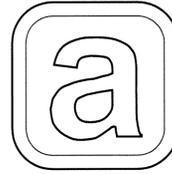


Aurora Public Schools

AURORA, COLORADO

TRANSPORTATION BUILDING
RENOVATION & EXPANSION
90 N AIRPORT BOULEVARD
AURORA, COLORADO 80011

ADVISORY SITE PLAN



OWNER

Aurora Public Schools
1369 Airport Boulevard
Aurora, Colorado 80011
TELE: 303-367-3000 FAX: 303-326-1286
CONTACT: JOHN CALIGARIS

ARCHITECT

RTA, Inc.
19 South Tejon St., Suite 300
Colorado Springs, CO. 80903
TELE.: 719-471-7566 FAX: 719-471-1174
CONTACTS: BRIAN CALHOUN

LANDSCAPE ARCHITECT

DHM Design
1390 Lawrence Street, Suite 100
Denver, CO. 80204
TELE.: 303-892-5566 FAX: 303-892-4984
CONTACT: BILL NEUMANN

CIVIL ENGINEER

Merrick Engineering
2450 S. Peoria St.
Aurora, CO. 80014
TELE.: 303-751-5322 FAX: 303-745-0964
CONTACT: Roger Nelson

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOME-OWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND RE-PLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDE WALKS TO THE ACCESSIBLE BUILDING ENTRANCE. THEY SHALL SERVE AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1-1998.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUB-LIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ROOF-MOUNTED EQUIPMENT SCREENING: ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED.
- 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,

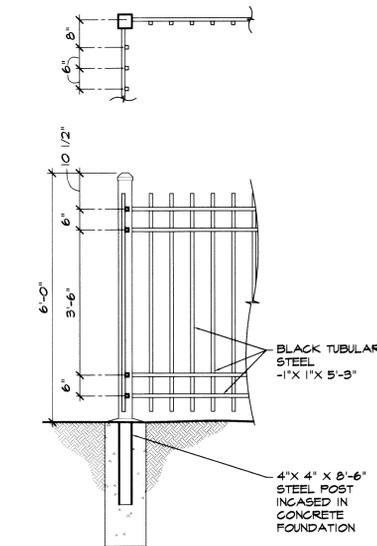
- CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE AURORA PUBLIC SCHOOLS (1369 AIRPORT BOULEVARD, AURORA, CO 80111 303-367-3000) SHALL BE RESPONSIBLE FOR THE FUNDING OF 100% OF THE LEFT TURN ARROW INSTALLATION COSTS AT THE INTERSECTION OF AIRPORT BOULEVARD AND CENTRETECH PARKWAY IF AND WHEN SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO BE CONSIDERED PER THE LATEST STANDARD CURRENTLY BEING USED BY THE CITY. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE OWNER/DEVELOPER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

TYPE	TEXT	SIZE	VULCAN CAT. NO.	MNT'G HGT. TO BOTTOM
1	NO PARKING FIRE-LANE	12"x18"	-	7'-0"
2	PARKING ONLY	12"x18"	RT-8A	7'-0"
3	PARKING ONLY VAN ACCESSIBLE	12"x18"	RT-8PS	7'-0"
			RT-8A	BELOW

* REFER TO DETAIL 3/DP001 FOR TYPICAL TRAFFIC SIGN INFORMATION

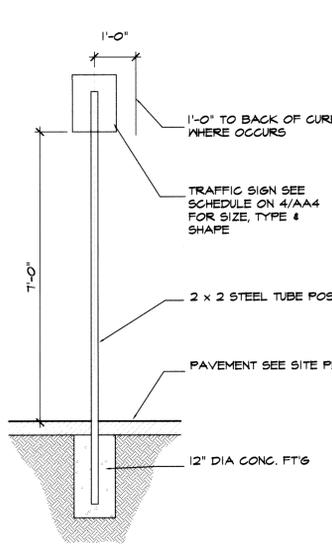
1 SIGN SCHEDULE

SCALE: NTS



2 TYP SECTION/ELEVATION OF IRON FENCE

SCALE: 1/2" = 1'-0"



3 TYP TRAFFIC SIGN

SCALE: 1/2" = 1'-0"

DATA

LAND AREA WITHIN PROPERTY LINES	164,838 SQ. FT. = 3.78 ACRES
GROSS FLOOR AREA	18,492 SQ. FT.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	22'-4"
TOTAL BUILDING COVERAGE	11% AND 18,543 SQ. FT.
HARD SURFACE AREA	80% AND 131,305 SQ. FT.
LANDSCAPE AREA	9% AND 14,990 SQ. FT.
PRESENT ZONING CLASSIFICATION	OPEN SPACE
PERMITTED MAXIMUM SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	0 SQ. FT.
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES REQUIRED	10+24=34*
PARKING SPACES PROVIDED:	
-LARGE BUSES (43')	7
-SMALL BUSES (28')	43
-HANDICAP	2
-PASSENGER	40

(SHOW THE PARKING CALCULATIONS BELOW THE DATA BLOCK BASED UPON THE RATIOS FOR REQUIRED PARKING FOUND IN ZONING CODE, ARTICLE 15, PAGE 15.1.)

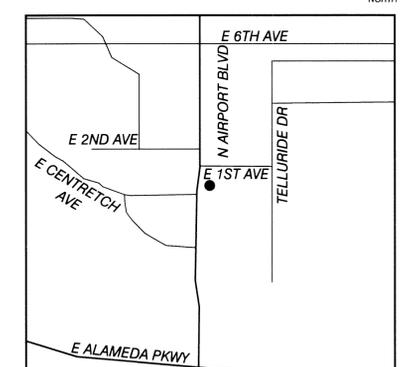
*Employees	15
Service Area	1511.5 = 10 spaces
	10,800 SQ FT
	10,800/150 = 72/3 = 24

**Assumed 1/3 reduction due to 3x space req'd to service buses over passenger vehicles

LEGAL DESCRIPTION

A PORTION OF LOT 2, BLOCK 1, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 2.

VICINITY MAP



LOCATION MAP



DRAWING INDEX

ARCHITECTURAL	
DP001	COVER SHEET
DP101	SITE PLAN
DP201	ELEVATIONS
L101	LANDSCAPE PLAN



19 SOUTH TEJON ST., SUITE 300
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AURORA PUBLIC SCHOOLS
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 90 NORTH AIRPORT BOULEVARD
 AURORA, COLORADO 80011

ABBREVIATIONS

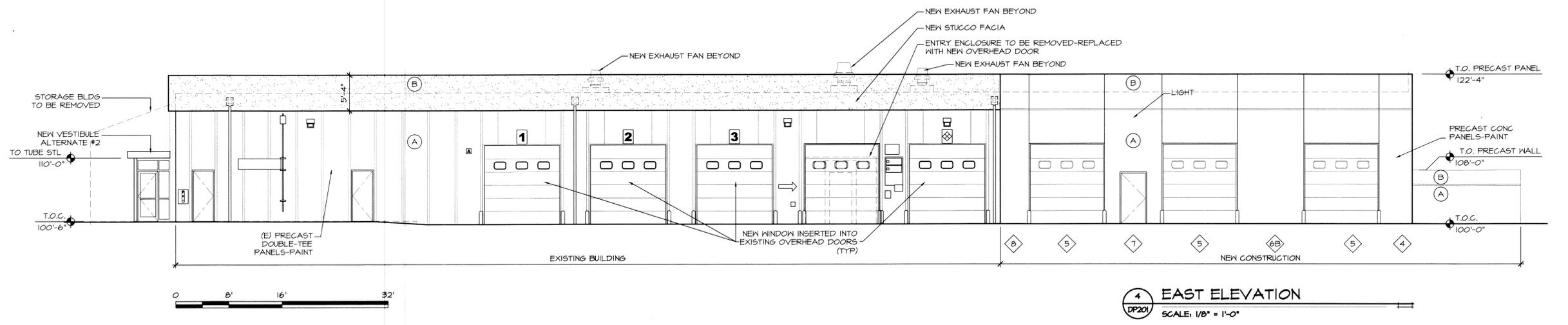
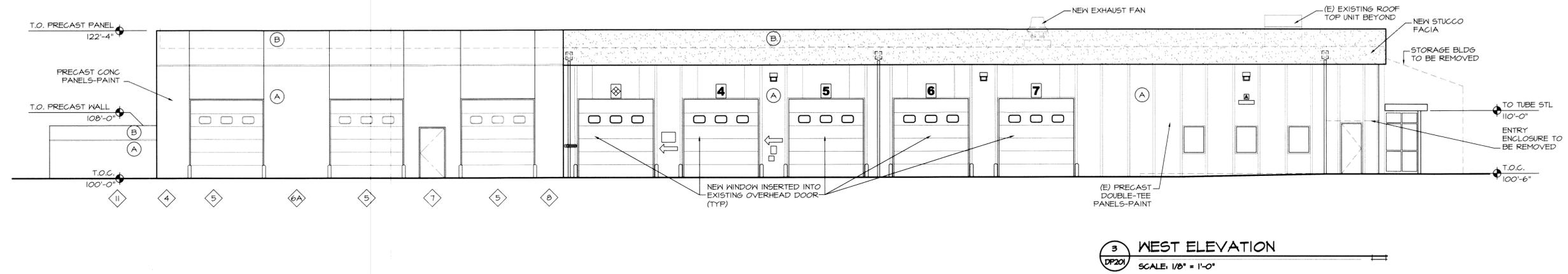
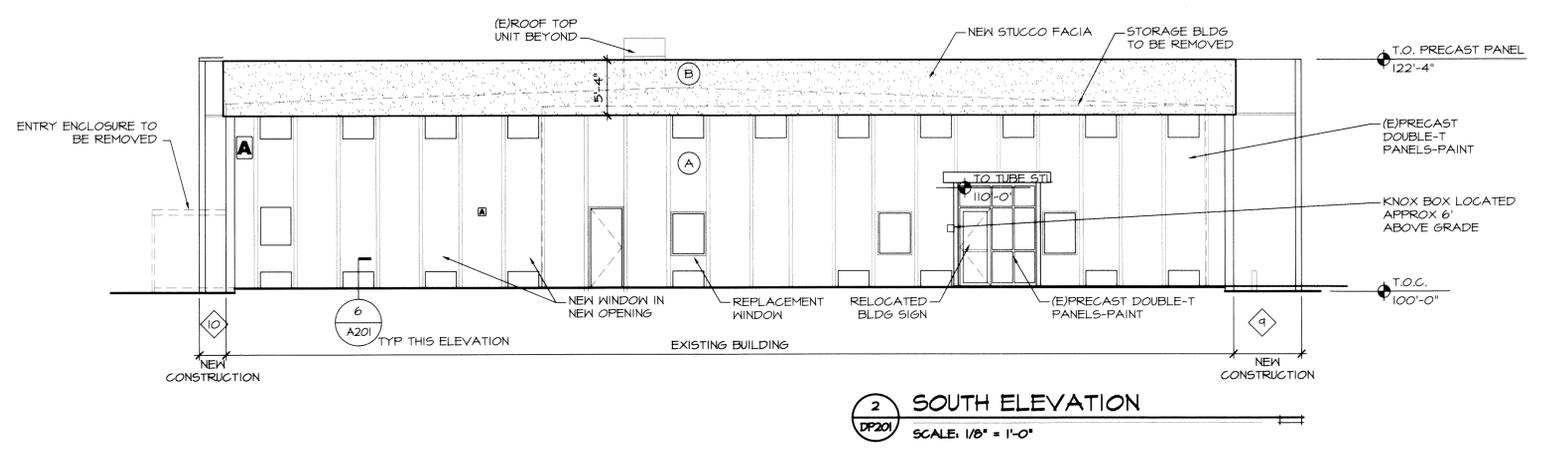
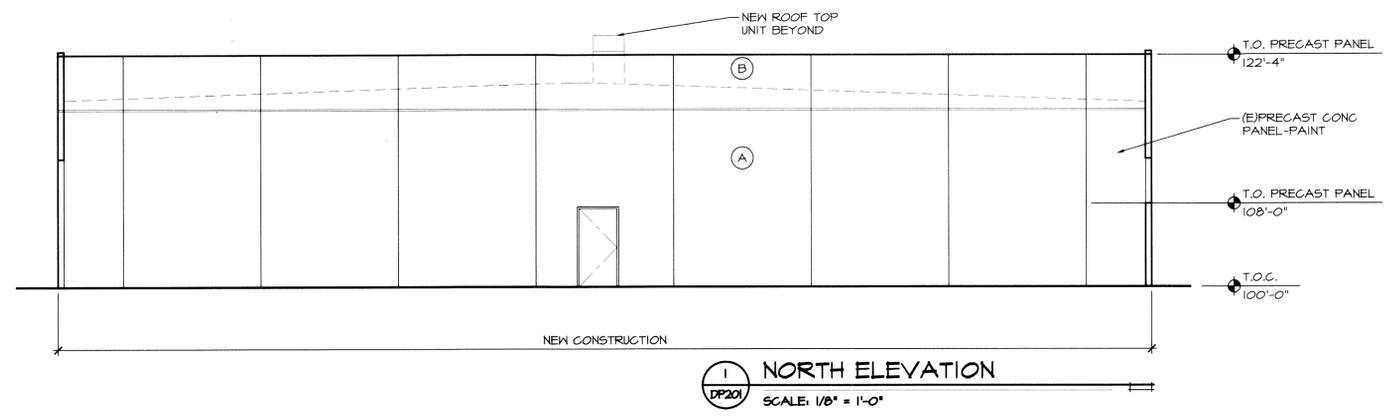
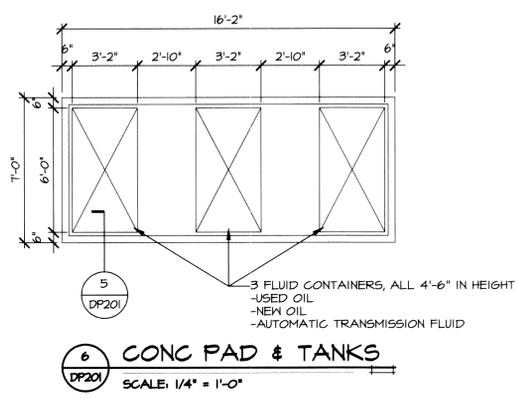
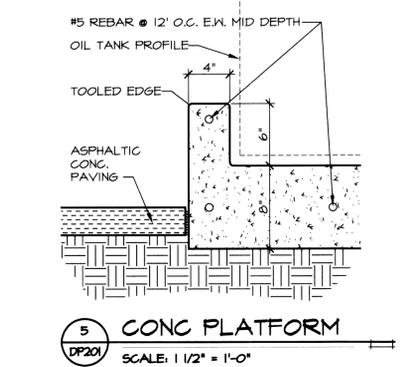
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL
ALUM	ALUMINUM	INSUL	INSULATION
CJ	CONTROL JOINT	MAX	MAXIMUM
CL	CENTERLINE	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CO	CLEAN OUT	NIC	NOT IN CONTRACT
COWC	CONCRETE ON CENTER	NTS	NOT TO SCALE
CPT	CARPET	OC	ON CENTER
CT	CERAMIC TILE	OH	OPPOSITE HAND
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DF	DRINKING FOUNTAIN	PT	PAINT
DS	DOWNSPOUT	RB	RESILIENT BASE
EA	EACH	REQD	REQUIRED
EJ	EXPANSION JOINT	RO	ROUGH OPENING
EQ	EQUAL	SAG	SUSPENDED ACOUSTICAL GRID
EWC	ELECTRIC WATER COOLER	SIM	SIMILAR
EXIST	EXISTING	TYP	TYPICAL
FE	FIRE EXTINGUISHER	UON	UNLESS OTHERWISE NOTED
FIN	FINISH	WI	WITH
FIN FLR	FINISH FLOOR	WD	WOOD
GA	GAUGE	VAR	VARIES
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GC	GENERAL CONTRACTOR	WVC	VINYL WALLCOVERING
GYP BD	GYPSUM WALLBOARD		

AMENDMENT BLOCK

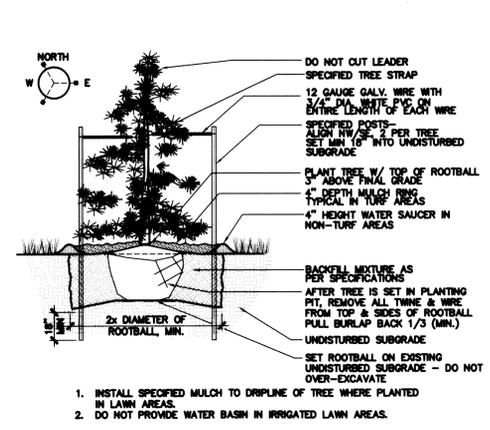
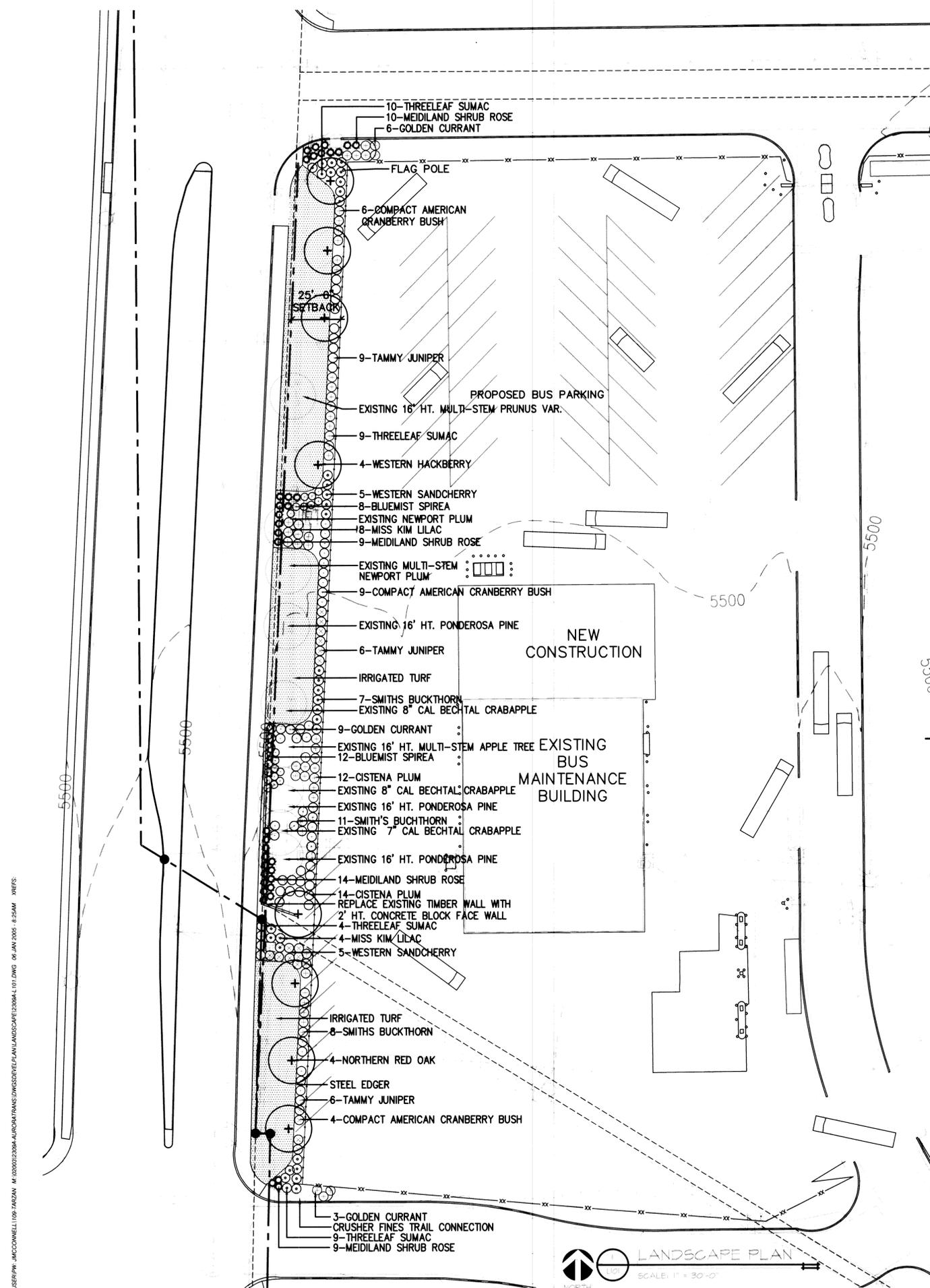
ORIGINAL SUBMITTAL:	5 JANUARY 2005
AMENDED SUBMITTALS:	

SHEET TITLE
COVER SHEET
REQUIRED NOTES
DATA BLOCK
RTA PROJECT NUMBER
2309A
DATE
5 JANUARY 2005
REVISION
5 JANUARY 2005
ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
1 OF 4
DP001

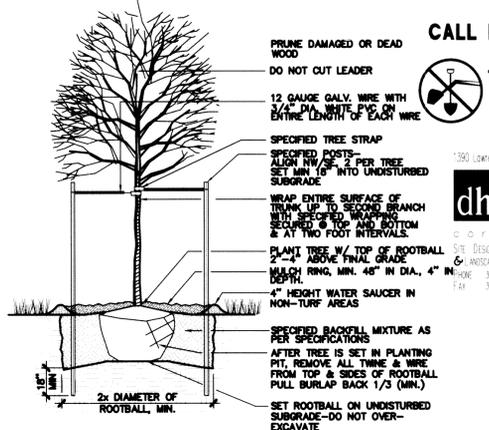
PAINT SCHEDULE	
(A)	ELASTOMERIC PAINT- SEE COLOR BOARD
(B)	ELASTOMERIC PAINT- SEE COLOR BOARD
(E)	EXISTING CONDITIONS ON ELEVATIONS



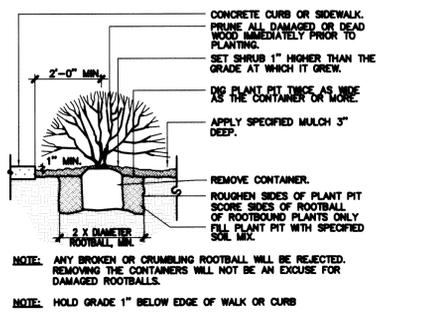
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EVERGREEN TREE PLANTING NOT TO SCALE



DECIDUOUS TREE PLANTING NOT TO SCALE



SHRUB PLANTING NOT TO SCALE

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS & PLANT MATERIAL WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25' WILL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' WILL HAVE A ROTARY POP-UP SPRAY SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH A DRIP SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUT OFF RAIN SENSORS.
- ALL TREES WILL EITHER BE STAKED USING TWO LODGEPOLE PINE STAKES OR GUYED USING 3-12 GA. GALVANIZED WIRE GUYS ATTACHED TO BURIED STAKES.
- THE TURF AREAS SHALL BE SODDED WITH A FOUR WAY BLEND OF BLUEGRASS. THE TURF AREAS AS WELL AS SHRUB BEDS SHALL BE PREPARED WITH ORGANIC MATTER AT THE RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6\"/>

PLANT LIST

Symbol	Qty.	Water	Zone	Common Name	Botanical Name	Min. Size	Comments
DECIDUOUS TREES							
+	8						
+	4	L		Western Hackberry	Celtis occidentalis	2 1/2\"/>	

TABLE OF STREET FRONTAGE LANDSCAPE REQUIREMENTS

BUFFER DESCRIPTION/ LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED *	# SHRUBS REQUIRED (10 SHRUBS/ 30 LF)	# TREES PROVIDED	# SHRUBS PROVIDED
560 LF. STREETScape	25'	N/A	14	187	8 PROPOSED 9 EXISTING	236

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	# OF TREES REQUIRED: ONE TREE FOR EACH 30 LINEAL FEET/ # TREES PROVIDED	TOTAL LENGTH OF PLANTERS OF PLANT BEDS REQUIRED MUST EQUAL 1/3 ELEVATION LENGTH	TOTAL LENGTH OF PLANTERS OR PLANT BEDS PROVIDED
NORTH	106	4/0	35	0
SOUTH	98	3/0	32	0
EAST	186	6/0	62	0
WEST	186	6/0	62	0

CALL BEFORE YOU DIG
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 12800 W. COLFAX AVE., SUITE 8-310
 LAKENOW, COLORADO 80125
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
 1380 Lawrence St., Suite 100, Denver, CO 80204



RTA ARCHITECTS
 19 SOUTH TEJON ST., SUITE 300
 COLORADO SPRINGS, CO. 80903
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SHEET TITLE
LANDSCAPE PLAN

RTA PROJECT NUMBER
2309A

DATE
5 JANUARY 2005

REVISION

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
4 OF 4
L101

USDF/PW-MCCONNELL/109-TARDON M:\2003\2309A-AURORA\TRANSPORTATION\LANDSCAPE\2309A-L101.DWG 05 JAN 2005 8:25AM REFS