

SITE PLAN EMPORIA STREET DUPLEXES

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

Include any easements or grading grayed back.
Easements and grading has been included

Sight triangles have been added and labeled.
There are no planting conflicts.
Show sight triangles per COA 1E-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

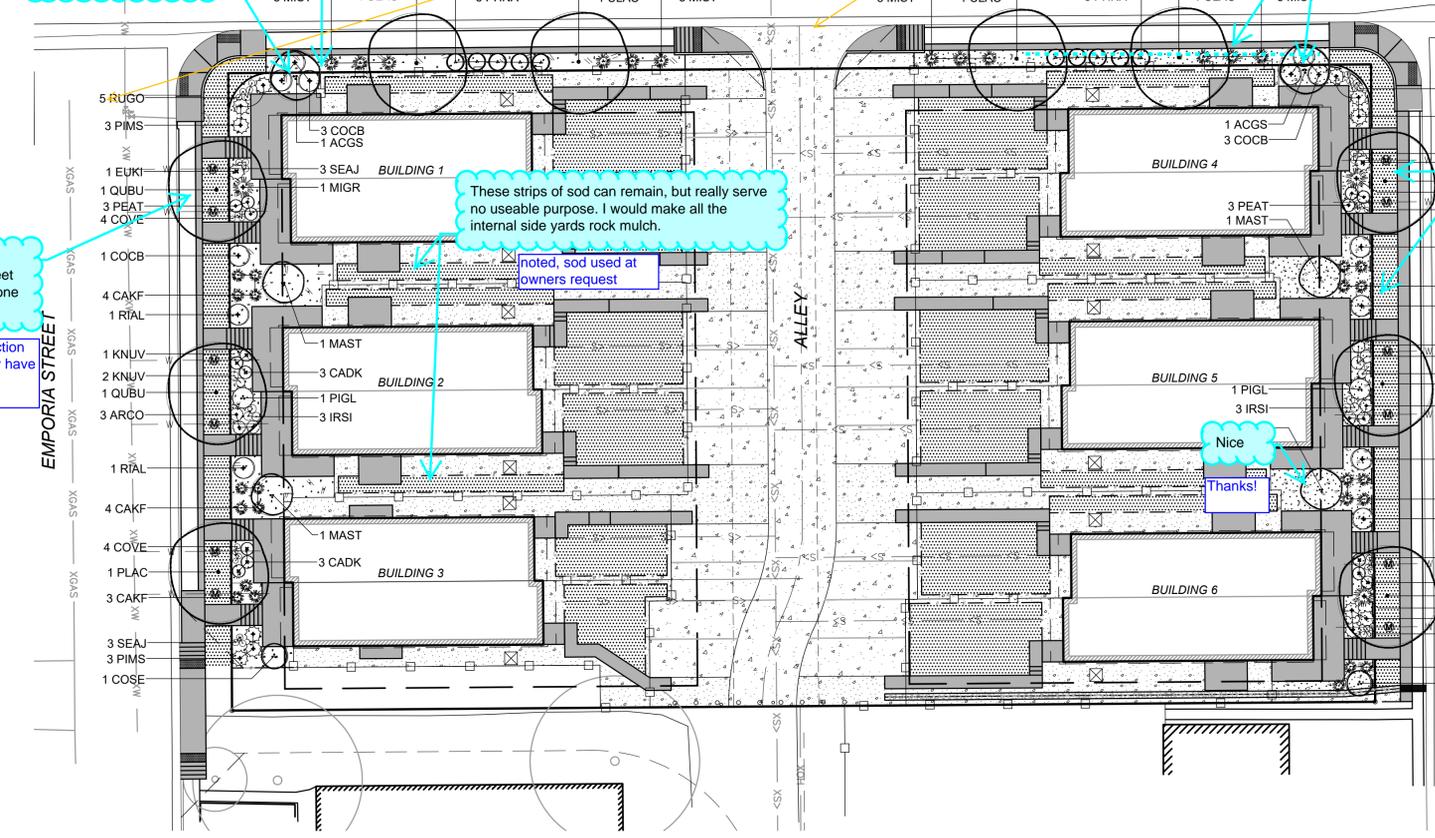
Property Line Line type has been updated
current tree location is outside of fence. scale of fence line type has been updated for clarity
Move the required street tree outside of the fence.

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

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.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	DECIDUOUS SHRUBS	(Symbol)	CONCRETE PAVING	(Symbol)	SOD	(Symbol)	LANDSCAPE EDGING
(Symbol)	EVERGREEN SHRUBS	(Symbol)	ROCK MULCH	(Symbol)	ORGANIC MULCH	(Symbol)	CEDAR PRIVACY FENCE
(Symbol)	ORNAMENTAL TREE	(Symbol)	ORNAMENTAL GRASS	(Symbol)		(Symbol)	

BOTANICAL NAME	COMMON NAME	CONT	CAL
LANTANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B & B	2.5" CAL
QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2.5" CAL
ILMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5" CAL
ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	B & B	2" CAL
MALUS SARGENTII 'TINA'	TINA SARGENT APPLE	B & B	2" CAL
ARCTOSTAPHYLOS X COLORADOENSIS	COLORADO MANZANITA	CONT	1 GAL
COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	
EUONYMUS KAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	5 GAL	
CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	CONT	5 GAL
CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	
LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	
PHYSCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL	
RIBES ALPINUM	ALPINE CURRRANT	5 GAL	
PICEA PUNGENS 'GLOBOSA'	GLOBE SPRUCE	CONT	5 GAL
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL	
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT	5 GAL
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	
MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL	
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	
IRIS SIBIRICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER IRIS	1 GAL	
KNIPHOFIA UVARIA	TORCHLILY	1 GAL	
RUBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	1 GAL	
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	

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

street tree selection changed to only have one species

These strips of sod can remain, but really serve no useable purpose. I would make all the internal side yards rock mulch.

noted, sod used at owners request

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

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.

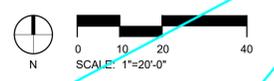
STANDARD LANDSCAPE NOTES

- 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 SQ. FT.
- 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 146-1423 AND/OR SECTION 146-1433 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 UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 146, SPECIFICATIONS SECTION 4.04.2.10.

STANDARD LANDSCAPE NOTES

- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 146-1423.
- 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 CORNER OF THE PRIMARY RESIDENCE.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT BE PLACED IN AREAS DESIGNATED AS FIRE LANE EASEMENTS.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE LANE EASEMENTS.

LANDSCAPE PLAN

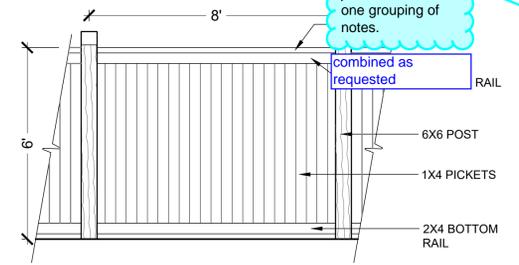


LANDSCAPE REQUIREMENTS

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

PROJ. NO.	21003	DATE	01/29/2021	DRAWN BY	CM	CHECKED BY	CM
REVISIONS	NO.	DATE	DESCRIPTION				

LANDSCAPE PLAN

EMPORIA STREET DUPLEXES

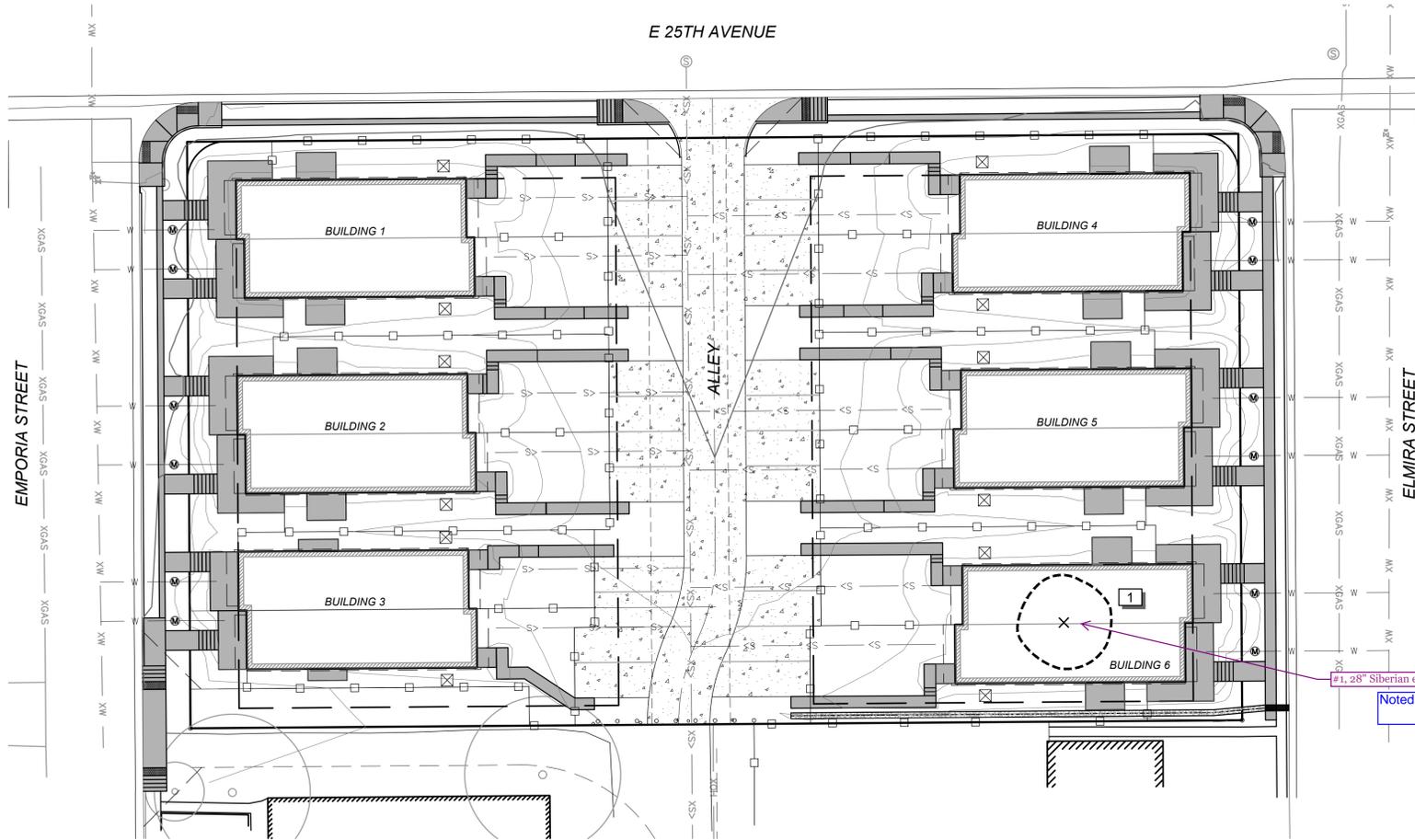
AURORA

DRAWING NO.

label has been added
Add "Not For Construction"

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

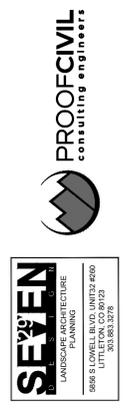
all easements have been shown. note is included under standard landscape notes

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.	DESCRIPTION

PROJ. NO.: 21003
DATE: 01/29/2021
DRAWN BY: CM
CHECKED BY: CM

TREE MITIGATION PLAN
EMPORIA STREET DUPLEXES
AURORA
COLORADO