

LANDSCAPE REQUIREMENTS

Street Frontage Landscape Buffer Requirements (146-4.7.5.D)						
Street	Distance	Buffer Width	Trees Required (1 tree per 40LF)	Trees Provided	Shrubs Required (10 shrubs per 40LF)	Shrubs Provided
Tower Road	219LF	25'		6	6	55
E 22nd Place	225LF	6"		6		57
Andes Way	205LF	10'		5	5	52
*Buffer reduction used on E 22nd Place from 10' - 6' wide. Buffer reduction method used: Masonry Wall.						

Non-Street Frontage Landscape Buffer Requirements (146-4.7.5.E)						
Neighboring Property	Distance	Buffer Width	Trees Required (1 per 25LF, 50%Evg. for Res.) (1 per 40LF, 30%Evg. for Indus.)	Trees Provided	Shrubs Required (5 per 25LF for Res.) (5 per 40LF for Indus.)	Shrubs Provided
NW Residential Property	330LF	12"	14 (7 Deciduous + 7 Evergreen)	7 Ev. Trees, 7 Dec. Trees		66
All other adjacent Industrial	914LF	N/A**	23 (15 Deciduous + 8 Evergreen)	see adjustment table		115
*Buffer reduction used on adjacent to neighboring residential property from 25' to 12' wide. Buffer reduction method used: Masonry Wall. **Adjustment used for Industrial Non-Street Frontage Buffer. See Adjustment Table						

Curbside Landscape Requirements (146-4.7.5.C)			
Street	Distance	Trees Required (1 tree per 40LF)	Trees Provided
Tower Road	219LF	6 Trees	6 Trees*
E 22nd Place	225LF	6 Trees	6 Trees
Andes Way	205LF	5 Trees	5 Trees
*Curbside landscape install to be deferred until after city road improvements to Tower Road are complete			

Adjustment Table		
Request	Mitigation Measure	Provided
To not provide the required 10' wide non-street frontage landscape buffer abutting neighboring industrial properties	Provide the required non-street frontage buffer tree and shrub quantities elsewhere on the site	23 Trees (15 Dec. + 8 Evergreen) and 115 Shrubs provided throughout. (above the other site landscape requirements)

PLANT SCHEDULE

DECIDUOUS TREES

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
AO	5	Aesculus glabra / Ohio Buckeye	B & B	2"Cal
CO	5	Celtis occidentalis / Common Hackberry	B & B	2"Cal
GK	3	Gymnocladus dioica / Kentucky Coffeetree	B & B	2"Cal
QM	3	Quercus macrocarpa / Burr Oak	B & B	2"Cal
QU	3	Quercus undulata / Wavyleaf Oak	B & B	2"Cal

EVERGREEN TREES

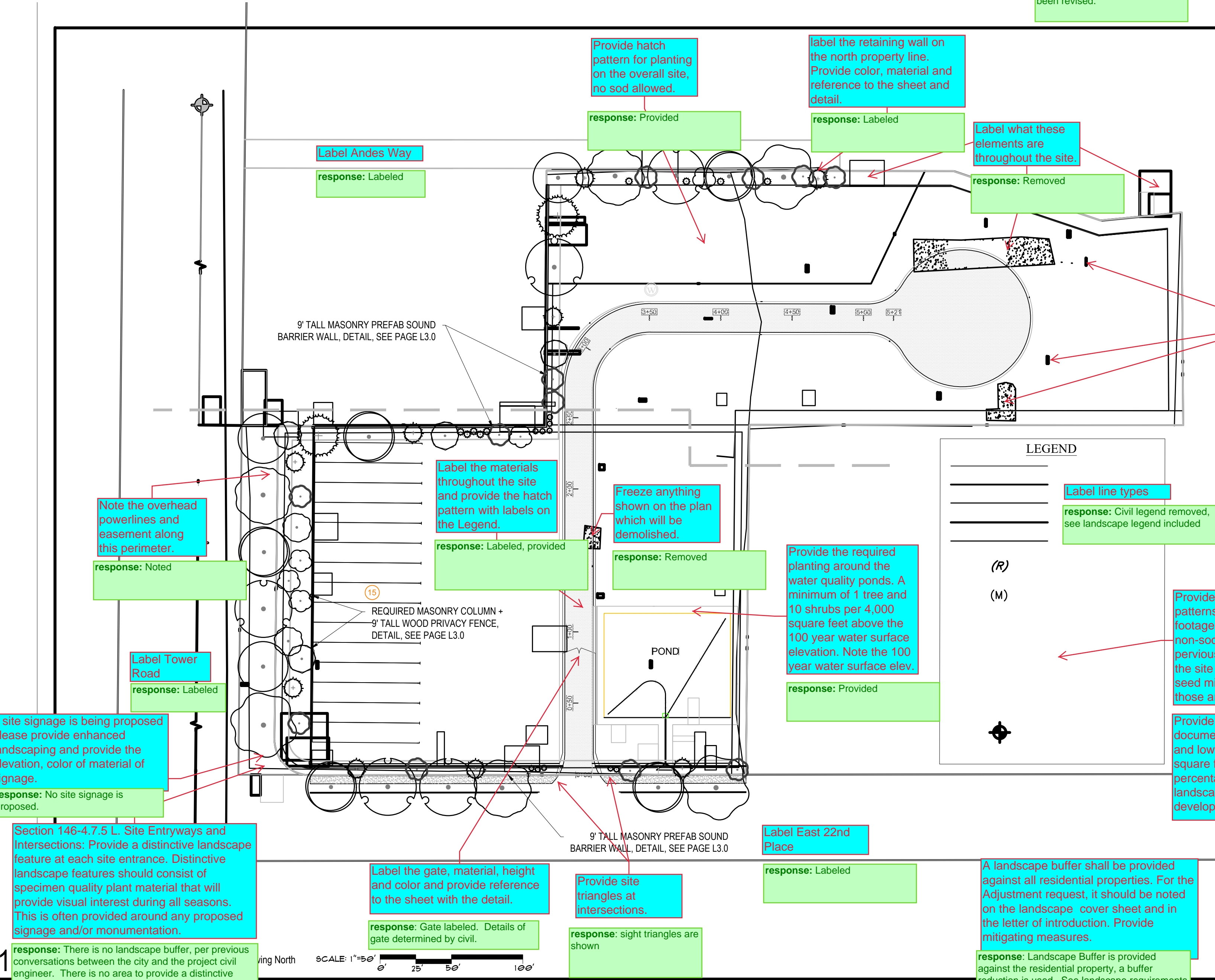
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
JH	9	Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper	15 gal	6 FT
JW	10	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15 gal	6 FT
PO	9	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	B & B	6 FT
PS	2	Pinus sylvestris / Scotch Pine	B & B	2"Cal

ORNAMENTAL TREES

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
AG	5	Acer grandidentatum / Bigtooth Maple	B & B	2"Cal
CA	4	Crataegus ambigua / Russian Hawthorn	B & B	2"Cal
CI	4	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	2"Cal
QG	2	Quercus gambelii / Gambel Oak	B & B	6 FT
QS	8	Quercus robur 'Fastigiata' / Skyrocket® English Oak	B & B	2"Cal

SHRUBS

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2
AL	39	Amorpha canescens / Leadplant	5 gal	
AC	26	Artemisia cana / Silver Sagebrush	5 gal	
CB	37	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal	
CN	60	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal	
CS2	44	Cowania mexicana stansburiana / Mexican Cliffrose	5 gal	
FP	25	Fallugia paradoxa / Apache Plume	5 gal	
FN	6	Forestiera neomexicana / New Mexico Privet	5 gal	
JY	13	Juniperus horizontalis plumosa 'Youngstown' / Youngstown Creeping Juniper	5 gal	
RA	35	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal	
RT	11	Rhus typhina / Staghorn Sumac	5 gal	
RG	19	Ribes aureum / Golden Currant	5 gal	
YF	33	Yucca filamentosa / Adam's Needle	5 gal	



GENERAL NOTES

- A. EXISTING TO REMAIN UNLESS NOTED OTHERWISE
B.
- response:** Landscape Buffer is provided against the residential property, a buffer reduction is used. Appropriate mix of deciduous and evergreens are used. See landscape requirements table on sheet L1.0 and on cover sheet.
- Thank you for the adjustment support for the non-street buffer adjacent to industrial properties. See adjustment table on sheet L1.0 and on cover sheet.

IRRIGATION NOTES

- IRRIGATION REQUIREMENTS:**
- POP UP SPRAYS TO TURF, DOUBLE COVERAGE THROUGHOUT.
 - D RIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS MAY VARY, DEPENDING ON LOCATION.
 - PLACE EMITTERS ON UPHILL SIDE OF PLANT IN SLOPED LOCATION.
 - IN THE CASE OF MULTIPLE EMITTERS AND FLAT SITE, PLACE EMITTERS EQUIDISTANT AROUND ROOTBALL.
- response:** Sheet numbers updated
- Make sure that the sheet numbering is consistent throughout the plan set. The LA sheet numbers should be shown on the overall project cover sheet. The numbering should be cumulative. Sheet X of X.

Section 146-4.7.5.E.2.b. Non-Street Perimeter Buffers
A 25' wide non-street perimeter landscape buffer is required adjacent to the existing residential property. A buffer reduction to 12' is permitted depending upon the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. While the buffer widths are less restrictive, plant quantities remain consistent. Plant material shall be provided at a ratio of one tree and five shrubs per 25 linear feet and 50% of the tree species shall be evergreen. Plant sizes shall be increased to three-inch caliper for deciduous shade trees and eight feet tall for evergreen trees between non-residential and residential uses. While additional non-street buffers are required adjacent to the adjoining industrial properties, given the nature of the uses, staff would be in support of an adjustment request to not provide the required buffer. Adjustment requests should be accompanied by mitigating measures to offset the adjustment request. In addition, the adjustment should be listed on the Cover Sheet and Landscape Plan sheet with the plan set and the Letter of Introduction should be updated to reflect the adjustment request and the mitigating measures being taken to offset the adjustment.

Plant material shall be chosen based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement. Shrubs and ornamental grasses may not be substituted for the tree requirement unless the site is encumbered. Refer to the UDO for what is considered an encumbrance. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.

	CRUSHED GRANITE		STRING LIGHTS
	CONCRETE PAVERS		CAFE TABLES
	CONCRETE		GRANITE BOULDERS
	ROCK MULCH (in all planting beds)		ROLL-TOP METAL EDGER
	BLEND OF 1/2" NATIVE RIVER ROCK AND SQUEEGEE, 50% EACH BY WEIGHT		



Landscape Architect
Ivy Street Design
1529 York Street
Suite 200
Denver, CO 80206
Tel. 303.320.0362

Date	Description
10-5-22	SUBMITTAL 01

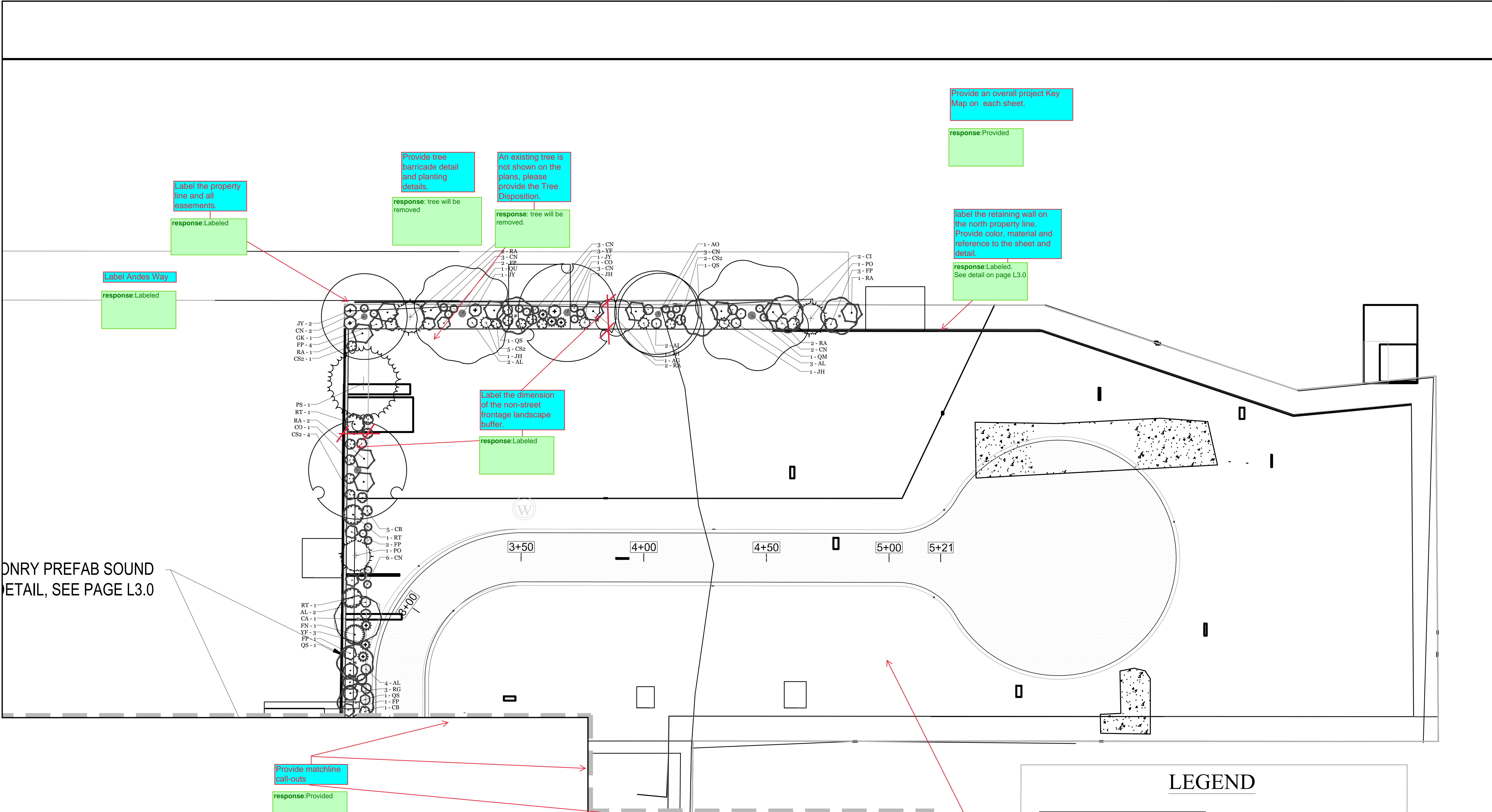
Seal / Signature	Drawn By:
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Project Name	SEMI TRUCK PARKING
Project Address	2252 TOWER ROAD AURORA, CO 80011
Scale	SCALE - 1:50
Description	LANDSCAPE PLAN

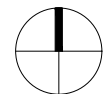
L 1.0



Landscape Architect
Ivy Street Design
1529 York Street
Suite 300
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1 LANDSCAPE PLAN



Drawing North

SCALE: 1"=20'

LANDSCAPE LEGEND

	CRUSHED GRANITE		STRING LIGHTS
	CONCRETE PAVERS		CAFE TABLES
	CONCRETE		GRANITE BOULDERS
	ROCK MULCH (in all planting beds)		ROLL-TOP METAL EDGER
	BLEND OF 3/4" NATIVE RIVER ROCK AND SQUEEGEE, 50% EACH BY WEIGHT		

GENERAL NOTES

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B.

IRRIGATION NOTES

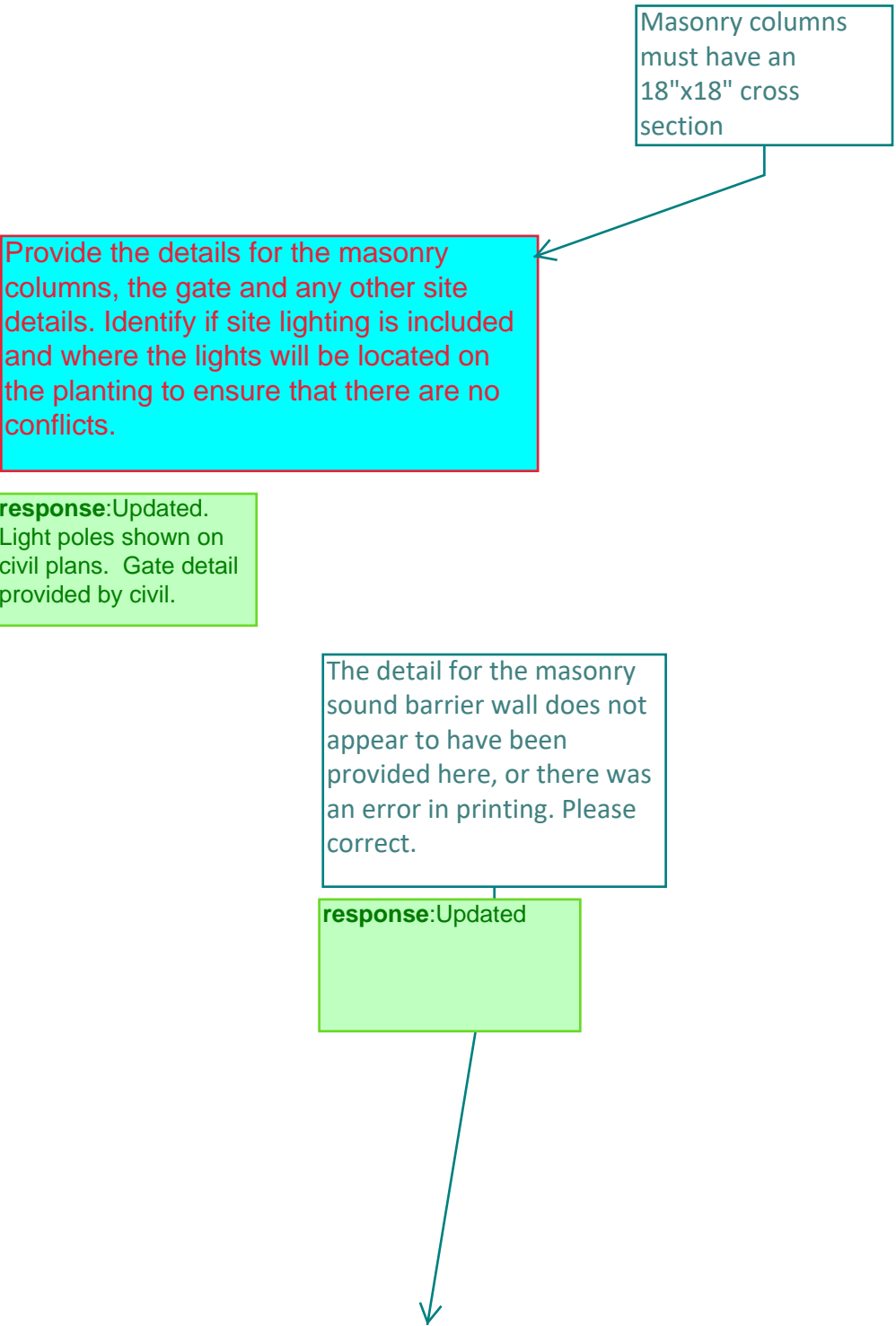
- IRRIGATION REQUIREMENTS:**
1. POP UP SPRAYS TO TURF, DOUBLE COVERAGE THROUGHOUT.
 2. DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS MAY VARY, DEPENDING ON LOCATION.
 3. PLACE EMITTERS ON UPHILL SIDE OF PLANT IN SLOPED LOCATION.
 4. IN THE CASE OF MULTIPLE EMITTERS AND FLAT SITE, PLACE EMITTERS EQUIDISTANT AROUND ROOTBALL.

Date	Description
10-5-22	SUBMITTAL 01

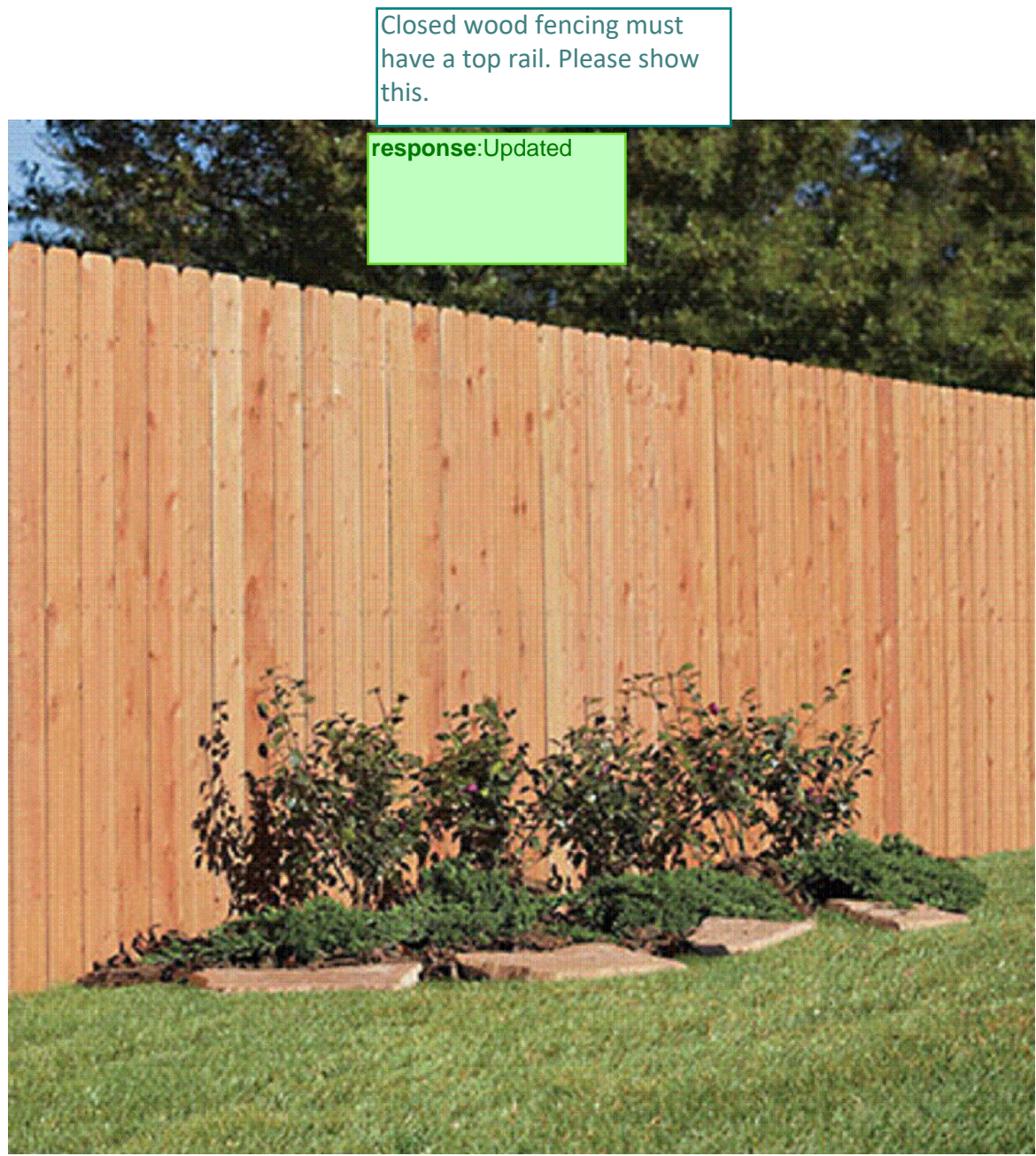
Seal / Signature Drawn By:

Project Name	SEMI TRUCK PARKING
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Scale	SCALE - 1:20
Description	LANDSCAPE PLAN

L 2.1



1. 9' TALL MASONRY PREFAB SOUND BARRIER WALL
2. ENGINEERING BY OTHERS
3. IMAGE FOR DESIGN INTENT ONLY











1. 9' WOOD FENCE, DOG EAR CEDAR, WITH MASONRY COLUMNS
2. ENGINEERING BY OTHERS
3. 3 MASONRY COLUMNS REQUIRED: NORTH CORNER, SOUTH CORNER AND MIDPOINT
4. IMAGE IS FOR DESIGN INTENT ONLY

Note: NOT FOR CONSTRUCTION on the landscape plans.

response:noted

1 OVERALL PLAN

LANDSCAPE LEGEND

	CRUSHED GRANITE		STRING LIGHTS
	CONCRETE PAVERS		CAFE TABLES
	CONCRETE		GRANITE BOULDERS
	ROCK MULCH (in all planting beds) BLEND OF ¾" NATIVE RIVER ROCK AND SQUEEGEE, 50% EACH BY WEIGHT		ROLL-TOP METAL EDGER

GENERAL NOTES

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Date	Description
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- 10-5-22 SUBMITTAL 01

Seal / Signature	Drawn By:
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Project Name
SEMI TRUCK PARKING

Project Address
2252 TOWER ROAD AURORA, CO 80011

Scale

SCALE - 1:50

Description

LANDSCAPE DETAILS

L 3.0