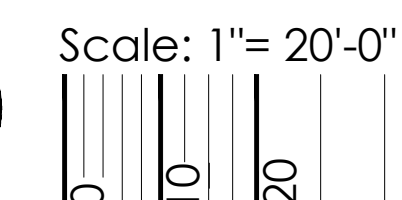


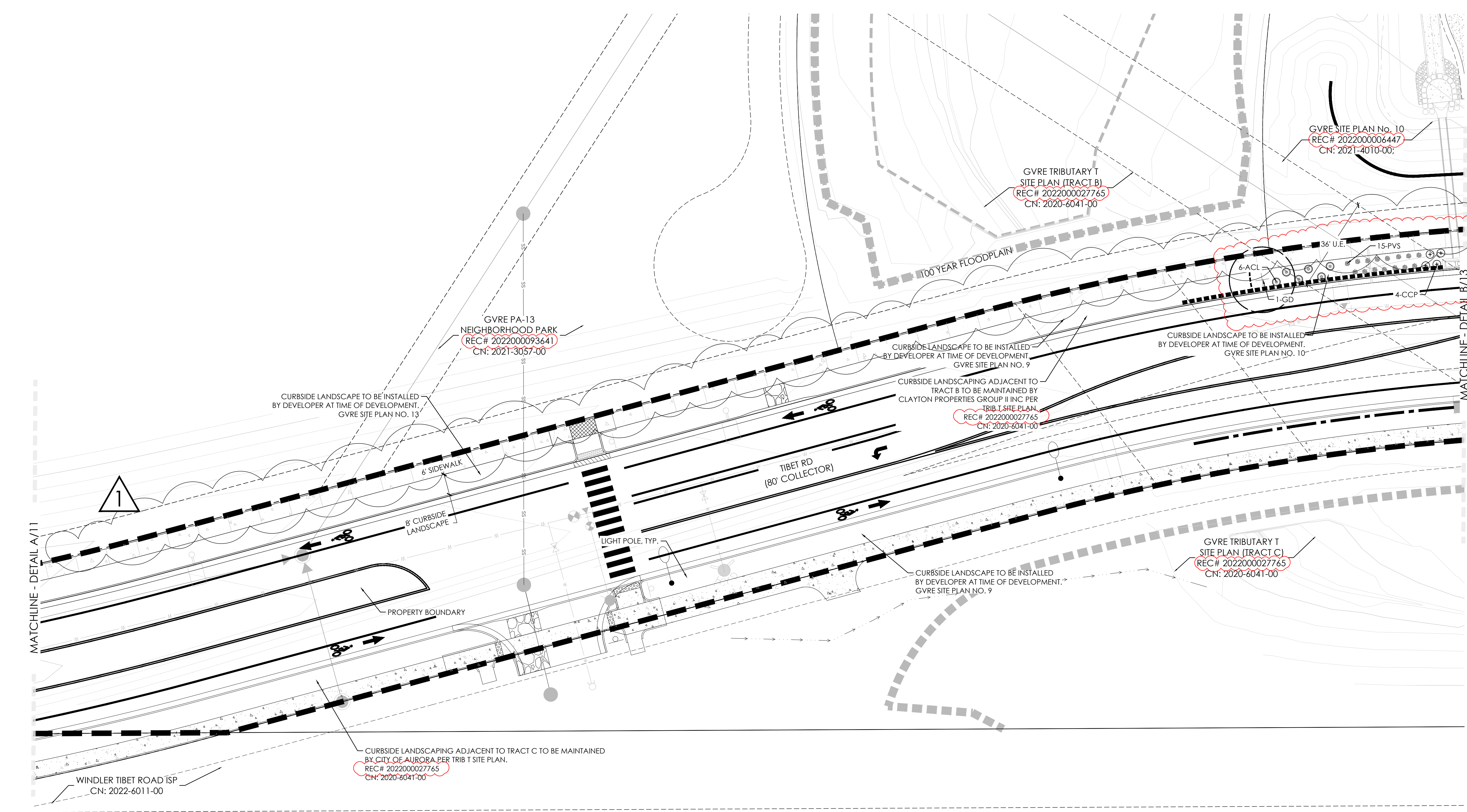
- NOT FOR CONSTRUCTION**



TIBET ROAD (TRIBUTARY T TO E.
48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: September 17, 2024

 terracina
design
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Denver, CO 80231
ph: 303.632.8867

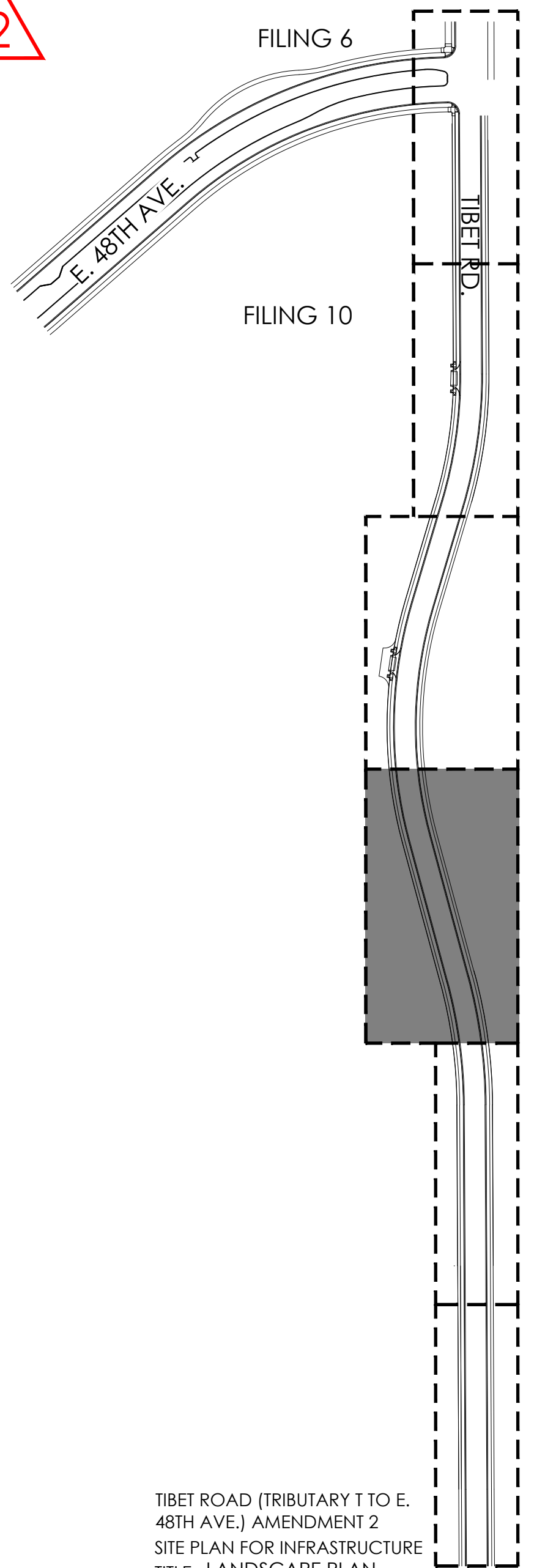
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JOHN SIMMELINK
9/17/2024 2:24 PM



LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX, SEE SHEET 15
- CONCRETE WALK
- STEEL EDGER
- SIGHT LINE
- BOUNDARY LINE
- LIGHT POLE
- FIRE HYDRANT
- U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
- S.E. = SIDEWALK EASEMENT

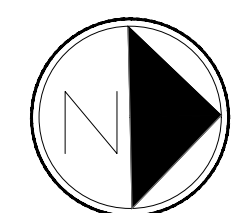
KEY MAP



- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
 - CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

1
AMENDMENT 1
- REMOVE CRUSHER FINES BIKE PATH

2
AMENDMENT 2
- PLANTING REVISED
- RECEPTION NUMBERS ADDED



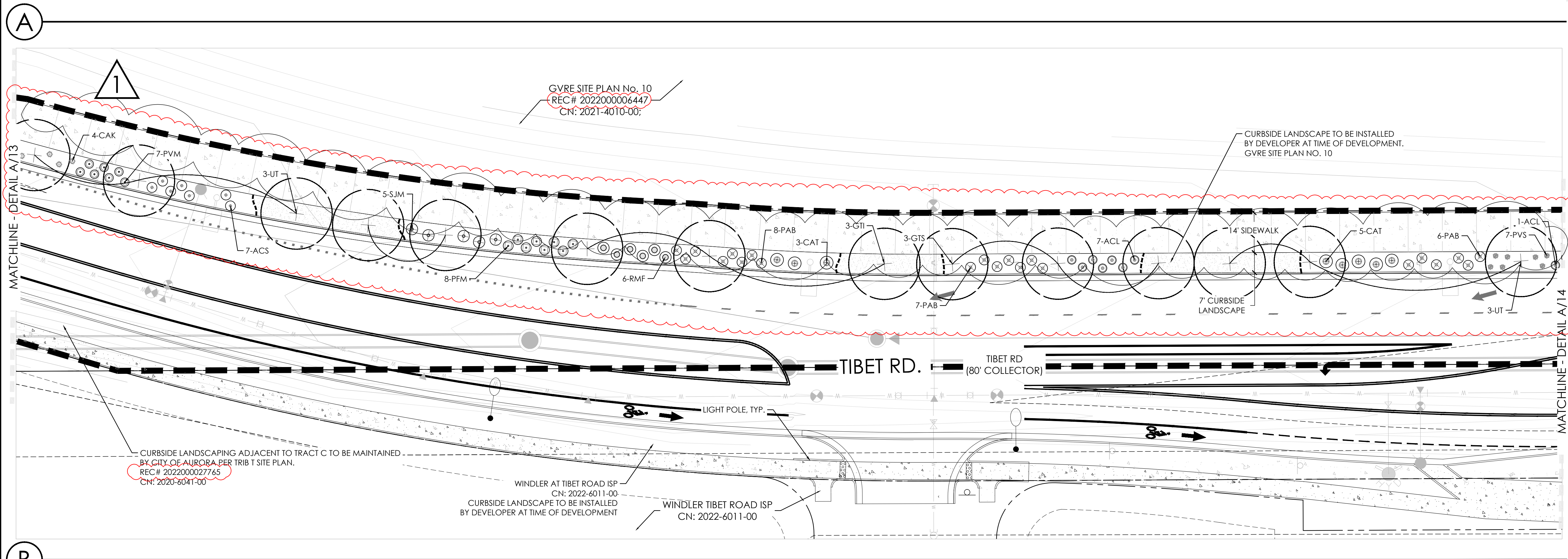
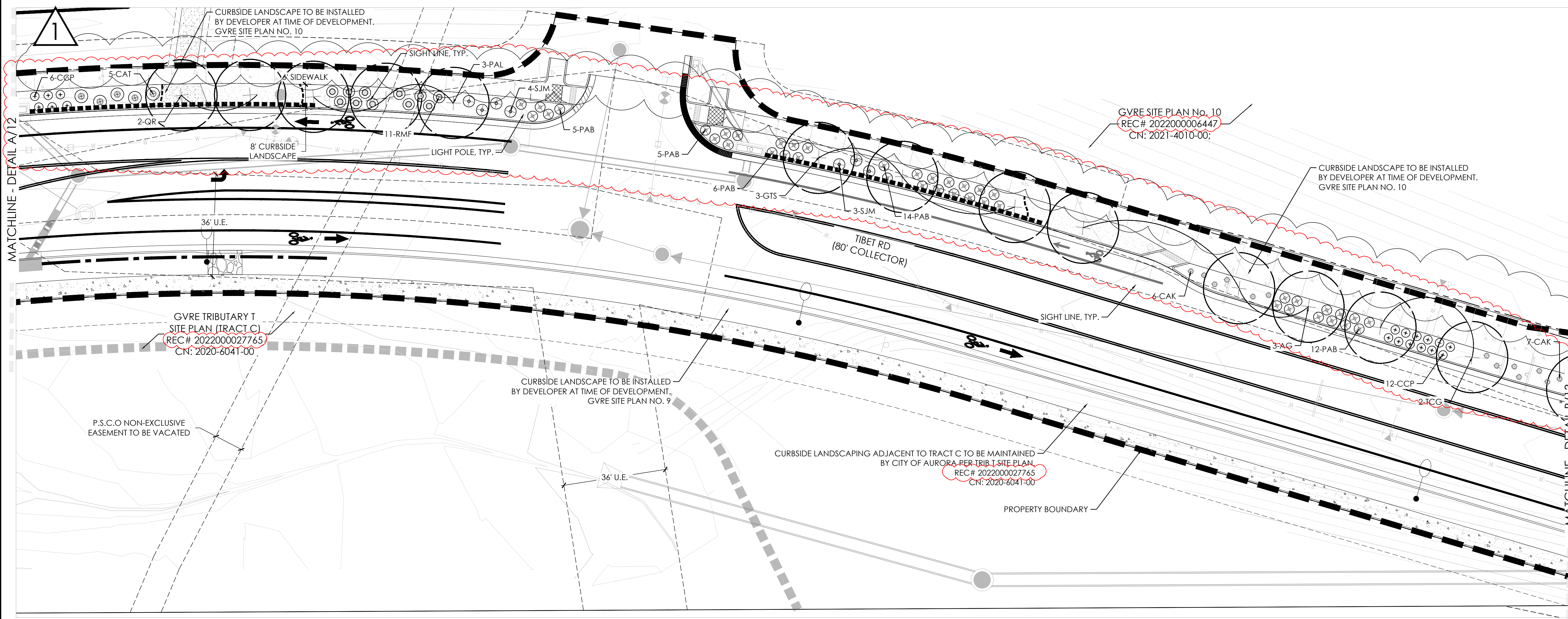
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SHEET 12 OF 16

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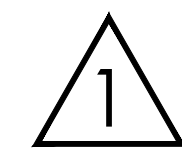


B

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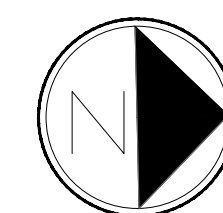
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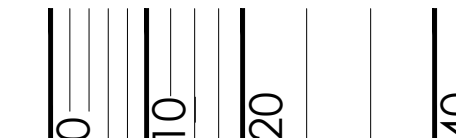


AMENDMENT 2

- PLANTING REVISED
- REMOVED ACCESS POINT INTO GVR FILING 10
- ADDED AN ADDITIONAL TRAVEL LANE ON THE WEST SIDE OF TIBET ROAD
- BIKE LANE COMBINED WITH SIDEWALK TO MAKE A 14' SHARED WALK
- RECEPTION NUMBERS ADDED



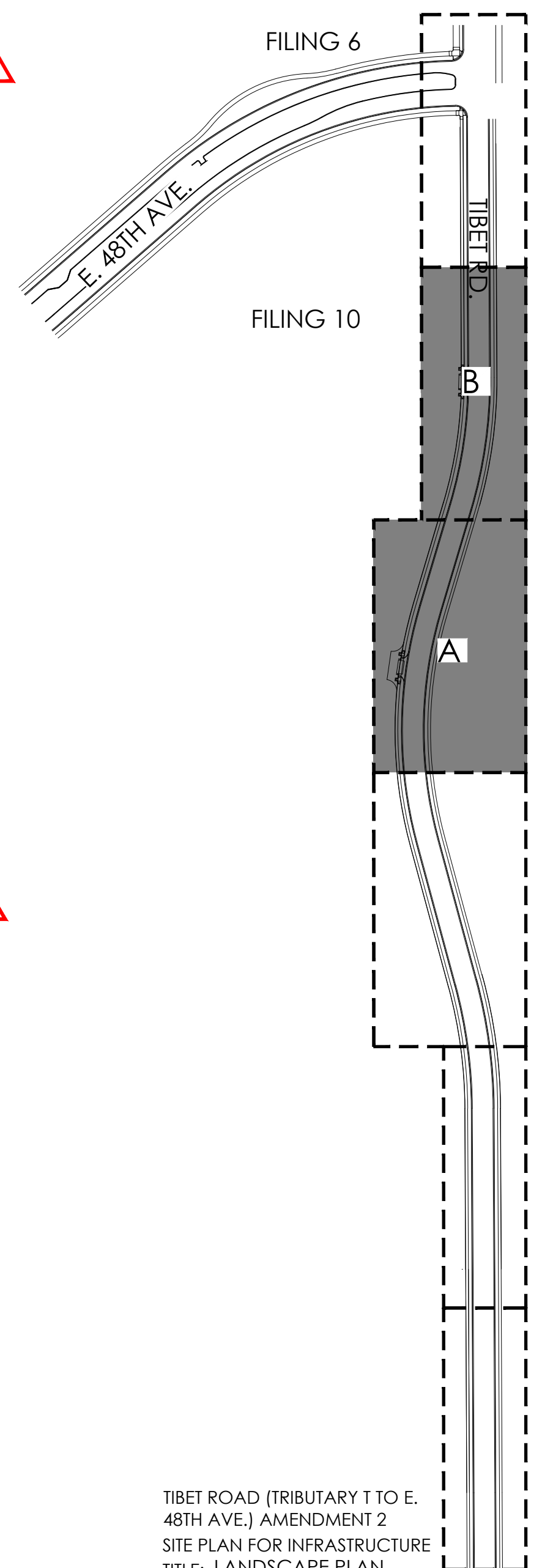
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KEY MAP



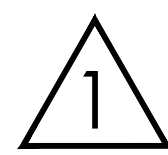
TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: September 17, 2024



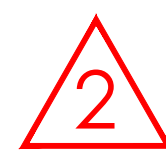
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JOHN SIMMELINK
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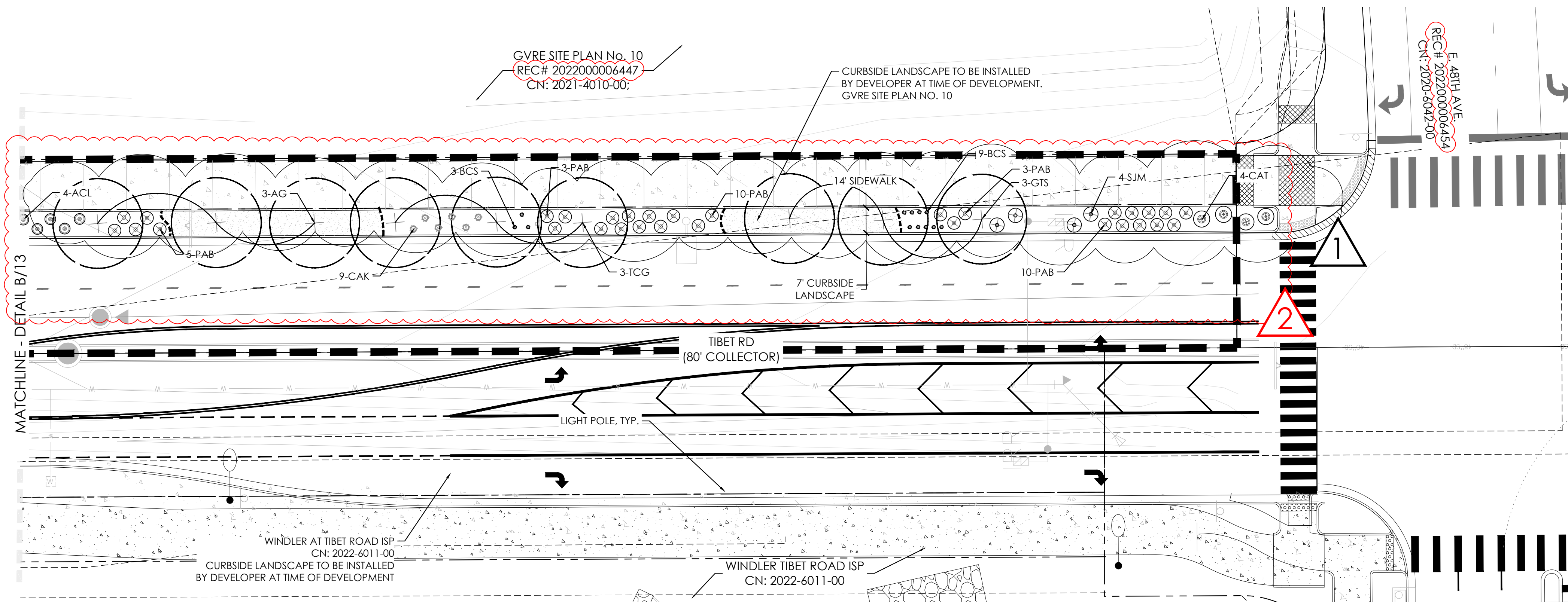


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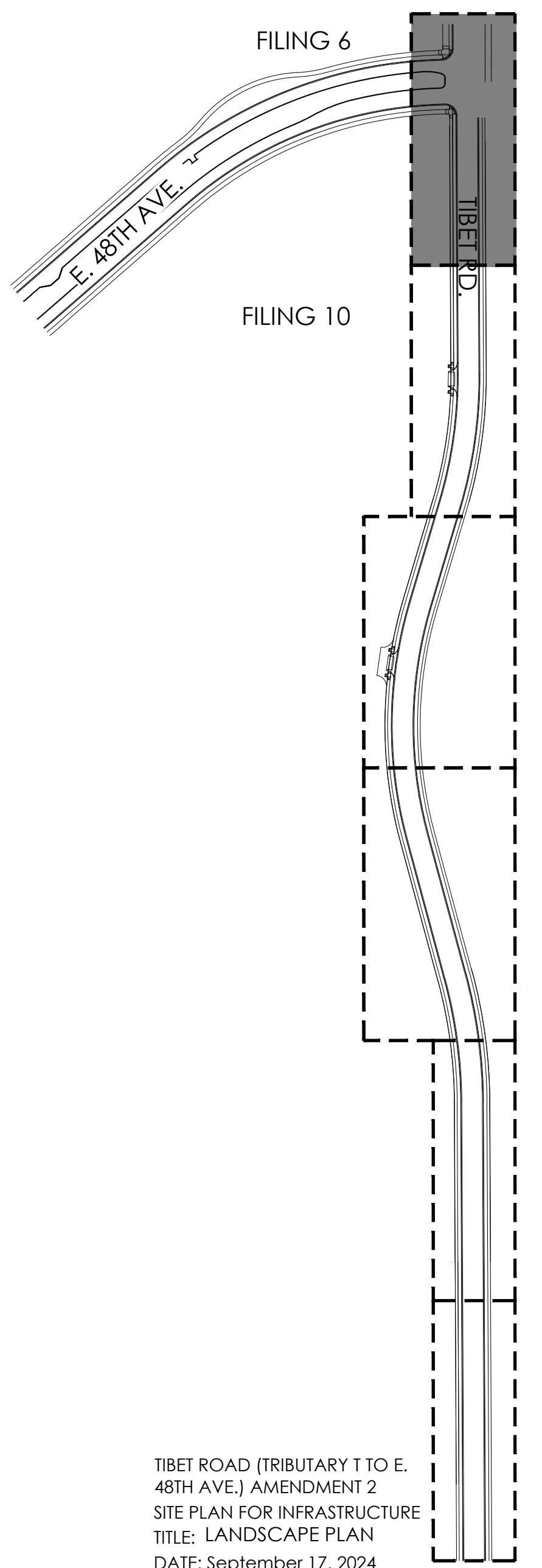
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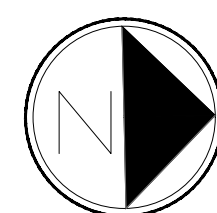
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Scale: 1"= 20'-0"
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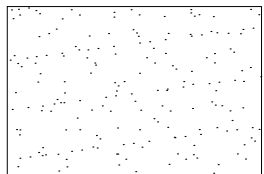
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LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR 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 OF ACCEPTANCE OF IMPROVEMENTS.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.vii.
- LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING. SIDEWALKS AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE AS APPROPRIATE. ON- SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

NATIVE SEED AREAS: DRY / UPLAND GRASSES SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
6	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
7	BOUTELOUA CURTINPENDULA 'BUTTE'	SIDEOATS GRAMA, BUTTE*
5	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
8	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
1	SPOROBOLUS AIROIDES	ALKALI SACATON
TOTAL:27		



CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS/GRASSES REQUIRED (1 SHRUB OR GRASS / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
TIBET RD. (WEST)	1,510	11,138	38	38	278	221 (79%)	57 (21%)
TIBET RD. (EAST)	429	3,534	11	11	86	65 (74%)	23 (26%)

NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING

ALL STREET TREES AND CURBSIDE LANDSCAPE NOT SHOWN ALONG TIBET ROAD WILL BE INSTALLED AND CAN BE FOUND WITH:

- GVRE PA-13 NEIGHBORHOOD PARK - REC# 2022000093641 / CN: 2021-3057-00
- GVRE TRIBUTARY T SITE PLAN - REC# 2022000027765 / CN: 2020-6041-00
- WINDLER AT TIBET ROAD ISP - CN: 2022-6011-00

1

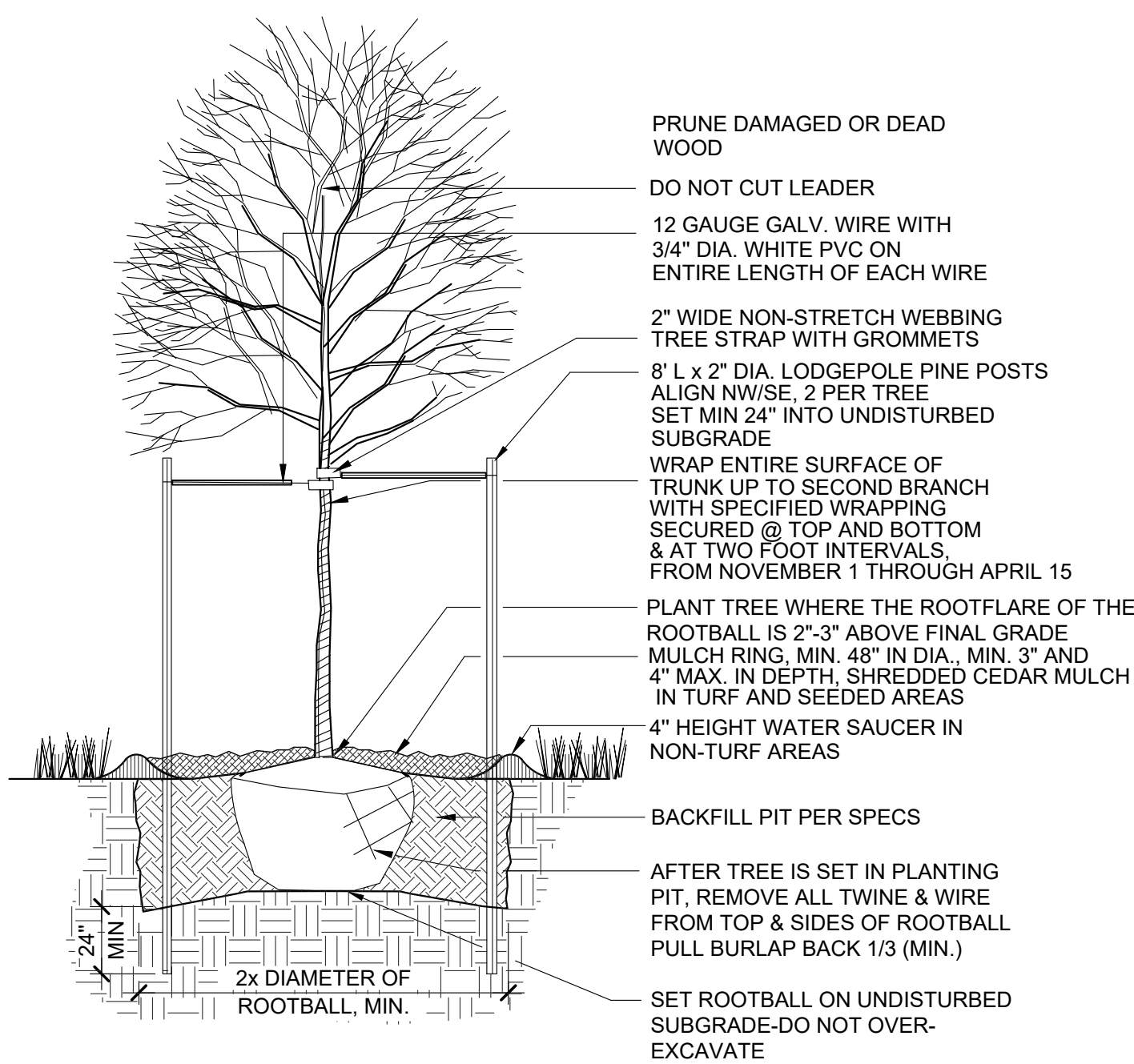
AMENDMENT 1

- UPDATED PLANT QUANTITIES
- ADDED EAST SIDE OF TIBET TO CURBSIDE LANDSCAPE REQUIREMENTS
- MOVED DETAILS FROM SHEET 15 TO THIS SHEET
- REVISED CURBSIDE LANDSCAPE REQUIREMENTS

2

AMENDMENT 2

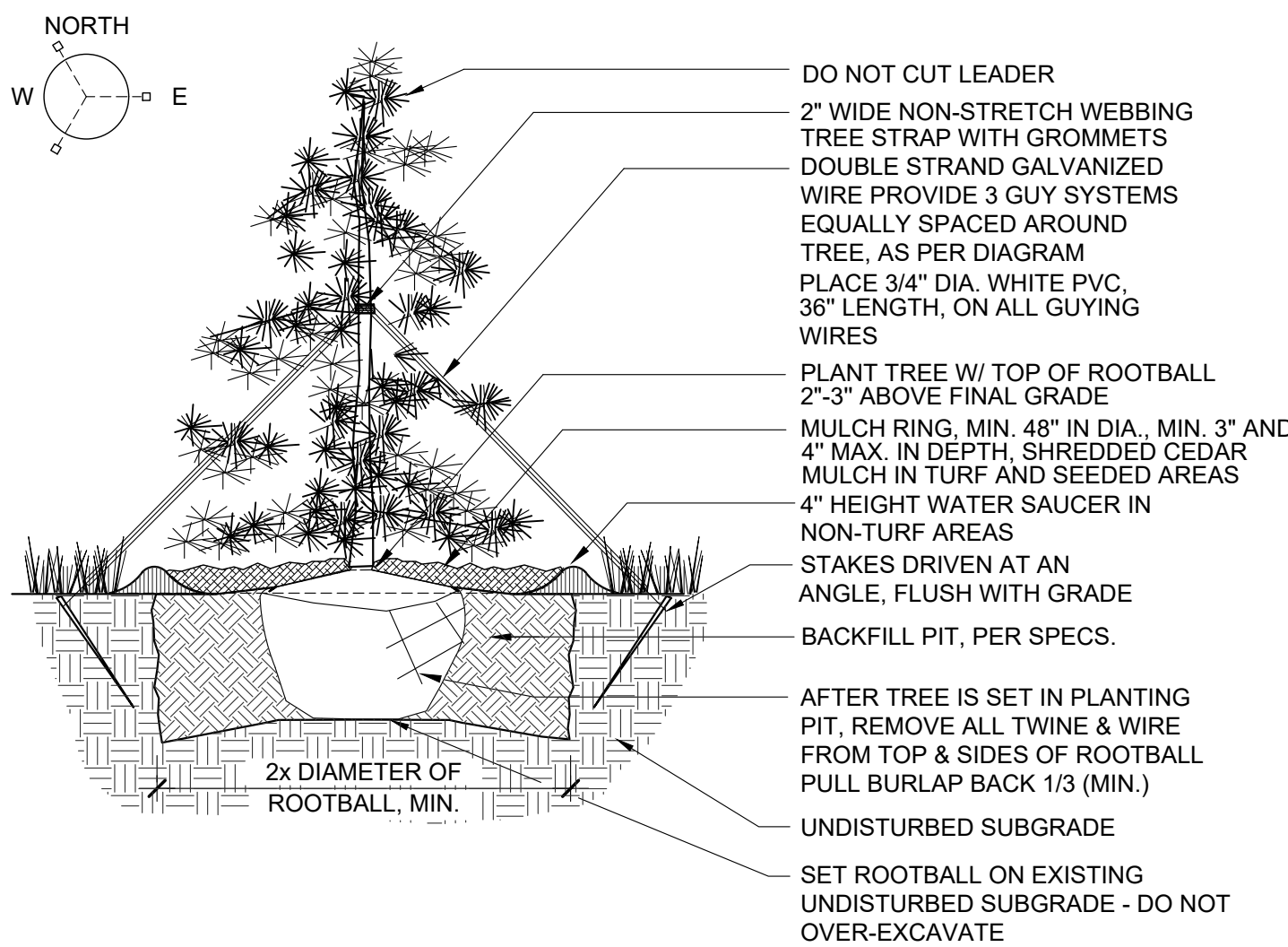
- REVISED CURBSIDE LANDSCAPE REQUIREMENTS ALONG WEST SIDE OF TIBET RD.
- PLANT QUANTITIES REVISED



2

DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



3

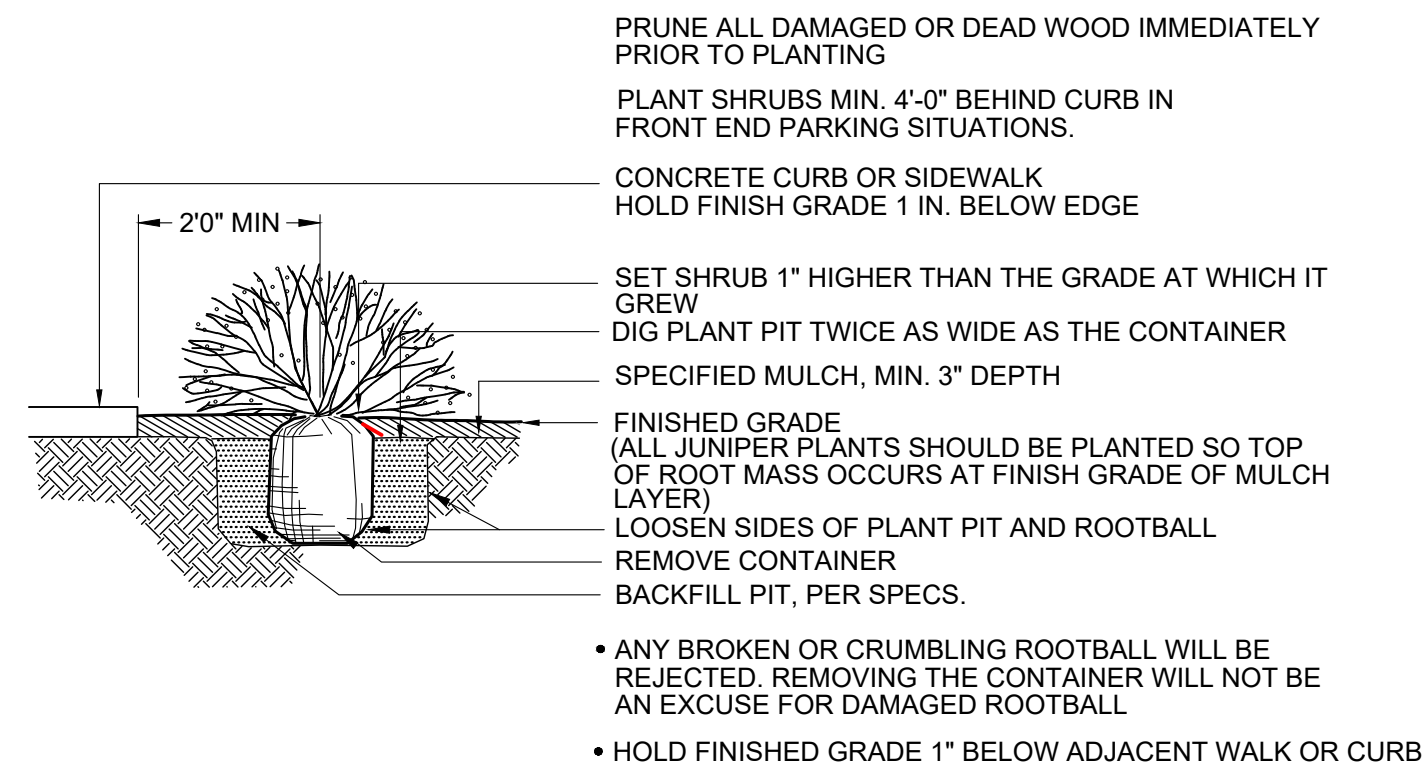
EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

1

STEEL EDGING

SCALE: NTS



4

SHRUB PLANTING DETAIL

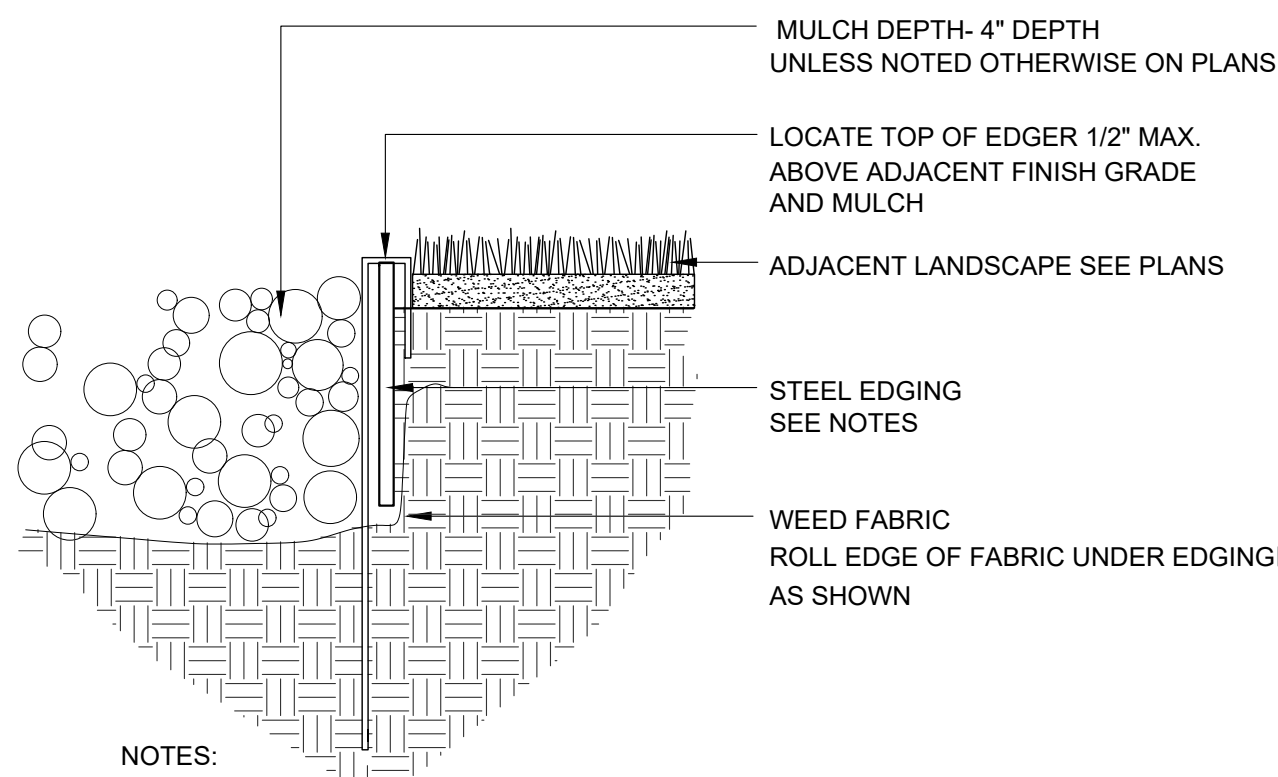
SCALE: NTS

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*	MATURE PLANT HEIGHT
DECIDUOUS SHADE TREES							
6	AG	AESCULUS GLABRA	BUCKEYE, CHIO	2.5" CAL	B&B	M	30-40'
6	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L	50-60'
5	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L	30-40'
9	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L	40-50'
5	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M	70-100'
4	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M	40-60'
7	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M	30-40'
6	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L	50-60'
DECIDUOUS SHRUBS							
32	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L	2-4'
7	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L	1-6'
22	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L	1-2'
22	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L	24-30"
130	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L	18-24"
8	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L	2-3'
12	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L	30-36"
23	RMF	ROSA MEIDLAND FIRE	FIRE MEIDLAND ROSE	#5	CONT.	L	18-24"
31	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L	12-18"
GRASSES							
18	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT.	L	8-24"
33	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L	4-5'
29	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L	3-4'

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

**CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MAX. HEIGHT OF 26" AND MINIMUM OF 5 GAL. CONTAINERS IN SIGHT LINES.



NOTES:

- STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
- EDGING SHALL BE POWDER COATED, BLACK
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
- ALL JOINTS SHALL BE SECURELY STAKED.

TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
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