

ADVISORY SITE PLAN FOR APS P-8 AT HARMONY

A PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, STATE OF COLORADO

HCM / RB+B ARCHITECTS
a joint venture.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT 2, BLOCK 1, HARMONY SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER D7146217 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DESCRIBED IN THE EXCEPTION TO SUBDIVISION PLAT REQUIREMENTS RECORDED AT RECEPTION NUMBER D8065381 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 9, AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1-1/2" BRASS CAP IN CONCRETE WITH ILLEGIBLE MARKINGS AND AT THE CENTER QUARTER CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP PLS 25369, TO BEAR SOUTH 89°21'50" WEST, A DISTANCE OF 2646.25 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°21'50" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 228.05 FEET TO A POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 2, BLOCK 1, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1 THE FOLLOWING TEN (10) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 22°45'05", AN ARC LENGTH OF 173.53 FEET, THE CHORD OF WHICH BEARS SOUTH 47°05'41" WEST, 172.39 FEET;
2. THENCE SOUTH 35°43'08" WEST, A DISTANCE OF 42.70 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1063.00 FEET, A CENTRAL ANGLE OF 35°40'31", AN ARC LENGTH OF 661.88 FEET, THE CHORD OF WHICH BEARS SOUTH 53°33'24" WEST, 651.24 FEET;
4. THENCE SOUTH 71°23'39" WEST, A DISTANCE OF 79.92 FEET;
5. THENCE SOUTH 75°41'37" WEST, A DISTANCE OF 147.76 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 81°01'27", AN ARC LENGTH OF 90.50 FEET, THE CHORD OF WHICH BEARS NORTH 63°47'39" WEST, 83.15 FEET TO A POINT OF COMPOUND CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 10°57'42", AN ARC LENGTH OF 36.16 FEET, THE CHORD OF WHICH BEARS NORTH 17°48'05" WEST, 36.10 FEET;
8. THENCE NORTH 12°19'14" WEST, A DISTANCE OF 34.74 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 972.00 FEET, A CENTRAL ANGLE OF 03°00'10", AN ARC LENGTH OF 50.94 FEET, THE CHORD OF WHICH BEARS NORTH 10°49'09" WEST, 50.94 FEET;
10. THENCE NORTH 00°23'59" WEST, A DISTANCE OF 434.74 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°21'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET;

THENCE NORTH 00°23'59" WEST, A DISTANCE OF 338.99 FEET;

THENCE NORTH 89°35'58" EAST, A DISTANCE OF 1345.37 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1963.00 FEET, A CENTRAL ANGLE OF 02°48'33", AN ARC LENGTH OF 96.24 FEET, THE CHORD OF WHICH BEARS SOUTH 03°15'08" EAST, 96.23 FEET;

THENCE SOUTH 11°25'59" EAST, A DISTANCE OF 45.09 FEET;

THENCE SOUTH 05°09'51" EAST, A DISTANCE OF 69.33 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 15°08'27", AN ARC LENGTH OF 47.83 FEET, THE CHORD OF WHICH BEARS SOUTH 12°44'05" EAST, 47.69 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 30°32'32", AN ARC LENGTH OF 32.52 FEET, THE CHORD OF WHICH BEARS SOUTH 35°34'34" EAST, 32.13 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 50°50'50" EAST, A DISTANCE OF 13.72 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 44°19'02", AN ARC LENGTH OF 47.18 FEET, THE CHORD OF WHICH BEARS SOUTH 73°00'20" EAST, 46.01 FEET;

THENCE NORTH 84°50'09" EAST, A DISTANCE OF 46.42 FEET;

THENCE SOUTH 05°09'51" EAST, A DISTANCE OF 32.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°21'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 188.90 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 853,989 SQUARE FEET OR 19.605 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

DATA BLOCK

DATA*	TOTAL:
LAND AREA WITHIN PROPERTY LINES:	853,989 SF / 19.605 AC
GROSS FLOOR AREA:	104,000 SF
NUMBER OF BUILDINGS:	1+ STORAGE SHED
MAXIMUM HEIGHT OF BUILDINGS:	31'
TOTAL BUILDING COVERAGE:	7%, 65,620 SF
HARD SURFACE AREA:	28%, 237,529 SF / 5.45 AC
LANDSCAPE AREA:	56%, 481,264 SF / 11.05 AC
PRESENT ZONING CLASSIFICATION:	NE-PLAINS MEDIUM DENSITY RESIDENTIAL
PROPOSED TOTAL SIGN AREA:	157 SF
PROPOSED NUMBER OF SIGNS:	1 MONUMENT AT STREET (102 SF) 1 BUILDING MOUNTED SIGN (43 SF) + ADDRESS (12 SF) NO REQUIREMENT
PARKING SPACES REQUIRED:	NO REQUIREMENT
PARKING SPACES PROVIDED:	180
ACCESSIBLE SPACES REQUIRED:	6
ACCESSIBLE SPACES PROVIDED:	6
LOADING SPACES REQUIRED:	NO REQUIREMENT
LOADING SPACES PROVIDED:	A PAVED SERVICE AREA HAS BEEN PROVIDED
2015-IBC INFORMATION:	OCCUPANCY E CONSTRUCTION TYPE IIB FULLY SPRINKLED

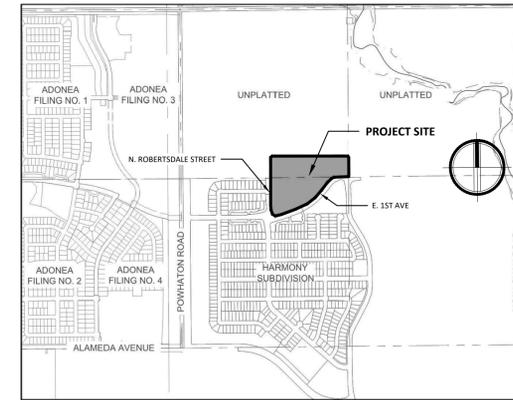
*THIS PROJECT REFERENCES THE HARMONY FRAMEWORK DEVELOPMENT PLAN (SUN MEADOWS).

SITE NOTES

1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO 60% 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. CROSS WALKS 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"
5. 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 INSPECTION. 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 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 RESUBMIT 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 DEVELOPER'S 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 ENCRACH 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 UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.

VICINITY MAP

NOT TO SCALE



CONTACTS

OWNER:
AURORA PUBLIC SCHOOLS FACILITIES
1369 AIRPORT BLVD
AURORA, COLORADO 80011
PH. 303-367-3000
FAX 303-326-1286

JOINT VENTURE ARCHITECT:

RB+B ARCHITECTS, INC.
MOUNTAIN AVE, #100
FORT COLLINS, COLORADO 80524
PH. 970-484-0117
FAX 970-484-0264

HORD COPLAN MACHT
1800 WAZEE STREET, SUITE 450
DENVER, COLORADO 80202
PH. 303-607-0977
FAX 303-607-0767

LANDSCAPE ARCHITECT:
HORD COPLAN MACHT
1800 WAZEE STREET, SUITE 450
DENVER, COLORADO 80202
PH. 303-607-0977
FAX 303-607-0767

CIVIL ENGINEER:
JVA, INC
1512 LARIMER ST
DENVER, COLORADO 80202
PH. 303-444-1951

ELECTRICAL ENGINEER
MCK CONSULTING ENGINEERS
7600 E. ORCHARD ROAD, SUITE 250-5
GREENWOOD VILLAGE, COLORADO 80111
PH. 303-796-6000
FAX 303-796-6099

FUTURE AMENDMENTS:

AMENDMENTS:

SHEET INDEX

L-000	COVER SHEET
L-200	LANDSCAPE PLAN
C1	GRADING AND DRAINAGE
C2	OVERALL UTILITY PLAN
C3	HORIZONTAL CONTROL & SITE PLAN
A2.0	BUILDING ELEVATIONS

CONSULTANT:

PROJECT:

APS P-8 AT
HARMONY

XXXX
AURORA, CO 80018

OWNER:

AURORA PUBLIC
SCHOOL DISTRICT

1369 AIRPORT BLVD.
AURORA, CO 80011

ISSUE:

08/13/18 CITY OF AURORA SITE PLAN SUBMITTAL
10/30/18 CITY OF AURORA SITE PLAN SUBMITTAL #2

DRAWING INFORMATION:

PROJECT NO: 218048/1804

DRAWN BY: SB

CHECKED BY: TS

APPROVED BY: RB

SHEET TITLE:

COVER SHEET

L-000

SHEET OF

CONSULTANT:

PROJECT:

APS P-8 AT HARMONY

XXXX
AURORA, CO 80018

OWNER:

AURORA PUBLIC SCHOOL DISTRICT

1369 AIRPORT BLVD.
AURORA, CO 80011

ISSUE:

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10/30/18 CITY OF AURORA SITE PLAN SUBMITTAL #2

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DRAWN BY: SB

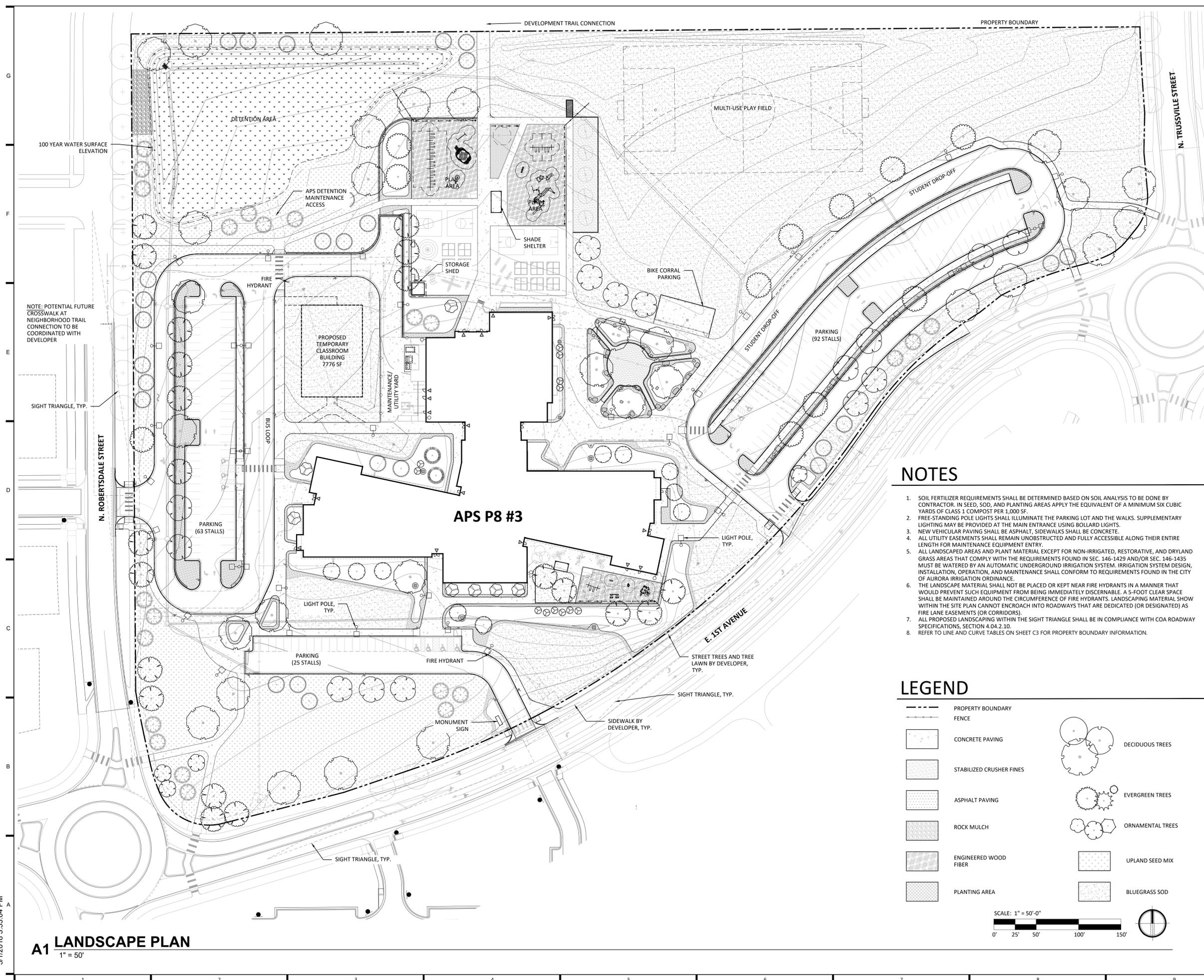
CHECKED BY: TS

APPROVED BY: RB

SHEET TITLE:

LANDSCAPE PLAN

L-200
SHEET OF

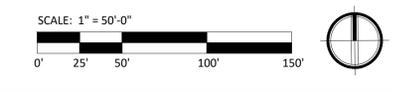


NOTES

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 SIX CUBIC YARDS OF CLASS 1 COMPOST PER 1,000 SF.
2. FREE-STANDING POLE LIGHTS SHALL ILLUMINATE THE PARKING LOT AND THE WALKS. 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. THE LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOW WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
7. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
8. REFER TO LINE AND CURVE TABLES ON SHEET C3 FOR PROPERTY BOUNDARY INFORMATION.

LEGEND

	PROPERTY BOUNDARY		DECIDUOUS TREES
	FENCE		EVERGREEN TREES
	CONCRETE PAVING		ORNAMENTAL TREES
	STABILIZED CRUSHER FINES		UPLAND SEED MIX
	ASPHALT PAVING		BLUEGRASS SOD
	ROCK MULCH		
	ENGINEERED WOOD FIBER		
	PLANTING AREA		



218048/1804 APS P-8 AT HARMONY
5/1/2018 3:53:04 PM

A1 LANDSCAPE PLAN
1" = 50'

CONSULTANT:



JVA, Inc. 1512 Larimer Street, Suite 710
Denver, CO 80202 303.444.1951
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Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

PROJECT:

APS P-8 AT
HARMONY

AURORA, CO 80018

OWNER:

AURORA PUBLIC
SCHOOLS

1369 AIRPORT BLVD.
AURORA, CO 80011

ISSUE:

08/13/2018 CITY OF AURORA SITE PLAN SUBMITTAL NO.1
10/30/2018 CITY OF AURORA SITE PLAN SUBMITTAL NO.2

DRAWING INFORMATION:

PROJECT NO: 218048/1804

DRAWN BY: WTP

CHECKED BY: FRB

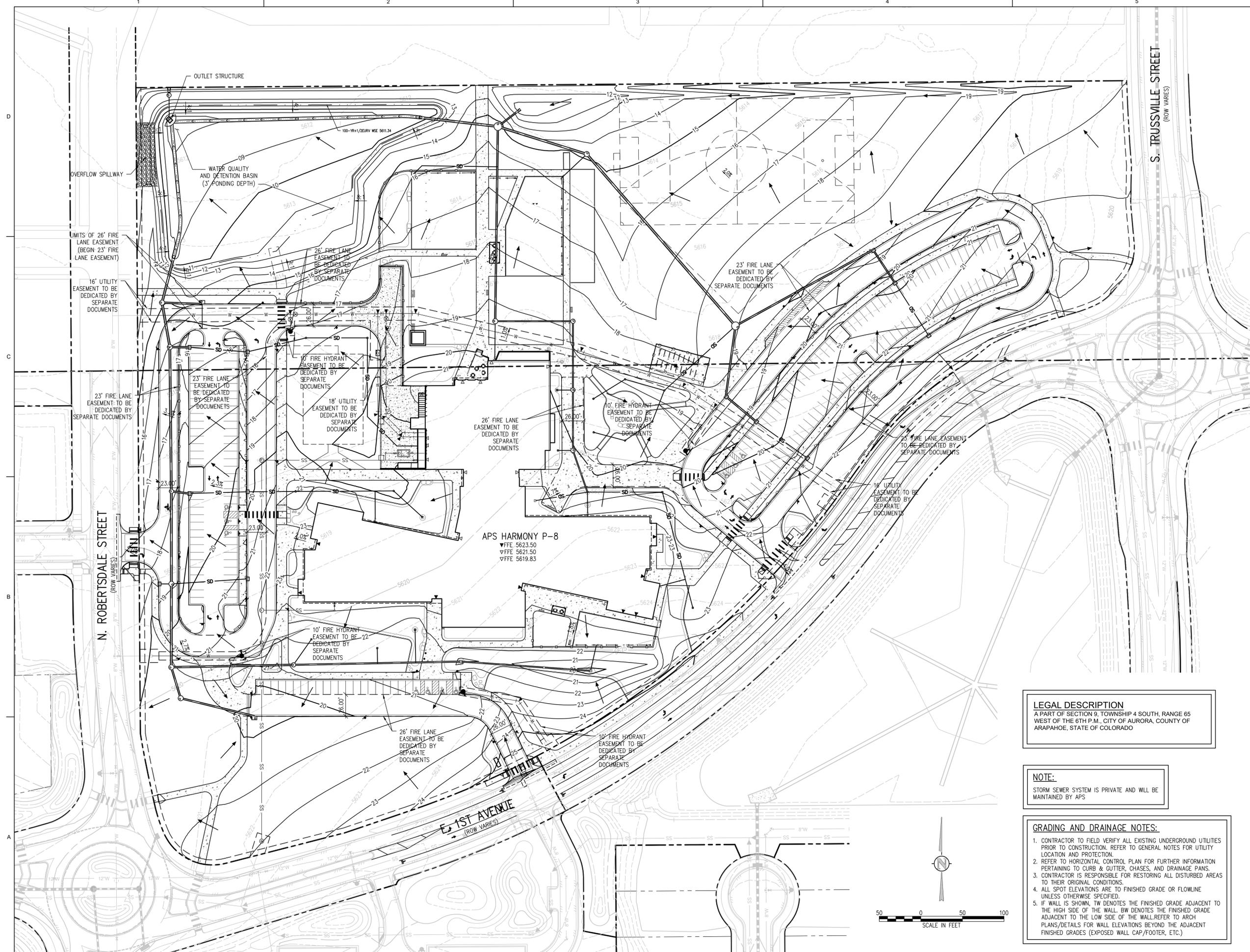
APPROVED BY: KAT

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

C1

SHEET OF

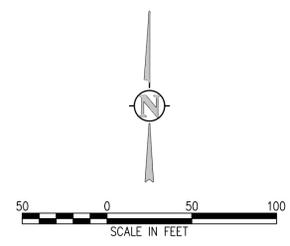


LEGAL DESCRIPTION
A PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

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

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
3. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
4. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
5. IF WALL IS SHOWN, TW DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BW DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL CAP/FOOTER, ETC.)



CONSULTANT:



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10/30/2018 CITY OF AURORA SITE PLAN SUBMITTAL NO.2

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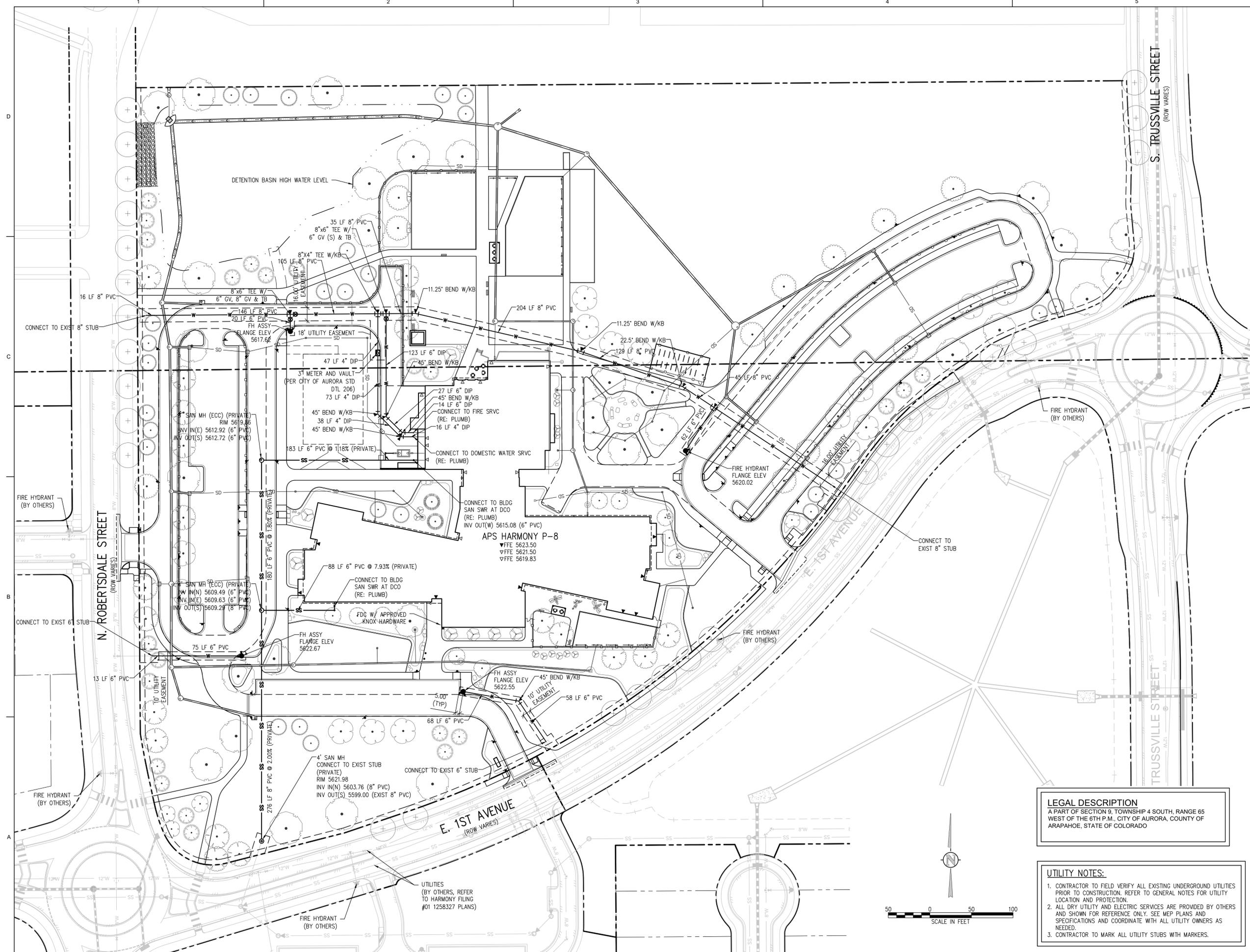
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SHEET TITLE:

UTILITY PLAN

C2

SHEET OF



LEGAL DESCRIPTION
A PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

- UTILITY NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. ALL DRY UTILITY AND ELECTRIC SERVICES ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
 3. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

CONSULTANT:



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10/30/2018 CITY OF AURORA SITE PLAN SUBMITTAL NO.2

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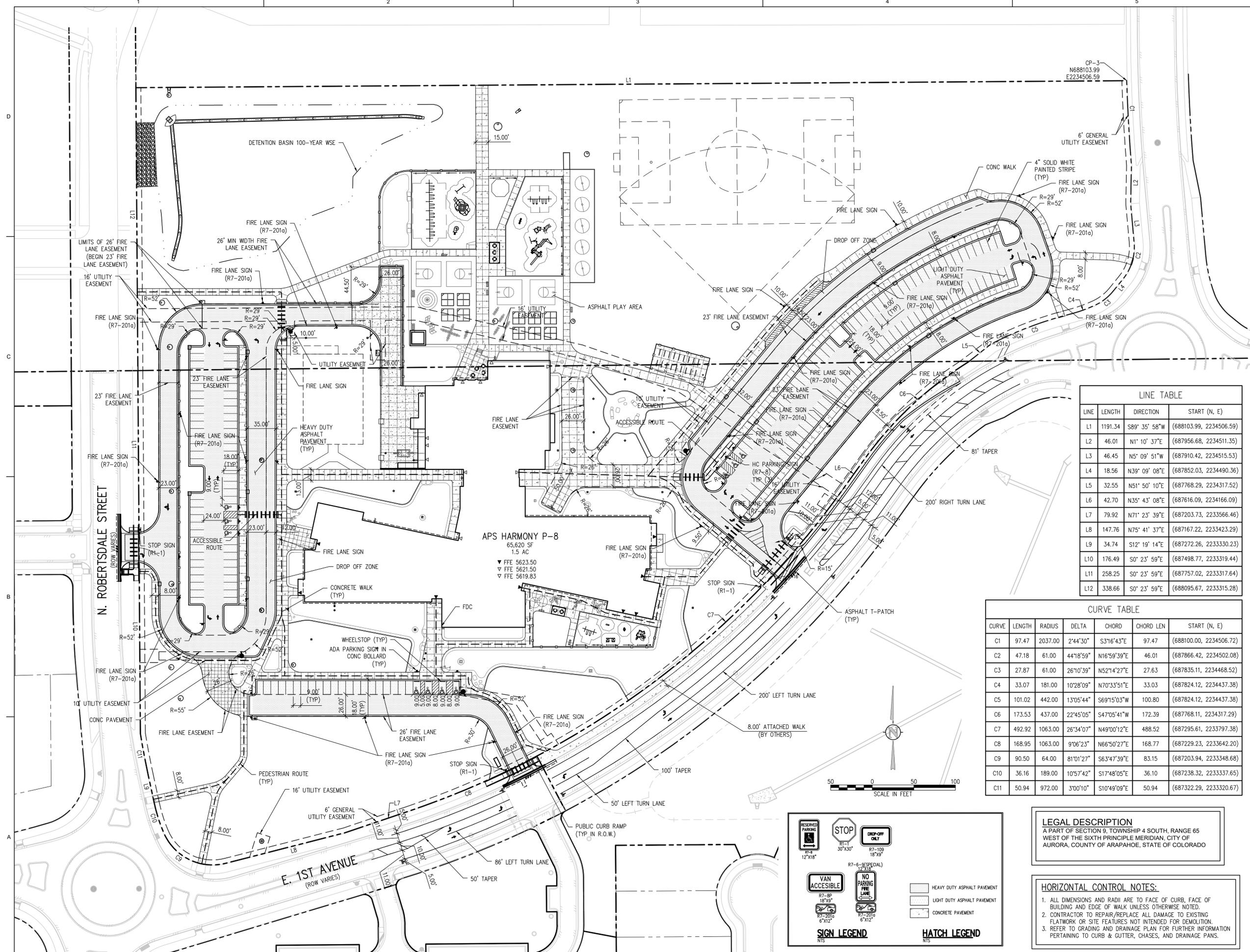
APPROVED BY: KAT

SHEET TITLE:

HORIZONTAL CONTROL
AND SITE PLAN

C3

SHEET OF



LINE TABLE

LINE	LENGTH	DIRECTION	START (N, E)
L1	1191.34	S89° 35' 58"W	(688103.99, 2234506.59)
L2	46.01	N1° 10' 37"E	(687956.68, 2234511.35)
L3	46.45	N5° 09' 51"W	(687910.42, 2234515.53)
L4	18.56	N39° 09' 08"E	(687852.03, 2234490.36)
L5	32.55	N51° 50' 10"E	(687768.29, 2234317.52)
L6	42.70	N35° 43' 08"E	(687616.09, 2234166.09)
L7	79.92	N71° 23' 39"E	(687203.73, 2233566.46)
L8	147.76	N75° 41' 37"E	(687167.22, 2233423.29)
L9	34.74	S12° 19' 14"E	(687272.26, 2233330.23)
L10	176.49	S0° 23' 59"E	(687498.77, 2233319.44)
L11	258.25	S0° 23' 59"E	(687757.02, 2233317.64)
L12	338.66	S0° 23' 59"E	(688095.67, 2233315.28)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C1	97.47	2037.00	2°44'30"	S3°16'43"E	97.47	(688100.00, 2234506.72)
C2	47.18	61.00	44°18'59"	N16°59'39"E	46.01	(687866.42, 2234502.08)
C3	27.87	61.00	26°10'39"	N52°14'27"E	27.63	(687835.11, 2234468.52)
C4	33.07	181.00	10°28'09"	N70°33'51"E	33.03	(687824.12, 2234437.38)
C5	101.02	442.00	13°05'44"	S69°15'03"W	100.80	(687824.12, 2234437.38)
C6	173.53	437.00	22°45'05"	S47°05'41"W	172.39	(687768.11, 2234317.29)
C7	492.92	1063.00	26°34'07"	N49°00'12"E	488.52	(687295.61, 2233797.38)
C8	168.95	1063.00	9°06'23"	N66°50'27"E	168.77	(687229.23, 2233642.20)
C9	90.50	64.00	81°01'27"	S63°47'39"E	83.15	(687203.94, 2233348.68)
C10	36.16	189.00	10°57'42"	S17°48'05"E	36.10	(687238.32, 2233337.65)
C11	50.94	972.00	3°00'10"	S10°49'09"E	50.94	(687322.29, 2233320.67)

SIGN LEGEND

RESERVED PARKING (R7-18)
STOP (R1-1)
DROPOFF ONLY (R7-109)
VAN ACCESSIBLE (R7-SP)
NO PARKING FIRE LANE (R7-2016)
HEAVY DUTY ASPHALT PAVEMENT
LIGHT DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT

HATCH LEGEND

LEGAL DESCRIPTION
A PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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

CONSULTANT:

PROJECT:

APS P-8 AT
HARMONY

XXXX
AURORA, CO 80018

OWNER:

AURORA PUBLIC
SCHOOLS

1369 AIRPORT BLVD.
AURORA, CO 80011

ISSUE:

08/09/18 CITY OF AURORA SITE PLAN SUBMITTAL
10/30/18 CITY OF AURORA SITE PLAN SUBMITTAL #2

DRAWING INFORMATION:

PROJECT NO: 218048/1804

DRAWN BY: Author

CHECKED BY: Checker

APPROVED BY: Approver

SHEET TITLE:

BUILDING
ELEVATIONS

A2.0

SHEET OF



D1 SOUTH BUILDING ELEVATION

1/16" = 1'-0"



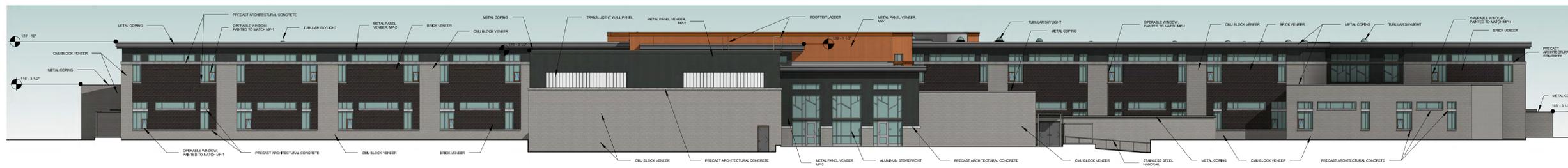
C1 EAST BUILDING ELEVATION

1/16" = 1'-0"



B1 WEST BUILDING ELEVATION

1/16" = 1'-0"



A1 NORTH BUILDING ELEVATION

1/16" = 1'-0"



CMU BLOCK VENEER



BRICK VENEER



METAL PANEL, MP-1



METAL PANEL, MP-2



PRECAST
ARCHITECTURAL
CONCRETE