

SITE DATA

	AREA (sf)	%
TOTAL SITE AREA (3.21 ACRES)	165,964	100.0%
IMPERVIOUS SURFACES:	115,434	71.50%
BUILDING AREA:	51,493 SF	
HARD SURFACE AREA:	51,935 SF	
	115,434 SF	
LANDSCAPE AREA:	50,530	30.45%
MIN. 15% DEVOTED TO OPEN SPACE = (24,895 SF.)		
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	X	X
% OF COOL SEASON GRASSES PROVIDED:	X	X

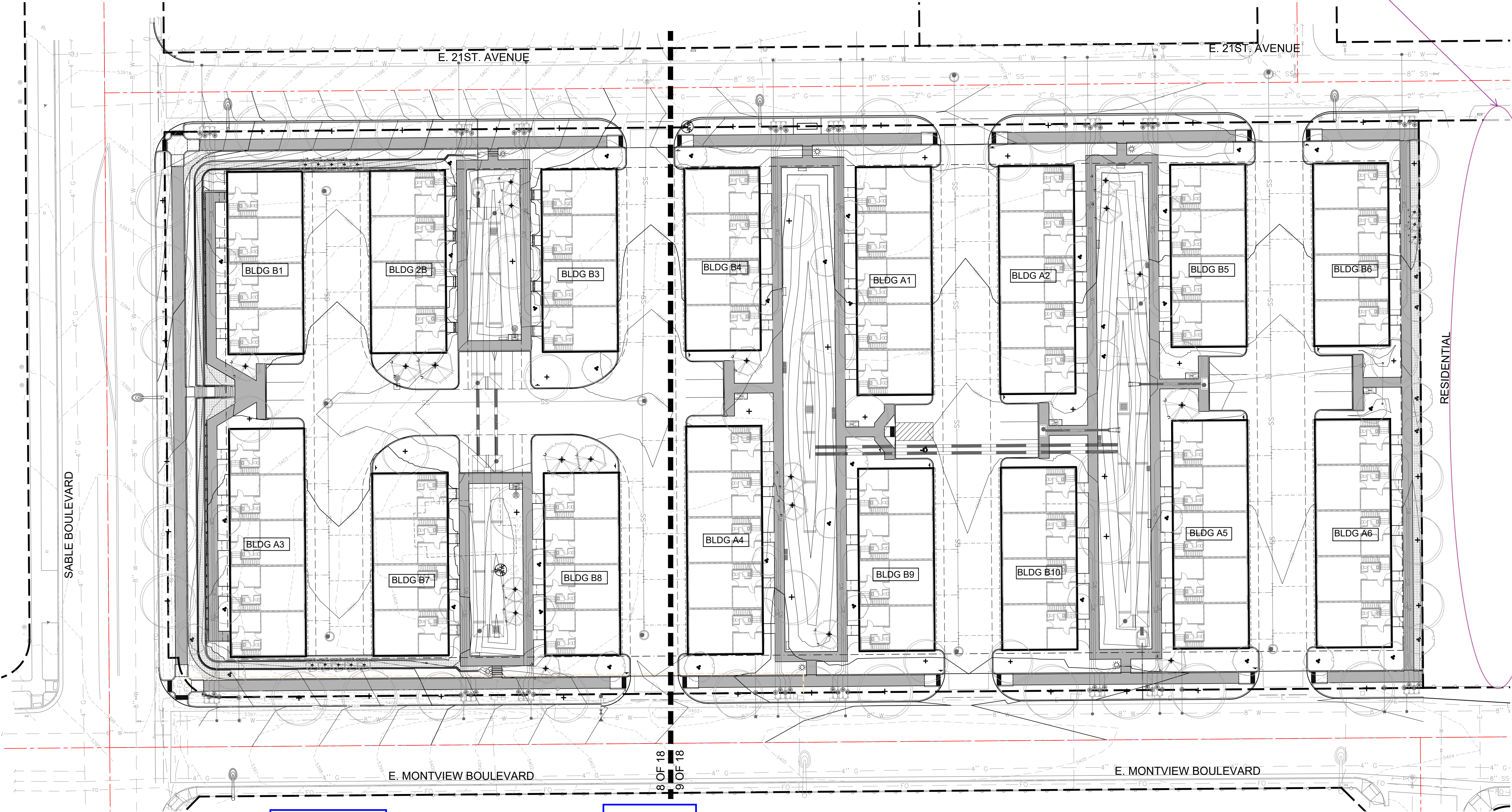
SABLE BLVD. TOWNHOMES
SITE PLAN

SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

acknowledged

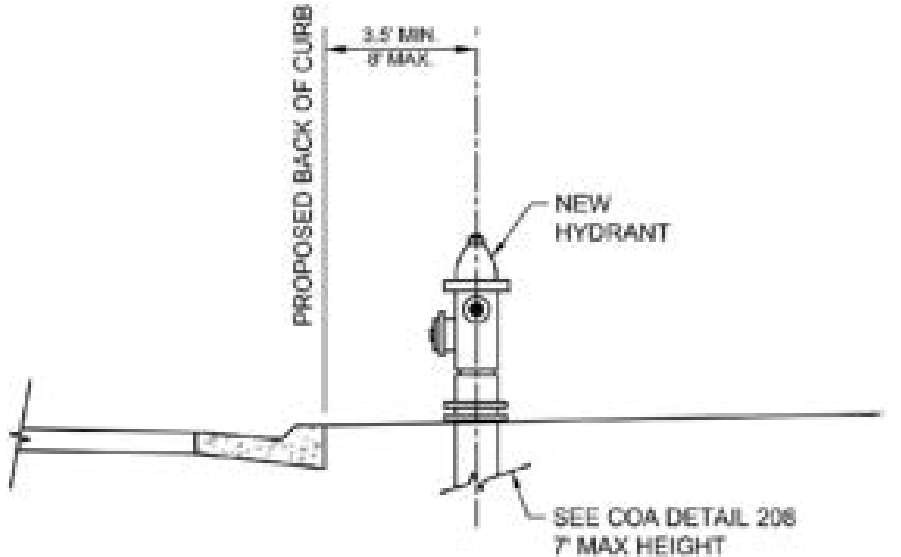
There may be trees impacted by redevelopment of this site, specifically on the east side of the adjacent property. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

NOT FOR CONSTRUCTION



ON ENGINEERING PLANS

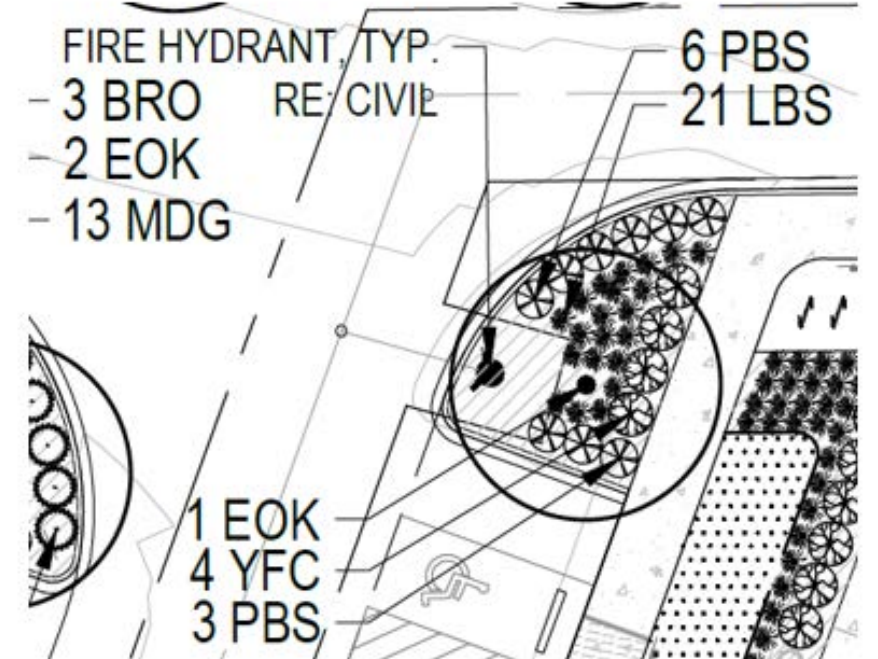
Please add fire hydrants to the Street Section details using the typical fire hydrant placement detail below.



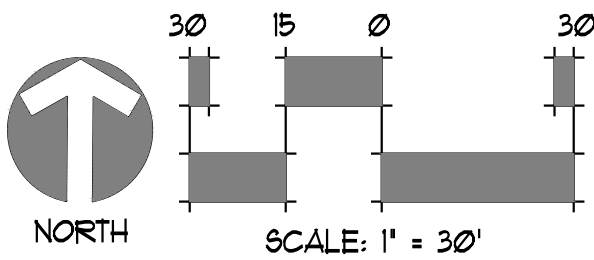
TYPICAL FIRE HYDRANT PLACEMENT

ACKNOWLEDGED

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.



OVERALL LANDSCAPE PLAN



Client: **UTAH DEVELOPMENT GROUP**
324 S. 400 W. SUITE 175
SALT LAKE CITY, UTAH 84101
PHONE: (801) 641-8956
ATTN: MARCO DIAZ

Date: 03/22/2023

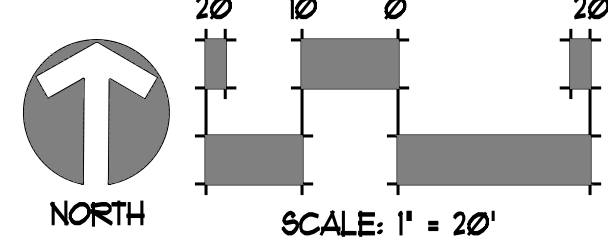
Description: 1 INITIAL SITE PLAN SUBMITTAL

JIMENEZ DESIGN GROUP, LLC
3141 W. 1000 S. SUITE 100
SALT LAKE CITY, UT 84119
Phone: 303.738.8259 Fax: 720.344.0884
Site Planning Landscape Architecture Urban Design
Recipient of these plans understand that the graphics contained within have been prepared by the Jimenez Design Group, LLC and can not be modified or changed in any way without prior approval from JDG.

OVERALL LANDSCAPE PLAN
SABLE BLVD. TOWNHOMES SITE PLAN
SEC. E. MONTVIEW BLVD. & S. SABLE BLVD.
SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Drawn By: JCU Date: 03/22/2023
Project No: 00-612 Scale: As Shown
Sheet No: 7 OF 18

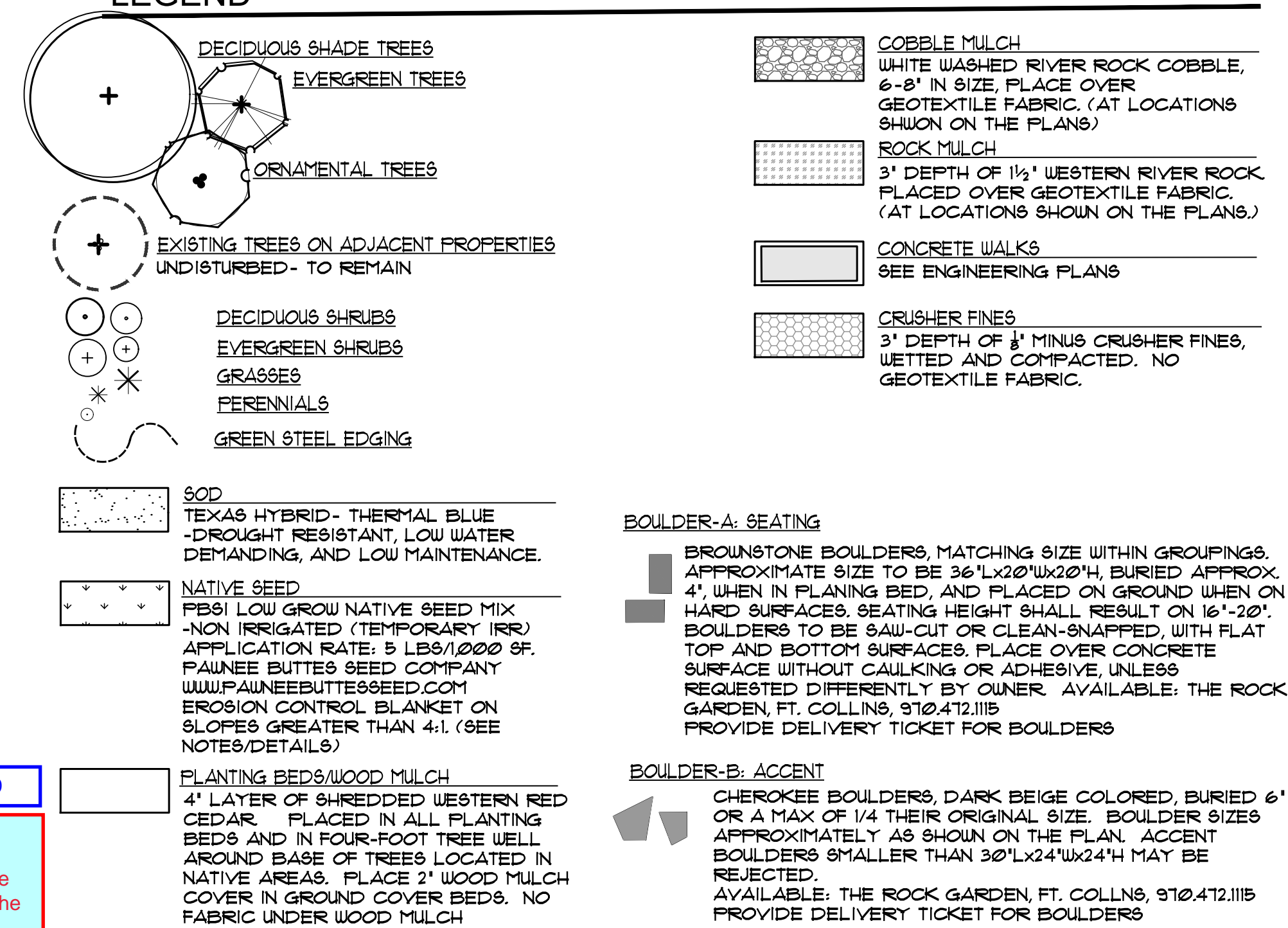
LANDSCAPE PLAN



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SABLE BLVD. TOWNHOMES
SITE PLANSABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

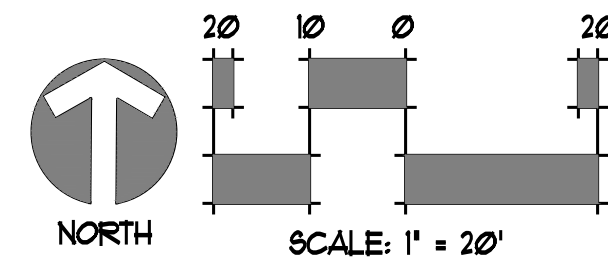


PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HYDROZONE
DECIDUOUS TREES					
GRT	5	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	2 1/2" CAL.	LOW
COA	13	QUERCUS MULLENBERGII	CHINKAPIN OAK	2 1/2" CAL.	LOW
KCTE	4	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE SEEDLESS	2 1/2" CAL.	LOW
SHL	4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2" CAL.	LOW
IHL	3	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	LOW
TFB	10	CORYLUS COLUMNA	TURKISH FILBERT	2 1/2" CAL.	LOW
FOO	4	MAELURA POMIFERA 'WHITE SHIELD'	FRUITLESS-THORNLESS OSAGE ORANGE	2 1/2" CAL.	LOW
FGP	8	PYRUS USURENSIS 'PRAIRIE GLEAM'	PRAIRIE GLEAM PEAR	2 1/2" CAL.	LOW
ORNAMENTAL TREES					
WKH	10	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	2" CAL.	LOW
HUM	16	ACER TATARICUM 'GARANN'	HOT WINGS TARTARIAN MAPLE	8 FT. CLUMP	LOW
TCH	5	CRATAEGUS CRUS-GALLI 'CRUSADER'	THORNLESS COCKSPUR HAWTHORNE	2" CAL.	LOW
SSC	3	MALUS x SPRING SNOW	SPRING SNOW CRABAPPLE	2" CAL.	LOW
TOTAL = TOTAL =					
EVERGREEN TREES					
API-A	4	PINUS NIGRA	AUSTRIAN PINE	6 FT. HEIGHT	LOW
API-B	3	PINUS NIGRA	AUSTRIAN PINE	8 FT. HEIGHT	LOW
BHS	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6 FT. HEIGHT	LOW
VFP	1	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF LIMBER PINE	6 FT. HEIGHT	LOW
DECIDUOUS SHRUBS					
CFB	6	BERBERIS THUNBERGII 'CRIMSON PIGMY'	CRIMSON PIGMY BARBERRY	5 GAL.	LOW
RGB	22	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	5 GAL.	LOW
GORB	21	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET BARBERRY	5 GAL.	LOW
RSGD	20	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL.	LOW
SJU	24	HYPERICUM FRONDOSUM 'SUNBURST'	ST. JOHN'S WORT 'SUNBURST'	5 GAL.	MOD
AUS	134	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL.	LOW
CAC	22	VIBURNUM TRILOBUM 'BAILEY COMPACT'	COMPACT AMERICAN CRANBERRY	5 GAL.	LOW
RLC	26	RIBES 'RED LAKE'	RED LAKE CURRANT	5 GAL.	LOW
YFC	52	RIBES AUREUM	YELLOW FLOWERING CURRANT	5 GAL.	LOW
TLB	18	RHUS TRILOBUM	THREE LEAF SUMAC	5 GAL.	LOW
FFGD	75	POT. FRUIT. 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.	LOW
FFCT	118	POT. FRUIT. 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL.	LOW
EVERGREEN SHRUBS					
AYJ	46	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	5 GAL.	LOW
SCJ	42	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL.	LOW
GGJ	13	JUNIPERUS SCOPOLORUM 'GRAY GLEAM'	GRAY GLEAM JUNIPER	5 GAL.	LOW
EGE	31	EUONYMUS FORTUNEI 'EMERALD GAIEITY'	EMERALD GAIEITY EUONYMUS	5 GAL.	MOD
OGH	19	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL.	LOW
COGH	39	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	5 GAL.	LOW
MBM	60	ARCTOSTAPHYLOS x COLORADENSIS	MOCK BEARBERRY MANZANITA	5 GAL.	LOW
GRASSES & PERENNIALS					
GMG	43	MISCANTHUS SINENSIS 'GOLIATH'	GOLIATH MAIDEN GRASS	1 GAL.	MOD
KFG	171	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	1 GAL.	LOW
DAY-A	23	HEMEROCALLIS SP. 'RED SCARLET'	RED SCARLET DAYLILY	1 GAL.	LOW
DAY-B	10	HEMEROCALLIS x 'RUFFLED APRICOT'	APRICOT DAYLILY	1 GAL.	LOW
SOD					
		TEXAS HYBRID - THERMAL BLUE			HIGH

UTAH DEVELOPMENT GROUP
324 S. 400 W. SUITE 175
SALT LAKE CITY, UTAH 84101
PHONE: (801) 641-8956
ATTN: MARCO DIAZDate: 03/22/2023
Description: INITIAL SITE PLAN SUBMITTAL
No.: 1JENNIFER DESIGN GROUP, LLC
3110 S. 1200 E. SUITE 100
SALT LAKE CITY, UT 84119
Phone: 303.738.8259 Fax: 720.344.0884
Email: jdesign@jdesigngroup.com
Website: www.jdesigngroup.com
Recipient of these plans understands that the graphics contained within have been prepared by the Jdesign Design Group, LLC and can not be modified or changed in any way without prior approval from Jdesign.LANDSCAPE PLAN 1
SABLE BLVD. TOWNHOMES SITE PLAN
NEC E. MONTVIEW BLVD. & S. SABLE BLVD.
SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADODrawn By: JCU Date: 03/22/2023
Project No: 00-612 Scale: As Shown
Sheet No: 8 OF 18

LANDSCAPE PLAN



NOT FOR CONSTRUCTION

SABLE BLVD. TOWNHOMES

SITE PLAN
SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EXISTING TREES ON ADJACENT PROPERTIES UNDISTURBED - TO REMAIN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- GRASSES
- PERENNIALS
- GREEN STEEL EDGING
- SOD
- TEXAS HYBRID - THERMAL BLUE
- DROUGHT RESISTANT, LOW WATER DEMANDING, AND LOW MAINTENANCE.
- NATIVE SEED
- FSB1 LOW GROW NATIVE SEED MIX - NON IRRIGATED (TEMPORARY IRR)
- APPLICATION RATE: 5 LBS/1000 SF.
- PAUNEE BUTTES SEED COMPANY
- WWW.PAUNEEBUTTESSEED.COM
- EROSION CONTROL BLANKET ON SLOPES GREATER THAN 4:1 (SEE NOTES/DETAILS)
- PLANTING BEDS/WOOD MULCH
- 4" LAYER OF SHREDDED WESTERN RED CEDAR PLACED IN ALL PLANTING BEDS AND IN FOUR-FOOT TREE WELL AROUND BASE OF TREES LOCATED IN NATIVE AREAS. PLACE 2" WOOD MULCH COVER IN GROUND COVER BEDS. NO FABRIC UNDER WOOD MULCH
- COBBLE MULCH
- WHITE WASHED RIVER ROCK COBBLE, 6-8" IN SIZE, PLACE OVER GEOTEXTILE FABRIC (AT LOCATIONS SHOWN ON THE PLANS)
- ROCK MULCH
- 3" DEPTH OF 1 1/2" WESTERN RIVER ROCK PLACED OVER GEOTEXTILE FABRIC (AT LOCATIONS SHOWN ON THE PLANS)
- CONCRETE WALKS
- SEE ENGINEERING PLANS
- CRUSHER FINES
- 3" DEPTH OF 1" MINUS CRUSHER FINES, WETTED AND COMPACTED. NO GEOTEXTILE FABRIC.
- BOULDER-A: SEATING
- BROWNSTONE BOULDERS, MATCHING SIZE WITHIN GROUPINGS. APPROXIMATE SIZE TO BE 36" Lx20" Wx20" H, BURIED APPROX. 4" IN FLANING BED, AND PLACED ON GROUND WHEN ON HARD SURFACES. SEATING HEIGHT SHALL RESULT ON 16"-20" BOULDERS TO BE SAW-CUT OR CLEAN-SNAPPED, WITH FLAT TOP AND BOTTOM SURFACES. PLACE OVER CONCRETE SURFACE WITHOUT CAULKING OR ADHESIVE, UNLESS REQUESTED DIFFERENTLY BY OWNER. AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 970.472.1115. PROVIDE DELIVERY TICKET FOR BOULDERS
- BOULDER-B: ACCENT
- CHEROKEE BOULDERS, DARK BEIGE COLORED, BURIED 6" OR A MAX OF 1/4 THEIR ORIGINAL SIZE. BOULDER SIZES APPROXIMATELY AS SHOWN ON THE PLAN. ACCENT BOULDERS SMALLER THAN 30" Lx24" Wx24" H MAY BE REJECTED. AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 970.472.1115. PROVIDE DELIVERY TICKET FOR BOULDERS

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HYDROZONE
DECIDUOUS TREES					
GRT	5	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	2 1/2" CAL.	LOW
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KCTE	4	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE SEEDLESS	2 1/2" CAL.	LOW
SHL	4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2" CAL.	LOW
IHL	3	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	LOW
TFB	10	CORYLUS COLURNA	TURKISH FILBERT	2 1/2" CAL.	LOW
FOO	4	MAULURA POMIFERA 'WHITE SHIELD'	FRUITLESS-THORNLESS OSAGE ORANGE	2 1/2" CAL.	LOW
FGP	8	PYRUS USsURENSIS 'FRAIRIE GLEAM'	FRAIRIE GLEAM PEAR	2 1/2" CAL.	LOW
ORNAMENTAL TREES					
WKH	10	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	2" CAL.	LOW
HUM	16	ACER TATARICUM 'GARANN'	HOT WINGS TARTARIAN MAPLE	8 FT. CLUMP	LOW
TCH	5	CRATAEGUS CRUS-GALLI 'CRUSADER'	THORNLESS COCKSPUR HAWTHORNE	2" CAL.	LOW
SSC	9	MALUS x SPRING SNOW	SPRING SNOW CRABAPPLE	2" CAL.	LOW
EVERGREEN TREES					
API-A	4	PINUS NIGRA	AUSTRIAN PINE	6 FT. HEIGHT	LOW
API-B	3	PINUS NIGRA	AUSTRIAN PINE	8 FT. HEIGHT	LOW
BHS	5	PICEA GLAUCOA 'DENSATA'	BLACK HILLS SPRUCE	6 FT. HEIGHT	LOW
VFP	7	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF LIMBER PINE	6 FT. HEIGHT	LOW
DECIDUOUS SHRUBS					
CFB	6	BERBERIS THUNBERGII 'CRIMSON PIGMY'	CRIMSON PIGMY BARBERRY	5 GAL.	LOW
RGB	22	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	5 GAL.	LOW
GORE	21	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET BARBERRY	5 GAL.	LOW
RSGD	20	PEROVSKIA ATRIPlicifolia 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL.	LOW
SJW	24	HYPERICUM FRONDOSUM 'SUNBURST'	ST. JOHN'S WORT 'SUNBURST'	5 GAL.	MOD
AUS	134	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL.	LOW
CAC	22	VIBURNUM TRILOBUM 'BAILEY COMPACT'	COMPACT AMERICAN CRANBERRY	5 GAL.	LOW
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YFC	52	RIBES AUREUM	YELLOW FLOWERING CURRANT	5 GAL.	LOW
TLB	18	RHUS TRILOBA	THREE LEAF SUMAC	5 GAL.	LOW
FFGD	15	POT. FRUIT. 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.	LOW
FFCT	118	POT. FRUIT. 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL.	LOW
EVERGREEN SHRUBS					
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GGJ	13	JUNIPERUS SCOPOLORIUM 'GRAY GLEAM'	GRAY GLEAM JUNIPER	5 GAL.	LOW
EGE	31	EUONYMUS FORTUNEI 'EMERALD GAIEITY'	EMERALD GAIEITY EUONYMUS	5 GAL.	MOD
OGH	19	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL.	LOW
COGH	39	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	5 GAL.	LOW
MEM	60	ARCTOSTAPHYLOS x COLORADENSIS	MOCK BEARBERRY MANZANITA	5 GAL.	LOW
GRASSES & PERENNIALS					
GMG	43	MISCANTHUS SINENSIS 'GOLIATH'	GOLIATH MAIDEN GRASS	1 GAL.	MOD
KFG	171	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	1 GAL.	LOW
DAY-A	23	HEMEROCALLIS 9P. 'RED SCARLET'	RED SCARLET DAYLILY	1 GAL.	LOW
DAY-B	10	HEMEROCALLIS x 'RUFFLED APRICOT'	APRICOT DAYLILY	1 GAL.	LOW
SOD					
		TEXAS HYBRID - THERMAL BLUE			HIGH

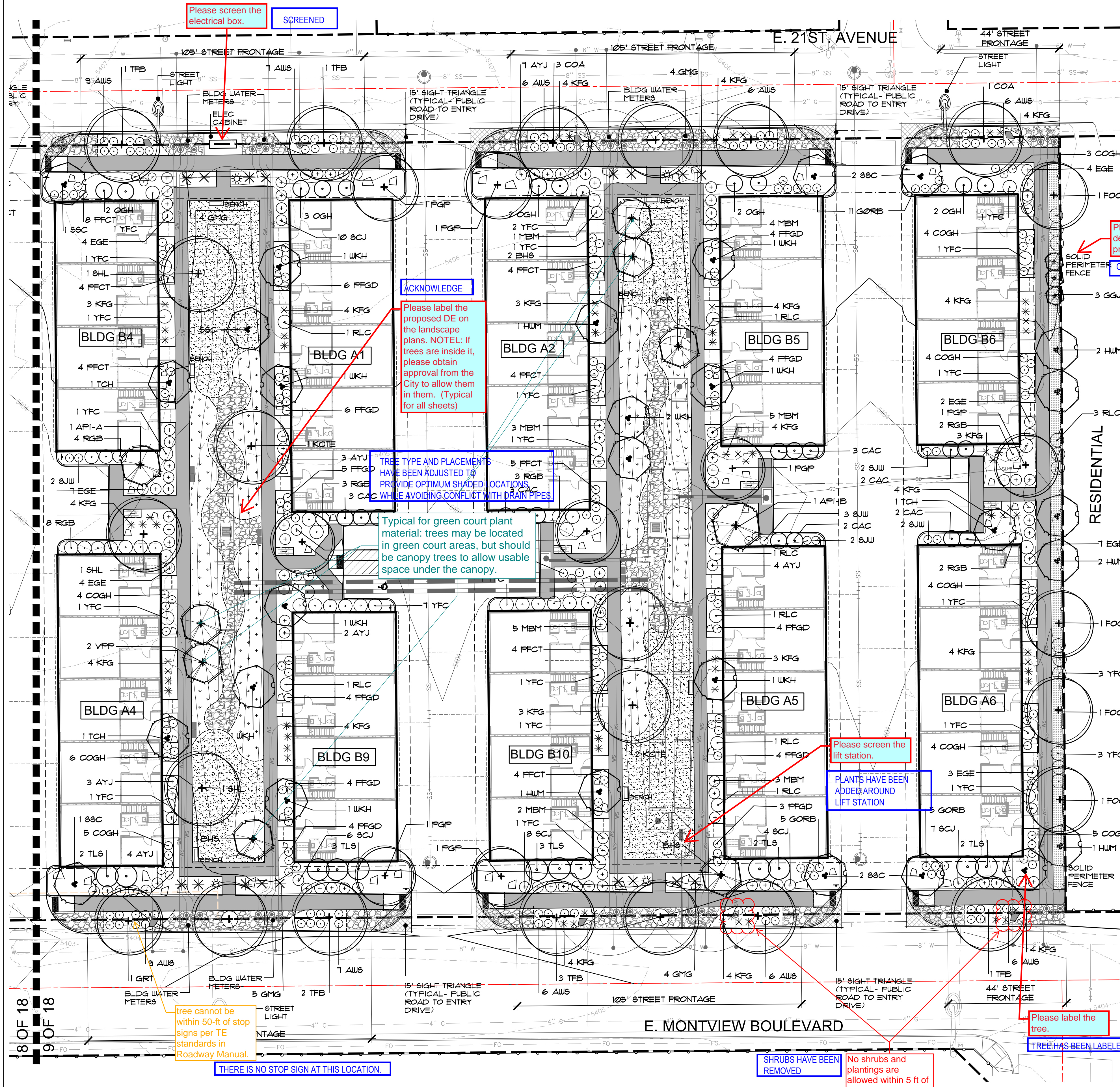
UTAH DEVELOPMENT GROUP
324 S. 400 W. SUITE 175
SALT LAKE CITY, UTAH 84101
PHONE: (801) 641-8956
ATTN: MARCO DIAZ

Date: 03/22/2023
Description: INITIAL SITE PLAN SUBMITTAL
No: 1

JIMENEZ DESIGN GROUP, LLC
3110 S. 1000 W. SUITE 100
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Phone: 303.738.8259 Fax: 720.344.0884
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Website: www.jimenezdesign.com
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LANDSCAPE PLAN2
SABLE BLVD. TOWNHOMES SITE PLAN
NEC E. MONTVIEW BLVD. & S. SABLE BLVD.
SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Drawn By: JCU Date: 03/22/2023
Project No: 00-612 Scale: As Shown
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SABLE BLVD. TOWNHOMES
SITE PLAN

SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
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NOT FOR CONSTRUCTION

ACKNOWLEDGE

Please clarify the non street buffer against residential to residential SFH. However, would highly recommend keeping the landscaping to help buffer, scale and soften the buildings to the residential SFH.

Please clarify, as the site plan has this at 7.5, as such, please recheck both and have them both concur to the code requirements.

PER CIVIL ENGINEERING, THIS HAS BEEN DISCUSSED WITH PLANING.

% SHOWN

Please provide the % as well as the sf of all the items.

STANDARD REQUIREMENTS

CURBSIDE LANDSCAPE

	LANDSCAPE DESCRIPTION	STANDARD STREET FRONTAGE REQUIREMENT	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	SOUTH STREET FRONTAGE E. MONTVIEW AVE. (454 LF)	8 FT. TREE LAWN	1 TREE PER 40 L.F. 1 SHRUB PER 40 S.F. = (3,632 SF)	11	91	11	92 5GAL
B	WEST STREET FRONTAGE SABLE BLVD. (254 LF)	8 FT. TREE LAWN	1 TREE PER 40 L.F. 1 SHRUB PER 40 S.F. = (2,032 SF)	6	51	6	50 plus perennials
C	NORTH STREET FRONTAGE E. 21ST AVE. (454 LF)	8 FT. TREE LAWN	1 TREE PER 40 L.F. 1 SHRUB PER 40 S.F. = (3,632 SF)	11	91	11	92 5GAL

NON-STREET LANDSCAPE BUFFERS

	BUFFER DESCRIPTION/ LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
D	EAST PERIMETER BUFFER USE: RESIDENTIAL LENGTH: 254 LF.	STANDARD BUFFER: 15 FT. BUFFER PROVIDED: 15 FT. 1 TREE & 5 SHRUBS PER 25 LF. (50% TREES TO BE EVERGREEN)	STANDARD DESIGN	10	51	10	51 5GAL

BUILDING PERIMETER LANDSCAPE

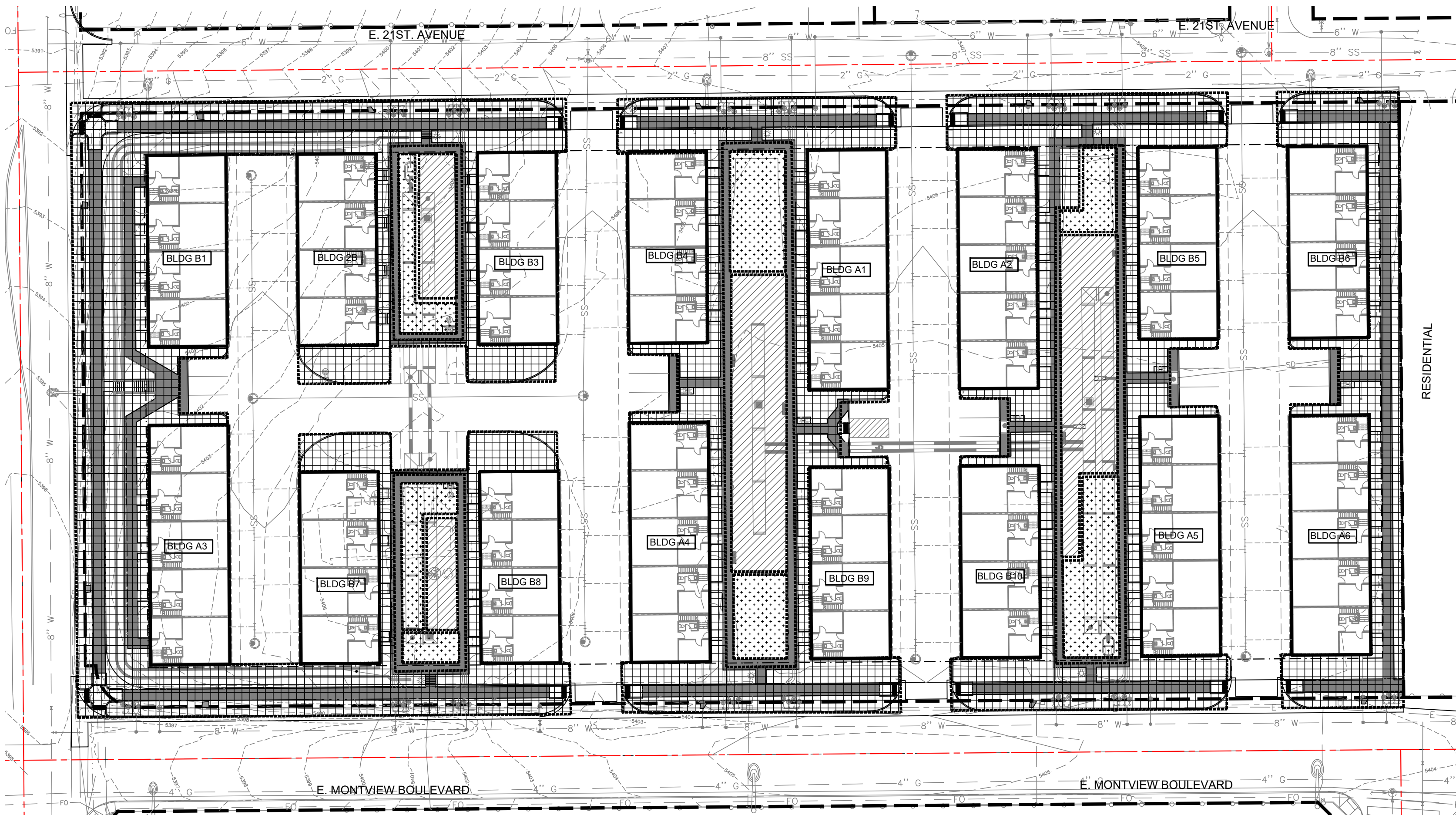
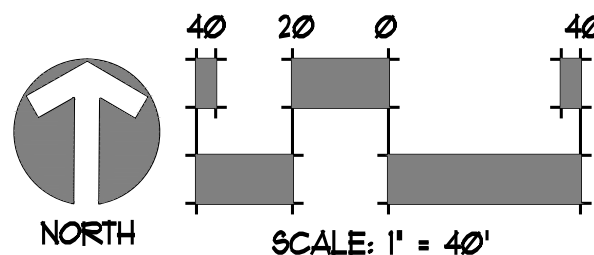
	ELEVATION (DIRECTION FACING)	PLANT MATERIAL REQUIRED 1.25 PLANTS X 5LF. 5% TREES 15% LARGE SHRUBS 80% SHRUBS	# PLANTS REQUIRED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A1	PERIMETER = 188 LF		47	3	LARGE= 7 OTHER= 37	4	LARGE= 7 OTHER= 38
A2	PERIMETER = 188 LF		47	3	LARGE= 7 OTHER= 37	3	LARGE= 7 OTHER= 34
A3	PERIMETER = 188 LF		47	3	LARGE= 7 OTHER= 37	3	LARGE= 7 OTHER= 50
A4	PERIMETER = 188 LF		47	3	LARGE= 7 OTHER= 37	3	LARGE= 7 OTHER= 42
A5	PERIMETER = 188 LF		47	3	LARGE= 7 OTHER= 37	3	LARGE= 7 OTHER= 37
A6	PERIMETER = 188 LF		47	3	LARGE= 7 OTHER= 37	3	LARGE= 7 OTHER= 44
B1	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	2	LARGE= 7 OTHER= 37
B2	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	4	LARGE= 7 OTHER= 29
B3	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	3	LARGE= 7 OTHER= 34
B4	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	3	LARGE= 7 OTHER= 33
B5	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	4	LARGE= 7 OTHER= 29
B6	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	2	LARGE= 7 OTHER= 35
B7	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	2	LARGE= 7 OTHER= 34
B8	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	6	LARGE= 7 OTHER= 28
B9	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	3	LARGE= 7 OTHER= 32
B10	PERIMETER = 170 LF		43	2	LARGE= 7 OTHER= 34	2	LARGE= 7 OTHER= 36

WATER REQUIREMENT EXHIBIT

PROJECTED SITE HYDROZONES

AREA	SYMBOL	NON CONSERVING	WATER CONSERVING	NON IRRIGATED
SOD		1,550 SF		
SHRUB BEDS			58,500 SF	
NATIVE & DRY STREAM BED				9,300 SF
		1,550 SF	58,500 SF	9,300 SF

TOTAL AREA= 15,350 SF.
INCLUDES LANDSCAPE WITHIN RIGHT-OF-WAY



Client: **UTAH DEVELOPMENT GROUP**
324 S. 400 W. SUITE 175
SALT LAKE CITY, UTAH 84101
PHONE: (801) 641-8956
ATTN: MARCO DIAZ

Date: 03/22/2023

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No.: 1

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HIGHLAND PARK, CO. 80127
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Email: Jimenez@JimenezDesign.com
Website: www.JimenezDesign.com
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LANDSCAPE DETAILS
SABLE BLVD. TOWNHOMES SITE PLAN
SEC. E MONTVIEW BLVD. & S. SABLE BLVD.
SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Drawn By: JCU
Project No: 00-612
Sheet No: 10 OF 18

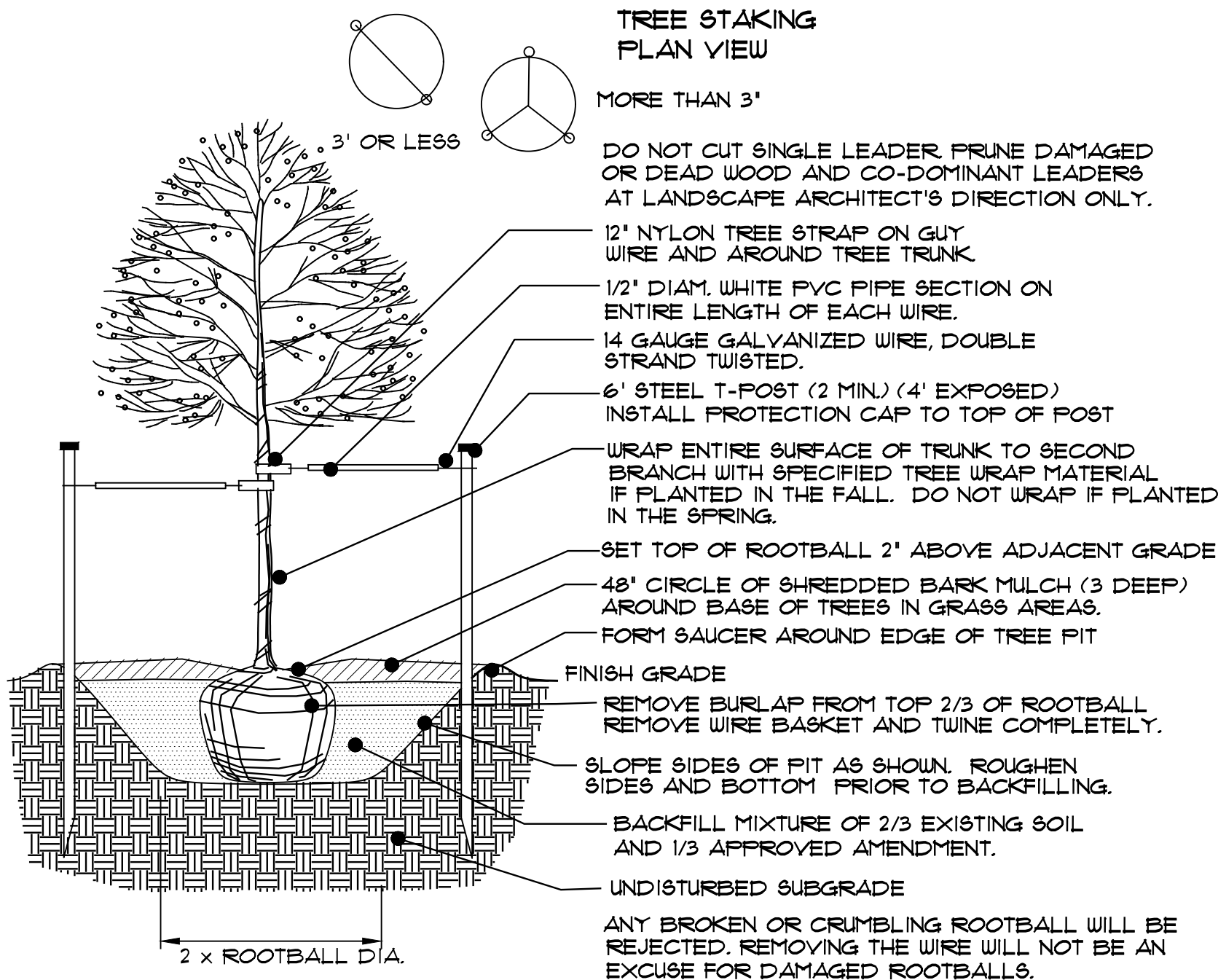
Date: 03/22/2023
Scale: As Shown

SABLE BLVD. TOWNHOMES
SITE PLAN

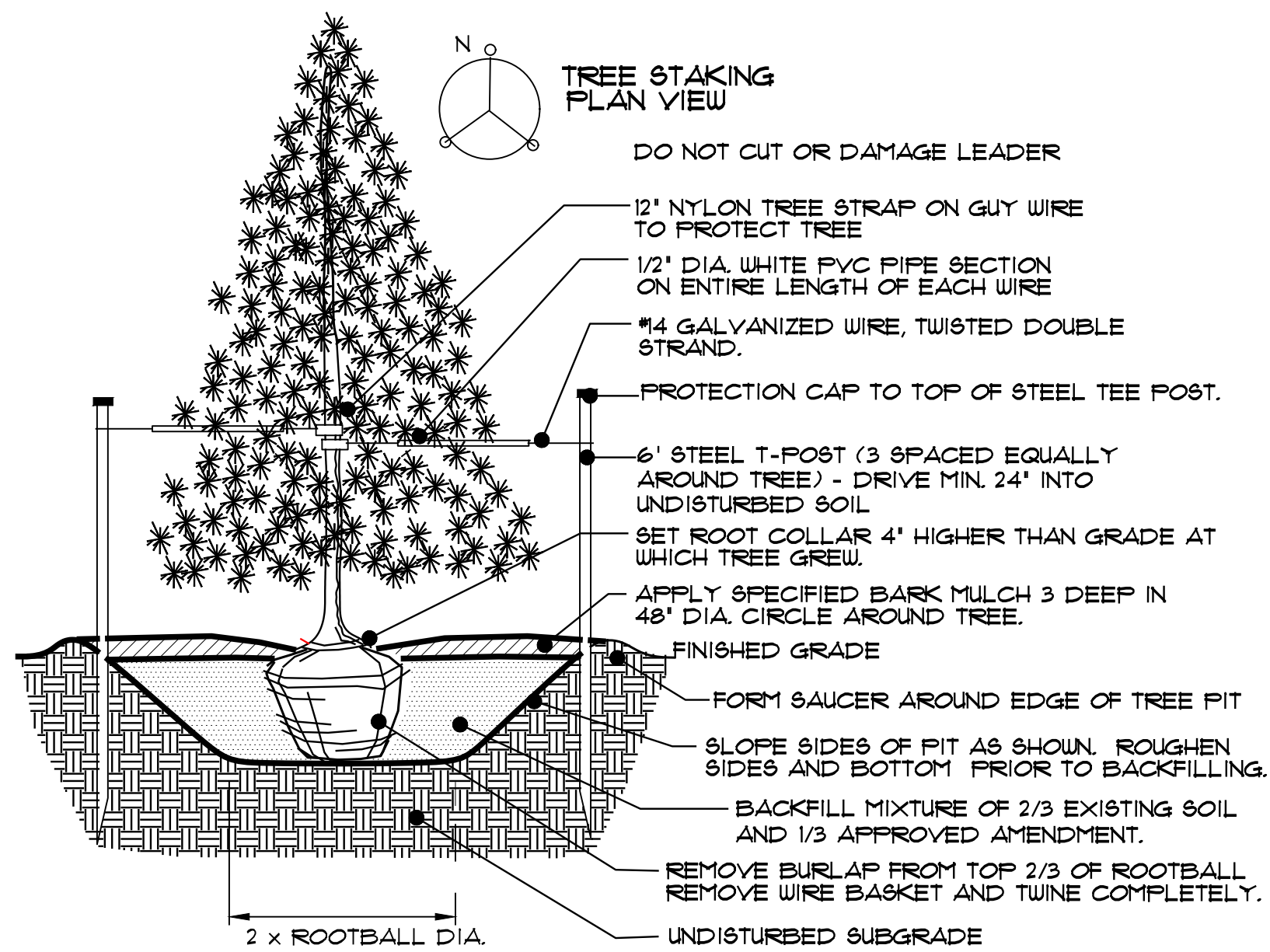
SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

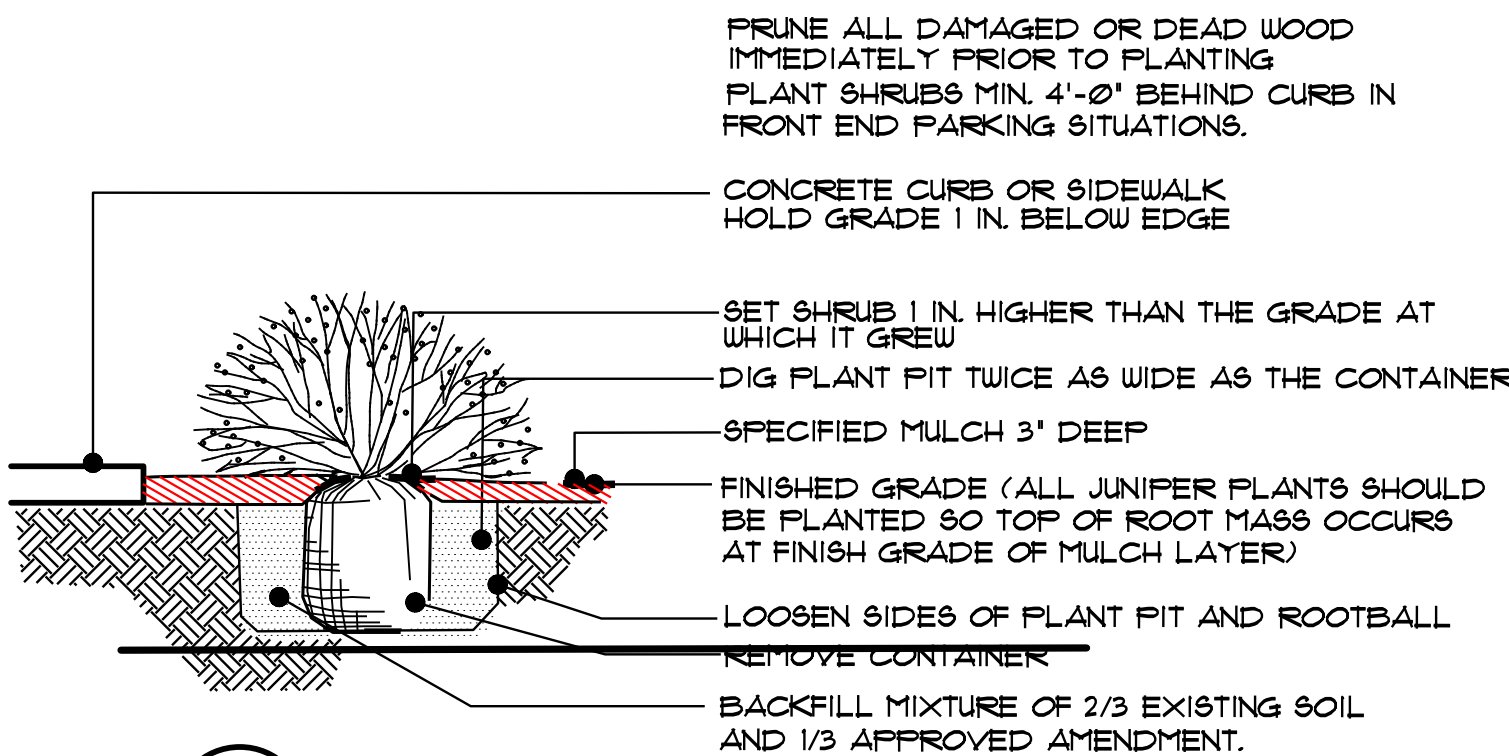
LANDSCAPE DETAILS



1 DECIDUOUS TREE PLANTING



3 EVERGREEN TREE PLANTING

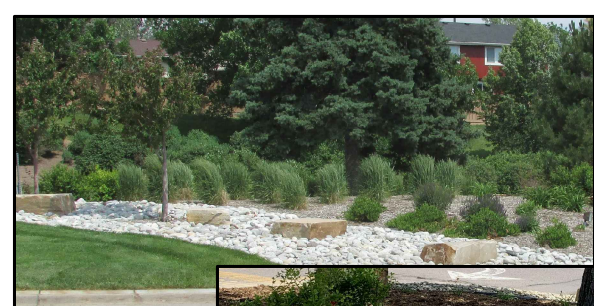
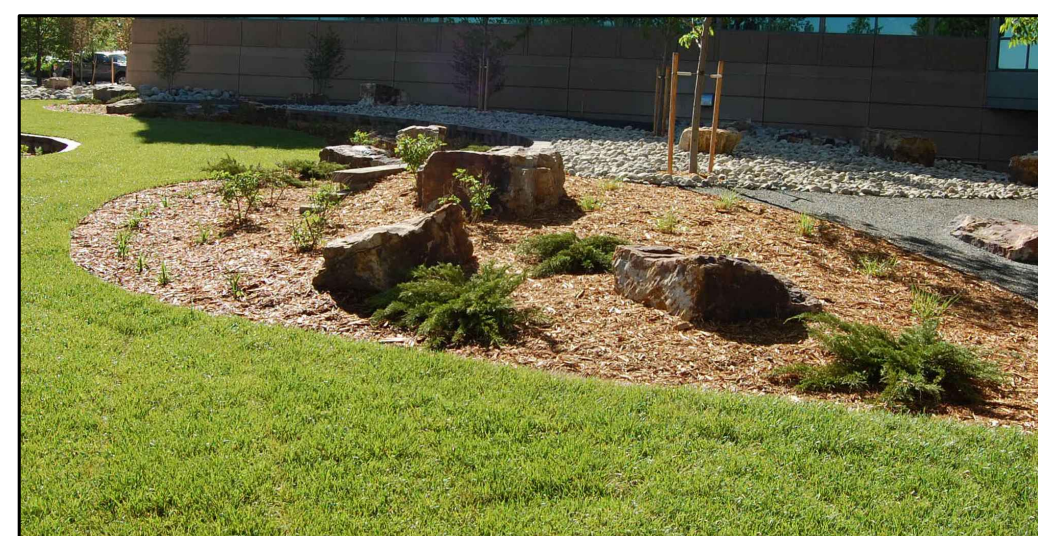


2 SHRUB PLANTING

TYPICAL BOULDER -A (BROWNSTONE)



TYPICAL BOULDER -B (CHEROKEE)



GENERAL NOTES

1. LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
2. ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
3. COBBLE MULCH SHALL BE 4' WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1/2" FEA GRAVEL AS INFILL BETWEEN LARGER STONES. ALL ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALL PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
4. WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR(4') INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, ADN PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
5. AREAS THAT ARE TO BE SODDED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT(8') INCHES.
6. LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
7. ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANES AND PARKING LOT SURFACING WILL BE ASPHALT.
8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
9. THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE 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.
10. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1423 AND/OR IN SEC. 146-1435, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
11. ALL PROPOSED LANDSCAPING WITHIN THE 818T TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.042.10

LANDSCAPE NOTES

PLANTING:

1. ALL LANDSCAPE SHALL COMPLY WITH APPLICABLE ZONING AND DEVELOPMENT REGULATIONS.
2. FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE PLAN. SHOULD A DISCREPANCY IN QUANTITIES OCCUR, THE PLANT QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THOSE IN THE PLANT SCHEDULE. PLANT LOCATIONS ARE DIAGRAMATIC. STAKE LOCATIONS AND HAVE LANDSCAPE ARCHITECT VERIFY AND APPROVE PRIOR TO INSTALLATION.
3. ALL TREES AND SHRUBS SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE COLORADO NURSERY ASSOCIATION. ANY TREES AND/OR SHRUBS THAT HAVE BROKEN ROOTBALLS WILL BE REJECTED.
4. PLANTS OF LIKE SPECIES AND VARIETY SHALL HAVE SIMILAR SIZE AND SHAPE. IF DURING INSPECTION, ANY OF THE PLANTS ARE DEEMED TO BE BELOW STANDARD, THOSE PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH AN ACCEPTABLE PLANT OF THE TYPE SPECIFIED. ALL REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. THE OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE AS TO THE QUALITY AND ACCEPTABILITY OF PLANT MATERIAL.
5. PROVIDE A STAKED LAYOUT OF ALL PLANTING AND LARGE TREE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. ALL TREES SHALL BE STANDARD IN FORM WITH DISTINCT CENTRAL LEADERS. TREES WILL NOT BE ACCEPTED IF CENTRAL LEADER IS VISIBLY DAMAGED. PRUNE ALL DAMAGED TWIGS AFTER INSTALLATION. ALL BRANCHES WHICH MIGHT HINDER EITHER PEDESTRIAN OR VEHICULAR MOVEMENTS SHALL BE REMOVED.
6. TREES SHALL BE PLANTED WITH THE TOP OF THE ROOTBALL 2-4 INCHES HIGHER THAN THE FINISHED GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. ALWAYS SET ROOTBALL ON UNDISTURBED SOIL. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN PLANTING PIT. CUT OFF REMAINDER OF BASKET ONCE TREE HAS BEEN SET AND PRIOR TO BACKFILLING. AT A MINIMUM, THE TOP 1/2 OF THE BURLAP AND WIRE BASKET SHALL BE REMOVED. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP.
7. AFTER SQUARELY PLACING TREES OR SHRUBS IN PLANTING PITS, BACKFILL PLANTING HOLE USING A MIXTURE OF TWO-THIRD EXISTING SOIL AND ONE-THIRD SOIL AMENDMENT, OR AS REQUESTED BY THE OWNER. ALL BACKFILL SHALL BE FREE OF DEBRIS OR STONES 1-INCH OR LARGER.
8. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE CLEAN AND WEED-FREE, AND ALL PLANT MATERIAL SHALL REMAIN IN HEALTHY CONDITION, FOR A PERIOD OF 90 DAYS AFTER PROJECT ACCEPTANCE.
9. ALL TREES AND SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF ONE-YEAR AFTER PROJECT ACCEPTANCE. CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANT THAT DIES OR IS FOUND TO BE IN UNHEALTHY CONDITION. CONTRACTOR WILL NOT BE HELD RESPONSIBLE IF PLANT DIES DUE TO OVERWATERING OR DIRECT DAMAGE BY HUMAN ACTIONS.
10. PLANT SPECIES, SIZES AND LOCATIONS SHALL FOLLOW THE APPROVED LANDSCAPE PLAN. IF THE SITE CONDITIONS, UNDERGROUND UTILITIES AND/OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE AND RECEIVE APPROVAL FROM OWNERS AND THE CITY PRIOR TO MAKING ANY MODIFICATIONS.

MULCHING:

1. INSTALL A 3" LAYER OF SHREDDED WOOD MULCH, THROUGHOUT ALL PLANTING AREAS, UNLESS NOTED OR SHOWN AS COBBLE MULCH. DO NOT INSTALL FABRIC UNDER WOOD MULCH. FINISH GRADE OF SHRUB BEDS SHALL SET AT 4" BELOW EDGE OF SIDEWALK OR HARD SURFACES TO ASSURE THAT 3-INCHES OF MULCH CAN BE PROPERLY PLACED.
2. COBBLE MULCH SHALL BE 4' WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1/2" FEA GRAVEL AS INFILL BETWEEN LARGER STONES. ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALL PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.

FIRE LIFE SAFETY LANDSCAPE NOTES:

1. 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS
3. LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

UTAH DEVELOPMENT GROUP
324 S. 400 W. SUITE 175
SALT LAKE CITY, UTAH 84101
PHONE: (801) 641-8956
ATTN: MARCO DIAZ

Date:	03/22/2023
Description:	INITIAL SITE PLAN SUBMITTAL
No.:	1

JIMENEZ DESIGN GROUP, LLC
303.738.8259
720.34.0884
Civil, Planning & Landscape Architecture & Urban Design
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