

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012



April 11, 2019

Dennis Haberkorn
Archdiocese of Denver
1300 S Steele St
Denver, CO 80210

Re: Initial Submission Review – Queen of Peace Catholic Parish – Site Plan Amendment
Application Number: **DA-1165-03**
Case Number: **1988-6042-06**

Dear Mr. Haberkorn:

Thank you for your initial submission, which we started to process on Monday, March 18, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, May 2, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for Wednesday, June 12, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Joseph Wilson, Sterling Design Associates LLC
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1165-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please be aware of comments and concerns from neighbors and outside agencies.
- Address all grammatical and formatting comments throughout.
- Revise the materials shown on the side of the stairwell on the Northwest building elevation.
- Revise sight triangles to follow City of Aurora standards.
- Review the Traffic Impact Study
- Relocate the fire hydrant and waterline to the new proposed location.
- Please contact Andy Niquette with Real Property to begin dedicating easements.
- Review Tree Mitigation requirements from Forestry.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Comments were received from 2 of the 19 property owners that were notified of this application.

RESPONSE: Duly Noted.

1B. The following comment was received during the first referral. Please be aware of this concern during the demolition and construction activities for this project:

“The traffic analysis is flawed because several major Catholic Holidays were NOT addressed or measured. I am a 42-year resident of Aurora Hills and have witnessed traffic on many Easter, Christmas and other holidays and there is considerably more traffic and congestion than is indicated in the report. Also, during the last major construction city code was not adhered to regarding construction start and finish times. I will make sure code is aware of any infractions.”

1C. A letter of support for this project was also received from the Pastor of the Mississippi Avenue Baptist Church:

“As Executive Pastor of Mississippi Avenue Baptist Church, I want to say on behalf of the church that we support this application and the Queen of Peace redevelopment plan. As a neighbor of Queen of Peace (directly to the south), they have been very forthcoming with information and have met with us on several occasions to ensure we are informed of the project and also to respond to any concerns we may have. We have been very pleased with the plan, the communication, and the partnership we have with Queen of Peace. As long as the project meets the technical standards required by the City of Aurora, we are in full support of Queen of peace receiving approval to begin this redevelopment project. Thank you for considering our comments.”

2. Completeness and Clarity of the Application

2A. Please remove the signature block from the cover sheet. As this project is a site plan amendment, these sheets will be added to the originally approved plan set, which has signatures. No new signatures should be recorded. **RESPONSE: The Signature blocks have been removed.**

2B. In the Data Block it could be helpful to add a 3rd column for information, with one column showing existing data and one showing the proposed site when this project is finished. This would provide a clear side by side of exactly how this proposal will change the site from its current state. **RESPONSE: Site Data Chart has been updated.**

2C. Please clarify what the redlined line type is meant to represent. Add a symbol for it in the legend.

RESPONSE: This linetype is now located within the legend.

2D. The legend is showing the same line type for both existing and proposed easements. Please clarify this so



that it is easier to distinguish between the two, potentially by somewhat fading the line symbol for existing easements. Please also clarify what is meant by “sawcut line” on the plans and in the legend. **RESPONSE: Line types have been revised, and correct, sawline is typical linework to delineate between proposed and existing hard-surface.**

2E. The boxed area on sheet 2 is rather crowded and it is difficult to distinguish what is the building footprint and what is a building dimension. Please consider altering one of the line types throughout the plan so that this becomes easier to read. **RESPONSE: The building footprint is now bolder.**

2F. Provide a detail for the site furniture on one of the site details pages. **RESPONSE: A detail has been added to the detail sheet.**

3. Zoning and Land Use Comments

3A. All abutting zone districts must also be labeled on the site plan. **RESPONSE: The building footprint is now bolder.**

3B. Is the existing shed on the southern side of the property intended to remain? **RESPONSE: Correct.**

4. Architectural and Urban Design Issues

4A. Please clarify what material type the “Masonry Veneer” label is representing throughout the building elevations. **RESPONSE: The material labeled “Masonry Veneer” is the same material as “Masonry Color A or B”. Elevations have been updated and “Masonry Veneer” labels were changed to “Masonry Color A or B”.**

4B. The side of the stairway on the Northwest building elevation presents a large, blank surface. Please add variation between the Masonry Color A and B on this face so that it breaks up the appearance of the stairway and is more consistent with the rest of the building façade. **RESPONSE: The material for the stair on the Northwest building elevation has been revised to be more consistent with the rest of the building façade.**

4C. In many cases it is required to have plantings around the exterior of a trash enclosure. Please consider adding some additional plantings on the southern and western side of the trash enclosure, such as shrubs or tall grasses. Considering the rather prominent location of the trash enclosure relative to a site entrance and the abutting street, it is particularly important to beautify the location. **RESPONSE: Evergreen trees have been added to screen the enclosure from the street.**

5. Signage Issues

5A. Include data on permitted sign area in the data block. If signage is not proposed to change during this project, provide information on the current square footage of signs on site. **RESPONSE: The two existing signs are to remain, no new signs are proposed for this phase. Existing data has been added to the chart.**

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/ red lettering)

6A. Sheet 6

- Update the required minimum tree sizes to 2.5” for deciduous canopy trees and 2” for ornamental. **RESPONSE: Tree Sizes have been revised.**

6B. Sheet 7

- Remove the landscape specifications. The landscape plans should only include the required landscape notes and any notes dealing with proposed mulches and edger. **RESPONSE: Landscape notes have been revised.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Sheet 1

7A. The site plan will not be approved by public works until the preliminary drainage report is approved. **RESPONSE: Duly Noted.**

Sheet 2

7B. Please update the curb ramps at the entrance point located at the southwest corner of the site, as this is the designated ADA access route. **RESPONSE: The curb ramps have been updated.**



Sheet 3

7C. Label all slopes. Please note the minimum permitted slope away from the building is 5% for 10 feet for landscape areas and minimum 2% for impervious areas. The minimum slope for pavement areas is 1% for asphalt and 0.5% for concrete. **RESPONSE: Various representative slopes for proposed improvements have been labeled. Additional detail describing slopes for the proposed improvements including, but not limited to walks, ramps, landings, and steps will be provided with the Civil Construction Plans and can be reviewed at that time. The project represented in the plans describes a building remodel, and as such attempts to limit proposed site improvements only to those areas immediately adjacent to and impacted by the remodel. The majority of the site, including its slopes, will remain in its existing condition and therefore does not require labeling. The nature of this approach necessarily constrains design of proposed improvements to the existing condition. Various slopes have been labeled "EX" for clarity in areas where existing improvements to remain are adjacent to proposed improvements. Several areas of proposed improvements are so immediately tied to the adjacent existing condition, that their proposed slopes must match existing slopes. Slopes away from the building in impervious areas are generally designed at 1.5%, but may vary. These areas typically fall within pedestrian access cross slopes. 2% minimum in these situations does not allow for construction tolerances which accommodate ADA compliance. Slopes away from the building in pervious areas are often adjacent to impervious areas which must meet ADA criteria. Therefore, the pervious slopes are similarly constrained. Where unconstrained, proposed slopes are greater to facilitate drainage away from the building. Areas of proposed vehicular pavement are limited as described above. Slopes across the proposed vehicular pavement are constrained by the existing slopes immediately adjacent.**

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange) Site Plan Set

8A. Add stop signs in the indicated locations and label all existing stop signs. **RESPONSE: Stop signs have been added per comment.**

8B. Sight triangles are needed for all existing access points that are to remain. Sight triangles are based on the locations of stop signs. Remove sight triangles from turning points that do not have stop signs where requested. Sight triangles should also be shown on the Landscape Plan in accordance with COA standards. **RESPONSE: Sight Triangle's have been revised.**

8C. Remove the parking in the indicated area as it impedes the full movement access point. Update striping. **RESPONSE: Striping has been updated.**

8D. Add the following note to the cover sheet:

“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.” **RESPONSE: This note has been added to the plans.**

Traffic Impact Study

8E. Future trip generation was not analyzed. 2040 is required to be analyzed. Use 2% growth factor unless other (DRCOG) data can support alternate. **RESPONSE: Information provided by DRCOG is included in Appendix A that shows the streets around the church that are included in the DRCOG 2040 regional model. The information provided by DRCOG shows that the streets adjacent to the church (Uvalda Street, Kentucky Street, and Victor Way) are not included in the model, therefore, growth in background traffic is not expected on the streets adjacent to the church. Additional discussion is also included in Section 2.2.**

8F. Add dialog why access point south of Site Access #1 was not included. **RESPONSE: The access that the note refers to is an access on Uvalda Street between Site Access 1 and Site Access 2. There are no plans to close this access. Data were collected at this access (Site Access 6) during the peak hours for the church on Saturday April 27th, Sunday April 28th, and Tuesday April 30th. The data are included in Appendix B and contained in Figures 4, 5, and 6. Analysis of the data was performed which is summarized in Table 2, and the VISTRO analysis worksheets are contained in Appendix C. Data were collected on Tuesday rather than Monday because of the snow storm that occurred that evening. A review of Table 1 shows that events that occur at the church on Monday and Tuesday are representative of the other weekdays, therefore, the data collected on Tuesday can be substituted for data that would be collected on a Monday.**

8G. Review all additional comments throughout. **RESPONSE: See the responses within the Traffic Study.**

**9. Fire / Life Safety** (Greg Rogers / 303-739-7464 / grogers@auroragov.org / Comments in blue)9A. Sheet 1

- Please include photometric plan and identify accessible route. **RESPONSE: Per Conversations with Fire/Life Safety Mike Dean, No Photometrics Plan is required.**
- Please identify and label the van accessible spaces. **RESPONSE: (1) Van Accessible space have been identified and labeled.**

9B. Sheet 4

- Relocate the fire hydrant and waterline to new proposed location adjacent to fire lane. **RESPONSE: Hydrant has been relocated as coordinated separately with COA.**
- Any dead-end water line supplying a fire hydrant that exceeding 150 ft. is required to provide a calculation within the Utility Sheet of the Civil Plans to validate the 20-psi minimum residual water pressure needed. **RESPONSE: Relocated dead-end water line supplying hydrant is less than 150 ft.**
- Identify Fire Line using the following example: "6" Fire Line DIP (Private)." **RESPONSE: Labels have been update per comment.**
- Show location of Riser Room and exterior door for each fire sprinklered building. **RESPONSE: Riser Room is shown on the plans.**
- Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." (Typical for Site, Utility, Elevation and Photometric Plans.) **RESPONSE: FDC and Knox Boxes have been added to and labeled on the plans.**
- Identify new and existing Knox Boxes as an X within a box symbol and label with the following example: "Knox Box." (Typical for Site, Utility, Elevation and Photometric Plans.) **RESPONSE: FDC and Knox Boxes have been added to and labeled on the plans.**
- Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. (Typical for Site, Photometric, Utility Plans.) (Example shown with dashed blue line) **RESPONSE: The route and 60% of the accessible building entrances have been provided.**
- Identify the 60% of the accessible public building entrances the accessible parking spaces and accessible passenger loading zone(s) they serve. **RESPONSE: The route and 60% of the accessible building entrances have been provided.**

9C. Sheet 7

- Please add landscaping note. **RESPONSE: This note has been added to this sheet.**

9D. Sheet 8

- Please identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." (Typical for Site, Utility, Elevation and Photometric Plans.) **RESPONSE: FDC as a Y symbol and label was added to the Northwest building elevation.**
- Please identify new and existing Knox Boxes as an X within a box symbol and label with the following example: "Knox Box." (Typical for Site, Utility, Elevation and Photometric Plans.) **RESPONSE: New and existing Knox Box labels were added to the Northeast building elevation.**

10. Aurora Water (Anthony Tran / 303-739-7376 / atran@auroragov.org / Comments in red)Sheet 4

10A. Special tapping saddle may be required with ACP pipe. **RESPONSE: To be addressed on Civil Construction Plans.**

10B. Provide fixture unit table at the time of submitting Civil Drawings to justify meter size for both new and existing fixtures. **RESPONSE: To be addressed on Civil Construction Plans.**

11. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

11A. There are easements that need to be dedicated and released. The PSCO easement release should be obtained through PSCO (Xcel). Send us a copy of the recorded easement release. Contact Andy Niquette for the



easement dedications shown on the Site Plan Amendment. Keep in mind that we cannot sign-off on the site plan amendment until all documents have been or are ready to be recorded. **RESPONSE: The process of releasing and beginning specified existing and proposed easements shall occur when the hydrant line easement location is verified.**

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in magenta)

12A. There are several trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. **RESPONSE: Duly Noted.**

12B. See site plan page 5 of 8 as there are several Juniper trees located on the south side of the building located next to Juniper #2 and #3 and very close to construction. Please clarify whether or not these trees will be removed or preserved. **RESPONSE: These Junipers are to be removed.**

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. **RESPONSE: The Tree Mitigation Chart is now shown on the landscape plan.**

The caliper inches that will be lost are 89”, but only 36” would be required for planting back onto the site. The mitigation value is \$8,090.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Colorado Blue Spruce	12	\$872.97		5
2	Juniper	4	\$99.54	To be removed?	2
3	Juniper	4	\$99.54	To be removed?	2
4	Juniper	4	\$99.54	To be removed?	2
5	Juniper	5	\$146.25	To be removed?	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
Total		89	\$8,086.84		36

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

The following letter was received from Xcel Energy: **RESPONSE: Duly Noted.**

Re: Queen of Peace Catholic Parish, Case # DA-1165-03

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Queen of Peace Catholic Parish**. Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. The property owner/developer/contractor must complete the application process



for any new natural gas or electric service, or modification to existing facilities *including relocation and/or removal* via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements *will* need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

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
 1300 SOUTH STEELE STREET
 DENVER, COLORADO 80210
 PH: (303) 364-1056
 CONTACT: DENNIS HABERKORN
 EMAIL: dennis.haberkorn@queenofpeace.net

CIVIL ENGINEER

STERLING DESIGN ASSOCIATES, LLC
 2009 W. LITTLETON BLVD., #300
 LITTLETON, CO 80120
 PH: (303) 794-4727
 CONTACT: JAY M. NEWELL, P.E.
 E-MAIL: jay@sterlingdesignassociates.com

SURVEYOR

PRECISION SURVEY & MAPPING, INC.
 9025 E. KENYON AVE., SUITE 150
 DENVER, CO 80237
 PH: (303) 753-9799
 CONTACT: CHRISTOPHER P. JULIANA, PLS
 E-MAIL: cjuliana@precision-survey.com

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC
 2009 W. LITTLETON BLVD., #300
 LITTLETON, CO 80120
 PH: (303) 794-4727
 CONTACT: JOSEPH WILSON, RLA, CID
 E-MAIL: joe@sterlingdesignassociates.com

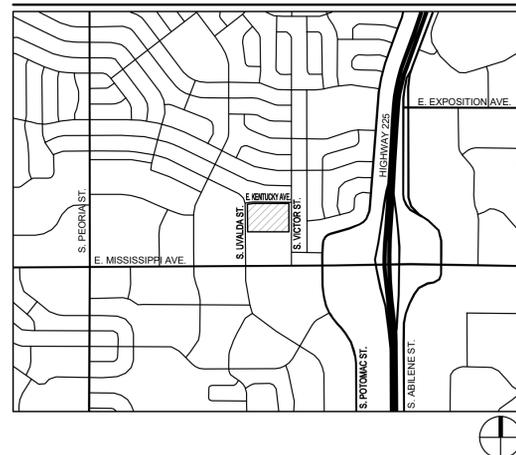
ARCHITECT

INTEGRATION DESIGN GROUP, PC
 6890 W. 52ND AVE., SUITE 230
 ARVADA, CO 80002
 PH: (303) 227-9453
 CONTACT: MR. ADAM HERMANSON, AIA
 adam.hermanson@integrationdesigngroup.com

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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- 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 UNOBTAINED 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 ENCRUCH 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.

VICINITY MAP



SHEET INDEX:

- COVER SHEET
- SITE PLAN
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- LANDSCAPE NOTES AND DETAILS
- BUILDING ELEVATIONS

SITE DATA CHART

OVERALL LAND AREA	8.02 ACRES (349,463 SF)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	EXISTING BUILDING IS 147'-9"
HT. OF TALLEST PROPOSED ARCHITECTURAL ELEMENT	197'-7"
CONSTRUCTION TYPE	VB
OCCUPANCY CLASSIFICATION	A3
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
MAXIMUM ALLOWABLE SIGN AREA	EXISTING TO REMAIN
PROPOSED TOTAL SIGN AREA	-
MAXIMUM NUMBER OF SIGNS	-
PROPOSED NUMBER OF SIGNS	-
PARKING SPACES REQUIRED	345 (1,378 CHURCH SEATING)
PARKING SPACES PROVIDED	363 EXISTING TO REMAIN
ACCESSIBLE SPACES REQUIRED	8 SPACES ← Please identify and label the Van Accessible Spaces
ACCESSIBLE SPACES PROVIDED	19 COMPLIANT SPACES + 22 SPACES RESERVED FOR HC PARKING
LOADING SPACES REQUIRED	-
LOADING SPACES PROVIDED	1 EXISTING TO REMAIN
BICYCLE PARKING REQUIRED	10 SPACES REQUIRED
BICYCLE PARKING PROVIDED	10 SPACES PROVIDED

Duly Noted

The site plan will not be approved by public works until the preliminary drainage report is approved

The Signature blocks have been removed

This project is an amendment to the originally approved site plan, no new signatures should be provided. Remove Signature blocks

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD.

BY: _____
 STATE OF COLORADO)ss
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD,
 BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
 (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
 (MAYOR)

ATTEST: _____ DATE: _____
 (CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

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

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

CLERK AND RECORDER: _____ DEPUTY: _____

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.

Please include photometric Plan for review.

Per Conversations with Fire/Life Safety Mike Dean, No Photometrics Plan is required

It could be helpful to revise the data block and add an additional column so that there could be clear, side by side info for the existing conditions on the site and those proposed as part of this project.

Site Data Chart has been updated

The two existing signs are to remain, no new signs are proposed for this phase. Existing data has been added to the chart.

Please include data on permitted sign area. If sign space is not changing, please include data for existing conditions

(1) Van Accessible space have been identified and labeled.

Add note:

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.

This note has been added to the plans



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PRELIMINARY
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STERLING DESIGN ASSOCIATES, LLC			
ISSUES & REVISIONS	NO:	DATE:	BY:
DESCRIPTION:	-	-	-
NO:	2	DATE:	BY:
DESCRIPTION:	-	-	-
NO:	3	DATE:	BY:
DESCRIPTION:	-	-	-
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

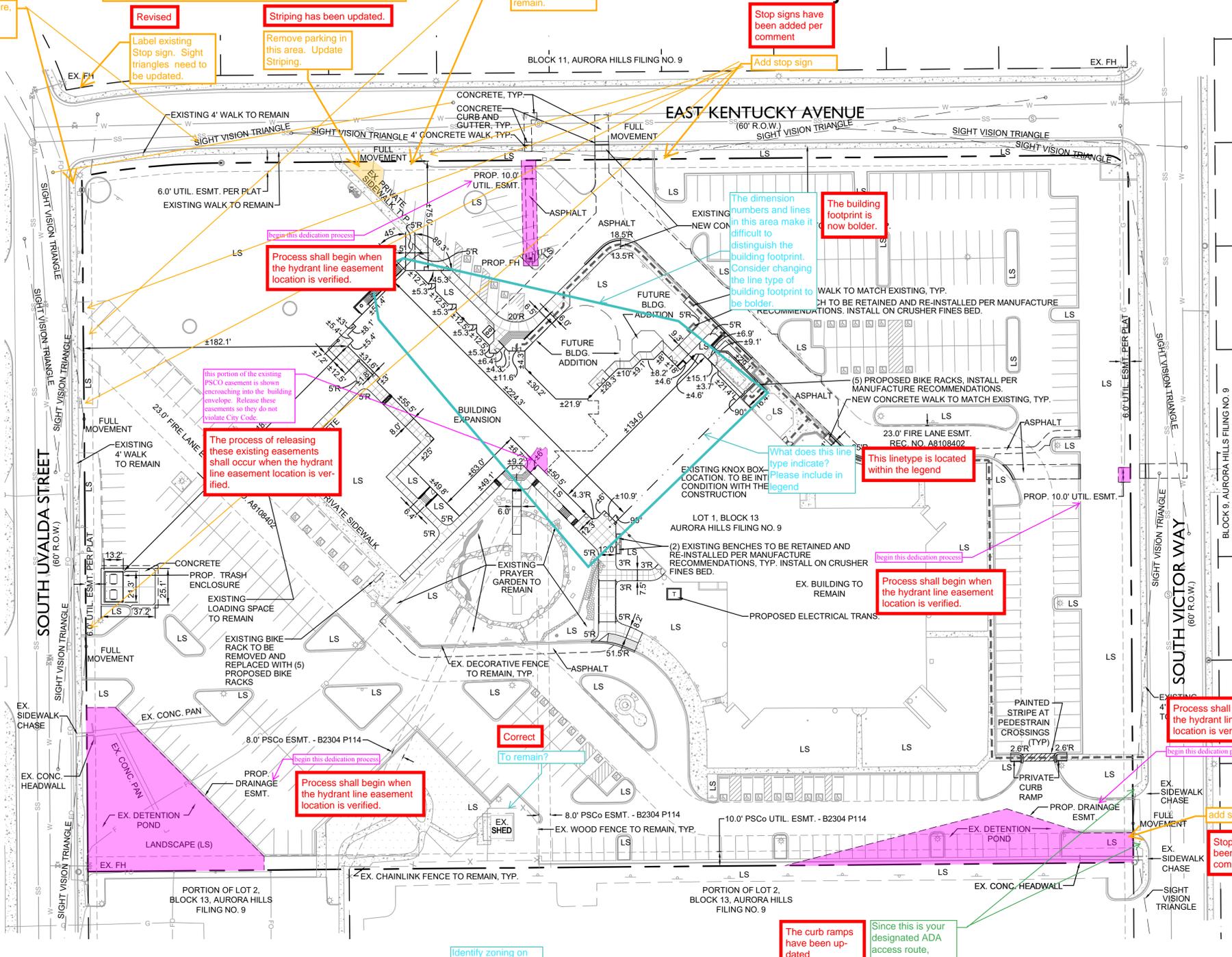
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 8

QUEEN OF PEACE CATHOLIC PARISH

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



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 BOLLARD/POST	
	FOUND PROPERTY CORNER	
	ACCESSIBLE ROUTE	

- ### 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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ISSUES & REVISIONS	
NO. 1 DATE: -	BY: -
DESCRIPTION: -	
NO. 2 DATE: -	BY: -
DESCRIPTION: -	
NO. 3 DATE: -	BY: -
DESCRIPTION: -	
NO. 4 DATE: -	BY: -
DESCRIPTION: -	
NO. 5 DATE: -	BY: -
DESCRIPTION: -	
NO. 6 DATE: -	BY: -
DESCRIPTION: -	

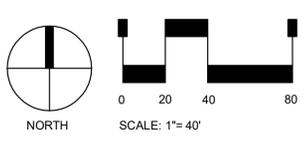
DATE: FEBRUARY 2019	SCALE: 1"=30'
PROJECT MANAGER: JLW	PROJECT NO.: -
DRAWN BY: JLW	DRAWING FILE: -

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:
SITE PLAN

SHEET NUMBER:
2 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

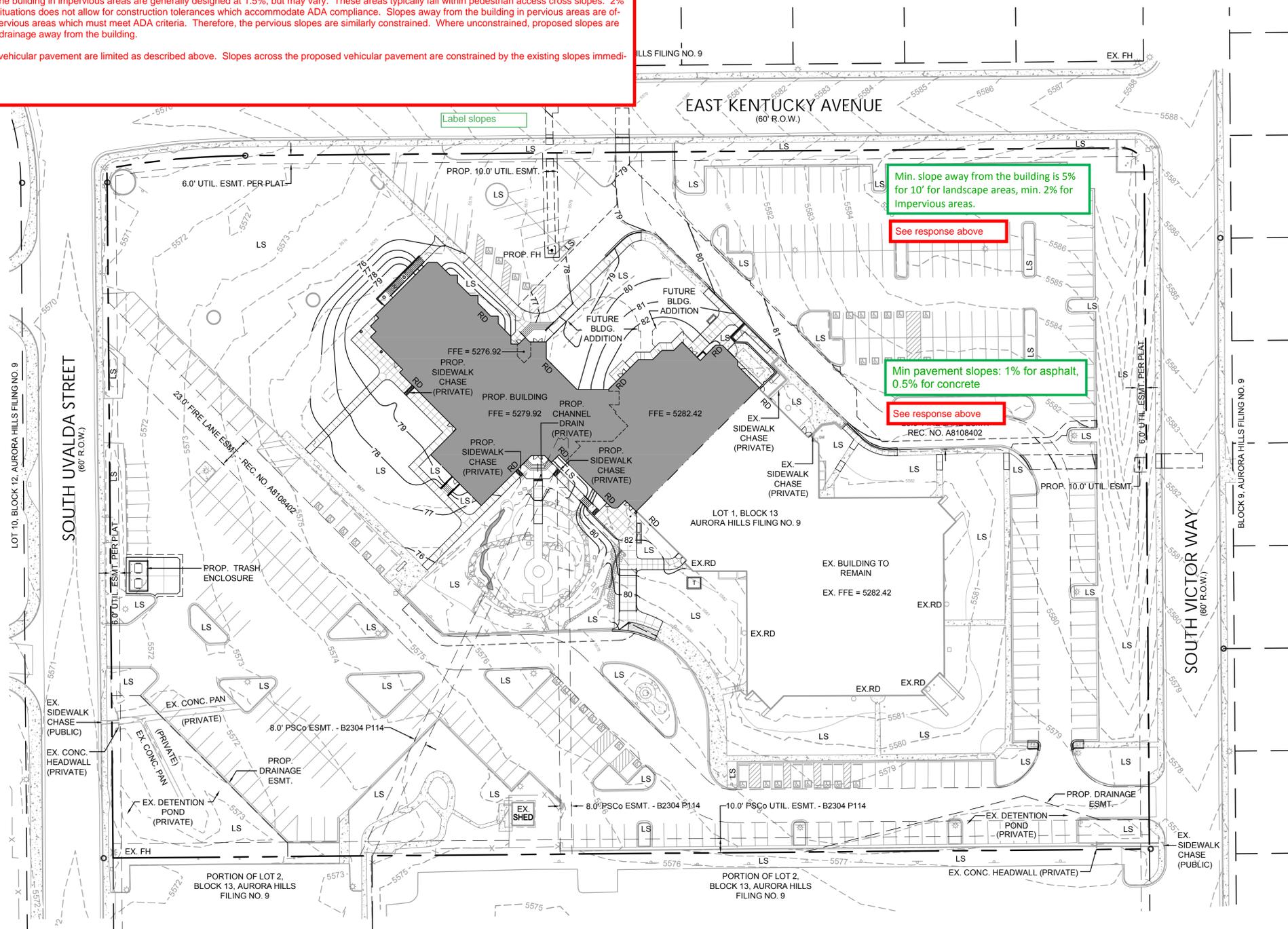
Various representative slopes for proposed improvements have been labeled. Additional detail describing slopes for the proposed improvements including, but not limited to walks, ramps, landings, and steps will be provided with the Civil Construction Plans and can be reviewed at that time.

The project represented in the plans describes a building remodel, and as such attempts to limit proposed site improvements only to those areas immediately adjacent to and impacted by the remodel. The majority of the site, including its slopes, will remain in its existing condition and therefore does not require labeling. The nature of this approach necessarily constrains design of proposed improvements to the existing condition.

Various slopes have been labeled "EX" for clarity in areas where existing improvements to remain are adjacent to proposed improvements. Several areas of proposed improvements are so immediately tied to the adjacent existing condition, that their proposed slopes must match existing slopes.

Slopes away from the building in impervious areas are generally designed at 1.5%, but may vary. These areas typically fall within pedestrian access cross slopes. 2% minimum in these situations does not allow for construction tolerances which accommodate ADA compliance. Slopes away from the building in pervious areas are often adjacent to impervious areas which must meet ADA criteria. Therefore, the pervious slopes are similarly constrained. Where unconstrained, proposed slopes are greater to facilitate drainage away from the building.

Areas of proposed vehicular pavement are limited as described above. Slopes across the proposed vehicular pavement are constrained by the existing slopes immediately adjacent.



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
	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

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NO. 2	DESCRIPTION: - BY: -
NO. 3	DATE: - BY: -
NO. 4	DESCRIPTION: - BY: -
NO. 5	DATE: - BY: -
NO. 6	DESCRIPTION: - BY: -

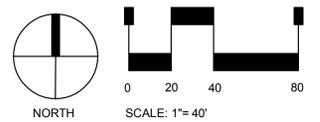
DATE:	SCALE:
FEBRUARY 2019	1"=20'
PROJECT MANAGER:	PROJECT NO.:
JLW	-
DRAWN BY:	DRAWING FILE:
CL	-

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

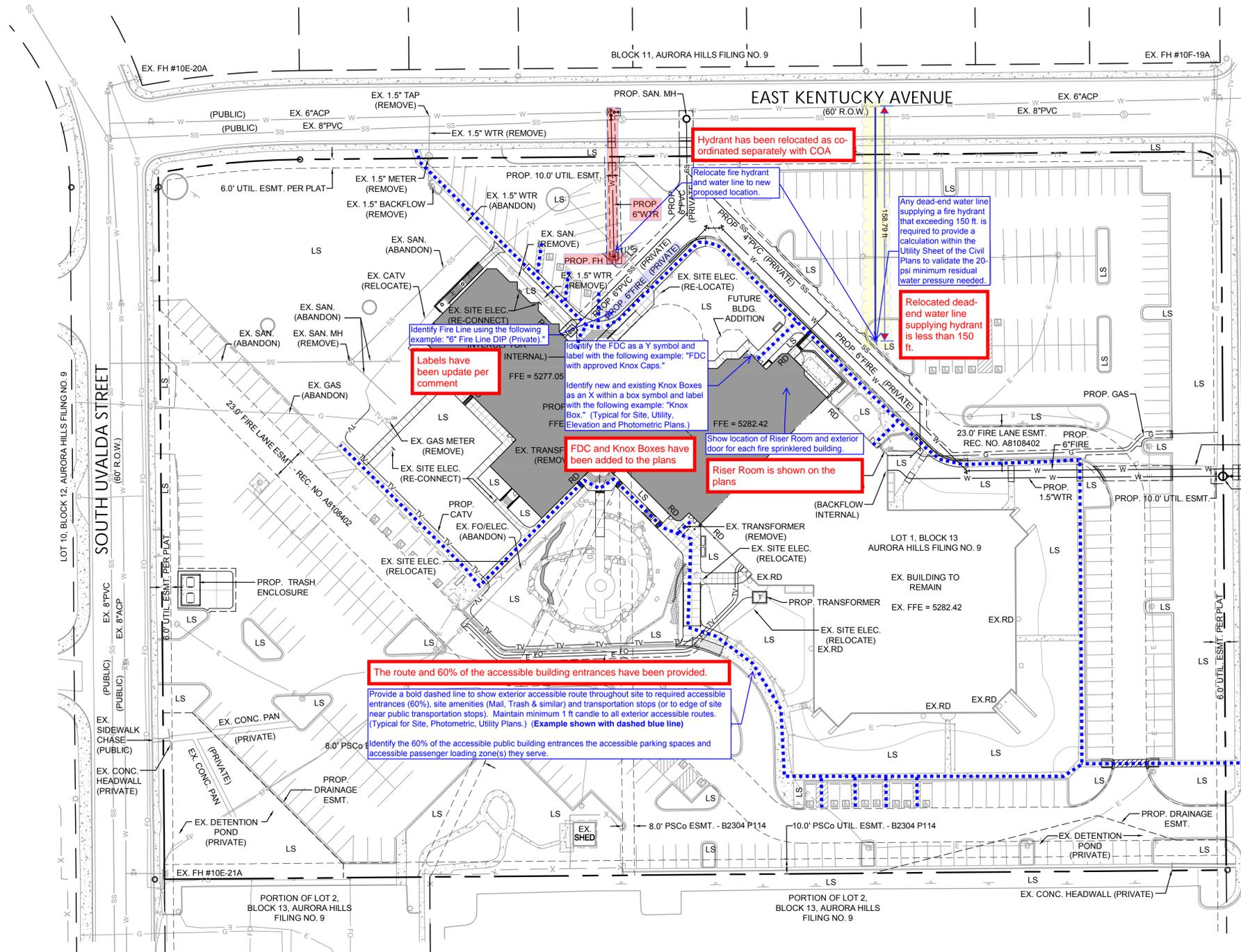
CLIENT:
 ARCHDIOCESE OF DENVER
 1300 S STEELE STREET
 DENVER, CO 80210
 TEL: (303) 722-4687

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
3 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



LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	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
	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
	EXISTING BOLLARD/POST
	FOUND PROPERTY CORNER

Sterling Design Associates, llc
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STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: -	BY: -
DESCRIPTION: -		
NO. 2	DATE: -	BY: -
DESCRIPTION: -		
NO. 3	DATE: -	BY: -
DESCRIPTION: -		
NO. 4	DATE: -	BY: -
DESCRIPTION: -		
NO. 5	DATE: -	BY: -
DESCRIPTION: -		
NO. 6	DATE: -	BY: -
DESCRIPTION: -		

DATE: FEBRUARY 2019	SCALE: 1"=20'
PROJECT MANAGER: JLW	PROJECT NO.:
DRAWN BY: CL	DRAWING FILE:

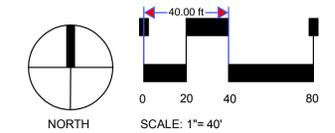
PROJECT:
QUEEN OF PEACE CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012

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

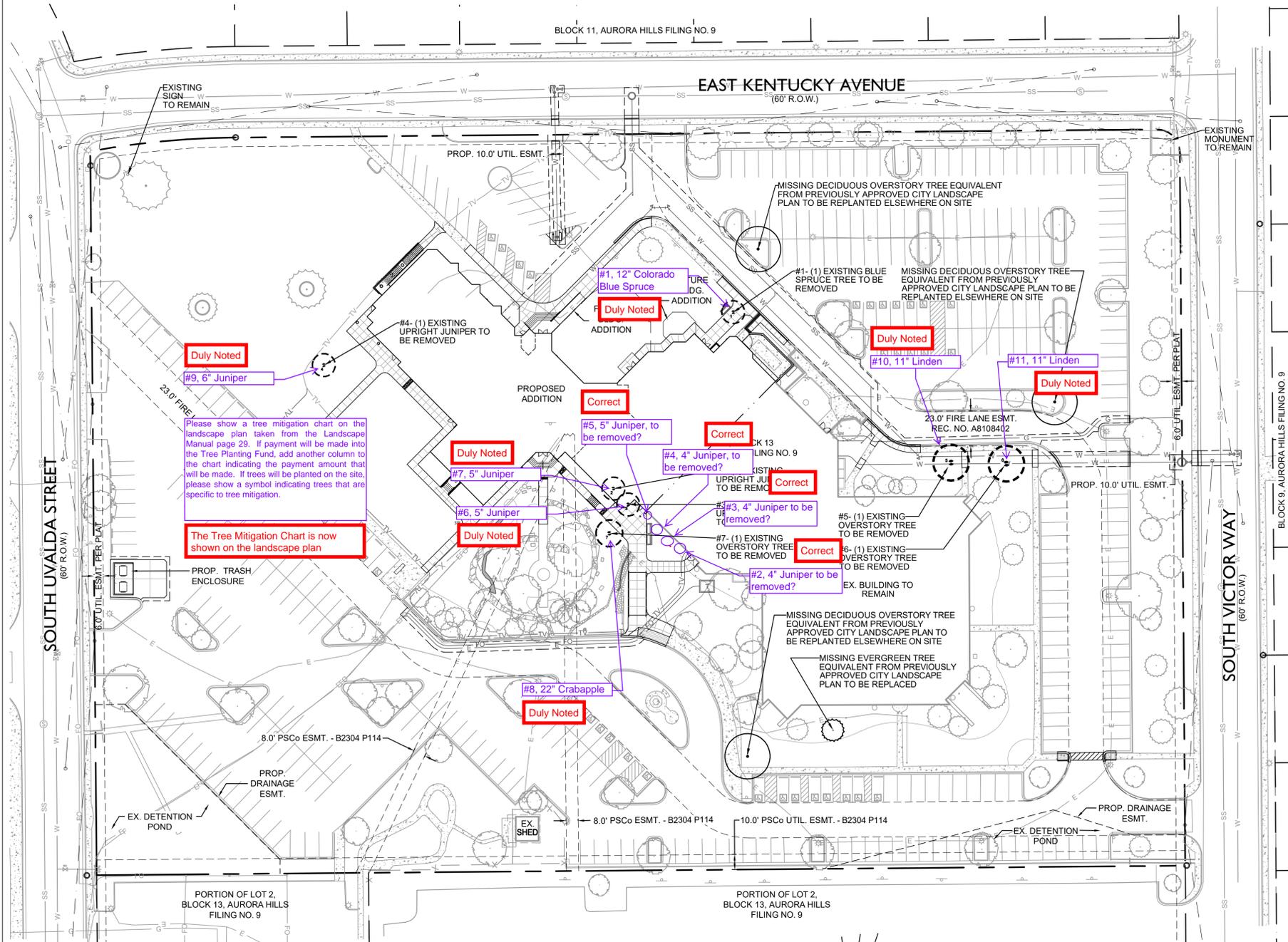
TEL: (303) 722-4687

SHEET TITLE:
UTILITY PLAN

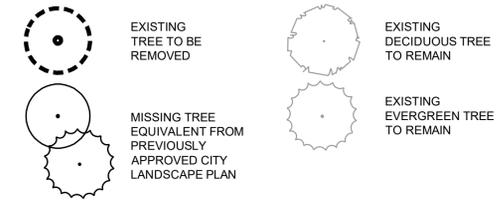
SHEET NUMBER:
4 OF 8



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



LEGEND



TREE INVENTORY DATA

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	INCHES REQUIRING REPLACEMENT
1	BLUE SPRUCE EVERGREEN TREE	-	\$0.00	-	-
2	UPRIGHT JUNIPER	-	\$0.00	-	-
3	UPRIGHT JUNIPER	-	\$0.00	-	-
4	UPRIGHT JUNIPER	-	\$0.00	-	-
5	LINDEN	-	\$0.00	-	-
6	LINDEN	-	\$0.00	-	-
7	TREE TBD	-	\$0.00	-	-
Total		XX	\$0,000.00		XX

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

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

TREE MITIGATION TABLE

QTY	COMMON/BOTANICAL NAME	MINIMUM SIZE PER CODE	PROPOSED SIZE	MITIGATION INCHES EACH	TOTAL MITIGATION INCHES
X	TO BE DETERMINED PER CITY FORESTER				
Total					XX"

NOTE:
 1) THE TOTAL 'TO BE REMOVED' DIAMETER INCHES REQUIRING MITIGATION EQUALS XX 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 X 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.

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	DATE	DESCRIPTION	BY
NO. 1			
NO. 2			
NO. 3			
NO. 4			
NO. 5			
NO. 6			

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

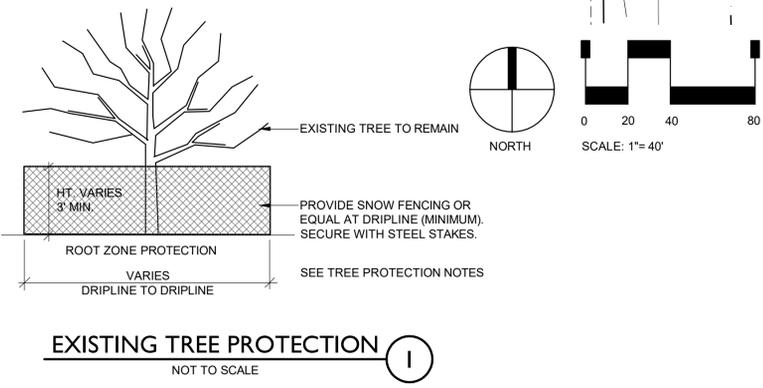
PROJECT:
QUEEN OF PEACE CATHOLIC PARISH
13120 EAST KENTUCKY AVENUE
AURORA, CO 80012

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

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 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.



EXISTING TREE PROTECTION
 NOT TO SCALE

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

Sight Triangle's have been revised

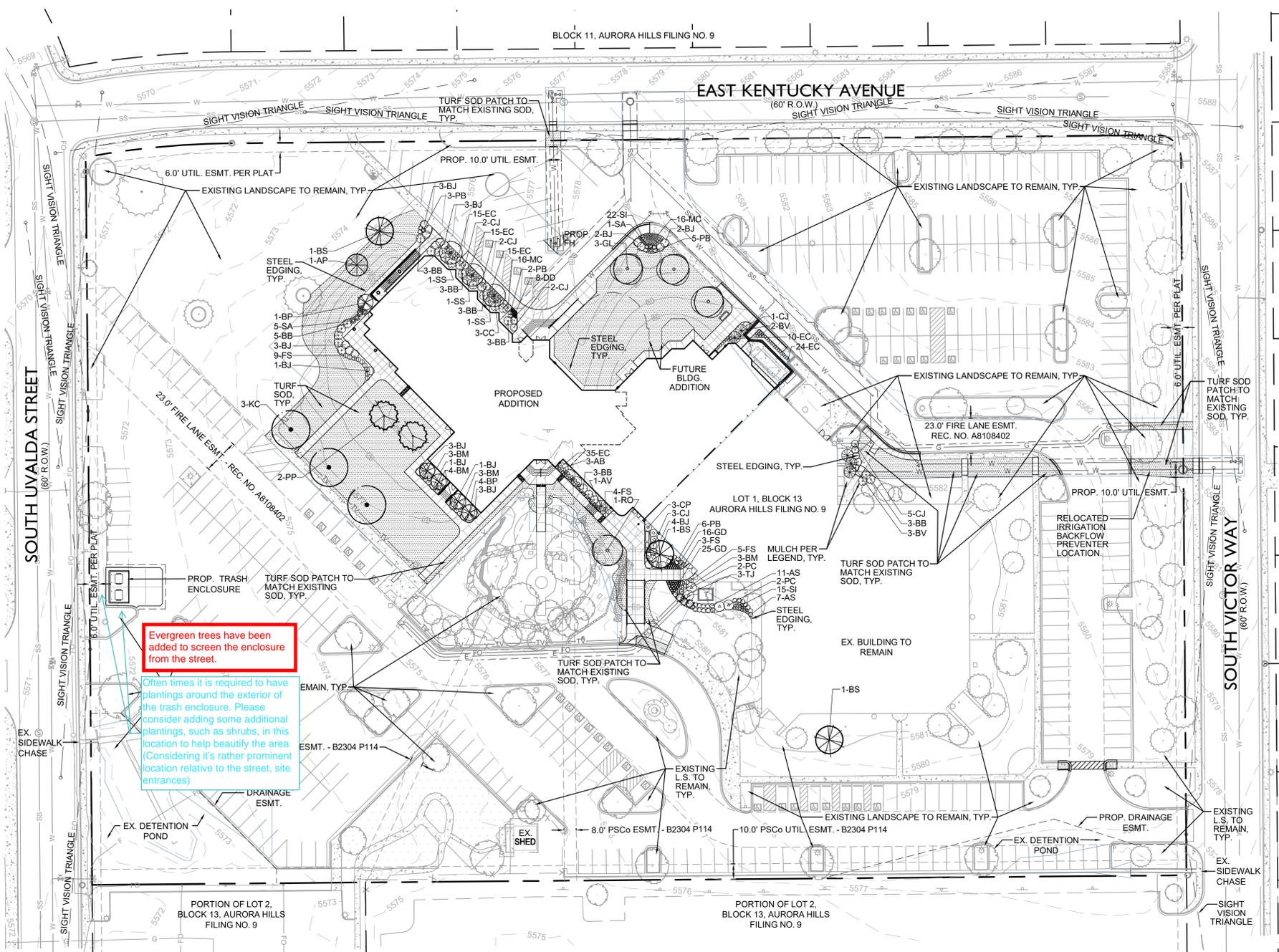
Update sight triangles per comments on Site Plan.

Revised

Should be 2.5" per code

Revised

Should be 2" per code



Evergreen trees have been added to screen the enclosure from the street.

Often times it is required to have plantings around the exterior of the trash enclosure. Please consider adding some additional plantings, such as shrubs, in this location to help beautify the area (Considering it's rather prominent location relative to the street, site entrances)

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>	2.5" CAL. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	GL	GREENSPIRE LINDEN <i>Tilia cordata 'greenspire'</i>	2.5" CAL. B&B	40' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	KC	"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica 'Espresso'</i>	2.0" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
	3	AB	AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlancheier x grandiflora 'Autumn Brilliance'</i>	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	CC	CANADA RED CHOKECHERRY <i>Prunus virginiana 'shubert'</i>	1.5" CAL. B&B	25' X 20'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
	3	BS	COLORADO BLUE SPRUCE <i>Picea pungens var. glauca</i>	6" HT. B&B	60' X 30'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
	5	BP	BAKERI SPRUCE <i>Picea pungens 'Bakeri'</i>	6" HT. B&B	30' X 10'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	2	PP	PONDEROSA PINE <i>Pinus ponderosa</i>	6" HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	1	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6" HT. B&B	50' X 25'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
	3	SS	RED TWIG DOGWOOD <i>Cornus sericea</i>	#5 (18"-24" HT.)	6' X 6'	MEDIUM	SPACING PER PLAN FULL FORM
	16	PB	CRISMUM PYGMY BARBERRRY <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 clandonensis</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
	18	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	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 '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	BURKWOD VIBURNUM <i>Viburnum x burkwodii</i>	#5 (18"-24" HT.)	6' X 8'	MED	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
	17	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	GRASS SOD			SEE L.S. NOTES (TO MATCH EXISTING)
MULCH							
			COLOR/MATERIAL: ROCK MULCH / WOOD MULCH				
			AREA: -0.016 SF				
			TYPE: -ALL SHRUB BEDS ARE TO BE MULCHED WITH 4" DEPTH, 1-1/2"-3" RIVER ROCK COBBLE MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). ALL GROUNDCOVER BEDS ARE TO BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. SEE LANDSCAPE NOTES.				
			STEEL EDGING - 342 LF				

Sterling Design Associates, LLC
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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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

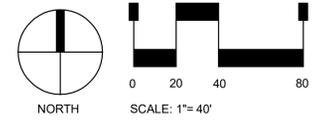
SHEET TITLE:
**PRELIMINARY
LANDSCAPE PLAN**

SHEET NUMBER:
6 OF 8

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'.
3. 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 ENCRUSH 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.



This detail has been added to this sheet.

Provide a detail for site furniture

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

Please add this landscape note:
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.

This note has been added to this sheet

Landscape notes have been revised

Please remove specifications. Only include the standard required landscape notes.

STANDARD LANDSCAPE NOTES

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

- A. COORDINATION**
- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, AND IRRIGATION PLANS, STANDARDS AND SPECIFICATIONS, TO FORM COMPLETE INFORMATION REGARDING THIS SITE. OBTAIN ALL NECESSARY AND UP-TO-DATE ISSUE PLAN SETS.
 - ALL LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR THE GOVERNING JURISDICTION CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES.
- B. COMPLIANCE**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ANY STANDARDS AND SPECIFICATIONS.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
- C. GUARANTEE**
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. REPLACE ANY PLANTS WHICH DIE OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY IN THAT TIME.
- D. COMPLETION AND MAINTENANCE**
- FINAL ACCEPTANCE: WITHIN TEN DAYS OF NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - LANDSCAPE MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, RE-GRADING, REPLANTING, DISEASE AND INSECT PROTECTION. IF SITE IS TO OPEN DURING WINTER, COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT ON TIMING FOR THE INSTALLATION OF PLANT MATERIAL. THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
 - GRADING MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, MAINTAIN POSITIVE DRAINAGE AND STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THESE NOTES, THE GRADING PLANS, AND ACTUAL CONDITIONS, IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
 - IRRIGATION MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, ALL IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. WINTER WATERING MAY BE REQUIRED.
- E. SITE CONDITIONS**
- EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED.
 - BE AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. UNDER NO CIRCUMSTANCES SHALL THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - REVIEW ALL FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS TO REMAIN. REPLACE ANY SUCH PLANTS DAMAGED DURING CONSTRUCTION/MAINTENANCE PERIODS WITH THE SAME SPECIES, SIZE, AND QUANTITY AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- F. DAMAGE AND CLEANING**
- REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CLEAN ALL AREAS AS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- G. RIGHT OF REJECTION**
- OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. PROVIDE SAMPLES, SPECS, AND OR TAGS FOR ALL MATERIALS.
- H. SOIL PREPARATION**
- 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.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT OR APPROVED EQUAL AT A RATE OF 5 LBS. OF 20-10-5 PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. 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.
 - REMOVE ALL SURFACE ROCKS OR SOIL CLUMPS OVER 1 INCH IN SIZE FROM THE SITE.
- I. PLANT MATERIAL**
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- J. PLANTING**
- TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES (SUBMIT SAMPLES).
 - TREES INSTALLATION PROCEDURE: SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - TREE AND SHRUB BED LOCATIONS SHALL BE STAKED APPROVED PRIOR TO PLANTING.
 - BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED.
 - A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - FERTILIZE WITH COMPRESSED AGRIFORM TABLETS. SOIL CONDITIONER SHALL BE PELLETED GYPSUM WITH IRON.
 - TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY HT. OF 6'-8".
 - ALL PLANT BEDS SHALL BE CONTAINED WITH EDGE AS SPECIFIED IN THE LEGEND (IF APPLICABLE). EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. WHEN STEEL EDGINGS IS SPECIFIED, ALL STEEL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN. (SUBMIT SAMPLES)
- K. 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 (SUBMIT SAMPLES).
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL A 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.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED EQUAL. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS (SUBMIT SAMPLES IF REQUIRED).
- L. SODDING**
- SOD SHALL BE PER LEGEND.
 - SOIL PREP, INSTALL, AND WATER ACCORDING TO INDUSTRY GUIDELINES.
- M. IRRIGATION**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROLLS AND SPRAY HEADS (WHenever POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
 - ALL NON-TURF PLANTING AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE PER LOCAL, STATE, AND FEDERAL CODE.
 - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER.
 - THE WATER SUPPLY AND BACKFLOW PREVENTER TO BE CONNECTED TO THE BUILDING SERVICE LINE AFTER THE DOMESTIC METER / BEFORE THE BUILDING'S DOMESTIC CHECK VALVE. SEE IRRIGATION PLAN AND DETAILS (AS APPLICABLE).
- N. SIGHT TRIANGLE AREA**
- 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 MAINTAINOR A CLEAR VIEW FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE.

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CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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DRAWN BY:	DRAWING FILE:
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AURORA, CO 80012

CLIENT:
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1300 S STEELE STREET
DENVER, CO 80210

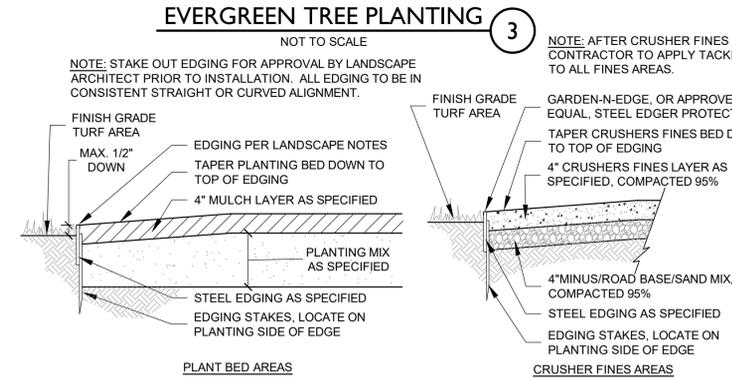
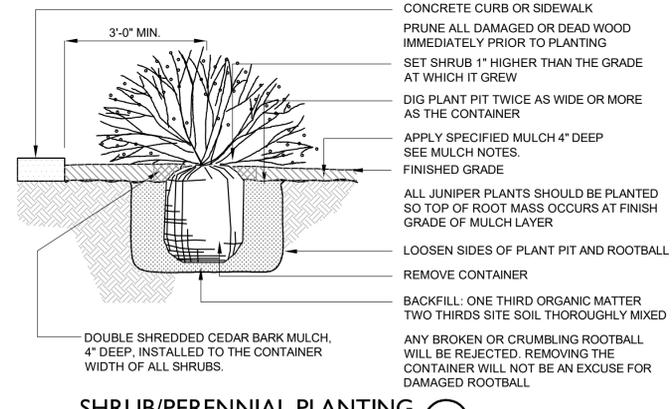
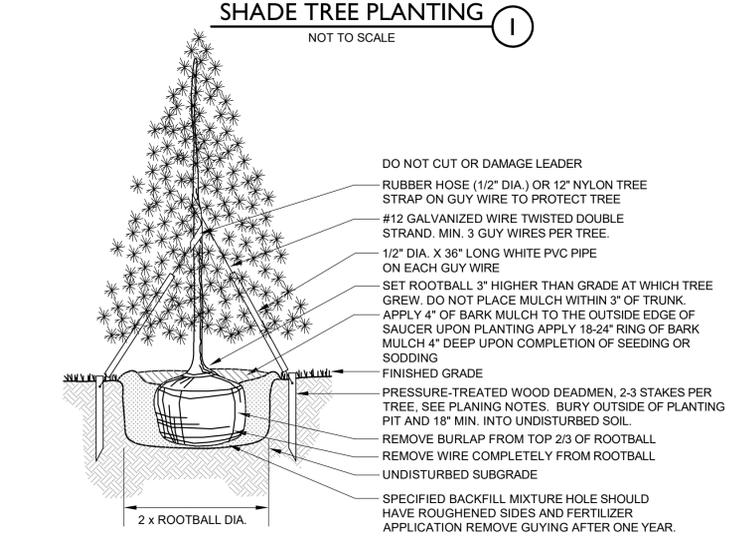
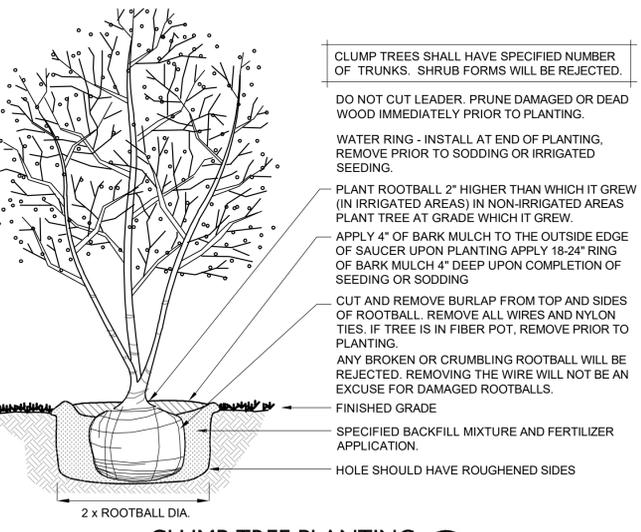
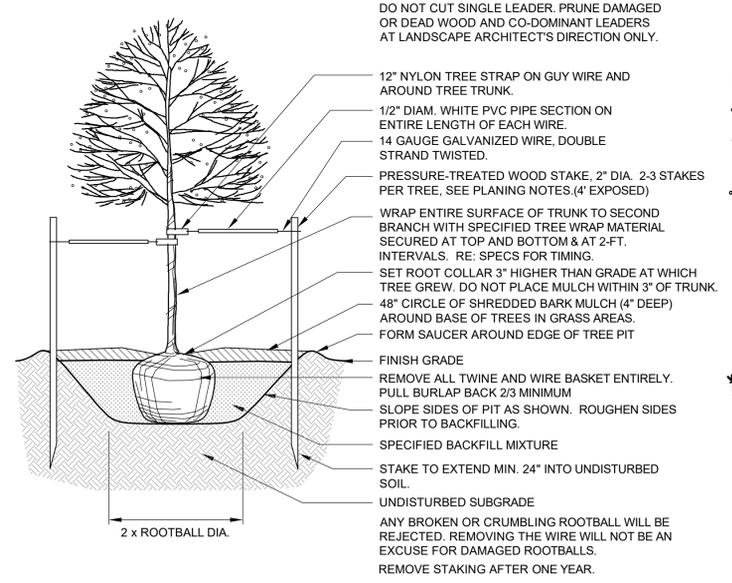
TEL: (303) 722-4687

SHEET TITLE:
PRELIMINARY LANDSCAPE DETAILS

SHEET NUMBER:
7 OF 8

Ok to keep.

Duly Noted



HOOP RACK - Specifications and Space Use

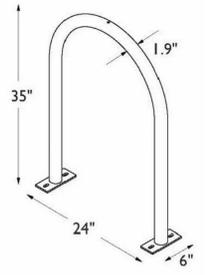
Product Name
Dero Hoop Rack
As manufactured by Dero Bike Racks

Bikes Parked per Unit:
2

Materials:
1.5" schedule 40 pipe (1.9" OD)

Finishes
An after fabrication hot dipped galvanized finish is standard. 250 TGIC powder coat colors and a stainless steel option are also available.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Iron phosphate pretreatment
3. Epoxy primer electrostatically applied
4. Final thick TGIC polyester powder coat



- NOTES:**
- INSTALL RACK PARALLEL TO WALKWAY AS SHOWN - SPACED 30" FROM EDGE.
 - INSTALL WITH IG (IN-GROUND) MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
 - BLACK COLOR, POWDERCOAT

BIKE RACK DETAIL

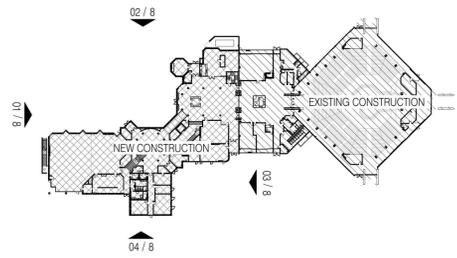
NOT TO SCALE

6

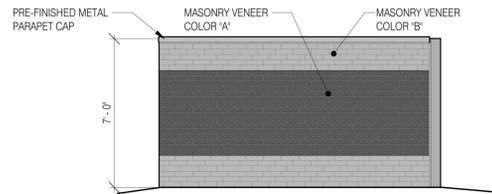
QUEEN OF PEACE CATHOLIC PARISH
 LOT 1, BLOCK 13, AURORA HILLS, FILING NO. 9,
 CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.
 RECEPTION NO. 933522 RECORDED ON OCTOBER 16 1964.

MAJOR SITE PLAN AMENDMENT

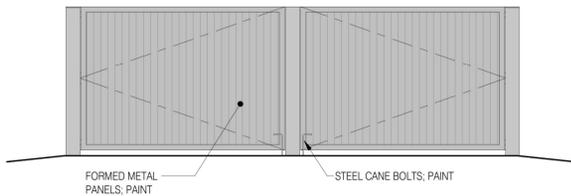
The stone arches are part of the existing facade to remain, Glass is no longer proposed.



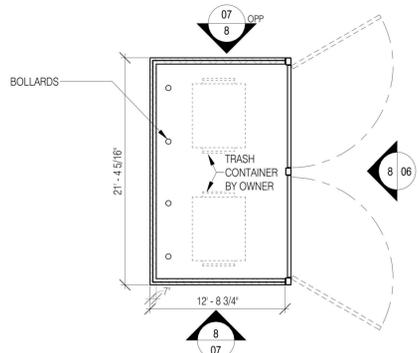
08 KEY PLAN
 1" = 100'-0"



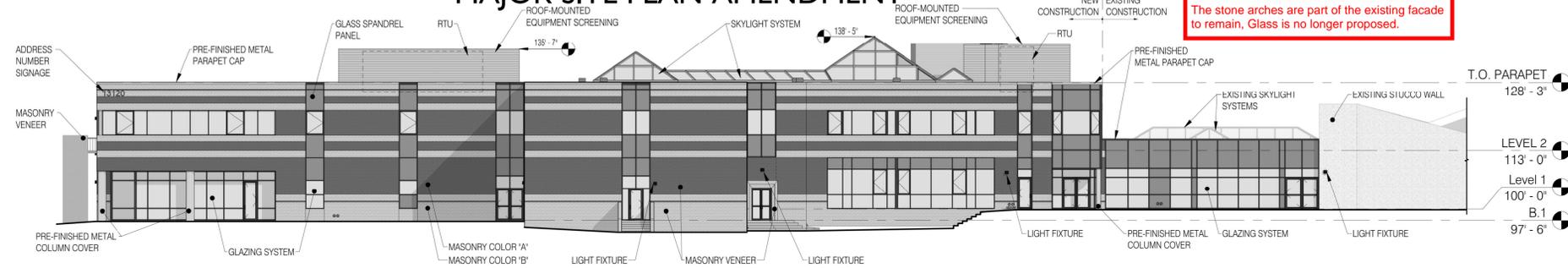
07 ENCLOSURE SOUTH ELEVATION
 1/4" = 1'-0"



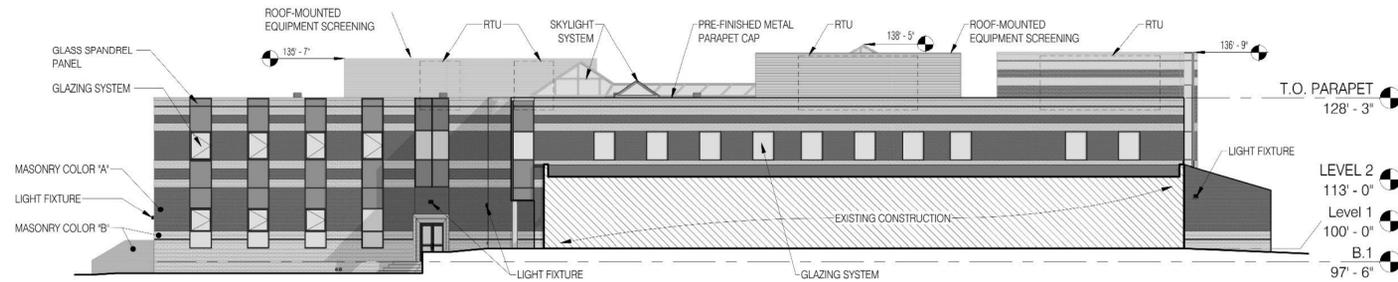
06 ENCLOSURE EAST ELEVATION
 1/4" = 1'-0"



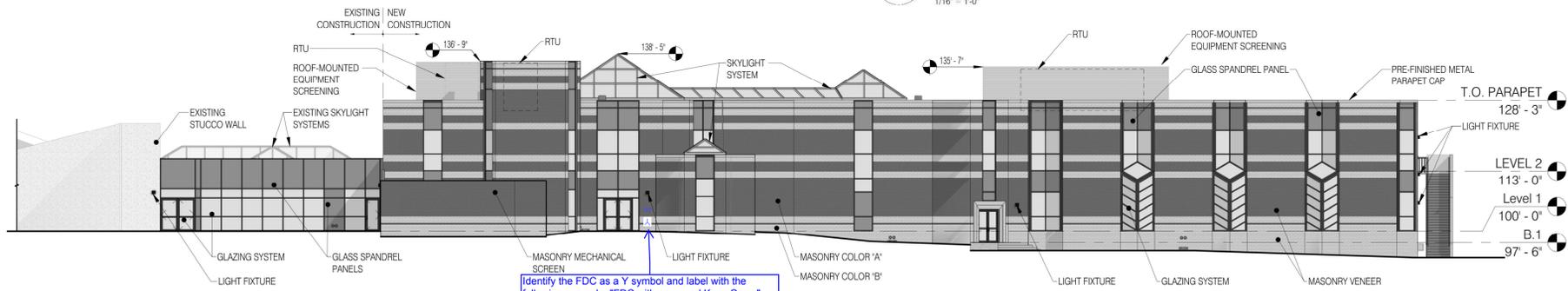
05 TRASH ENCLOSURE PLAN
 1/8" = 1'-0"



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



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



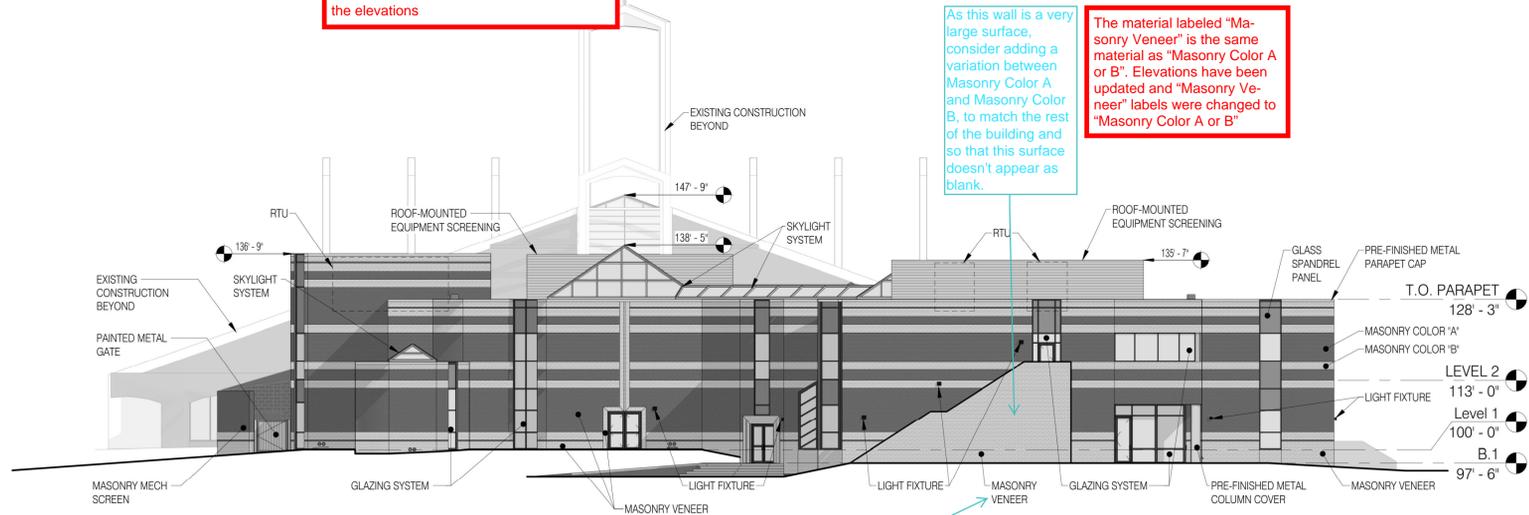
02 ELEVATION - NORTHEAST
 1/16" = 1'-0"

Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
 Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." (Typical for Site, Utility, Elevation and Photometric Plans.)

FDC and Knox Boxes have been added to the elevations

As this wall is a very large surface, consider adding a variation between Masonry Color A and Masonry Color B, to match the rest of the building and so that this surface doesn't appear as blank.

The material labeled "Masonry Veneer" is the same material as "Masonry Color A or B". Elevations have been updated and "Masonry Veneer" labels were changed to "Masonry Color A or B"



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

The material for the stair on the Northwest building elevation has been revised to be more consistent with the rest of the building facade

Is this intended to be "Masonry Color B"?

Sterling Design Associates, llc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PRELIMINARY
 NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC		
ISSUES & REVISIONS		
NO. 1	DATE: -	BY: -
DESCRIPTION: -		
NO. 2	DATE: -	BY: -
DESCRIPTION: -		
NO. 3	DATE: -	BY: -
DESCRIPTION: -		
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

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

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
8 OF 8