

# NEW GATE CHURCH YOUTH CENTER SITE PLAN

TRACT B, MEADOWOOD FILING NO. 1

LOCATED IN THE SW ¼ OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

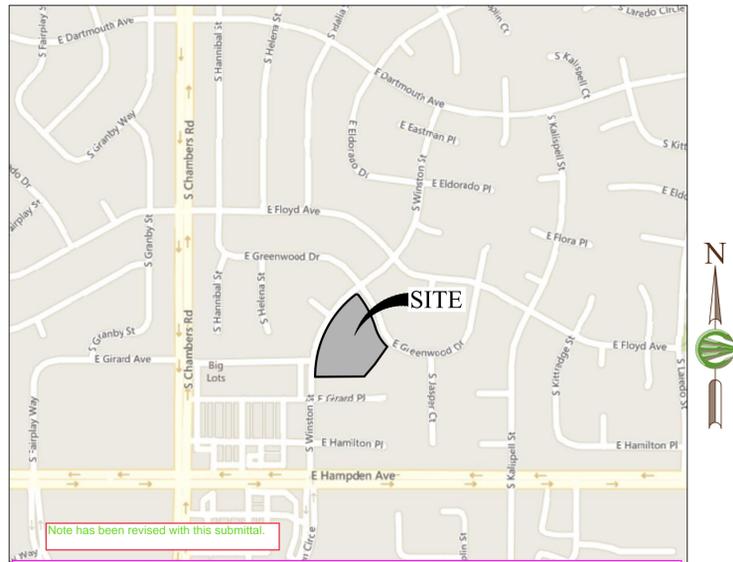


Know what's below. Call before you dig.

Comments addressed by Coffey Engineering & Surveying, LLC  
Date: 8/21/19

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This is a new note (Revised 5-14-19)  
All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

VICINITY MAP  
SCALE: 1" = 500'

### SITE PLAN NOTES

- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "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. 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND 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.
- 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.
- 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."
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII- NUMBERING OF BUILDINGS.
- 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.
- 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.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENDOUR INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. 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".
- THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, 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 AN APPROVED AND 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'S 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.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

### CONTACTS

**OWNER/DEVELOPER:**  
NEW GATE CHURCH  
HANNAH GUAN  
3350 S. WINSTON ST.  
AURORA, CO 80013  
303-522-2226

**CIVIL ENGINEER:**  
COFFEY W. ENGINEERING & SURVEYING, LLC  
TROY CAMPBELL, P.E.  
4045 SAINT CLOUD DRIVE, SUITE 180  
LOVELAND, CO 80534  
970-622-2095

**ARCHITECTS:**  
CITI DESIGN CONSULTING, INC.  
KYONG KIM, A.I.A.  
6593 SOUTH QUEMOY WAY  
AURORA, CO 80016  
720-936-4321

**LANDSCAPE ARCHITECT:**  
NATURAL DESIGN SOLUTIONS  
NEIL MCLEAN  
5539 COLT DRIVE  
LONGMONT, CO 80503  
303-443-0388

**JANJIC ARCHITECTURAL**  
UGLJESA JANJIC  
7317 MOUNT MEEKER RD.  
LONGMONT, CO 80503  
303-551-4528

### DATA BLOCK:

|   |  |                                 |                     |
|---|--|---------------------------------|---------------------|
| LAND AREA WITHIN PROPERTY LINES:                      | 3.04 ACRES                             | PROPOSED TOTAL SIGN AREA:       | 0 SQ. FT.           |
| GROSS FLOOR AREA:                                     | 18,470 SQ. FT.                         | PROPOSED NUMBER OF SIGNS:       | 2 SIGNS PER CODE    |
| FLOOR AREA RATIO:                                     | 13.9%                                  | PARKING SPACES REQUIRED:        | 55 SPACES           |
| NUMBER OF BUILDINGS:                                  | 2 (NON-FIRE SPINKLED)                  | PARKING SPACES PROVIDED:        | 52 SPACES           |
| PROPOSED BUILDING OCCUPANCY CLASSIFICATION (FC 2015): | NO ASSEMBLY SEATING ASSEMBLY GROUP A-3 | HANDICAP SPACES REQUIRED:       | 3 SPACES            |
| 2015 IBC CONSTRUCTION TYPE:                           | TYPE III-3                             | HANDICAP SPACES PROVIDED:       | 3 SPACES            |
| MAXIMUM HEIGHT OF BUILDING:                           | 35 FT.                                 | BICYCLE SPACES REQUIRED:        | 2 SPACES            |
| PROPOSED HEIGHT OF BUILDING:                          | 34 FT. 8 3/4 IN.                       | BICYCLE SPACES PROVIDED:        | 5 SPACES            |
| PROPOSED EAVE HEIGHT:                                 | 25 FT. 8 IN.                           | <b>PARKING CALCULATIONS:</b>    |                     |
| HEIGHT OF EXISTING BUILDING:                          | 23 FT.                                 | MAIN BUILDING MAX. OCCUPANCY    | = 40                |
| TOTAL BUILDING COVERAGE:                              | 10.0%, 13,290 SQ. FT.                  | GYMNASIUM MAX. OCCUPANCY        | = 180               |
| HARD SURFACE AREA:                                    | 21.8%, 28,803 SQ. FT.                  | PARKING REQUIREMENT RATIO       | = 1 PER 4 OCCUPANTS |
| LANDSCAPE AREA:                                       | 68.2%, 90,412 SQ. FT.                  | TOTAL PARKING REQUIRED          | = 55 SPACES         |
| PRESENT ZONING CLASSIFICATION:                        | R-1                                    | ACCESSIBLE PARKING REQUIRED     | = 3 SPACES          |
| PERMITTED MAXIMUM SIGN AREA:                          | 70 SQ. FT.                             | VAN ACCESSIBLE PARKING REQUIRED | = 1 SPACE           |
|   |  | ACCESSIBLE PARKING PROVIDED     | = 3 SPACES          |
|   |  | VAN ACCESSIBLE PARKING PROVIDED | = 1 SPACE           |
|   |  | BICYCLE PARKING PROVIDED (3X)   | = 2 SPACES          |

### SURVEY CONTROL NOTE

**BENCHMARK:**  
CITY OF AURORA COA ID: 556605NW005, ELEVATION 5685.812  
LOCATION: CHISELED SQUARE ON THE NORTHWEST CORNER OF E. HAMPDEN AVE. & S. CHAMBERS RD. DATUM NAVD 1988.

### DESCRIPTION

TRACT B, MEADOWOOD FILING NO. 1  
A parking waiver will be required. 55 spaces are required; 45 spaces are provided. Please list this waiver request and the justification on the cover sheet of this plan and in a revised Letter of Introduction.

### SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED  
(CORPORATION, COMPANY, OR INDIVIDUAL)

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

D. \_\_\_\_\_ 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. \_\_\_\_\_

RECORDED BY: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

### AMENDMENTS

A note requesting a parking waiver has been added to the notes on the cover page with this submittal.

These file locations and titles are ok for review; however, they should not appear on your final mylar set.

Acknowledged.

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
05/13/19

**COFFEY ENGINEERING & SURVEYING**  
4045 St. Cloud Drive, Suite 180  
Loveland, CO 80538  
[P] 970-622-2095 [F] 970-461-4469

**811**  
Know what's below. Call before you dig.

PROJECT: 256600  
DATE: 05/13/19  
DESIGNER: CJD  
DRAFTER: CJD  
CHECKED BY: TWC  
APPROVED BY: TWC

SITE PLAN FOR  
NEW GATE CHURCH YOUTH CENTER  
COVER SHEET

3360 SOUTH WINSTON STREET, AURORA, COLORADO 80013  
SW¼ OF SECTION 32, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DWG. NAME: SP-CV1  
SHEET NO.: 1 OF 15





Know what's below.  
Call before you dig.

Acknowledged.

Begin the easement dedication process with Andy Niquette. The Site Plan will not be approved until the easements are ready to record.

The drainage easement has been revised so as to provide access from the ROW and encompass the parking area detention with this submittal.

Pond maintenance access must be within the drainage easement. The drainage easement also needs to include the entire area of the detention pond, including ponding that occurs in the parking lot

Please review Sections 3.62 and 6.39 of the Storm Drainage Criteria Manual for pond maintenance requirements

The maintenance access for the detention pond has been revised to follow City of Aurora standards.

### LEGEND:

- EXISTING SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE/TV PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING IRRIGATION VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED INVERTED U BIKE RACK
- NUMBER OF PROPOSED PARKING SPACES
- PROPERTY BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- SPILL CURB & GUTTER
- SIDEWALK CHASE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING SWALE
- PROPOSED SWALE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- 
- 
- EXISTING FENCE
- PROPOSED ADA ROUTE
- PROPOSED KNOX BOX
- REGULAR ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL

| NO.     | REVISION | DATE     | DESIGNER | DRAFTER | CHECKED BY | APPROVED BY |
|---------|----------|----------|----------|---------|------------|-------------|
| 2566.00 |          | 05/13/19 | CJD      | CJD     | TWC        | TWC         |

SITE PLAN FOR  
NEW GATE CHURCH YOUTH CENTER  
**SITE PLAN**

3360 SOUTH WINSTON STREET, AURORA, COLORADO 80013  
SW 1/4 OF SECTION 32, T4S, R66W, 6TH E.P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### NOTE

ALL DIMENSIONS ARE TO FLOWLINE OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

### SURVEY CONTROL NOTES

**BENCHMARK:**  
CITY OF AURORA COA ID: 566605NW005, ELEVATION 5685.812.  
LOCATION: CHISELED SQUARE ON THE NORTHWEST CORNER OF E. HAMPDEN AVE. & S. CHAMBERS RD. DATUM NAVD 1988.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

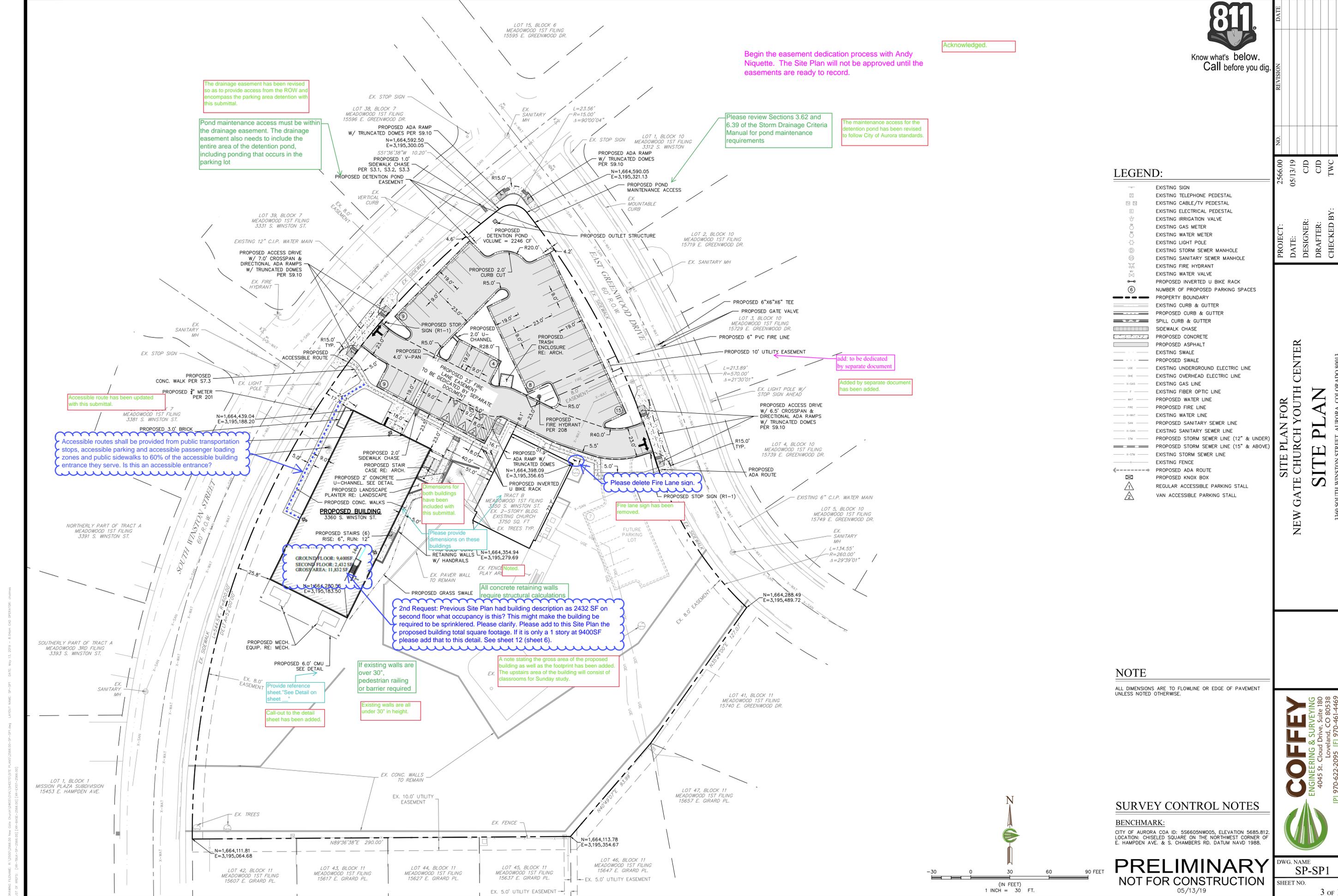
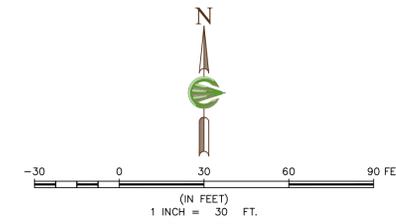
05/13/19

**COFFEY**  
ENGINEERING & SURVEYING  
4045 St. Cloud Drive, Suite 180  
Loveland, CO 80538  
[P] 970-622-2095 [F] 970-461-4469

DWG. NAME  
SP-SP1

SHEET NO.

3 OF 15



add: to be dedicated by separate document

Added by separate document has been added.

Please delete Fire Lane sign.

Fire lane sign has been removed.

2nd Request: Previous Site Plan had building description as 2432 SF on second floor what occupancy is this? This might make the building be required to be sprinklered. Please clarify. Please add to this Site Plan the proposed building total square footage. If it is only a 1 story at 9400SF please add that to this detail. See sheet 12 (sheet 6).

All concrete retaining walls require structural calculations.

If existing walls are over 30", pedestrian railing or barrier required

Existing walls are all under 30" in height.

Provide reference sheet. See Detail on sheet

Call-out to the detail sheet has been added.

Dimensions for both buildings have been included with this submittal.

Please provide dimensions on these buildings

Accessible routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. Is this an accessible entrance?

Accessible route has been updated with this submittal.

DRAWING INFORMATION: P:\2019\201905\New Gate Church Youth Center\SP-SP1.dwg DATE: May 13, 2019 10:48:00 AM USER: jcoffey PLOT DATE: May 13, 2019 10:48:00 AM PLOT USER: jcoffey PLOT SCALE: 1.0000 PLOT SHEET: 3 OF 15 PLOT DWT: 24pt











# GENERAL NOTES

- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.  
  
TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.  
  
USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996.

## IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

## TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 1" POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

TREE PROTECTION  
NOTES

P&OS  
TP-1.0

PROJECT SCOPE = 43,936 SF

|                    |                      |                 |           |
|--------------------|----------------------|-----------------|-----------|
| TOTAL SITE AREA:   | 132,505 SF           | HARDSCAPE AREA: | 45,571 SF |
| BUILDING COVERAGE: | 13,288 (3,750 ex) SF | LANDSCAPE AREA: | 21,056 SF |

| LENGTH/<br>ADJACENT LAND USE                | BUFFER WIDTH<br>REQ / PROVIDED | BUFFER INCENTIVE<br>FEATURES | TREES<br>REQ'D. | SHRUBS<br>REQ'D. | TREES<br>PROV. | SHRUBS<br>PROV. |
|---|--------------------------------|------------------------------|-----------------|------------------|----------------|-----------------|
| WEST / NW - S WINSTON ST - COLLECTOR - 555' | 20' / 20' AVG                  | Xeric                        | 14 (1 / 40')    | 140 (10 / 40')   | 14 (1 ex)      | 140             |
| EAST / NE - GREENWOOD DR - COLLECTOR - 349' | 20' / 20' AVG                  | Xeric                        | 9 (1 / 40')     | 90 (10 / 40')    | 9 (1 ex)       | 90              |

| NON STREET FRONTAGE        | BUFFER WIDTH<br>REQ / PROVIDED | BUFFER INCENTIVE<br>FEATURES | TREES<br>REQ'D. | SHRUBS<br>REQ'D. | TREES<br>PROV. | SHRUBS<br>PROV. |
|----------------------------|--------------------------------|------------------------------|-----------------|------------------|----------------|-----------------|
| SE PROPERTY LINE - 221'    | 25' / 25'+                     | Tall Screen + Ex Fence       | 9 (1 / 25')     | 45 (5 / 25')     | 9              | 45              |
| SOUTH PROPERTY LINE - 290' | 25' / 25'+                     | Tall Screen + Ex Fence       | 12 (1 / 25')    | 60 (5 / 25')     | 12 (1 Ex)      | 60              |

| ELEVATION<br>(direction facing) | ELEVATION<br>LENGTH | TREE EQUIVALENT REQ'D (1 TREE<br>EQUIVALENT PER 40LF) | TREES PROVIDED | SHRUBS PROVIDED (10 SHRUBS<br>PER TREE EQUIVALENT) |
|---------------------------------|---------------------|---|----------------|--|
| W - EXISTING                    | 73 LF               | 1.83 TE   | 2 (2 ex)       | 18   |
| E - EXISTING                    | 73 LF               | 1.83 TE   | 2 (2 ex)       | 18   |
| S - EXISTING                    | 52 LF               | 1.3 TE  | 2              | 17 / 17  |
| N - EXISTING                    | 52 LF               | 1.3 TE  | 2              | 17 / 17  |
| W - PROPOSED                    | 145 LF              | 3.625 TE  | 4              | 36 / 36  |
| E - PROPOSED                    | 145 LF              | 3.625 TE  | 4 (1 ex)       | 36 / 36  |
| S - PROPOSED                    | 66 LF               | 1.65 TE   | 2              | 16 / 16  |
| N - PROPOSED                    | 66 LF               | 1.65 TE   | 2              | 16 / 16  |

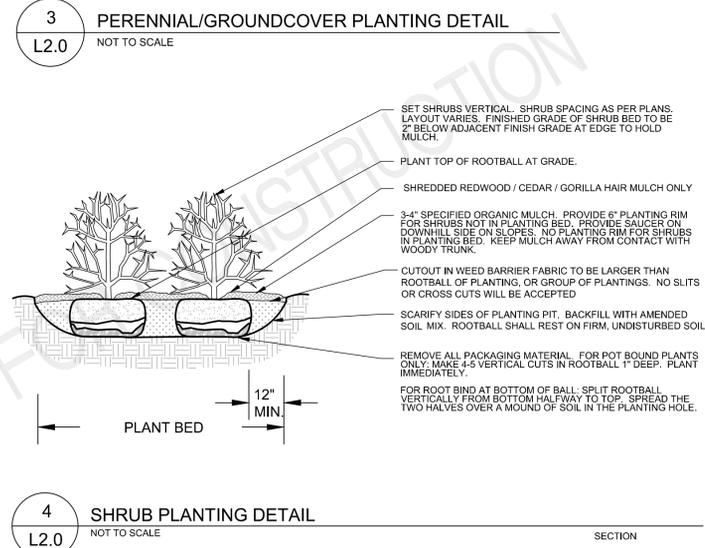
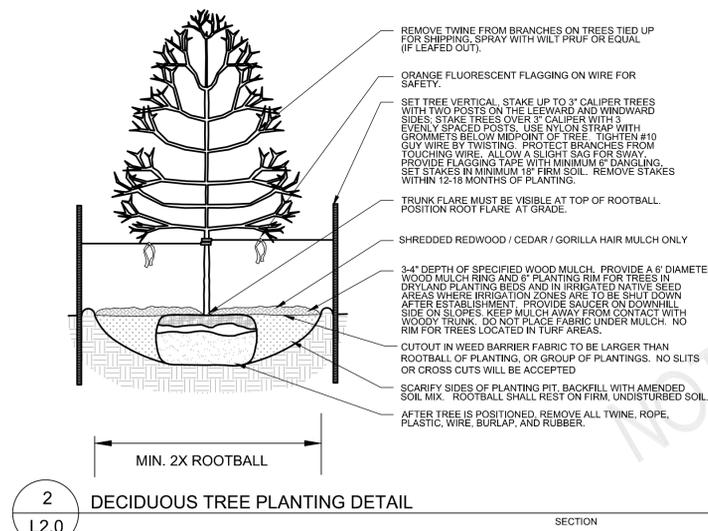
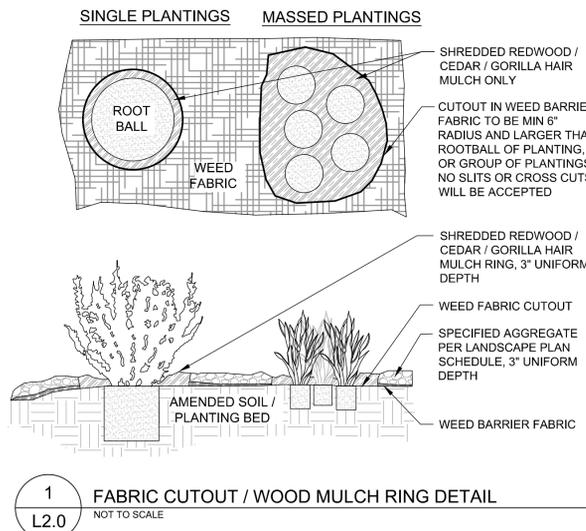
| TOTAL PARKING LOT<br>ISLAND SQUARE FOOTAGE | REQUIRED 50%<br>COVERAGE AREA | PROVIDED<br>COVERAGE AREA | PARKING LOT<br>TREES PROVIDED |
|--|-------------------------------|---------------------------|-------------------------------|
| 2057 SF                                    | 1029 SF                       | 1450 SF                   | 4                             |

| TREE<br>#    | SPECIES     | DIAMETER  | BASIC<br>VALUE     | SPECIES<br>VALUE | CONDITION<br>VALUE | LOCATION<br>VALUE | MITIGATION<br>VALUE | COMMENTS | MITIGATION<br>INCHES |
|--------------|-------------|-----------|--------------------|------------------|--------------------|-------------------|---------------------|----------|----------------------|
| 1            | Honeylocust | 14        | \$8,132.48         | 75%              | 60%                | 60%               | \$2,195.77          |          | 8                    |
| 2            | Honeylocust | 8         | \$2,741.49         | 75%              | 40%                | 60%               | \$493.47            |          | 3                    |
| 3            | Honeylocust | 8         | \$2,741.49         | 75%              | 40%                | 60%               | \$493.47            |          | 3                    |
| <b>Total</b> |             | <b>30</b> | <b>\$13,615.46</b> |                  |                    |                   | <b>\$3,182.71</b>   |          | <b>15</b>            |

**Native Lawn Mix**  
(90%) Buffalograss  
(10%) Blue Grama  
  
Seed @ 2-3 lb / 1000 sf

SEED MAINTENANCE: MOW NATIVE LAWN MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

DISTURBED AREAS TO BE RESEDED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS



NEW GATE CHURCH  
AURORA, CO

PROJ. NO.:  
DATE: 12.18.18  
SCALE: See Sheet  
DRAWN: JRO  
CHKD BY: NAM  
SHEET LP-2

REVISIONS:

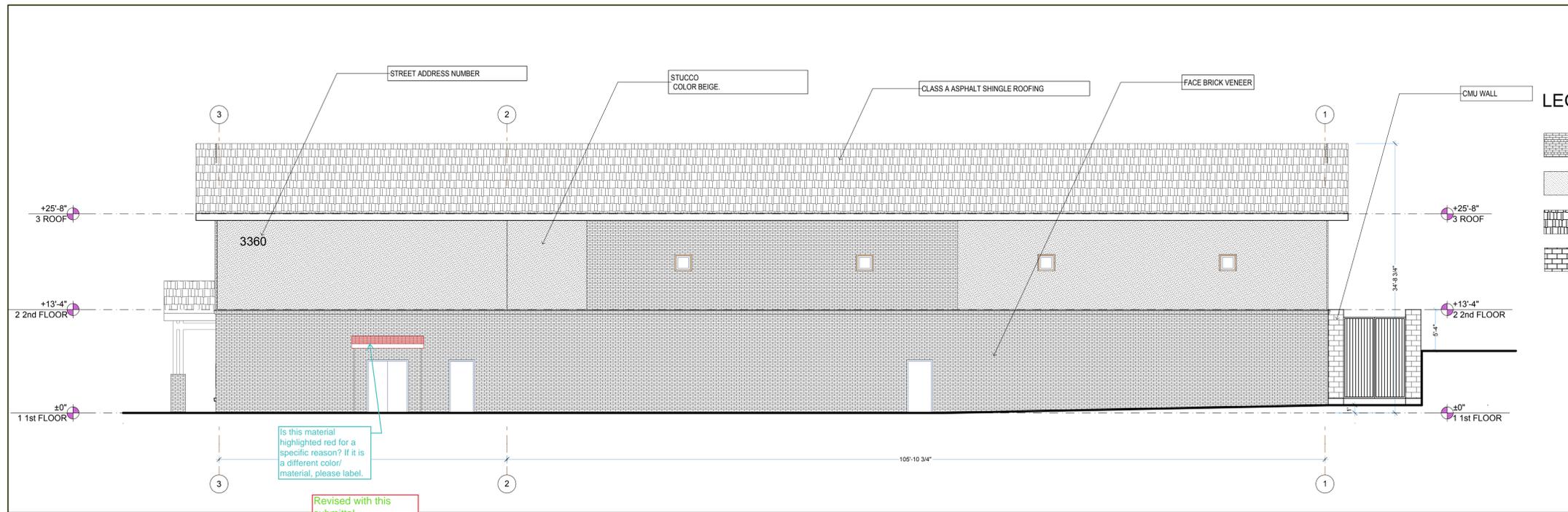


LANDSCAPING DETAILS

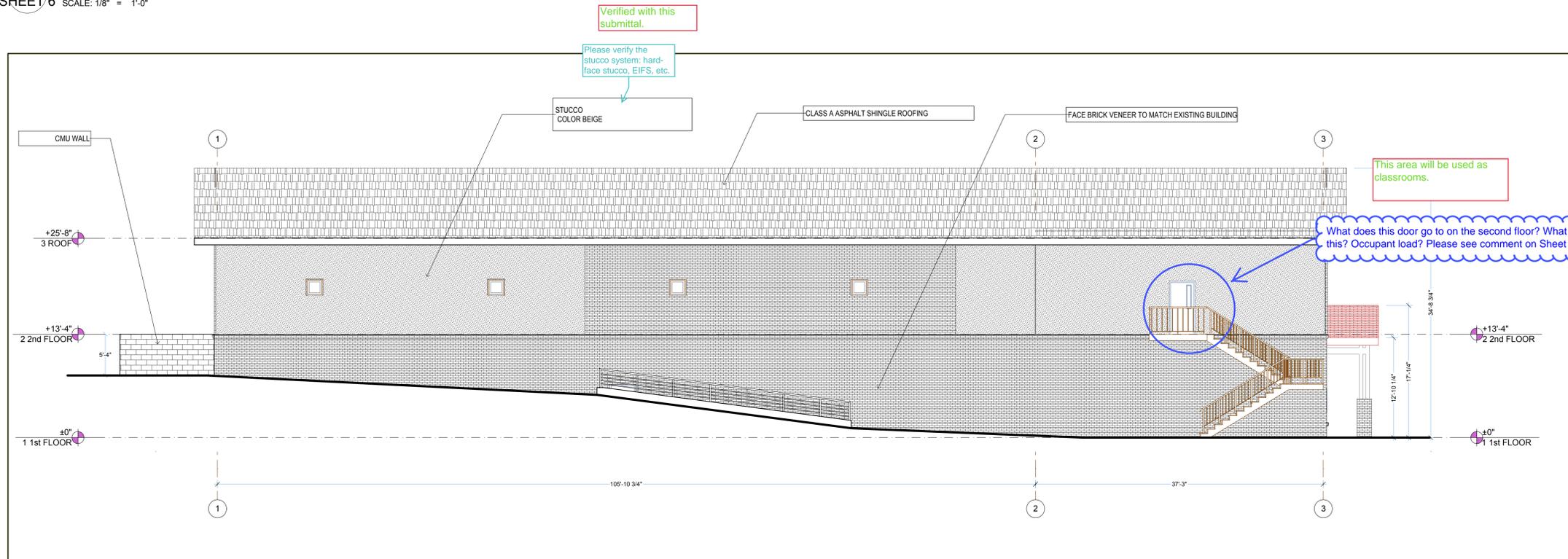




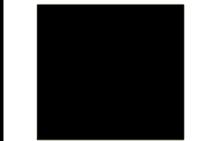
BIM Server: janjicarchitecture-Mac-mini.local - BIM Server 19/New Gate Church



1 ELEVATION  
SHEET 6 SCALE: 1/8" = 1'-0"



2 ELEVATION  
SHEET 6 SCALE: 1/8" = 1'-0"



JANJIC ARCHITECTURE  
7317 Mt Meeker Rd  
Longmont, CO 80503  
(303) 551-4528  
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CONSULTANTS



NEW GATE CHURCH  
YOUTH CENTER SITE  
PLAN  
3350 S WINSTON ST  
AURORA, CO

| MARK | DATE      | DESCRIPTION                   |
|------|-----------|-------------------------------|
| 1    | 2/1/2016  | 35% DESIGN REVIEW             |
| 2    | 10/3/2016 | PERMIT SET                    |
| 3    | 4/4/2017  | RESPONSE TO PLANNING COMMENTS |

PROJECT NO: 0154  
MODEL FILE:  
New Gate Church  
DRAWN BY: UJ  
COPYRIGHT:

SHEET TITLE

BUILDING  
ELEVATIONS

SHEET 6



