

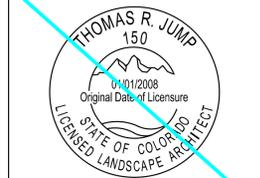
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EASTRIDGE PLAZA
MINOR SITE PLAN
3095 SOUTH PEORIA STREET
AURORA, COLORADO

FIRE HYDRANT ACCESS:

1. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE OR EMERGENCY ACCESS EASEMENTS.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").

GENERAL PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. IN ALL BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MIXTURE, ROTOTILLED TO A DEPTH OF 8". SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT 4 C.Y./ 1000 S.F.
3. SHRUB BEDS SHALL BE MULCHED WITH CRUSHED GRANITE ROCK FROM PIONEER LANDSCAPE SUPPLY (OR APPROVED EQUAL) OVER WEED BARRIER FABRIC AS FOLLOWS:
MULCH #1: 1-1/2" DIA. COLORADO ROSE
MULCH #2: 3/4" DIA. COLORADO ROSE
MULCH #3: 2"-4" COLORADO ROSE RIP-RAP
4. ALL PLANTS SHALL HAVE 3-4" DEPTH RING OF SHREDED CEDAR MULCH ABOVE EACH PLANTING PIT NOT LESS THAN 1.5 TIMES THE CONTAINER DIAMETER. MULCH & ROCK COLOR SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. ANY PERENNIAL BEDS SHALL BE ALL CEDAR MULCH.
5. ALL TREES SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER. KEEP MULCH 4-6" AWAY FROM TRUNKS.
6. STEEL EDGER SHALL BE GREEN OR BLACK 3/16" MIN. X 4" PAINTED STEEL WITH ROLLED TOP EDGE
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL 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 UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. WALKS, CURBS & GUTTERS WILL BE EXISTING OR PROPOSED CONCRETE PAVING, THE DRIVEWAY AND PARKING AT THE BUILDING WILL BE EXISTING OR PROPOSED ASPHALT.
9. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
10. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
11. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
12. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

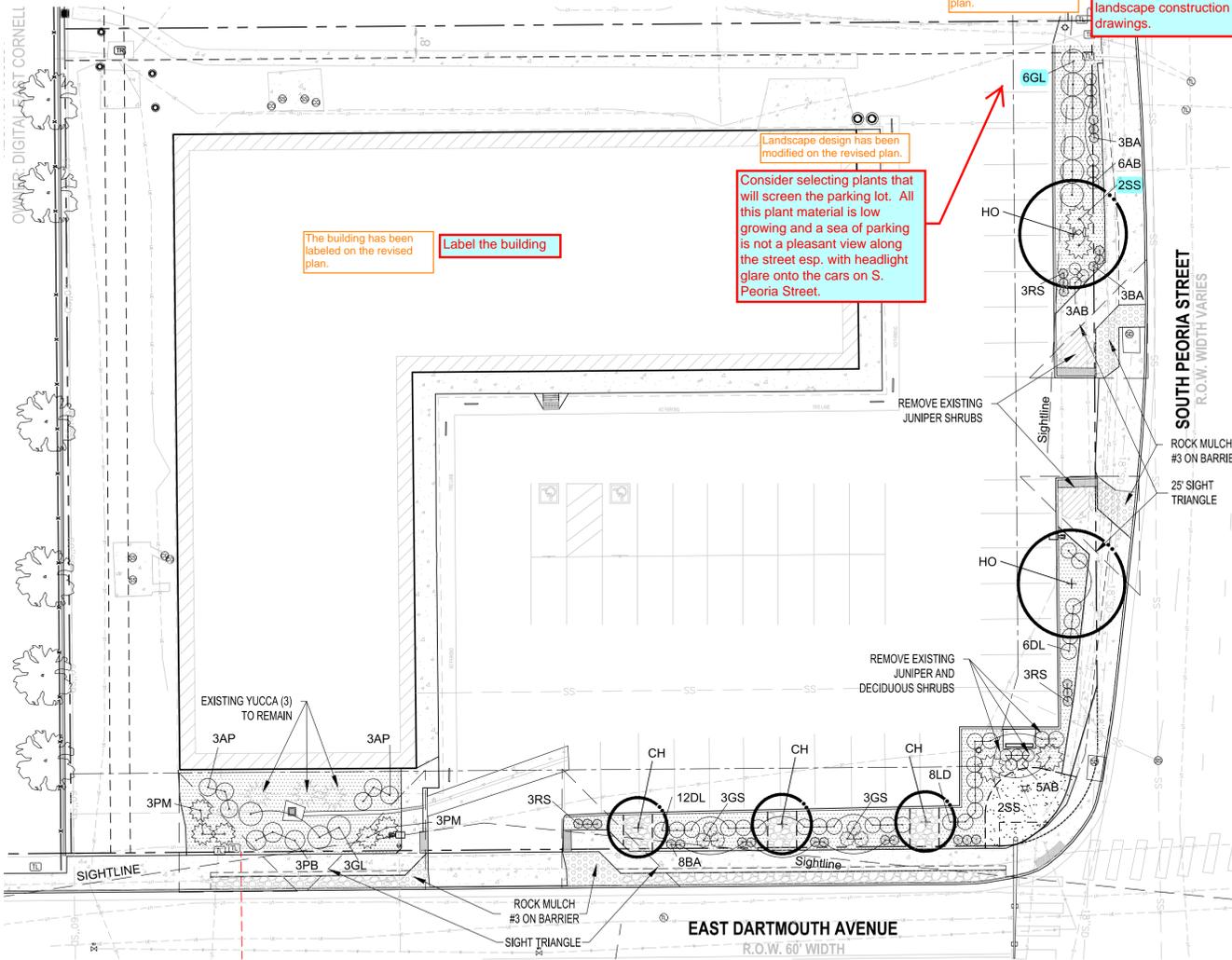
The notes have been revised as directed with the new fire department note and keeping the previous note 10.

Despite the fire department's comment, please keep this note, but add their required notes as well.

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	HYDRO ZONE	MATURE WIDTH	MATURE HEIGHT	INSTALL SIZE	REMARKS NOTES/
DECIDUOUS TREES								
HO	2	Quercus 'Heritage'	Heritage Oak	L	35-50'	35-60'	2.5" cal.	B&B, single stem, full head. Healthy & well established. Min. ht. & roots per ANSI z60.1-2014 and Colo. Nursery Act.
ORNAMENTAL TREES								
CH	3	Pyrus calleyana 'Chanticleer'	Chanticleer Pear	L	15-20'	20-25'	2" cal.	
DECIDUOUS SHRUBS								
AB	14	Berberis atropurpurea 'Admiration'	Admiration Barbbery	L	2-3'	L (2-3')	15-18" ht.	#5 container
AP	6	Fallugia paradoxa	Apache Plume	L	4-6'	M (4-6')	30-36" ht.	#5 container
DL	18	Syringa patula 'Miss Kim	Miss Kim Dwartk Lilac	L	3-4'	M (3-4')	24-30" ht.	#5 container
GL	15	rhus aromatica 'Grow-low'	Grow-Low Sumac	L	6-8'	L (2-3')	15-18" ht.	#5 container
LD	8	Physocarpus opulifolia 'Little Devil'	Little Devil Ninebark	L	3-4'	M (3-4')	21-24" ht.	#5 container
PB	3	Prunus bessey 'Pawnee Buttes'	Pawnee Buttes Sandcherry	L	4-6'	L (18"-2')	15-18" ht.	#5 container
EVERGREEN SHRUBS								
SS	4	Juniperus sabinia 'Sierra Spreader'	Sierra Spreader Juniper	L	6-8'	L (12-15")	9-12" ht.	#5 container
PM	6	Arcostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	L	3-5'	L (15-24")	9-12" ht.	#5 container
ORNAMENTAL GRASSES								
BA	14	Helictotrichon sepervirens	Blue Avena Grass	L	2-3'	M (2-3)	18-21" ht.	#5 container
GS	9	Sporobolus wrightii	Giant Sacaton Grass	L	2-3'	M(3-6')	24-30" ht.	#5 container
RS	9	Panicum virgatum 'Shenandoah'	Red Switch Grass	L	18-24"	M(3-4')	21-24" ht.	#5 container

1. PLANTS SHALL BE HEALTHY & WELL-ESTABLISHED B&B OR CONTAINER STOCK AND CONFORM TO STANDARDS IN THE "AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, NUMBER OF CANES SHALL BE PER ANSI Z60.1-2014 AND MINIMUM SIZE SHALL BE AS LISTED ABOVE.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.



The building has been labeled on the revised plan. Label the building

Consider selecting plants that will screen the parking lot. All this plant material is low growing and a sea of parking is not a pleasant view along the street esp. with headlight glare onto the cars on S. Peoria Street.

The stamp has been removed on the revised plan.

Remove the stamp as the city does not review landscape construction drawings.

Landscape design has been modified on the revised plan.

COOL SEASON GRASSES CALC. TABLE

MAX. % COOL SEASON GRASSES ALLOWED	1,438 SF	33%
COOL SEASON GRASSES PROVIDED	324 SF	7.4%

HYDROZONE TABLE

SYM.	HYDROZONE	LANDSCAPE TYPE	AREA / %
[Symbol]	HIGH USE	IRRIGATED TURF	
[Symbol]	LOW USE	SHRUB BEDS	

The plan has been added to the revised plan, and a detail has been added to the architectural details.

Is there a dumpster proposed? If so, include that on the landscape plan and provide a detail of the enclosure.

SITE DATA CALCULATION TABLE

SITE DATA	AREA IN SQ. FT.
TOTAL SITE AREA	53,868 SF
BUILDING COVERAGE	16,404 SF
HARD SURFACE AREA	33,106 SF
LANDSCAPE AREA	4,358 SF

INERT SURFACE GROUND COVERAGE

ROCK MULCH PLANTING BEDS	1,114 SF	93.6% OF L/S AREA
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The copyright statement has been removed on the revised plan.

Remove all copyrights, typical all sheets.

LEGEND

[Symbol]	DECIDUOUS TREE	[Symbol]	IRRIGATED COOL SEASON SEASON GRASS
[Symbol]	ORNAMENTAL TREE	[Symbol]	ROCK MULCH #1: 1.5" DIA. CRUSHED GRANITE
[Symbol]	EVERGREEN TREE	[Symbol]	ROCK MULCH #2: 3/4" DIA. CRUSHED GRANITE
[Symbol]	DECIDUOUS SHRUB	[Symbol]	ROCK MULCH #3: 3 TO 4" DIA. CRUSHED GRANITE
[Symbol]	EVERGREEN SHRUB	[Symbol]	STEEL EDGER
[Symbol]	ORNAMENTAL GRASS		

NOT FOR CONSTRUCTION

SCALE 1" = 20'
0 10 20 40



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JUNE 13, 2022

#	DATE	REVISION
1		
2		
3		
4		
5		

PROJECT NUMBER: 16-112
DRAWN BY: DEC
CHECKED BY:
DESCRIPTION:

LANDSCAPE PLAN
5 of 6

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#	DATE	REVISION
1	06/14/22	MINOR SITE PLAN
2		
3		
4		
5		

PROJECT NUMBER: 21-101
 DRAWN BY: DEC
 DATE:
 DESCRIPTION:
 ELEVATIONS

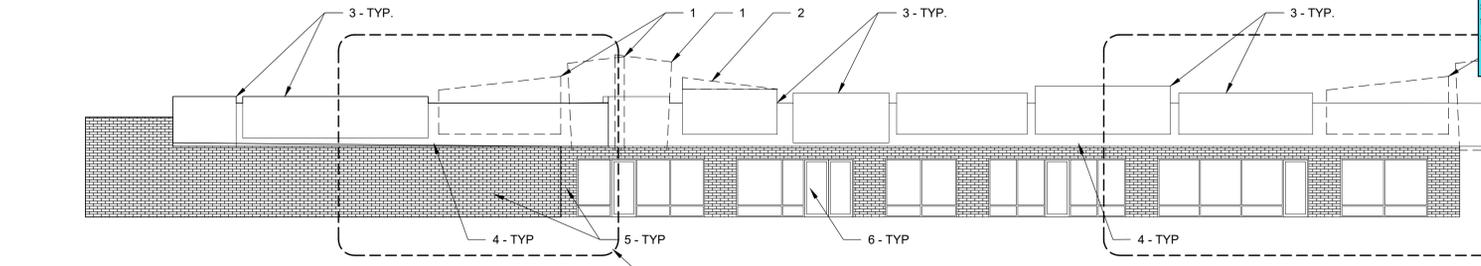
MATERIAL LEGEND

- 1 EXISTING METAL PANEL TO BE REMOVED
- 2 TOP OF EXISTING METAL PANEL TO BE TRIMMED
- 3 WOODGRAIN FILM ON EXISTING METAL PANELS - 3M DI-NOC, COLOR: TEAK
- 4 PLASTER - BODY: DRYVIT, COLOR: WINTER EVE 817A
- 5 EXISTING BRICK - SEMI-TRANSPARENT STAIN & SEAL
- 6 EXISTING STOREFRONT: DARK ANODIZED FRAME AND DOORS WITH CLEAR GLAZING TO REMAIN
- 7 EXISTING CONCRETE BLOCK - PAINT
- 8 EXISTING METAL DOOR - PAINT TO MATCH ADJACENT FINISH
- 9 METAL WALL PANEL - BERRIDGE HR-16 PANEL, COLOR: ZINC GREY
- 10 METAL TRIM - COLOR: CHARCOAL GREY
- 11 BEAM AND KICKERS (NON-STRUCTURAL)
- 12 PAINT EXISTING SOFFIT

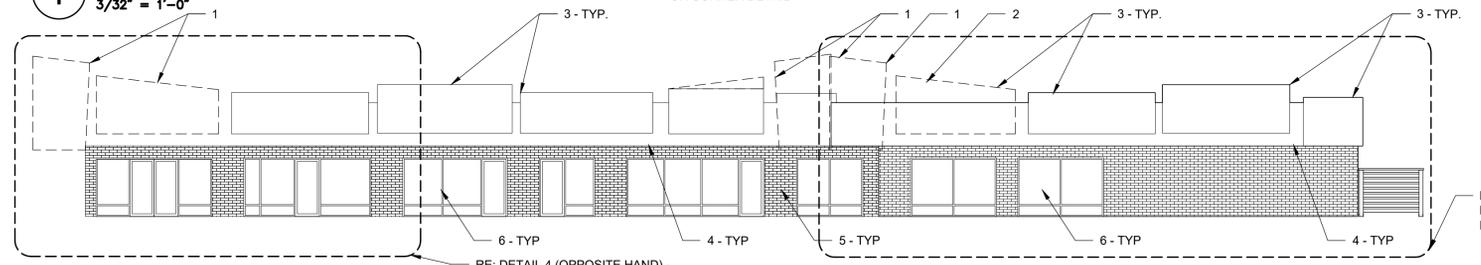
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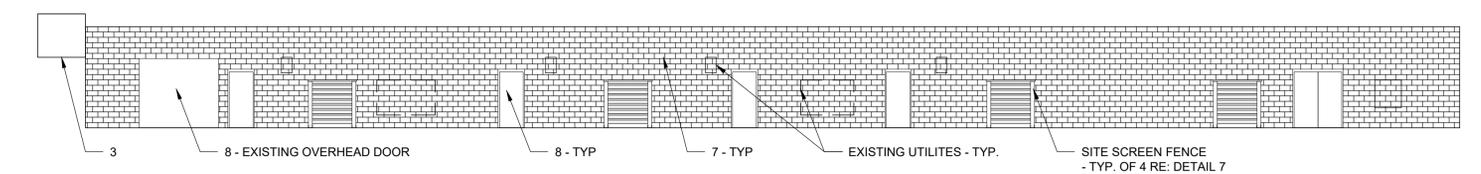
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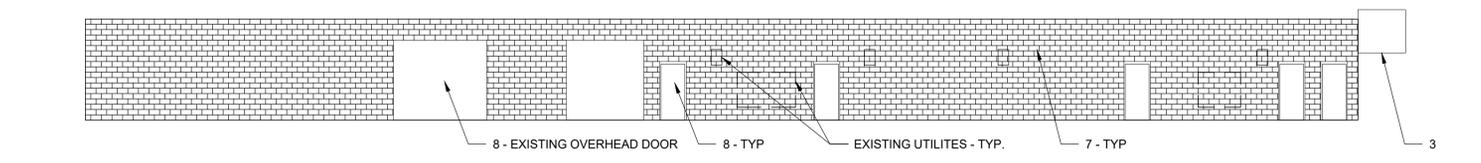
1 SOUTH ELEVATION
 3/32" = 1'-0"



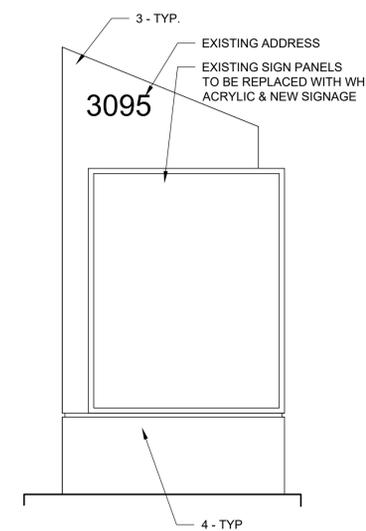
2 EAST ELEVATION
 3/32" = 1'-0"



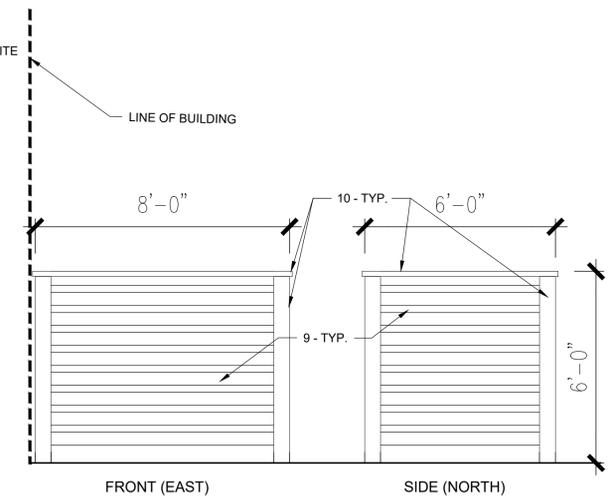
3 NORTH ELEVATION
 3/32" = 1'-0"



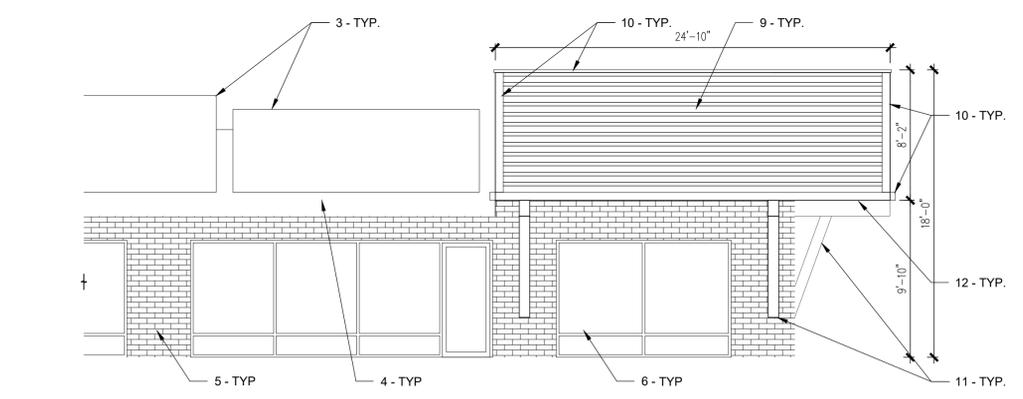
4 WEST ELEVATION
 3/32" = 1'-0"



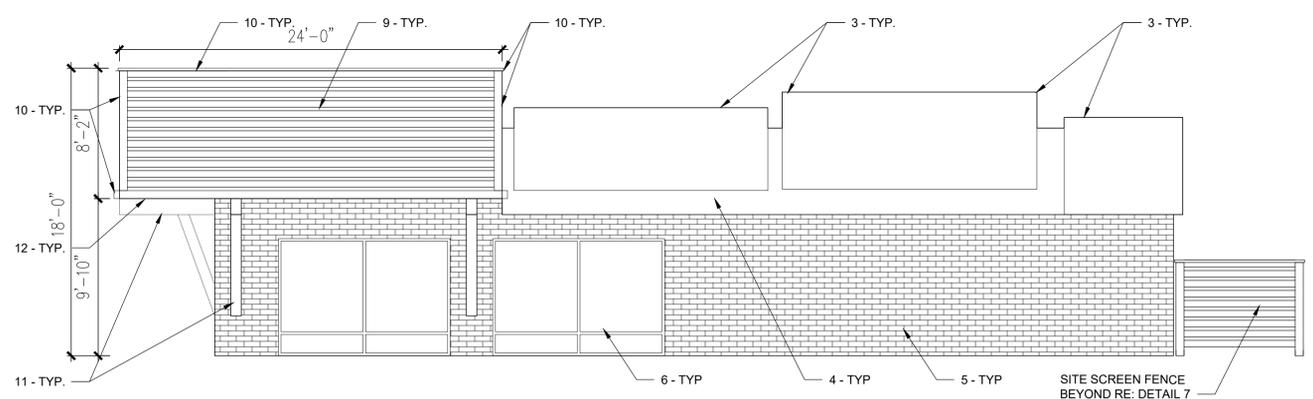
6 SITE SIGN
 3/8" = 1'-0"



7 SITE SCREEN FENCE
 3/8" = 1'-0"



4 SOUTH ELEVATION MODIFICATION
 3/16" = 1'-0"



5 EAST ELEVATION MODIFICATION
 3/16" = 1'-0"