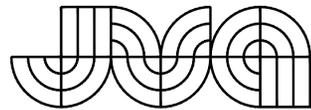


# PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1 APS FREEZER WAREHOUSE

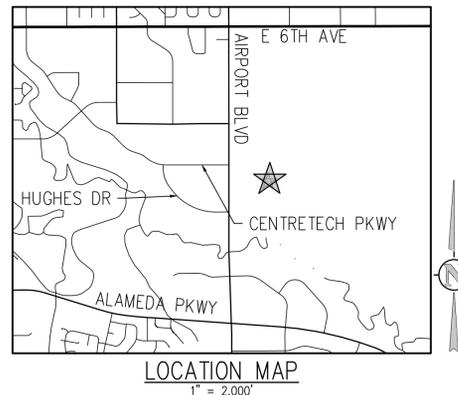
## CENTRETECH PKWY & AIRPORT BLVD, AURORA, CO, 80011

### SITE DEVELOPMENT PLAN



**JVA, Inc.** 1319 Spruce Street  
Boulder, CO 80302 303.444.1951  
[www.jvajva.com](http://www.jvajva.com)

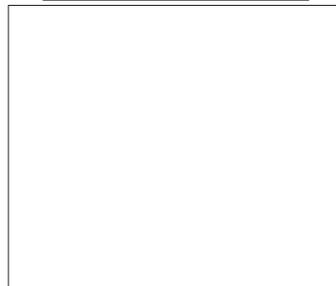
Boulder • Fort Collins • Winter Park  
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#### CONTACTS

<b>OWNER:</b>	AURORA PUBLIC SCHOOLS 15741 EAST 1ST AVE, SUITE 206 AURORA, CO 80011	<b>CONTACT NAME:</b> (303) 365-7812 CONTACT EMAIL
<b>CIVIL ENGINEER:</b>	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	DANIELLE I. BREEDLOVE, P.E. (303) 565-4935 DBREEDLOVE@JVAJVA.COM
<b>ARCHITECT:</b>	RTA ARCHITECTS 19 SOUTH TEJON STREET, STE. 300 COLORADO SPRINGS, CO 80903	BRIAN CALHOUN (719) 471-7566 BRIAN@RTAARCHITECTS.COM
<b>STRUCTURAL ENGINEER:</b>	HCD A ENGINEERING 9 SOUTH WEBER STREET COLORADO SPRINGS, CO 80903	STEVE HORNER (719) 633-7784 SHORNER@HCDENGINEERING.COM
<b>MECHANICAL/PLUMBING ENGINEER:</b>	THE BALLARD GROUP 525 S WADSWORTH BLVD, SUITE 200 LAKEWOOD, CO 80227	ERIC BAALMAN (303) 988-4514
<b>ELECTRICAL ENGINEER:</b>	ACKERMAN ENGINEERING 3000 YOUNGFIELD STREET, SUITE 264 WHEAT RIDGE, CO 80215	DON ACKERMAN (303) 278-7297 DACKERMAN@AECCONSULTING.COM
<b>LANDSCAPE ARCHITECT:</b>	DESIGN CONCEPTS 211 NORTH PUBLIC ROAD, SUITE 200 LAFAYETTE, CO 80026	CAROL HENRY (303) 664-5301 CAROLH@DCLA.NET
<b>FOOD SERVICES:</b>	KITCHEN TECH 1179 COUNTY ROAD 21 BRIGHTON, CO 80601	BRIAN JOHNSON (303) 835-2018 BRIAN@KITCHENTECH.BIZ

#### AMENDMENTS



#### DATA BLOCK

ICC CODE	2021 IBC
CONSTRUCTION TYPE	TYPE II B
OCCUPANCY GROUP	GROUP S-1
SPRINKLERED	YES/NO
LAND AREA WITHIN PROPERTY LINES	4.68 AC.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	36'-0"
TOTAL BUILDING COVERAGE AND GFA	55,323 S.F. (27%)
HARD SURFACE AREA	81,125 S.F. (40%)
LANDSCAPE AREA	56,644 S.F. (28%)
SIDEWALKS AND PATIOS	10,622 S.F. (5%)
PRESENT ZONING CLASSIFICATION	MU-01
PROPOSED TOTAL SIGN AREA	342 S.F.
PROPOSED NUMBER OF SIGNS	2 MAX
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0 SF PER SIDE
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	20
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

#### DRAWING INDEX

SHEET NO.	TITLE
SDP-01	COVER SHEET
SDP-02	LEGEND, NOTES, AND ABBREVIATIONS
SDP-03	CITY OF AURORA NOTES
SDP-04	GRADING AND DRAINAGE PLAN
SDP-05	UTILITY PLAN
SDP-06	HORIZONTAL CONTROL PLAN
SDP-07	SITE PLAN DETAILS
SDP-08	SITE PLAN DETAILS
SDP-09	SITE PLAN DETAILS
SDP-10	SITE PHOTOMETRIC PLAN
SDP-11	LANDSCAPE NOTES
SDP-12	OVERALL LANDSCAPE PLAN
SDP-13	LANDSCAPE SITE DETAILS
SDP-14	BUILDING ELEVATIONS - SDP

#### LEGAL DESCRIPTION:

LOT 2 BLK 1 PICKENS TECHNOLOGY CENTER SUBDIVISION FLG NO. 2  
EXCEPT PART REPLATED AS PICKENS TECHNOLOGY CENTER SUB FLG 5 &  
EX M/R/S

**Signature Block**

Community College of Aurora – Center for STEM Site Plan  
Legal Description: A Resubdivision of Lot 2, Block 1, Aurora Community College Subdivision Filing NO. 1, and Lot 1, Block 3, Aurora Centertech Park Subdivision Filing NO. 3, Located in the south half of Section 8, Township 4 South, Range 66 West of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado

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 thereof, \_\_\_\_\_ has caused these  
(Corporation, Company, or Individual)

presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

By: \_\_\_\_\_ Corporate Seal  
(Principals or Owners)

State of Colorado \_\_\_\_\_)ss  
County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
(Principals or Owners)

Witness my hand and official seal \_\_\_\_\_ Notary Seal  
(Notary Public)

My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_

**CITY OF AURORA APPROVALS**

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk)

Database Approval Date \_\_\_\_\_

**RECORDERS CERTIFICATE:**  
Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_  
Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.  
Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_



19 SOUTH TEJON ST., SUITE 300  
COLORADO SPRINGS, CO. 80903  
TELE: 719-471-7566  
FAX: 719-471-1174  
[www.rtaarchitects.com](http://www.rtaarchitects.com)



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Boulder • Fort Collins • Winter Park  
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PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

APS Freezer-Warehouse Building

Aurora Public Schools

East Centertech Parkway, Aurora, CO 80011

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SHEET TITLE  
**COVER SHEET**

RTA PROJECT NUMBER  
**2021-080.00**

DATE  
**10/23/2024**

REVISIONS  
# DATE DESCRIPTION

QA/QC APPROVAL: **HMM**  
DRAWN BY: **CMS/TWW**  
CHECKED BY: **DIB**

ISSUED FOR:  
**SITE DEVELOPMENT PLAN**

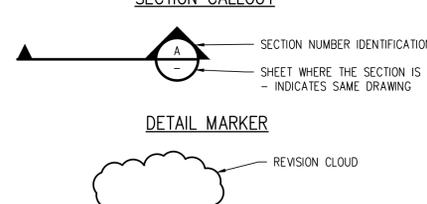
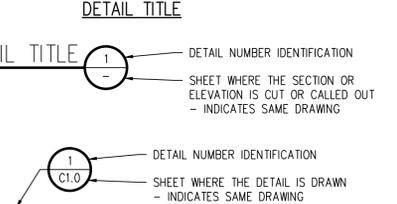
SHEET NO.  
**SDP-01**

**ABBREVIATIONS**

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	INCL	INCLUDED
ABAN	ABANDON	IND	INSIDE DIAMETER
AC	ASPHALTIC CONCRETE PAVING	IN	INLET
ADDL	ADDITIONAL	INSUL	INSULATION
ADDM	ADDENDUM	INV	INVERT
ADJ	ADJUSTABLE	IRR	IRRIGATION
AL	ALUMINUM	JTS	JOINTS
ALT	ALTERNATE	KO	KNOCKOUT
AMT	AMOUNT	KPL	KICK PLATE
APPROX	APPROXIMATE	KWY	KEYWAY
ARCH	ARCHITECT(URAL)	L	LEFT OR LITER
ARV	AIR RELIEF VALVE	LSCAPE	LANDSCAPE(NG)
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LF	LINEAR FOOT
ASPH	ASPHALT	LP	LOW POINT OR LIGHT POLE
ASSY	ASSEMBLY	LT	LIGHT
AUTO	ASYMMETRICAL	LWL	LOW WATER LEVEL
AVG	AVERAGE	MAINT	MAINTENANCE
AWWA	AMERICAN WATER WORKS ASSOC.	MAN	MANUAL
BC	BACK OF CURB	MATL	MATERIAL
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL	MECH	MATCH EXISTING MECHANICAL
BLDG	BUILDING	MEP	MECHANICAL, ELECTRICAL, PLUMBING (ARCH)
BLK	BLOCK	MFR	MANUFACTURER
BM	BENCH MARK	MH	MANHOLE
BMP	BEST MANAGEMENT PRACTICE	MIN	MINIMUM
BS	BACKSIGHT	MISC	MISCELLANEOUS
BOS	BOTTOM OF STEP	MJ	MECHANICAL JOINT
BOT	BOTTOM	N	NORTH
BSMT	BASEMENT	NA	NOT APPLICABLE
BVCE	BEGIN VERTICAL CURVE ELEVATION	NIC	NOT IN CONTRACT
BVCS	BEGIN VERTICAL CURVE STATION	NPT	NATIONAL PIPE THREAD
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CB	CATCH BASIN	OS	OFFSET
CCW	COUNTER CLOCKWISE	OC	ON CENTER
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OPP	OPPOSITE
CJ	CONSTRUCTION JOINT	OPT	OPTIONAL
CL	CENTER LINE OR CHAIN LINK	PC	POINT OF CURVATURE
CLR	CLEAR	PCO	PRESSURE CLEAN OUT
CMP	CORRUGATED METAL PIPE	PCR	POINT OF CURVE RETURN
CMU	CONCRETE MASONRY UNIT	PI	POINT OF INTERSECTION
CO	CLEANOUT	PVI	POINT OF VERTICAL INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PE	POLYETHYLENE
CONT	CONTINUOUS(ATION)	PREFAB	PREFABRICATED
COR	CORNER	PRELIM	PRELIMINARY
CR	CONCENTRIC REDUCER	PREP	PREPARATION
CTR	CENTER	PROP	PROPOSED
CY	CUBIC YARDS	PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
DEMO	DEMOLITION	PSF	POUNDS PER SQUARE FOOT
DET	DETAIL	PT	POINT OF TANGENCY
DIA	DIAMETER	PV	PLUG VALVE
DIAG	DIAGONAL	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
DIP	DUCTILE IRON PIPE	PVMT	PAVEMENT
DOM	DOMESTIC	QTY	QUANTITY
DN	DOWN	R	RIGHT
DR	DRAIN	RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
DWL	DOWEL	RD	ROOF DRAIN
E	EAST	RE	REFERENCE
EA	EACH	RECT	RECTANGULAR
ECC	ECCENTRIC	RENF	REINFORCE (D) (ING) (MENT)
EJ	EXPANSION JT	REQD	REQUIRED
EL	ELEVATION	ROW	RIGHT OF WAY
ELB	ELBOW	SAN	SANITARY
ELEC	ELECTRICAL	SC	SAWCUT
ENGR	ENGINEER	SD	STORM DRAIN
EO	EDGE OF PAVEMENT	SECT	SECTION
EP	EQUIVALENT	SPD	STANDARD PROCTOR DENSITY
EQUIP	EQUIPMENT	SPEC	SPECIFICATION
EQUIV	EQUIVALENT	SQ	SQUARE
ESMT	EASEMENT	SQ IN	SQUARE INCH
EST	ESTIMATE	SQ FT	SQUARE FOOT
EVCE	END VERTICAL CURVE ELEVATION	SQ YD	SQUARE YARD
EVCS	END VERTICAL CURVE STATION	SS	SANITARY SEWER
EW	EACH WAY	SST	STAINLESS STEEL
EXP	JT EXPANSION JOINT	STA	STATION
EXIST	EXISTING	STD	STANDARD
FND	FOUNDATION	STL	STEEL
FES	FLARED END SECTION	STRUCT	STRUCTURAL
FF	FINISH FLOOR	SVC	SERVICE
FG	FINISH GRADE	SWMP	STORMWATER MANAGEMENT PLAN
FH	FIRE HYDRANT	SYM	SYMMETRICAL
FL	FLOW LINE	TB	THRUST BLOCK
FN	FENCE	TBC	TOP BACK OF CURB
FOC	FACE OF CONCRETE	TBM	TEMPORARY BENCH MARK
FPM	FEET PER MINUTE	TEMP	TEMPORARY
FPS	FEET PER SECOND	TO	FINISHED GRADE ADJACENT TO TOP OF WALL
FT	FEET	THK	THICK
FTG	FOOTING OR FITTING	TOB	TOP OF BANK
G	GAS	TOC	TOP OF CONCRETE OR TOP OF CURB
GA	GAUGE	TOS	TOP OF STEP
GAL	GALLON	TOT	TOTAL
GALV	GALVANIZED	TW	TOP OF WALL OR CAP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GCO	GRADE CLEANOUT	UBC	UNIFORM BUILDING CODE
GIP	GALVANIZED IRON PIPE	UGE	UNDERGROUND ELECTRIC
GND	GROUND	UTL	UTILITY
GPD	GALLONS PER DAY	VERT	VERTICAL
GPW	GALLONS PER MINUTE	VC	POINT OF VERTICAL CURVATURE
GR	GRATE	VCP	VITRIFIED CLAY PIPE
GRTG	GRATING	W	WIDE OR WIDTH
GSP	GALVANIZED STEEL PIPE	W/	WITHOUT
GV	GATE VALVE	W/O	WITHOUT WATER QUALITY CONTROL VOLUME
H	HIGH	WSE	WATER SURFACE ELEVATION
HB	HOSE BIB	WW	WASTEWATER
HE	HORIZONTAL ELLIPTICAL	X	SECT CROSS SECTION
HDWL	HEADWALL	XFMR	ELECTRICAL TRANSFORMER
HNDRL	HAND RAIL	YH	YARD HYDRANT
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR		
HVAC	HEATING, VENTILATION, AIR CONDITIONING		
HWY	HIGHWAY		
HWL	HIGH WATER LINE		
HYD	HYDRANT		

**DESIGN LEGEND**

	BENCHMARK		FENCE
	MANHOLE		5.0% SLOPE ARROW
	AREA DRAIN		+03.54 PROPOSED SPOT ELEVATION
	COMBINATION INLET		+03.3 EXIST SPOT ELEVATION
	TYPE R INLET		EXIST INDEX CONTOUR
	TYPE 13 FIELD INLET		EXIST INTERMEDIATE CONTOUR
	FLARED END SECTION W/ RIPRAP		PROPOSED INDEX CONTOUR
	TEE W/ THRUST BLOCK		PROPOSED INTERMEDIATE CONTOUR
	BEND W/ THRUST BLOCK		CURB AND GUTTER
	END CAP W/ THRUST BLOCK		SPILL/CATCH CURB TRANSITION
	GATE VALVE		SIGN W/ POST
	BUTTERFLY VALVE		CURB RAMP
	REDUCER/INCRASER		SIDEWALK CHAISE
	WATER METER		SIDEWALK
	FIRE HYDRANT		CONCRETE PAVING
	STORM - 12" AND SMALLER		HEAVY DUTY CONCRETE PAVING
	STORM - LARGER THAN 12"		HEAVY DUTY ASPHALT PAVING
	ROOF DRAIN		LIGHT DUTY ASPHALT PAVING
	TRENCH DRAIN		GRAVEL
	UNDERDRAIN		PROPOSED BUILDING
	SANITARY SEWER - 12" AND SMALLER		BUILDING ACCESS
	SANITARY SEWER - LARGER THAN 12"		RETAINING WALL
	FORCE MAIN		BOULDER/ROCK WALL
	WATER - 12" AND SMALLER		LIMITS OF SAWCUT
	WATER - LARGER THAN 12"		LIMITS OF WORK
	NON POTABLE WATER		EASEMENT LINE
	POTABLE WATER		PROPERTY LINE
	IRRIGATION - 12" AND SMALLER		ADJACENT PROPERTY LINE/ROW
	IRRIGATION - LARGER THAN 12"		MATCHLINE
	CABLE TV		
	DRAIN		
	ELECTRIC		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	TELEPHONE		
	FIBER OPTIC		
	FUEL		
	GAS		
	PVC PIPE (MISC)		



**SURVEY LEGEND**

	WATER LINE		BENCHMARK AS DESCRIBED
	WATER VALVE		FOUND MONUMENT
	WATER METER		FOUND MONUMENT
	FIRE HYDRANT		TEST CP
	SANITARY SEWER LINE		UTILITY LOCATED FROM MAP
	SANITARY SEWER MANHOLE		AS MEASURED AT TIME OF SURVEY
	STORM DRAINAGE LINE		CALCULATED FROM RECORD AND AS MEASURED INFORMATION
	STORM DRAINAGE MANHOLE		RECORDED
	CURB INLET		PLATED
	UNDERGROUND ELECTRICAL LINE		RECORDED
	OVERHEAD ELECTRICAL LINE		RECORDED
	ELECTRICAL POLE		MAILBOX
	GUY WIRE		CONCRETE
	ELECTRICAL TRANSFORMER		EDGE OF ASPHALT
	ELECTRICAL RISER		GRAVEL
	ELECTRIC VAULT		FENCE
	LIGHT POLE		GUARDRAIL
	DECORATIVE LIGHT		BOLLARD
	FIBEROPTIC LINE		SIGN
	TELEPHONE LINE		CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
	TELEPHONE RISER		DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
	GAS LINE		BOULDER
	INDICATION OF ACCESS		
	BUILDING		

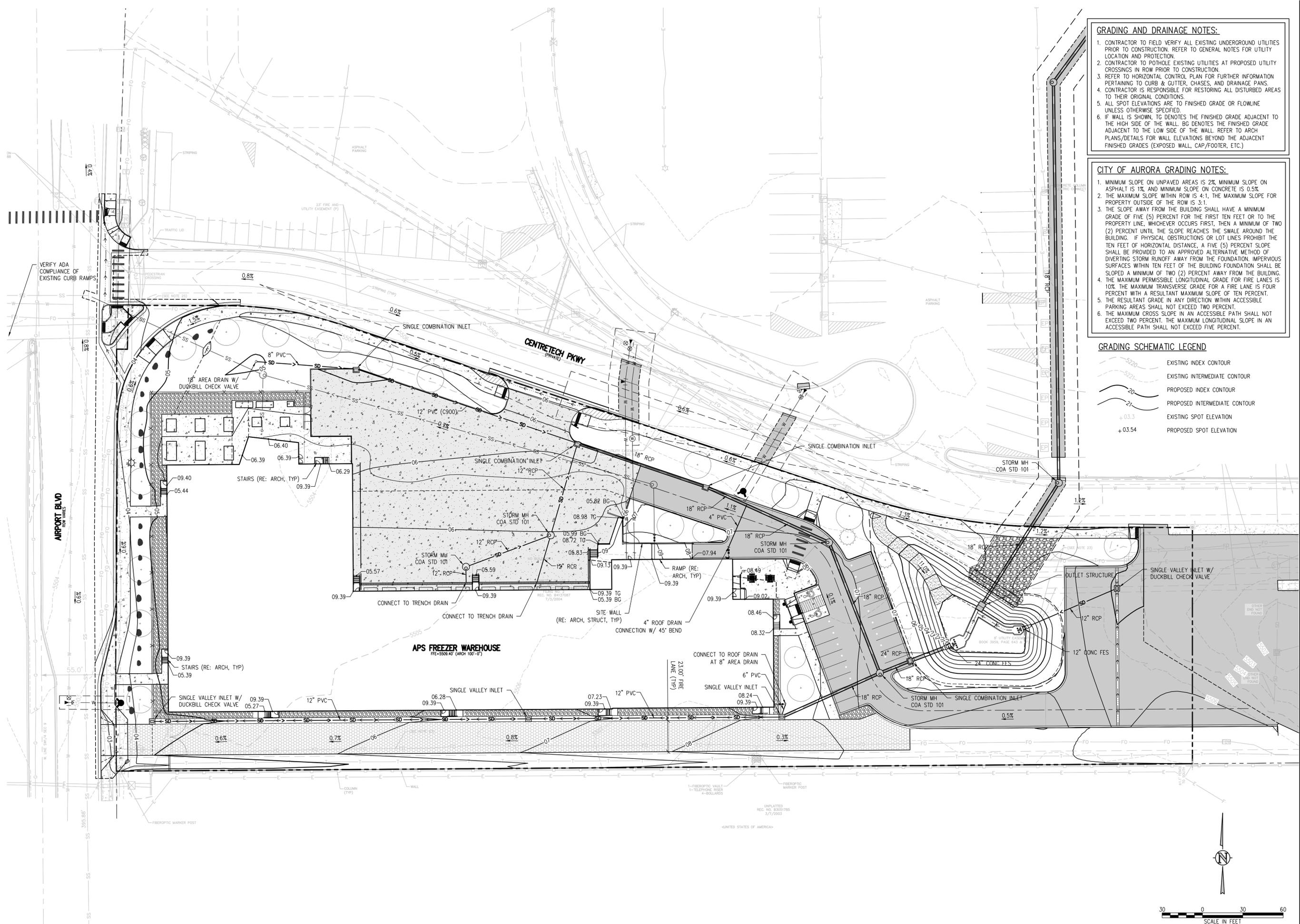
NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

**GENERAL NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF AURORA, AURORA WATER, COLORADO DEPARTMENT OF TRANSPORTATION, AURORA FIRE RESCUE FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE AURORA FIRE RESCUE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM AURORA WATER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER. INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS 3/4" TO 1/2" BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 6" ABOVE FINISHED GRADE.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORKWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LOADED RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OR SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
- SURVEY INFORMATION:
  - BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY EX: FLATRONS SURVEYING, INC. SEE ALTA/NSPS LAND TITLE SURVEY DATED 05/23/2017. PROJECT BENCHMARK ELEVATION: 5504.48 AT A FOUND CHISELED SQUARE LOCATED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD. THE DATUM IS NAVD88 PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  - BASIS OF BEARINGS: SEE PLANS.
  - HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:
 

CP-1	N1686419.69	E3199462.61	ELEV5503.91
CP-2	N1686653.03	E3199463.33	ELEV5504.30
CP-3	N1686652.87	E3199471.36	ELEV5504.35
- SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL "B" INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE





**GRADING AND DRAINAGE NOTES:**

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO PATCH EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

**CITY OF AURORA GRADING NOTES:**

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

**GRADING SCHEMATIC LEGEND**

- - - - - EXISTING INDEX CONTOUR
- - - - - EXISTING INTERMEDIATE CONTOUR
- — — — PROPOSED INDEX CONTOUR
- — — — PROPOSED INTERMEDIATE CONTOUR
- +03.3 EXISTING SPOT ELEVATION
- +03.54 PROPOSED SPOT ELEVATION

**RTA ARCHITECTS**  
 19 SOUTH TEJON ST., SUITE 300  
 COLORADO SPRINGS, CO. 80903  
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**PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1**  
**APS Freezer Warehouse Building**  
**Aurora Public Schools**  
 East Centertech Parkway, Aurora, CO 80011

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**GRADING AND DRAINAGE PLAN**

RTA PROJECT NUMBER: **2021-080.00**  
 DATE: **10/23/2024**

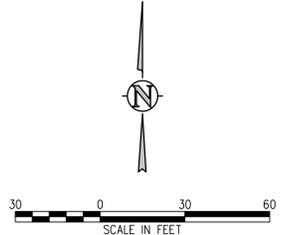
REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **HMM**  
 DRAWN BY: **CMS/TWW**  
 CHECKED BY: **DIB**

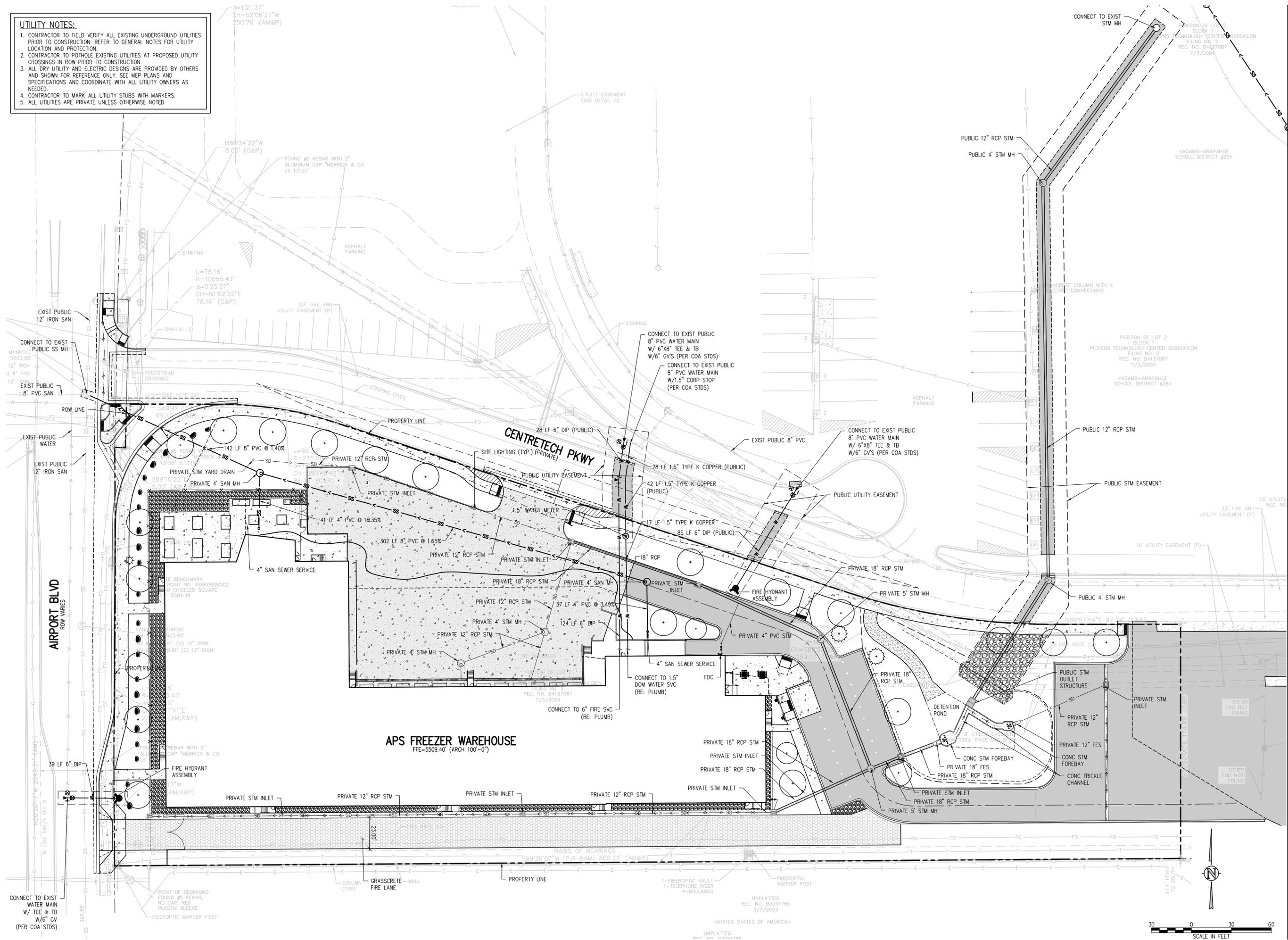
ISSUED FOR:  
**SITE DEVELOPMENT PLAN**

SHEET NO.  
**SDP-04**



I:\3533\Drawings\3533-01-GRP-00-SDP.dwg, 10/23/2024 - 9:04 AM, AMP

- UTILITY NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
  2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
  3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
  4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
  5. ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED



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**PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1**  
**APS Freezer-Warehouse Building**  
**Aurora Public Schools**  
 East Centertech Parkway, Aurora, CO 80011

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**UTILITY PLAN**

RTA PROJECT NUMBER  
**2021-080.00**

DATE  
**10/23/2024**

REVISIONS	DATE	DESCRIPTION

GAGC APPROVAL: HMM  
 DRAWN BY: CMS/TWW  
 CHECKED BY: DIB

ISSUED FOR:  
**SITE DEVELOPMENT PLAN**

SHEET NO.  
**SDP-05**



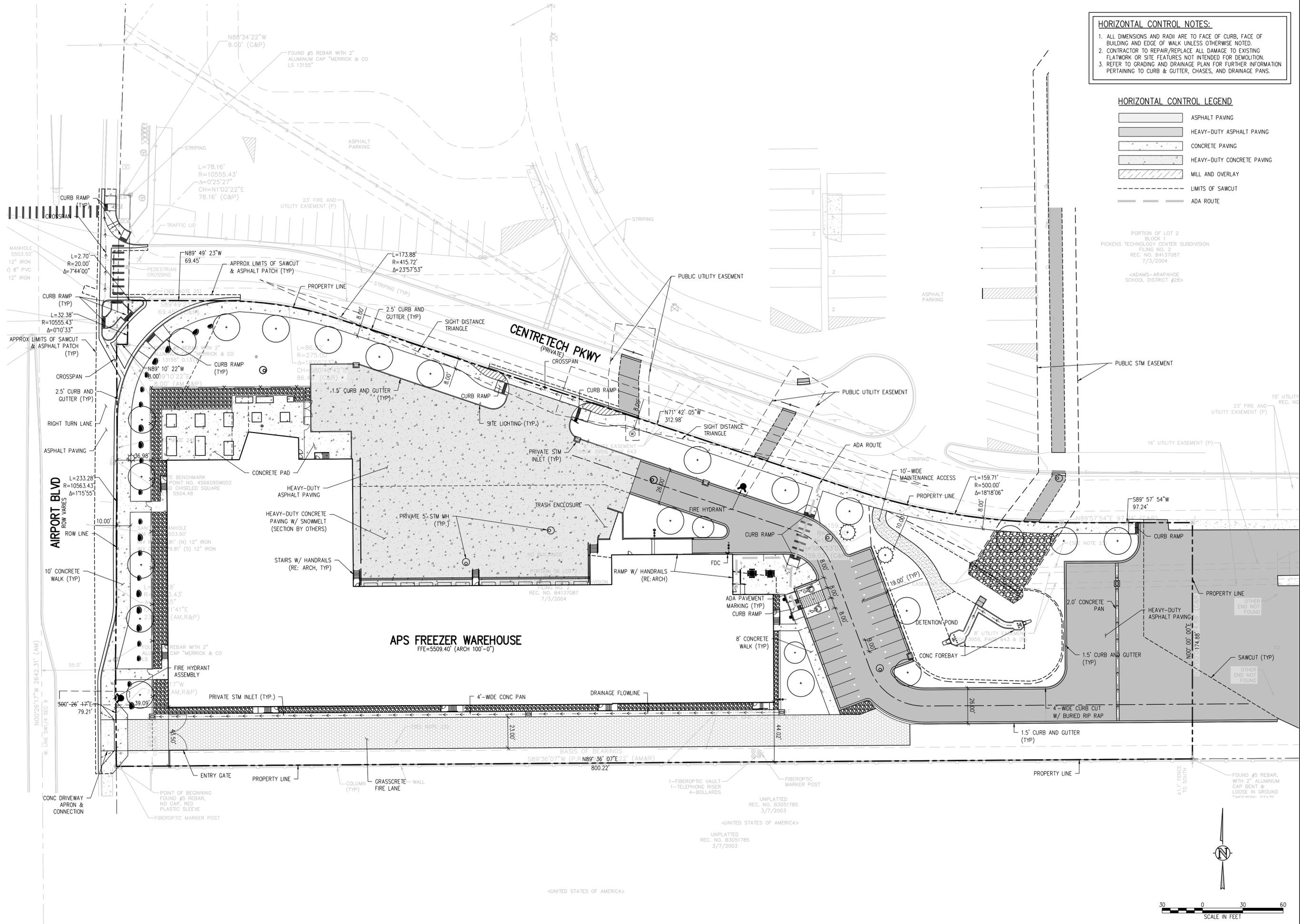
**HORIZONTAL CONTROL NOTES:**

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

**HORIZONTAL CONTROL LEGEND**

-  ASPHALT PAVING
-  HEAVY-DUTY ASPHALT PAVING
-  CONCRETE PAVING
-  HEAVY-DUTY CONCRETE PAVING
-  MILL AND OVERLAY
-  LIMITS OF SAWCUT
-  ADA ROUTE

PORTION OF LOT 2  
BLOCK 1  
PICKENS TECHNOLOGY CENTER SUBDIVISION  
FILING NO. 2  
REC. NO. B4137087  
7/3/2004  
<ADAMS-ARAPAHOE  
SCHOOL DISTRICT #28>



**PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1**  
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SHEET TITLE  
**HORIZONTAL CONTROL PLAN**

RTA PROJECT NUMBER  
**2021-080.00**

DATE  
**10/23/2024**

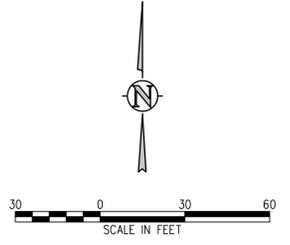
REVISIONS

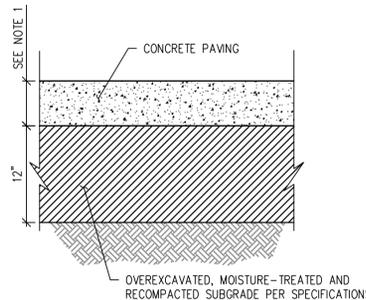
#	DATE	DESCRIPTION

DATE APPROVAL: **HMM**  
DRAWN BY: **CMS/TWW**  
CHECKED BY: **DIB**

ISSUED FOR:  
**SITE DEVELOPMENT PLAN**

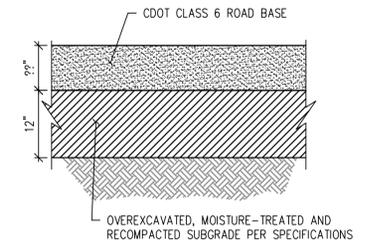
SHEET NO.  
**SDP-06**



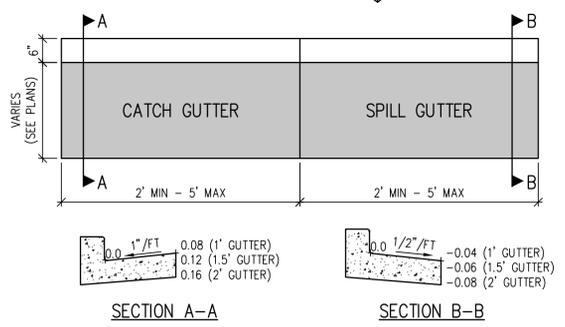
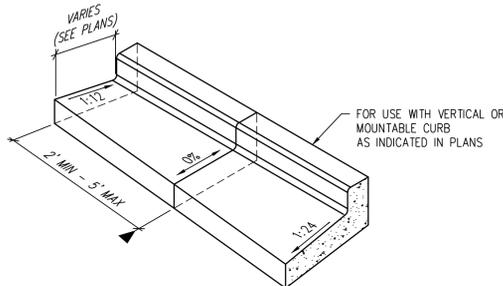


**NOTES:**  
 1. CONCRETE THICKNESS:  
 6" FOR WALKS  
 7" / 6" COMPOSITE FOR HEAVY TRUCK TRAFFIC AND FIRE LANES  
 8" REINFORCED FOR LOADING DOCK  
 2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.  
 3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

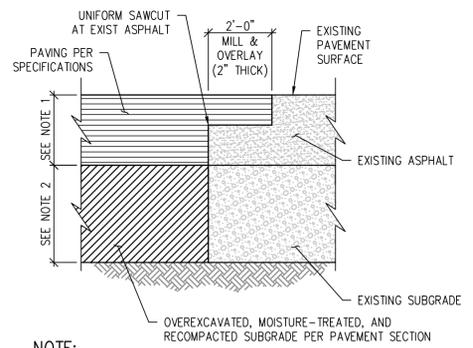
**CONCRETE PAVEMENT SECTION DETAIL** 1  
 NTS SDP-07



**GRAVEL SECTION DETAIL** 2  
 NTS SDP-07

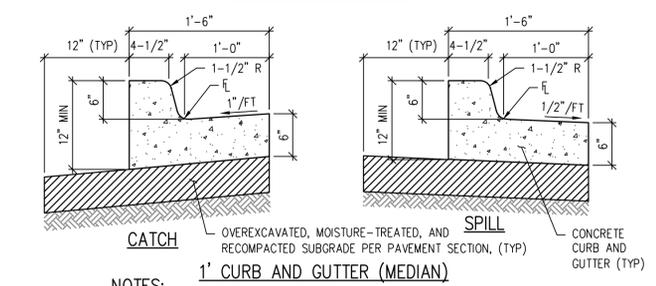
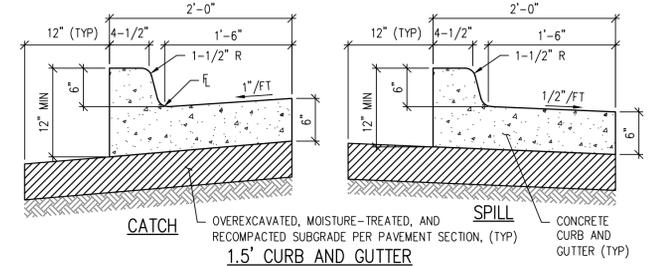
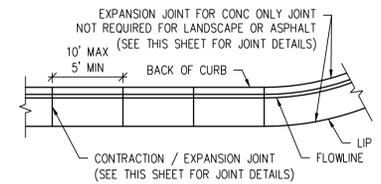


**GUTTER CATCH SPILL TRANSITION DETAIL** 3  
 NTS SDP-07

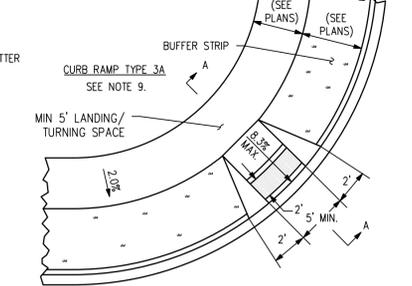
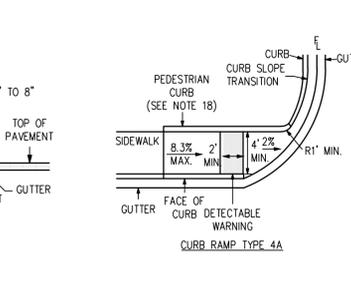
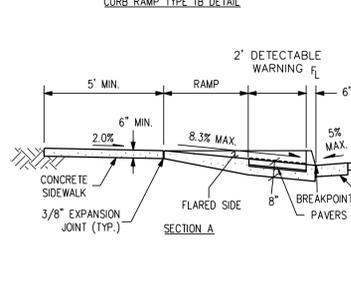
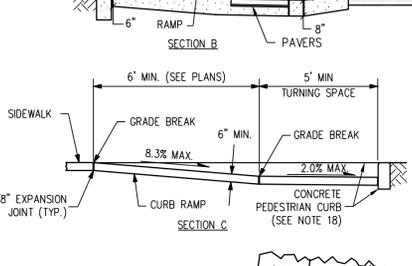
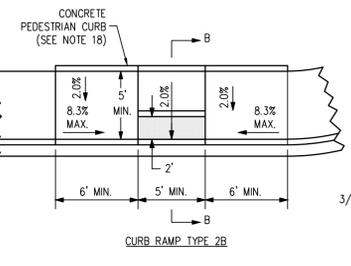
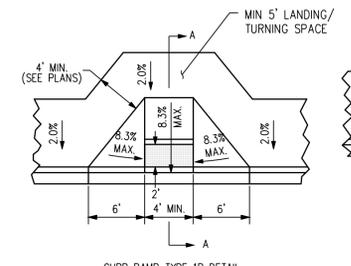
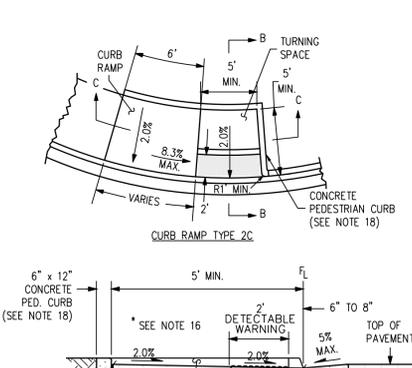
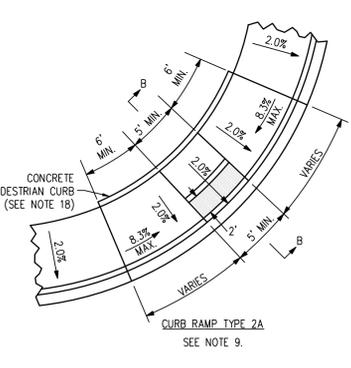
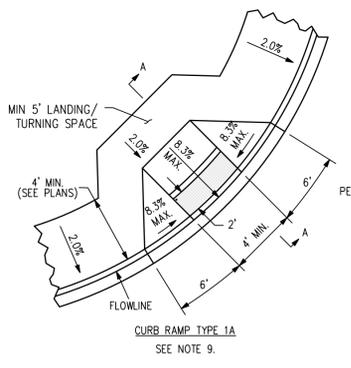


**NOTE:**  
 1. MATCH EXISTING DEPTH +1"  
 2. MATCH EXIST SUBGRADE DEPTH UNLESS OTHERWISE SPECIFIED  
 3. APPLY TACKIFIER AT SAWCUT AND MILL PRIOR TO PAVING.

**ASPHALT "1" PATCH DETAIL** 4  
 NTS SDP-07

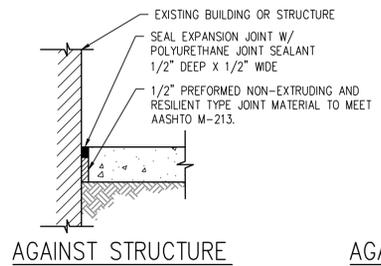


**PRIVATE CURB AND GUTTER DETAIL** 5  
 NTS SDP-07

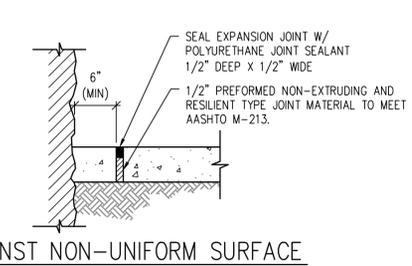


**CURB RAMP DETAIL** 6  
 NTS SDP-07

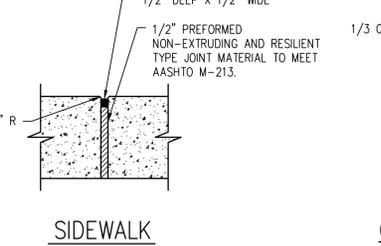
- NOTES:**
- ALL DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT SIDEWALK TO STREET TRANSITIONS. THEY SHALL HAVE A TRUNCATED DOME SURFACE. THE DOMES SHALL BE IN A SQUARE GRID PATTERN AND ALIGNED WITH PEDESTRIAN TRAFFIC. THE DETECTABLE WARNINGS SHALL BE CONTRASTING COLOR TO THE SURROUNDING SIDEWALK.
  - ALL DETECTABLE WARNING SURFACES SHALL START A MINIMUM OF 6 INCHES FROM THE FLOWLINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM ANY POINT ON THE FLOWLINE OF THE CURB, WITH EXCEPTION FOR TYPES 1B MODIFIED AND 3B MODIFIED CURB RAMPS AS THIS DIMENSION MAY BE GREATER THAN 8 INCHES ON ONE SIDE OF THE RADIUS.
  - THE RAMP SLOPE AND DETECTABLE WARNING SURFACE SHALL BE 8.3% OR FLATTER. RAMP SLOPE MAY NOT EXCEED 8.3%. CROSS SLOPE MAY NOT EXCEED 2.0%. MAXIMUM SLOPES MAY NOT BE EXCEEDED REGARDLESS OF TOLERANCES, EXCEEDING THE MAXIMUM SLOPE WILL NOT BE ACCEPTED. ADJUST ALL DIMENSIONS PER PLAN.
  - THE MINIMUM WIDTH FOR SIDEWALK IS 4 FEET.
  - DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED IN THE CURB RAMP OR TURNING SPACE AREAS.
  - CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP.
  - IF THE PLACEMENT OF THE PEDESTRIAN PUSH BUTTON ASSEMBLY ON A TRAFFIC SIGNAL MAST POLE WILL NOT BE WITHIN EASY REACH (10 INCHES OR LESS AND UNOBSTRUCTED) OF ALL PEDESTRIANS (IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT), THEN A SEPARATE PEDESTRIAN PUSH BUTTON POST ASSEMBLY (PPBPA) SHALL BE INSTALLED WITHIN ADA REACH RANGES. THE PPBPA SHALL MEET THE PROVISIONS FOUND IN "SECTION 4E.08 THROUGH 4E.13 - PEDESTRIAN DETECTORS" OF THE 2009 MUTCD MANUAL WITH REVISIONS 1 AND 2.
  - DIAGONAL CURB RAMPS (ON THE APEX) ARE NOT PREFERRED IN NEW CONSTRUCTION. A SINGLE DIAGONAL CURB RAMP (ON THE APEX) WILL ONLY BE PERMITTED DURING RECONSTRUCTION OR ALTERATION WHERE PHYSICAL OR SITE CONSTRAINTS PREVENT TWO CURB RAMPS FROM BEING INSTALLED. THE ENGINEER SHALL PROVIDE APPROVED JUSTIFICATION DOCUMENTATION (CDOT CURB RAMP DESIGN VARIANCE REQUEST FORM) FOR CDOT PROJECTS. ALL CURB RAMPS INSTALLED ON THE APEX MUST MEET THE STANDARDS AS DEFINED IN M-608-1.
  - CURB RAMPS (EXCLUDING FLARED SIDES OR BLENDED TRANSITIONS) SHALL BE WHOLLY CONTAINED WITHIN THE WIDTH OF THE CROSSWALK AND/OR THE PEDESTRIAN STREET CROSSING THEY SERVE.
  - ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0" - 1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.
  - THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
  - TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, THE RAMP LENGTH SHALL NOT EXCEED 15 FEET. ADJUST THE RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
  - THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
  - FLARED SIDE SLOPES MAY EXCEED 10% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE OR THE ADJACENT CIRCULATION PATH IS BLOCKED.
  - THE STANDARD TURNING SPACE IS 5 FEET BY 5 FEET.
  - CURB RAMP TYPE 1B, 2B, AND 3B MAY BE USED IN MID-BLOCK.
  - THE PEDESTRIAN CURB IS REQUIRED UNLESS OTHERWISE SPECIFIED.
  - FOR FULL DETAIL INCLUDING BAR LIST AND DIMENSION TABLE, SEE CDOT DETAIL M-604-1 SHEETS 1 THROUGH 10.
  - REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR FLATWORK INFORMATION, SUBGRADE PREPARATION, WALK WIDTHS, CONCRETE THICKNESS, ETC.
  - ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.



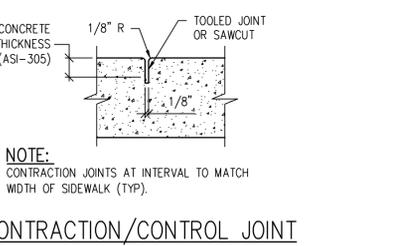
**AGAINST STRUCTURE**



**AGAINST NON-UNIFORM SURFACE**



**SIDEWALK**



**CONTRACTION/CONTROL JOINT**

**NOTES:**  
 1. CURB EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) - SEE PLAN  
 2. REMOVE PLASTIC FORMING MATERIAL ("ZIP STRIPS") FROM PREFORMED JOINT MATERIAL PRIOR TO PLACING SEALANT

**CONCRETE DETAIL** 7  
 NTS SDP-07



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PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

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**SITE PLAN DETAILS**

RTA PROJECT NUMBER:  
**2021-080.00**  
 DATE:  
**10/23/2024**

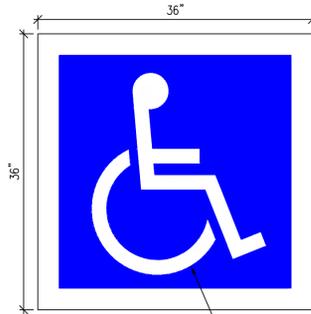
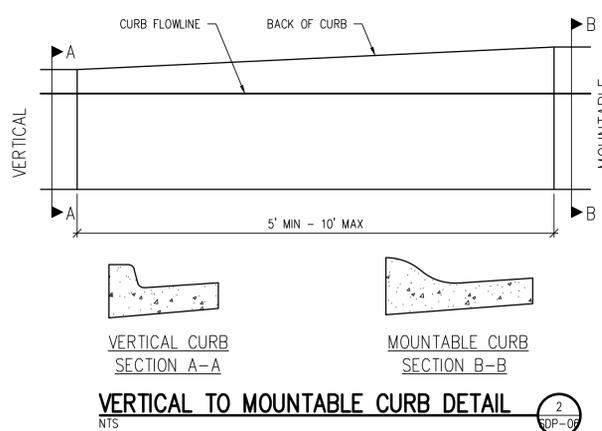
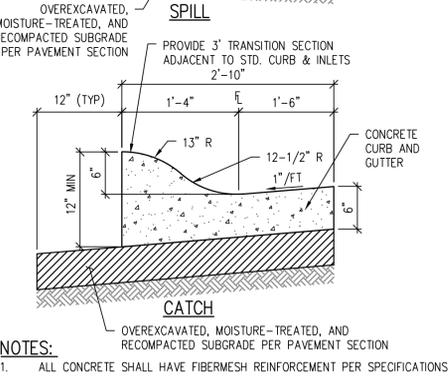
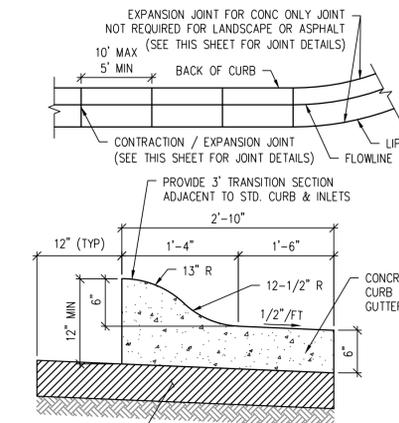
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**SITE DEVELOPMENT PLAN**

REVISIONS:  
 # DATE DESCRIPTION

GAGC APPROVAL: **HMM**  
 DRAWN BY: **CMS/TWW**  
 CHECKED BY: **DIB**

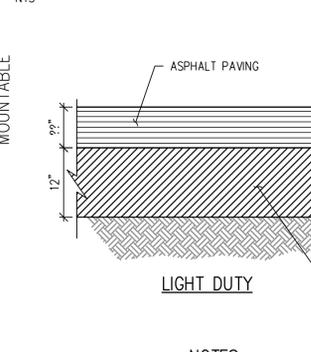
ISSUED FOR:  
**SITE DEVELOPMENT PLAN**  
 SHEET NO.  
**SDP-07**

J:\3535A\Drawings\3535A-03-HOP-DET-10-SDP.dwg, 10/23/2024 - 9:22 AM, AMP



NOTES:  
1. PAINT PER SPECIFICATIONS.  
2. APPLY WITH STENCIL FOR "MODIFIED INTERNATIONAL SYMBOL OF ACCESS" OR APPROVED SUBSTITUTION.

**ACCESSIBLE SYMBOL DETAIL** (3) SDP-08



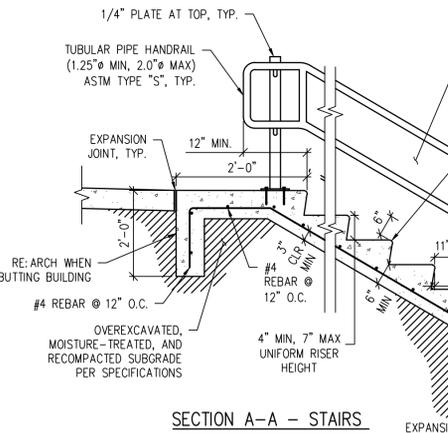
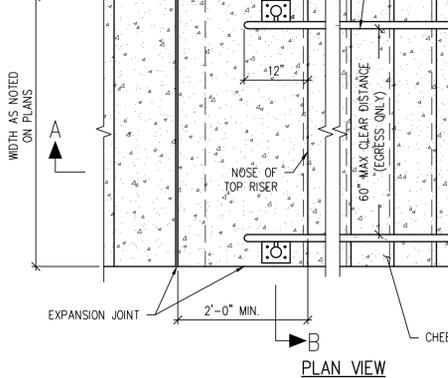
NOTES:  
1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.  
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.  
3. SEE CONTRACTION AND EXPANSION JOINT DETAILS.  
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.  
5. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

**REINFORCED CONCRETE PAN DETAIL** (5) SDP-08



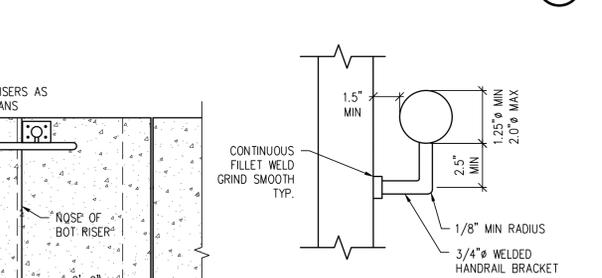
NOTES:  
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

**MOUNTABLE CURB & GUTTER DETAIL** (1) SDP-08



NOTES:  
1. PROVIDE FINAL DESIGN AND LAYOUT DETAILS TO OWNER, ARCH AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION (INCLUDING DIMENSIONS, REBAR, RAILING, COLORS, ETC.).  
2. SEE PLANS FOR RISER QUANTITIES, WIDTHS, AND OTHER LAYOUT INFORMATION.  
3. HANDRAILS AND ACCESSORIES TO BE GALVANIZED STEEL.  
4. ALL HARDWARE SHALL BE GALVANIZED STEEL.  
5. SLOPE TREADS TO DRAIN (1.0% MIN TO 1.9% MAX).  
6. ALL RISERS SHALL BE A UNIFORM HEIGHT (MIN. 4\"/>

**STAIR AND RAILING DETAIL** (7) SDP-08

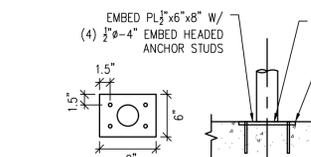


NOTES:  
1. PROVIDE FINAL DESIGN AND LAYOUT DETAILS TO OWNER, ARCH AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION (INCLUDING DIMENSIONS, REBAR, RAILING, COLORS, ETC.).  
2. SEE PLANS FOR RISER QUANTITIES, WIDTHS, AND OTHER LAYOUT INFORMATION.  
3. HANDRAILS AND ACCESSORIES TO BE GALVANIZED STEEL.  
4. ALL HARDWARE SHALL BE GALVANIZED STEEL.  
5. SLOPE TREADS TO DRAIN (1.0% MIN TO 1.9% MAX).  
6. ALL RISERS SHALL BE A UNIFORM HEIGHT (MIN. 4\"/>

**STAIR AND RAILING DETAIL** (7) SDP-08



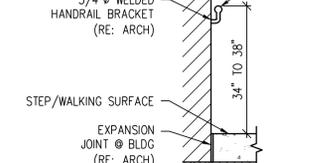
**FULL DEPTH ASPHALT PAVEMENT SECTION DETAIL** (4) SDP-08



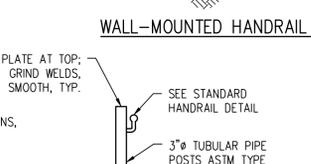
**HEAVY DUTY (1) SDP-08**

NOTES:  
1. USE HEAVY DUTY ASPHALT SECTION FOR HEAVY TRUCK TRAFFIC AND FIRE LANES.  
2. USE LIGHT DUTY ASPHALT SECTION FOR CAR PARKING STALLS.  
3. FINAL PAVEMENT DESIGN TO BE APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.

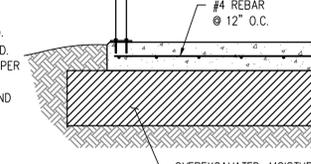
**WALL-MOUNTED HANDRAIL (1) SDP-08**



**SECTION B-B - STAIRS (1) SDP-08**

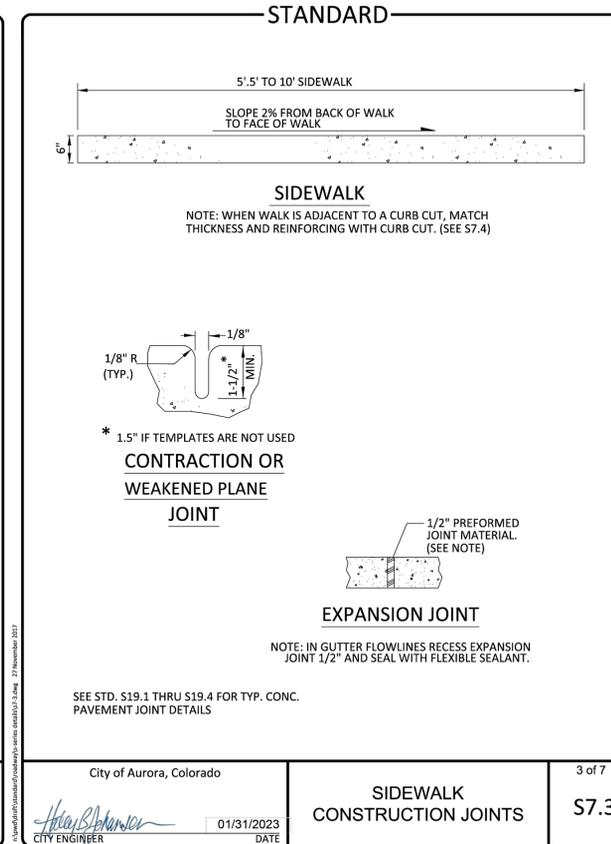
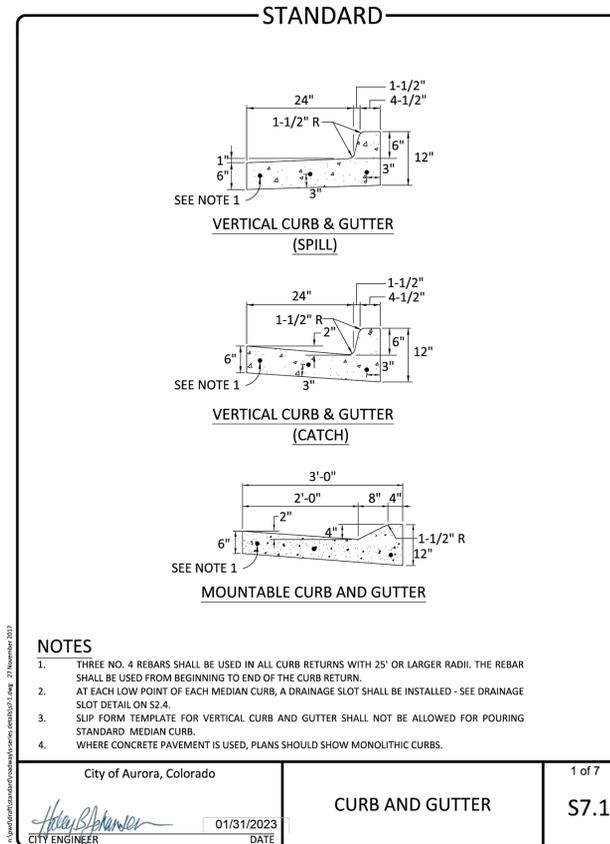
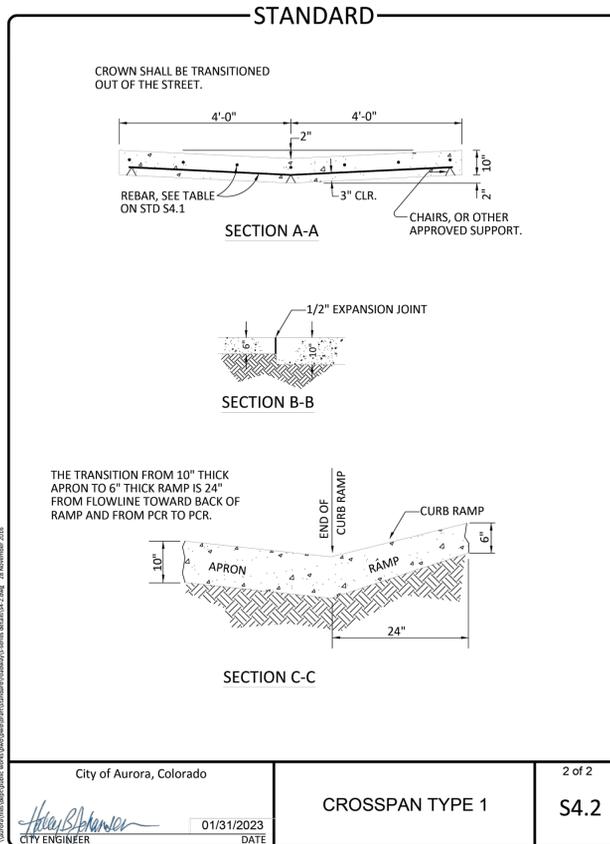
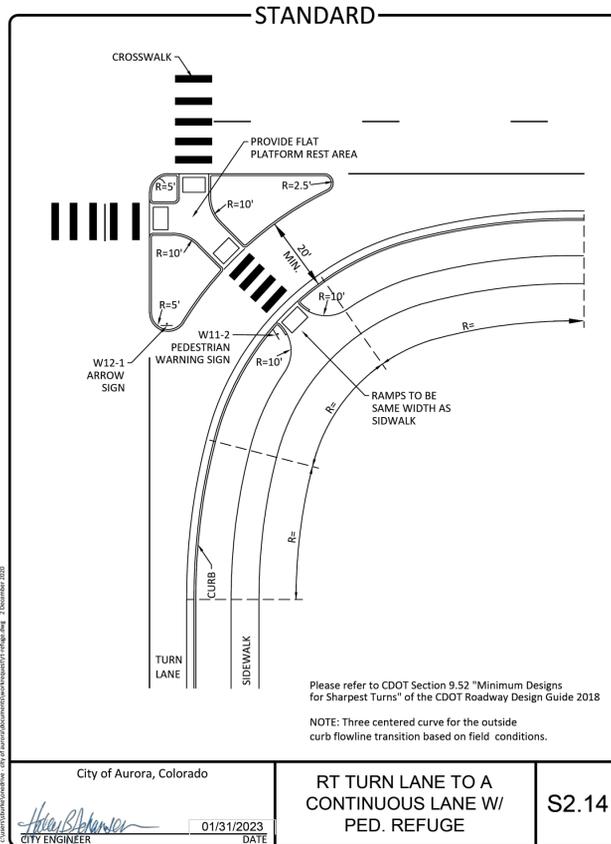


**SIGN DETAIL (8) SDP-08**



**REGULAR/SMALL SIGN SQUARE POST (8) SDP-08**

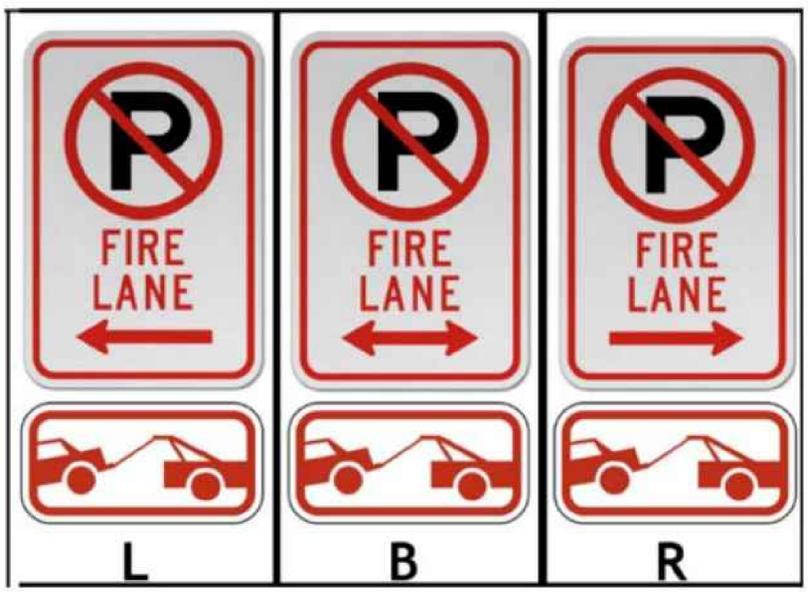




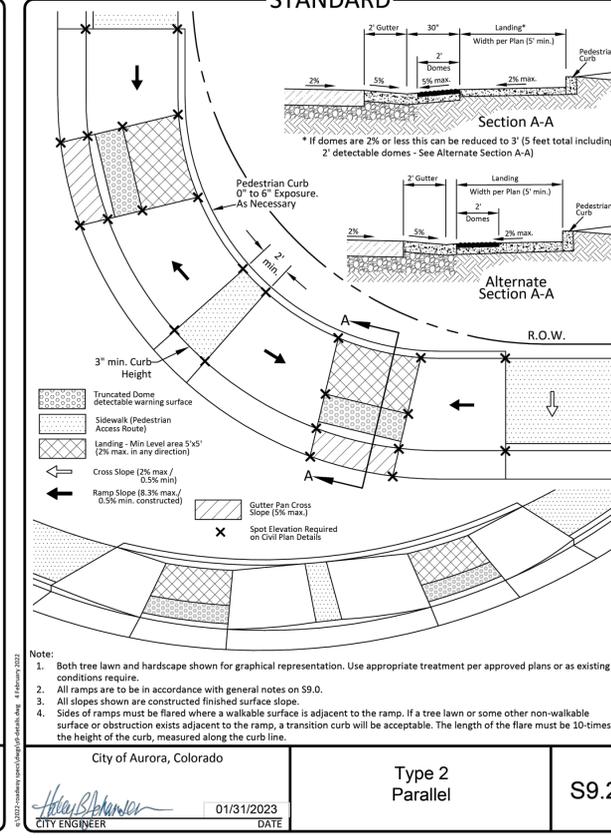
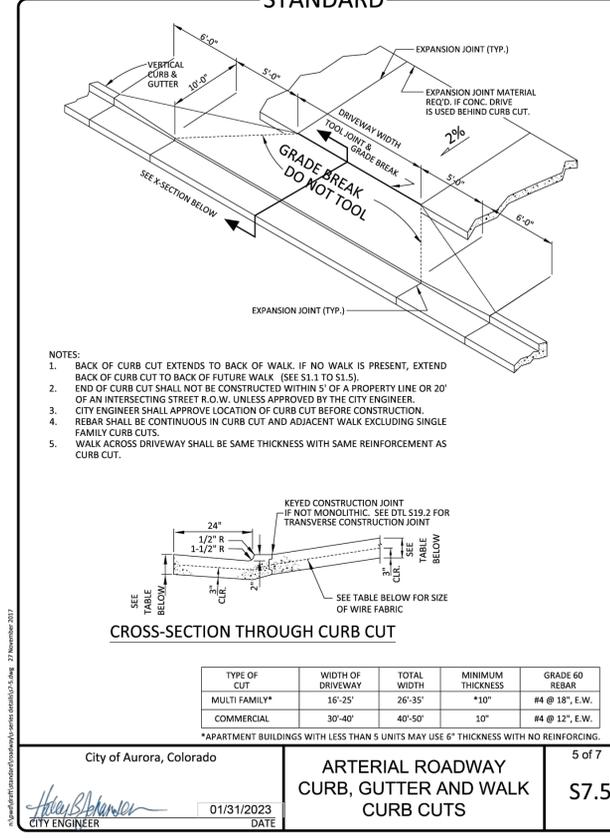
12" X 18"



12" X 18"



- FIRE LANE SIGNS AND NOTES:**
- SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREE WITH THE CURB OR LINE OF TRAFFIC FLOW.
  - SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
  - SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
  - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS.
  - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



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PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

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SITE PLAN DETAILS

RTA PROJECT NUMBER: 2021-080.00

DATE: 10/23/2024

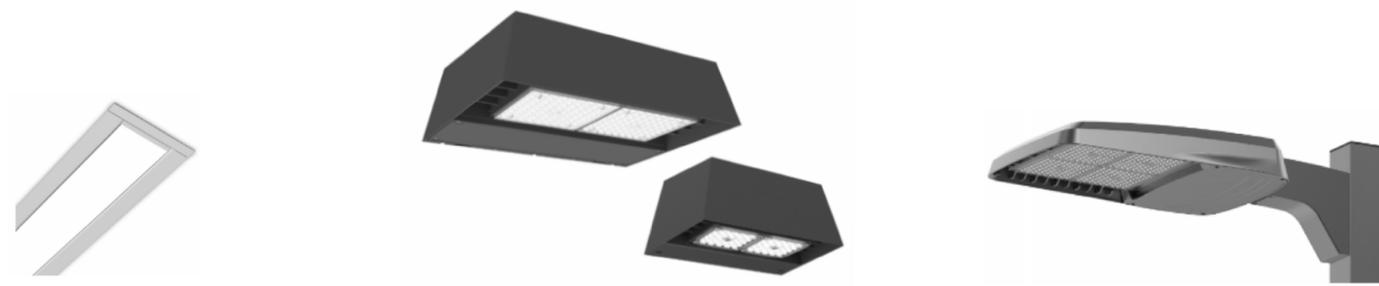
REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR: SITE DEVELOPMENT PLAN

SHEET NO: SDP-09

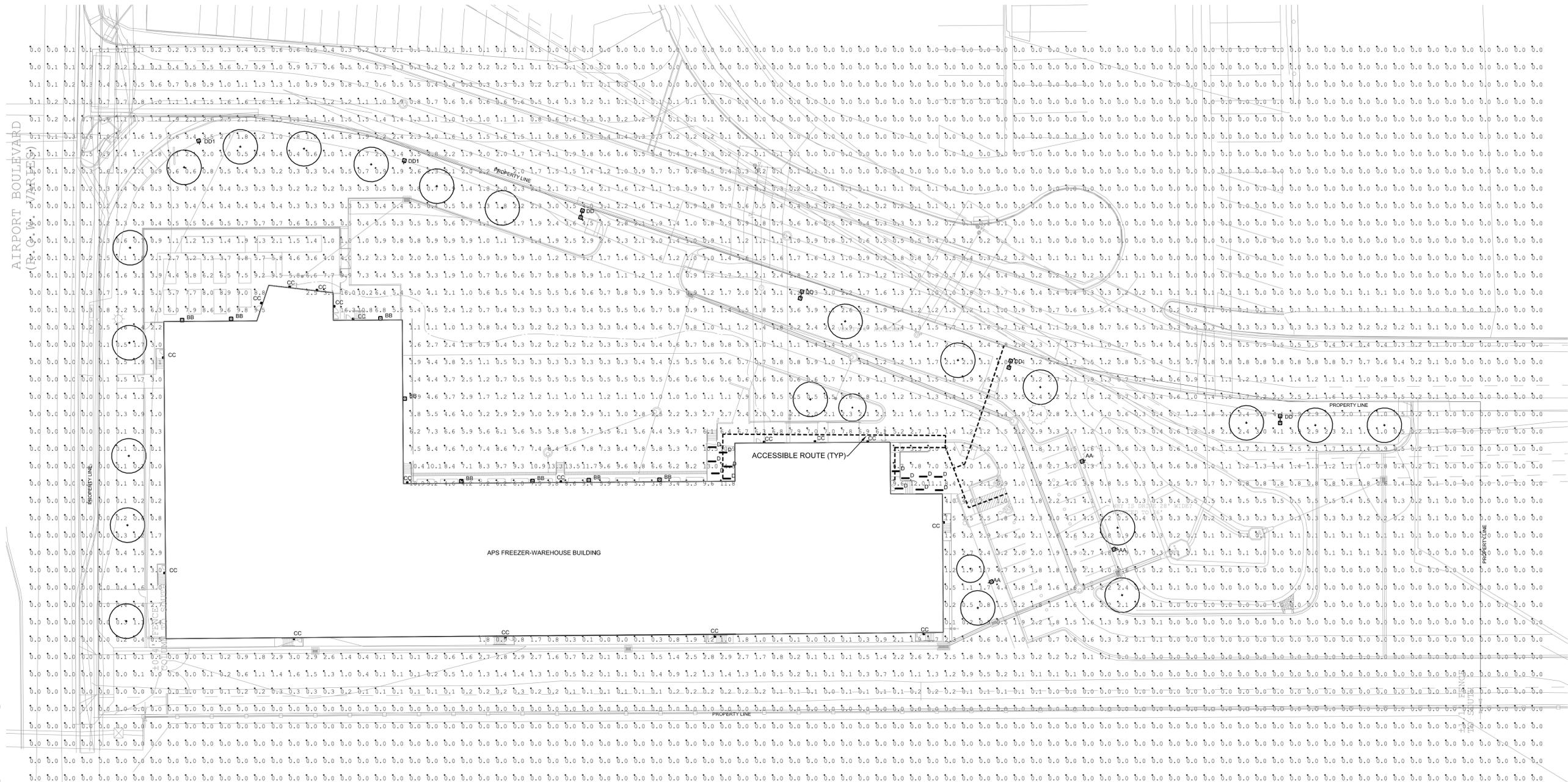
GAGC APPROVAL: HMM  
 DRAWN BY: CMS/TWW  
 CHECKED BY: DIB



TYPE D

TYPE BB, CC

TYPE AA, DD, DD1



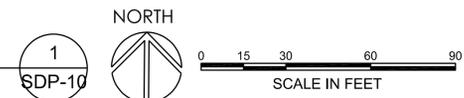
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BB		BEACON RWL3-180L-05-SK7-4U	1.000	13104	93.2	745.6	8	Single	20
CC		BEACON RWL-148L-25-SK7-3-4J	1.000	3748	26	476	17	Single	19, 13
DD		BEACON VP-1102L-09-SK7-3	1.000	9227	72	576	4	Back-Back	25
DD1		BEACON VP-1102L-09-SK7-3	1.000	11784	92	184	2	Single	25
D		2LR-D-4-SDF-X-CX-35K-D060	1.000	2400	24.19	314.47	13	Single	20

**MEANS OF EGRESS ILLUMINATION:**

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

**SITE PHOTOMETRIC PLAN**

SCALE: 1" = 30'



**PLANTING SCHEDULE**

CODE	DECIDUOUS TREES	COMMON NAME	SIZE
AC SA	Acer saccharum 'Baillista' Fall Fiesta	Fall Fiesta Maple	2 1/2" B&B
CE OC	Centis occidentalis	Western Hackberry	2 1/2" B&B
GL TR	Gleditsia tricanthos intermis 'Imperial'	Imperial Honeylocust	2 1/2" B&B
QU RO	Quercus robur	English Oak	2 1/2" B&B
QU RU	Quercus rubra	Northern Red Oak	2 1/2" B&B
TI CO	Tilia cordata 'Glenleven'	Glenleven Linden	2 2/2" B&B
UL MO	Ulmus x Morton	Accolade Elm	2 2/2" B&B
EVERGREEN TREES		COMMON NAME	
PI NI	Pinus nigra	Austrian Pine	6' B&B
PI PO	Pinus ponderosa	Ponderosa Pine	6' B&B
PI PU	Picea pungens	Colorado Spruce	6' B&B

**NATIVE SEED MIX**

**Native Seed Mix**  
**1. Fescue Seed Mix: Enviro Turf by Turf Master. Contact 970-493-8311**  
**2. Dryland Seed Mix:**

Scientific Name	Common Name
Agastache foeniculum	Lavender Hyssop
Allium cernuum	Nodding Pink Onion
Asclepias tuberosa	Butterfly Milkweed
Coreopsis lanceolata	Lance-Leaved Coreopsis
Coreopsis tritoria	Plains Coreopsis
Echinacea angustifolia	Narrow-Leaf Purple Coneflower
Gaillardia pulchella	Annual Gaillardia
Liatriis aspera	Rough Blazingstar
Oenothera missouriensis	Dwarf Evening Primrose
Penstemon grandiflorus	Shell-Leaf Penstemon
Petalostemon purpureum	Purple Prairie Clover
Ratibida columnifera	Prairie Coneflower
Rudbeckia hirta	Black-Eyed Susan
Verbena stricta	Hoary Vervain
Zizia aurea	Golden Alexander

Grasses: Sideoats Grama, Blue Grama, Prairie Junegrass, and Sand Dropsee  
 Apply at a rate of 8 lbs. per acre  
 Seed mixture available through Applewood Seed Co. 303-431-7333

**3. Detention Basin Mx:**

Scientific Name	Common Name	% in Mix
Alisma subcordatum	Water Plantain	0.75%
Asclepias incarnate	Swamp Milkweed	0.75%
Bidens cernua	Bur Marigold	0.56%
Mimulus ringens	Allegheny Monkeyflower	0.56%
Penthorum sedoides	Ditch Stonecrop	0.28%
Rudbeckia laciniata	Cutleaf Coneflower	0.28%
Sagittaria latifolia	Common Arrowhead	2.06%
Verbena hastate	Blue Vervain	0.37%
Carex stipata	Awl-Fruited Sedge	0.84%
Carex vulpinoidea	Fox Sedge	2.06%
Elymus virginicus	Virginia Wildrye	0.84%
Eleocharis species	Spike Rush	0.28%
Glyceria striata	Fowl Manna Grass	1.12%
Juncus effuses	Soft Rush	0.75%
Juncus tenuis	Path Rush	0.65%
Juncus torreyi	Torrey's Rush	0.56%
Leersia oryzoides	Rice Cut Grass	0.56%
Panicum virginicum	Switchgrass	3%
Scirpus validus	Softstem Bulrush	1.50%
Spartina pectinata	Prairie Cordgrass	0.93%

Grasses: Sedge, Wildrye, Rush, Rice Cut, Switchgrass, Bulrush and Cordgrat  
 Apply at a rate of 32 lbs. per acre  
 Seed mixture available through Applewood Seed Co. 303-431-7333

**LANDSCAPE NOTES**

- All plants are to be nursery grown stock from growers located in USDA hardiness zones 1, 2, 3 or 4.
- New sod is to be per specifications. Lay sod 1 1/2" (from final grade) lower than adjacent paving grade or edger except in the center of a swale where drainage would be impeded.
- New native seed is to be per specifications.
- Install mulch in all planting beds as indicated on plans and details. Sample of mulch to be approved by landscape architect prior to installation. Mulch is to be per specifications.
- Install 4" depth mulch per specifications. Place around all new and existing trees in sod areas in the form of a circle per specs. Sample of wood mulch to be approved by the landscape architect prior to installation.
- Contractor to install geotextile fabric for weed protection beneath all shrub beds.
- Soil preparation per specifications and tilled at a minimum depth of 9" for sodded turf, native seed, and planting beds.
- All finished grades shall be approved by the landscape architect prior to installation of sod or any other plant material.
- All existing trees are to remain and to be protected unless otherwise noted.
- New trees shall be planted a minimum of 20' away from each other and 8' from walks, paths, and edges, unless otherwise directed by the landscape architect. No trees shall be planted above irrigation lines or underground utilities. Install vertical root guard at all trees.
- All trees shall be located a minimum of 10' off the flowline of the curb on all public streets, and a minimum of 10' off any utility.
- All plant material shall be staked or placed by the contractor and observed by the landscape architect prior to planting operations. All plant material shall be observed and approved by the landscape architect prior to installation. Final location of all plant material shall be subject to the approval of the landscape architect.
- Contractor shall hand dig all planting pits adjacent to utilities. If utilities are damaged repairs shall be made at the contractors expense.
- The Contractor shall be solely responsible for safety in, on or about the project site. Any damage to adjacent property or utilities, not designated for removal, relocation or replacement, shall be repaired and/or replaced by the Contractor at the Contractor's expense.
- The Contractor shall be responsible for obtaining any permits or licenses required for the performance of the work as applicable to the project.
- The landscape architect and/or owner make no warranty as to the correctness and/or completeness of the existing utility locations shown or not shown on the plans. The Contractor shall be responsible for field verifying the horizontal and vertical location of all existing utilities including water, sewer, storm drains, gas transmission lines, and other utilities above and below the surface that may affect the project. Should any discrepancy or conflict be discovered the Contractor shall notify the landscape architect immediately, and shall not continue construction until said conflict can be resolved in writing.
- The Contractor shall notify all utility companies at least 48 hours prior to beginning construction to verify depth and location of all utilities.
- Contractor shall take appropriate measures to protect both on site and adjacent property, trees and vegetation. Areas outside the limits of work as shown on the plans and shall remain undisturbed. Any items not intended for demolition shall be protected. Any damage will be repaired at Contractor's expense.
- All planting beds, sod, & trees to be irrigated with an underground irrigation system.
- All irrigated turf areas shall not exceed 4:1 slopes, shrub bed areas shall not exceed 3:1 slopes, and shall be 4:1 where possible.
- Contractor shall coordinate irrigation and planting work such that installed irrigation equipment shall not cause adjustment of planting locations contrary to the plans. If irrigation equipment is installed in locations obstructing the intended locations of plantings, the irrigation equipment shall be relocated.
- All existing landscape, irrigation equipment, concrete or fencing, on or off site disturbed by construction operations shall be repaired and restored buy the contractor to DPS standards or original condition.
- If conditions do not allow strict conformance to the notes, details, and specifications, the contractor shall request approval from the landscape architect before performing work in an alternative manner.



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 East Centertech Parkway, Aurora, CO 80011

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SHEET TITLE

**LANDSCAPE NOTES**

RTA PROJECT NUMBER  
**2021-080.00**  
 DATE  
**09/06/2024**

REVISIONS  
 # DATE DESCRIPTION

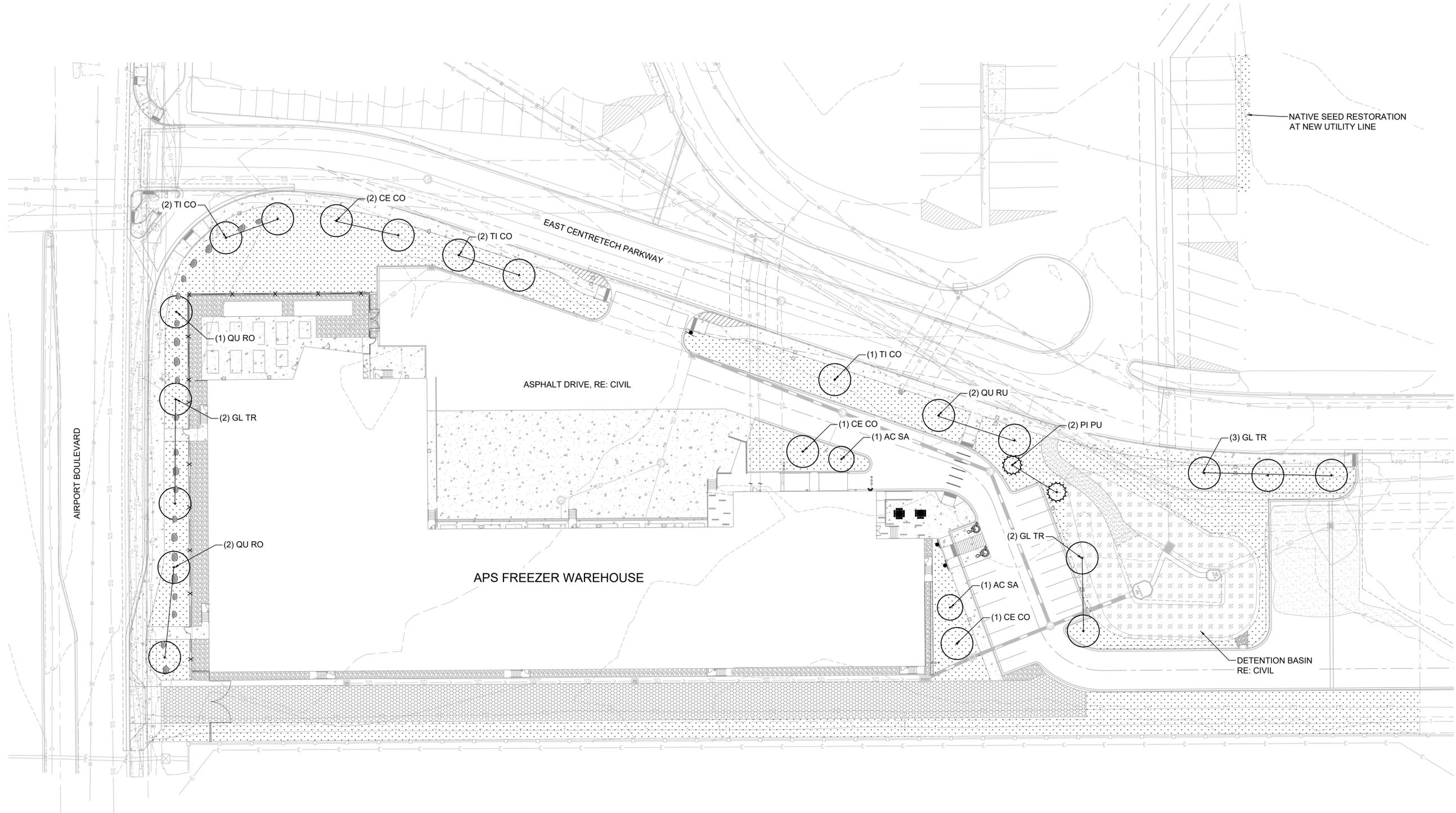
DATE APPROVAL:  
 DRAWN BY: EMS  
 CHECKED BY: LT

ISSUED FOR:  
**SITE DEVELOPMENT PLAN**

SHEET NO.  
**SDP-11**

LEGEND

- |  |                            |  |                             |
|--|----------------------------|--|-----------------------------|
|  | NATIVE SEED                |  | PICNIC TABLE, RE: SPECS     |
|  | 3/4" GRAVEL, RE: SPECS     |  | ORNAMENTAL FENCE, RE: SPECS |
|  | CONCRETE, RE: CIVIL        |  | 2.5" CAL. DECIDUOUS TREE    |
|  | CRUSHER FINES, RE: SPECS   |  | 8' HT. EVERGREEN TREE       |
|  | DETENTION BASIN, RE: CIVIL |  | LANDSCAPE BOULDERS          |



**APS Freezer-Warehouse Building**

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SHEET TITLE  
**OVERALL LANDSCAPE PLAN**  
 RTA PROJECT NUMBER  
**2021-080.00**  
 DATE  
**09/06/2024**

REVISIONS

#	DATE	DESCRIPTION

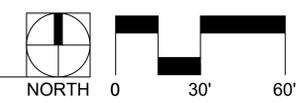
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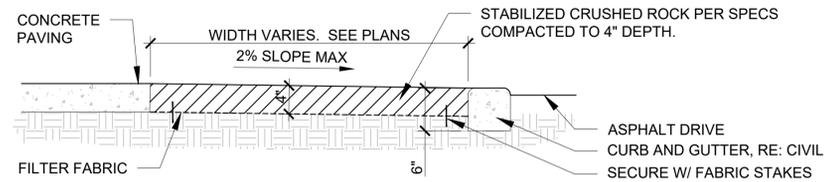
ISSUED FOR:  
 SITE DEVELOPMENT PLAN

SHEET NO.  
**SDP-12**

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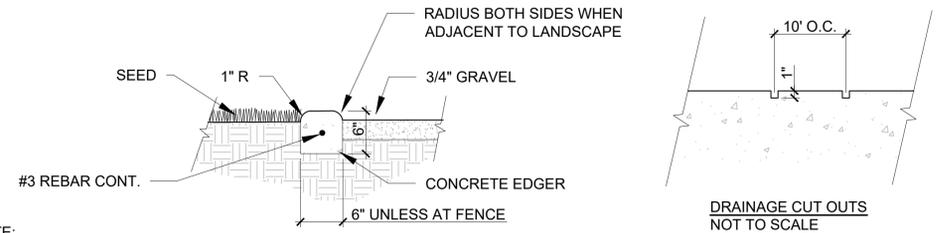
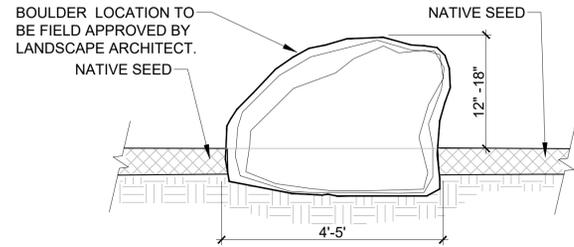
**1 OVERALL LANDSCAPE PLAN**  
 Scale: 1" = 30'-0"





**NOTE:**  
 1. INSTALL STABILIZED CRUSHED ROCK AND COMPACT UNTIL MATERIAL IS FIRMLY LOCKED TOGETHER. MATERIALS SHALL BE A MIN. OF 4" DEPTH AFTER COMPACTION. CROSS SLOPE SHALL BE 2% MAX WITH NO DEPRESSIONS TO COLLECT WATER. STABILIZED CRUSHED ROCK BY STABILIZER SOLUTIONS PER SPECIFICATIONS.

**NOTES:**  
 1. BOULDERS TO BE BURIED 4" BELOW SUBGRADE.



**NOTE:**  
 1. PROVIDE CONTROL JOINTS AT 20' O.C., AND WHERE MOW BAND ABUTS PAVING OR STRUCTURES.  
 2. TOP OF CURB WALL TO BE THE FOLLOWING DIMENSION ABOVE TOP OF ADJACENT MATERIAL:  
 - 1" ABOVE SEED

**1 CRUSHER FINES PAVING**  
 Scale: 1" = 1'-0"

**2 LANDSCAPE BOULDER**  
 Scale: 1" = 1'-0"

**3 CONCRETE MOW BAND**  
 Scale: 1" = 1'-0"

PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

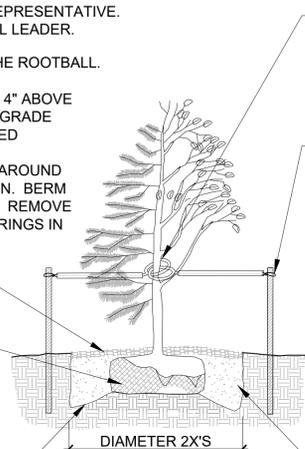
DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL.

**NOTE:** SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH

MULCH FLUSH WITH SOD AT EDGE. PROVIDE 4" DIAMETER CIRCLE

REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BURLAP AND COMPLETE BACKFILL.

UNDISTURBED SOIL

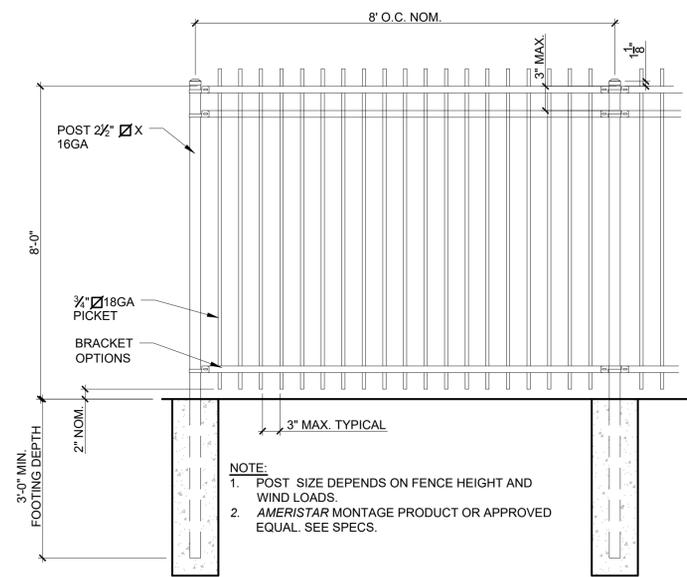


WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

**GUYING SYSTEM:**  
 MIN. 6 FEET LONG HEAVY DUTY WOOD POST STAKES WITH 12 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH WHITE PLASTIC FLAGGING TAPE.

CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

**PREPARED BACKFILL MIXTURE:**  
 1. FOUR PARTS NATIVE SOIL FROM PIT EXCAVATION  
 2. ONE PART SOIL AMENDMENT PER SPECS  
 3. MATERIALS TO BE THOROUGHLY BLENDED.

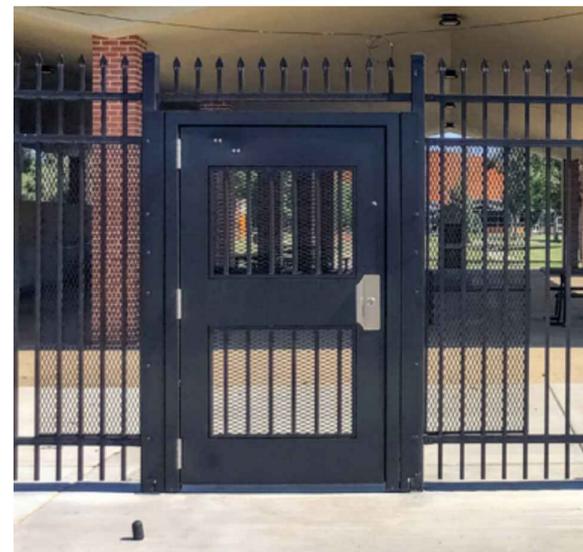


**NOTE:**  
 1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS.  
 2. AMERISTAR MONTAGE PRODUCT OR APPROVED EQUAL. SEE SPECS.



**4 TREE PLANTING**  
 Scale: NOT TO SCALE

**5 8' HT ORNAMENTAL FENCE**  
 Scale: NOT TO SCALE



**6 8' HT PEDESTRIAN GATE**  
 Scale: NOT TO SCALE

**7 8' HT DOUBLE WIDE SWING GATE AT FIRE LANE**  
 Scale: NOT TO SCALE

**8 10'-2" HT PRIVACY PANNELS**  
 Scale: NOT TO SCALE

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**LANDSCAPE DETAILS**

RTA PROJECT NUMBER  
**2021-080.00**  
 DATE  
**09/06/2024**

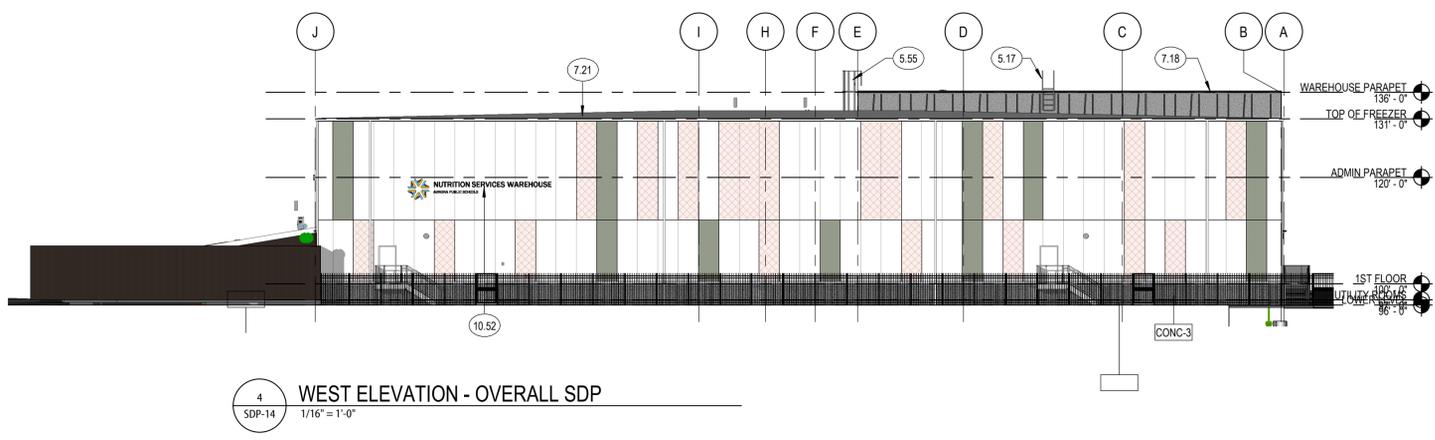
REVISIONS  
 # DATE DESCRIPTION

ISSUED FOR:  
 SITE DEVELOPMENT PLAN

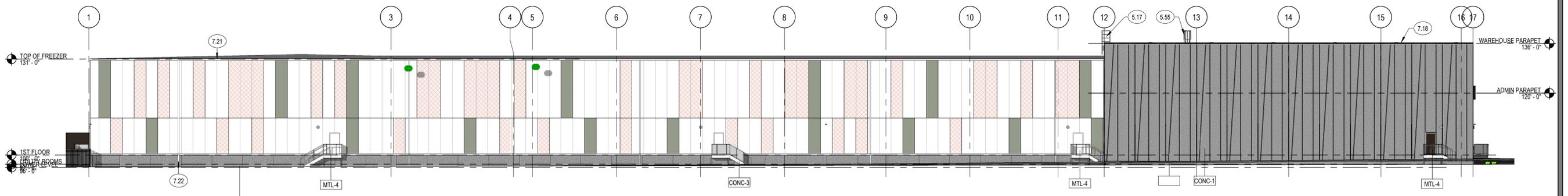
SHEET NO.  
**SDP-13**

**KEYNOTE LEGEND**

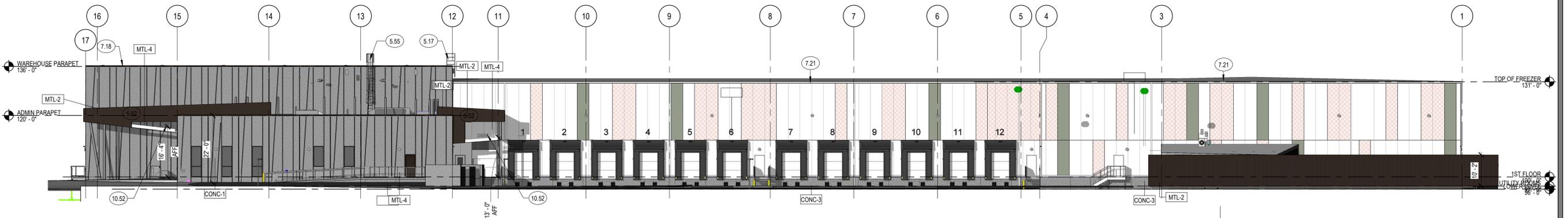
- 5.17 STEEL LADDER WITH OVER PARAPET PLATFORM
- 5.52 METAL ROOF SCREEN AS PART OF BASE BID
- 5.55 STEEL ROOF LADDER WITH SAFETY CAGE
- 7.18 SHEET METAL COPING - PRE-FINISHED
- 7.21 SHEET METAL GUTTER
- 7.22 SHEET METAL DOWNSPOUT WITH STRAP ANCHORS (2'-0") O.C. VERT.
- 10.52 12" PREFIN METAL DIMENSIONAL CHARACTERS MOUNTED TO BAR GRATE



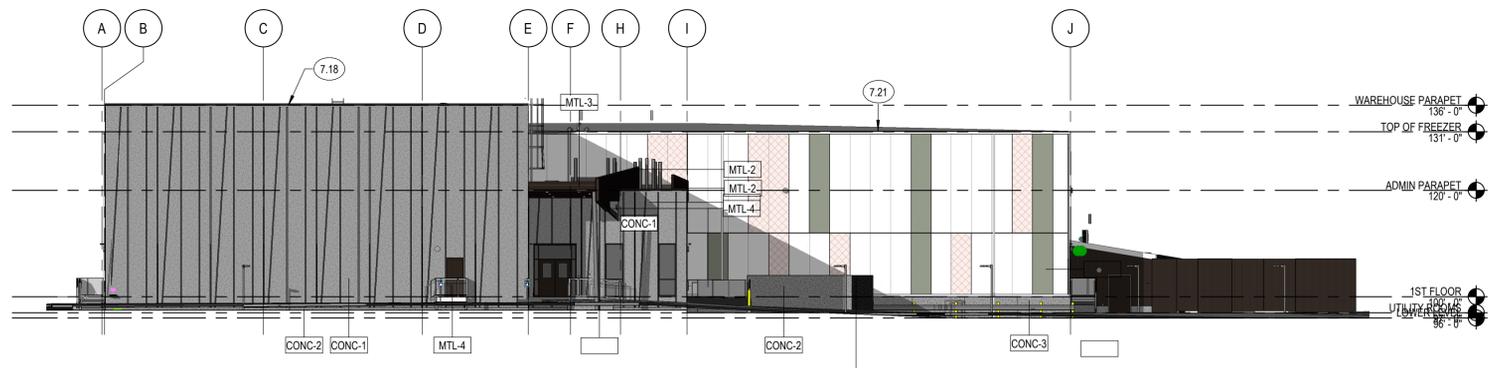
**4 WEST ELEVATION - OVERALL SDP**  
 SDP-14 1/16" = 1'-0"



**3 SOUTH ELEVATION - OVERALL SDP**  
 SDP-14 1/16" = 1'-0"



**2 NORTH ELEVATION - OVERALL SDP**  
 SDP-14 1/16" = 1'-0"



**1 EAST ELEVATION - OVERALL SDP**  
 SDP-14 1/16" = 1'-0"

Autodesk Docs://2021-080.00\_APS Freezer-Warehouse/2021-080.00\_APS Freezer-Warehouse\_v24.rvt  
 10/23/2024 11:47:13 AM

**APS Freezer-Warehouse Building**  
 Aurora Public Schools  
 East Centretech Parkway, Aurora, CO 80011

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**BUILDING ELEVATIONS - SDP**  
 RTA PROJECT NUMBER: 2021-080.00  
 DATE: 09/06/2024

#	DATE	DESCRIPTION

OAC APPROVAL: **Approver**  
 DRAWN BY: **Author**  
 CHECKED BY: **Checker**

ISSUED FOR: **SITE DEVELOPMENT PLAN**

SHEET NO. **SDP-14**