

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

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ACCESSIBLE

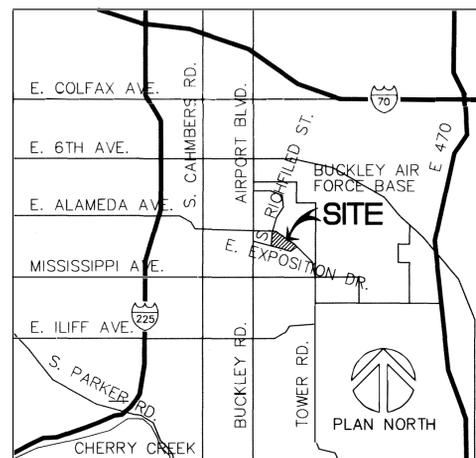
PARKING DATA:

PARKING SPACES REQUIRED (1/300): 331
PARKING SPACES PROVIDED AND % COMPACT: 337 REGULAR (0% COMPACT)
ACCESSIBLE SPACES REQUIRED: 8
ACCESSIBLE SPACES PROVIDED: 13 (2 VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED: 350
LOADING SPACES REQUIRED: 1 IN SERVICE COURT
LOADING SPACES PROVIDED: 2 IN DRIVES

ELECTRIC VEHICLE CHARGING SPACES PROVIDED 8 (4 CURRENTLY - INCL. 1 ACCESSIBLE SPACE, 4 FUTURE)

GENERAL NOTES

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS FURTHER AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON THE REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF.



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: *[Signature]*
ASSISTANT SECRETARY

BY: *[Signature]*
ASSISTANT SECRETARY

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THIS DOCUMENT ACKNOWLEDGED BEFORE ME THIS 8th DAY OF OCTOBER, 2001, BY Jeffrey H. Danelson, AS ASSISTANT SECRETARY, AND John Kilraw, 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



[Signature]
(NOTARY PUBLIC)

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 10/10/01

PLANNING DIRECTOR: [Signature] DATE: 10-9-01

PLANNING COMMISSION: [Signature] DATE: 7-25-01
(CHAIRPERSON)

CITY COUNCIL: NA DATE: _____
(MAYOR)

ATTEST: NA 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 Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties

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

NO.	CHANGE	DATE
1	PER AURORA	8-25-01
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
1950 WARE STREET, SUITE 1000, AURORA, COLORADO 80012 (303) 366-1166

SHEET	16
1	TOTAL 16

TRW BUILDING AUC-1 SITE PLAN

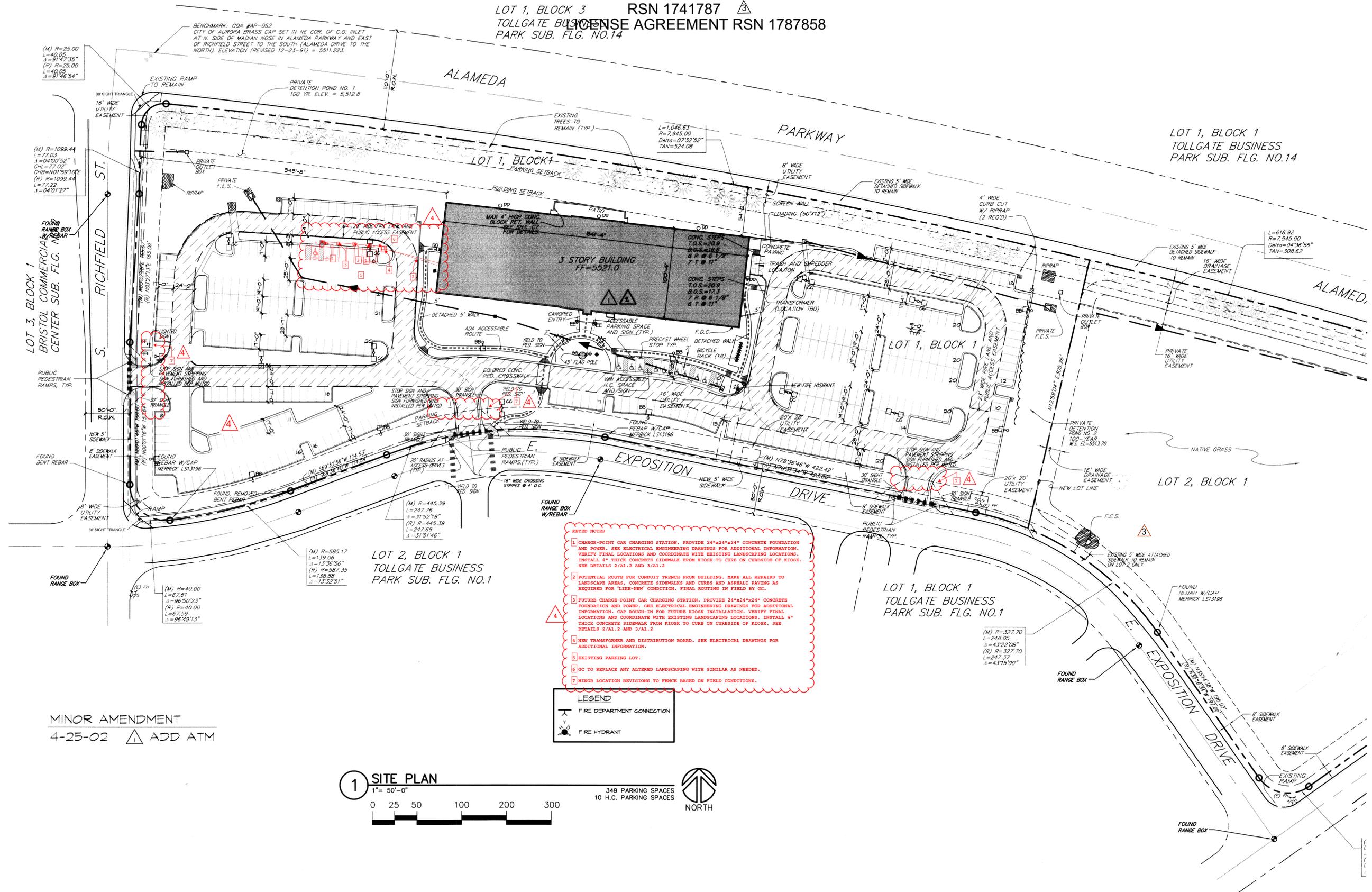
LOT 1, BLOCK 1, SHEA CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
A PART OF THE NORTH 1/2 OF SECTION 16, T. 4 S., R. 66 W. OF THE 6TH P.M.

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

PROJECT NO. 01109.00



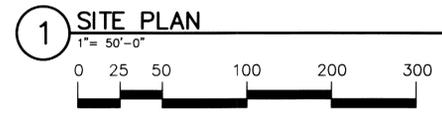
TRW Building AUC-1
ALAMEDA AND RICHFIELD
AURORA, COLORADO
Shea Properties



- KEYED NOTES**
- 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 "LIES-NEW" CONDITION. FINAL ROUTING IN FIELD BY GC.
 - 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.
 - MINOR LOCATION REVISIONS TO FENCE BASED ON FIELD CONDITIONS.

LEGEND

	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT



349 PARKING SPACES
10 H.C. PARKING SPACES

NORTH

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	8-25-01
2	PER AURORA	9-11-01
3	PER AURORA	9-10-01
4	PER AURORA	10-2-01

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

M+O+A
ARCHITECTURAL PARTNERSHIP
ARCHITECTURE
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1190
INTERIOR DESIGN
1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 308-1190

SHEET 3 OF 16
TOTAL 16

M+O+A ARCHITECTURAL PARTNERSHIP
 1900 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202
 (303) 308-1190
 www.moaarch.com
 DATE: 10-2-01
 SHEET: 3 OF 16

4-25-02

TRW BUILDING AUC-1 2001-6037-00

