

# Waterford Place

## Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
Sheet 1 of 7

### CERTIFICATE OF OWNERSHIP:

Owner:

I, Hyung Sao and Sean Kim, owners, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Aurora, Colorado.

Signature of owner and/or agent  
2225 S. Iola Street, LLC  
16285 E. Maplewood Pl.  
Centennial, CO 80016  
Address

### Acknowledgement:

State of Colorado )  
County of \_\_\_\_\_ )SS

The foregoing dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_

Witness my hand and official seal.

Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_

### CITY OF AURORA APPROVALS:

The foregoing instrument is approved for filing and conveyance of streets, easements, and Tracts A, B, C & D as shown hereon and is accepted by the City of Aurora, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ AD, subject to the condition that the City shall undertake maintenance of any such streets and Tracts A and B only after construction has been completed by the subdivider to City of Aurora specifications.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Engineer.

City Engineer \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning Director.

Planning Director \_\_\_\_\_

### CLERK & RECORDER'S CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of \_\_\_\_\_ County, Colorado on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ AD at \_\_\_\_\_ o'clock \_\_\_\_\_ m.

County Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

\*Book No.: \_\_\_\_\_  
\*Page No.: \_\_\_\_\_  
\*Reception No.: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I hereby certify I was in responsible charge of the survey work used in the preparation of this plat; the positions of the plat points shown hereon have an accuracy of not less than one (1) foot in ten thousand (10,000) feet prior to adjustments; and all boundary monuments and control corners shown hereon were in place as described on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PLS Colorado Registered Land Surveyor PLS No. \_\_\_\_\_

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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

Statement noted.

Add the SP notes and format the data table better to add the zoning, landscape, hard surface and building square footage and percentage for each.

delete this plat statement  
Plat statement deleted.

delete this plat statement  
Plat statement deleted.

delete these plat covenant statements  
Plat notes deleted.

delete these plat notes statements  
Plat notes deleted.



Add a north arrow  
North arrow added.

List the number of Van Accessible parking spaces provided per 2015 IBC Chapter 11. It appears a minimum of 1 is required. Accessible parking spaces shall meet the requirements of 1102.117.1-2009 502.2

Van space noted in Site Data & on Site Plan.

Parking provided noted in Site Data

### SITE DATA:

(4) NEW FEE SIMPLE LOTS TO BE INCLUDED IN THE WATERFORD PLACE HOA.

NUMBER OF BUILDINGS: 2  
NUMBER OF DWELLING UNITS: 4

UNITS ARE TYPE V NON-RATED BUILDINGS DOES NOT HAVE A SPRINKLER SYSTEM.

MAXIMUM BUILDING HEIGHT: 20'

TYPICAL DWELLING UNIT: 1276 SF  
TYPICAL GARAGE: 1400 SF

TYPICAL UNIT FOOTPRINT: 1676 SF

GROSS SQUARE FOOTAGE: 6704 SF

SEE EXISTING WATERFORD PLACE SITE PLAN FOR EXISTING BUILDING DATA.

PARKING REQUIRED PER AURORA TABLE 15.1  
AMOUNT OF OFF-STREET PARKING REQUIRED:

EXISTING: (1) 2 & 3BR UNITS X (2) PARKING/UNIT = 32

NEW: (4) 2BR UNITS X (2) PARKING/UNIT = 16  
TOTAL: 48

40 REQUIRED SPACES X 15% = 6 GUEST PARKING

40 + 6 = 46 PARKING SPACES REQUIRED  
(2) HANDICAPPED SPACES REQUIRED, (3) PROVIDED.

### REQUIRED SITE PLAN NOTES:

1. 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.  
2. All signs must conform to the City of Aurora sign code.

3. 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."

Add standard site plan notes. Also include the following note: In locations where utility easements, overhead drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

Site plan notes added.

add these SP notes: 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. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Site plan notes added.

### LEGAL DESCRIPTION:

LOTS 1 - 8, BLOCK 1, WATERFORD PLACE SUBDIVISION FILING NO. 2 AND LOTS 9-17, BLOCK 1 AND TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND DESCRIBED AS 2225 S. IOLA STREET IN AURORA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LAND DESCRIPTION:

BEGINNING AT THE SE CORNER OF TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AS RECORDED IN ARAPAHOE COUNTY, COLORADO; THENCE S89°00'00"W AND ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 339.04 FEET; THENCE N00°22'30"E AND ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 300.92 FEET TO A POINT LYING ON THE SOUTH R.O.W. LINE OF WARREN AVENUE; SAID POINT BEING THE NW CORNER OF SAID TRACT "A"; THENCE N89°59'01"E AND ALONG SAID SOUTH R.O.W. LINE BEING THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 188.88 FEET TO THE NW CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1575 AT PAGE 84; THENCE S00°25'22"W AND ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 36.86 FEET TO THE SW CORNER OF THE PARCEL DESCRIBED IN SAID DEED; THENCE N89°59'01"E AND ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 140.13 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT "A"; THENCE S00°22'10"W AND ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 201.08 FEET TO THE POINT OF BEGINNING, CONTAINING 65,009 SQUARE FEET 1.56 ACRES, MORE OR LESS.

RESERVED, LAY OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT, THE NAME AND STYLE OF WATERFORD PLACE, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

### COVENANTS:

THE UNDERSIGNED OWNER FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES WITH THE CITY OF AURORA THAT NO STRUCTURE, CONSTRUCTION, OR ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 148 OF THE CITY CODE OF AURORA, COLORADO ARE IN PLACE AND ACCEPTED BY THE CITY OF AURORA CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED TO, PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

### NOTES:

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

THE BASIS OF BEARINGS STATEMENT POINT OF BEGINNING, BE CORNER OF TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, (FOUND S89°PW & YOLLOW PLASTIC CAP L.S. NO. 27659)

THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPT THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.

### Site Plan Amendment Sheet Index

Site Plan Amendment	
SDP.1 Cover Sheet	<input type="checkbox"/>
SDP.2 Architectural Site Plan	<input type="checkbox"/>
SDP.3 Landscape Plan	<input type="checkbox"/>
SDP.4 Civil Utility Plan	<input type="checkbox"/>
SDP.5 Civil Grading Plan	<input type="checkbox"/>
SDP.6 Architectural Elevations	<input type="checkbox"/>
SDP.7 Photometric Plan	<input type="checkbox"/>

Amendment Block
Comments in blue with green box are applicant response by Paul Adams, AIA at Earth and Sky Architecture

Owner:  
2225 S. Iola Street, LLC  
16285 E. Maplewood Place  
Aurora, CO 80016  
303-522-0389 c Hyung  
hyungsau@yahoo.com  
(720) 900-9327 c Sean  
zacarchgroup@gmail.com

Architect & Applicant:  
Earth and Sky Architecture  
Paul Adams, AIA  
406 E. 2nd Street  
Salida, CO 81201  
CO license #B-3398  
padams@EarthSkyArchitecture.com  
303-521-8242 c

Civil Engineer:  
2N Civil  
Ryan Kazin, PE  
6 Inverness Court East, Suite 125  
Englewood, CO 80112  
Colorado PE license #  
Ryan@2ncivil.com  
303-925-0544 o

Electrical Engineer  
Kazin & Associates  
Bryan Kazin, PE  
8364 Teddy Lane, Suite 101  
Lone Tree, CO 80124  
Colorado PE license #36628  
bkazin@dmka.com  
720-489-1609 o

Amendment to Waterford Place  
Cover Sheet, SDP.1  
Prepared on 6-23-2021



# Waterford Place

## Site Development Plan Amendment No. 1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
Sheet 3 of 7

# NOT FOR CONSTRUCTION!

Please make sure that the Landscape Architect or Landscape Designer carefully reviews the landscape code in the UDO, the Landscape Reference Manual, and understands all the landscape pre-app comments prior to submitting a Site Plan for any future submittals.

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A full review cannot be completed because of missing plant labels and plant keys, missing landscape notes, improper landscape table, missing legend and missing landscape buffers as specified in the pre-app notes.

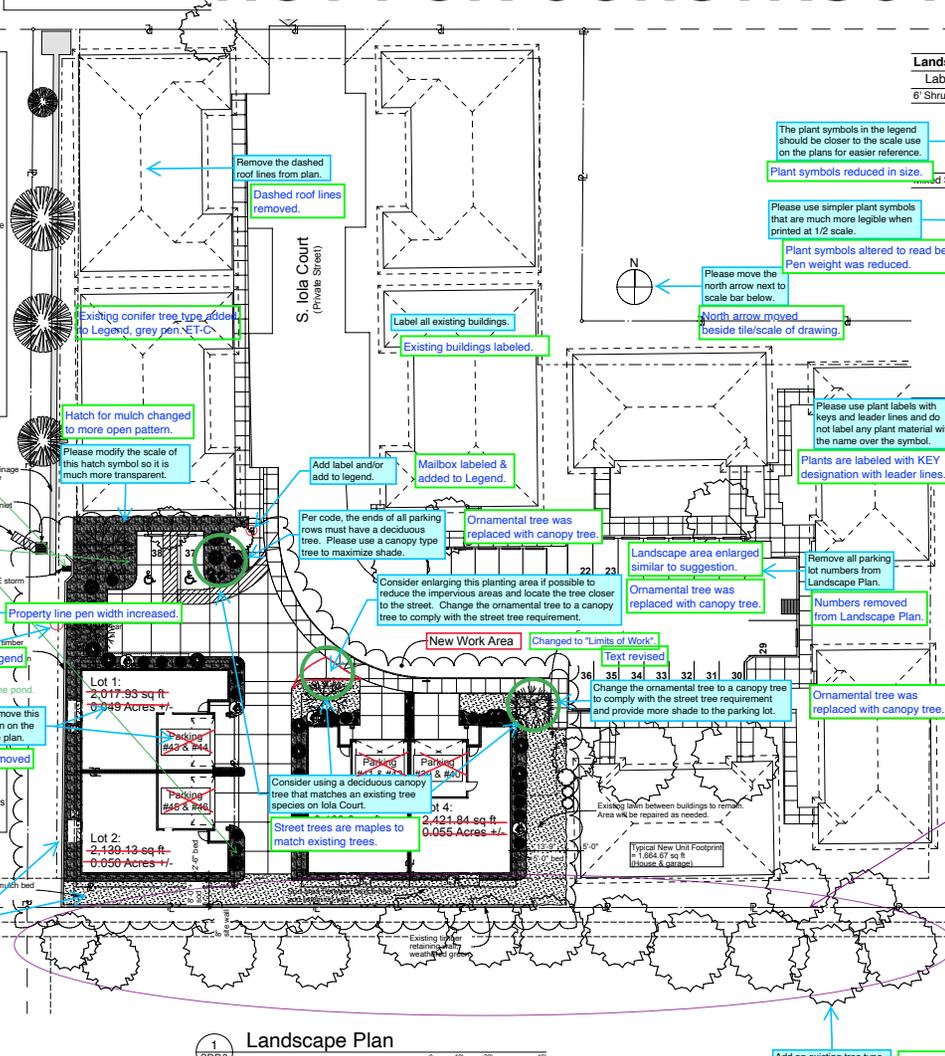
Please clean up the next PDF submittal by removing all the AutoCAD SHX text layers.

### Tree Protection Notes:

Tree protection zone - generally, an area encompassing one linear foot in radius around the tree trunk. Tree 12 inches in diameter at breast height (DBH) have a disturbance radius of 12 feet from the tree trunk.

**A. Protection of Existing Trees During the Construction Process**  
Site construction shall take into account the life and good health of trees preserved on the site. The following guidelines shall be followed for tree protection. If these guidelines are not followed, the full value of the tree will be used in calculations to determine mitigation requirements.

- Protective fencing shall be set up to visibly show the tree protection zone.
- All equipment, including foot traffic shall remain outside of the tree protection zone.
- If roots greater than 1-inch in diameter require removal, a clean cut shall be accomplished using a sharp hand tool. A maximum of two 3-inch diameter roots per tree are permitted for removal. The removal of additional roots 3-inches or greater in diameter requires approval of the City Forester or designer.
- Limb removal shall be accomplished before construction begins. A professional company that is licensed by the City of Aurora Forestry Division shall complete all pruning.
- Designate concrete washout areas. These areas shall not flow into or across the tree protection zone.
- No stockpiling of soil is permitted within the tree protection zone.
- No vehicle parking is permitted within the tree protection zone.
- The soil shall not be compacted within the tree protection zone.
- Existing trees damaged through the construction process shall be immediately repaired and if damaged beyond repair, replaced per the mitigation specifications outlined in section IV, subsection A, item 3. The restoration plan for these trees shall follow that approved through the site plan submittal.



Label	2D Symbol	Qty	Common Name	Botanical Name	Installed Size	Estimated Size	Water Needs
6'	Shrub						
6		6	Mountain Mahogany, curl leaf	Cercocarpus ledifolius	#5 Containers, 18"-24" ht.	6'-10" ht.	Low-medium
6		6	Rhus trilobata	Rhus trilobata	#5 Containers, 18"-24" ht.	3'-6" ht, 3'-6" spread	Xeric
6		6	False Indigo	Amorpha fruticosa	#5 Containers, 18"-24" ht.	4'-6" ht.	Low
13		13	Golden Currant	Ribes aureum	#5 Containers, 18"-24" ht.	4'-6" ht.	Low
9		9	Juniper, Bar harbor	Juniperus horizontalis 'Blue Chip'	#5 Containers, 8"-10" ht.	8'-10" ht, 6'-8" spread	Xeric
12		12	Silver Sagebrush	Artemisia cana	#1 Containers, established	12"-18" ht, 18"-24" spread	Low-medium
8		8	Smooth Sumac	Rhus glabra	#5 Containers, 18"-24" ht.	6'-10" ht.	Low-medium
8		8	Wax Currant	Ribes cereum	#5 Containers, 18"-24" ht.	less than 4' when mature	Low
4		4	Chaniclee Pear	Pyrus calleryana 'Chaniclee'	2" caliper, single trunk	25'-35" ht, 16'-25" spread	Low
		72					

Label	Area, SF	Number of Beds/Areas	Water Needs	Notes:
Mulch	3,175.65	5	Drip irrigation.	Shredded bark and gravel mulches to match existing Waterford landscaping.
Sod area	2,796.32	4	Irrigated	Sod to match existing Waterford landscaping. Hold 4" from timber retaining wall; install gravel match on 4" strip for mower wheels.
	5,971.97			

Label	Area, SF	Number of Beds/Areas	Water Needs	Notes:
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	5,971.97			

Letter written and mailed via certified letter. A copy of the letter has been uploaded to the portal with the other documents.  
Note: neighboring trees are past a retaining wall with a ditch/berm plus a wood & steel fence on the site.

The adjacent property to the south has several trees which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

Any trees that are preserved during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual - this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.aurora.gov/2/linked-content/development-criteria-manual> (Doc. #2011-1634770&pageid=16529352)

Tree protection notes were updated to be Aurora Parks & Rec. TP-1.0 document

Earth and Sky Architecture  
Paul Adams, AIA  
406 E. 2nd Street  
Salida, CO 81201  
CO license #B-3398  
padams@EarthSkyArchitecture.com  
303-521-8242 c

Amendment to Waterford Place Landscape Plan, SDP.3  
Revised on 6-23-2021

All existing and proposed storm sewer items are shown. Inlet is greater than 10' from trees.

Linework was cleaned up to match.

Plants are labeled with KEY designation with leader lines & quantities.

This must be in a table format and show each building separately.

**Building Perimeter Landscaping calculation:**  
Unit front 35' + side 51' = 86 l.f., perimeter/5' = 17.2 l.f.  
17.2 l.f. x 1.25 plants = 21.5, therefore 22 plants/unit.  
(4) units x 22/plant/unit = 88 plants Total  
88 x 5% = 4.4, provided (5) trees (mixed evergreen & deciduous)  
88 x 15% = 13.2, provided (14) 6" shrubs  
88 x 80% = 70.4, provided (69) mix of evergreen & deciduous shrubs  
Note: plants located to enhance streetscape and to match existing plantings.

Per the pre-app notes, south and west property lines require a 25' non-street landscape buffer. This buffer shall include 1 tree and 5 shrubs per 25 linear feet and 50% of the tree species shall be evergreen. All buffers must be labeled with a dimension line. Any buffer reductions must meet the requirements outlined in the UDO.

Show all existing and proposed storm sewer. Ensure storm sewer is a minimum of 10' away from trees.

Please ensure the linework on the grading/utility sheets, site plan, and landscaping plan match (typical).

Label all important linetypes and add to the legend.

Please remove this information on the landscape plan.

Text removed

Text removed

Remove the dashed roof lines from plan.

Existing conifer tree type added to Legend, grey pen, ET-C

Hatch for mulch changed to more open pattern.

Please modify the scale of this hatch symbol so it is much more transparent.

Add label and/or add to legend.

Property line pen width increased.

Lot 1: 2,017.93 sq-ft - 0.049 Acres +/-

Lot 2: 2,430.13 sq-ft - 0.055 Acres +/-

Text removed

Dashed roof lines removed.

Label existing buildings.

Mailbox labeled & added to Legend.

Per code, the ends of all parking rows must have a deciduous tree. Please use a canopy type tree to maximize shade.

Consider enlarging this planting area if possible to reduce the impervious areas and locate the tree closer to the street. Change the ornamental tree to a canopy tree to comply with the street tree requirement.

Street trees are maples to match existing trees.

Consider using a deciduous canopy tree that matches an existing tree species on Iola Court.

Text removed

Plant symbols in the legend should be closer to the scale use on the plans for easier reference.

Plant symbols reduced in size.

Please use simpler plant symbols that are much more legible when printed at 1/2 scale.

Plant symbols altered to read better. Pen weight was reduced.

Please move the north arrow next to scale bar below.

North arrow moved beside title/scale of drawing.

Ornamental tree was replaced with canopy tree.

Please use plant labels with keys and leader lines and do not label any plant material with the name over the symbol.

Plants are labeled with KEY designation with leader lines.

Remove all parking lot numbers from Landscape Plan.

Numbers removed from Landscape Plan.

Ornamental tree was replaced with canopy tree.

Plant symbols in the legend should be closer to the scale use on the plans for easier reference.

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Please move the north arrow next to scale bar below.

North arrow moved beside title/scale of drawing.

Ornamental tree was replaced with canopy tree.

1 Landscape Plan  
Scale: 1" = 20'

### roundcovers

- Legend added with relevant items.
- Add a Legend that includes at least the following:
- All hatch symbols used on plan
  - Property line
  - Easement lines
  - Existing trees
  - Landscape edge
  - New concrete
  - Limits of work
  - Retaining walls
  - Mail box
  - Lights
  - Any other symbols or linetypes without a label

Comments in blue with green box are applicant response by Paul Adams, AIA at Earth and Sky Architecture





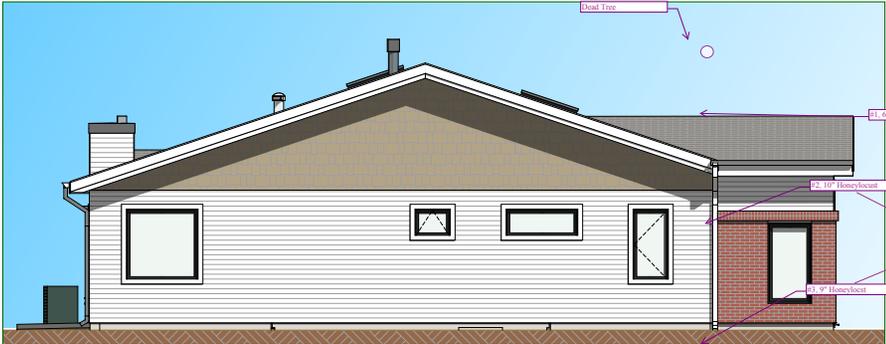
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**Site Development Plan Amendment No.1**  
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
 Sheet 6 of 7



**1 North Elevation**  
 Scale: 1/4" = 1'-0"

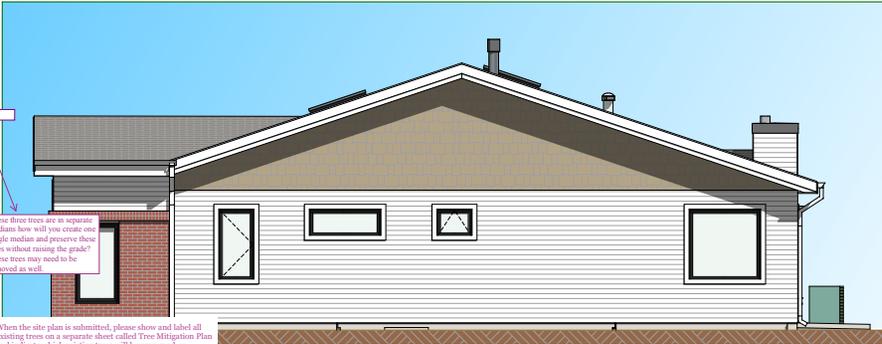
Please identify all the proposed materials and colors in the elevation.

Proposed materials and colors indicated on all elevations.



**2 East Elevation**  
 Scale: 1/4" = 1'-0"

Purple notes don't apply to Elevations - typical



**3 West Elevation**  
 Scale: 1/4" = 1'-0"

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. 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. 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.



**4 South Elevation**  
 Scale: 1/4" = 1'-0"

Amendment Block	
Comments in blue with green box are applicant response by Paul Adams, AIA at Earth and Sky Architecture	

Amendment to Waterford Place  
 Architectural Elevations, SDP.6  
 Prepared on 6-23-2021

