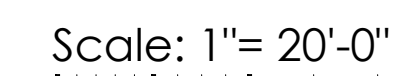




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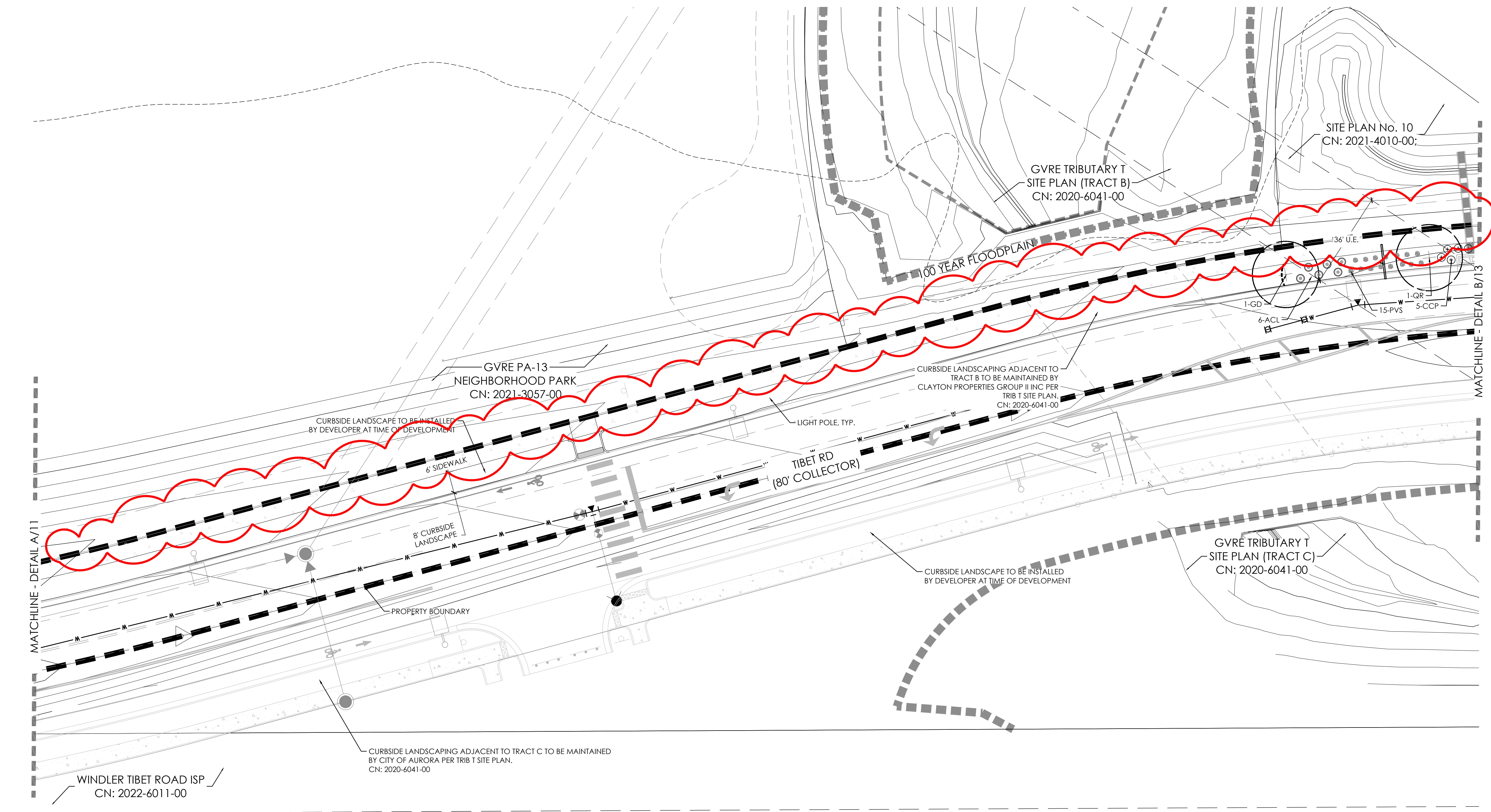
- PLANTING ADDED TO CURBSIDE



TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: December 9, 2022

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

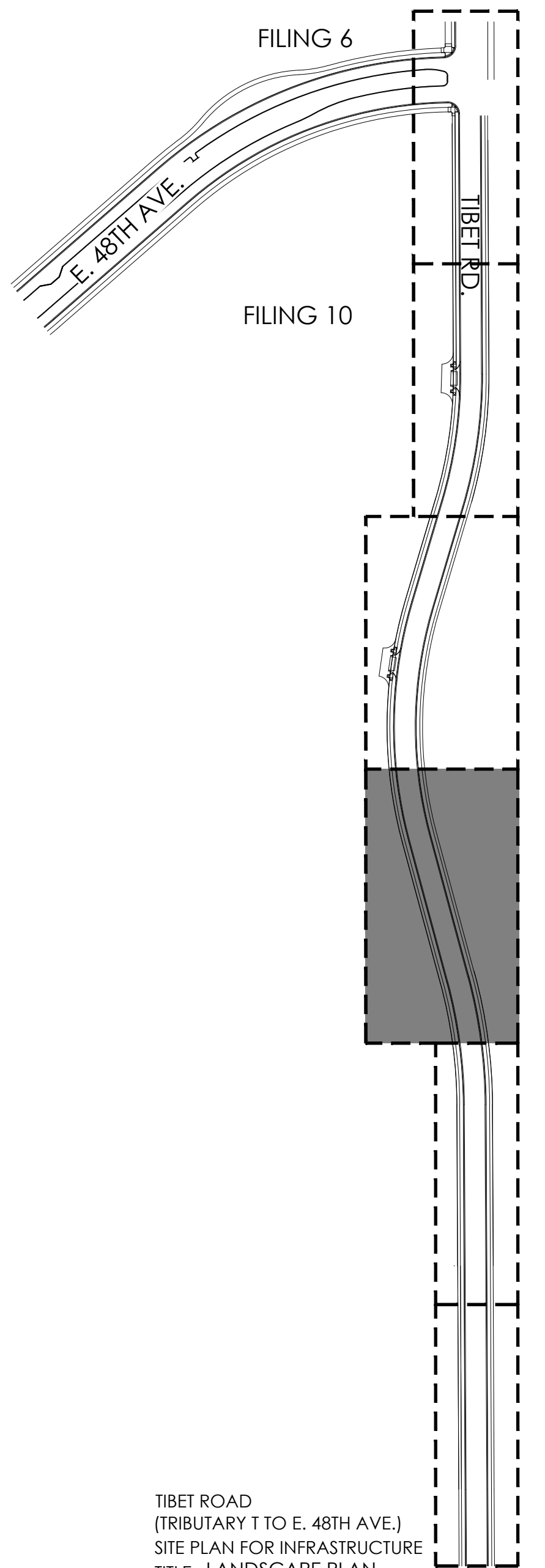
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DILLON COOK



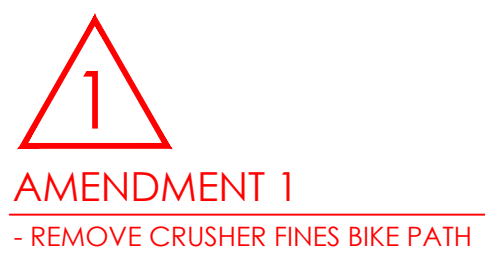
LEGEND

- 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
G.E. = GAS EASEMENT
- S.E. = SIDEWALK EASEMENT

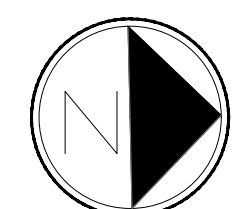
KEY MAP



- 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.



NOT FOR CONSTRUCTION

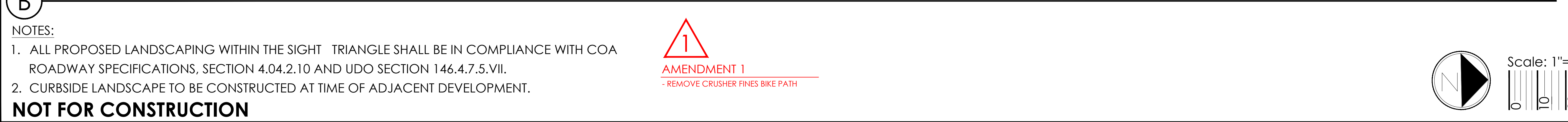
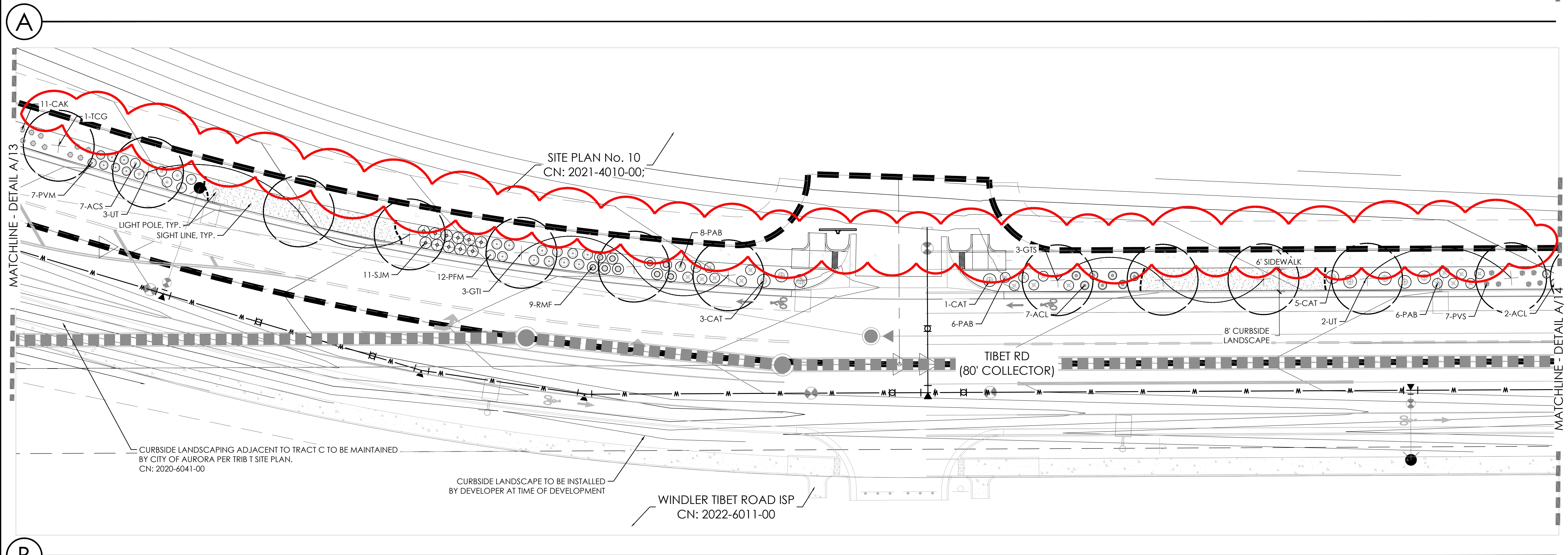
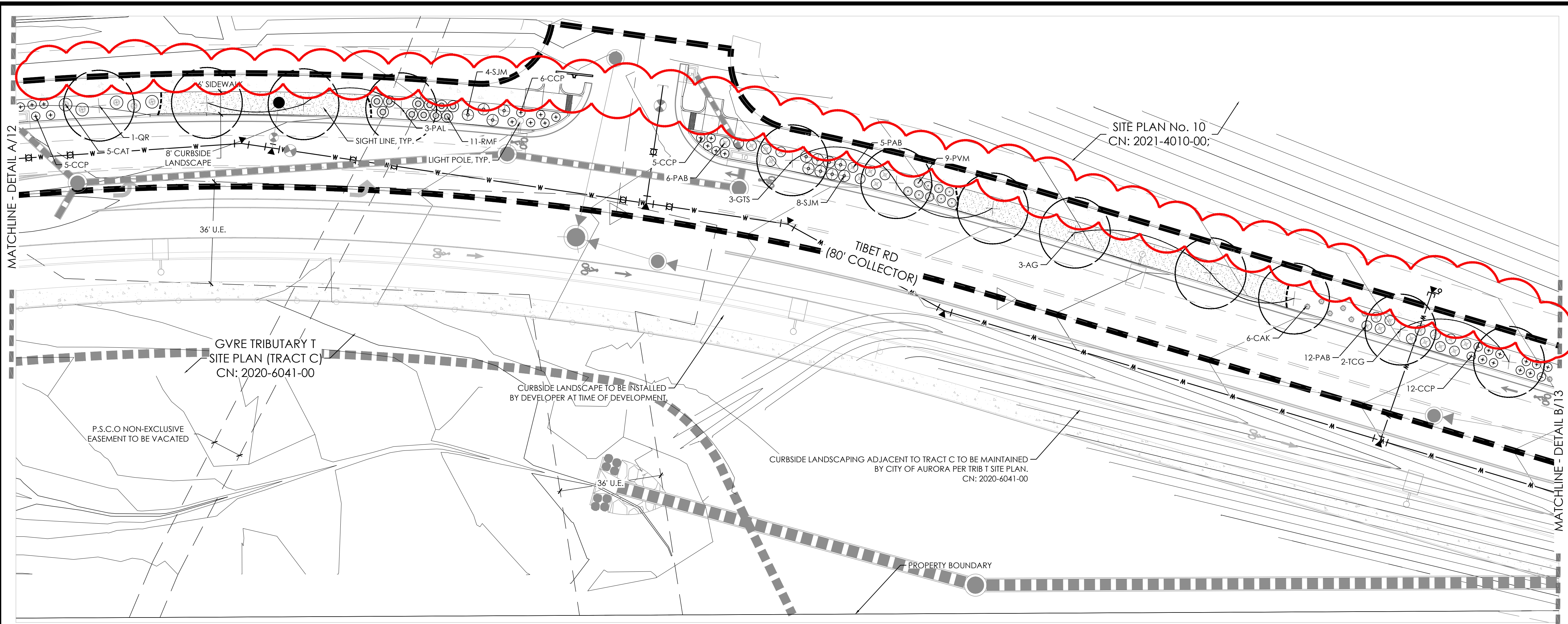


Scale: 1" = 20'-0"

TIBET ROAD
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TITLE: LANDSCAPE PLAN
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10200 E. Girard Ave., A-314
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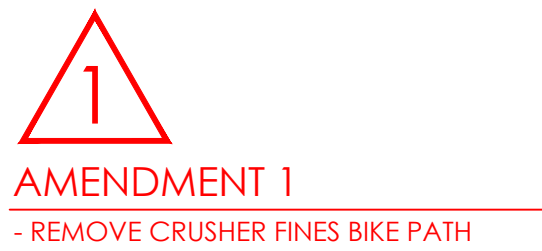
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DILLON COOK



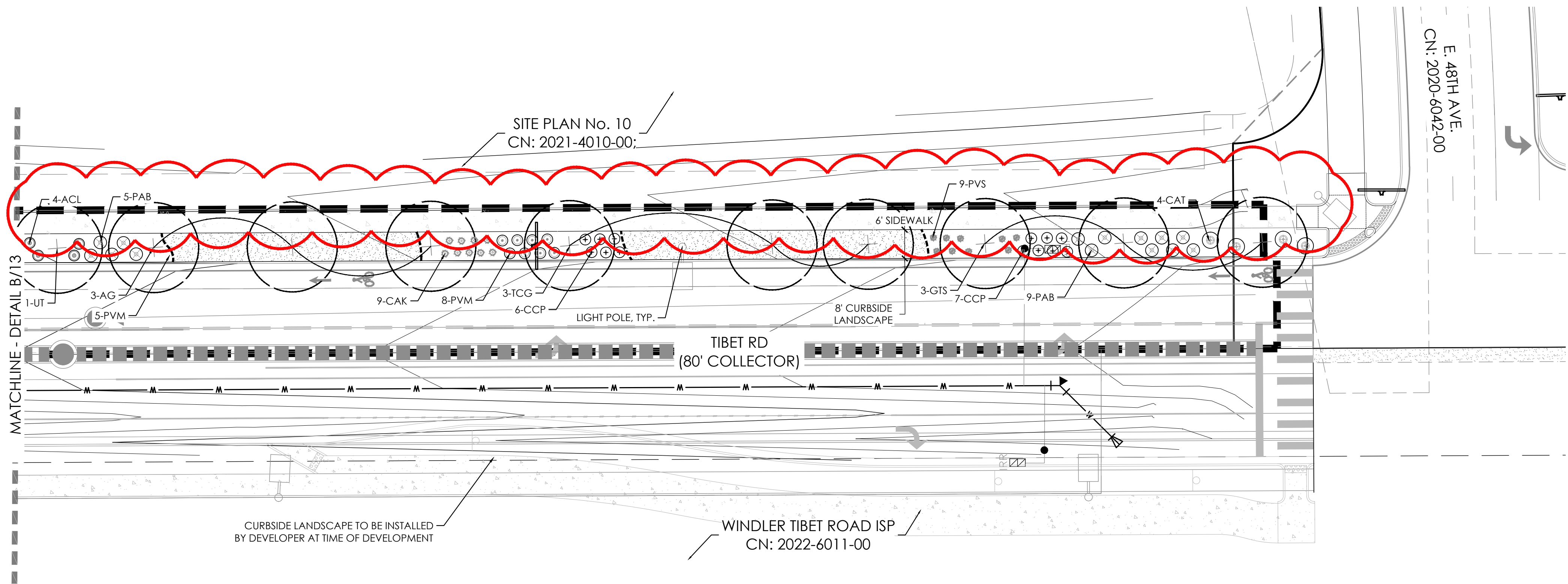
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DILLON COOK
12/9/2022 5:05 PM

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.



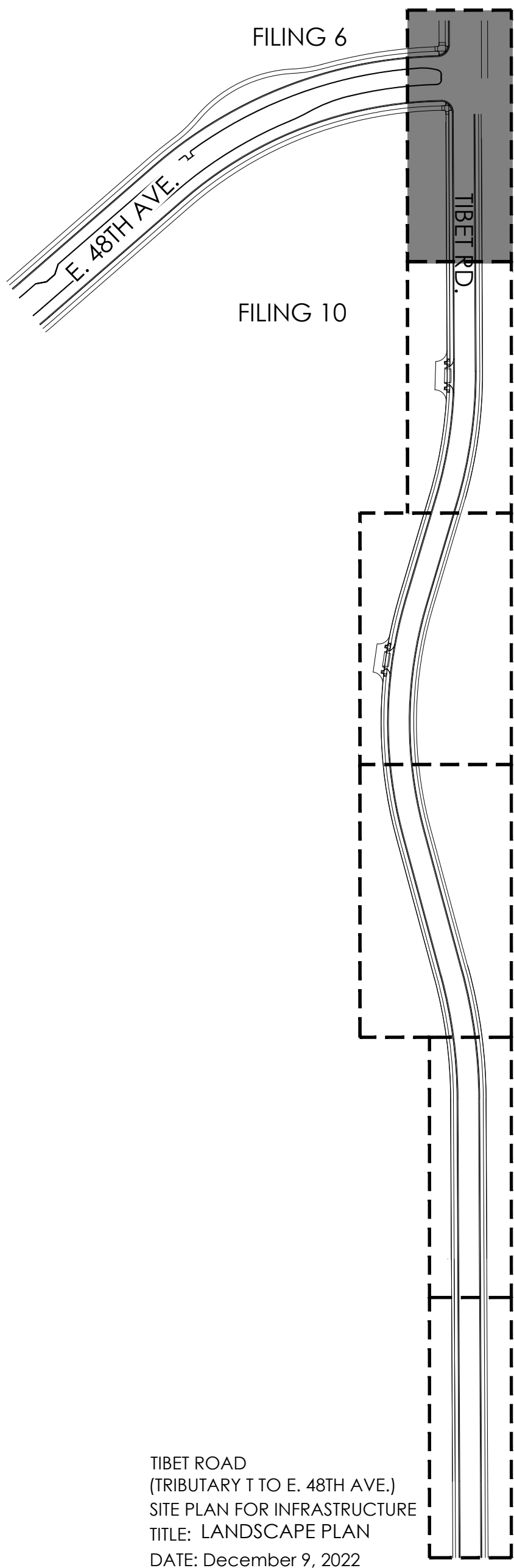
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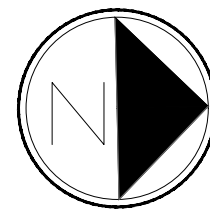
LEGEND

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

KEY MAP



TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: December 9, 2022



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

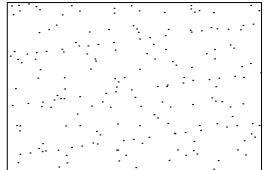
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DILLON COOK
12/9/2022 5:06 PM

LANDSCAPE NOTES

1. 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.
2. 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. 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.
5. SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
6. TREES PLANTED IN SEED AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. 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.
8. 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).
9. 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.
10. 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)	1,461	11,897	37	37	297	240 (81%)	57 (19%)
TIBET RD. (EAST)	429	3,534	11	11	88	67 (76%)	21 (24%)

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 - CN: 2021-3057-00
- GVRE TRIBUTARY T SITE PLAN - CN: 2020-6041-00
- WINDLER AT TIBET ROAD ISP - CN: 2022-6011-00

1

AMENDMENT 1

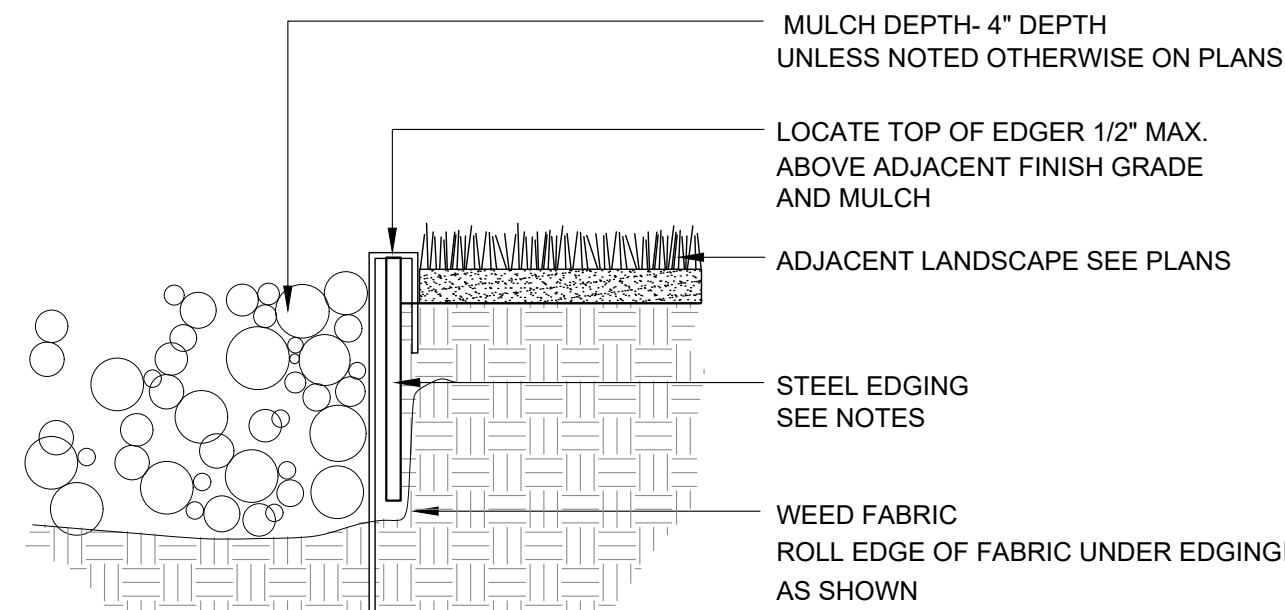
- UPDATED PLANT QUANTITIES
- ADDED EAST SIDE OF TIBET TO CURBSIDE LANDSCAPE REQUIREMENTS
- MOVED DETAILS FROM SHEET 15 TO THIS SHEET
- REVISED CURBSIDE LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
6	AG	AESCLULUS GLABRA	BUCKEY, OHIO	2.5" CAL	B&B	M
6	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
5	GTI	GLEDITSIA TRIACANTHOS INERMIS '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
23	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
57	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
83	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
37	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
24	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
20	RMF	ROSA MEIDLAND FIRE	FIRE MEIDLAND ROSE	#5	CONT.	L
23	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
GRASSES						
35	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
47	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.



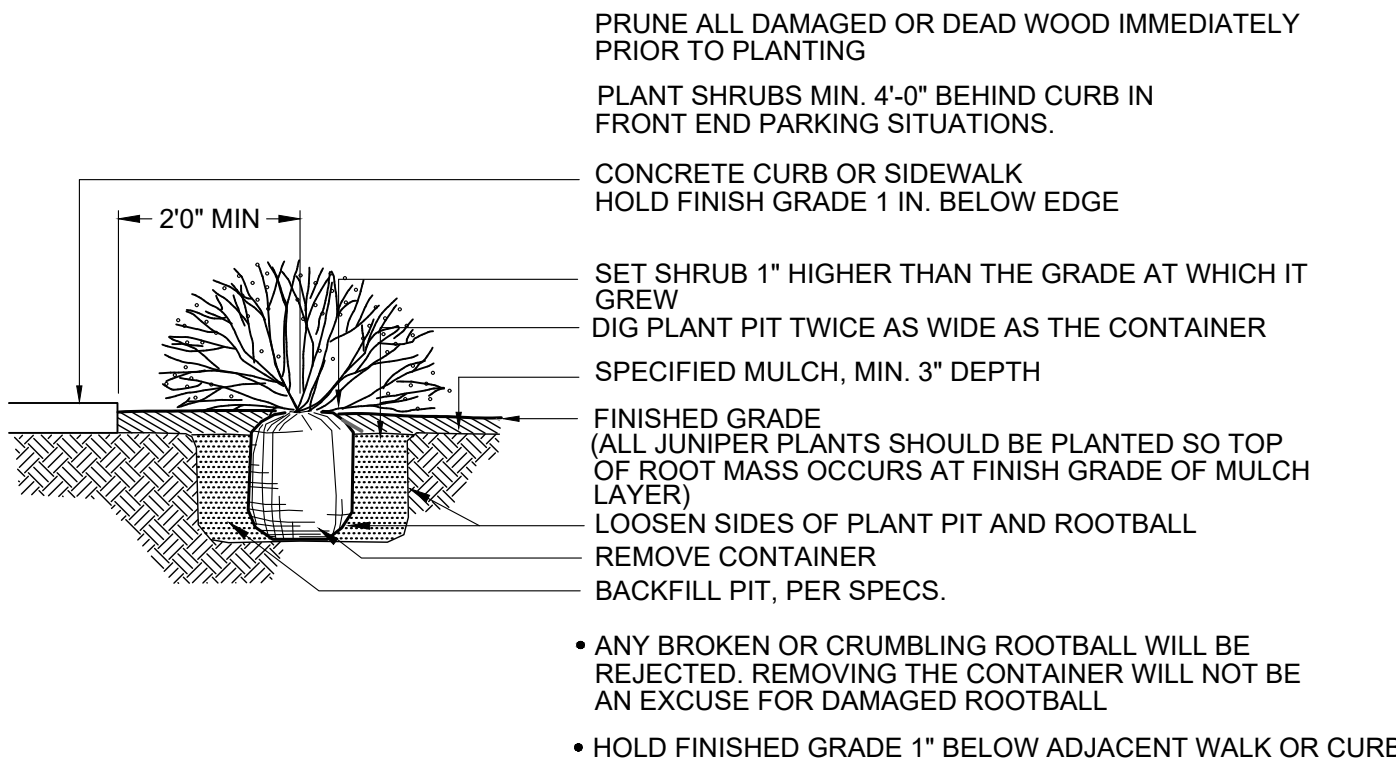
NOTES:

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

1

STEEL EDGING

SCALE: NTS

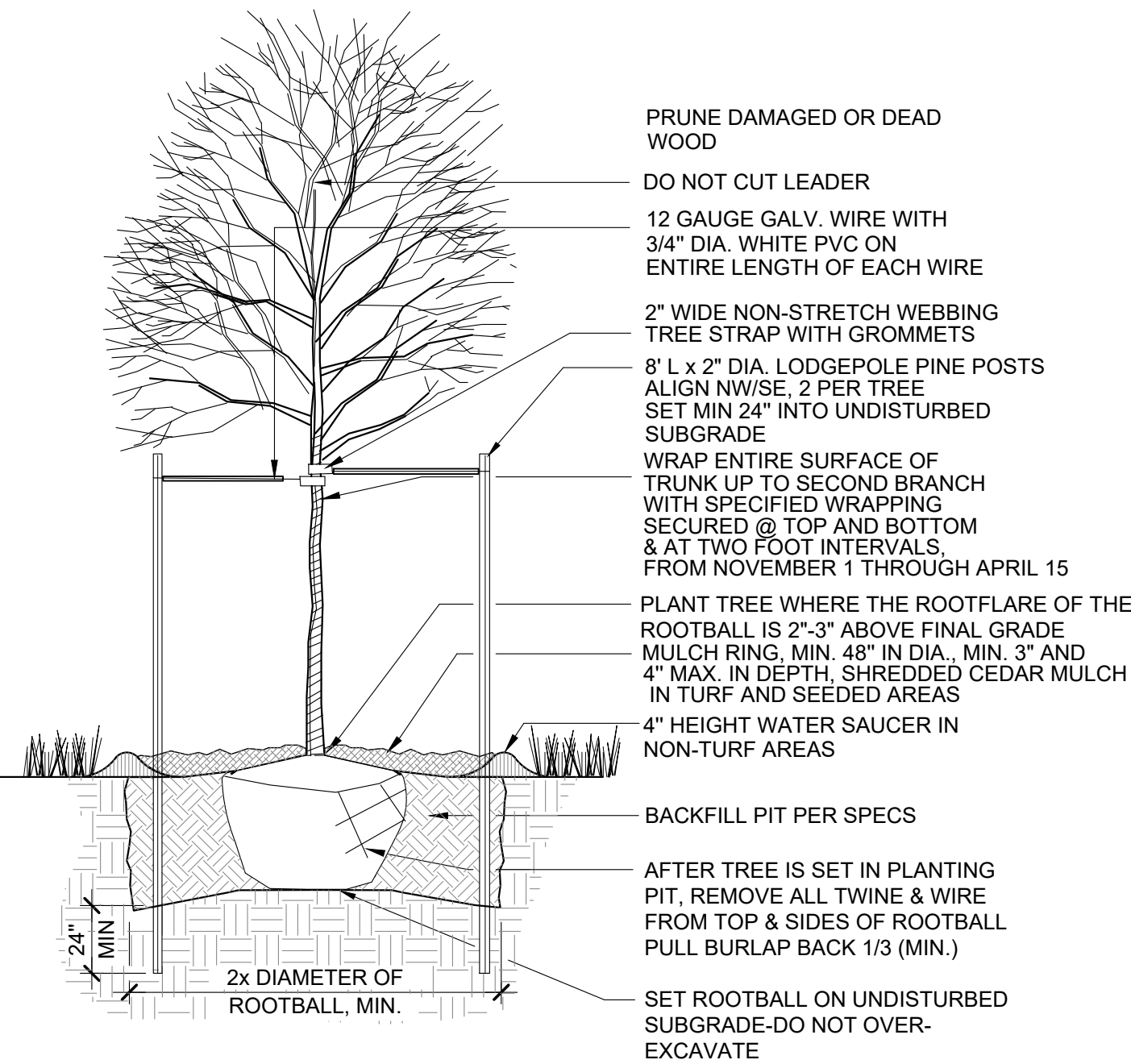


- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
- PLANT SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATIONS.
- CONCRETE CURB OR SIDEWALK HOLD FINISH GRADE 1 IN. BELOW EDGE
- SET SHRUB 1" HIGHER THAN THE GRADE AT WHICH IT GREW
- DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
- SPECIFIED MULCH, MIN. 3" DEPTH
- FINISHED GRADE (ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)
- LOOSEN SIDES OF PLANT PIT AND ROOTBALL
- REMOVE CONTAINER
- BACKFILL PIT, PER SPECS.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL
- HOLD FINISHED GRADE 1" BELOW ADJACENT WALK OR CURB

2

DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

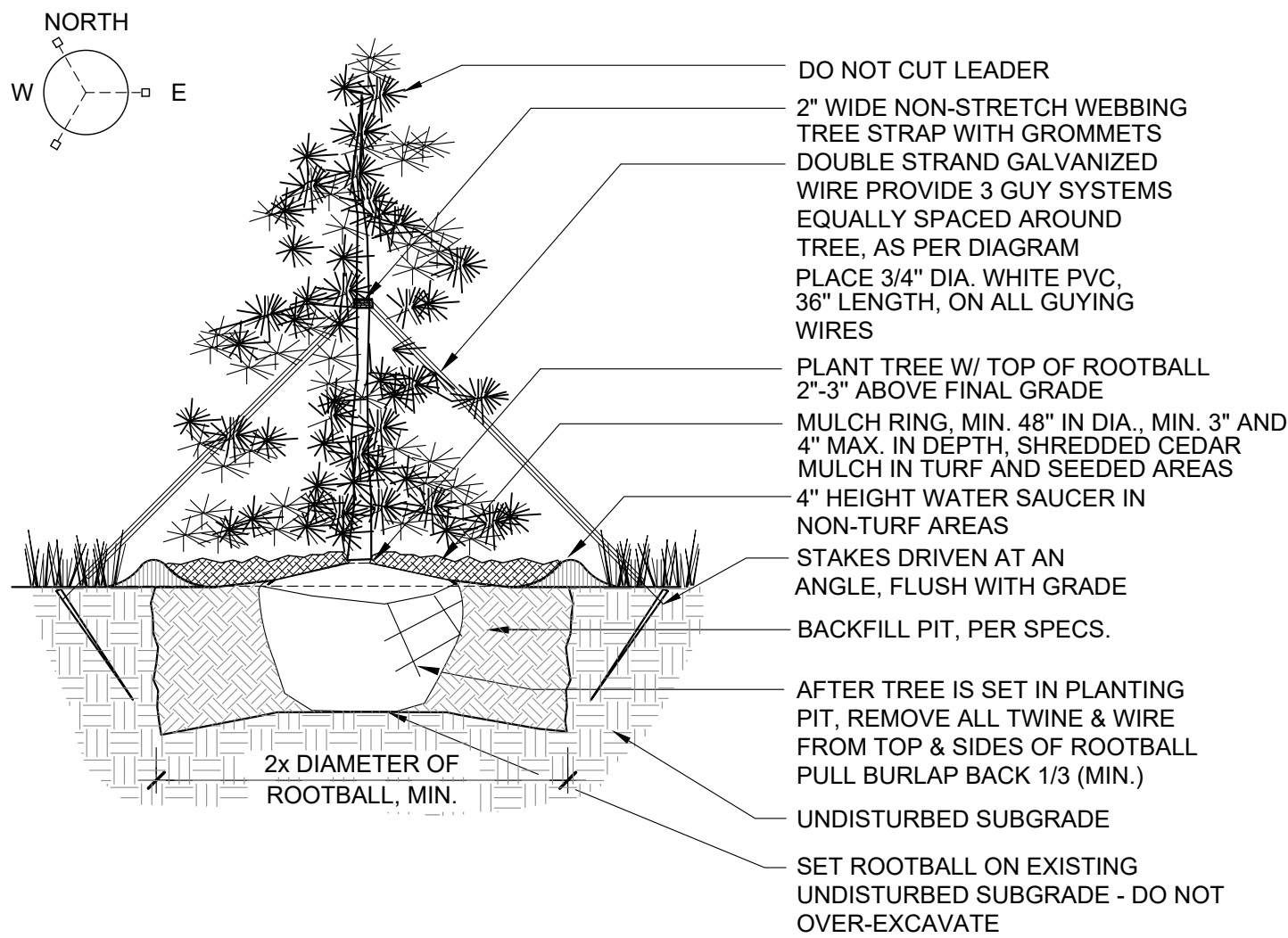


- PRUNE DAMAGED OR DEAD WOOD
- DO NOT CUT LEADER
- 12 GAUGE GALV. WIRE WITH 3/4" DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE
- 2" WIDE NON-STRETCH WEBBING TREE STRAP WITH GROMMETS
- 8' L x 2" DIA. LODGEPOLE PINE POSTS ALIGN NW/SE, 2 PER TREE
- SET MIN 24" INTO UNDISTURBED SUBGRADE
- WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED @ TOP AND BOTTOM & AT TWO FOOT INTERVALS FROM NOVEMBER 1 THROUGH APRIL 15
- PLANT TREE WHERE THE ROOTFLARE OF THE ROOTBALL IS 2'-3" ABOVE FINAL GRADE
- MULCH RING, MIN. 48" IN DIA. MIN. 3" AND 4" MAX. IN DEPTH, SHREDDED CEDAR MULCH IN TURF AND SEEDED AREAS
- 4" HEIGHT WATER SAUCER IN NON-TURF AREAS
- BACKFILL PIT PER SPECS
- AFTER TREE IS SET IN PLANTING PIT, REMOVE ALL TWINE & WIRE FROM TOP & SIDES OF ROOTBALL PULL BURLAP BACK 1/3 (MIN.)
- SET ROOTBALL ON UNDISTURBED SUBGRADE-DO NOT OVER-EXCAVATE

3

EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



- DO NOT CUT LEADER
- 2" WIDE NON-STRETCH WEBBING TREE STRAP WITH GROMMETS
- DOUBLE STRAND GALVANIZED WIRE PROVIDE 3 GUY SYSTEMS EQUALLY SPACED AROUND TREE, AS PER DIAGRAM
- PLACE 3/4" DIA. WHITE PVC, 36" LENGTH, ON ALL GUYING WIRES
- PLANT TREE W/ TOP OF ROOTBALL 2'-3" ABOVE FINAL GRADE
- MULCH RING, MIN. 48" IN DIA. MIN. 3" AND 4" MAX. IN DEPTH, SHREDDED CEDAR MULCH IN TURF AND SEEDED AREAS
- 4" HEIGHT WATER SAUCER IN NON-TURF AREAS
- STAKES DRIVEN AT AN ANGLE, FLUSH WITH GRADE
- BACKFILL PIT, PER SPECS.
- AFTER TREE IS SET IN PLANTING PIT, REMOVE ALL TWINE & WIRE FROM TOP & SIDES OF ROOTBALL PULL BURLAP BACK 1/3 (MIN.)
- UNDISTURBED SUBGRADE
- SET ROOTBALL ON EXISTING UNDISTURBED SUBGRADE - DO NOT OVER-EXCAVATE

4

SHRUB PLANTING DETAIL

SCALE: NTS

NOT FOR CONSTRUCTION

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SHEET 14 OF 15

