

AURORA ALLIANCE CHURCH SITE PLAN AMENDMENT

LEGAL DESCRIPTION

A PART OF THE NORTHWEST ¼, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1
AURORA ALLIANCE SUBDIVISION FILING NO.1
COUNTY OF ARAPAHOE,
STATE OF COLORADO;

CONTAINING AN AREA OF 2.94 ACRES. (128,450 SQUARE FEET), MORE OR LESS.

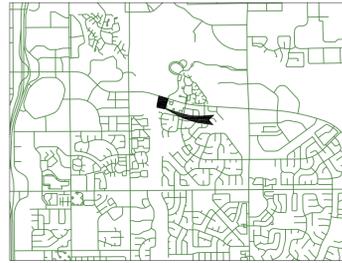
LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1,
CITY OF AURORA,, COUNTY OF AURORA, STATE OF COLORADO

← Lots 1 & 2, Block 1, Providence at the Heights
Subdivision Filing No. 1, a resubdivision of

These notes added

Delete this area or
match the plat area

Area deleted



VICINITY MAP
SCALE: 1"=2000'

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE 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 THEREOF, _____

THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____.

BY: _____

STATE OF _____)SS
COUNTY OF _____) CORPORATE SEAL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED _____
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL
COMMISSION EXPIRES ____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
RECORDER OF _____

COLORADO AT ____ O'CLOCK __ M, THIS ____ DAY OF ____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

CONSULTANT TEAM:

APPLICANT/OWNER
PROVIDENCE HEIGHTS LLP.
15600 ALAMEDA PKWY
AURORA, CO 80010
CONTACT: CHRISTIAN
PRITCHETT

LANDSCAPE ARCHITECT
FLOW DESIGN COLLABORATIVE
455 S. PLATTE RIVER DR.
DENVER, CO 80223
303.408.1075
CONTACT: CHRISTOPHER HOY

CIVIL ENGINEER
WARE MALCOMB
990 S BROADWAY
DENVER, CO 80209
303.561.3333
CONTACT: TED SWAN, P.E.

PLANNING
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
303.892.1166
CONTACT: WENDI BIRCHLER

ARCHITECT
SHOPWORKS ARCHITECTURE
2882 WYANDOT ST.
DENVER, CO 80211
303.433.4094
CONTACT: CHAD HOLTZINGER

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	(128,450 S.F.) OR 2.94 ACRES
GROSS FLOOR AREA	14,485 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	THREE
MAXIMUM BUILDING HEIGHT	40' 0" (3 STORIES)
TOTAL BUILDING COVERAGE	11.3 % AND 14,485 SF (0.33 AC)
HARD SURFACE COVERAGE	43.4% AND 55,777 S.F. (1.28 AC)
LANDSCAPE COVERAGE	45.3% AND 58,188 S.F. (1.33 AC)
PRESENT ZONING CLASSIFICATION	100% (2.94 AC) PCZD-MF
PARKING SPACES REQUIRED	(500 seats x 1space/4seats = 125 spaces)
PARKING SPACES PROVIDED	149
SHARED PARKING SPACES LOCATED ONSITE SHARED WITH LOT 2 BLOCK 1 PROVIDENCE AT THE HEIGHTS SUBDIVISION FILING NO. 1	52
ACCESSIBLE SPACES REQUIRED	5
ACCESSIBLE SPACES PROVIDED	6
ACCESSIBLE SPACES REQUIRED / PROVIDED	1 / 1
PERMITTED MAXIMUM SIGN AREA	187.4 S.F.
PROPOSED TOTAL SIGN AREA	N/A
PERMITTED NUMBER OF SIGNS	2 (1 PER STREET FRONTAGE)
PROPOSED NUMBER OF SIGNS	0

Shared parking
agreement recital
number space added

SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN NOTES
- 3 SITE PLAN
- 4 LANDSCAPE PLAN

AMENDMENTS



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

**AURORA ALLIANCE CHURCH
SITE PLAN AMENDMENT
COVER SHEET**

NO.	DATE	REMARKS
1	5/31/2018	SP-02
2	10/10/2018	TECHNICAL CORRECTIONS
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##

JOB NO.:	
PA / PM:	KM
DRAWN BY:	KM
DATE:	03/23/2018

NOT FOR CONSTRUCTION

SITE PLAN NOTES:

1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. "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) A117.1-2015.
3. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.
4. 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.
5. 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.
6. 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.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
8. 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.
9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
10. 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.
11. 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 PLAN COMPUTATIONS ARE CORRECT.
12. 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.
13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRO), 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 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.
15. BY ORDER OF THE AURORA FIRE DEPARTMENT, A 5' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.
16. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE DEVELOPER SHALL COORDINATE INSTALLATION WITH XCEL ENERGY. USE THE THE BUILDERS CALL LINE 1-800-628-2121 TO SCHEDULE A POWER SUPPLY DESIGN AND COST ESTIMATE.
17. **ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIRE LANES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.**
18. HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
19. THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
20. PARK LAND DEDICATION REQUIREMENT IS 0.12 ACRES FOR NEIGHBORHOOD PARK LAND AND 0.04 ACRES FOR COMMUNITY PARK LAND. THESE REQUIREMENTS WILL BE SATISFIED WITH A CASH-IN-LIEU OF LAND DEDICATION PAYMENT PRIOR TO APPROVAL OF SITE PLAN.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ALLIANCE CHURCH
SUBDIVISION FILING NO. 1
SITE PLAN AMENDMENT
SITE PLAN NOTES

NO.	DATE	REMARKS
1	05/31/2018	SP-02
2	10/10/2018	TECHNICAL CORRECTIONS

JOB NO.:	DCS17-4101
PA / PM:	TLS
DRAWN BY:	SAB
DATE:	03/22/2018

NOT FOR CONSTRUCTION

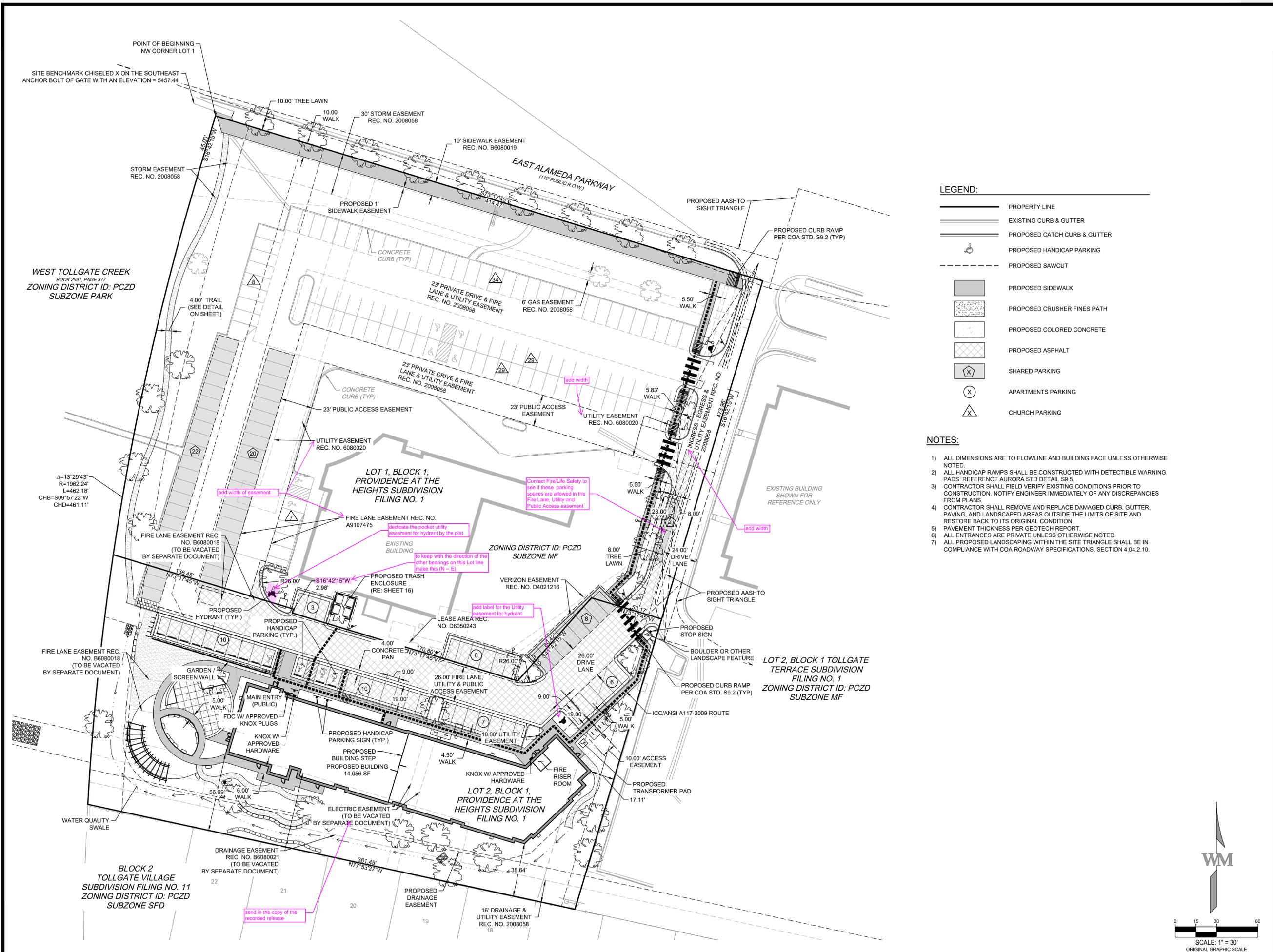
**AURORA ALLIANCE CHURCH
SUBDIVISION FILING NO. 1
SITE PLAN AMENDMENT
PRELIMINARY SITE PLAN**

NO.	DATE	REMARKS
1	05/31/2018	SP-02
2	10/10/2018	TECHNICAL CORRECTIONS

JOB NO.:	DCS17-4101
PA / PM:	TLS
DRAWN BY:	SAB
DATE:	03/22/2018

SHEET	3
Sheet	3 of 4

NOT FOR CONSTRUCTION



LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- PROPOSED SIDEWALK
- PROPOSED CRUSHER FINES PATH
- PROPOSED COLORED CONCRETE
- PROPOSED ASPHALT
- SHARED PARKING
- APARTMENTS PARKING
- CHURCH PARKING

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



send in the copy of the recorded release

Contact Fire/Life Safety to see if these parking spaces are allowed in the Fire Lane, Utility and Public Access easement

dedicate the pocket utility easement for hydrant by the plat

to keep with the direction of the other bearings on this Lot line make this (N - E)

add label for the Utility easement for hydrant

add width

add width of easement

BLOCK 2
TOLLGATE VILLAGE
SUBDIVISION FILING NO. 11
ZONING DISTRICT ID: PCZD
SUBZONE SFD

LOT 2, BLOCK 1 TOLLGATE
TERRACE SUBDIVISION
FILING NO. 1
ZONING DISTRICT ID: PCZD
SUBZONE MF

LOT 1, BLOCK 1,
PROVIDENCE AT THE
HEIGHTS SUBDIVISION
FILING NO. 1

LOT 2, BLOCK 1,
PROVIDENCE AT THE
HEIGHTS SUBDIVISION
FILING NO. 1

WEST TOLLGATE CREEK
BOOK 2891, PAGE 377
ZONING DISTRICT ID: PCZD
SUBZONE PARK

ZONING DISTRICT ID: PCZD
SUBZONE MF

16' DRAINAGE &
UTILITY EASEMENT
REC. NO. 2008058

STORM EASEMENT
REC. NO. 2008058

10' SIDEWALK EASEMENT
REC. NO. B6080019

30' STORM EASEMENT
REC. NO. 2008058

23' PRIVATE DRIVE & FIRE
LANE & UTILITY EASEMENT
REC. NO. 2008058

23' PRIVATE DRIVE & FIRE
LANE & UTILITY EASEMENT
REC. NO. 2008058

23' PUBLIC ACCESS EASEMENT

UTILITY EASEMENT
REC. NO. 6080020

FIRE LANE EASEMENT REC. NO.
A9107475

PROPOSED TRASH
ENCLOSURE
(RE: SHEET 16)

LEASE AREA REC.
NO. D6050243

VERIZON EASEMENT
REC. NO. D4021216

26.00' FIRE LANE,
UTILITY & PUBLIC
ACCESS EASEMENT

10.00' UTILITY
EASEMENT

ELECTRIC EASEMENT
(TO BE VACATED
BY SEPARATE DOCUMENT)

DRAINAGE EASEMENT
REC. NO. B6080021
(TO BE VACATED
BY SEPARATE DOCUMENT)

PROPOSED DRAINAGE
EASEMENT

10.00' ACCESS
EASEMENT

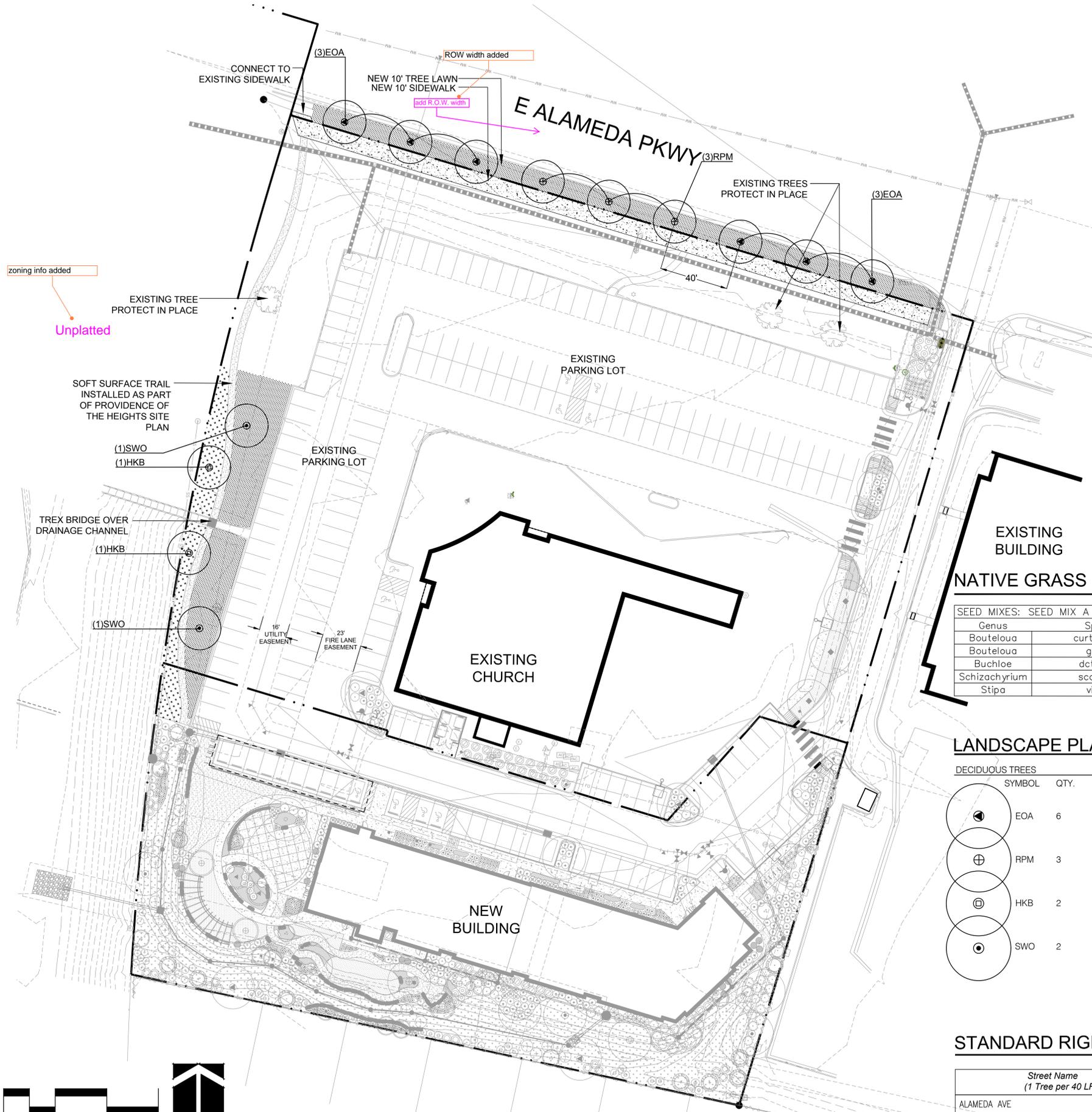
PROPOSED TRANSFORMER PAD
17.11'

10.00' TREE LAWN

10.00' WALK

4.00' TRAIL
(SEE DETAIL
ON SHEET)

4.00' WALK



NOTES

1. ALL TREES IN TURF AND IN NATIVE GRASS ARE TO BE MULCHED WITH A 48" CIRCLE OF SHREDDED BARK MULCH (4" DEEP) AROUND THE BASE.
2. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

SURFACE LEGEND

STANDARD CONCRETE	
TURF	
NATIVE GRASS	

TURF SCHEDULE

CHARACTERISTICS:
LOW TO MODERATE WATER USE
CONTAINS:

- 20% HARD FESCUE
- 20% CHEWING FESCUE
- 20% CREEPING RED FESCUE
- 15% NEWPORT KENTUCKY BLUEGRASS
- 15% PENGUIN PERENNIAL BLUEGRASS
- 10% BLUESTAR KENTUCKY BLUEGRASS

NATIVE GRASS - SEED SCHEDULE

SEED MIXES: SEED MIX A - WITH AN APPLICATION RATE OF 40LBS PLS/ACRE

Genus	Species	Common Name	% of Mix	#PLS/acre	Notes/Variety
Bouteloua	curtipendula	Side Oats Gramma	15	6	Vaughn
Bouteloua	gracilis	Blue Grama	20	8	Alma
Buchloe	dactyloides	Buffalograss	25	10	Native
Schizachyrium	scoparium	Little Bluestem	30	12	Cimarron
Stipa	viridula	Green Needlegrass	10	4	Lodorm

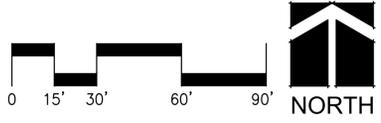
LANDSCAPE PLANTING SCHEDULE

DECIDUOUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE
	6	English Oak	Quercus robur	2.5" Caliper	Low
	3	Red Pointe Maple	Acer rubrum 'Frank Jr.'	2.5" Caliper	Moderate
	2	Common Hackberry	Celtis occidentalis	2.5" Caliper	Very Low
	2	Swamp White Oak	Quercus bicolor	2.5" Caliper	Very Low

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Name (1 Tree per 40 LF)	Length	Trees Required	Trees Provided
ALAMEDA AVE	350	9	9



AURORA ALLIANCE CHURCH
SITE PLAN AMENDMENT
 LANDSCAPE PLAN

NO.	DATE	REMARKS
1	5/31/18	SP-02
2	10/10/18	TECHNICAL CORRECTIONS

JOB NO.:	DCS17-4101
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