

QUEEN OF PEACE CATHOLIC PARISH
 LOT 1, BLOCK 13, AURORA HILLS, FILING NO. 9,
 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
 RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.

MAJOR SITE PLAN AMENDMENT

DEVELOPMENT TEAM CONTACTS:

OWNER / DEVELOPER

ARCHDIOCESE OF DENVER
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 DENVER, COLORADO 80210
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 CONTACT: DENNIS HABERKORN
 EMAIL: dennis.haberkorn@queenofpeace.net

SURVEYOR

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 E-MAIL: cjuliana@precision-survey.com

ARCHITECT

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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 CONTACT: JOSEPH WILSON, RLA, CID
 E-MAIL: joe@sterlingdesignassociates.com

VICINITY MAP



LEGAL DESCRIPTION

LOT ONE BLOCK 13, AURORA HILLS, FILING NO. 9, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO - RECEPTION NO. 933522 RECORDED ON OCTOBER 16, 1964.

PROJECT NOTE

THE FOLLOWING MAJOR SITE PLAN AMENDMENT IS A SUPPLEMENTAL PROJECT SUBMITTAL TO THE APPROVED SITE DEVELOPMENT PLAN DATED 06/02/1998. ALL REFERENCES TO THE "PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN" SHALL REFERENCE THIS 06/02/1998 SET.

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 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 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.
- 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, 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, SUCH AS BAY WINDOWS, FIREPLACES, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS REQUIRED TO INSTALL STOP SIGNS AND STREET NAME SIGNS AT THE SITE ACCESS POINTS ONTO PUBLIC STREETS. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.

SHEET INDEX:

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- TREE PROTECTION & MITIGATION PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- BUILDING ELEVATIONS

SITE DATA CHART

	EXISTING CONDITIONS	PROPOSED CONDITIONS
OVERALL LAND AREA	8.02 ACRES (349,463 SF)	-
NUMBER OF BUILDINGS	1	-
BUILDING HEIGHT	47'-9"***	97'-7" (HT. OF TALLEST PROPOSED ARCHITECTURAL ELEMENT)**
HT. OF TALLEST PROPOSED ARCHITECTURAL ELEMENT	97'-7"***	-
CONSTRUCTION TYPE	-	VB "2015 IBC"
OCCUPANCY CLASSIFICATION	-	A3 "2015 IBC"
TOTAL BUILDING COVERAGE AND GFA (FIRST FLOOR)	EX. BUILDING = 25,940 SF	BLDG EXPANSION= 21,343 SF = 0.13 FAR (14%)
HARD SURFACE AREA	-	176,003 SF (50%)
LANDSCAPE AREA	-	126,177 SF (36%)
PRESENT ZONING CLASSIFICATION	R-1	-
ALLOWABLE SIGN AREA	EXISTING TO REMAIN	(2) FREESTANDING SIGNS. BOTH SIGNS ARE 53" X 53".
NUMBER OF SIGNS	2 (EXISTING TO REMAIN)	0
PARKING SPACES	345 (1,378 CHURCH SEATING)	362 EXISTING TO REMAIN
ACCESSIBLE SPACES	8 SPACES	19 COMPLIANT SPACES + 22 SPACES RESERVED FOR HC PARKING
VAN ACCESSIBLE SPACES	-	1 SPACE
LOADING SPACES REQUIRED	-	1 EXISTING TO REMAIN
BICYCLE PARKING REQUIRED	10 SPACES REQUIRED	10 SPACES PROVIDED

NOTE: "0'-0" IS THE BASELINE FOR ELEVATION MEASUREMENT.



PRELIMINARY
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STERLING DESIGN ASSOCIATES, LLC		
ISSUES & REVISIONS		
NO: 1	DATE: 05/02/2019	BY: JLW
DESCRIPTION: FIRST MSPA RE-SUBMITTAL		
NO: 2	DATE: 06/14/2019	BY: JLW
DESCRIPTION: SECOND MSPA TECHNICAL SUBMITTAL		
NO: 3	DATE: 07/24/2019	BY: JLW
DESCRIPTION: THIRD MSPA TECHNICAL SUBMITTAL #2		
NO: 4	DATE: -	BY: -
DESCRIPTION: -		
NO: 5	DATE: -	BY: -
DESCRIPTION: -		
NO: 6	DATE: -	BY: -
DESCRIPTION: -		
DATE: FEBRUARY 2019	SCALE: -	
PROJECT MANAGER: JLW	PROJECT NO: -	
DRAWN BY: JLW	DRAWING FILE: -	

PROJECT:
QUEEN OF PEACE CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012

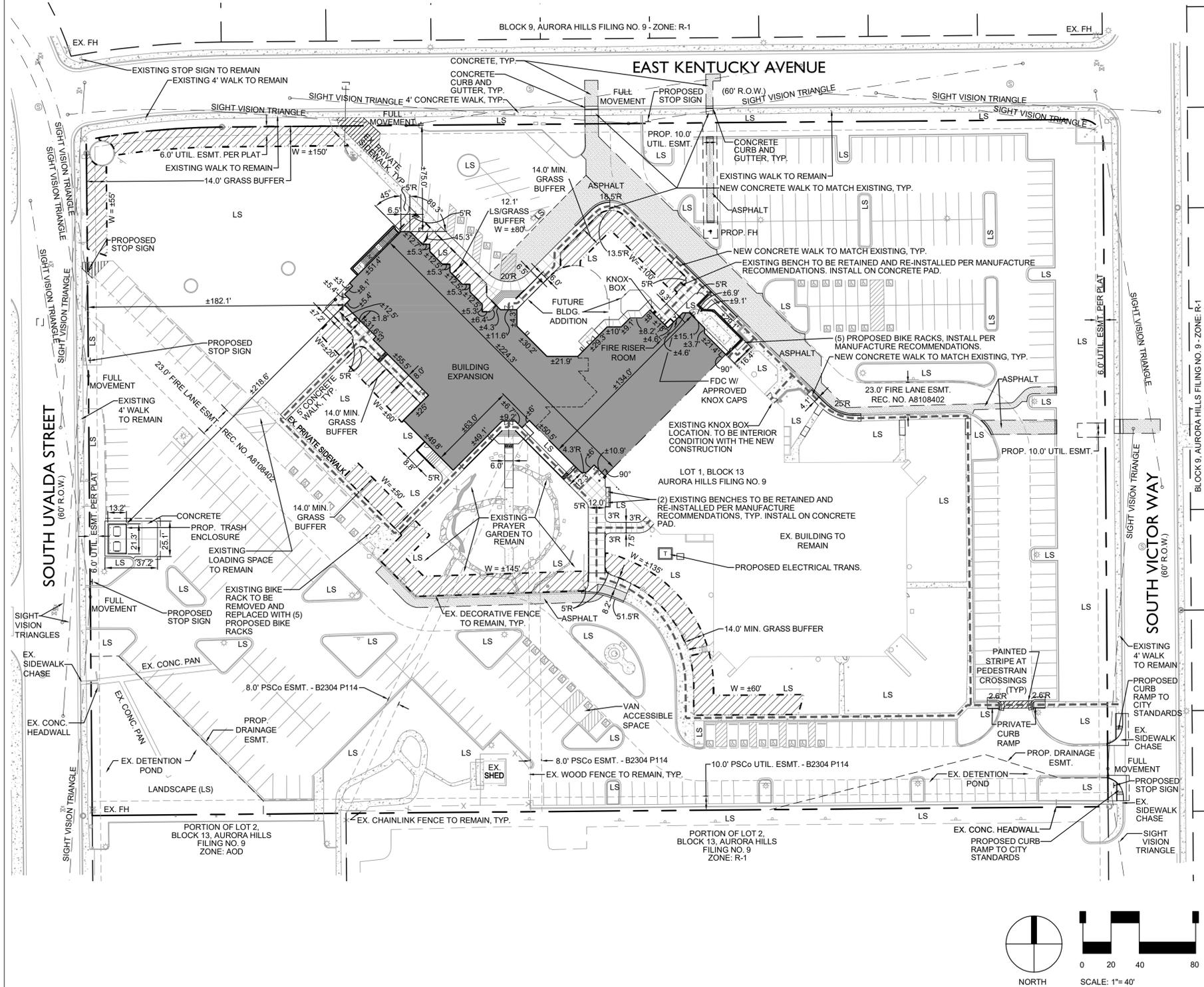
CLIENT:
 ARCHDIOCESE OF DENVER
 1300 S STEELE STREET
 DENVER, CO 80210

TEL: (303) 722-4687

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 8

QUEEN OF PEACE CATHOLIC PARISH
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 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
 RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.
MAJOR SITE PLAN AMENDMENT



LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONCRETE
	EXISTING BUILDING
	EXISTING CURB & GUTTER
	CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	EXISTING FENCE
	SAWCUT LINE
	LANDSCAPE AREA
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING CABLE TV PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING STREET LIGHTPOLE
	EXISTING LANDSCAPE LIGHT
	EXISTING SIGN
	EXISTING BOLLARD/POST
	FOUND PROPERTY CORNER
	ACCESSIBLE ROUTE
	BUILDING EXPANSION LIMITS LINE
	GRASS BUFFER

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NO. 6	DATE: - BY: -
DESCRIPTION: -	
DATE: FEBRUARY 2019	SCALE: 1"=30'
PROJECT MANAGER: JLW	PROJECT NO.:
DRAWN BY: JLW	DRAWING FILE:

GENERAL NOTES

- REFER TO COVER SHEET FOR ADDITIONAL PROJECT GENERAL NOTES.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, STAIRS, PRECISE BUILDING DIMENSIONS, AND BUILDING ENTRANCES.
- ALL PROPOSED SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS, IF APPLICABLE.
- ALL SITE LIGHTING IS EXISTING TO REMAIN UNLESS INDICATED ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL INSTALLATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO LOCATION, TYPE, SIZE AND MATERIAL OF WIRING, CONDUIT, TRENCH, AND CONNECTION POINTS FOR LIGHTING, SITE SIGNAGE, AND OTHER SITE IMPROVEMENTS.
- ALL RADIUS DIMENSIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH CONSTRUCTION MANAGER, IF APPLICABLE.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006.2 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT 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 (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

PROJECT:
QUEEN OF PEACE CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012

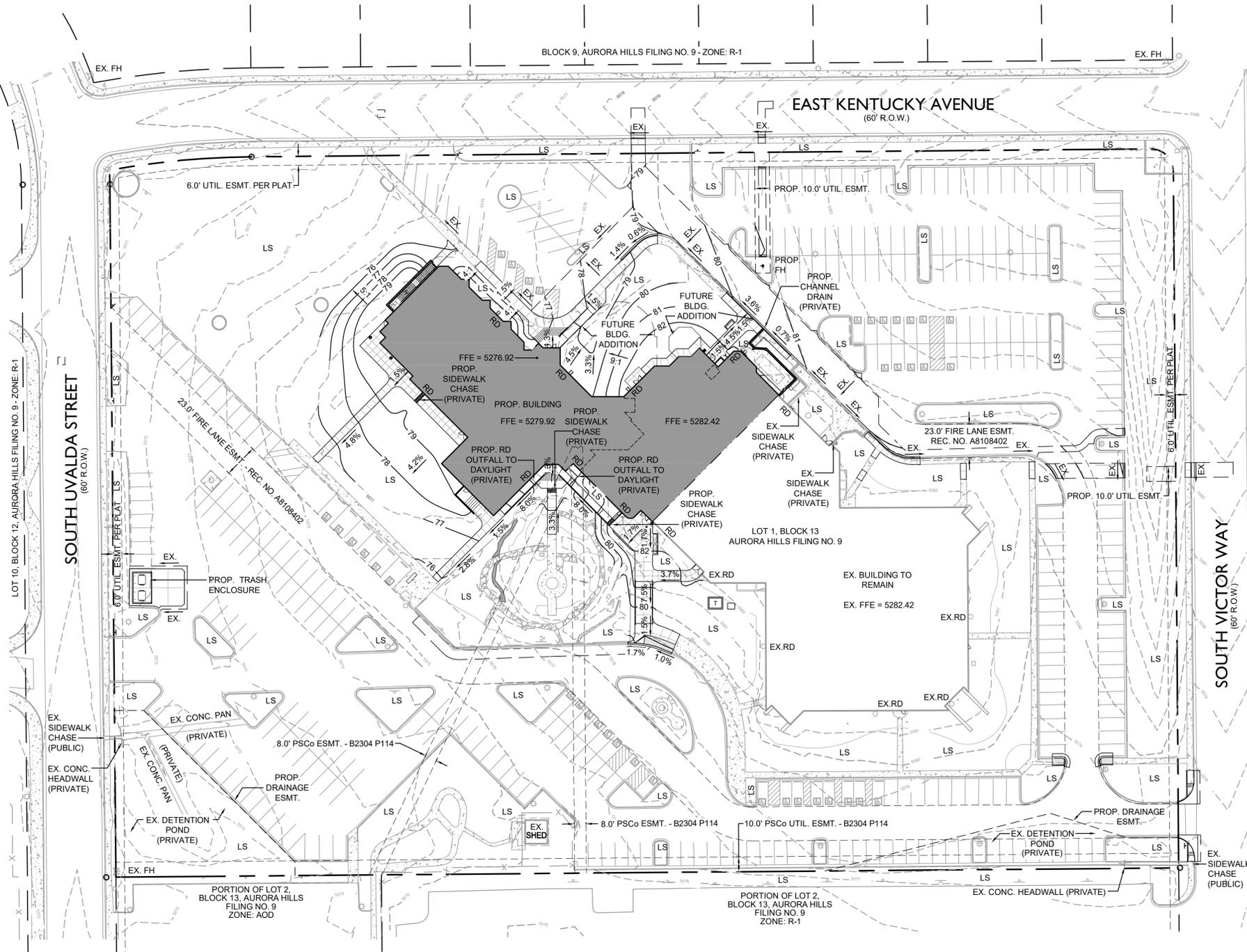
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 DENVER, CO 80210

TEL: (303) 722-4687

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2 OF 8

QUEEN OF PEACE CATHOLIC PARISH
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MAJOR SITE PLAN AMENDMENT



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	EXISTING CONCRETE
	EXISTING BUILDING
	EXISTING CURB & GUTTER
	CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	LANDSCAPE AREA
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING CABLE TV PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING STREET LIGHTPOLE
	EXISTING LANDSCAPE LIGHT
	EXISTING SIGN
	EXISTING BOLLARD/POST
	FOUND PROPERTY CORNER
	BUILDING EXPANSION LIMITS LINE

Sterling Design Associates, llc
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DATE:	SCALE:
FEBRUARY 2019	1"=20'
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JLW	-
DRAWN BY:	DRAWING FILE:
CL	-

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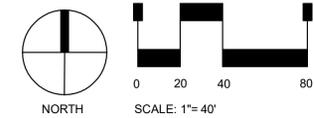
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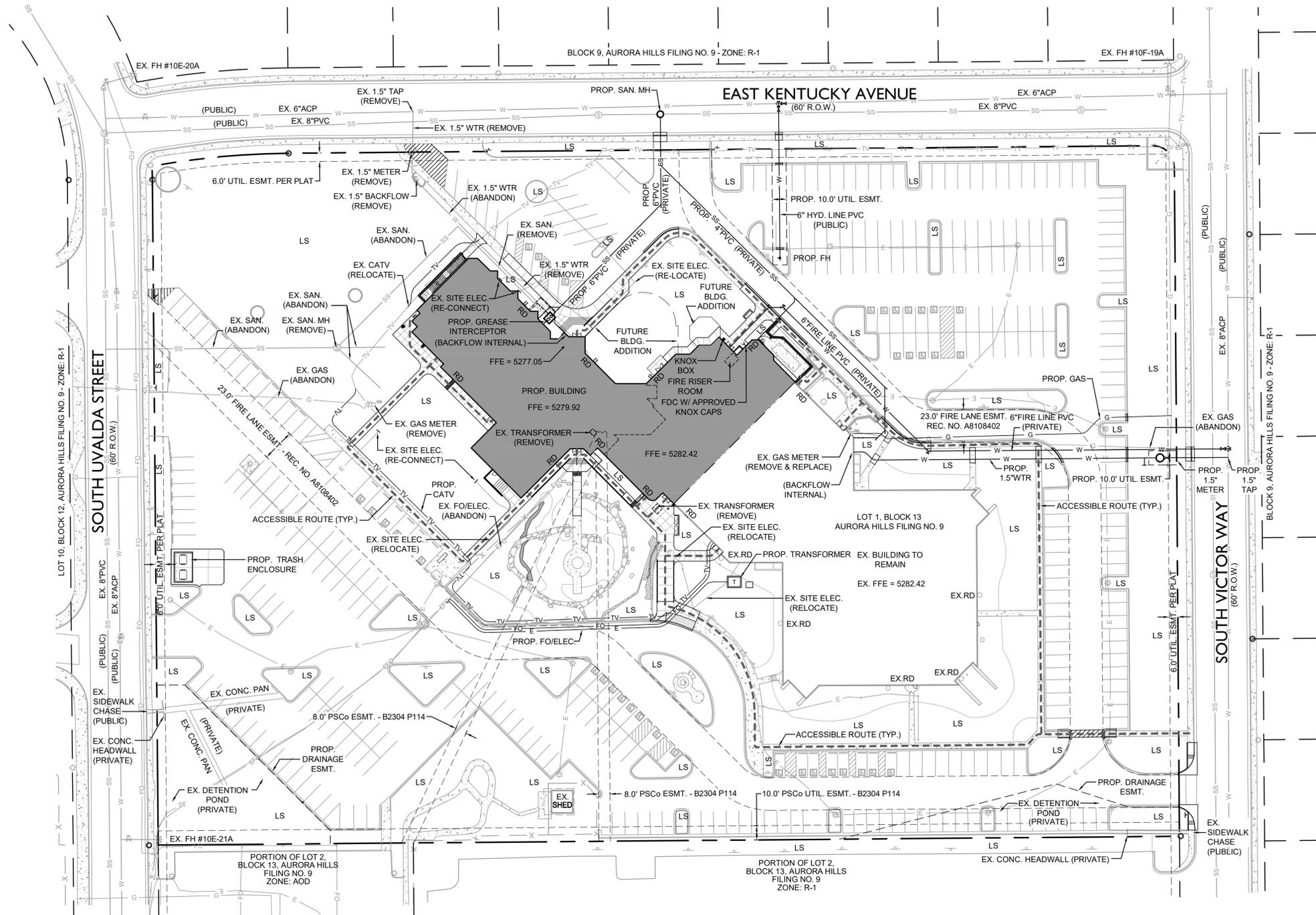
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

3 OF 8



QUEEN OF PEACE CATHOLIC PARISH
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	ADJACENT LOT LINE
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	PROPOSED EASEMENT
	EXISTING CONCRETE
	EXISTING BUILDING
	EXISTING CURB & GUTTER
	EXISTING PARKING STRIPING
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	EXISTING FENCE
	LANDSCAPE AREA
	EXISTING ELECTRIC LINE
	PROPOSED ELECTRIC LINE
	EXISTING TELEPHONE LINE
	PROPOSED TELEPHONE LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED FIBER OPTIC LINE
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING ELECTRIC HANDHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING GAS METER
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING CABLE TV PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING STREET LIGHTPOLE
	EXISTING LANDSCAPE LIGHT
	EXISTING SIGN
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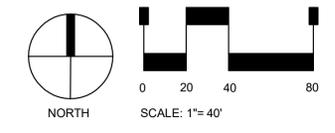
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DATE: **FEBRUARY 2019** SCALE: **1"=20'**
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 DRAWN BY: **CL** DRAWING FILE:

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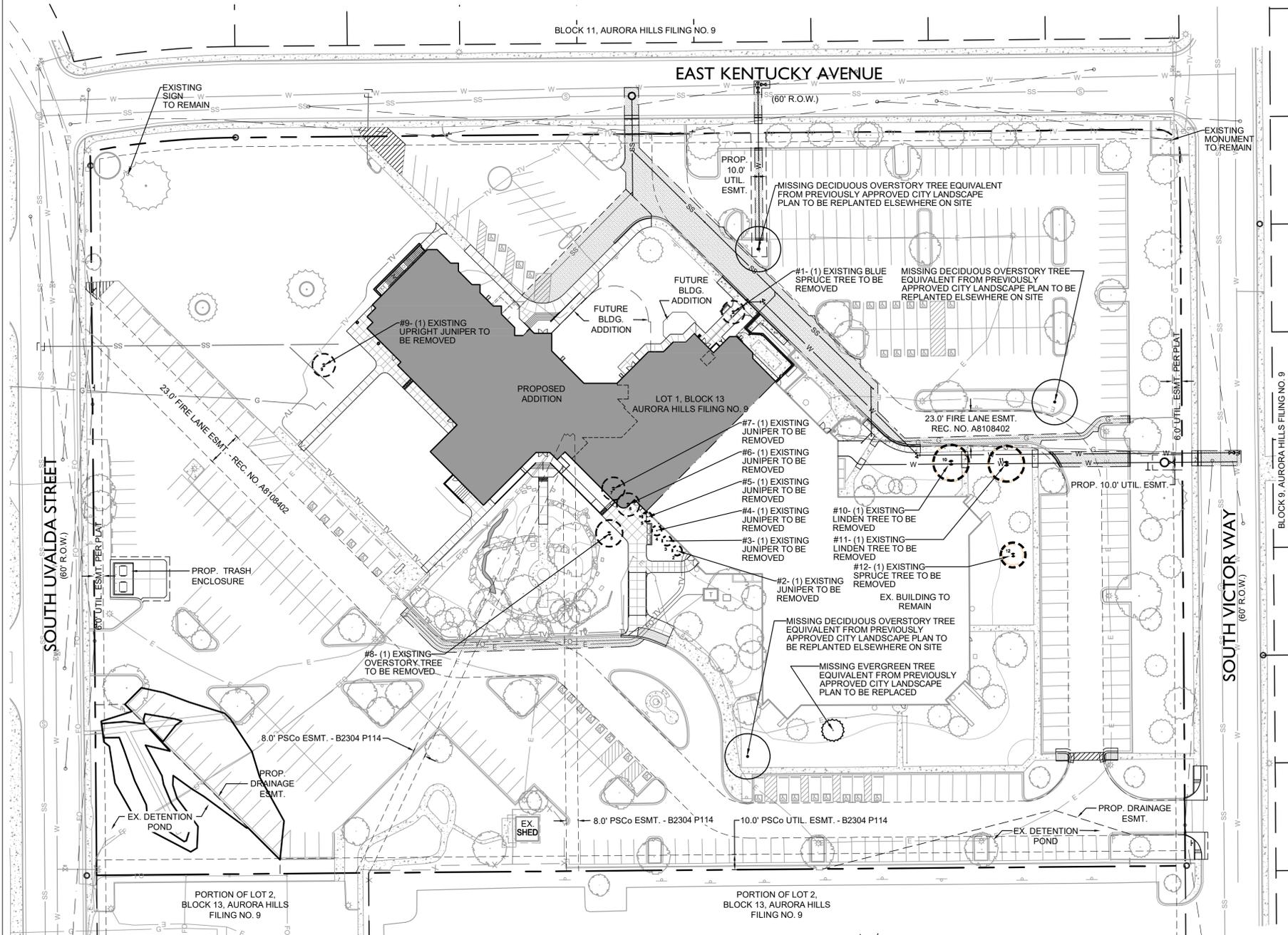
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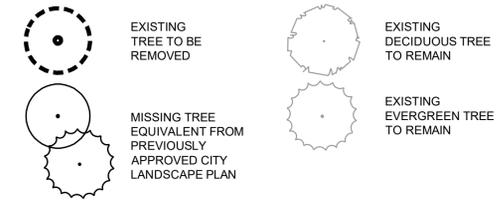
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
4 OF 8

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LEGEND



TREE INVENTORY DATA

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	INCHES REQUIRING REPLACEMENT
1	BLUE SPRUCE EVERGREEN TREE	12"	\$872.97	-	5"
2	JUNIPER	4"	\$99.54	-	2"
3	JUNIPER	4"	\$99.54	-	2"
4	JUNIPER	4"	\$99.54	-	2"
5	JUNIPER	5"	\$146.25	-	2"
6	JUNIPER	5"	\$146.25	-	2"
7	JUNIPER	5"	\$146.25	-	2"
8	CRABAPPLE	22"	\$4,063.53	-	9"
9	JUNIPER	6"	\$203.34	-	2"
10	LINDEN	11"	\$1,104.82	-	4"
11	LINDEN	11"	\$1,104.82	-	4"
12	BLUE SPRUCE EVERGREEN TREE	10"	\$611.99	-	4"
Total		99"	\$8,698.83		40"

NOTE: MINIMUM 36" IS REQUIRED FOR PLANTING BACK ONTO THE SITE.

TREE MITIGATION TABLE

QTY	COMMON/BOTANICAL NAME	MINIMUM SIZE PER CODE	PROPOSED SIZE	MITIGATION INCHES EACH	TOTAL MITIGATION INCHES
1	NORTHERN RED OAK <i>Quercus rubra</i>	2.5"	3.0"	0.5"	0.5"
3	GREENSPIRE LINDEN <i>Lilja cordata 'greenspire'</i>	2.5"	3.0"	0.5"	1.5"
4	*ESPRESSO* KENTUCKY COFFEETREE <i>Gymnocladus dioica 'Espresso'</i>	ABOVE REQUIRED	3.0"	3.0"	12.0"
3	AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlancheier x grandiflora 'Autumn Brilliance'</i>	2.0"	3.0"	1.0"	3.0"
3	CANADA RED CHOKECHERRY <i>Prunus virginiana 'shubert'</i>	2.0"	3.0"	1.0"	3.0"
2	COLORADO BLUE SPRUCE <i>Picea pungens var. glauca</i>	6"	10"	2.0"	4.0"
2	COLORADO BLUE SPRUCE <i>Picea pungens var. glauca</i>	ABOVE REQUIRED	10"	3.0"	6.0"
8	BAKERI SPRUCE <i>Picea pungens 'Bakeri'</i>	6"	8"	1.0"	8.0"
2	PONDEROSA PINE <i>Pinus ponderosa</i>	6"	10"	2.0"	4.0"
Total:					42"

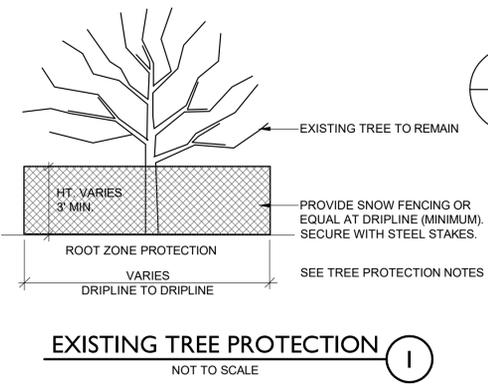
NOTE:
 1) THE TOTAL 'TO BE REMOVED' DIAMETER INCHES REQUIRING MITIGATION EQUALS 40 INCHES. REFER TO THE LANDSCAPE PLAN FOR LOCATION OF TREES PROPOSED FOR REPLACEMENT OF CALIPER INCHES LOST. PER THE TREE MITIGATION TABLE ABOVE, ALL PROPOSED TREES HAVE BEEN INCREASED IN SIZE OVER THE MINIMUMS REQUIRED BY CODE TO SATISFY MITIGATION INCHES.
 2) A TOTAL OF 0 CALIPER INCHES REMAINS FOR MITIGATION. AMOUNT OF CASH PAYMENT TO THE TREE PLANTING FUND IS TO BE DETERMINED BY THE CITY OF AURORA FORESTRY DIVISION.

CITY 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 'T' 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.

TREE PROTECTION NOTES

- USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE JURISDICTION MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
- UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.



EXISTING TREE PROTECTION

NOT TO SCALE

Sterling Design Associates, llc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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PREPARED UNDER THE DIRECT SUPERVISION OF
 JOSEPH L. WILSON, P.L.A. C.I.D.
 COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF
 STERLING DESIGN ASSOCIATES, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS

NO. 1	DATE: 05/02/2019	BY: JLW
DESCRIPTION:	FIRST MSPA RE-SUBMITTAL	
NO. 2	DATE: 06/14/2019	BY: JLW
DESCRIPTION:	SECOND MSPA TECHNICAL SUBMITTAL	
NO. 3	DATE: 07/24/2019	BY: JLW
DESCRIPTION:	THIRD MSPA TECHNICAL SUBMITTAL #2	
NO. 4	DATE: -	BY: -
DESCRIPTION:	-	
NO. 5	DATE: -	BY: -
DESCRIPTION:	-	
NO. 6	DATE: -	BY: -
DESCRIPTION:	-	

DATE: **FEBRUARY 2019** SCALE: **1"=30'**

PROJECT MANAGER: **JLW** PROJECT NO.:

DRAWN BY: **JLW** DRAWING FILE:

PROJECT:

QUEEN OF PEACE CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012

CLIENT:
 ARCHDIOCESE OF DENVER
 1300 S STEELE STREET
 DENVER, CO 80210

TEL: (303) 722-4687

SHEET TITLE:
TREE PROTECTION AND MITIGATION PLAN

SHEET NUMBER:

5 OF 8

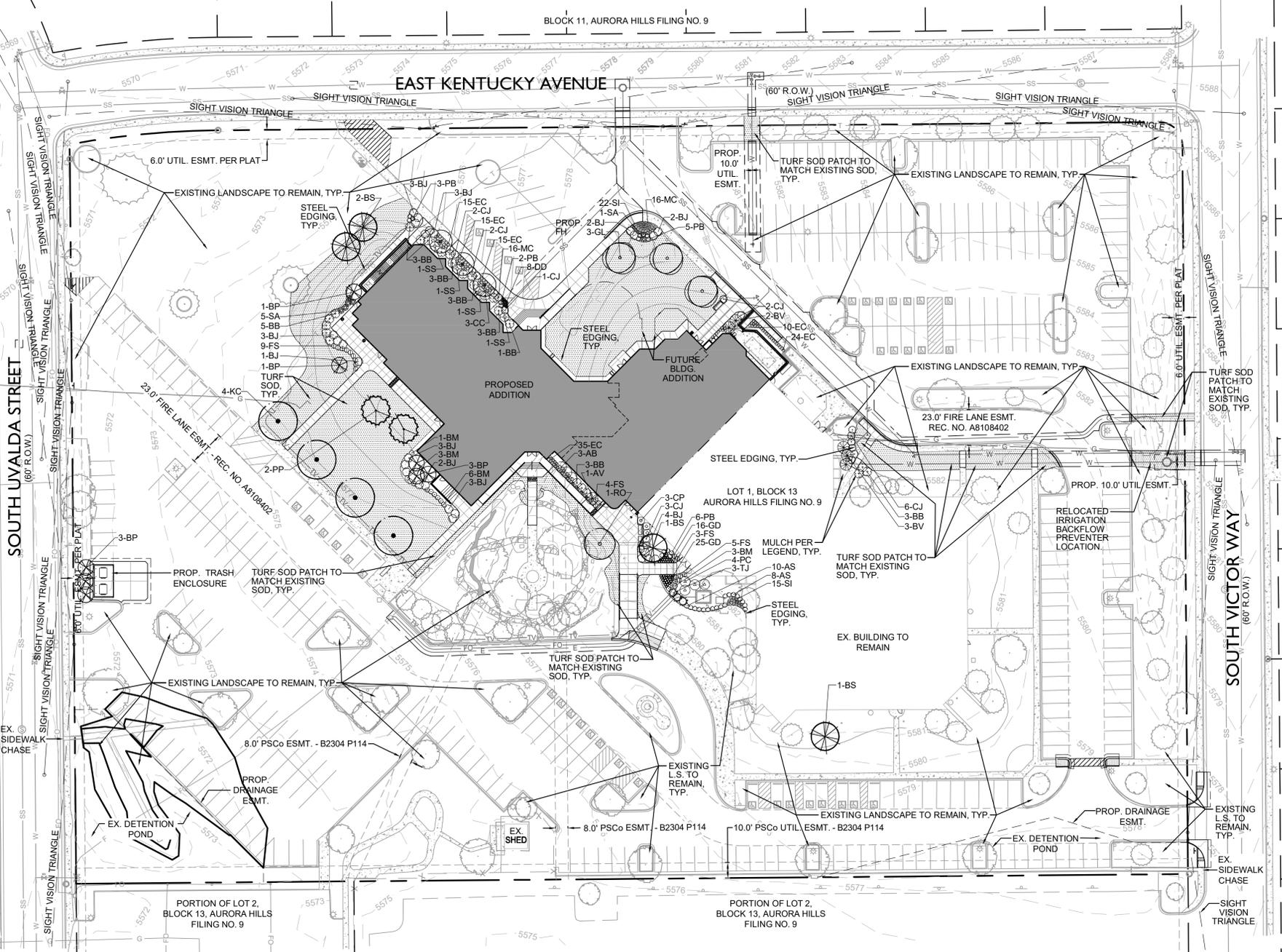
LANDSCAPE DATA (CITY OF AURORA)

LANDSCAPE AREA TABLE (DISTURBED AREAS ONLY)		
AREA TYPE	ZONE (WATER USAGE)	SQUARE FEET
COOL SEASON GRASS/SOD	MODERATE	659 SF (OUTSIDE LOT: 1,906 SF)
MULCHED PLANTING BEDS	LOW	8,659 SF (OUTSIDE LOT: 1,272 SF)

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION			
ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED	TREES PROVIDED (1 TREE EQUIVALENT PER 40 LF)
NORTH (N)	411'	11	6 TREES* + 33 SHRUBS + 87 PERN
WEST (W)	80'	2	1 TREES* + 12 SHRUBS
SOUTH (S)	316'	8	8 TREES* + 43 SHRUBS + 35 PERN

*REQUIRED TREES WERE CONVERTED TO SHRUB EQUIVALENTS @ 10 SHRUBS PER TREE OR PERENNIAL EQUIVALENTS @ 30 PERENNIALS PER TREE

QUEEN OF PEACE CATHOLIC PARISH
 LOT 1, BLOCK 13, AURORA HILLS, FILING NO. 9,
 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
 RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.
MAJOR SITE PLAN AMENDMENT



PLANT LIST

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDRO ZONE	REMARKS
OVERSTORY TREES							
1	RO		NORTHERN RED OAK <i>Quercus rubra</i>	3.0" CAL.	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
3	GL		GREENSPIRE LINDEN <i>Tilia cordata 'greenspire'</i>	3.0" CAL.	40' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
4	KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica 'Espresso'</i>	3.0" CAL.	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
3	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlancheier x grandiflora 'Autumn Brilliance'</i>	3.0" CAL.	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
3	CC		CANADA RED CHOKECHERRY <i>Prunus virginiana 'shubert'</i>	3.0" CAL.	25' X 20'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
4	BS		COLORADO BLUE SPRUCE <i>Picea pungens var. glauca</i>	10' HT.	60' X 30'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
8	BP		BAKERI SPRUCE <i>Picea pungens 'Bakeri'</i>	10' HT.	30' X 10'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
2	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	10' HT.	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
4	SS		RED TWIG DOGWOOD <i>Cornus sericea</i>	#5 (18"-24" HT.)	6' X 6'	MEDIUM	SPACING PER PLAN FULL FORM
16	PB		CRIMSON PYGMY BARBERRY <i>Berberis thunbergii 'Atropurpurea Nana'</i>	#5 (12"-15" HT.)	2' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
13	BM		BLUE MIST SPIREA <i>Caryopteris x dandonensis</i>	#5 (18"-24" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
21	FS		GOLD FLAME SPIREA <i>Spiraea japonica 'Goldflame'</i>	#5 (12"-15" HT.)	3' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
19	BB		DWARF BURNING BUSH <i>Euonymus alatus 'Compactus'</i>	#5 (18"-24" HT.)	6' X 6'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
23	AS		ANTHONY WATERER SPIREA <i>Spiraea bumalda 'Anthony waterer'</i>	#5 (15"-18" HT.)	3' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
3	CP		CISTENA PLUM <i>Prunus cistena</i>	#5 (18"-24" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
4	PC		PEKING COTONEASTER <i>Cotoneaster acutifolia</i>	#5 (18"-24" HT.)	6' X 7'	LOW	SPACING PER PLAN FULL FORM
6	SA		SNOWMOUND SPIREA <i>Spiraea nipponica 'Snowmound'</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
1	AV		ARROWWOOD VIBURNUM <i>Viburnum dentatum</i>	#5 (18"-24" HT.)	10' X 8'	MED	SPACING PER PLAN FULL FORM
5	BV		BURKWOOD VIBURNUM <i>Viburnum x burkwoodii</i>	#5 (18"-24" HT.)	6' X 8'	MED	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
18	CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
3	TJ		TAMMY JUNIPER <i>Juniperus sabina 'Tamariscifolia'</i>	#5 (24" MIN. SPD.)	3' X 6'	LOW	SPACING PER PLAN FULL FORM
26	BJ		BUFFALO JUNIPER <i>Juniperus sabina 'Buffalo'</i>	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
37	SI		SIBERIAN IRIS <i>Iris sibirica 'Ruffled velvet'</i>	#1	3' X 2'	LOW	SPACING PER PLAN FULL FORM
114	EC		EUONYMUS COLORATUS <i>Euonymus fortunei 'Coloratus'</i>	#1	1' X 2'	MED	SPACING PER PLAN FULL FORM
41	GD		BASKET OF GOLD <i>Alyssum saxatile</i>	#1	0.75' X 1'	LOW	SPACING PER PLAN FULL FORM
16	MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata 'Moonbeam'</i>	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
8	DD		STELLA D'ORO DAYLILY <i>Hemerocallis 'Stella De Oro'</i>	#1	2' X 1.5'	LOW	SPACING PER PLAN FULL FORM
TURF SOD / NATIVE SEED							
20,739 SF			TALL FESCUE & BLUEGRASS (90/10 MIX) SOD (TO MATCH EXISTING)			GRASS SOD	SEE L.S. NOTES
MULCH							
			COLOR/MATERIAL: AREA: TYPE:				-ROCK MULCH / WOOD MULCH -5,918 SF -ALL SHRUB BEDS ARE TO BE MULCHED WITH 4" DEPTH, 1-1/2" X 3" RIVER ROCK COBBLE MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). ALL GROUND COVER BEDS ARE TO BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. SEE LANDSCAPE NOTES.
							ROLLED TOP STEEL EDGING - 342 LF

ADDITIONAL TREES FOR TREE MITIGATION



CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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NO.	DATE	DESCRIPTION	BY
NO. 1	DATE: 05/02/2019	DESCRIPTION: FIRST MSPA RE-SUBMITTAL	BY: JLW
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NO. 4	DATE: -	DESCRIPTION: -	BY: -
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NO. 6	DATE: -	DESCRIPTION: -	BY: -

DATE	SCALE
FEBRUARY 2019	1"=30'
PROJECT MANAGER: JLW	PROJECT NO.:
DRAWN BY: JLW	DRAWING FILE:

PROJECT:
QUEEN OF PEACE CATHOLIC PARISH
 13120 EAST KENTUCKY AVENUE
 AURORA, CO 80012

CLIENT:
 ARCHDIOCESE OF DENVER
 1300 S STEELE STREET
 DENVER, CO 80210
 TEL: (303) 722-4687

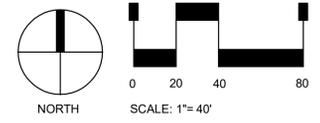
SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
6 OF 8

CITY STANDARD LANDSCAPE NOTES

- REFER TO LANDSCAPE DETAIL SHEET FOR ADDITIONAL LANDSCAPE NOTES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'.
- THE FINAL LANDSCAPE PLAN SHALL COMPLY WITH THE APPROVED PRELIMINARY LANDSCAPE PLAN.
- THE LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
- SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 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 THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF FIVE FEET (5').
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



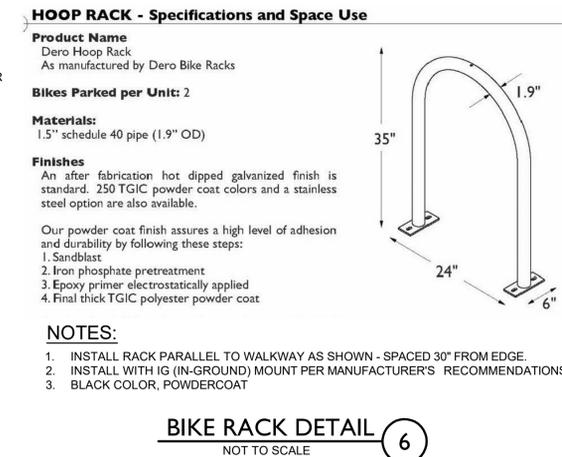
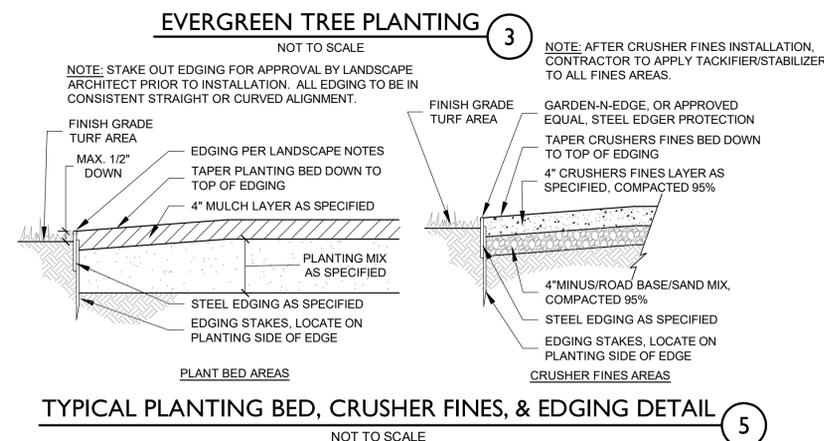
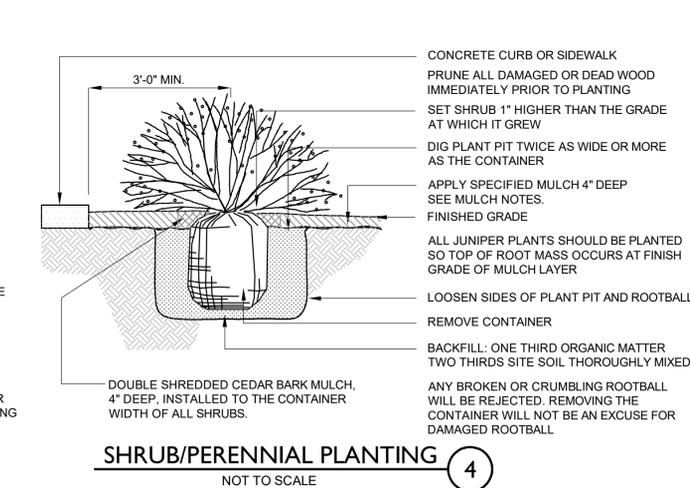
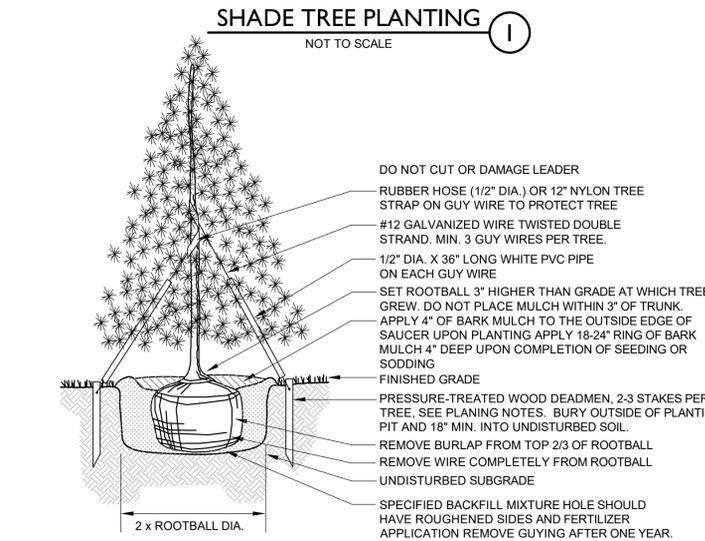
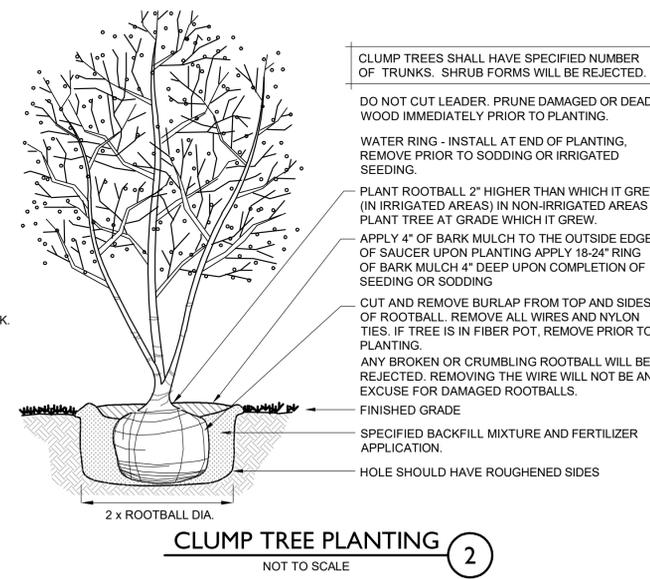
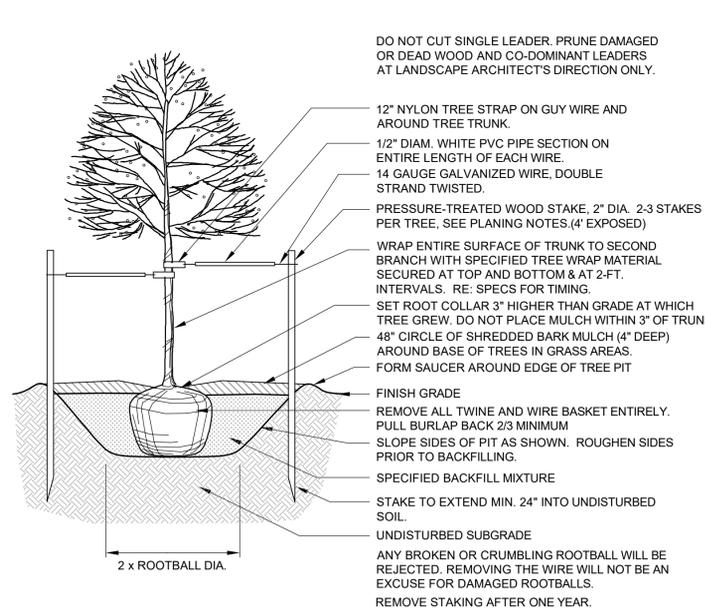
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



QUEEN OF PEACE CATHOLIC PARISH
 LOT 1, BLOCK 13, AURORA HILLS, FILING NO. 9,
 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
 RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.
MAJOR SITE PLAN AMENDMENT



STANDARD LANDSCAPE NOTES

(THE "THE CITY OF AURORA LANDSCAPE ORDINANCE / REFERENCE MANUAL" SHALL TAKE PRECEDENCE OVER THE "STANDARD LANDSCAPE NOTES" BELOW)

- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE 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 THE ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE. ALL SHRUB BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION.
- COORDINATION:
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- SOIL PREPARATION:
AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT. AMENDMENT SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED TO HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- PLANTING:
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- MULCH:
AFTER ALL PLANTING IS COMPLETE, INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. TREE INSTALLATION/RING SHALL REFERENCE INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED (SUBMIT SAMPLES). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- LIGHTING:
FREESTANDING LIGHTS AS SHOWN ON THIS PLAN WILL BE EXISTING TO REMAIN.
- 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10. WITHIN ANY SIGHT TRIANGLE AREA NO VEGETATION SHALL BE PLACED THAT WILL OBSTRUCT OR OBSCURE SIGHT VISIBILITY BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TREE BRANCHES WITHIN THE SIGHT TRIANGLE AREA ARE TO BE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE.
- THE WALKS AND PLAZAS SHALL BE CONCRETE UNLESS OTHERWISE NOTED ON THE SITE PLAN. ALL PARKING AND VEHICULAR DRIVE AREAS ARE TO BE PAVED WITH ASPHALT, UNLESS OTHERWISE NOTED ON THE SITE PLAN.

Sterling Design Associates, LLC
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 JOSEPH L. WILSON, P.L.A. C.D.
 COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF
 STERLING DESIGN ASSOCIATES, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 05/02/2019	BY: JLW
DESCRIPTION: FIRST MSPA RE-SUBMITTAL		
NO. 2	DATE: 06/14/2019	BY: JLW
DESCRIPTION: SECOND MSPA TECHNICAL SUBMITTAL		
NO. 3	DATE: 07/24/2019	BY: JLW
DESCRIPTION: THIRD MSPA TECHNICAL SUBMITTAL #2		
NO. 4	DATE: -	BY: -
DESCRIPTION: -		
NO. 5	DATE: -	BY: -
DESCRIPTION: -		
NO. 6	DATE: -	BY: -
DESCRIPTION: -		

DATE:	SCALE:
FEBRUARY 2019	-
PROJECT MANAGER:	PROJECT NO.:
JLW	-
DRAWN BY:	DRAWING FILE:
JLW	-

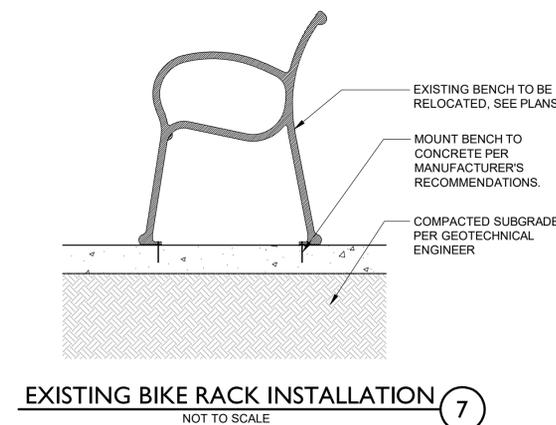
PROJECT:
QUEEN OF PEACE CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012

CUSTOMER:
 ARCHDIOCESE OF DENVER
 1300 S STEELE STREET
 DENVER, CO 80210

TEL: (303) 722-4687

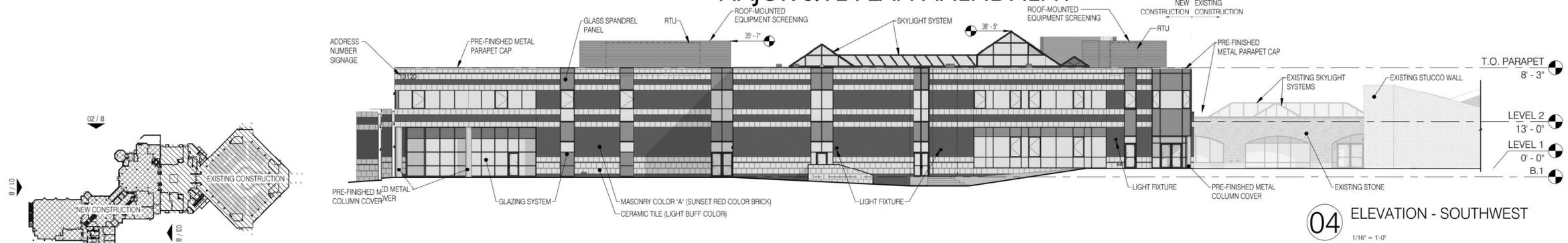
SHEET TITLE:
PRELIMINARY LANDSCAPE DETAILS

SHEET NUMBER:
7 OF 8

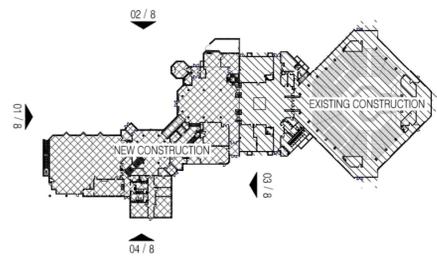


QUEEN OF PEACE CATHOLIC PARISH
 LOT 1, BLOCK 13, AURORA HILLS, FILING NO. 9,
 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
 RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.

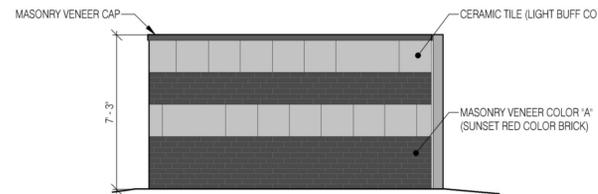
MAJOR SITE PLAN AMENDMENT



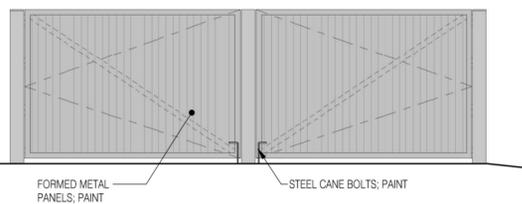
04 ELEVATION - SOUTHWEST
1/16" = 1'-0"



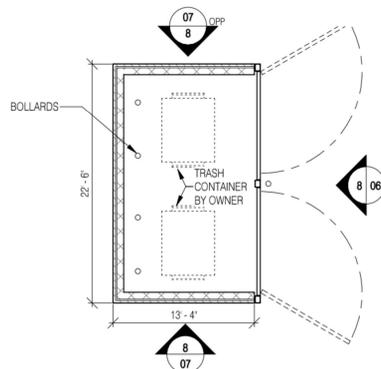
08 KEY PLAN
1" = 100'-0"



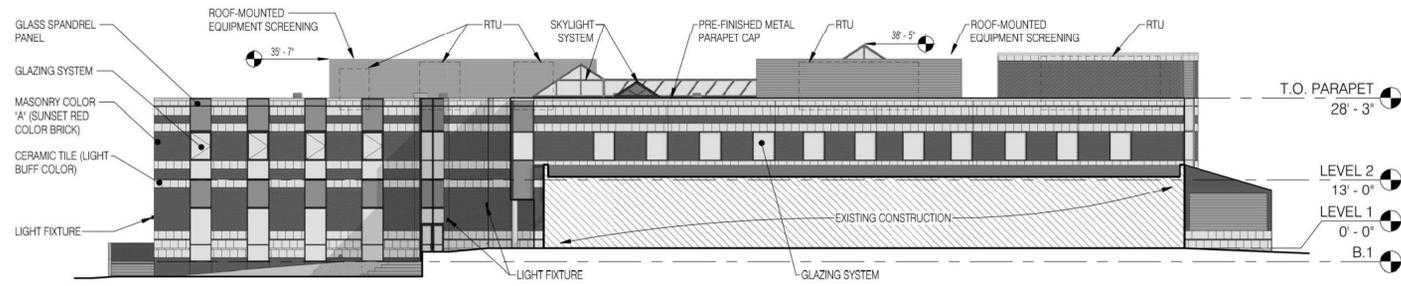
07 ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



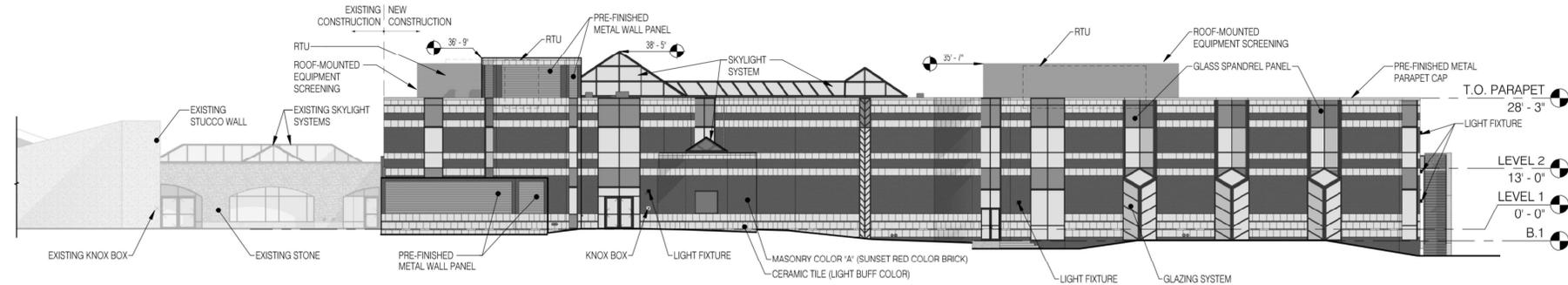
06 ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



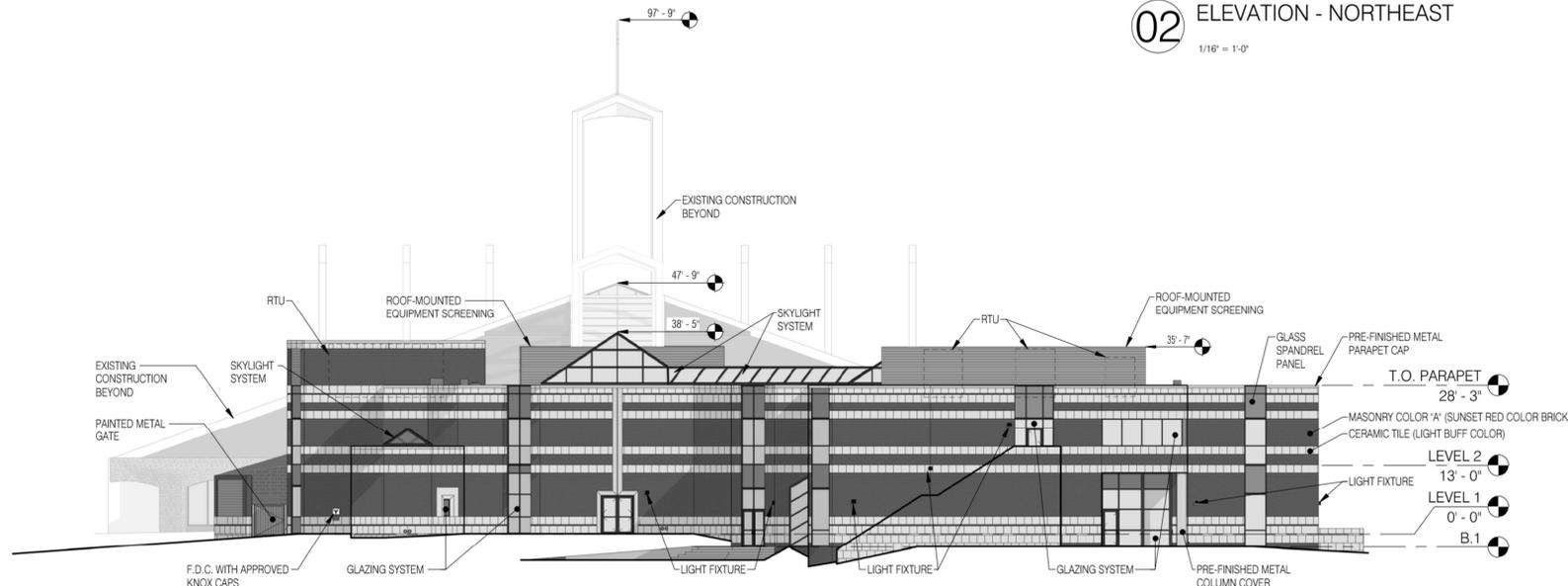
05 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



03 ELEVATION - SOUTHEAST
1/16" = 1'-0"



02 ELEVATION - NORTHEAST
1/16" = 1'-0"



01 ELEVATION - NORTHWEST
1/16" = 1'-0"

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
8 OF 8