

TRW BUILDING AUC-1
SITE PLAN

LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.

RSN 1741787
LICENSE AGREEMENT RSN 1787858

SITE AND BUILDING DATA

LAND AREA (WITHIN PROPERTY LINES): 8.133 ACRES (~354,294 SF)

GROSS FLOOR AREA: 104,135 SF (0.29 F.A.R.)

NUMBER OF BUILDINGS: ONE

NUMBER OF STORIES: THREE

MAXIMUM HEIGHT OF BUILDINGS: 60 FEET

2015 IBC TYPE 1B CONSTRUCTION, FULLY SPRINKLERED

TOTAL BUILDING COVERAGE: 9.8%, 34,721 SF

HARD SURFACE AREA: 47.3%, 167,584 SF

LANDSCAPE AREA: 42.9%, 151,989 SF

PRESENT ZONING CLASSIFICATION: PCZD (GDP 1972-2061)

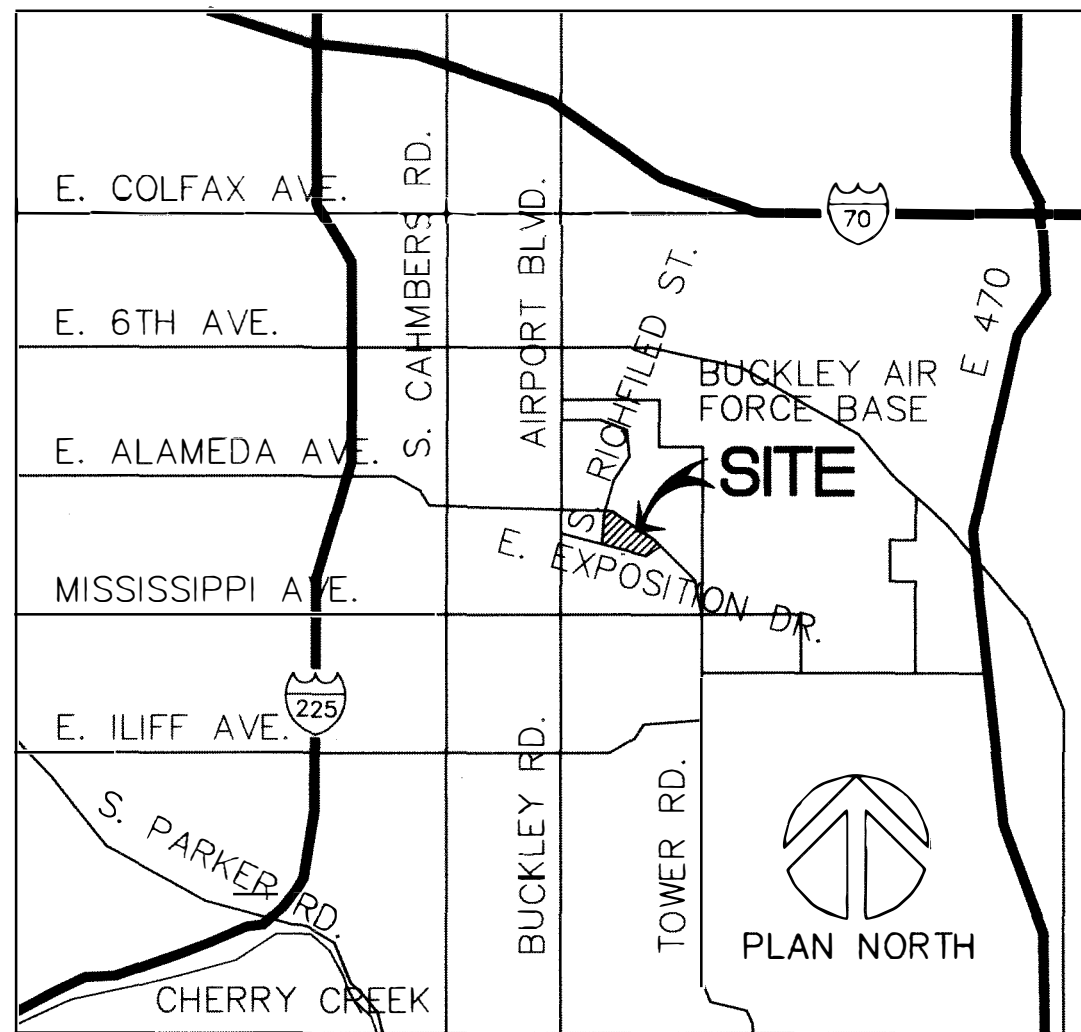
PROPOSED USES: OFFICE 2015 IBC OCCUPANCY TYPE
B - BUSINESS

SIGNAGE DATA:

PERMITTED MAXIMUM SIGN AREA: 321 SF
PROPOSED SIGN AREA: ~184 SF EXCL. DIRECTIONAL
TYPE OF SIGNS: (1) MONUMENT GROUND SIGN AT 32 SF PER FACE (64 SF TOTAL), (4) WALL SIGNS AT ~30 SF EACH (~120 SF TOTAL), DIRECTIONAL SIGNAGE

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN NOTES
- 3 SITE PLAN
- 3A SITE PLAN
- 3B FENCE & GATE ELEVATIONS AND DETAILS
- 3C TRAFFIC CONTROL ENLARGED PLANS
- 3D TRAFFIC CONTROL ENLARGED PLANS
- 3E ENLARGED PLAN
- 4 LANDSCAPE NOTES
- 5 LANDSCAPE DETAILS
- 6 LANDSCAPE PLAN
- 7 LANDSCAPE PLAN
- 8 LANDSCAPE PLAN
- 8A LANDSCAPE PLAN
- 9 LANDSCAPE PLAN
- 9A LANDSCAPE PLAN
- 9A1 LANDSCAPE PLAN
- 9B TREE MITIGATION PLAN 'A'
- 9C TREE MITIGATION PLAN 'B'
- 9D LANDSCAPE NOTES AND DETAILS
- 10 BUILDING ELEVATIONS
- 11 SITE DETAILS
- 12 UTILITY PLAN
- 13 GRADING PLAN
- 14 GRADING PLAN
- 15 PHOTOMETRIC LIGHTING PLAN
- 16 SITE LIGHTING DETAILS



VICINITY MAP
NO SCALE

- ADD ATM 4-25-02
- ADD ATM SHELTER 01-08-03
- MINOR AMENDMENT 2001-6037-06
- ADD PERIMETER FENCING AND PARKING LOT ACCESS CONTROL GATES AND NEW ACCESSIBLE PARKING SPACES
- MINOR AMENDMENT 2001-6037-08
- ADD 8 EV CHARGING STATIONS

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO. 1.

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, TRW BTS ONE, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2001.

OWNER: TRW BTS ONE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: J.F. SHEA CO., INC., A NEVADA CORPORATION, ITS MANAGER

BY: _____ ASSISTANT SECRETARY

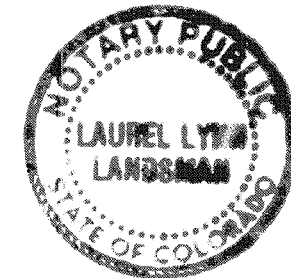
BY: _____ ASSISTANT SECRETARY

STATE OF COLORADO)
COUNTY OF DOUGLAS)SS

THIS DOCUMENT ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2001, BY _____, AS ASSISTANT SECRETARY, AND _____, AS ASSISTANT SECRETARY, OF J.F. SHEA CO., INC., A NEVADA CORPORATION, MANAGER OF TRW BTS ONE, LLC A CLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 9-30-2002



Laurel Lynn Langsman
(NOTARY PUBLIC)

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 10/10/01

PLANNING DIRECTOR: _____ DATE: 10-9-01

PLANNING COMMISSION: _____ DATE: 7-25-01
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK __M, THIS _____ DAY OF _____ AD, 2001.

CLERK AND RECORDER: _____

DEPUTY: _____

PROJECT NO. 01109.00

TRW

TRW Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties

PRINT RECORD		
PURPOSE	DATE	
SP SUBMITTAL	5-11-01	
2ND SUBMISSION	6-25-01	
3RD SUBMISSION	7-17-01	
4TH SUBMISSION	9-10-01	
5TH SUBMISSION	10-2-01	

REVISION RECORD		
NO.	CHANGE	DATE
1	PER AURORA	5-25-01
2	PER AURORA	7-17-01
3	PER AURORA	9-10-01
4	PER AURORA	10-2-01

DRAWN	KV / DW
CHECKED	JE
DATE	10-2-01
SHEET TITLE	COVER SHEET

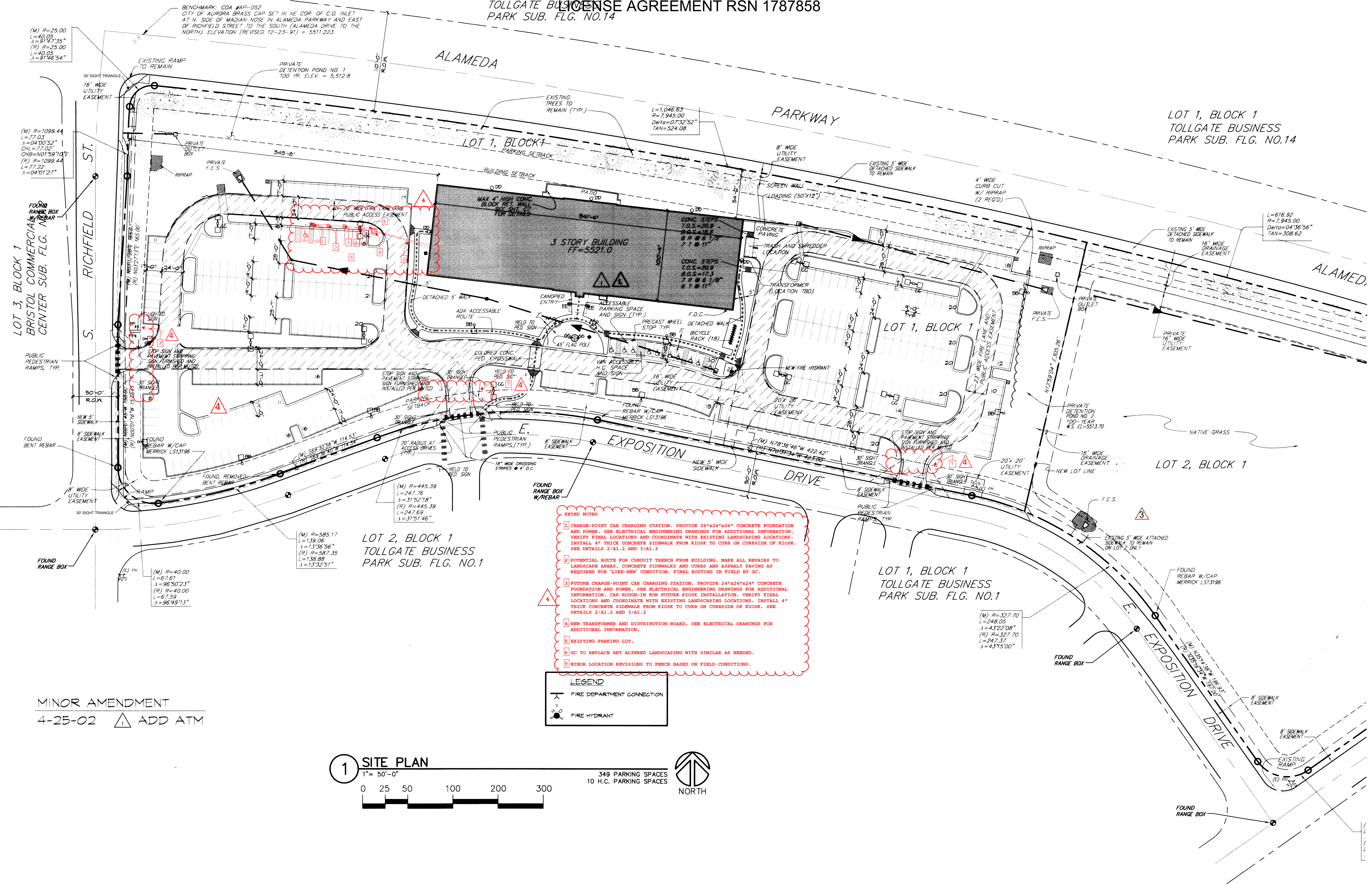
M + O + A
ARCHITECTURAL PARTNERSHIP
ARCHITECTURE
1930 WHEEL STREET, SUITE 100, DENVER, COLORADO 80202 (303) 330-1160
PLANNING
1930 WHEEL STREET, SUITE 100, DENVER, COLORADO 80202 (303) 330-1160
INTERIOR DESIGN

SHEET	OF
1	16
TOTAL	16

TRW BUILDING AUC-1 SITE PLAN

LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.

LOT 1, BLOCK 3 RSN 1741787
TOLLGATE BUSINESS LICENSE AGREEMENT RSN 1787858
PARK SUB. FLG. NO.14



PROJECT NO. 01109.00



TRW Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties

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PURPOSE	DATE	
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DRAWN	KV
CHECKED	JE
DATE	10-2-01
SHEET TITLE	SITE PLAN

M+O+A
ARCHITECTURAL PARTNERSHIP
ARCHITECTURE PLANNING INTERIOR DESIGN
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 306-1190

SHEET	OF
3	16
TOTAL	16

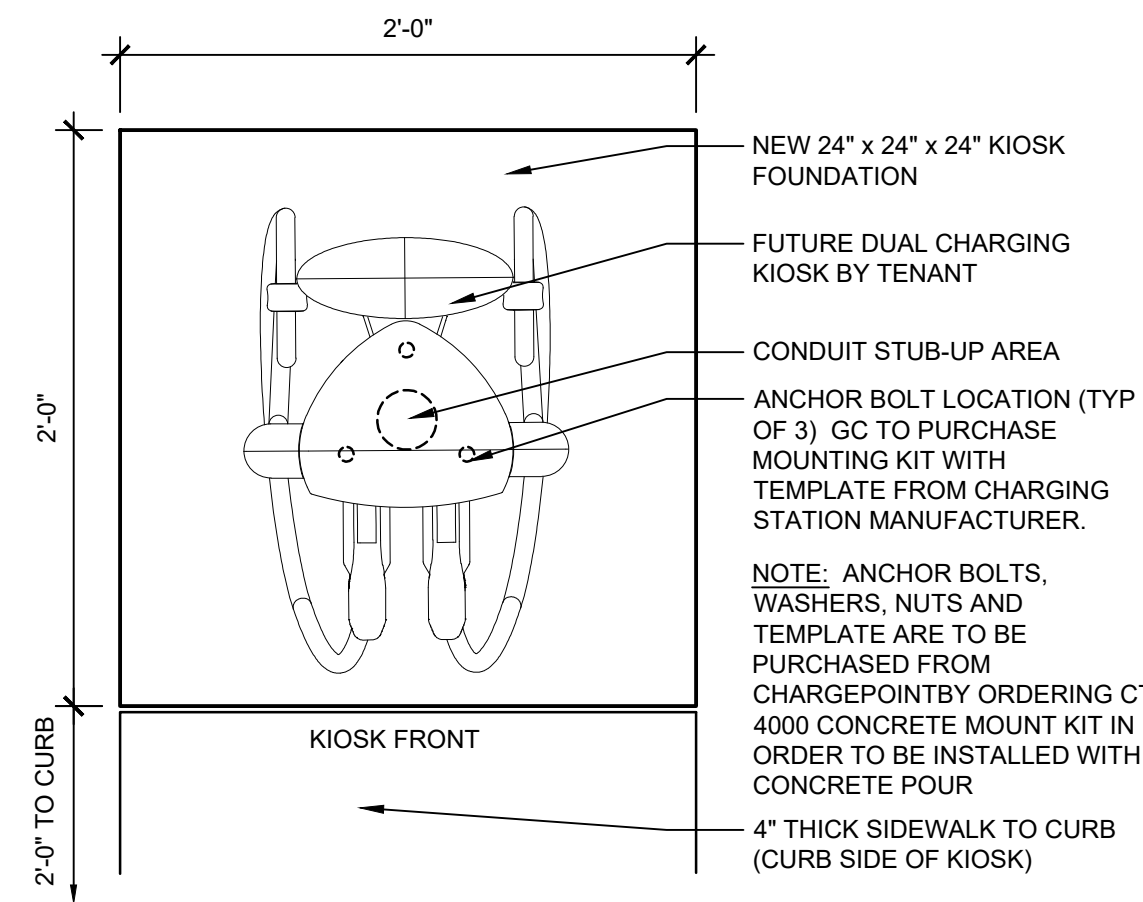
TRW BUILDING AUC-1 2001-6037-00

GENERAL CONSTRUCTION NOTES

- SEE COVER SHEET FOR ABBREVIATIONS AND DRAWING LEGEND
- SEE SHEETS A0.2 AND A0.3 FOR CONSTRUCTION SPECIFICATIONS.
- COORDINATE WITH ALL UTILITY AND CITY AUTHORITIES FOR EXISTING UTILITY LOCATIONS PRIOR TO TRENCHING FOR NEW POWER CONDUIT.

KEYED CONSTRUCTION NOTES

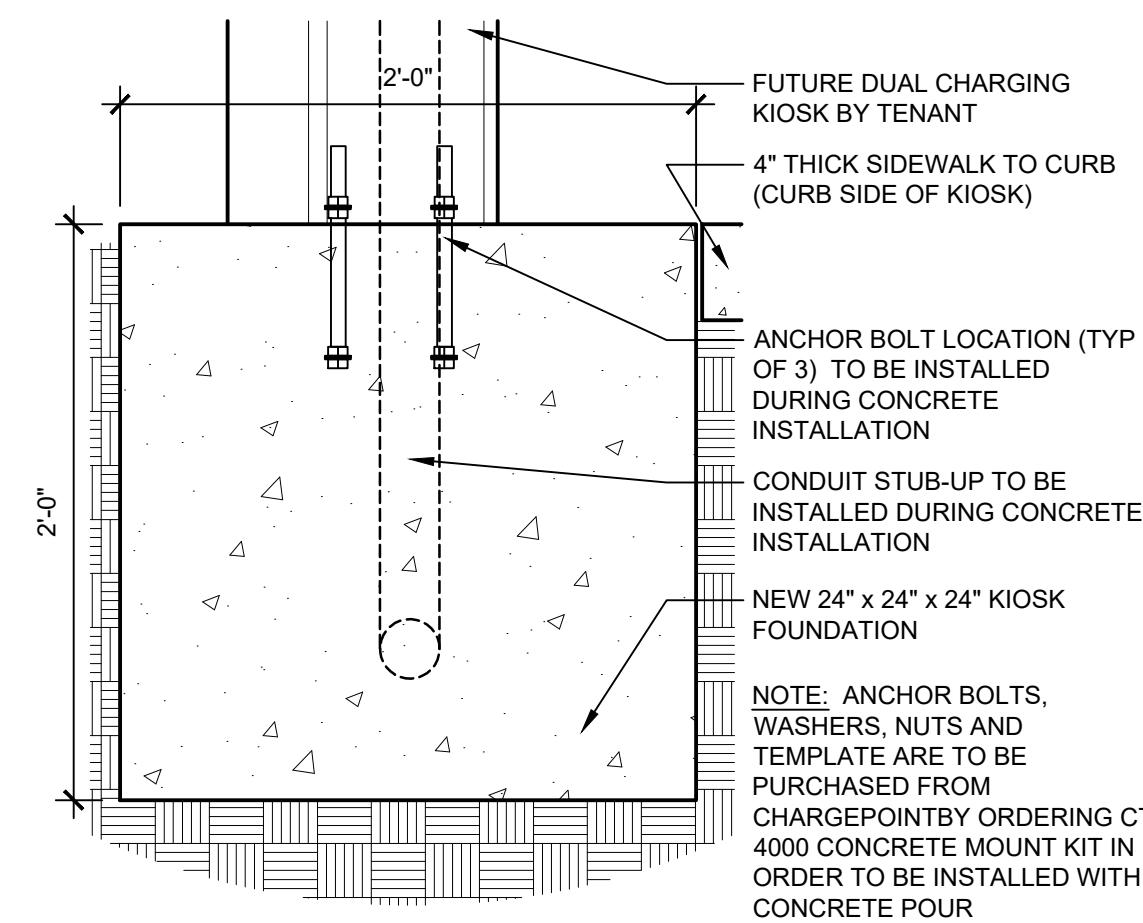
- # KEYED NOTE SYMBOL
- CHARGE-POINT CAR CHARGING STATION. PROVIDE 24"x24"x24" CONCRETE FOUNDATION AND POWER. SEE ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY FINAL LOCATIONS AND COORDINATE WITH EXISTING LANDSCAPING LOCATIONS. INSTALL 4" THICK CONCRETE SIDEWALK FROM KIOSK TO CURB ON CURBSIDE OF KIOSK. SEE DETAILS 2/A1.2 AND 3/A1.2.
 - POTENTIAL ROUTE FOR CONDUIT TRENCH FROM BUILDING. MAKE ALL REPAIRS TO LANDSCAPE AREAS, CONCRETE SIDEWALKS AND CURBS AND ASPHALT PAVING AS REQUIRED FOR "LIKE-NEW" CONDITION. FINAL ROUTING IN FIELD BY G.C.
 - FUTURE CHARGE-POINT CAR CHARGING STATION. PROVIDE 24"x24"x24" CONCRETE FOUNDATION AND POWER. SEE ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. CAP ROUGH-IN FOR FUTURE KIOSK INSTALLATION. VERIFY FINAL LOCATIONS AND COORDINATE WITH EXISTING LANDSCAPING LOCATIONS. INSTALL 4" THICK CONCRETE SIDEWALK FROM KIOSK TO CURB ON CURBSIDE OF KIOSK. SEE DETAILS 2/A1.2 AND 3/A1.2.
 - NEW TRANSFORMER AND DISTRIBUTION BOARD. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - EXISTING PARKING LOT.
 - GC TO REPLACE ANY ALTERED LANDSCAPING WITH SIMILAR AS NEEDED.
 - PAVEMENT MARKINGS PER MUTCD REQUIREMENTS BY G.C.
 - NEW POLE MOUNTED EV PARKING SPACE SIGN SIMILAR TO ACCESSIBLE PARKING SPACE SIGNS. SEE 4/A1.2.
 - NEW 4" PIPE BOLLARD.
 - NEW CONCRETE CURB AND 4" CONCRETE SLAB FLUSH WITH EXISTING PAVING



3 KIOSK FOUNDATION - PLAN

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

0 2' 4' 8' 16'



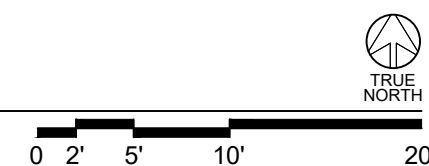
2 KIOSK FOUNDATION - SECTION

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

0 2' 4' 8' 16'

1 ENLARGED PARTIAL SITE PLAN

SCALE: 1" = 20'



4 POLE MOUNTED SIGN ELEVATION

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

EV
CHARGING
STATION
ONLY

WHITE LETTERING ON
GREEN BACKGROUND

3/8" DIA. HOLE, TYP.

