

SIDE CREEK ELEMENTARY  
SCHOOL SITE PLAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO SITUATED IN  
THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.,  
ARAPAHOE COUNTY, COLORADO

hord | coplan | macht

1331 Nineteenth Street  
Denver, CO. 80202

P 303.607.0977  
www.hcm2.com

CONSULTANT:

PROJECT:

SIDE CREEK  
ELEMENTARY  
SCHOOL

19191 E ILIFF PL.  
AURORA, CO 80013

OWNER:

AURORA PUBLIC  
SCHOOLS

ISSUE:

2017/11/28 MINOR SITE AMENDMENT  
RESUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: MR

CHECKED BY: CM

APPROVED BY: RB

SHEET TITLE:

COVER SHEET

A0.1

SHEET 1 OF 10

DATA BLOCK

DATA:	TOTAL:
Land area within property lines	9.07 Acres (395,079 Sq Ft)
Gross floor area	63,431 Sq Ft
Number of buildings	3
Maximum height of buildings	35 Ft
Total building coverage	16%, 63,431Sq Ft
Hard surface area	14%, 56,910 Sq Ft
Landscape area	9%, 35,399 Sq Ft
Present zoning classification	PCZD-School
Parking spaces existing	60
Parking spaces provided	71
Handicap spaces existing	1
Handicap spaces provided	2
Van accessible spaces required	1
Van accessible spaces provided	1
Building code information	Occupancy = E Construction Type = IIB Fully Sprinkled

SHEET INDEX

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L-100	GENERAL LANDSCAPE NOTES
L-200	OVERALL SITE PLAN
L-400	PLANTING DETAILS, NOTES & SCHEDULE
L-401	OVERALL LANDSCAPE PLAN
L-500	DETAILS
C100	SITE, SIGNAGE AND STRIPING PLAN
C101	SITE, SIGNAGE AND STRIPING PLAN
C102	GRADING AND UTILITY PLAN
C103	GRADING AND UTILITY PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S 00 DEGREES 07 MINUTES 30 SECONDS W, ALONG THE WEST LINE OF SECTION 27 1754.91 FEET TO A POINT, SAID POINT BEING 55.00 FEET NORTH OF THE SOUTHEAST BOUNDARY CORNER OF THE RECORDED PLAT OF DOVER SUBDIVISION FILING NO. 1; THENCE N 73 DEGREES 22 MINUTES 06 SECONDS E, 1693.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 38 DEGREES 25 MINUTES 49 SECONDS E, 250.00 FEET; THENCE N 50 DEGREES 37 MINUTES 40 SECONDS E, 125.00 FEET; THENCE S 89 DEGREES 48 MINUTES 59 SECONDS E, 178.14 FEET TO A POINT, FROM WHICH THE N 1/4 CORNER OF SAID SECTION 27 BEARS N 30 DEGREES 54 MINUTES 05 SECONDS E, 1151.46 FEET; THENCE S 51 DEGREES 34 MINUTES 11 SECONDS E, 643.69 FEET; THENCE S 38 DEGREES 25 MINUTES 49 SECONDS W, 490.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE N 51 DEGREES 34 MINUTES 11 SECONDS W, ALONG SAID TANGENT, 599.91 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 105.24 FEET TO A POINT OF TANGENT; THENCE N 42 DEGREES 34 MINUTES 11 SECONDS W, ALONG SAID TANGENT, 91.40 FEET TO THE TRUE POINT OF BEGINNING.

\*NOTE: THE BEARINGS SHOWN ON THE SURVEY ARE BASED ON CITY OF AURORA HORIZONTAL CONTROL NETWORK. TO OBTAIN RECORDED BEARING ROTATE CLOCKWISE 00°28'10"

PARCEL CONTAINS (395,079 SQUARE FEET) 9.07 ACRES MORE OR LESS.

SIGNATURE BLOCK

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 construciton, 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. 2017.

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

State of Colorado  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ AD, 2017 by  
\_\_\_\_\_  
(Principals or Owners)

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

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

CITY OF AURORA APPROVALS

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

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

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(CityClerk)

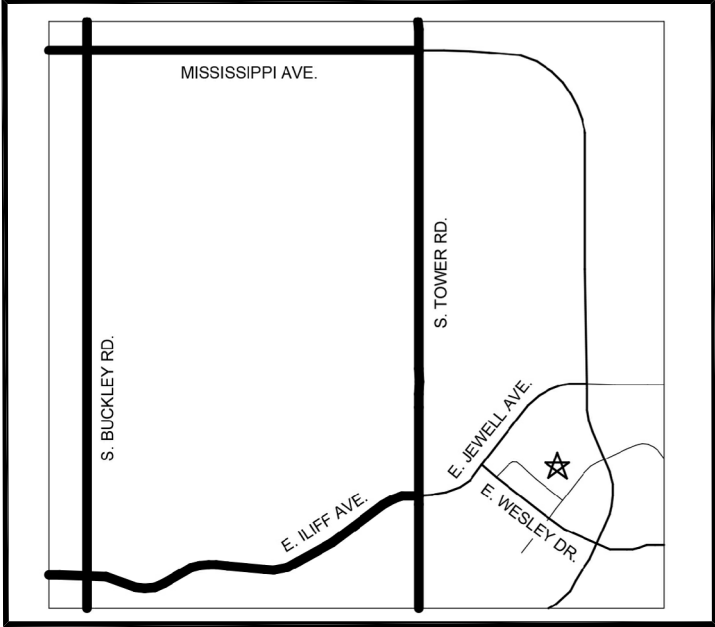
Database Approval Date: \_\_\_\_\_

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_  
Colorado at \_\_\_\_ o'clock M, This \_\_\_\_\_ day of \_\_\_\_  
AD, 2017. Clerk and Recorder: \_\_\_\_\_  
Deputy: \_\_\_\_\_

FUTURE AMENDMENTS

AMENDMENTS:



CONTACTS

OWNER:

AURORA PUBLIC  
SCHOOLS FACILITIES  
1369 AIRPORT BLVD.  
AURORA, CO 80011  
Phone: 303-367-3000  
Fax: 303-326-1286

ARCHITECT/ LANDSCAPE ARCHITECT/  
INTERIORS:

HORD COPLAN MACHT  
1331 NINETEENTH STREET  
DENVER, CO 80202  
Phone: 303-607-0977  
Fax: 303-607-0767

CIVIL ENGINEER:

COLLINS ENGINEERS  
455 SHERMAN ST. #160  
DENVER, CO 80203  
Phone: 303-447-0090  
Fax: 303-447-9141

ELECTRICAL ENGINEER:

MEP ENGINEERING INC.  
6402 S. TROY CIRCLE, SUITE 100  
CENTENNIAL, CO 80111  
Phone: 303-936-1633  
Fax: 303-934-3299

## ABBREVIATIONS

APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARCH	ARCHITECTURAL	OC	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BR	BOTTOM OF RAMP	RE	REFER
BW	BOTTOM OF WALL	REQ	REQUIRED
CL	CAST IN PLACE	ROW	RIGHT OF WAY
CIP	CENTER LINE	SAN	SANITARY SEWER
CONC	CONCRETE	SG	SUBGRADE
CONT	CONTINUOUS	SPEC	SPECIFICATIONS
COORD	COORDINATE	STB	STORM SEWER
DIA	DIAMETER	STR	STRUCTURAL
DIM	DIMENSION	TD	TO BE DETERMINED
DWG	DRAWING	TC	TOP OF CURB
EA	EACH	TR	TOP OF RAMP
EL	ELEVATION	TW	TOP OF WALL
EQ	EQUAL/EQUIVALENT	TYP	TYPICAL
EJ	EXPANSION JOINT	TOS	TOP OF SURFACING
EQUIP	EQUIPMENT		
EX	EXISTING		
FG	FINISH GRADE		
FFE	FINISH FLOOR ELEVATION		
FL	FLOW LINE		
FV	FIELD VERIFY		
HP	HIGH POINT		
HT	HEIGHT		
INV	INVERT		
JT	JOINT		
LP	LOW POINT		
MAX	MAXIMUM		
MG	MATCH GRADE		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

## GENERAL LANDSCAPE NOTES

1. 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.
2. THE LANDSCAPE ARCHITECT/ENGINEER 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 DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
3. HAND DIG WITHIN DRIP LINE OF EXISTING TREES.
4. REFER TO CIVIL FOR EROSION CONTROL, UTILITY, CONCRETE, AND ASPHALT PAVEMENT LAYOUT AND GRADING PLANS.
5. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT, HORD COPLAN MACHT, 1331 19TH STREET, DENVER, COLORADO 80202, 303.607.0977.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
8. CONTRACTOR TO REPAIR ALL TURF, VEGETATION AND IRRIGATION DAMAGED BY CONSTRUCTION.
9. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. ALL DIMENSIONS PROVIDED ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH THE LINE AND GRADE. THE LANDSCAPE ARCHITECT TO APPROVE LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION OF CURB, VERTICAL STRUCTURES, CONCRETE PAVING, AND ASPHALT. ANY DISCREPANCIES, OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. CURVED WALKS AND CURB EDGES ARE TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED. ALL FORMS TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO GIVE LANDSCAPE ARCHITECT 48 HOURS NOTIFICATION OF FORM INSPECTION.
13. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL DEPRESSIONS, SWALES, ETC. NOT SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
14. CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING PAVEMENT. SEE PLANTING NOTES FOR ADDITIONAL INFORMATION ABOUT IRRIGATION MODIFICATIONS.
15. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTORS EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

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APPROVED BY: \_\_\_\_\_ R

SHEET TITLE:

## GENERAL LANDSCAPE NOTES

# L-100

SHEET 2 OF 10



CALL **811** 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR MARKING OF  
UNDERGROUND MEMBER UTILITIES



CONSTRUCTION NOTES

- 1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 2. PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED (SEE GENERAL NOTES SHEET L-100).
- 3. SEE CIVIL FOR ADDITIONAL CONTROL POINTS, MONUMENTS, BENCHMARKS, AND HORIZONTAL CONTROL.
- 4. ALL CONTROL JOINTS SHALL BE SAWCUT AND SPACED AS INDICATED ON THE PLANS AND DETAILS, EXPANSION JOINTS SHALL BE PLACED AS INDICATED ON THE DRAWINGS AND DETAILS OR EVERY 60' ALONG CONCRETE PAVING. CONTRACTOR SHALL LAYOUT ALL CONTROL JOINTS AND EXPANSION JOINTS IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- 5. INSTALL 1/2" EXPANSION JOINT MATERIAL AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE AND BETWEEN NEW CONCRETE AND BUILDINGS, WALLS OR OTHER VERTICAL FEATURES.
- 6. LAYOUT WALKS AND SCORE JOINTS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS & SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
- 7. LANDSCAPE ARCHITECT SHALL APPROVE FINAL STAKING BY CONTRACTOR OF ALL CONCRETE PAVING, CONCRETE EDGE AND BED EDGES PRIOR TO CONSTRUCTION AND ALL FORM WORK PRIOR TO POURING.
- 8. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION, AS NECESSARY. LANDSCAPE ARCHITECT WILL PROVIDE DIGITAL FILES OF THE SITE PLAN IN AUTOCAD. ALLOW 72 HOURS AFTER REQUEST FOR DELIVERY OF FILES.
- 9. CONTRACTOR SHALL UTILIZE BENCH MARK PROVIDED BY ORIGINAL SITE SURVEY FOR ALL LAYOUT.
- 10. CONCRETE PAVING ADJACENT TO ENTRY PLAZA TO TIE INTO EXISTING GRADES. SCORING PATTERN TO ALIGN WITH EXISTING PAVING SCORING PATTERN.
- 11. CONTRACTOR TO POTHOLE EXISTING UTILITIES ALONG EAST ILIFF PLACE PRIOR TO STARTING CONSTRUCTION. POTHOLE INFORMATION TO BE PROVIDED TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW.
- 12. ALL FIRE LANE SIGNAGE IS TO BE LOCATED OUTSIDE OF FIRE LANE EASEMENT.

LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- MAIN ACCESSIBLE PEDESTRIAN ROUTES
- CONCRETE PAVING  
- STANDARD GREY, RE: SHEET C101
- COLORLED CONCRETE PAVING  
- RE: SHEET C101
- ASPHALT PAVING  
- RE: SHEET C101
- 12" - 20" DIA. COBBLE ROCK MULCH
- PA  
PLANTING AREA
- 6" CHAIN LINK FENCE
- ESTATE WOOD FENCE - 4 RAIL
- LIGHT POLE, RE: ELECTRICAL

KEYNOTES

0.1	EXISTING CONDITIONS / PROTECT-IN-PLACE	DETAIL / SHEET #
0.1	CONCRETE PAVING	-
0.2	MATCH LINE & GRADE OF EXISTING PAVING	-
0.3	ASPHALT PAVING	-
0.4	UTILITIES AND UTILITY BOXES AND EQUIPMENT	-
0.5	NOT USED	-
0.6	CHAIN LINK FENCE	-
0.7	NOT USED	-
0.8	UTILITY EASEMENT	-
0.9	OVERHEAD ELECTRICAL	-
0.10	LIGHT POLE	-
1.0	PAVING	
1.1	CONCRETE MOWBAND (8" WIDE)	A4/L-400 & SPECIFICATIONS
1.2	CONCRETE PAVING	RE: SHEET C101
1.3	COLORLED CONCRETE PAVING	RE: SHEET C101
1.4	ASPHALT PAVING	RE: SHEET C101
1.5	CONCRETE CURB & GUTTER	RE: SHEET C101
1.6	CONCRETE ACCESS RAMP	RE: SHEET C101
1.7	ROCK MULCH WITH CONCRETE EDGE	B4/L-500 & SPECIFICATIONS
1.8	CURB RAMP	RE: SHEET C101
1.9	6" ROLLED CURB	D1/L-500 & SPECIFICATIONS
1.10	COBBLE ROCK MULCH	C4/L-500 & SPECIFICATIONS
2.0	WALLS / STAIRS	
2.1	CONCRETE STAIRS WITH HANDRAIL	RE: SHEET C101
3.0	SITE FURNISHINGS	
3.1	LIGHT POLE	RE: ELECTRICAL
4.0	FENCES	
4.1	6' HEIGHT CHAIN LINK FENCE	B1/L-500 & SPECIFICATIONS
4.2	4' HEIGHT ESTATE WOOD FENCE	A1/L-500 & SPECIFICATIONS
5.0	UTILITIES / MAINTENANCE	
5.1	SANITARY LINE	RE: SHEET C102 AND C103
5.2	WATER LINE	RE: SHEET C102 AND C103
5.3	STORM LINE	RE: SHEET C102 AND C103
5.4	GAS LINE	RE: SHEET C102 AND C103
5.5	ELECTRICAL LINE	RE: SHEET C102 AND C103
5.6	FIRE HYDRANT	RE: SHEET C102 AND C103
6.0	BUILDING / STRUCTURE	
6.1	NOT USED	-
7.0	PAINTING / STRIPING	
7.1	PARKING LOT STRIPING	RE: SHEET C100 AND C101
8.0	SIGNAGE	
8.1	TRAFFIC / PARKING SIGNAGE	RE: SHEET C100 AND C101

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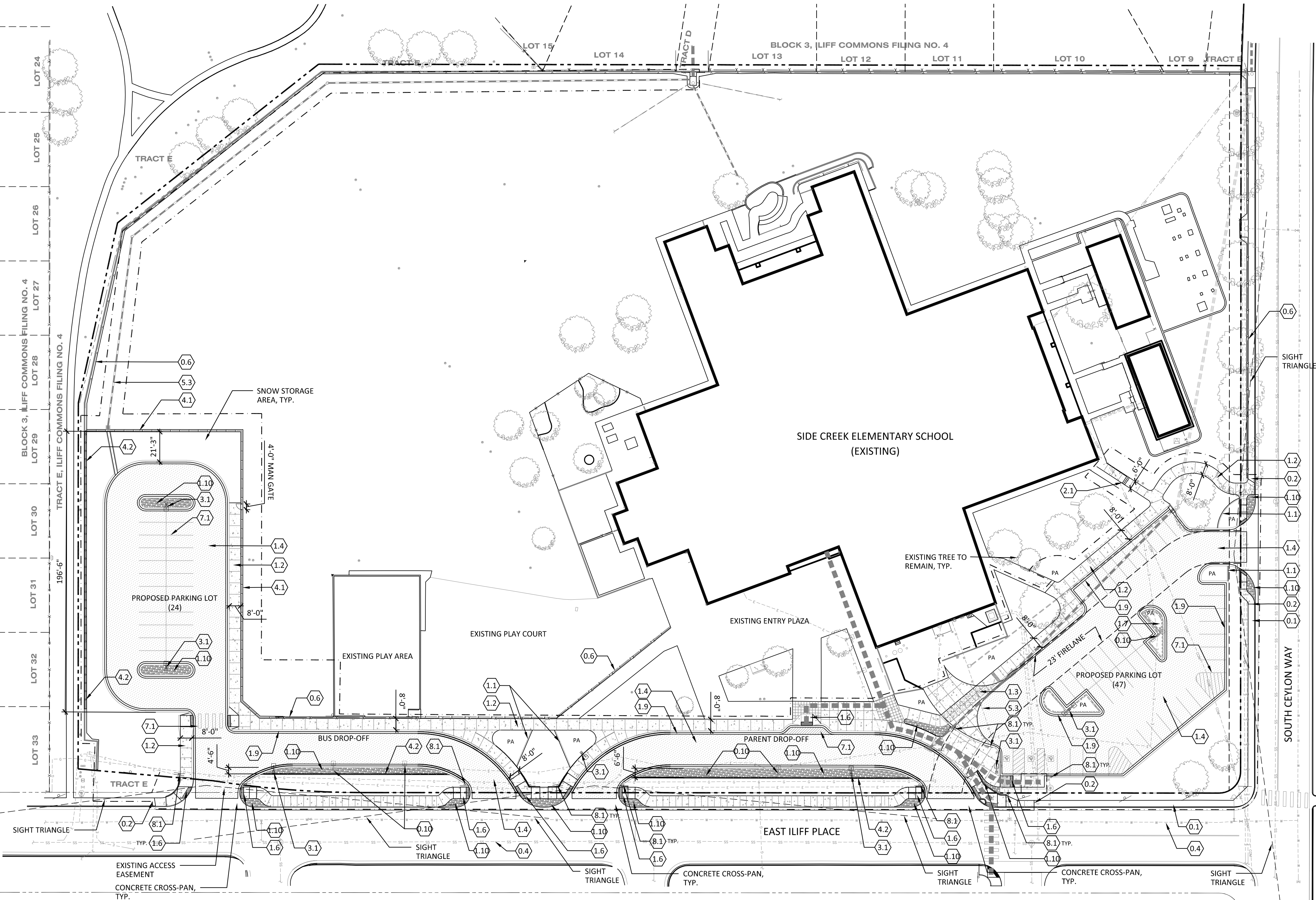
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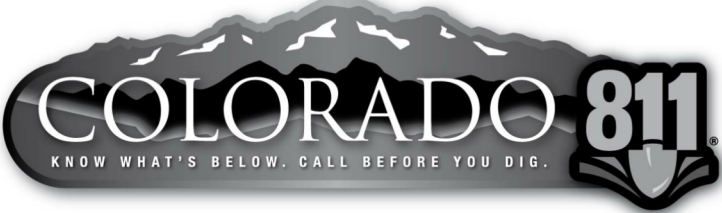
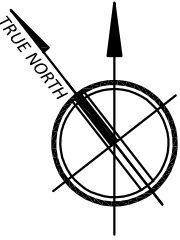
OVERALL SITE PLAN

L-200

SHEET 3 OF 10



A1 OVERALL LANDSCAPE SITE PLAN  
1"=40'-0"



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PLANT SCHEDULE

TREES				
Abbreviation	Quantity	Botanical/Common	Cont	Size
APS	3	Acer platanoides 'Schwedleri' / Schwedler Maple	B & B	2.5"Cal
AFJ	3	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	B & B	2.5"Cal
AGA	3	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	MULTI-STEM 8' HT.
QIM	3	Quercus imbricaria / Shingle Oak	B & B	2.5"Cal
TCL	4	Tilia cordata / Littleleaf Linden	B & B	2.5"Cal
DECIDUOUS SHRUBS				
Abbreviation	Quantity	Botanical/Common		Container Size
LCN	5	Lonicera clavey 'Nana' / Clavey's Dwarf Honeysuckle		5 gal
PON	7	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark		5 gal
GRASSES				
Abbreviation	Quantity	Botanical/Common		Container Size
BGR	10	Bouteloua gracilis / Blue Grama		1 gal
FOG	11	Festuca ovina glauca / Blue Sheep Fescue		1 gal
ICR	12	Imperata cylindrica 'Red Baron' / Japanese Blood Grass		1 gal
MSI	5	Miscanthus sinensis / Japanese Silver Grass		1 gal
PVM	9	Panicum virgatum 'Heavy Metal' / Blue Switch Grass		1 gal
PEA	14	Pennisetum alopecuroides / Fountain Grass		1 gal
PSR	6	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass		1 gal
PAP	9	Phalaris arundinacea 'Picta' / Ribbon Grass		1 gal
ANNUALS/PERENNIALS				
Abbreviation	Quantity	Botanical/Common		Container Size
ARS	9	Agastache rupestris 'Sunset' / Sunset Hyssop		1 gal
EEP	12	Euphorbia epithymoides / Cushion Spurge		1 gal
GGR	6	Gaillardia x grandiflora / Blanketflower		1 gal
PRO	29	Penstemon rostriflorus / Bridge Penstemon		1 gal
RHI	16	Rudbeckia hirta / Black-eyed Susan		1 gal
ZGR	15	Zinnia grandiflora / Rocky Mountain Zinnia		1 gal
VINE/ESPAlier				
Abbreviation	Quantity	Botanical/Common		Container Size
PAR	80	Parthenocissus quinquefolia engelmannii / Virginia Creeper		5 gal

PLANTING NOTES

- NEW TURF IS TO BE BLUEGRASS OR FESCUE SOD PER SPECIFICATIONS. FINAL SOD GRADE SHALL BE 1-1/2" LOWER THAN ADJACENT PAVING GRADE OR EDGER (PRIOR TO LAYING SOD) EXCEPT IN THE CENTER OF A SWALE WHERE DRAINAGE WOULD BE IMPEDED.
- ALL PLANTING BEDS ARE TO BE MULCHED WITH HAND LAID 12"-20" KEYED COBBLE MULCH OR 1-1/2" RIVER ROCK MULCH (PARKING LOT ISLANDS ONLY) OVER GEOTEXTILE FABRIC AS NOTED ON PLANS. WESTERN RED CEDAR MULCH WILL BE THE MULCH USED AT ALL SINGLE TREES 4-6" DEPTH IN A 30" RADIUS RING. AVERAGE TOP OF MULCH IS TO BE 1" LOWER THAN TOP OF EDGER. COBBLE MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. A 10'X10' SECTION OF KEYED COBBLE MULCH TO BE INSTALLED AND APPROVED PRIOR TO FURTHER INSTALLATION.
- ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE 8"X8" CONCRETE EDGER BETWEEN ASPHALT AND ALL OTHER SURFACES EXCEPT BETWEEN ASPHALT AND CONCRETE WALK OR CURB WALLS.
- PROVIDE 8"X8" CONCRETE EDGER BETWEEN AL PLANTING BEDS WHERE ADJACENT TO SEED OR SOD.
- SOIL PREPARATION SHALL CONSIST OF COMPOSTED AMENDMENT AT 3 CUBIC YARDS PER 1,000 S.F. AND TILLED TO A MINIMUM DEPTH OF 9". TOPSOIL SHALL BE PLACED PER SPECIFICATIONS. (CITY OF AURORA REQUIRES A "MINIMUM OF THREE CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA.)
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL PEDESTRIAN WALKS WILL BE STANDARD GRAY CONCRETE WITH SAW CUT JOINTS. ALL PARKING AND VEHICULAR ACCESS DRIVES WILL BE ASPHALT.
- ALL SHRUB BEDS TO HAVE KEYED COBBLE BORDER ADJACENT TO WALKS, SOD AND NATIVE ON THE INSIDE EDGE OF THE MOW BAND. THE REMAINDER OF SHRUB BED, INCLUDING THE 10' WIDE CLEAR ZONE NEXT TO THE BUILDING TO BE 1-1/2" RIVER ROCK.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS (SECTION 4.04.2.10)

TREE PROTECTION NOTES

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE. TREE PROTECTION ZONE = ONE FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE AL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS WITHIN THE TREE PRESERVATION POLICY OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

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CONSULTANT:

PROJECT:

SIDE CREEK  
ELEMENTARY  
SCHOOL

19191 E ILIFF PL.  
AURORA, CO 80013

OWNER:

AURORA PUBLIC  
SCHOOLS

ISSUE:

2017/11/28 MINOR SITE AMENDMENT  
RESUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: MR

CHECKED BY: CM

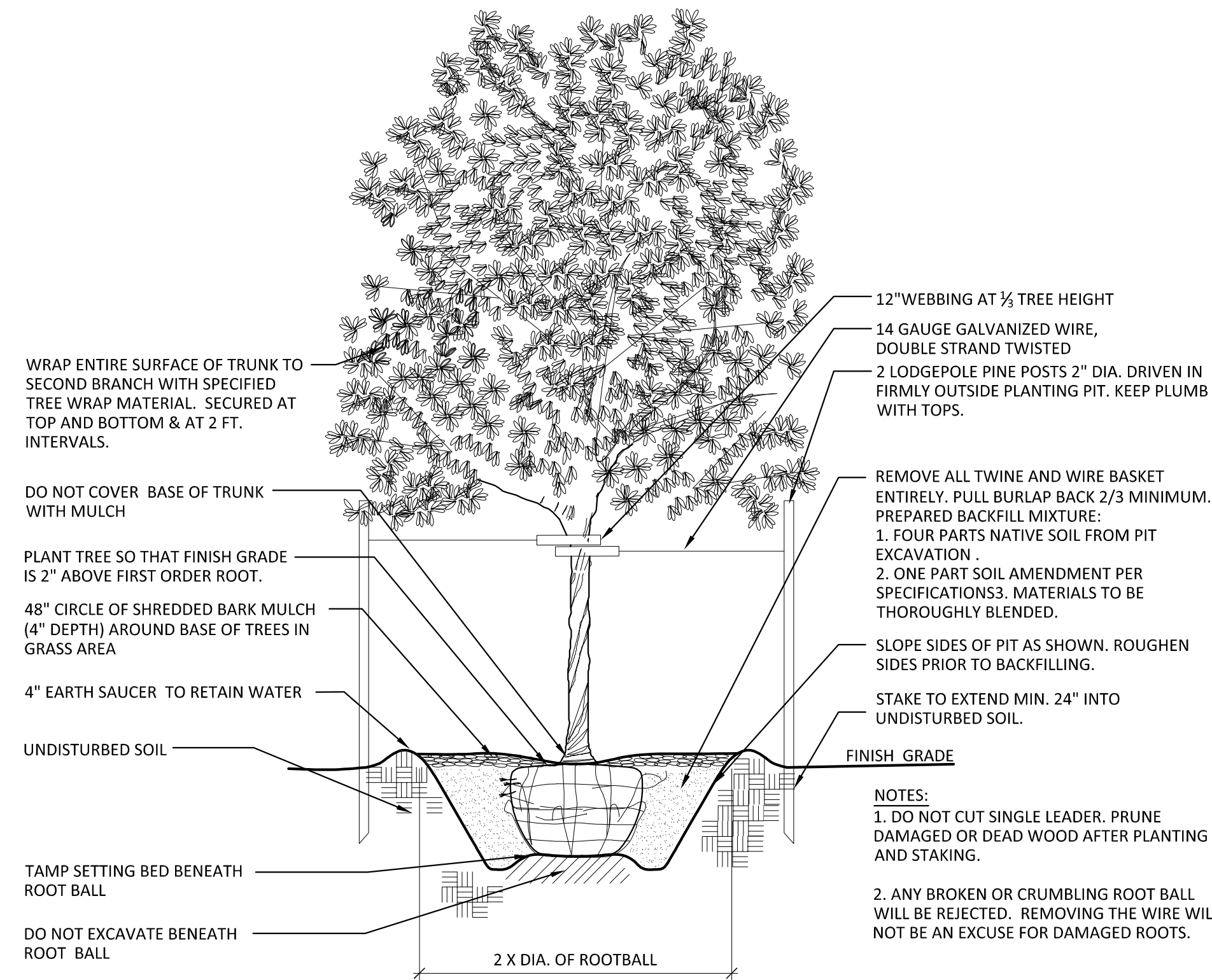
APPROVED BY: RB

SHEET TITLE:

PLANTING DETAILS,  
NOTES & SCHEDULE

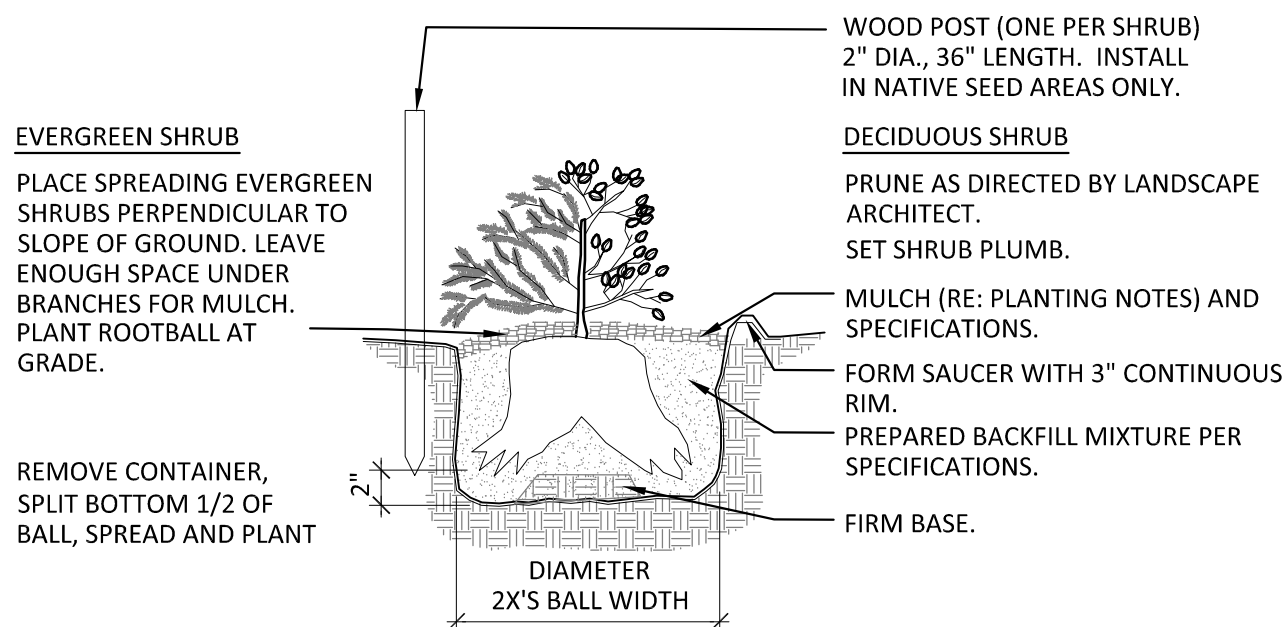
L-400

SHEET 4 OF 10



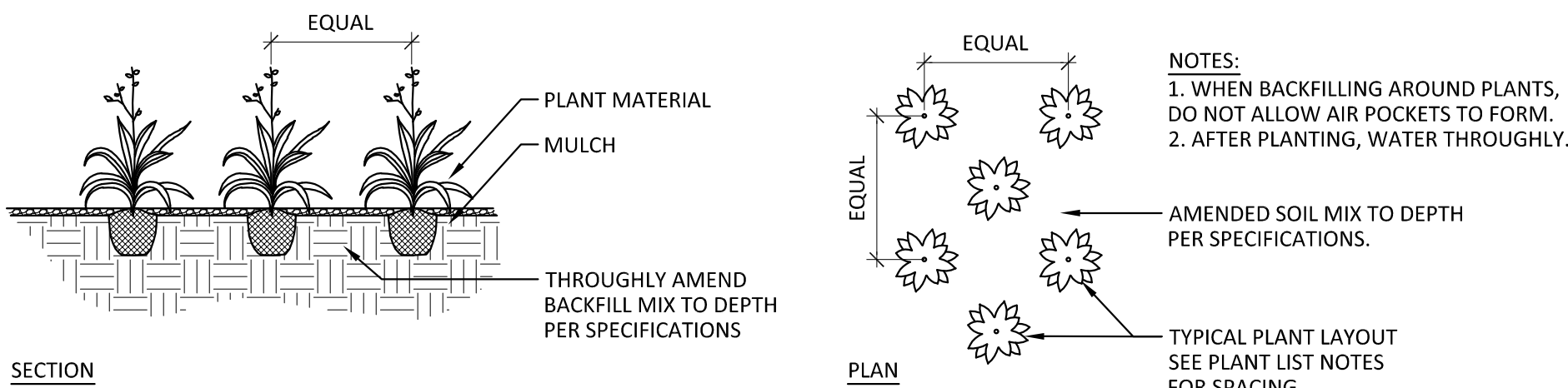
C1 DECIDUOUS TREE PLANTING

NOT TO SCALE



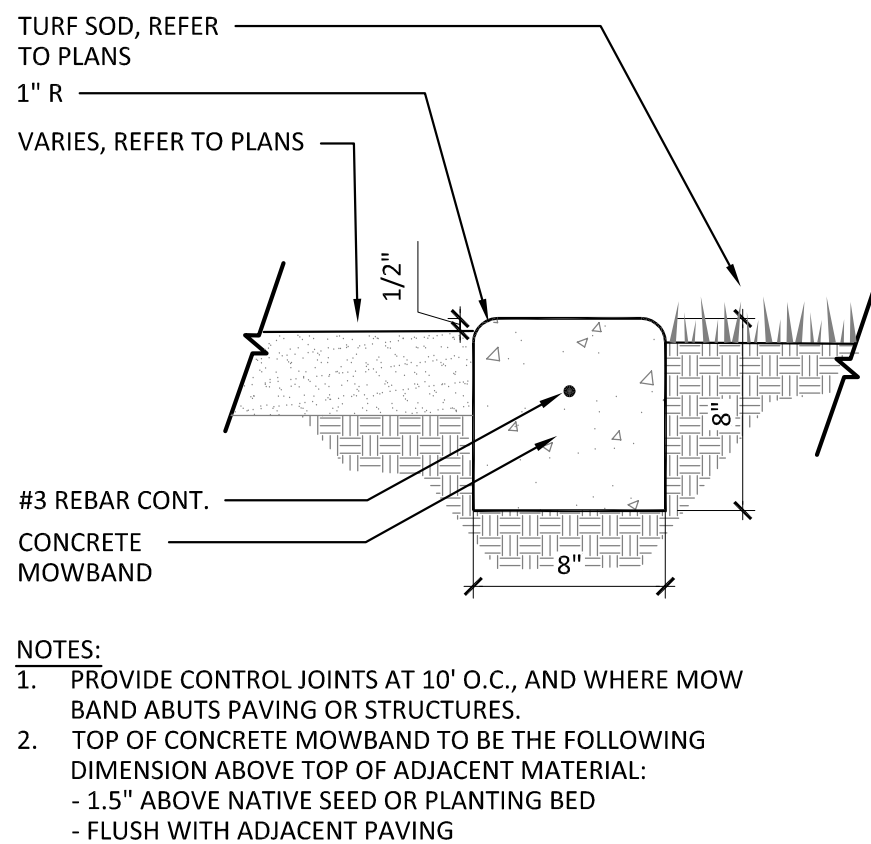
B1 SHRUB PLANTING

NOT TO SCALE



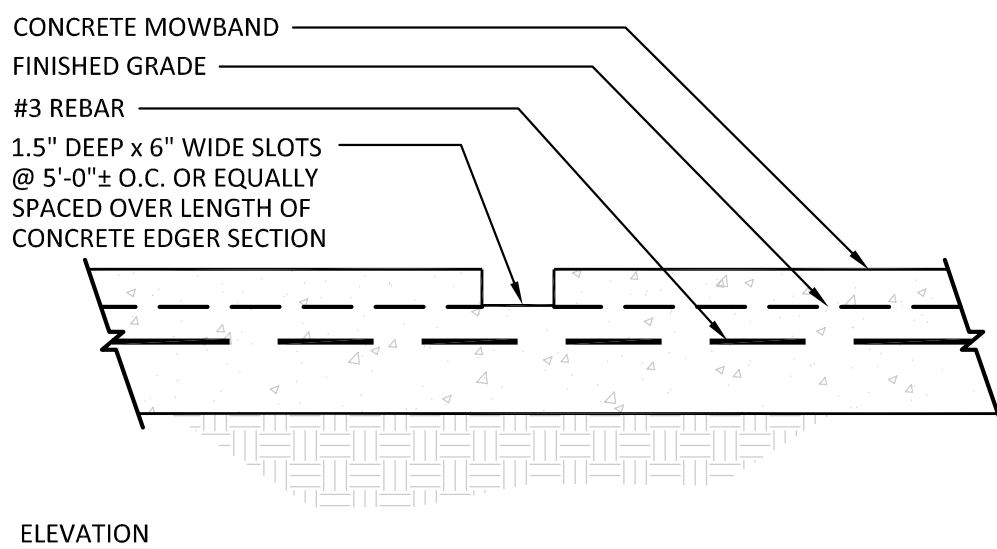
A1 ORNAMENTAL GRASSES / PERENNIAL PLANTING

NOT TO SCALE



A3 8" CONCRETE MOWBAND

NOT TO SCALE




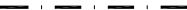
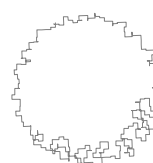
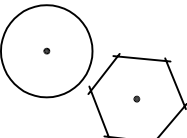



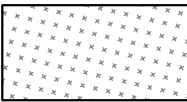
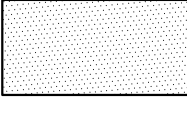
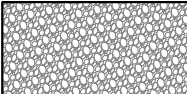
ELEVATION



## PLANTING NOTES

1. REFER TO SHEET L-400 FOR PLANTING NOTES AND DETAILS
2. CONTRACTOR TO SOD ALL OTHER AREAS NOT HATCHED ON THE DRAWINGS THAT ARE DISTURBED DURING CONSTRUCTION
3. ALL NEW EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUTOFF TYPE, WITH SOURCES SHIELDED FROM VIEW FROM ADJACENT RESIDENTIAL AREAS. LIGHTING SYSTEM PERFORMANCE FOR ALL NEW EXTERIOR LIGHTING EQUIPMENT SHALL BE FULLY COMPLIANT WITH THE CITY OF AURORA ZONING CODE, SECTION 146-1509 (H).

## LEGEND

- |   |                                      |
|---|--------------------------------------|
|    | PROPERTY LINE                        |
|    | LIMITS OF CONSTRUCTION               |
|    | EXISTING TREE TO REMAIN              |
|    | PROPOSED TREE                        |
|    | DECIDUOUS SHRUBS                     |
|    | PERENNIALS                           |
|    | ORNAMENTAL GRASSES                   |
|    | SOD - MERION KENTUCKY BLUE GRASS SOD |
|   | EXISTING PLANTING TO REMAIN          |
|  | COBBLE ROCK MULCH                    |

PROJECT:

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SCHOOLS

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**DRAWING INFORMATION:**

PROJECT NO:	11722.000
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DRAWN BY: MR

CHECKED BY:	CM
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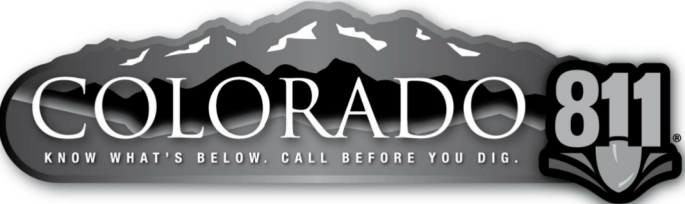
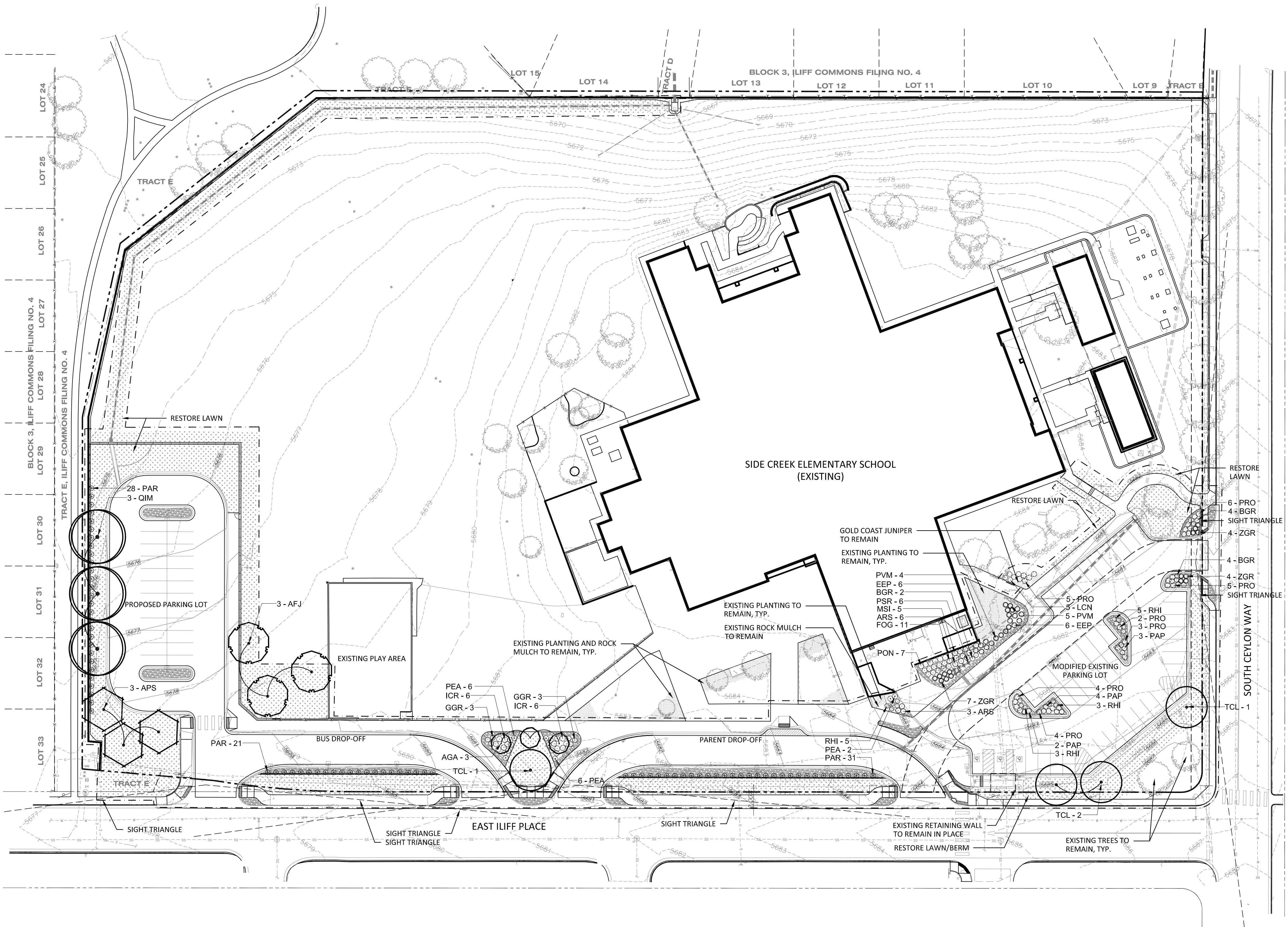
APPROVED BY: RB

SHEET TITLE:

## OVERALL LANDSCAPE PLAN

# L-401

SHEET 5 OF 10



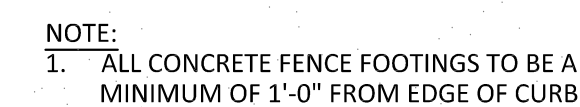
**CALL 811** 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR MARKING OF  
UNDERGROUND MEMBER UTILITIES



SCALE: 1" = 40'-0"

# A1 OVERALL LANDSCAPE PLAN

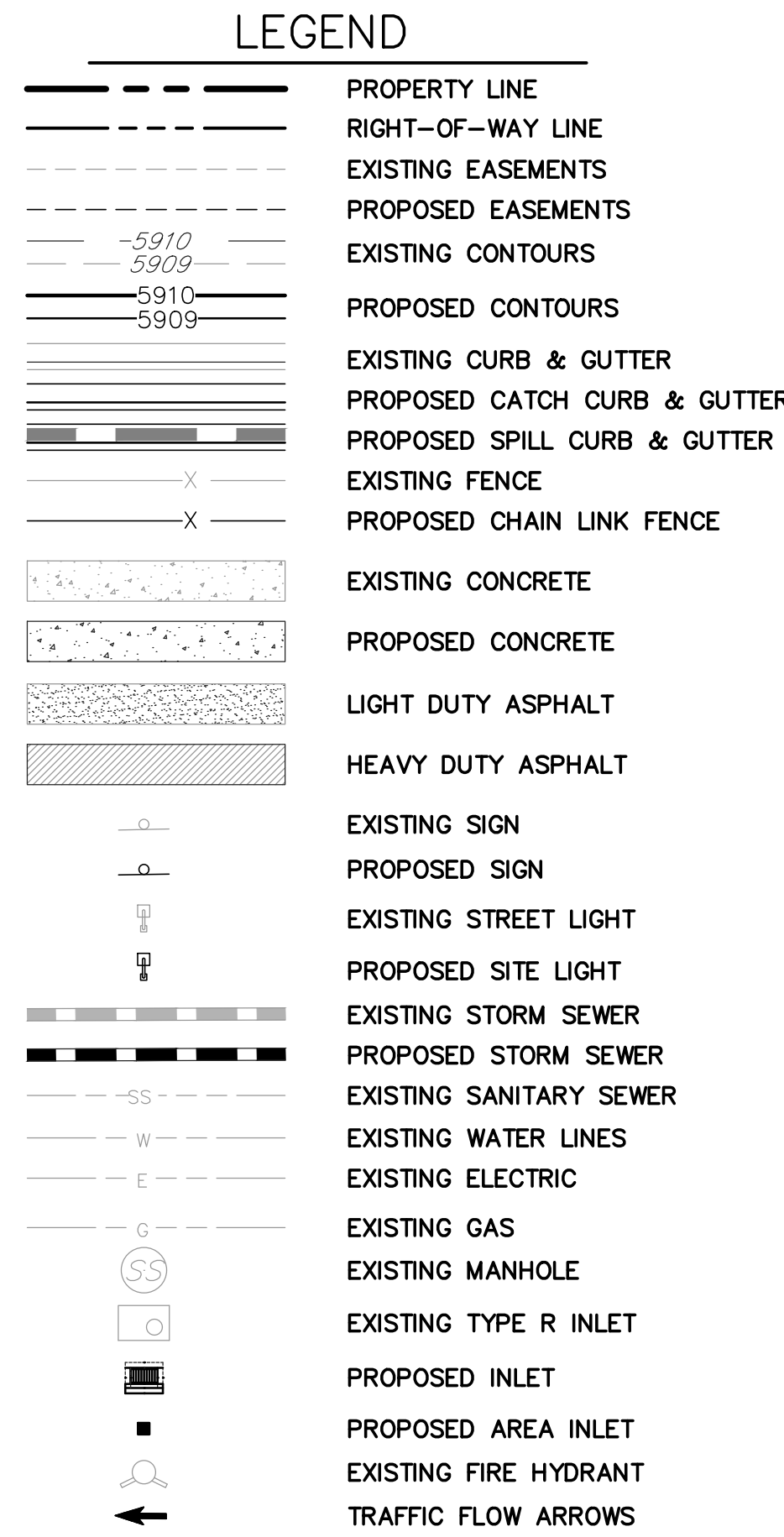
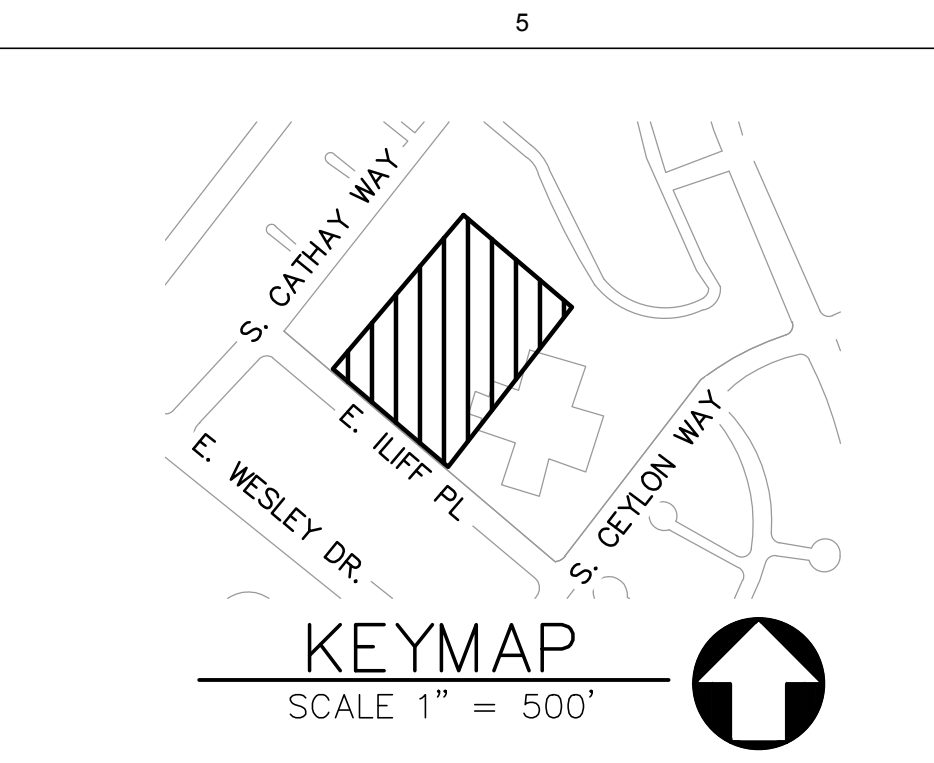
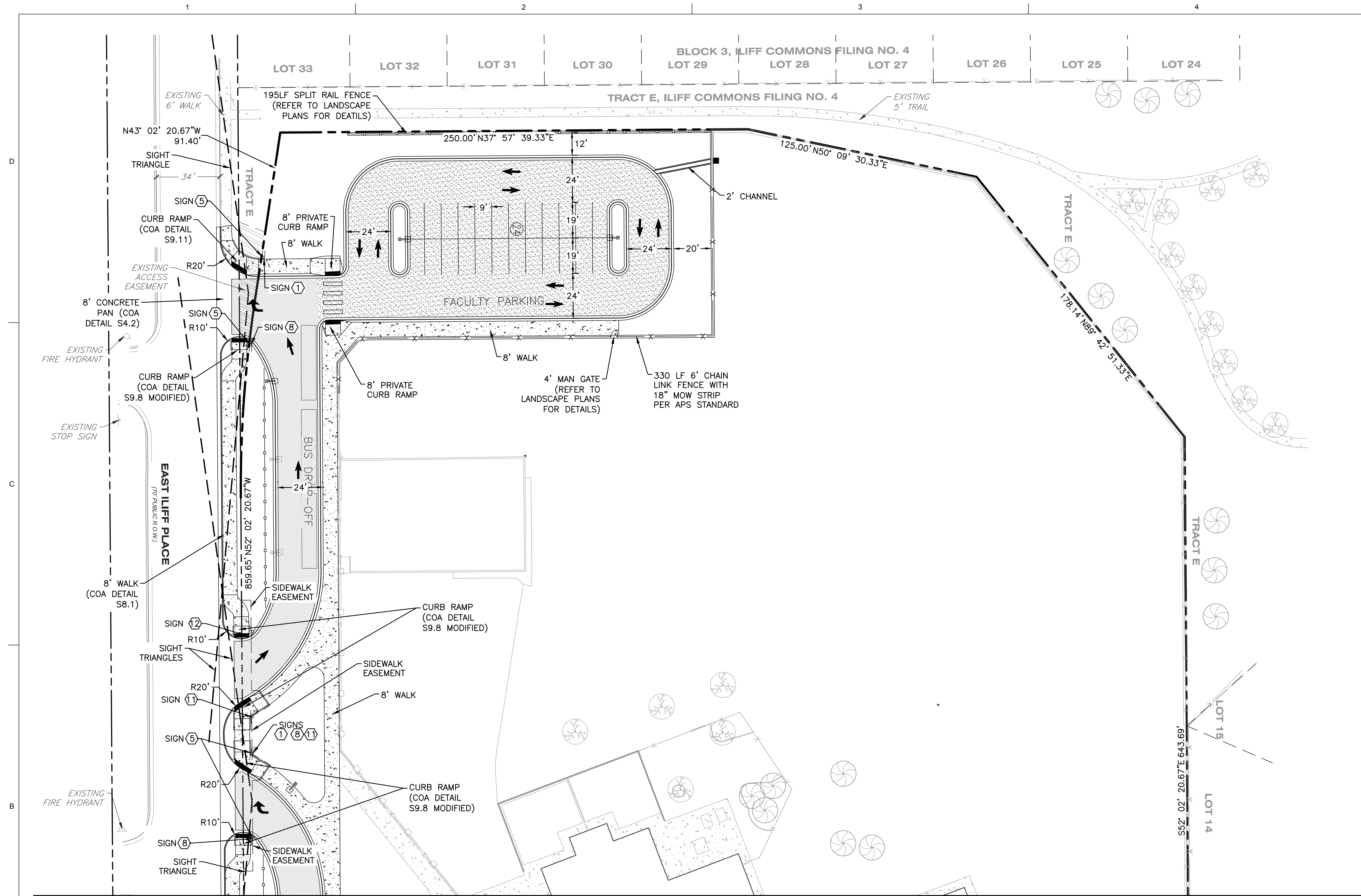




CALL **811** 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR MARKING OF  
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SHEET 6 OF 10

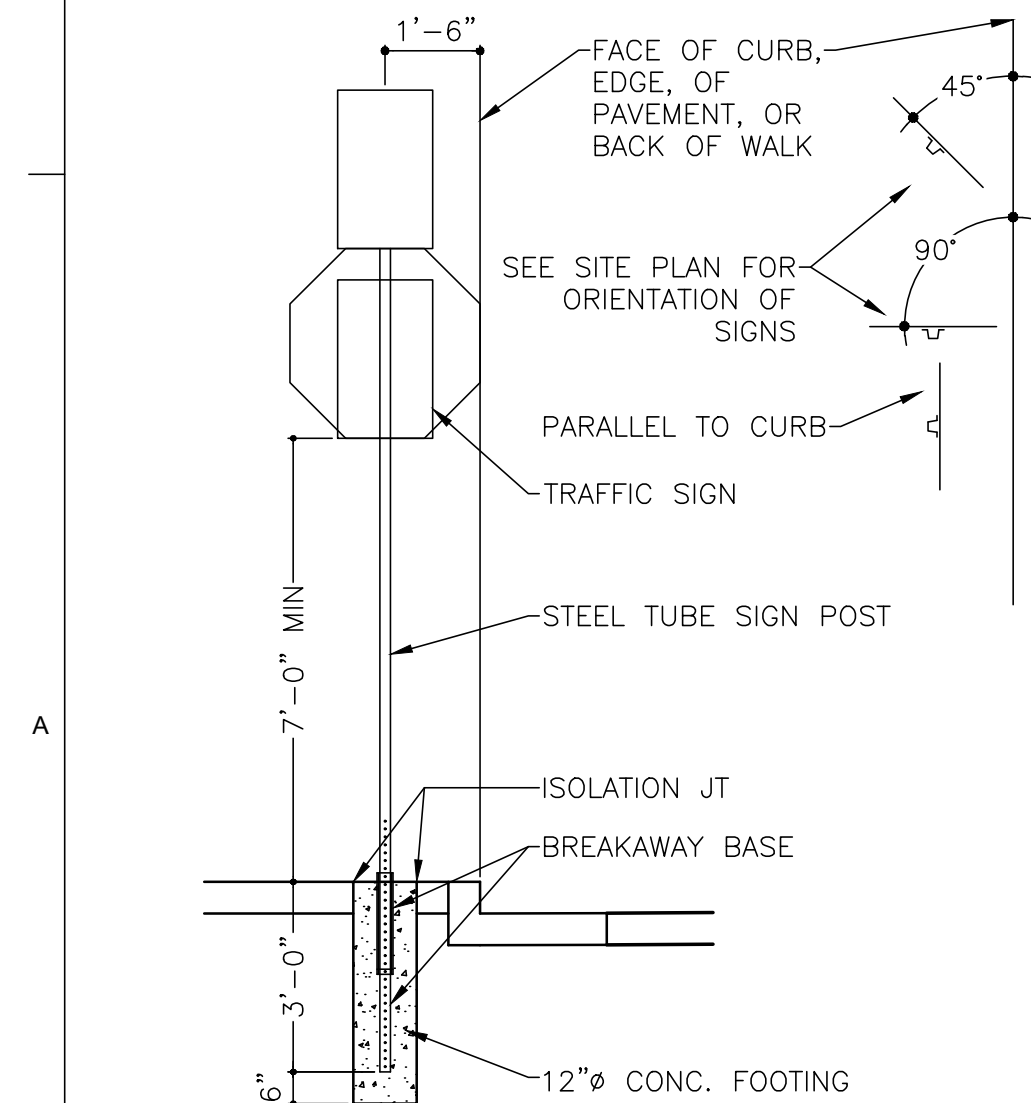




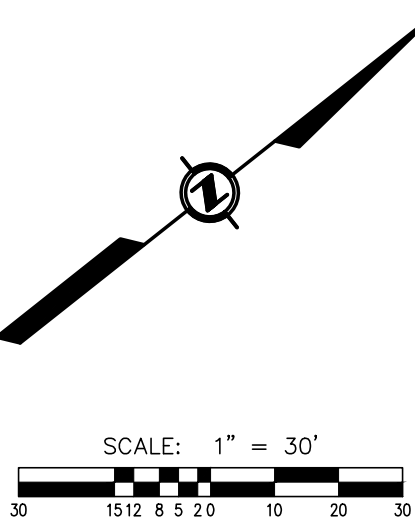
**BENCHMARK:** CITY OF AURORA BM 4S6622SW003 - 3" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST ILIFF AVENUE AND SOUTH DUNKIRK STREET. ELEVATION: 5635.04 FEET (NAVD 1988 DATUM).

**BASIS OF BEARING:** WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°20'40"E AS REFERENCED IN THE CITY OF AURORA HORIZONTAL CONTROL NETWORK AS SHOWN ON SHEET 13N.

- NOTES:**
- FOR PUBLIC SIGNS IN THE ROW, SEE STANDARD DETAIL TE-13 IN THE ROADWAY MANUAL.
  - ALL PRIVATE CURB IS 6" ROLLED PER DETAIL. ALL CURB & GUTTER WITHIN RIGHT OF WAY IS 6" VERTICAL PER CITY OF AURORA DETAIL S7.1.
  - ALL STRIPING IS 4" WIDE SOLID WHITE, TYPICAL, UNLESS OTHERWISE SPECIFIED.
  - ALL NEW EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUTOFF TYPE, WITH SOURCES SHIELDED FROM VIEW FROM ADJACENT RESIDENTIAL AREAS. LIGHTING SYSTEM PERFORMANCE FOR ALL NEW EXTERIOR LIGHTING EQUIPMENT SHALL BE FULLY COMPLIANT WITH THE CITY OF AURORA ZONING CODE, SECTION 146-1509 (H).
  - EXISTING FIRE ACCESS RECORDATIONS WILL BE VACATED BY SEPARATE DOCUMENT.
  - PROPOSED SIDEWALK EASEMENTS WILL BE DEDICATED BY SEPARATE DOCUMENT.



SIGN TABLE			
#	TEXT/GRAPHIC	SIZE	SIGN NUMBER
1	STOP	36"x36" OCTAGON	R1-1
2	NO PARKING/FIRE LANE	12"x18"	R7-6-9
3	HANDICAP PARKING	12"x18"	R7-8f
4	VAN ACCESSIBLE	12"x6"	R7-8P
5	DO NOT ENTER	30"x30"	R5-1
6	SCHOOL CROSSING	36"x36"	S1-1
7	ARROW	24"x12"	W16-7P(L/R)
8	RIGHT TURN ONLY	18"x24"	R3-2aP
11	ONE-WAY	36"x12"	R6-1L
12	ONE-WAY	36"x12"	R6-1R
13	TOW AWAY	12"x6"	R7-201aP



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SCHOOL**

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ISSUE:

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2017/12/20 MINOR SITE AMENDMENT  
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DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: JLS

CHECKED BY: BMF

APPROVED BY: BMF

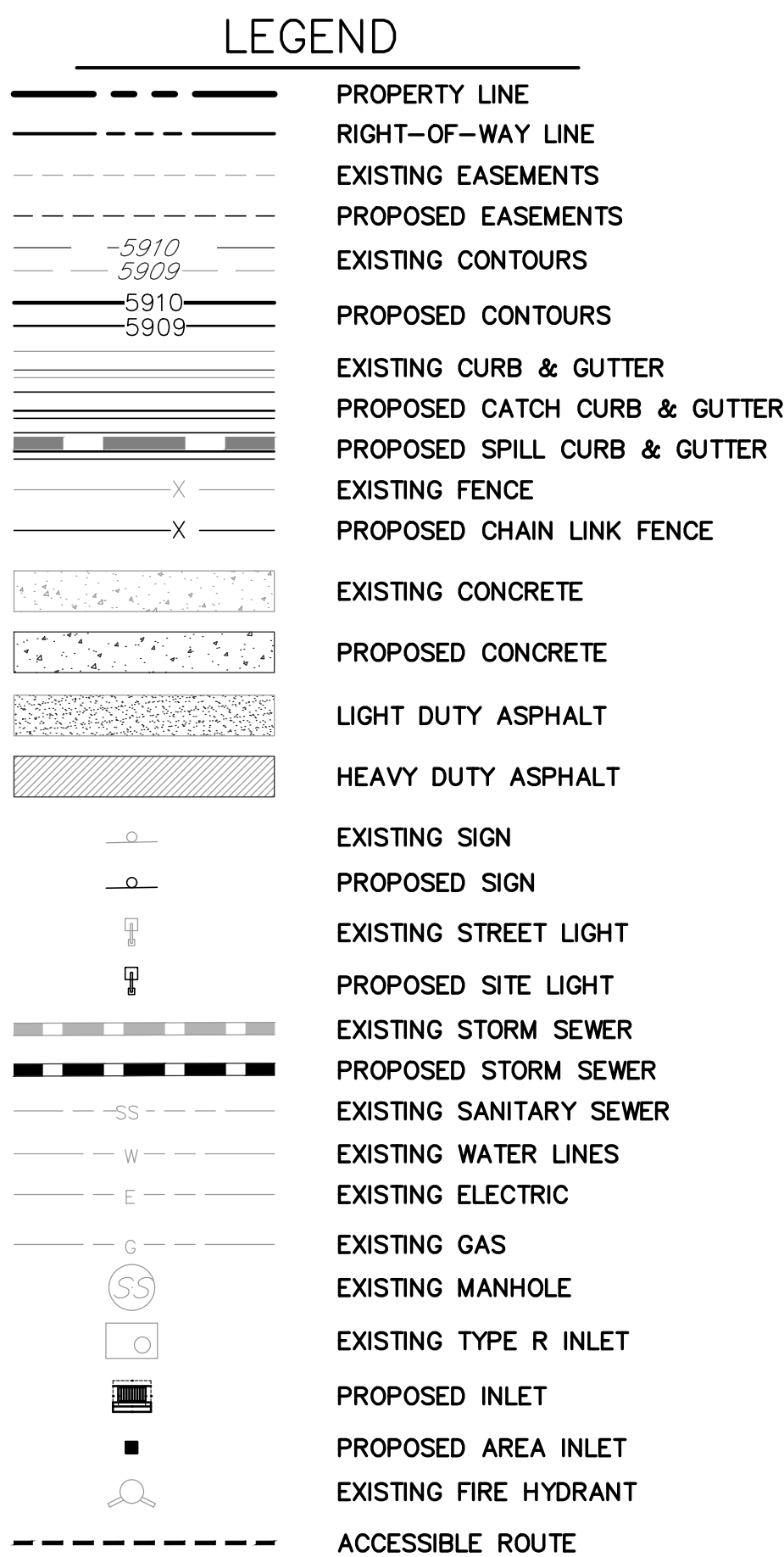
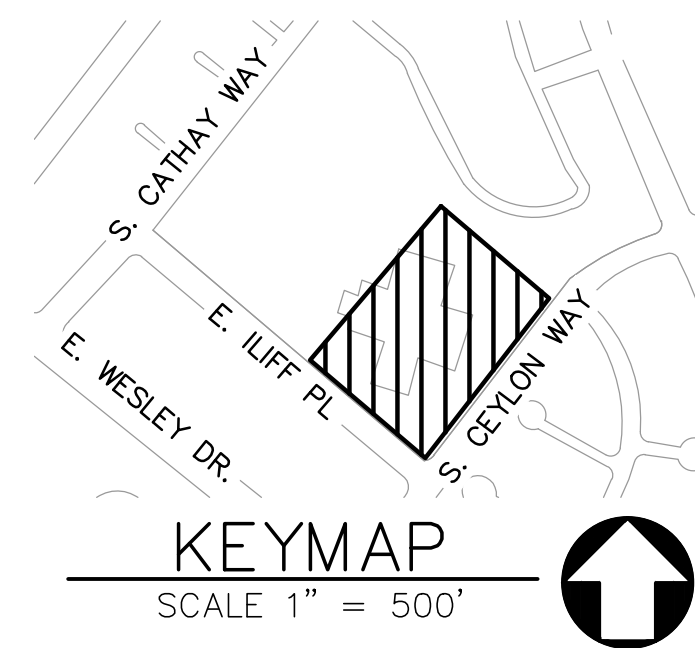
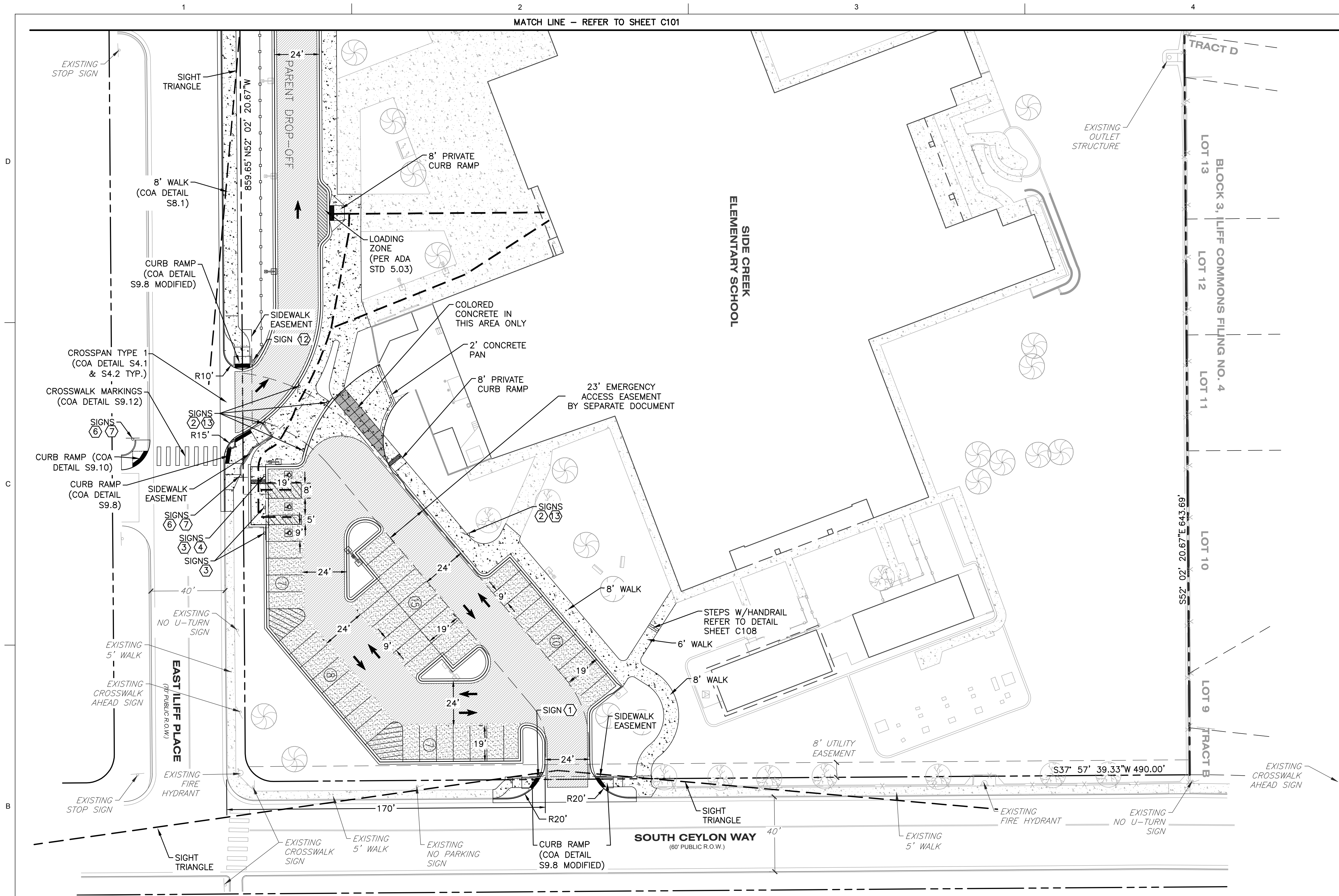
SHEET TITLE:

**SITE & SIGNAGE  
AND STRIPING PLAN**

**C100**

SHEET 7 OF 10

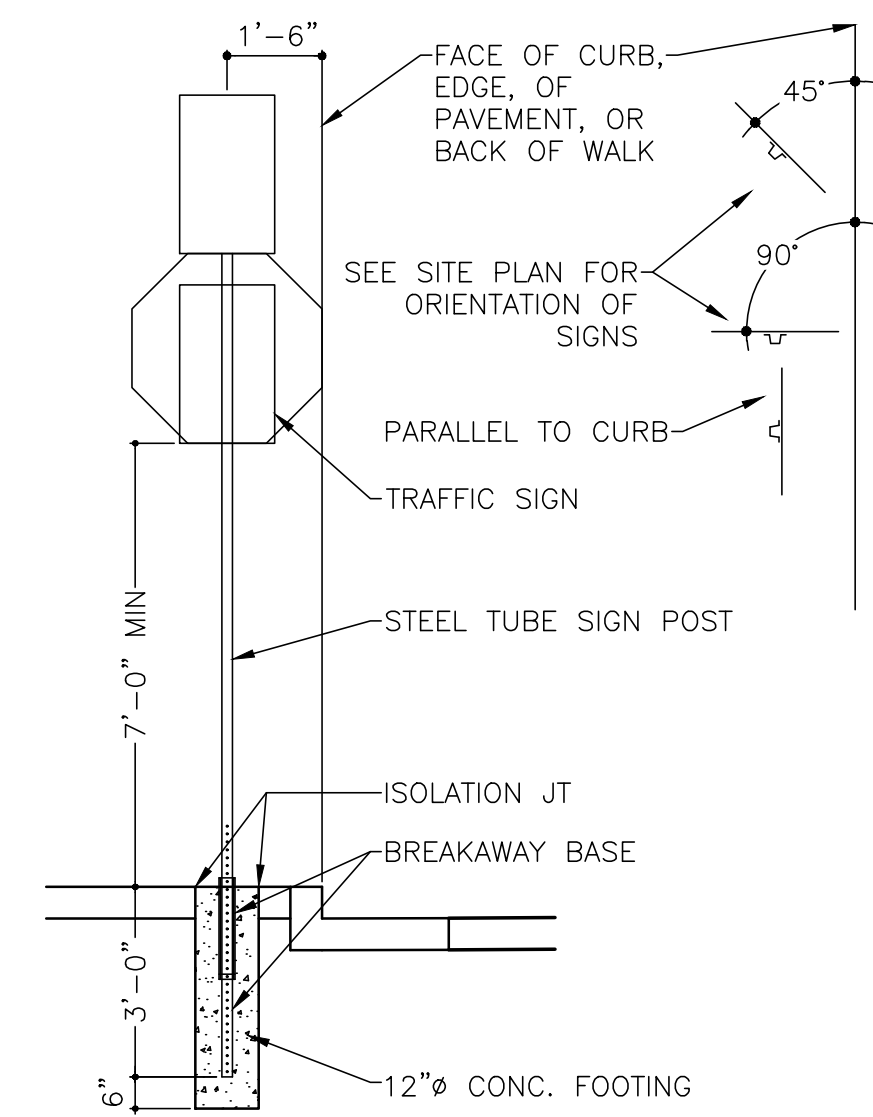
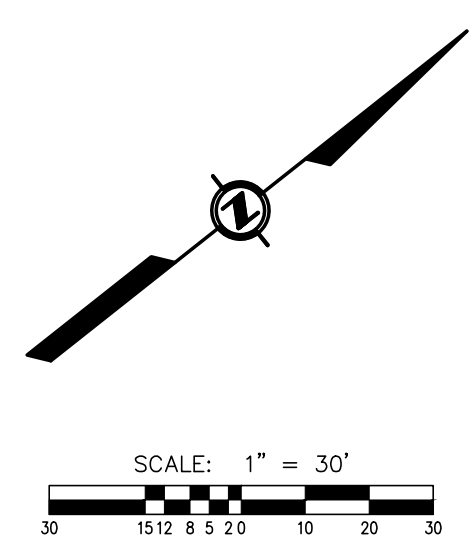




**BENCHMARK:** CITY OF AURORA BM 4S6622SW003 — 3" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST ILIFF AVENUE AND SOUTH DUNKIRK STREET. ELEVATION: 5635.04 FEET (NAVD 1988 DATUM).

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- NOTES:**
1. FOR PUBLIC SIGNS IN THE ROW, SEE STANDARD DETAIL TE-13 IN THE ROADWAY MANUAL.
  2. ALL PRIVATE CURB IS 6" ROLLED PER DETAIL. ALL CURB & GUTTER WITHIN RIGHT OF WAY IS 6" VERTICAL PER CITY OF AURORA DETAIL S7.1.
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PROJECT:

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SCHOOL**

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OWNER:

**AURORA PUBLIC  
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ISSUE:

2017/11/28 MINOR SITE AMENDMENT  
RESUBMITTAL

2017/12/20 MINOR SITE AMENDMENT  
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DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: JLS

CHECKED BY: BMF

APPROVED BY: BMF

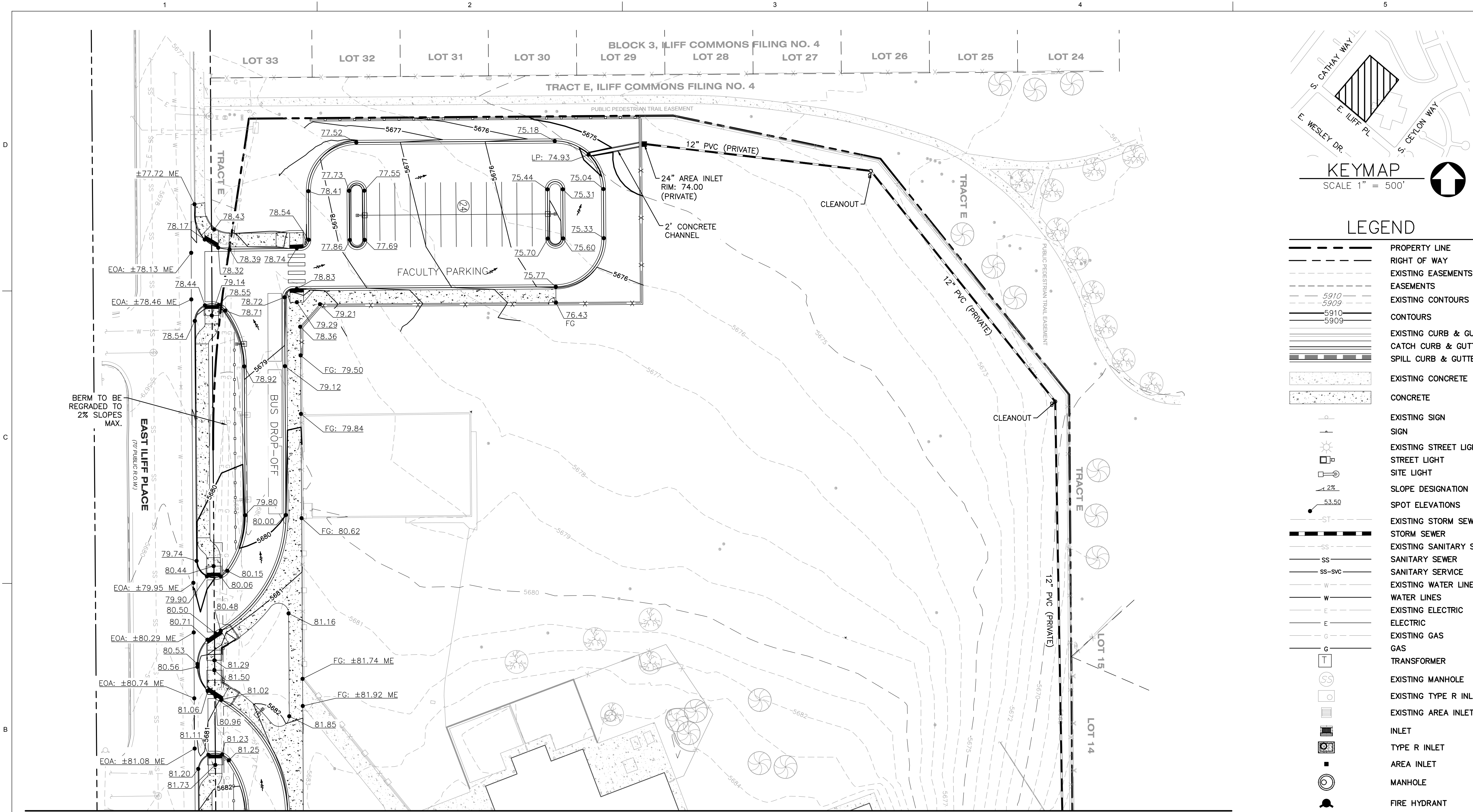
SHEET TITLE:

**SITE & SIGNAGE  
AND STRIPING PLAN**

**C101**

SHEET 8 OF 10





MATCH LINE REFER TO SHEET C103

BENCHMARK: CITY OF AURORA BM 4S6622SW003 - 3" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST ILIFF AVENUE AND SOUTH DUNKIRK STREET. ELEVATION: 5635.04 FEET (NAVD 1988 DATUM).

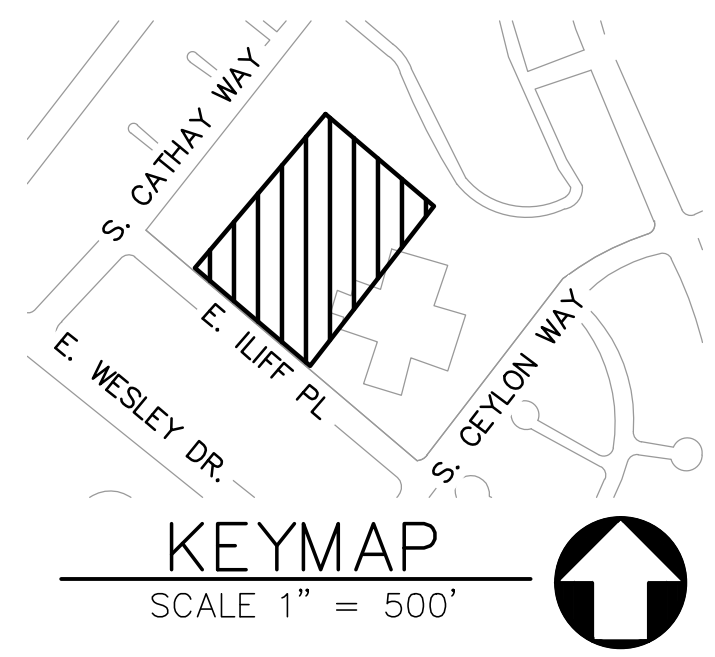
BASIS OF BEARING: WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°20'40"E AS REFERENCED IN THE CITY OF AURORA HORIZONTAL CONTROL NETWORK AS SHOWN ON SHEET 13N.

GENERAL NOTES:  
1. ALL SPOT GRADES ARE TO FLOW LINES UNLESS OTHERWISE NOTED.  
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE.

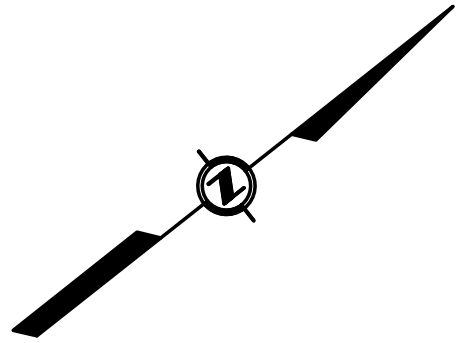
REDUCED PRESSURE BACKFLOW PREVENTION DEVICES:

1. ALL FIRE LINES, LANDSCAPE IRRIGATION LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT THE BUILDING DIVISION AT (303) 739-7420 TO SCHEDULE FLOW TESTS FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FOR MORE INFORMATION ON BACKFLOW PREVENTION, CONTACT AURORA WATER AT (303) 326-8129.

2. ALL BACKFLOW PREVENTION ASSEMBLIES WILL BE INSTALLED AND CONFORM TO THE CITY OF AURORA "PUBLIC UTILITY RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS", LATEST REVISION. ONLY APPROVED BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED APPLICABLE FOR THE DEGREE OF HAZARD, AS DETERMINED BY AURORA WATER.



LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	EXISTING EASEMENTS
	EASEMENTS
	EXISTING CONTOURS
	CONTOURS
	EXISTING CURB & GUTTER
	CATCH CURB & GUTTER
	SPILL CURB & GUTTER
	EXISTING CONCRETE
	CONCRETE
	EXISTING SIGN
	SIGN
	EXISTING STREET LIGHT
	STREET LIGHT
	SITE LIGHT
	SLOPE DESIGNATION
	SPOT ELEVATIONS
	EXISTING STORM SEWER
	STORM SEWER
	EXISTING SANITARY SEWER
	SANITARY SEWER
	SANITARY SERVICE
	EXISTING WATER LINES
	WATER LINES
	EXISTING ELECTRIC
	ELECTRIC
	EXISTING GAS
	GAS
	TRANSFORMER
	EXISTING MANHOLE
	EXISTING TYPE R INLET
	EXISTING AREA INLET
	INLET
	TYPE R INLET
	AREA INLET
	MANHOLE
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	HIGH POINT
	LOW POINT
	FLOW ARROW



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DRAWN BY: JLS

CHECKED BY: BMF

APPROVED BY: BMF

SHEET TITLE:

**GRADING & UTILITY  
PLAN**

**C102**

SHEET 9 OF 10



