

# ACHIEVE SPORTS CENTER SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 11

**LEGAL DESCRIPTION**

LOT 2, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 2,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**CONTACTS**

**OWNER/DEVELOPER**

RILEY VENTURES, LLC,  
3460 SOUTH FAIRPLAY WAY  
AURORA, CO 80014  
720-330-2200  
ALAN HERON

**CIVIL ENGINEER**

PROOF CIVIL  
800 W. 8TH AVE. #104  
DENVER, CO 80204  
PH: 303.325.5709  
JASON DEYOUNG, PE

**ARCHITECT**

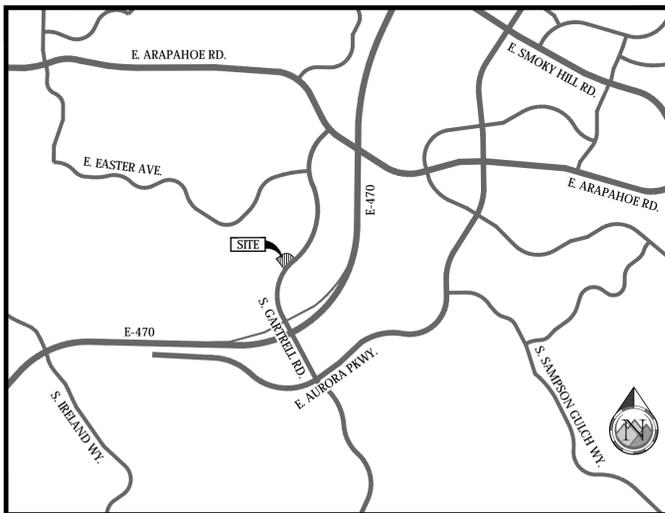
ARCHITECTURAL WORKSHOP  
2 KALAMATH STREET  
DENVER, CO 80223  
303.788.1717  
BRETT LINSOTT

**LANDSCAPE ARCHITECT**

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
303.892.1166  
ISAAC PRUDHOMME

**COA SITE PLAN NOTES**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS SHALL 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 NO 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 REQUIREMENT 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 OR ENCROACHMENTS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING 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 RIGHT-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 RIGHT-OF-WAY AT ANY TIME AND IN SUCH MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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 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.
- 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 (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER
- RILEY VENTURES LLC, 3460 SOUTH FAIRPLAY WAY (AURORA, CO), 720.330.2200, SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF 1.66/3.88 THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF GARTRELL RD AND HINSDALE AVE, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.



**VICINITY MAP**

SCALE: 1" = 2000'

**PROJECT DATA**

PROPERTY SIZE (SF)	72,310 SF
PROPERTY SIZE (ACRES)	1.66 AC
LANDSCAPE AREA (SF)	19,416 SF (27%)
IMPERVIOUS AREA (SF)	28,924 SF (40%)
PRESENT ZONING CLASSIFICATION	PD COMM
NUMBER OF BUILDINGS	1
SQUARE FOOTAGE (BUILDING FOOTPRINT)	23,970 SF (33%)
GROSS FLOOR AREA	48,560 SF
BUILDING HEIGHT	57'-0"
2015 IBC CONSTRUCTION TYPE	2-B. SPRINKLERED
OCCUPANCY GROUP	A-3
NUMBER OF STORIES	3
TOTAL PARKING SPACES REQUIRED	130 (1 PER/4 OCCUPANTS)
COVERED PARKING SPACES	92
EXTERIOR PARKING SPACES	38
TOTAL PARKING SPACES PROVIDED	130
ACCESSIBLE PARKING SPACES REQUIRED	5
ACCESSIBLE PARKING SPACES PROVIDED	5 (4 COVERED/1 EXTERIOR)
VAN ACCESSIBLE PARKING SPACES REQUIRED	1
VAN ACCESSIBLE PARKING SPACES PROVIDED	1
BICYCLE PARKING SPACES REQUIRED	4
BICYCLE PARKING SPACES PROVIDED	4
SIGNAGE AREA: ALLOWED	600 SF
PROPOSED SIGNAGE AREA	400 SF

**MAJOR ADJUSTMENT**

**SECTION 146-4.7.5 J**  
BUILDING PERIMETER LANDSCAPING SHALL BE REQUIRED FOR MULTIFAMILY, SINGLE-FAMILY ATTACHED (TOWNHOUSE), AND NON-RESIDENTIAL DEVELOPMENTS. PLANTINGS SHALL BE ARRANGED TO SCREEN UTILITY HARDWARE AND MECHANICAL EQUIPMENT, DEFINE ENTRANCES, AND SOFTEN FEATURELESS WALLS. BUILDING PERIMETER LANDSCAPING SHALL BE LOCATED IN CONJUNCTION WITH SITE FURNITURE IN ORDER TO ENHANCE ENTRANCES. TREES AND/OR TALL GROWING SHRUB SPECIES SHALL BE LOCATED WITHIN SHRUB BEDS AT BUILDING CORNERS, PRIMARY ENTRANCES AND ALONG EXPANSES OF WALLS. SITES HAVING EXPANSIVE SOILS REQUIRING SPECIALIZED LANDSCAPING, IRRIGATION TECHNIQUES AND CONCEPTS IN ORDER TO COMPLY WITH THESE STANDARDS SHALL NOT BE EXEMPT FROM BUILDING PERIMETER LANDSCAPE REQUIREMENTS FOUND IN THIS SECTION.

**ADJUSTMENT REQUEST:**  
AN ADJUSTMENT IS BEING REQUESTED TO EXEMPT THE SOUTH WEST ELEVATION FROM SECTION 146-4.7.5J.

**ADJUSTMENT JUSTIFICATION:**  
THE GRADE AND SHAPE OF THE SITE REQUIRE A RETAINING WALL ON THE SOUTH SIDE, WHICH SHIFTS THE PARKING TOWARD THE BUILDING, REMOVING ANY ROOM FOR PLANTING. TO REMEDIATE THE LACK OF BUILDING PERIMETER LANDSCAPING ON THIS SIDE WE HAVE ENHANCED THE BUILDING FACE DENSELY PLANTED THE SOUTHEAST SIDE OF THE SITE, AND ADDED EVERGREEN AND ORNAMENTAL TREES ALONG THE TOP OF THE RETAINING WALL TO HELP SCREEN THE BUILDING. BY MAKING THESE CHANGES WE BELIEVE THAT WE ARE PROVIDING EQUAL OR BETTER SCREENING AND BUFFERING TO THE ADJACENT SELF-STORAGE PROPERTY THAN WHAT WOULD HAVE BEEN REQUIRED WITHOUT THIS ADJUSTMENT.

**SHEET INDEX**

- COVER SHEET & NOTES
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- EXTERIOR ELEVATIONS
- EXTERIOR ELEVATIONS
- LANDSCAPE CALCULATIONS & PLANT LIST
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- PHOTOMETRIC PLAN
- PHOTOMETRIC DETAILS

LEGAL DESCRIPTION: LOT 2, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 2, RECORDED MARCH 24, 2017 AT RECEPTION NO. D7034057, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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 WHEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019 BY

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY SEAL

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

**CLERK AND RECORDER'S CERTIFICATE**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 AD AT \_\_\_\_ O-CLOCK \_\_\_\_ M

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY

FILE: \_\_\_\_\_

PAGE NO: \_\_\_\_\_

RECEPTION NO: \_\_\_\_\_

**CITY OF AURORA APPROVALS**

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

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

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**AMENDMENT BLOCK**



800 W. 8th Ave | Ste 104 | Denver, CO | 80204

PROJ. NO.	DATE	NO.	DESCRIPTION	REVISIONS	
				DATE	BY
				1	03/20/2020
2	05/01/2020	RESPONSE TO COMMENTS			
3	06/12/2020	RESPONSE TO COMMENTS			

**COVER SHEET & NOTES**  
**ACHIEVE SPORTS CENTER**  
 GARTRELL CROSSING SUBDIVISION FILING NO. 2  
 AURORA

# ACHIEVE SPORTS CENTER SITE PLAN

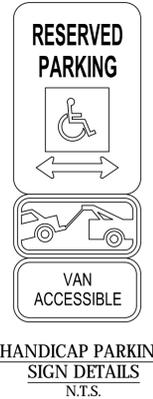
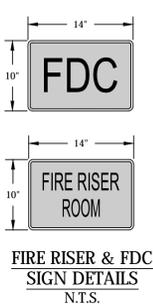
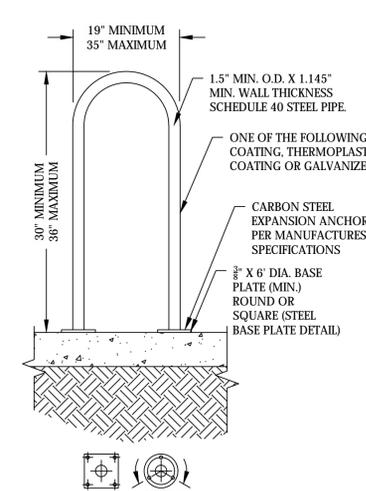
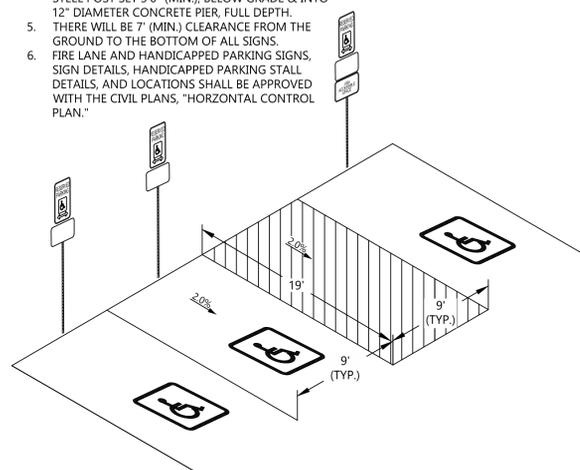
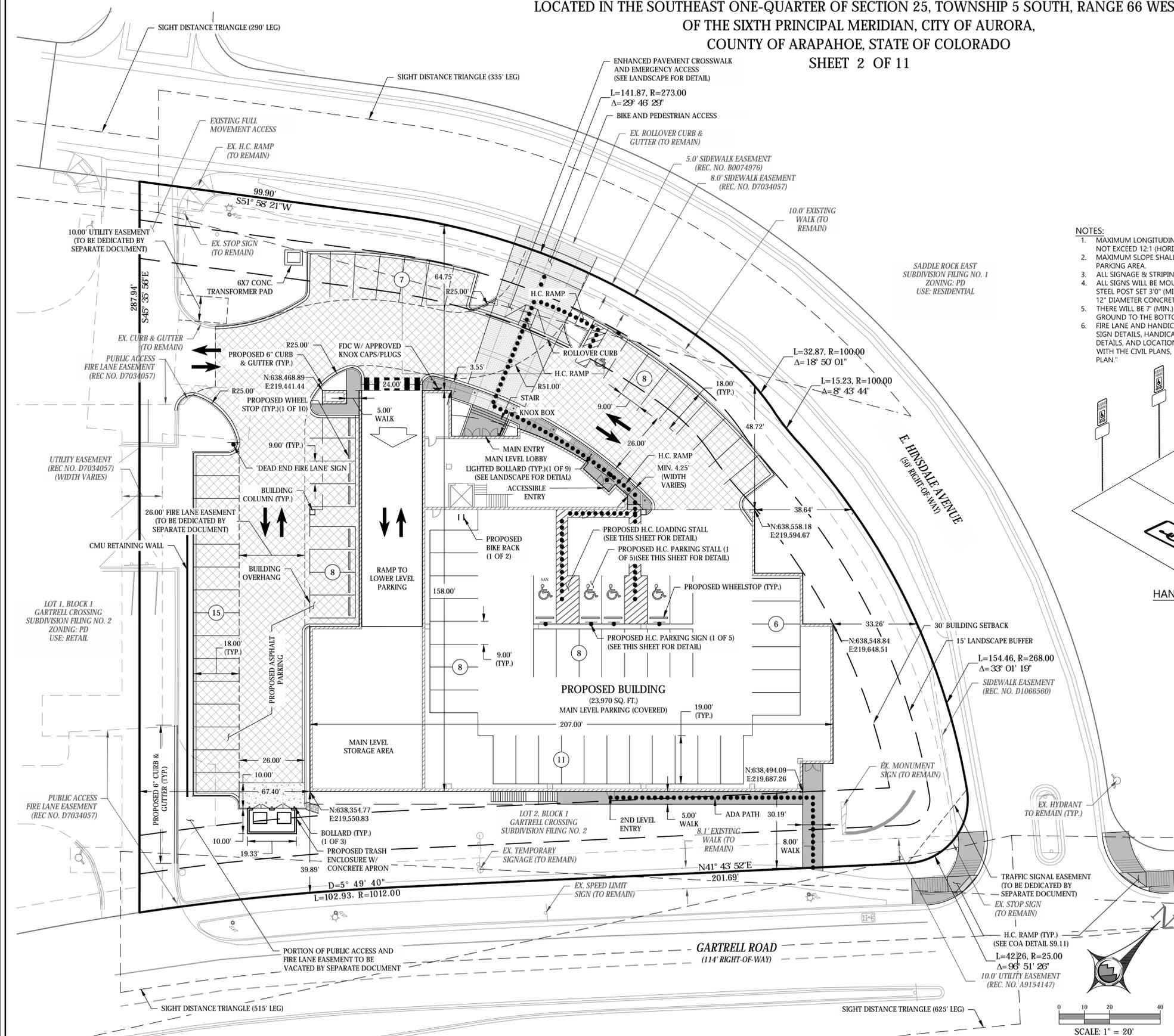
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OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 11

**LEGEND:**

	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED WALK
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN
	TRAFFIC CIRCULATION

**NOTES:**  
1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

**NOTES:**  
1. MAXIMUM LONGITUDINAL SLOPE ON RAMP SHALL NOT EXCEED 12:1 (HORIZONTAL:VERTICAL)  
2. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.  
3. ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.  
4. ALL SIGNS WILL BE MOUNTED ON A GALVANIZED STEEL POST SET 3"0" (MIN), BELOW GRADE & INTO 12" DIAMETER CONCRETE PIER, FULL DEPTH.  
5. THERE WILL BE 7" (MIN) CLEARANCE FROM THE GROUND TO THE BOTTOM OF ALL SIGNS.  
6. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "HORIZONTAL CONTROL PLAN."



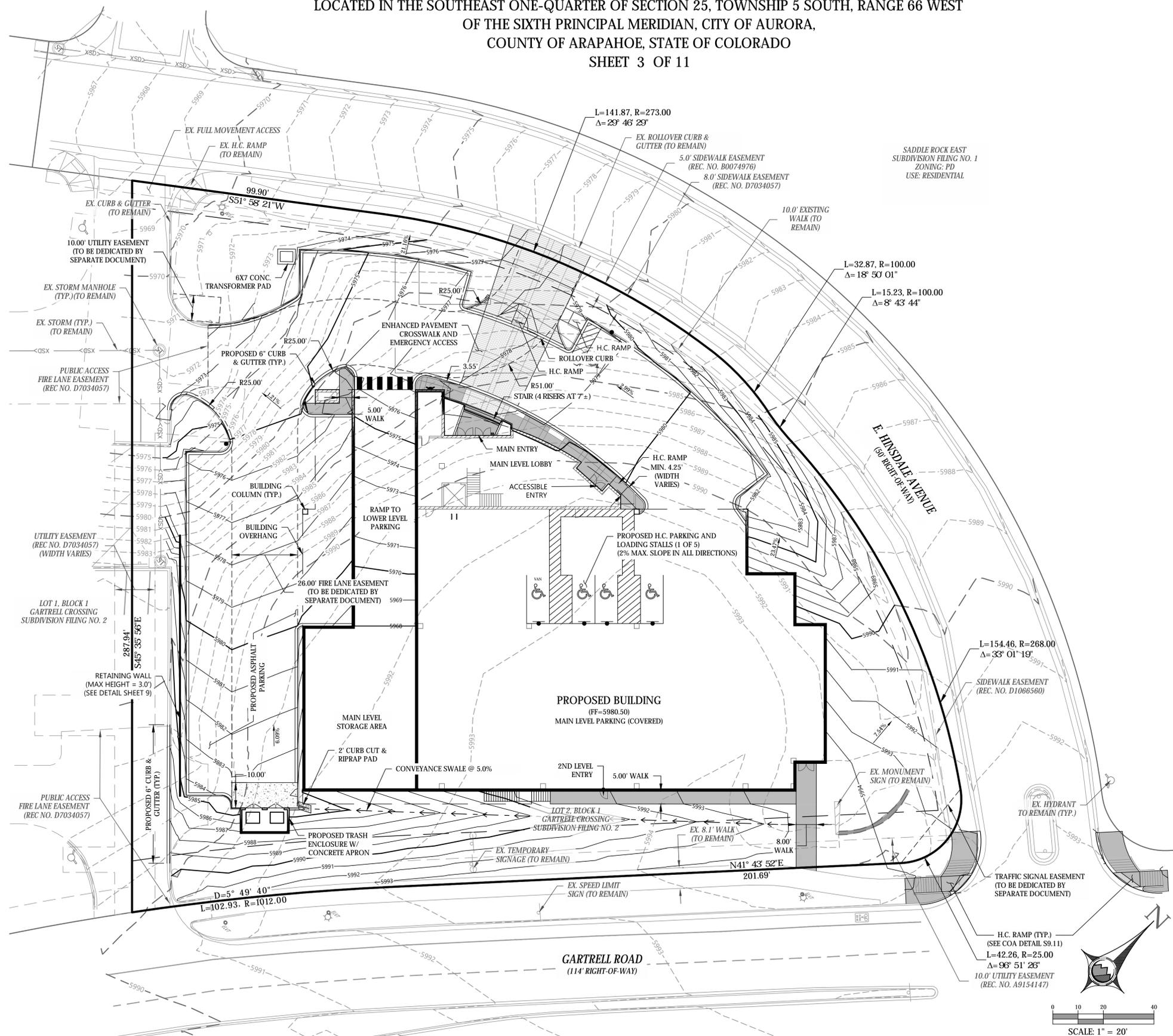
REV. NO.	DATE	DESCRIPTION
1	03/20/2020	RESPONSE TO COMMENTS
2	05/01/2020	RESPONSE TO COMMENTS
3	06/12/2020	RESPONSE TO COMMENTS

**ACHIEVE SPORTS CENTER**  
GARTRELL CROSSING SUBDIVISION FILING NO. 2

**2**  
2 OF 11

# ACHIEVE SPORTS CENTER SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 3 OF 11



**LEGEND:**

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

- NOTES:**
1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
  2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
  3. MIN. 5% SLOPE AWAY FROM BUILDING FOR 10' IN LANDSCAPE AREAS. MIN. 2% IN IMPERVIOUS AREAS.



SEAL:

PROJ. NO.:	19066
DATE:	12/20/2019
DRAWN BY:	ANM
CHECKED BY:	JGD

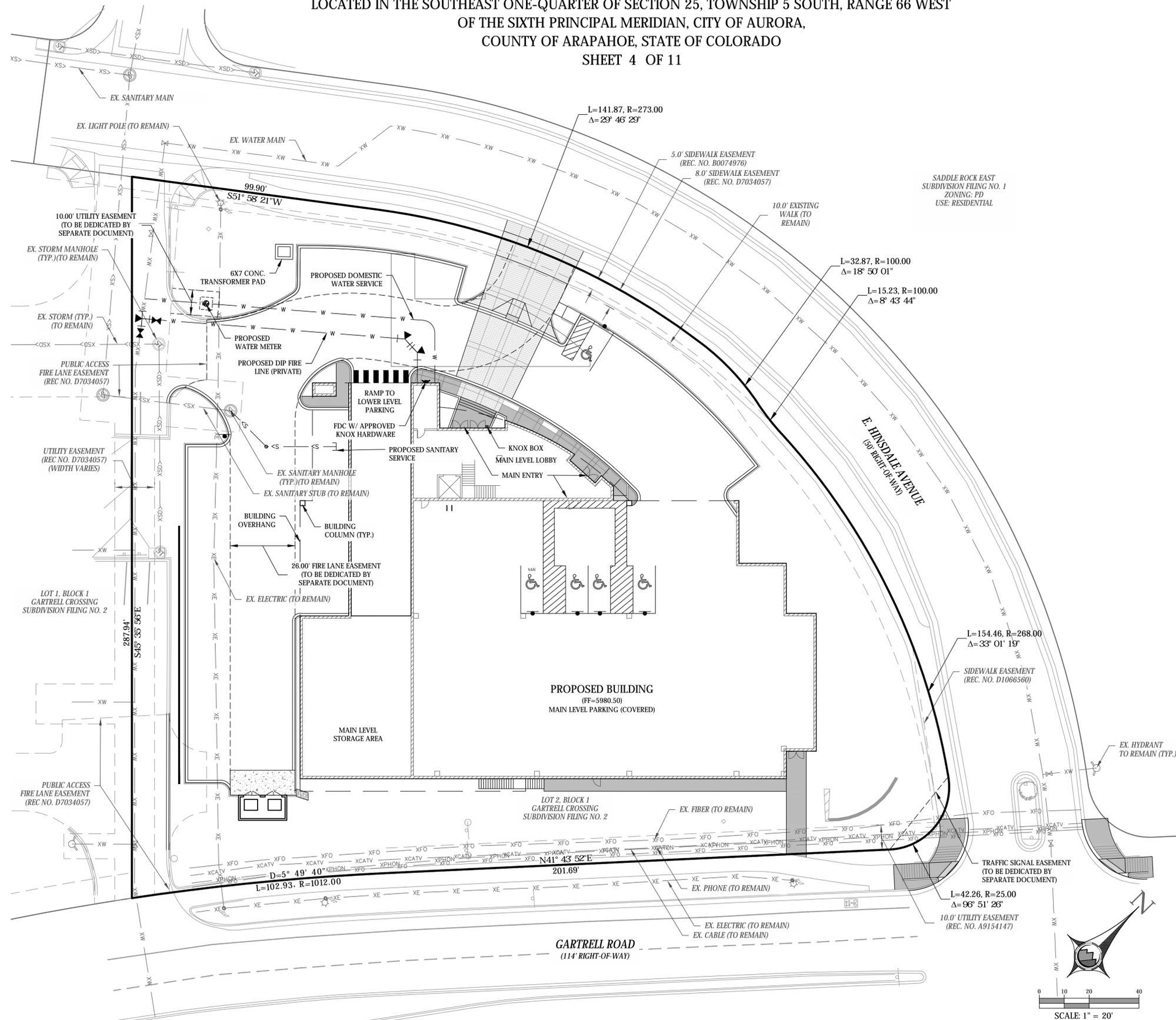
FOR AND ON BEHALF OF PROOF CIVIL CO.

NO.	DATE	DESCRIPTION
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3	06/12/2020	RESPONSE TO COMMENTS

PROJ. NO.:	19066
DATE:	12/20/2019
DRAWN BY:	ANM
CHECKED BY:	JGD
PROJ. NAME:	GRADING PLAN
PROJECT:	ACHIEVE SPORTS CENTER
DESCRIPTION:	GARTRELL CROSSING SUBDIVISION FILING NO. 2
CITY:	AURORA
DRAWING NO.:	3
SHEET:	3 OF 11

# ACHIEVE SPORTS CENTER SITE PLAN

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SHEET 4 OF 11



- LEGEND:**
- PROPERTY LINE
  - PROPOSED BUILDING
  - EXISTING BUILDING
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPERTY SETBACK
  - PROPOSED STORM LINE
  - EXISTING STORM LINE
  - PROPOSED INLET
  - EXISTING INLET
  - PROPOSED WATER LINE
  - EXISTING WATER LINE
  - PROPOSED HYDRANT & VALVE
  - EXISTING HYDRANT & VALVE
  - PROPOSED SAN SEWER LINE
  - EXISTING SAN SEWER LINE
  - EXISTING ELECTRICAL LINE
  - EXIST. OVERHEAD ELEC. LINE
  - EXISTING TELECOMM LINE
  - EXISTING GAS LINE
  - EXISTING IRRIGATION LINE
  - EXISTING FIBER OPTIC LINE
  - PROPOSED LIGHT POLE
  - EXISTING LIGHT POLE

**NOTES:**  
1.



REVISIONS	
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 CHECKED BY: JGD  
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SHEET 5 OF 11

## MATERIAL FINISH LEGEND

- 1 STUCCO (P-1) - 7.751sf
- 2 STUCCO (P-2) - 2.026sf
- 3 STUCCO (P-3) - 2.632sf
- 4 DECORATIVE CONCRETE MASONRY UNITS (CMU-1) - 3.428sf
- 5 DECORATIVE CONCRETE MASONRY UNITS (CMU-2) - 2.725sf
- 6 STONE VANEER (2-1/8" MIDTOWN BLACKCOMB) - 1.005sf
- 7 STONE VANEER (THIN ARRIS TILE LIMESTONE CLEFT ROCK) - 3.287sf
- 8 STONE VANEER (THIN ARRIS TILE LIMESTONE SMOOTH) - 2.312sf
- 9 ANODIZED ALUMINUM (DARK BRONZE)

## MATERIAL FINISH PERCENTAGES

- STUCCO 49.3%
- MASONRY 50.7%
- 2-1/8" MIDTOWN BLACKCOMB (3.9%)
- THIN ARRIS TILE LIMESTONE CLEFT ROCK (13%)
- THIN ARRIS TILE LIMESTONE SMOOTH (9.4%)
- DECORATIVE CMU (24.4%)



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

### REVISIONS

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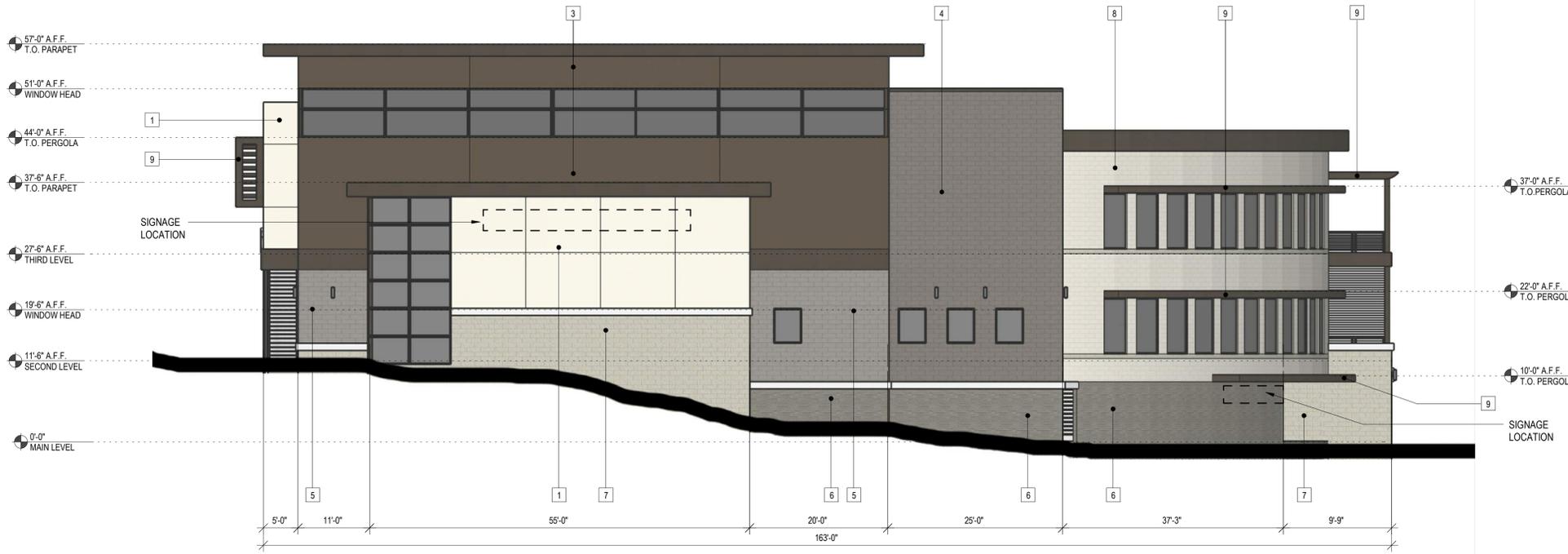
### EXTERIOR ELEVATIONS

ACHIEVE SPORTS CENTER  
GARTRELL CROSSING SUBDIVISION FILING NO. 2

AURORA CO

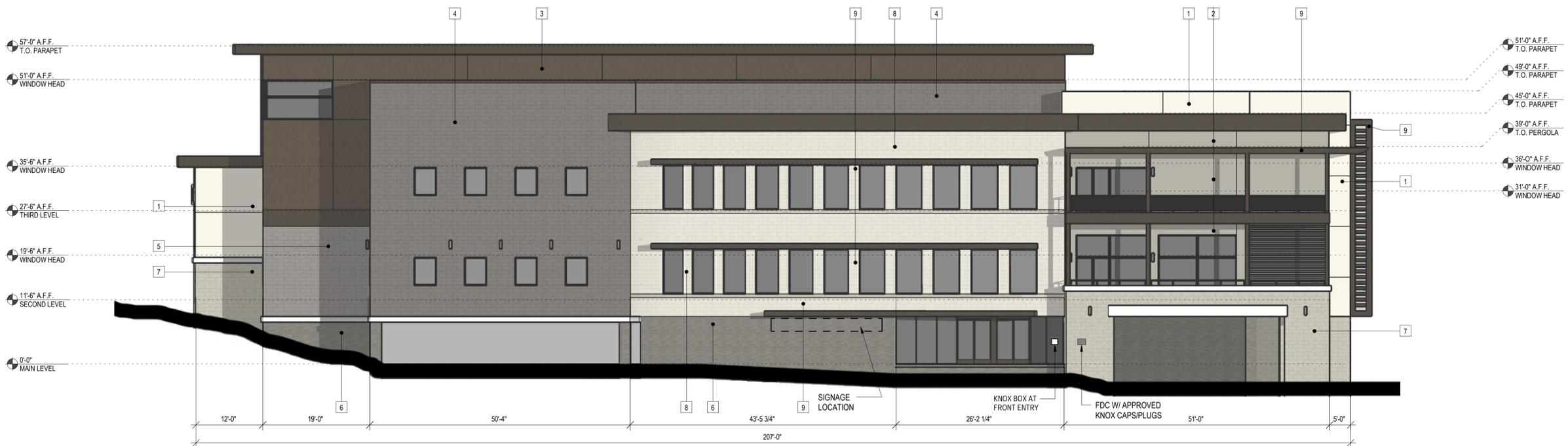
DRAWING NO.

5  
5 OF 11



NORTH ELEVATION

1" = 10'-0"



WEST ELEVATION

1" = 10'-0"

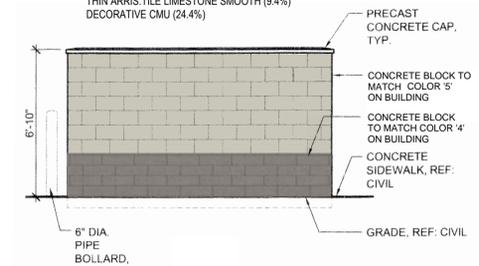
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 SHEET 6 OF 11

**MATERIAL FINISH LEGEND**

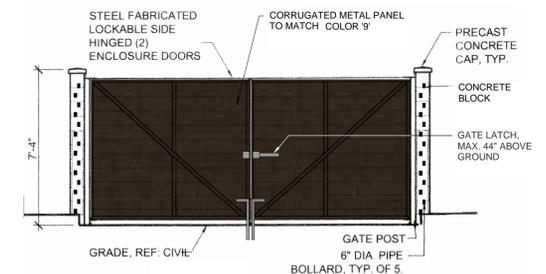
- 1 STUCCO (P-1) - 7,751sf
- 2 STUCCO (P-2) - 2,026sf
- 3 STUCCO (P-3) - 2,632sf
- 4 DECORATIVE CONCRETE MASONRY UNITS (CMU-1) - 3,428sf
- 5 DECORATIVE CONCRETE MASONRY UNITS (CMU-2) - 2,726sf
- 6 STONE VANEER (2-1/8" MIDTOWN BLACKCOMB) - 1,005sf
- 7 STONE VANEER (THIN ARRIS.TILE LIMESTONE CLEFT ROCK) - 3,287sf
- 8 STONE VANEER (THIN ARRIS.TILE LIMESTONE SMOOTH) - 2,312sf
- 9 ANODIZED ALUMINUM (DARK BRONZE)

**MATERIAL FINISH PERCENTAGES**

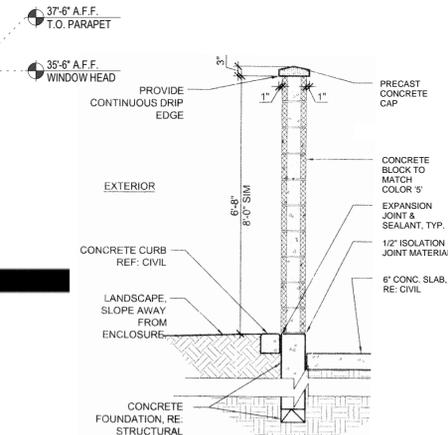
- STUCCO 49.3%
- MASONRY 50.7%
- 2-1/8" MIDTOWN BLACKCOMB (3.9%)
- THIN ARRIS.TILE LIMESTONE CLEFT ROCK (13%)
- THIN ARRIS.TILE LIMESTONE SMOOTH (9.4%)
- DECORATIVE CMU (24.4%)



**TRASH ENCLOSURE  
TYP. SIDE ELEVATION**



**TRASH ENCLOSURE  
FRONT ELEVATION**

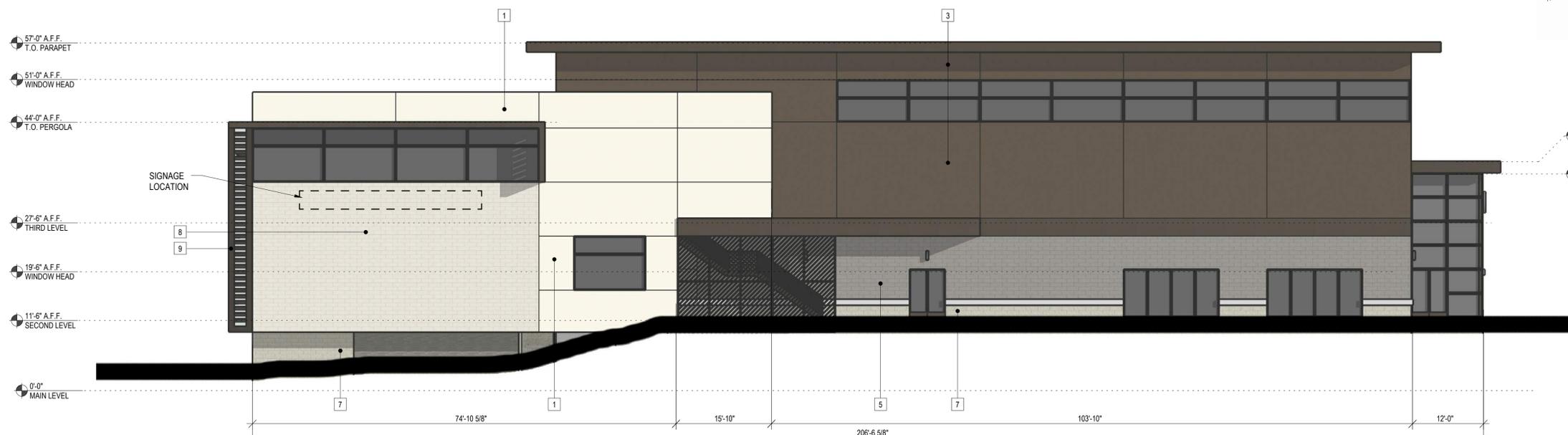


**TRASH ENCLOSURE  
SECTION**



**SOUTH ELEVATION**

1" = 10'-0"



**EAST ELEVATION**

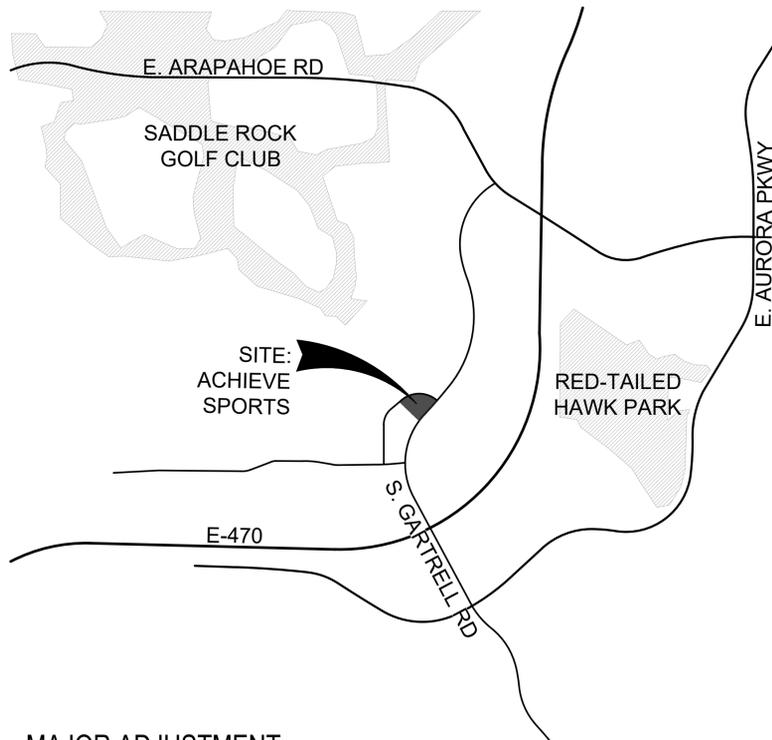
1" = 10'-0"

NO.	DATE	DESCRIPTION
1	03/20/2020	RESPONSE TO COMMENTS
2	05/01/2020	RESPONSE TO COMMENTS
3	06/12/2020	RESPONSE TO COMMENTS

PROJ. NO.:	19066
DATE:	
DRAWN BY:	
CHECKED BY:	

EXTERIOR ELEVATIONS  
**ACHIEVE SPORTS CENTER**  
 GARTRELL CROSSING SUBDIVISION FILING NO. 2  
 AURORA

VICINITY MAP



ACHIEVE SPORTS CENTER  
SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 7 OF 11

SHEET INDEX

- L-7 - LANDSCAPE CALCULATIONS & PLANT LIST
- L-8 - LANDSCAPE PLAN
- L-9 - LANDSCAPE DETAILS

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT BRUSHED FINISHED, STANDARD CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 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).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1-1/2" LOCAL RIVER ROCK MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 6"-12" LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL LANDSCAPING WILL BE IN CONFORMANCE TO THE CITY'S WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE STANDARD AND SPECIFICATIONS REGARDING ALLOWANCE AND PLACEMENT NEAR UTILITIES AND WITHIN UTILITY AND DRAINAGE EASEMENTS.

PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USE
<b>DECIDUOUS CANOPY TREES</b>					
02	ABM	AUTUMN BLAZE MAPLE	ACER FREEMANNI 'JEFFERSRED'	2.5' CAL. B&B	MODERATE
03	ELM	ACCOLADE ELM	ULMUS 'MORTON'	2.5' CAL. B&B	MODERATE
03	GLL	GLENLEVEN LINDEN	TILIA CORDATA 'GLENLEVEN'	2.5' CAL. B&B	LOW
03	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5' CAL. B&B	MODERATE
03	OSC	SCARLET OAK	QUERCUS COCCINEA	2.5' CAL. B&B	MODERATE
03	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5' CAL. B&B	MODERATE
<b>EVERGREEN TREES</b>					
03	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6'-8' HT. MIN B&B	LOW
08	CUP	CUPRESSINA SPRUCE	PICEA ABIES 'CUPRESSINA'	6'-8' HT. MIN B&B	LOW
02	PBF	BOSNIAN PINE	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	6'-8' HT. MIN B&B	MODERATE
03	SSB	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	6'-8' HT. MIN B&B	LOW
06	SPA	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6'-8' HT. MIN B&B	LOW
03	WVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'-8' HT. MIN B&B	MODERATE
<b>DECIDUOUS ORNAMENTAL TREES</b>					
02	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	2' CAL. B&B OR CONTAINER GROWN	MODERATE
05	CHP	CANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2' CAL. B&B OR CONTAINER GROWN	MODERATE
03	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	2' CAL. B&B OR CONTAINER GROWN	MODERATE
03	JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	2' CAL. B&B OR CONTAINER GROWN	MODERATE
01	MJG	JAPANESE MAPLE 'GARNET'	ACER PALMATUM 'GARNET'	2' CAL. B&B OR CONTAINER GROWN	MODERATE
02	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2' CAL. B&B OR CONTAINER GROWN	MODERATE
02	SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2' CAL. B&B OR CONTAINER GROWN	MODERATE
<b>DECIDUOUS SHRUBS 7'-9' SPREAD</b>					
12	QIT	PURPLE LEAF SANDCHERRY	PRUNUS X CISTENA	#5 CONT.	LOW
13	PBS	SAND CHERRY PAWNEE BUTTES	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	LOW
08	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
05	VBU	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	#5 CONT.	LOW
<b>DECIDUOUS SHRUBS- 5'-7' SPREAD</b>					
11	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	LOW
17	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.	LOW
18	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	LOW
09	VAN	VAN HOUTEII SPIRAEA	SPIRAEA X VANHOUTEII	#5 CONT.	MODERATE
<b>DECIDUOUS SHRUBS- 2'-5' SPREAD</b>					
26	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	LOW
06	CPB	CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII 'ANTROPURPUREA NANA'	#5 CONT.	LOW
06	GBA	GOLDEN BARBERRY	BERBERIS THUNBERGII 'AUREA'	#5 CONT.	MODERATE
04	KOB	HONEYSUCKLE KODIAK BLACK	DIERVILLA RIVULARIS 'SMNDRSP'	#5 CONT.	LOW
<b>EVERGREEN SHRUBS</b>					
08	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	LOW
07	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	LOW
06	CMA	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	#5 CONT.	LOW
15	EUJ	EUCONYMUS 'IVORY JADE'	EUCONYMUS FORTUNEI 'IVORY JADE'	#5 CONT.	MODERATE
03	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
14	ICE	ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	#5 CONT.	LOW
20	MAN	COLORADO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	#5 CONT.	LOW
14	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	LOW
<b>ORNAMENTAL GRASSES</b>					
15	AVG	BLUE AVENA GRASS	HELICOTRICHON SEMPREVIRENS	#1 CONT.	LOW
20	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
26	GRM	MULTY GRASS 'REGAL MIST'	MUHLENBERGIA HYBRIDS 'REGAL MIST'	#1 CONT.	MODERATE
22	HFB	LITTLE BUNNY FOUNTAIN GRASS	PENISSETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	LOW
17	ISI	INDIAN STEEL INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'	#1 CONT.	LOW
59	PDG	PAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	LOW
16	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	#1 CONT.	LOW
18	SRG	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
<b>PERENNIALS</b>					
34	CFL	CONFLOWER	ECHINACEA PURPUREA	#1 CONT.	LOW
05	DBL	DWARF BLEEDING HEART	DICENTRA X 'LUXURIANT'	#1 CONT.	LOW
06	MOW	MONEYWORT	LYSIMACHA NUMMULARIA	#1 CONT.	LOW
02	PHE	PRIMROSE, HARDY ENGLISH	PRIMULA VERIS 'GRANDIFLORA'	#1 CONT.	LOW
<b>IRRIGATED FESCUE TURF</b>					
HEAT RESISTANT TEXAS BLUEGRASS MIX. CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL.					

MAJOR ADJUSTMENT

**SECTION 146-4.7.5 J**  
BUILDING PERIMETER LANDSCAPING SHALL BE REQUIRED FOR MULTIFAMILY, SINGLE-FAMILY ATTACHED (TOWNHOUSE), AND NON-RESIDENTIAL DEVELOPMENTS. PLANTINGS SHALL BE ARRANGED TO SCREEN UTILITY HARDWARE AND MECHANICAL EQUIPMENT, DEFINE ENTRANCES, AND SOFTEN FEATURELESS WALLS. BUILDING PERIMETER LANDSCAPING SHALL BE LOCATED IN CONJUNCTION WITH SITE FURNITURE IN ORDER TO ENHANCE ENTRANCES. TREES AND/OR TALL GROWING SHRUB SPECIES SHALL BE LOCATED WITHIN SHRUB BEDS AT BUILDING CORNERS, PRIMARY ENTRANCES AND ALONG EXPANSIVE WALLS. SITES HAVING EXPANSIVE SOILS REQUIRING SPECIALIZED LANDSCAPING, IRRIGATION TECHNIQUES AND CONCEPTS IN ORDER TO COMPLY WITH THESE STANDARDS SHALL NOT BE EXEMPT FROM BUILDING PERIMETER LANDSCAPE REQUIREMENTS FOUND IN THIS SECTION.

**ADJUSTMENT REQUEST:**  
AN ADJUSTMENT IS BEING REQUESTED TO EXEMPT THE SOUTH WEST ELEVATION FROM SECTION 146-4.7.5.J.

**ADJUSTMENT JUSTIFICATION:**  
THE GRADE AND SHAPE OF THE SITE REQUIRE A RETAINING WALL ON THE SOUTH SIDE, WHICH SHIFTS THE PARKING TOWARD THE BUILDING, REMOVING ANY ROOM FOR PLANTING. TO REMEDIATE THE LACK OF BUILDING PERIMETER LANDSCAPING ON THIS SIDE WE HAVE ENHANCED THE BUILDING FACE, DENSELY PLANTED THE SOUTHEAST SIDE OF THE SITE, AND ADDED EVERGREEN AND ORNAMENTAL TREES ALONG THE TOP OF THE RETAINING WALL TO HELP SCREEN THE BUILDING. BY MAKING THESE CHANGES WE BELIEVE THAT WE ARE PROVIDING EQUAL OR BETTER SCREENING AND BUFFERING TO THE ADJACENT SELF-STORAGE PROPERTY THAN WHAT WOULD HAVE BEEN REQUIRED WITHOUT THIS ADJUSTMENT.

WATER USE TABLE

Area	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Z-Zone Area (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
Site	12,491	7,532	0	52,288	72,311
<b>% OF OVERALL LS Totals:</b>	17.3%	10.4%	0.0%	72.3%	

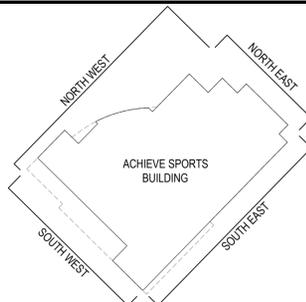
COMMON OPEN SPACE TABLE

Total Site Area (SF)	Required Common Open Space (15% of Site)	Provided Common Open Space (SF)	Provided Common Open Space (Percent %)
72,311 SF	10,847 SF	20,192 SF	28%

BUILDING PERIMETER LANDSCAPE TABLE

Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Achieve Gymnastics Center	North East Elevation (1 Tree and 5 Shrubs per 40 LF)	86 LF	3	11	11	21
	South West Elevation (1 Tree and 5 Shrubs per 40 LF)	158 LF	4	9**	20	0*
	South East Elevation (1 Tree and 5 Shrubs per 40 LF)	207 LF	6	12	26	50
	<b>Totals:</b>	451 LF	13	32	57	71

- NOTES:**  
1.) \*UDO Section 146-4.7.5 J Major Adjustment Request (see above).  
2.) \*\*Trees provided on the South West Elevation are located farther than 20' from the foundation of the building and are provided as part of the adjustment remediation.



STREET FRONTAGE BUFFER TABLE

Street Frontage Description	Length	Trees Required	Trees Provided (Deciduous)	Trees Provided (Evergreen)	Shrubs Required	Shrubs Provided	Buffer Width Required	Buffer Width Provided
E. HINSDALE AVENUE (1 Tree and 10 Shrubs / 30 LF)	437 LF	15	5	11	146	138	20 LF	15 LF*
S. GARTRELL ROAD (1 Tree and 10 Shrubs per 30 LF)	264 LF	9	6	6	88	59	20 LF	25 LF
<b>Totals:</b>		23		28	234	197		

- NOTES:**  
1.) Trees replacing shrubs: E. HINSDALE AVENUE - 1 trees for 10 shrubs.  
2.) Trees replacing shrubs: S. GARTRELL ROAD - 3 trees for 30 shrubs.  
3.) Low Hedge Incentive Feature was utilized to reduce the buffer width on E. HINSDALE AVENUE.  
4.) Minimum of 50% of all Street Frontage Buffer Trees must be Evergreen Species.

RIGHT-OF-WAY STREET TREE TABLE

Street Tree Description	Length	Trees Required	Trees Provided
E. HINSDALE AVENUE (1 Trees / 40 LF)	400 LF	10	9
S. GARTRELL ROAD (1 Trees / 40 LF)	264 LF	7	6
<b>Totals:</b>		17	15

- NOTES:**  
1.) Distances measured between tangent points, intersecting drives are excluded.  
2.) 1 tree has been excluded on E. HINSDALE AVENUE due to drive conflict.  
3.) 1 tree has been excluded on S. GARTRELL ROAD due to light pole conflicts.

NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	03/20/2020	RESPONSE TO COMMENTS
2	05/07/2020	RESPONSE TO COMMENTS
3	06/12/2020	RESPONSE TO COMMENTS

PROJ. NO.: 19066  
DATE: 12/20/2019  
DRAWN BY: JP  
CHECKED BY: JN, TK

CO

LANDSCAPE CALCULATIONS & PLANT LIST

ACHIEVE SPORTS CENTER  
GARTRELL CROSSING SUBDIVISION FILING NO. 2  
AURORA

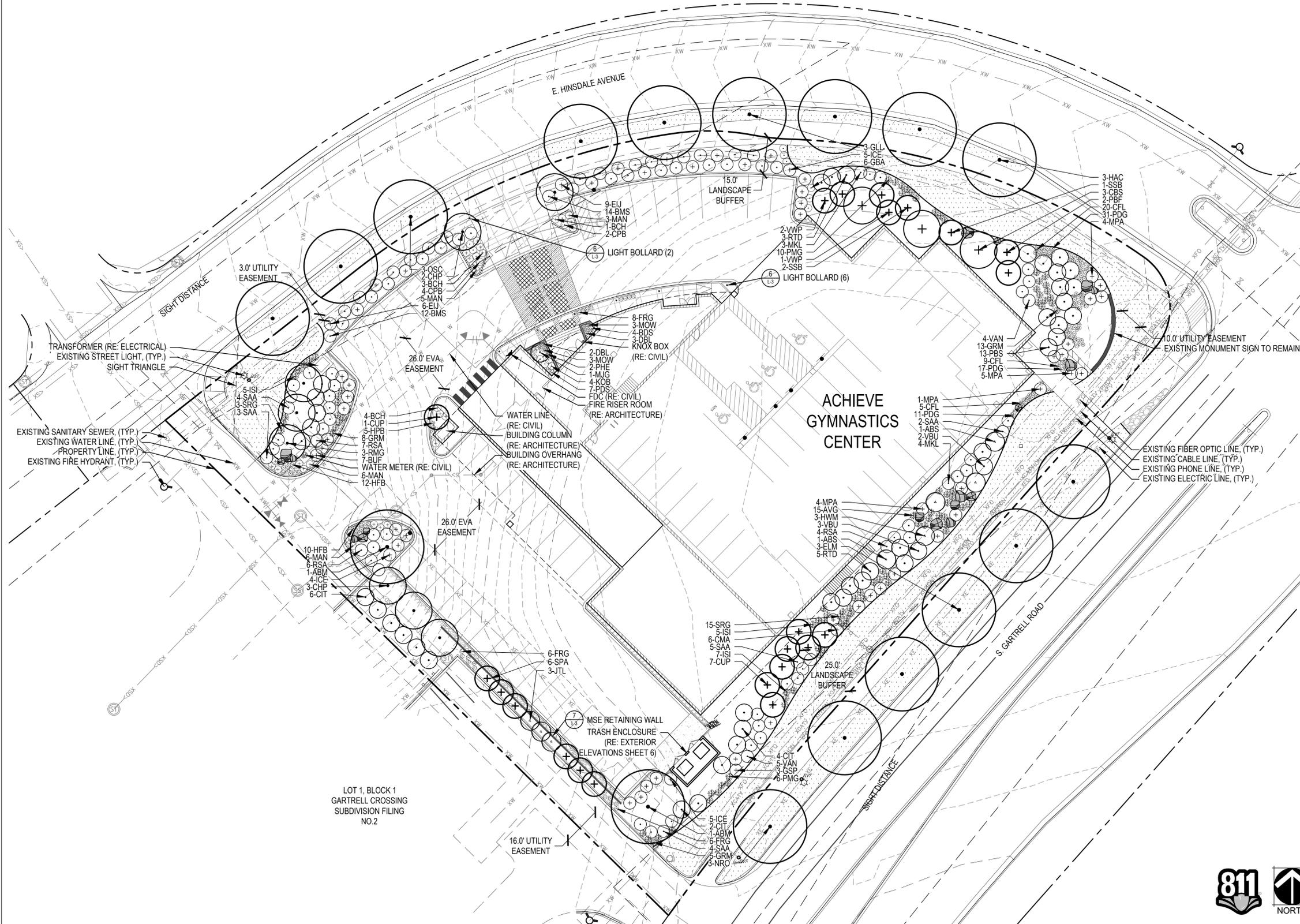
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L-7

7 OF 11

# ACHIEVE SPORTS CENTER SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 8 OF 11



## LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOD
- SHRUB BED
- COBBLE
- ENHANCED CONCRETE
- PAVERS
- EASEMENT LINE
- PROPERTY BOUNDARY
- LIMIT OF WORK
- STEEL EDGER
- LANDSCAPE BOULDERS (RE: DTL 5/L-9)
- LIGHT BOLLARD (RE: DTL 6/L-9)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL)
- FDC (RE: CIVIL)
- KNOX BOX (RE: CIVIL)
- SIGN (RE: CIVIL)



SEAL:  
**NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF PROOF CIVIL CO.

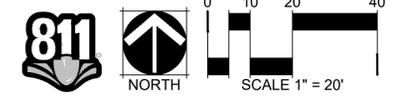
REVISIONS	
NO.	DESCRIPTION
1	03/20/2020 RESPONSE TO COMMENTS
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PROJ. NO.	DATE	DRAWN BY/TP	CHECKED BY/JN, TK
19066	12/20/2019		

LANDSCAPE PLAN  
**ACHIEVE SPORTS CENTER**  
GARTRELL CROSSING SUBDIVISION FILING NO. 2

AURORA  
DRAWING NO.

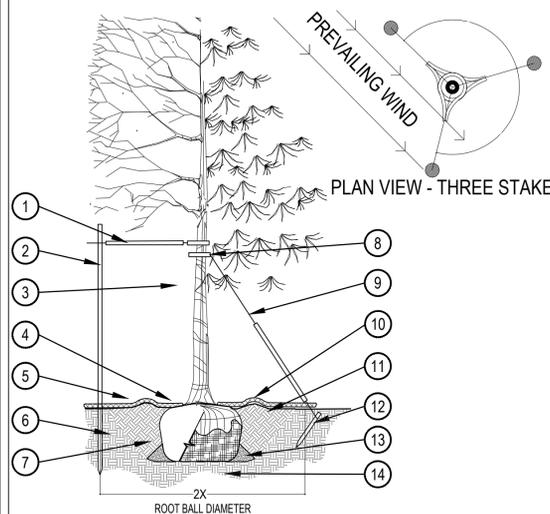
L-8  
8 OF 11



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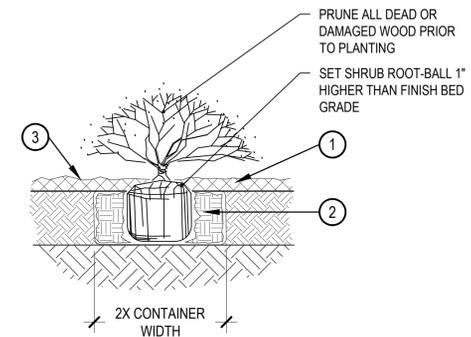
# ACHIEVE SPORTS CENTER SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 9 OF 11



- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1 1/2" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 1 1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

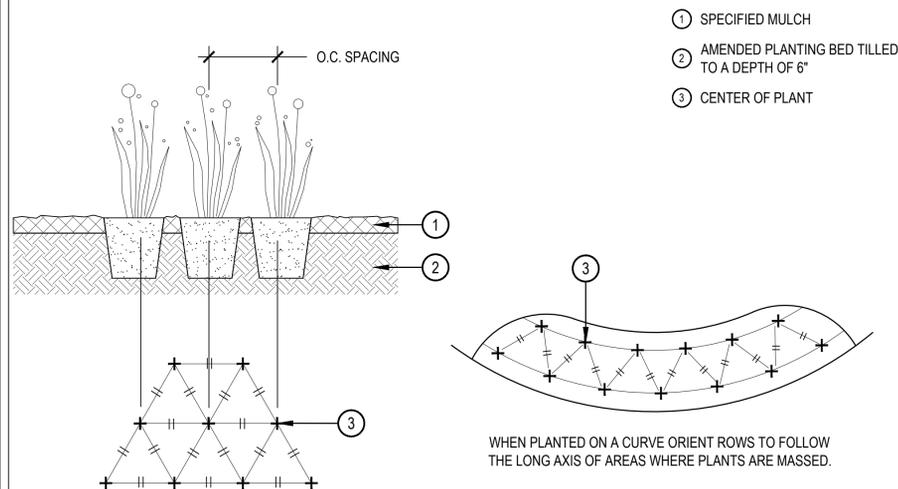


- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

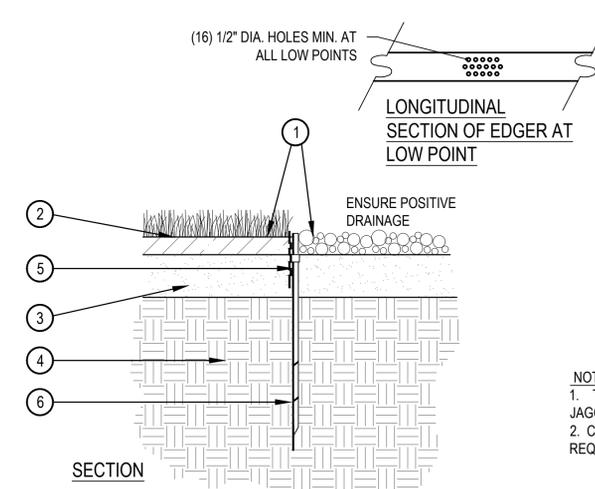
## 1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

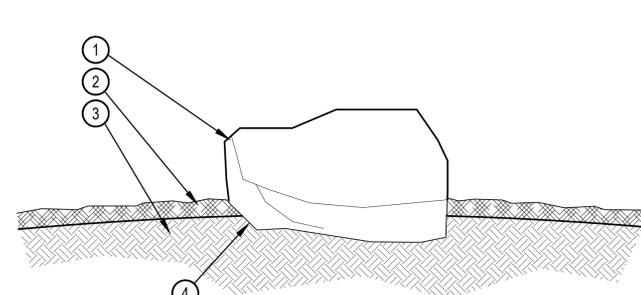


- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

## 2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

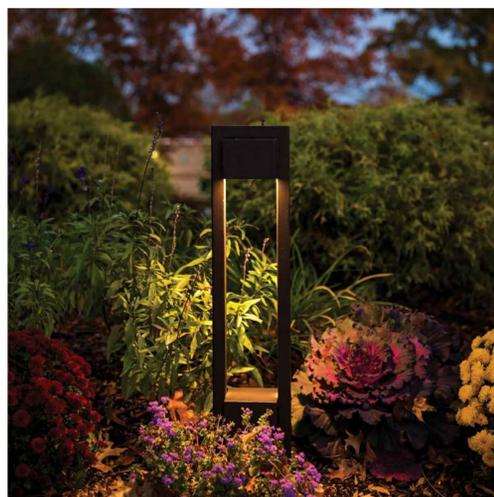


- ROUNDED BROWN GRANITE BOULDERS TO MATCH SPECIFIED TAN HORIZON COBBLE FROM PIONEER SAND. CONTRACTOR SHALL SUBMIT PHOTOS FOR APPROVAL.
- SPECIFIED MULCH, COBBLE OR CRUSHER FINES, RE: PLAN
- AMENDED TOPSOIL
- PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

- REQUIRED BOULDERS:**
- 1 1/2 TON BOULDERS
  - 1 TON BOULDERS
  - 3/4 TON BOULDERS

## 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



WAC LIGHTING  
PRODUCT: PARK LED BOLLARD  
MATERIALS: POWDER COATED ALUMINUM  
COLOR: BRONZE  
EMBEDDED MOUNT  
<http://www.wacighting.com/product/park/>

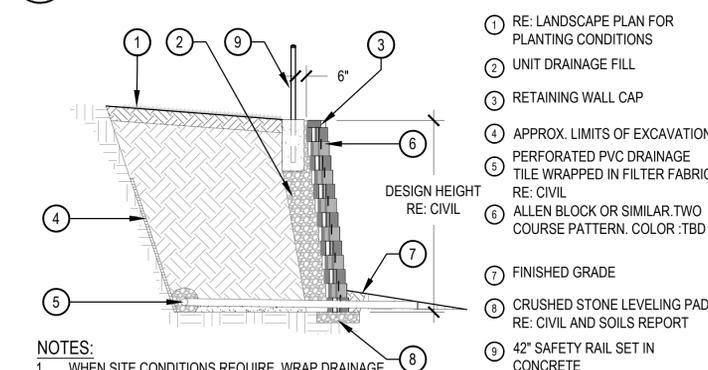
- NOTES:**
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## 6 LIGHT BOLLARD

N.T.S.

## 4 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"



- NOTES:**
- WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.
  - FINAL WALL DESIGN AND CONFIGURATION, INCLUDING REINFORCEMENT (AS REQUIRED) PER WALL MANUFACTURER/ CONTRACTOR.
  - THIS DETAIL CONVEYS DESIGN INTENT ONLY. WALL DESIGN PER WALL CONTRACTOR.

## 7 MSE RETAINING WALL

SCALE: N.T.S.

## 5 BOULDER

SCALE: 3/4" = 1'-0"

PROOF CIVIL consulting engineers  
800 W. 8th Ave | Ste. 104 | Denver, CO 80204

NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF PROOF CIVIL CO.

NO.	DATE	DESCRIPTION
1	03/20/2020	RESPONSE TO COMMENTS
2	05/07/2020	RESPONSE TO COMMENTS
3	06/12/2020	RESPONSE TO COMMENTS

PROJ. NO.: 19066  
DATE: 12/20/2019  
DRAWN BY: JP  
CHECKED BY: JN, TK

REVISIONS

LANDSCAPE DETAILS  
ACHIEVE SPORTS CENTER  
GARTRELL CROSSING SUBDIVISION FILING NO. 2

AURORA

DRAWING NO. L-9

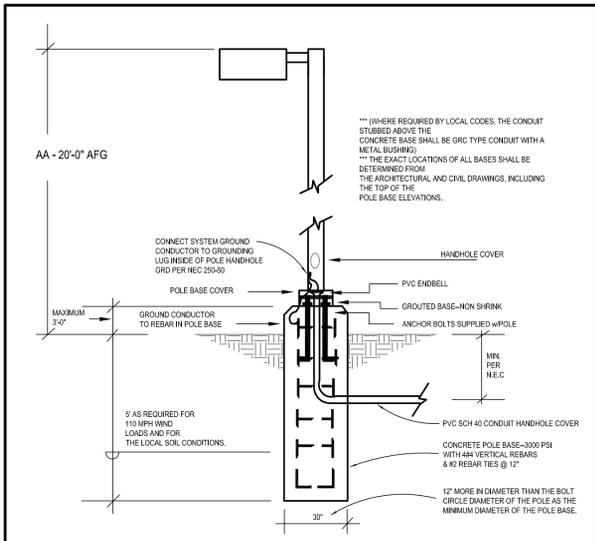
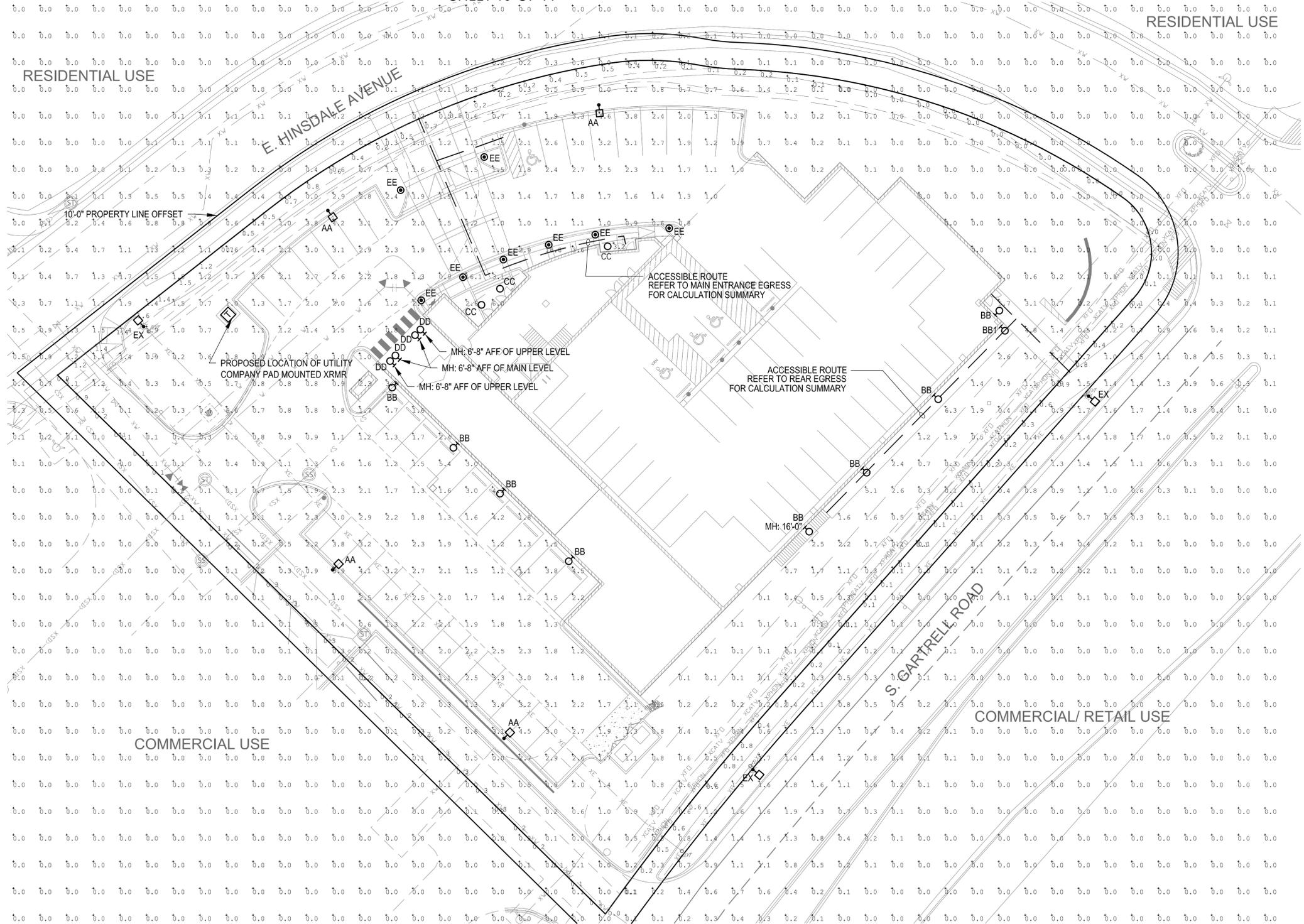
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Denver, Colorado 80204  
P. 303.892.1166  
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9 OF 11

# ACHIEVE SPORTS CENTER SITE PLAN

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 10 OF 11



**2 TYPICAL POLE BASE DETAIL**  
scale: N.T.S.

**NOTE:**  
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIST DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL CALC GRID	Illuminance	Fc	0.44	16.8	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.34	1.6	0.0	N.A.	N.A.
MAIN ENTRANCE EGRESS	Illuminance	Fc	3.14	16.8	1.0	3.14	16.80
PARKING AREA	Illuminance	Fc	1.88	4.5	0.6	3.13	7.50
REAR EGRESS	Illuminance	Fc	3.22	6.3	1.1	2.93	5.73

**1 PHOTOMETRIC SITE PLAN**  
scale: 1"=20'-0"



800 W. 8th Ave | Ste. 304 | Denver, CO 80204

NO.	DATE	DESCRIPTION
1	03/13/2020	RESPONSE TO COMMENTS
2	05/01/2020	RESPONSE TO COMMENTS
3	06/12/2020	RESPONSE TO COMMENTS

PROJ. NO.: 19066  
DATE: 12/20/2019  
DRAWN BY:  
CHECKED BY:

**ACHIEVE SPORTS CENTER**  
GARTRELL CROSSING SUBDIVISION FILING NO. 2

AURORA

DRAWING NO.

