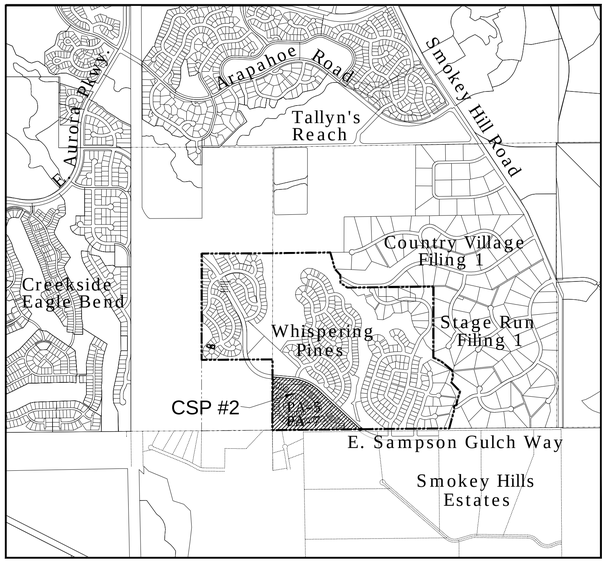
Whispering Pines
Aurora, Colorado
Contextual Site Plan, CSP #2
Landscape Plans



Vicinity Map
Not to Scale

North

Drawing Index

TS	Title Sheet
SIP	Site Plan
MLI	Master Lighting Plan
LD1	Landscape Details - Fencing
LD2	Landscape Details - Furnishing
LD3	Landscape Details - Plant Schedule
LD4	Landscape Details - Plant Schedule Cont.
LD5	Landscape Details - Landscape Information & Tables
LD6	Landscape Details - Notes & Planting Details
LP1	Landscape Plan
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LP3	Landscape Plan
LP4	Landscape Plan

Legal Description

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

July 24, 2015
CSP - Submittal Set

Prepared By:
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Denver, CO 80265
Telephone: (303) 531-4905
Fax: (303) 531-4908

Prepared For:
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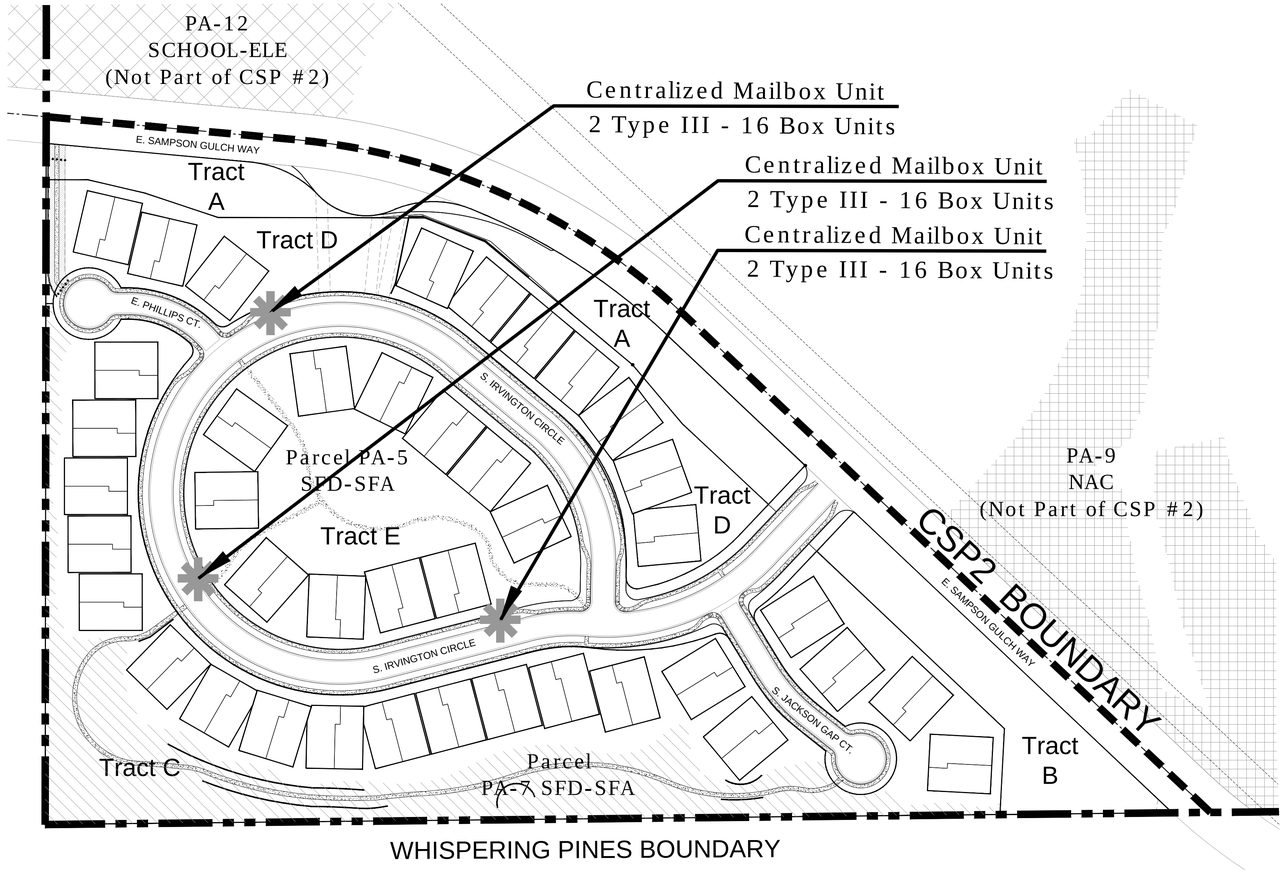
Whispering Pines
Aurora, Colorado
CSP #2 - LANDSCAPE PLAN

Drawn by: JW
Checked by: JP
Issue Date: 3.11.15
Revision: 6.03.15
Revision: 7.24.15
Extension:

SHEET NAME
Title Sheet

SHEET NUMBER
TS



Site Plan

Scale: 1"=100'

0 50 100 200 300

North

General Notes:

1. 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 LANDSCPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

3. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

Legend

- School Site
- Neighborhood Activity Center
- Open Space

Residential Land Use Summary

Parcels	Acres	Units	DU/AC
PA-5	13.5	50	3.70
PA-7	10.9	32	2.94

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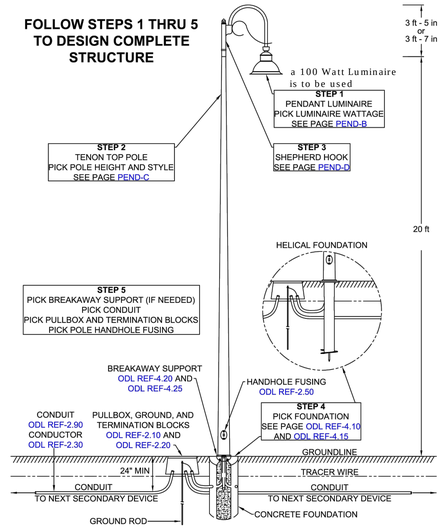
SHEET NAME
Site Plan

SHEET NUMBER
SIP

DESIGN PAGE
PENDANT LUMINAIRE - DOMUS
STEEL POLE - SHEPHERD HOOK - TENON TOP

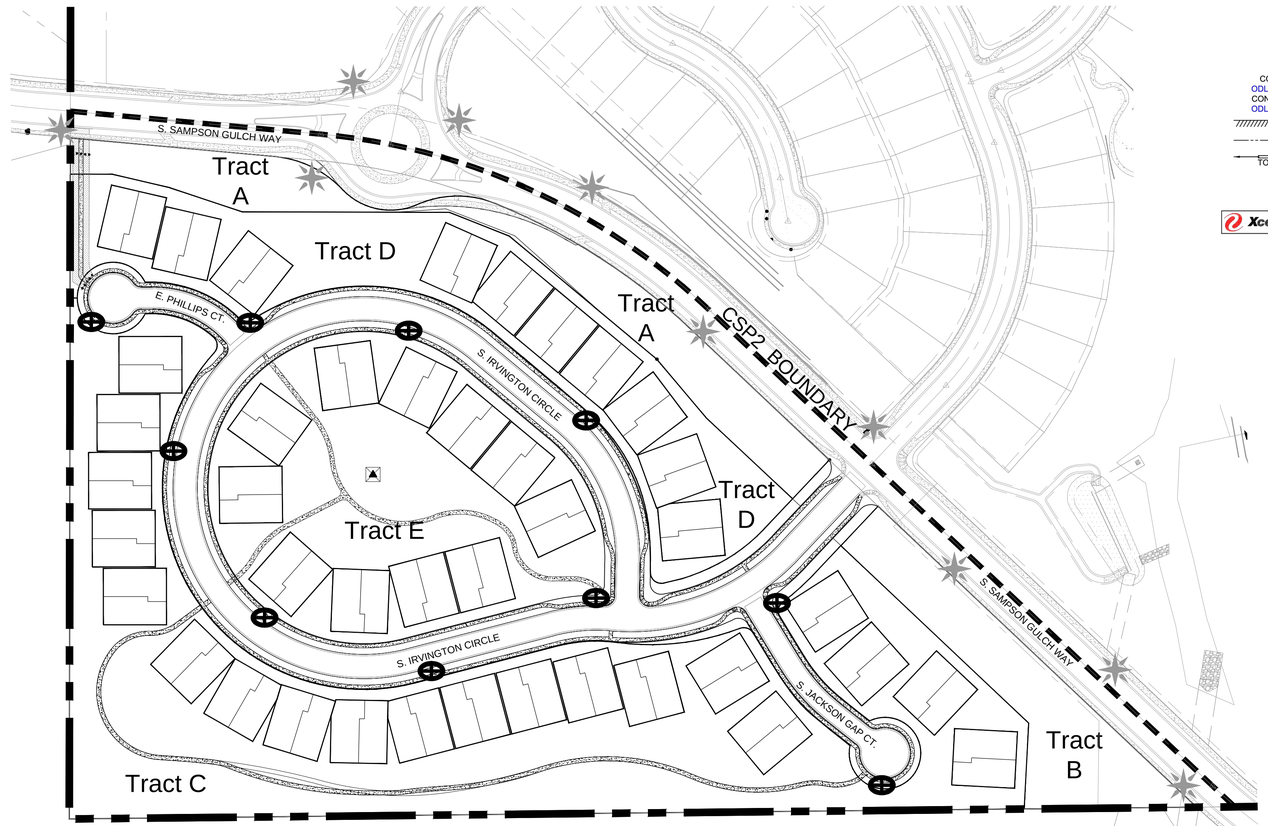
OR APPROVED EQUAL

FOLLOW STEPS 1 THRU 5 TO DESIGN COMPLETE STRUCTURE



OR APPROVED EQUAL

Xcel Energy	Issued	Replaces	Drawn by	Approved	File	OUTDOOR LIGHTING MANUAL
	Jan-14	Jan-12	JD	RDS	PEND-A	PAGE PEND-A



LANDSCAPE LIGHTING PLAN

Scale: 1"=100'

0 50 100 200 300

North

LEGEND

- ▲ Light in Shade Structure
- ● 20' Street Light Lamp
- ✳ 30' Street Light Lamp (Not part of this CSP- shown for reference only)

NOTES:

1. ALL LIGHT FIXTURES AS PER XCEL ENERGY RECOMMENDED LIGHT FIXTURES.
2. POST DESIGN TO BE CONFIRMED DURING DETAIL DESIGN PHASE.
3. FINAL LOCATIONS OF STREET LIGHTS TO BE DETERMINED IN CONSTRUCTION DOCUMENTS WITH COORDINATION FROM PUBLIC WORKS.
4. STREET LIGHT LOCATIONS SHOWN ARE REPRESENTATIVE OF RECENT SIMILAR COMMUNITIES IN THE CITY OF AURORA (ie. TALLYN'S REACH, AND SOUTHSHORE). LOCATIONS ARE CONSISTENT WITH LIGHTING PRINCIPLES OUTLINED IN APPROVED F.D.P.

NOTE:

Street light installation cost is funded by developer/owner.

Coach Lights to be installed in every yard along rural road by property owner /HOA.

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Aurora, Colorado

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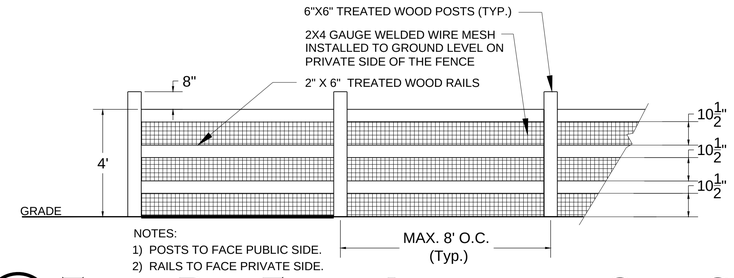
SHEET NAME
Master Lighting Plan

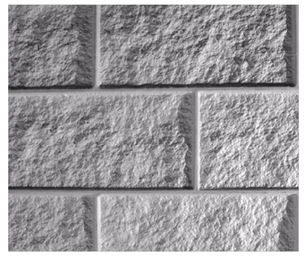
SHEET NUMBER
MLI

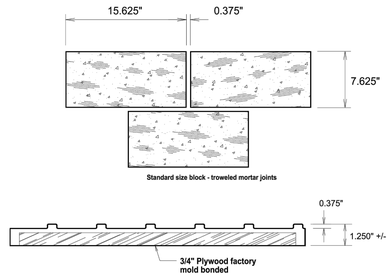


1 THREE RAIL FENCE ADJACENT TO OPEN SPACE

Scale: 3/8"= 1'-0"

WALL NOTES:
To be used on cast in place concrete walls.
Color to match block retaining walls.





3 CONCRETE FORMLINER

OR APPROVED EQUAL

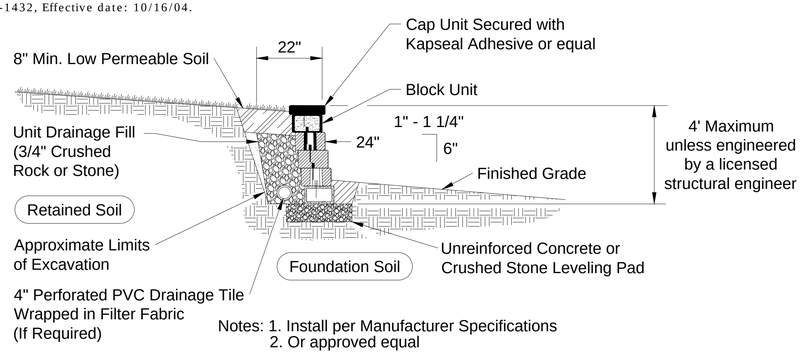
Scale: NTS

GENERAL NOTES:

1. All interior fencing constructed at Whispering Pines shall be in conformance with the 'City of Aurora, Fence, Wall and Awning Ordinance' - Article 17, Chapter 146, Aurora Municipal Code, Ordinance Number 2004-78, Effective Date: 01/15/05
2. Unless otherwise graphically depicted, no solid wood fences are permitted within 75' of the flowline along arterial and collector streets. Fences more than 75' from the flowline are exempt from this requirement.
3. Side yard fences shall be set back a minimum of four feet from the back of adjacent sidewalks.
4. Temporary fencing to be 4' high orange polyethelene mesh with steel T-bar posts.

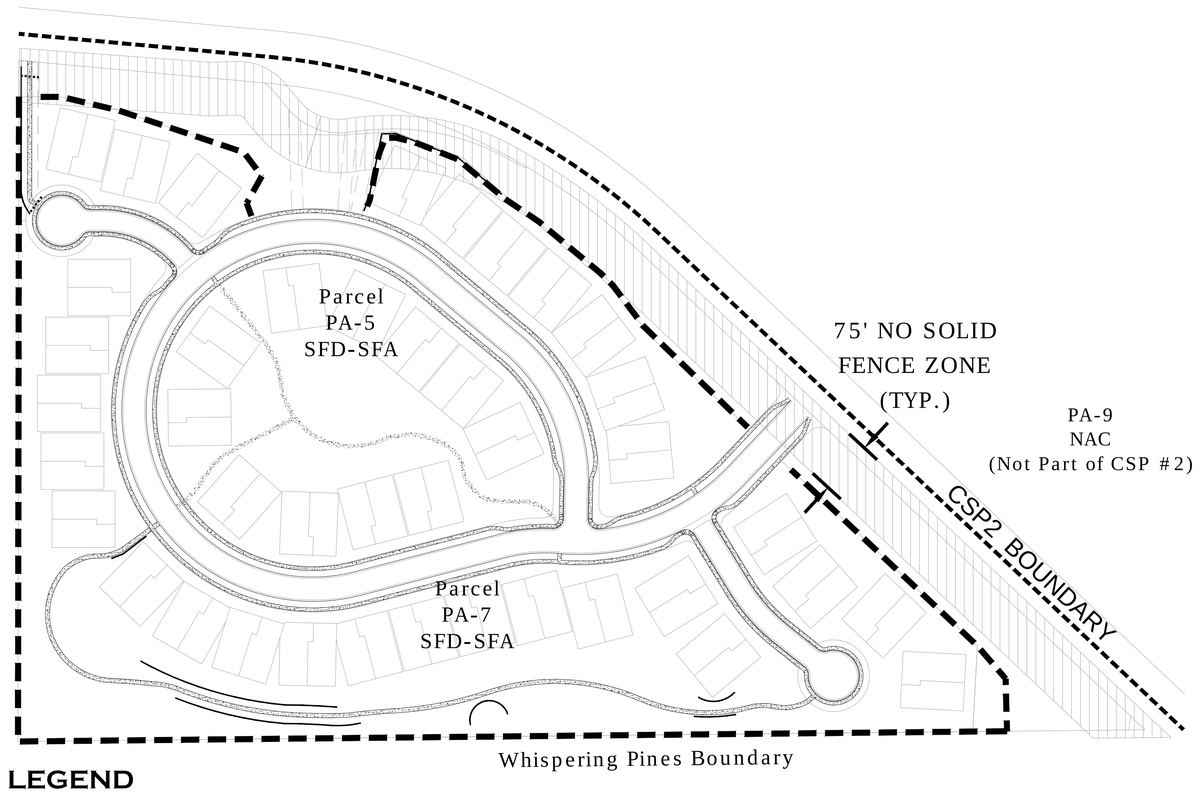
WALL NOTES:

All retaining walls constructed at Whispering Pines shall be in conformance with the 'City of Aurora Landscape Ordinance' - Article 14 of the City of Aurora Zoning Code, Section 146-1432, Effective date: 10/16/04.



2 TYPICAL GRAVITY WALL SECTION

Scale: 1/2"= 1'-0"



LEGEND

PRIVACY FENCE

THREE RAIL FENCE

4 LANDSCAPE FENCING LAYOUT PLAN

Scale: 1"= 100'

0 50 100 200 300

North

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Whispering Pines

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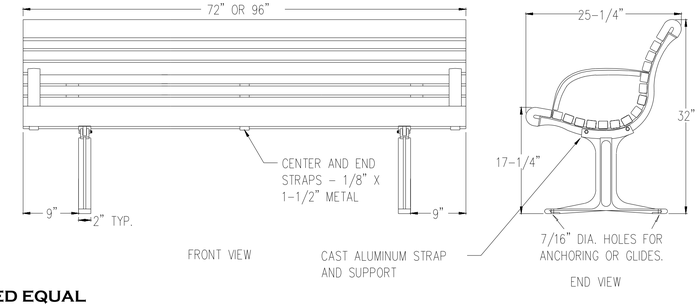
SHEET NAME
Landscape Details

SHEET NUMBER
LD1

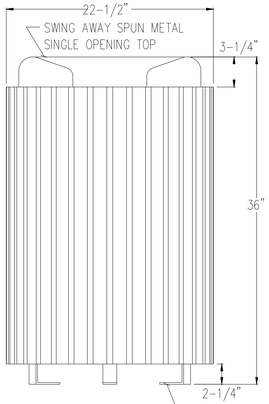
TITLE: 72" & 96" L - BACKED GRETCHEN'S BENCH - W/ ARMREST - FREESTANDING / SURFACE MOUNT
DESIGN: GRETCHEN
PATENT:
FILE: GR3512
DATE: 3-25-92
AUTHOR: DLM

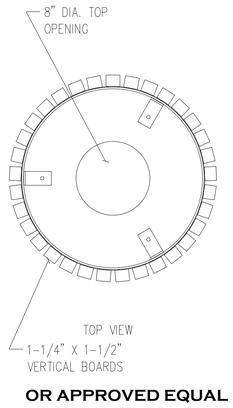


1 6' Gretchen Bench by Landscapeforms

Scale: N.T.S. **OR APPROVED EQUAL**

Model: Ski Shelter
Size: 16' x 16'
With interior light





TITLE: 22" DIA X 36" H - GRETCHEN'S LITTER RECEPTACLE - TOP-OPENING
DESIGN: GRETCHEN
PATENT:
FILE: GR5210
DATE: 6-4-98
AUTHOR: DLM

landscapeforms
431 LAWNDALE AVE. PHONE: 800-521-2546
KALAMAZOO, MI 49048 FAX: 269-381-3455

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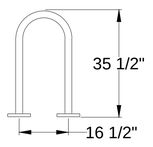
OR APPROVED EQUAL

2 22" x 36" Gretchen Trash Receptacle by Landscapeforms

Scale: N.T.S.

PERSPECTIVE

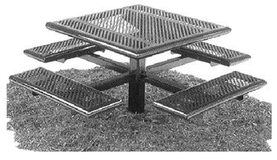


ELEVATION

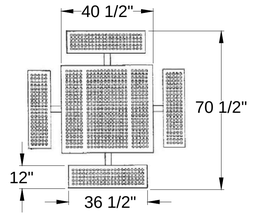
2 3/8" O.D. Galvanized Steel pipe w/Polyester Powder Coat

3 Loop Bike Rack- 83 Series by DuMor Inc.

Scale: N.T.S. **OR APPROVED EQUAL**

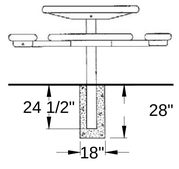


PERSPECTIVE



PLAN

PUNCHED SHEET STEEL WITH 2" DIA. ROLLED EDGES WITH BRONZE POWDER COAT



ELEVATION

4 Bronze Picnic Table #264-4YY Powder Coated Steel by Iron Mountain Forge

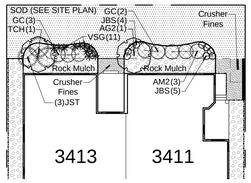
Scale: N.T.S. **OR APPROVED EQUAL**

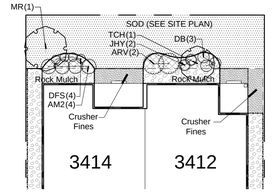
LEGEND

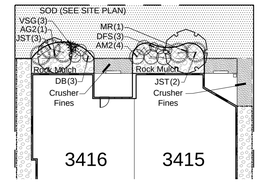
TREES
SHRUBS
GRASSES

5 Sentinel Mountan Series by Natural Structures

Scale: N.T.S. **OR APPROVED EQUAL**





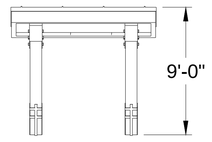


NOTE:
1. PLANTING LOCATIONS MAY BE ADJUSTED TO AVOID EASEMENTS/UTILTIES AND PROXIMITY TO FOUNDATIONS.
2. WHEN FLOORPLAINS ARE MIXED IN DIFFERENT COMBINATIONS INDIVIDUAL PLANTING TEMPLATES SHOULD BE KEPT WITH THEIR RESPECTIVE FLOOR PLAN NUMBERS.
3. THESE TEMPLATES DO NOT APPLY TO BLOCK 1 LOT 1 AND BLOCK 2 LOT 12. THESE TWO UNITS ARE TO BE BUILT AS SHOWN ON THE LANDSCAPE PLANS.
4. SEE LANDSCAPE PLANS FOR FRONT/SIDE YARD LANDSCAPING.

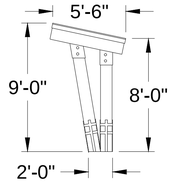
6 Patio Villa Backyard Landscape Templates

Scale: 1/2" = 1'-0"

Perspective

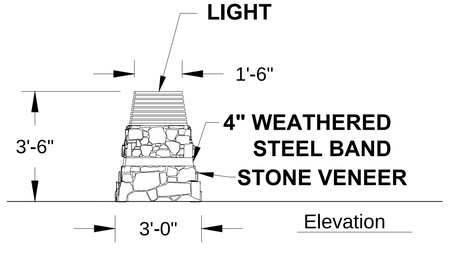


Elevation

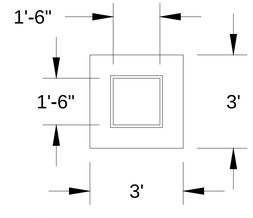


7 Mailbox Kiosk by Natural Structures

Scale: N.T.S. **OR APPROVED EQUAL**



Elevation



Plan

Perspective

8 Lighted Bollard

Scale: N.T.S.

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SHEET NAME
Landscape Details

SHEET NUMBER
LD2

X XERIC RATING=PLANTS NEED 1" OF WATER PER WEEK
XX XERIC RATING=PLANTS NEED 1/2" OF WATER PER WEEK
XXX XERIC RATING=PLANTS NEED 1" OF WATER EVERY TWO WEEKS

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CAL / SIZE	XERIC RATING
AA2	21	ACER FREEMANII `AUTUMN FANTASY`	AUTUMN FANTASY	45` X 35`	2.5"CAL	-
HB	36	CELTIS OCCIDENTALIS	COMMON HACKBERRY	50` X 30`	2.5"CAL	XX
SHL	44	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	40` X 30`	2.5"CAL	X
QB	26	QUERCUS BICOLOR	SWAMP WHITE OAK	50` X 35`	2.5"CAL	XX
QR	24	QUERCUS RUBRA	RED OAK	50` X 35`	2.5"CAL	XX
UT	22	ULMUS X `TRIUMPH`	TRIUMPH ELM	55` X 45`	2.5"CAL	X
						X

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CAL / SIZE	
AC3	47	ABIES CONCOLOR `CANDICANS`	CANDICANS WHITE FIR	50` X 25`	6` HT	-
PB	30	PICEA PUNGENS GLAUCA `BAKERI`	BLUE SPRUCE	40` X 20`	6`-8` HT	-
LPN	29	PINUS FLEXILIS	LIMBER PINE	70` X 25`	6` HT	XXX
PN	24	PINUS NIGRA	AUSTRIAN BLACK PINE	50` X 20`	6`-8` HT	XXX
PP	72	PINUS PONDEROSA	PONDEROSA PINE	70` X 40`	6` HT. MIN.	XXX
PS	13	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	40` X 20`	6` HT. MIN.	XXX

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CAL / SIZE	
PP10	10	PINUS PONDEROSA	PONDEROSA PINE	80` X 30`	10` HT.	XXX

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CAL / SIZE	
AG2	14	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	15` X 15`	2"CAL	XX
TCH	31	CRATAEGUS CRUS-GALLI INERMIS TM	THORNLESS COCKSPUR HAWTHORN	20` X 15`	2"CAL	X
MR	16	MALUS X `RADIANT`	RADIANT CRAB APPLE	20` X 20`	2"CAL	X
MS	12	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	20` X 20`	2"CAL	X
JT2	8	SYRINGA RETICULATA	JAPANESE TREE LILAC	25` X 15`	2"CAL	XX

79% Xeric.

RELOCATED TREES

EXISTING TREE TO REMAIN

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS INCLUDED IN THIS C.S.P. WILL COMPLY WITH THE CITY OF AURORA CODE SEC.146-1426, WITH AT LEAST 75% OF ALL TREES, SHRUBS, ANNUALS, PERENNIALS, GROUND COVERS AND ORNAMENTAL GRASSES BEING SELECTED FROM THE THE CITY OF AURORA RECOMMENDED XERISCAPE PLANT LIST.

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Landscape Details

SHEET NUMBER
LD3

X XERIC RATING=PLANTS NEED 1" OF WATER PER WEEK
XX XERIC RATING=PLANTS NEED 1/2" OF WATER PER WEEK
XXX XERIC RATING=PLANTS NEED 1" OF WATER EVERY TWO WEEKS

PLANT SCHEDULE CONT.

	DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CONT	XERIC RATING
	AA	38	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	12` X 6`	5 GAL	X
	AM2	255	ARONIA MELANOCARPA `ELATA`	GLOSSY BLACK CHOKEBERRY	8` X 6`	5 GAL	X
	AT	5	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	12` X 6`	5 GAL	XXX
	BB	51	BERBERIS THUNBERGII BURGUNDY CAROUSEL	BURGUNDY CAROUSEL	5` X 5`	5 GAL	X
	BGB	91	BERBERIS THUNBERGII `BONANZA GOLD`	BONANZA GOLD BARBERRY	1.5` X 3`	5 GAL	X
	BDB	4	BUDDLEJA DAVIDII `BLACK KNIGHT`	BLACK KNIGHT BUTTERFLY BUSH	10` X 8`	5 GAL	XX
	RB	108	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	4` X 4`	5 GAL	XXX
	DB	123	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	4` X 4`	5 GAL	-
	EUG	96	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	4` X 4`	5 GAL	XX
	FP	79	FALLUGIA PARADOXA	APACHE PLUME	5` X 5`	5 GAL	XXX
	DFS	147	FORSYTHIA X INTERMEDIA `ARNOLD`S DWARF`	DWARF FORSYTHIA	3` X 4`	5 GAL	-
	NHF	24	FORSYTHIA X INTERMEDIA `NEW HAMPSHIRE GOLD`	NEW HAMPSHIRE GOLD FORSYTHIA	5` X 5`	5 GAL	-
	FAC	13	FRANGULA ALNUS `COLUMNARIS`	TALL HEDGE BUCKTHORN	12` X 3`	5 GAL	-
	KA	28	KOLKWITZIA AMABILIS	BEAUTY BUSH	15` X 12`	5 GAL	XX
	CDH	18	LONICERA X XYLOSTEOIDES `CLAVEY`S DWARF`	CLAVEY`S DWARF HONEYSUCKLE	6` X 5`	5 GAL	XX
	RSA	108	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5` X 4`	5 GAL	XX
	PL	124	PHYSOCARPUS OPULIFOLIUS `COPPERTINA`	GOLDEN NINEBARK	8` X 9`	5 GAL	XX
	DGN	56	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NINEBARK	4` X 4`	5 GAL	XX
	POW	9	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE`	SUMMER WINE NINEBARK	5` X 5`	5 GAL	XX
	PLS	21	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	8` X 8`	5 GAL	X
	PAG	8	PYRACANTHA ANGUSTIFOLIA `GNOZAM GNOME` TM	GNOME PYRACANTHA	6` X 6`	5 GAL	-
	GLS	131	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	2` X 8`	5 GAL	XXX
	RG2	60	RHUS GLABRA	SMOOTH SUMAC	15 X 10`	5 GAL	XXX
	GC	208	RIBES AUREUM	GOLDEN CURRANT	6` X 6`	5 GAL	XXX
	RS	8	ROSA ACICULARIS `SEA FOAM`	PRICKLY ROSE	3` X 5`	5 GAL	XX
	RST	7	ROSA ACICULARIS `SIR THOMAS LIPTON`	SIR THOMAS LIPTON ROSE	6` X 6`	5 GAL	XX
	FMR	96	ROSA MEIDILAND SERIES `FIRE`	FIRE MEIDILAND ROSE	2` X 4`	5 GAL	XX
	RKS	40	ROSA X `KNOCK OUT SUNNY`	SUNNY KNOCK OUT ROSE	5` X 4`	5 GAL	XX
	RRK	9	ROSA X `KNOCKOUT` TM	ROSE	3` X 3`	5 GAL	XX
	PKR	95	ROSA X `PINK KNOCKOUT`	ROSE	3` X 4`	5 GAL	XX
	R3	14	ROSA X `RUBY VOODOO`	ROSE RUBY VOODOO	8` X 6`	5 GAL	XX
	RX	9	ROSA XANTHINA	YELLOW ROSE	8` X 8`	5 GAL	XX
	SPA	161	SALVIA PACHYPHYLLA	BLUE SAGE	3` X 3`	5 GAL	XX
	SM4	189	SYRINGA MEYERI	KOREAN LILAC	5` X 5`	5 GAL	XX
	VDC	37	VIBURNUM DENTATUM `CHRISTOM`	BLUE MUFFIN VIBURNUM	6` X 4`	5 GAL	X
	VPM	153	VIBURNUM PLICATUM TOMENTOSUM `MARIESII`	MARIESII DOUBLE FILE VIBURNUM	10` X 10`	5 GAL	X
							88% Xeric
	EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CONT	
	APO	40	ARCTOSTAPHYLOS X `PANCHITO`	PANCHITO MANZANITA	1.5` X 5	5 GAL	X
	EAE	38	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	4` X 3`	5 GAL	XX
	EK	15	EUONYMUS KIAUTSCHOVICUS `MANHATTAN`	MANHATTAN EUONYMUS	5` X 7`	5 GAL	XX
	BCJ	36	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	8" X 7`	5 GAL	XX
	JHH	65	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	2` X 7`	5 GAL	XX
	JHY	88	JUNIPERUS HORIZONTALIS `YOUNGSTOWN`	CREEPING JUNIPER	1.5` X 6`	5 GAL	XX
	JSB	336	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	1` X 8`	5 GAL	XX
	JST	42	JUNIPERUS SABINA `TAMARISCIFOLIA`	TAMARIX SAVIN JUNIPER	5` X 7`	5 GAL	XX
	JBS	280	JUNIPERUS SQUAMATA `BLUE STAR`	BLUE STAR JUNIPER	1.5` X 3`	5 GAL	XX
	JP	21	JUNIPERUS X MEDIA `PFITZERANA`	PFITZER JUNIPER	9` X 9`	5 GAL	XX
	YG	16	YUCCA GLAUCA	SOAPWEED	4` X 4`	5 GAL	XXX
							100% Xeric
	ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CONT	
	FRG	394	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	5` X 30"	1 GAL	X
	ER	21	ERIANTHUS RAVENNAE	RAVENNA GRASS	12` X 5`	5 GAL	X
	EB	164	FESTUCA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1` X 1`	1 GAL	X
	BOG	550	HELICTOTRICHON SEMPERVIRENS `SAPPHIRE`	BLUE OAT GRASS	2` X 2.5`	1 GAL	X
	MG2	397	MISCANTHUS SINENSIS `GRACILLIMUS`	MAIDEN GRASS	4` X 4`	1 GAL	X
	PMG	275	MISCANTHUS SINENSIS `PURPURASCENS`	AUTUMN RED FLAME GRASS	5` X 3`	1 GAL	X
	VSG	137	MISCANTHUS SINENSIS `VARIEGATUS`	VARIEGATED JAPANESE SILVER GRASS	5` X 3`	1 GAL	X
	PEN	23	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1.5` X 1.5`	1 GAL	X
	SHS	189	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3` X 3`	1 GAL	XXX
							100% Xeric
	PERENNIALS / GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	HT X SPD	CONT	
	GAA	113	GAILLARDIA ARISTATA	COMMON GAILLARDIA	2` X 2`	1 GAL	XX
	ISR	149	IRIS SIBIRICA `ROARING JELLY`	SIBERIAN IRIS	3` X 2`	1 GAL	XX
	EL	18	LAVANDULA ANGUSTIFOLIA `MUNSTEAD`	MUNSTEAD ENGLISH LAVENDER	1.5 ` X 1.5`	1 GAL	XX
	PP2	35	PAPAVER ORIENTALE `PRINCESS VICTORIA LOUISE`	PRINCESS VICTORIA LOUISE ORIENTAL POPPY	3` X 2`	1 GAL	XX
	BES	18	RUDBECKIA FULGIDA `GOLDSTURM`	GOLDSTURM BLACK-EYED SUSAN	2` X 2`	1 GAL	XX
	MNS	15	SALVIA X SYLVESTRIS `MAY NIGHT`	MAYNIGHT SALVIA	2` X 2`	1 GAL	XX
	VMB	35	VINCA MINOR `BOWLES` VARIETY`	BOWLES` COMMON PERIWINKLE	.5` X 2`	4" POT / FLAT	X
							100% Xeric

SEED MIXES:

Alternate grass seed mixes per Section 1427, City of Aurora Landscape Ordinance

Low Native Grass Seed Mix		
Planting Rate: 6 lbs PLS per acre		
Common Name	***Botanical Name***	***% of Total***
Blue Grama	Bouteloua gracilis	50.0
Side-oats Grama	Bouteloua curtipendula	35.0
Sand Dropseed	Sporobolus cryptandrus	10.0
Prairie Junegrass	Koeleria macrantha	5.0

Grass-Flower Seed Mix - 11 lbs total per acre		
Flower Planting Rate: 6 lbs PLS per acre		
Common Name	***Botanical Name***	***% of Total***
Dwarf Cornflower	Centaura cyanus (dwarf)	7.2
Deerhorn Clarkia	Clarkia pulchella	0.9
Clarkia	Clarkia unguiculata	1.8
Plains Coreopsis	Coreopsis tinctoria	0.7
California Poppy	Eschscholzia californica	10.8
Perennial Gaillardia	Gaillardia aristata	12.6
Annual Gaillardia	Gaillardia puchella	3.6
Globe Gilia	Gilia capitata	1.8
Candytuft	Iberis umbellata	10.8
Blue Flax	Linum perenne	7.2
Perennial Lupine	Lupinus perennis	14.4
Prairie Aster	Machaeranthera tanacetifolia	1.8
Dwarf Evening Primrose	Oenothera missouriensis	1.8
Pale Evening Primrose	Oenothera pallida	1.8
Corn Poppy	Papaver rhoeas	7.2
Palmer Penstemon	Penstemon palmeri	1.8
Penstemon	Penstemon strictus	3.6
Prairie Coneflower	Ratibida columnifera	1.8
Greenthread	Thelesperma fillifolium	7.2
Showy Goldeneye	Viguiera multiflora	1.2
Grass Planting Rate: 5 lbs PLS per acre		
Common Name	***Botanical Name***	***% of Total***
Blue Grama	Bouteloua gracilis	26.0
Sideoats Grama	Bouteloua curtipendula	26.0
Buffalo Grass	Buchloe dactyloides	18.0
Plains Bristlegrass	Setaria vulpiseta	18.0
Little Bluestem	Schizachyrium scoparium	8.0
Prairie Junegrass	Koeleria macrantha	2.0
Sand Dropseed	Sporobolus cryptandrus	2.0

Tall Native Grass Seed Mix		
Planting Rate: 12 lbs PLS per acre		
Common Name	***Botanical Name***	***% of Total***
Big Bluestem	Andropogon gerardii	30.0
Little Bluestem	Schizachyrium scoparius	45.0
Indian Grass	Sorghastrum nutans	20.0
Switchgrass	Panicum virgatum	5.0

Detention/Floodplain Native Seed Mix		
Planting Rate: 45 lbs PLS per acre		
Common Name	***Botanical Name***	***% of Total***
Western Wheatgrass	Pascopyrum smithii	29.0
Wooly Sedge	Carex lanuginosa	1.0
Blue Grama	Bouteloua gracilis	5.0
Nebraska Sedge	Carex nebrascencis	1.0
Switchgrass	Panicum virgatum	26.0
Indian Saltgrass	Distichlis stricta	5.0
Creeping Spikerush	Eleocharis palustris	1.0
Baltic Spikerush	Juncus balticus	4.0
Hardstem Bulrush	Scripus acutus	4.0
Prairie Cordgrass	Spartina pectinata	20.0
Sand Dropseed	Sporobolus cryptandrus	4.0

Dryland Revegetation - Upland Grass Seed Mix		
Planting Rate: 27.6 lbs PLS per acre		***% of***
Common Name, Variety	***Botanical Name***	***Total***
Western Wheatgrass, Arriba	Pascopyron smithii	60
Blue Grama, Lovington	Bouteloua gracilis	7
Sand Dropseed	Sporobolus cryptandrus	1
Little Bluestem, Pastura	Schizachyrium scoparium	10
Junegrass	Koeleria macrantha	2
Side Oats Grama	Bouteloua curtipendula	20

90% Tall Fescue / 10% Bluegrass (Sod)

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS INCLUDED IN THIS C.S.P. WILL COMPLY WITH THE CITY OF AURORA CODE SEC.146-1426, WITH AT LEAST 75% OF ALL TREES, SHRUBS, ANNUALS, PERENNIALS, GROUND COVERS AND ORNAMENTAL GRASSES BEING SELECTED FROM THE THE CITY OF AURORA RECOMMENDED XERISCAPE PLANT LIST.

PREPARED FOR:
Ryland Homes
6161 S. Syracuse Way, Suite 200
Greenwood Village, CO. 80111
tel 303.486.5000

LAND PLANNING
PCS GROUP Inc.
1001 16th St. B-180
Denver, CO 80265
tel 303.531.4905

Whispering Pines
Aurora, Colorado
CSP #2 - LANDSCAPE PLAN

Drawn by: JW
Checked by: JP
Issue Date: 3.11.15
Revision: 6.03.15
Revision: 7.24.15
Extension:

SHEET NAME
Landscape Details

SHEET NUMBER
LD4

Buffer Requirements -Collector

LOCATION Buffer Description	Linear Feet-100' maximum depth	# Trees Required-1 per 40'	# Shrubs Required-10 per 40'	Open Space Area-100' minimum depth	# Trees Required- 1 per 4000 SF	# Shrubs Required-10 per 4000 SF	TOTAL # Trees Required	TOTAL # Shrubs Required	# Trees Provided	# Shrubs Provided
Tract A	1166	29	292	63,598	16	159	45	450	45	472
Tract B	590	15	148	47,130	12	118	27	265	34	272
Track C	0	0	0	8,227	2	21	2	21	10	83
Track D*	0	0	0	29,119	7	73	7	73	7	90

*NOTE: Includes shrubs and trees also counted in the building perimiter planting chart.

Streetscape Requirements - Internal

LOCATION Buffer Description	Adjacent Land Use	Length*	# Trees Required	# Trees Provided	Notes
E. Phillips Pl.	Residential	281	7	7	includes trees behind walks
E. Phillips Dr.	Residential	1289	32	32	includes trees behind walks
E. Alder Dr.	Residential	2236	56	56	includes trees behind walks
S. Jackson Gap Ct	Residential	471	12	12	includes trees behind walks

*Length of the street x2

Streetscape Requirements - East Sampson Gulch Way

LOCATION Buffer Description	Adjacent Land Use	Length	# Trees Required (1 per 40')	# Trees Provided	# Shrubs Required (10 per 40')	# Shrubs Provided	Notes
S. Sampson Gulch Way adjacent to Tract A	Residential	1166	29	29*	292	292*	Street trees & shrubs to be included within the buffer area
S. Sampson Gulch Way adjacent to Tract B	Residential	590	15	15*	148	148*	Street trees and shrubs to be included within the buffer area

*Trees in the street lawn are included in Filing 3 (CSP6) landscape plans. Trees and shrubs in the Buffer area are included in Filing 2 (CSP2).

Building Perimeter Landscaping Table

Building Type	Building Perimeter	Trees Required	Tall Shrubs Required	Other Shrubs Required	Min. Backyard Trees Provided	Min. Backyard Tall Shrubs Provided	Min. Backyard Other Shrubs Provided	Front/Side Yard Trees Provided	Front/Side Yard Tall Shrubs Provided	Front/Side Yard Other Shrubs Provided	Total Trees	Total Tall Shrubs	Total Other Shrubs
Single Family Attached *	-	-	-	-	-	-	-	-	-	-	-	-	-
BLOCK 1 LOT 1/2**	236	3	8	41	4	9	20	3	5	26	7	14	46
BLOCK 1 LOT 3/4	236	3	8	41	2	3	12	1	5	34	3	8	46
BLOCK 1 LOT 5/6	236	3	8	41	2	3	12	3	5	33	5	8	45
BLOCK 1 LOT 7/8	236	3	8	41	2	3	12	6	5	31	8	8	43
BLOCK 1 LOT 9/10	236	3	8	41	2	3	12	4	5	43	6	8	55
BLOCK 1 LOT 11/12	236	3	8	41	2	3	12	5	5	48	7	8	60
BLOCK 1 LOT 13/14	236	3	8	41	2	3	12	5	5	42	7	8	54
BLOCK 1 LOT 15/16	236	3	8	41	2	3	12	1	5	33	3	8	45
BLOCK 1 LOT 17/18	236	3	8	41	2	3	12	3	5	30	5	8	42
BLOCK 1 LOT 19/20	236	3	8	41	2	3	12	2	5	29	4	8	41
BLOCK 1 LOT 21/22	236	3	8	41	2	3	12	3	5	29	5	8	41
BLOCK 1 LOT 23/24	236	3	8	41	2	3	12	5	5	29	7	8	41
BLOCK 1 LOT 25/26	236	3	8	41	2	3	12	4	5	36	6	8	48
BLOCK 1 LOT 27/28	236	3	8	41	2	3	12	4	5	29	6	8	41
BLOCK 1 LOT 29/30	236	3	8	41	2	3	12	4	5	55	6	8	67
BLOCK 1 LOT 31/32	236	3	8	41	2	3	12	6	5	34	8	8	46
BLOCK 1 LOT 33/34	236	3	8	41	2	3	12	3	5	33	5	8	45
BLOCK 1 LOT 35/36	236	3	8	41	2	3	12	2	5	33	4	8	45
BLOCK 1 LOT 37/38	236	3	8	41	2	3	12	1	5	35	3	8	47
BLOCK 1 LOT 39/40	236	3	8	41	2	3	12	4	5	72	6	8	84
BLOCK 1 LOT 41/42	236	3	8	41	2	3	12	7	5	31	9	8	43
BLOCK 1 LOT 43/44	236	3	8	41	2	3	12	4	5	32	6	8	44
BLOCK 1 LOT 45/46	236	3	8	41	2	3	12	7	5	29	9	8	41
BLOCK 1 LOT 47/48	236	3	8	41	2	3	12	1	5	35	3	8	47
BLOCK 1 LOT 49/50	236	3	8	41	2	3	12	1	5	29	3	8	41
BLOCK 1 LOT 51/52	236	3	8	41	2	3	12	3	5	29	5	8	41
BLOCK 1 LOT 53/54	236	3	8	41	2	3	12	3	5	29	5	8	41
BLOCK 1 LOT 55/56	236	3	8	41	2	3	12	3	5	32	5	8	44
BLOCK 1 LOT 57/58	236	3	8	41	2	3	12	5	5	30	7	8	42
BLOCK 1 LOT 59/60	236	3	8	41	2	3	12	1	5	41	3	8	53
BLOCK 2 LOT 1/2	236	3	8	41	2	3	12	3	5	35	5	8	47
BLOCK 2 LOT 3/4	236	3	8	41	2	3	12	5	5	29	7	8	41
BLOCK 2 LOT 5/6	236	3	8	41	2	3	12	7	5	32	9	8	44
BLOCK 2 LOT 7/8	236	3	8	41	2	3	12	5	5	49	7	8	61
BLOCK 2 LOT 9/10	236	3	8	41	2	3	12	6	5	42	8	8	54
BLOCK 2 LOT 11/12**	236	3	8	41	2	6	8	7	5	57	9	11	65
BLOCK 2 LOT 13/14	236	3	8	41	2	3	12	8	5	65	10	8	77
BLOCK 2 LOT 15/16	236	3	8	41	2	3	12	7	5	40	9	8	52
BLOCK 2 LOT 17/18	236	3	8	41	2	3	12	1	5	29	3	8	41
BLOCK 2 LOT 19/20	236	3	8	41	2	3	12	3	5	35	5	8	47
BLOCK 2 LOT 21/22	236	3	8	41	2	3	12	5	5	47	7	8	59
Total Minimums (82 Units)		123	314	1,673	84	132	496						

* Please refer to the templates on sheet LD2 for planting an layout options for each Patio Villa home.
** BLOCK 2 LOT 12 and BLOCK 1 LOT 1 are to be built as shown on the plan (the templates do not apply in these intances).
Note: Quantities may vary per unit, but minimum quantities will be met for each category. Refer to the templates on sheet LD2 for planting options and layouts.

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Whispering Pines
Aurora, Colorado

CSP #2 - LANDSCAPE PLAN

Drawn by: JW
Checked by: JP
Issue Date: 3.11.15
Revision: 6.03.15
Revision: 7.24.15
Extension:

SHEET NAME
Landscape Information

SHEET NUMBER
LD5

Landscape General Notes:

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.

- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.

- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.

- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.

- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.

- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.

- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.

- ALL SHRUB AND SOD AREAS SHALL RECEIVED THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6".

- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.

- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.

- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.

- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)

- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.

- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITTED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.

- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 1/4" X 4" DEEP, AND WITH A ROLLED EDGE.

- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.

- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT/ DEVELOPER.

-ALL LANDSCAPED AREAS AND PLANT MATERIAL,EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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."

-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.

-ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

- FREE STANDING LIGHTS WILL BE COACH LIGHTS OR 20', 25' XCEL APPROVED LIGHTS. PLEASE REFER TO THE MASTER LIGHTING PLAN FOR LOCATIONS AND DETAILS.

- VEHICULAR DRIVES WILL BE CONCRETE. PLAZAS WILL BE CONCRETE OR PAVERS. WALKS WILL BE CONCRETE OR CRUSHER FINES. PLEASE REFER TO ENGINEERING SITE PLANS FOR WALK MATERIAL TYPES.

- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.

- CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DRYLAND SEED MIX.

-THE ESTABLISHMENT CONTRACTOR OR AN OWNERS REPRESENTATIVE WILL MONITOR SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION TO BE CORRECTED.

- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.

- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

-STREET TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES OR WITHIN 50' OF A YIELD OR STOP SIGN ARE TO BE PRUNED SO THAT THE LOWEST LIMB IS A MINIMUM OF 8' ABOVE THE GROUND.

-FINAL TRAIL GRADING AND LOCATION WILL BE INCORPORATED AS PART OF THE CONSTRUCTION DOCUMENTS

Grading Notes:

- PRELIMINARY AND FINAL GRADES SHALL BE ESTABLISHED BY THE CONTRACTOR. IF EXISTING CONDITIONS DIFFER, PLEASE NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL AFTER ROUGH GRADES HAVE BEEN ESTABLISHED.

- FINAL GRADING WILL BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS

- THE CONTRACTOR IS TO ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.

- EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOID-FORMS, AND FOUNDATIONS.

- CALL UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.

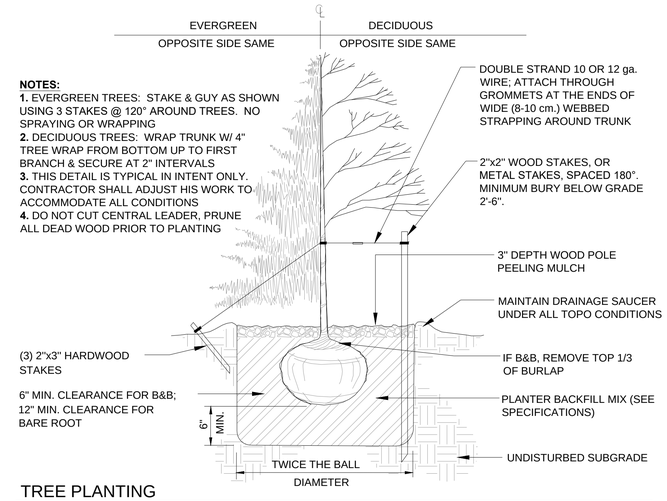
- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING GRADING AND EXCAVATION FOR THIS PROJECT.

Mitigation Tree Summary

Sheet Number	Number of Trees Added for Mitigation	Size of New Trees	Total Number of Mitigation Inches
LP1	3	10' Ponderosa Pines	15
LP2	4	10' Ponderosa Pines	20
LP3	3	10' Ponderosa Pines	15
LP4	0	10' Ponderosa Pines	0
Total	10		50

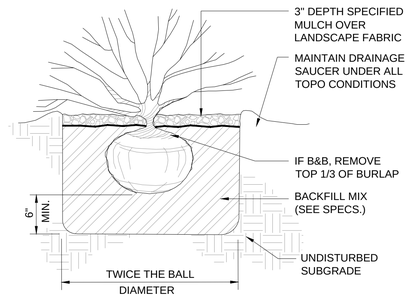
	Relocated Trees	Trees to be removed and mitigated for		
City of Aurora Plan Submittal	# of Trees to be relocated on said plan	# of Trees to be removed from said plan	(Cal.) inch total needed for mitigation	Total # of trees for mitigation
#956862	5 Ponderosa Pines	24 Ponderosa Pines	47.1	10 (10' Tall Ponderosa Pines)

Planting Details:



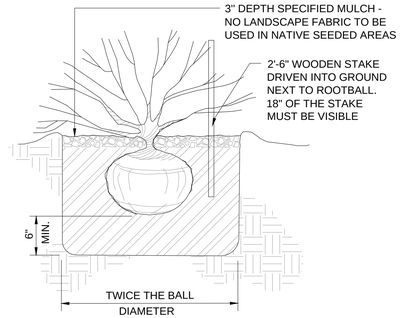
TREE PLANTING

N.T.S.



SHRUB PLANTING IN PLANTING BED

N.T.S.



NOTE: ALL SHRUBS LOCATED WITHIN A NATIVE SEEDED AREA ARE TO BE PLANTED ACCORDING TO THE SHRUB PLANTING IN PLANTING BED DETAIL WITH THE ADDITION OF THE STAKE SPECIFIED IN THIS DETAIL AND THE EXCLUSION OF LANDSCSAPE FABRIC.

SHRUB PLANTING IN NATIVE SEED AREA

N.T.S.

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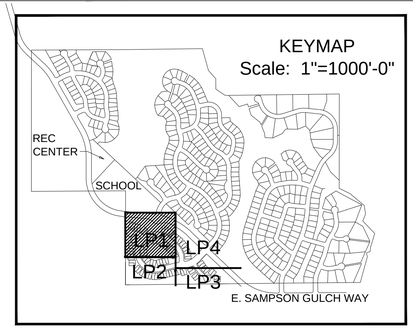
Whispering Pines
Aurora, Colorado
CSP #2 - LANDSCAPE PLAN

Drawn by: JW
Checked by: JP
Issue Date: 3.11.15
Revision: 6.03.15
Revision: 7.24.15
Extension:

SHEET NAME
Landscape Information

SHEET NUMBER
LD6



Notes:

1. Tree locations may be adjusted to avoid utilities and driveway locations.
2. Sod will be added to the local street tree lawns, along their length, except where driveways and other infrastructure cross the tree lawn.
3. Street trees shall be no closer than 15' to a street light.
4. Unless otherwise noted, Replacement trees will be 10' Tall Ponderosa Pines with a caliper mitigation value equal to 5".
5. All mitigated trees are in addition to the City of Aurora Buffer & Streetscape Requirements.
6. Refer to detail 6/LD2 for backyard landscape templates for each Patio Villa home.

LEGEND

- Replacement Tree (See Sheet TP1)
- Relocated Tree (See Sheet TP1)
- Existing Tree
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Perennial
- Ornamental Grass
- Vines/Climbers
- Rock Mulch
- Wood Mulch
- 90/10 Fescue Bluegrass Sod
- Low Native Grass Seed
- Grass-Flower Seed
- Tall Native Grass Seed
- Dryland Revegetation Seed Mix
- Detention/Floodplain Revegetation Seed Mix
- Solid Privacy Fence
- Three Rail Fence
- Steel Edger (Rolled Edge)
- Fire Hydrant

0 30 60 120
Scale: 1"=60'-0"

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Whispering Pines

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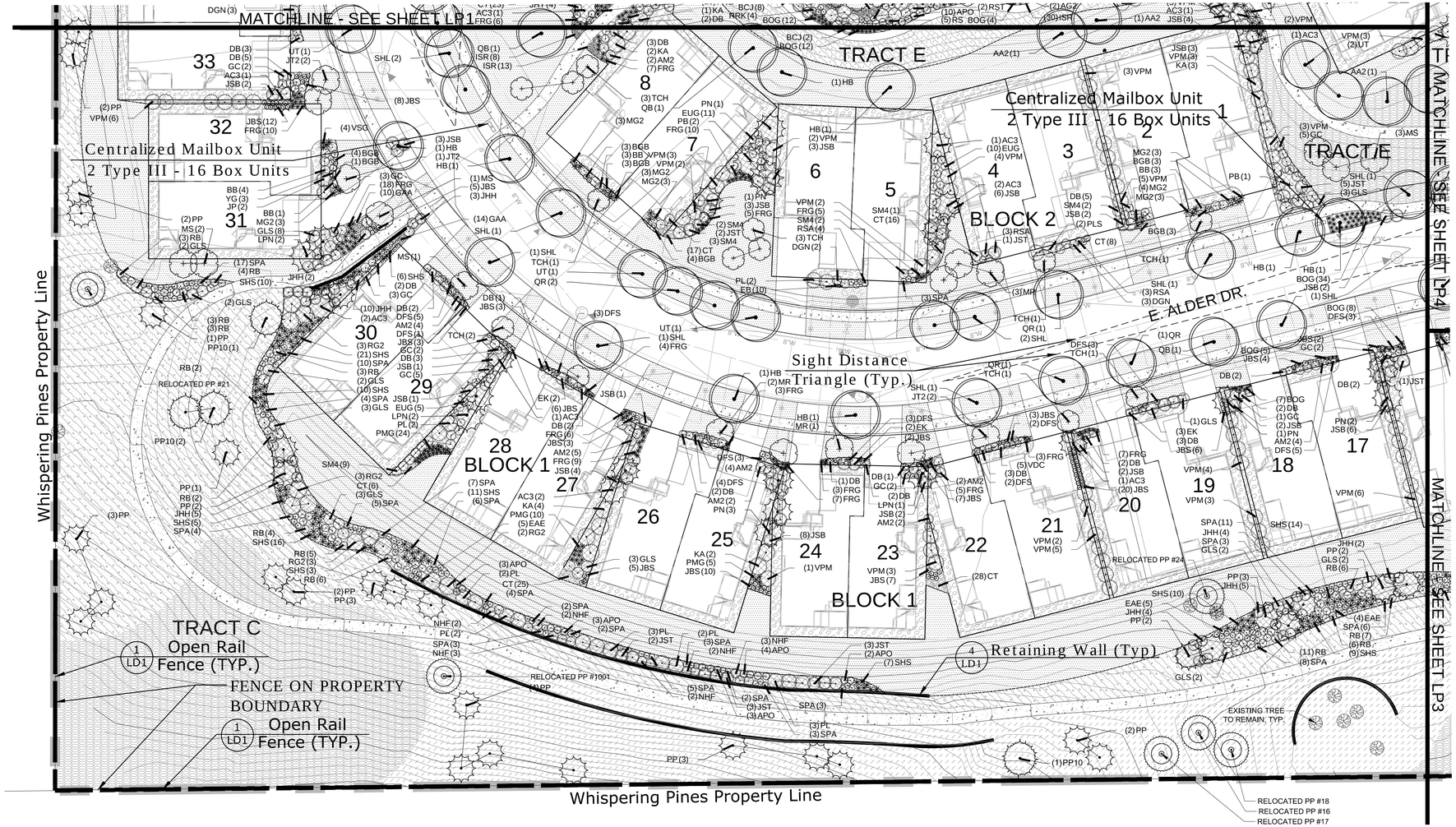
SHEET NUMBER
LP1



KEYMAP
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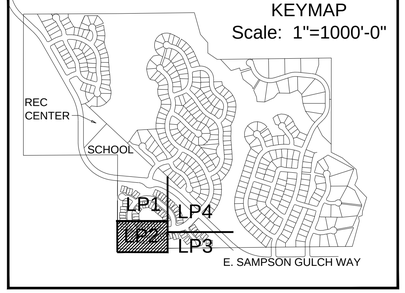

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SHEET NUMBER
LP2

Notes

*PER SECTION 146-1412 OF THE CITY OF AURORA ZONING CODE, APPLICANT REQUESTS THAT THIS OPEN SPACE TRACT/AREA BE ALLOWED TO REMAIN IN ITS NATURAL STATE. AREAS DISTURBED BY GRADING WILL BE REVEGETATED PER SHEET VP1 - REVEGETATION PLAN, AND PRIOR TO ISSUANCE OF CO'S ON ADJACENT LOTS.

**FOR PORTIONS OF EAST SAMPSON GULCH WAY ADJACENT TO FUTURE CSP'S, STREET TREE REQUIREMENTS WILL BE MET AT THE TIME OF INSTALLATION OF THE LANDSCAPE ASSOCIATED WITH THOSE CSP'S, IN AN EFFORT TO MAINTAIN A LEVEL OF CONSISTENCY IN DESIGN AND IMPLEMENTATION THROUGHOUT THE COMMUNITY. SODDED TREE LAWNS ANDREVEGETATION OF DISTURBED AREAS WILL OCCUR IN CONJUNCTION WITH PHASE 1 CONSTRUCTION OF ROAD.

***SOME OF THE REQUIRED STREET TREES WILL BE PULLED BACK FROM THE STREET AND INCLUDED WITHIN THE BUFFER AREAS PER THE LANDSCAPE PLANS.

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. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Irrigation Notes

1. SITE IRRIGATION TO CONSIST OF A FULLY AUTOMATED, UNDERGROUND SYSTEM TO ALL TURF GRASSES AND SHRUB, PERENNIAL AND ANNUAL BEDS.

2. OVERHEAD SPRAY IRRIGATION WILL BE PROVIDED TO TURF GRASS AREAS.

3. SEEDED NATIVE GRASSES MAYBE BE IRRIGATED PRIMARILY FOR ESTABLISHMENT AND WATER QUALITY PURPOSES WITH A TEMPORARY OR PERMANENT IRRIGATION SYSTEM.

4. MICRO-IRRIGATION WILL BE PROVIDED TO BED AREAS.

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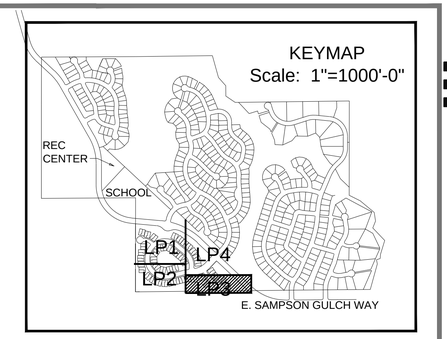

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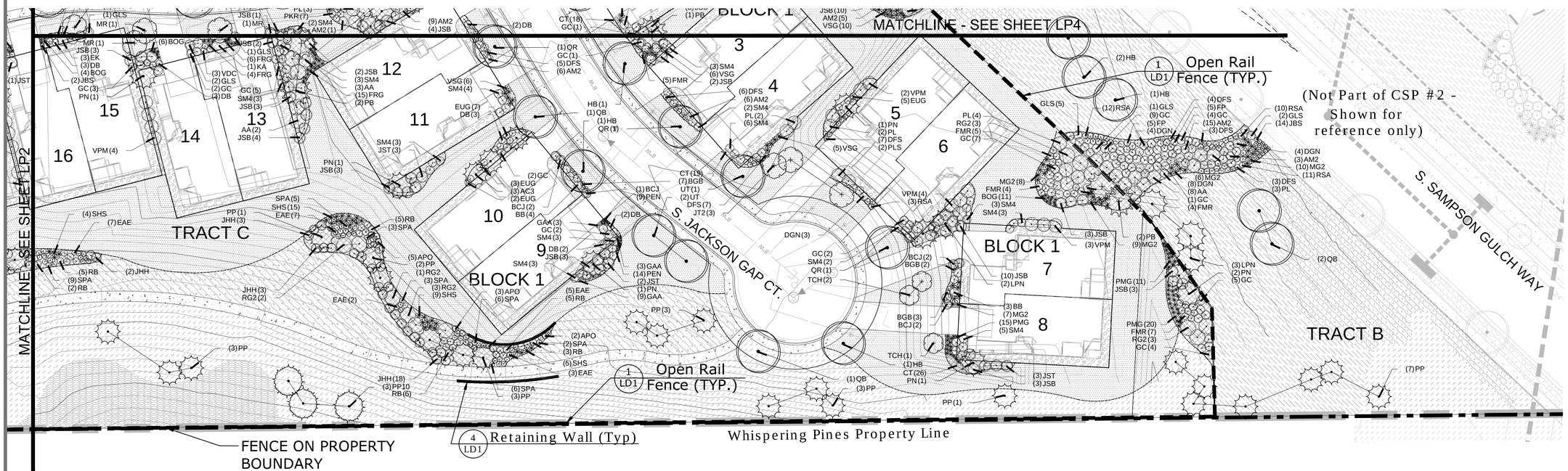

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■ LAND PLANNING ■
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Whispering Pines
Aurora, Colorado
CSP #2 - LANDSCAPE PLAN

Drawn by: JW
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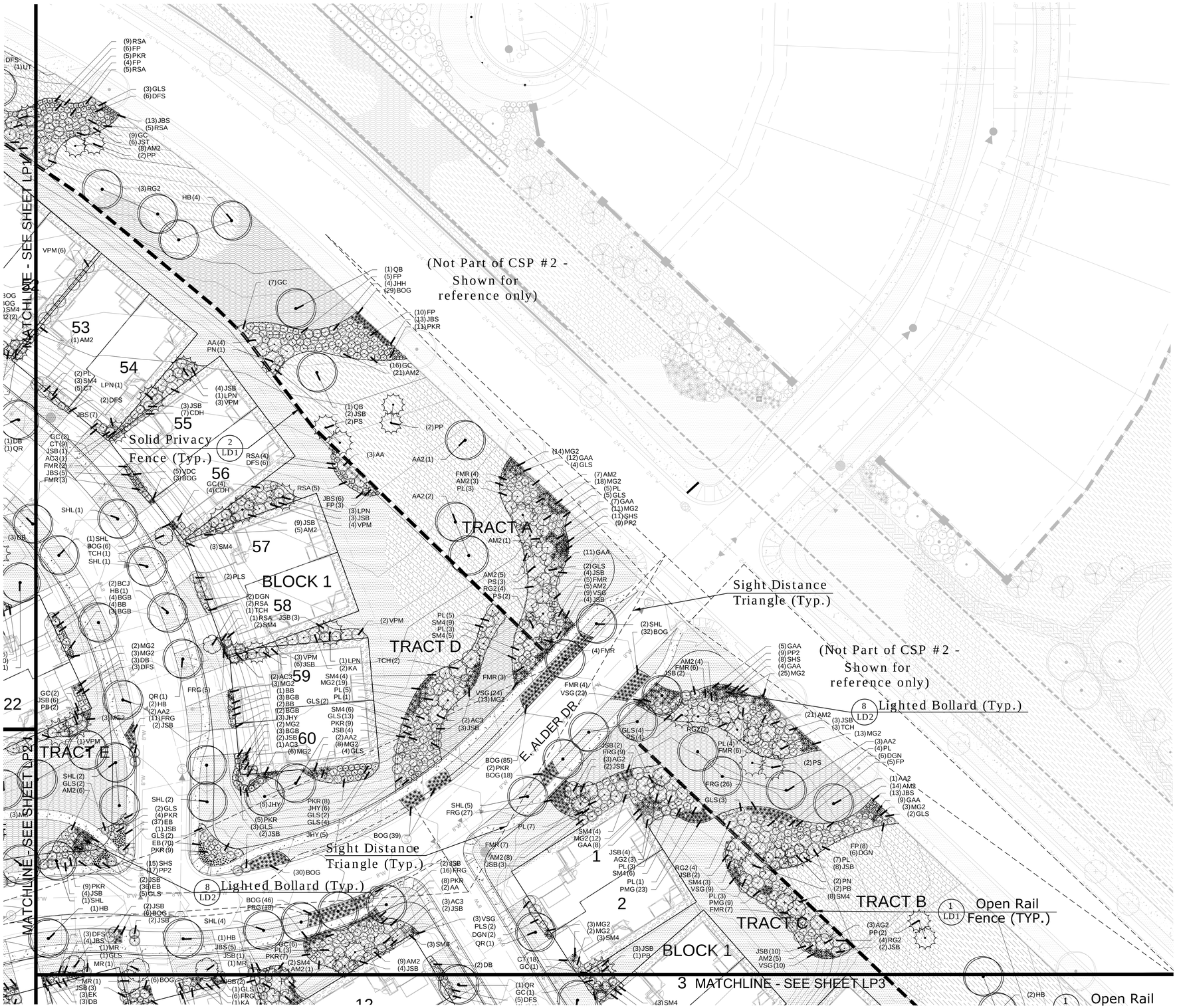
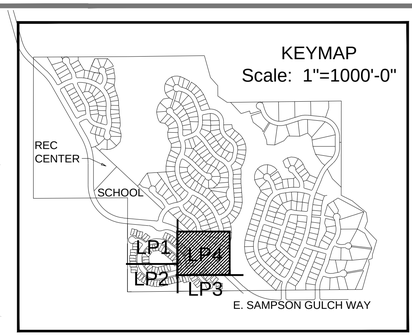
SHEET NAME
Landscape Plan

SHEET NUMBER
LP3





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