

Include any easements or grading grayed back.

Easements and grading has been included

Property Line Line type has been updated

Show the property line as a traditional line type. Long dash and two short dashes.

current tree location is outside of fence. scale of fence line type has been updated for clarity

Move the required street tree outside of the fence.

Given the few number of street trees, just do one tree species

street tree selection changed to only have one species

Sight triangles have been added and labeled.

There are no planting conflicts. Show sight triangles per COA TE-13. MIST, RUGO, and PIMS will not be allowed within sight triangles. This comment does not constitute a complete review, as sight triangles were not provided with this submittal.

symbol has been updated to match scale on drawings

Because these are required street trees, make sure to include them outside the fence in line with the other required street trees.

current tree location is outside of fence. scale of fence line type has been updated for clarity

Add the squares as shown on the plan for the fence.

Given the few number of street trees, just do one tree species

street tree selection changed to only have one species

These areas of sod must be a minimum of 400sf in the front yards otherwise they cannot be sod. They must be landscaped with shrubs etc. Because an adjustment is being sought for the depth of the front yard setback, please enhance these front yards to include either a feature...a berm, a fence, boulders etc. Applies to the Emporia Street frontage as well.

sod has been omitted and the areas have been landscaped with shrubs

Try to pick the same shrub for both sides so this looks unified aesthetically between the homes.

plant selection has been modified

These do not perform well here.

selection has been omitted

Nice Thanks!

SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

STANDARD LANDSCAPE NOTES

- INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. SOIL TO BE AMENDED AT A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET.
- FREESTANDING LIGHTS ARE NOT PROPOSED WITH THIS SITE PLAN.
- ALL WALKS, ALLEYS, DRIVEWAYS, CURB AND GUTTER, AND PATIOS SHALL BE CONSTRUCTED WITH ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNEES, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASSES THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-4.2.3 AND/OR SECTION 146-4.2.4, 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.
- FREESTANDING LIGHTS ARE NOT PROPOSED WITH THIS SITE PLAN.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA SPECIFICATIONS SECTION 4.04.2.10.

Remove the reference to the prior landscape code

ED WITH CONCRETE. ALL STREETS

THEIR ENTIRE LENGTH OF

Unified Development Ordinance, Article 146, Section 146-4.7

STANDARD LANDSCAPE NOTES

- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146-ARTICLE 14.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146-ARTICLE 17.
- ALL SOD AREAS TO BE A KENTUCKY BLUEGRASS.
- ALL ROCK MULCH TO BE 2-4" ROCK COBBLE. ALL WOOD CEDAR CHIP MULCH TO BE INSTALLED TO A MINIMUM 4" DEPTH. A 2" RING AROUND NEWLY PLANTED SHRUBS, GRASSES, AND PERENNIALS MUST BE MAINTAINED.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND OTHER LANDSCAPING MATERIALS BY A ROLLED TOP STEEL EDGER.
- ALL LANDSCAPING SHALL BE INSTALLED A MINIMUM OF 5' FROM THE FOUNDATION OF THE PRIMARY RESIDENCE.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT BE PLACED OR KEPT NEAR FIRE LANE EASEMENTS.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE LANE EASEMENTS.

of the Unified Development Code, Article 146, Section 146-4.7.9 Fence and Wall Regulations.

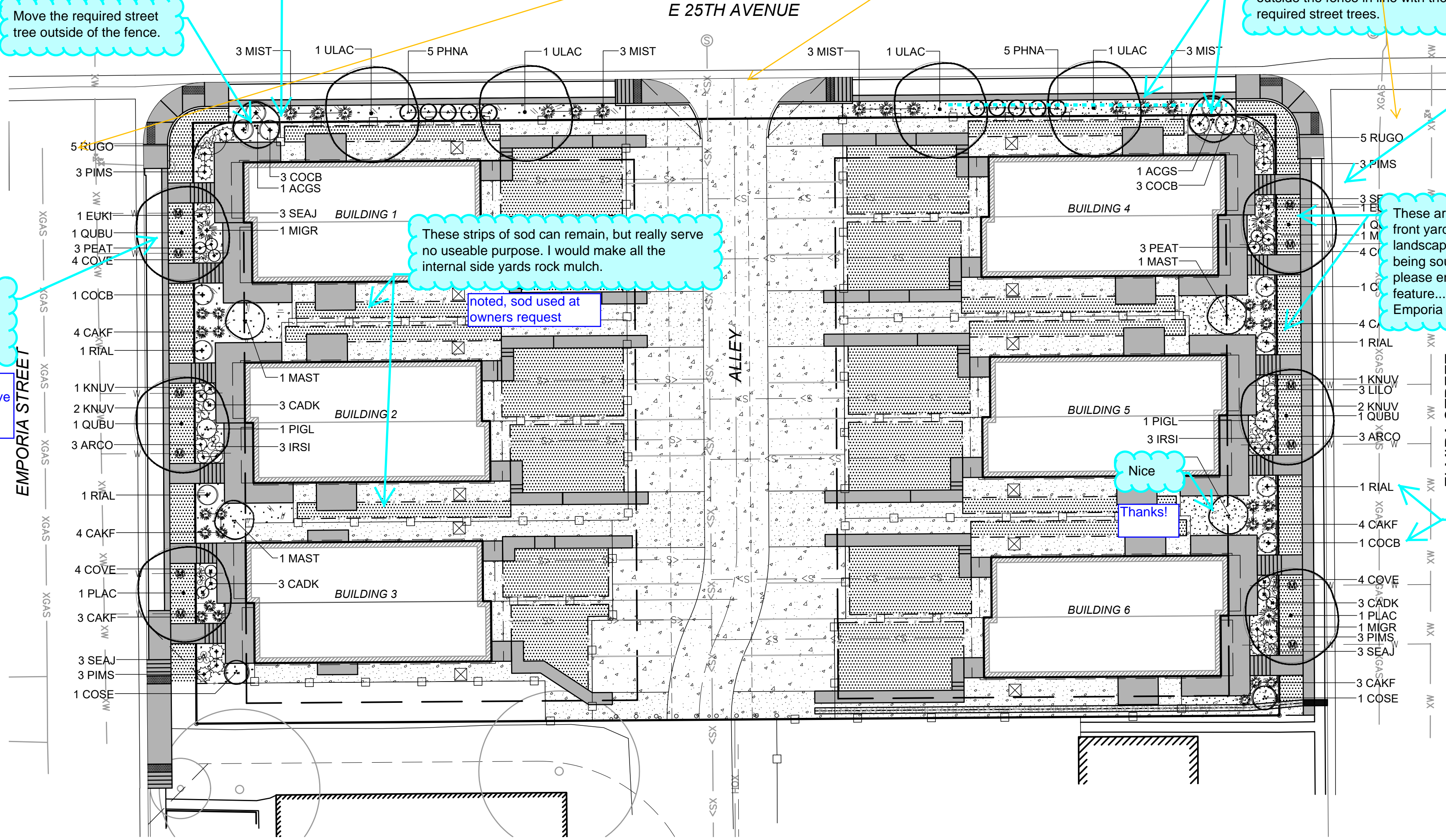
Updated

label has been added

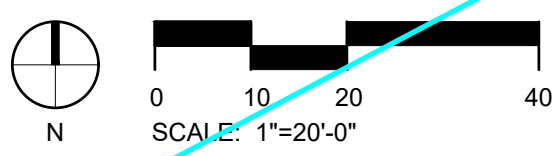
Add "Not For Construction"

EMPORIA STREET DUPLEXES

LOTS 1-6 & LOTS 43-48, BLOCK 18, NEW ENGLA QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LANDSCAPE PLAN



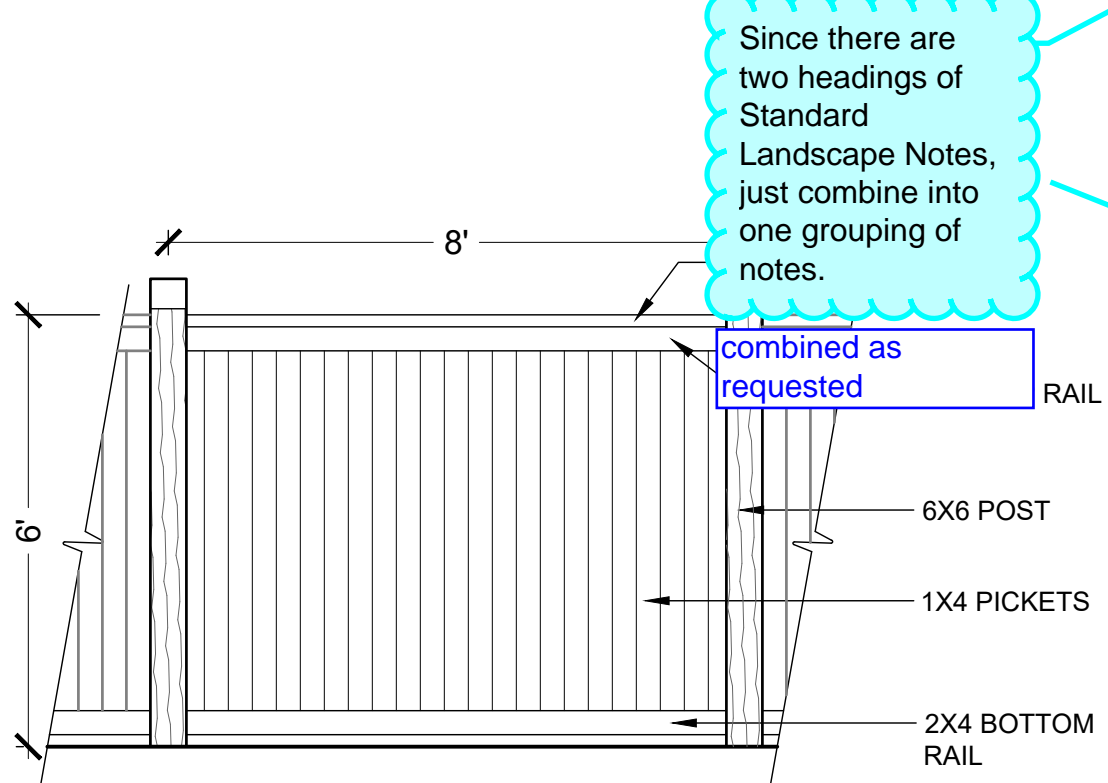
LANDSCAPE REQUIREMENTS

CURBSIDE LANDSCAPE

DESCRIPTION	TOTAL LENGTH	NOTES	NET LENGTH	CALCULATION	# TR REQ / PROVIDED
ELMIRA STREET	138 LF	WALKS EXCLUDED (30')	108 LF	1 TREE / 40 LF	3 / 3
EMPORIA STREET	138 LF	WALKS EXCLUDED (30')	108 LF	1 TREE / 40 LF	3 / 3
E 25TH AVE	250 LF	ALLEY EXCLUDED (46')	204 LF	1 TREE / 40 LF	5 / 6

RESIDENTIAL BUILDING LANDSCAPING REQUIREMENTS

BUILDING TYPE	FRONT YARD LANDSCAPE AREA	CALCULATION	SHRUBS REQUIRED	SHRUBS PROVIDED
BUILDING 1	298 SF	0.025	8	11
BUILDING 2	320 SF	0.025	8	13
BUILDING 3	258 SF	0.025	7	12
BUILDING 4	300 SF	0.025	8	11
BUILDING 5	320 SF	0.025	8	13
BUILDING 6	320 SF	0.025	8	14



- NOTE:
- FOOTING PER STRUCTURAL ENGINEER
  - ALL CONNECTIONS SHALL BE MADE USING GALVANIZED WOOD SCREWS
  - ALL WOOD TO BE WESTERN RED CEDAR, STAIN AS DIRECTED PER OWNER.

1 CEDAR PRIVACY FENCE

3/8" = 1'-0"

P-729-21003-01

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

PROJ. NO.: 21003

DATE: 01/29/2021

DRAWN BY: CM

CHECKED BY: CM

LANDSCAPE PLAN

EMPORIA STREET DUPLEXES

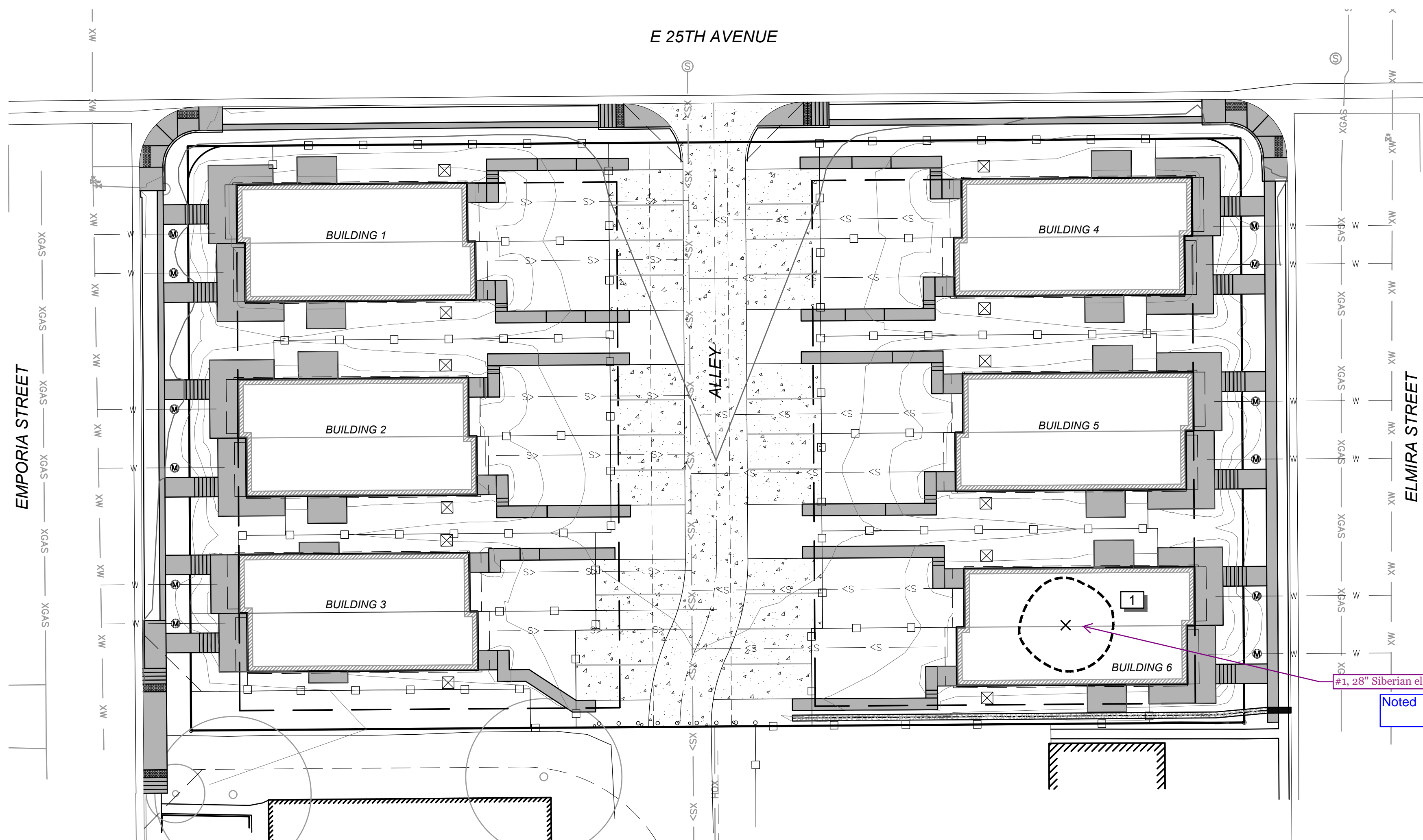
AURORA

DRAWING NO.



SITE PLAN W/ ADJUSTMENTS  
EMPORIA STREET DUPLEXES

LOTS 1-6 & LOTS 43-48, BLOCK 18, NEW ENGLAND HEIGHTS, NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE TO BE REMOVED
	TREE NUMBER

TREE CHART

TREE #	TREE TYPE	STATUS
1	DECIDUOUS	REMOVE

Show all easements on landscape plan. Not that pocket utility easements to be free of any obstructions-reference AW specifications on distance

all easements have been shown. note is included under standard landscape notes

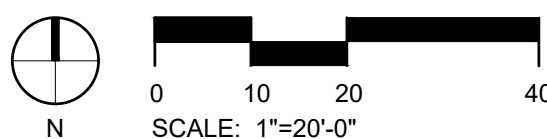
See tree mitigation chart provided in the comments section of Aurora Forestry's review. Please add the chart to this sheet. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Chart has been added to sheet with note stating that payment will be made into the Tree Planting Fund

#1, 28" Siberian elm

Noted

TREE MITIGATION PLAN



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO. DATE DESCRIPTION

PROJ. NO.: 21003

DATE: 01/29/2021

DRAWN BY: CM

CHECKED BY: CM

TREE MITIGATION PLAN

EMPORIA STREET DUPLEXES

COLORADO

AURORA

DRAWING NO.

6