

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

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

A-0.1	COVER SHEET
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

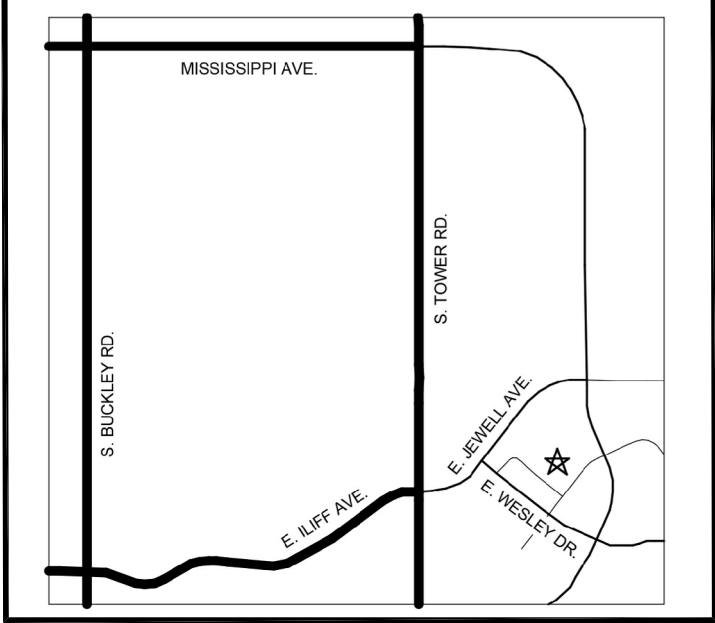
This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construciton, 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

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

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

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

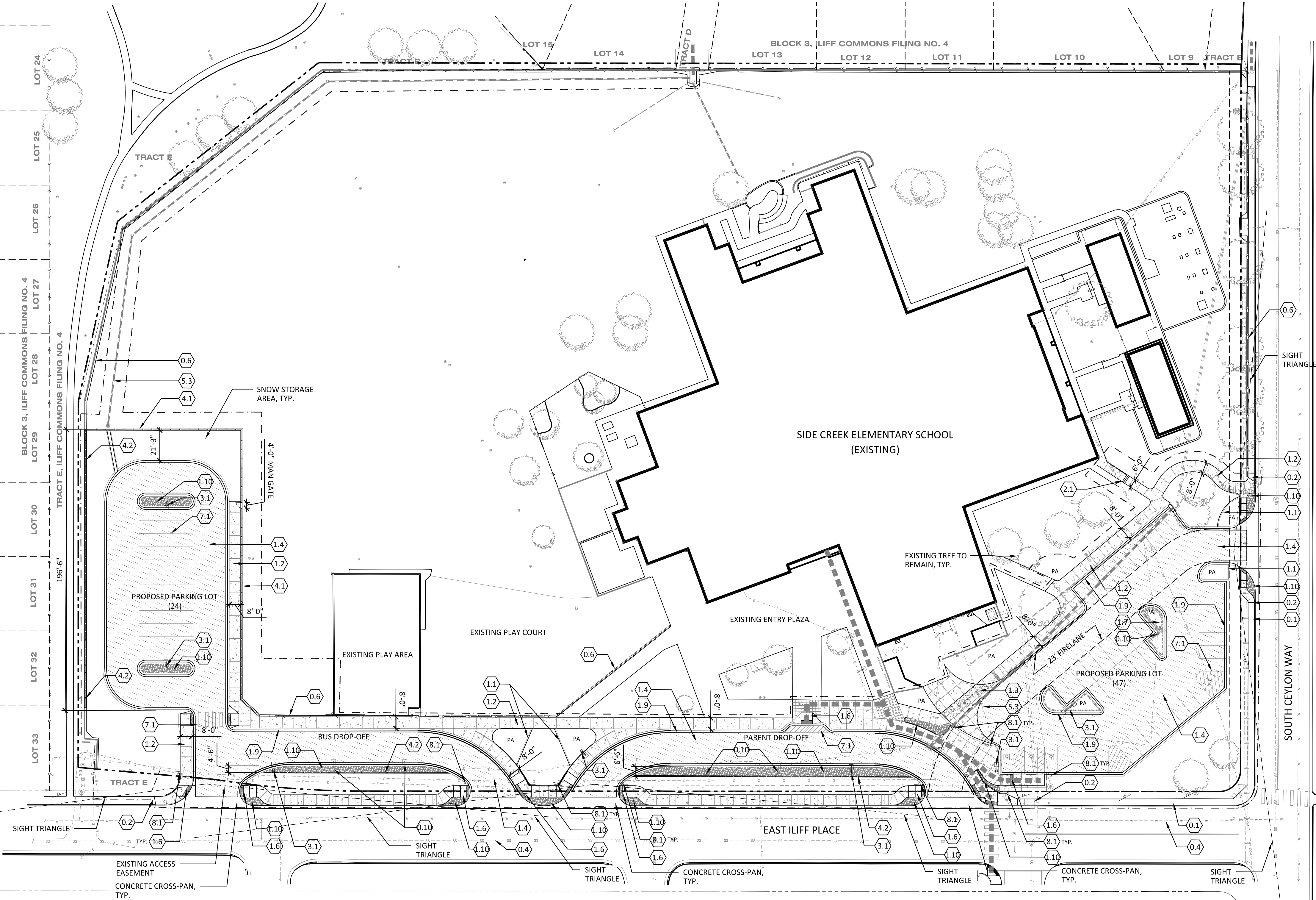
APPROVED BY: RB

SHEET TITLE:

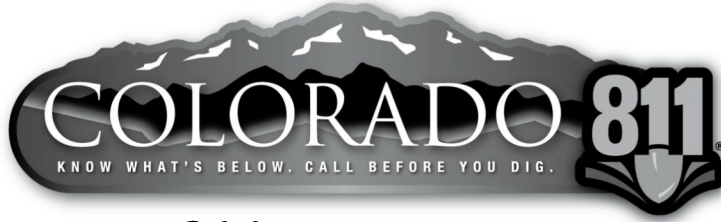
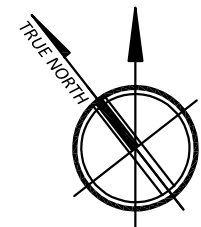
OVERALL SITE PLAN

L-200

SHEET 3 OF 10



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



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

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 ENCR OACH 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.

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

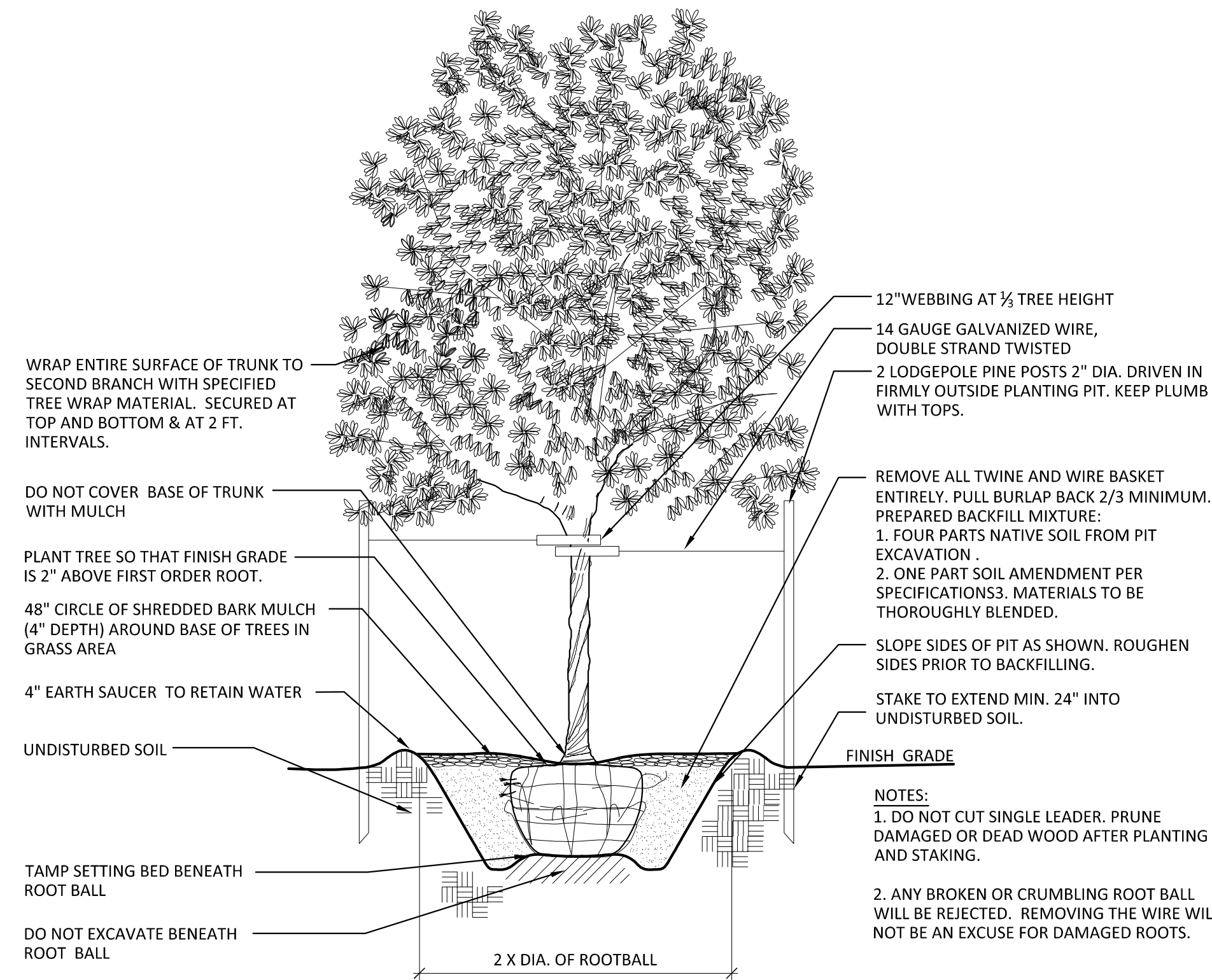
APPROVED BY: RB

SHEET TITLE:

PLANTING DETAILS,
NOTES & SCHEDULE

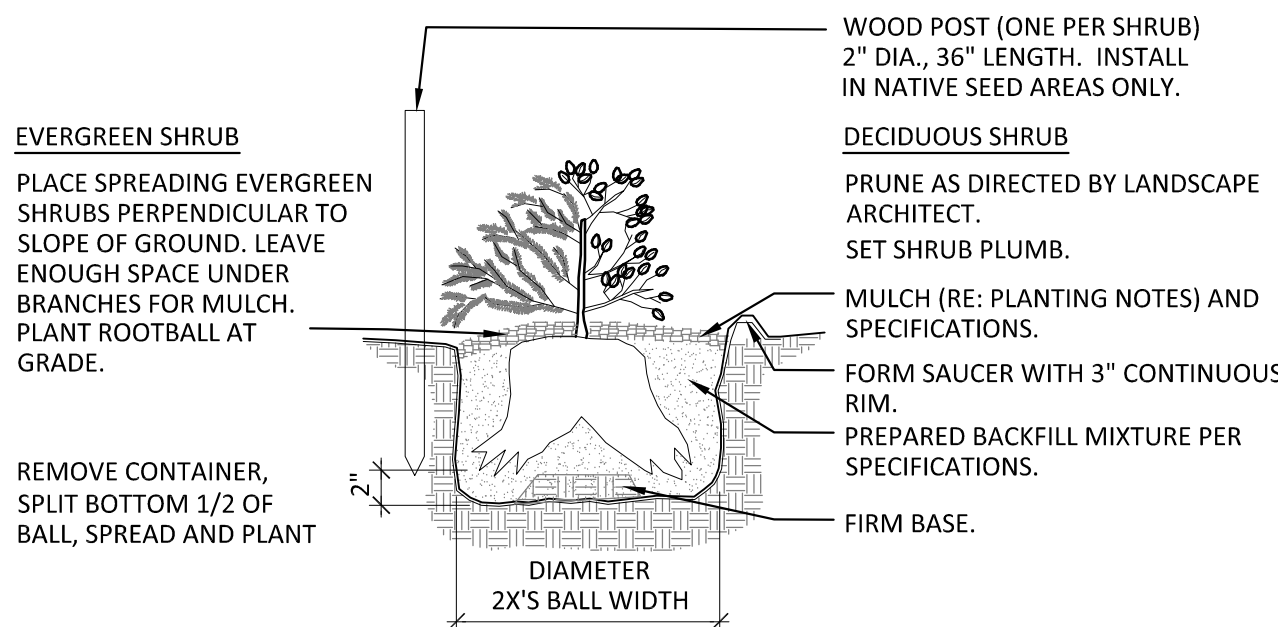
L-400

SHEET 4 OF 10



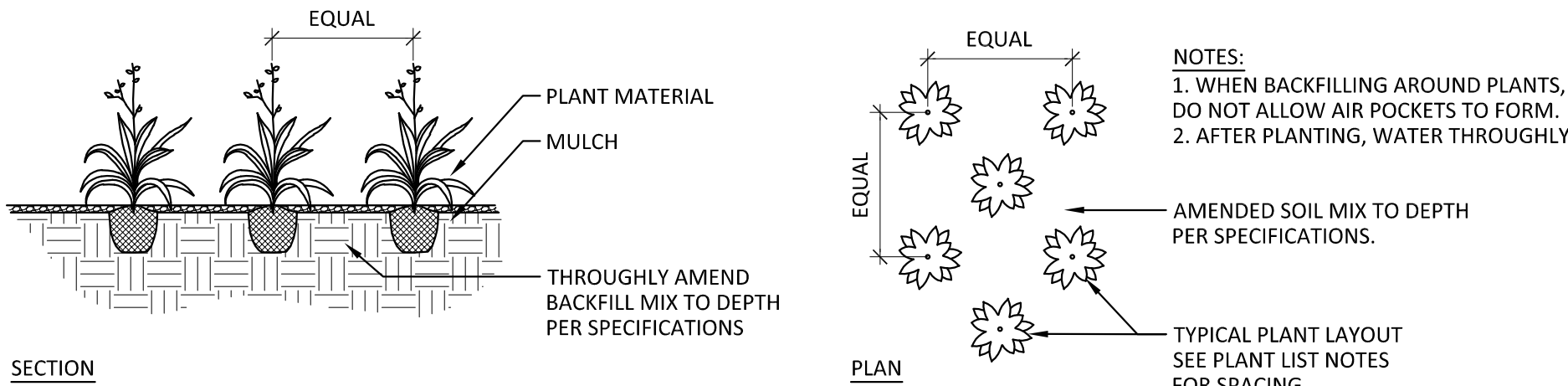
C1 DECIDUOUS TREE PLANTING

NOT TO SCALE



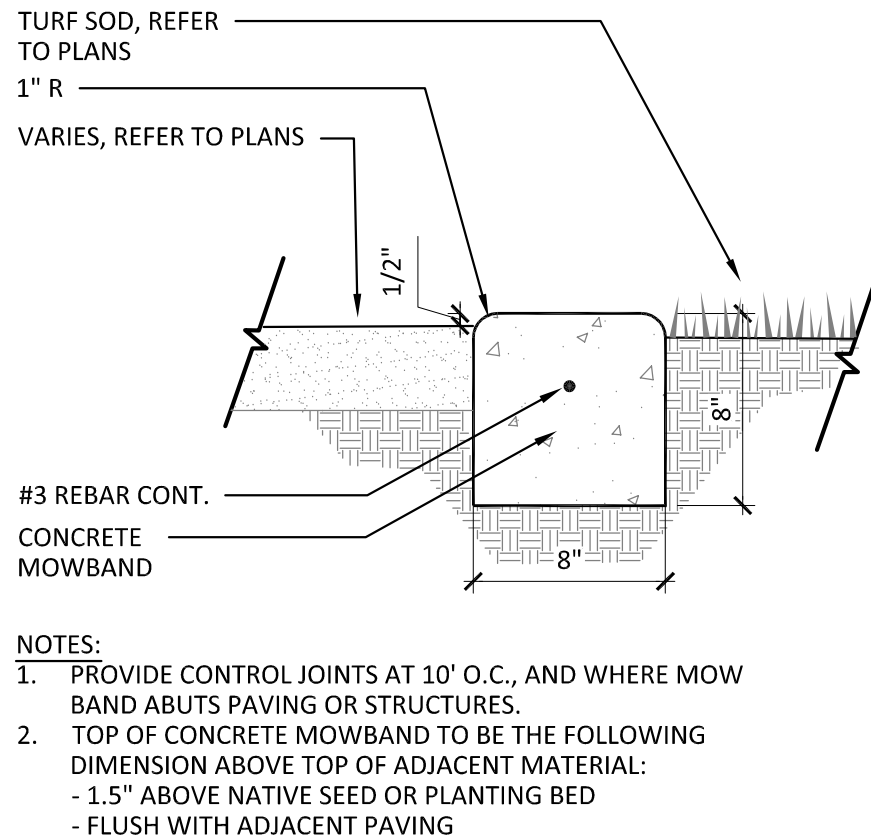
B1 SHRUB PLANTING

NOT TO SCALE



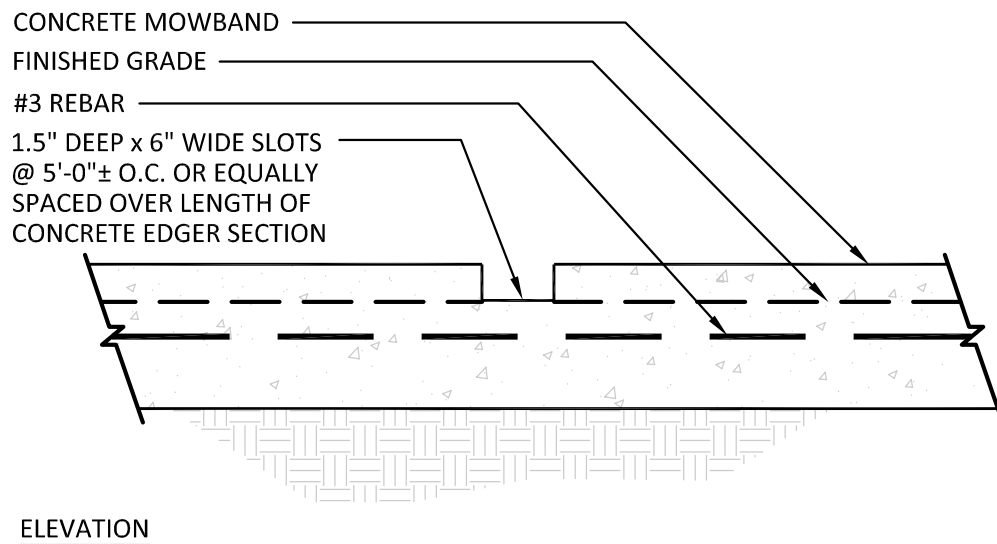
A1 ORNAMENTAL GRASSES / PERENNIAL PLANTING

NOT TO SCALE



A3 8" CONCRETE MOWBAND

NOT TO SCALE


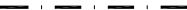
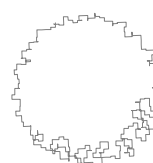
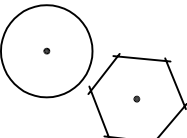



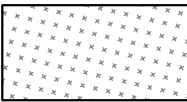
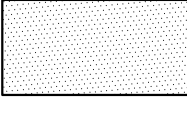
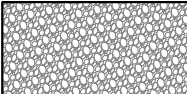


NOT FOR CONSTRUCTION

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:

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

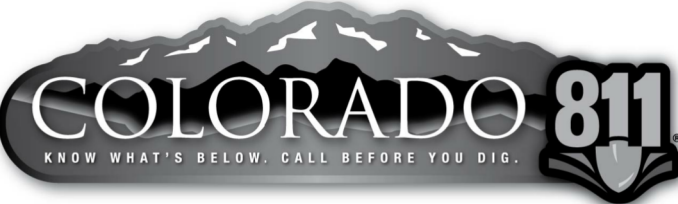
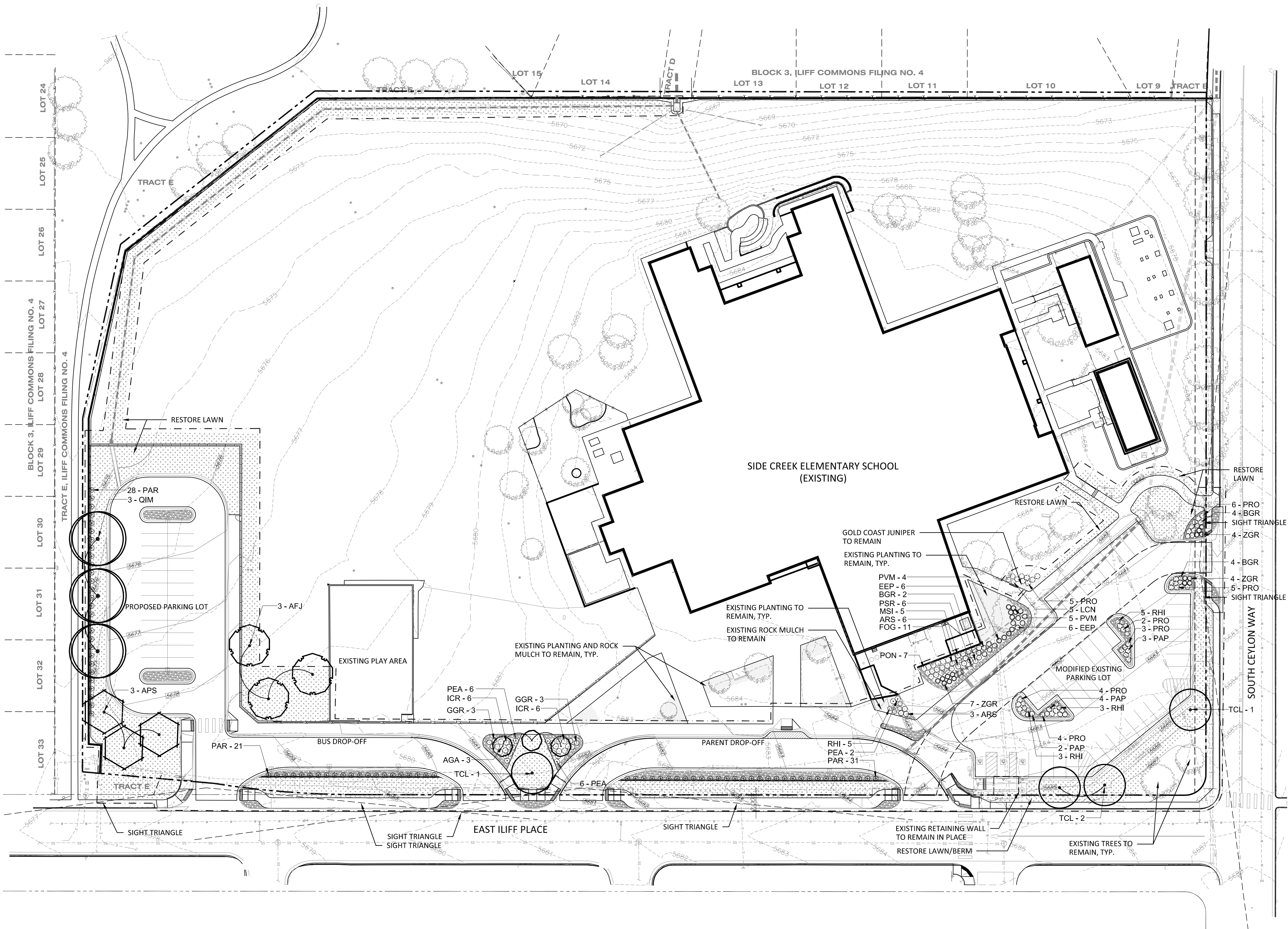
APPROVED BY:

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

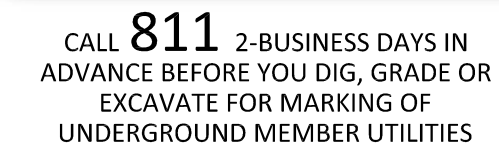
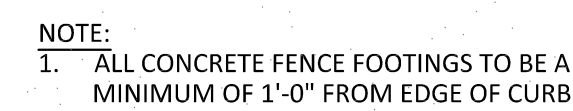
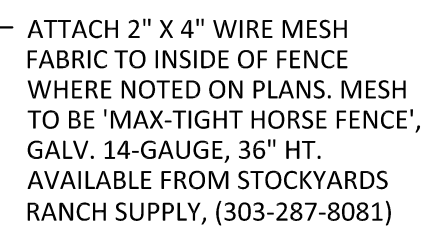


SCALE: 1" = 40'-0"

A horizontal graphic scale bar with alternating black and white segments. Below the bar, tick marks indicate distances of 0', 20', 40', 80', and 120'.

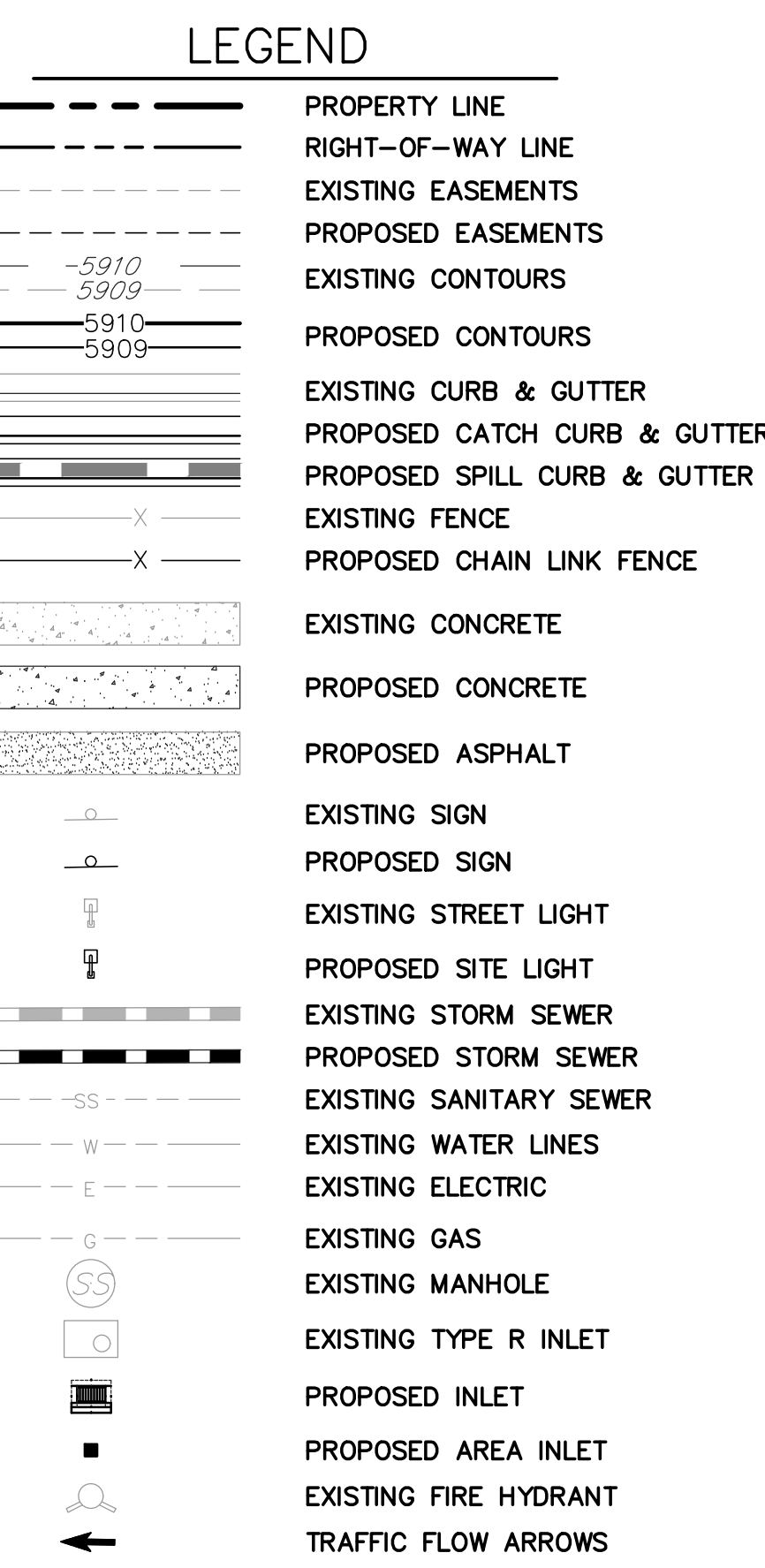
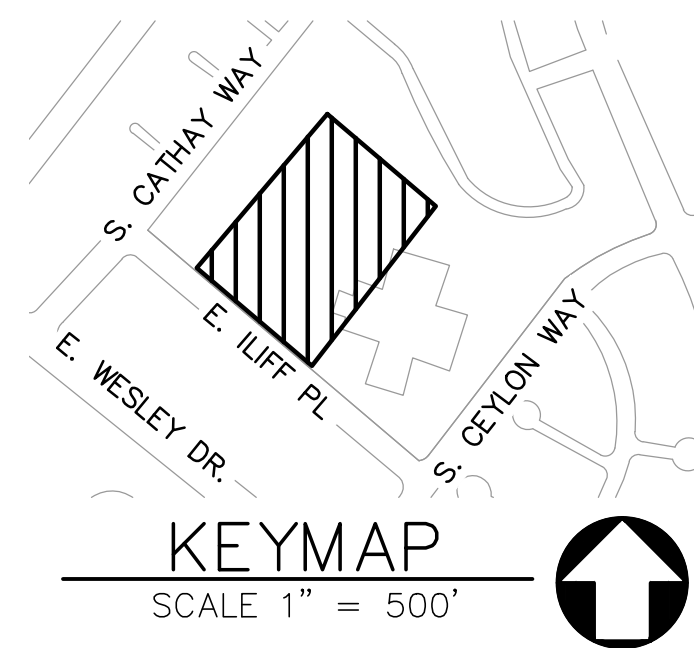
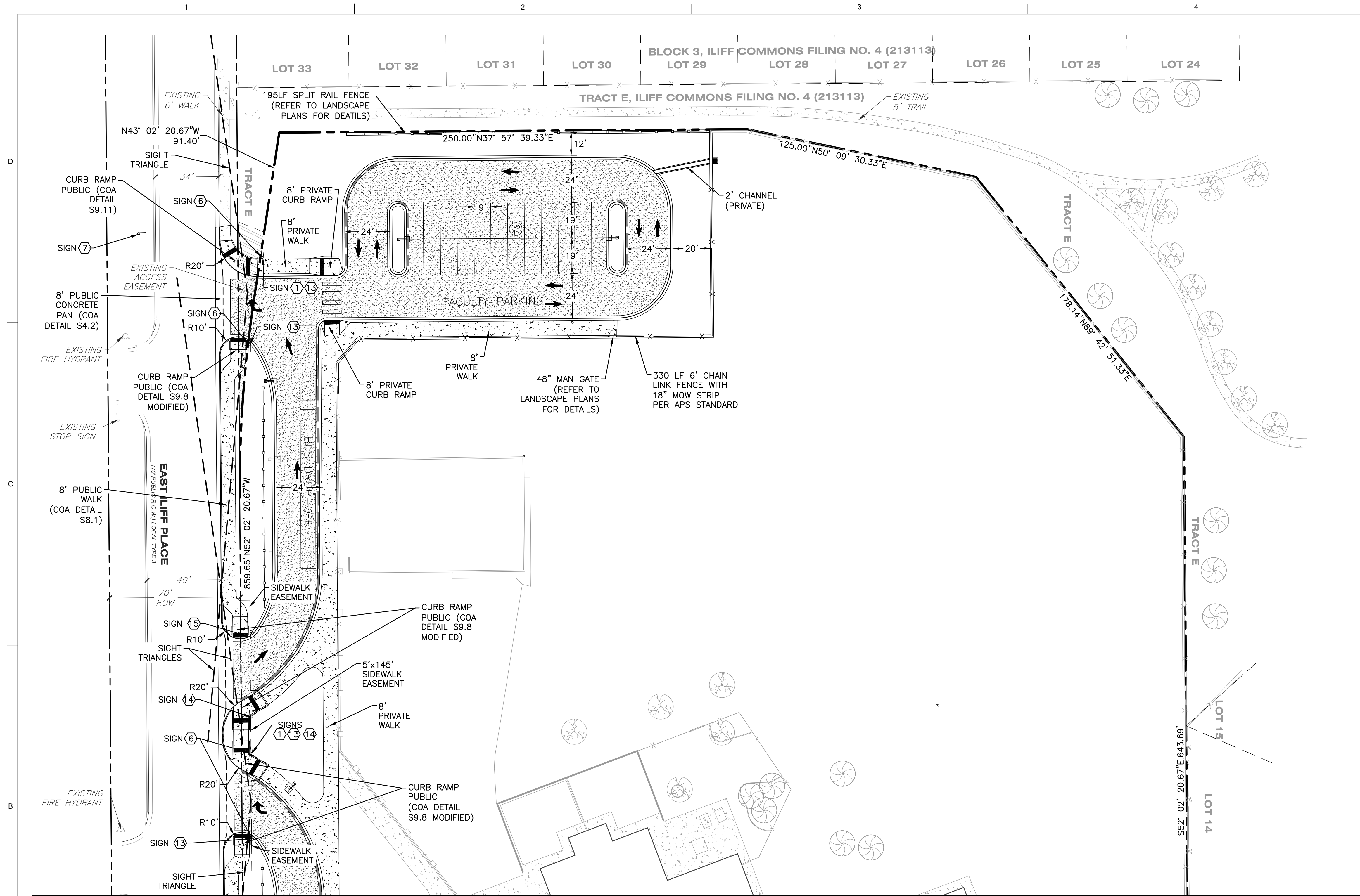
A1 OVERALL LANDSCAPE PLAN

NOT FOR CONSTRUCTION



SHEET 6 OF 10

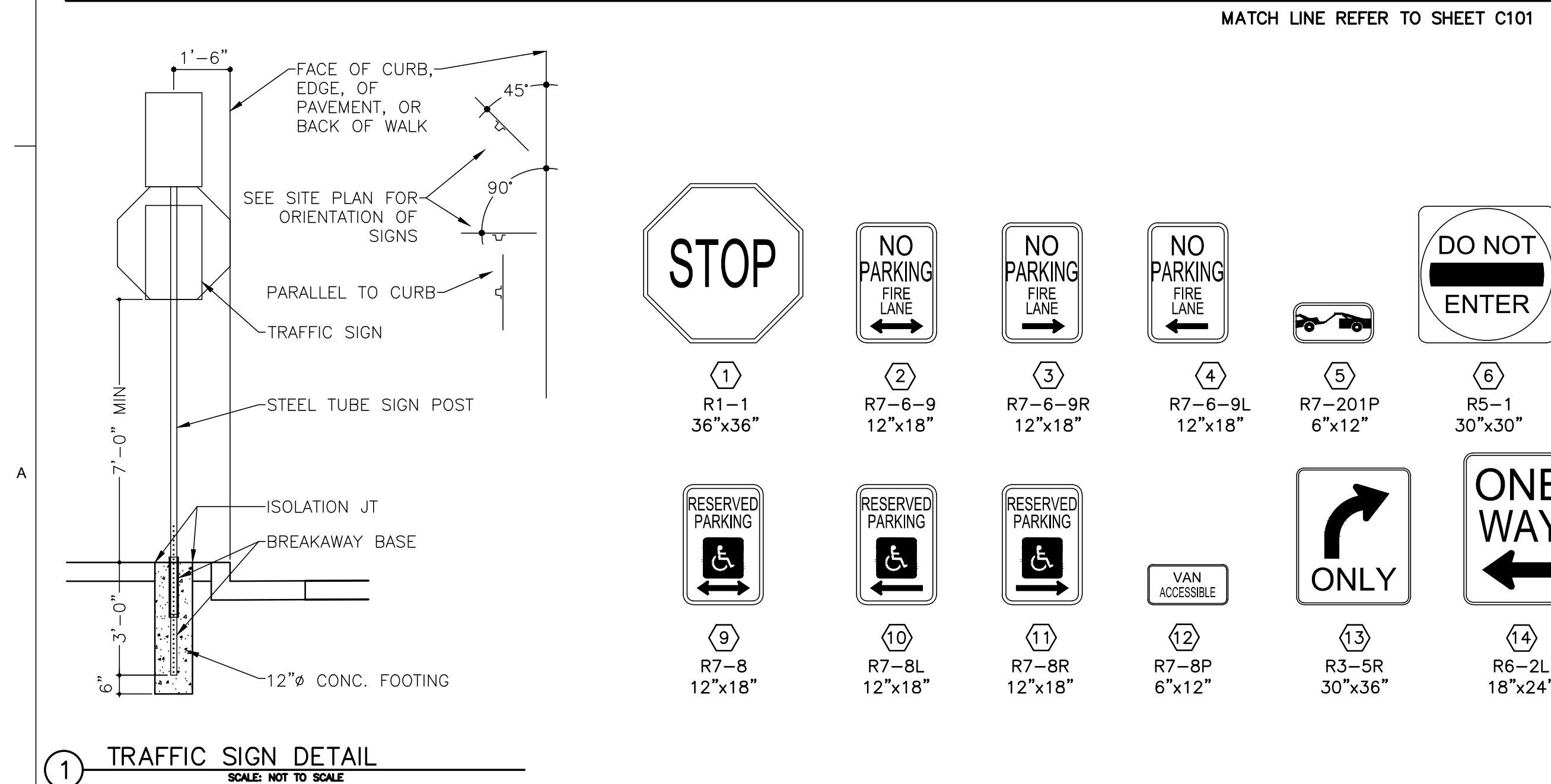
NOT FOR CONSTRUCTION



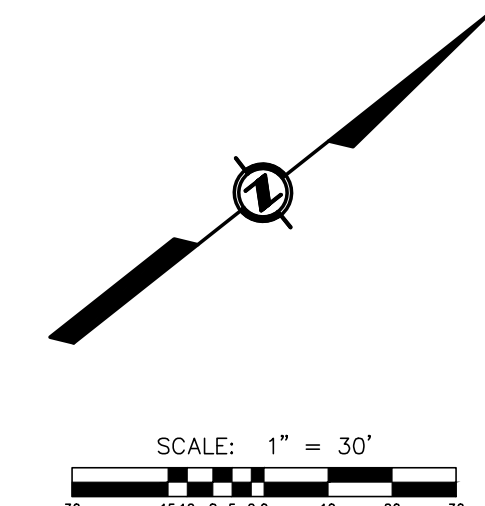
BENCHMARK: CITY OF AURORA BM 456622SW003 - 3" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF THE CURB OPENING INLET STRUCTURE ON DUNKIRK OF THE INTERSECTION OF EAST ILIFF AVENUE AND SOUTH DUNKIRK STREET. ELEVATION: 5635.04 FEET (NAVD 1988 DATUM).

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 SIDEWALKS TO BE 6" THICK CONCRETE.
 - 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.



PAVEMENT SECTION RECOMMENDATIONS			
PAVEMENT SECTION	TOP LAYER	LOWER LAYER	BASE
HMA	SX (75)(PG64-22)	S (75)(PG64-22)	ABC CLASS (6)
COMPOSITE SECTION	2"	3"	6"
	PCCP LAYER		ABC CLASS (6)
COMPOSITE SECTION	6"		4"



hord | coplan | macht

1331 Nineteenth Street
Denver, CO. 80202

P 303.607.0977
www.hcm2.com

CONSULTANT:

COLLINS ENGINEERS

455 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0080
fax: (303) 447-9141
www.collinsengr.com

PROJECT:

**SIDE CREEK
ELEMENTARY
SCHOOL**

19191 E ILIFF PL.
AURORA, CO 80013

OWNER:

**AURORA PUBLIC
SCHOOLS**

ISSUE:

2017/11/28 MINOR SITE AMENDMENT
RESUBMITTAL

2017/12/20 MINOR SITE AMENDMENT
RESUBMITTAL

2018/01/18 MINOR SITE AMENDMENT
RESUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: JLS

CHECKED BY: BMF

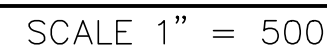
APPROVED BY: BMF

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 CURB OPENING INLET STRUCTURE ON DUNKIRK 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:

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 S1.2 & S7.1.
3. ALL SIDEWALK TO BE 6" THICK CONCRETE.
4. ALL STRIPING IS 4" WIDE SOLID WHITE, TYPICAL, UNLESS OTHERWISE SPECIFIED.
5. 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).
6. EXISTING FIRE ACCESS RECORDATIONS WILL BE VACATED BY SEPARATE DOCUMENT.
7. PROPOSED SIDEWALK EASEMENTS WILL BE DEDICATED BY SEPARATE DOCUMENT.

PAVEMENT SECTION RECOMMENDATIONS

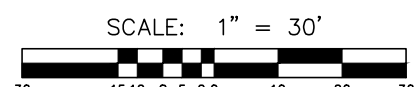
PAVEMENT SECTION	TOP LAYER	LOWER LAYER	BASE
	SX (75)(PG64-22)	S (75)(PG64-22)	ABC CLASS (6)
COMPOSITE SECTION	2"	3"	6"
COMPOSITE SECTION	PCCP LAYER		ABC CLASS (6)
	6"		4"

1 TRAFFIC SIGN DETAIL
SCALE: NOT TO SCALE



18
W16-7PL
12"x24"

Know what's **below**.
Call before you dig.



P 303.607.0977
www.hcm2.com

455 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0090
fax: (303) 447-9141
www.collinsengr.com

19191 E ILIFF PL.
AURORA, CO 80013

OWNER:

AURORA PUBLIC
SCHOOLS

ISSUE:

2017/11/28 MINOR SITE AMENDMENT
RESUBMITTAL2017/12/20 MINOR SITE AMENDMENT
RESUBMITTAL2018/01/18 MINOR SITE AMENDMENT
RESUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: JLS

CHECKED BY: _____ BMF _____

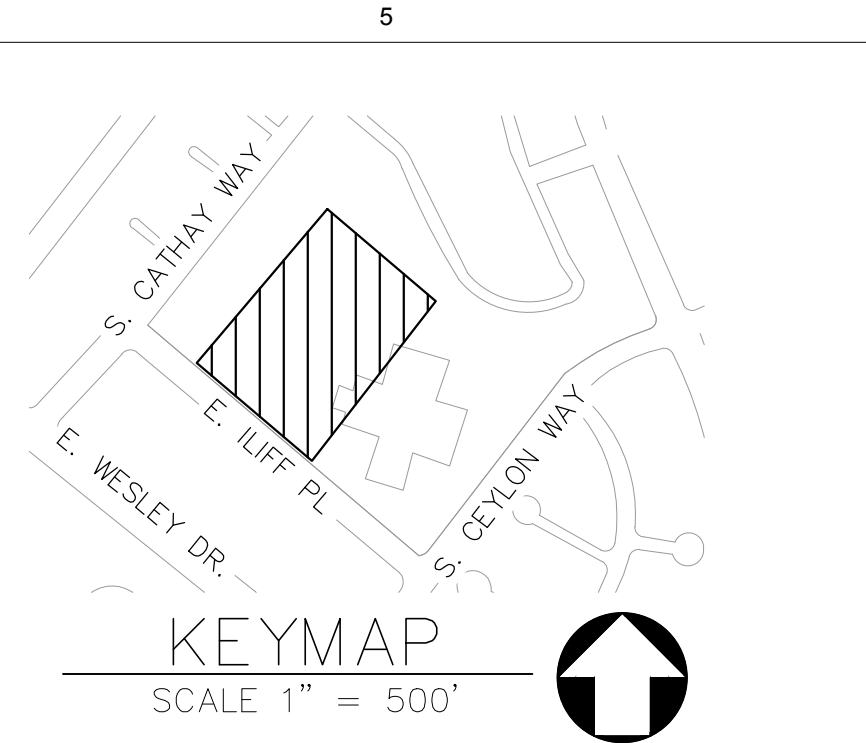
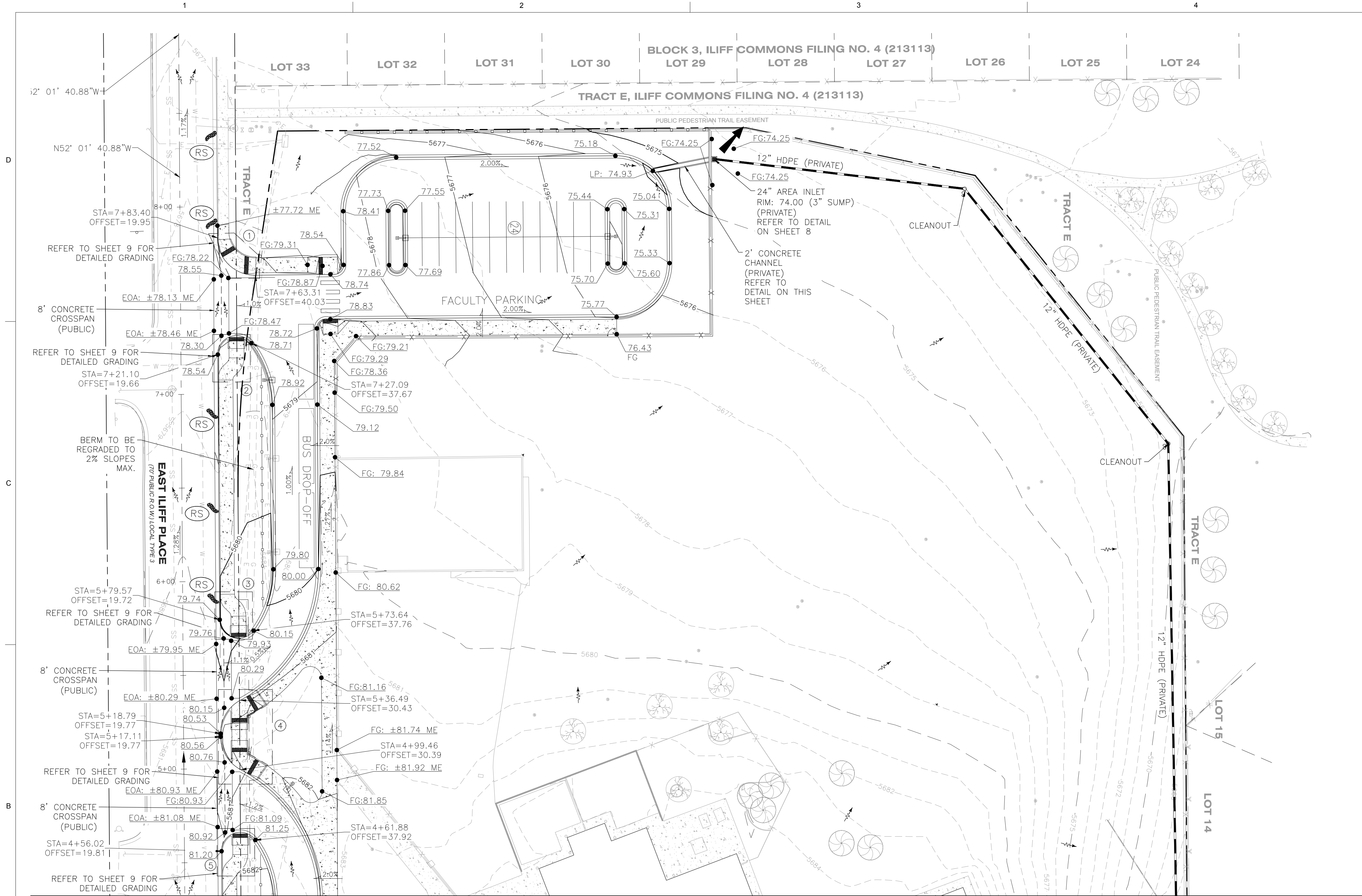
APPROVED BY: BMF

SHEET TITLE:

SITE & SIGNAGE AND STRIPING PLAN

C101

SHEET 8 OF 10



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

BENCHMARK: CITY OF AURORA BM 4S6622SW003 — 3" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF THE CURB OPENING INLET STRUCTURE ON DUNKIRK 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:

- ALL SPOT GRADES ARE TO FLOW LINES UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE.
- ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.

REDUCED PRESSURE BACKFLOW PREVENTION DEVICES:

- 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.
- 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.

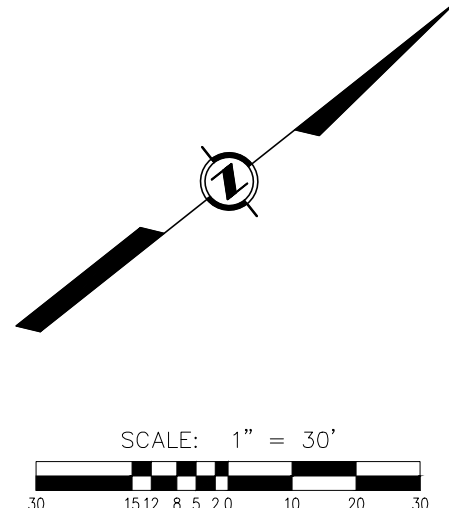
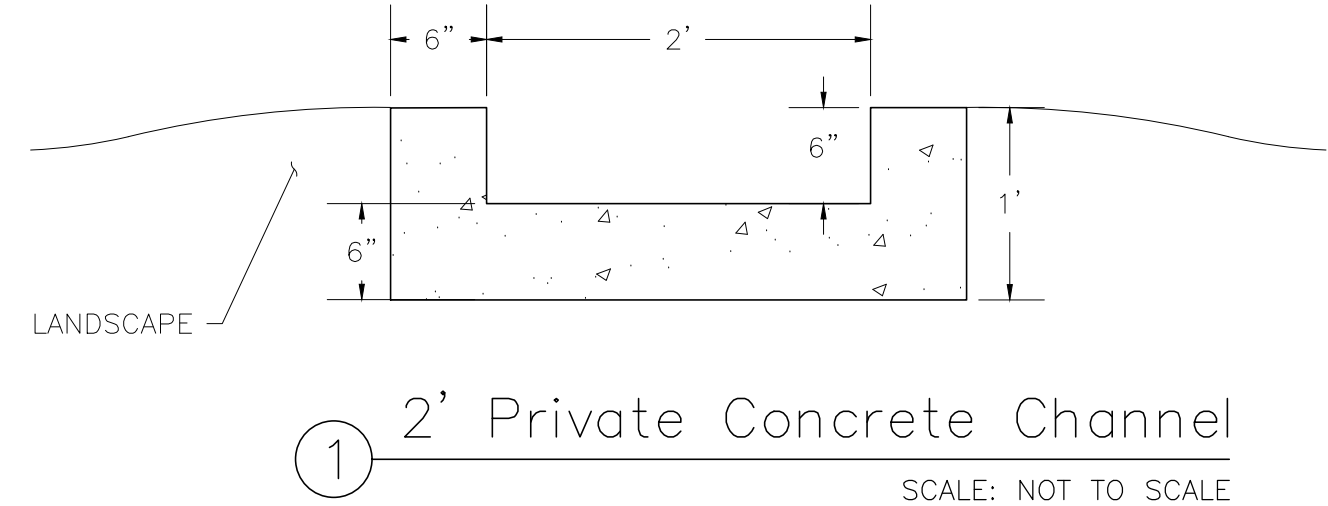
R.O.W. SWMP NOTES:

- THE PERMITTEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- ADDITIONAL EROSION AND SEDIMENT CONTROLS BMPs MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE PERMITTEE. THE PERMITTEE SHALL PLAN, INSTALL AND MAINTAIN ALL EROSION, AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE AND WATER QUALITY BMPs AS INDICATED ON THIS PLAN AND AS NECESSARY TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES, RECEIVING WATERS, OR OFF THE PROJECT SITE.
- THE PERMITTEE SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPs. SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
- AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS. IF AN INCOMPLETE AREAS IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF LAND DISTURBANCE ACTIVITIES.
- THIS APPROVED SWMP DESIGN DRAWING, THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL SHALL BE KEPT ON SITE AT ALL TIMES.
- ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE BMP MUST BE REPLACED.

- THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITTEE SHALL PROTECT ALL CURB FLOW LINES, ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. The discharging
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGED AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVED SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR, THROUGH THE ENGINEER OF RECORD, SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF AURORA FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWMP, CITY OF AURORA STANDARD DESIGN DETAILS, CITY OF AURORA APPROVED VARIANCES, OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
- SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS. A RECOVERY OR SALVAGE DRUM SHALL BE KEPT ON-SITE FOR STORAGE OF CONTAMINATED SOILS.
- STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE FOR THE CONSTRUCTION OF BMPs WITHIN THE CITY OF AURORA AND MAY NOT BE USED.

AURORA GENERAL NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.



hord | coplan | macht

1331 Nineteenth Street
Denver, CO. 80202

P 303.607.0977
www.hcm2.com

CONSULTANT:

COLLINS ENGINEERS
455 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0080
fax: (303) 447-9141
www.collinsengr.com

PROJECT:

**SIDE CREEK
ELEMENTARY
SCHOOL**

19191 E ILIFF PL.
AURORA, CO 80013

OWNER:

**AURORA PUBLIC
SCHOOLS**

ISSUE:

2017/11/28 MINOR SITE AMENDMENT
RESUBMITTAL

2017/12/20 MINOR SITE AMENDMENT
RESUBMITTAL

2018/01/18 MINOR SITE AMENDMENT
RESUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: JLS

CHECKED BY: BMF

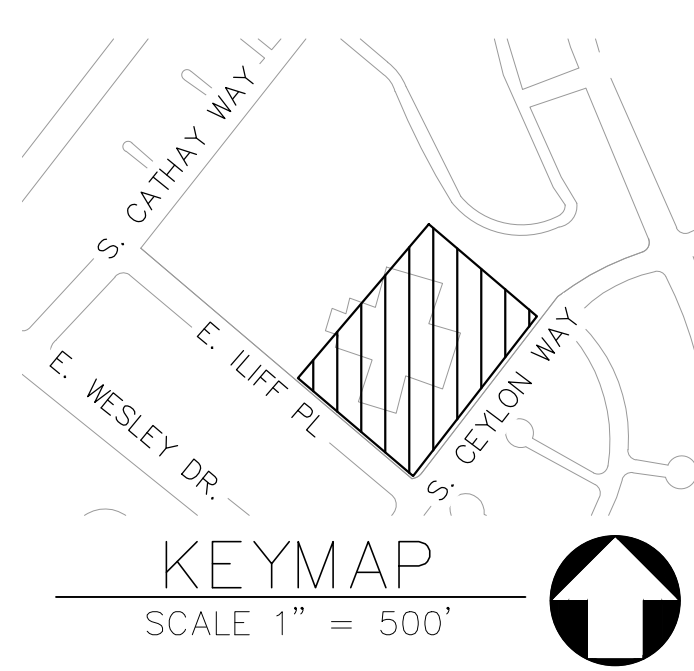
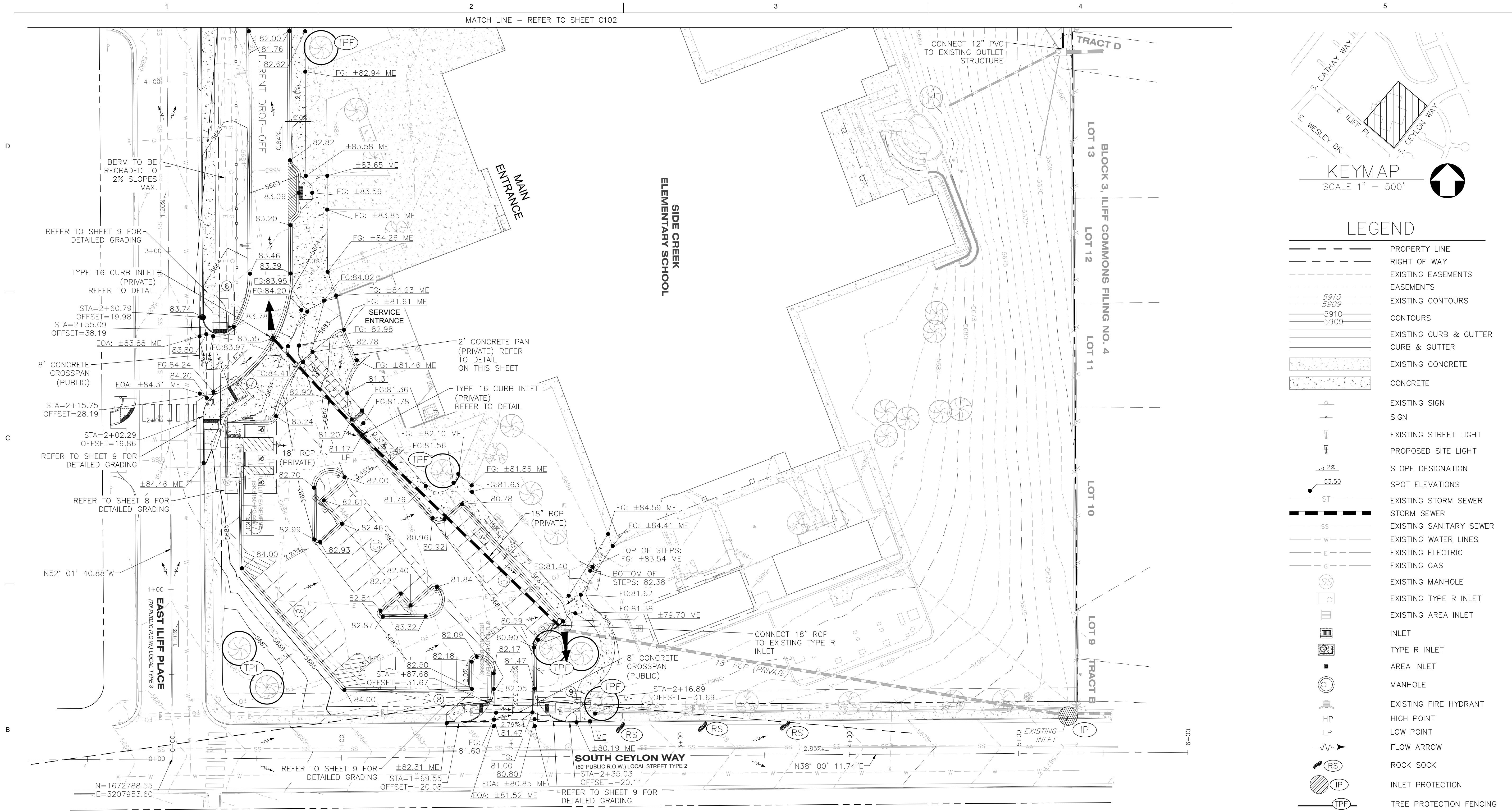
APPROVED BY: BMF

SHEET TITLE:

**GRADING & UTILITY
PLAN**

C102

SHEET 9 OF 10



LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	EXISTING EASEMENTS
	EASEMENTS
	EXISTING CONTOURS
	CONTOURS
	EXISTING CURB & GUTTER
	CURB & GUTTER
	EXISTING CONCRETE
	CONCRETE
	EXISTING SIGN
	SIGN
	EXISTING STREET LIGHT
	PROPOSED SITE LIGHT
	SLOPE DESIGNATION
	SPOT ELEVATIONS
	EXISTING STORM SEWER
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINES
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING MANHOLE
	EXISTING TYPE R INLET
	EXISTING AREA INLET
	INLET
	TYPE R INLET
	AREA INLET
	MANHOLE
	EXISTING FIRE HYDRANT
	HIGH POINT
	LOW POINT
	FLOW ARROW
	ROCK SOCK
	INLET PROTECTION
	TREE PROTECTION FENCING
	EMERGENCY OVERFLOW

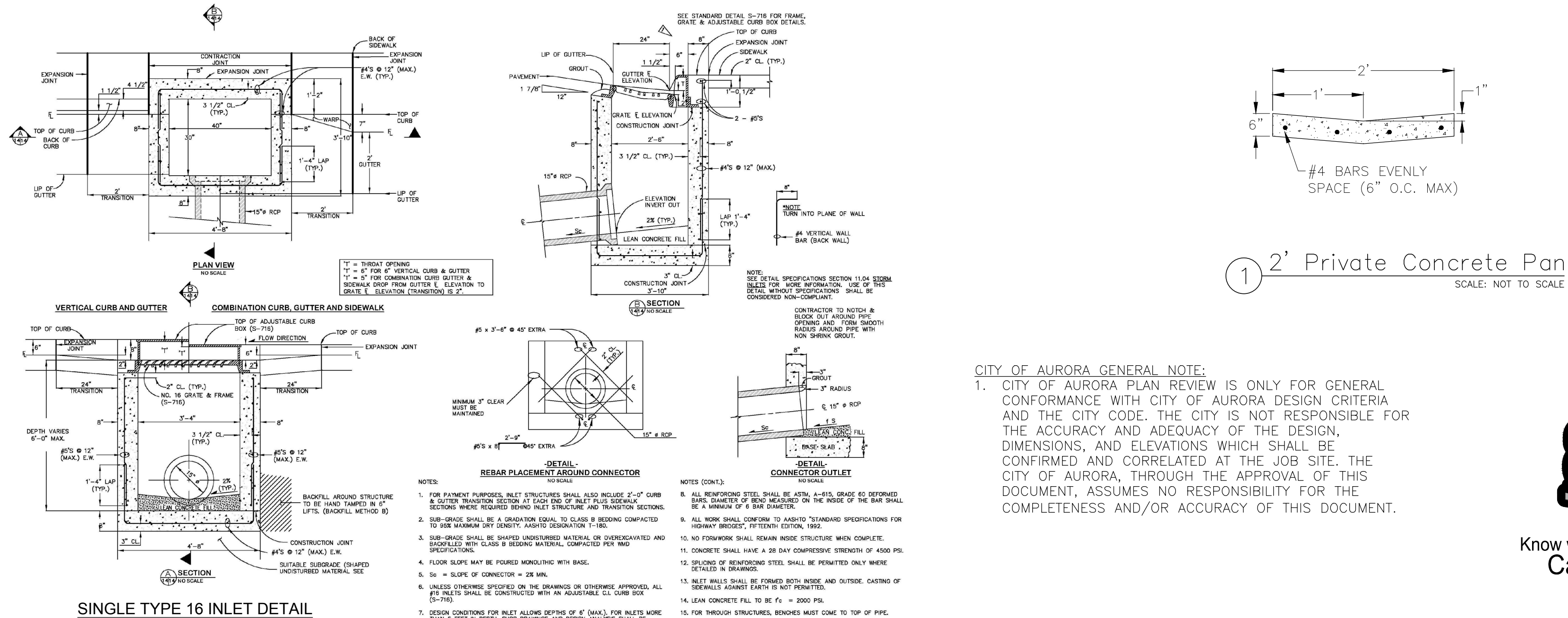
BENCHMARK: CITY OF AURORA BM 456622SW003 - 3" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF THE CURB OPENING INLET STRUCTURE ON DUNKIRK OF THE INTERSECTION OF EAST ILIFF AVENUE AND SOUTH DUNKIRK STREET. ELEVATION: 5635.04 FEET (NAVD 1988 DATUM).

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.

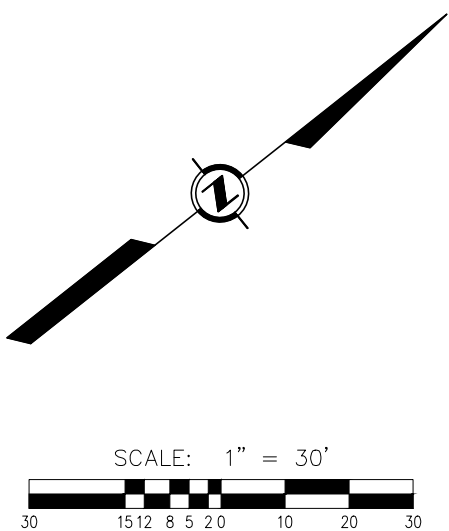
GENERAL NOTES:
1. ALL SPOT GRADES ARE TO FLOW LINES UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE.

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.



Know what's below.
Call before you dig.



hord | coplan | macht

1331 Nineteenth Street
Denver, CO. 80202

P 303.607.0977
www.hcm2.com

CONSULTANT:

**COLLINS
ENGINEERS**

455 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0080
fax: (303) 447-9141
www.collinsengr.com

PROJECT:

**SIDE CREEK
ELEMENTARY
SCHOOL**

19191 E ILIFF PL.
AURORA, CO 80013

OWNER:

**AURORA PUBLIC
SCHOOLS**

ISSUE:

2017/11/28 MINOR SITE AMENDMENT
RESUBMITTAL

2017/12/20 MINOR SITE AMENDMENT
RESUBMITTAL

2018/01/18 MINOR SITE AMENDMENT
RESUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 11722.000

DRAWN BY: JLS

CHECKED BY: BMF

APPROVED BY: BMF

SHEET TITLE:

**GRADING & UTILITY
PLAN**

C103

SHEET 10 OF 10