

Site Redevelopment Plan for Montview Elementary School

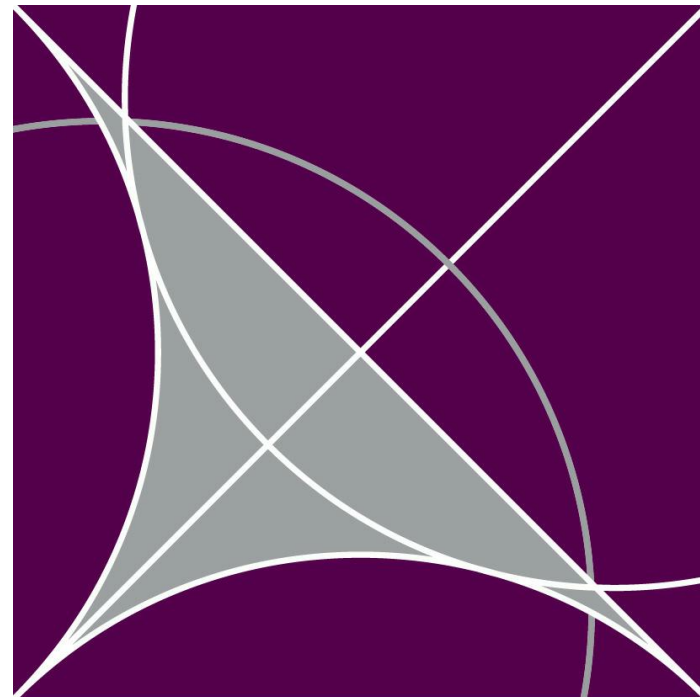
Site Redevelopment
Plan

Eidos Project No.17041

Aug. 23, 2018

Aurora Public Schools Aurora, Colorado

The South 30 feet of Lot 13 and all of Lots 11 and 12, Resubdivision of Block 156, Boston Heights Second Filing, Block 155, Boston Heights Second Filing
City of Aurora, County of Adams, State of Colorado



Eidos
ARCHITECTS

Owner:

Aurora Public Schools
15701 East 1st Avenue, Ste. 206
Aurora, CO 80011
Phone: 303.344.8060

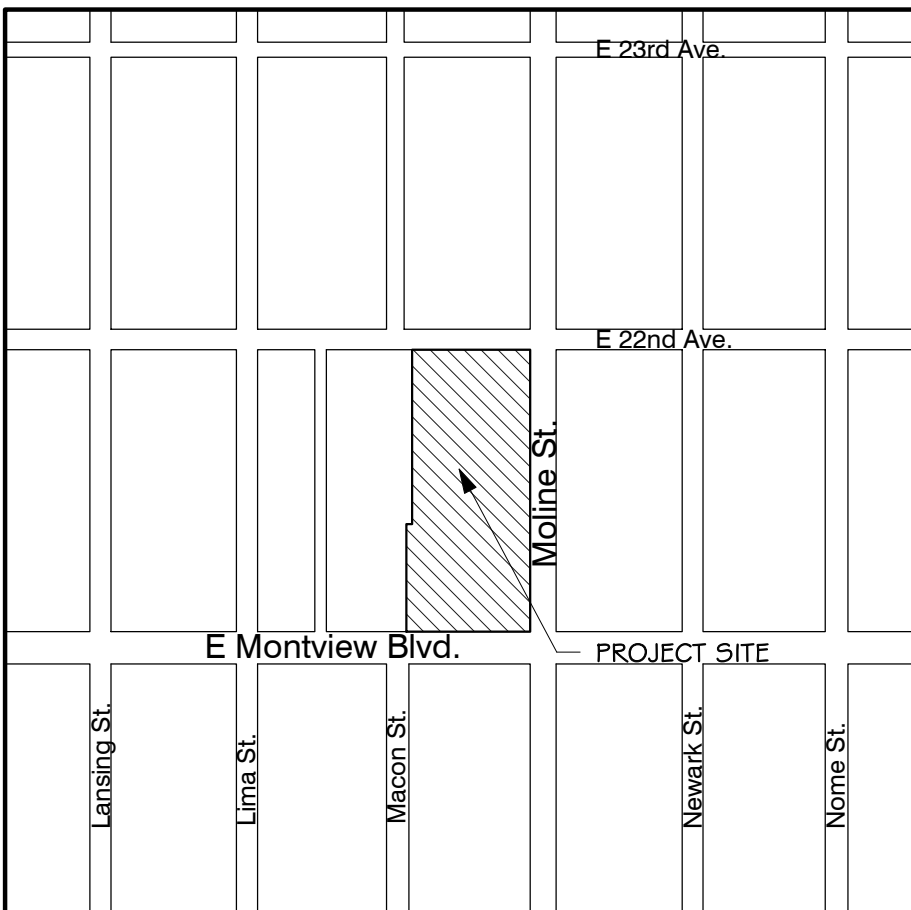
Architects:

Eidos Architects, PC
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

Civil Engineers:

Colorado Civil Group, Inc.
5110 Granite St., Unit D
Loveland, CO 80538
Phone: 970.290.4325

VICINITY MAP



Address: 2055 N. Moline St. Aurora, CO 80010



AMENDMENTS

Number	Date	Description

BID ALTERNATES

Alternates may or may not be constructed. In the case that an alternate is not selected, existing conditions will remain in those areas.

Alternate No. 1: The bidder shall deduct from the total base bid lump sum price for the project the cost difference to construct the new entrance vestibule addition, expanded reception area, and entry plaza from the cost to construct the security vestibule.

Alternate No. 2: The bidder shall deduct from the total base bid lump sum price for the project to construct the new curb cuts, closing of the existing curb cuts, directional striping for parent drop-off and pick-up, closing existing openings in the fence along East 22nd Ave., and the accessible parking restriping at the north parking lot.

SHEET INDEX

Site Redevelopment Plan
SRP 1 Site Plan

Please include the standard Site Plan notes on this cover sheet. If you do not have access to these notes, I am happy to send them to you.

Please include a signature on this cover sheet indicating property owner authorization.

Also include a data block with information such as building size (in square feet), number of buildings, zoning classification, etc. See below for example.

DATA BLOCK

DATA:	TOTALS:
LAND AREA WITHIN PROPERTY LINES:	789,213 SF
GROSS FLOOR AREA:	104,000 SF
NUMBER OF BUILDINGS:	1 - STORAGE SHED
MAXIMUM HEIGHT OF BUILDINGS:	32'
TOTAL BUILDING COVERAGE:	2%, 65,420 SF
HARD SURFACE AREA:	30%, 237,529 SF
LANDSCAPE AREA:	63%, 501,284 SF
PRESENT ZONING CLASSIFICATION:	NE-PLAINS MEDIUM DENSITY RESIDENTIAL
PROPOSED TOTAL SIGN AREA:	157 SF
PROPOSED NUMBER OF SIGNS:	1 MONUMENT AT STREET (102 SF) 1 BUILDING MOUNTED SIGN (43 SF) - ADDRESS (12 SF) NO REQUIREMENT
PARKING SPACES REQUIRED:	180
PARKING SPACES PROVIDED:	6
ACCESSIBLE SPACES REQUIRED:	6
ACCESSIBLE SPACES PROVIDED:	NO REQUIREMENT
LOADING SPACES REQUIRED:	A PAVED SERVICE AREA HAS BEEN PROVIDED
LOADING SPACES PROVIDED:	OCCUPANCY 2
BUILDING CODE INFORMATION:	CONSTRUCTION TYPE IIB FULLY SPRINKLED

*THIS PROJECT REFERENCES THE HARMONY FRAMEWORK DEVELOPMENT PLAN (SUN MEADOWS).

LEGAL DESCRIPTION

Parcel A:

The south 30 feet of lot 13 and all of lots 11 and 12, resubdivision of block 156, Boston Heights second filing,
Together with a tract of land commencing at the southwest corner of block 155, Boston Heights second filing; thence north 150 feet; thence east 30 feet; thence
South 150 feet; thence west 30 feet west to the point of commencement;
And
The south 150 feet of the west one-half (30') of vacated Macon street lying Adjacent on the east to the said lots in block 156 and adjacent on the west to the
Said described parcel in block 155;
County of Adams, State of Colorado.

Parcel B:

Block 155, Boston Heights second filing,
Except the north 30 feet and the east 30 feet, thereof,
County of Adams, State of Colorado.

Parcel C:

The north 30 feet of lot 13 and all of lots 14 and 20, inclusive, resubdivision of block 156,
Boston heights second filing,
Together with that portion of Macon Street adjacent to the east of said lots
As vacated by ordinance no. 860 recorded January 24, 1964 in book 1127
At page 7,
County of Adams, State of Colorado.

Please add the following note: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

Please add the following note: THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE

A site plan data block is required for this plan submittal. Please provide the following items within the data block:

- Number of buildings, square footage of each building and the gross square footage of all buildings on site.
- 2015 IBC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)
- Maximum Building Height.
- Handicap Parking Spaces Provided.
- Handicap Parking Spaces Required.
- Parking Spaces Provided.
- Parking Spaces Required.
- Loading Spaces Provided.
- Loading Spaces Required.
- Total number of storage spaces within the facility.
- Total number of accessible storage spaces/units provided per the 2015 IBC Section 1108.3.

Please provide the COA Standard Site Plan Notes.

Please add the following note: ACCESSIBLE EXTERIOR ROUTES* SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.

Please add the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.

Please add the following note: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

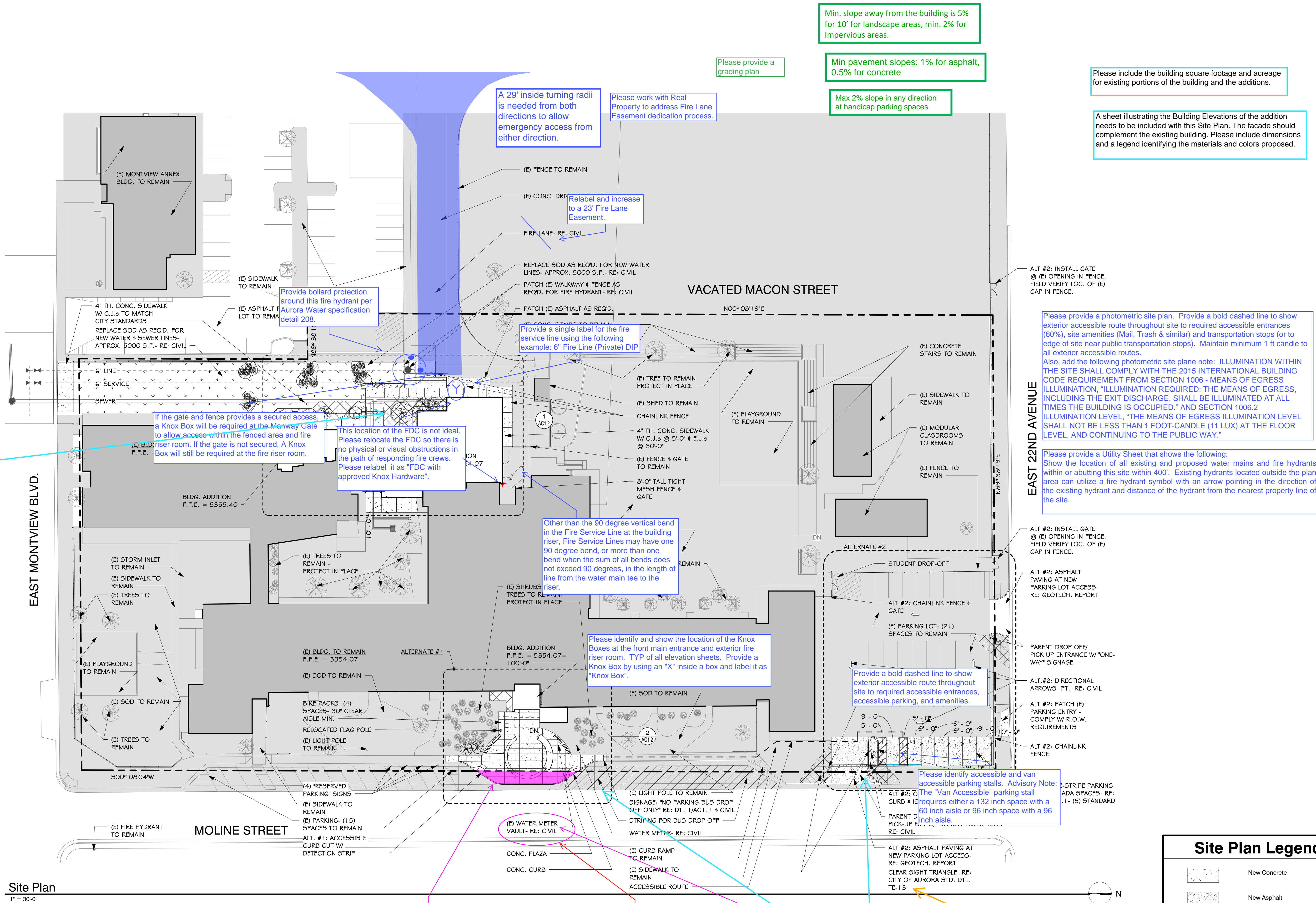
Please add the following note: EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

Please add the following note: THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

Please include titles for all pages.

Please number all pages sequentially.

Include DA number at the bottom of all pages (DA-2152-00)



Please include a scale bar.

This portion of concrete improvements appear to be within street rights of way. A revocable license shall be required. Contact Grace Gray in Real Property at 303-739-7300 for submittal requirements. Once Grace has received what he needs, it usually takes 1-2 weeks to complete the process. The Revocable must be complete and ready to record before the site plan can be recorded. It is the applicant's responsibility to identify and include all encroachments on the application. Grace needs to have received your packet by the time I receive your next submittal or you may not have your project approved by the proposed date given on your timeline.

Is the plan to remove this meter and relocate it? Please clarify. If you are planning on relocating the meter, the existing easement will need to be vacated and the line disconnected at the main.

Water meter may need to be covered with a utility easement. Please double check with Aurora Water

Please define alternatives noted on cover sheet or remove from document.

Please use standard TE-13.1. The STD TE-13.1 has significantly longer lengths that extend into the roadway. Please update.

Site Plan Legend

- New Concrete
- New Asphalt
- Existing Construction to Remain
- Fire Hydrant
- Fence
- Property Line

Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

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CONSULTANTS:

NOT FOR
CONSTRUCTION
8/29/2018 2:10:30 PM

PROJECT TITLE:

Aurora Public
Schools

Montview
Elementary
School
Aurora, Colorado

MARK	DATE	DESCRIPTION

Project Number: 17041
Drawn By: TW
Checked By: JT

SHEET TITLE:
Site Plan

SRP 1