

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filename: K:\2104\ENGINEERING\SITE PLANS\ - COVER.DWG Layout: LAYOUT1  
Printed: Thu 08/26/2021 9:56:51A By: Miles Sautel

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF BLOCK 1 IN THE MCMULLIN SUBDIVISION, RECORDED APRIL 1, 1969 IN PLAT BOOK 19 AT PAGE 83, UNDER RECEPTION NO. 1136789, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 1, RUNNING THENCE WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, WHICH SOUTHERLY LINE IS ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE, 590.00 FEET TO THE POINT OF BEGINNING OF THAT TRACT OF LAND HEREIN DESCRIBED:  
THENCE DUE NORTH 175.00 FEET;  
THENCE NORTH 73°31'52" EAST, 155.48 FEET;  
THENCE DUE NORTH 110.00 FEET;  
THENCE DUE WEST 190.00 FEET;  
THENCE DUE NORTH 70.00 FEET;  
THENCE DUE 80°08'19" EAST, 236.00 FEET;  
THENCE NORTH 09°51'41" WEST, 140.00 FEET TO INTERSECT THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 1;  
THENCE SOUTH 80°08'19" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 3, 214.00 FEET;  
THENCE SOUTH 05°13'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3, 94.80 FEET TO THE NORTHEASTERLY CORNER OF LOT 2 IN BLOCK 1;  
THENCE NORTH 84°46'41" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 618.28 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF DAYTON STREET AS CONTINUED IN SAID MCMULLIN SUBDIVISION;  
THENCE DUE SOUTH, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DAYTON STREET, 170.64 FEET;  
THENCE ON A CURVE TO THE LEFT, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID MCMULLIN SUBDIVISION, WHICH CURVE HAS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 332.00 FEET, AND AN ARC LENGTH OF 521.50 FEET;  
THENCE DUE EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, 335.54 FEET TO THE POINT OF BEGINNING,  
TOGETHER WITH THAT PORTION OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 2010-32, RECORDED SEPTEMBER 30, 2010 AT RECEPTION NO. D0098243, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

THAT PORTION OF BLOCK 1 IN THE MCMULLIN SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 1;  
THENCE DUE WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE, A DISTANCE OF 590.00 FEET;  
THENCE DUE NORTH, A DISTANCE OF 175.00 FEET;  
THENCE NORTH 73°31'52" EAST, A DISTANCE OF 155.48 FEET;  
THENCE DUE NORTH 110.00 FEET;  
THENCE DUE WEST, A DISTANCE OF 190.00 FEET;  
THENCE DUE NORTH, A DISTANCE OF 70.00 FEET;  
THENCE NORTH 80°08'19" EAST, A DISTANCE OF 236.00 FEET;  
THENCE NORTH 09°51'41" WEST, A DISTANCE OF 140.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 1, OF SAID BLOCK 1;  
THENCE NORTH 80°08'19" EAST, A DISTANCE OF 73.23 FEET;  
THENCE SOUTH 09°51'41" EAST, A DISTANCE OF 66.70 FEET;  
THENCE NORTH 80°08'19" EAST, A DISTANCE OF 344.40 FEET TO A POINT LYING ON THE EAST LINE OF SAID BLOCK 1, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE FULTON STREET;  
SOUTH 00°03'04" WEST, AND ALONG SAID EAST LINE OF SAID BLOCK 1, A DISTANCE OF 583.24 FEET TO THE POINT OF BEGINNING,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 1, MCMULLIN SUBDIVISION. AS BEARING NORTH 90°00'00" EAST

BENCHMARK

BENCHMARK IS A CITY OF AURORA 3" BRASS DISK, BENCHMARK NO. 07A (FORMERLY I-005A), AT THE SE CORNER OF A CONCRETE SEWER VAULT, BEING A PART OF THE SIDEWALK AT THE SOUTHWEST CORNER OF 6TH AND DAYTON,  
EL = 5384.425, NAVD 88.

Add the following note:  
THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.

Note added.

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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT 88 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. 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.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

CIVIL ENGINEER

**HKS** HARRIS  
KOCHER  
SMITH  
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Denver, Colorado 80203  
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HarrisKocherSmith.com

FAIRWAYS AT LOWRY  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4  
SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
MINOR SITE PLAN AMENDMENT

HKS responses in red.

SIGNATURE BLOCK

\_\_\_\_\_  
(OFFICIAL PROJECT NAME) SITE PLAN \*

LEGAL DESCRIPTION: \_\_\_\_\_

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  
(CORPORATION, COMPANY, OR INDIVIDUAL)  
PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_ AD.

BY: \_\_\_\_\_ CORPORATE  
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_ BY

(PRINCIPALS OR OWNERS)  
WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC) NOTARY  
SEAL

MY COMMISSION EXPIRES \_\_\_\_\_  
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: \_\_\_\_\_

SITE DATA BLOCK	
DATA:	TOTAL:
LAND AREA WITHIN PROPERTY LINES	14.4 AC
NUMBER OF BUILDINGS	3
PRESENT ZONING CLASSIFICATION	R-3
PARKING SPACES EXISTING	653
PARKING SPACES PROPOSED	627
HANDICAP SPACES EXISTING	24
HANDICAP SPACES PROPOSED	24

VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX

- 1 COVER
- 2 SITE PLAN
- 3 SITE PLAN
- 4 GRADING PLAN
- 5 LANDSCAPE PLAN
- 6 LANDSCAPE PLAN
- 7 LANDSCAPE PLAN
- 8 FENCE PLAN

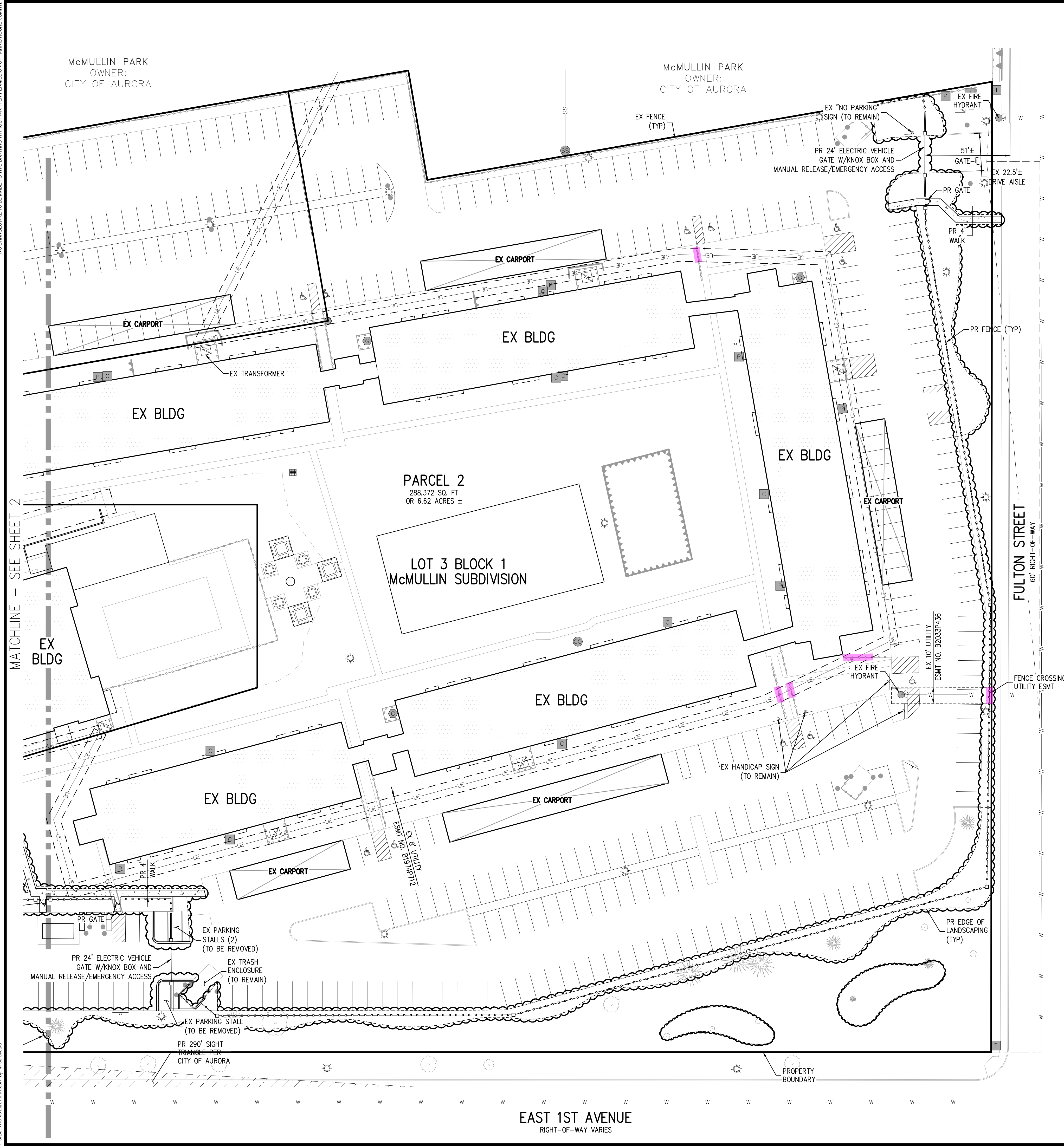






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Filepath: K:\21043\ENGINEERING\SITE PLANS\ SITE PLAN DWG Layout LAYOUT2  
Project: 141 020621 15.57.DWG By: Mike S. Smith  
Date: 06/30/2021



# FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
MINOR SITE PLAN AMENDMENT

We've been working with the real property group on the license agreements

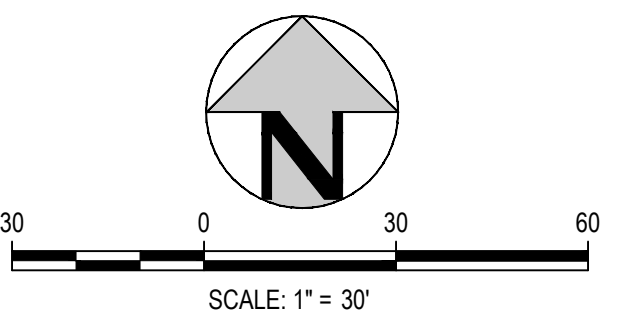
There are several fence and gate crossings of the easement show herein. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement processes.

## LEGEND:

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
UTILITY EASEMENT	---	---
WATER MAIN	W---	W---
STORM MAIN	ST---	ST---
SANITARY MAIN	SS---	SS---
GAS	G---	G---
UNDERGROUND ELECTRIC	UE---	UE---
FENCE	---	---
SIGN	---	---

## NOTE:

1. ALL EXISTING BUILDING EGRESS PATHS AND ACCESSIBLE ROUTES SHALL REMAIN AS-IS. CONTRACTOR SHALL ENSURE THAT ANY PROPOSED REVISIONS TO EGRESS PATHS SHALL BE IN COMPLIANCE WITH "ACCESSIBLE EXTERIOR ROUTES" SEE NOTE 4 ON THE COVER SHEET.



PROJECT # 210433

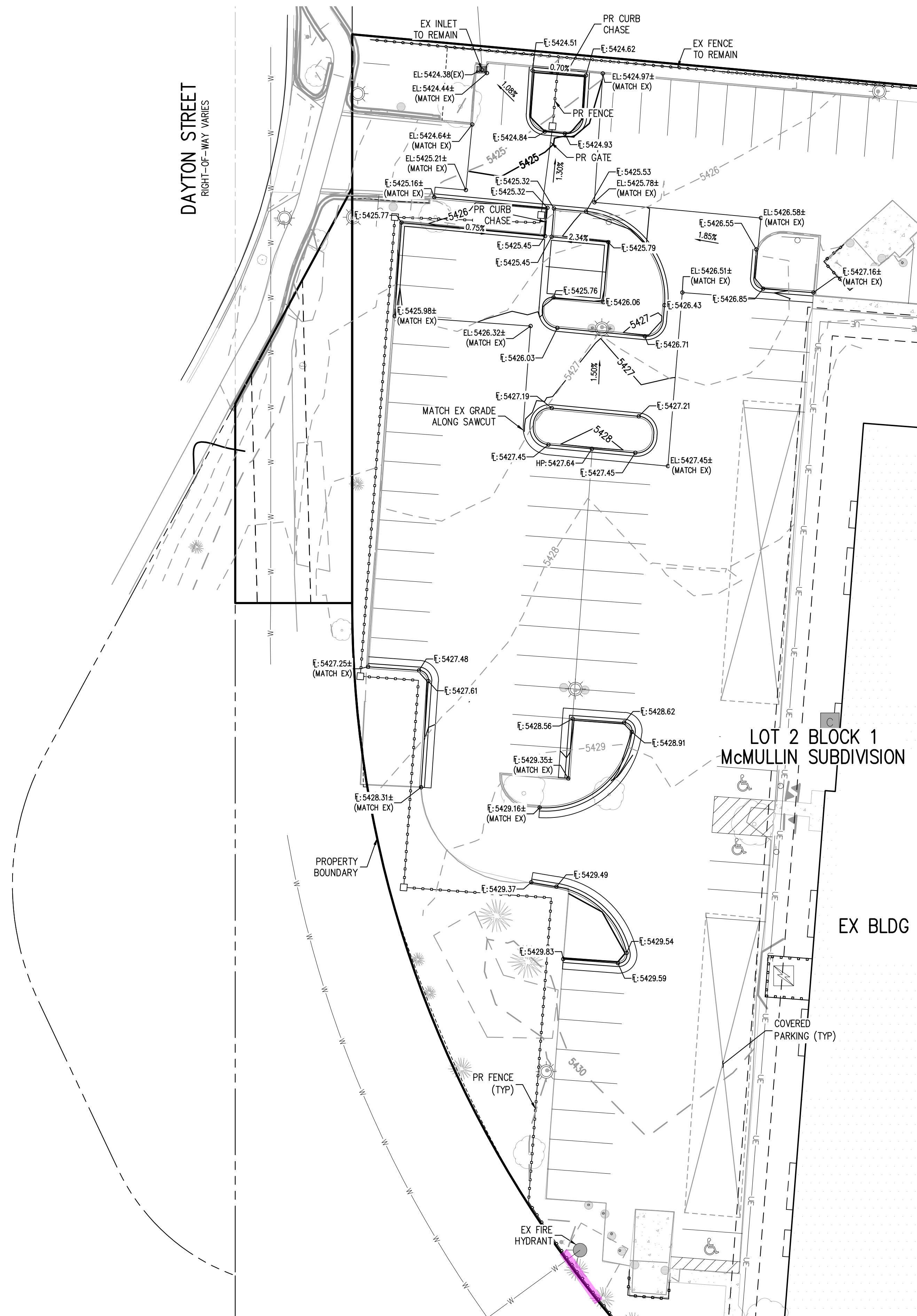


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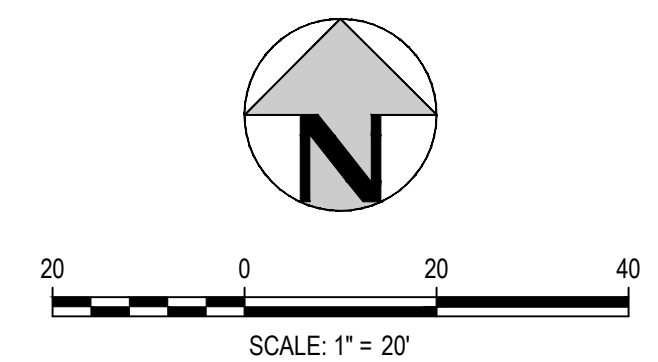
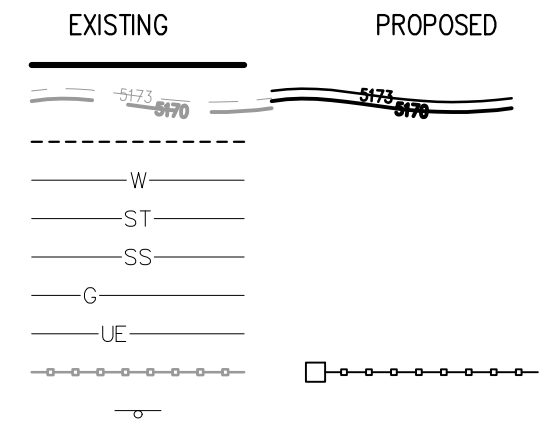
# FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4  
SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
MINOR SITE PLAN AMENDMENT



## LEGEND:

PROPERTY BOUNDARY  
CONTOURS  
UTILITY EASEMENT  
WATER MAIN  
STORM MAIN  
SANITARY MAIN  
GAS  
UNDERGROUND ELECTRIC  
FENCE  
SIGN



REVISION DATE: 08-25-2021 ISSUE DATE: 06-30-2021

GRADING PLAN  
SHEET 4 OF 8

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY

PROJECT # 210433



FAIRWAYS AT LOWRY  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4  
SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
MINOR SITE PLAN AMENDMENT

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
DECIDUOUS SHADE TREES					
	Quercus muhlenbergii	Chinkapin Oak	2" Cal. (B4B)	16	Low
ORNAMENTAL/ACCENT TREES					
	Acer negundo 'Sensation'	Sensation Box Elder Maple	2" Cal. (B4B)	8	Low
	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	2" Cal. (B4B)	4	Low
	Amelanchier alnifolia 'Regent'	Regent Serviceberry	Mult-Trunk 4' HT. (B4B)	26	Low
	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" Cal. (B4B)	20	Low
	Existing Deciduous Shade Tree to Remain and Be Protected In Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to Remain and Be Protected In Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to be Removed and Replaced by Proposed Trees Above (Size/Species Vary)				
DECIDUOUS SHRUBS					
	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	5 Gal	14	Low
	Perovskia atriplicifolia	Russian Sage	5 Gal	235	Ultra-Low
	Prunus besseyi 'Faunes Buttes'	Sand Cherry	5 Gal	42	Low
	Ribes aureum	Golden Currant	5 Gal	77	Low
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 Gal	124	Ultra-Low
EVERGREEN SHRUBS					
	Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5 Gal	125	Low
	Juniperus media 'Armstrong'	'Armstrong' Juniper	5 Gal	108	Low
	Mahonia repens	Creeeping Grape Holly	1 Gal	99	Low
	Pinus mugo 'Mops'	Mugo Pine	5 Gal	48	Low
PERENNIAL SHRUBS					
	Hereroacallis 'Golden Gate'	Golden Gate Daylily	1 Gal	87	Low
ORNAMENTAL GRASSES					
	Bouteloua gracilis 'Blonde Ambition'	'Blonde Ambition' Grama	3 Gal	150	Low
	Calamagrostis 'Karl Forester'	Feather Reed Grass	3 Gal	115	Low

**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 designee.  
• 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.

NOT FOR CONSTRUCTION

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.2.10



COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVENUE,  
SUITE 103  
SCOTTSDALE, ARIZONA  
85251  
OFFICE: 480-347-0590  
FAX: 480-656-6012

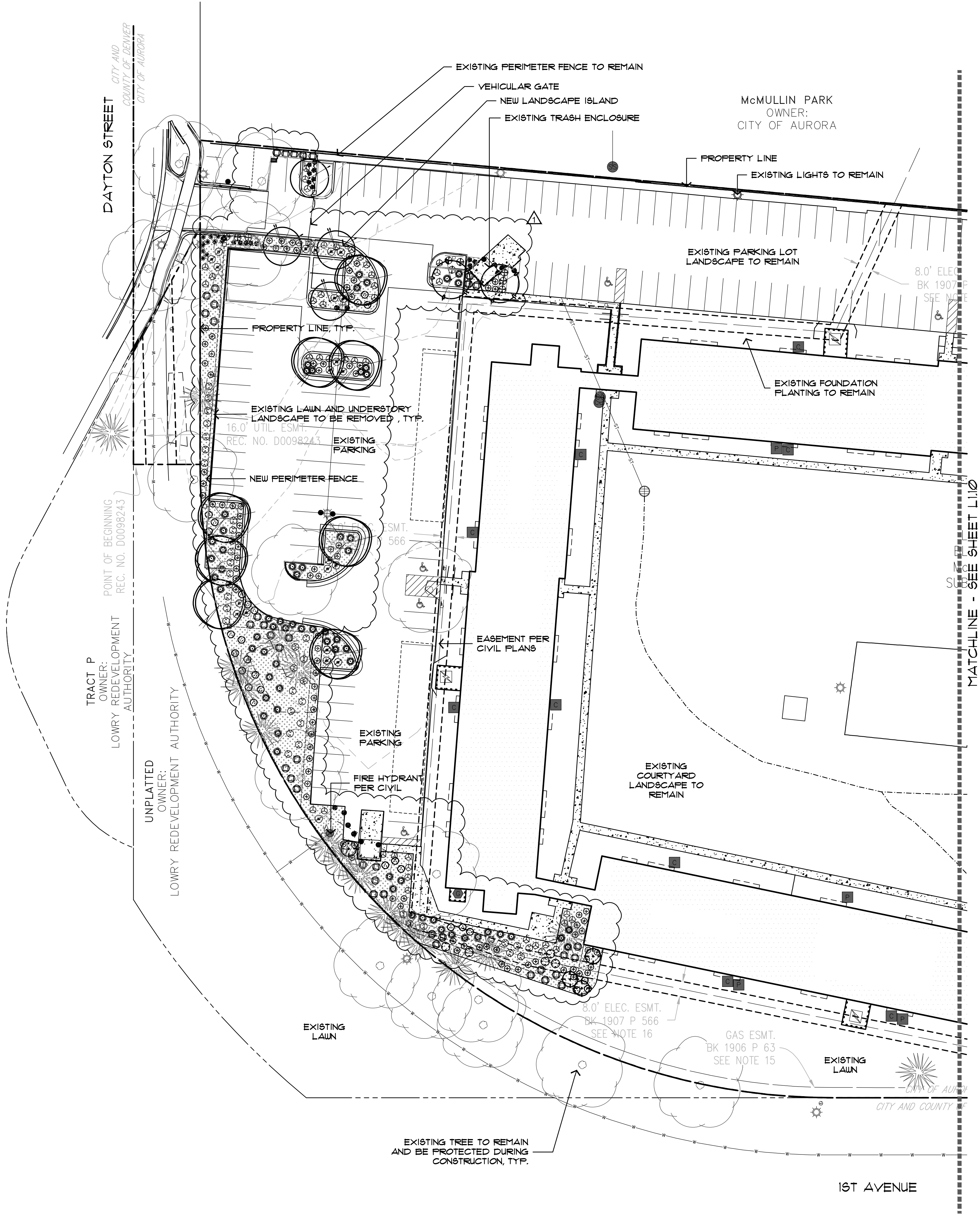


LANDSCAPE PLAN  
SHEET 5 OF 8

REVISION DATE: 8-25-2021 ISSUE DATE: 06-30-2021

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY

\\paulm\users\collaborative\collaborative\projects\landscape\FAIRWAYS AT LOWRY\CONSTRUCTION DOCUMENTS\FAIRWAYS AT LOWRY - L1.DWG Layer: L1.10  
Printed: MON 08/20/2021 2:26:03P By: Collaborative V



LANDSCAPE PLAN

SCALE: 1"=30'-0"

0 15' 30' 60'



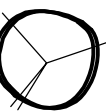


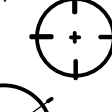



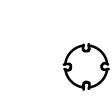


















FAIRWAYS AT LOWRY  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4  
SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
MINOR SITE PLAN AMENDMENT

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
<b>DECIDUOUS SHADE TREES</b>					
	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2" Cal. (B4B)	16	Low
<b>ORNAMENTAL/ACCENT TREES</b>					
	<i>Acer negundo</i> 'Sensation'	Sensation Box Elder Maple	2" Cal. (B4B)	8	Low
	<i>Acer tataricum</i> 'Hot Wings'	Hot Wings Tatarian Maple	2" Cal. (B4B)	4	Low
	<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	Mult-Trunk 4' HT. (B4B)	26	Low
	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple	2" Cal. (B4B)	20	Low
	Existing Deciduous Shade Tree to Remain and Be Protected in Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to Remain and Be Protected in Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to be Removed and Replaced by Proposed Trees Above (Size/Species Vary)				
<b>DECIDUOUS SHRUBS</b>					
	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Blue Mist Shrub	5 Gal	14	Low
	<i>Ferovskia atriplicifolia</i>	Russian Sage	5 Gal	235	Ultra-Low
	<i>Prunus besseyi</i> 'Fawns Buttes'	Sand Cherry	5 Gal	42	Low
	<i>Ribes aureum</i>	Golden Currant	5 Gal	77	Low
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 Gal	124	Ultra-Low
<b>EVERGREEN SHRUBS</b>					
	<i>Juniperus horizontalis</i> 'Hughes'	'Hughes' Juniper	5 Gal	125	Low
	<i>Juniperus media</i> 'Armstrong'	'Armstrong' Juniper	5 Gal	108	Low
	<i>Mahonia repens</i>	Creeeping Grape Holly	1 Gal	99	Low
	<i>Pinus mugo</i> 'Mops'	Mugo Pine	5 Gal	48	Low
<b>PERENNIAL SHRUBS</b>					
	<i>Hererocallis</i> 'Golden Gate'	Golden Gate Daylily	1 Gal	87	Low
<b>ORNAMENTAL GRASSES</b>					
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	'Blonde Ambition' Grama	3 Gal	150	Low
	<i>Calamagrostis</i> 'Karl Forester'	Feather Reed Grass	3 Gal	115	Low

**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 designee.  
• 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.

NOT FOR CONSTRUCTION

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.2.10



COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVENUE,  
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SCOTTSDALE, ARIZONA  
85251  
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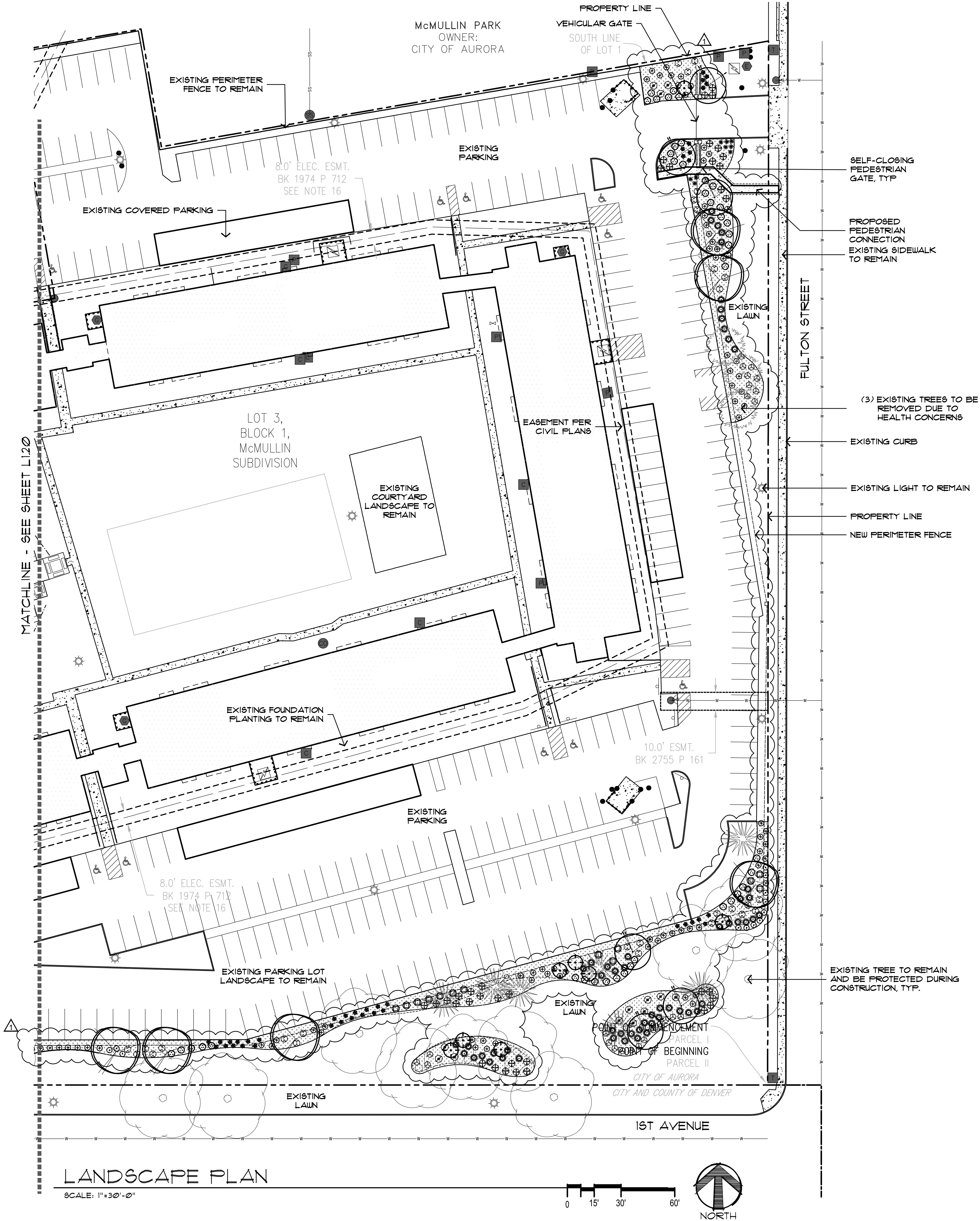


PROJECT # 210433

LANDSCAPE PLAN  
SHEET 7 OF 8

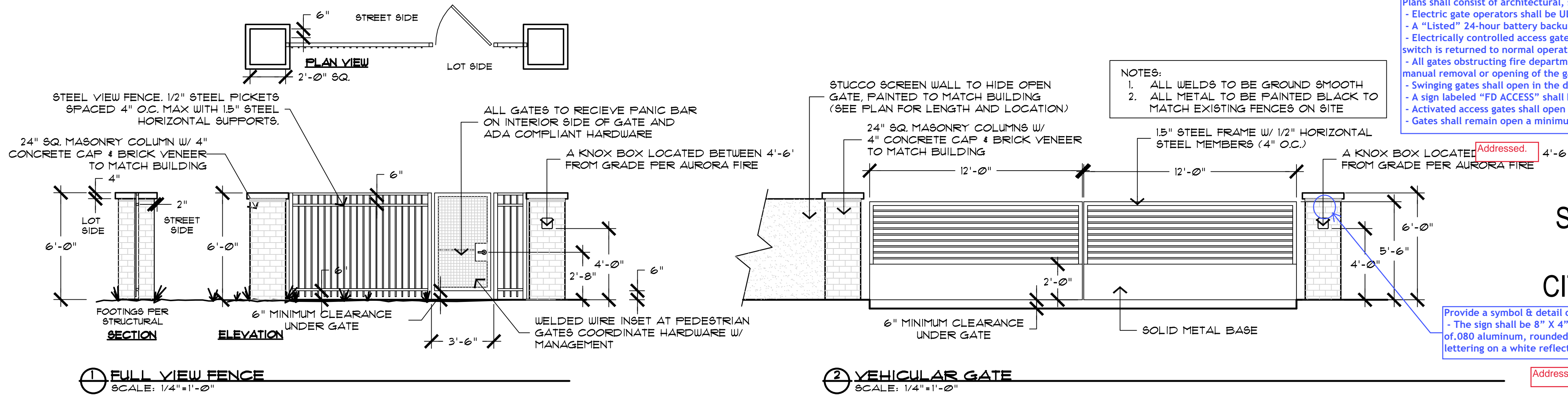
REVISION DATE: 8-25-2021 ISSUE DATE: 06-30-2021

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY



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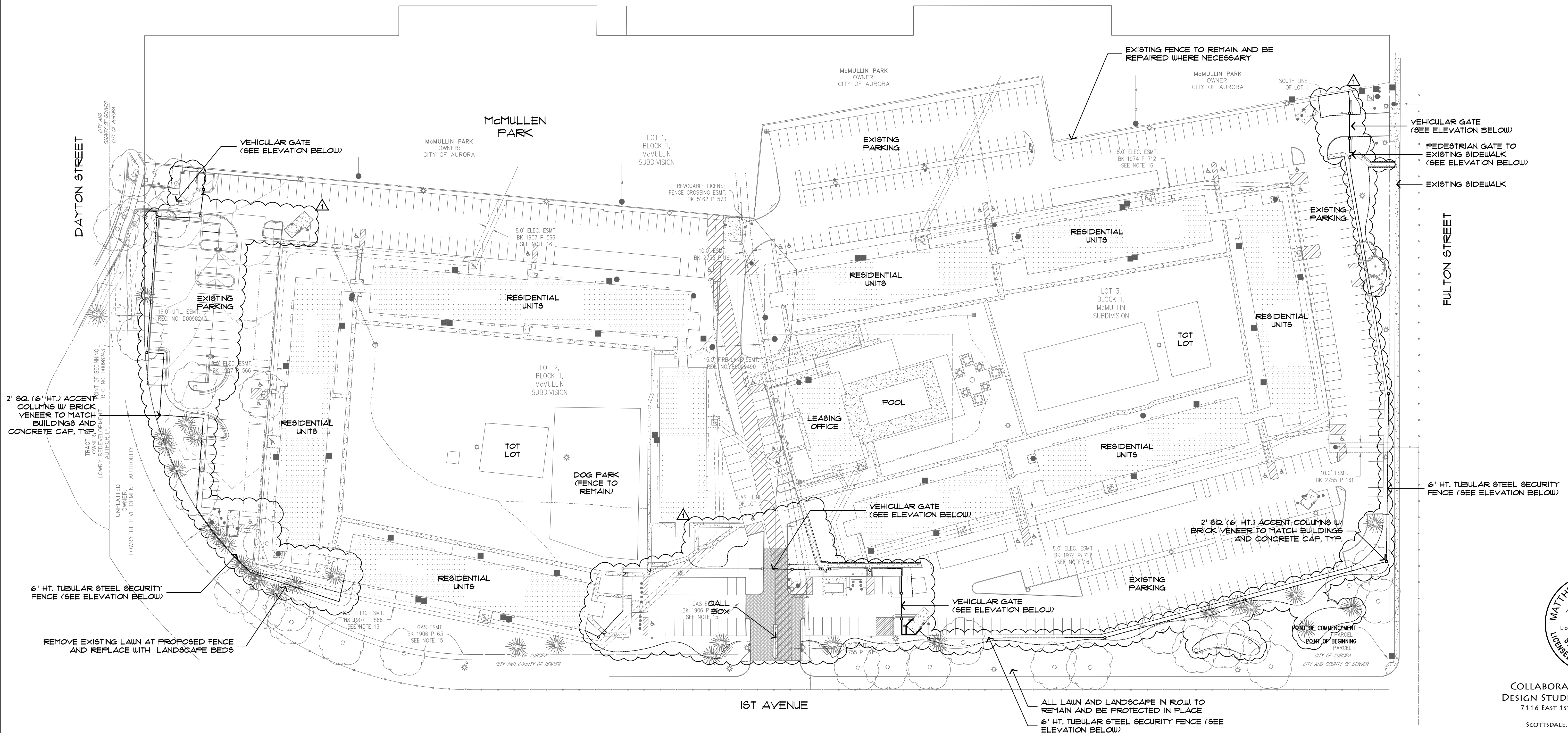




# FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## MINOR SITE PLAN AMENDMENT



### FENCE & GATE PLAN

SCALE: 1"=50'-0"

0 25' 50' 100'



REVISION DATE: 8-25-2021

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SHEET 8 OF 8

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY

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