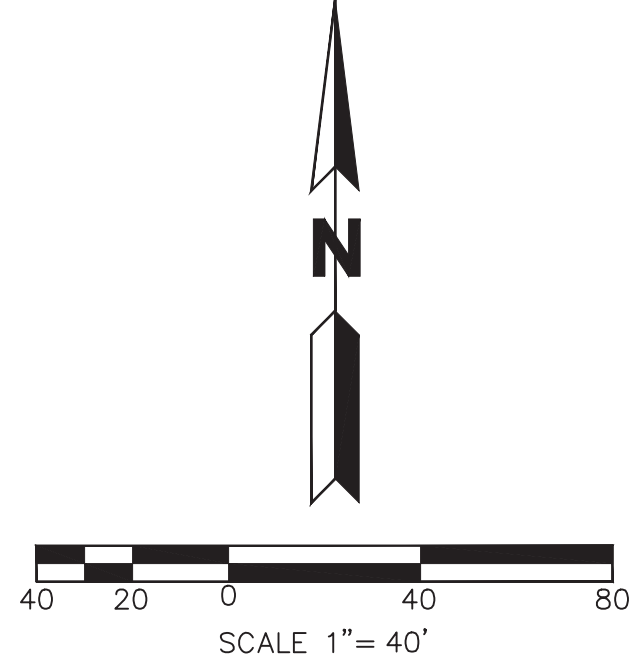
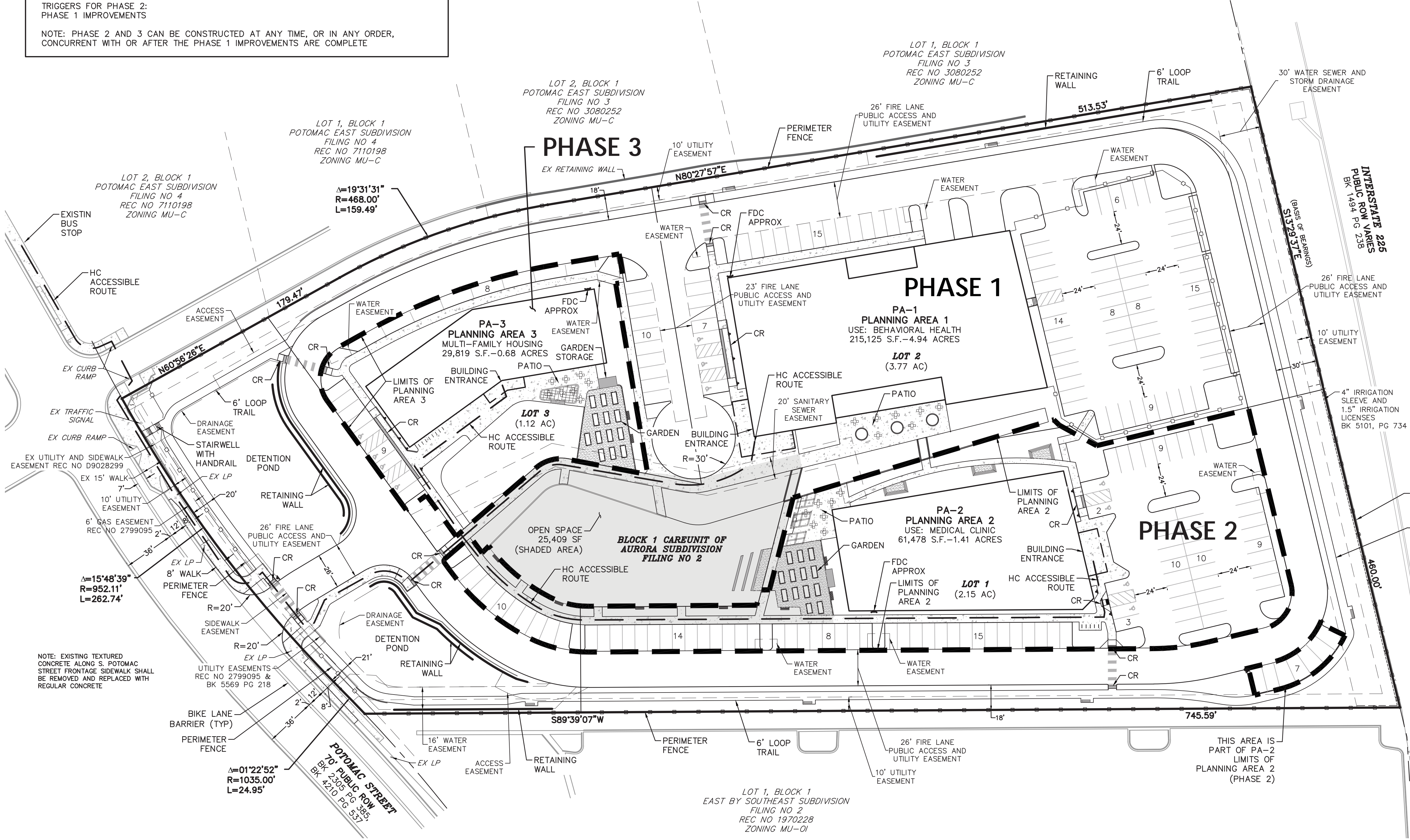
1. ALL SIDEWALKS SHALL BE CONCRETE.
2. THE MINIMUM SIDEWALK WIDTH IS 4'.
3. SIDEWALKS ADJACENT TO PARKING SHALL HAVE A MINIMUM WIDTH OF 6'.
4. SIDEWALKS ALONG THE MAIN ACCESS FROM POTOMAC STREET SHALL HAVE A MINIMUM WIDTH OF 8'.
5. THE HANDICAP ACCESSIBLE ROUTE IN PLANNING AREA 1 SHALL HAVE A MINIMUM WIDTH OF 8'.
6. SIDEWALKS CONNECTING TO THE OPEN SPACE AREA FROM PLANNING AREAS 2 AND 3 SHALL HAVE A MINIMUM WIDTH OF 6'.
7. THE LOOPED TRAIL AROUND THE PERIMETER OF THE SITE SHALL BE 6' IN WIDTH. ACCEPTABLE MATERIALS FOR TRAILS SHALL INCLUDE CRUSHER FINES (OR EQUIVALENT) OR CONCRETE.

NOTES:

1. ALL PARKING LOTS AND DRIVE LANES SHALL BE ASPHALT. SIDEWALKS SHALL BE CONCRETE.
2. ALL PARKING SPACES SHALL BE 9' WIDE X 19' LONG UNLESS OTHERWISE NOTED.
3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY. THE APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D "REMOTENESS" REQUIREMENT.

FIRE LANE EASEMENT NOTES:

1. ALL 23' FIRE LANE EASEMENTS HAVE A MINIMUM INSIDE RADII OF 29 FEET AND MINIMUM OUTSIDE RADII OF 52 FEET.
2. ALL 26' FIRE LANE EASEMENTS HAVE A MINIMUM INSIDE RADII OF 26 FEET AND MINIMUM OUTSIDE RADII OF 52 FEET.



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AURORA, COLORADO

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PHASING TABLE:

PHASE 1: DEVELOPMENT OF PLANNING AREA 1 WHICH INCLUDES THE OVERALL SITE INFRASTRUCTURE. (REFER TO SHEET 8 FOR UTILITY CONSTRUCTION)

SITE ENTRANCE AND LOOP ROAD THROUGH DEVELOPMENT
POTOMAC STREET SIDEWALK IMPROVEMENTS
SIDEWALK ACCESS INTO SITE
COMMON QUAD/ COURTYARD AMENITY AREA
PERIMETER LOOP WALK
PERIMETER LANDSCAPING ENTIRE DEVELOPMENT
PARKING AND BUILDING FOR PLANNING AREA 1 (82 PARKING SPACES)
STORMWATER DETENTION FACILITIES AND STORM SEWER TO SERVE THE DEVELOPMENT
WATER MAIN CONSTRUCTION
SANITARY SEWER MAIN CONSTRUCTION

TRIGGERS FOR PHASE 1 DEVELOPMENT: (NONE)

AUMHC SAFETY NET CAMPUS
MASTER SITE PLAN
LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PHASE 1

(DEVELOPMENT OF PLANNING AREA 1)

NOTE: PLANNING AREA 2 (PHASE 2) AND PLANNING AREA 3 (PHASE 3)
ARE SHADED AND NOT INCLUDED IN PHASE 1

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	WATER LINE	
	UNDERGROUND ELECTRIC	
	TELEPHONE CABLE	
	GAS LINE	
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	

- DENOTES LIMITS OF PLANNING AREAS

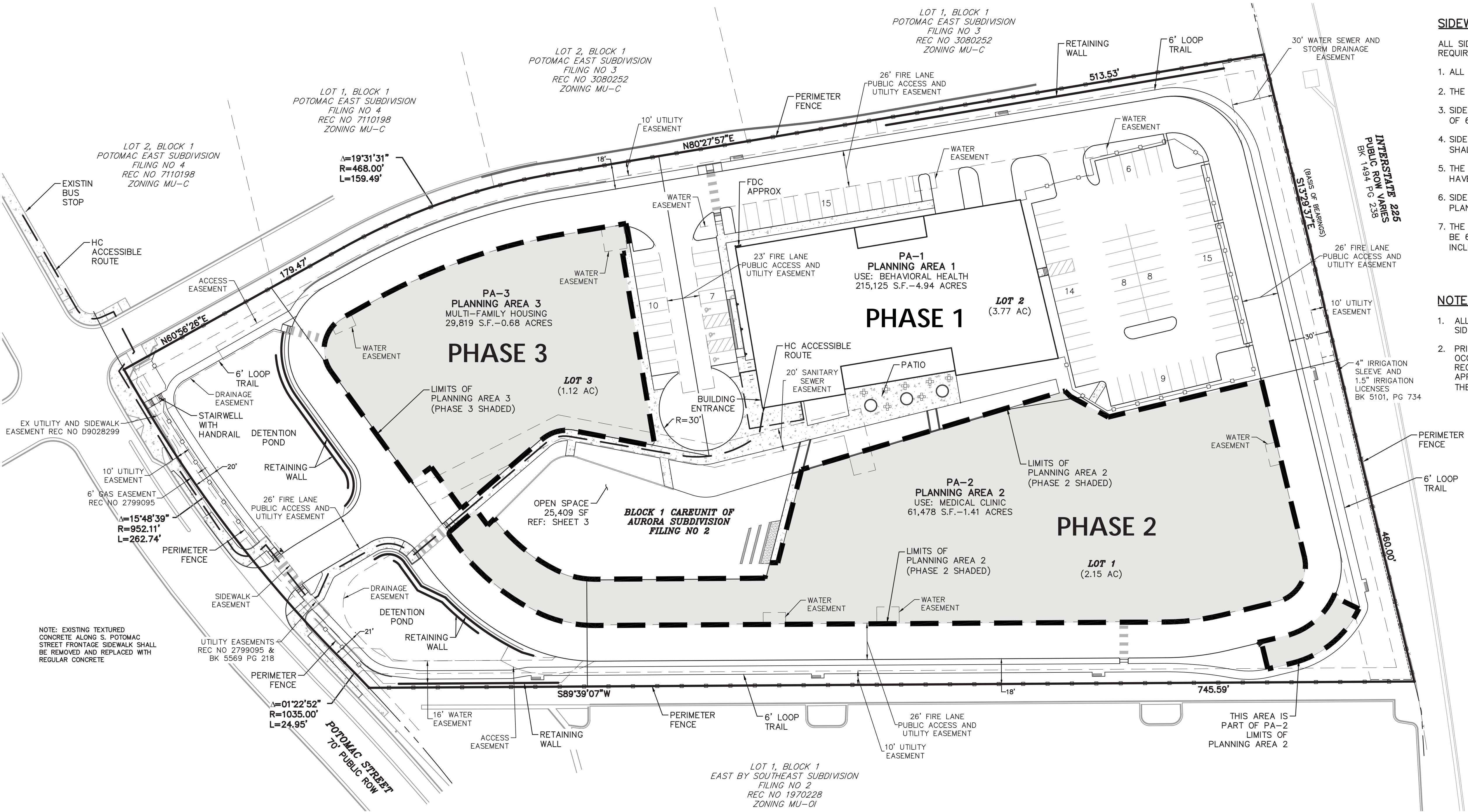
SIDEWALKS/ TRAILS:

ALL SIDEWALKS AND TRAILS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS.

- ALL SIDEWALKS SHALL BE CONCRETE.
- THE MINIMUM SIDEWALK WIDTH IS 4'.
- SIDEWALKS ADJACENT TO PARKING SHALL HAVE A MINIMUM WIDTH OF 6'.
- SIDEWALKS ALONG THE MAIN ACCESS FROM POTOMAC STREET SHALL HAVE A MINIMUM WIDTH OF 8'.
- THE HANDICAP ACCESSIBLE ROUTE IN PLANNING AREA 1 SHALL HAVE A MINIMUM WIDTH OF 8'.
- SIDEWALKS CONNECTING TO THE OPEN SPACE AREA FROM PLANNING AREAS 2 AND 3 SHALL HAVE A MINIMUM WIDTH OF 6'.
- THE LOOPED TRAIL AROUND THE PERIMETER OF THE SITE SHALL BE 6' IN WIDTH. ACCEPTABLE MATERIALS FOR TRAILS SHALL INCLUDE CRUSHER FINES (OR EQUIVALENT) OR CONCRETE.

NOTES:

- ALL PARKING LOTS AND DRIVE LANES SHALL BE ASPHALT. SIDEWALKS SHALL BE CONCRETE.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY. THE APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D "REMOTENESS" REQUIREMENT.



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MASTER SITE PLAN

MASTER PHASING PLAN - PHASE 1

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PHASE 2: DEVELOPMENT OF PLANNING AREA 2
(REFER TO SHEET 5 SHOWING THE PHASE 2 DEVELOPMENT AND SHEET 8 FOR UTILITY CONSTRUCTION)

PARKING AND BUILDING FOR PLANNING AREA 2 (97 PARKING STALLS)
WATER AND SANITARY SEWER SERVICES TO SERVE THE PROPOSED BUILDING
STORM SEWER EXTENSION TO SERVE THE PARKING LOT EAST OF THE PROPOSED BUILDING

TRIGGERS FOR PHASE 2:
PHASE 1 IMPROVEMENTS

NOTE: PHASE 2 AND 3 CAN BE CONSTRUCTED AT ANY TIME, OR IN ANY ORDER,
CONCURRENT WITH OR AFTER THE PHASE 1 IMPROVEMENTS ARE COMPLETE.

NOTE:

PHASE 1 IMPROVEMENTS HAVE BEEN SCREENED TO SHOW CONTINUITY WITH
THE PHASE 2 IMPROVEMENTS.

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MASTER SITE PLAN

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PHASE 2

(DEVELOPMENT OF PLANNING AREA 2)

NOTE: PLANNING AREA 1 (PHASE 1) AND PLANNING AREA 3 (PHASE 3)
ARE SHADED AND NOT INCLUDED IN PHASE 2

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	WATER LINE	
	UNDERGROUND ELECTRIC	
	TELEPHONE CABLE	
	GAS LINE	
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	

- DENOTES LIMITS OF PLANNING AREAS

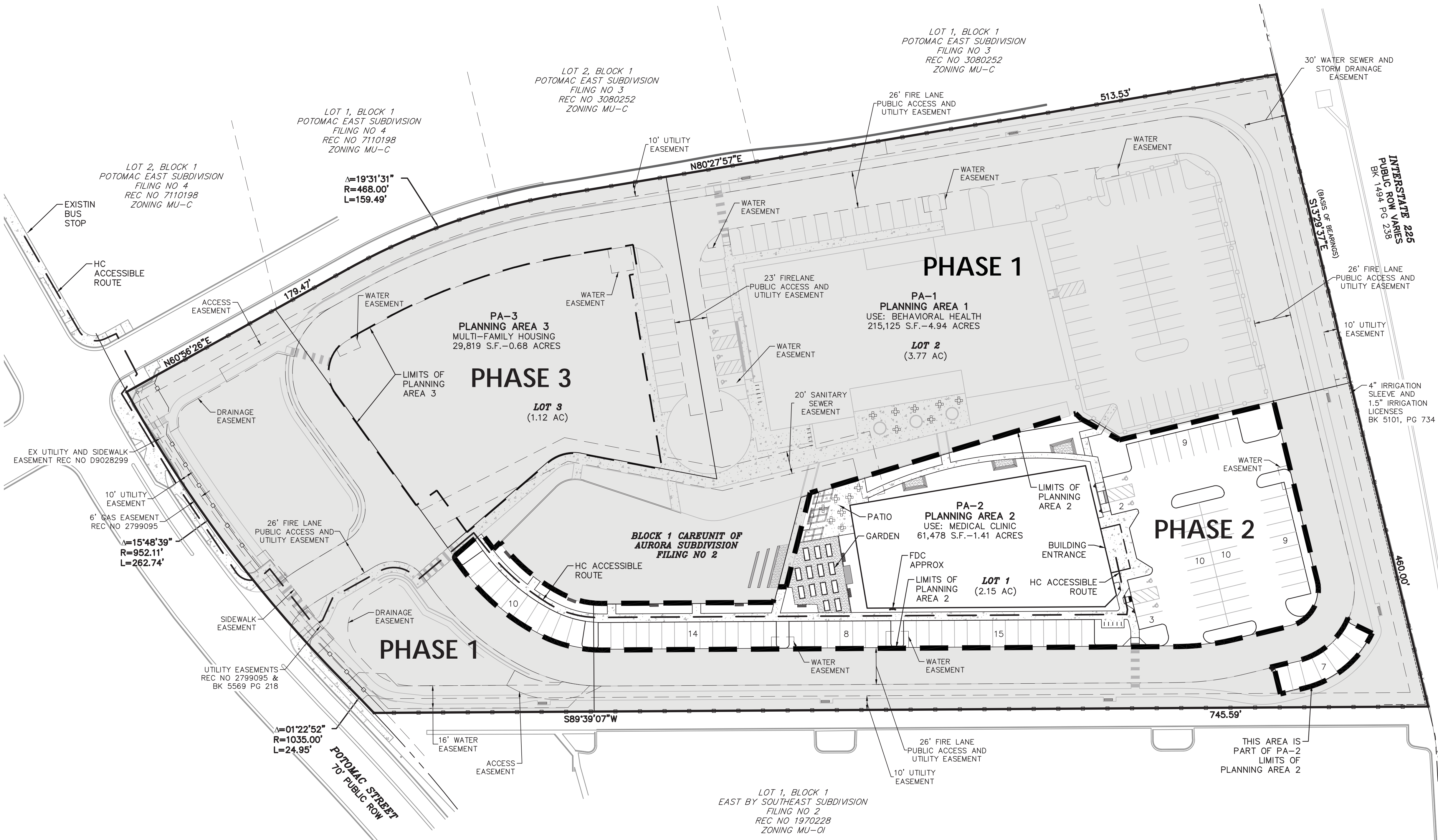
SIDEWALKS/ TRAILS:

ALL SIDEWALKS AND TRAILS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS.

- ALL SIDEWALKS SHALL BE CONCRETE.
- THE MINIMUM SIDEWALK WIDTH IS 4'.
- SIDEWALKS ADJACENT TO PARKING SHALL HAVE A MINIMUM WIDTH OF 6'.
- SIDEWALKS ALONG THE MAIN ACCESS FROM POTOMAC STREET SHALL HAVE A MINIMUM WIDTH OF 8'.
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- SIDEWALKS CONNECTING TO THE OPEN SPACE AREA FROM PLANNING AREAS 2 AND 3 SHALL HAVE A MINIMUM WIDTH OF 6'.
- THE LOOPED TRAIL AROUND THE PERIMETER OF THE SITE SHALL BE 6' IN WIDTH. ACCEPTABLE MATERIALS FOR TRAILS SHALL INCLUDE CRUSHER FINES (OR EQUIVALENT) OR CONCRETE.

NOTES:

- ALL PARKING LOTS AND DRIVE LANES SHALL BE ASPHALT. SIDEWALKS SHALL BE CONCRETE.
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MASTER PHASING PLAN - PHASE 2

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PHASE 3: DEVELOPMENT OF PLANNING AREA 3
(REFER TO SHEET 6 SHOWING THE PHASE 2 DEVELOPMENT AND SHEET 8 FOR UTILITY CONSTRUCTION)

PARKING AND BUILDING FOR PLANNING AREA 3 (27 PARKING STALLS)
AMENITY AREA FOR PROPOSED BUILDING
WATER AND SANITARY SEWER SERVICES TO SERVE THE PROPOSED BUILDING

TRIGGERS FOR PHASE 2:
PHASE 1 IMPROVEMENTS

NOTE: PHASE 2 AND 3 CAN BE CONSTRUCTED AT ANY TIME, OR IN ANY ORDER,
CONCURRENT WITH OR AFTER THE PHASE 1 IMPROVEMENTS ARE COMPLETE.

NOTE:

PHASE 1 AND PHASE 2 IMPROVEMENTS HAVE BEEN SCREENED TO SHOW
CONTINUITY WITH THE PHASE 3 IMPROVEMENTS.

AUMHC SAFETY NET CAMPUS

MASTER SITE PLAN

LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PHASE 3

(DEVELOPMENT OF PLANNING AREA 3)

NOTE: PLANNING AREA 1 (PHASE 1) AND PLANNING AREA 2 (PHASE 2)
ARE SHADED AND NOT INCLUDED IN PHASE 3

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	WATER LINE	
	UNDERGROUND ELECTRIC	
	TELEPHONE CABLE	
	GAS LINE	
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	

- DENOTES LIMITS OF PLANNING AREAS

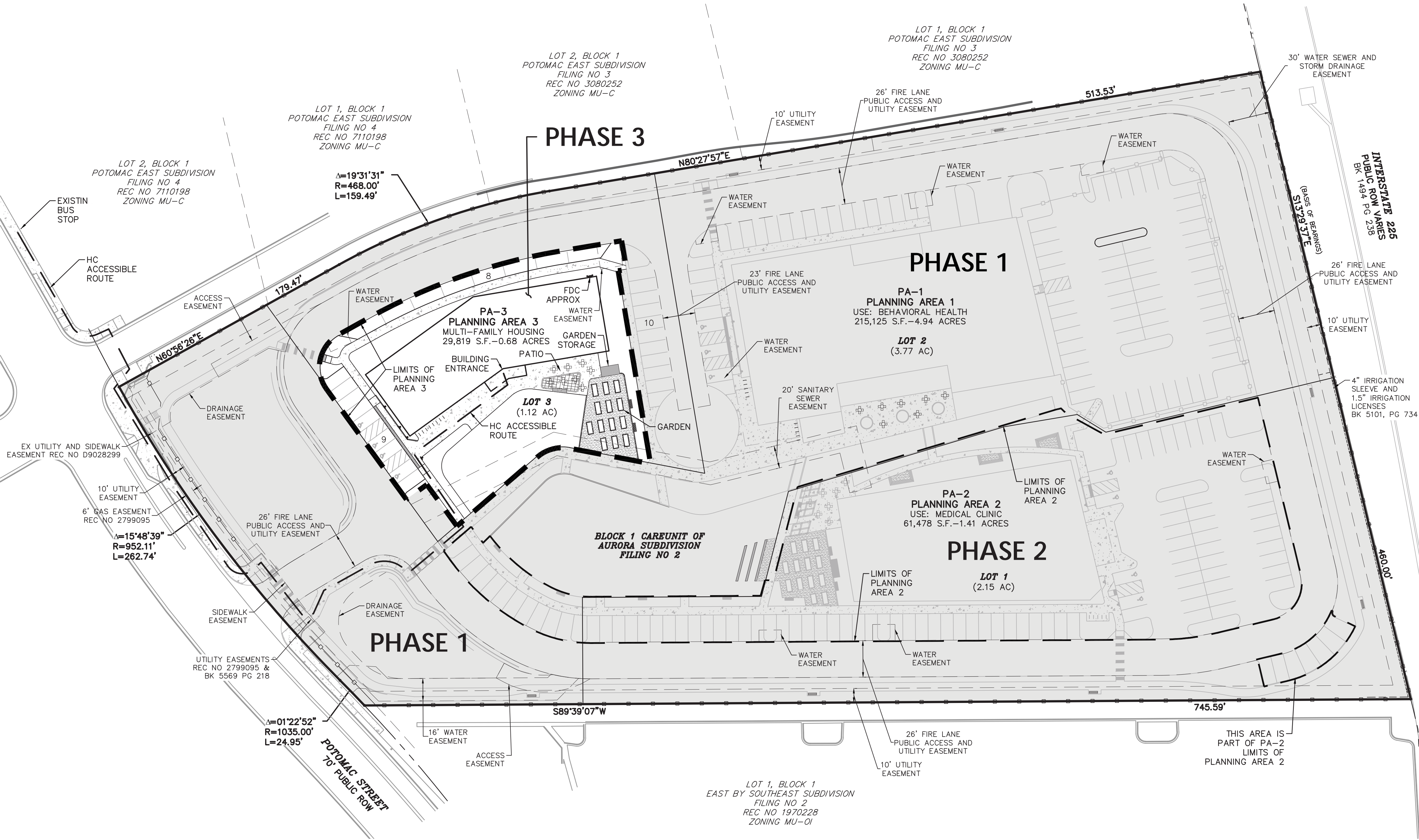
SIDEWALKS/ TRAILS:

ALL SIDEWALKS AND TRAILS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS.

- ALL SIDEWALKS SHALL BE CONCRETE.
- THE MINIMUM SIDEWALK WIDTH IS 4'.
- SIDEWALKS ADJACENT TO PARKING SHALL HAVE A MINIMUM WIDTH OF 6'.
- SIDEWALKS ALONG THE MAIN ACCESS FROM POTOMAC STREET SHALL HAVE A MINIMUM WIDTH OF 8'.
- THE HANDICAP ACCESSIBLE ROUTE IN PLANNING AREA 1 SHALL HAVE A MINIMUM WIDTH OF 8'.
- SIDEWALKS CONNECTING TO THE OPEN SPACE AREA FROM PLANNING AREAS 2 AND 3 SHALL HAVE A MINIMUM WIDTH OF 6'.
- THE LOOPED TRAIL AROUND THE PERIMETER OF THE SITE SHALL BE 6' IN WIDTH. ACCEPTABLE MATERIALS FOR TRAILS SHALL INCLUDE CRUSHER FINES (OR EQUIVALENT) OR CONCRETE.

NOTES:

- ALL PARKING LOTS AND DRIVE LANES SHALL BE ASPHALT. SIDEWALKS SHALL BE CONCRETE.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY. THE APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D "REMOTENESS" REQUIREMENT.



SAFETY NET CAMPUS
AURORA, COLORADO

MASTER SITE PLAN

MASTER PHASING PLAN - PHASE 3

No.	Description	Revisions	Date	Name
1	1ST SUBMITTAL		06/30/22	JC
2	2ND SUBMITTAL		09/01/22	JC
3	3RD SUBMITTAL		10/21/22	JC

Date:	JUNE, 2022
Job Number:	
Design By:	J. COCO
Drawn By:	J. COCO
Checked By:	J. COCO

Sheet Number:

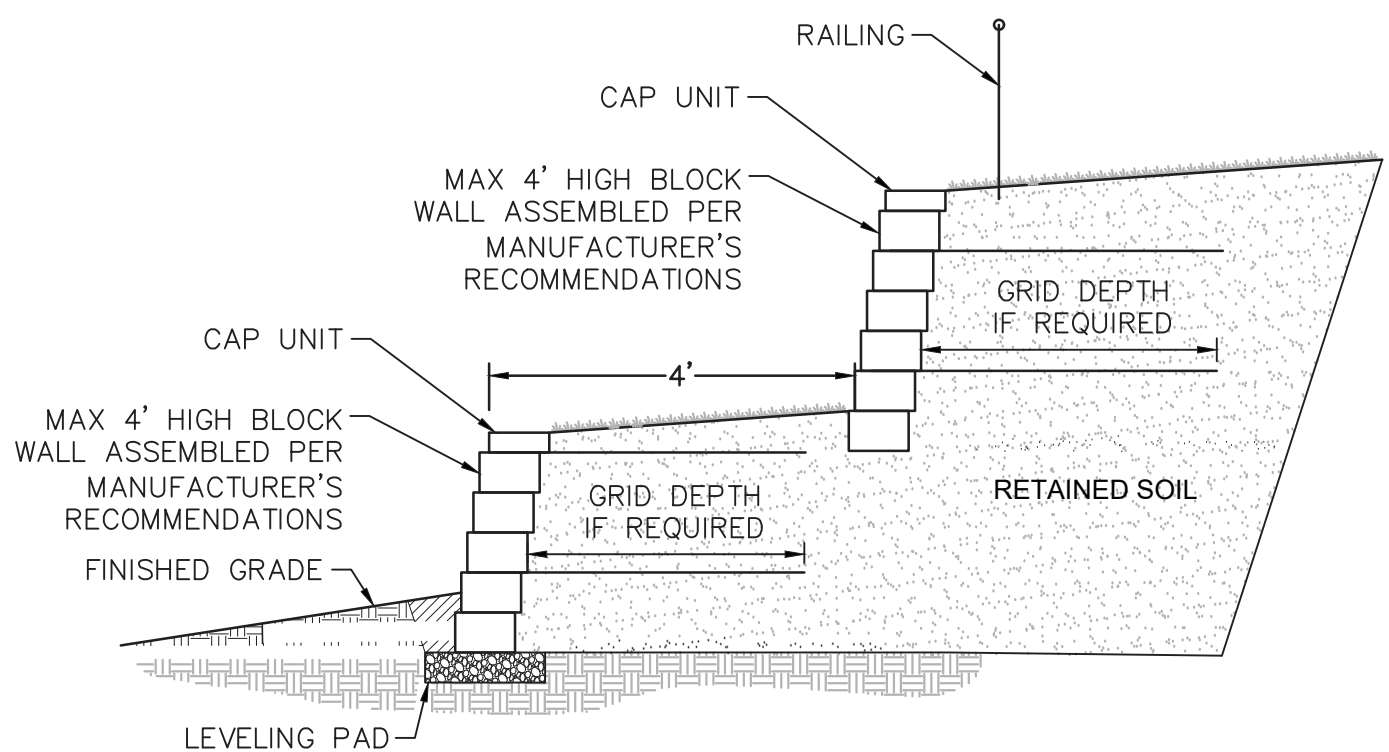
AUMHC SAFETY NET CAMPUS

MASTER SITE PLAN

LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PHASING NOTES:

1. THE ENTIRE SITE SHALL BE OVERLOT GRADED AS PART OF PHASE 1.
2. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM SEWER AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

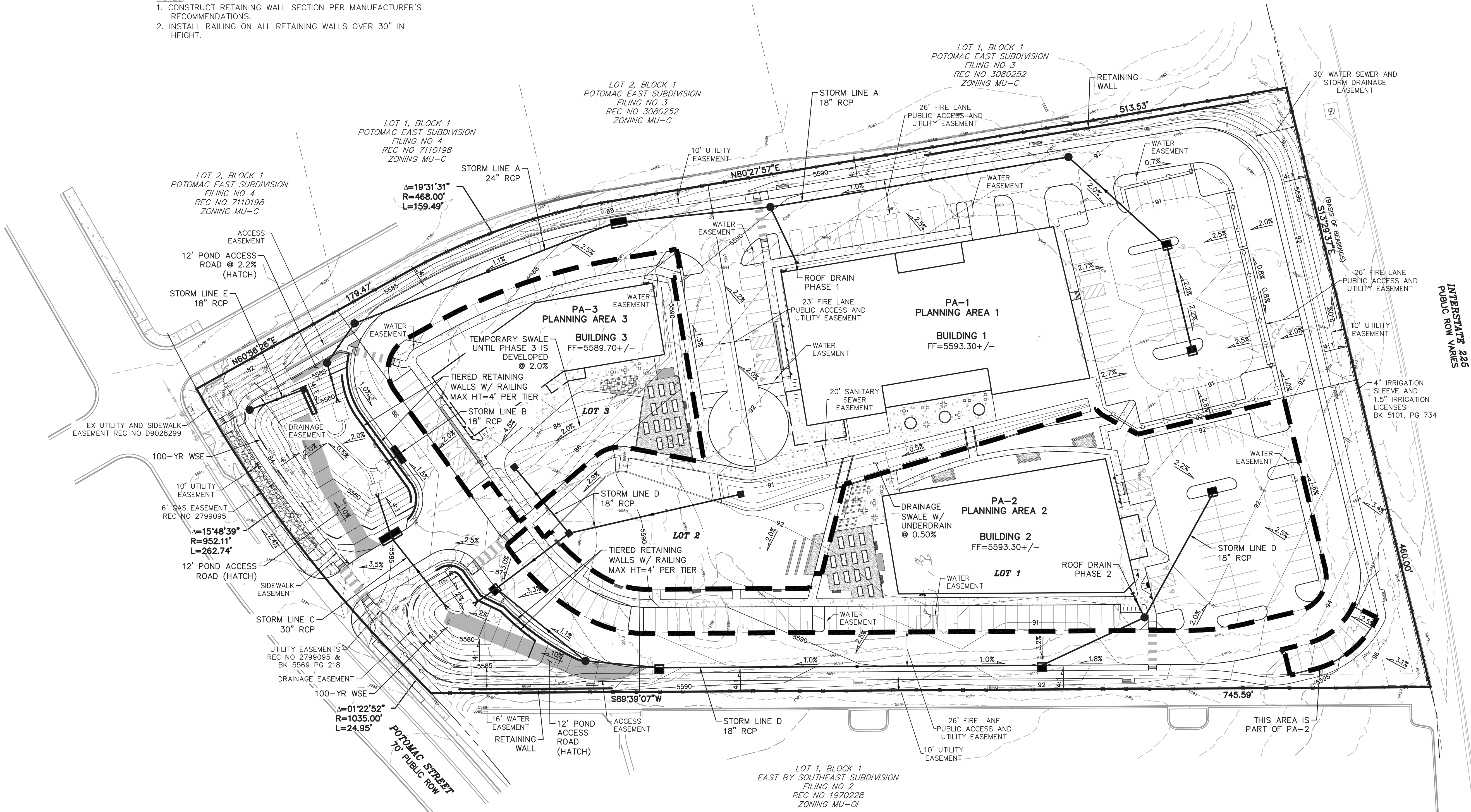


CONCEPTUAL RETAINING WALL SECTION

N.T.S.

NOTES:

1. CONSTRUCT RETAINING WALL SECTION PER MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL RAILING ON ALL RETAINING WALLS OVER 30" IN HEIGHT.



SAFETY NET CAMPUS AURORA, COLORADO

MASTER SITE PLAN

CONCEPTUAL GRADING PLAN

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	08/30/22	JC
2	2ND SUBMITTAL	09/01/22	JC
3	3RD SUBMITTAL	10/21/22	JC

Date:	JUNE, 2022
Job Number:	
Design By:	J. COCO
Drawn By:	J. COCO
Checked By:	J. COCO

Sheet Number:

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1. ALL WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN PHASE 1 UNLESS OTHERWISE NOTED ON THIS PLAN.
2. ALL STORM SEWER AND DRAINAGE FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM SEWER AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. ALL WATER AND SANITARY SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. ALL WATER AND SANITARY SEWER SERVICE LINES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. PER CONVERSATIONS WITH AURORA WATER DEPARTMENT, THE PROPOSED MANHOLE CONNECTION TO THE EXISTING SANITARY SEWER MAIN IN POTOMAC STREET IS ACCEPTABLE WITHIN THE CONCRETE CROSS PAN AT THE SITE ENTRY DRIVE.

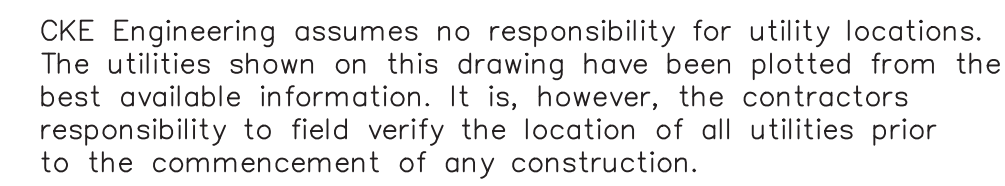
SAFETY NET CAMPUS
AURORA, COLORADO

MASTER SITE PLAN

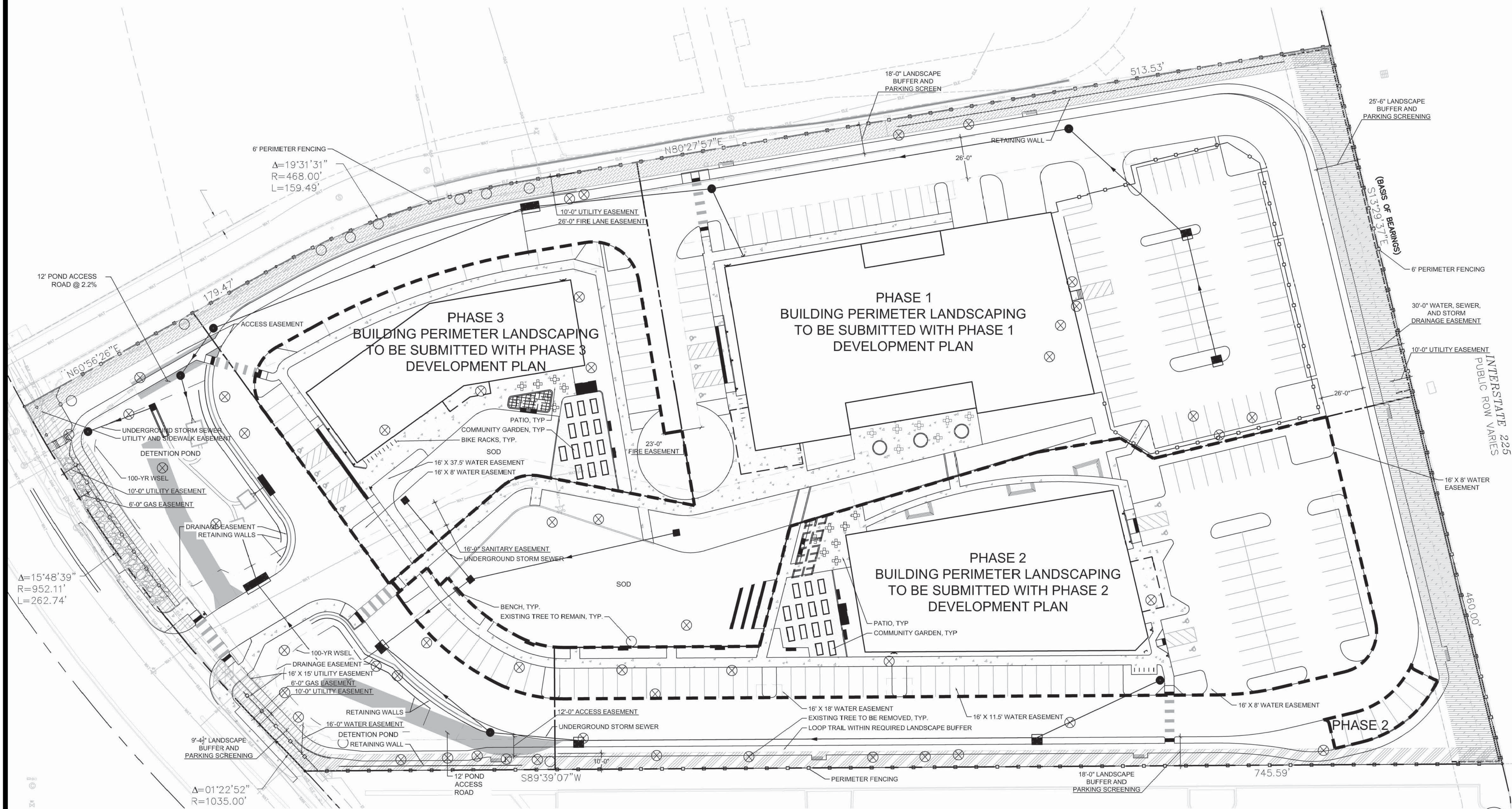
CONCEPTUAL UTILITY PLAN

Date:	JUNE, 2022
Job Number:	
Design By:	J. COCO
Drawn By:	J. COCO
Checked By:	J. COCO

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AUMHC SAFETY NET CAMPUS
MASTER SITE PLAN WITH ADJUSTMENTS
LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



OVERALL LANDSCAPE PLAN

SCALE: 1" = 30' - 0"

LEGEND

- 20' STREET FRONTAGE LANDSCAPE BUFFER
- 10' NON-STREET PERIMETER BUFFER (NORTH)
- 10' NON-STREET PERIMETER BUFFER (SOUTH)
- 25' SPECIAL LANDSCAPE BUFFER ADJACENT TO I-225

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

LANDSCAPE NOTE

- SEPARATE AND DETAILED LANDSCAPE PLANS INCLUDING THE BUILDING PERIMETER, PARKING LOTS, GENERAL OPEN SPACE AREAS, TRASH ENCLOSURES, STREET AND NON-STREET BUFFERS, DETENTION PONDS, ETC. WILL BE INCLUDED WITH SUBSEQUENT SUBMITTALS AS PART OF THE INDIVIDUAL SITE PLANS FOR ALL THREE PHASES.
- INDIVIDUAL SITE PLANS MAY INCLUDE ADDITIONAL FENCING



PROGRESS PRINTS
NOT FOR
CONSTRUCTION

SAFETY NET CAMPUS
AURORA, COLORADO

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/30/22	JC
2	2ND SUBMITTAL	09/01/22	JC

Date:	JUNE, 2022
Job Number:	DAVIS PARTNERSHIP
Design By:	DAVIS PARTNERSHIP
Drawn By:	DAVIS PARTNERSHIP
Checked By:	DAVIS PARTNERSHIP

Sheet Number:
OVERALL
LANDSCAPE
PLAN

AUMHC SAFETY NET CAMPUS
MASTER SITE PLAN WITH ADJUSTMENTS
LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TREE INVENTORY AND ASSESSMENT*

TREE #	SIZE (IN. DBH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVE OR REMAIN
1	17.5"	LANCELEAF SILVER MAPLE	75%	13	REMOVE
2	12.5"	AUSTRIAN PINE	0%	0	REMOVE
3	23"	AUSTRIAN PINE	72%	17	REMOVE
4	16"	AUSTRIAN PINE	75%	12	REMOVE
5		RUSSIAN OLIVE	0%	0	REMOVE
6	6.5"	PINION PINE	69%	4	REMOVE
7	6"	AUSTRIAN PINE	75%	5	REMOVE
8	7"	AUSTRIAN PINE	75%	5	REMOVE
9	10"	AUSTRIAN PINE	72%	7	REMOVE
10	7"	AUSTRIAN PINE	69%	5	REMOVE
11	7"	PLAINS COTTONWOOD	34%	2	REMOVE
12	8"	PLAINS COTTONWOOD	0%	0	REMOVE
13	10"	PLAINS COTTONWOOD	0%	0	REMOVE
14	6"	PLAINS COTTONWOOD	28%	2	REMOVE
15	10"	PINION PINE	53%	5	REMOVE
16	12"	NARROWLEAF COTTONWOOD	63%	8	REMOVE
17	16"	AUSTRIAN PINE	59%	10	REMOVE
18	12"	AUSTRIAN PINE	0%	0	REMOVE
19	6"	CRABAPPLE	59%	4	REMAIN
20	12"	CRABAPPLE	66%	8	REMAIN
21	12"	CRABAPPLE	66%	8	REMAIN
22	9"	WASHINGTON HAWTHORN	63%	6	REMAIN
23	9"	WASHINGTON HAWTHORN	72%	6	REMAIN
24	12"	WASHINGTON HAWTHORN	69%	8	REMAIN
25	10"	CRABAPPLE	69%	7	REMAIN

* TREE INVENTORY AND ASSESSMENT COMPLETED BY COLORADO TREE CONSULTANTS
8/18/2022. ALL TREES INVENTORIED ARE TO BE REMOVED

- ⊗ TREE TO BE REMOVED
○ TREE TO REMAIN

TREE #	SIZE (IN. DBH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVE OR REMAIN
26	12"	GREEN ASH	41%	5	REMOVE
27	23"	AUSTRIAN PINE	69%	16	REMAIN
28	19"	AUSTRIAN PINE	75%	14	REMOVE
29	22"	AUSTRIAN PINE	69%	15	REMOVE
30	17"	AUSTRIAN PINE	75%	13	REMOVE
31	13"	LITTLELEAF LINDEN	59%	8	REMOVE
32	10"	CRABAPPLE	56%	6	REMOVE
33	10"	CRABAPPLE	56%	6	REMOVE
34	9"	LITTLELEAF LINDEN	56%	5	REMOVE
35	13"	LITTLELEAF LINDEN	63%	8	REMOVE
36	9"	CRABAPPLE	56%	5	REMOVE
37	12"	LITTLELEAF LINDEN	63%	8	REMOVE
38	16"	BLUE SPRUCE	47%	8	REMOVE
39	18"	BLUE SPRUCE	47%	8	REMOVE
40	28"	AUSTRIAN PINE	69%	19	REMAIN
41	15"	AUSTRIAN PINE	75%	11	REMOVE
42	19"	AUSTRIAN PINE	75%	14	REMOVE
43	13"	LACELEAF SILVER MAPLE	69%	9	REMOVE
44	17"	LACELEAF SILVER MAPLE	72%	12	REMOVE
45	10"	CRABAPPLE	63%	6	REMOVE

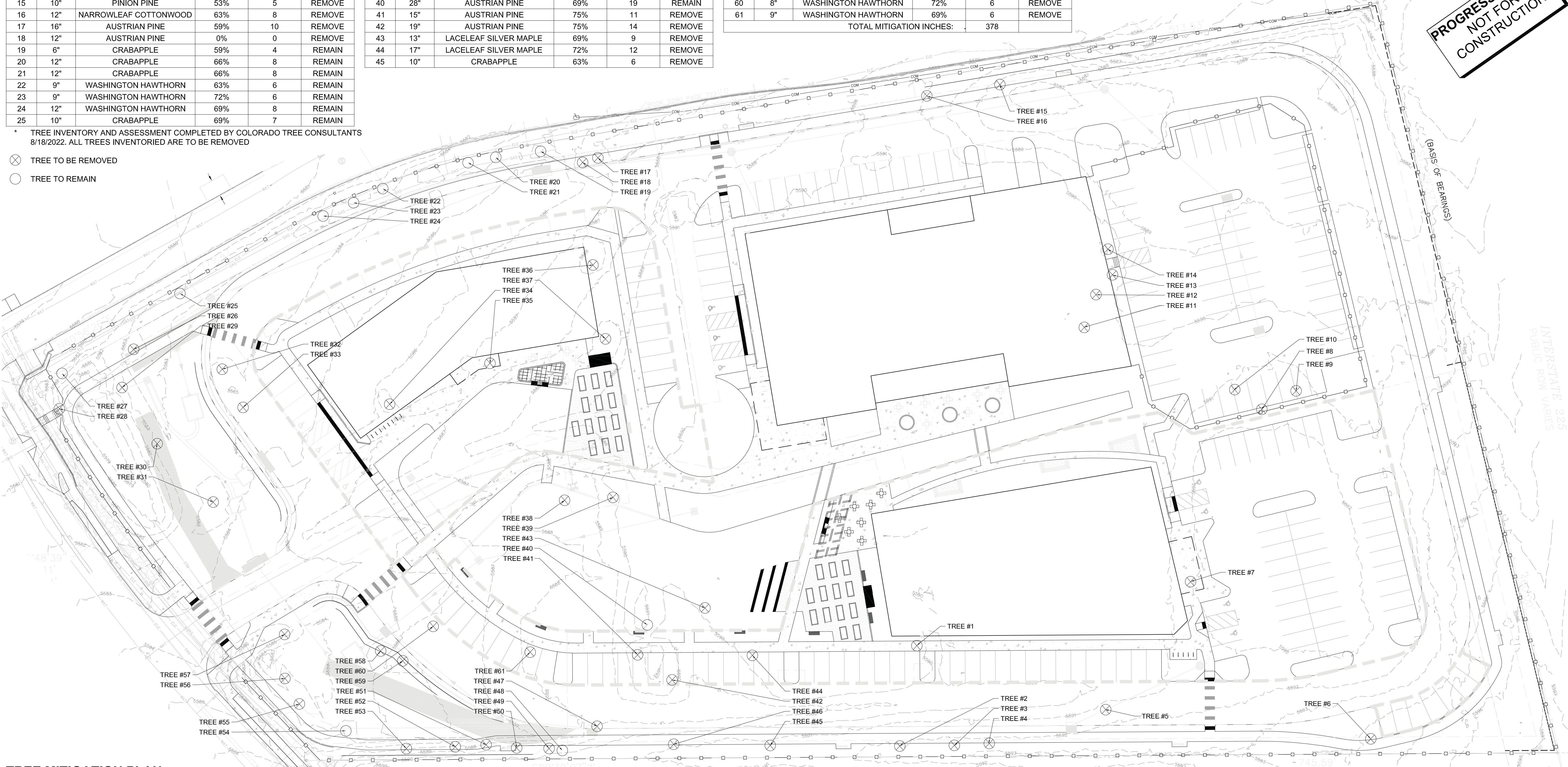
TREE #	SIZE (IN. DBH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVE OR REMAIN
46	12"	GREEN ASH	53%	65	REMOVE
47	10"	GREEN ASH	47%	0	REMOVE
48	14"	AUSTRIAN PINE	56%	8	REMAIN
49	15"	AUSTRIAN PINE	56%	8	REMOVE
50	17"	CRABAPPLE	69%	12	REMOVE
51	12"	CRABAPPLE	63%	8	REMOVE
52	10"	CRABAPPLE	66%	7	REMOVE
53	18"	AUSTRIAN PINE	69%	12	REMOVE
54	21"	AUSTRIAN PINE	66%	14	REMAIN
55	14"	GREEN ASH	66%	9	REMOVE
56	20"	AUSTRIAN PINE	72%	14	REMOVE
57	23"	AUSTRIAN PINE	72%	17	REMOVE
58	12"	LITTLELEAF LINDEN	66%	8	REMOVE
59	9"	WASHINGTON HAWTHORN	72%	6	REMOVE
60	8"	WASHINGTON HAWTHORN	72%	6	REMOVE
61	9"	WASHINGTON HAWTHORN	69%	6	REMOVE
TOTAL MITIGATION INCHES:				378	

TREE MITIGATION CALCULATIONS

EXISTING DBH INCHES TO BE REMOVED:	MITIGATION INCHES, PER TREE CONSULTANT APPRAISALS	ADDITIONAL TREES REQUIRED BASED ON 2" CAL. MINIMUM DBH	TREE MITIGATION PROVIDED**	CASH IN LIEU**
785.5"	378"	189 TREES	TBD	TBD

** THE INTENTION FOR THIS MASTER PLAN IS TO REPLANT AS MANY OF THESE TREES ON SITE ABOVE CODE
REQUIRED. FURTHER TREE REPLACEMENTS AND CASH IN LIEU TO BE DETERMINED AT EACH INDIVIDUAL
SITE PLAN SUBMITTAL. TREES THAT CANNOT BE MITIGATED ON SITE WILL BE PAID IN ACCORDANCE TO
THE ESTIMATED VALUE INCLUDED IN THE TREE INVENTORY AND ASSESSMENT REPORT.

PROGRESS PRINTS
NOT FOR
CONSTRUCTION



TREE MITIGATION PLAN

SCALE: 1" = 30' - 0"

SAFETY NET CAMPUS
AURORA, COLORADO

SITE MASTER PLAN
TREE MITIGATION PLAN

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	08/30/22	JC
2	2ND SUBMITTAL	09/01/22	JC

Date:	JUNE, 2022
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Checked By:	DAVIS PARTNERSHIP

Sheet Number:
TREE
MITIGATION

AUMHC SAFETY NET CAMPUS

MASTER SITE PLAN WITH ADJUSTMENTS

LOCATED IN THE NE 1/4 OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEVELOPMENT GUIDELINES

1.0	Introduction
1.1	Objectives. The Potomac Care Campus Development Guidelines (the "Guidelines") are established for the use of Aurora Community Mental Health Center, Inc. ("AuMHC") as Landlord, existing and proposed Tenants and their design and construction professionals. The Guidelines provide the basis for review and approval of design and construction documents intended for new construction, additions and/or renovations affecting building exteriors and site elements (the "Improvements") within the Potomac Care Campus (the "Campus"). All design must also conform to the City of Aurora's Uniform Development Ordinance (referred as "UDO" or "Code").
1.2	Definitions. "Improvements" are any visible changes to the property including, but not limited to, construction of buildings, parking areas, roadways, walkways, walls, fences, signs, landscaping, utilities, or additions to, renovations to or demolition of any of those features and protuberances. "Tenant" is the party, including any and all occupants, to the Lease entered into with AuMHC for the use of the subject property/Lot located within the Campus. "Consultants" are Architectural, Civil, Landscape, Interiors, Structural designers and/or other construction and design professionals hired by the Tenant for their special expertise. "Development Guidelines" or "Guidelines" is this complete document with all text, diagrams, attachments, drawings and schedules. The definitions contained in the governing Ground Lease agreements of the Campus shall have the same meaning in these documents.
1.3	Property subject to these Guidelines. All Properties located within the Campus, including any additional property that might be added by AuMHC at any time, are subject to the provisions of these Guidelines. The Tenant of each Lot is fully responsible for compliance with these Guidelines. No Improvements may proceed within the boundaries of the Campus without prior review and written approval by AuMHC and the Building Department at the City of Aurora that the proposed Improvements are in compliance with these Guidelines and applicable laws and regulations.
1.4	Design Guidelines Amendments and Supplements. AuMHC may amend or supplement these Guidelines from time to time. All Improvements must comply with the Development Guidelines current at the time of written approval of the proposed Improvements by AuMHC.
1.5	Enforcement. AuMHC has the right, but not the obligation, to enforce these Guidelines. Such enforcement shall include any civil legal or equity proceedings against any Tenant, Company, Person or Persons who are violating or attempting to violate these Guidelines or any amendments or supplements thereto. Any failure of AuMHC to enforce these Guidelines does not constitute acceptance of any deviations from them or, in any way, limit or prevent AuMHC from later pursuing enforcement as provided herein.
1.6	Liens/ Severability. Violation of, or failure to comply with, any provisions of these Guidelines shall not affect the validity of any mortgage, lien, or similar encumbrances on the property. Invalidation of any provision or provisions of these Guidelines by a Judgement or Court Order shall not invalidate any other provision or provisions, which remain in full force and effect.
1.7	Approvals. No AuMHC approval of any Improvements shall be binding unless in writing and signed by authorized representative. No AuMHC approval shall supersede that of any applicable city, state or Federal law, statute or code having authority over the design or construction process. The Tenant shall submit any Improvements for any review and approval of any legal and building code authority having jurisdiction over the Work. No Improvements may begin until approved by all authorities having jurisdiction, including AuMHC.
1.8	Exceptions and Exclusions. Ordinary maintenance, repairs, replacements in kind, and interior modifications that do not affect the safety, security, structural integrity, or exterior appearance of the Properties and/or Campus are expressly excluded from these Guidelines. In the event of a conflict between the provisions of these Guidelines and the current edition of the City of Aurora Zoning Ordinance, the better quality or greater quantity shall be required. AuMHC's review and approval is limited to compliance with these Guidelines. Whenever these standards conflict with local, state, or federal codes, laws and ordinances or with any practice of good and prudent Architectural design, Engineering design or Construction, Tenant must comply with the more restrictive requirement or best practice after consultation and consent of AuMHC.
1.9	Development Site Plan. All development within the Campus requires that a development site plan be submitted, reviewed, and approved by AuMHC prior to commencement of construction, renovation, remodel, or expansion, or any modification whatsoever. It is recommended that initial submittal occurs during the Schematic Design Phase of the process. Specific requirements for submittal are located within Section 2.4.0 of these Guidelines.
2.0	Development Review.
2.1	Objectives AuMHC is authorized to implement and enforce these Guidelines, in order to ensure consistent quality and integrity of the Campus.
2.2	Fees and Costs. The Tenant shall pay any required fee amounts for plan review and permit fees assessed by the City of Aurora.
2.3	AuMHC Duties. AuMHC will: Administer the review and approval for property Improvements within the Campus as set forth in the Guidelines. Review and approve the Tenant's submittals (or provide the Tenant with review comments) in a time not to exceed fourteen (14) working days without written notice to the Tenant. Establish any fee amounts for review, approval, or other procedures. Be available on a reasonable basis during normal office hours to provide feedback to Tenant seeking to comply with these Guidelines and adherence with required procedures. Recommend any amendments and/or supplements to these Guidelines as it deems necessary due to changes in conditions or building technologies. Observe the construction of the Improvements directly or through the use of consultants, to determine compliance with these Guidelines. Any failure to identify non-compliance in review of the Tenant's submittal or the construction of the Improvements does not relieve the Tenant of any responsibility for full compliance with these Guidelines.

2.4	Procedures.
	Tenant shall submit documents in accordance with the following procedures, or as otherwise directed by AuMHC. Do not submit documents for ordinary maintenance, repairs, replacements in kind, and interior modifications unless they affect the safety, security, structural integrity, or exterior appearance of the property or any improvements on the property. Contact AuMHC to resolve any question of procedure, clarification of compliance requirements. Tenant is required to complete the AuMHC submittal review process detailed in section 2.5 below prior to submitting documents to the City of Aurora for their review and approval. Upon completion of the AuMHC review process as evidenced by written approval from AuMHC, the Tenant shall submit documents to the City of Aurora for all necessary approvals and permits required by the Code.
2.4.1	New Construction. At least thirty (30) working days prior to starting any improvements on the property, the Tenant shall submit design documents describing the proposed improvements. The digital pdf submittal to AuMHC shall include full design development drawings in a format acceptable to AuMHC, including phasing plans, floor plans, elevations, sections, and diagrams, and outline specifications along with the Improvement Submittal Form. The Tenant shall clearly indicate any deviations from these Guidelines in the Improvements Submittal Form. AuMHC may require one (1), or more printed copies for review. AuMHC will review the design for compliance with these Guidelines and notify the Tenant within fourteen (14) working days of any discovered non-compliance. The Tenant shall complete construction documents including detailed plans, elevations, sections, schedules, and specifications and all construction details along with the Improvement Submittal Form. These construction documents shall be prepared and sealed by Architects, Landscape Architects, Civil Engineers and/or Structural Engineers licensed to practice by the State of Colorado. The Tenant shall clearly indicate any deviations from these Guidelines in the Improvements Submittal Form. AuMHC will review the submitted documents for compliance with these Guidelines and notify the Tenant within fourteen (14) days of any discovered non-compliance. The Tenant shall make any changes to the design of the Improvements necessary for full compliance with the Guidelines, and resubmit to AuMHC for approval, before beginning any Improvements on the property.
2.4.2	Renovations and Additions. Follow the procedure for new construction, item 2.4.1, above, but indicating whether the improvement is a renovation or an addition in the Improvement Submittal Form.
2.4.3	Record Documents. The Tenant shall submit Record Documents of the Improvements within thirty (30) calendar days of the Tenant's beneficial occupancy or use of the Improvement. These will include, as accurately as reasonably possible, locations of all above ground utilities, underground utilities (including irrigation lines), buildings, structures, paving areas, roadways, driveways, walkways, landscape features and civil protuberances or devices.
2.4.4	Variances. By indicating deviations from these Guidelines in the Improvements Submittal Form, the Tenant is requesting a variance or assistance in obtaining compliance. AuMHC, at its option, may allow such deviations by so indicating in the review response portion of the Improvements Submittal Form. This will constitute an approved Variance to these Guidelines.
2.5	Approvals
2.5.1	Tenant is required to obtain written approval from AuMHC for all contemplated Improvements prior to making application for Site Development Plan approval from the City of Aurora and prior to making application for a building permit from the City of Aurora.
2.5.2	Tenant is encouraged to provide AuMHC documentation throughout its design-from concept through building permit application.
2.5.3	Tenant shall submit a completed Improvement Submittal Form and all supporting documentation to AuMHC for its approval prior to making any Site Development Plan submittal to the City of Aurora. AuMHC will review and offer its comments within three (3) weeks. Thereafter, Tenant will make changes to its design and upon written approval from AuMHC, Tenant shall have two (2) months to make its Site Development Plan application to the City of Aurora.
2.5.4	Tenant shall provide all documentation to AuMHC prior to making any application for a building permit with the City of Aurora. AuMHC shall have two (2) weeks after receipt to offer comments and/or approve the design. If Tenant is required to make any additional changes, those also shall be approved by AuMHC.
2.5.5	Tenant shall have two (2) months after obtaining written approval from AuMHC to make application from the City of Aurora to construct the Improvements.
3.0	Architectural Design Standards, RE: UDO Section 146-4.8 The master site plan will be interpreted to mean all standards contained in the master site plan will meet or exceed all city code requirements.
3.1	General Requirements. One objective of these Architectural Design Standards is to develop and maintain a consistent quality of design and construction throughout the Campus. The design aesthetic should be modern, attractive, well composed, emphasize the use of natural light, and be highly compatible with the other facilities on the Campus. Adherence to the approved master planning documents and principles are required. This will generally be achieved by reviewing building massing and composition and limiting the selection of building materials and components to a compatible range. Also, to screen potentially objectionable elements from public view. Another objective is to provide safe and attractive facilities that can and will be readily maintained in an environment that promotes health and healing through the principles of Trauma Informed Design. Light colors are intended to reduce utility costs and emphasize the glazing, entrance, landscape elements and provide contrast with shade and shadow. Painted trim and other colors shall be tasteful and coordinate with the general color scheme of the development. The overall color scheme for each building shall be submitted to AuMHC for review and approval.
3.2	Building Materials, RE: UDO 146.4.8.6 3.2.1 Design Intent/ Material Standards Materials that are selected must be durable, attractive, and compatible. Avoid materials and features that change or degrade greatly over time and require ongoing maintenance. There is no intent to limit selections to any one manufacturer's products, if comparable quality of finish, color and durability material can be obtained from another source and that meets these Guidelines.
3.2.2	Exterior Canopies. All exterior canopies, and other exposed features shall be supported by a concrete, steel or aluminum structure with modern, minimal in appearance glass, steel, aluminum handrails, balusters and guardrails as required.
3.2.3	Exposed Metal. Wall panels are preferred to be, but not limited to, pre-painted gray, or lighter tones of color. Color(s) should be selected so they are consistent with other buildings on the Campus. Submit color to AuMHC for review and approval if color is different from those listed herein. Wall panels may be flat panels with vertical or horizontal reveals, or multi-rib panels. All exposed metal trim, window mullions, downspouts, flashing or door frames shall be anodized aluminum, pre-painted aluminum or galvanized steel. All painted metals shall be a Kynar or other durable finish warranted not to fade or wear for 20 years of normal use.

3.2.4	Exterior Walls. All exterior elevations and walls shall be well composed, with variety and balance of elements and features. Finished wall surfaces shall be composed of metal panel, stone, brick, split faced block, concrete masonry units, or glazing systems in authorized colors only. Alternative materials, such as stucco may be used but should be minimized and requires approval by AuMHC. Color(s) should be selected so they are consistent with other buildings on the campus. Combination of metal panel, stone, brick or glazed masonry shall consist of a minimum of 15% of total exterior wall along with emphasizing these materials for the front elevation at main entrance. Designs must apply equally to all four sides of the building. The housing building may include more stucco and cementitious siding, subject to the approval of AuMHC.
3.2.5	Glazing. All window glazing systems shall be energy efficient, with low-e coating. Color(s) should be selected so they are consistent with other buildings on the campus. Reflective nor white window glazing will not be permitted. Other colors or systems must be submitted to and approved by AuMHC. When utilizing storefront, curtain wall or similar window systems, mullions shall be anodized aluminum manufacturer's standard colors.
3.2.6	Masonry. Acceptable stone examples, include, but are not limited to: Chalk White, Cordova Cream or Leuders Gray Limestone with flush mortar joints in a color that matches the stone. Lyons Buff and Pink Sandstone Stone. Other types of stone in red or reddish brown with flush mortar joints in a color that complements the stone. Brick shall be any blend of the above colors, or any blend of red with tooled mortar joints. Concrete masonry units (concrete block) may be used in service areas, out of general public view, or decoratively, if smooth and split faced are used in a pattern and only in colors to match the following Featherlight mixes: Limestone, Powder Loose, Star Grey or Red Brick. Standard gray concrete block and fluted concrete block of any color shall not be used.
3.2.7	Roofing, RE: UDO Section 146-4.8.8 Building roof shall be low-slope, with minimum required slope to drain, light colored membrane roof. All roof designs shall prevent ponding. All exposed roof mounted equipment requires mechanical screening. All exposed flashing, piping, conduit and vents exposed shall be finished to match the roof surface.
3.2.8	Wood. Wood siding and wood shingles shall not be installed as veneering material or roofing. No wood shall be exposed on buildings unless it is treated for exterior use and protected from direct sun and rain by an overhang. All exterior wood on buildings shall be painted, stained, and sealed or clear finished and then only with the expressed, written approval of AuMHC.
3.2.9	Alternative Materials. Use of new technologies and unique building materials in innovative ways to achieve the objectives of these standards are encouraged. Provide product data and samples, including color samples, to AuMHC for evaluation and specific, written approval prior to any use or installation on the property
3.3	Trash Receptacle, Loading and Emergency Generator Screens, Re:UDO Sections 146-4.7.8 and 146-4.8.11 Include an enclosure for the refuse and trash of each building. This enclosure shall screen from any public view all storage, handling, processing moving and disposal of trash and other waste products. The trash enclosure, loading area and emergency generator screens shall be of masonry, metal, or other materials compatible with the materials used on the exterior of the building(s).
3.4	Roof Drainage, RE: 146-4.8.8 All structures shall provide positive drainage from each building by means of sloped roofing surfaces, roof drains to internal rainwater leaders, and/or exterior downspouts. These shall terminate in underground drainage lines or in concrete splash blocks sized to prevent erosion or damage to plant materials. All rainwater products shall be sized appropriately for a 25-year rainfall and, where exposed, be made of anodized aluminum or pre-painted galvanized steel or aluminum.
3.5	Deliveries. All deliveries, whether, freight, express, or postal shall be delivered to the appropriate business. There shall not be any delivery allowed on the street. Mail receptacles shall be allowed if attached to the building or through an approved door slot. Freight deliveries must be delivered to a loading or service access area and never to and through the main building entry.
4.0	Site Planning Standards. The master site plan will be interpreted to mean all standards contained in the master site plan will meet or exceed all city code requirements.
4.1	Objectives. New development must reference the master site planning documentation for footprint area limits, parking, walkway and site amenity layout. City of Aurora SDP approval is required prior to any development occurring on each site.
4.2	Site Signage, RE: UDO Section 146-4.10 Signage requirements are governed by the City of Aurora. Signage shall be limited to permanent signs required for building and Tenant identification, accessibility, and traffic control. All signs, including temporary signs, must be approved by AuMHC prior to installation and meet all applicable governmental regulations and permit requirements. The location, size, color and construction of signs will be in keeping with the standards of the project and meet all City zoning, planning, and building codes. No rooftop signs will be permitted. No signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink, move or appear to move in any fashion. Monument signs shall include a masonry base, minimum 8" and be in keeping with the design materials set forth in these Guidelines.
4.3	Handicap Accessibly Signs, RE: UDO Section 146-4.10 Provide all required handicap accessibility signage including parking space identification signs and, where required, directions to an accessible entrance. Comply with all requirements of the Americans with Disabilities Act of Congress and Colorado Accessibility Standards.
5.0	Landscape Standards, RE: UDO Section 146-4.7.3 The master site plan will be interpreted to mean all standards contained in the master site plan will meet or exceed all city code requirements. Site Landscape requirements are governed by the City of Aurora. New development must reference the Campus Master planning documentation for additional landscaping requirements and guidelines.
5.1	Hardscape & Paving. All hardscape and paving are to provide accessible, safe, and consistent pedestrian connections to all building entries, parking areas, and site amenities while supporting the overall design character of the Campus through the consistent use of materials. All walks, plazas, patio areas, or other specialty paving/hardscapes areas are to be designed and constructed per the City of Aurora Code and the Campus master plan document. Approved Paving Types: Premium Paving Areas: <ul style="list-style-type: none">4" thick concrete with light acid-etch or sand finish with saw cut jointing.

	<ul style="list-style-type: none">Concrete Unit PaversMasonry Selected colors are to be complementary to the architecture color scheme and support the overall character of the Campus. Sidewalks & Pedestrian Areas: 4" thick grey concrete with medium broom finish and tooled joints. Campus Loop & Gardens: Crusher fines / decomposed granite that is ADA compliant. All forms of stamped concrete are disallowed.
5.2	Landscape & Plantings, RE: UDO Section 146-4.7.5 All plantings are to include contextual plantings including a mix of trees, shrubs, ornamental grasses, evergreens, and low water use plants that are highly reliable and adaptable to the front range climate. Utilizing plants that have adapted to our climate over time not only better connects us with the surrounding environment but also creates a more sustainable, urban landscape that benefits urban wildlife. Landscape materials shall support the overall character of the Campus while also effectively used to define space, create visual interest, provide shade, screen from elements, and define sight lines. Plant selections shall be primarily native, drought, and salt tolerant that reflect the broader landscapes of the mountains and plains. Additionally, plants shall be chosen for seasonal interest and represent a variety of species, types, and sizes including deciduous and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, perennials, and groundcovers. Trees. Street trees should be selected for their ability to create shade and thrive within the harsh climate of Aurora and relate to the existing tree canopy along the site edges and streetscapes. Plants should be drought tolerant, and salt tolerant while providing wildlife benefits to pollinating insects and local bird species. New trees planted in the streetscape are to be per the City of Aurora spacing requirements. Internal to the Campus, new trees are to be planted at 25' on-center and be an approved species with the City of Aurora. All landscape should be designed and maintained to discourage the potential for persons to hide behind or live under. No plant material will be allowed that if ingested would cause sickness or even death. Groundcover. Mulches modify the extremes of soil temperature and improve the soil by producing humus and reducing evaporation loss. Mulches are to be used in planting beds and may consist of a variety of organic materials: <ul style="list-style-type: none">Wood mulches are to be shredded Western Red Cedar or Redwood. Colored or dyed mulch is not allowed. <ul style="list-style-type: none">Only 1 1/2" to 2" river rock in a Colorado Rose or Granite color shall be substituted for wood mulch.Large cobbles (minimum of a 2-3" diameter boulder or other cobbles that are bound together or approved by AuMHC) may be considered for use in designated drainage ways, on slopes 3:1 and greater, as an accent, or in a water feature. All areas of ground not covered by groundcover plantings or turf shall be required to be ground covered with mulch. The suggested minimum depth for mulches is (3) three inches. A 2-foot radius mulch ring is required at the base of each canopy and ornamental tree. The mulch ring shall be a min. of 3" deep. Commercial grade breathable (non-plastic) weed barriers are required under all areas covered with rock. A weed barrier is not allowed in planting beds under organic wood mulch. A continuous steel edger between the planting bed and turf lawn areas is to be installed at the time of planting. When planting beds are adjacent to paving or lawn is not present, an edger is not required. The steel edger is to be 14 gauge (minimum) and installed to a 6" depth minimum. Plant Material Size: All plant material shall be installed in the following minimum sizes: Shade trees - 2.5" caliper Ornamental trees - 2" caliper Evergreen trees - 8" height minimum All shrubs - 5-gallon container Groundcover, annuals, and perennials - no restrictions Plant selections shall be per the Campus Master Plan and the City of Aurora approved Plant List.
5.3	Irrigation & Water Conservation, RE: UDO Section 146-4.7.6 All landscaping projects must have an underground fully automatic irrigation system installed with the Improvements at the time of construction. Tenants are responsible for submitting plans for review and adhering to the City of Aurora's applicable codes and guidelines related to Irrigation and Water Conservation. Use of spray irrigation shall be limited to turf or seeded areas. Shrubs, grasses, and perennial beds shall use point source drip or dripper line with integral emitters as appropriate, based on plant type and spacing. The irrigation system must use a rain or moisture sensor with an automatic control system to suspend operation during rain events. The usable lawn area is defined as an area 8 feet min. in any direction, 100 square feet minimum. Smaller areas of lawn are not allowed.
5.4	Site Furnishings. All site furnishings shall be uniform in design and support the overall design character of the Campus. Site furniture locations shall prioritize where people are likely to congregate and/or would desire to spend time, building entries, gardens, plazas, patios, and pedestrian ways. Site furnishings shall be reviewed by AuMHC prior to any City submittal. The following is a family of furnishings to be used for a Basis of Design. Benches should be sturdy, durable, and be made of natural stone, fiber reinforced concrete, or inground mounted sturdy metal furnishings with center arms to deter laying down. Benches are to be of a color scheme that includes earth tones, or complementary to the building palette. Benches should be of a quality that is indestructible and cannot be lifted by an individual. Basis of Design OCP Corporation, Dart Concrete benches, or Landscape Forms twig benches or other, Forms and Surfaces, or other industrial/institutional furnishings. Perched stool benches are also encouraged. Tables and chairs should be a "set" that includes perched tables and connected benches that should be sturdy, durable, and be made of fiber reinforced concrete, recycled boards, or inground mounted sturdy metal furnishings. A portion should be ADA accessible. Tables and chairs are to be of a color scheme that includes earth tones, or complementary to the building palette. Tables and Chairs should be of a quality that is indestructible and cannot be lifted by an individual. Basis of Design Barco board, Forms and Surfaces, OCP Corporation, Landscape Forms, or other industrial/institutional furnishings. Bike Racks - Landscape Forms Bola or any metal Invented "U" design, color scheme that includes earth tones, or complementary to the building palette, surface or inground mounted depending on location. BBQ - AOG Model 36NBT. Trash / Recycling waste containers should be sturdy, durable, and be made of fiber reinforced concrete or ground mounted sturdy metal. Waste containers are to be of a color scheme that includes earth tones, or complementary to the building palette. Waste containers should be of a quality that is indestructible, cannot be lifted by an individual. Basis of Design OCP Corporation, Landscape Forms, Forms and Surfaces, OCP Corporation, Landscape Forms, or other industrial/institutional furnishings. Site Walls shall be segmented block walls with caps, mechanically stabilized earth (MSE) wall with cap or standard poured in place walls. Color to be earth tones, or complementary to the building palette.
5.5	Fences, RE: UDO Section 146-4.7.9 All fencing on site shall be commercial grade and compatible with the building, site walls, and overall architectural character of the Campus. Black ornamental steel or open-style security fencing (max. height 6') is permitted along the perimeter of the site. This fencing will discourage climbing by limiting horizontal bars and providing security features such as a curved in fence top.

	For spatial definition or privacy, black open style ornamental steel fencing (3'-6" height) is also permitted at patios or select areas. Housing will be allowed a 6' fence for a limited protected courtyard area that may include a solid panel for screening. The AuMHC acute care building will be allowed a highly screened fence for a protected courtyard area and a secure fence for its eastern parking area. Other requests for fencing will be considered on a case-by-case basis by AuMHC. Fencing may be used to screen ground-level mechanical equipment, utility pedestals, loading docks, trash enclosures, meters, or other utilitarian elements from public view, and the view from adjacent properties. These elements shall be coordinated with the design and character of the site and buildings while being opaque and made of high-quality, durable materials. No wood or plastic fencing is allowed on site.
5.6	Sight Lines. For wayfinding and the maintenance of a campus-type character and identity, sight design for the Campus shall prioritize and preserve the sight lines and viewsheds from the entry of the Campus at S. Potomac Street in the direction of the Housing project and the AuMHC entry.
5.7	Site Lighting, RE: UDO Section 146-4.9 It is intended that sight lighting be consistent across the Campus, in both light types, lumen output and color temperature. Basis of design light pole is Lithonia lighting, D-Series Size 2 black finish. Building mounted fixtures shall be designed as an integral part of the building facade. Dedicated security fixtures shall not be substituted+ for parking area or pedestrian light fixtures and are restricted to loading, storage, and service areas. Site lighting should consider glare onto other properties, especially residential, but be at consistent levels along the campus to provide pedestrian safety (no dark spots). Pedestrian lighting should be at levels to provide pedestrian safety without glare, especially in areas where service is provided 24 hours for visitor, residence, patient, and staff safety, especially in areas that provide 24 hours. Site lighting will be at the levels on campus needed for security.
5.8	Maintenance. Maintenance of the S. Potomac Street right-of-way, private drives, parking areas, common open spaces, on-site Improvements, and the detention facilities will be the responsibility of the AuMHC as described in the land lease agreement for each Tenant. Each Tenant is responsible for maintenance on its site. All landscaping shown on each Tenant's approved site-specific site development plan shall be maintained in a neat and adequate manner. Required maintenance activities include, but are not limited to maintaining the irrigation system, providing adequate and timely watering, mowing lawns, trimming of shrubs and hedges, replacement of dead, diseased or unsightly plant material, removal of weeds from planted areas, and appropriate pruning of plant materials. Any dead plant material shall be immediately removed.

SAFETY NET CAMPUS
AURORA, COLORADO

DATE: JUNE, 2022

JOB NUMBER: DAVIS PARTNERSHIP

DESIGN BY: DAVIS PARTNERSHIP

DRAWN BY: DAVIS PARTNERSHIP

CHECKED BY: DAVIS PARTNERSHIP

SHEET NUMBER:
DEVELOPMENT
GUIDELINES

11 OF 11

CKE ENGINEERING, INC.

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SITE MASTER PLAN