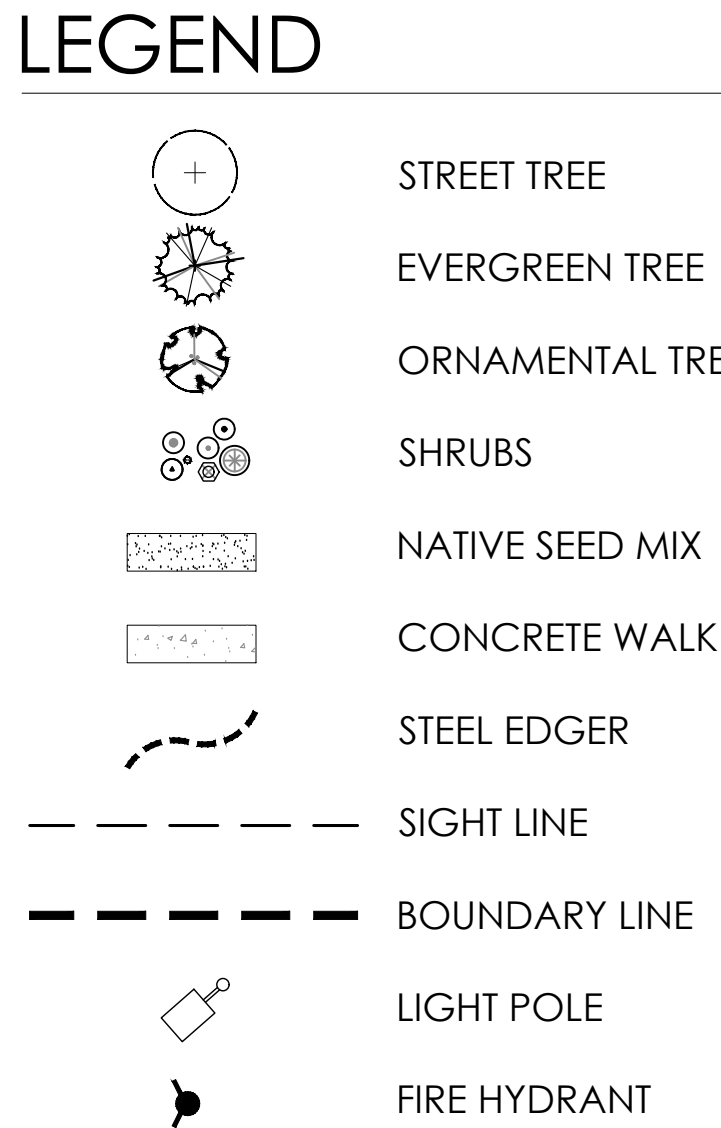
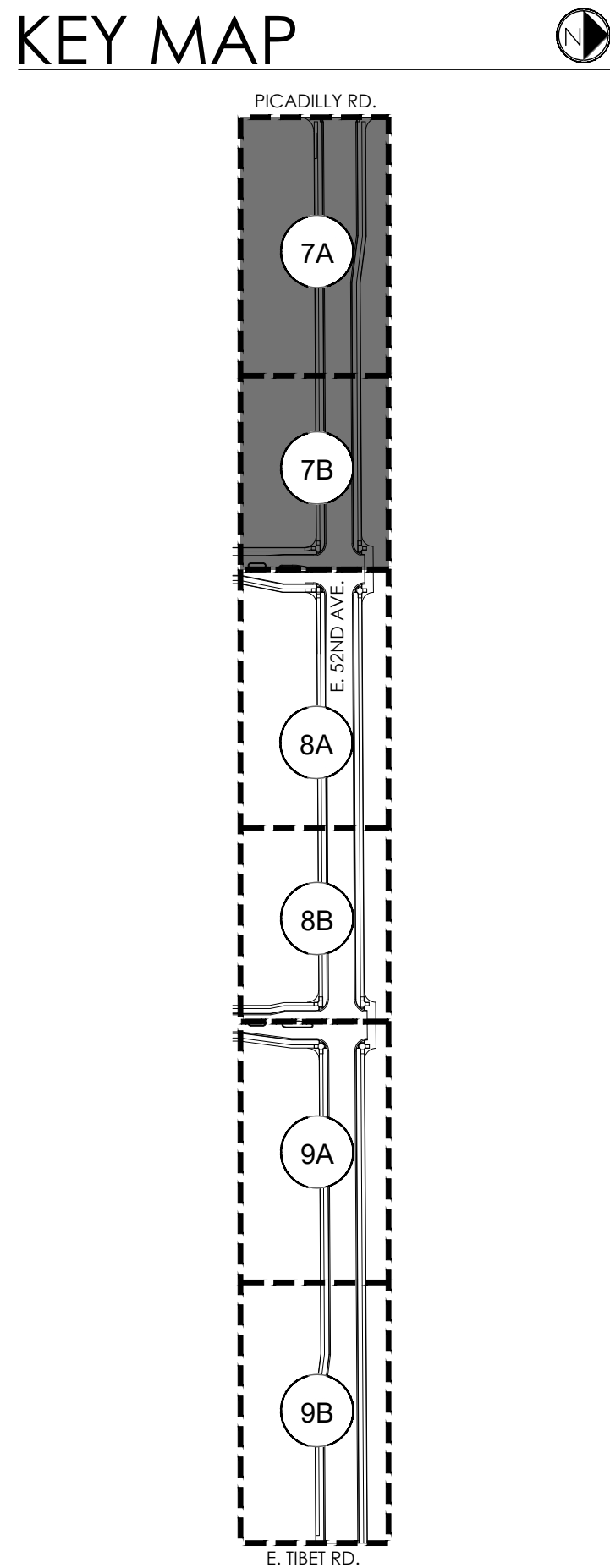
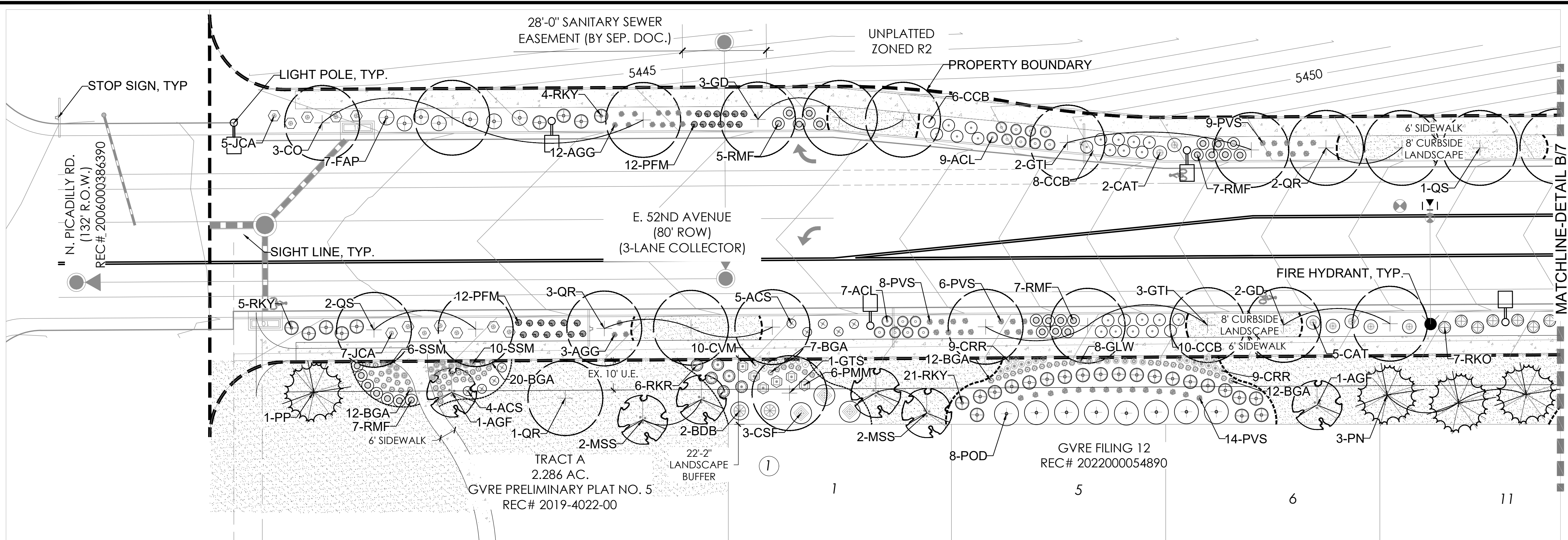


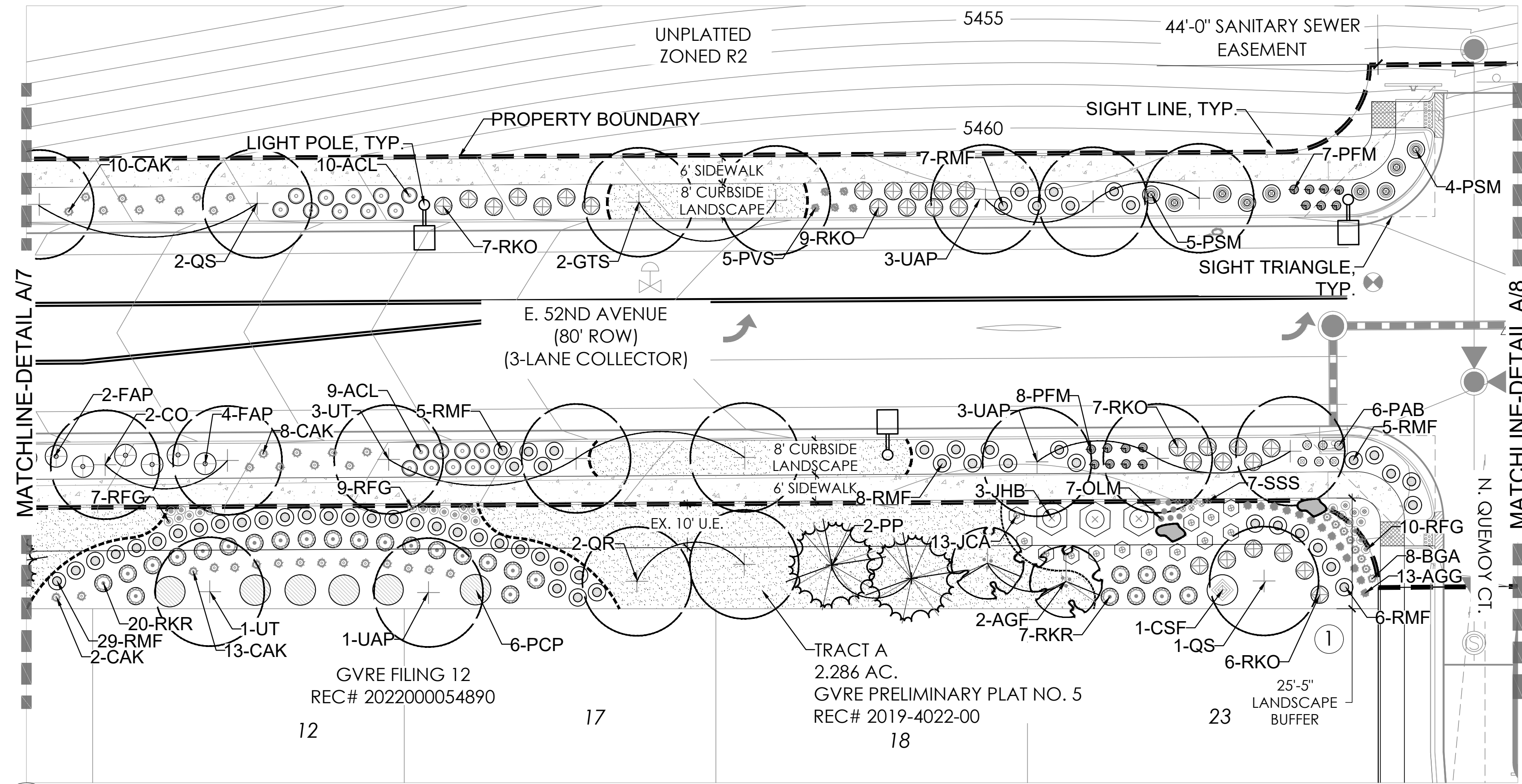
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A



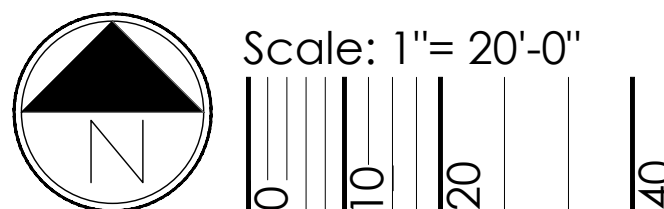
MATCHLINE-DETAIL A7

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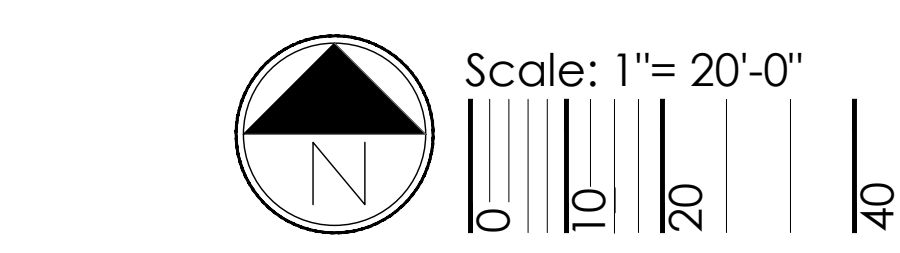
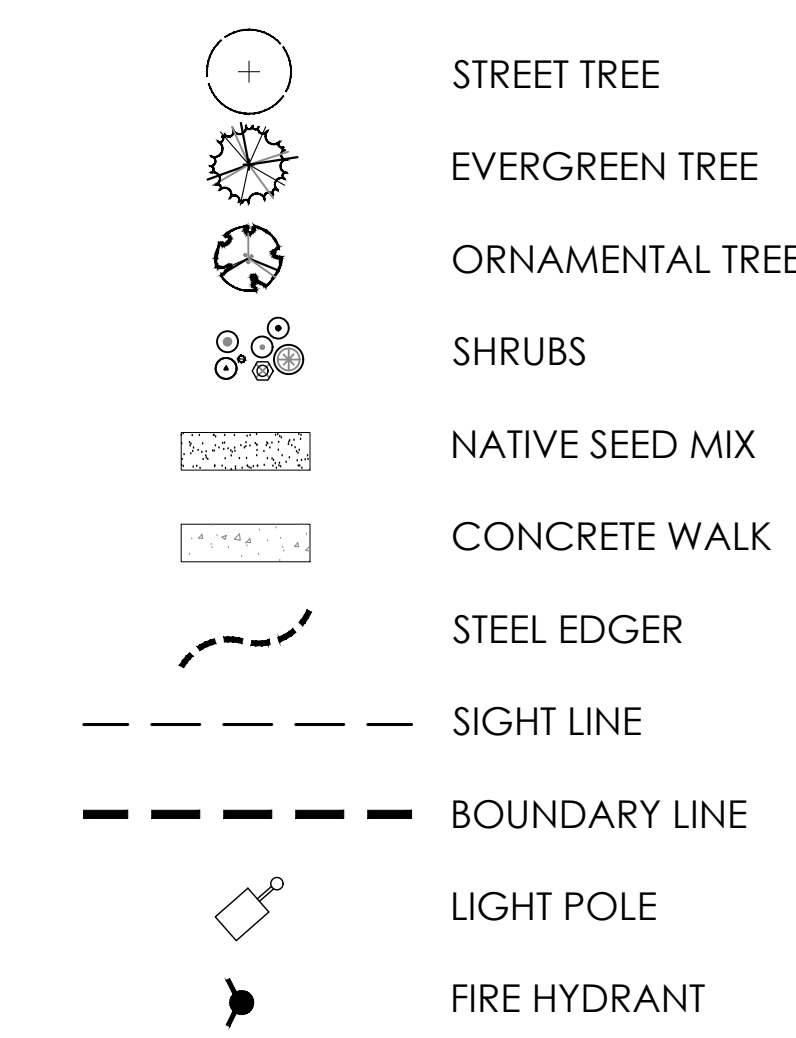


MATCHLINE-DETAIL A8

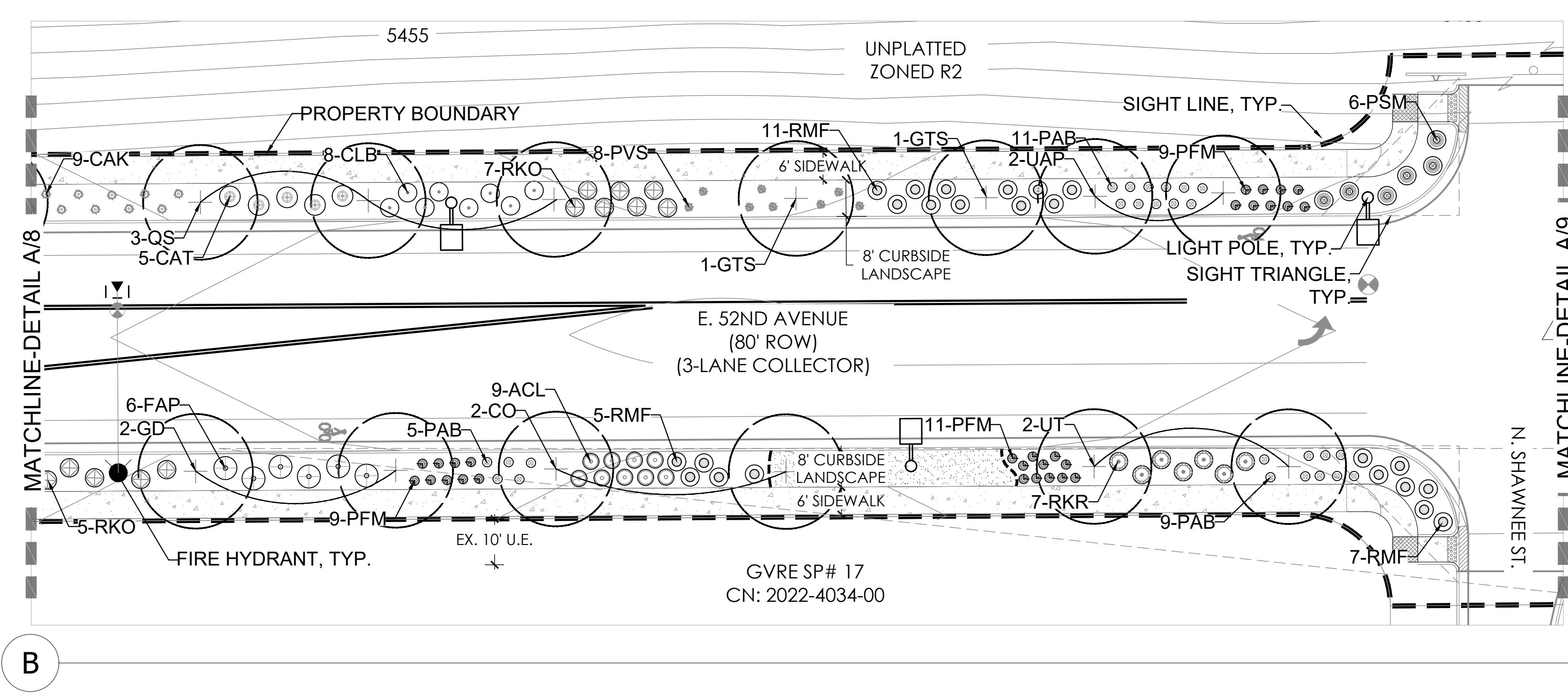
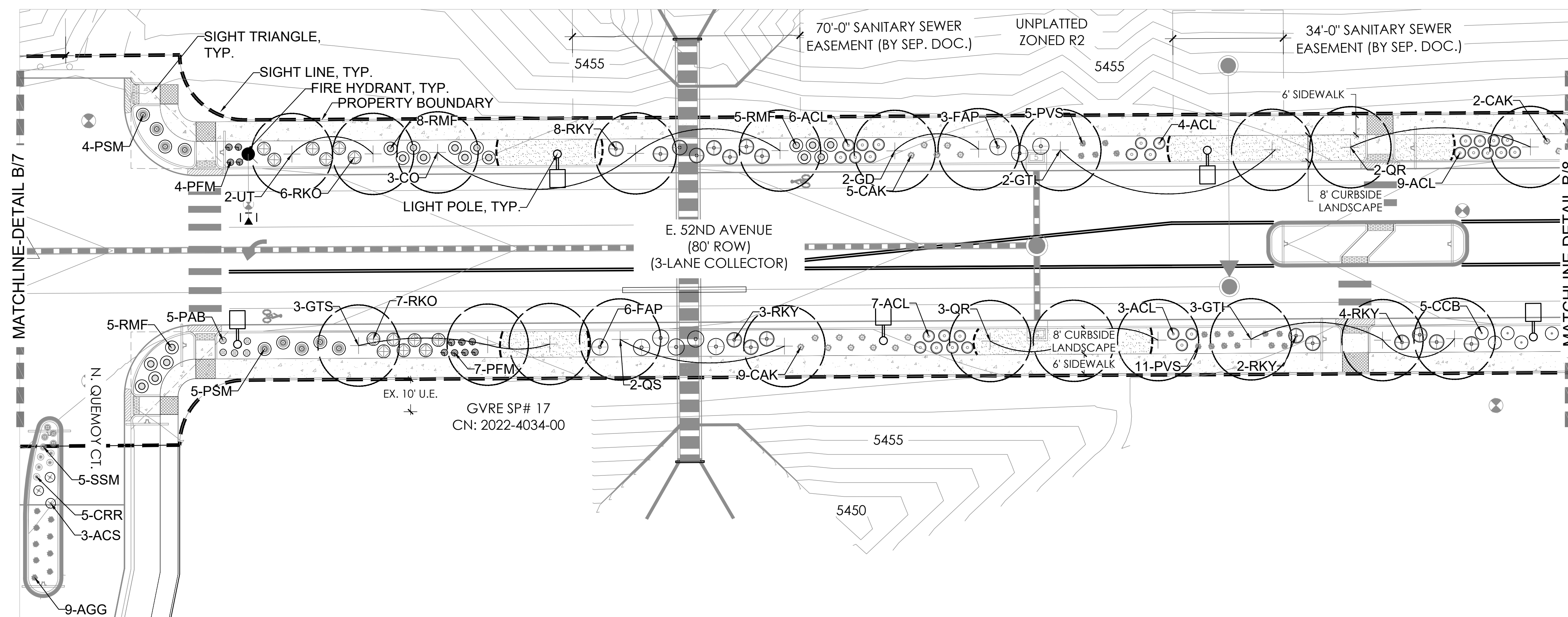
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 - CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.
 - INTERSECTION OF TIBET ROAD AND 52ND AVENUE HAS NOT YET BEEN DETERMINED THROUGH CITY REVIEW OF AN APPROVED TRAFFIC IMPACT STUDY. POTENTIAL ADDITIONAL MODIFICATIONS THE AREA OF THE TIBET ROAD AND 52ND AVENUE INTERSECTION MAY BE REQUIRED IN INTERIM AND OR ULTIMATE CONDITION.



NOT FOR CONSTRUCTION



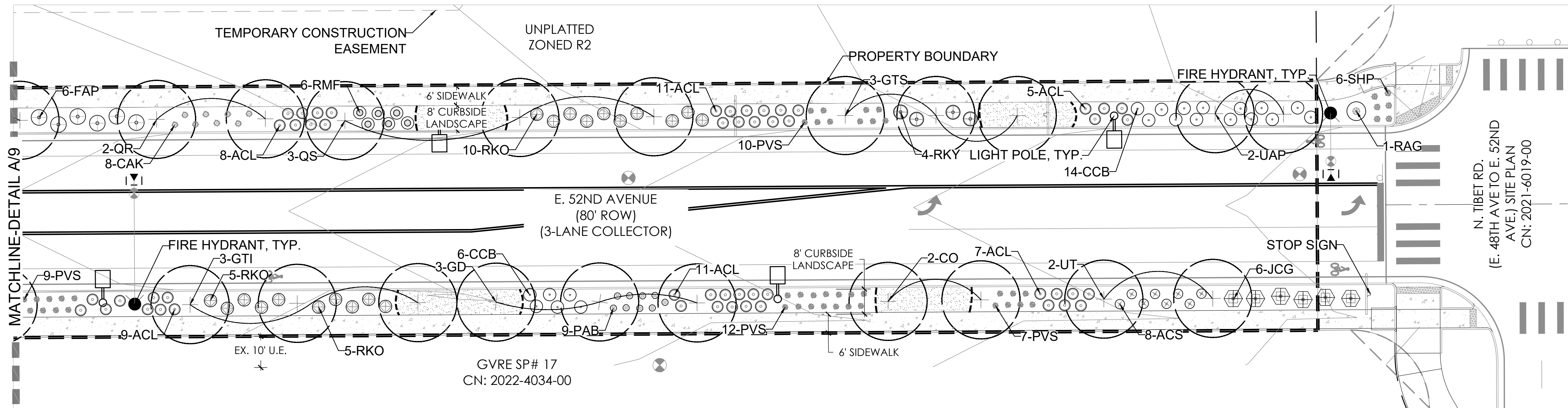
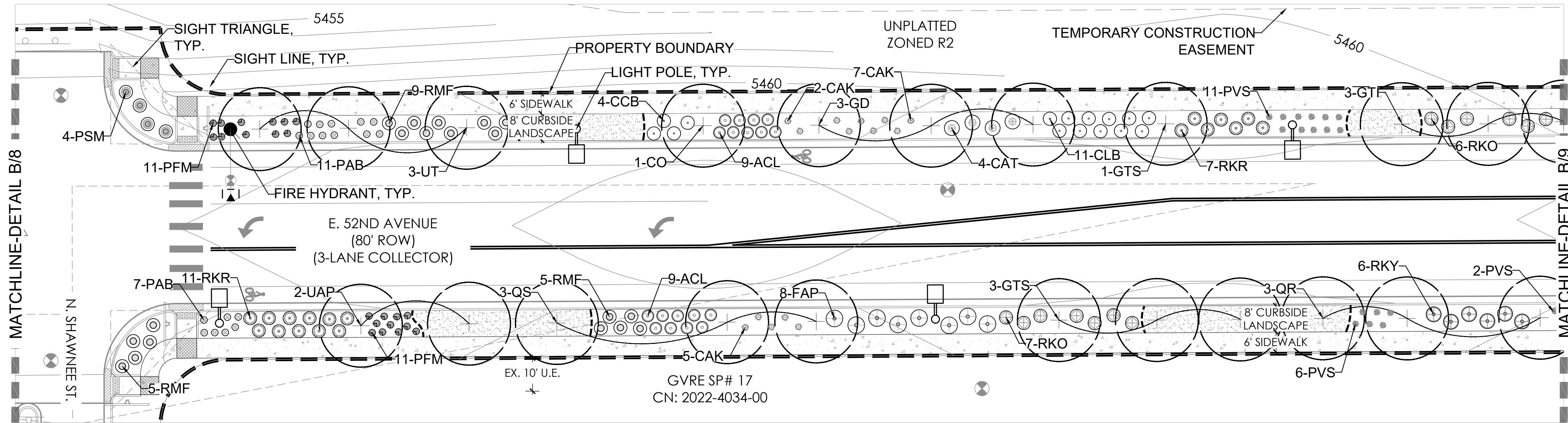
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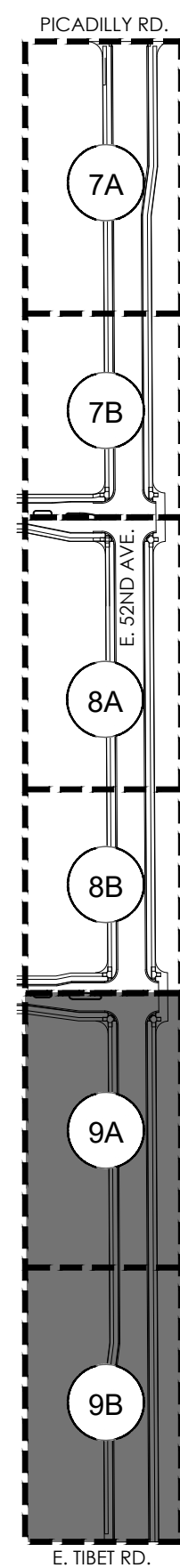
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KEY MAP

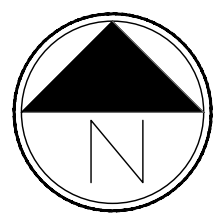


LEGEND

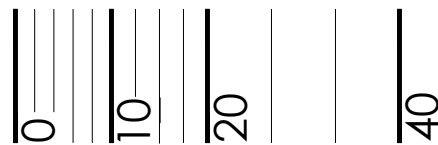
	STREET TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUBS
	NATIVE SEED MIX
	CONCRETE WALK
	STEEL EDGER
	SIGHT LINE
	BOUNDARY LINE
	LIGHT POLE
	FIRE HYDRANT

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
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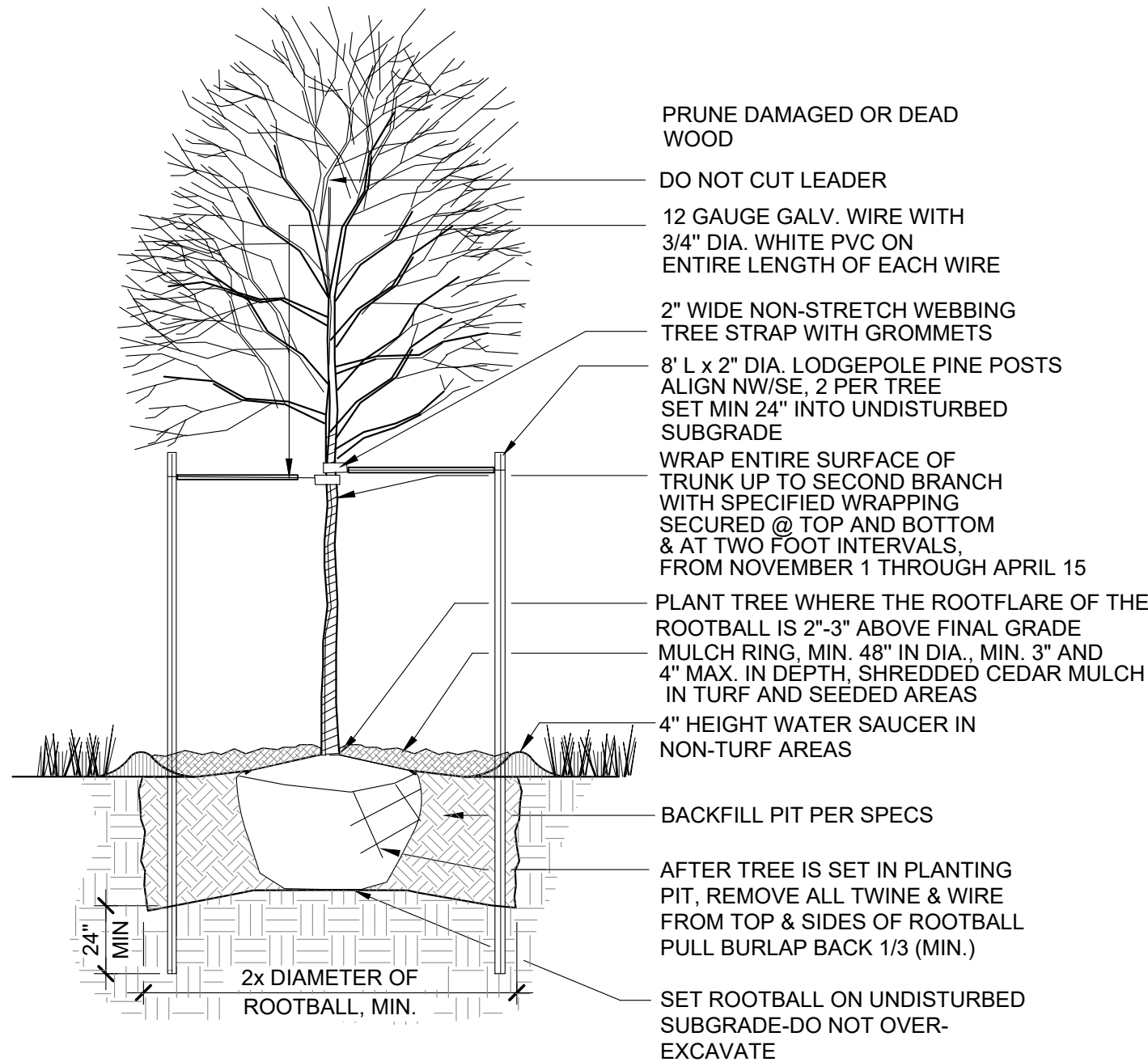
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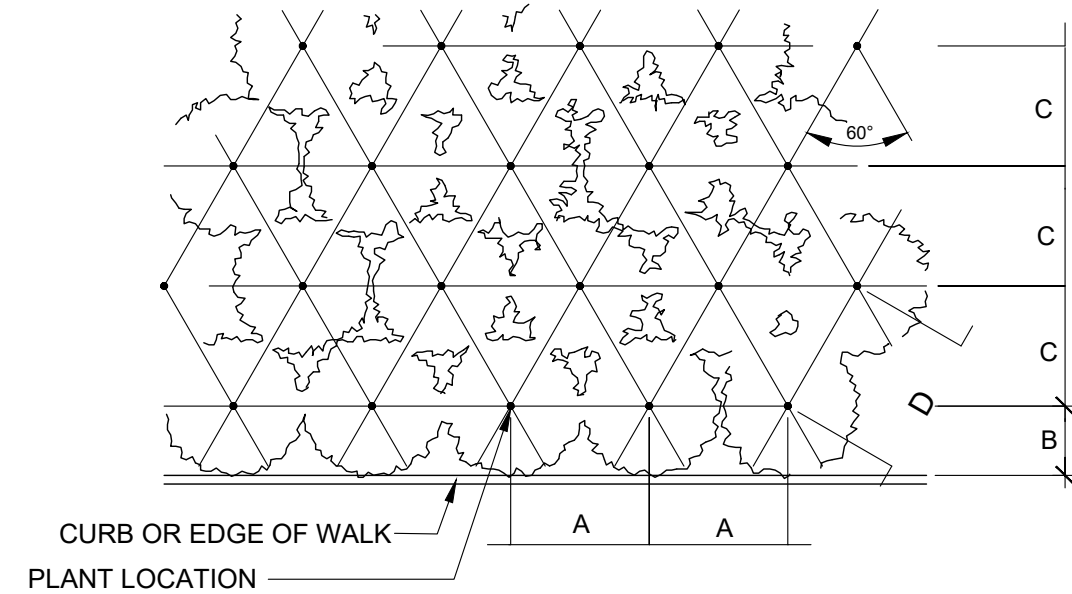
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LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR 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.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. ALL SHRUB BEDS AND THE CURBSIDE LANDSCAPE, UNLESS OTHERWISE NOTED, SHALL CONTAIN 1 1/2"-3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
8. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. 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).
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
10. LIGHTING WILL INCLUDE STREET POLE LIGHTING. SIDEWALKS AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACES AS APPROPRIATE. ON-SITE STREET AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.



1 DECIDUOUS TREE PLANTING DETAIL

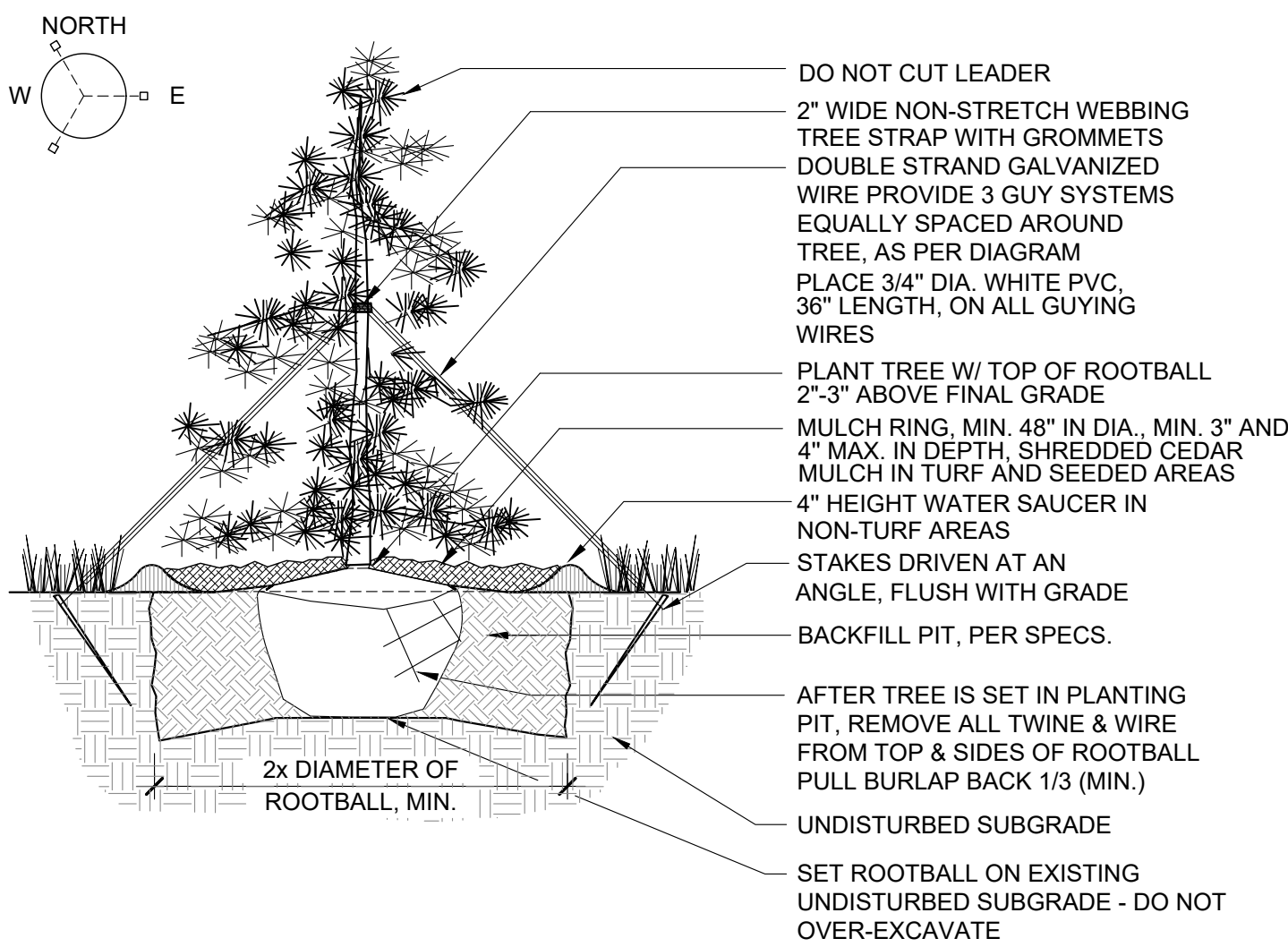


3 PLANT SCHEDULE SPACING DETAIL

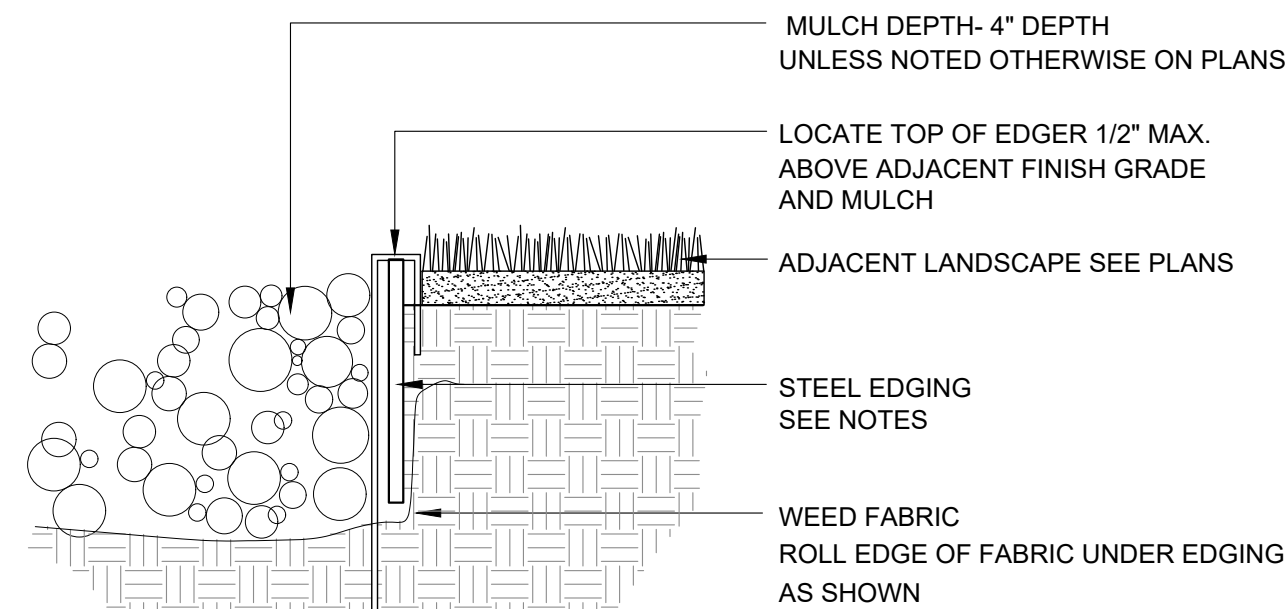
NATIVE SEED AREA: MIXTURE 2 - MID-GRASS PRAIRIE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
4	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
6	BOUTELOUA CURTINPENDULA 'BUTTE'	SIDEOTS GRAMA, BUTTE*
4	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, 'HACHITA'
1	KOELERIA CRISTATA	JUNEGRASS, NATIVE
7	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
2	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	LITTLE BLUESTEM, 'BLAZE'
1	SPOROBOLUS CRYPTANDRUS 'NATIVE'	SAND DROPSEED, 'NATIVE'
5	STIPA VIRIDULA (AKA NASELLA) 'LORDORN'	GREEN NEEDLEGRASS, LORDORN
TOTAL:30		
OPTIONAL WILDFLOWERS		
1	ARTEMISIA FRIFIDA	FRINGED SAGE, NATIVE
2	ASTER LAEVIS	SMOOTH ASTER, NATIVE
1	ACHILLEA LANUGINOSA	WHITE YARROW, NATIVE
1	ARTEMISIA LUDOVISCIANA	LOUISIANA SAGE, NATIVE
4	GAILLARDIA ARISTATA	BLANKETFLOWER, NATIVE
2	HELIOMERIS MULTIFLORA (AKA VIGUIERA)	SHOWY GOLDENEYE, NATIVE
2	OXYTOPIS SERICEA	SILKY LOCOWEED, NATIVE
2	PENSTEMON SECUNIFLORA	SIDEBELLS PENSTEMON,NATIVE
2	PENSTEMON VIRGATUS	WAND PENSTEMON, NATIVE
3	SPHAERALCEA COCCINIA	SCARLET GLOBEMALLOW, NATIVE

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 30 LBS/ACRE RATE FOR MIX.
**1/4 LBS MIN. PER SPECIES ORDER



2 EVERGREEN TREE PLANTING DETAIL



NOTES:

- STEEL EDGING TO BE MIN. 14 GA, 6", ROLL TOP W/ 14" STAKES
- EDGING SHALL BE POWDER COATED, BLACK
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
- ALL JOINTS SHALL BE SECURELY STAKED.

4 STEEL EDGING

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
13	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	M
16	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
16	GTI	GLEDETSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL	B&B	L
14	GTS	GLEDETSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL	B&B	M
17	QS	QUERCUS SCHUMMARDI	OAK, SHUMMARD	2.5" CAL	B&B	M
18	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
13	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B	L
13	UT	ULMUS X TRIUMPH	TRIUMPH ELM	2.5" CAL	B&B	M
ORNAMENTAL TREES						
4	AGF	ACER GINALLA 'FLAME'	FLAME AMUR MAPLE	2.5" CAL	B&B	M
4	MSS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.5" CAL	B&B	L
EVERGREEN TREES						
3	PN	PINUS NIGRA	AUSTRIAN PINE	2.5" CAL	B&B	M
3	PP	PINUS PONDEROSA	PONDEROSA PINE	2.5" CAL	B&B	L
EVERGREEN SHRUBS						
25	JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTONG JUNIPER	#5	CONT.	L
5	JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIPER	#5	CONT.	L
3	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	BAR HARBOUR JUNIPER	#5	CONT.	L
DECIDUOUS SHRUBS						
142	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
20	ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.	L
2	BDB	BUDDLEJA DAVIDII 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	M
16	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
72	CBB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
4	CSF	CORNUS SERICEA 'FLAVIRAMEA'	YELLOWTWIG DOGWOOD	#5	CONT.	M
42	FAP	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	#5	CONT.	L
63	PAB	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#5	CONT.	L
101	PFM	SYMPHORICARPOS X DOORENBOSII 'CANDY'	CANDY SNOWBERRY	#5	CONT.	L
8	POD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO, NINEBARK	#5	CONT.	L
28	PSM	SPIREA JAPONICA 'MAGIC CARPET'	MAHIC CARPET SPIRAEA	#5	CONT.	L
1	RAG	RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC	#5	CONT.	L
94	RKO	ROSA KNOCK OUT	KNOCK OUT ROSE	#5	CONT.	L
58	RKR	ROSA DOUBLE KNOCK OUT	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L
57	RKY	ROSA SUNNY KNOCK OUT	SUNNY KNOCK OUT ROSE	#5	CONT.	L
107	RMF	ROSA 'MEIDLAND FIRE'	MEIDLAND FIRE ROSE	#5	CONT.	L
28	PSM	SPIREA JAPONICA 'MAGIC CARPET'	MAHIC CARPET SPIRAEA	#5	CONT.	L
PERENNIALS						
23	CRR	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
10	CVW	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1	CONT.	L
8	GLW	GAURA LINDEHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	L
7	OLM	OSTEOSPERMUM LAVENDER MIST 'P0065'	SUN DAISY, LAVENDER MIST	#1	CONT.	L
26	RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYE SUSAN	#1	CONT.	L
7	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#1	CONT.	L
21	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
GRASSES						
24	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.	L
13	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.	L
71	BGA	BOUTELOUA GRACILIS	BLONDE AMBITION GRASS	#5	CONT.	L
15	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#1	CONT.	L
65	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
14	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
111	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L
6	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#5	CONT.	L

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

**CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MINIMUM OF 5 GAL. CONTAINERS.

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS/GRASSES REQUIRED (1 SHRUB OR GRASS / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
52ND AVENUE (NORTH)	2,292	18,661	57	57	467	358 (77%)	109 (23%)
52ND AVENUE (SOUTH)	2,285	18,288	57	57	457	369 (81%)	88 (19%)

NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING

STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
PRELIMINARY PLAT NO. 5 (TRACT A) (E. 52ND AVE. SOUTH)	OPEN SPACE/ST. PERIMETER BUFFER	575	20'	24'-6"	15	16	144	137	21

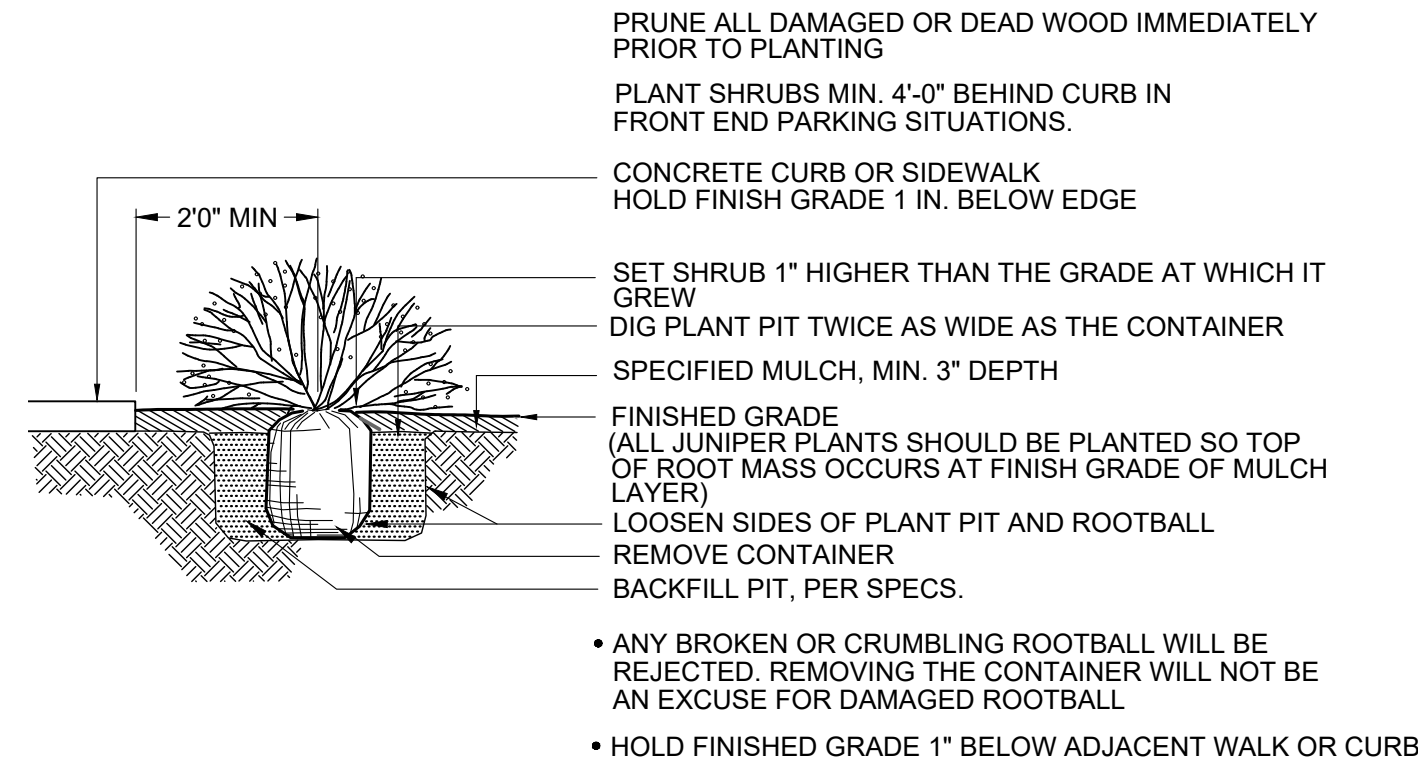
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS

NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS AND NO MORE THAN 20% COUNTED TOWARDS REQUIREMENTS. NO PERENNIALS COUNTED TOWARDS REQUIREMENTS.

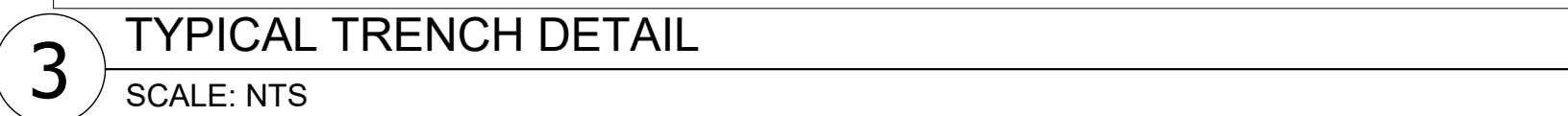
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.

NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

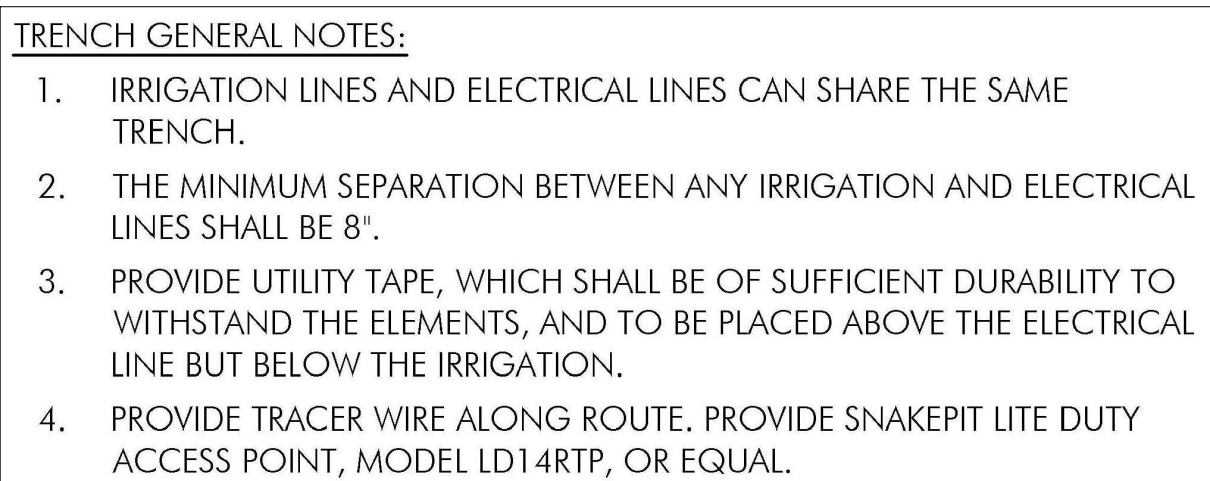
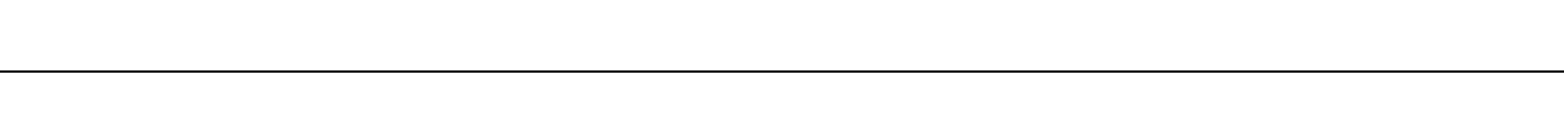
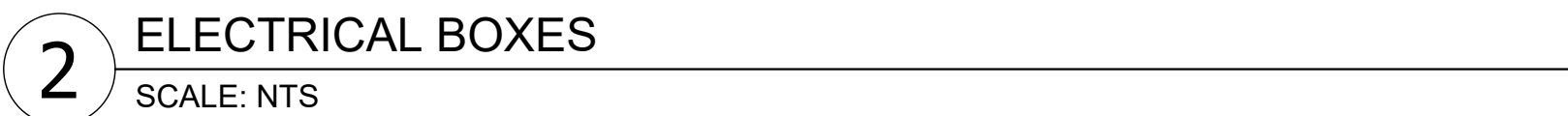
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)



5 SHRUB PLANTING DETAIL



- ## NOTES
1. ALL LUMINAIRES SHALL BE LED.
 2. COLOR TEMPERATURE 3000K, PER ANSI C78.377-2011 STANDARD.
 3. ALL LUMINAIRES SHALL BE EQUIPPED WITH A SURGE SUPPRESSION DEVICE WITH A MINIMUM IMMUNITY LEVEL OF 10kV.
 4. ALL LUMINAIRES SHALL BE EQUIPPED WITH A 0-10V DIMMING DRIVER.
 5. ALL LUMINAIRES SHALL BE EQUIPPED WITH A MINIMUM ANSI C136.41 7-PIN RECEPTACLE AND PHOTOCELL OR CONTROL NODE.
 6. ALL LUMINAIRES SHALL HAVE EITHER TYPE II OR TYPE III DISTRIBUTION.
 7. REFER TO THE CURRENT SPECIFICATIONS OF THE CITY OF AURORA STREET & PEDESTRIAN LIGHTS SPECIFICATIONS.



1. IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
2. THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
3. PROVIDE UTILITY TAPE, WHICH SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ELEMENTS, AND TO BE PLACED ABOVE THE ELECTRICAL LINE BUT BELOW THE IRRIGATION.
4. PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEBIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.