

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:

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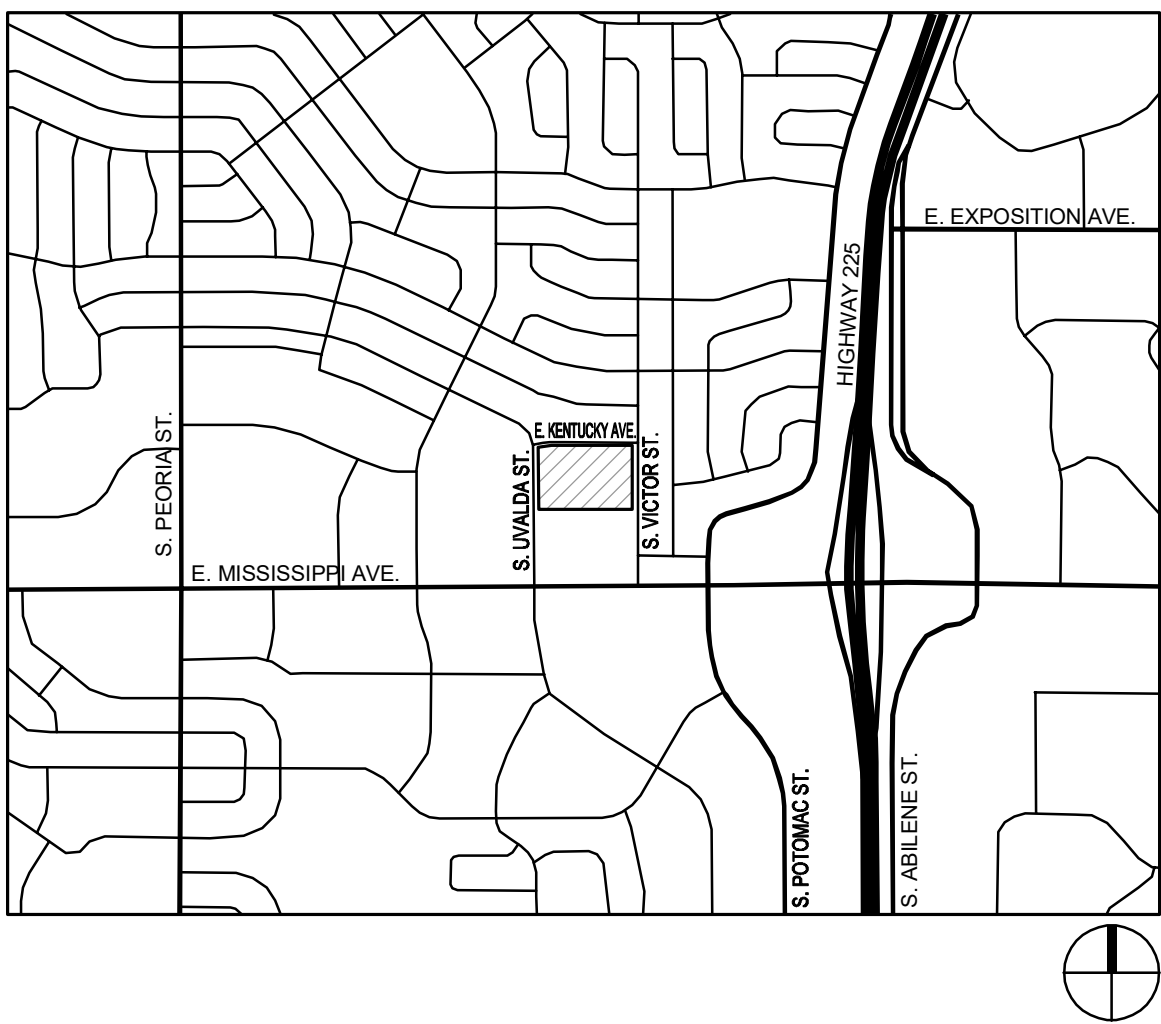
CIVIL ENGINEER

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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, 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:

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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."



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| STERLING DESIGN ASSOCIATES, LLC | | | |
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| 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 | |
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| DESCRIPTION: - | | | |
| NO.: 5 | DATE: - | BY: - | |
| DESCRIPTION: - | | | |
| NO.: 6 | DATE: - | BY: - | |
| DESCRIPTION: - | | | |
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| DATE: FEBRUARY 2019 | | SCALE: - | |
| PROJECT MANAGER: JLW | | PROJECT NO.: - | |
| DRAWN BY: JLW | | DRAWING FILE: - | |
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| PROJECT: QUEEN OF PEACE CATHOLIC PARISH 13120 EAST KENTUCKY AVENUE AURORA, CO 80012 | | | |

CLIENT:
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1300 S STEELE STREET
DENVER, CO 80210

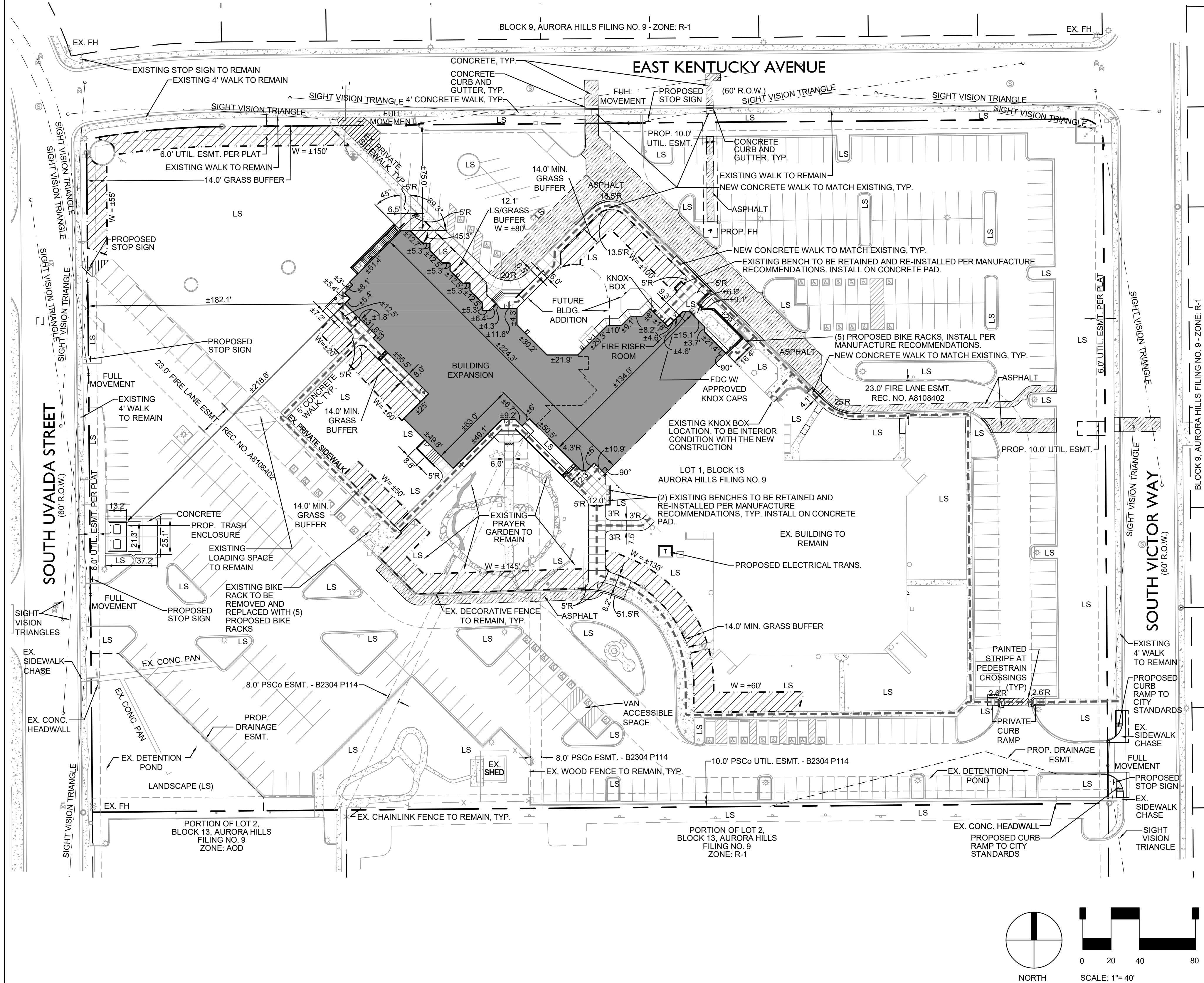
TEL: (303) 722-4687

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

1 OF 8

QUEEN OF PEACE CATHOLIC PARISH
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MAJOR SITE PLAN AMENDMENT



LEGEND

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

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. 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".

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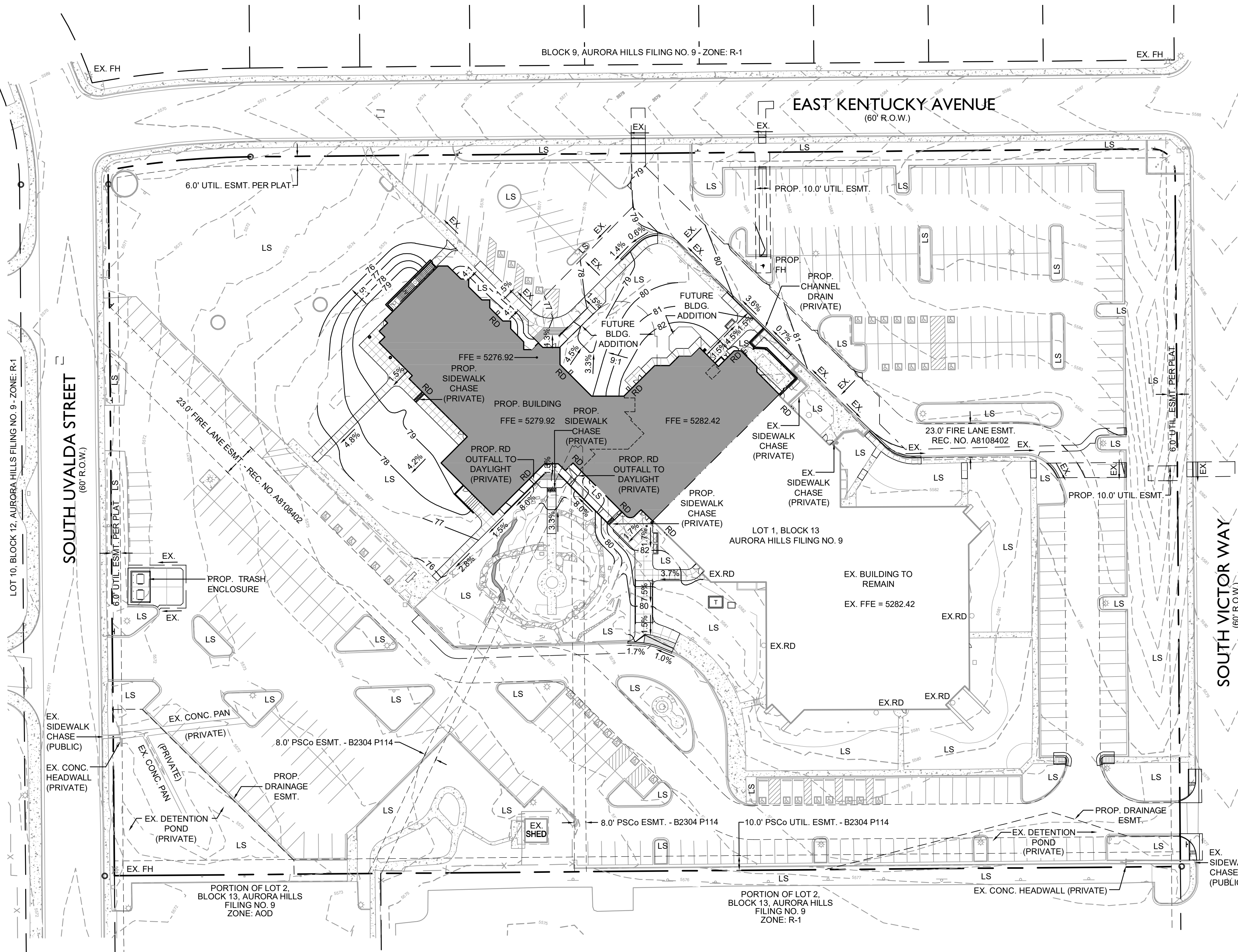
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| DATE: FEBRUARY 2019 | | SCALE: 1"=30' | |
| PROJECT MANAGER: JLW | | PROJECT NO.: - | |
| DRAWN BY: JLW | | DRAWING FILE: - | |
| PROJECT: QUEEN OF PEACE CATHOLIC PARISH 13120 EAST KENTUCKY AVENUE AURORA, CO 80012 | | | |

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2 OF 8

QUEEN OF PEACE CATHOLIC PARISH
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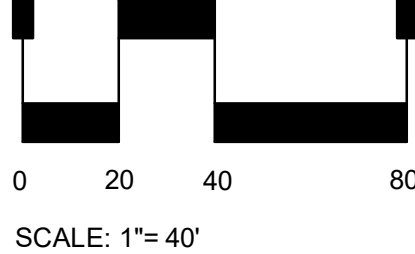
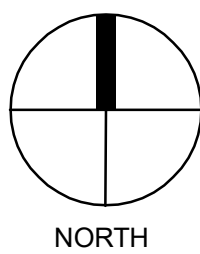
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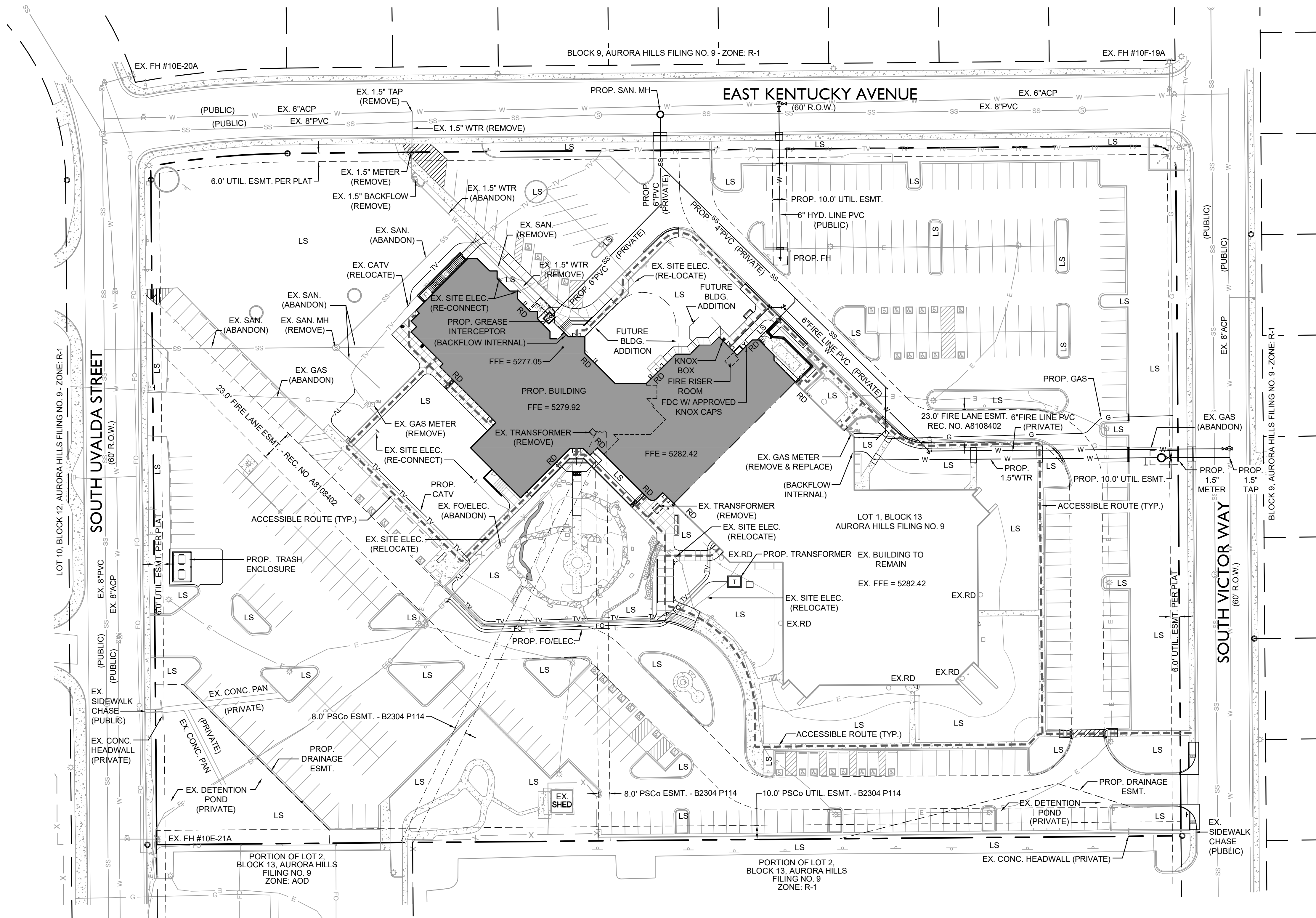
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SHEET TITLE:
GRADING PLAN

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3 OF 8



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| | CONCRETE PAVEMENT |
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| | 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 |
| | EXISTING WATER VALVE |
| | EXISTING WATER METER |
| | EXISTING ELECTRIC HANDHOLE |
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING GAS METER |
| | EXISTING SEWER MANHOLE |
| | EXISTING FIRE HYDRANT |
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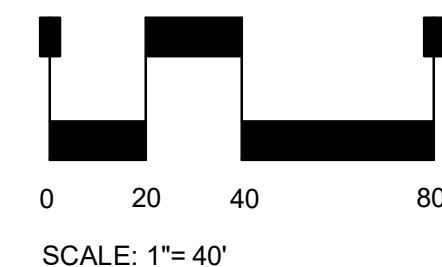
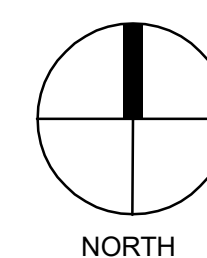
PROJECT:
**QUEEN OF PEACE
CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012**

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

TEL: (303) 722-4687

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
4 OF 8



BLOCK 11, AURORA HILLS FILING NO. 9

EAST KENTUCKY AVENUE

SOUTH UVALDA STREET (60' R.O.W.)

SOUTH VICTOR WAY (60' R.O.W.)

LOT 1, BLOCK 13 AURORA HILLS FILING NO. 9

PROPOSED ADDITION

FUTURE BLDG. ADDITION

EXISTING SIGN TO REMAIN

EXISTING MONUMENT TO REMAIN

MISSING DECIDUOUS OVERSTORY TREE EQUIVALENT FROM PREVIOUSLY APPROVED CITY LANDSCAPE PLAN TO BE REPLANTED ELSEWHERE ON SITE

#1- (1) EXISTING BLUE SPRUCE TREE TO BE REMOVED

MISSING DECIDUOUS OVERSTORY TREE EQUIVALENT FROM PREVIOUSLY APPROVED CITY LANDSCAPE PLAN TO BE REPLANTED ELSEWHERE ON SITE

23.0' FIRE LANE ESMT. REC. NO. A8108402

60' UTIL. ESMT. PER PLAT

PROP. 10.0' UTIL. ESMT.

PROP. TRASH ENCLOSURE

EX. DETENTION POND

8.0' PSCo ESMT. - B2304 P114

PROP. DRAINAGE ESMT.

PORTION OF LOT 2, BLOCK 13, AURORA HILLS FILING NO. 9

EX. SHED

8.0' PSCo ESMT. - B2304 P114

10.0' PSCo UTIL. ESMT. - B2304 P114

PORTION OF LOT 2, BLOCK 13, AURORA HILLS FILING NO. 9

EX. DETENTION POND

PROP. DRAINAGE ESMT.

#3- (1) EXISTING UPRIGHT JUNIPER TO BE REMOVED

#7- (1) EXISTING JUNIPER TO BE REMOVED

#6- (1) EXISTING JUNIPER TO BE REMOVED

#5- (1) EXISTING JUNIPER TO BE REMOVED

#4- (1) EXISTING JUNIPER TO BE REMOVED

#3- (1) EXISTING JUNIPER TO BE REMOVED

#2- (1) EXISTING JUNIPER TO BE REMOVED

#10- (1) EXISTING LINDEN TREE TO BE REMOVED

#11- (1) EXISTING LINDEN TREE TO BE REMOVED

#12- (1) EXISTING SPRUCE TREE TO BE REMOVED

EX. BUILDING TO REMAIN

MISSING DECIDUOUS OVERSTORY TREE EQUIVALENT FROM PREVIOUSLY APPROVED CITY LANDSCAPE PLAN TO BE REPLANTED ELSEWHERE ON SITE

MISSING EVERGREEN TREE EQUIVALENT FROM PREVIOUSLY APPROVED CITY LANDSCAPE PLAN TO BE REPLANTED

| | |
|---|---|
| 1. USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION. | 7. 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. |
| 2. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES BEGIN. IF THE JURISDICTIONAL MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. | 8. 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. |
| 3. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROUPS OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED. | 9. 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. |
| 4. FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND. | 10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN 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. |
| 5. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES. | |
| 6. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES. | |



| 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) |

| 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

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.

[illegible]

2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10."
3. THE FINAL LANDSCAPE PLAN SHALL COMPLY WITH THE APPROVED PRELIMINARY LANDSCAPE PLAN.
4. THE LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
5. SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. 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.

8. 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.
9. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE DEPARTMENT VALVES. NO OBSTACLE SHALL BE PLACED NEAR THE 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.
10. 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').
11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

| 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. B&B | 50' X 30' | LOW | FULL CROWN, STAKED, SPECIMEN QUALITY |
| | 3 | GL | GREENSPIRE LINDEN <i>Tilia cordata</i> 'greenspire' | 3.0" CAL. B&B | 40' X 30' | LOW | FULL CROWN, STAKED, SPECIMEN QUALITY |
| | 4 | KC | "ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso' | 3.0" CAL. B&B | 50' X 35' | LOW | FULL CROWN, STAKED, SPECIMEN QUALITY |
| ORNAMENTAL TREES | | | | | | | |
| | 3 | AB | AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' | 3.0" CAL. B&B | 18' X 10' | LOW / MEDIUM | FULL CROWN, STAKED, SPECIMEN QUALITY |
| | 3 | CC | CANADA RED CHOKECHERRY <i>Prunus virginiana</i> 'shubert' | 3.0" CAL. B&B | 25' X 20' | LOW / MEDIUM | FULL CROWN, STAKED, SPECIMEN QUALITY |
| EVERGREEN TREES | | | | | | | |
| | 4 | BS | COLORADO BLUE SPRUCE <i>Picea pungens</i> var. glauca | 10" HT. B&B | 60' X 30' | LOW / MEDIUM | FULL CROWN, STAKED, SPECIMEN QUALITY |
| | 8 | BP | BAKERI SPRUCE <i>Picea pungens</i> 'Bakeri' | 10" HT. B&B | 30' X 10' | LOW | FULL CROWN, STAKED, SPECIMEN QUALITY |
| | 2 | PP | PONDEROSA PINE <i>Pinus ponderosa</i> | 10" HT. B&B | 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</i> 'Atropurpurea Nana' | #5 (12"-15" HT.) | 2' X 3' | LOW / MEDIUM | SPACING PER PLAN FULL FORM |
| | 13 | BM | CANDONDENSIS <i>Caryopteris x candondensis</i> | #5 (18"-24" HT.) | 3' X 3' | LOW | SPACING PER PLAN FULL FORM |
| | 21 | FS | GOLD FLAME SPIREA <i>Spiraea japonica</i> 'Goldflame' | #5 (12"-15" HT.) | 3' X 3' | LOW / MEDIUM | SPACING PER PLAN FULL FORM |
| | 19 | BB | DWARF BURNING BUSH <i>Euonymus alatus</i> 'Compactus' | #5 (18"-24" HT.) | 6' X 6' | LOW / MEDIUM | SPACING PER PLAN FULL FORM |
| | 23 | AS | ANTHONY WATERER SPIREA <i>Spiraea bumalda</i> 'Anthony waterer' | #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 | PEEKING 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</i> 'Snowmound' | #5 (18"-24" HT.) | 4' X 4' | LOW | SPACING PER PLAN FULL FORM |
| | 1 | AV | ARROWWOOD VIBURNUM <i>Viburnum dentata</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</i> 'Blue Chip' | #5 (8"-12" SPD.) | 1' X 5' | LOW | SPACING PER PLAN FULL FORM |
| | 3 | TJ | TAMMEY JUNIPER <i>Juniperus sabina</i> 'Tamariscifolia' | #5 (24" MIN. SPD.) | 3' X 6' | LOW | SPACING PER PLAN FULL FORM |
| | 26 | BJ | BUFFALO JUNIPER <i>Juniperus sabina</i> 'Buffalo' | #5 (8"-12" SPD.) | 1' X 5' | LOW | SPACING PER PLAN FULL FORM |
| PERENNIALS / GROUND COVER | | | | | | | |
| | 37 | SI | SIBERIAN IRIS <i>Iris sibirica</i> 'Ruffled velvet' | #1 | 3' X 2' | LOW | SPACING PER PLAN FULL FORM |
| | 114 | EC | EUONYMUS FORTUNEI 'Coloratus' | #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 | MOONBEAM COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam' | #1 | 1.5' X 1.5' | LOW | SPACING PER PLAN FULL FORM |
| | 8 | DD | STELLA D'ORO DAYLILY <i>Hemerocallis</i> 'Stella De Oro' | #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 I.S. NOTES | |

| 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>Tilia cordata</i> 'greenspire' | 2.5" | 3.0" | 0.5" | 1.5" |
| 4 | "ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso' | ABOVE REQUIRED | 3.0" | 3.0" | 12.0" |
| 3 | AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance' | 2.0" | 3.0" | 1.0" | 3.0" |
| 3 | CANADA RED CHOKECHERRY <i>Prunus virginiana</i> 'shubert' | 2.0" | 3.0" | 1.0" | 3.0" |
| 2 | COLORADO BLUE SPRUCE <i>Picea pungens</i> var. <i>glauca</i> | 6" | 10" | 2.0" | 4.0" |
| 2 | COLORADO BLUE SPRUCE <i>Picea pungens</i> var. <i>glauca</i> | ABOVE REQUIRED | 10" | 3.0 | 6.0" |
| 8 | BAKERI SPRUCE <i>Picea pungens</i> 'Bakeri' | 6" | 8" | 1.0" | 8.0" |
| 2 | PONDEROSA PINE <i>Pinus ponderosa</i> | 6" | 10" | 2.0" | 4.0" |
| Total: | | | | | 42" |

NOTE: 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. 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.

| | | |
|------------------------|--------------------------|---|
| CALIPER INCHES REMOVED | CALIPER INCHES RELOCATED | CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND" |
| 40" | 42" | 0" |

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JOSEPH L. WILSON, PLA, CID
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:

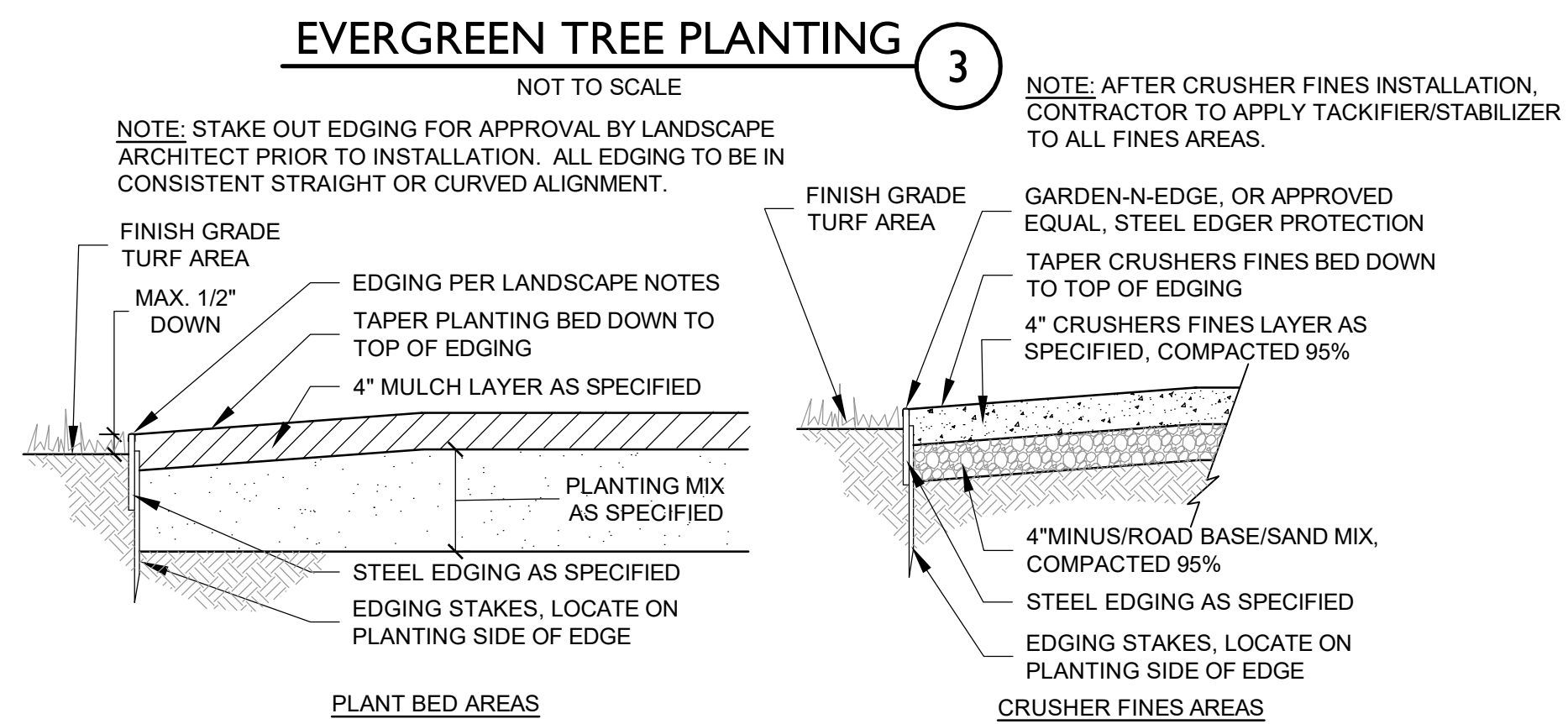
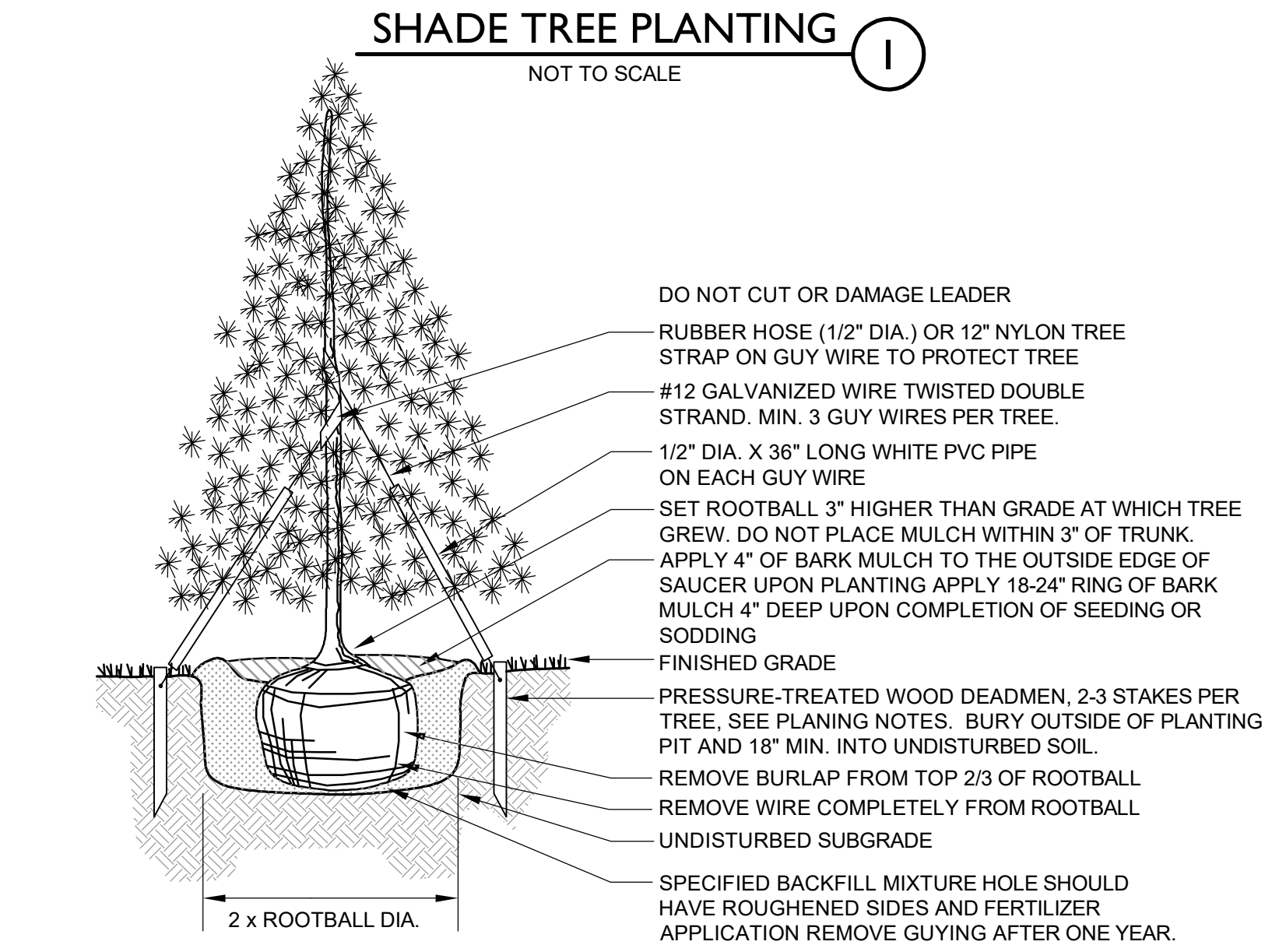
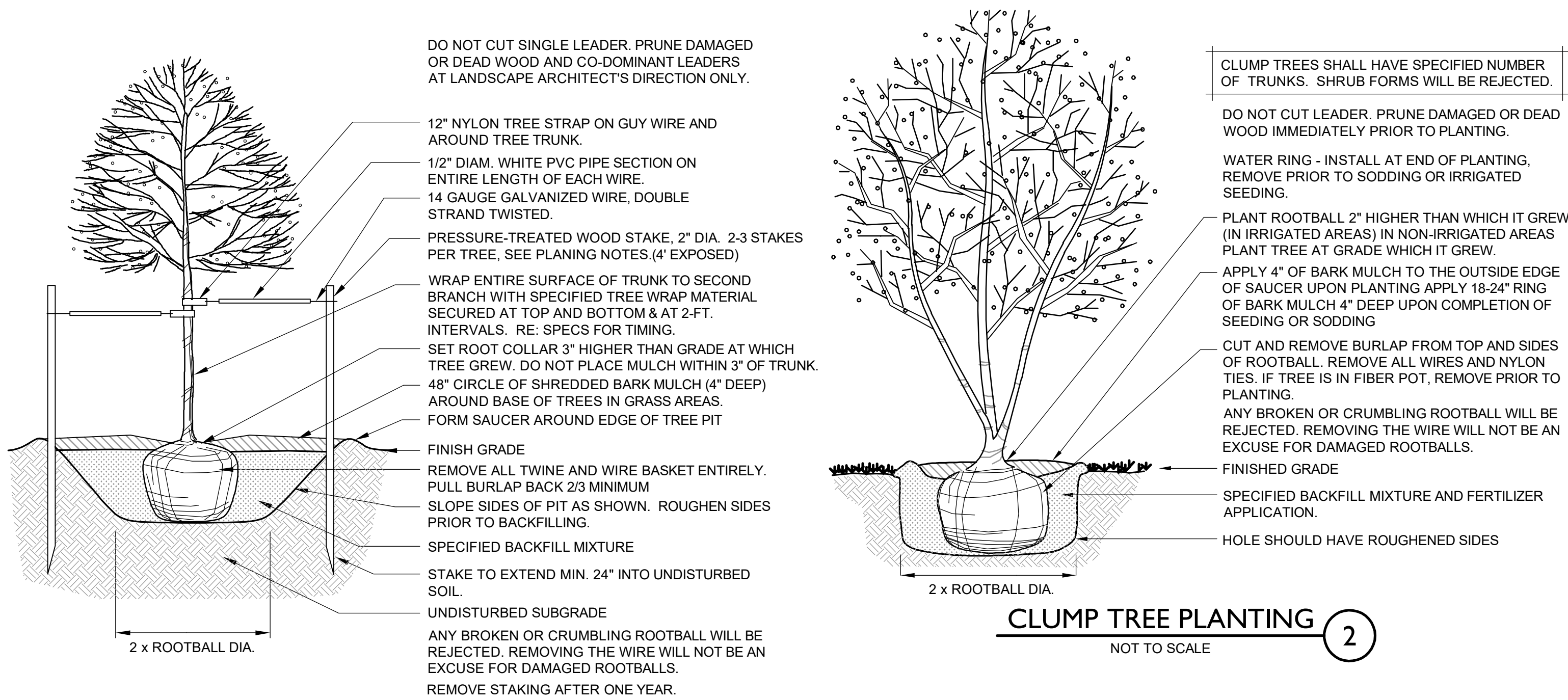
**PRELIMINARY
LANDSCAPE PLAN**

SHEET NUMBER

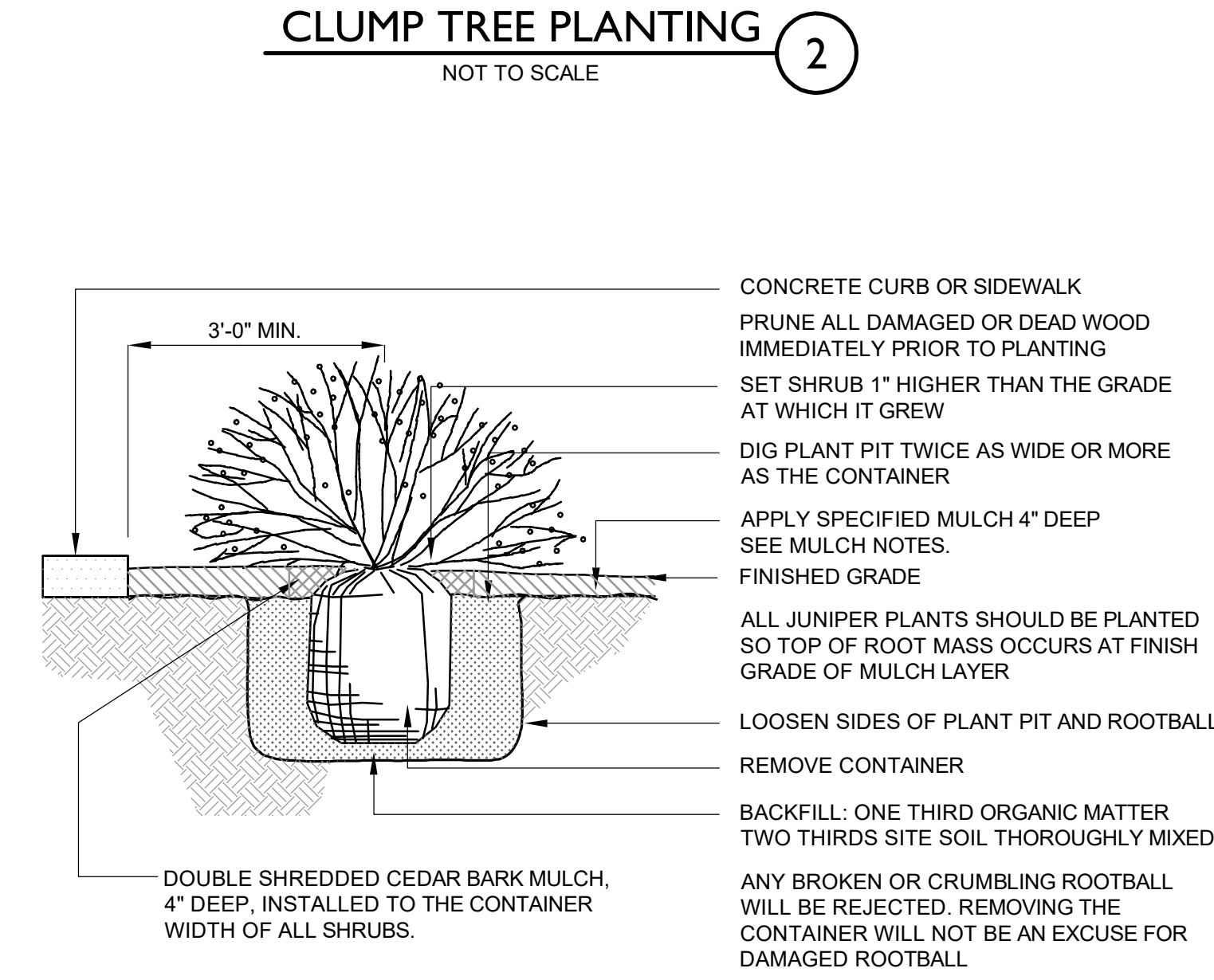
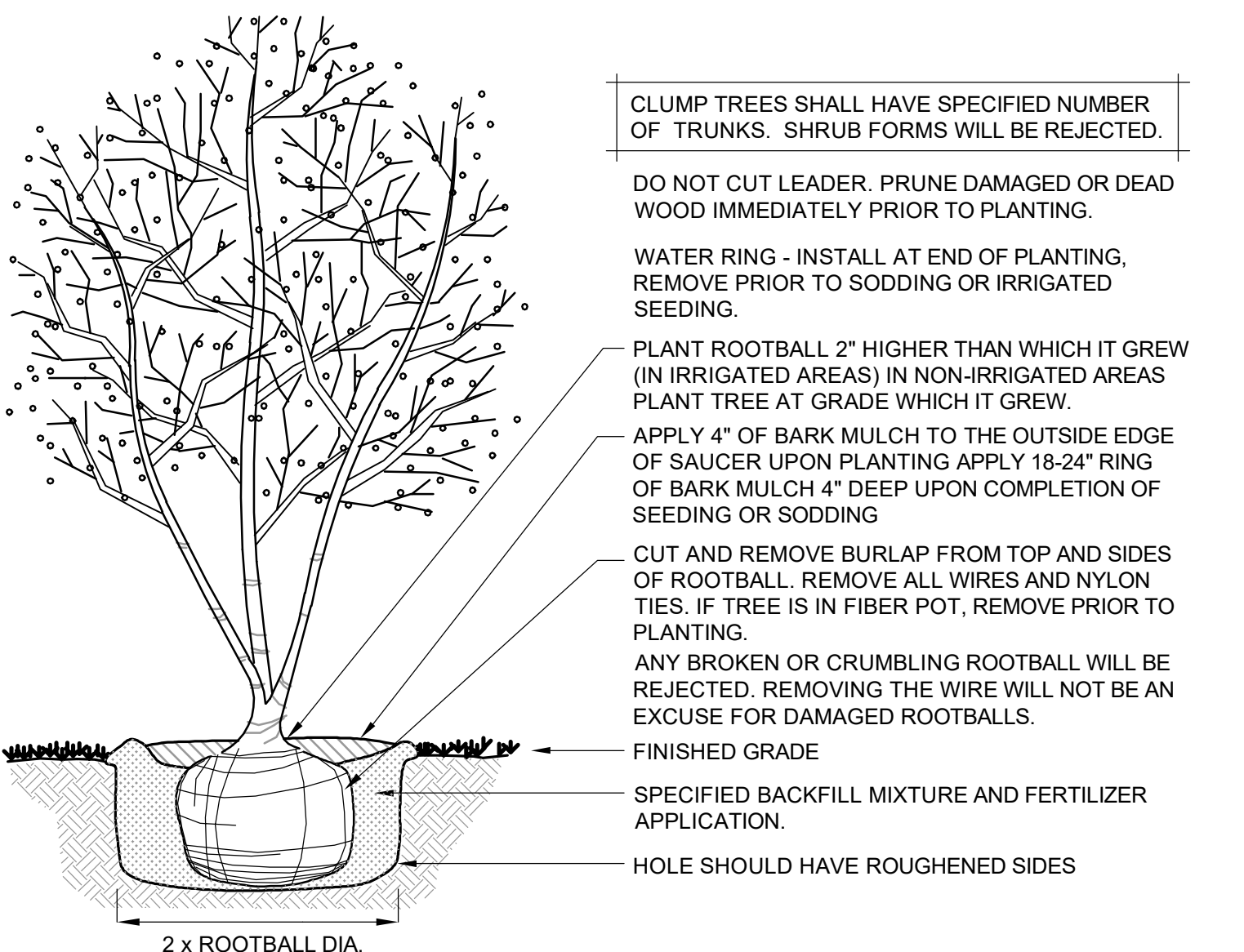
6 OF 8



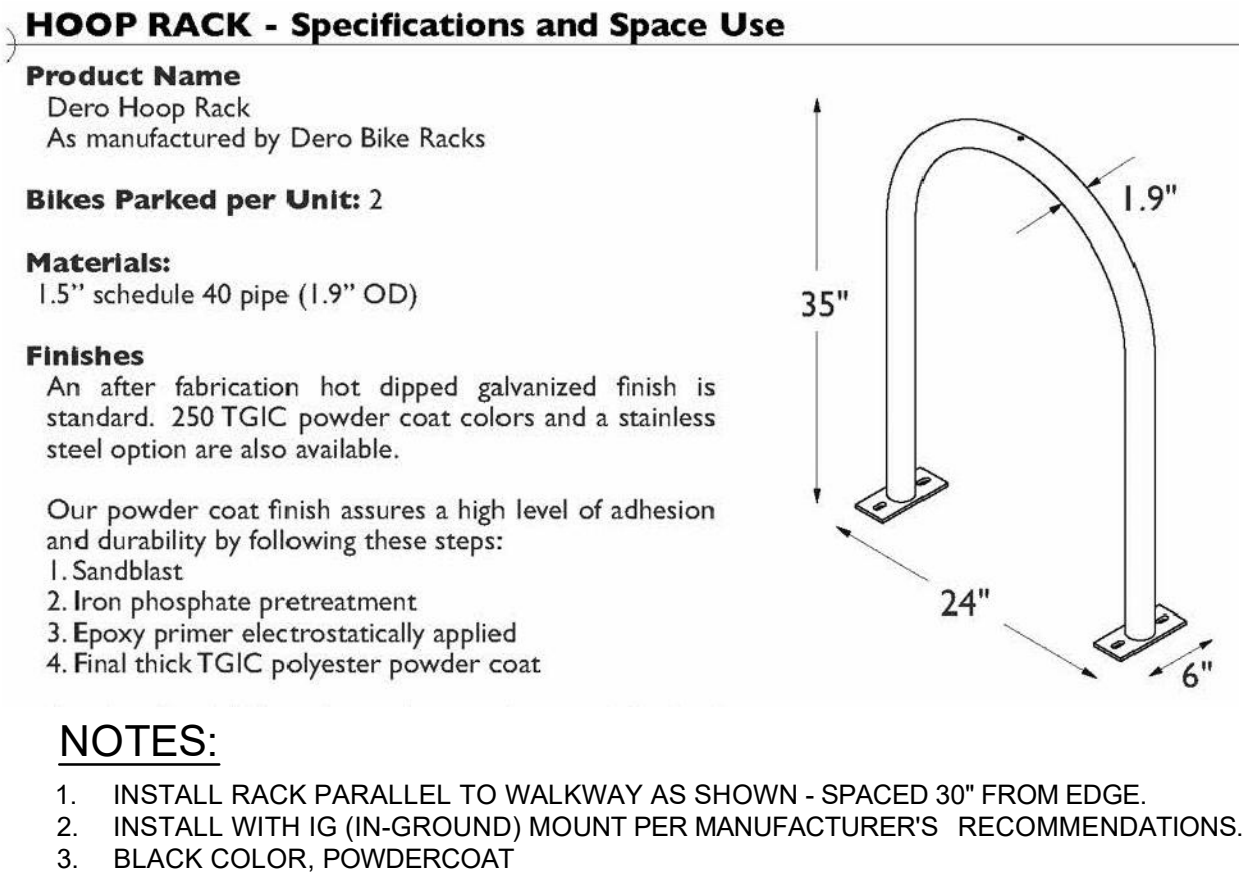
QUEEN OF PEACE CATHOLIC PARISH
LOT 1, BLOCK 13, AURORA HILLS, FILING NO. 9,
CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.
MAJOR SITE PLAN AMENDMENT



TYPICAL PLANTING BED, CRUSHER FINES, & EDGING DETAIL 5



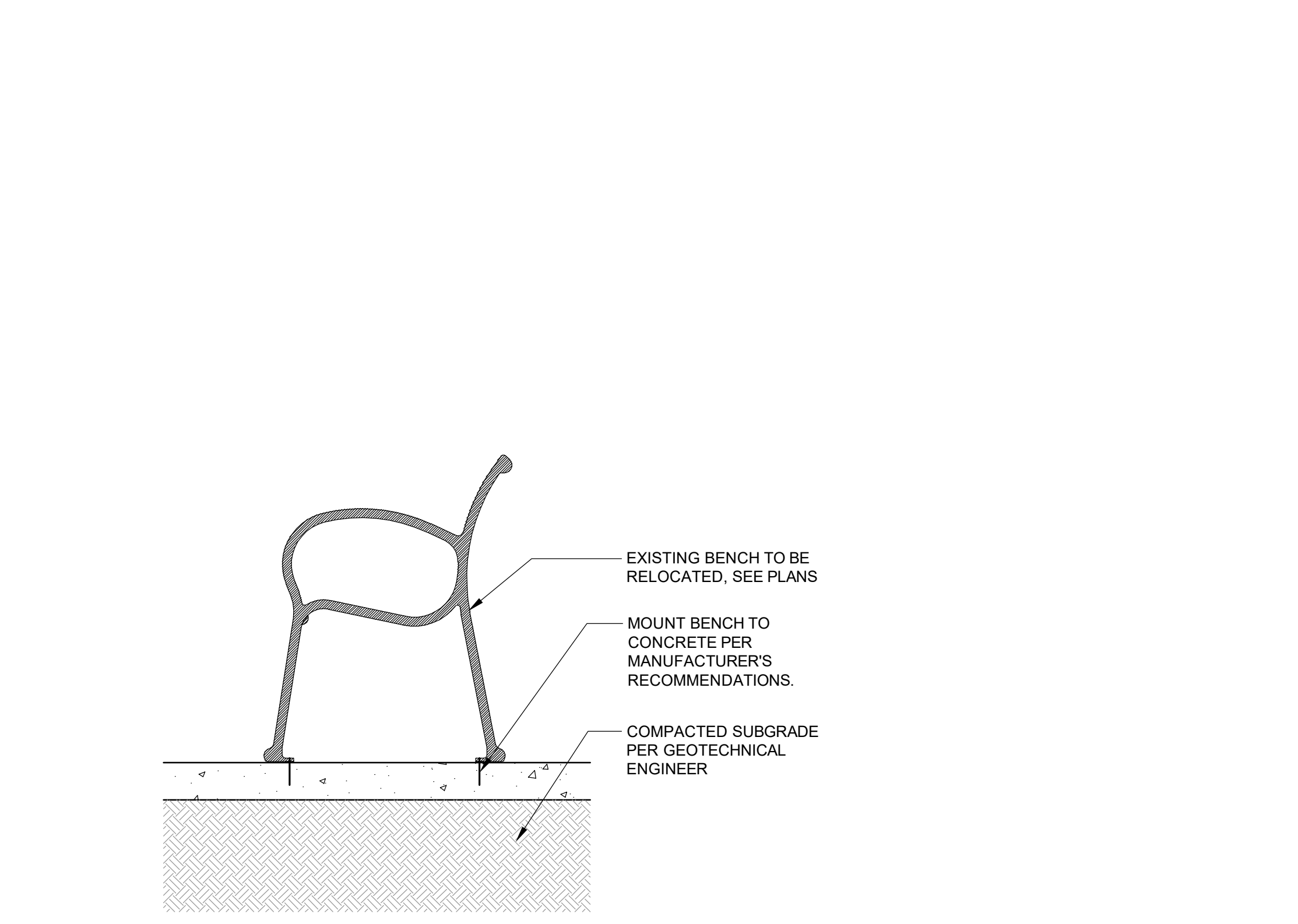
SHRUB/PERENNIAL PLANTING 4



BIKE RACK DETAIL 6

STANDARD LANDSCAPE NOTES

- 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\"/>
- 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\"/>
- 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.



EXISTING BIKE RACK INSTALLATION 7

Sterling Design Associates, LLC
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JOSEPH L. WILSON, PLA, CID
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: - | | | |
| 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

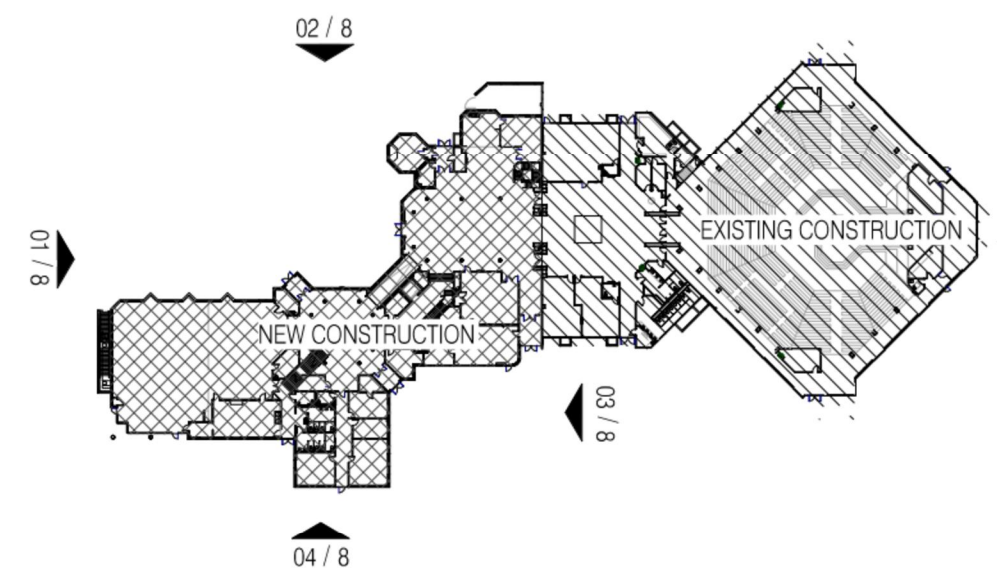
TEL: (303) 722-4687

SHEET TITLE:
PRELIMINARY LANDSCAPE DETAILS

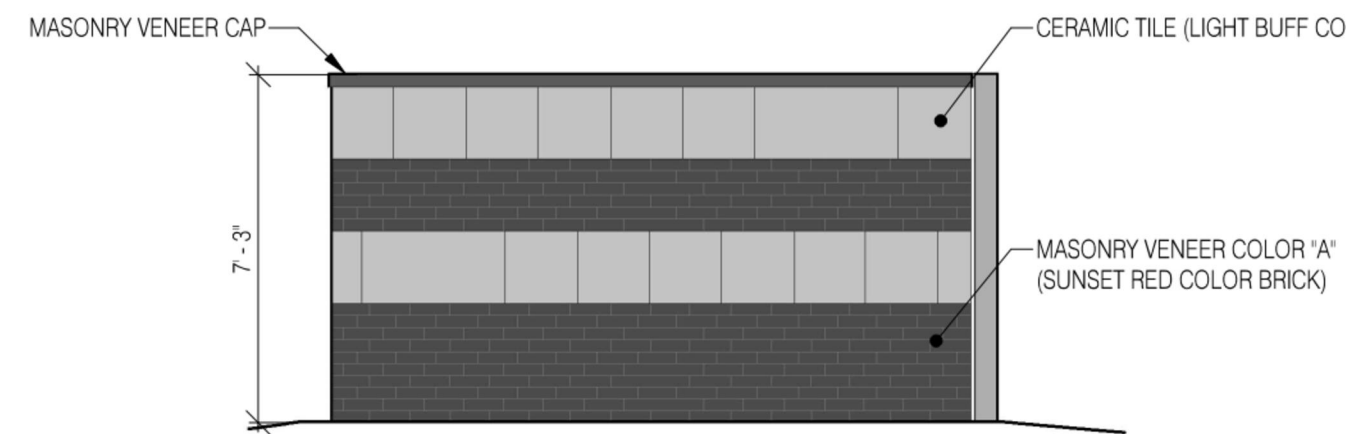
SHEET NUMBER:
7 OF 8

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.

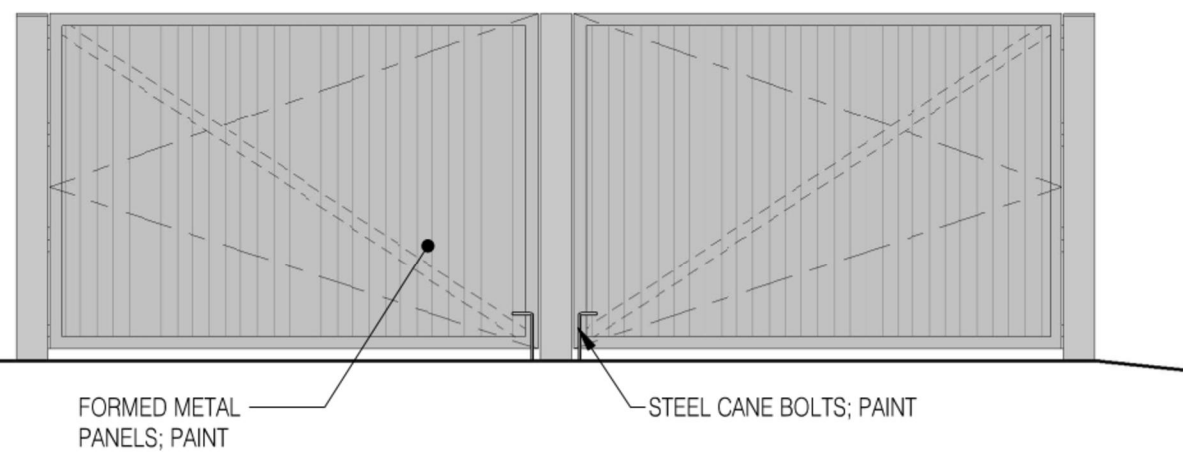
MAJOR SITE PLAN AMENDMENT



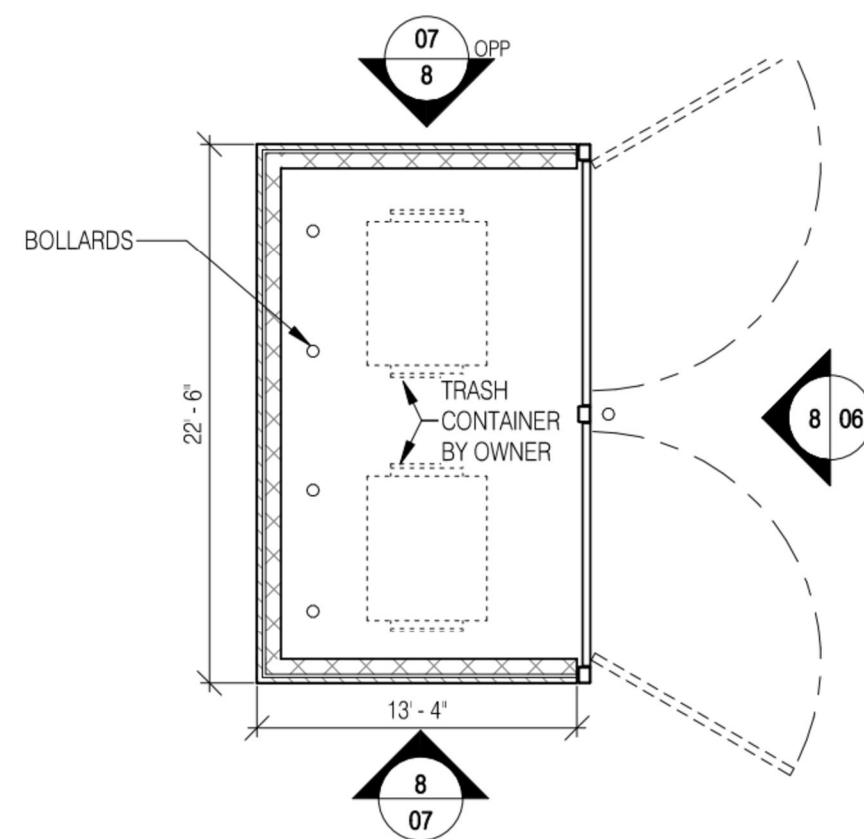
08 KEY PLAN
1" = 100'-0"



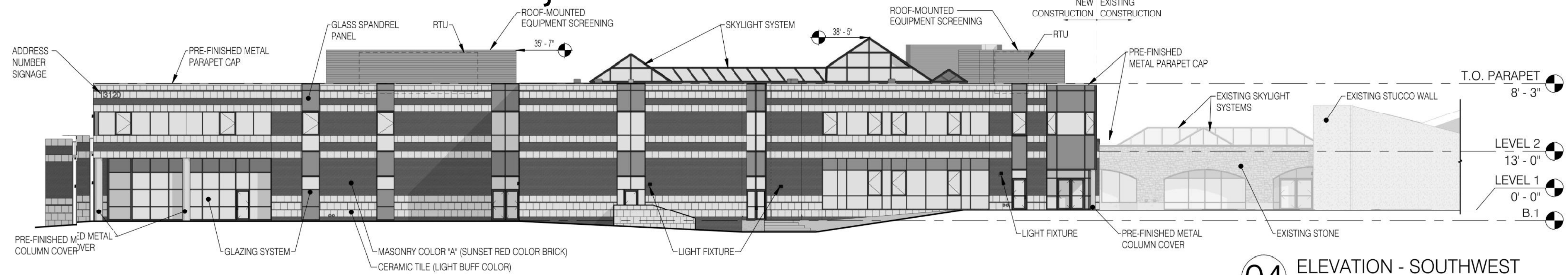
07 ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



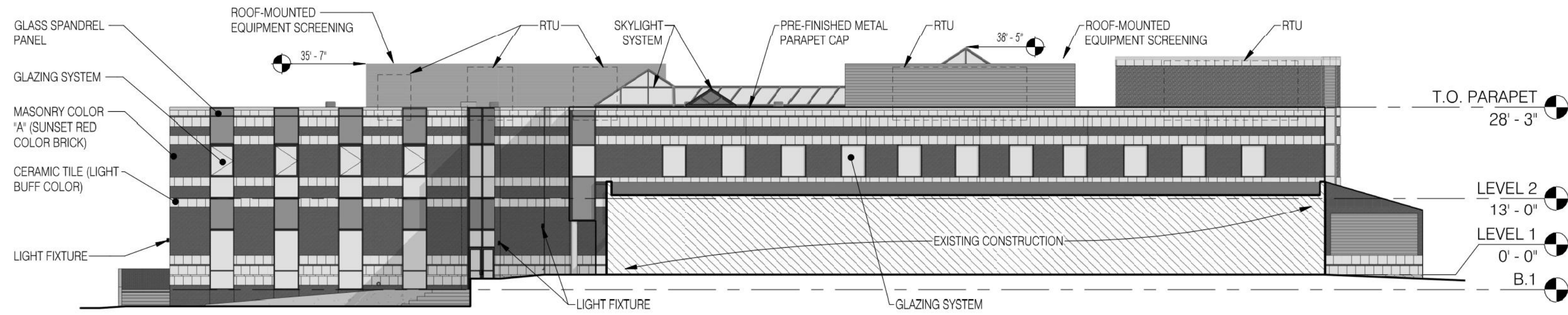
06 ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



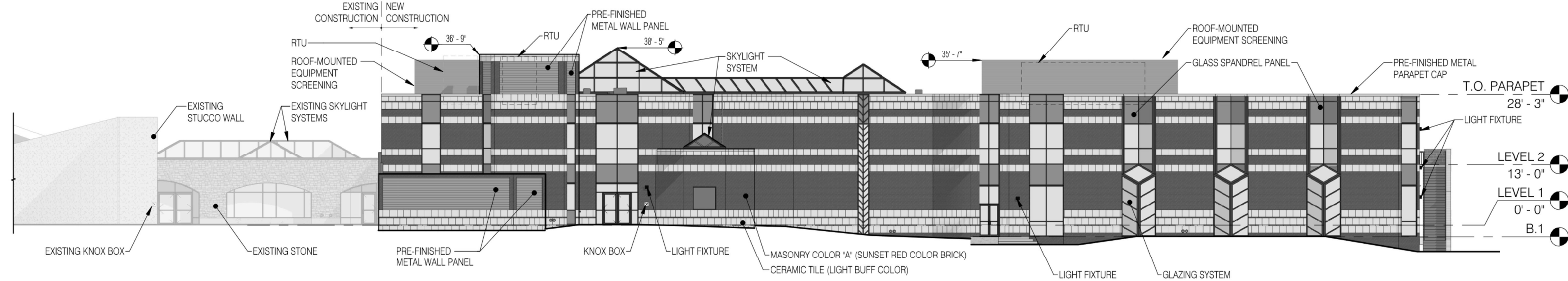
05 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



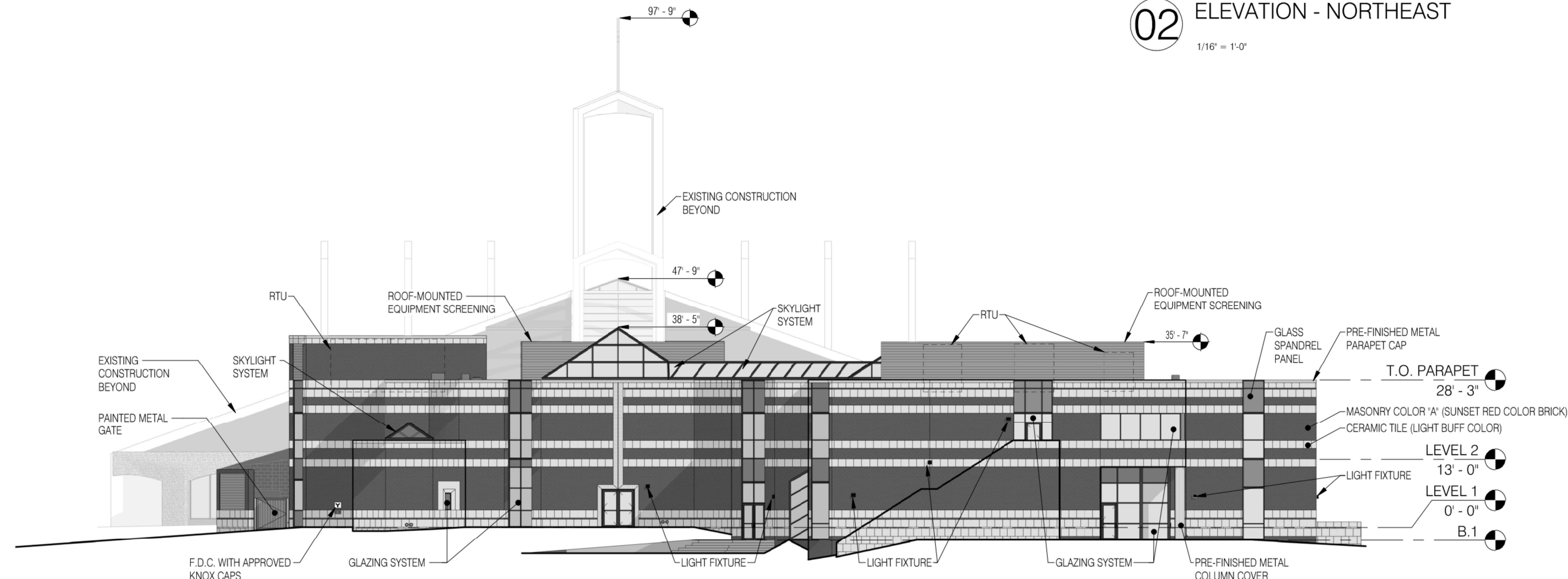
04 ELEVATION - SOUTHWEST
1/16" = 1'-0"



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



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



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

Sterling Design Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

8 OF 8