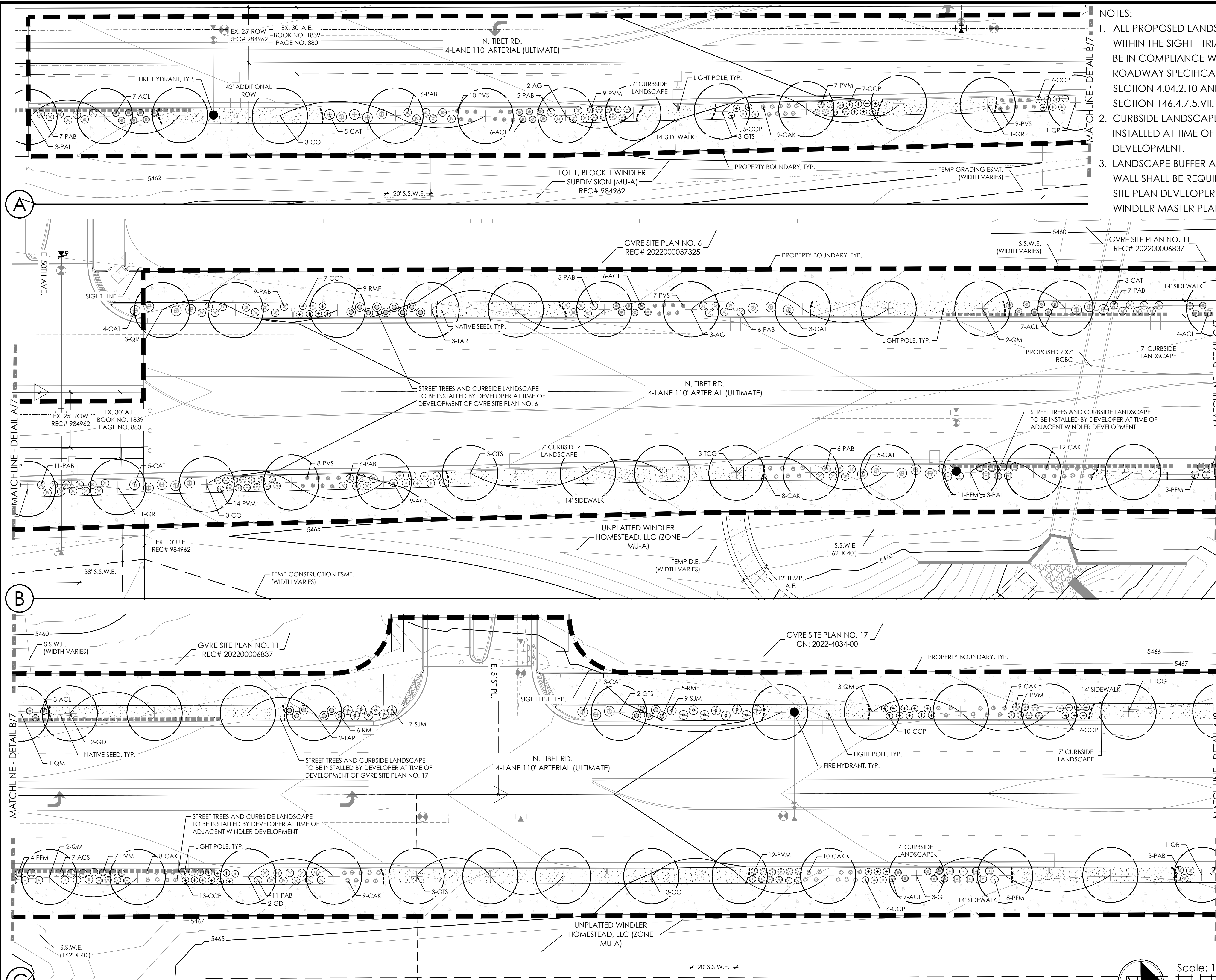


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MIKE WEIHER



NOTES:

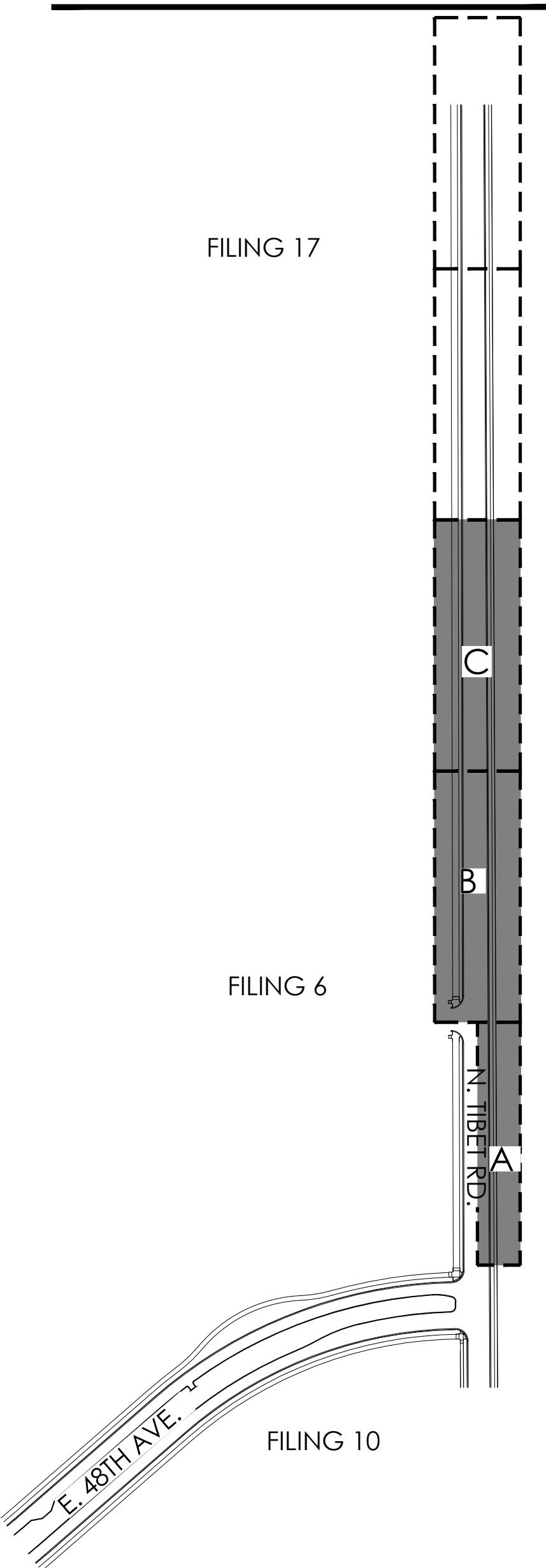
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
2. CURBSIDE LANDSCAPE TO BE INSTALLED AT TIME OF ADJACENT DEVELOPMENT.
3. LANDSCAPE BUFFER AND SCREEN WALL SHALL BE REQUIRED BY THE SITE PLAN DEVELOPER PER THE WINDLER MASTER PLAN.

LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX
- CONCRETE WALK
- STEEL EDGER
- SIGHT LINE
- BOUNDARY LINE
- LIGHT POLE
- FIRE HYDRANT

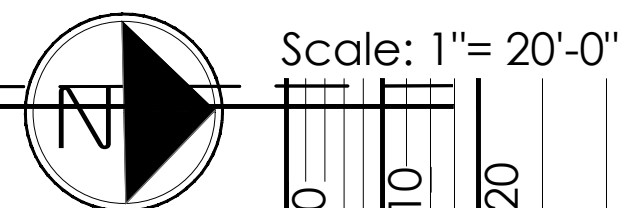
S.S.W.E.= SANITARY, SEWER AND WATER EASEMENT
U.E.= UTILITY EASEMENT
A.E.= ACCESS EASEMENT
D.E.= DRAINAGE EASEMENT
S.E.= SIDEWALK EASEMENT

KEY MAP



TIBET ROAD
(E. 48TH AVE. TO E. 52ND AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: June 13, 2023

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



NOT FOR CONSTRUCTION



NOTES:

- NOT FOR CONSTRUCTION**



S.S.W.E= SANITARY, SEWER AND WATER EASEMENT
U.E= UTILITY EASEMENT
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S.E. = SIDEWALK EASEMENT

FILING 17

FILING 6

FILING 10

TIBET ROAD
(E. 48TH AVE. TO E. 52ND AVE)
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DILLON COOK

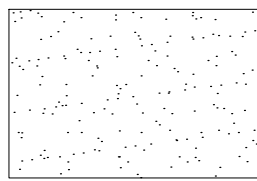
LANDSCAPE NOTES

- 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 TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. 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 ½"-3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD 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 SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH 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 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 30 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

NATIVE SEED AREA: MIXTURE 2 - MID-GRASS PRAIRIE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
4	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
6	BOUTELLOU CURTINPENDULA 'BUTTE'	SIDEOLTS GRAMA, BUTTE*
4	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
1	KOELERIA CRISTATA	JUNEGRASS, NATIVE
7	PASPOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
2	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	LITTLE BLUESTEM, BLAZE*
1	SPOROBOLUS CRYPTANDRUS 'NATIVE'	SAND DROPSEED, NATIVE*
3	STIPA VIRIDULA (AKA NASELLA) 'LORDORN'	GREEN NEEDLEGRASS, LORDORN
TOTAL: 30		
OPTIONAL WILDFLOWERS		
1	ARTEMISIA FRIFIDA	FRINGED SAGE, NATIVE
2	ASTER LAEVIS	SMOOTH ASTER, NATIVE
1	ACHILLEA LANUGINOSA	WHITE YARROW, NATIVE
1	ARTEMISIA LUDOVISCIANA	LOUISIANA SAGE, NATIVE
4	GAILLARDIA ARISTATA	BLANKETFLOWER, NATIVE
2	HELIOMERIS MULTIFLORA (AKA VIGUIERA)	SHOWY GOLDENEYE, NATIVE
2	OXYTOPIIS LAMBERTII	SHOWY LOCOWEED, NATIVE
2	OXYTOPIIS SERICEA	SILKY LOCOWEED, NATIVE
2	PENSTEMON SECUNIFLORA	SIDEBELLS PENSTEMON, NATIVE
2	PENSTEMON VIRGATUS	WAND PENSTEMON, NATIVE
3	SPHAERALCEA COCCINIA	SCARLET GLOBEMALLOW, NATIVE

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 30 LBS/ACRE RATE FOR MIX.
**1/4 LBS MIN. PER SPECIES ORDER



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
11	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
17	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L
7	GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
6	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
17	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
11	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
11	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	M
11	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
5	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5" CAL	B&B	M
9	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
DECIDUOUS SHRUBS						
46	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
40	ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.	L
40	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
125	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
123	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
55	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
127	PVM	PHILADELPHUS X VIRGINIALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
36	RMF	ROSA 'MEIDLAND FIRE'	MEIDLAND FIRE ROSE	#5	CONT.	L
28	SJM	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
PERENNIALS						
12	ADS	AGASTACHE DESERT SUNRISE	HYSSOP, DESERY SUNRISE HYSSOP	#5	CONT.	L
30	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#5	CONT.	L
GRASSES						
132	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
79	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L

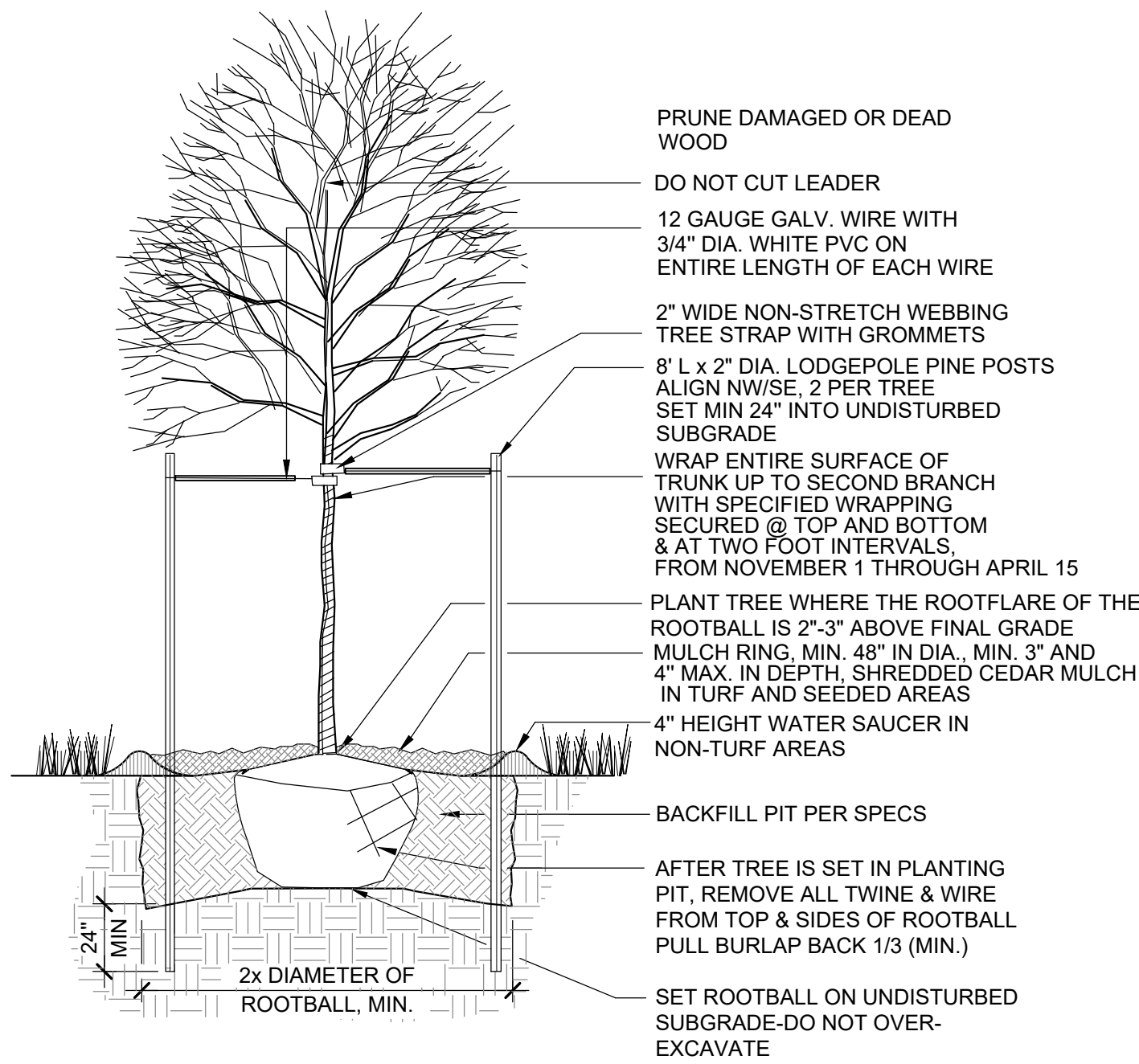
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

**CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MINIMUM OF 5 GAL. CONTAINERS.

CURBSIDE LANDSCAPE REQUIREMENTS

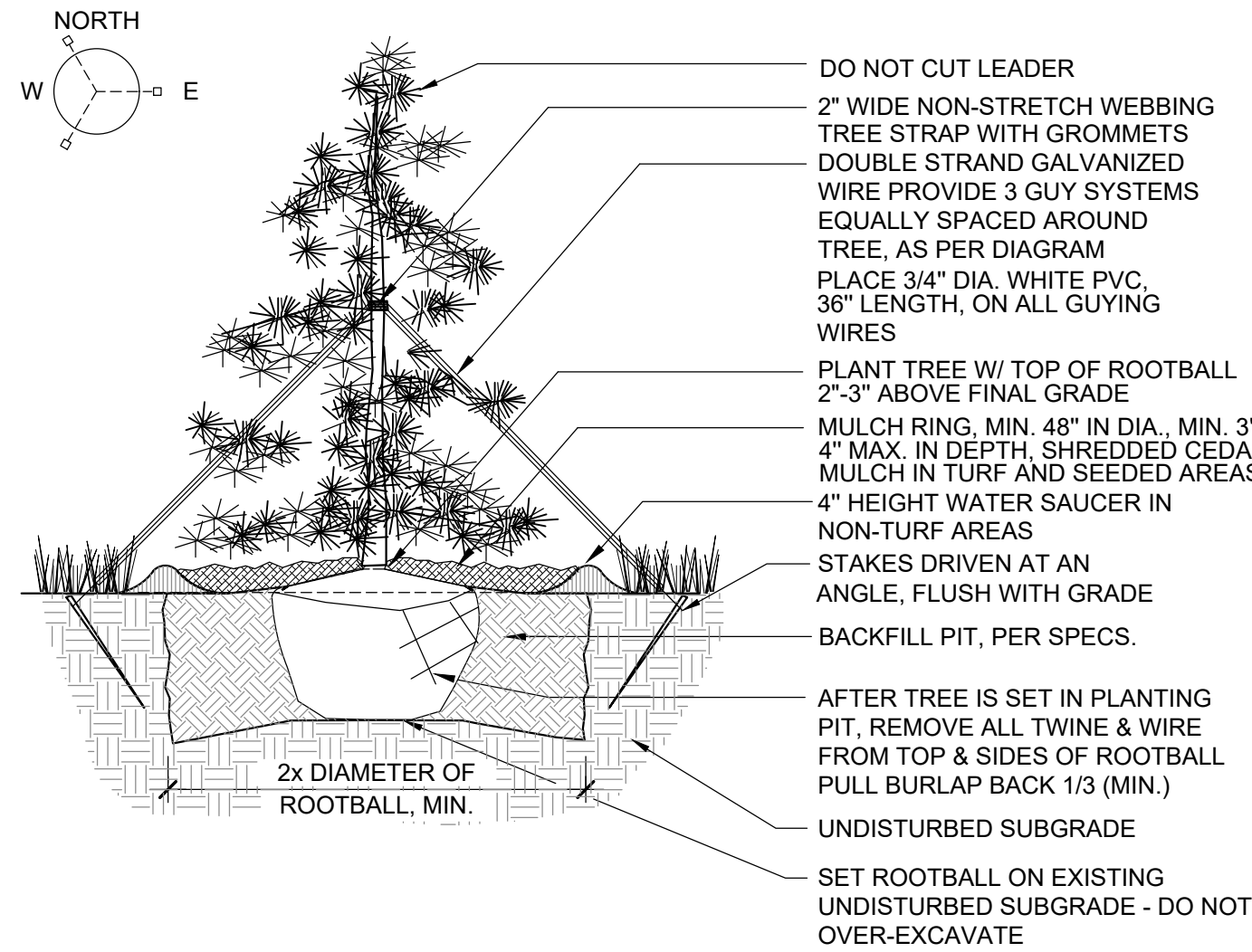
LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS/GRASSES REQUIRED (1 SHRUB OR GRASS / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
TIBET RD., (WEST)	1,810	13,361	45	45	334	259 (78%)	78 (22%)
TIBET RD., (EAST)	2,412	17,243	60	60	431	361 (84%)	133 (16%)

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



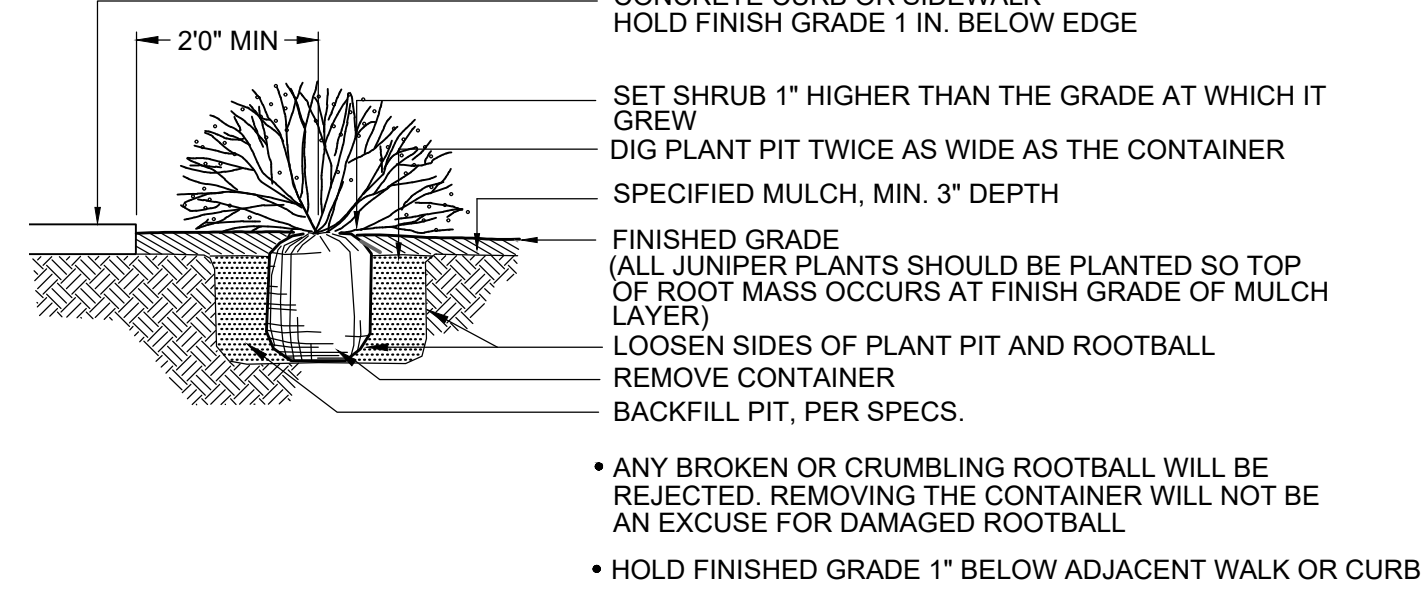
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



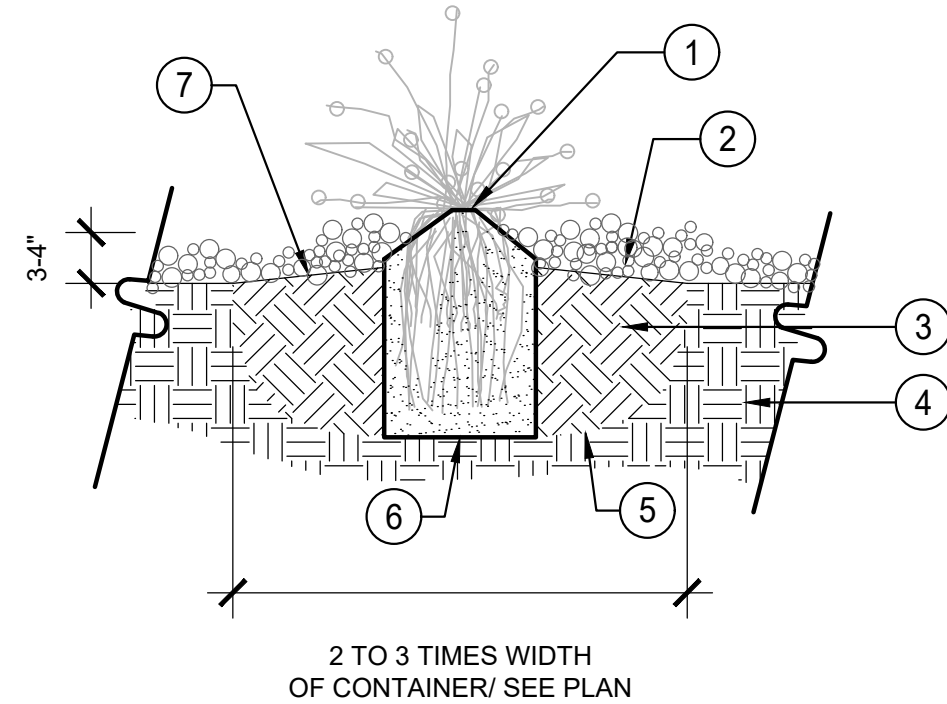
2 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



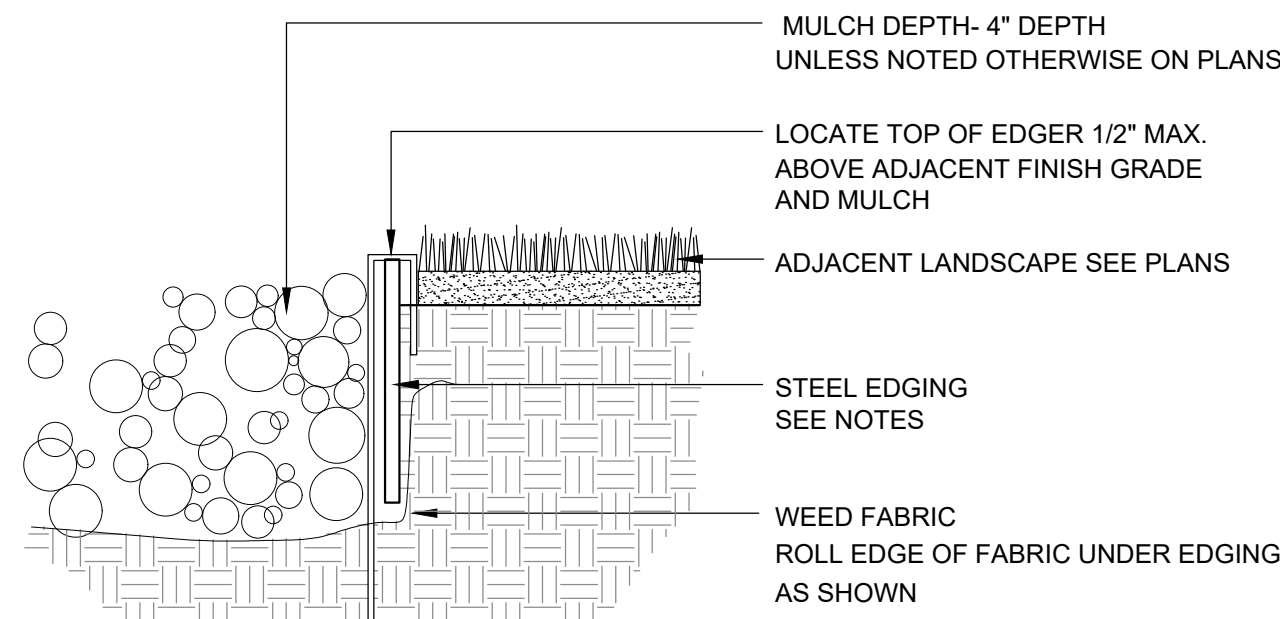
3 SHRUB PLANTING DETAIL

SCALE: NTS



5 PERENNIAL PLANTING DETAIL

SCALE: NTS

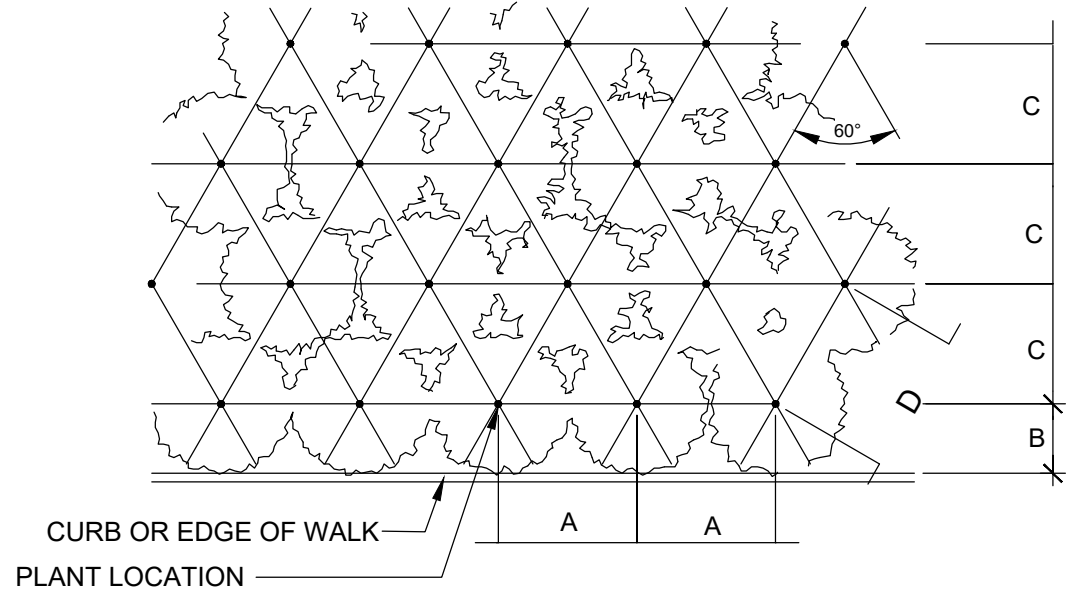


NOTES:

- 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.

6 STEEL EDGING

SCALE: NTS



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"

4 PERENNIAL PLANT SPACING DETAIL

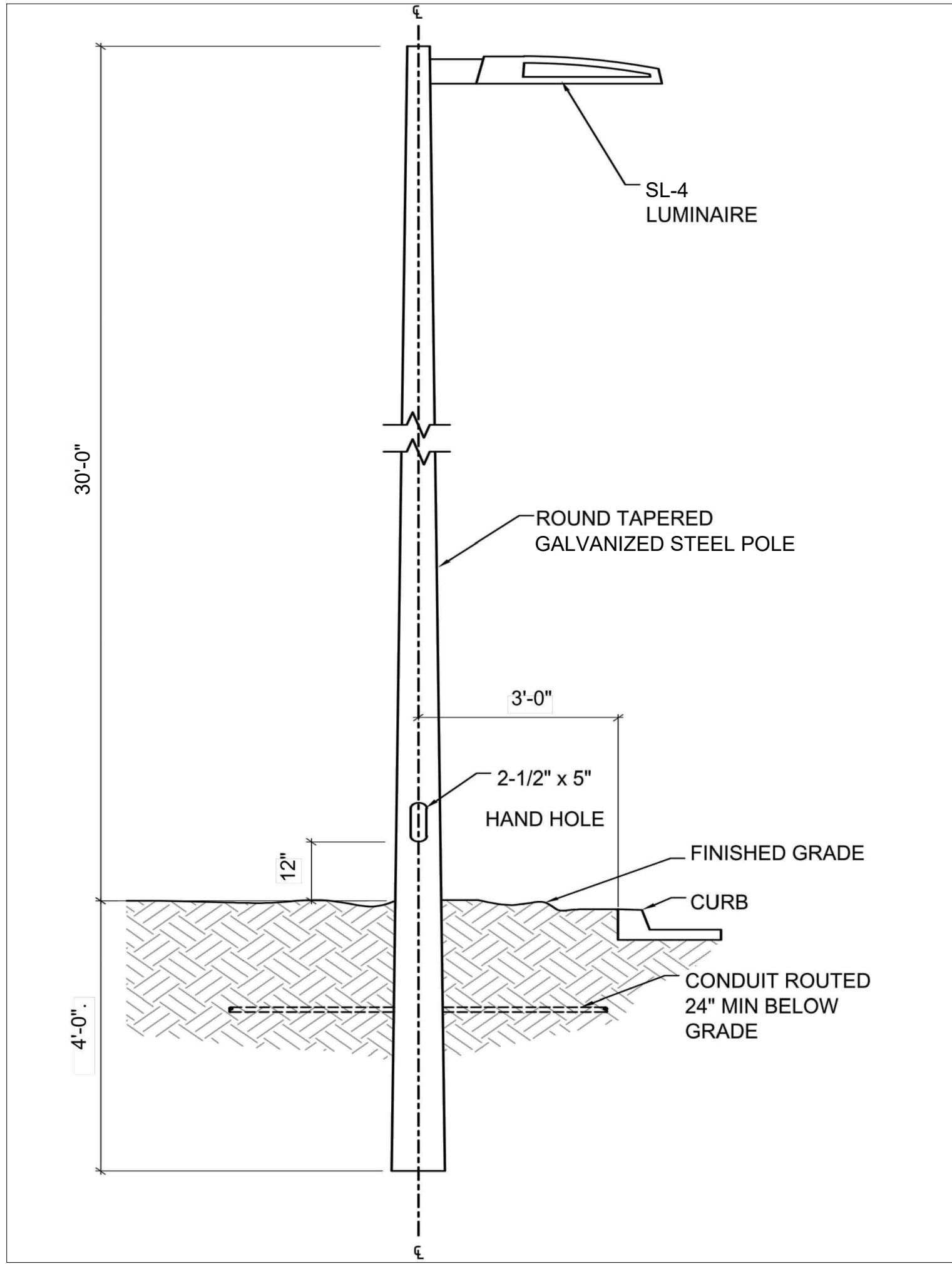
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TIBET ROAD
(E. 48TH AVE. TO E. 52ND AVE)
SITE PLAN FOR INFRASTRUCTURE
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DATE: June 13, 2023

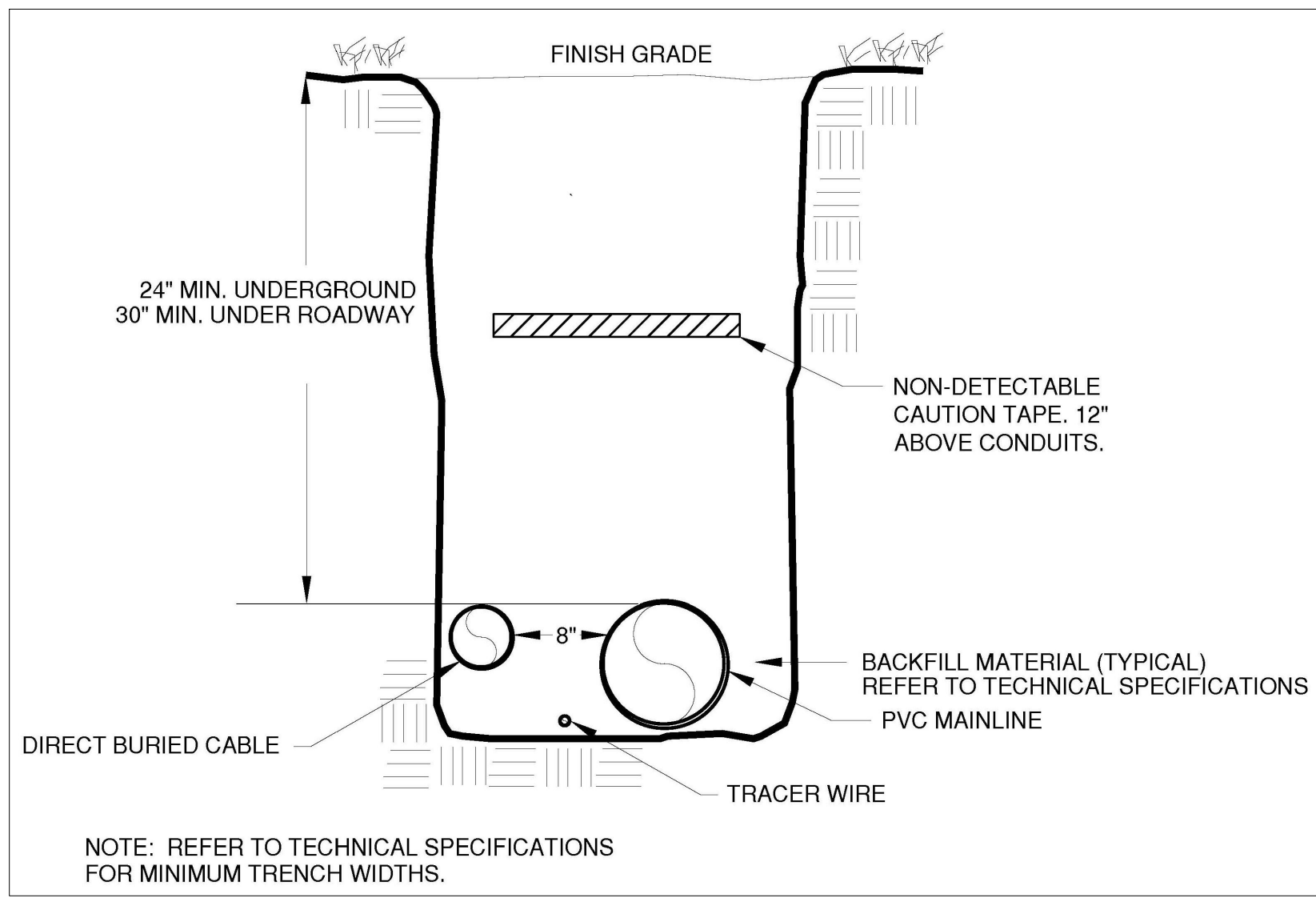


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1 LIGHT POLE AND FIXTURE
SCALE: NTS



3 TYPICAL TRENCH DETAIL
SCALE: NTS

TRENCH GENERAL NOTES:

1. IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
2. THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
3. 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.
4. PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEBIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

Quazite®

Dimensions / Data 12"x 12" PC Style Polymer Concrete (Stackable) Assembly

Hex Head Bolts are Standard

Composite Box Cover Part #
PC1212HA00GB4 - 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	PC1212DA12

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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2 ELECTRICAL BOXES
SCALE: NTS

Quazite®

Dimensions / Data 11"x 18" PG Style Polymer Concrete (Stackable) Assembly

Hex Head Bolts are Standard

PG1118HA00GB4 - 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 touchradio 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
Standard Open Bottom	18"	22	22,500 / 33,750	53	24	PG1118BA18
Solid Bottom	12 1/2"	22	22,500 / 33,750	43	30	PG1118DA12
Solid Bottom	18 1/2"	22	22,500 / 33,750	60	24	PG1118DA18
Footed Box	12 1/2"	22	22,500 / 33,750	41	30	PG1118JA12
Footed Box	18 1/2"	22	22,500 / 33,750	55	24	PG1118JA18

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
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