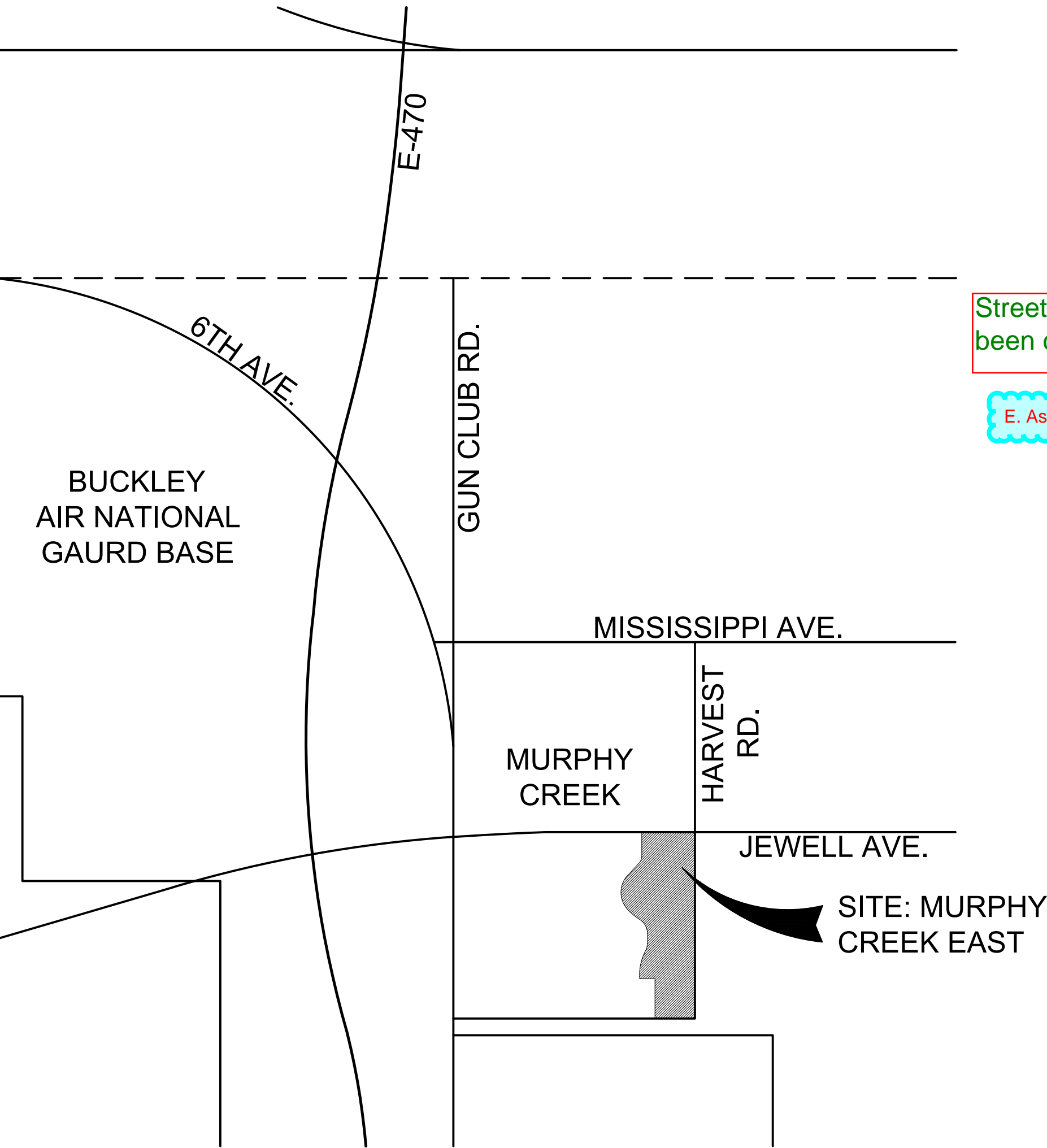


VICINITY MAP

N.T.S.



SHEET INDEX

- L-1.00 LANDSCAPE CALCULATIONS
- L-1.01 HYDRO-ZONE MAP
- L-1.02 NOTES AND PLANT LIST
- L-1.03 LOT TYPICALS
- L-2.00 - L-2.01 LANDSCAPE PLANS
- L-3.00 - L-3.01 LANDSCAPE DETAILS
- L-4.00 - L-4.01 ARCHITECTURAL ELEVATIONS

Length has been corrected

654' not 640'

STANDARD RIGHT-OF-WAY STREET TREE TABLE

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length	Trees Required	Trees Provided
E. JEWELL AVENUE (1 Tree / 40 LF)	640 LF	17	17
E. ATLANTIC AVENUE (1 Tree / 40 LF)	527 LF	13	13
ASBURY LOOP (1 Tree / 40 LF)	1,758 LF	44	44
Totals:		74	74

NOTES:
1.) Distances measured between tangent points, intersecting drives are excluded.

Only 13 trees provided in the tree lawn. Buffer trees are a separate requirement and may not count towards your street trees.

noted and corrected

57 Includes both sides of the street

Corrected

WATER USE TABLE

Water Use Table					
Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area	Total Area (SF)
A	21,739 SF	4,433 SF	50,900 SF	18,759 SF	95,831 SF
B	11,617 SF	3,237 SF	12,300 SF	(1,270)SF	25,884 SF
C - E	0 SF	0 SF	0 SF	0.195 SF	0.195 SF
F	413 SF	1,037 SF	0 SF	211,000 SF	1,661 SF
G	0 SF	0 SF	0 SF	0.069 SF	0.069 SF
H	554 SF	1,044 SF	0 SF	794 SF	2,392 SF
I	0 SF	0 SF	0 SF	0.066 SF	0.066 SF
J	124 SF	1,596 SF	0 SF	252 SF	1,972 SF
K - M	0 SF	0 SF	0 SF	0.203 SF	0.203 SF
N	10,967 SF	2,226 SF	8,371 SF	(2,574)SF	18,990 SF
O	3,108 SF	1,904 SF	1,205 SF	1,292 SF	7,509 SF
P	0 SF	0 SF	0 SF	6,510 SF	6,510 SF
Q	2,313 SF	8,055 SF	1,363 SF	4,013 SF	15,744 SF
R	0 SF	0 SF	0 SF	6,072 SF	6,072 SF
S	4,287 SF	10,661 SF	0 SF	2,489 SF	17,437 SF
ROW	135 SF	28,925 SF	0 SF	0.0 SF	29,060 SF
Totals:	55,257 SF	63,118 SF	74,139 SF	36,549 SF	229,063 SF

Grasses are not being used

Please update the table to include the grasses that have been provided at a ratio of three (1) gallon to one (5) gallon shrub.

Tract A is approx. 96,000sf. It appears that the entire detention pond was subtracted out of the calculation. Only subtract out the area below the 100 year surface elevation.

only the area below the 100 yr wse has been subtracted

Street name has been corrected

E. Asbury Drive

STREET FRONTAGE BUFFER

Street Frontage Buffer					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: E. JEWELL AVENUE (1 Tree and 10 Shrubs per 40 LF)	654'		16	160	136
Street Perimeter Buffer: HARVEST ROAD (1 Tree and 10 Shrubs per 40 LF)			33	134	59
Totals:	527	30	49	294	195

NOTES:
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) Due to the PSCD Easement all plant material within this buffer has been placed adjacent to the eastern property boundary.

0) Trees replacing shrubs Harvest Road - 19 trees for 75 shrubs

Add buffer width req./provided

Lengths have been corrected

Only include the landscaped tracts in the table. Remove the alleys

Noted

This was/is for CSP 1

Note has been removed

Update the numbers for this street. It does not appear that 33 trees have been provided and more than 59 shrubs have been. Street trees do not count toward buffer trees.

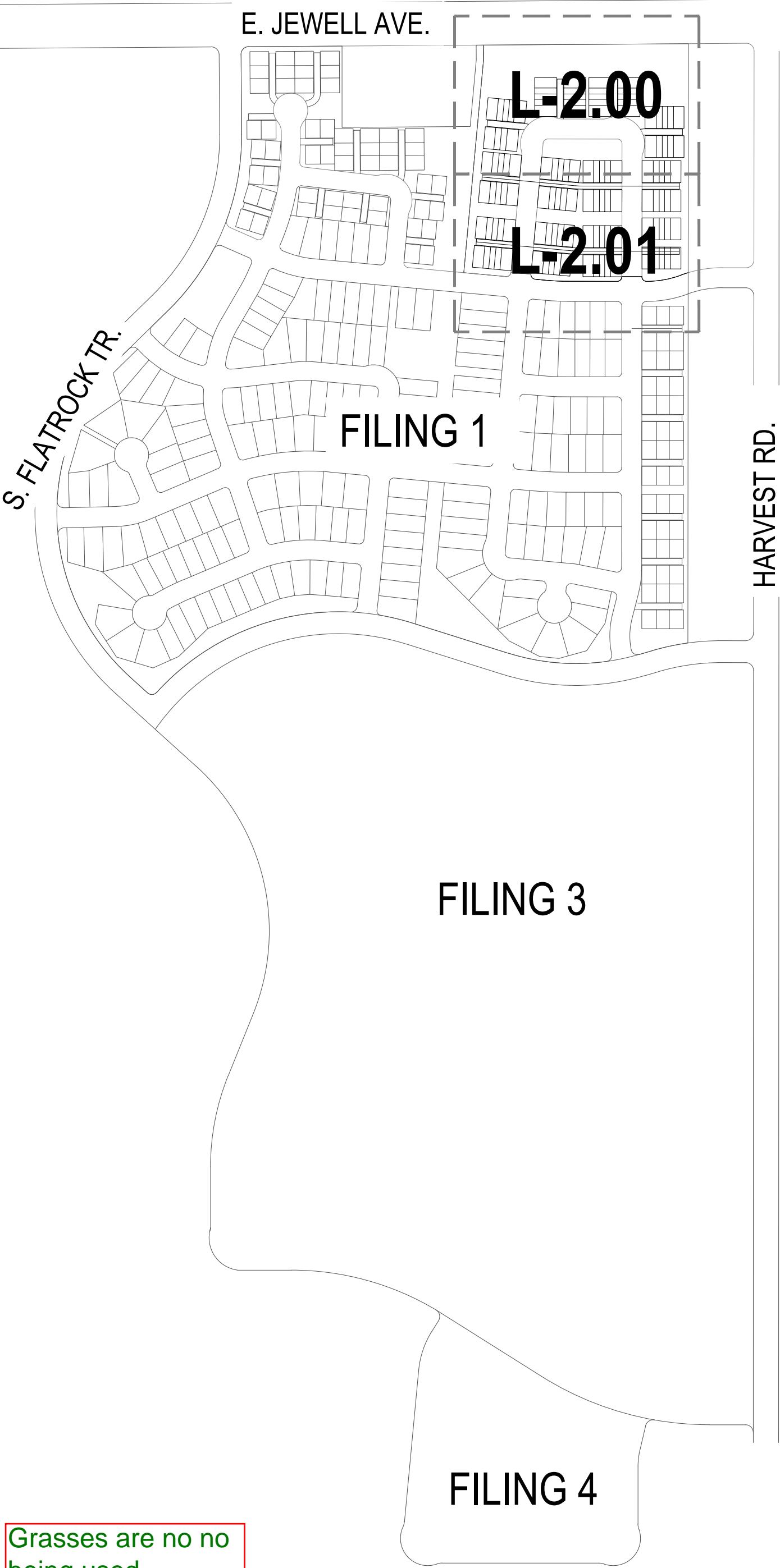
Noted and updated

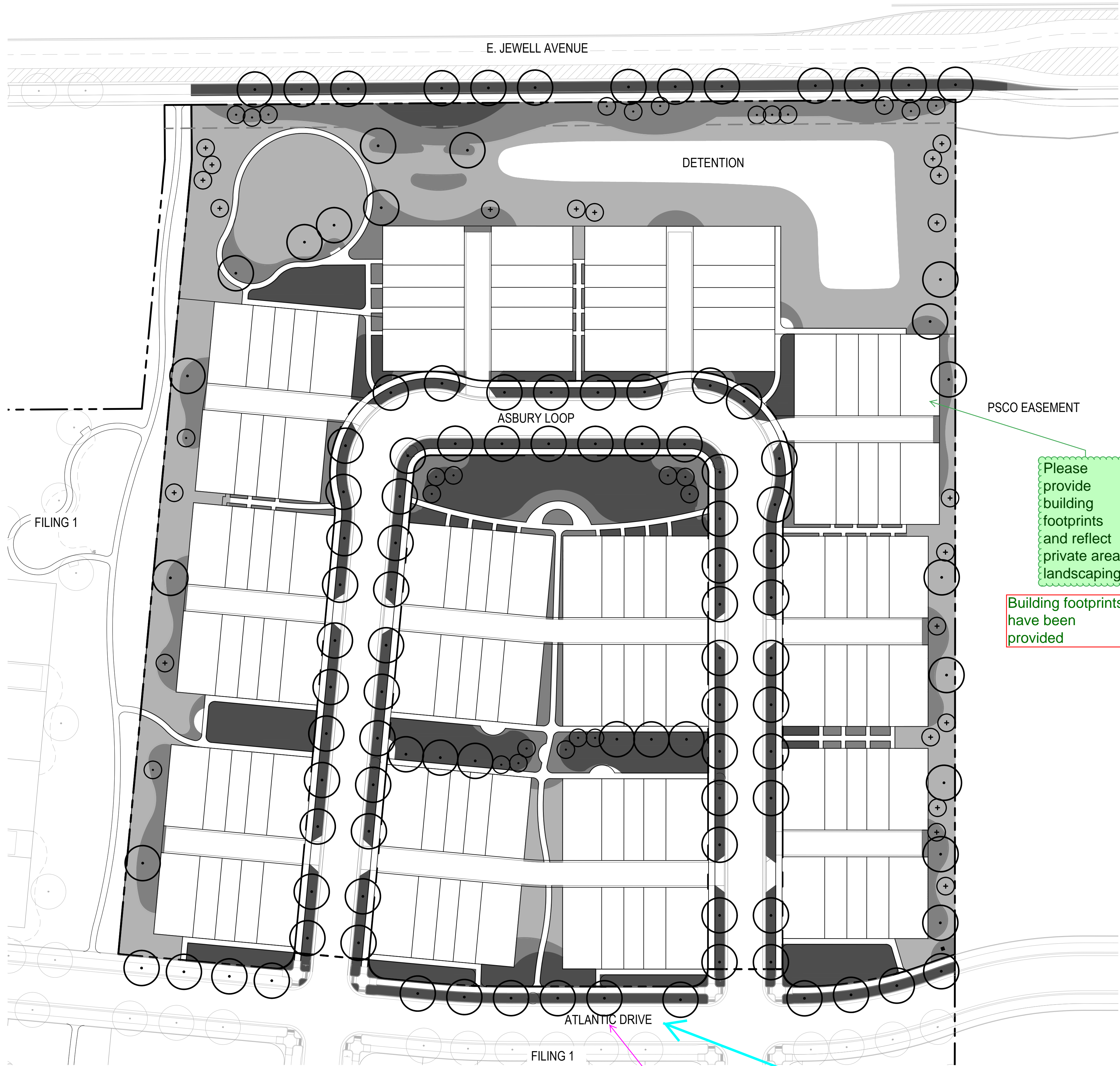
TRACT LANDSCAPE

Open Space Tract Landscape Table						
Area (Tract)	Description	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A*	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	77,059 SF	20	45	193	214
B	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	25,884 SF	7	17	65	131
C - E**	Concrete Alley	n/a	n/a	0	n/a	0
F	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,661 SF	1	0	5	17
G**	Concrete Alley	n/a	n/a	0	n/a	0
H	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2,392 SF	1	0	6	18
I**	Concrete Alley	n/a	n/a	0	n/a	0
J	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,972 SF	1	0	5	8
K - M**	Concrete Alley	n/a	n/a	0	n/a	0
N	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	18,990 SF	5	28	48	149
O	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	7,509 SF	2	0	19	16
P**	Concrete Alley	n/a	n/a	0	n/a	0
Q	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	15,774 SF	4	12	40	91
R**	Concrete Alley	n/a	n/a	0	n/a	0
S	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	15,774 SF	4	6	40	132
Totals:			45	108	421	776

NOTES:
1.) * Within the Drainage Channels and Detention Ponds, planting requirements have been excluded along the bottom elevations due to drainage restrictions.
2.) ** Tracks Consist entirely of Concrete Alleys
3.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity

KEY MAP





HYDROZONE MAP LEGEND

- PROPERTY / FILING LINE
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- Z-ZONE NATIVE SEED AREA
- DECIDUOUS CANOPY TREE:
4 TREES IN NON IRRIGATED AREAS
AND/OR Z-ZONE AREAS
- ORNAMENTAL TREES:
0 TREES IN NON IRRIGATED AREAS
AND /OR Z-ZONE AREAS
- EVERGREEN TREES:
17 TREES IN NON IRRIGATED AREAS
AND /OR Z-ZONE AREAS

HYDRO-ZONE TABLES

TAP: TBD			
WATER USE TYPE	AREA (SF)	PERCENT (%)	
HIGH WATER USE	63,118 SF	32.79 %	
LOW WATER USE	55,257 SF	28.70%	
Z-ZONE*	74,139 SF	38.51 %	
TOTAL:	607,614 SF	100.00%	
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	4	706	2,824 SF
EVERGREEN/ORNAMENTAL TREES	17	177	3,009 SF
TOTAL:			5,833 SF
TOTAL IRRIGATED AREA TAP (TBD)		198,347 SF	

* NOTE: Z-ZONE NATIVE SEED TO BE ON SEPARATE TEMPORARY VALVE THAT WILL SHUT OFF AFTER 2 YEARS.

1 HYDRO-ZONE MAP

SCALE: 1" = 50'



name is different

Street name has been corrected

E. Ashbury Drive?

PSCO EASEMENT

Please provide building footprints and reflect private area landscaping.

Building footprints have been provided

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, ERECTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
4. THE CITY OF AURORA, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
6. THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
7. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT POLISHED STANDARD CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE FOR THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/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.
6. 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 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACED IN FRONT OF FIRE HYDRANTS, VALVES IN A MANNER THAT WOULD PREVENT ACCESS TO THE HYDRANT OR BECOME IMMEDIATELY DISCERNABLE. THE LANDSCAPING SHALL NOT BE A HINDERED FROM GAINING IMMEDIATE ACCESS TO THE HYDRANT OR VALVE.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHALL NOT BE PLACED IN SUCH A MANNER AS TO ENCR OACH INTO OR OBSTRUCT THE RIGHT-OF-WAY OR EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1-1/2" BLUE RIVER ROCK MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 6"-12" BLUE RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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 LINES OR SYSTEMS.

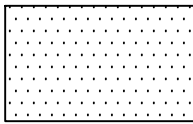
PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USE
(UNLESS OTHERWISE NOTED)					
DECIDUOUS CANOPY TREES					
12	BOA	BUR OAK	QUERCUS MACROCARPA	2.5" CAL. B&B	MODERATE
2	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL. B&B	MODERATE
25	EKC	SEEDLESS KENTUCKY COFFEETREE	GYMNOCALADUS DIODUS 'ESPRESSO'	2.5" CAL. B&B	MODERATE
5	ELM	ACCOLADE ELM	ULMUS 'MORTON'	2.5" CAL. B&B	MODERATE
21	GLL	GLENLEVEN LINDEN	TILIA CORDATA 'GLENLEVEN'	2.5" CAL. B&B	MODERATE
6	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL. B&B	LOW
16	MSS	STATE STREET MAPLE	ACER MIYABE 'MORTON'	2.5" CAL. B&B	MODERATE
3	OSC	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL. B&B	MODERATE
7	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2.5" CAL. B&B	MODERATE
1	ROA	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL. B&B	MODERATE
15	SHA	SHADEMASTER LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SHADE MASTER'	2.5" CAL. B&B	MODERATE
EVERGREEN TREES					
6	AUS	AUSTRIAN PINE	PINUS NIGRA	6'-8" HT. MIN B&B	LOW
2	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6'-8" HT. MIN B&B	LOW
24	PBF	BOSNIAN PINE	PINUS LEUCODERMIS 'ISEL'	6'-8" HT. MIN B&B	MODERATE
5	PIN	PIÑON PINE	PINUS EDULIS	6'-8" HT. MIN B&B	LOW
2	PON	PONDEROSA PINE	PINUS PONDEROSA	6'-8" HT. MIN B&B	LOW
2	SPN	SCOTCH PINE	PINUS SYLVESTRIS	6'-8" HT. MIN B&B	MODERATE
9	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6'-8" HT. MIN B&B	MODERATE
14	VWP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'-8" HT. MIN B&B	MODERATE
DECIDUOUS ORNAMENTAL TREES					
4	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	2" CAL. B&B OR CONTAINER GROWN	MODERATE
1	CCH	CORNELIAN CHERRY	CORNUS MAS	2" CAL. B&B OR CONTAINER GROWN	MODERATE
3	CHP	CANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL. B&B OR CONTAINER GROWN	MODERATE
4	COH	COLORADO HAWTHORN	CRATAEGUS SUCCULENTA	2" CAL. B&B OR CONTAINER GROWN	MODERATE
3	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	2" CAL. B&B OR CONTAINER GROWN	MODERATE
6	JLT	JAPANESE TREE LILAC 'IVORY SILK'	AMELANCHIER X GRANDIFLORA	2" CAL. B&B OR CONTAINER GROWN	MODERATE
6	RBU	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL. B&B OR CONTAINER GROWN	MODERATE
6	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTUM 'SCHMIDT'	2" CAL. B&B OR CONTAINER GROWN	MODERATE
12	SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL. B&B OR CONTAINER GROWN	MODERATE
DECIDUOUS SHRUBS 7'-9" SPREAD					
4	BBE	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTEA	#5 CONT.	LOW
1	BEA	DREAM CATCHER BEAUTY BUSH	KOLWITZIA AMABILIS 'MARACDO'	#5 CONT.	LOW
2	CIT	PURPLE LEAF SANDCHERRY	PRUNUS X CISTENA	#5 CONT.	LOW
11	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.	LOW
19	CRG	CARAGANA ARBORESCENS	CARAGANA ARBORESCENS	#5 CONT.	LOW
5	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	#5 CONT.	LOW
11	NMP	NEW MEXICO PRIVET	FORESTIERIA NEOMEXICANA	#5 CONT.	LOW
11	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
23	VBU	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	#5 CONT.	LOW
DECIDUOUS SHRUBS- 5'-7" SPREAD					
20	ALP	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.	LOW
21	CCB	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	#5 CONT.	LOW
13	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	LOW
1	PBS	SAND CHERRY 'PAWNEE BUTTES'	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	LOW
14	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.	LOW
24	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	LOW
75	VAN	VANHOUTTE SPIREA	SPIRAEA X VANHOUTEI	#5 CONT.	MODERATE
41	VKO	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.	MODERATE
17	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	MODERATE
DECIDUOUS SHRUBS- 2'-5' SPREAD					
44	BCD	IRROQUOIS BEAUTY DWF CHOKEBERRY	ARONIA MELANOCARPA 'MORTON'	#5 CONT.	LOW
38	BDW	DWARF BUTTERFLY BUSH	Buddleia Davidi 'NANHO PURPLE'	#5 CONT.	LOW
72	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	LOW
20	CPB	CRIMSON PIGMY BARBERRY	BERBERIS THNBERGII 'ANTROPURPUREA NANA'	#5 CONT.	LOW
61	DFI	DWARF FALSE INDIGO	AMORPHA NANA	#5 CONT.	LOW
17	DKS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	#5 CONT.	LOW
18	GBA	GOLDEN BARBERRY	BERBERIS THUNBERGII 'AUREA'	#5 CONT.	MODERATE
16	HPB	HELMOND PILLAR BARBERRY	BERBERIS THUNBERGII 'HELMOND PILLAR'	#5 CONT.	MODERATE
12	KNO	KNOCK OUT PINK ROSE	ROSA KNOCK OUT RED	#5 CONT.	LOW
23	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.	MODERATE
EVERGREEN SHRUBS					
24	AND	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	#5 CONT.	LOW
54	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	LOW
124	CMA	CHEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	#5 CONT.	LOW
27	CSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
33	MCO	COMPACT OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM COMPACTA	#5 CONT.	LOW
31	MMO	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	LOW
134	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	#5 CONT.	LOW
20	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	LOW
5	RHM	MONTGOMERY SPRUCE	PICEA PUNGENS R.H. MONTGOMERY	#5 CONT.	LOW

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USE
(UNLESS OTHERWISE NOTED)					
ORNAMENTAL GRASSES					
93	ABB	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	#1 CONT.	LOW
40	BGG	BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	LOW
175	DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	LOW
257	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
22	GSC	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.	MODERATE
150	HFB	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	LOW
112	ISI	INDIAN STEEL INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'	#1 CONT.	LOW
86	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	LOW
59	SRG	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
PERENNIALS					
14	COR	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA 'RUBY STAR'	#1 CONT.	LOW
17	PCB	CREeping PHLOX	PHLOX SUBULATA VAR.	#1 CONT.	LOW
* TOTAL NUMBER OF SHRUBS SHALL BE EQUAL TO OR GREATER THAN REQUIRED AMOUNT					

SEED MIX LIST

IRRIGATED FESCUE TURF MIX



HEAT RESISTANT TEXAS BLUEGRASS MIX.
CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL.

DRYLAND SEED

COMMON NAME	BOTANICAL NAME		
BLUE GRAMA	BOUTELOUA GRACILIS	19%	6.5 LBS.
CAMPER LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	9%	3.0 LBS.
PAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	9%	3.0 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%	2.0 LBS.
VAUGHN SIDEOATS GRAMMA	BOUTELOUA CURTIPENDULA	9%	3.0 LBS.
ARRIBA WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARRIBA'	16%	5.5 LBS.
SAND BLUESTEM	ANDROPOGON HALLII 'GARDEN'	10%	3.5 LBS.
BUFFALOGRASS	BUCHLOE DACTYLOIDES 'SHARPS IMPROVED'	23%	8.0 LBS.
		100%	34.5 LBS. / PLS PER ACER

ENHANCED NATIVE SEED MIX

COMMON NAME	BOTANICAL NAME		
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	5%	0.57 LBS
BLUE GRAMA	BOUTELOUA GRACILIS	10%	0.26 LBS
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	10%	3.89 LBS
CANADA WILDRYE	ELYMUS CANADENSIS	10%	1.69 LBS
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	10%	1.41 LBS
SLENDER WHEATGRASS	ELYMUS TRACHYCALIUS	10%	1.37 LBS
SWITCHGRASS	PANICUM VIRGATUM 'TRAILBLAZER'	3%	0.17 LBS
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	5%	0.99 LBS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	0.42 LBS
ALKALI SACATON	PUCCINELLIA	2%	0.02 LBS
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%	0.02 LBS
ROCKYMOUNTAIN BEE PLANT	CLEOME SERRULATA	5%	1.65 LBS
PLAINS COREOPSIS	PLAINS TINCTORIA	5%	0.02 LBS
PURPLE PRAIRE CLOVER	DALEA PURPUREA	5%	0.36 LBS
BLANKETFLOWER	GAILLARDIA ARISTATA	5%	0.83 LBS
YELLOW CONEFLOWER	RATIBIDA COLUMNIFERA	5%	0.09 LBS
		TOTAL:	13.97 LBS. DRILLED

WETLAND SEED MIX

COMMON NAME	BOTANICAL NAME		
WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR ARRIBA	29%	14.5 LBS.
WOOLY SEDGE	CAREX LANUGINOSA	1%	0.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS VAR LOVINGTON	5%	2.5 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1%	0.5 LBS.
SWITCHGRASS	PANICUM VIRGATUM VAR BLACKWELL	26%	13 LBS.
INLAND SALTGRASS	DISTICLIS STRICTA	5%	2.5 LBS.
CREeping SPIKERUSH	ELEOCHARIS PALUSTRIS	1%	0.5 LBS.
BALTIC RUSH	JUNCUS BALTICUS	4%	2 LBS.
HARDSTEM BULRUSH	SCIRPUS ACUTUS	4%	2 LBS.
PAIRIE CORDGRASS	SPARTINA PECTINATA	20%	10 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	4%	2 LBS.
		100%	50 LBS. / PLS PER ACER

NOTE: ALL NATIVE SEED AREAS WILL BE TEMPORARILY IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM AND QUICK COUPLING VALVES. ALL SHRUBS AND TREES WITHIN DRYLAND AREAS WILL RECEIVE PERMANENT DRIP IRRIGATION.

Remove. It doesn't matter where they are within the landscape areas, all shrubs and trees must be on permanent irrigation.

Note has been updated

OWNER:
LENNAR COLORADO LLC.
9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO. 80112
P: (720) 369 - 3835

NOT FOR CONSTRUCTION

DATE:
12/20/18 - CSP-01

SHEET TITLE:
NOTES AND PLANT LIST

LEGEND

	PROPERTY LINE
	NO IRRIGATION ZONE
	EDGER LINE
	SOD
	COBBLE
	PLANTING BED
	ORNAMENTAL TREE ABS AUTUMN BRILLIANCE SERVICEBERRY CHP CHANTICLEER PEAR HWM HOT WINGS MAPLE JLT JAPANESE LILAC TREE SPR SPRING SNOW CRABAPPLE
	EVERGREEN TREE PBF BOSNIAN PINE VWP VANDERWOLF'S PYRAMID PINE
	DECIDUOUS SHRUB BDW DWARF BUTTERFLY BUSH BMS BLUE MIST SPIREA CPB CRIMSON PIGMY BARBERRY MKL MISS KIM LILAC RSA RUSSIAN SAGE PBS SAND CHERRY PAWNEE BUTTES
	EVERGREEN SHRUB BCH BLUE CHIP JUNIPER BUF BUFFALO JUNIPER GSP GLOBE SPRUCE MMO MOPS MUGO PINE MTA TANNENBAUM MUGO PINE
	ORNAMENTAL GRASSES ABB BIG BLUESTEM GRASS FRG FEATHER REED GRASS GSC GIANT SACATON GRASS SRG SHENANDOAH RED SWITCH GRASS

These are reversed

Corrected

Plant list has been updated to included more evergreen choices

It would be best to offer more than just two evergreen tree species for use around the homes. These would be the ONLY two evergreens being used.

How about consider adding additional tree species such as Compact White Spruce, Bakeri and Fastigiata Spruce, Columnar Austrian Pine etc.

Building Elevation Landscape Table							
Building Elevation Landscape Description	Length (LF)/ Qty.	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Other Shrubs Required	Other Shrubs Provided
Building Elevation (1.25 Plants Per 5 LF of Frontage)	158 LF						
5% Trees (Mix of Evergreen and Deciduous)		2	2				
15% Tall Shrubs				6	6		
80% Other Shrubs						32	32
Totals:		2	2	6	6	32	32

Once the actual building footprints are provided on the landscape plan, a more thorough evaluation of the building perimeter landscaping may be done.

Noted, building foot prints have been provided

The building grouping just south of Tract E, is a different size and would therefore require different quantities/layout than the typicals proposed here.

Additional typical has been provided

The sidewalk has been moved to the edges where there is the room to provide central green space. However due to space constraints, certain areas require a central walk

Please move sidewalk to edges to provide for a central green space

For this typical planting graphic, make sure that all the building perimeter landscaping to be installed is dark i.e trees, shrubs grasses etc. The extraneous tract landscaping may be light.

Graphic has been revised to read more clearly.

5.5' CONCRETE WALK, RE: CIVIL, TYP.

TREE LAWN: BY HOMEBUILDER

STREET TREE: BY HOMEBUILDER

PROPERTY LINE, TYP.

5' NO IRRIGATION ZONE

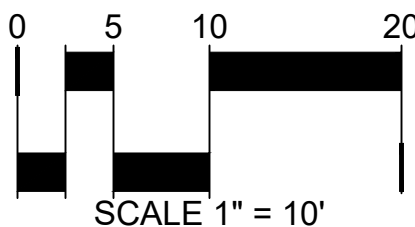
PRIVACY FENCE, TYP.

5' REAR SETBACK, TYP.

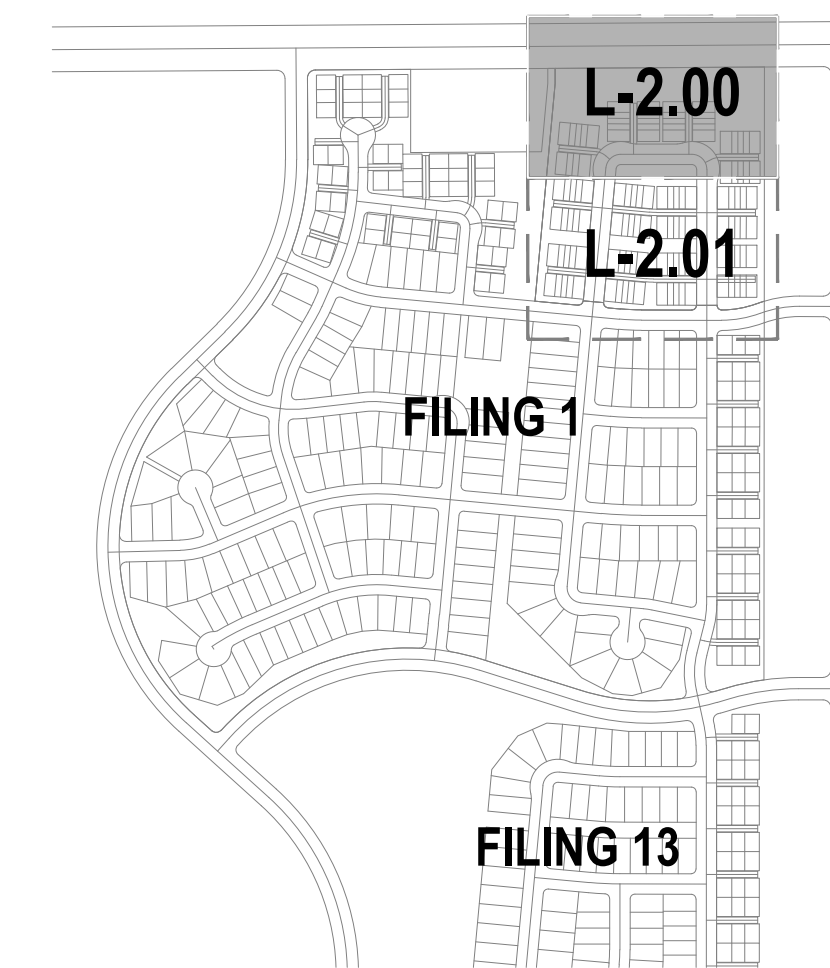
DRIVEWAY, TYP.

1 TOWNHOME LOT TYPICAL

SCALE: 1" = 10'



KEY MAP



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD (FESCUE/BUEGRASS BLEND)
- NATIVE SEED
- NATIVE SEED (ENHANCED)
- NATIVE SEED (W)
- SHRUB BED
- CRUSHER FINES
- ATCH LINE
- EASEMENT LINE
- DARY/
- LIMITS OF WORK
- SPADE CUT EDGE
- STEEL EDGER
- PR. SANITARY LINE
- PR. WATER LINE
- PET WASTE STATION (RE: DTL 8/L-3.00)
- LANDSCAPE BOULDERS (RE: DTL 5/L-3.00)
- BENCH (RE: DTL 1/L-3.01)
- LITTER RECEPTACLE (RE: DTL 2/L-3.01)
- BIKE RACK (RE: DTL 3/L-3.01)
- FIRE HYDRANT
- PROPOSED STREET LIGHT

NOTES:
1. FINAL LOCAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 2

CITY OF AURORA, ARAPAHOE COUNTY
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

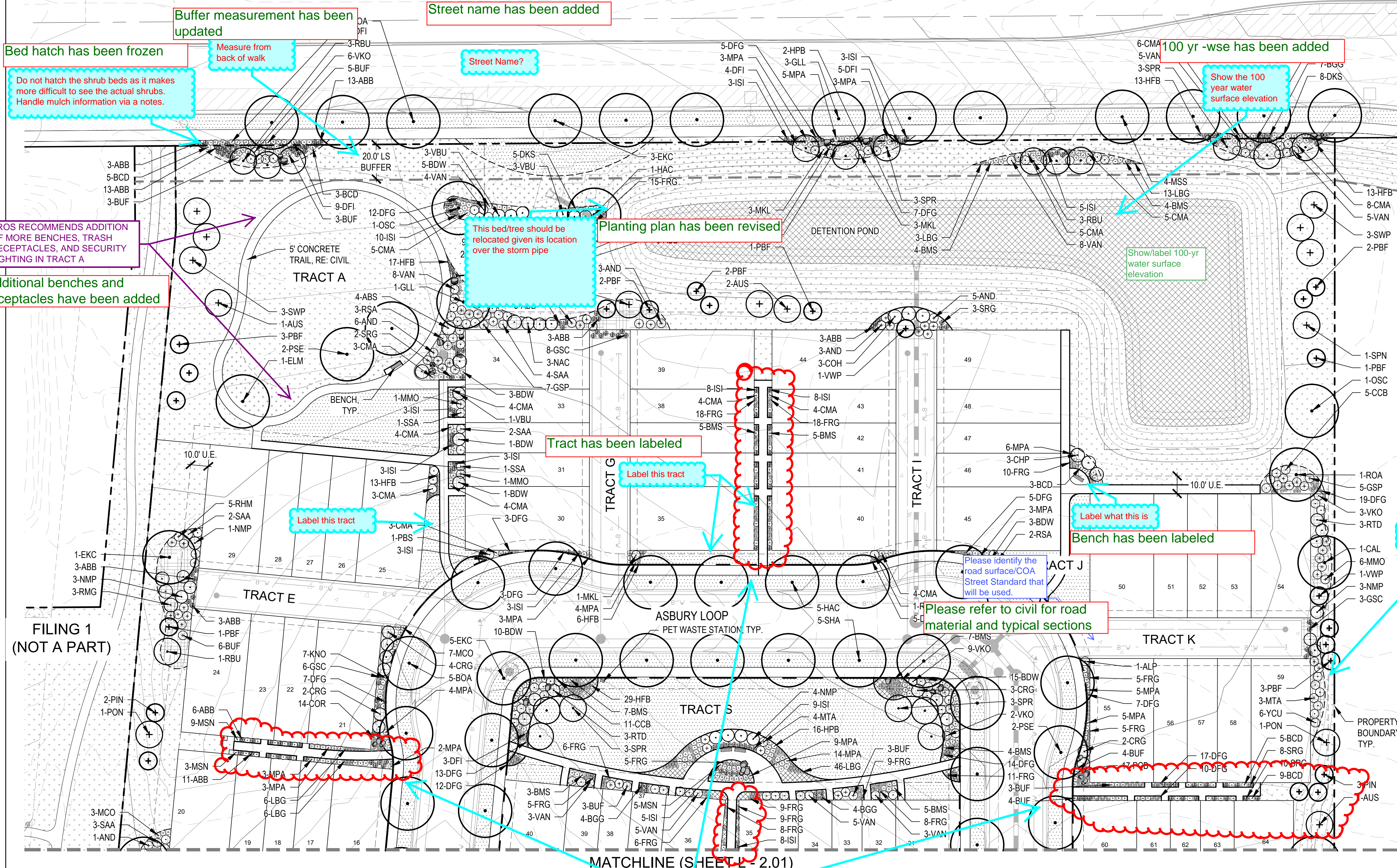
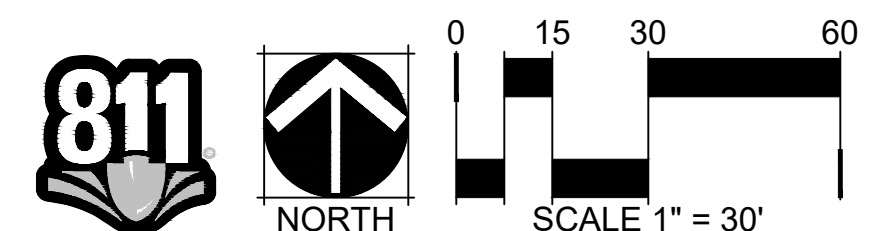
STREET
ENGLEWOOD, CO. 80112
(720) 369 - 3835

NOT FOR
CONSTRUCTION

DATE:
12/20/18 - CSP-01

SHEET TITLE:
LANDSCAPE
PLAN

L-2.00



CHECKED BY: SW, CM
DRAWN BY: CM, IP

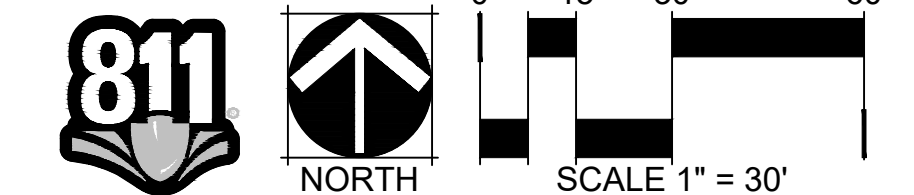
MATCHLINE (SHEET L - 2.00)

KEY MAP

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD (FESCUE/BLUEGRASS BLEND)
- NATIVE SEED
- NATIVE SEED (ENHANCED)
- NATIVE SEED (WETLAND)
- SHRUB BED
- CRUSHER FINES
- MATCH LINE
- EASEMENT LINE
- PROPERTY BOUNDARY/
LIMITS OF WORK
- SPADE CUT EDGE
- STEEL EDGER
- PR. SANITARY LINE
- PR. WATER LINE
- PET WASTE STATION (RE: DTL 8/L-3.00)
- LANDSCAPE BOULDERS (RE: DTL 5/L-3.00)
- BENCH (RE: DTL 1/L-3.01)
- LITTER RECEPTACLE (RE: DTL 2/L-3.01)
- BIKE RACK (RE: DTL 3/L-3.01)
- FIRE HYDRANT
- PROPOSED STREET LIGHT

NOTES:
1. FINAL LOCAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



Please
provide
crosswalk

Crosswalk has been provided

Dimension has been added
and buffer labeled

Dimension and label the
buffer being provided

Please
provide
crosswalk

Crosswalk has been provided

Street Name, E. Ashbury Drive?

Street name has been revised

Dimension and label the buffer

Dimension has been added
and buffer labeled

FILING 1
(NOT A PART)

Stop sign location

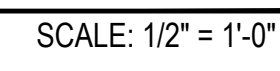
Noted

Review these 2
tree placements
vs the Stop signs
on the corner.
See COA std
TE-13.3 (50ft from
stop sign)

Trees have been adjusted

Show sight triangles per COA STD TE-13.1
- Applies to all driveways. Any proposed
plants in the triangle must comply with City
required vertical requirements. Up size /
revise plants as necessary. Add note: 'All
proposed landscaping within the sight
triangle shall be in compliance with COA
Roadway Specifications, Section 4.04.2.10'

Sight triangles have been
added





DUMOR (OR APPROVED EQUAL)
PRODUCT: BENCH 160
MATERIALS: POWDER COATED STEEL
COLOR: BLACK
SURFACE MOUNT
<http://dumor.com/products/benches/bench-160>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



DUMOR (OR APPROVED EQUAL)
PRODUCT: RECEPTACLE 157
MATERIALS: POWDER COATED STEEL
COLOR: BLACK
SURFACE MOUNT
<http://dumor.com/products/benches/bench-160>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



DUMOR (OR APPROVED EQUAL)
PRODUCT: BIKE RACK 290
MATERIALS: POWDER COATED STEEL
COLOR: BLACK
SURFACE MOUNT
<http://dumor.com/products/bike-racks/bike-rack-290>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

1 BENCH

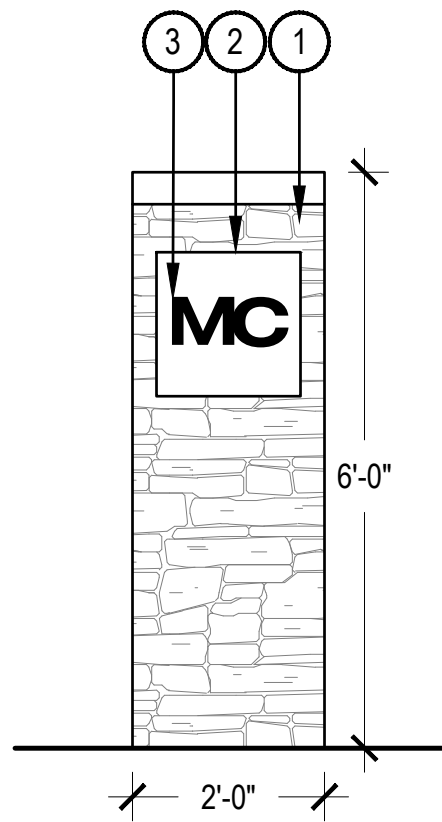
N.T.S.

2 TRASH RECEPTACLE

N.T.S.

3 BIKE RACK

N.T.S.



- 1 BUFF LEDGESTONE VENEER
- 2 18" X 18" CREAM IMPERIAL STONE INSET; SANDBLASTED LETTERS; FINISH BLACK
- 3 4" BUFF SANDSTONE CAP, FLUSH MOUNT

You may want to include a shade structure in the central amenity area. If so, provide a detail here.

A shade structure has been incorporated into the central amenity area design and a detail has been added

NOTES:
1. THIS DETAIL IS MEANT TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.

4 TERTIARY ENTRY MONUMENT

SCALE: 1/2" = 1'-0"

Is this the only entry monument planned?

Yes, Filing 1 contains more development monumentality including a primary

CONTEMPORARY FARMHOUSE TOWNHOUSE ELEVATION

Will the elevations that front the street have additional architectural detailing? I suggest a larger wrap-around porch so there can be seating facing the green spaces.

Please label materials & colors and provide a legend



RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

CONTEMPORARY FARMHOUSE TOWNHOUSE ELEVATION



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"