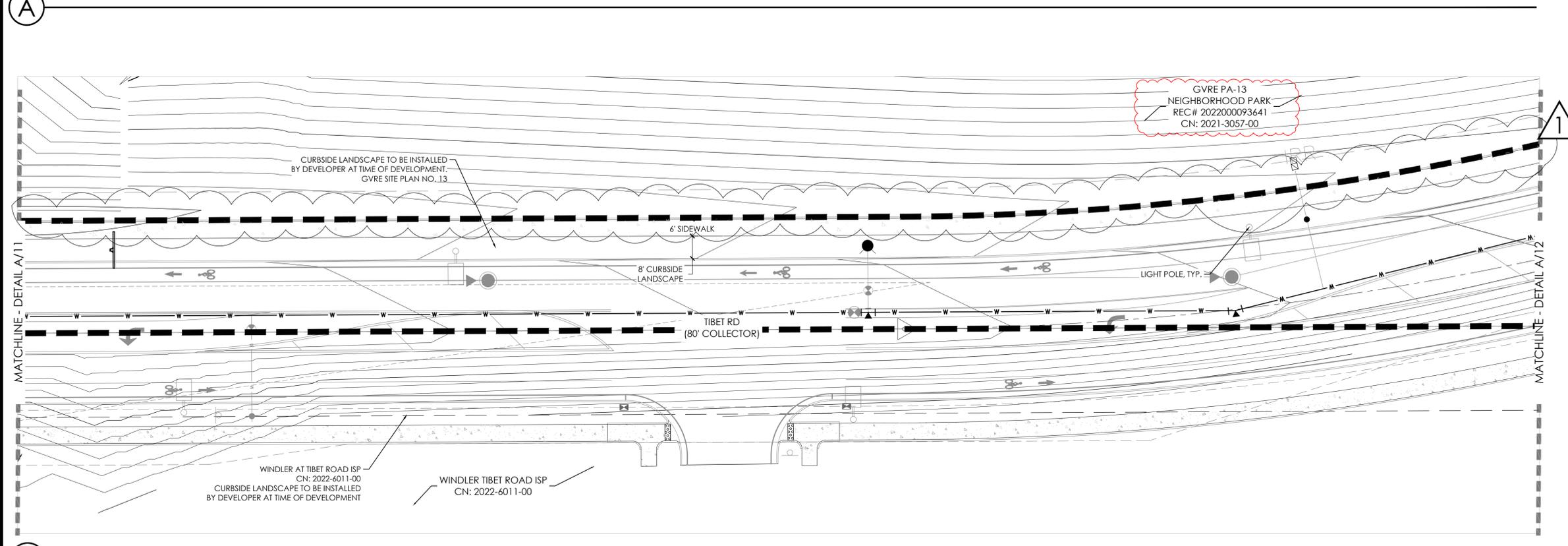
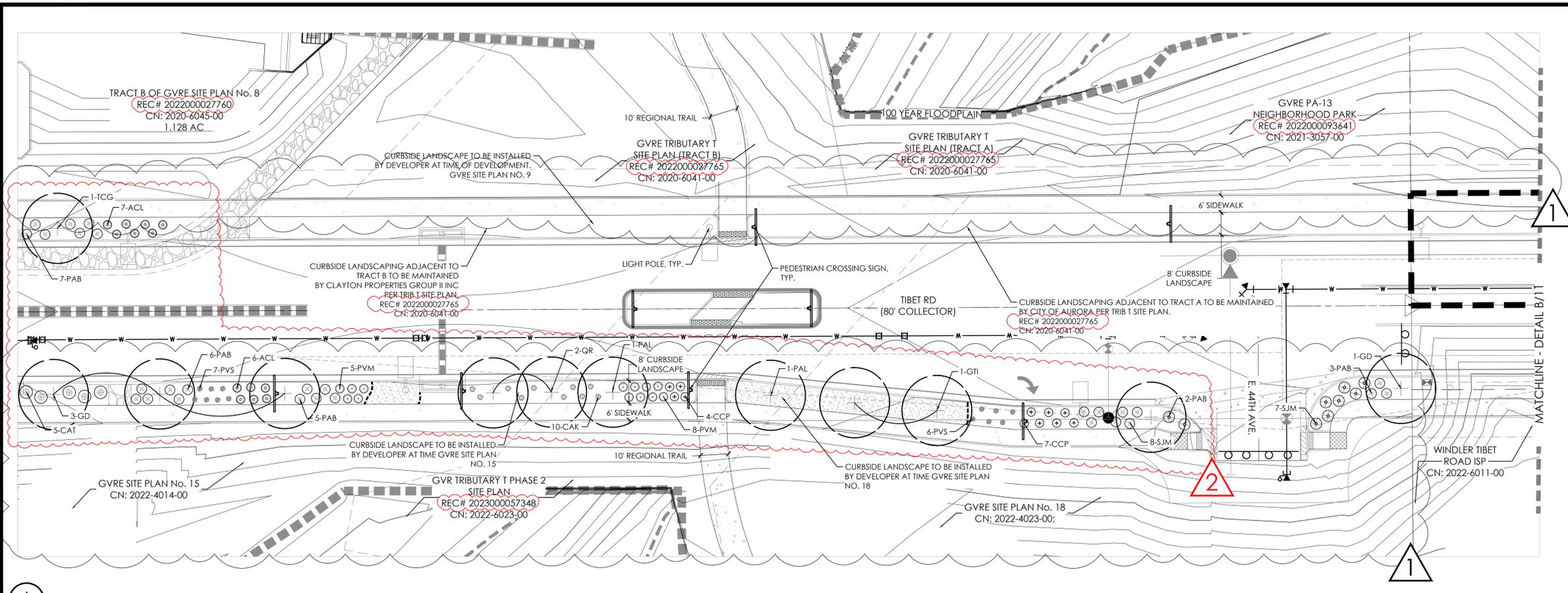
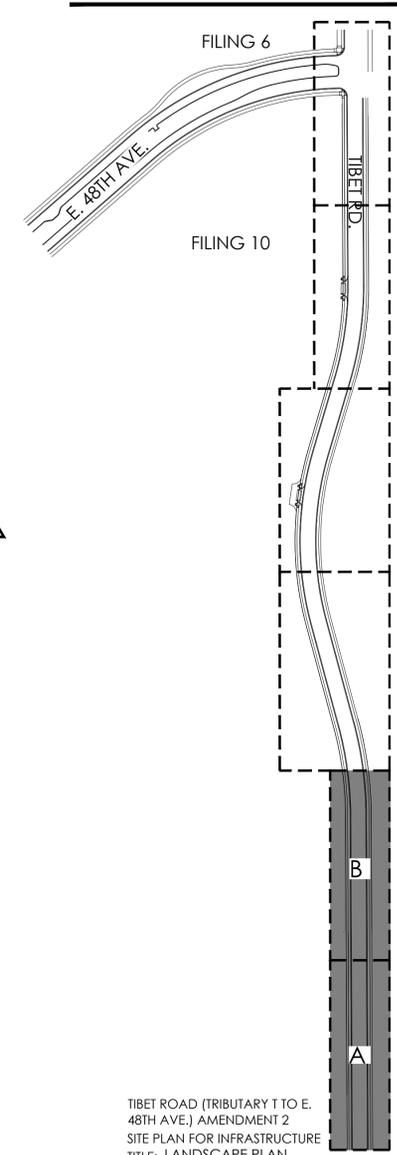


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6/5/2024 4:41 PM
DILLON COOK

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
- S.E. = SIDEWALK EASEMENT
- G.E. = GAS 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
- ADDED TURN LAND AND ROAD INTERSECTION INTO GVR FILING 18
- PLANTING ADDED TO CURBSIDE

2
AMENDMENT 2
- PLANTING REVISED
- RECEPTION NUMBERS ADDED

NOT FOR CONSTRUCTION

Scale: 1" = 20'-0"
0 10 20 40

terraccina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

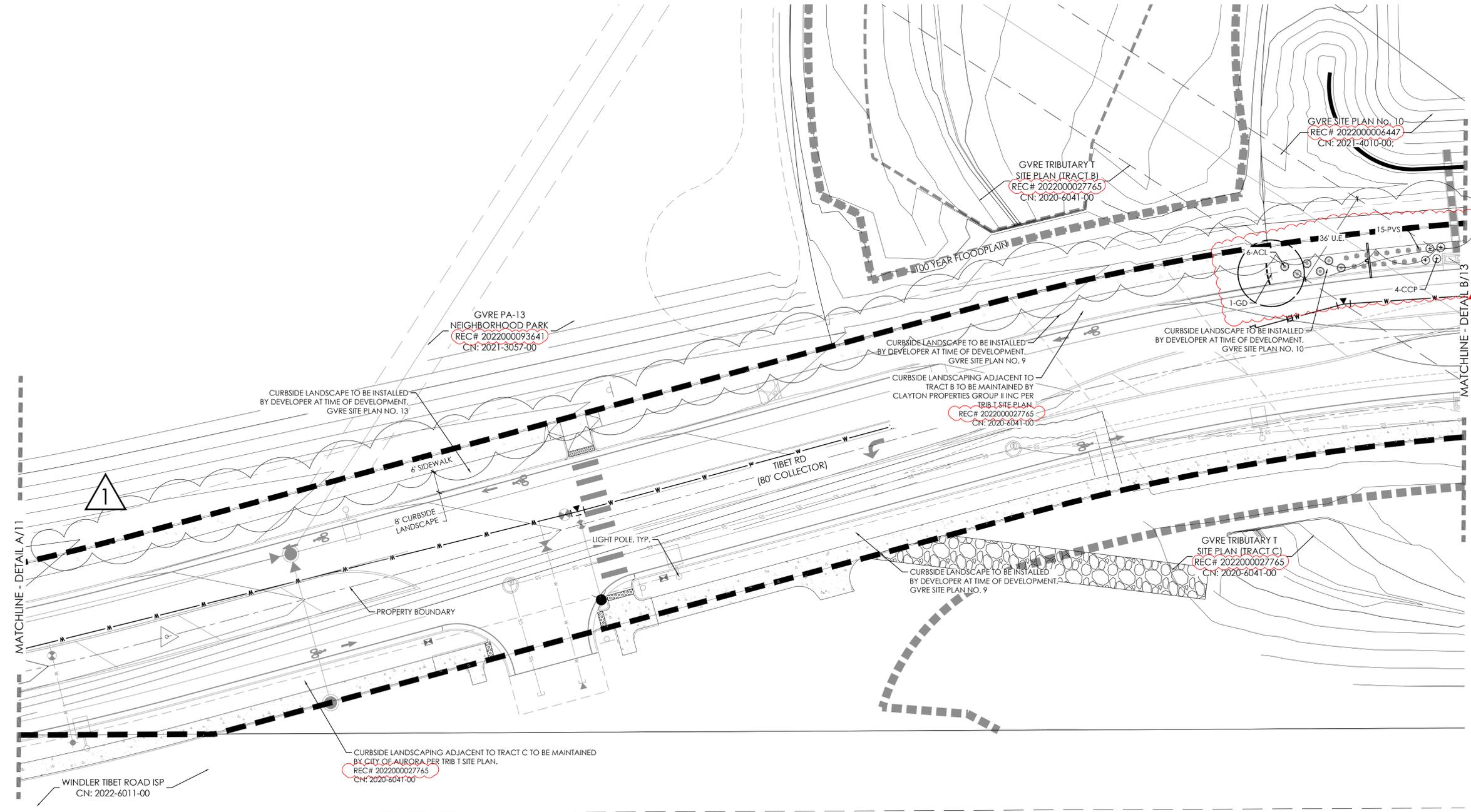
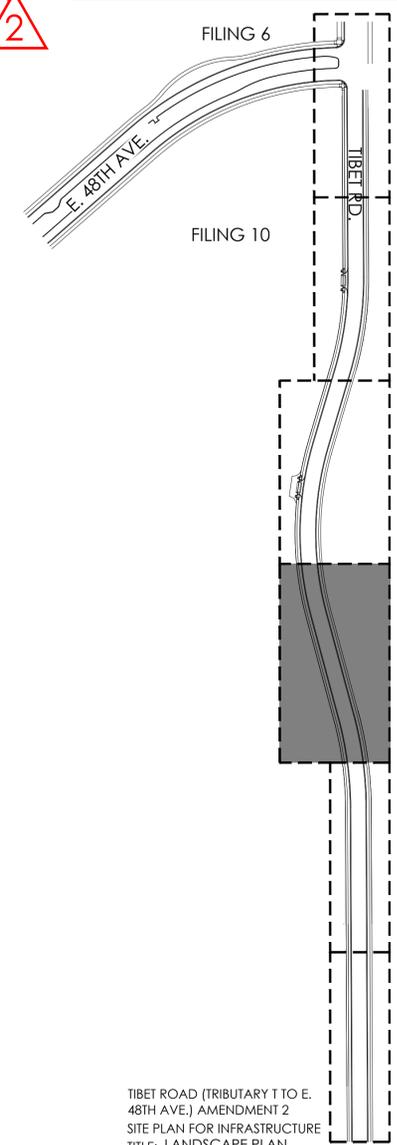
TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: June 5, 2024

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DILLON COOK

LEGEND

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-  SHRUBS
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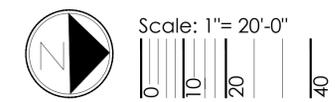
KEY MAP



- NOTES:**
1. 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.
 2. 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



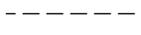
TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: June 5, 2024

terraccina design
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Denver, CO 80231
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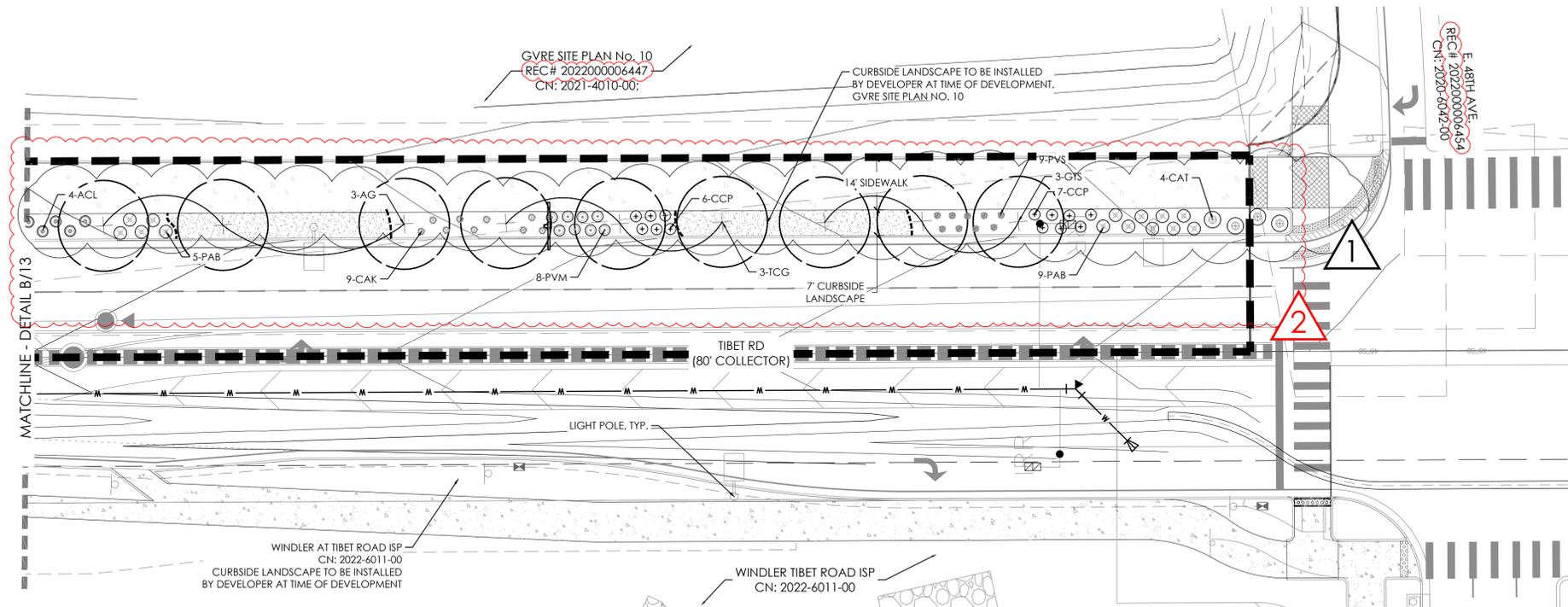
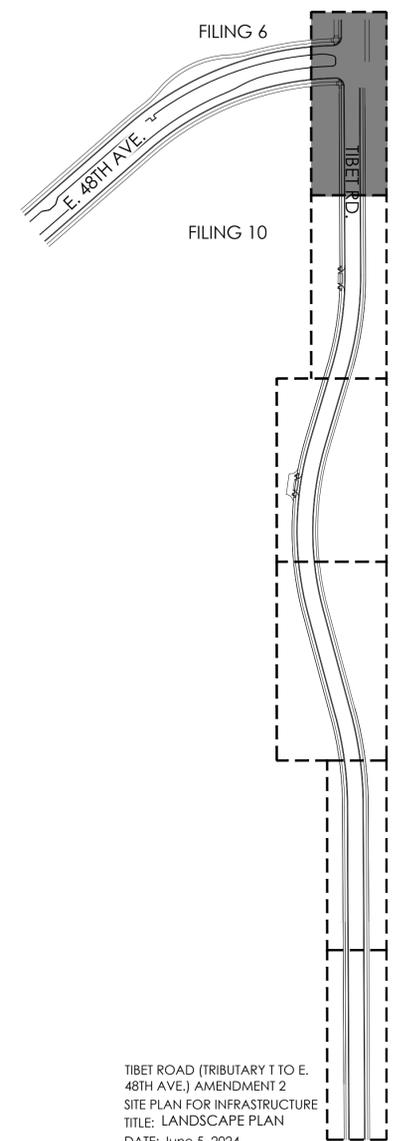
NOT FOR CONSTRUCTION

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 DILLON COOK

LEGEND

-  STREET TREE
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KEY MAP



- NOTES:
1. 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.
 2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.


AMENDMENT 1
 - REMOVE CRUSHER FINES BIKE PATH


AMENDMENT 2
 - PLANTING REVISED
 - REMOVED ACCESS POINT INTO GVRE 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

NOT FOR CONSTRUCTION



Scale: 1" = 20'-0"


TIBET ROAD (TRIBUTARY TO E. 48TH AVE.) AMENDMENT 2
 SITE PLAN FOR INFRASTRUCTURE
 TITLE: LANDSCAPE PLAN
 DATE: June 5, 2024

 terracina design
 10200 E. Girard Ave., A-314
 Denver, CO 80231
 ph: 303.632.8867

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 LANDSCAPED 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 ENCRoACH 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'	BLUUE 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:
 - GYRE PA-13 NEIGHBORHOOD PARK - REC# 2022000093641 / CN: 2021-3057-00
 - GYRE TRIBUTARY I SITE PLAN - REC# 2022000027765 / CN: 2020-6041-00
 - WINDLER AT TIBET ROAD ISP - CN: 2022-6011-00

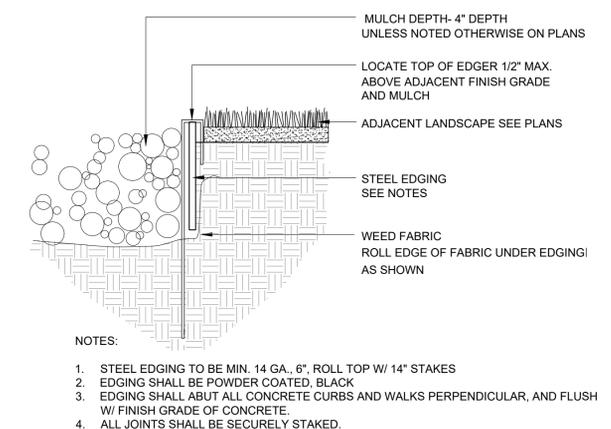
1
AMENDMENT 1
 - UPDATED PLANT QUANTITIES
 - ADDED EAST SIDE OF TIBET TO CURBSIDE LANDSCAPE REQUIREMENTS
 - MOVED DETAILS FROM SHEET 15 TO THIS SHEET
 - REVISED CURBSIDE LANDSCAPE REQUIREMENTS

2
AMENDMENT 2
 - REVISED CURBSIDE LANDSCAPE REQUIREMENTS ALONG WEST SIDE OF TIBET RD.
 - PLANT QUANTITIES REVISED

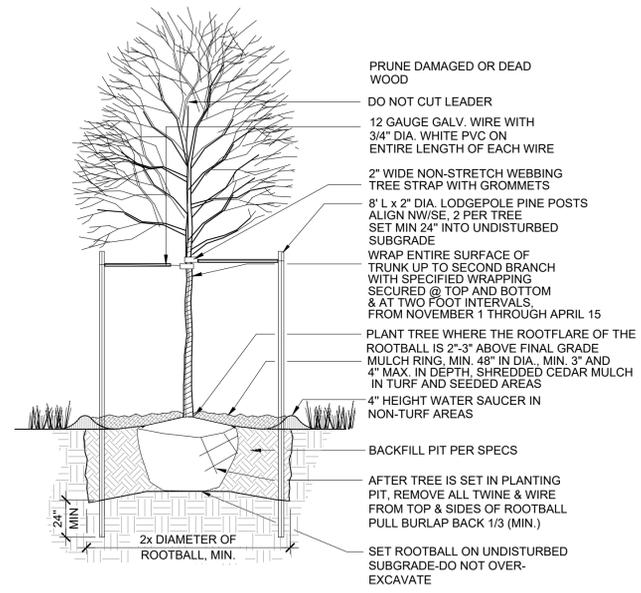
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE
DECIDUOUS SHADE TREES						
6	AG	AESCULUS GLABRA	BUCKEY, OHIO	2.5" CAL	B&B	M
6	GD	GYMNOCLADUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
5	GTI	GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
9	GTS	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
5	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
4	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
7	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
6	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L
DECIDUOUS SHRUBS						
32	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
7	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L
22	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
56	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
86	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
8	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
37	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
17	RMF	ROSA MEIDLAND FIRE	FIRE MEIDLAND ROSE	#5	CONT.	L
21	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
GRASSES						
36	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
44	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L

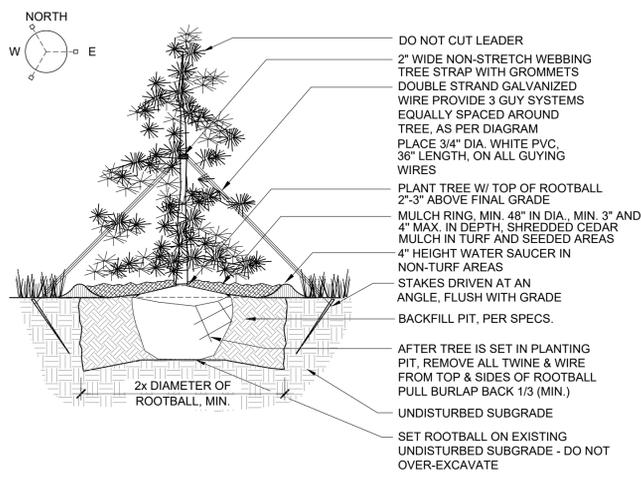
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH
 **CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MAX. HEIGHT OF 26" AND MINIMUM OF 5 GAL. CONTAINERS. NOT TO BE PLANTED WITHIN SIGHT TRIANGLES.



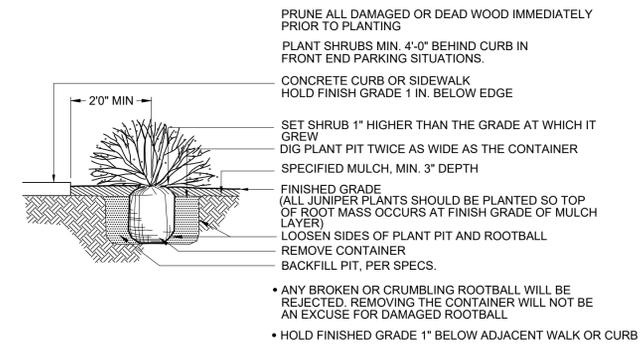
1 STEEL EDGING
 SCALE: NTS



2 DECIDUOUS TREE PLANTING DETAIL
 SCALE: NTS



3 EVERGREEN TREE PLANTING DETAIL
 SCALE: NTS



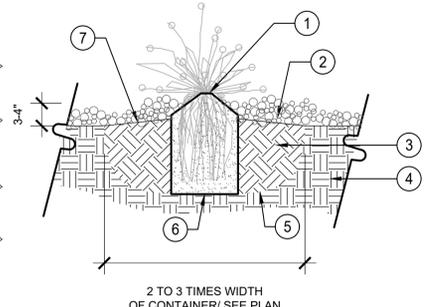
4 SHRUB PLANTING DETAIL
 SCALE: NTS

NOT FOR CONSTRUCTION

TIBET ROAD (TRIBUTARY I TO E. 48TH AVE.) AMENDMENT 2
 SITE PLAN FOR INFRASTRUCTURE
 TITLE: LANDSCAPE DETAILS
 DATE: June 5, 2024

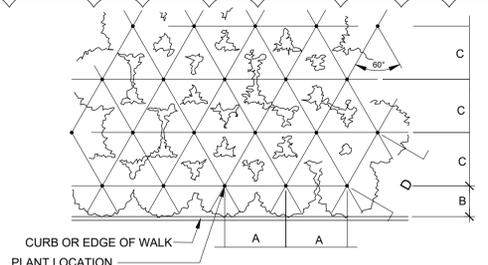


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- PERENNIAL RE: PLANTING PLANS
- CEDAR OR ROCK MULCH
- PLANTING BACKFILL MIX
- SUBGRADE
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT
- FLAT BOTTOM OF HOLE
- SLOPE TOP OF PLANTING PIT, ALLOW FOR POSITIVE DRAINAGE

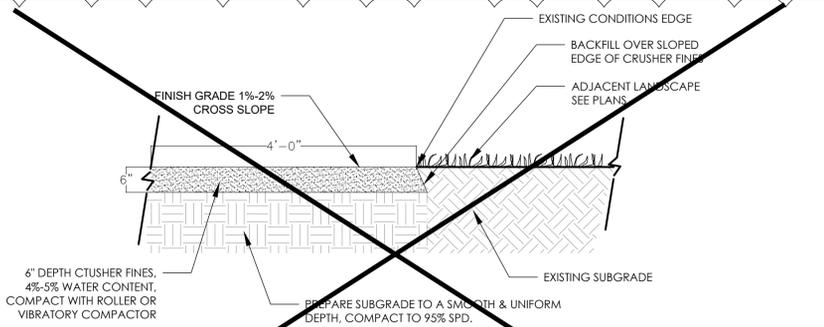
- NOTES:
- DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
 - PRUNE ALL DEAD FOLIAGE.
 - HANDLE ONLY BY ROOTBALL.
 - REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
 - PLACE BEST SIDE TO MOST FREQUENT VIEWING. NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
 - BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
 - REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.



PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

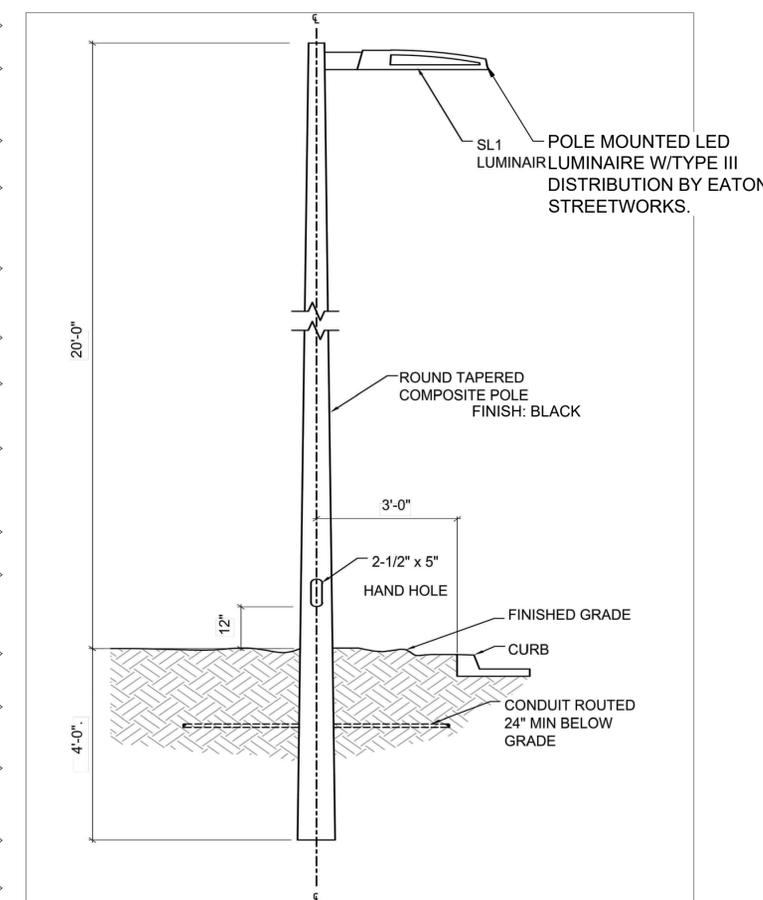
1 PERENNIAL PLANTING DETAIL
SCALE: NTS

2 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS



- NOTES:
- DIG EDGE OF TRAIL AT AN ANGLE TO THE EXISTING CONDITIONS, APPROXIMATELY 2:1 SLOPE.
 - DO NOT CUT, DAMAGE OR REMOVE ROOT SYSTEM(S) OF ESTABLISHED TREES WITHIN AREA OF TRAIL CONSTRUCTION.
 - C-FINES TO BE PLACED AND COMPACTED IN 2" LIFTS UNTIL FINISH GRADE IS MET.
 - DO NOT ANGLE SLOPE OF TRAIL TOWARD EXISTING STRUCTURES.
 - DO NOT EXCEED SLOPE OF 1:25 FOR TRAVEL SLOPE OF TRAIL.
 - ADD STEEDLENGER WHEN ADJACENT TO A SHRUB BED.
 - GRADE SHALL NOT EXCEED 5%.
 - STABILIZER ADDITIVES TO BE USED WHEN TRAIL EXCEEDS 5% SLOPE OR IN AREAS THAT ARE TO BE PLOWED.

3 CRUSHER FINES BIKE PATH
SCALE: NTS



4 LIGHT POLE AND FIXTURE
SCALE: NTS

Quazite
Dimensions / Data 12" x 12" PC Style Polymer Concrete (Stackable) Assembly
Hex Head Bolts are Standard

Composite Box Cover Part #
PC1212HA00G84 - 12X12 TIER 15 PULL BOX LID, "COA LIGHTING"

Covers					
DESCRIPTION	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
W/ 2 Bolts	8	8,000 / 12,000	12	60	PC1212CA00**
W/ 2 Bolts	15	15,000 / 22,500	12	60	PC1212HA00**
No Bolts	8	8,000 / 12,000	12	60	PC1212WA00**

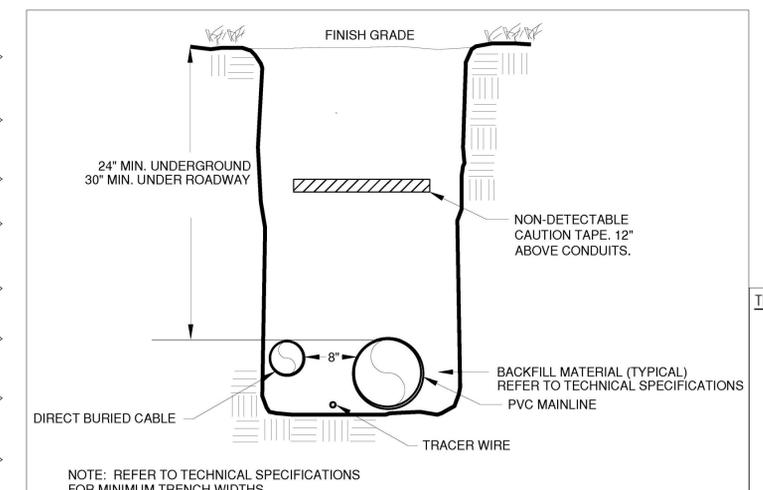
To order gasketed covers, replace the letter "A" with the letter "G".
Gasketed covers are with 4 bolts.
Replace ** with a logo code found on page 60.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

Boxes						
DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
Standard Open Bottom	12"	15	15,000 / 22,500	36	30	PC1212BA12
Solid Bottom	12 1/2"	15	15,000 / 22,500	41	30	PC1212BA12

To order gasketed boxes, replace the letter "A" with the letter "G".
Gaskets reduce the inflow of fluids but do not make the enclosure water tight.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

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5 ELECTRICAL BOXES
SCALE: NTS



- TRENCH GENERAL NOTES:
- IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
 - THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
 - PROVIDE UTILITY TAPE, WHICH SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ELEMENTS, AND TO BE PLACED ABOVE THE ELECTRICAL LINE BUT BELOW THE IRRIGATION.
 - PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEBIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

6 TYPICAL TRENCH DETAIL
SCALE: NTS

Quazite
Dimensions / Data 11" x 18" PG Style Polymer Concrete (Stackable) Assembly
Hex Head Bolts are Standard

PG1118HA00G84 - 11X18 TIER 15 PULL BOX LID, "COA LIGHTING"

Covers					
DESCRIPTION	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
W/ 2 Bolts	8	8,000 / 12,000	27	40	PG1118CA00**
W/ 2 Bolts	15	15,000 / 22,500	27	40	PG1118HA00**
No Bolts	8	8,000 / 12,000	27	40	PG1118WA00**
W/ 2 Bolts	22	22,500 / 33,750	27	40	PG1118HA00**

To order gasketed covers, replace the letter "A" with the letter "G".
Replace ** with a logo code found on page 60. See page 65 for meter and touch/radio read cover options.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

Boxes						
DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
Standard Open Bottom	12"	22	22,500 / 33,750	40	30	PG1118BA12
Solid Bottom	12 1/2"	22	22,500 / 33,750	43	30	PG1118BA12
Solid Bottom	18 1/2"	22	22,500 / 33,750	60	24	PG1118BA18
Fronted Box	12 1/2"	22	22,500 / 33,750	41	30	PG1118BA12
Fronted Box	18 1/2"	22	22,500 / 33,750	55	24	PG1118BA18

To order boxes with 2 standard mouseholes, replace the letter "A" with the letter "B".
To order gasketed boxes, replace the letter "A" with the letter "G".
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

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TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE DETAILS
DATE: June 5, 2024



1 AMENDMENT 1
- REMOVE CRUSHER FINES BIKE PATH
- MOVED DETAILS TO SHEET 14
- ADDED STREET LIGHT DETAILS

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 2 A21.1-SHEETS\GVR-E_TIBET_RD_DETAILS.DWG
DILLON COOK
6/5/2024 4:41 PM