

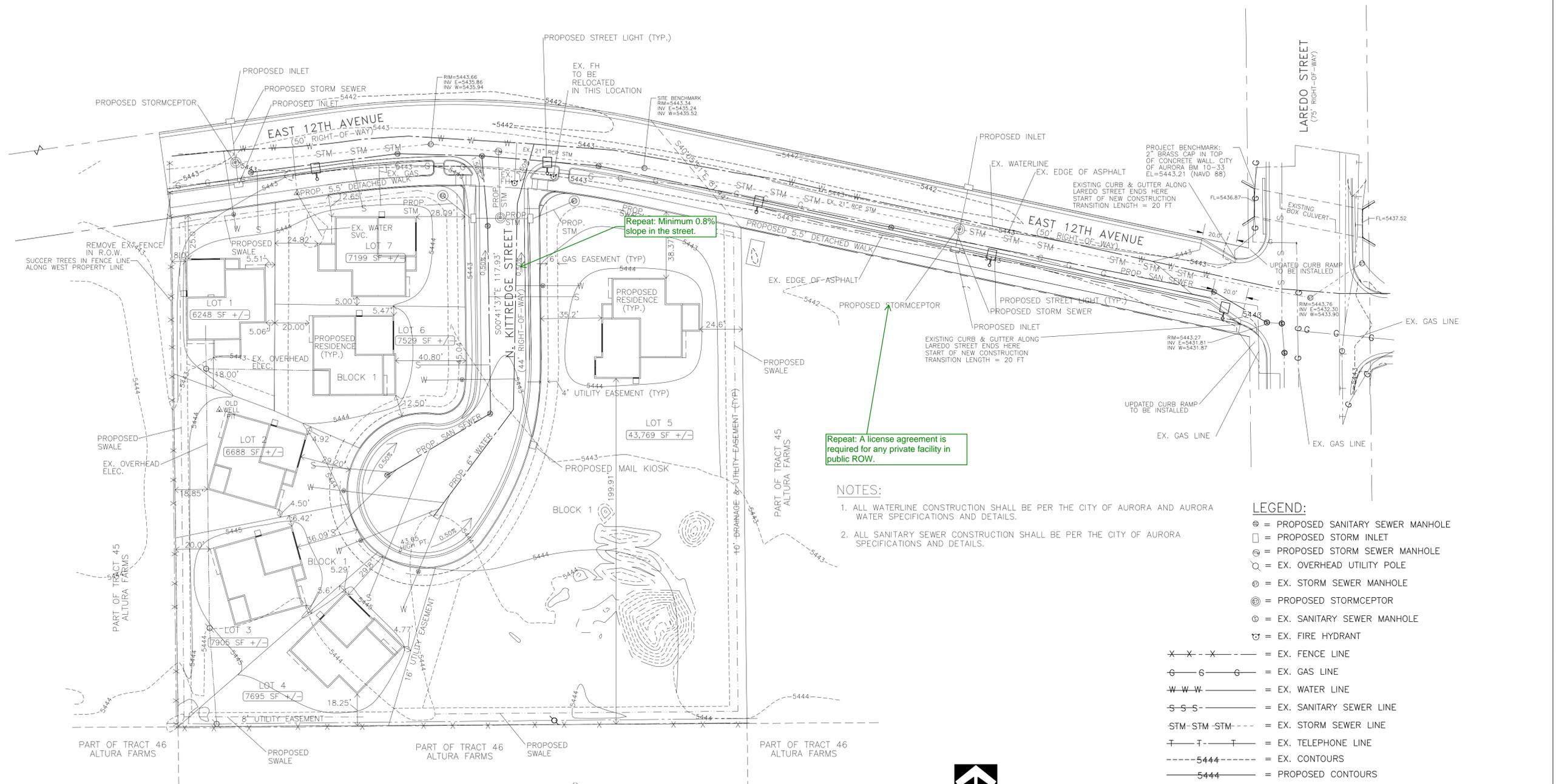






# ALTURA FARMS FILING NO. 2 SITE PLAN

Altura Farms Subdivision Filing No. 2,  
 Being a part of the Northwest 1/4 of Section 5,  
 Township 4 South, Range 66 West of the 6th P.M.,  
 City of Aurora, County of Arapahoe, State of Colorado



Repeat: Minimum 0.8% slope in the street.

Repeat: A license agreement is required for any private facility in public ROW.

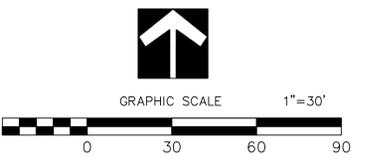
**NOTES:**

1. ALL WATERLINE CONSTRUCTION SHALL BE PER THE CITY OF AURORA AND AURORA WATER SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER CONSTRUCTION SHALL BE PER THE CITY OF AURORA SPECIFICATIONS AND DETAILS.

**LEGEND:**

- ⊙ = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED STORM INLET
- ⊕ = PROPOSED STORM SEWER MANHOLE
- ⊗ = EX. OVERHEAD UTILITY POLE
- ⊙ = EX. STORM SEWER MANHOLE
- ⊕ = PROPOSED STORMCEPTOR
- ⊙ = EX. SANITARY SEWER MANHOLE
- ⊕ = EX. FIRE HYDRANT

- X - X - X = EX. FENCE LINE
- G - G - G = EX. GAS LINE
- W - W - W = EX. WATER LINE
- S - S - S = EX. SANITARY SEWER LINE
- STM - STM - STM = EX. STORM SEWER LINE
- T - T - T = EX. TELEPHONE LINE
- 5444--- = EX. CONTOURS
- 5444— = PROPOSED CONTOURS
- ⊕ = PROPOSED WATER METER
- W = LOT SERVICE LINE - PROPOSED WATER SERVICE
- S = LOT SERVICE LINE - PROPOSED SANITARY SEWER SERVICE
- ← = PROPOSED FLOW DIRECTION



REV.	DATE	DESCRIPTION

**CES CONSULTANTS, LLC**

721 4TH STREET, SUITE 1  
 FT. LUITON, CO. 80621  
 PH. (970) 373-4480

**UTILITY & GRADING PLAN**

**ALTURA FARMS SUBDIVISION FILING 2**

**EAST 12TH AVE. & LAREDO STREET**

**AURORA, CO**

DRAWING INFO.	
DESIGNER:	KR/CD
DRAWN BY:	KR/CD
APPVD. BY:	KR/CD
SCALE:	1" = 30'
DATE:	6/1/2020
JOB NO.:	19-0095.001
SHEET NO.:	S4

## GENERAL LANDSCAPE NOTES

- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 3" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

## GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT 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.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- LOCAL, 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.
- 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.
- 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

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LT. SANDBLAST , GREY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH . FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" RIVER ROCK . 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.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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.

## LANDSCAPE SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>DECIDUOUS CANOPY TREE</b>					
11	RPM	RED POINTE MAPLE	ACER RUBRUM 'FRANK JR.'	3.0" CAL.	B&B, GUY AND STAKE
7	SHL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	3.0" CAL.	B&B, GUY AND STAKE
3	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	3.0" CAL.	B&B, GUY AND STAKE
TOTAL DECIDUOUS CANOPY - 21					
<b>DECIDUOUS ORNAMENTAL TREE</b>					
7	CCP	CHANTICLEAR PEAR	PYRUS CALLERYANA	3.0" CAL.	B&B, GUY AND STAKE
TOTAL DECIDUOUS ORNAMENTAL - 7					
<b>DECIDUOUS SHRUBS 2-4' SPREAD</b>					
13	FCC	CORAL CARPET ROSE	ROSA X 'NOALA'	#5 CONT.	18" MIN. WIDTH
9	TAP	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	18" MIN. WIDTH
TOTAL DECIDUOUS SHRUBS 2-4' SPREAD - 22					
<b>DECIDUOUS SHRUBS 5-7' SPREAD</b>					
19	GLS	GRO-LOW FRAGRANT SUMAC	RHUS AROMATIC 'GROW-LOW'	#5 CONT.	24" MIN. WIDTH
TOTAL DECIDUOUS SHRUBS 5-7' SPREAD - 19					
<b>EVERGREEN SHRUBS</b>					
6	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	18" MIN. WIDTH
TOTAL EVERGREEN SHRUBS - 6					
<b>ORNAMENTAL GRASSES</b>					
23	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#5 CONT.	
TOTAL ORNAMENTAL GRASSES - 23					

## R.O.W. STREET TABLE

Standard Rights-of-Way Street Tree Table				
Street Tree Description	Length (LF)	Trees Required	Trees Provided	Transfers
EAST 12TH AVENUE (1 Tree / 40 LF)	276	7	7	
N. KITTREDGE STREET (1 Tree / 40 LF)	507	13	14	
<b>Totals:</b>		<b>20</b>	<b>21</b>	

### NOTES:

- Distances measured between tangent points, intersecting drives are excluded.

## SHEET INDEX

L1	LANDSCAPE NOTES
L2	LANDSCAPE PLAN
L3	HYDROZONE MAP
L4	TREE MITIGATION
L5	LANDSCAPE DETAILS
L6	LANDSCAPE DETAILS
L7	LANDSCAPE DETAILS

Add "street trees and curbside landscaping only. See Sheets L5, L6 and L7 for on lot landscape requirements. "

## CURBSIDE LANDSCAPING

Curbside Landscape Data Table			
Location / Description	Area (SF)	Shrubs Required	Shrubs Provided
EAST 12TH AVENUE (0.025 Shrubs per 1 Square Foot of Tree Lawn)	2,058	51	54
<b>Totals:</b>	<b>2,058</b>	<b>51</b>	<b>54</b>

### NOTES:

- Shrubs shown in table are a minimum of container #5 Size
- Total of 27 grasses provided at a rate of 3 grasses are equivalent to 1 shrub.

Add "Not for Construction" to all landscape sheets.

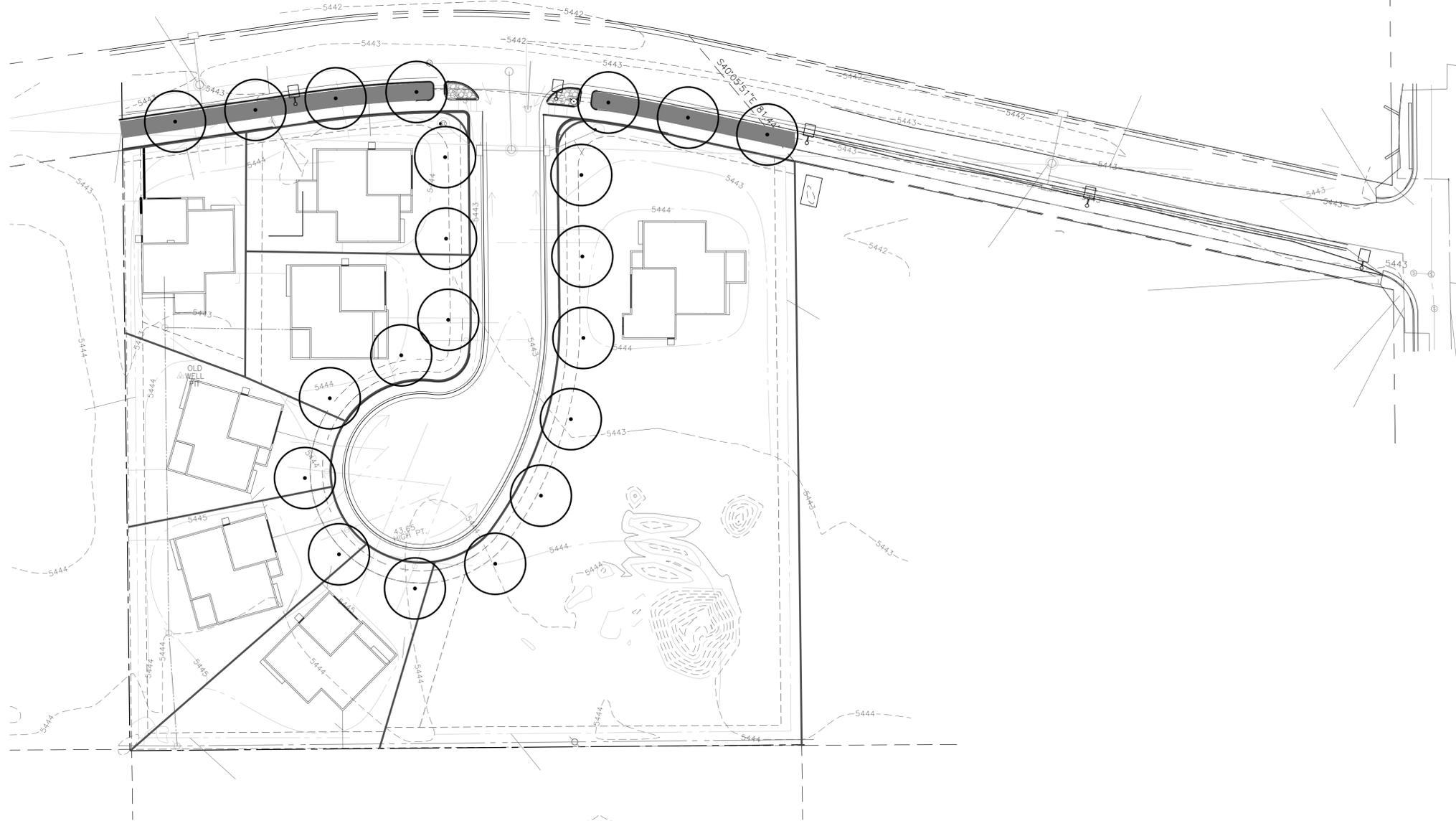
REV.	DATE	DESCRIPTION
1	06/10/2020	SITE PLAN SUBMITTAL-01
2	09/10/2020	SITE PLAN SUBMITTAL-02

  
**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding  
 1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.892.1166  
 www.norris-design.com

**LANDSCAPE NOTES**  
 ALDANA SUBDIVISION FILING NO. 1  
 EAST 12TH AVE. & LAREDO STREET  
 AURORA, CO

DRAWING INFO.	
DESIGNER:	KR/PH
DRAWN BY:	KR
APPVD. BY:	PH
SCALE:	1" = 30'
DATE:	6/01/2020
JOB NO.:	19-0095.001
SHEET NO.:	





**LEGEND**

- LOW WATER USE: SHRUB BED
- DECIDUOUS CANOPY

**HYDRO-ZONE TABLES**

TAP #1 PERMANENT TAP	
WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	2,058 SF
Z-TAP ZONE	0 SF
<b>TOTAL IRRIGATED AREA TAP</b>	<b>2,058 SF</b>

REV.	DATE	DESCRIPTION
1	06/10/2020	SITE PLAN SUBMITTAL-01
2	09/10/2020	SITE PLAN SUBMITTAL-02

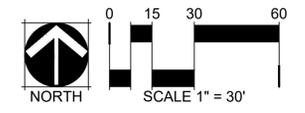
**NORRIS DESIGN**  
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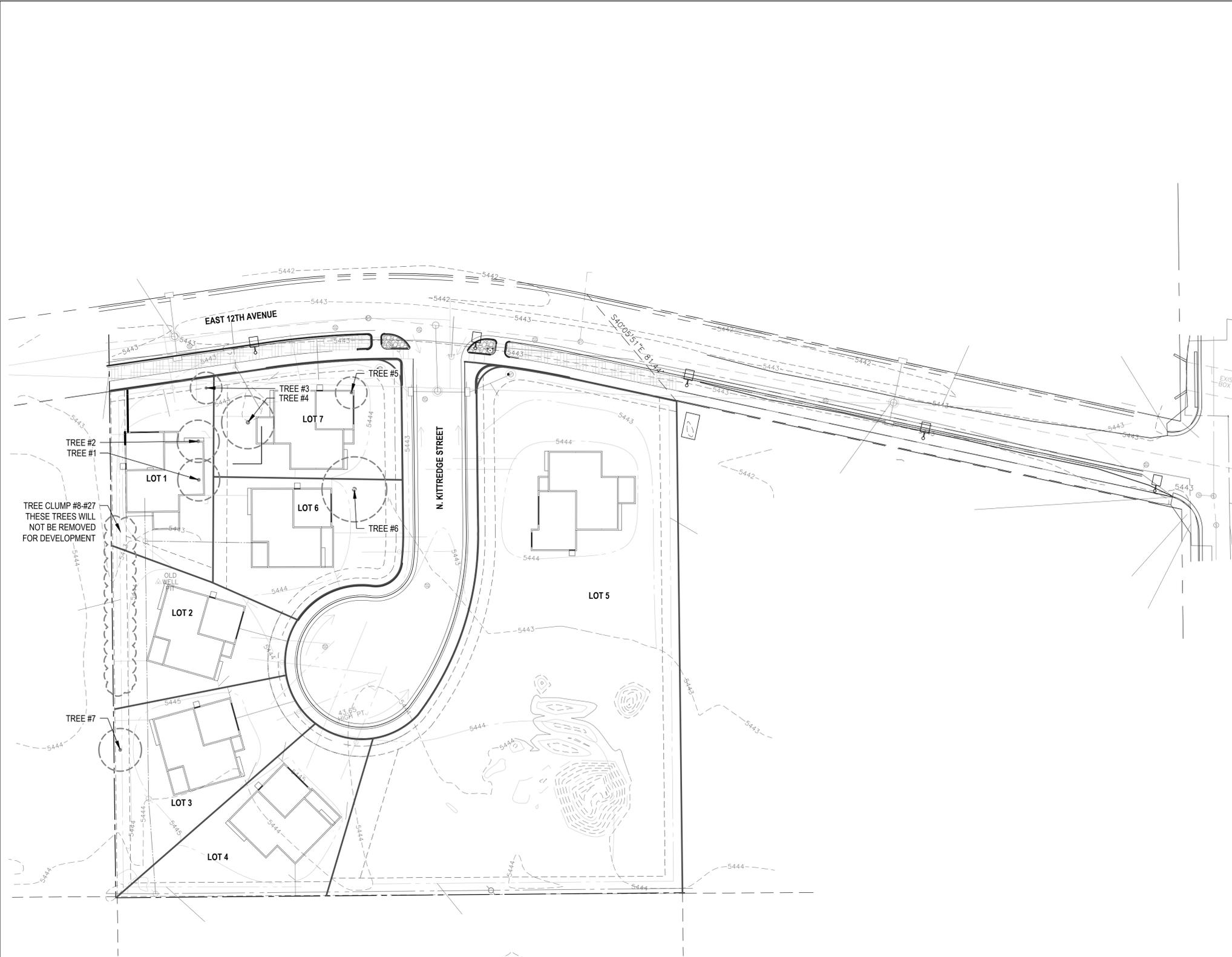
1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.892.1166  
 www.norris-design.com

**HYDROZONE PLAN**  
 ALDANA SUBDIVISION FILING NO. 1  
 EAST 12TH AVE. & LAREDO STREET  
 AURORA, CO

**DRAWING INFO.**

DESIGNER:	KR/PH
DRAWN BY:	KR
APPVD. BY:	PH
SCALE:	1" = 30'
DATE:	6/01/2020
JOB NO.:	19-0095.001
SHEET NO.:	<b>L3</b>





EXISTING TREES					
TREE	SPECIES	DIA.	VALUE	COMMENTS	MITIGATION INCHES
1	GREEN ASH	20"	\$968.63		6"
2	GREEN ASH	7"	\$125.06		2"
3	GREEN ASH	14"	\$478.35		4"
4	GREEN ASH	42"	\$2519.49		8"
5	HONEYLOCUST	6"	\$134.26	NO MITIGATION REQ.	0"
6	HONEYLOCUST	13"	\$638.68		4"
7	RUSSIAN OLIVE	16"	\$0.00	NO MITIGATION REQ.	0"
8	COTTONWOOD	17"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
9	COTTONWOOD	5"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
10	COTTONWOOD	8"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
11	COTTONWOOD	5"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
12	COTTONWOOD	8"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
13	COTTONWOOD	4"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
14	COTTONWOOD	6"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
15	COTTONWOOD	7"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
16	COTTONWOOD	4"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
17	COTTONWOOD	5"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
18	COTTONWOOD	4"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
19	COTTONWOOD	3"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
20	COTTONWOOD	5"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
21	COTTONWOOD	15"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
22	COTTONWOOD	5"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
23	COTTONWOOD	5"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
24	COTTONWOOD	2"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
25	COTTONWOOD	4"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
26	COTTONWOOD	12"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
27	COTTONWOOD	8"	\$0.00	NO MITIGATION REQ. TO BE PRESERVED	0"
<b>TOTAL</b>		<b>118</b>	<b>\$4724.20</b>		<b>24</b>

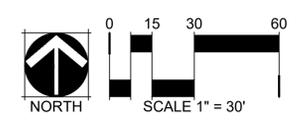
**LEGEND**

EXISTING DECIDUOUS TREE  
 EXISTING DECIDUOUS TREE CLUMP  
 THESE TREES WILL NOT BE REMOVED

Trees that are being provided to meet landscape requirements may not be counted toward tree mitigation only the inches that are above and beyond the minimum tree sizes. If a 2" is required and 2.5" is provided, then the .5" can be counted toward mitigation. Having said that, there are not 28 mitigation trees being provided. Payment into the tree planting fund is likely necessary.

- NOTES:
- 1) ALL (5) TREES TO BE REMOVED FROM THE EXISTING SITE.
  - 2) 28 TREES ARE PROVIDED WITHIN THIS SITE PLAN. 24 MITIGATION INCHES ARE ACCOUNTED FOR WITHIN THE PROPOSED SITE PLAN.
  - 3) TREE MITIGATION IS ACHIEVED THROUGH PLANTING TREES BACK ON SITE, NO FEES ARE DUE.

Please contact Aurora Forestry. Edit tree mitigation table, 25" of mitigation is required back on site. The table is a series of formulas which calculate mitigation inches.  
Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Mitigation is always over and above existing landscape code requirements.



DESCRIPTION  
SITE PLAN SUBMITTAL-01  
SITE PLAN SUBMITTAL-02

REV. DATE  
1 06/10/2020  
2 09/10/2020

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
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**TREE MITIGATION PLAN**

ALDANA SUBDIVISION FILING NO. 1

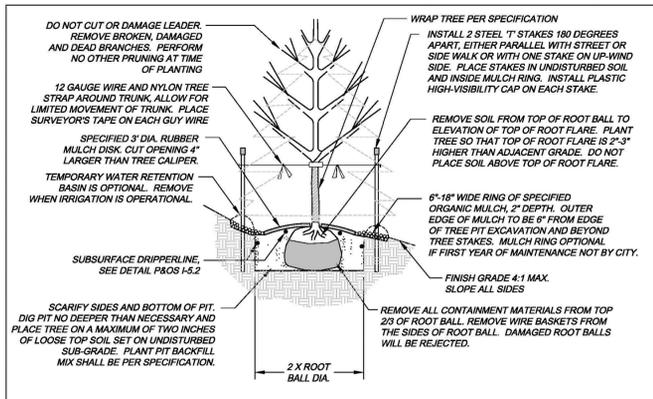
EAST 12TH AVE. & LAREDO STREET

AURORA, CO

**DRAWING INFO.**

DESIGNER: KR/PH  
DRAWN BY: KR  
APPVD. BY: PH  
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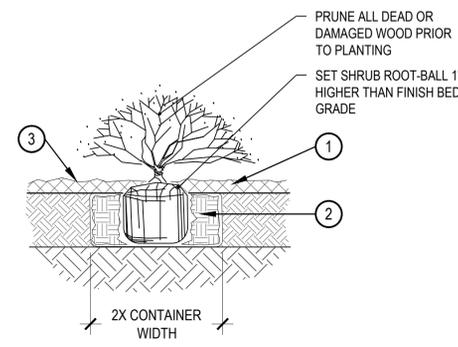
**L4**



City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: April 3, 2008

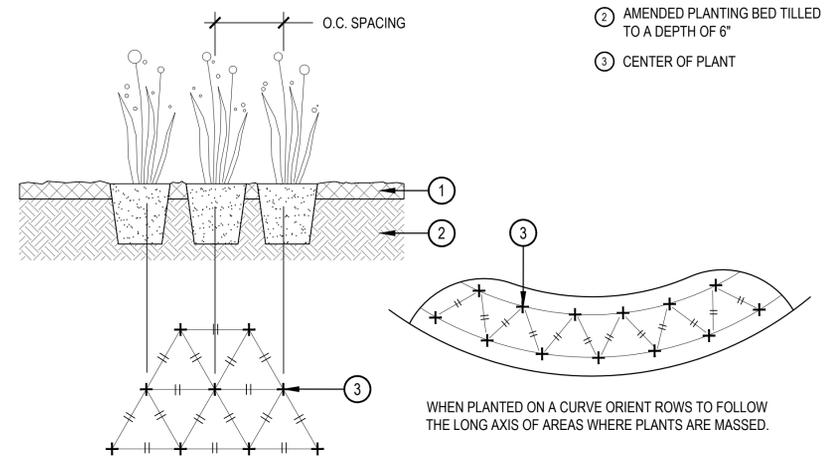
DECIDUOUS & EVERGREEN TREE

P&OS L-2.0



- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)

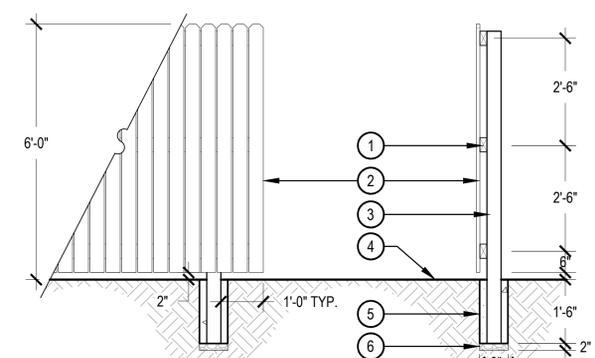
NOTE:  
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED  
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER  
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER  
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



- 1 SPECIFIED MULCH
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

1 TREE PLANTING

SCALE: 1" = 1'-0"

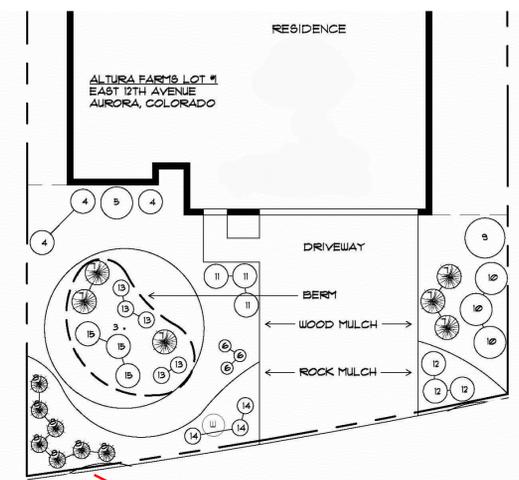


- 1 (3) 2" X 4" STRINGERS
- 2 1" X 4" PICKETS, SPACE PICKETS 1/2" APART TYPICAL
- 3 4"X4" POST, 8'-0" ON CENTER
- 4 FINISH GRADE
- 5 POSTS SET IN CONCRETE 8" DIAMETER CAISSON
- 6 FREE DRAINING ROCK

NOTES:  
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.  
2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.  
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.  
4. LUMBER SHALL BE STAINED WITH STANDARD CEDAR FENCE STAIN.  
5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6", ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

2 SHRUB PLANTING

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

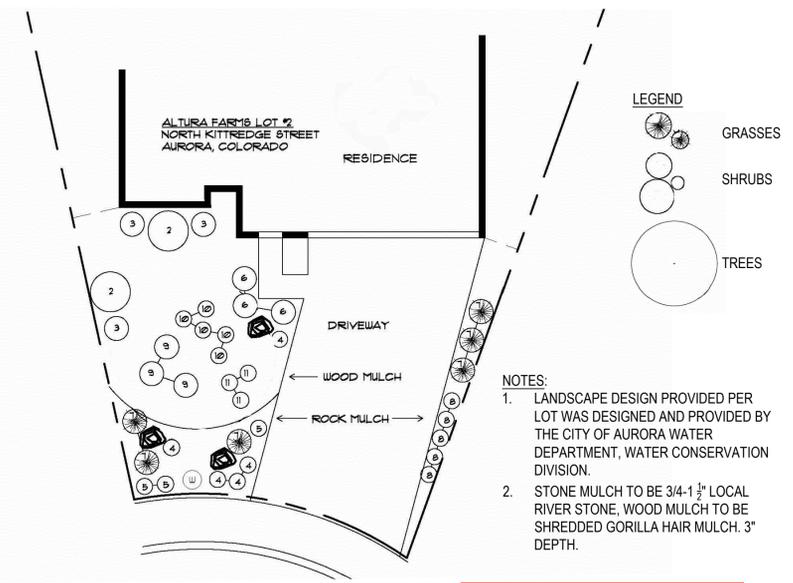


NOTES:  
1. LANDSCAPE DESIGN PROVIDED PER LOT WAS DESIGNED AND PROVIDED BY THE CITY OF AURORA WATER DEPARTMENT, WATER CONSERVATION DIVISION.  
2. STONE MULCH TO BE 3/4-1 1/2" LOCAL RIVER STONE, WOOD MULCH TO BE SHREDDED GORILLA HAIR MULCH, 3" DEPTH.

Include the street for context. Label the street E. 12th Avenue

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

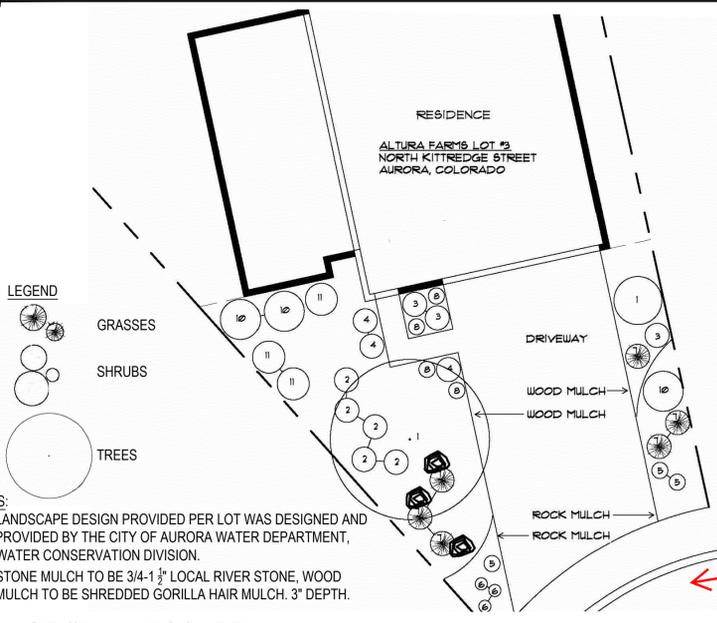


NOTES:  
1. LANDSCAPE DESIGN PROVIDED PER LOT WAS DESIGNED AND PROVIDED BY THE CITY OF AURORA WATER DEPARTMENT, WATER CONSERVATION DIVISION.  
2. STONE MULCH TO BE 3/4-1 1/2" LOCAL RIVER STONE, WOOD MULCH TO BE SHREDDED GORILLA HAIR MULCH, 3" DEPTH.

Add the street name: N. Kittredge Street.

4 6' WOOD FENCE

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



NOTES:  
1. LANDSCAPE DESIGN PROVIDED PER LOT WAS DESIGNED AND PROVIDED BY THE CITY OF AURORA WATER DEPARTMENT, WATER CONSERVATION DIVISION.  
2. STONE MULCH TO BE 3/4-1 1/2" LOCAL RIVER STONE, WOOD MULCH TO BE SHREDDED GORILLA HAIR MULCH, 3" DEPTH.

7 LOT #3 LANDSCAPE

SCALE: 1/8" = 1'-0"

5 LOT #1 LANDSCAPE

SCALE: 1/8" = 1'-0"

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
3	1	Syringa reticulata (all cultivars)	Japanese Tree Lilac	low	32	1.5'x6.0' cl	0
15	3	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	low	32	#5	1
12	3	Genista lydia	Lydia Broom	low	18	#5	1
5	1	Hydrangea paniculata (all cultivars)	Hardy Hydrangea	low	64	#5	1
4	3	Mahonia aquifolium compacta	Compact Oregon Grape Holly	low	32	#5	1
10	3	Rosa x 'Nearly Wild'	Nearly Wild Rose	low	32	#5	1
9	1	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	low	32	#5	1
11	3	Agastache cana 'Sinning'	Sonoran Sunset <sup>SM</sup> Hyssop	low	10	#1	1
13	5	Geranium sp.	Hardy Geranium	moderate	10	#1	1
14	3	Nepeta 'Patike'	Little Trudy <sup>SM</sup> Catmint	low	10	#1	1
6	3	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	low	8	#1	1
7	6	Helictotrichon sempervirens	Blue Avena Grass	low	10	#1	1
8	7	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	low	10	#1	1

Please set the sheets up so that the plant list for the respective lot is beneath the lot typical design.

Add the street name: N. Kittredge Street.

REV.	DATE	DESCRIPTION
1	06/10/2020	SITE PLAN SUBMITTAL-01
2	09/10/2020	SITE PLAN SUBMITTAL-02

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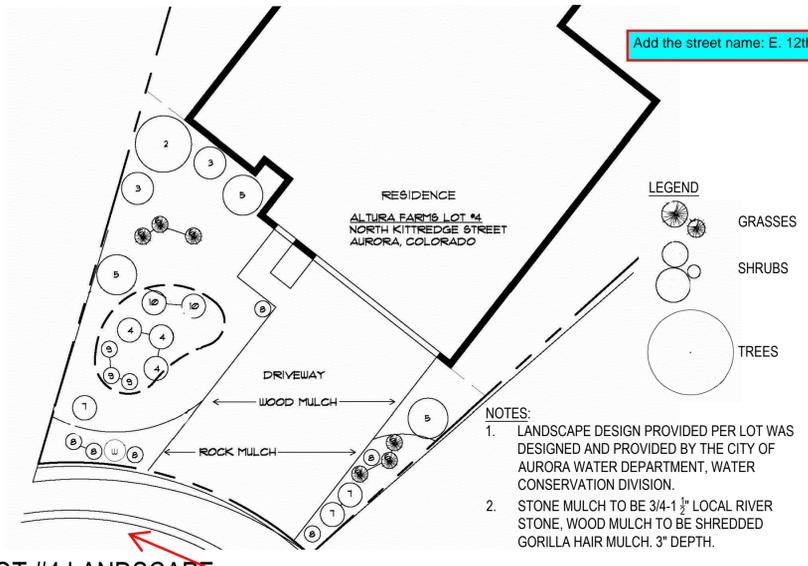
LANDSCAPE DETAILS

ALDANA SUBDIVISION FILING NO. 1

EAST 12TH AVE. & LAREDO STREET

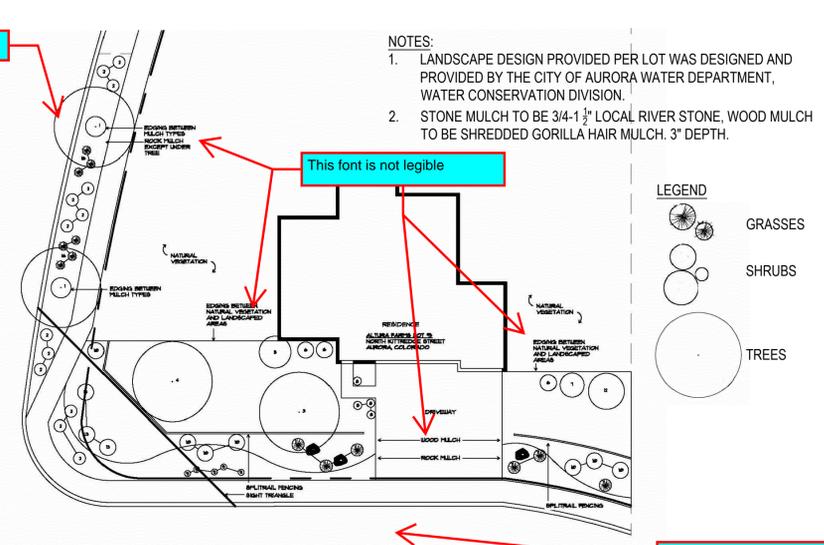
AURORA, CO

DRAWING INFO.	
DESIGNER:	KR/PH
DRAWN BY:	KR
APPVD. BY:	PH
SCALE:	1" = 30'
DATE:	6/01/2020
JOB NO.:	19-0095.001
SHEET NO.:	L5



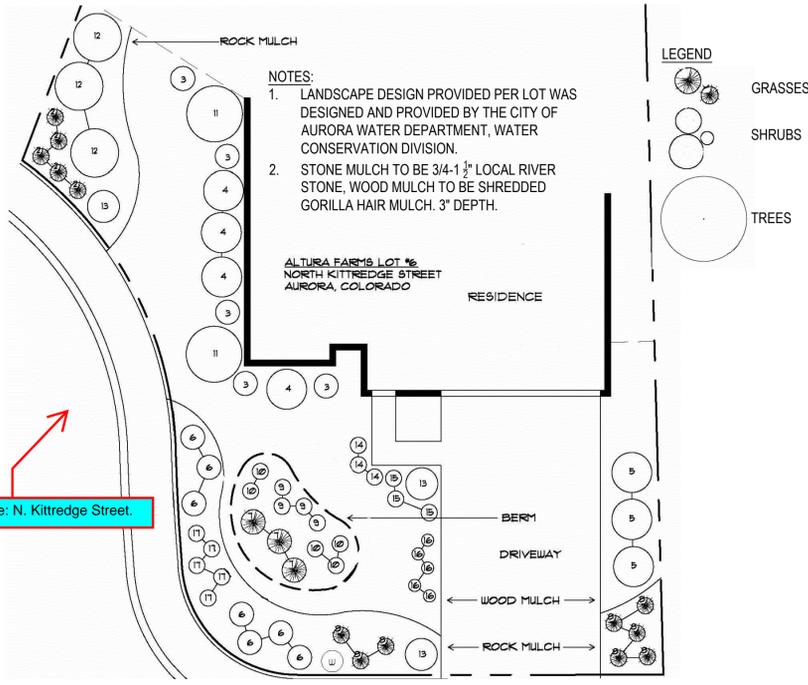
1 LOT #4 LANDSCAPE

SCALE: 1/8" = 1'-0"



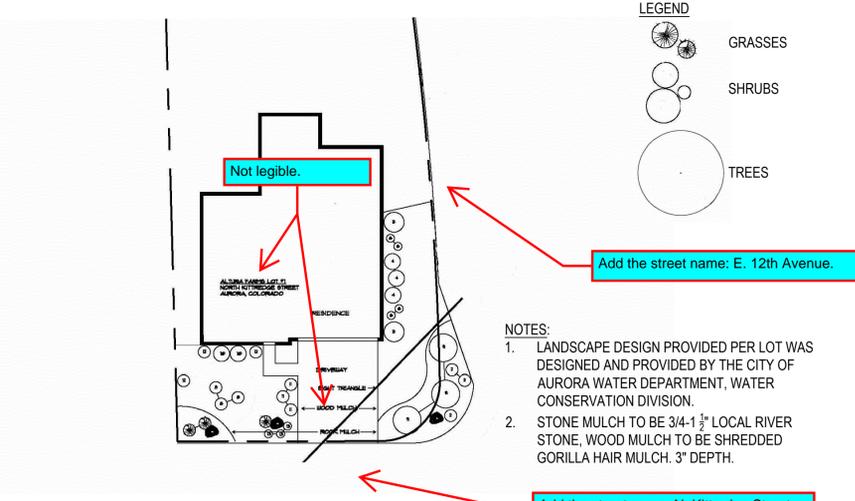
2 LOT #5 LANDSCAPE

SCALE: 1/8" = 1'-0"



3 LOT #6 LANDSCAPE

SCALE: 1/8" = 1'-0"



4 LOT #7 LANDSCAPE

SCALE: 1/8" = 1'-0"

Add the street name: N. Kittredge Street.

Add the street name: N. Kittredge Street.

Add the street name: N. Kittredge Street.

Add the street name: E. 12th Avenue.

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Add the street name: E. 12th Avenue.

Add the street name: N. Kittredge Street.

Not legible.

REV.	DATE	DESCRIPTION
1	06/10/2020	SITE PLAN SUBMITTAL-01
2	09/10/2020	SITE PLAN SUBMITTAL-02

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**LANDSCAPE DETAILS**

ALDANA SUBDIVISION FILING NO. 1  
EAST 12TH AVE. & LAREDO STREET  
AURORA, CO

**DRAWING INFO.**

DESIGNER:	KR/PH
DRAWN BY:	KR
APPVD. BY:	PH
SCALE:	1" = 30'
DATE:	6/01/2020
JOB NO.:	19-0095.001
SHEET NO.:	

**Customer Plant List**

Customer Name: Altura Farms Lot # 1 Potential Errors  
 Customer Address: E 12th Avenue  
 Converted Sqft.: 1197 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 734 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 61% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 7% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.38

NOTES: Berm-18" high at center minimum  
Wood and Rock Mulch where indicated on plan

2" minimum required. Please update.

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
3	1	Syringa reticulata (all cultivars)	Japanese Tree Lilac	low	32	1.5"/6.0' cl	0
15	3	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	low	32	#5	1
12	3	Genista lydia	Lydia Broom	low	18	#5	1
5	1	Hydrangea paniculata (all cultivars)	Hardy Hydrangea	low	64	#5	1
4	3	Mahonia aquifolium compacta	Compact Oregon Grape Holly	low	32	#5	1
10	3	Rosa x 'Nearly Wild'	Nearly Wild Rose	low	32	#5	1
9	1	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	low	32	#5	1
11	3	Agastache cana 'Sinning'	Sonoran Sunset® Hyssop	low	10	#1	1
13	5	Geranium sp.	Hardy Geranium	moderate	10	#1	1
14	3	Nepeta 'Psfike'	Little Trudy® Catmint	low	10	#1	1
6	3	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	low	8	#1	1
7	6	Helictotrichon sempervirens	Blue Avena Grass	low	10	#1	1
8	7	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	low	10	#1	1

**Customer Plant List**

Customer Name: Altura Farms Lot # 2 Potential Errors  
 Customer Address: N Kittredge St  
 Converted Sqft.: 838 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 525 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 60% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 15% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.27

NOTES: (3) Boulders- 2' x 3' x 18" minimum size each  
Rock and Wood Mulch where indicated on plan

2" minimum required. Please update.

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
2	2	Cornus sericea 'Isanti'	Isanti Dogwood	low-mod.	32	#5	1
9	3	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	low	32	#5	1
3	3	Juniperus squamata 'Blue Star'	Blue Star Juniper	low	18	#5	1
5	3	Delosperma sp.	Hardy Ice Plant	very low	3	#1	0.5
4	5	Epilobium (Zauschneria) canum latifolium	Hummingbird Flower	low	10	#1	1
11	3	Geranium sp.	Hardy Geranium	moderate	10	#1	1
10	5	Heuchera sanguinea	Coral Bells	moderate	10	#1	1
6	3	Iris pallida 'Variegata'	Variegated Sweet Iris	low	10	#1	1
8	5	Oenothera macrocarpa	Missouri Evening Primrose	low	10	#1	1
7	6	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	low	10	#1	0.5

**Customer Plant List**

Customer Name: Altura Farms Lot #3 Potential Errors  
 Customer Address: E 12th Avenue  
 Converted Sqft.: 958 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 616 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 64% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 13% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.31

NOTES: (3) Boulders- 2' x 3' x 18" minimum size each  
Rock and Wood Mulch where indicated on plan

2" minimum required. Please update.

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
1	1	Syringa reticulata (all cultivars)	Japanese Tree Lilac	low	32	5"/6.0' cl	0
9	1	Euonymus alatus compactus	Dwarf Burning Bush	moderate	50	#5	1.5
2	5	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	low	32	#5	1
11	3	Rosa x 'Morden' (all cultivars)	Morden Rose	low	32	#5	1
10	2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	low	32	#5	1
3	3	Agastache cana 'Sinning'	Sonoran Sunset® Hyssop	low	10	#1	1
5	3	Geranium sp.	Hardy Geranium	moderate	10	#1	1
4	3	Iris pallida 'Variegata'	Variegated Sweet Iris	low	10	#1	1
8	4	Nepeta 'Psfike'	Little Trudy® Catmint	low	10	#1	1
6	3	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	low	8	#1	1
7	6	Helictotrichon sempervirens	Blue Avena Grass	low	10	#1	1

**Customer Plant List**

Customer Name: Altura Farms Lot # 4 Potential Errors  
 Customer Address: E 12th Avenue  
 Converted Sqft.: 978 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 616 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 63% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 5% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.24

NOTES: Berm-18" high at center minimum  
Wood and Rock Mulch where indicated on plan

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
4	3	Arctostaphylos x coloradoensis 'Panchito'™	Panchito™ Manzanita	low	32	#1	1
5	3	Cornus sericea 'Isanti'	Isanti Dogwood	low-mod.	32	#5	1
3	2	Hydrangea paniculata (all cultivars)	Hardy Hydrangea	low	64	#5	1
2	1	Mahonia fremontii	Desert Holly	very low	64	#5	1
7	3	Artemisia 'Powis Castle'	Silver Sage	low	10	#1	1
8	6	Epilobium (Zauschneria) canum latifolium	Hummingbird Flower	low	10	#1	1
9	3	Heuchera x bizzoides	Hybrid Coral Bells	moderate	10	#1	1
10	2	Iris germanica (all cultivars)	Bearded Iris	low	10	#1	1
6	6	Schizachyrium scoparium 'Prairie Blues'	Little Bluestem 'Prairie Blues'	very low	10	#1	0.5

**Customer Plant List**

Customer Name: Altura Farms Lot # 5 Potential Errors  
 Customer Address: E 12th Avenue  
 Converted Sqft.: 1197 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 846 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 71% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 15% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.39

NOTES: (3) Boulders- 2' x 3' x 18" minimum size each  
Rock and Wood Mulch where indicated on plan

2" minimum required. Please update.

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
4	1	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	moderate	64	6.0'	0
3	1	Syringa reticulata (all cultivars)	Japanese Tree Lilac	low	32	1.5"/6.0' cl	0
2	3	Arctostaphylos x coloradoensis 'Panchito'™	Panchito™ Manzanita	low	32	#1	1
12	1	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Bush	moderate	64	#5	1.5
10	7	Hesperaloe parviflora	Texas Red Yucca	very low	32	#5	1
6	3	Rosa x 'Nearly Wild'	Nearly Wild Rose	low	32	#5	1
5	1	Syringa vulgaris (all cultivars)	Common Purple & French Lilac	low	50	#5	1
7	1	Viburnum lantana 'Mohican'	Mohican Viburnum	low	50	#5	1
13	3	Mirabilis multiflora	Hardy Four-O-Clock	very low	10	#1	1
8	4	Nepeta 'Psfike'	Little Trudy® Catmint	low	10	#1	1
9	5	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	low	8	#1	1
11	6	Helictotrichon sempervirens	Blue Avena Grass	low	10	#1	1

**Customer Plant List**

Customer Name: Altura Farms Lot # 6 Potential Errors  
 Customer Address: N Kittredge St  
 Converted Sqft.: 2217 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 1348 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 61% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 12% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.68

NOTES: Berm-18" high at center minimum  
Wood and Rock Mulch where indicated on plan

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
6	7	Arctostaphylos x coloradoensis 'Panchito'™	Panchito™ Manzanita	low	32	#1	1
12	3	Ericameria nauseosa ssp. nauseosa var. glabrata	Tall Green Rabbitbrush	very low	50	#5	1
11	2	Mahonia fremontii	Desert Holly	very low	64	#5	1
3	5	Rosa x 'Morden' (all cultivars)	Morden Rose	low	32	#5	1
4	4	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	low	32	#5	1
5	3	Viburnum opulus 'Compactum'	Compactum European Viburnum	moderate	32	#5	1
10	5	Euphorbia epithymoides/polychroma	Cushion Spurge	low	10	#1	1
9	4	Heuchera sanguinea	Coral Bells	moderate	10	#1	1
17	5	Lavandula sp.	Lavender	low	10	#1	1
15	3	Liatris spicata	Gayfeather	low	10	#1	1
13	3	Mirabilis multiflora	Hardy Four-O-Clock	very low	10	#1	1
14	3	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	low	10	#1	1
16	5	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	low	8	#1	1
7	3	Helictotrichon sempervirens	Blue Avena Grass	low	10	#1	1
2	5	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	low	10	#1	1
8	8	Pennisetum orientale	Oriental Fountain Grass	low	10	#1	1

**Customer Plant List**

Customer Name: Altura Farms Lot # 7 Potential Errors  
 Customer Address: N Kittredge St  
 Converted Sqft.: 1705 Highly irrigated turf removed & converted to plant beds  
 Coverage (Sqft): 1044 Square Footage Value for Existing and Proposed Plant Material

% Coverage: 61% % Coverage must be > 50% for Code and 60% for Rebate  
 %Plants-Moderate H20: 12% % of Moderate H20 plants must be less than 20%  
 Cubic yards compost: 0.52

NOTES: (3) Boulders- 2' x 3' x 18" minimum size each  
Rock and Wood Mulch where indicated on plan

Symbol	Quantity	Botanical Name	Common Name	Water Usage	SF Value	Minimum Size	Compost Qty
2	3	Arctostaphylos x coloradoensis 'Panchito'™	Panchito™ Manzanita	low	32	#1	1
6	4	Euonymus fortunei Blondy®	Blondy® Euonymus	moderate	32	#5	1.5
8	3	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	low	32	#5	1
4	3	Hydrangea paniculata (all cultivars)	Hardy Hydrangea	low	64	#5	1
9	3	Juniperus horizontalis (all cultivars)	Creeping Juniper	low	50	#5	1
5	2	Mahonia aquifolium	Oregon Grape Holly	low	50	#5	1
12	3	Mahonia aquifolium compacta	Compact Oregon Grape Holly	low	32	#5	1
10	2	Philadelphus x 'Snowbelle'	Snowbelle Mockorange	low	32	#5	1
11	3	Agastache cana 'Sinning'	Sonoran Sunset® Hyssop	low	10	#1	1
13	3	Epilobium (Zauschneria) canum latifolium	Hummingbird Flower	low	10	#1	1
7	3	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	low	10	#1	0.5

REV.	DATE	DESCRIPTION
1	06/10/2020	SITE PLAN SUBMITTAL-01
2	09/10/2020	SITE PLAN SUBMITTAL-02

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LANDSCAPE DETAILS

ALDANA SUBDIVISION FILING NO. 1

EAST 12TH AVE. & LAREDO STREET

AURORA, CO

**DRAWING INFO.**

DESIGNER:	KR/PH
DRAWN BY:	KR
APPVD. BY:	PH
SCALE:	1" = 30'
DATE:	6/01/2020
JOB NO.:	19-0095.001
SHEET NO.:	L7

