

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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SURVEYOR

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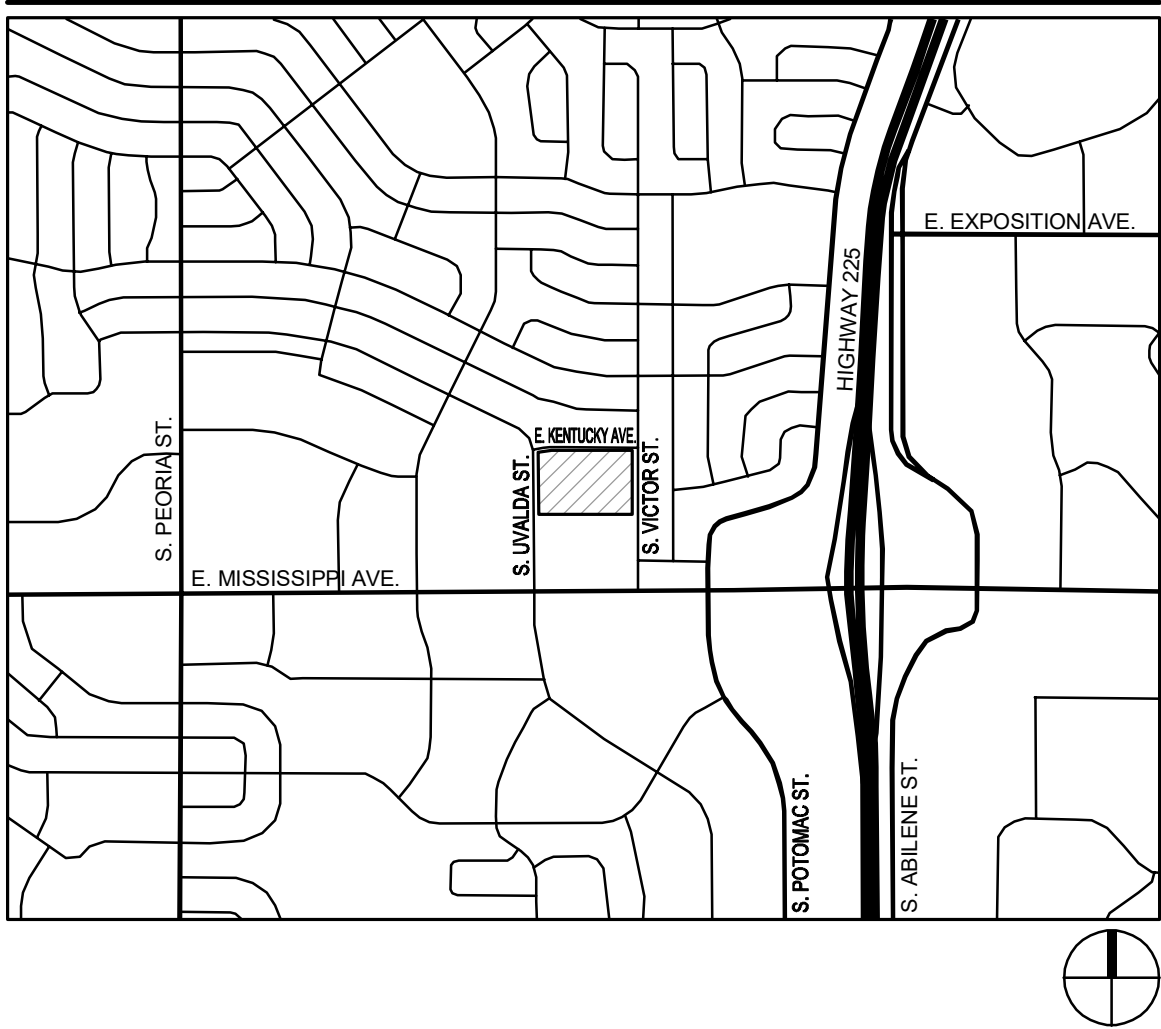
CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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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:

- 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= 17,313 SF = 0.13 FAR (12%)
HARD SURFACE AREA	-	176,508 SF (51%)
LANDSCAPE AREA	-	129,702 SF (37%)
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: 12/05/2019 BY: JLW

DESCRIPTION: FINAL APPROVAL PLAN SET

NO.: 5 DATE: 03/06/2020 BY: JLW

DESCRIPTION: MINOR AMENDMENT SUBMITAL

NO.: 6 DATE: 07/1/2020 BY: JLW

DESCRIPTION: MINOR AMENDMENT SUBMITAL

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

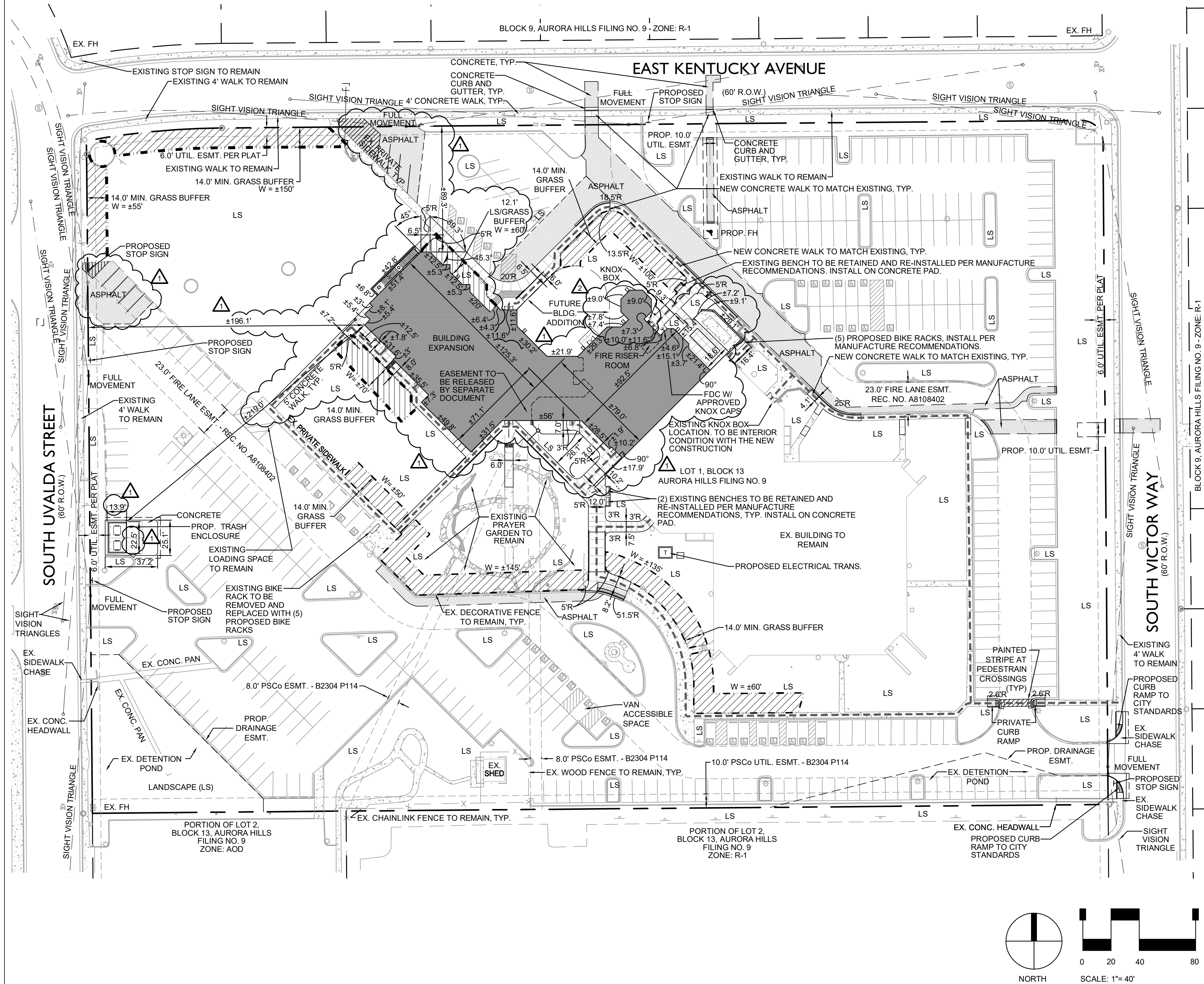
TEL: (303) 722-4687

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

1 OF 8

QUEEN OF PEACE CATHOLIC PARISH
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RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.
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".

Sterling Design Associates, LLC
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303.794.4727 ph
www.SterlingDesignAssociates.com

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FEBRUARY 2019	1"=30'
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JLW	-
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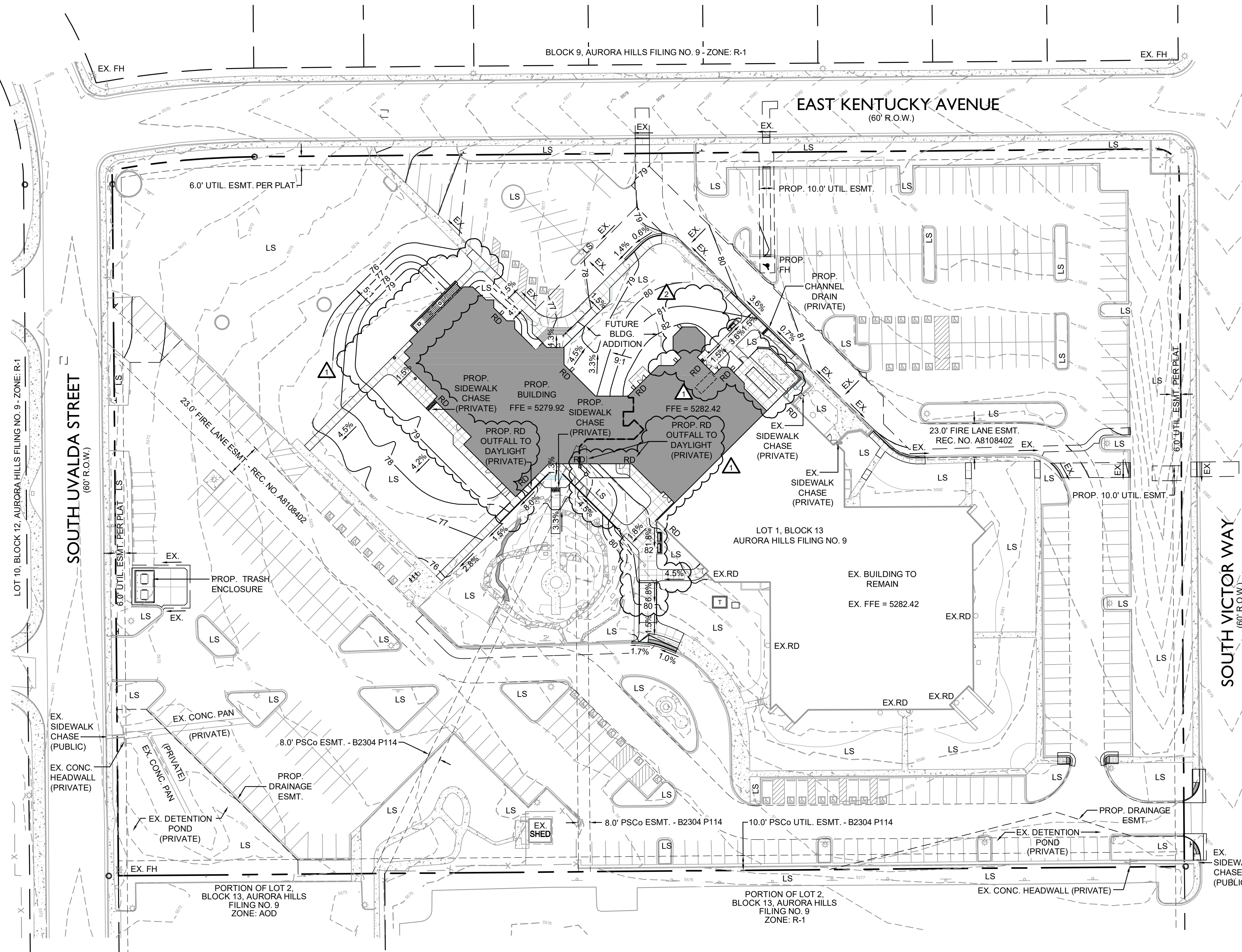
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2 OF 8

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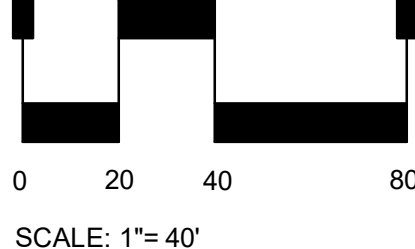
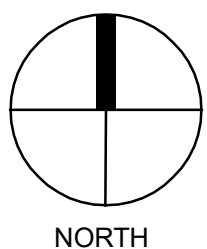
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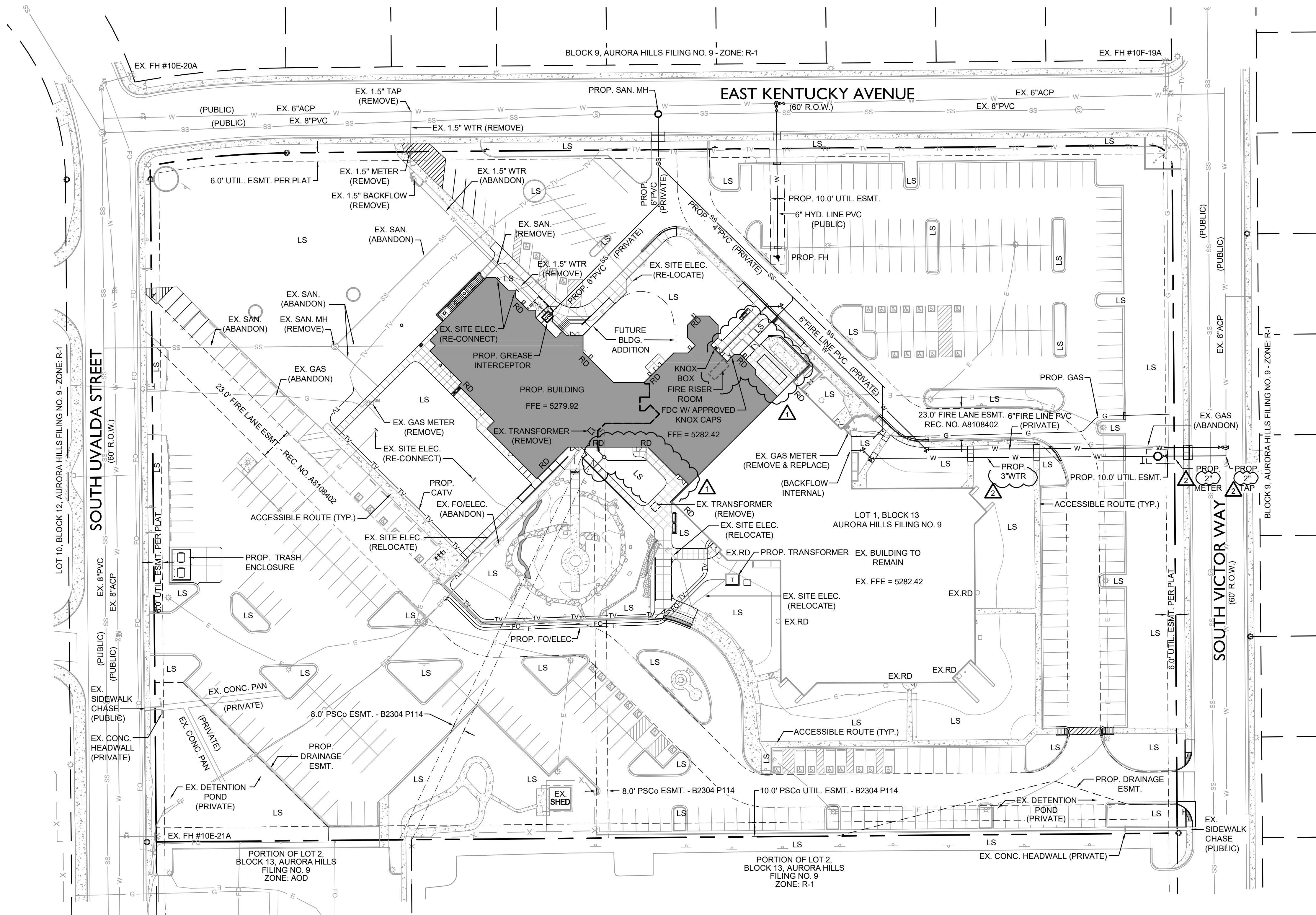
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SHEET TITLE:
GRADING PLAN

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3 OF 8



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---	PROPOSED CURB & GUTTER
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---	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
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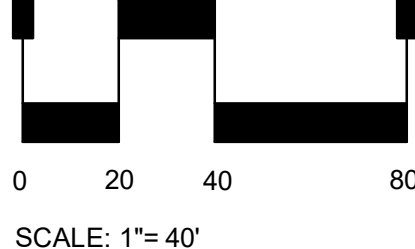
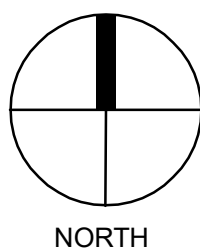
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UTILITY PLAN

SHEET NUMBER:
4 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	2,158 SF OUTSIDE LOT: 1,906 SF
MULCHED PLANTING BEDS	LOW	9,891 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* 49 SHRUBS + 122 PERN
WEST (W)	80'	2	1 TREES* 12 SHRUBS + 24 PERN
SOUTH (S)	316'	8	8 TREES* 53 SHRUBS + 52 PERN

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

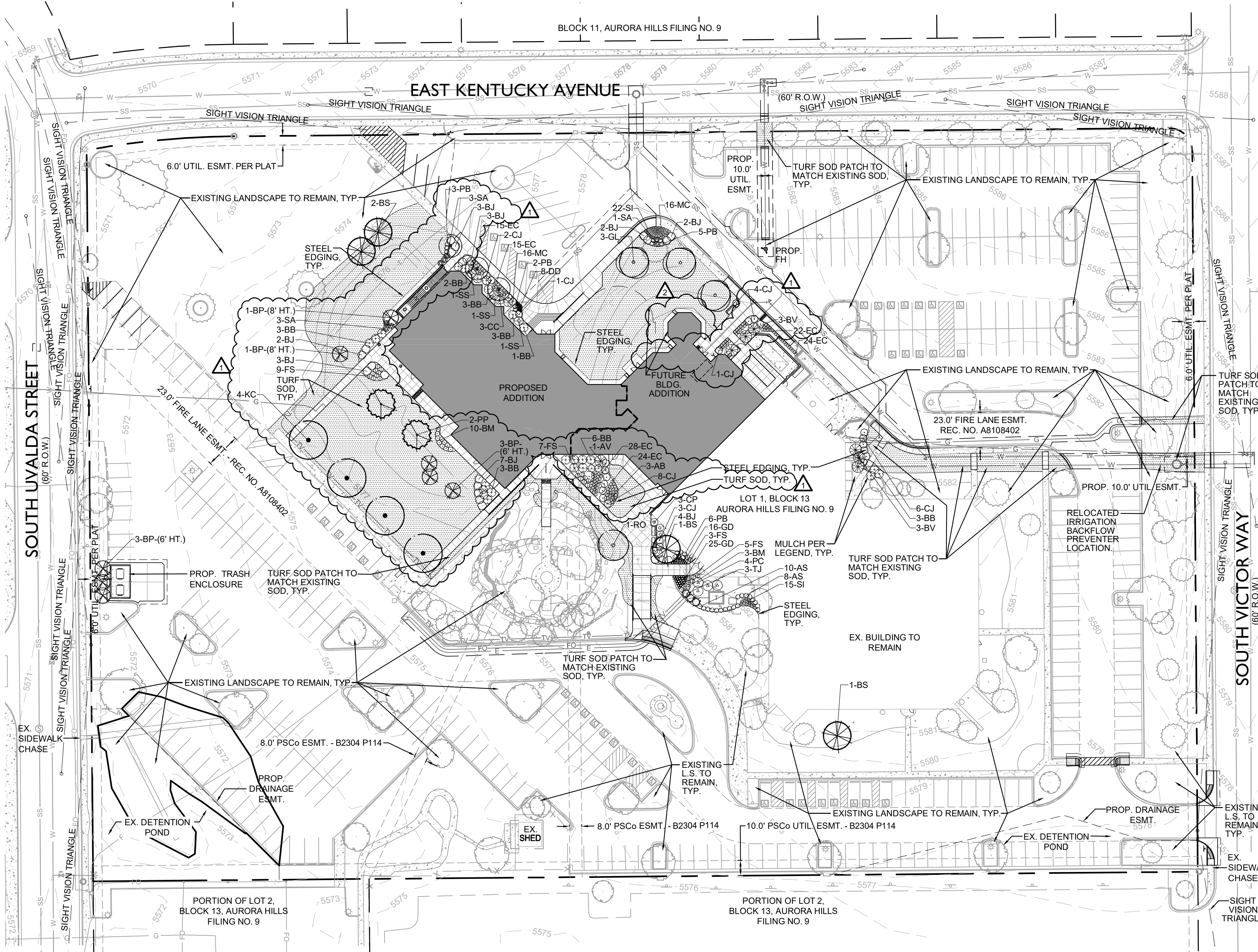
QUEEN OF PEACE CATHOLIC PARISH

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 Quercus rubra	3.0" CAL. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	GL	GREENSPIRE LINDEN Tilia cordata 'greenspire'	3.0" CAL. B&B	40' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	4	KC	"ESPRESSO" KENTUCKY COFFEETREE Gymnocladus dioica 'Espresso'	3.0" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
	3	AB	AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora 'Autumn Brilliance'	3.0" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	CC	CANADA RED CHOKECHERRY Prunus virginiana 'shubert'	3.0" CAL. B&B	25' X 20'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
	4	BS	COLORADO BLUE SPRUCE Picea pungens var. glauca	10' HT. B&B	60' X 30'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
	8	BP	BAKERI SPRUCE Picea pungens 'Bakeri'	(5) 6' HT. B&B	30' X 10'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	2	PP	PONDEROSA PINE Pinus ponderosa	10' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
	3	SS	RED TWIG DOGWOOD Cornus sericea	#5 (18"-24" HT.)	6' X 6'	MEDIUM	SPACING PER PLAN FULL FORM
	16	PB	CRIMSON PYGMY BARBERRY Berberis thunbergii 'Atropurpurea Nana'	#5 (12"-15" HT.)	2' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
	13	BM	BLUE MIST SPIREA Caryopteris x clandonensis	#5 (18"-24" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
	24	FS	GOLD FLAME SPIREA Spiraea japonica 'Goldflame'	#5 (12"-15" HT.)	3' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
	24	BB	DWARF BURNING BUSH Euonymus alatus 'Compactus'	#5 (18"-24" HT.)	6' X 6'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
	18	AS	ANTHONY WATERER SPIREA Spiraea bumalda 'Anthony waterer'	#5 (15"-18" HT.)	3' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
	3	CP	CISTENA PLUM Prunus cistena	#5 (18"-24" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
	4	PC	PEKING COTONEASTER Cotoneaster acutifolia	#5 (18"-24" HT.)	6' X 7'	LOW	SPACING PER PLAN FULL FORM
	7	SA	SNOWMOUND SPIREA Spiraea nipponica 'Snowmound'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
	1	AV	ARROWWOOD VIBURNUM Viburnum dentatum	#5 (18"-24" HT.)	10' X 8'	MED	SPACING PER PLAN FULL FORM
	6	BV	BURKWOOD VIBURNUM Viburnum x burkwoodii	#5 (18"-24" HT.)	6' X 8'	MED	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
	28	CJ	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
	3	TJ	TAMMY JUNIPER Juniperus sabina 'Tamariscifolia'	#5 (24" MIN. SPD.)	3' X 6'	LOW	SPACING PER PLAN FULL FORM
	26	BJ	BUFFALO JUNIPER Juniperus sabina 'Buffalo'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
	37	SI	SIBERIAN IRIS Iris sibirica 'Ruffled velvet'	#1	3' X 2'	LOW	SPACING PER PLAN FULL FORM
	128	EC	EUONYMUS COLORATUS Euonymus fortunei 'Coloratus'	#1	1' X 2'	MED	SPACING PER PLAN FULL FORM
	41	GD	BASKET OF GOLD Alyssum saxatile	#1	0.75' X 1'	LOW	SPACING PER PLAN FULL FORM
	16	MC	MOONBEAN COREOPSIS Coreopsis verticillata 'Moonbeam'	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
	8	DD	STELLA D'ORO DAYLILY Hemerocallis 'Stella De Oro'	#1	2' X 1.5'	LOW	SPACING PER PLAN FULL FORM
Turf Sod / Native Seed							
	24	246 SF	TALL FESCUE & BLUEGRASS (90/10 MIX) SOD (TO MATCH EXISTING)			GRASS SOD	SEE L.S. NOTES
Mulch							
	5	5,837 SF	ROCK MULCH / WOOD MULCH				
	2	2,475 SF	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.				

Sterling Design Associates, LLC
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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: 12/05/2019	BY: JLW	
DESCRIPTION: FINAL APPROVAL PLAN SET			
NO. 5	DATE: 03/06/2020	BY: JLW	
DESCRIPTION: MINOR AMENDMENT SUBMITTAL			
NO. 6	DATE: 07/11/2020	BY: JLW	
DESCRIPTION: MINOR AMENDMENT SUBMITTAL			

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

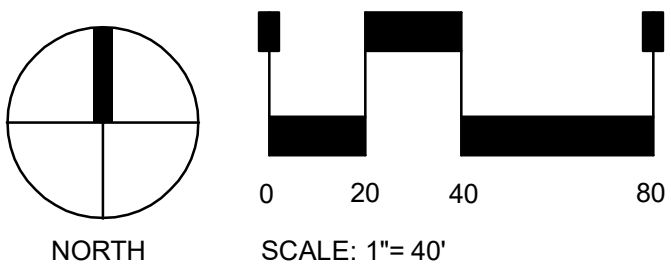
TEL: (303) 722-4687

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

6 OF 8

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.

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 ENROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

TREE MITIGATION TABLE

QTY	COMMON/BOTANICAL NAME	MINIMUM SIZE PER CODE	PROPOSED SIZE	MITIGATION INCHES EACH	TOTAL MITIGATION INCHES
1	NORTHERN RED OAK Quercus rubra	2.5"	3.0"	0.5"	0.5"
3	GREENSPIRE LINDEN Tilia cordata 'greenspire'	2.5"	3.0"	0.5"	1.5"
4	"ESPRESSO" KENTUCKY COFFEETREE Gymnocladus dioica 'Espresso'	ABOVE REQUIRED	3.0"	3.0"	12.0"
3	AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora 'Autumn Brilliance'	2.0"	3.0"	1.0"	3.0"
3	CANADA RED CHOKECHERRY Prunus virginiana 'shubert'	2.0"	3.0"	1.0"	3.0"
2	COLORADO BLUE SPRUCE Picea pungens var. glauca	6"	10"	2.0"	4.0"
2	COLORADO BLUE SPRUCE Picea pungens var. glauca	ABOVE REQUIRED	10"	5.0"	10.0"
6	BAKERI SPRUCE Picea pungens 'Bakeri'	6"	6"	---	---
2	BAKERI SPRUCE Picea pungens 'Bakeri'	6"	8"	1.0"	2.0"
2	PONDEROSA PINE Pinus ponderosa	6"	10"	2.0"	4.0"
				Total:	40"

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"	40"	0"

