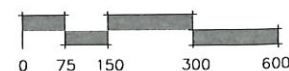




Estate Lots

Scale: 1"=150'



THE APPLICANT REQUESTS THAT FOR LOTS 1-17 (BLOCK 7) AND LOTS 1-14 (BLOCK 3) OF FILING 4 THAT SECTION 146-1450 (E)(6) BE APPLIED. THIS ALLOWS THE BUILDER OR HOMEOWNER ADDITIONAL FLEXIBILITY IN THE TIMING OF THE INSTALLATION OF CODE REQUIRED LANDSCAPING.

- A. FOR THE ABOVE LISTED LOTS THE MINIMUM QUANTITIES AND SIZES OF PLANT MATERIALS SHALL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS FOR ESTATE LOTS AS LISTED IN THE CITY OF AURORA'S LANDSCAPE ORDINANCE (SEE THIS SHEET - TABLE 14.3A & 14.3B). BOTH XERIC AND TRADITIONAL LANDSCAPE OPTIONS ARE AVAILABLE TO THE HOMEOWNER OR BUILDER.
- B. THE BUILDER SHALL ESTABLISH A DESIGN REVIEW COMMITTEE TO REVIEW EACH CUSTOM LANDSCAPE PACKAGE PROPOSED BY AN OWNER.
- C. THE BUILDER-APPROVED PACKAGE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL.
- D. THE LANDSCAPING MUST BE COMPLETED WITHIN 180 DAYS AFTER A CLOSING ON THE PROPERTY IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1 THROUGH OCTOBER 1 IN THE SAME YEAR) OR DURING THE NEXT GROWING SEASON IF THE PROPERTY CLOSURES OUTSIDE OF THIS CYCLE. IF THE HOMEOWNER FAILS TO INSTALL THE LANDSCAPING, THE BUILDER SHALL INSTALL CODE-COMPLIANT LANDSCAPING DURING THE CURRENT GROWING SEASON OR THE NEXT SEASON IF THE VIOLATION OCCURS OUTSIDE OF THIS CYCLE.

Table 14.3A Home Yard Landscaping -- Turf option  
Front, Side and Rear Yard Landscaping Requirements for Single-Family Detached Two-Family and Single-Family Attached Duplex Homes

(A) Plant Quality and Type	(B) Requirements
<b>FRONT YARD</b>	
1. Turf. (At corner lots with a side yard visible to public view, turf areas shall include both front and side yard areas.)	Minimum and Maximum Turf per Lot Size: (See Note 2) Small — 40% Min. and 50% Max. Standard — 30% Min and 40% Max. Large — 25% Min. and 40% Max. Estate — 25% Min. and 40% Max.
2. 1 Shade Tree, and either 1 Ornamental Tree Or 1 Evergreen Tree	2 1/2 inch caliper 2 inch caliper 6 foot height
3. Front yard shrubs per lot size: Small — 8 Standard — 16 Large — 26 Estate — 36	Shrubs — 5 gallon container Min. — Plant material shall conform with American Standard for Nursery Stock, Ansi Z60.1, current addition. Fabric may be omitted under annuals, perennials and groundcovers. Use a variety of shrubs and plant materials that will provide visual interest during all seasons.

**SIDE YARDS**  
Internal side yard, not exposed to public view — No plant material is required but mulches are required for soil stability.  
External side yards on corner lots exposed to public view — Shall be landscaped with turf, and shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

**REAR YARDS**  
Turf or xeric landscaping is not required. In rear yards the use of natural turf shall be limited to not more than 45% of the area to be landscaped. No maximum restriction shall apply to the use of artificial turf. Rear yards at corner lots exposed to public view shall be landscaped with turf or xeric landscaping.

NOTE 1: Perennials and ornamental grasses may be substituted for shrubs at 3 one gallon perennial or ornamental grass species per one five gallon shrub.  
NOTE 2: Lot sizes: Small 3,700sf — 5,999sf; Standard 6,000sf — 8,999sf; Large 9,000sf — 14,999sf Estate 15,000sf and greater.

Table 14.3B Home Yard Landscaping—Xeric Option  
Front Side and Rear Yard Landscaping Requirements for Single-Family Detached Two-Family and Single-Family Attached Duplex Homes

(A) Plant Quality and Type	(B) Requirements
<b>FRONT YARD</b>	
1. Applicability	Requirements apply to all lot sizes.
2. Turf	No turf is required.
3. Request and landscape plan	Submit request in writing to Director of planning accompanied with landscape plan at a minimum scale of one inch equals 10 feet.
4. Rock and inorganic mulches. (See note 1)	Rock mulch is limited to not more than 50% of the area to be landscaped. 50% of all rock and other mulch areas shall be covered with living plant material.
5. Plant materials (See note 1)	All plant materials shall comply with requirements found in Sec. 146-1426 Plant Material Requirements.
6. Pavers (See note 1)	Brick pavers, asphalt pavers, and natural stone limited to not more than 40% of the landscaped area.
7. Features	One of the following features shall be incorporated: a. Wall — 1 ft. to 2 1/2 ft. high decorative natural stone, stucco, or approved CMU wall. b. Fence — in accordance with art. 17 Fence. c. Berms — low earth berm 2 1/2 ft. tall max. Slopes not to exceed one foot rise for each 4 feet of run. d. Natural boulders — 3 - two feet by three feet min.
8. 1 Shade tree, and either 1 Ornamental tree Or 1 Evergreen tree	2 1/2 inch caliper 2 inch caliper 6 foot height
9. Shrubs: (See note 2)	Shrubs — 5 gallon container Min. — Plant material shall conform with American Standard for Nursery Stock, Ansi Z60.1, current addition. Fabric may be omitted under annuals, perennials and groundcovers. Use a variety of shrubs and plant materials that will provide visual interest during all seasons.

**SIDE YARDS**  
Internal side yards, not exposed to public view — No plant material is required but mulches are required for soil stability.  
External side yards on corner lots exposed to public view — Shall be landscaped by combining visible side and front yard areas and applying front yard standards.

**REAR YARDS**  
Turf or xeric landscaping is not required. In rear yards the use of turf shall be limited to no more than 45% of the area to be landscaped. Rear yards at corner lots exposed to public view shall be landscaped with turf or xeric landscaping.

NOTE 1: At corner lots with a side yard visible to public view, front and side yard areas shall be combined for calculation of xeric requirements.  
NOTE 2: Perennials and ornamental grasses may be substituted for shrubs at 3 one gallon perennial or ornamental grass species per one five gallon shrub.

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LAND PLANNING  
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Whispering Pines  
Aurora, Colorado  
CSP #7 - ESTATE LOT LANDSCAPE NOTES

Drawn by: JW  
Checked by: JP  
Issue Date: 3.23.17  
Revision: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Extension: \_\_\_\_\_

SHEET NAME  
**ESTATE LOTS**

SHEET NUMBER  
**EX 1**