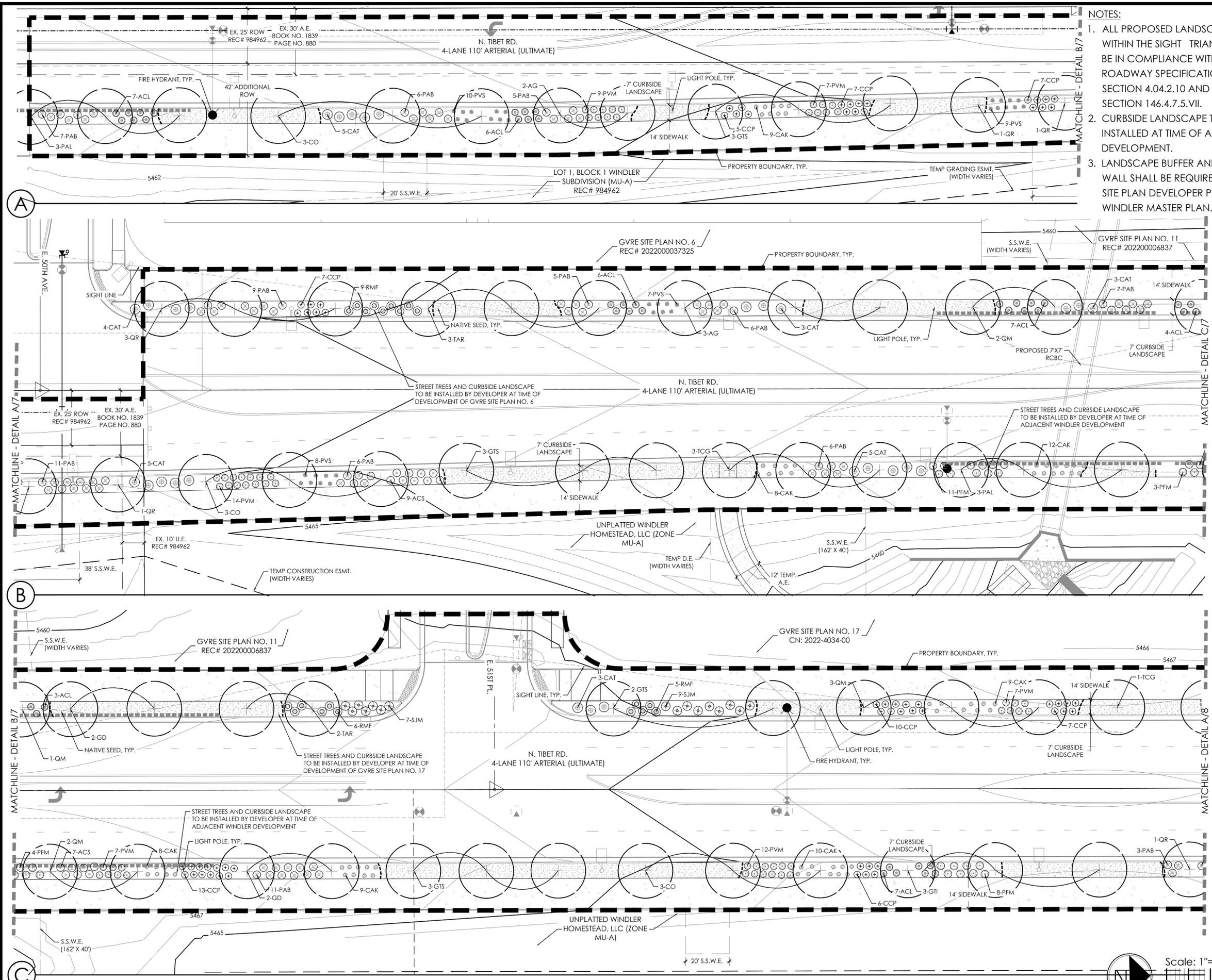


P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_TIBET ROAD\CAD\SUBMITTALS\PHASE 31.1.1-SHEETS\GVR-E\_TIBET-RD\_LANDSCAPE.DWG  
6/13/2023 4:37 PM  
MIKE WEIHER



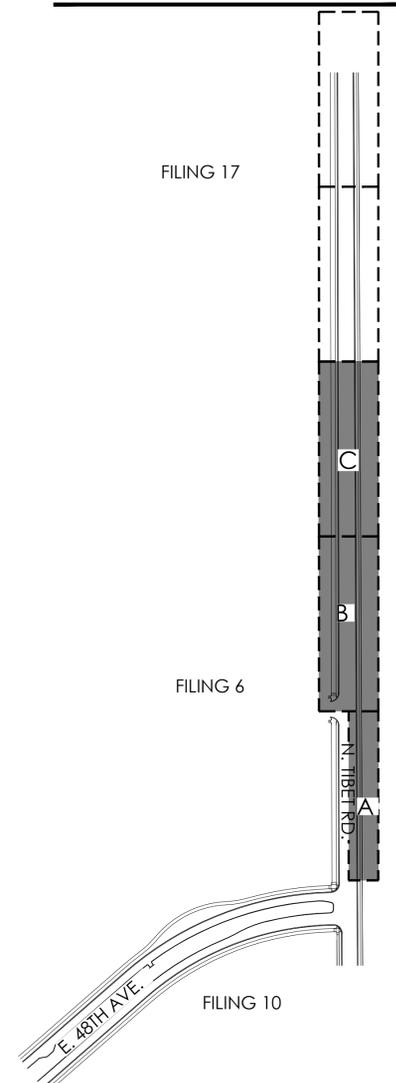
- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
  - CURBSIDE LANDSCAPE TO BE INSTALLED AT TIME OF ADJACENT DEVELOPMENT.
  - LANDSCAPE BUFFER AND SCREEN WALL SHALL BE REQUIRED BY THE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

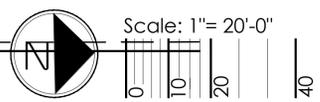
S.S.W.E.= SANITARY, SEWER AND WATER EASEMENT  
 U.E.= UTILITY EASEMENT  
 A.E.= ACCESS EASEMENT  
 D.E.= DRAINAGE EASEMENT  
 S.E.= SIDEWALK EASEMENT

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



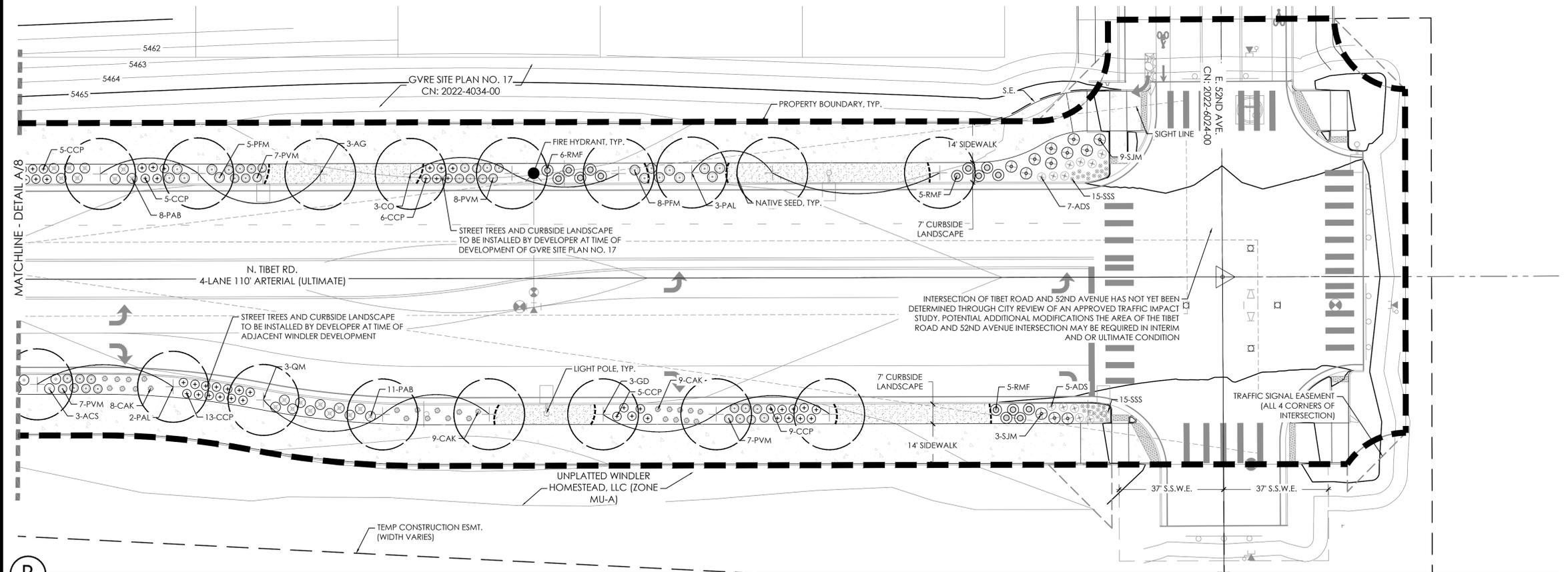
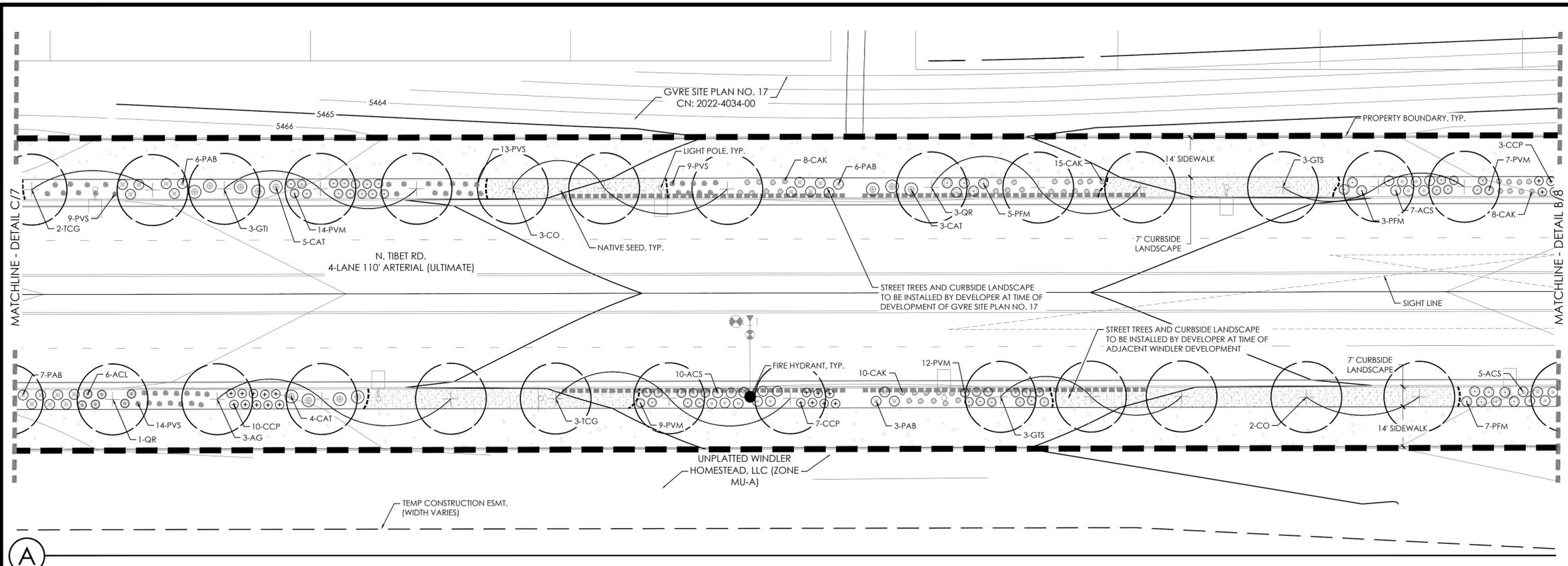
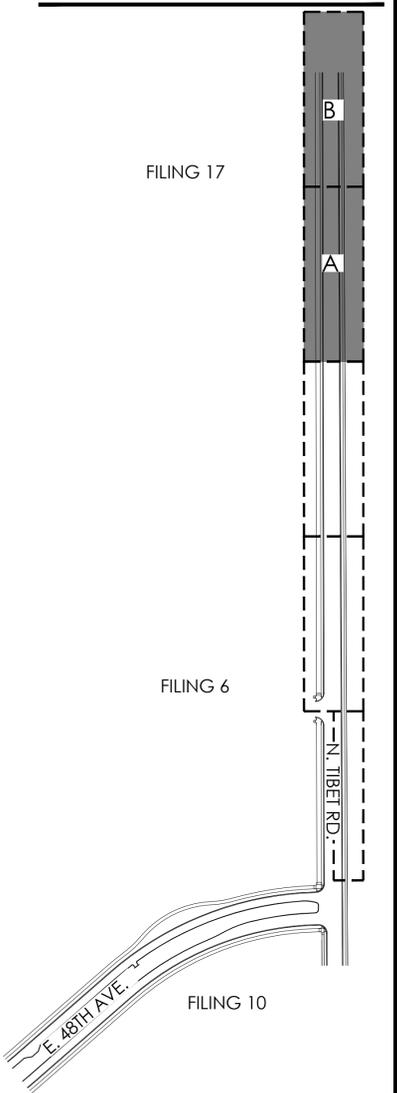
NOT FOR CONSTRUCTION

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_TIBET RD\CAD\SUBMITTALS\PHASE 31.1.1-SHEETS\GVR-E\_TIBET-RD\_LANDSCAPE.DWG  
6/13/2023 4:37 PM  
MIKE WEIHER

**LEGEND**

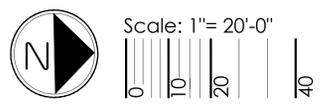
-  STREET TREE
  -  SHRUBS
  -  NATIVE SEED MIX
  -  CONCRETE WALK
  -  STEEL EDGER
  -  SIGHT LINE
  -  BOUNDARY LINE
  -  LIGHT POLE
  -  FIRE HYDRANT
- S.S.W.E.= SANITARY, SEWER AND WATER EASEMENT  
U.E.= UTILITY EASEMENT  
A.E.= ACCESS EASEMENT  
D.E.= DRAINAGE EASEMENT  
S.E.= SIDEWALK EASEMENT

**KEY MAP**



- 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 INSTALLED AT TIME OF ADJACENT DEVELOPMENT.
  - INTERSECTION OF TIBET ROAD AND 52ND AVENUE HAS NOT YET BEEN DETERMINED THROUGH CITY REVIEW OF AN APPROVED TRAFFIC IMPACT STUDY. POTENTIAL ADDITIONAL MODIFICATIONS THE AREA OF THE TIBET ROAD AND 52ND AVENUE INTERSECTION MAY BE REQUIRED IN INTERIM AND OR ULTIMATE CONDITION.
  - LANDSCAPE BUFFER AND SCREEN WALL SHALL BE REQUIRED BY THE SITE PLAN DEVELOPER PER THE WINDLER MASTER PLAN.

**NOT FOR CONSTRUCTION**



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

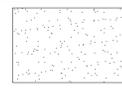
**LANDSCAPE NOTES**

- 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 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 1/2"-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 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 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
<b>GRASSES</b>		
4	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
6	BOUTELLOIA CURTINPENDULA 'BUTTE'	SIDEOTS 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*
5	STIPA VIRIDULA (AKA NASELLA) 'LORDORN'	GREEN NEEDLEGRASS, LORDORN
<b>TOTAL: 30</b>		
<b>OPTIONAL WILDFLOWERS</b>		
1	ARTEMISIA FRIFIDA	FRINGED SAGE, NATIVE
2	ASTER LAEVIS	SMOOTH ASTER, NATIVE
1	ACHILLEA LANGINOSA	WHITE YARROW, NATIVE
1	ARTEMISIA LUDOVISCIANA	LOUISIANA SAGE, NATIVE
4	GAILLARDIA ARISTATA	BLANKETFLOWER, NATIVE
2	HELIOMERIS MULTIFLORA (AKA VIGUIERA)	SHOWY GOLDENEYE, NATIVE
2	OXYTOPIS LAMBERTII	SHOWY LOCOWEED, NATIVE
2	OXYTOPIS 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**

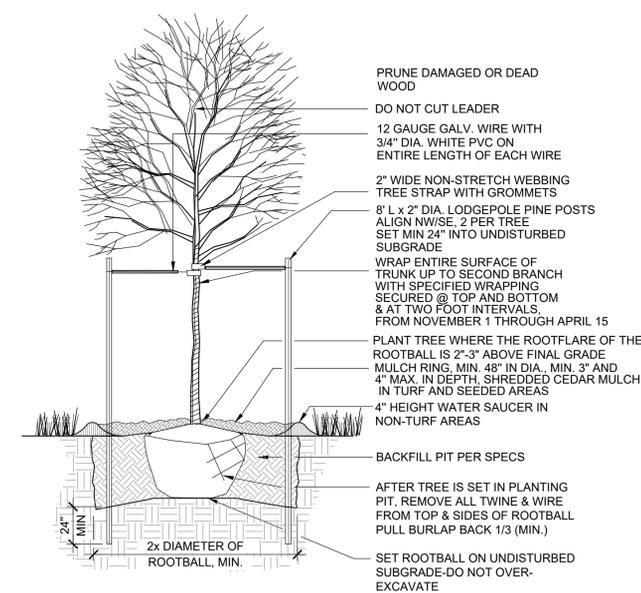
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
<b>DECIDUOUS SHADE TREES</b>						
11	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
17	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L
7	GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
6	GTI	GLEDITSIA TRIACANTHOS 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
<b>DECIDUOUS SHRUBS</b>						
46	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
40	ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.	L
40	CAT	COTONEASTER ADRPRESSUS '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 'MIDLAND FIRE'	MIDLAND FIRE ROSE	#5	CONT.	L
28	SJM	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
<b>PERENNIALS</b>						
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
<b>GRASSES</b>						
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.

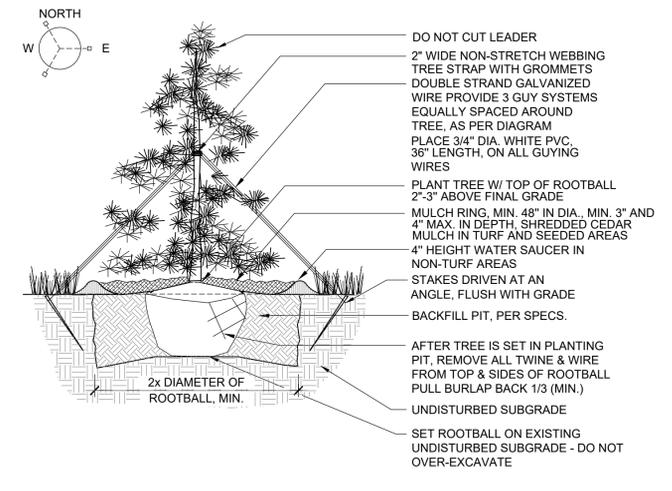
**CURBSIDE LANDSCAPE REQUIREMENTS**

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%)

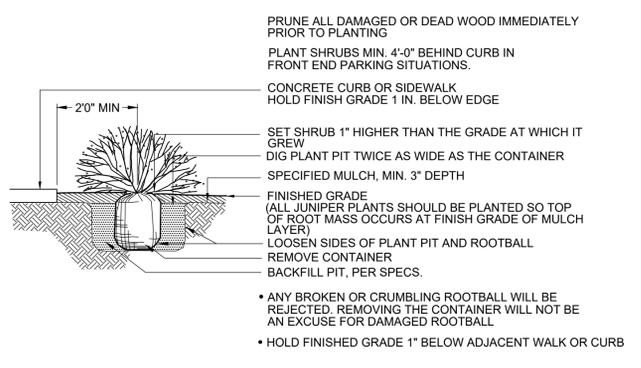
NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING



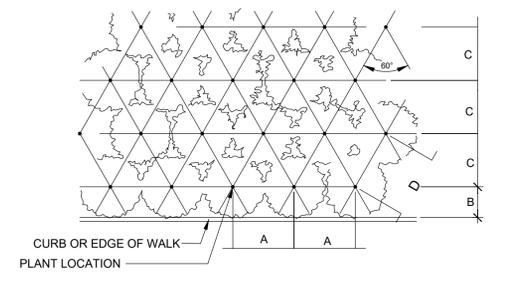
**1 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: NTS



**2 EVERGREEN TREE PLANTING DETAIL**  
SCALE: NTS

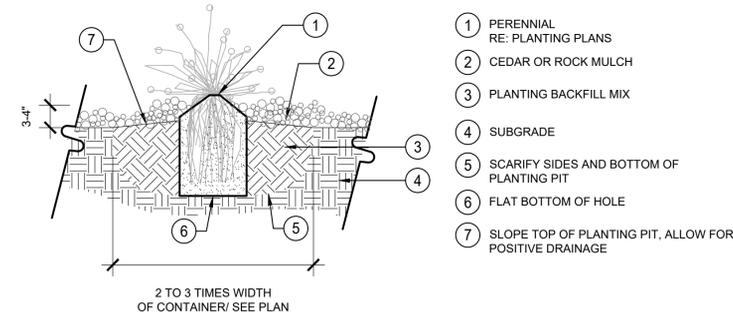


**3 SHRUB PLANTING DETAIL**  
SCALE: NTS

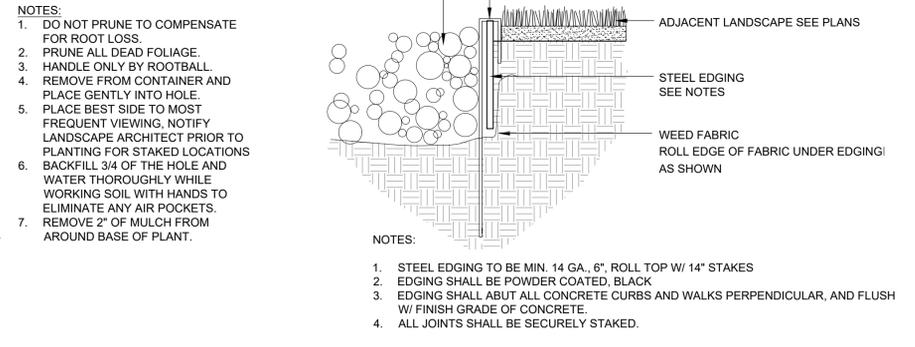


PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

**4 PERENNIAL PLANT SPACING DETAIL**  
SCALE: NTS



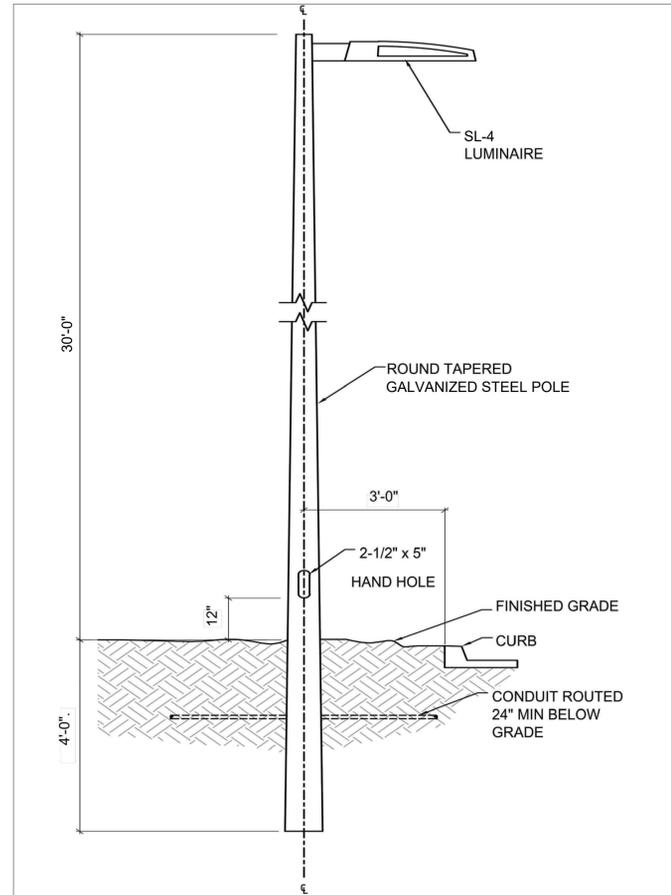
**5 PERENNIAL PLANTING DETAIL**  
SCALE: NTS



**6 STEEL EDGING**  
SCALE: NTS

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_TIBET ROAD\CAD\SUBMITTALS\PHASE 3\11.1-SHEETS\GVR-TIBET RD\_DETAILS.DWG 6/13/2023 4:02 PM DILLON COOK

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 3\1.1-SHEETS\GVR-TIBET-RD\_DETAILS.DWG  
6/13/2023 4:02 PM  
DILLON COOK



**1** 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 #  
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.

Page 24 | September 2015

**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"

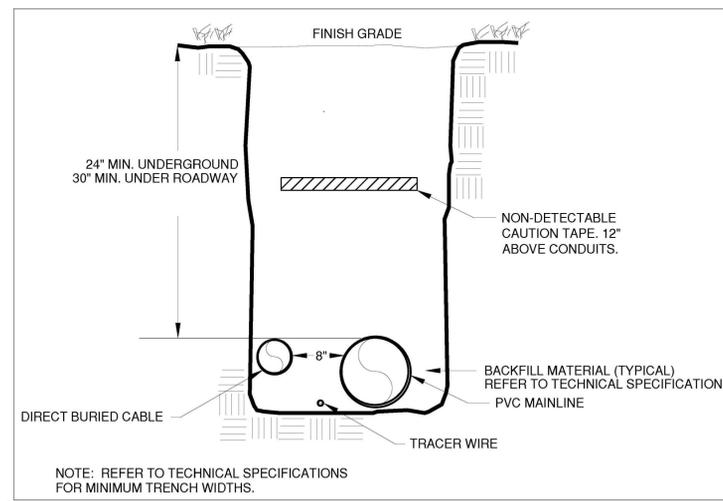
Covers						
DESCRIPTION	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.	
W/ 2 Bolts	8	8,000 / 12,000	27	40	PG1118CA00**	
W/ 2 Bolts	15	15,000 / 22,500	27	40	PG1118HA00**	
No Bolts	8	8,000 / 12,000	27	40	PG1118WA00**	
W/ 2 Bolts	22	22,500 / 33,750	27	40	PG1118DA00**	

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
Solid Bottom	12 1/2"	22	22,500 / 33,750	48	30	PG1118DA12
Footed Box	18 1/2"	22	22,500 / 33,750	55	24	PG1118JA12

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.

Page 21 | September 2015



**3** TYPICAL TRENCH DETAIL  
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.

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

