

2020 TOWER REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

TIM DUNN A.S.L.A R.L.A.

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Landscape Architecture
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720.350.2411

State of Colorado License #400

Please add the note:
A deferral has been requested, if approved, the landscaping will be installed upon completion of the roadway.

SEE NOTE #1 CITY OF AURORA NOTES

BUFFER WIDTHS PROVIDED & REQUIRED HAVE BEEN ADDED

Repeat comment:
Include the required 25' buffer and provided 8'-25' buffer.

REQUIRED LANDSCAPE Per Article 146-4 Development Standards, Section 4.7, Unified Development Ordinance

REQUIRED LANDSCAPE TYPE	TREES & SHRUBS REQUIRED	TREES, SHRUBS & GRASSES PROVIDED
CURBSIDE LANDSCAPE (Tower Road - 240 lf, 1 tree/40 lf, 1 shrub/40 sf) (Montview Blvd - 280 lf, 1 tree/40lf, 1 shrub/40sf)	6 trees & 64 shrubs 7 trees & 40 shrubs	6 trees & 64 shrubs (24 grasses) 6 trees & 50 shrubs (17 grasses)
STREET FRONTAGE BUFFER (Tower Road - 1 tree & 10 shrubs/40 lf, see deferral note #1) (E. Montview Blvd - 1 tree & 10 shrubs/40 lf)	6 trees & 60 shrubs 8 trees & 80 shrubs	6 trees & 6 shrubs (54 grasses) 8 trees & 76 shrubs (18 grasses)
PARKING LOT LANDSCAPE	2 trees & 12 shrubs	2 trees & 12 shrubs
BUILDING PERIMETER LANDSCAPE North (1 tree/40 lf - 29 lf = 1 tree) South (1 tree/40 lf - 29 lf = 1 tree) East (1 tree/40 lf - 42 lf = 1 tree) West (1 tree/40 lf - 42 lf = 1 tree)	1 tree 1 tree 1 tree 1 tree	1 tree 1 tree 1 tree 1 tree
NON STREET PERIMETER BUFFERS (1 tree & 5 shrubs/25 lf, 50% evergreen provided) North Buffer 291 lf East Buffer 240 lf	12 trees & 60 shrubs 10 trees & 50 shrubs	12 trees & 60 shrubs 10 trees & 50 shrubs
BIODETENTION FACILITY See Sheet 8 for Biodetention Seed Mix		
BUFFER WIDTHS		
North Buffer	25'	25'
South	10'	10'
East Buffer	18'	18'
West Buffer	25'	25'

Provide an asterisk and a note at the bottom of the table that an adjustment has been requested.

Note # of required/provided evergreen trees and percentages.

Change to 10'-25'

BUFFER WIDTHS REVISED

Change to 8'-25'

City of Aurora Landscape Notes

1. A LANDSCAPE DEFERRAL IS BEING REQUESTED FOR REQUIRED LANDSCAPE ALONG TOWER ROAD DUE TO THE ULTIMATE ROADWAY BUILD OUT AND SITE CONSTRAINTS.
2. ALL BED AREAS TO RECEIVE 4 CUBIC YARDS/1,000 SF OF SOIL AMENDMENT.
3. LIGHT LOCATIONS ARE SHOWN ON THE PLAN.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE 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 CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS 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.
7. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
8. ALL LANDSCAPE PLANT MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

SEE NOTE #1 ABOVE, IT ADDRESSES THE DEFERRAL BEING REQUESTED

Repeat comment:
Update this note to address the deferral being requested for landscaping along Tower Road.

DEFERRAL IS ADDRESSED IN NOTE #5

Include the tree Legend and symbols on this sheet.

PLANT SYMBOLS HAVE BEEN ADDED TO LEGEND

2020 TOWER REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

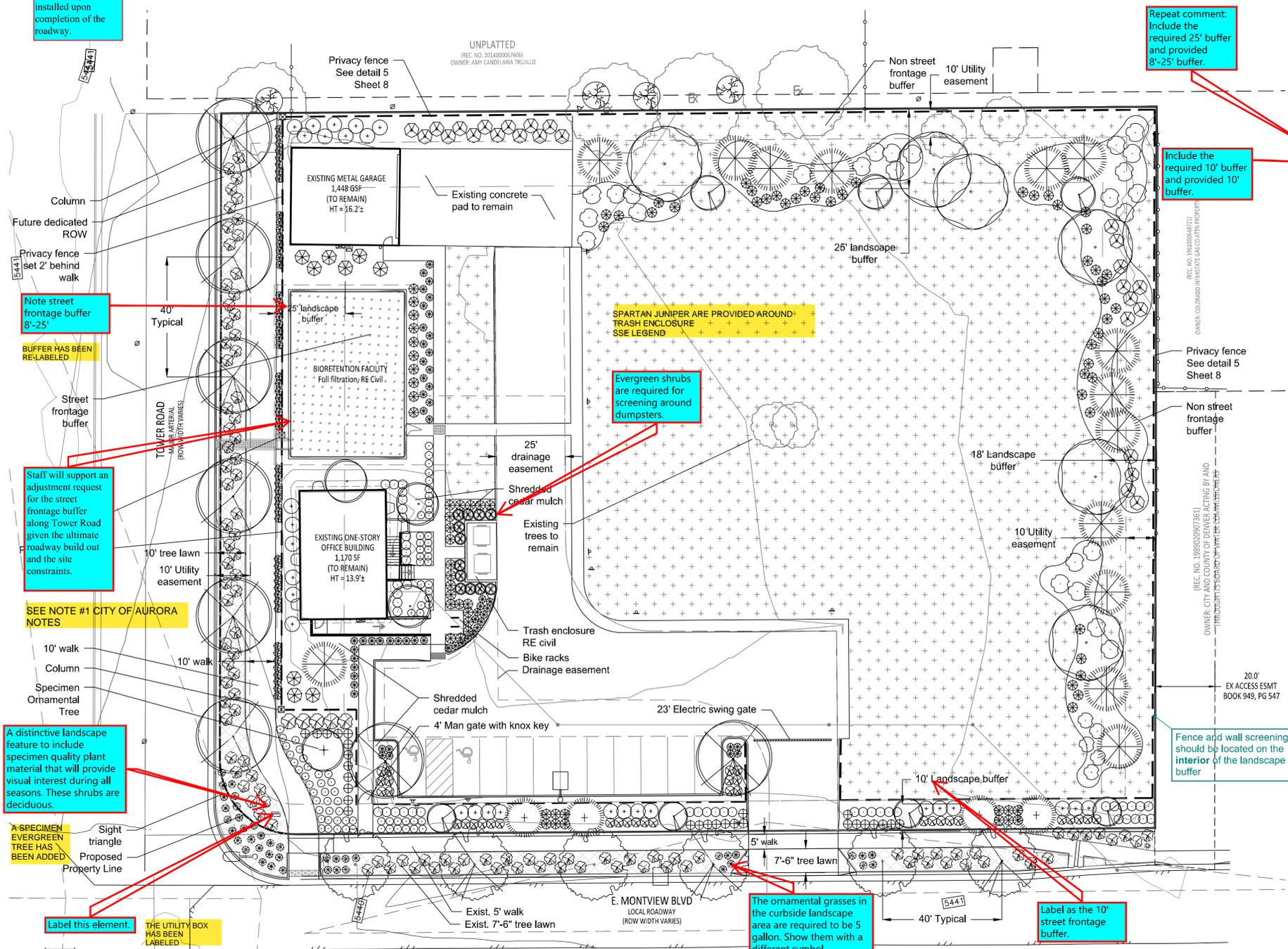
REVISION BLOCK		
#	DATE	BY
2	10.2.24	

LANDSCAPE PLAN

7

SHEET 7 OF 12

"NOT FOR CONSTRUCTION"



Note street frontage buffer 8'-25'

BUFFER HAS BEEN RELABELLED

Staff will support an adjustment request for the street frontage buffer along Tower Road given the ultimate roadway build out and the site constraints.

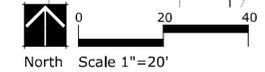
SEE NOTE #1 CITY OF AURORA NOTES

A distinctive landscape feature to include specimen quality plant material that will provide visual interest during all seasons. These shrubs are deciduous.

A SPECIMEN EVERGREEN TREE HAS BEEN ADDED

Label this element

THE UTILITY BOX HAS BEEN LABELED



LEGEND

- Rock Mulch (2.5" diameter per City standard)
- Temporary Irrigated Seed Mix (See seed mix on Sheet 8)
- 6' Cedar Privacy Fence
- Masonry Columns (3 total)
- Bioretention Facility (See seed mix on Sheet 8)
- Existing Trees to remain

WATER USE TABLE

Total Landscape Area - 51,643 sf	
High water use	0
Medium water use	0
Low water use	51,643 sf

sf areas have been added and percentages

Provide % of the overall landscape area.

SPARTAN JUNIPER ARE PROVIDED AROUND TRASH ENCLOSURE SEE LEGEND

Evergreen shrubs are required for screening around dumpsters.

The ornamental grasses in the curbside landscape area are required to be 5 gallon. Show them with a different symbol.

CURBSIDE GRASSES HAVE BEEN CHANGED TO 5 GALLON. SYMBOL HAS BEEN CHANGED

Label changed

Fence and wall screening should be located on the interior of the landscape buffer

OWNER: CITY AND COUNTY OF DENVER ACTING BY AND THROUGH THE BOARD OF WATER CONTROL ENGINEERS
REC. NO. 1989020907363

OWNER: COLORADO INTERSTATE GAS COMPANY PROPERTY
REC. NO. 19890462071

Repeat comment:
Include the required 25' buffer and provided 8'-25' buffer.

Include the required 10' buffer and provided 10' buffer.

BUFFER WIDTHS PROVIDED & REQUIRED HAVE BEEN ADDED

