

ADVISORY SITE PLAN FOR
CHERRY CREEK SCHOOL DISTRICT
LAREDO MIDDLE SCHOOL REPLACEMENT
5000 S. LAREDO STREET, AURORA, CO 80015
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

REQUIRED SITE PLAN NOTES:

- 1.THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 2.RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING – FIRE LANE".
- 3."ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11,AND ICC A117.1.
- 4.**THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 5.THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 6.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.
- 7.**IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- 8.(THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- 9.THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
15. 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.
16. 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.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (25/30 – REFER TO SECTION 146–2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE–CASE NOISE CONDITIONS.
19. (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.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
22. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL – MULTITENANT BUILDINGSS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____DATE: _____

PLANNING DIRECTOR: _____DATE: _____

PLANNING COMMISSION: _____DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____DATE: _____
(MAYOR)

ATTEST: _____DATE: _____
(CITY CLERK)

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, _____,

CLERK AND RECORDER: _____DEPUTY: _____



VICINITY MAP

SCALE: 1" = 1000'



SHEET INDEX:

C-001 COVER SHEET
C-100 OVERALL SITE PLAN
C-102 SITE DETAILS
C-200 OVERALL GRADING PLAN
C-300 OVERALL UTILITY PLAN
L2.0 LANDSCAPE NOTES
L2.1 OVERALL LANDSCAPE PLAN
L3.2 LANDSCAPE SITE DETAILS
A-101 FLOOR PLAN – OVERALL LEVEL 01
A-102 FLOOR PLAN – OVERALL LEVEL 02
A-200 EXTERIOR ELEVATIONS OVERALL
A-201 ENLARGED PLAN SECTION DETAILS
A-400 MATERIAL BOARD
E-100 SITE LIGHTING PHOTOMETRIC
E-200 SITE LIGHTING SPECIFICATION DETAILS

SIGNATURE BLOCK

SITE PLAN * (OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: _____

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, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____DAY OF ____AD. ____.

BY: _____CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF ____AD, ____BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY
SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES ____NOTARY BUSINESS ADDRESS:_____

OWNER:

CHERRY CREEK SCHOOL DISTRICT
4700 S. YOSEMITE STREET
GREENWOOD VILLAGE, CO 80111

OWNER'S REPRESENTATIVE:

CBRE PROJECT MANAGEMENT
1225 17TH STREET, SUITE 3200
DENVER, CO 80202
PHONE: (312) 636-6986
CONTACT: AUDRA JOHNSON

CIVIL ENGINEER:

COLLINS ENGINEERS, INC.
455 SHERMAN STREET, SUITE 160
DENVER, CO 80203
PHONE: (303) 447-0090
CONTACT: BRYAN FRANTZ

ARCHITECT

HORD COPLAN MACHT
1800 WAZEE STREET, SUITE 450
DENVER, CO 80202
PHONE: (303) 9996-7536
CONTACT: ASHLEY KOTSIDES

SURVEYOR:

EHRHART LAND SURVEYING, LLC
P.O. BOX 930
ERIE, CO 80516
PHONE: (303) 828-3340
CONTACT: JOHN P. EHRHART

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	57.29 AC.
NUMBER OF BUILDINGS	2
BUILDING HEIGHT	38'-0"
TOTAL BUILDING COVERAGE AND GFA	108,727 S.F. (14.80%)
HARD SURFACE AREA	323,509 S.F. (44.02%)
LANDSCAPE AREA	261,623 S.F. (35.60%)
SIDEWALKS AND PATIOS	40,998 S.F. (5.58%)
PRESENT ZONING CLASSIFICATION	MU-OI
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	xx.xx SF *
PROPOSED TOTAL SIGN AREA	xxx SF
PROPOSED NUMBER OF SIGNS	x
PROPOSED MONUMENT SIGN	x
PROPOSED MONUMENT SIGN AREA	x SF PER SIDE
PARKING SPACES REQUIRED	186 (EXISTING)
PARKING SPACES PROVIDED	186
ACCESSIBLE SPACES REQUIRED	6
ACCESSIBLE SPACES PROVIDED	6
LOADING SPACES REQUIRED	x
LOADING SPACES PROVIDED	x

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S89°40'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 913.54 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAREDO STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) N00°21'20"W A DISTANCE OF 637.99 FEET TO A POINT OF CURVATURE; 2) ALONG A 565.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 41°47'20", AND CHORD BEARING N20°32'20"E A DISTANCE OF 403.01 FEET) AN ARC LENGTH OF 412.08'; 3) ALONG A 138.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 20°33'59", AND CHORD BEARING N51°43'01"E A DISTANCE OF 49.27 FEET) AN ARC LENGTH OF 49.54'; 4) ALONG A 162.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°35'30", AND CHORD BEARING N57°42'36"E A DISTANCE OF 24.27 FEET) AN ARC LENGTH OF 24.29; 5) N53°24'30"E A DISTANCE OF 130.22 FEET; 6) N48°58'20"E A DISTANCE OF 8.10 FEET TO A POINT OF CURVATURE; 7) ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 89°58'58", AND CHORD BEARING S86°01'40"E A DISTANCE OF 28.28 FEET) AN ARC LENGTH OF 31.41; 8) S41°01'40"E A DISTANCE OF 24.00 FEET; 9) N48°58'20"E A DISTANCE OF 60.00 FEET; 10) N41°01'40"W A DISTANCE OF 36.00 FEET TO A POINT OF CURVATURE; 11) ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 89°58'58", AND CHORD BEARING N03°58'20"E A DISTANCE OF 28.28 FEET) AN ARC LENGTH OF 31.41; 12) N48°58'20"E A DISTANCE OF 118.00 FEET TO A POINT OF CURVATURE; 13) ALONG A 627.26 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 06°52'03", AND CHORD BEARING N45°32'19"E A DISTANCE OF 75.14 FEET) AN ARC LENGTH OF 75.18; 14) ALONG A 627.24 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 06°52'04", AND CHORD BEARING N45°32'19"E A DISTANCE OF 75.14 FEET) AN ARC LENGTH OF 75.18; 15) N48°58'21"E A DISTANCE OF 331.83 FEET TO A POINT OF CURVATURE; 16) ALONG A 335.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 25°14'27", AND CHORD BEARING N36°21'07"E A DISTANCE OF 146.39 FEET) AN ARC LENGTH OF 147.58; 17) N23°43'54"E A DISTANCE OF 152.09 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF EAST SMOKY HILL ROAD; THENCE S66°12'47"E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 777.96 FEET; THENCE S00°20'11"E A DISTANCE OF 1550.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S89°38'03"W ALONG SAID SOUTH LINE A DISTANCE OF 776.89 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,495,556 SQUARE FEET OR 57.290 ACRES, MORE OR LESS.

BENCHMARK INFORMATION:

CITY OF AURORA BENCHMARK ID: SH-047.5 – 3" BRASS CAP IN CONCRETE AT THE NORTHEAST CORNER OF SMOKY HILL ROAD AND PHEASANT RUN PARKWAY. ELEV=5800.63' (NAVD88–GEOID18)

SITE BENCHMARK: CHISELED "H" IN TOP OF CURB AS SHOWN HEREON. ELEV=5769.25' (NAVD88–GEOID18)

BEARINGS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, BEARING S89°38'03"W (ASSUMED), A DISTANCE OF 2646.92 FEET, MONUMENTED AS SHOWN HEREON.

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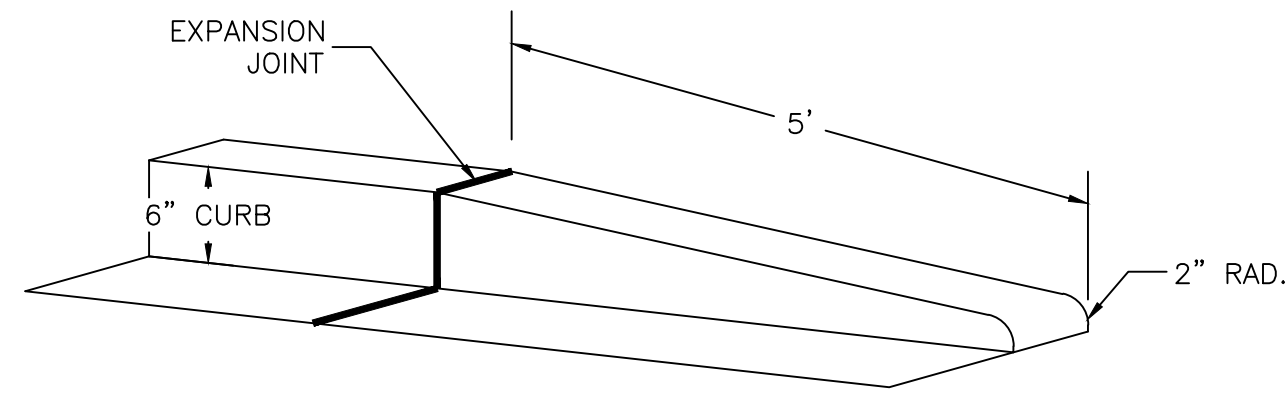
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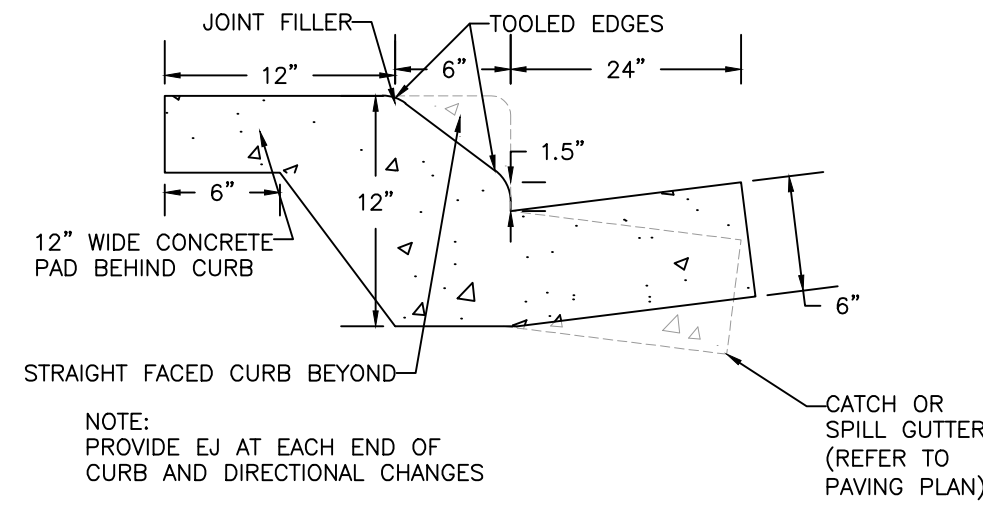
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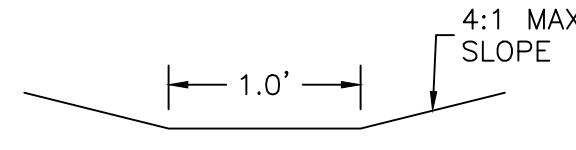
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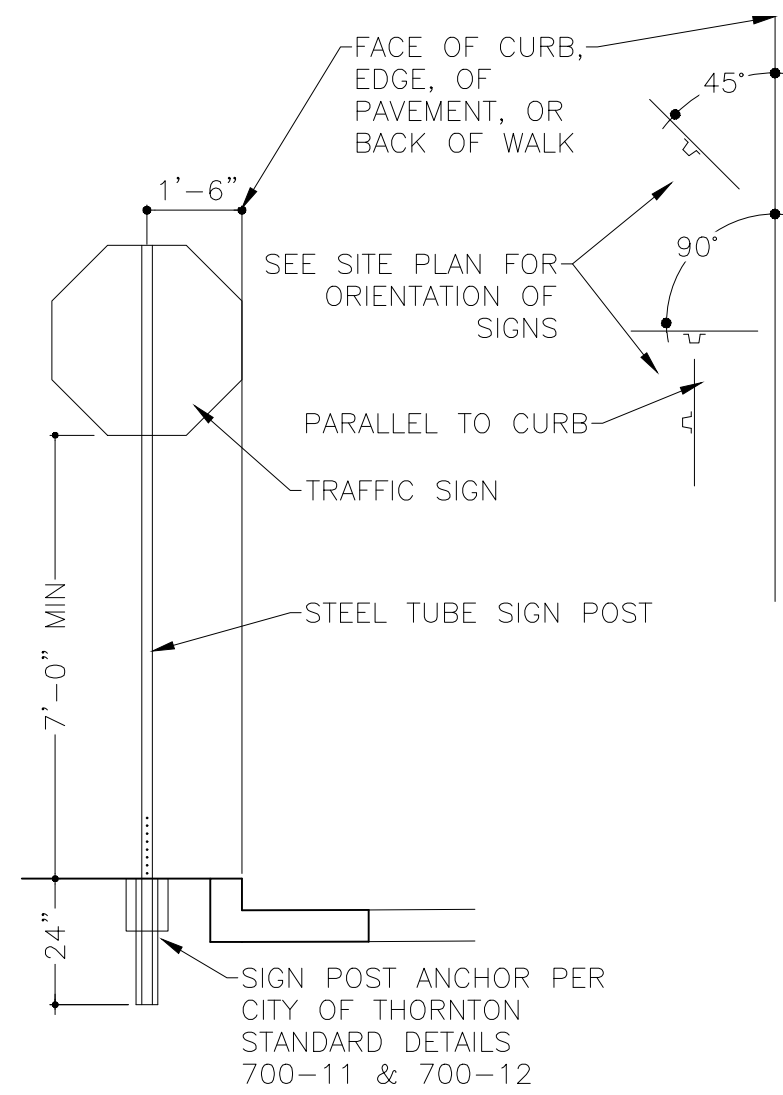
1 CURB TAPER DETAIL
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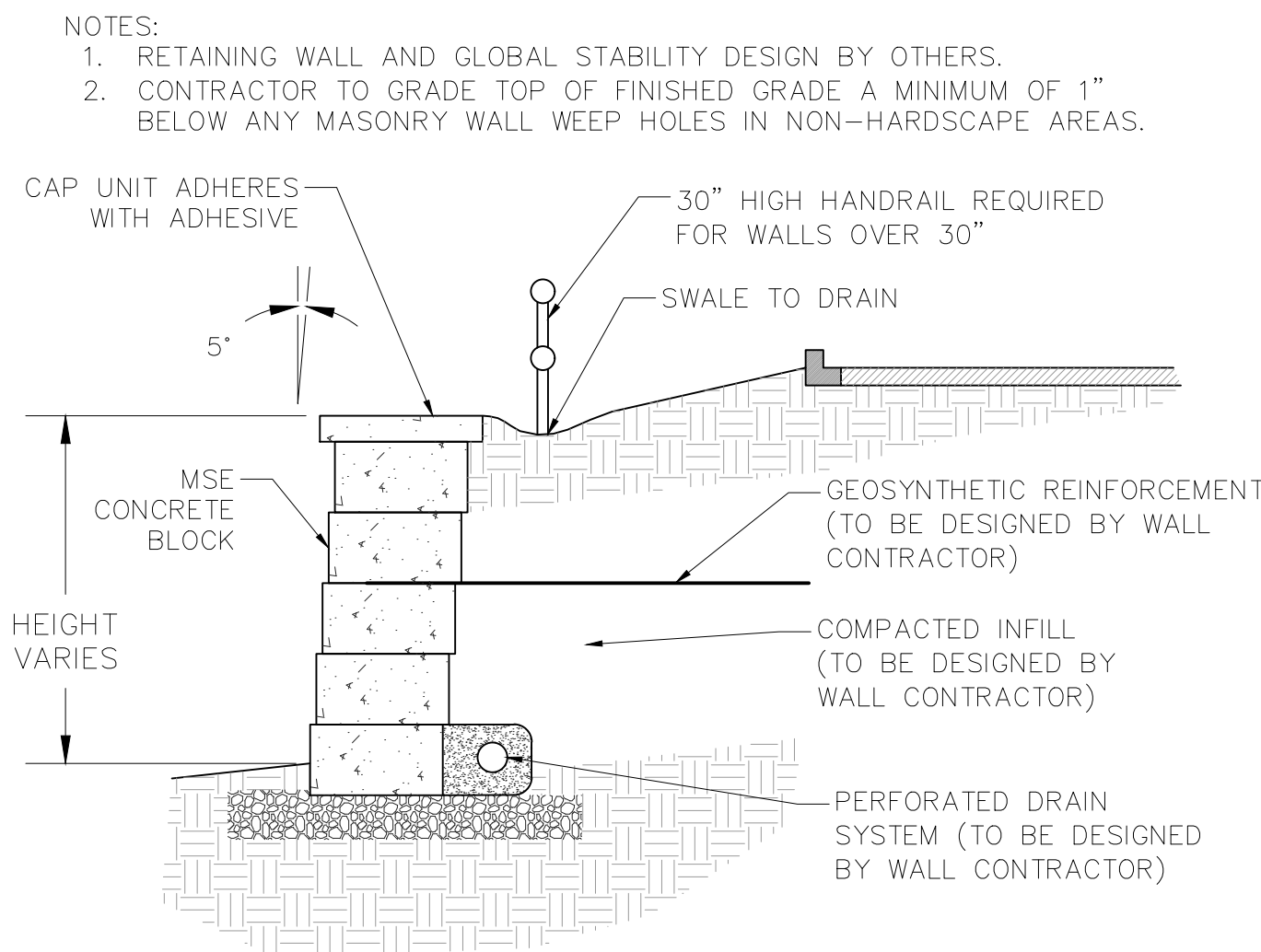
2 SNOW PLOW CURB
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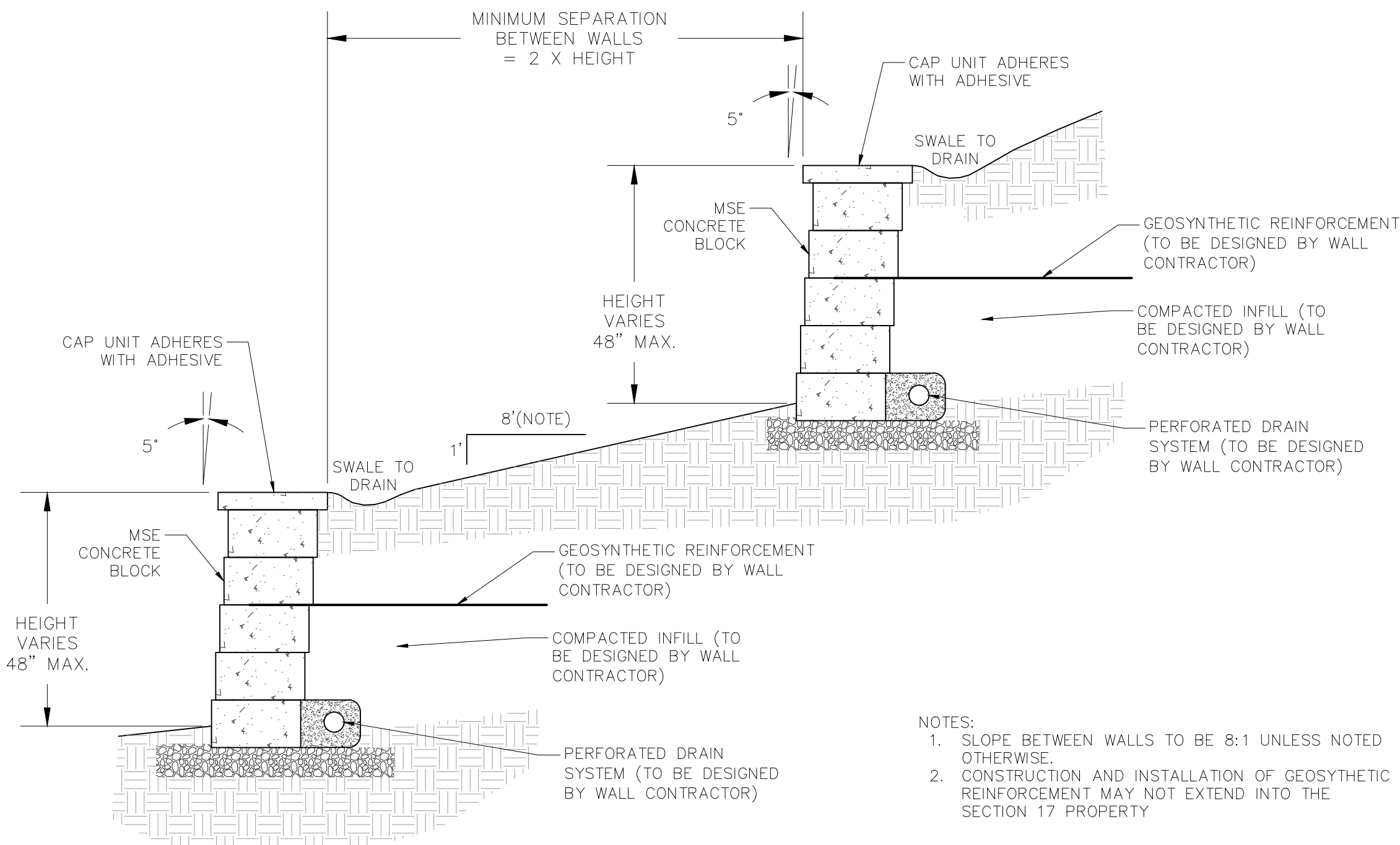
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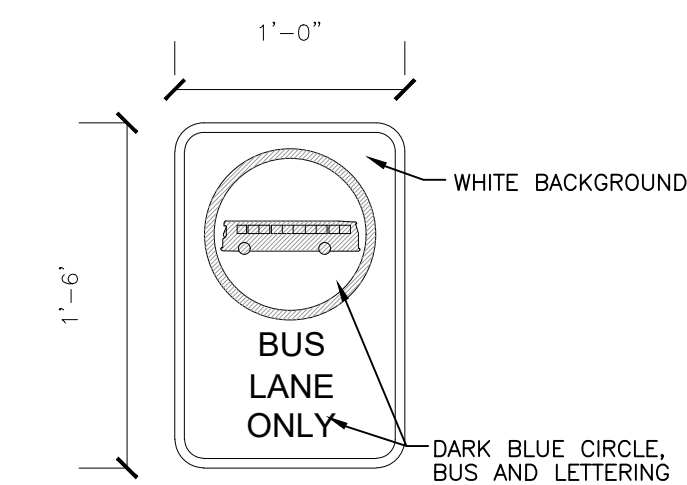
4 TRAFFIC SIGN DETAIL
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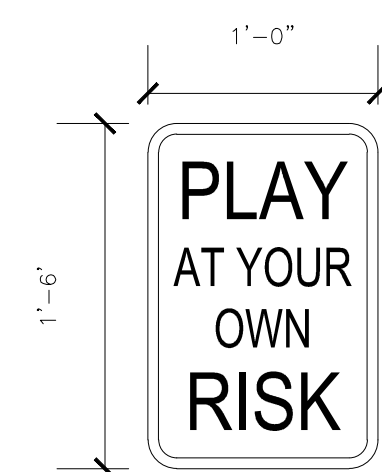
5 SINGLE MSE RETAINING WALL DETAIL
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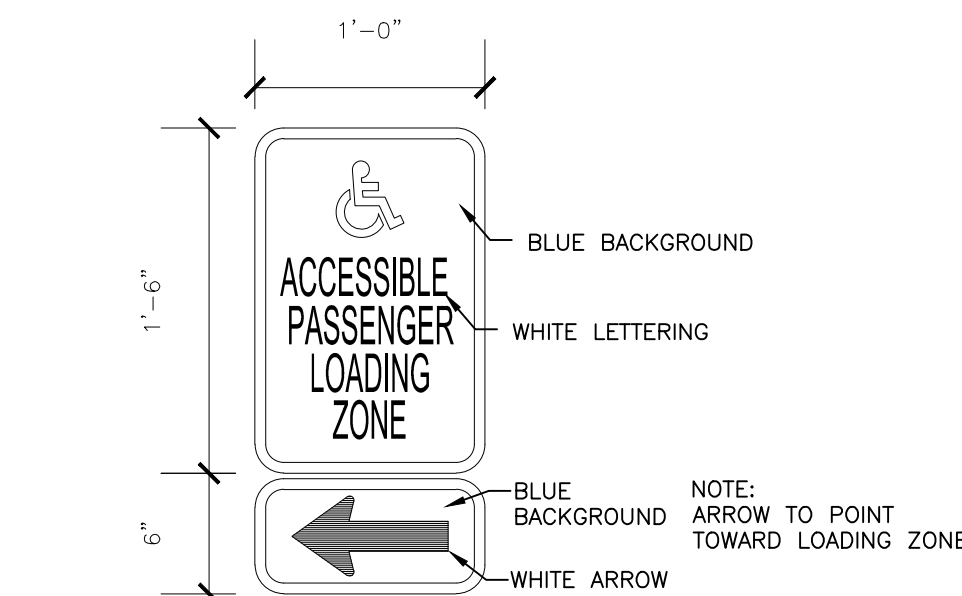
6 DOUBLE MSE RETAINING WALL DETAIL
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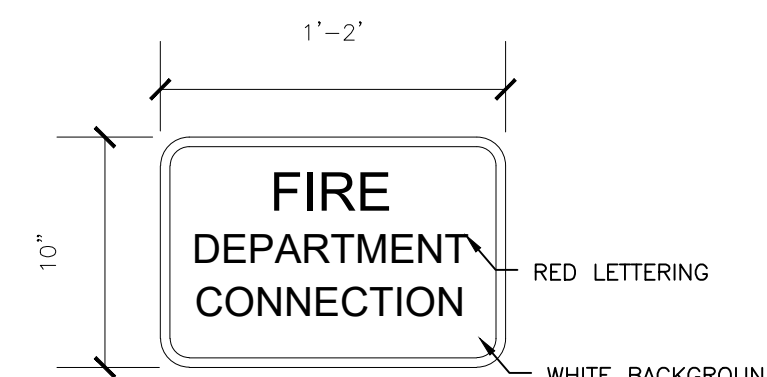
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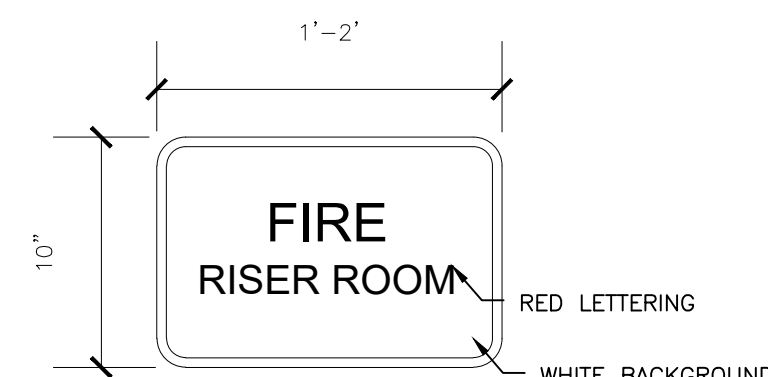
J PLAY SIGN DETAIL
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K ACCESSIBLE LOADING SIGN DETAIL
SCALE: NOT TO SCALE

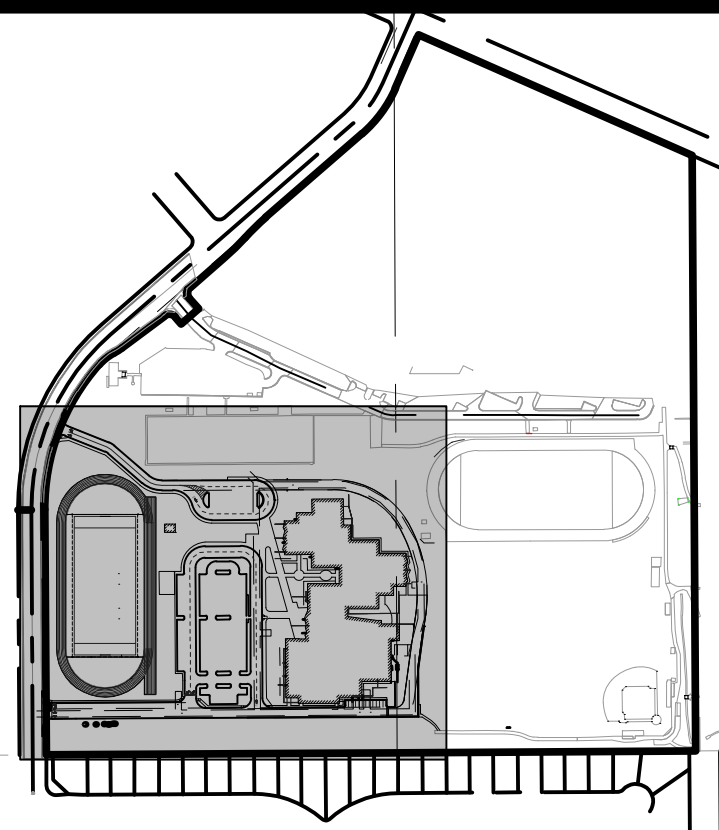
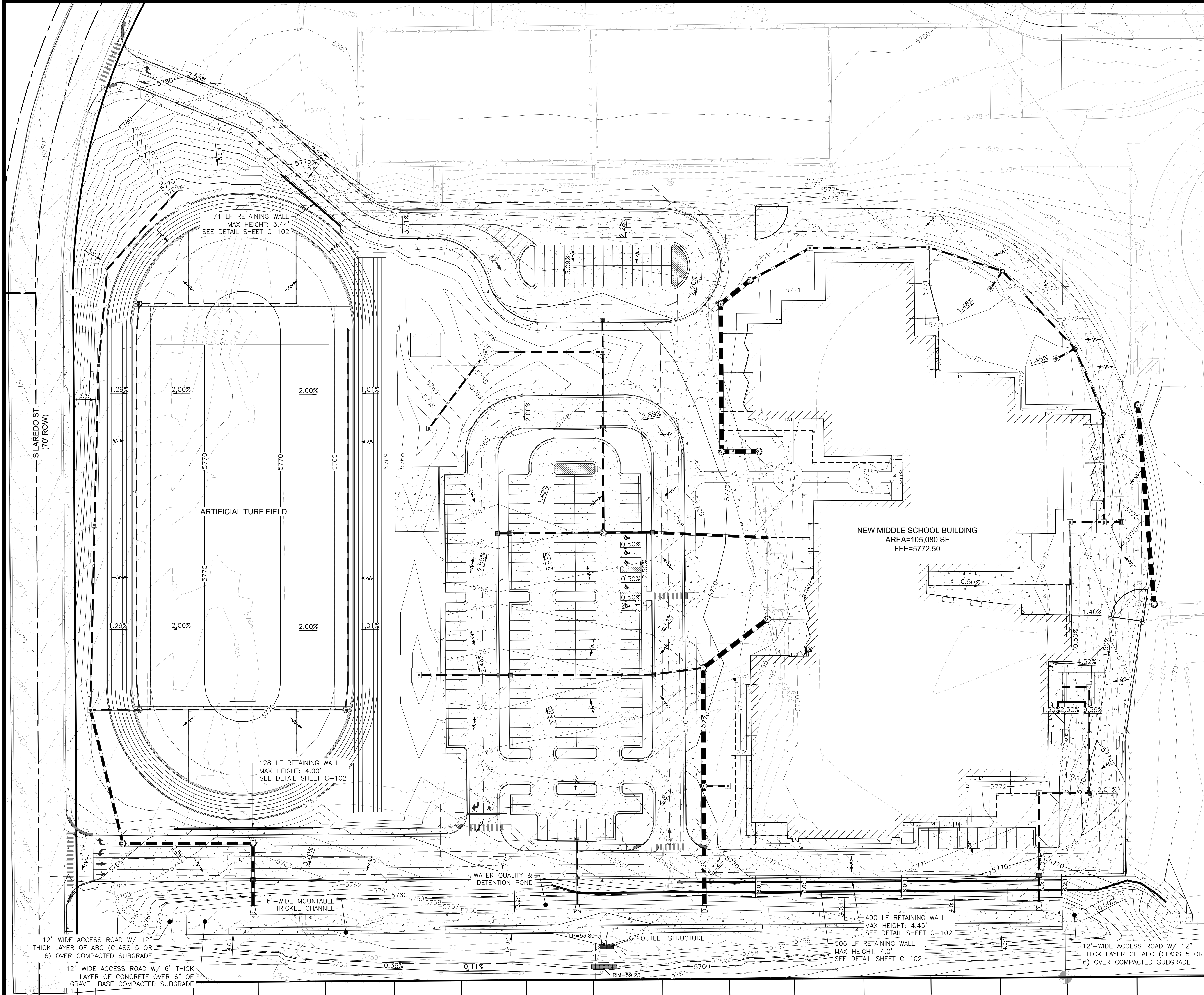


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KEYMAP
SCALE: 1" = 500'

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	SECTION LINE	---
---	EASEMENT LINES	---
---	SETBACK LINES	---
---	CATCH CURB & GUTTER	---
---	SPILL CURB & GUTTER	---
---	CONTOURS	---
---	CONCRETE PAVEMENT	---
---	ASPHALT PAVEMENT	---
---	CRUSHER FINES	---
---	BUILDINGS	---
---	ACCESSIBLE ROUTE	---
---	PARKING COUNT	---
---	SIGN	---
---	ANNOTATION	---
---	STORM SEWER	---
---	ROOF DRAIN	---
---	SANITARY SERVICE	---
---	WATER LINES	---
---	STORM SEWER MANHOLE	---
---	FLARED END SECTION	---
---	AREA DRAIN	---
---	FIRE HYDRANT	---

BENCHMARK INFORMATION:
A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK BEING A SET NO. 5 REBAR WITH A RED PLASTIC CAP STAMPED "PSM CONTROL POINT" AS SHOWN HEREON ELEVATION= 5497.75' (NAVD88).

BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, T5S, R68W, 6TH P.M.

EXISTING UTILITY LOCATIONS:
COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTES:
THE PROJECT IS LOCATED IN ZONE X: AREA OF MINIMAL FLOOD HAZARD PER FEMA FIRMETTE #08005C0451L DATED 9/4/2020 AND 08005C0452K DATED 12/17/2010.

SCALE: 1" = 40'

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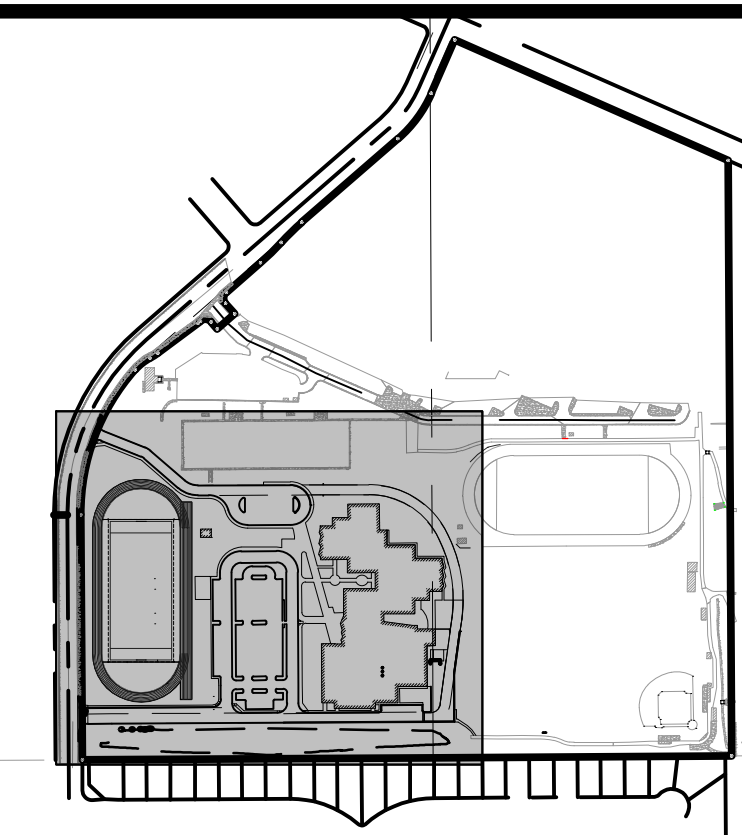
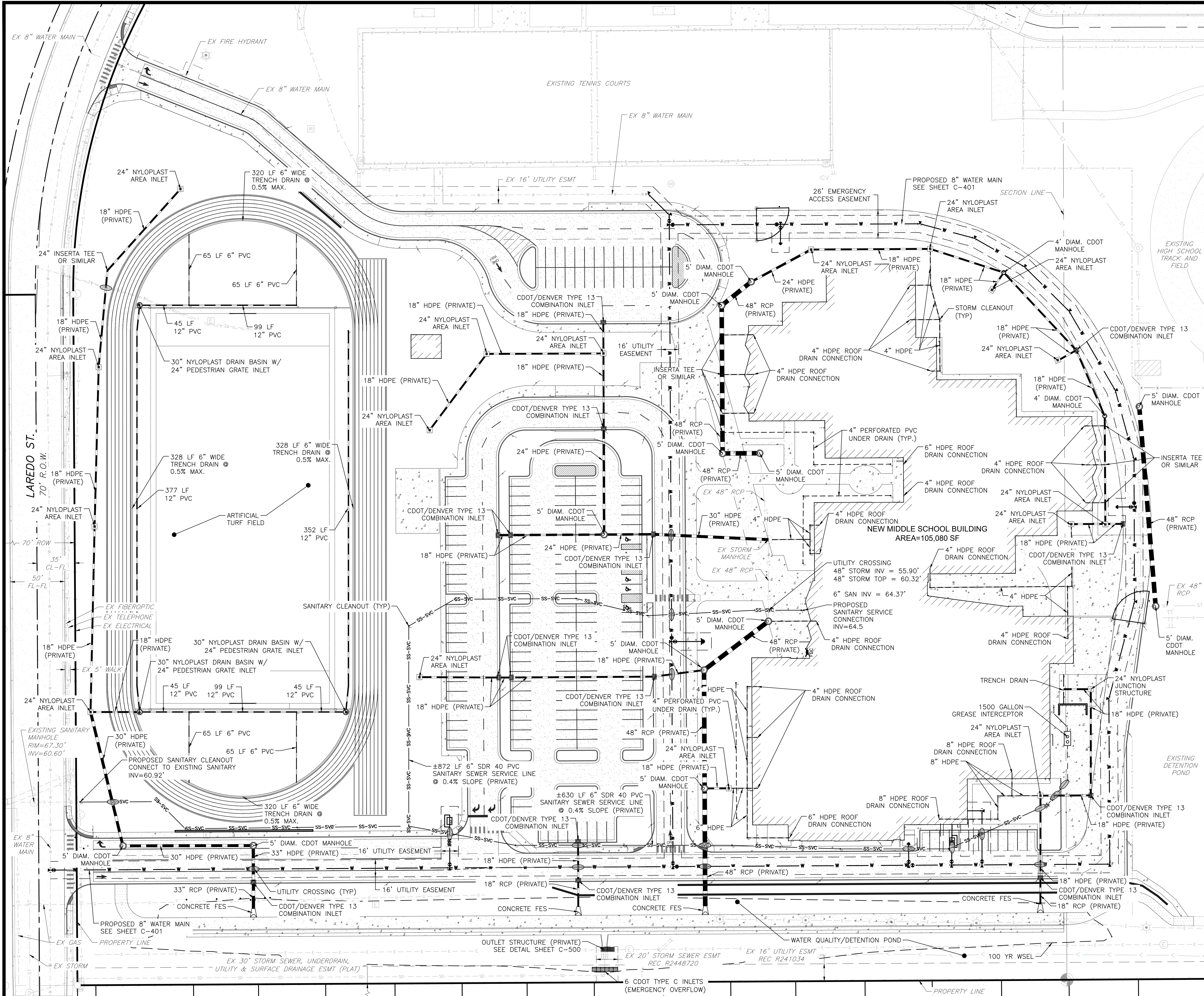
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Know what's below.
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OVERALL GRADING PLAN		ADVISORY SITE PLAN		REVISIONS	
		LAREDO MIDDLE SCHOOL			
		5000 S LAREDO STREET			
		AURORA, CO		2025	
drawn by:	MAB				
checked by:	KNA				
approved by:	BMF				
QA/QC by:	BMF				
project no.:	25-16005				
drawn by:	Grading Plan				
date:	03/26/2025				

C-200

P:\B-COI\6005-CCSD - Laredo MSW\DWG\Plans\6005 - Utility Plan.dwg, 3/26/2025 2:28:27 PM, july admin



KEYMAP
SCALE: 1"=500'

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	SECTION LINE	
	EASEMENT LINES	
	SETBACK LINES	
	CATCH CURB & GUTTER	
	SPILL CURB & GUTTER	
	CONTOURS	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	CRUSHER FINES	
	BUILDINGS	
	ACCESSIBLE ROUTE	
	PARKING COUNT	
	SIGN	
	ANNOTATION	
	STORM SEWER	
	ROOF DRAIN	
	SANITARY SERVICE	
	WATER LINES	
	STORM SEWER MANHOLE	
	FLARED END SECTION	
	AREA DRAIN	
	FIRE HYDRANT	

BENCHMARK INFORMATION:
CITY OF AURORA BENCHMARK ID: SH-047.5 - 3"
BRASS CAP IN CONCRETE AT THE NORTHEAST CORNER
OF SMOKY HILL ROAD AND PHEASANT RUN PARKWAY.
ELEV=5800.63' (NAV88-GEOD18)

SITE BENCHMARK: CHISELED "+" IN TOP OF CURB
ELEV=5769.25'

BEARINGS:
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 8, BEARING S89°38'03"W (ASSUMED), A
DISTANCE OF 2646.92 FEET.

EXISTING UTILITY LOCATIONS:
COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY
FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR
VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS HOWEVER THE
RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTES:
THE PROJECT IS LOCATED IN ZONE X: AREA OF
MINIMAL FLOOD HAZARD PER FEMA FIRMETTE
#08005C0451L DATED 9/4/2020 AND 08005C0452K
DATED 12/17/2010.

SCALE: 1" = 40'

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REVISIONS	DESCRIPTION	DATE	REV	NO.
1	ISSUED FOR PERMIT	03/26/2025	1	1
2	REVISED PER COMMENTS	03/26/2025	2	1
3	REVISED PER COMMENTS	03/26/2025	3	1
4	REVISED PER COMMENTS	03/26/2025	4	1
5	REVISED PER COMMENTS	03/26/2025	5	1
6	REVISED PER COMMENTS	03/26/2025	6	1
7	REVISED PER COMMENTS	03/26/2025	7	1

OVERALL UTILITY PLAN

ADVISORY SITE PLAN
LAREDO MIDDLE SCHOOL
5000 S LAREDO STREET

AURORA, CO

drawn by: MAB
checked by: KNA
approved by: BMF
QA/QC by: BMF
project no.: 25-16005
drawing 6005 - Utility Plan
date: 03/26/2025

C-300

LANDSCAPE NOTES:

1. All new landscape areas are to be watered with an automatic water conserving irrigation system.
2. All irrigated areas shall not exceed 4:1 slopes.
3. Install 6" depth shredded wood mulch per specifications and plans. Place around all new and existing trees in seed areas in the form of a circle per specs.
4. Any plant substitutions are to be approved by landscape architect and city landscape architect prior to installation.
5. Soil preparation for seed areas and planting beds shall consist of composted amendment per specifications.
6. If there is a discrepancy between plant quantities on plant labels and plan symbols, plan takes precedence.
7. All existing trees are to remain and to be protected unless otherwise noted.
8. All finished grades shall be approved by landscape architect prior to installation of seed or any other plant material.
9. New trees shall be planted a minimum of 20' away from each other and 8' from walks, paths and edges, unless otherwise directed by landscape architect. No trees shall be planted above irrigation lines or underground utilities. Install vertical root guard at all trees.
10. All trees shall be located a minimum of 10' off the flowline of the curb on all public streets, and a minimum of 10' off any utility.
11. All existing landscape, irrigation equipment, concrete or fencing, on or off site disturbed by construction operations shall be repaired and restored by the contractor.
12. All plant material shall be staked or placed and observed by the landscape architect prior to planting operations. All plant material shall be observed and approved by the landscape architect prior to installation. Final location of all plant material shall be subject to the approval of the landscape architect.
13. All utility easement shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
14. 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 as delineated on the plan, prior to issuance of certificates of occupancy.
15. All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the City of Aurora Irrigation Ordinance.
16. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

PROS NATIVE SEED MIX:

Mixture 1 - Shortgrass Prairie

For dry, upland, sandy loam to clay loam soils, best with 1-3%+ organic matter. Grasses are short stature. Seeding rate is 30 PLS lbs/acre. Cross drill or broadcast seed and harrow, mulch. Follow seeding specifications. Plant heights are mostly <10 inches. While not recommended, omitting wildflowers, western wheat and sand dropseed, will assure shortest vegetation.

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
Buffalograss*	Buchloe dactyloides	X	Sharp's	12	
Blue grama*	Chondrosium gracile	X	Hachita	8	
Junegrass	Koeleria cristata	X	Native	3	
Western wheatgrass	Pascopyrum smithii	X	Ariba	6	
Sand dropseed*	Sporobolus cryptandrus	X	native	1	
TOTAL POUNDS PLS / ACRE				30	
OPTIONAL WILDFLOWERS					
Fringed sage	Artemisia frigida	X	Native		2
Blanketflower	Gaillardia aristata	X	Native		3
Bluebells	Campanula rotundifolia	X	Native		1
Showy locoweed	Oxytropis lambertii	X	Native		3
Silky locoweed	Oxytropis sericea	X	Native		3
Sidebells penstemon	Penstemon secundiflorus	X	Native		3
Scarlet globemallow	Sphaeralcea coccinea	X	Native		3
*always include these key species, maintain at least a 30 lbs/acre rate for mix					
** 1/4lbs minimum order for each species					

WATER QUALITY AREA SEED MIX:

Table A-7. Riparian/creek edge seed mix – moist to wet soils

(Recommended for riparian streambank/low terraces below the 5-year flood elevation.)

Common Name	Scientific Name	Growth Season	Growth Form	% Mix	Lb/ac (PLS')
Grasses					
Inland saltgrass	Distichlis stricta	Cool	Sod	15	1.7
Creeping spikerush	Eleocharis palustris	Cool	Sod	15	1.5
Baltic rush	Juncus balticus	Cool	Sod	15	0.1
Switchgrass	Panicum virgatum	Warm	Sod	12	1.9
Western wheatgrass	Pascopyrum smithii	Cool	Sod	8	4.4
Green needlegrass	Nasella viridula	Cool	Bunch	10	3.3
Prairie cordgrass	Spartina pectinata	Warm	Sod	10	3.1
Wooly sedge	Carex lanuginosa	Cool	Sod	5	1.0
Nebraska sedge	Carex nebrascensis	Cool	Sod	5	0.6
Wildflowers					
Wild Bergamot	Monarda fistulosa			1	0.1
Yarrow	Achillea millefolium			1	0.02
Blue vervain	Verbena hastata			2	0.1
Nuttall's sunflower	Helianthus nuttallii			1	0.2
TOTAL PLS POUNDS/ACRE					18.02

PLS = Pure Live Seed – If broadcast seeding, double the rate

PLANT SCHEDULE:

CODE	DECIDUOUS TREES	COMMON NAME	CONT	WATER USAGE
AC PL	ACER PLATANOIDES 'EMERALD QUEEN'	Norway Maple	2.5" B&B	MODERATE
AC GR	ACER GRADNIDENTATUM 'MESA GLOW'	Bigtooth Maple	2.5" B&B	LOW
CE OC	CELTIS OCCIDENTALIS	Western Hackberry	2.5" B&B	LOW
GL TR	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'	Skyline Honey Locust	2.5" B&B	LOW
QU BI	QUERCUS X BIMUNDORUM	Crimson Spire Oak	2.5" B&B	MODERATE
ORNAMENTAL TREES				
AC TA	ACER TATARICUM 'GARANN'	Hot Wings Maple	2" B&B	LOW
CR CR	CRATAEGUS CRUSGALLI VAR. INERMIS	Cockspur Thornless Hawthorn	2" B&B	LOW
MA SS	MALUS X 'SPRING SNOW'	Spring Snow Crab	2" B&B	MODERATE
EVERGREEN TREES				
PI ED	PINUS EDULIS	Pinion Pine	8' B&B	VERY LOW
PI GL	PICEA GLAUCA	Black Hills Spruce	8' B&B	MODERATE
PI NI	PINUS NIGRA	Austrian Pine	8' B&B	LOW
DECIDUOUS SHRUBS				
AR ME	ARONIA MELANOCARPA	Black Chokeberry	#5 cont.	LOW
CA CLD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	Dark Knight Spirea	#5 cont.	LOW
CO SE	CORNUS SERICEA 'BAILEY'	Redtwig Dogwood	#5 cont.	MODERATE
PR BE	PRUNUS BESSEYI	Western Sand Cherry	#5 cont.	LOW
RH AR	RHUS AROMATICA 'GRO LOW'	'Gro Lo' Sumac	#5 cont.	LOW
RH TR	RHUS TRILOBATA	Three Leaf Sumac	#5 Cont.	VERY LOW
EVERGREEN SHRUBS				
AR CO	ARCTOSTAPHYLUS X COLORADOENSIS 'CHIEFTAN'	Chieftain Manzanita	#5 cont.	LOW
PI MU	PINUS MUGO 'WHITE BUD'	White Bud Mugo Pine	#5 cont.	LOW
GRASSES & PERENNIALS				
AC MI	ACHILLEA MILLEFOLIUM 'MOONSHINE'	Yarrow 'Moonshine'	#1 cont.	LOW
AS NO	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	Aster 'Purple Dome'	#1 cont.	LOW
BO GR	BOUTELOUA GRACILIS 'BLOND AMBITION'	Blue Grama 'Blonde Ambition'	#5 cont.	LOW
CA AC	CALAMAGROSTIS X ACUTIFLORA	Karl Foerster Feather Reed	#5 cont.	MODERATE
HA MA	HAKENOCHLOA MACRA 'AUREOLA'	Japanese Forest Grass	#5 cont.	MODERATE
MU RE	MUHLENBERGIA REVERCHONII 'UNDAUNTED'	UNDAUNTED Ruby Muhly	#5	LOW
PA VI	PANICUM VIRGATUM 'SHENANDOAH'	Shenandoah Switch Grass	#5 cont.	LOW
PE AL	PENISETUM ALOPECUROIDES	Dwarf Fountain Grass 'Hameln'	#5 cont.	LOW
SP WR	SPORABOLUS WRIGHTII	Giant Sacatoot	#5 cont.	LOW

LOW WATER TURF SEED MIX:

MEADOW LAWN BLEND, SUPPLIED BY GRANITE SEED, DENVER, CO

STREAMBANK WHEATGRASS 39.58%
CRESTED WHEATGRASS 39.52%
FESCUE (FESTUCA OVINA) 19.68%

APPLY AT 8 LBS. PER 1,000sf

NOTE: APPROVED BY TIM YORK AT AURORA WATER

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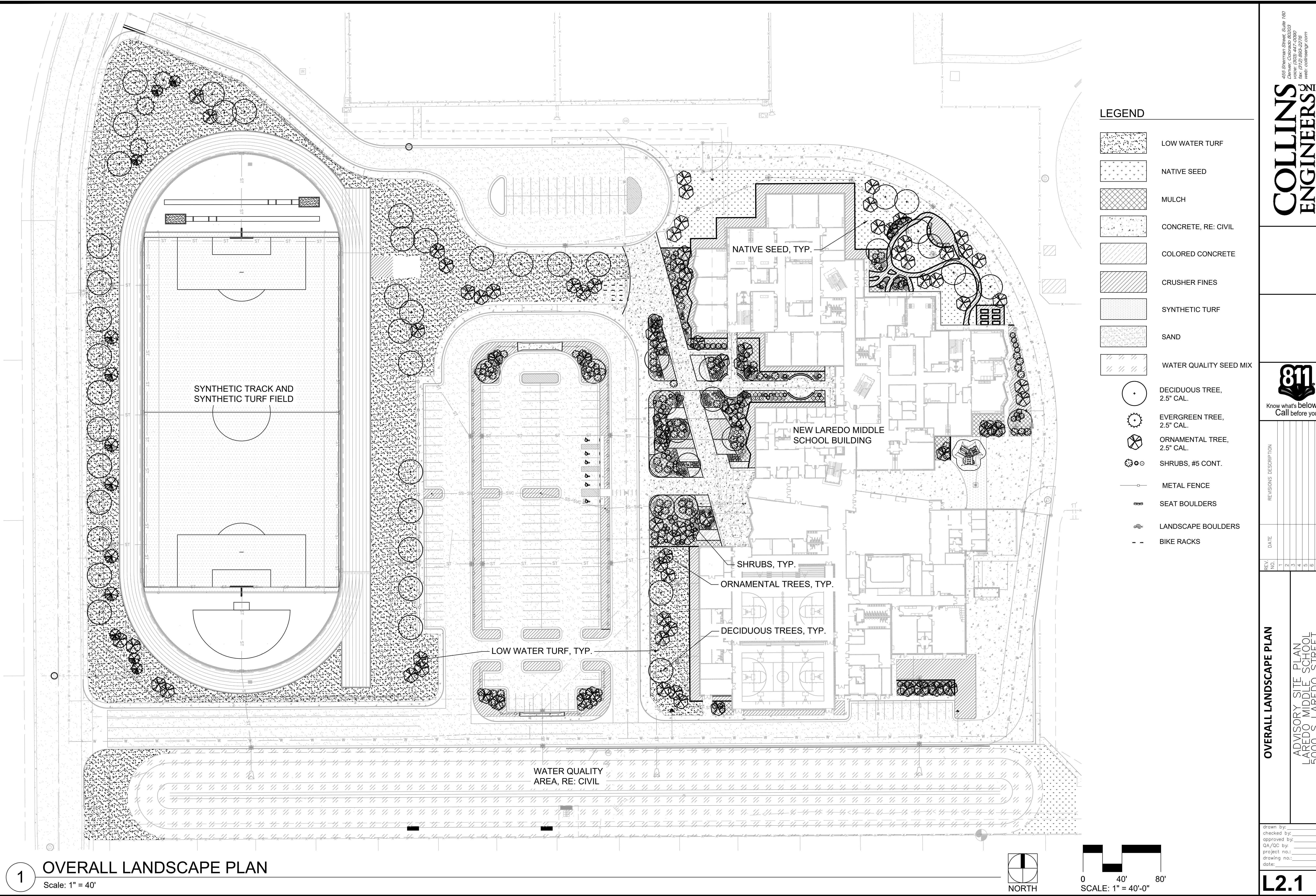
2025

LANDSCAPE NOTES

ADVISORY SITE PLAN
LAREDO MIDDLE SCHOOL
5000 S LAREDO STREET

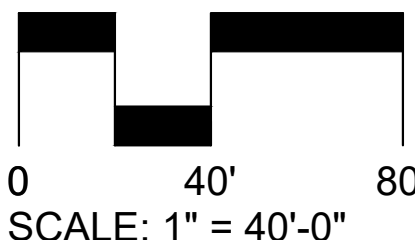
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approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: _____
date: _____

L2.0



- LEGEND**
- LOW WATER TURF
 - NATIVE SEED
 - MULCH
 - CONCRETE, RE: CIVIL
 - COLORLED CONCRETE
 - CRUSHER FINES
 - SYNTHETIC TURF
 - SAND
 - WATER QUALITY SEED MIX
 - DECIDUOUS TREE, 2.5" CAL.
 - EVERGREEN TREE, 2.5" CAL.
 - ORNAMENTAL TREE, 2.5" CAL.
 - SHRUBS, #5 CONT.
 - METAL FENCE
 - SEAT BOULDERS
 - LANDSCAPE BOULDERS
 - BIKE RACKS

1 OVERALL LANDSCAPE PLAN
Scale: 1" = 40'



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811
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OVERALL LANDSCAPE PLAN		ADVISORY SITE PLAN		LAREDO MIDDLE SCHOOL		5000 S LAREDO STREET		2025	
REV.	NO.	DATE	DESCRIPTION	REV.	NO.	DATE	DESCRIPTION	REV.	NO.
	1				1				1
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	3				3				3
	4				4				4
	5				5				5
	6				6				6
	7				7				7

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: _____
date: _____

L2.1

PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE.
DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

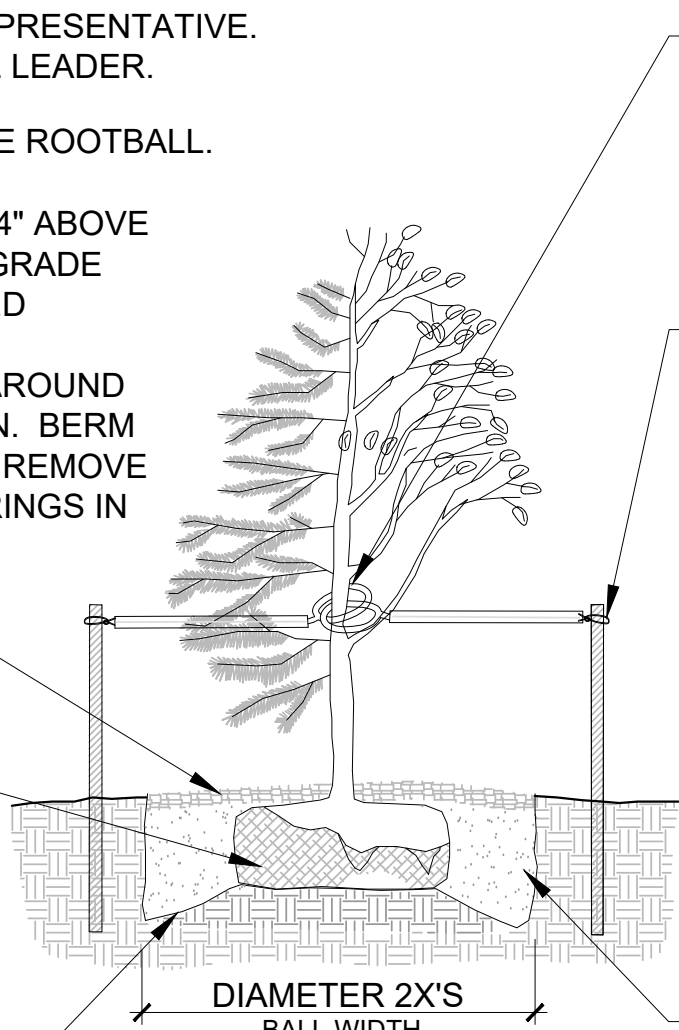
DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL.

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH

MULCH FLUSH WITH SOD AT EDGE. PROVIDE 4' DIAMETER CIRCLE

REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BURLAP AND COMPLETE BACKFILL.

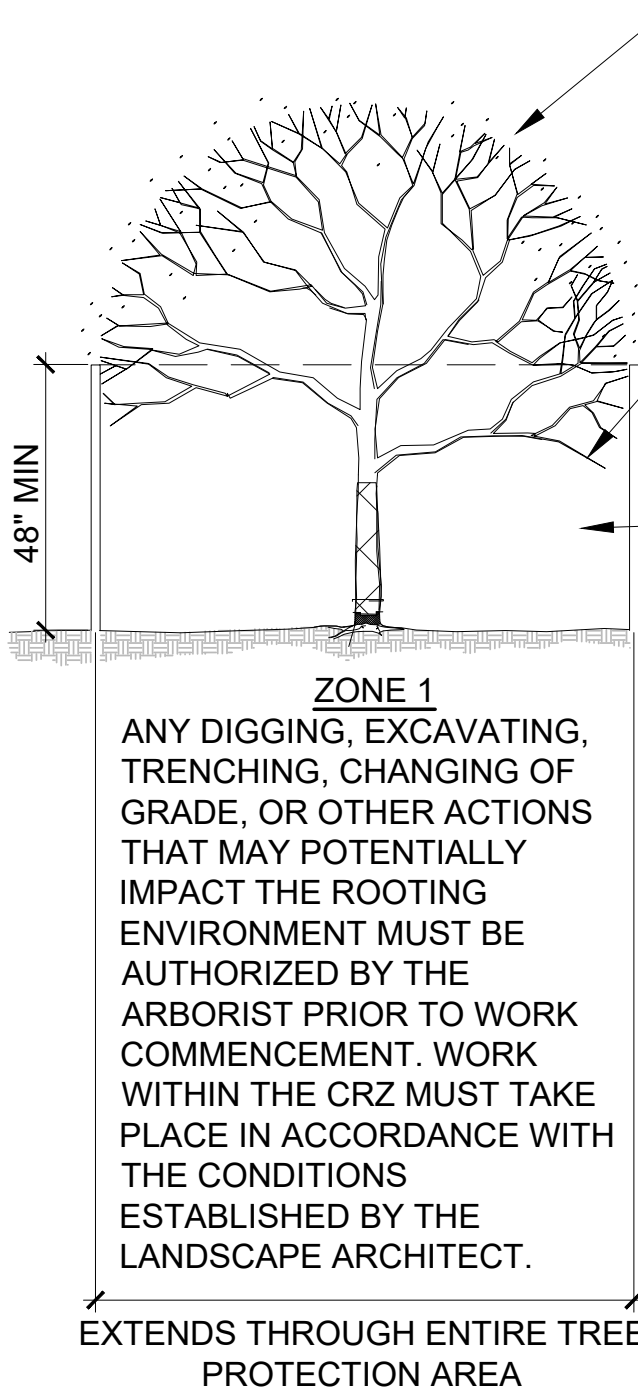
UNDISTURBED SOIL



WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

PREPARED BACKFILL MIXTURE:
1. FOUR PARTS NATIVE SOIL FROM PIT EXCAVATION
2. ONE PART SOIL AMENDMENT PER SPECS
3. MATERIALS TO BE THOROUGHLY BLENDED.



TREE PROTECTION AREA
THE AREA INSIDE A PERIMETER ESTABLISHED AT THE CRITICAL ROOT ZONE (CRZ). THE CRZ IS EQUAL TO THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO 1.25' FEET RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH=4.5' ABOVE SOIL LINE), OR WHICHEVER IS GREATER (UP TO 45' RADIUS).

ZONE 2-LOWER CANOPY PROTECTION
CONTACT ARBORIST IF ANY PRUNING IS NEEDED PRIOR TO WORK IF POTENTIAL FOR DAMAGE EXISTS.

ZONE 3
REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS (PERMITTED INSIDE THE CRZ ONLY IF EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE AND NO SOIL COMPACTION TAKES PLACE).

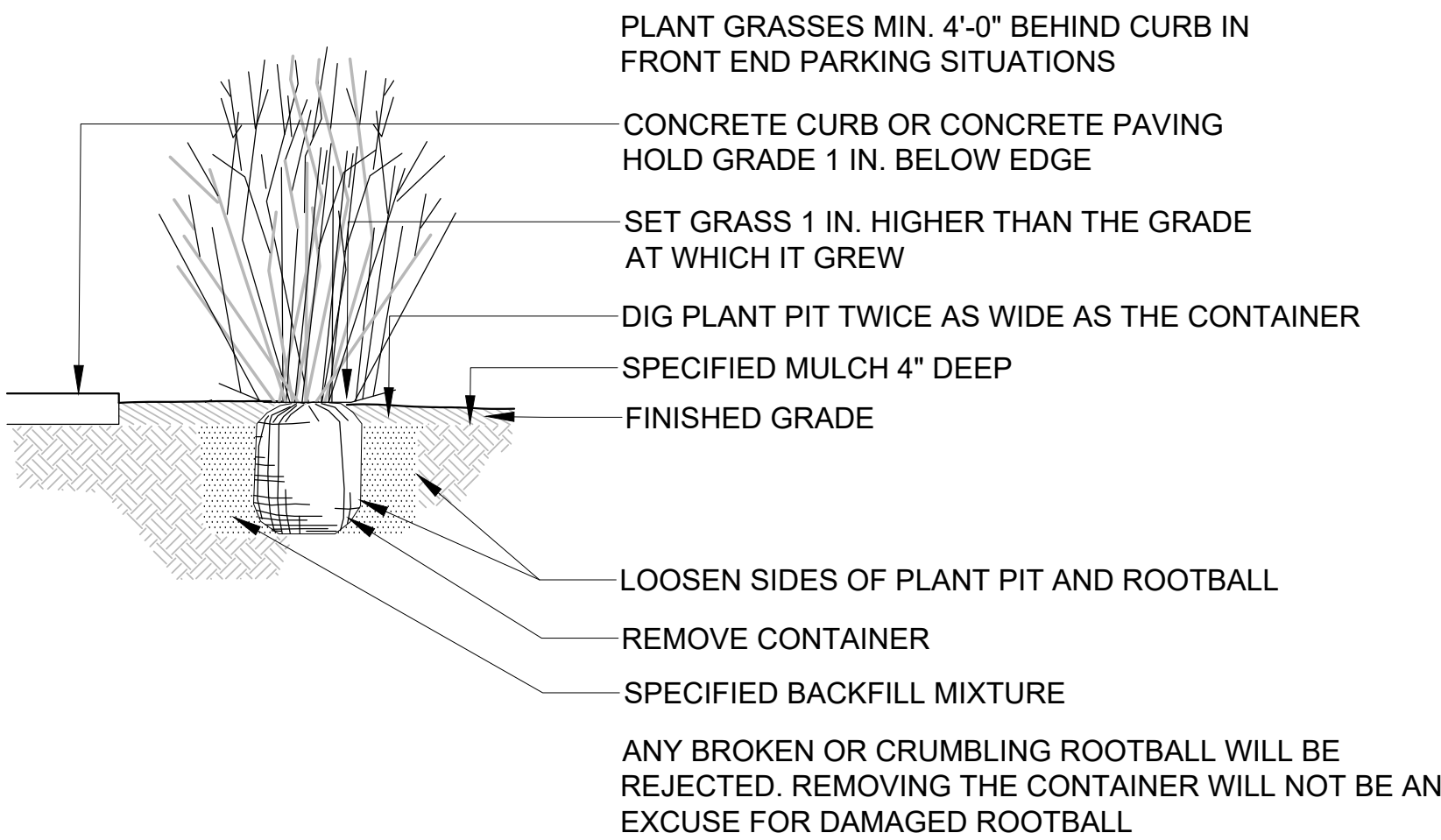
NOTES:
1. FENCING HEIGHT MUST BE A MINIMUM OF 48".
2. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
3. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE LANDSCAPE ARCHITECT.
4. NO MATERIALS, DEBRIS, EQUIPMENT AND SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION AREA
5. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE LANDSCAPE ARCHITECT.

1 TREE PLANTING

Scale: 1" = 1'-0"

2 TREE PROTECTION

Scale: 1" = 1'-0"



3 GRASS PLANTING

Scale: 1" = 1'-0"

EVERGREEN SHRUB

PLACE SPREADING EVERGREEN SHRUBS PERPENDICULAR TO SLOPE OF GROUND. LEAVE ENOUGH SPACE UNDER BRANCHES FOR MULCH.

MOUND BACKFILL UNDER ROOTBALL.

REMOVE CONTAINER, SPLIT BOTTOM 1/2 OF BALL, SPREAD AND PLANT

DECIDUOUS SHRUB

PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT.

SET SHRUB PLUMB.

MULCH OVER MOUNDED BACKFILL. BUILD A 4" BERM AROUND SHRUB TO CREATE A WATERING BASIN IN NON-IRRIGATED AREAS ONLY.

PREPARED BACKFILL MIXTURE:
1. FOUR PARTS NATIVE SOIL FROM PIT EXCAVATION
2. ONE PART SOIL AMENDMENT PER SPECS
3. MATERIALS TO BE THOROUGHLY BLENDED

4 SHRUB PLANTING

Scale: 1" = 1'-0"

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2025

REVISIONS

SITE DETAILS
ADVISORY SITE PLAN
LAREDO MIDDLE SCHOOL
5000 S LAREDO STREET

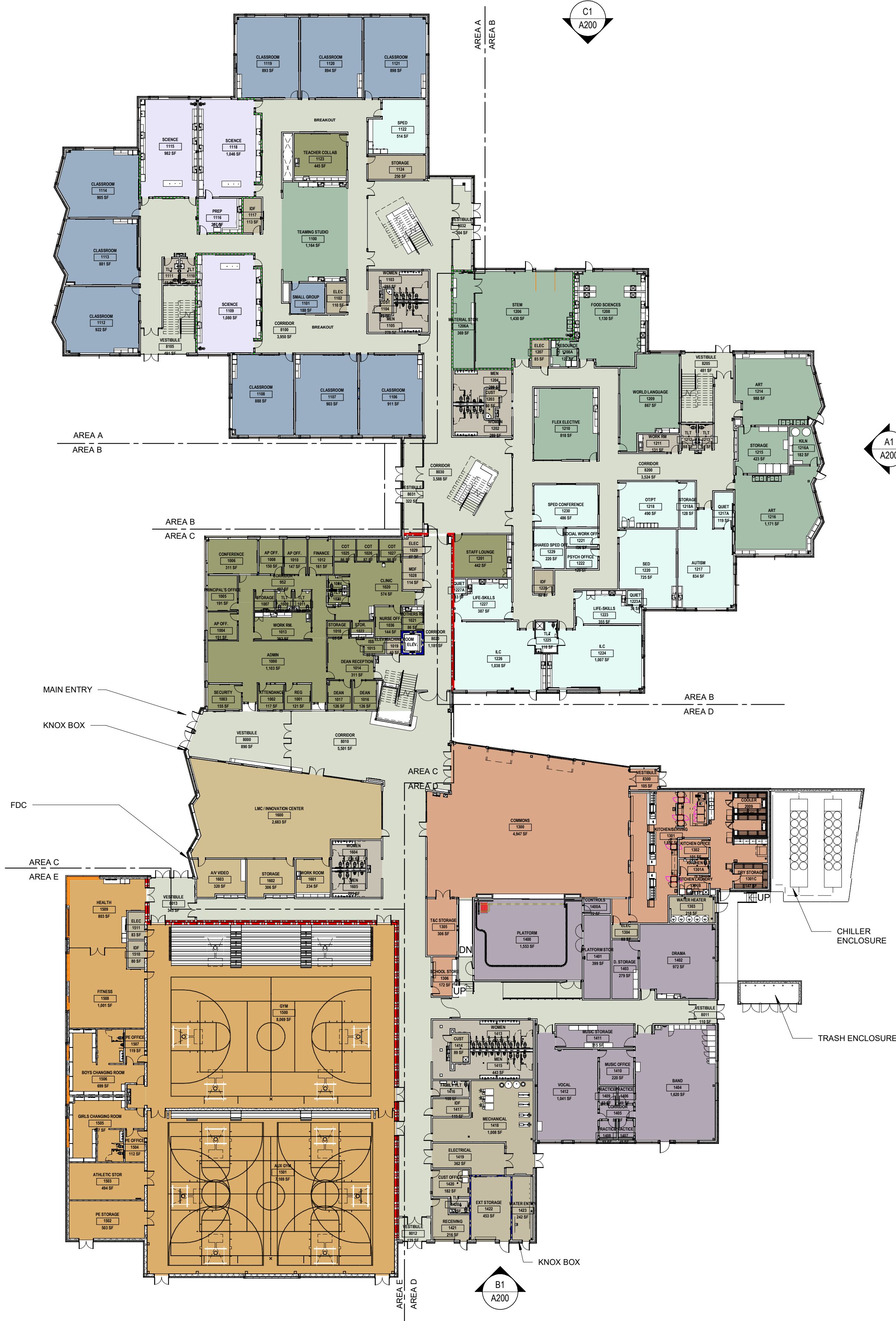
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date: _____

L3.2

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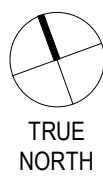
A1 FLOOR PLAN-OVERALL- LEVEL 01

A101 1" = 30'-0"



Education - Department

- ADMINISTRATION
- CAFETERIA
- CIRCULATION
- CLASSROOM
- GYMNASIUM
- LIBRARY
- MUSIC ROOM
- SCIENCE
- SPECIAL EDUCATION
- SPECIALTY CLASSROOM
- SUPPORT
- TOILET ROOM



FLOOR PLAN GENERAL NOTES

1. REFER TO FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS, ENLARGED PLAN CALLOUTS AND FLOOR FINISH PATTERNS.
2. REFER TO FINISH PLANS FOR VISUAL DISPLAY UNIT TYPES, SIZES, AND LOCATIONS.
3. REFER TO FLOOR DIMENSION PLANS FOR PARTITION IDENTIFICATION AND DIMENSIONS.
4. PROVIDE WOOD BLOCKING AT WALL MOUNTED GRAB BARS AND HAND RAILS.
5. PROVIDE STRAP SHEET METAL BLOCKING AT ALL OTHER WALL MOUNTED ACCESSORIES, EQUIPMENT, CASEWORK, ETC.
6. PROVIDE PAINTED ACCESS PANELS IN WALLS & GYPSUM BOARD CEILINGS AT CONCEALED ITEMS (VALVES, CONTROLS, SWITCHES, AND ANY OTHER ITEM THAT REQUIRES ACCESS. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
7. AT GANG TOILETS, SINGLE OCCUPANT TOILET ROOMS WITH SHOWERS AND ART CLASSROOMS, SET FLOOR DRAINS IN A 24" HAND TROWELED DEPRESSION WITH DRAIN ASSEMBLY IN CENTER OF DEPRESSION, 1/4" BELOW SURROUNDING TOP OF SLAB ELEVATION; SLOPE FLOOR AT DEPRESSION TO ROOMS SO AS NOT TO HAVE DRAINS DIRECTLY UNDER LEGS OF TOILET PARTITIONS.
8. VERIFY & COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS PRIOR TO PERFORMANCE OF WORK THAT MAY INTERFACE WITH SUCH ITEMS.
9. PROVIDE PAINTED ACCESS PANELS IN WALLS & CEILINGS AT CONCEALED ITEMS, SUCH AS VALVES, CONTROLS, SWITCHES OR ANY OTHER ITEMS THAT REQUIRES ACCESS. GC TO DETERMINE ACCESS PANEL LOCATION W/ ARCHITECT PRIOR TO INSTALLTION.
10. ALL INTEGRAL BASES TO BE 4"H.

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Denver, Colorado 80203
voice: (303) 447-0090
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FLOOR PLAN-OVERALL-LEVEL 01

ADVISORY SITE PLAN
LAREDO MIDDLE SCHOOL
5000 S LAREDO STREET

AURORA, CO

2025

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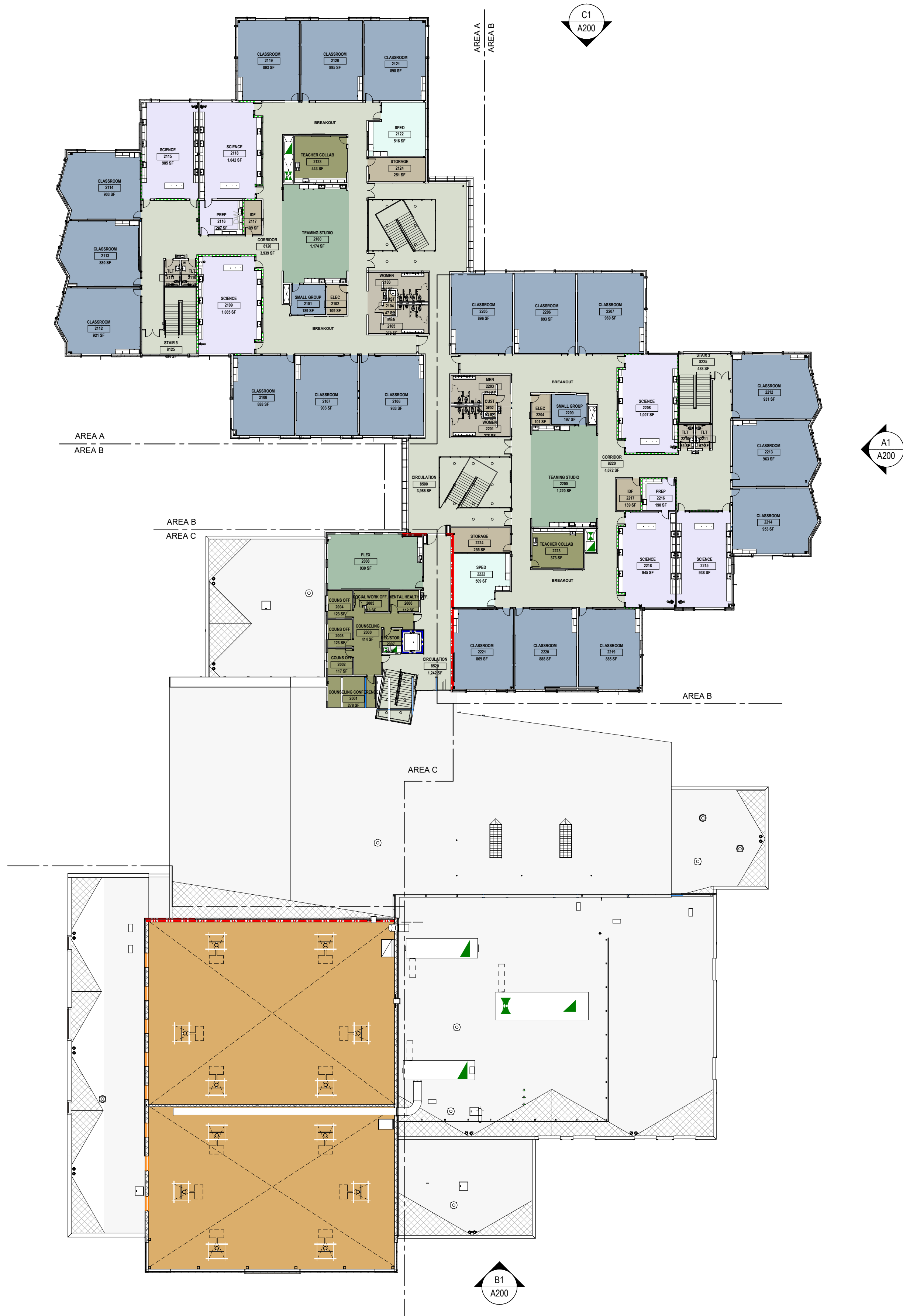
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approved by: _____
QA/QC by: _____
project no.: 224172
drawing no.: _____
date: 03/26/2025

A101

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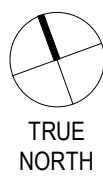
A1 FLOOR PLAN-OVERALL- LEVEL 02

A102 1" = 30'-0"



Education - Department

- ADMINISTRATION
- CAFETERIA
- CIRCULATION
- CLASSROOM
- GYMNASIUM
- SCIENCE
- SPECIAL EDUCATION
- SPECIALTY CLASSROOM
- SUPPORT
- TOILET ROOM



FLOOR PLAN GENERAL NOTES

1. REFER TO FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS, ENLARGED PLAN CALLOUTS AND FLOOR FINISH PATTERNS.
2. REFER TO FINISH PLANS FOR VISUAL DISPLAY UNIT TYPES, SIZES, AND LOCATIONS.
3. REFER TO FLOOR DIMENSION PLANS FOR PARTITION IDENTIFICATION AND DIMENSIONS.
4. PROVIDE WOOD BLOCKING AT WALL MOUNTED GRAB BARS AND HAND RAILS.
5. PROVIDE STRAP SHEET METAL BLOCKING AT ALL OTHER WALL MOUNTED ACCESSORIES, EQUIPMENT, CASEWORK, ETC.
6. PROVIDE PAINTED ACCESS PANELS IN WALLS & GYPSUM BOARD CEILINGS AT CONCEALED ITEMS (VALVES, CONTROLS, SWITCHES, AND ANY OTHER ITEM THAT REQUIRES ACCESS. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
7. AT GANG TOILETS, SINGLE OCCUPANT TOILET ROOMS WITH SHOWERS AND ART CLASSROOMS, SET FLOOR DRAINS IN A 24" HAND TROWELED DEPRESSION WITH DRAIN ASSEMBLY IN CENTER OF DEPRESSION, 1/4" BELOW SURROUNDING TOP OF SLAB ELEVATION; SLOPE FLOOR AT DEPRESSION TO ROOMS SO AS NOT TO HAVE DRAINS DIRECTLY UNDER LEGS OF TOILET PARTITIONS.
8. VERIFY & COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS PRIOR TO PERFORMANCE OF WORK THAT MAY INTERFACE WITH SUCH ITEMS.
9. PROVIDE PAINTED ACCESS PANELS IN WALLS & CEILINGS AT CONCEALED ITEMS, SUCH AS VALVES, CONTROLS, SWITCHES OR ANY OTHER ITEMS THAT REQUIRES ACCESS. GC TO DETERMINE ACCESS PANEL LOCATION W/ ARCHITECT PRIOR TO INSTALLATION.
10. ALL INTEGRAL BASES TO BE 4"H.

FLOOR PLAN-OVERALL-LEVEL 02

ADVISORY SITE PLAN
LAREDO MIDDLE SCHOOL
5000 S LAREDO STREET

AURORA, CO

REVISIONS DESCRIPTION

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drawing no.: _____
date: 03/26/2025

A102

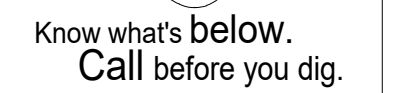
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voice: (303) 447-0090
fax: (312) 593-2276
web: collinseng.com



REV. NO.	DATE	REVISIONS DESCRIPTION
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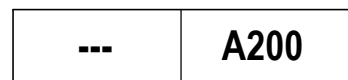
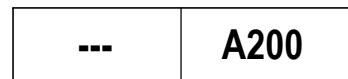
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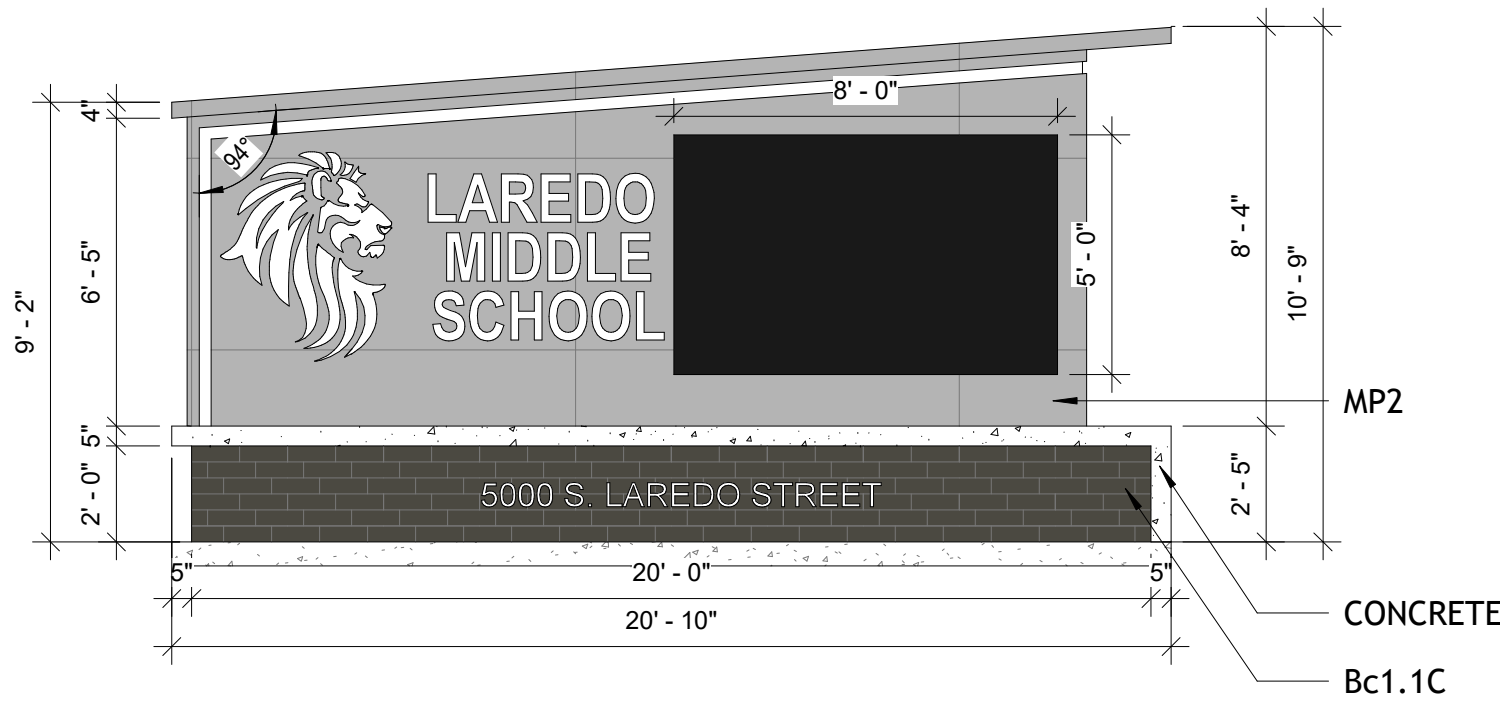
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ORA, C

drawn by: _____
checked by: _____
approved by: _____

date: 03/26/2025

A200

7/12/00



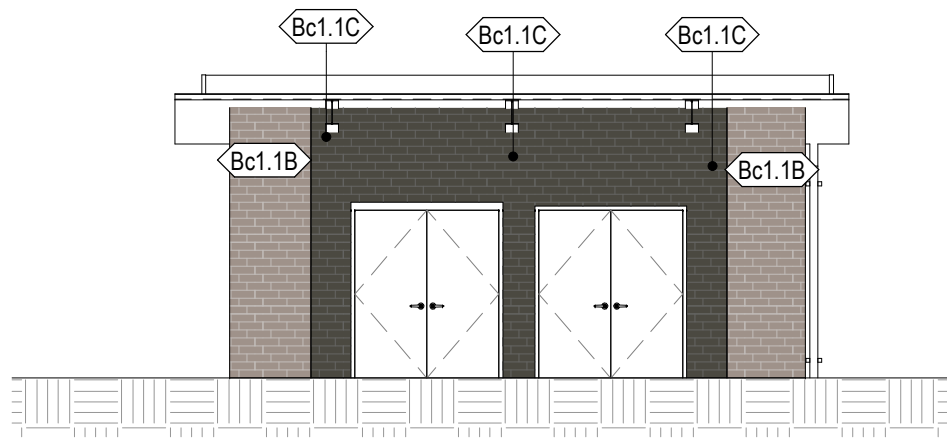
C1 ELEVATION MONUMENT SIGN - NORTH

A-541 A201 1/4" = 1'-0"



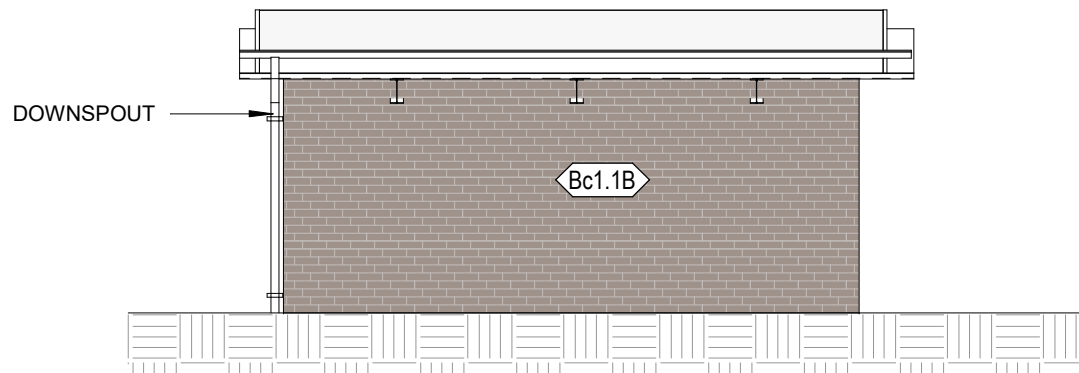
B1 MONUMENT SIGN

A201



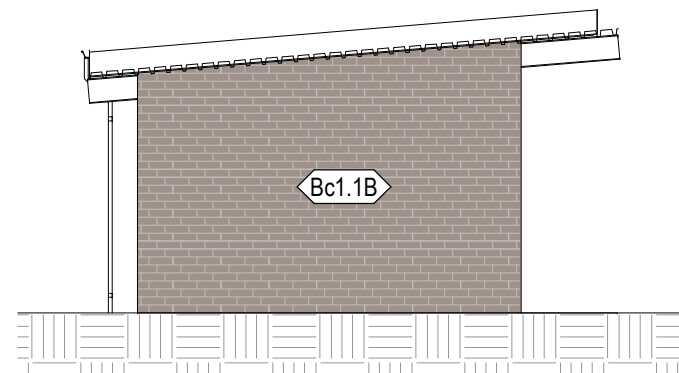
A1 EX ELEV - EX STORAGE - SOUTH

A-540 A201 1/8" = 1'-0"



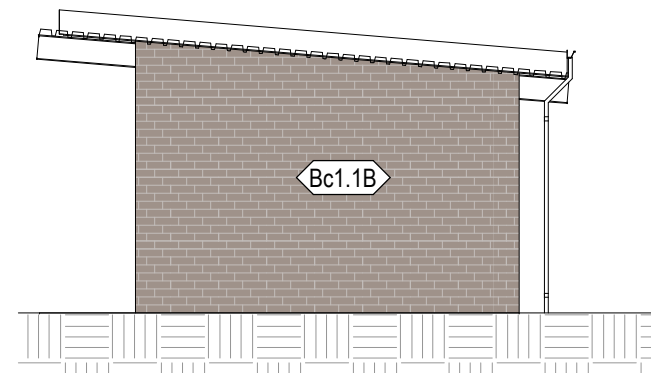
A2 EX ELEV - EX STORAGE - NORTH

A-540 A201 1/8" = 1'-0"



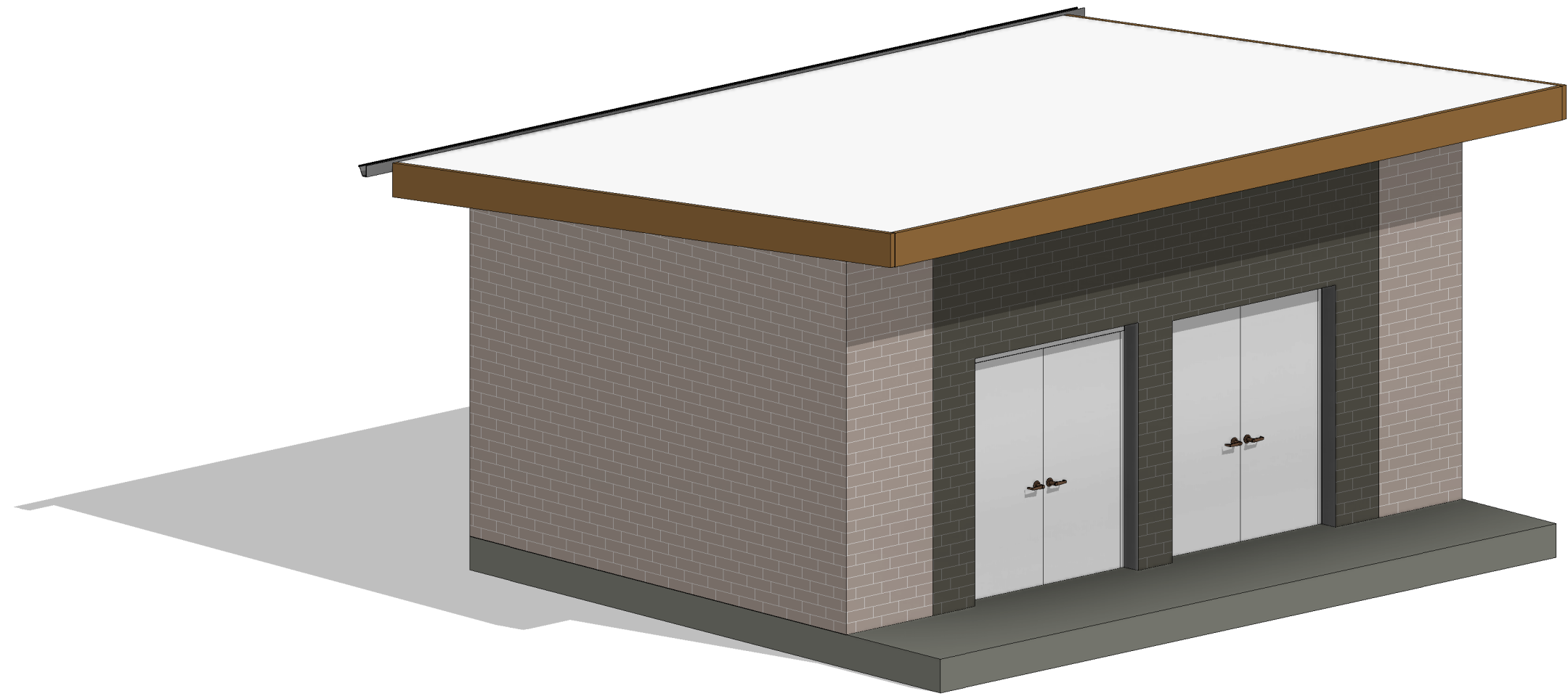
A3 EX ELEV - EX STORAGE - WEST

A-540 A201 1/8" = 1'-0"



A4 EX ELEV - EX STORAGE - EAST

A-540 A201 1/8" = 1'-0"



B3 EXTERIOR STORAGE

A201



Bc1.1A
Bc1.2A
Bc1.3A



MP-1

MATERIAL LEGEND	
TAG	MATERIAL DESCRIPTION
AS1	STOREFRONT INTEGRAL ALUMINUM SUN SHADE
Bc1.1A	BRICK VENEER, UTILITY SIZE, RUNNING BOND, "DOVE GRAY" FROM SUMMIT BRICK COMPANY
Bc1.1B	BRICK VENEER, UTILITY SIZE, RUNNING BOND, "DARK GRAY GRAIN" FROM SUMMIT BRICK COMPANY
Bc1.1C	BRICK VENEER, UTILITY SIZE, RUNNING BOND, "ONYX SMOOTH" FROM SUMMIT BRICK COMPANY
Bc1.2A	BRICK VENEER, UTILITY SIZE, PATTERN TBD, "DOVE SMOOTH" FROM SUMMIT BRICK COMPANY
Bc1.2B	BRICK VENEER, UTILITY SIZE, PATTERN TBD, "DARK GRAY SMOOTH" FROM SUMMIT BRICK COMPANY
Bc1.2C	BRICK VENEER, UTILITY SIZE, PATTERN TBD, "ONYX SMOOTH" FROM SUMMIT BRICK COMPANY
Bc1.3A	BRICK VENEER, UTILITY SIZE, STACKED SOLDIER, "DOVE SMOOTH" FROM SUMMIT BRICK COMPANY
Bc1.3B	BRICK VENEER, UTILITY SIZE, STACKED SOLDIER, "DARK GRAY SMOOTH" FROM SUMMIT BRICK COMPANY
Bc1.3C	BRICK VENEER, UTILITY SIZE, STACKED SOLDIER, "ONYX SMOOTH" FROM SUMMIT BRICK COMPANY
CL1	CHAIN LINK FENCE
CP1	METAL COPING, COLOR TBD
GL1	GLULAM
GL11	GLAZING- INSULATED- 1" (GL11)
KW1	KALIWALL
MP1	METAL PANEL, COLOR TBD
MP2	METAL PANEL, COLOR TBD
MP3	METAL PANEL GATES AT TRASH ENCLOSURE
MS1	METAL PANEL PARAPET SOFFIT, COLOR TBD
ST1	ALUMINUM STOREFRONT SYSTEM



Bc1.1B
Bc1.2B
Bc1.3B



Bc1.1C
Bc1.2C
Bc1.3C



PP-1



MS-1



MP-2
C-2



ASI-1
ST-1



GL-1



KW-1

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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

811

Know what's below.
Call before you dig.

REV. NO.

1

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3

4

5

6

7

REVISIONS DESCRIPTION

DATE

2025

REVISIONS

MATERIAL BOARD

ADVISORY SITE PLAN

LAREDO MIDDLE SCHOOL

5000 S LAREDO STREET

AURORA, CO

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 224172

drawing no.: _____

date: 03/26/2025

A400

P:\2024\24046 -- CCSD - Laredo MSIS-Drawings\9-Model Transfers\2025-02-11 Civil Title Block\16005_Collins_CO 24x36_ASP - Standard\16005_Collins_CO 24x36_ASP.dwg, 2/28/2025 9:57:12 AM, blue.hrs

NOTE:
ALL LIGHTS ARE FULL CUTOFF AND DARK
SKY COMPLIANT.

NOTE:
NEW EGRESS DOORS: ILLUMINATION WITHIN THE SITE
MUST COMPLY WITH THE 2015/2021 INTERNATIONAL
BUILDING CODE REQUIREMENT FROM SECTION 1008 -
MEANS OF EGRESS ILLUMINATION. SECTION 1008.2.
ILLUMINATION REQUIRED: THE MEANS OF EGRESS,
INCLUDING THE EXIT DISCHARGE, SHALL BE
ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
SECTION 1008.2.1g ILLUMINATION LEVEL. THE MEANS OF
EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN
1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND
CONTINUING TO THE "PUBLIC WAY".

Luminaire Schedule							
Tag	Qty	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
EXD1	4	Single	RECESSED DOWNLIGHT	0.830	1271	10	40
EXW1	41	Single	FULL CUTOFF WALL MOUNT	0.830	5646	43.1	1767.1
SAA	11	Single	DARK SKY PEDESTRIAN POLE LIGHT	0.830	8561	80	880
SBB	19	Single	GLEON-SA3A-740-U-5MQ	0.830	14946	96	1824
SCC	12	Single	GLEON-SA3A-740-U-T4W	0.830	14128	96	1152
				BUG Rating	Max UGR		
EXD1	4	Single	RECESSED DOWNLIGHT	N.A.	23.1		
EXW1	41	Single	FULL CUTOFF WALL MOUNT	B1-U0-G2	41.3		
SAA	11	Single	DARK SKY PEDESTRIAN POLE LIGHT	B3-U1-G1	28.5		
SBB	19	Single	GLEON-SA3A-740-U-5MQ	B4-U0-G2	37.3		
SCC	12	Single	GLEON-SA3A-740-U-T4W	B2-U0-G3	40.2		

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	UG
EAST AND NORTH BACK EGRESS	ILLUMINANCE	Fc	3.91	6.3	2.1	1.86	3.00	1.61	N.A.
SOUTH EGRESS	ILLUMINANCE	Fc	2.93	8.4	1.0	2.93	8.40	N.A.	N.A.
WEST AND NORTH FRONT EGRESS	ILLUMINANCE	Fc	2.40	6.6	1.1	2.18	6.00	N.A.	N.A.
WEST MAIN TO SOUTH Y/OVERALL SITE	ILLUMINANCE	Fc	3.32	6.5	1.0	3.32	6.50	1.96	N.A.
CalcPis_1	ILLUMINANCE	Fc	0.73	10.0	0.0	N.A.	N.A.	13.70	N.A.
Accessible Parking	ILLUMINANCE	Fc	1.60	1.9	1.3	1.23	1.46	1.19	
Main Lot	ILLUMINANCE	Fc	1.38	2.5	0.7	1.97	3.57	1.81	
Main South Lot	ILLUMINANCE	Fc	1.53	2.4	0.9	1.70	2.67	1.57	
North Aux Parking	ILLUMINANCE	Fc	2.24	3.0	1.6	1.40	1.88	1.34	
South Building Parking	ILLUMINANCE	Fc	3.07	6.9	1.5	2.05	4.60	2.25	
Parking	ILLUMINANCE	Fc	0.82	1.2	0.5	1.64	2.40	1.46	
Track Parking	ILLUMINANCE	Fc	0.82	1.2	0.5	1.64	2.40	1.46	

Main Lot
Illuminance (Fc)
Average = 1.38
Maximum = 2.5
Minimum = 0.7
Avg/Min Ratio = 1.97
Max/Min Ratio = 3.57
Max/Avg Ratio = 1.81

Track Parking
Illuminance (Fc)
Average = 0.82
Maximum = 1.2
Minimum = 0.5
Avg/Min Ratio = 1.64
Max/Min Ratio = 2.40
Max/Avg Ratio = 1.46

Accessible Parking
Illuminance (Fc)
Average = 1.60
Maximum = 1.9
Minimum = 1.3
Avg/Min Ratio = 1.23
Max/Min Ratio = 1.46
Max/Avg Ratio = 1.19

South Building Parking
Illuminance (Fc)
Average = 3.07
Maximum = 6.9
Minimum = 1.5
Avg/Min Ratio = 2.05
Max/Min Ratio = 4.60
Max/Avg Ratio = 2.25

Main South Lot
Illuminance (Fc)
Average = 1.53
Maximum = 2.4
Minimum = 0.9
Avg/Min Ratio = 1.70
Max/Min Ratio = 2.67
Max/Avg Ratio = 1.57

