

AURORA PUBLIC SCHOOLS COMMUNITY CAMPUS POST-SECONDARY BUILDING

585 North Salida Way
Aurora, Colorado 80011



BENNETT WAGNER GRODY
ARCHITECTS

SITE PLAN NOTES

1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
2. ADDRESSING: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
3. AMERICANS WITH DISABILITIES ACT: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. EMERGENCY INGRESS AND EGRESS: EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
6. EMERGENCY RESPONDER RADIO COVERAGE: THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
6. FIRE LANE EASEMENTS: 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
7. FIRE LANE SIGNS: 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.
8. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.
9. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
10. ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, "ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED," AND SECTION 1006.2 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."
11. 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.
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.

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES: 4 ACRES
NO OF BUILDINGS: 1
SF OF EACH BUILDING: 25,764 GSF
GSF OF ALL BUILDINGS: 25,764 GSF
2105 IBC CONSTRUCTION TYPE II-B WITH FIRE SPRINKLER SYSTEM
MAX BUILDING HEIGHT : 35' ABOVE LEVEL 1 FINISH FLOOR, APPROX 36'-8" ABOVE GRADE

TOTAL BUILDING COVERAGE: 7.3 % AND 12,690 SF +/-
HARD SURFACE AREA: 32% AND 85,770 SF +/-
LANDSCAPE AREA: 60.7 % AND 105,780 SF +/-

PRESENT ZONING CLASSIFICATION: OPEN ZONE DISTRICT

PERMITTED MAX SIGN AREA : NA
PROPOSED TOTAL SIGN AREA : NA
PROPOSED NO OF SIGNS : NA

ACCESSIBLE PARKING SPACES REQUIRED: 4 (1 VAN ACCESSIBLE)
ACCESSIBLE PARKING SPACES PROVIDED: 4 (1 VAN ACCESSIBLE)
PARKING SPACES REQUIRED : NO REQUIREMENT
PARKING SPACES PROVIDED : 100
LOADING SPACES REQUIRED: NO REQUIREMENT
LOADING SPACES PROVIDED: A PAVED SERVICE AREA HAS BEEN PROVIDED ON THE WEST SIDE OF THE BUILDING NEXT TO THE TRASH ENCLOSURE
TOTAL NUMBER OF STORAGE SPACES: NA THIS IS NOT A SELF STORAGE FACILITY
TOTAL NUMBER OF ACCESSIBLE STORAGE SPACES/UNITS PER IBC SECTION 1108.3: NA THIS IS NOT A SELF STORAGE FACILITY

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9 TO BEAR NORTH 89°36'04" EAST, A DISTANCE OF 2634.62 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 9 AND THE NORTH QUARTER CORNER OF SECTION 9, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°26'35" EAST, A DISTANCE OF 2643.19 FEET, THENCE SOUTH 00°26'35" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°36'04" EAST, ALONG THE NORTH LINE OF LOT TWO, BLOCK ONE, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 2 AS DESCRIBED IN THE RECORDS OF ARAPAHOE COUNTY AT RECEPTION NO. B4137087, DATED AUGUST 3, 2004, A DISTANCE OF 1041.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'04" EAST, A DISTANCE OF 355.88 FEET TO A POINT OF CURVATURE; THENCE 233.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 284.00 FEET, AN INCLUDED ANGLE OF 47°01'19" AND SUBTENDED BY A CHORD BEARING SOUTH 22°03'21" EAST, A DISTANCE OF 226.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE 170.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET, AN INCLUDED ANGLE OF 45°07'26" AND SUBTENDED BY A CHORD BEARING SOUTH 23°00'18" EAST, A DISTANCE OF 165.75 FEET; THENCE SOUTH 00°28'38" EAST, A DISTANCE OF 52.40 FEET; THENCE SOUTH 89°30'42" WEST, A DISTANCE OF 257.88 FEET; THENCE NORTH 78°31'05" WEST, A DISTANCE OF 250.55 FEET; THENCE NORTH 00°23'56" WEST, A DISTANCE 364.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 174,240 SQ.FT. OR 4.00 ACRES, MORE OR LESS.

VICINITY MAP

585 N. SALIDA WAY
AURORA CO 80011
SCALE: NTS



SHEET INDEX

TS1.1 TITLE SHEET
C1.0 GRADING AND DRAINAGE PLAN
C2.0 UTILITY PLAN
C3.0 HORIZONTAL CONTROL PLAN
L-1 PLANTING PLAN
A2.01 ELEVATIONS

AMENDMENT BLOCK



1301 Wazee, Suite 100
Denver, Colorado, 80204
303. 623. 7323
303. 623. 2836 Fax

OWNER

Aurora Public Schools
1369 Airport Blvd.
Aurora, CO 80011
303.344.8060
Contact: Cindy Sauls 303.326.2115 ext 28618

CIVIL ENGINEER

JVA Consulting Engineers
1512 Larimer Street, Suite 710
Denver, Colorado 80202
303.444.1951
Contact: Neal Dawes 303.951.1047

LANDSCAPE ARCHITECT

Lime Green Design INC.
900 E.Louisiana Avenue, Suite 289
Denver, Colorado 80210
302.733.7558
Contact: Mathew Evans

STRUCTURAL ENGINEER

JVA Consulting Engineers
1319 Spruce Street
Boulder, Colorado 80302
303.444.1951
Contact: John Brunner

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING

Maxson Engineering
8307 Shaffer Pkwy., Suite 710
Littleton, Colorado 80127
303.933.2700
Contact: Scott Smith, Walker Evans

ACOUSTICS/ AV / TECH / SECURITY

K2 Audio
4900 East Pearl Circle
Boulder, Colorado 80301
303.865.5500
Contact: Kasein Taylor (AV), Ben Levison (Security), Jared Glimcher (Acoustic)

COST ESTIMATES

Kluesner Consulting
12560 West Cedar Drive
Lakewood, Colorado 80228
303.813.9393
Contact: Beck Kluesner

SPECIFICATIONS

ARCHISPEX
6071 South Aberdeen Street
Littleton, Colorado 80120
303.927.8362
Contact: Greg Kelton

NOT FOR CONSTRUCTION

**AURORA PUBLIC SCHOOLS
COMMUNITY CAMPUS
POST-SECONDARY BUILDING**

585 North Salida Way
Aurora, Colorado 80011

Date 2018-05-23

Issue CITY OF AURORA
THIRD SUBMITTAL

Drawn By KA

Checked By KA

Project No. 16073.00

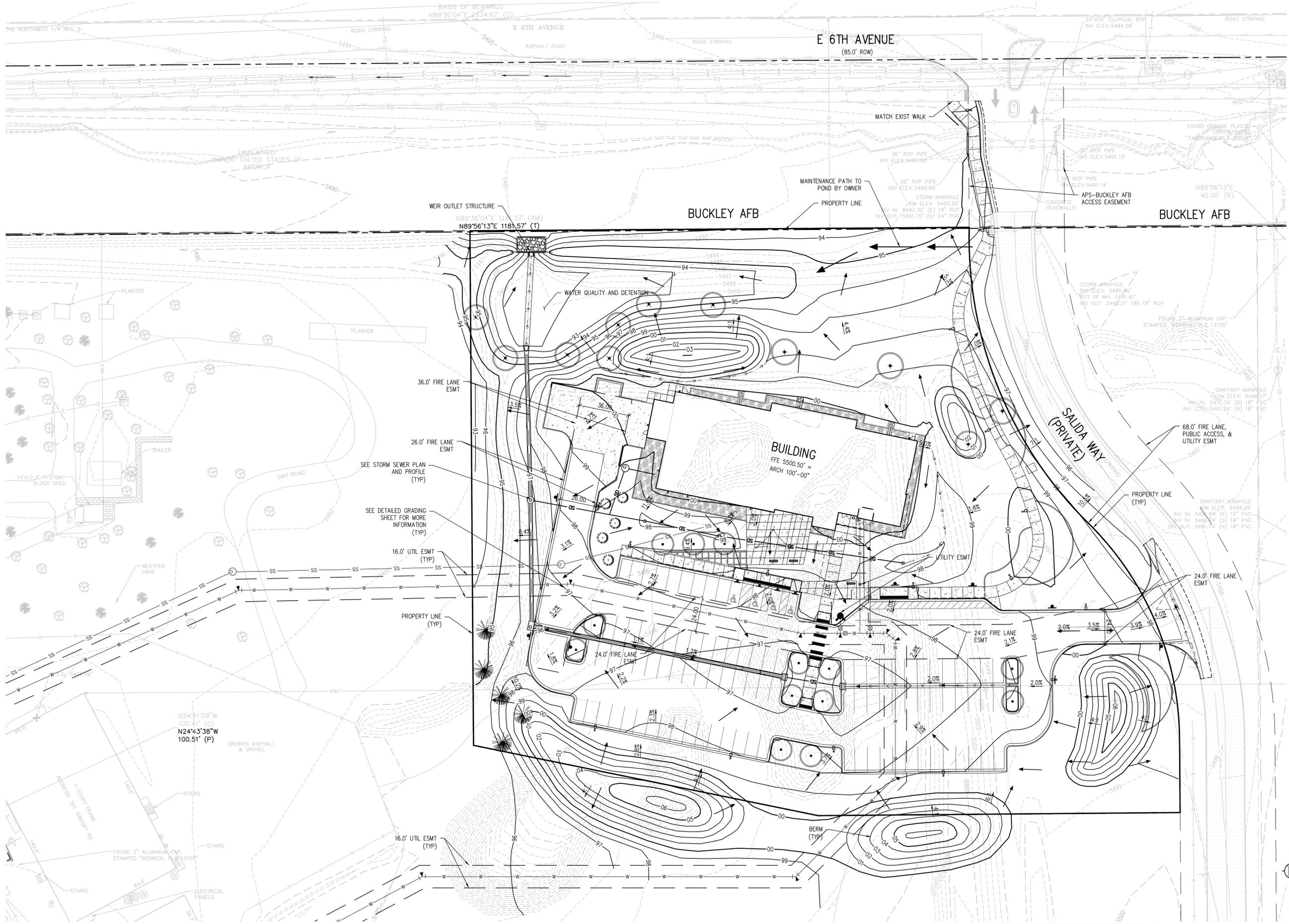
Revisions

No.	Description	Date

Sheet 1 of 6

COA TITLE SHEET

TS1.1



BENNETT WAGNER GRODY ARCHITECTS

1301 Wazee, Suite 100
 Denver, Colorado 80204
 303.623.7323
 303.623.2836 Fax

OWNER

Aurora Public Schools
 1369 Airport Blvd.
 Aurora, CO 80011
 303.344.8060

CIVIL ENGINEER

JVA Consulting Engineers
 1512 Larimer Street, Suite 710
 Denver, Colorado 80202
 303.444.1951

LANDSCAPE ARCHITECT

Line Green Design INC.
 900 E. Louisiana Avenue, Suite 289
 Denver, Colorado 80210
 302.733.7558

STRUCTURAL ENGINEER

JVA Consulting Engineers
 1319 Spruce Street
 Boulder, Colorado 80302
 303.444.1951

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING

Maxson Engineering
 8307 Shaffer Pkwy., Suite 710
 Littleton, Colorado 80127
 303.933.2700

ACOUSTICS

K2 Audio
 4300 East Pearl Circle
 Boulder, Colorado 80301
 303.865.5500

COST ESTIMATES

Kluesner Consulting
 12560 West Cedar Drive
 Lakewood, Colorado 80228
 303.813.9393

SPECIFICATIONS

ARCHISPEX
 6071 S. Aberdeen Street
 Littleton, Colorado 80120
 303.927.8362

NOT FOR CONSTRUCTION

**AURORA PUBLIC SCHOOLS
 COMMUNITY CAMPUS
 POST-SECONDARY BUILDING**

1369 Airport Blvd.
 Aurora, Colorado 80011

Date: 2018-05-15

Issue: CITY OF AURORA THIRD SUBMITTAL

Drawn By: _____

Checked By: _____

Project No. CITY OF AURORA # 1249894 / BWG # 16073.00

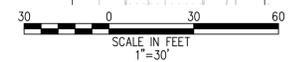
Revisions: _____

Sheet 2 of 6

NAME OF SHEET
 GRADING AND
 DRAINAGE PLAN

C1.0

NOTE:
 STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY APS





BENNETT WAGNER GRODY ARCHITECTS

1301 Wazee - Suite 100
Denver, Colorado 80204
303.623.7323
303.623.2836 Fax

OWNER

Aurora Public Schools
1369 Airport Blvd.
Aurora, CO 80011
303.344.8060

CIVIL ENGINEER

JVA Consulting Engineers
1512 Larimer Street, Suite 710
Denver, Colorado 80202
303.444.1951

LANDSCAPE ARCHITECT

Line Green Design INC.
900 E. Louisiana Avenue, Suite 289
Denver, Colorado 80210
302.733.7588

STRUCTURAL ENGINEER

JVA Consulting Engineers
1319 Spruce Street
Boulder, Colorado 80302
303.444.1951

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING

Maxson Engineering
8307 Shaffer Pkwy., Suite 710
Littleton, Colorado 80127
303.933.2700

ACOUSTICS

K2 Audio
4900 East Pearl Circle
Boulder, Colorado 80301
303.865.5500

COST ESTIMATES

Kluesner Consulting
12560 West Cedar Drive
Lakewood, Colorado 80228
303.813.9393

SPECIFICATIONS

ARCHISPEX
6071 S. Aberdeen Street
Littleton, Colorado 80120
303.927.8362

NOT FOR CONSTRUCTION

AURORA PUBLIC SCHOOLS
COMMUNITY CAMPUS
POST-SECONDARY BUILDING

1369 Airport Blvd.
Aurora, Colorado 80011

Date 2018-05-15
Issue CITY OF AURORA
THIRD SUBMITTAL

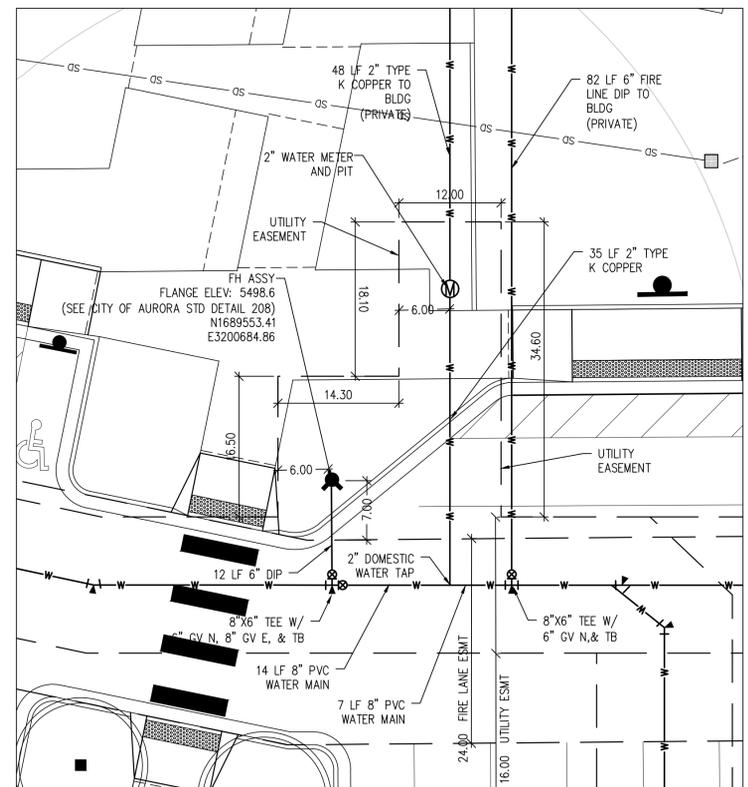
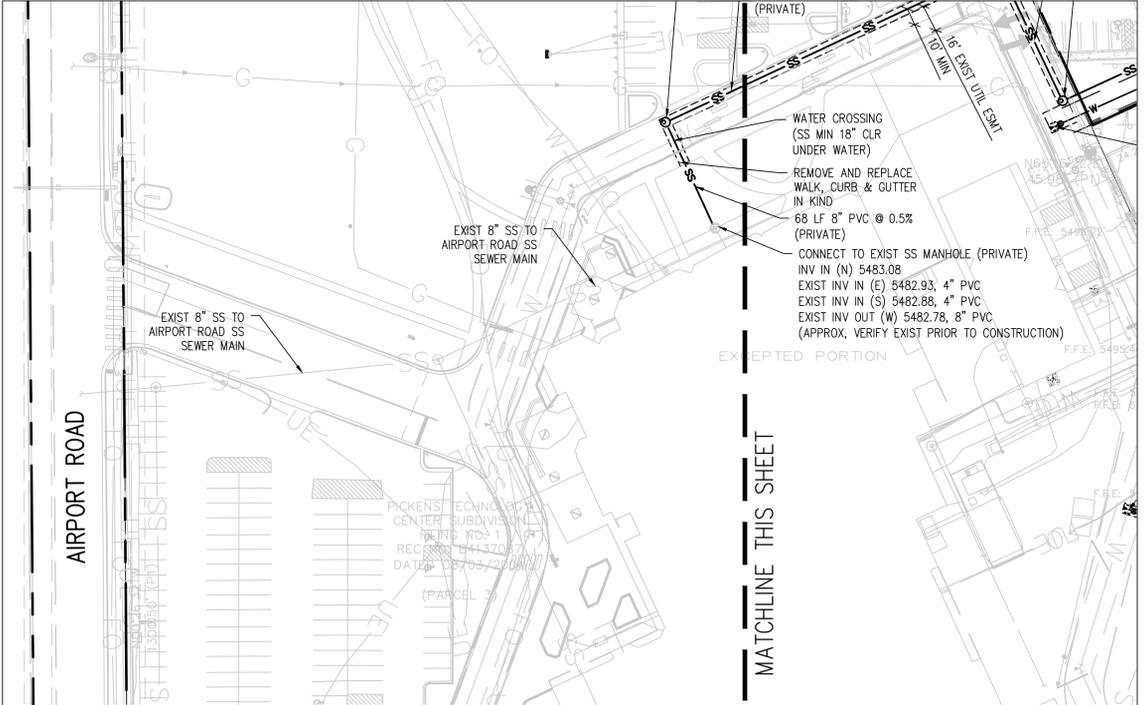
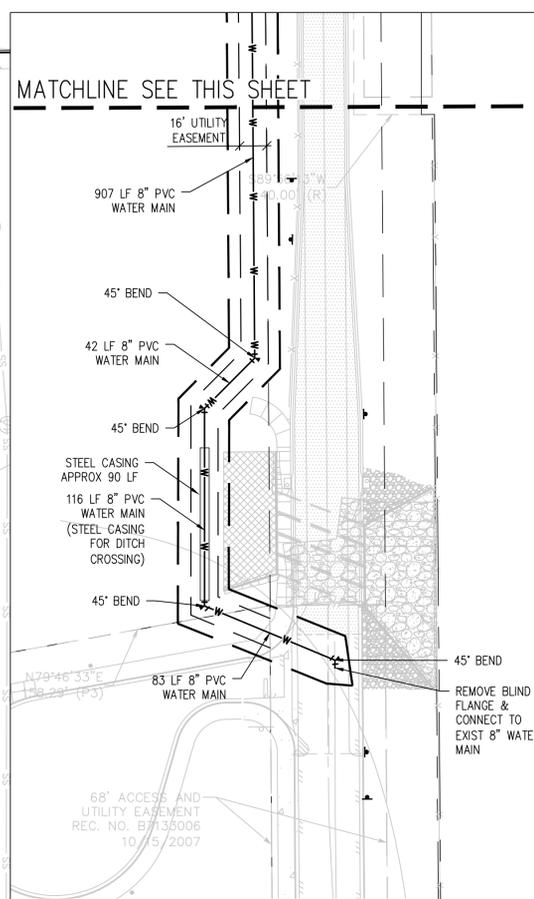
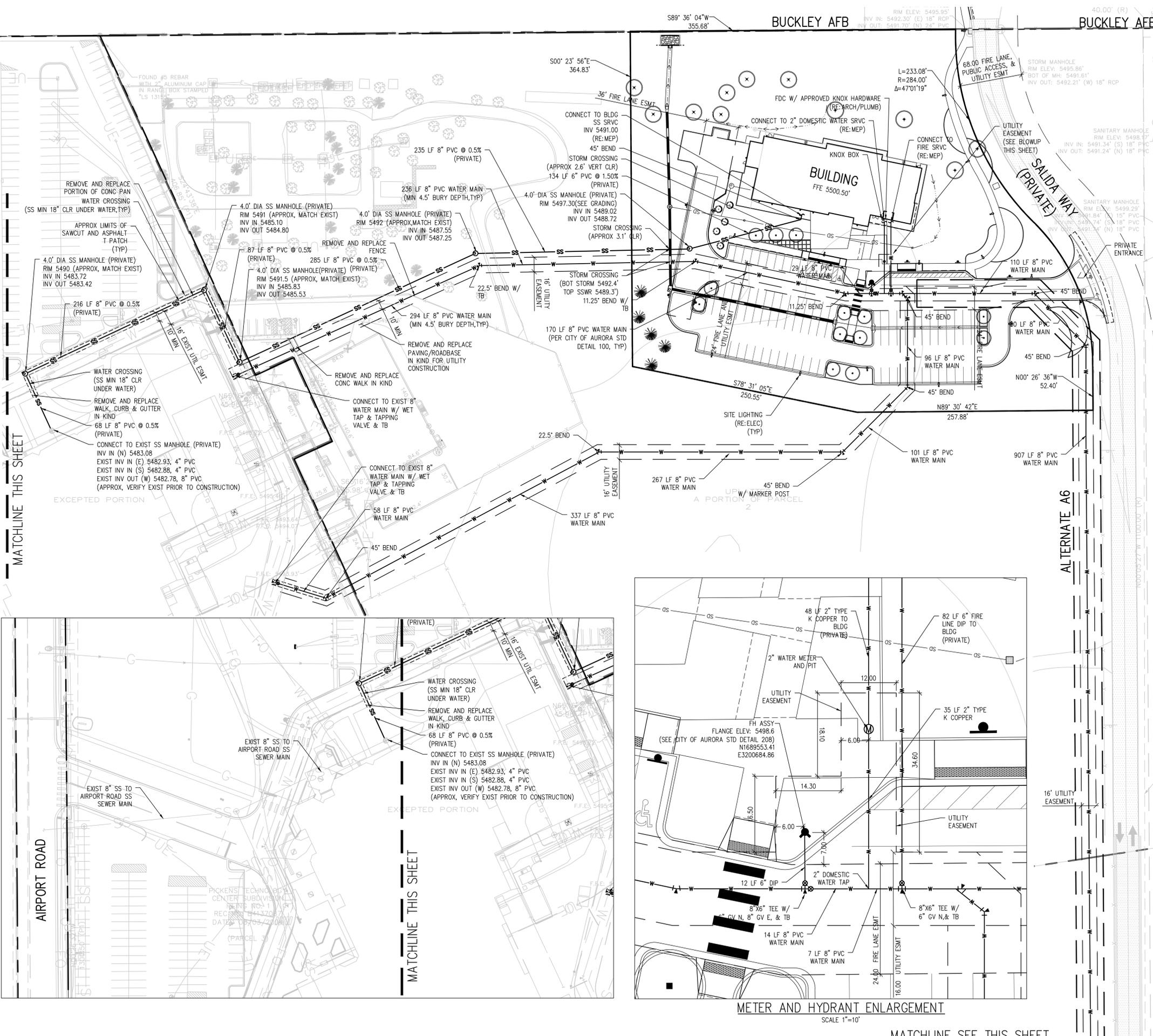
Drawn By _____
Checked By _____
Project No. CITY OF AURORA # 1249894 /
Revisions BWG # 16073.00

NO.	REVISION	DATE

Sheet 3 of 6

NAME OF SHEET
UTILITY PLAN

C2.0



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, ARRANGING, AND MAINTAINING THE WORK FOR ALL NEW AND RELOCATED UTILITIES ON SITE. OWNER IS TO PAY FOR THE WORK COMPLETED BY THE UTILITY COMPANIES (XCEL, CENTURY LINK, ETC.)
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL COMPACTION PER EARTHWORK SPECIFICATIONS FOR ALL UTILITY TRENCHES INCLUDING THOSE INSTALLED BY OTHERS.
3. ALL UTILITY WORK TO BE PERFORMED IN ACCORDANCE W/ CITY OF AURORA STANDARD DETAILS AND SPECIFICATIONS
4. STORM SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY APS
5. ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. AND SECTION 1006.2 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."



METER AND HYDRANT ENLARGEMENT

SCALE 1"=10'

MATCHLINE SEE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

ALTERNATE A6

MATCHLINE SEE THIS SHEET

BUCKLEY AFB

BUCKLEY AFB

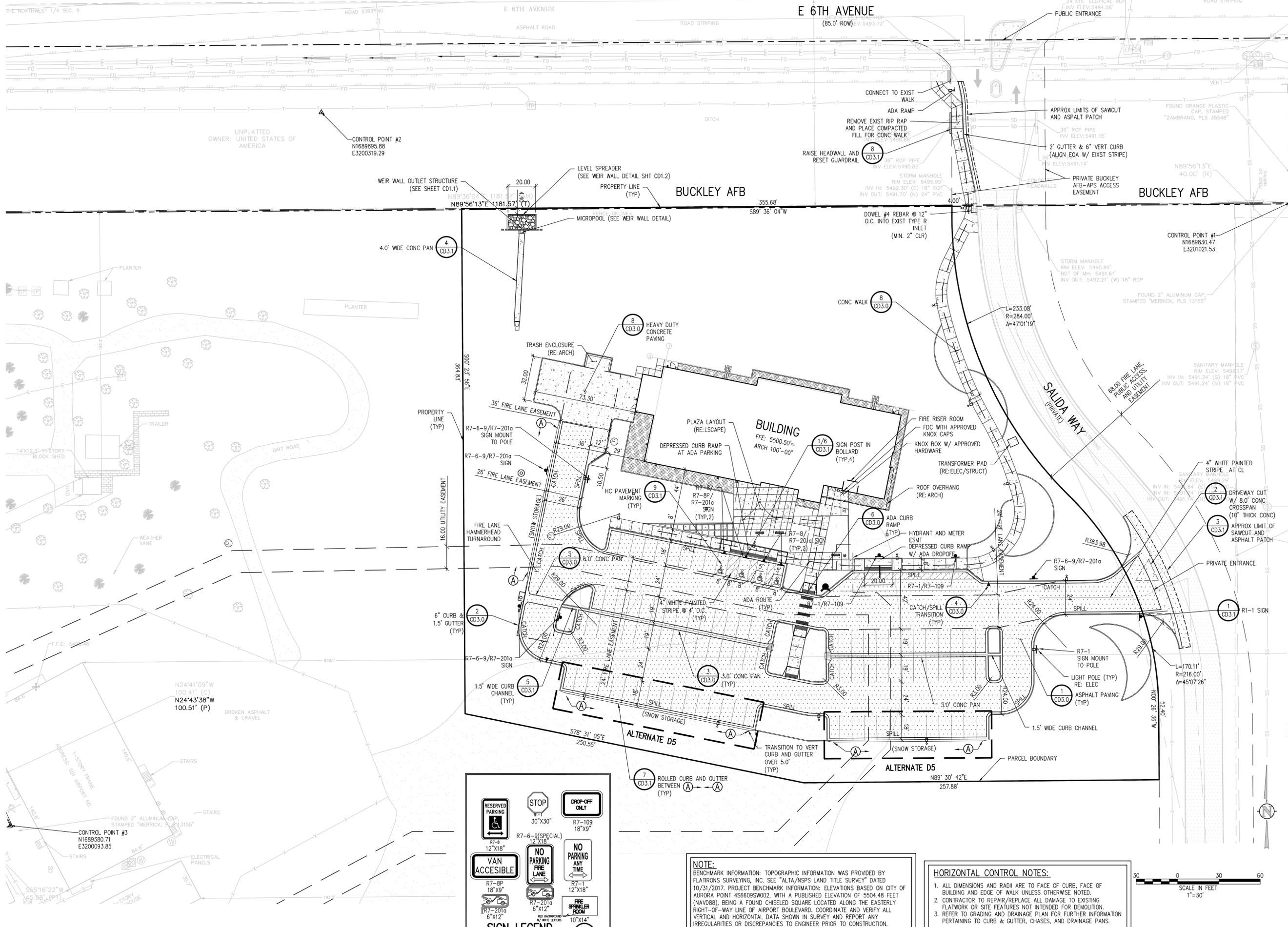
AIRPORT ROAD

SAUIDA WAY (PRIVATE)

METER AND HYDRANT ENLARGEMENT

SCALE 1"=10'

MATCHLINE SEE THIS SHEET



BENNETT WAGNER GRODY ARCHITECTS

1301 Wazee - Suite 100
Denver, Colorado 80204
303.623.7323
303.623.2836 Fax

OWNER
Aurora Public Schools
1369 Airport Blvd.
Aurora, CO 80011
303.344.8060

CIVIL ENGINEER
JVA Consulting Engineers
1512 Larimer Street, Suite 710
Denver, Colorado 80202
303.444.1951

LANDSCAPE ARCHITECT
Lime Green Design INC.
900 E. Louisiana Avenue, Suite 289
Denver, Colorado 80210
302.733.7558

STRUCTURAL ENGINEER
JVA Consulting Engineers
1319 Spruce Street
Boulder, Colorado 80302
303.444.1951

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING
Maxson Engineering
8307 Shaffer Pkwy., Suite 710
Littleton, Colorado 80127
303.933.2700

ACOUSTICS
K2 Audio
4300 East Pearl Circle
Boulder, Colorado 80301
303.865.5500

COST ESTIMATES
Kluesner Consulting
12560 West Cedar Drive
Lakewood, Colorado 80228
303.813.9393

SPECIFICATIONS
ARCHISPEX
6071 S. Aberdeen Street
Littleton, Colorado 80120
303.927.8362

NOT FOR CONSTRUCTION

AURORA PUBLIC SCHOOLS COMMUNITY CAMPUS POST-SECONDARY BUILDING

1369 Airport Blvd.
Aurora, Colorado 80011

Date: 2018-05-15
Issue: CITY OF AURORA THIRD SUBMITTAL

Drawn By: _____
Checked By: _____
Project No. CITY OF AURORA # 1249894 / BWG # 16073.00
Revisions: _____

Sheet 4 of 6

NAME OF SHEET
HORIZONTAL CONTROL PLAN

C3.0

SIGN LEGEND
NTS

NOTE:
BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY FLATRONS SURVEYING, INC. SEE "ALTA/NSPS LAND TITLE SURVEY" DATED 10/31/2017. PROJECT BENCHMARK INFORMATION: ELEVATIONS BASED ON CITY OF AURORA POINT 456609S002, WITH A PUBLISHED ELEVATION OF 5504.48 FEET (NAVD88), BEING A FOUND CHISELED SQUARE LOCATED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

HORIZONTAL CONTROL NOTES:

- ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
- REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.



PROPERTY PARCEL BOUNDARY

STANDARD NOTES

1. SOIL FERTILIZER REQUIREMENTS SHALL BE DETERMINED BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR. IN SEED, SOD AND PLANTING AREAS APPLY THE EQUIVALENT OF A MINIMUM OF SIX CUBIC YARDS OF CLASS 1 COMPOST PER 1,000 SF.
2. FREE-STANDING POLE LIGHTS SHALL ILLUMINATE THE PARKING LOT AND THE WALK FROM 6TH AVENUE. SUPPLEMENTARY LIGHTING MAY BE PROVIDED AT THE MAIN ENTRANCE USING BOLLARD LIGHTS.
3. NEW VEHICULAR PAVING SHALL BE ASPHALT, SIDEWALKS SHALL BE CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC 146-1435 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.
6. MULCH ALL PLANTING BEDS WITH 3" DEPTH WOOD MULCH OVER WEED BARRIER FABRIC AROUND SHRUBS, AND 2" DEPTH WOOD MULCH AROUND PERENNIALS/GROUNDCOVERS/ORNAMENTAL GRASSES (NO WEED BARRIER FABRIC). TREES IN LAWN & SEEDING AREAS SHALL BE MULCHED WITH 3" DEPTH OF WOOD MULCH.
7. THE LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



BENNETT WAGNER GRODY ARCHITECTS

1301 Wazee, Suite 100
Denver, Colorado, 80204
303.623.7323
303.623.2836 Fax

OWNER

Aurora Public Schools
1369 Airport Blvd.
Aurora, CO 80011
303.344.8060

CIVIL ENGINEER

JVA Consulting Engineers
1512 Larimer Street, Suite 710
Denver, Colorado 80202
303.444.1951

LANDSCAPE ARCHITECT

Lime Green Design INC.
900 E. Louisiana Avenue, Suite 289
Denver, Colorado 80210
302.733.7558

STRUCTURAL ENGINEER

JVA Consulting Engineers
1319 Spruce Street
Boulder, Colorado 80302
303.444.1951

MECHANICAL / ELECTRICAL /
PLUMBING ENGINEERING

Maxson Engineering
8307 Shaffer Pkwy., Suite 710
Littleton, Colorado 80127
303.933.2700

ACOUSTICS

K2 Audio
4800 East Pearl Circle
Boulder, Colorado 80301
303.865.5500

COST ESTIMATES

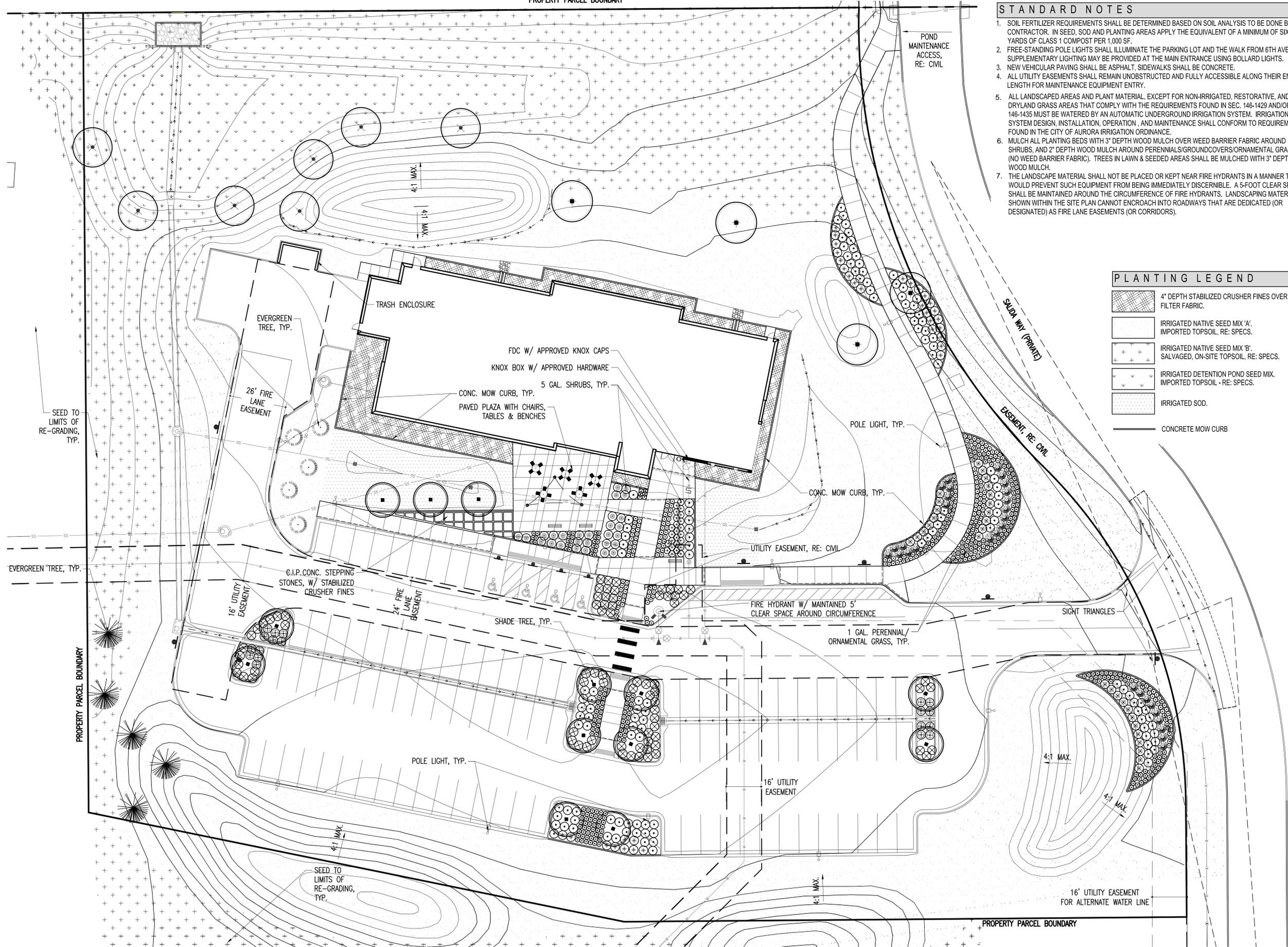
Kluesner Consulting
12560 West Cedar Drive
Lakewood, Colorado 80228
303.813.9393

SPECIFICATIONS

ARCHISPEX
6071 S Aberdeen Street
Littleton, Colorado 80120
303.927.8362

PLANTING LEGEND

- 4" DEPTH STABILIZED CRUSHER FINES OVER FILTER FABRIC.
- IRRIGATED NATIVE SEED MIX 'A', IMPORTED TOPSOIL, RE: SPECS.
- IRRIGATED NATIVE SEED MIX 'B', SALVAGED, ON-SITE TOPSOIL, RE: SPECS.
- IRRIGATED DETENTION POND SEED MIX, IMPORTED TOPSOIL - RE: SPECS.
- IRRIGATED SOD.
- CONCRETE MOW CURB



NOT FOR CONSTRUCTION

**AURORA PUBLIC SCHOOLS
COMMUNITY CAMPUS
POST-SECONDARY BUILDING**

1369 Airport Blvd.
Aurora, Colorado 80011

Date 2018-05-11

Issue CITY OF AURORA
THIRD SUBMITTAL

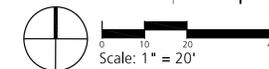
Drawn By MDE

Checked By ALD

Project No. CITY OF AURORA # 1249894 /
Revisions BWG # 16073.00

Sheet 5 of 6

PLANTING PLAN





BENNETT WAGNER GRODY ARCHITECTS

1301 Wazee - Suite 100
Denver, Colorado, 80204
303.623.7323
303.623.2836 Fax

OWNER

Aurora Public Schools
1369 Airport Blvd.
Aurora, CO 80011
303.344.8050

CIVIL ENGINEER

JVA Consulting Engineers
1512 Larimer Street, Suite 710
Denver, Colorado 80202
303.444.1951

LANDSCAPE ARCHITECT

Lime Green Design INC.
900 E. Louisiana Avenue, Suite 289
Denver, Colorado 80210
302.733.7558

STRUCTURAL ENGINEER

JVA Consulting Engineers
1319 Spruce Street
Boulder, Colorado 80302
303.444.1951

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING

Maxson Engineering
8307 Shaffer Pkwy., Suite 710
Littleton, Colorado 80127
303.933.2700

ACOUSTICS

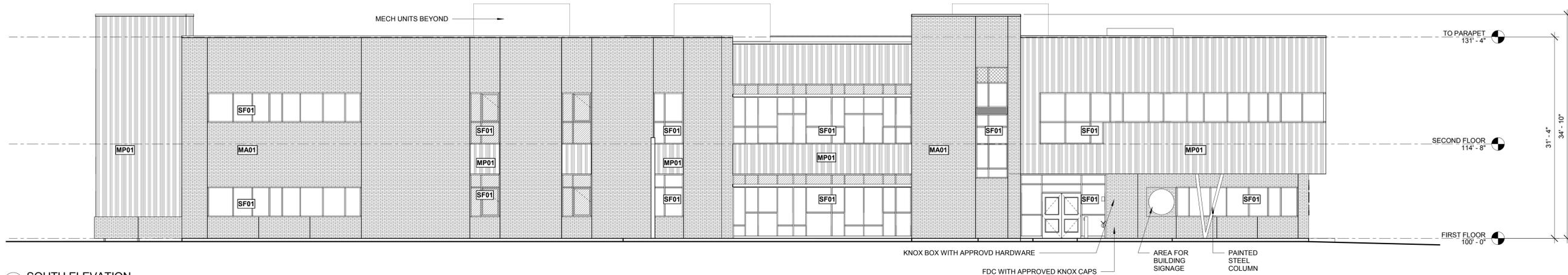
K2 Audio
4900 East Pearl Circle
Boulder, Colorado 80301
303.865.5500

COST ESTIMATES

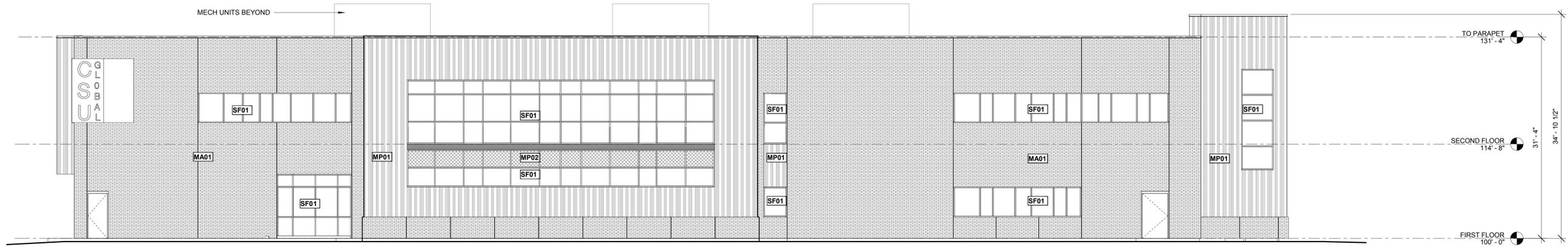
Kluesner Consulting
12560 West Cedar Drive
Lakewood, Colorado 80228
303.813.9393

SPECIFICATIONS

ARCHISPEX
6071 S Aberdeen Street
Littleton, Colorado 80120
303.927.8362



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- MS01 BRICK MASONRY - SUMMIT BRICK COLOR: IRON MOUNTAIN
- MP01 METAL PANEL - MORIN MX12 & 3 PANELS COLOR: SILVERSMITH
- MP02 METAL INFILL PANEL FOR STOREFRONT- MAPES MAPESHAPE INFILL PANEL; COLOR SILVER METALLIC TO MATCH STOREFRONT
- SF01 STOREFRONT SYSTEM - EFCO STOREFRONT COLOR ANODIZED ALUMINUM

NOT FOR CONSTRUCTION

**AURORA PUBLIC SCHOOLS
COMMUNITY CAMPUS
POST-SECONDARY BUILDING**

585 North Salida Way
Aurora, Colorado 80011

Date 2018-05-23

Issue CITY OF AURORA
THIRD SUBMITTAL

Drawn By KEA

Checked By KEA

Project No. 16073.00

Revisions

No.	Description

Sheet 6 of 6

ELEVATIONS

A2.01

5/11/2018 11:37:13 AM