

THE GRANDVIEW I-TEAM

7250 SOUTH GARTRELL ROAD
AURORA, COLORADO 80016

DATA

Land area within property lines	5.58 Acres
Gross floor area (per 41-16 City Code)	7,200 Sq. Ft.
Number of buildings	1
Number of stories	1
Maximum height of buildings	45'
Total building coverage	8,294 s.f. (Patio is 1,200 s.f. of hard surface)
Hard surface area	39,900 s.f. (excluding basketball & Patio)
Landscape area (per 146-2 City Code)	167,484 s.f.
Native grass area	91,706 s.f.
Irrigated Sod	68,651 s.f.
Mulched area	7,127 s.f.
Present zoning classification	PD-School
Proposed uses	Small Scale Alternative High School
Permitted maximum sign area	80 s.f.
Proposed sign area	30 s.f.
Type of signs (freestanding, wall, etc.)	Wall
Parking spaces required	Not Indicated
Parking spaces provided and % compact	43 spaces / 0 Compact
Handicap spaces required	2 (one van accessible)

TOTAL

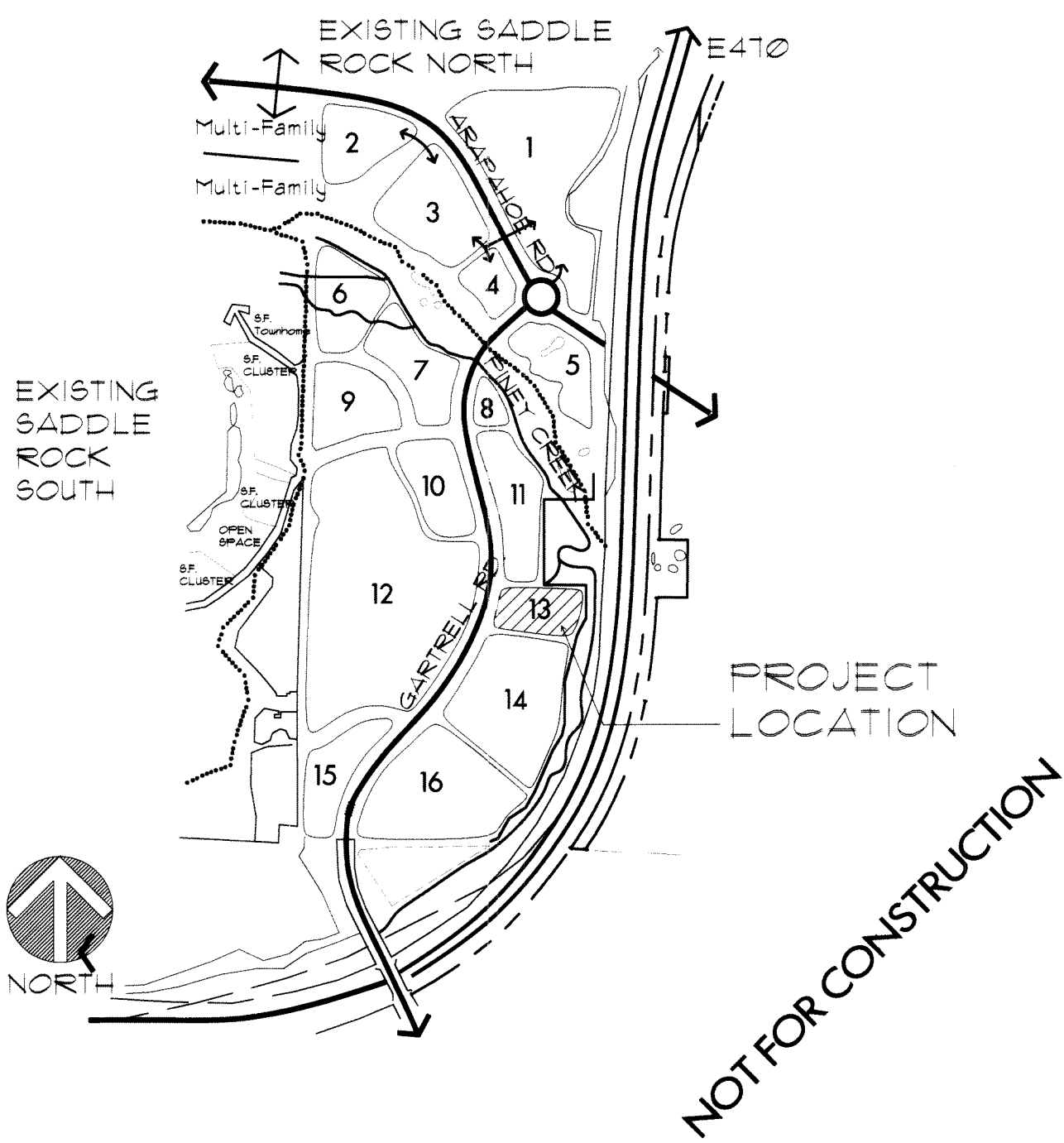
REQUIRED SITE PLAN NOTES

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking-Fire Lane."
4. "Accessible exterior route" 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 strips. 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 U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. 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 prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation lines or systems 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.
8. 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.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. 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 free-standing 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 may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
11. 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, et cetera 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.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. 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 Office at the Municipal Building. A copy of the official current plan may be purchased 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.
14. 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 computations are correct.
15. All representations and commitments made by the applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. In consideration of the shared access required between property owners to utilize planned median cuts for Saddle Rock East GDP; plantings have been added to the drive circle to mitigate the buffer on a portion of the south property line for the school Site and Commercial Property (parcel 14).
17. Street light installation cost is funded by the developer/owner. Coordinate the installation with Aurora Public Works at 303-739-7300.
18. Architectural features (i.e. bay windows, fireplaces, roof overhang, foundations footings, cantilevered walls, etc.,) are not allowed to encroach into any easement or fire lane.

DRAWING INDEX

G-001	COVER SHEET
X-101	SITE CROSS SECTION
A-101	ARCHITECTURAL SITE PLAN
A-201	BUILDING ELEVATIONS
D-101	DETAIL SHEET
L-101	LANDSCAPE PLAN
L-502	LANDSCAPE DETAILS

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N41°04'48"E, A DISTANCE OF 1931.83 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. A9152871 OF THE ARAPAHOE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1557.00 FEET, A CENTRAL ANGLE OF 11°45'30", AND AN ARC LENGTH OF 319.53 FEET, THE CHORD OF WHICH BEARS N12°35'47"E, A DISTANCE 318.97 FEET TO THE SOUTHWESTERLY CORNER OF SADDLE ROCK EAST SUBDIVISION FILING NO. 3 AS DESCRIBED IN RECEPTION NO B0154663 OF THE ARAPAHOE COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID SADDLE ROCK EAST SUBDIVISION FILING NO. 3 AND THE EASTERLY PROLONGATION THEREOF, S89°49'03"E, A DISTANCE OF 728.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF E-470 KNOWN AS TK-41 AS DESCRIBED IN RECEPTION NO. A7162782 OF THE ARAPAHOE COUNTY RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID E-470 THE FOLLOWING TWO (2) COURSES:
1. S00°36'00"W, A DISTANCE OF 237.99 FEET;
2. S03°36'00"W, A DISTANCE OF 96.10 FEET;
THENCE N86°23'38"W, A DISTANCE OF 85.00 FEET;
THENCE N88°24'31"W; A DISTANCE OF 704.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 243,156 SQ. FT. (5.58 ACRES) MORE OR LESS.

HUTTON
F O R D

ARCHITECTS P.C.

1045 Lincoln Street
Suite 300, Denver
Colorado 80203
303.861.1600 tel
303.861.1602 fax
www.huttonford.com

PROJECT:

The Ranch
I-Team
Grandview H.S.
Project # 2001-5

OWNER:

Cherry Creek Schools
Educational Services Ctr.
4700 S. Yosemite Street
Greenwood Village,
Colorado, 80111
720.554.4447 tel

CONSULTANTS:

Structural:

Bierbach Consulting
Engineers, Inc.
5707 West 6th Ave.
Denver, CO 80214
303.233.5838 tel
303.233.0516 fax

Mechanical:

Siczak Engineering
923 West Colorado Ave.
Colorado Springs
Colorado, 80905
719.475.7000 tel
719.475.7004 fax

Electrical:

Swanson Rink
1120 Lincoln Street
Denver,
Colorado 80203-2139
303.832.2666 tel
303.832.7563 fax

Civil:

R&R Engineering
1190 South Colorado
Blvd. / Annex Building
Denver, CO 80246
303.753.6730 tel
303.753.6568 fax

Landscape:

Legacy Land Design
141 Plague Circle
Parker, CO 80138
303.840.3783 tel
303.840.0092 fax

ISSUE DATE:

MARCH 15, 2002

REVISION DATES:

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SHEET TITLE:

COVER SHEET
DATA BLOCK

PROJECT: 2001-5

G-001

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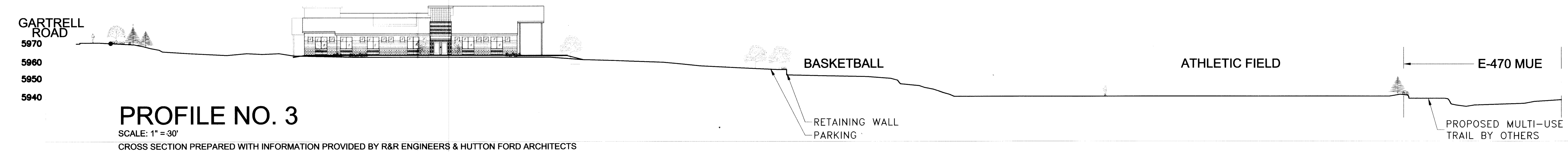
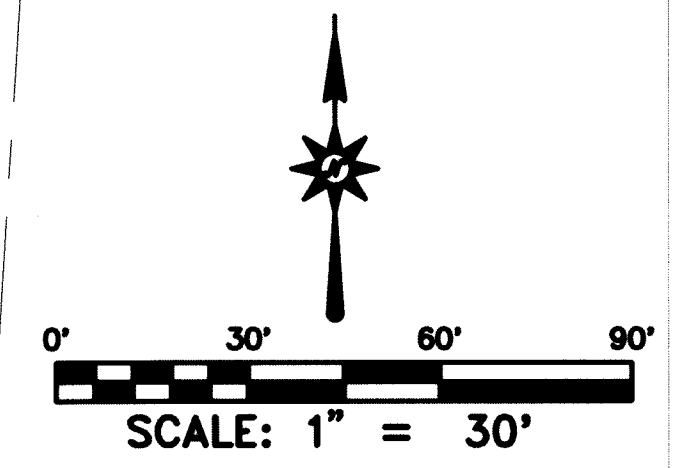
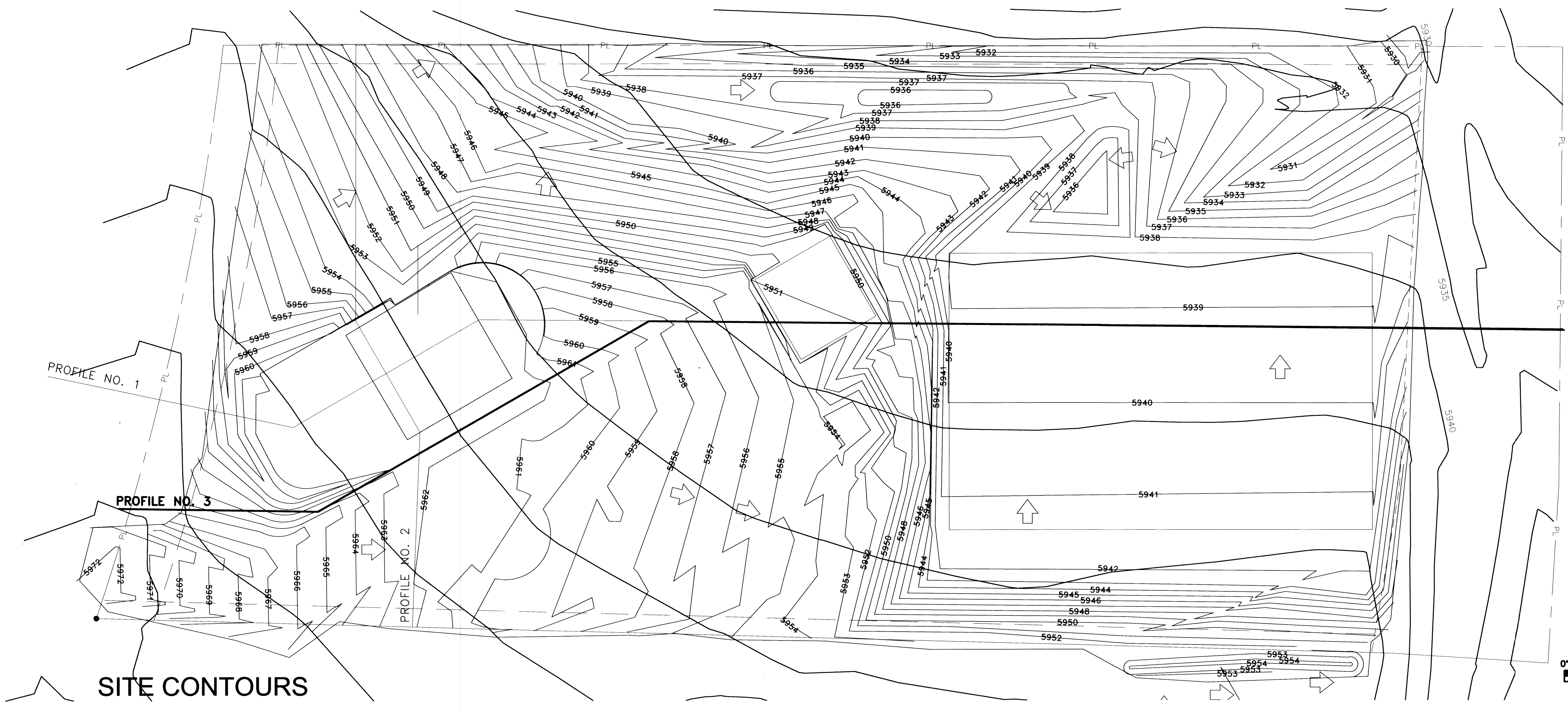
ISSUE DATE:
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SHEET TITLE:
CROSS
SECTION

PROJECT: 2001-5

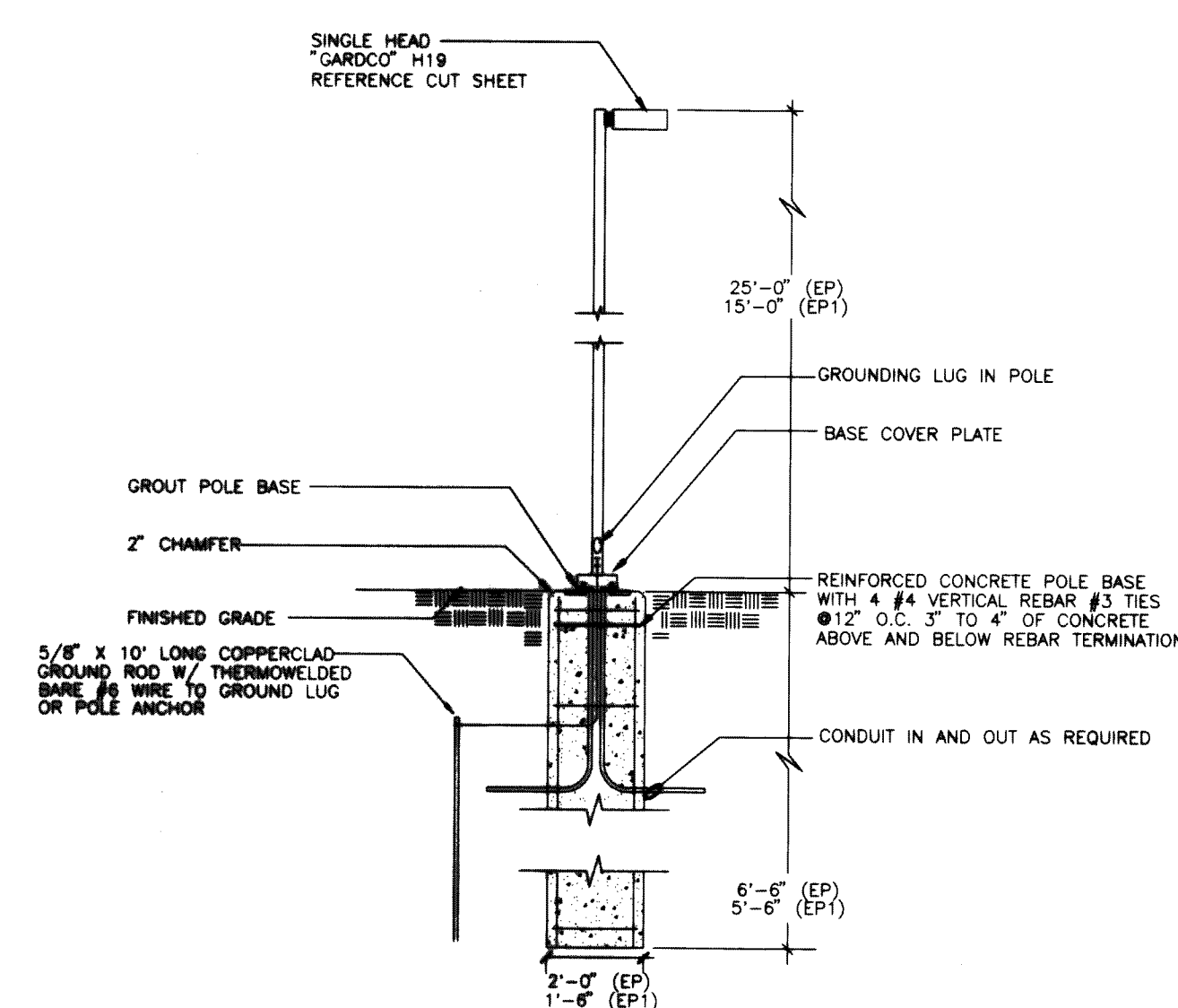
X-101



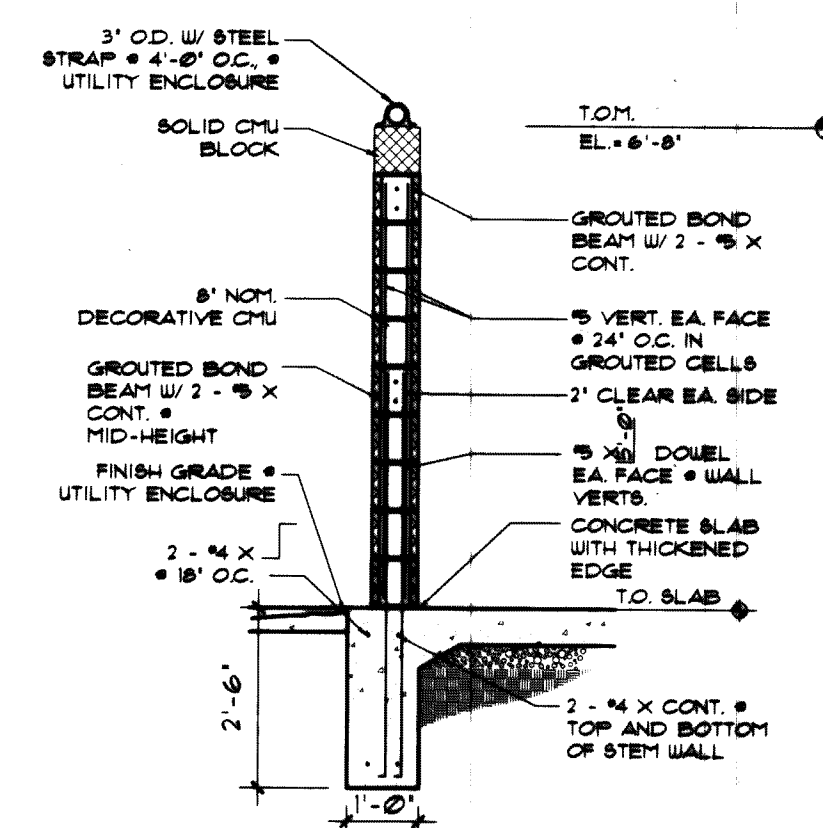
PROFILE NO. 3

SCALE: 1" = 30'
CROSS SECTION PREPARED WITH INFORMATION PROVIDED BY R&R ENGINEERS & HUTTON FORD ARCHITECTS

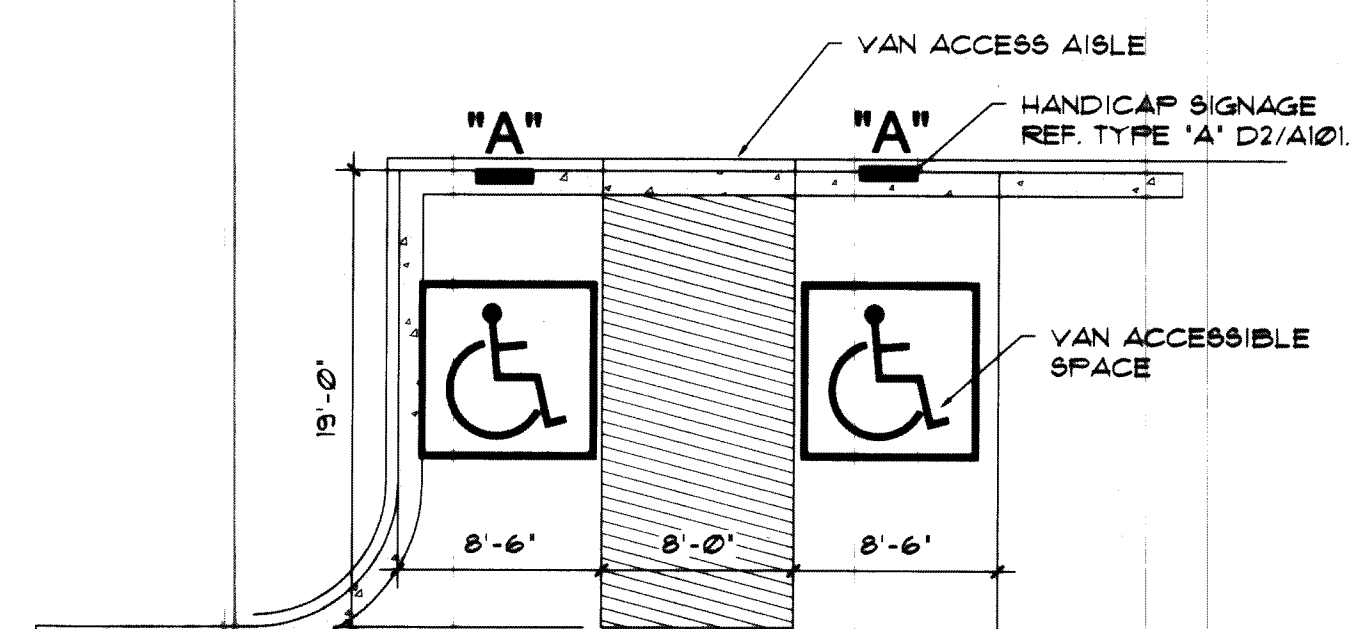
NOT FOR CONSTRUCTION



B3 LIGHTING 'EP & EPI' - DETAIL
D-101 SCALE: 1" = 0'

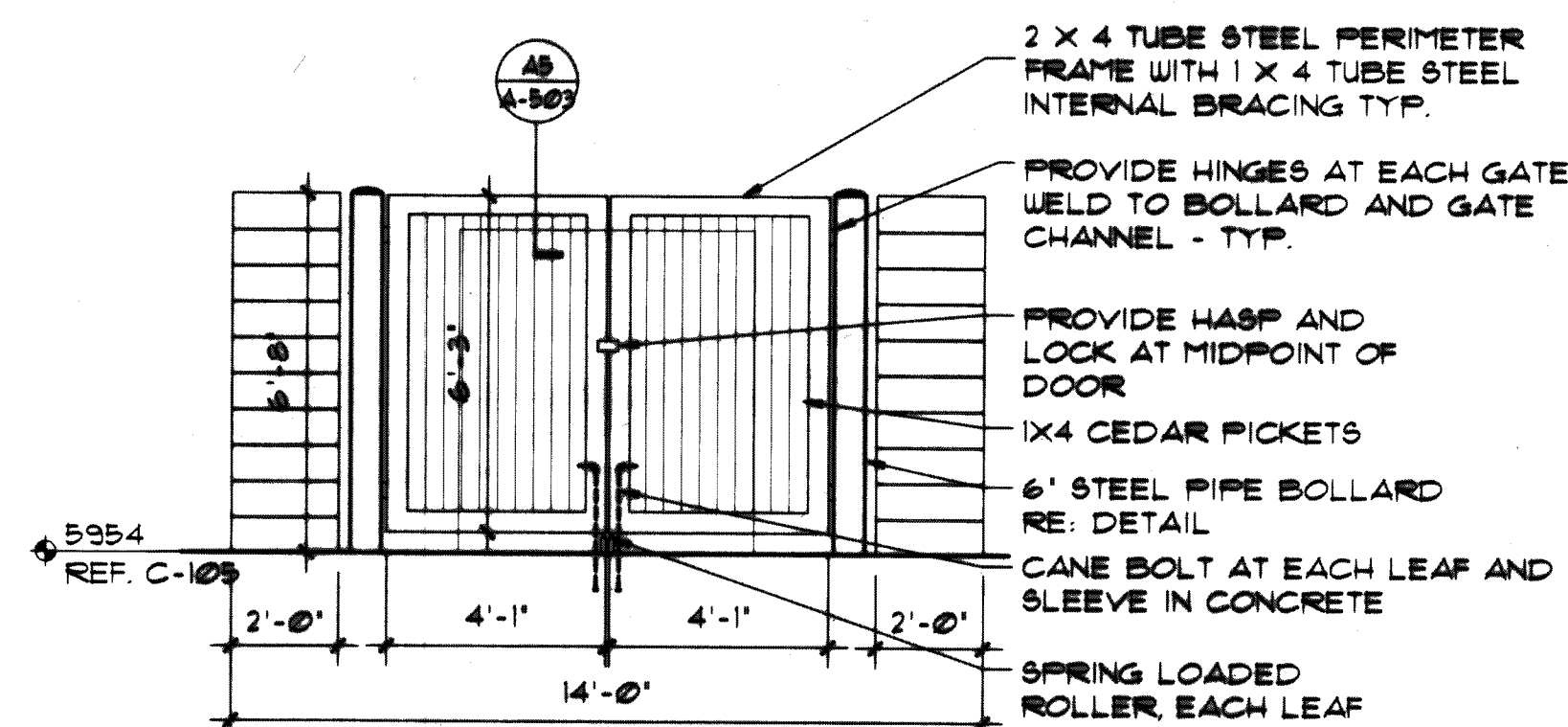


B4 SECTION DETAIL - ENCLOSURES
D-101 SCALE: 3/8" = 1'-0"

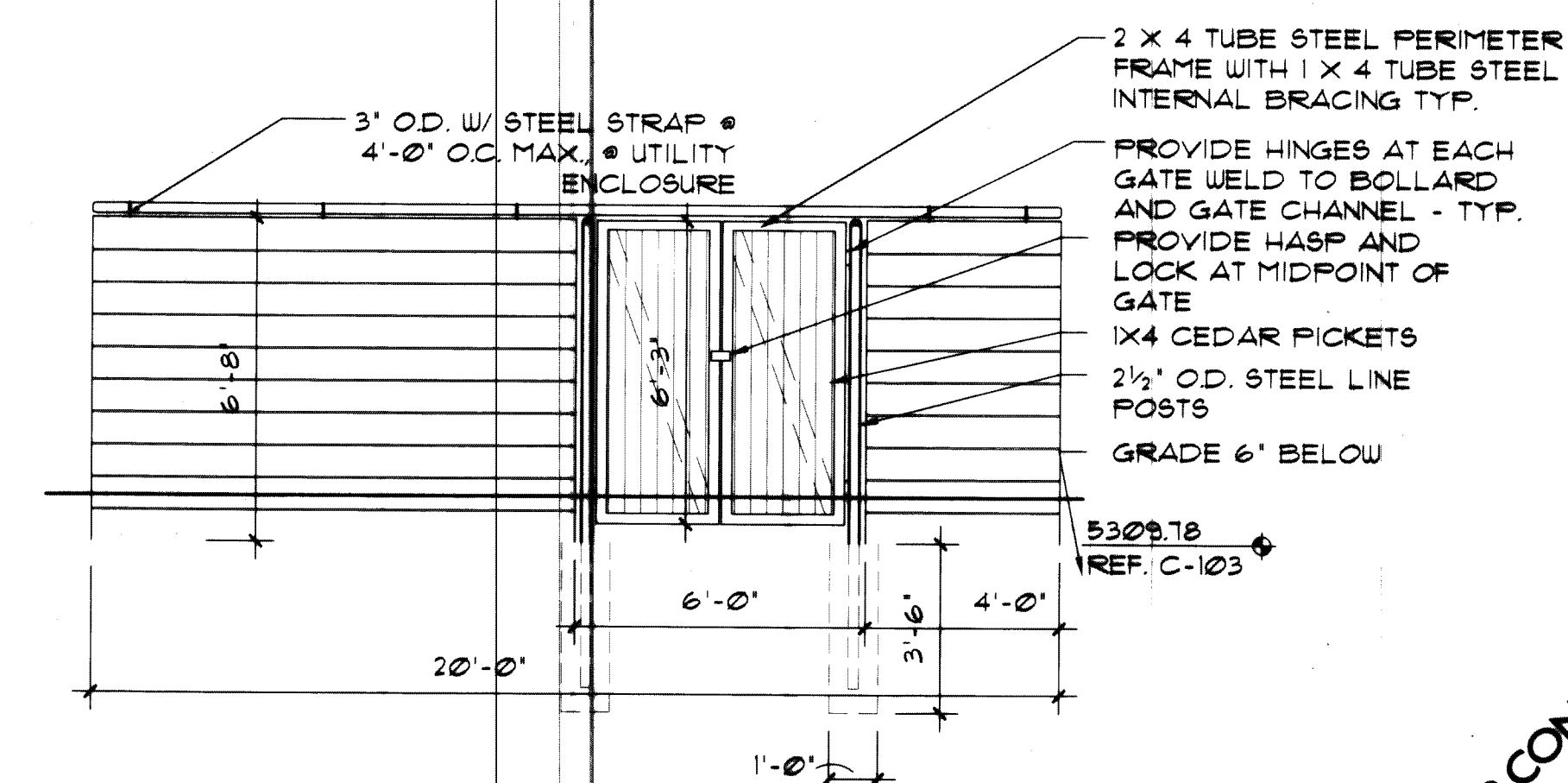


AI
D-101

HANDICAP PARKING STALL DETAIL
SCALE: 1/8" = 1'-0"



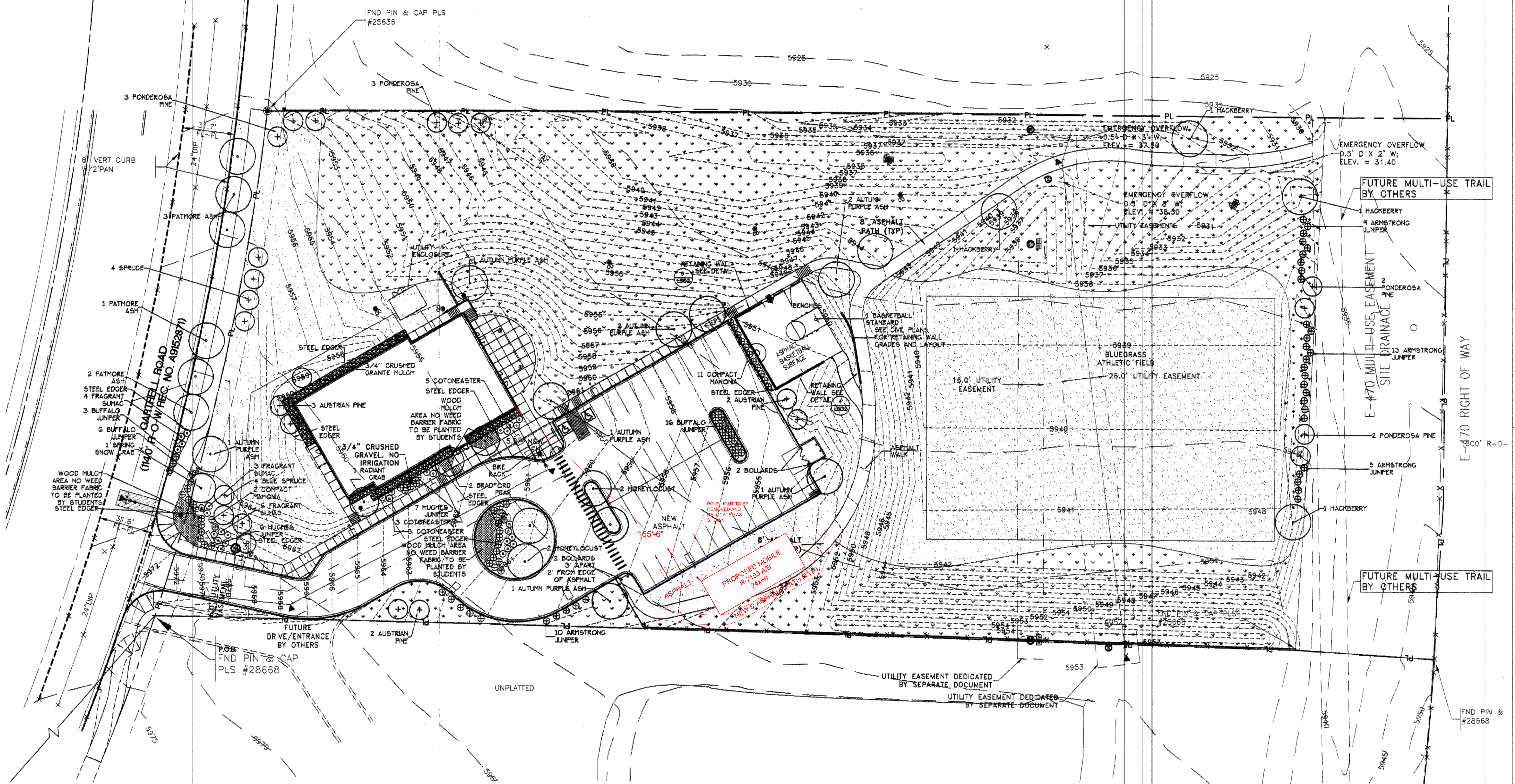
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



A3 UTILITY ENCLOSURE ELEVATION
D101 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

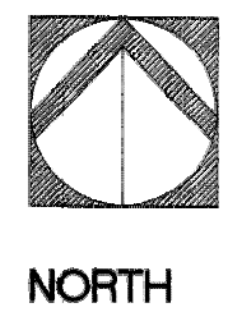
SADDLE ROCK EAST SUB FILING NO. 3 BK188,
P674



Legend

	DECIDUOUS TREE - 2-1/2' CAL.		DECIDUOUS SHRUB - 5 GAL.		WOOD MULCH
	DECIDUOUS TREE - 2' CAL.		EVERGREEN SHRUB - 5 GAL.		PERENNIAL/ANNUALS PLANTED BY STUDENTS
	EVERGREEN TREE - 3'-8' HTS.		SOD		ROCK MULCH
			NATIVE SEED		

SCALE: 1"=30'



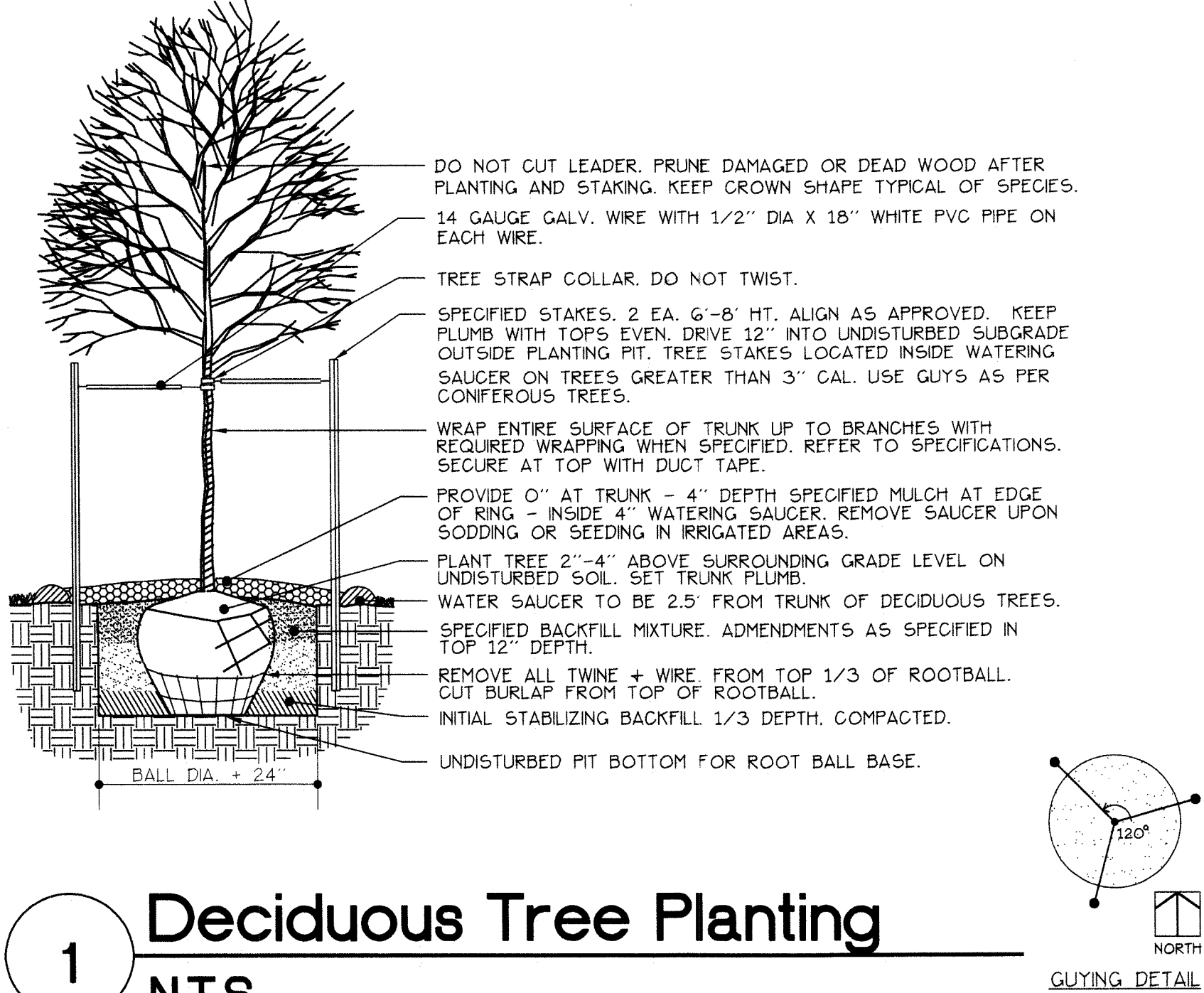
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Plant List

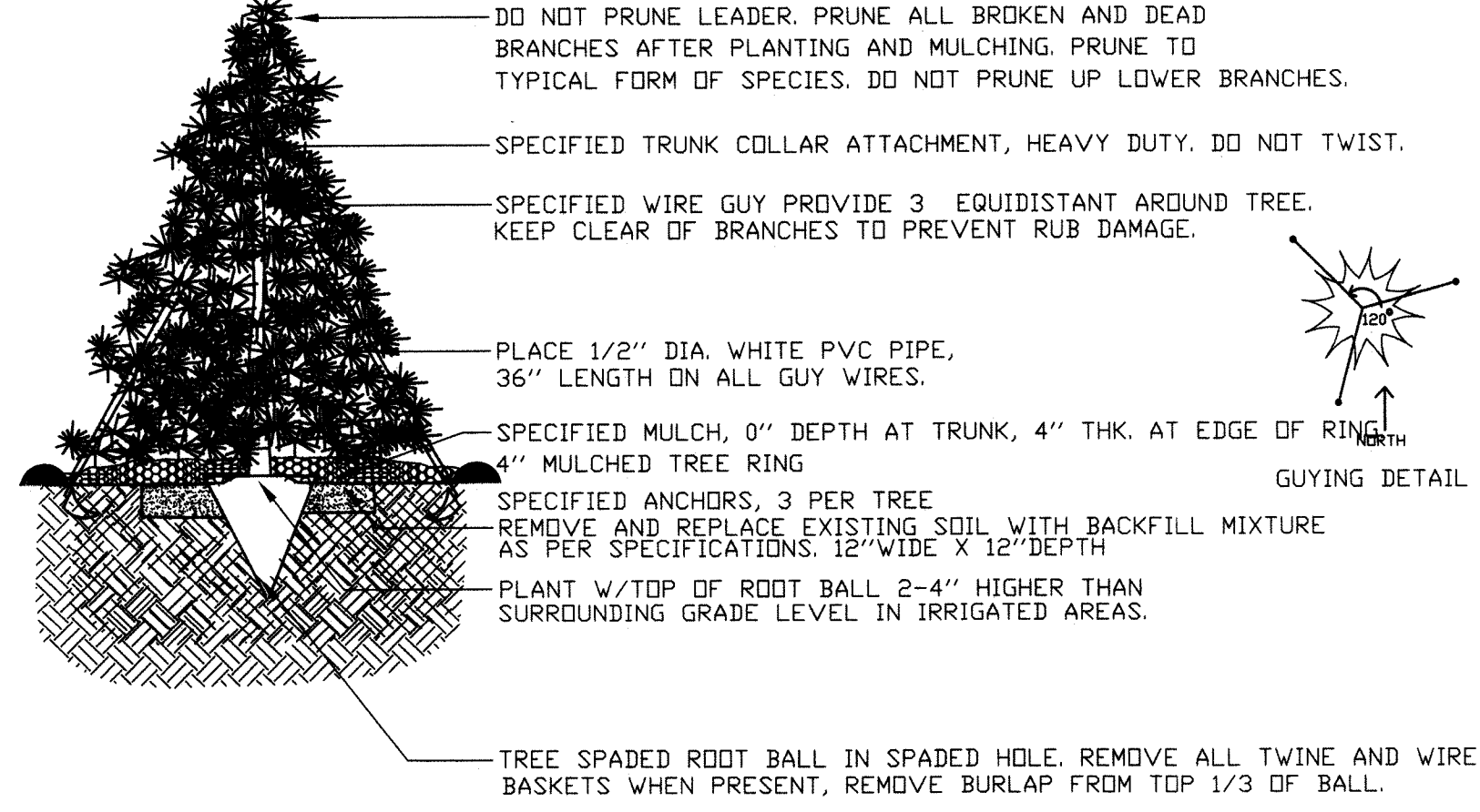
DECIDUOUS TREES				EVERGREEN TREES			
All deciduous trees shall be balled and burlapped with full heads, straight trunks, and single leaders unless otherwise noted in this plant list or on the plans. All shade trees 3-1/2" cal. shall have their first branch at 6'-8" above finish planting grade. CAL. = Caliper, HT. = Height, SP. = Spread, O.C. = On Center, GAL = Gallon				Evergreen trees shall be balled and burlapped or spade dug, with full branching patterns to the ground and a single leader.			
QTY	COMMON NAME/BOTANIC NAME	SIZE	REMARKS	QTY	COMMON NAME / BOTANIC NAME	SIZE	REMARKS
9	AUTUMN PURPLE ASH / FRAXINUS AMERICANA 'AUTUMN PURPLE'	2-1/2" CAL. 12'-14" HT. 6'-8" SP.	FROM ONE SOURCE	7	AUSTRIAN PINE / PINUS NIGRA	6'-8" HT. 4'-6" SP.	FROM ONE SOURCE
6	PATMORE ASH / FRAXINUS PENNSYLVANICA 'PATMORE'	2-1/2" CAL. 12'-14" HT. 6'-8" SP.	FROM ONE SOURCE	7	COLORADO SPRUCE / PICEA PUNGENS	6'-8" HT. 5'-7" SP.	FROM ONE SOURCE
4	WESTERN HACKBERRY / CELTIS OCCIDENTALIS	2-1/2" CAL. 12'-14" HT. 6'-8" SP.	FROM ONE SOURCE	10	PONDEROSA PINE / PINUS	4'-6" HT. 3'-5" SP.	FROM ONE SOURCE
4	SHADEMASTER HONEYLOCUST / GLEDITSIA TRIACANTHOS	2 1/2" CAL. 12'-14" HT. 6'-8" SP.	FROM ONE SOURCE	<u>SHRUBS</u> All shrubs shall be containerized stock.			
<u>ORNAMENTAL TREES</u>				35	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'	5 GAL	FULL AND BUSHY
1	RADIANT CRAB / MALUS SP. 'RADIANT'	2' CAL. 8'-10" HT. 4'-6" SP.	FROM ONE SOURCE	7	BLUE MIST SPIREA / CARYOPTERIS X CLANDONENSIS	5 GAL	FULL AND BUSHY
1	SPRING SNOW CRAB / MALUS SP. 'SPRING SNOW'	2' CAL. 8'-10" HT. 4'-6" SP.	FROM ONE SOURCE	11	CRANBERRY COTONEASTER / COTONEASTER APICULATUS	5 GAL	FULL AND BUSHY
2	BRADFORD PEAR / PYRUS CALLERYANA 'STONEHILL'	2' CAL. 8'-10" HT. 4'-6" SP.	FROM ONE SOURCE	13	COMPACT MAHONIA / MAHONIA AQUIFOLIUM COMPACT	5 GAL	FULL AND BUSHY
				13	FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	FULL AND BUSHY
				19	HUGHES JUNIPER / JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL	FULL AND BUSHY
				37	ARMSTRONG JUNIPER / JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL	FULL AND BUSHY

Landscape Notes

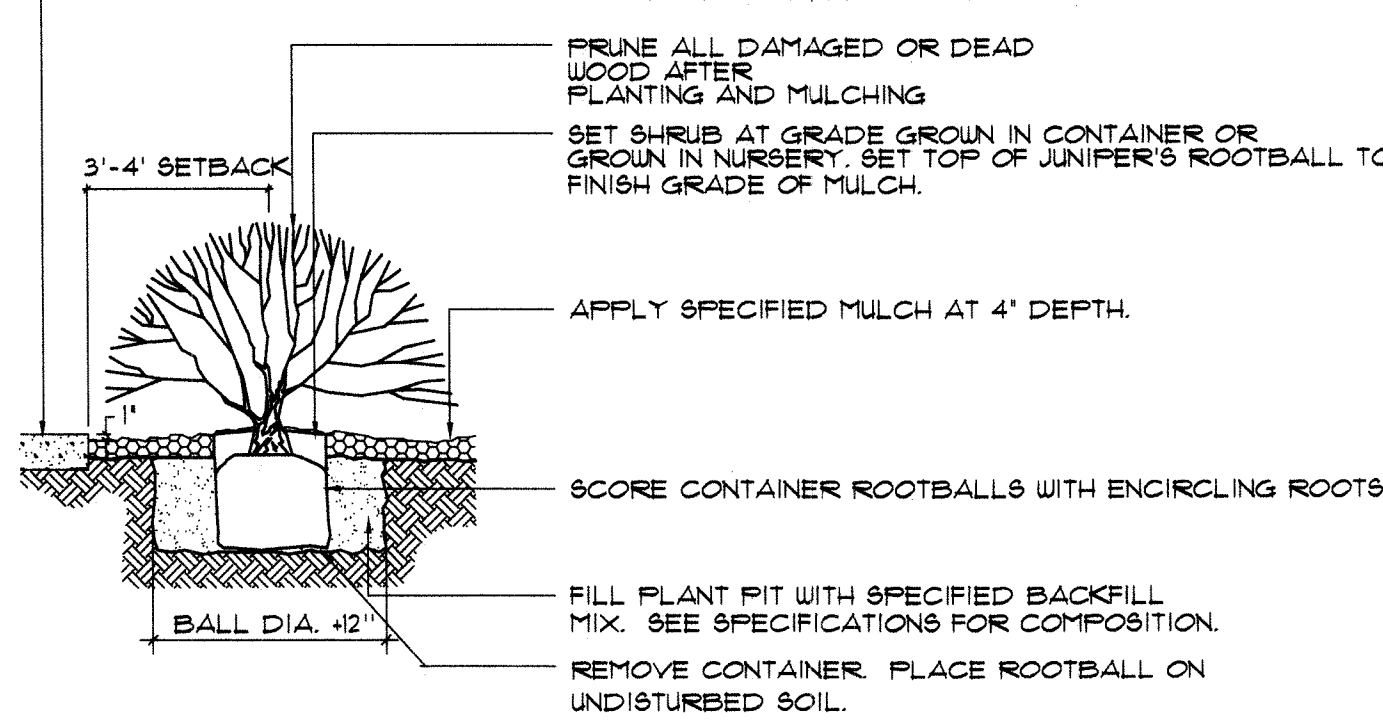
- THE CONTRACTOR SHALL LOCATE - CLEARLY MARK - AND MAINTAIN EXISTING UTILITIES ON THE SITE. UTILITIES MUST BE LOCATED PRIOR TO WORK START UP. ALL UTILITIES SHALL BE PROTECTED AND REMAIN IN SERVICE THROUGHOUT THE DURATION OF THE PROJECT. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXISTING CONTROL POINTS - MONUMENTS - AND MARKERS SHALL BE PROTECTED FROM DAMAGE AND/OR DESTRUCTION. REPAIRS OF THE NOTED ITEMS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION ACTIVITIES.
- DO NOT DAMAGE ADJACENT PROPERTIES, INCLUDING FENCING. PROMPTLY REPAIR ANY DAMAGE TO ADJACENT PROPERTIES AT NO ADDITIONAL COST TO THE OWNER.
- CONDUCT OPERATIONS IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, WALKS AND OTHER FACILITIES. DO NOT CLOSE BLOCK OR OBSTRUCT ROADS - WALKS - OR OTHER FACILITIES WITHOUT OWNER'S WRITTEN PERMISSION. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS (INCLUDING SIDEWALKS AND TRAILS).
- UNAPPROVED MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED.
- ALL MULCH BEDS SHALL RECEIVE A 4" LAYER OF GRANITE MULCH AND WEED BARRIER FABRIC AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS. TREE SAUCERS IN SOI AREAS SHALL RECEIVE A 4" LAYER OF WOOD MULCH WITH WEED BARRIER FABRIC. SEE SPECIFICATIONS AND DRAWINGS.
- ALL PLANT MATERIAL SHALL BE STAKED OR PLACED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO PLANTING OPERATIONS.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION AS SPECIFIED.
- CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES.
- CONTRACTOR SHALL COORDINATE IRRIGATION WORK SUCH THAT INSTALLED IRRIGATION EQUIPMENT SHALL NOT CAUSE ADJUSTMENT OF PLANTING LOCATIONS CONTRARY TO THE PLANS. IF IRRIGATION EQUIPMENT IS INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED LOCATIONS OF PLANTINGS - THE IRRIGATION EQUIPMENT SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER.
- BASEMAP INFO. IS A COMPILATION OF ROADWAY - UTILITY - RIGHT OF WAY - AND PROPERTY INFO. PROVIDED BY:
HUTTON FORD ARCHITECTS
1045 LINCOLN STREET, SUITE 300
DENVER, COLORADO 80203
303-861-1600
R&R ENGINEERS-SURVEYORS, INC.
1190 S. COLORADO BLVD. ANNEX BLDG.
DENVER, COLORADO 80246
303-753-6730



1 Deciduous Tree Planting N.T.S.

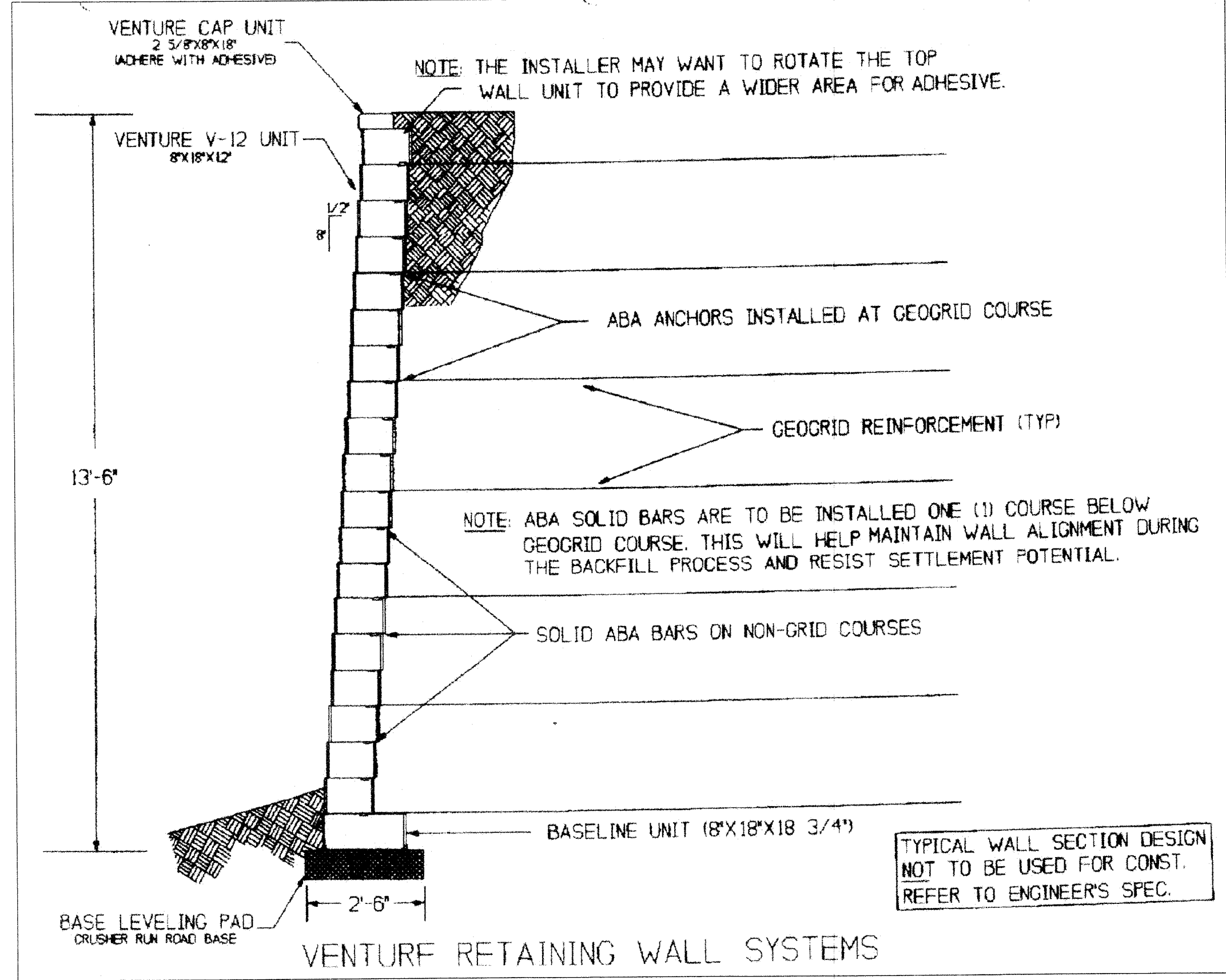


2 Evergreen Tree Planting N.T.S.

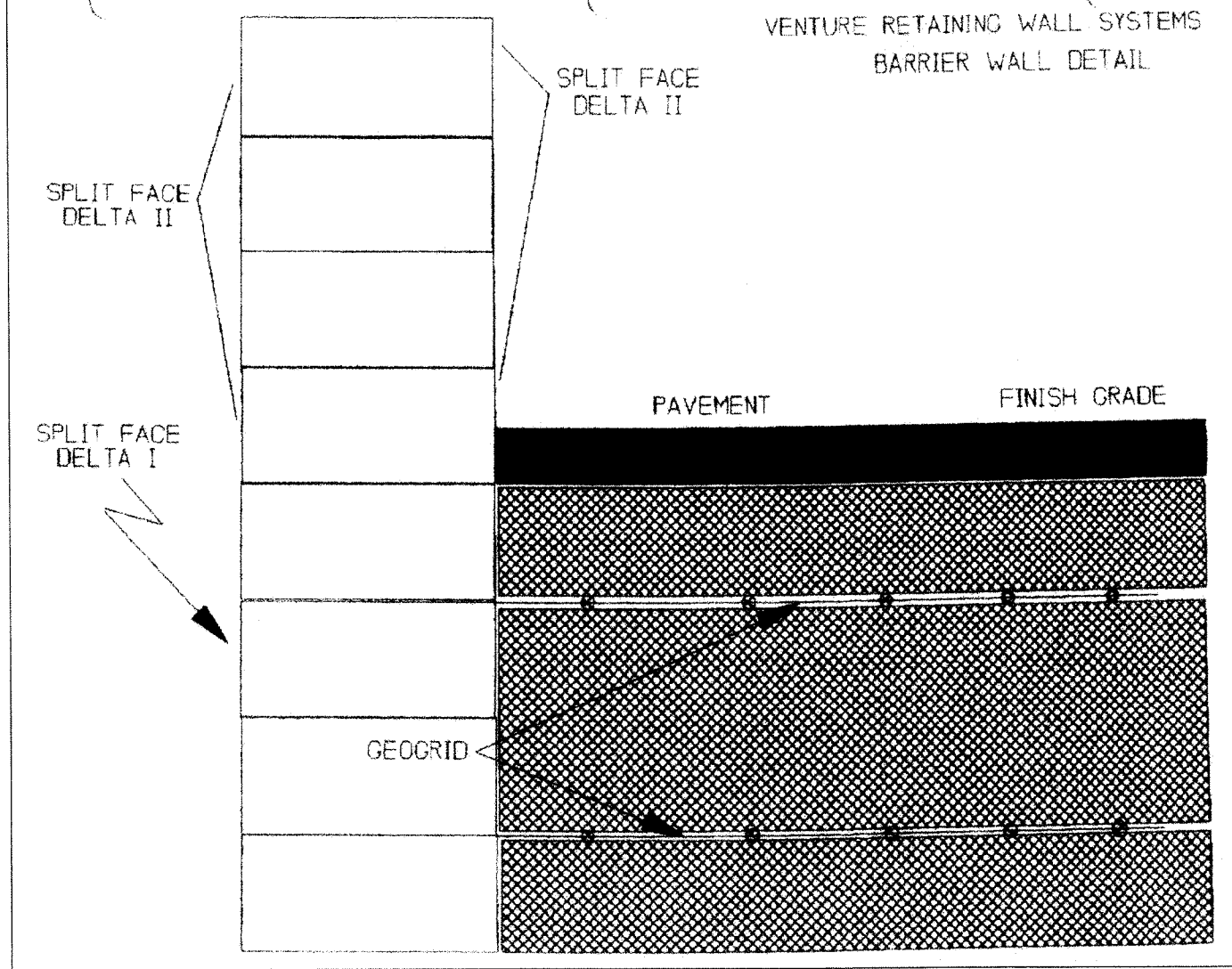


NOTE:
DO NOT INSTALL ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS.
HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB.

3 Shrub Planting N.T.S.



4 Retaining Wall Section N.T.S.



5 Double-Faced Retaining Wall N.T.S.

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5707 West 6th Ave.
Denver, CO 80214
303.233.5838 tel
303.233.0516 fax

Mechanical:
Stark Engineering
223 West Colorado Ave.
Colorado Springs
Colorado, 80903
719.475.7000 tel
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Electrical:
Svensson Risk
1120 Lincoln Street
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