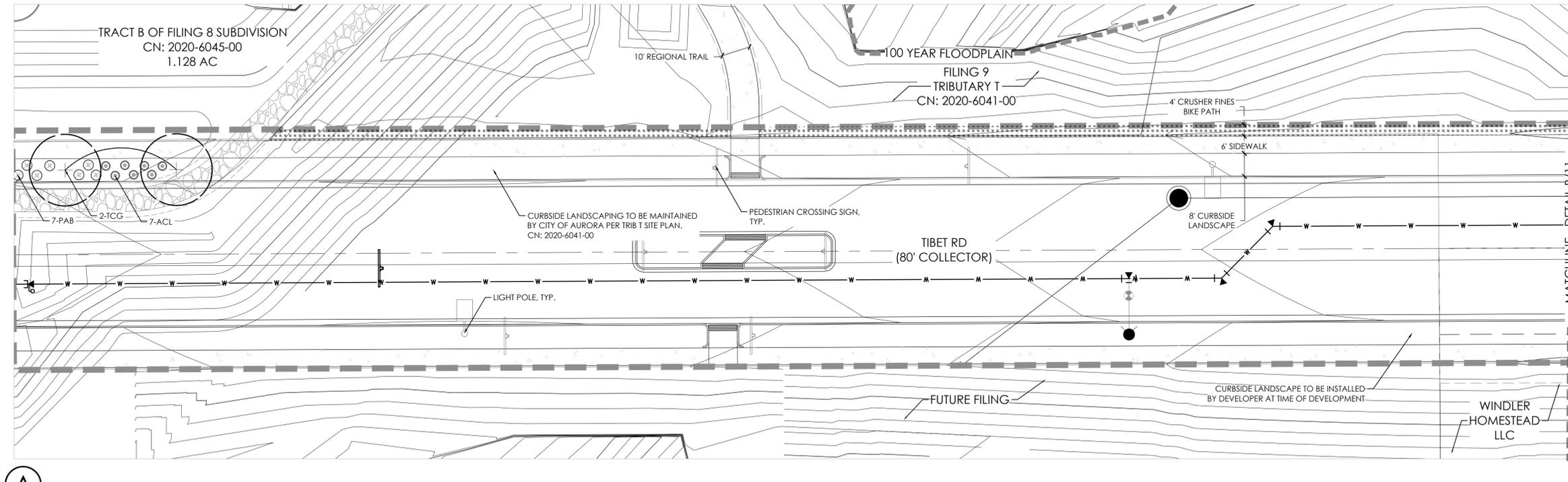
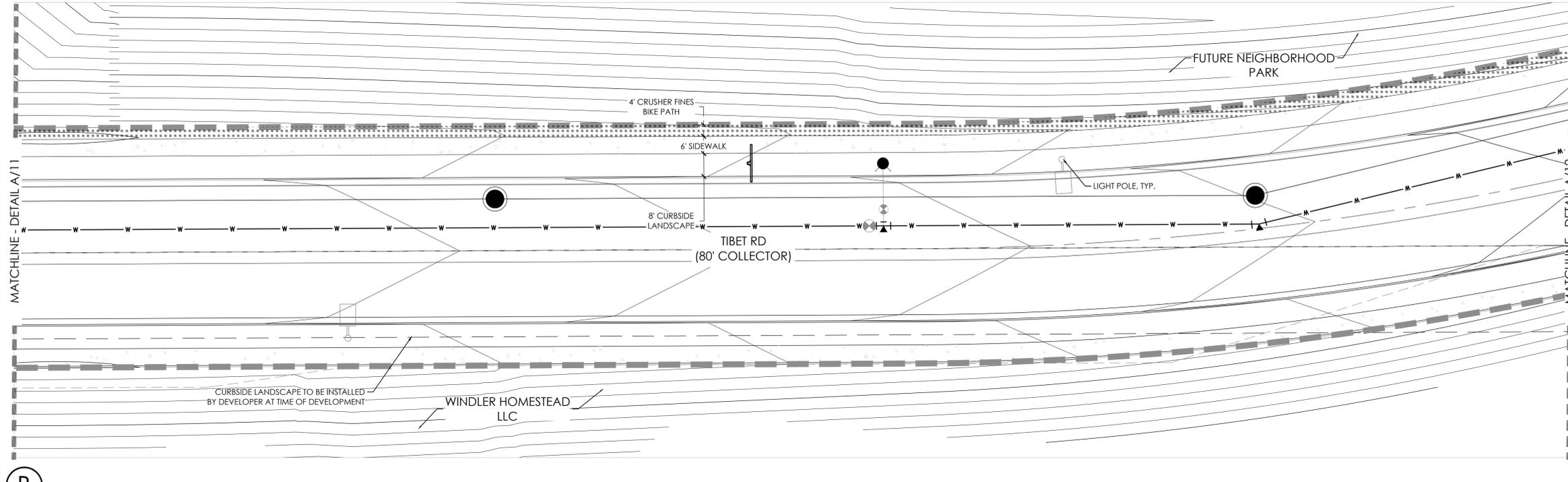


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DILLON COOK



A



B

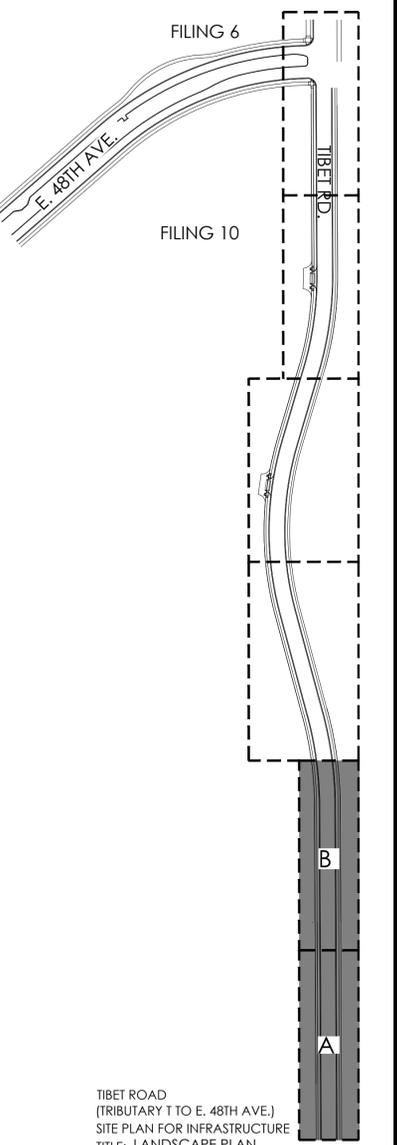
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NOT FOR CONSTRUCTION

LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX
- CONCRETE WALK
- CRUSHER FINES BIKE PATH
- STEEL EDGER
- SIGHT LINE
- BOUNDARY LINE
- LIGHT POLE
- FIRE HYDRANT
- U.E. = UTILITY EASEMENT
- S.E. = SIDEWALK EASEMENT
- G.E. = GAS EASEMENT

KEY MAP



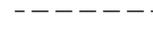
TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: June 1, 2021

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

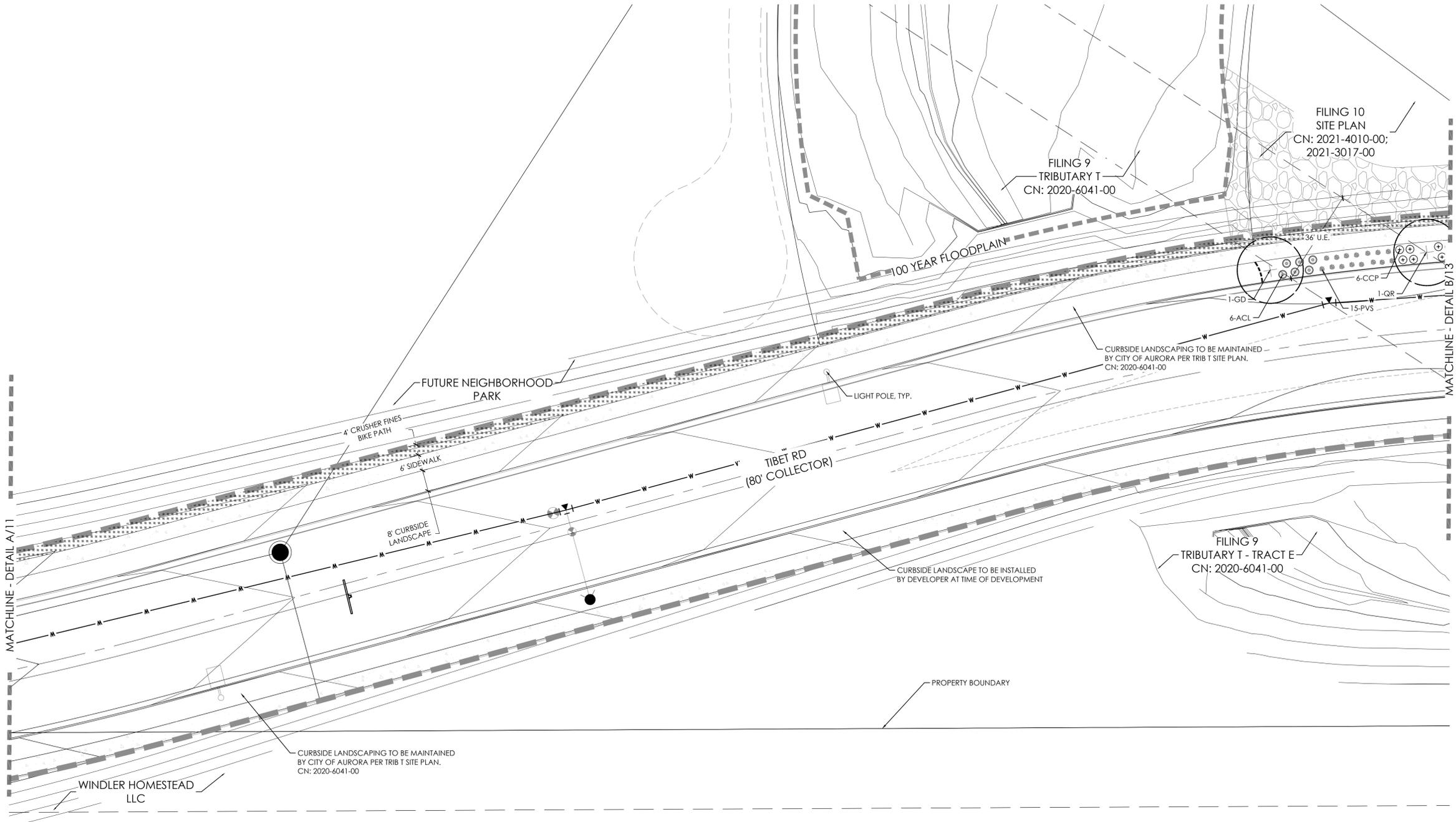
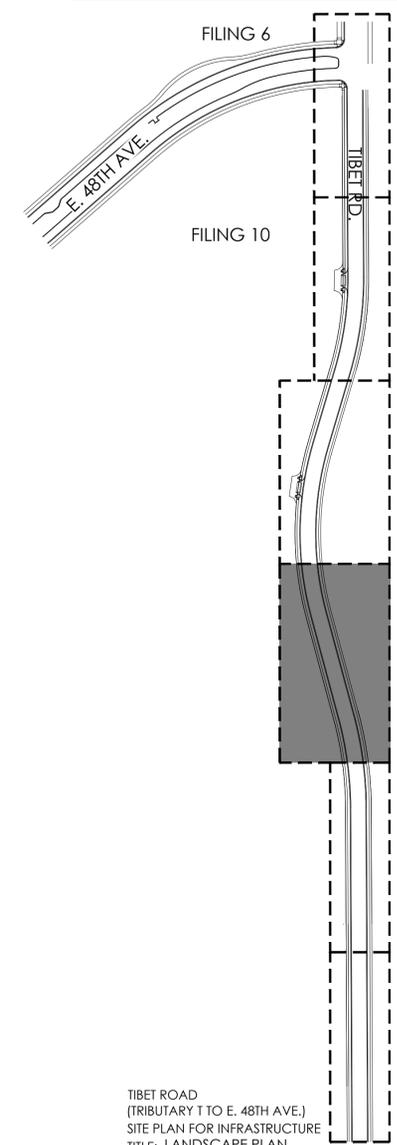
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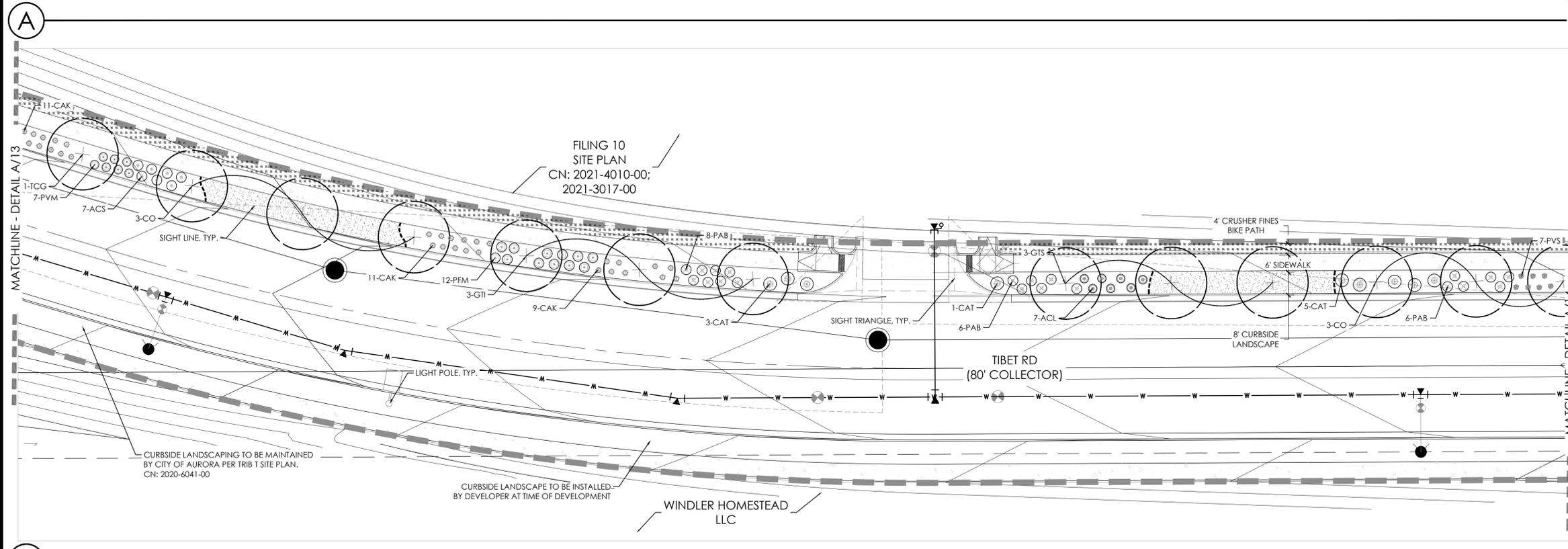
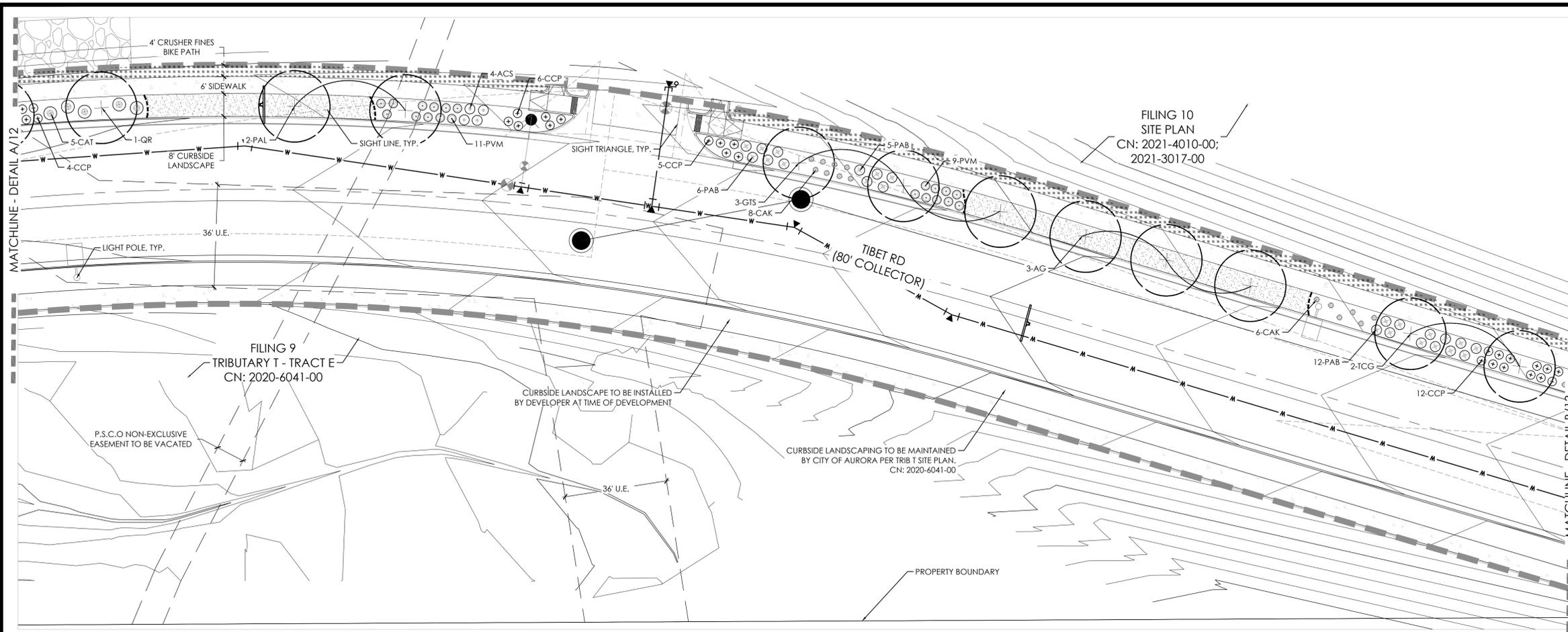
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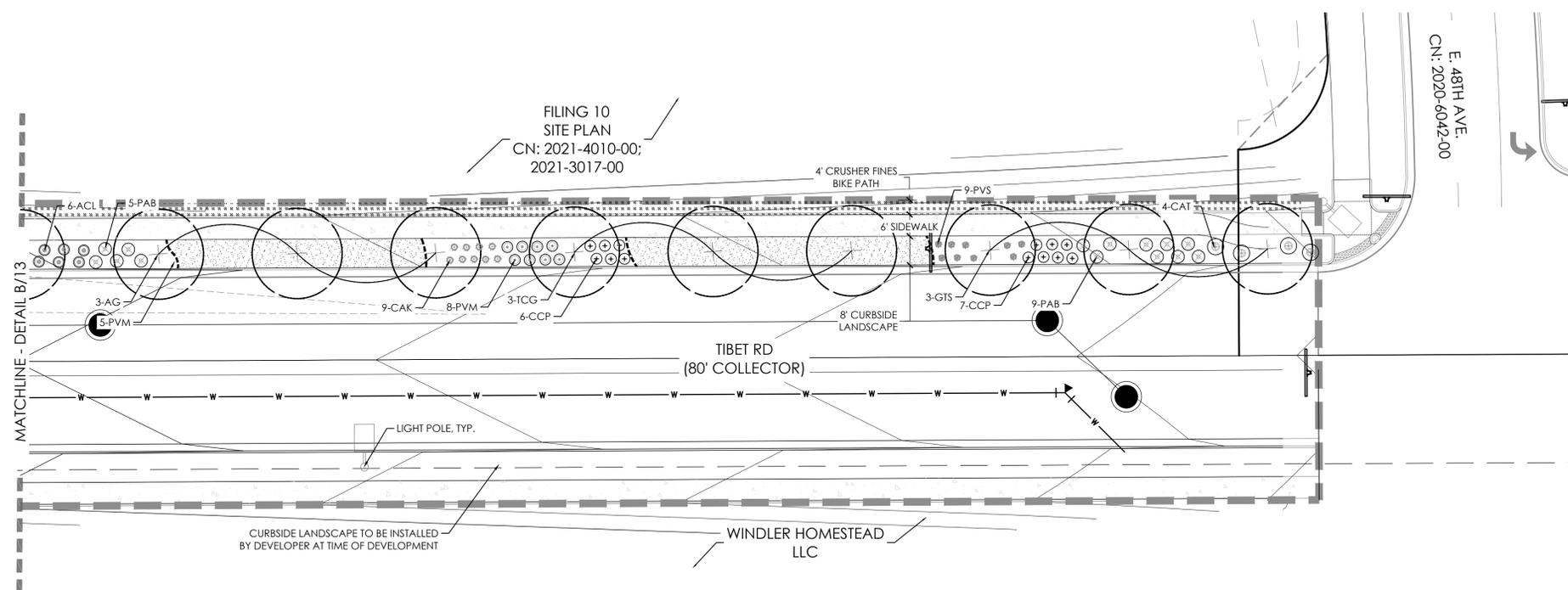
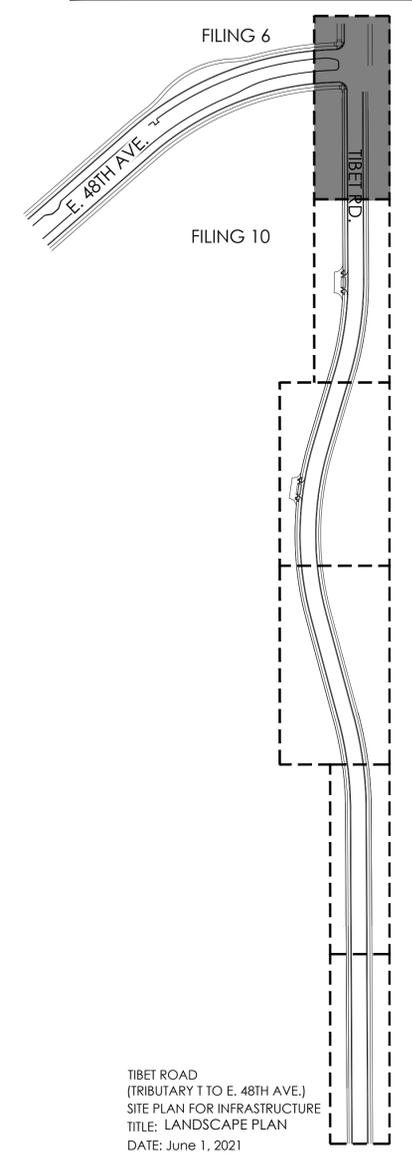
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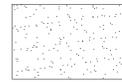
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LANDSCAPE NOTES

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 TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
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 AND OTHER IMPORTANT ELEMENTS. 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 AREA: MIXTURE 2 - MID-GRASS PRAIRIE SEED MIX

| LBS/ACRE | BOTANICAL NAME | COMMON NAME |
|-----------------------------|--|-----------------------------|
| GRASSES | | |
| 4 | BUCHLOE DACTYLOIDES 'SHARP'S' | BUFFALOGRASS, SHARP'S |
| 6 | BOUPELLOIA CURTINPENDULA 'BUTTE' | SIDEOATS GRAMA, BUTTE' |
| 4 | CHONDROSUM GRACILE 'HACHITA' | BLUE GRAMA, HACHITA' |
| 1 | KOELERIA CRISTATA | JUNEGRASS, NATIVE |
| 7 | PASCOPYRIUM SMITHI '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' |
| 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 | 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

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 | 212 (71%) | 85 (29%) |

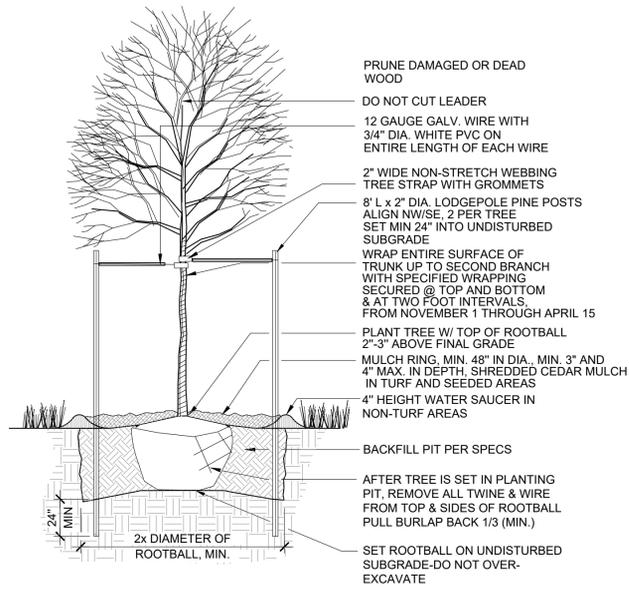
NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING

PLANT SCHEDULE

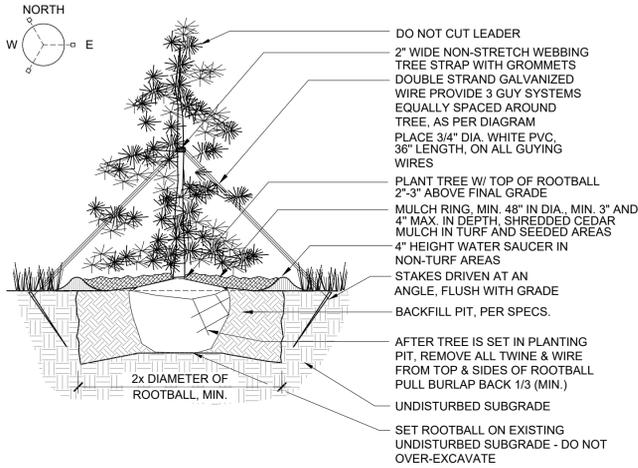
| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | WATER USE* |
|------------------------------|-----|---|---------------------------------|----------|-------|------------|
| DECIDUOUS SHADE TREES | | | | | | |
| 6 | AG | AESCULUS GLABRA | BUCKEYE, OHIO | 2.5" CAL | B&B | M |
| 6 | CO | CELTIS OCCIDENTALIS | HACKBERRY, WESTERN | 2.5" CAL | B&B | L |
| 1 | GD | GYMNOCADUS DIOICUS 'ESPRESSO' | KENTUCKY COFFEETREE, SEEDLESS | 2.5" CAL | B&B | L |
| 3 | GTI | GLEDITSIA TRIACANTHOS 'IMPERIAL' | HONEYLOCUST, IMPERIAL | 2.5" CAL | B&B | L |
| 9 | GTS | GLEDITSIA TRIACANTHOS 'SKYLINE' | HONEYLOCUST, SKYLINE | 2.5" CAL | B&B | L |
| 2 | PAL | PLATANUS X ACERIFOLIA 'BLOODGOOD' | PLANETREE, BLOODGOOD | 2.5" CAL | B&B | M |
| 2 | QR | QUERCUS ROBUR | OAK, ENGLISH | 2.5" CAL | B&B | M |
| 8 | TCG | TILIA CORDATA 'GREENSPIRE' | LINDEN, GREENSPIRE | 2.5" CAL | B&B | M |
| DECIDUOUS SHRUBS | | | | | | |
| 26 | ACL | AMORPHA CANESCENS | LEADPLANT | #5 | CONT. | L |
| 11 | ACS | ARTEMISIA CANA | SAGEBRUSH, SILVER | #5 | CONT. | L |
| 18 | CAT | COTONEASTER ADPRESSUS 'TOM THUMB' | COTONEASTER, TOM THUMB | #5 | CONT. | L |
| 46 | CCP | CARYOPTERIS X CLANDONENSIS 'PETIT BLEU' | SPIREA, PETIT BLEU | #5 | CONT. | L |
| 64 | PAB | PEROVSKIA ATRIPPLICIFOLIA 'BUFFALO FEATHERS' | SAGE, BUFFALO FEATHERS RUSSIAN | #5 | CONT. | L |
| 12 | PFM | POTENTILLA FRUTICOSA 'MCKAY'S WHITE' | POTENTILLA, MCKAY'S WHITE | #5 | CONT. | L |
| 35 | PVM | PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE' | MOCKORANGE, MINIATURE SNOWFLAKE | #5 | CONT. | L |
| GRASSES | | | | | | |
| 54 | CAK | CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' | FEATHER REED GRASS | #5 | CONT. | L |
| 31 | 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.

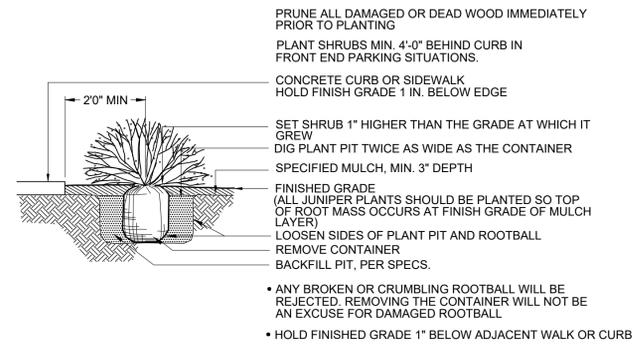
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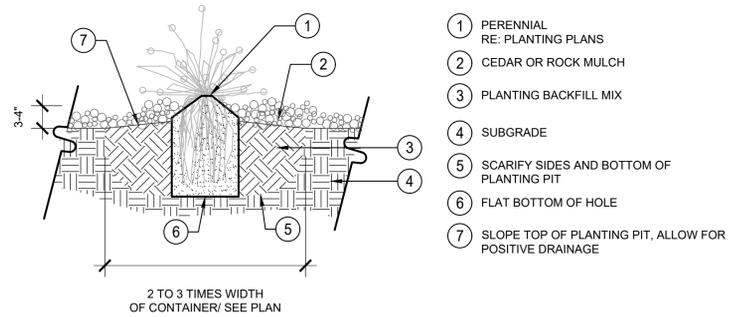
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

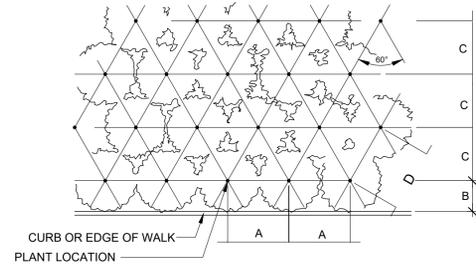


3 SHRUB PLANTING DETAIL
SCALE: NTS



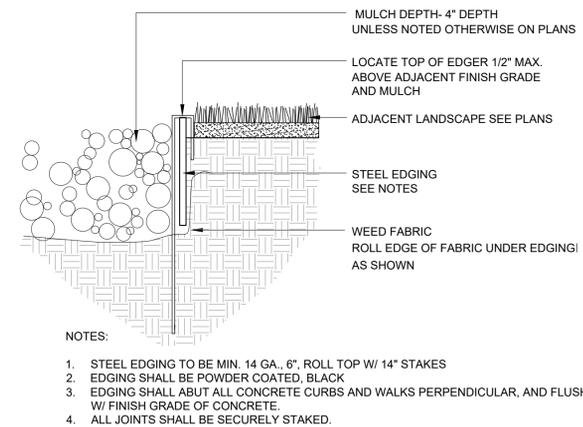
4 PERENNIAL PLANTING DETAIL
SCALE: NTS

- 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.

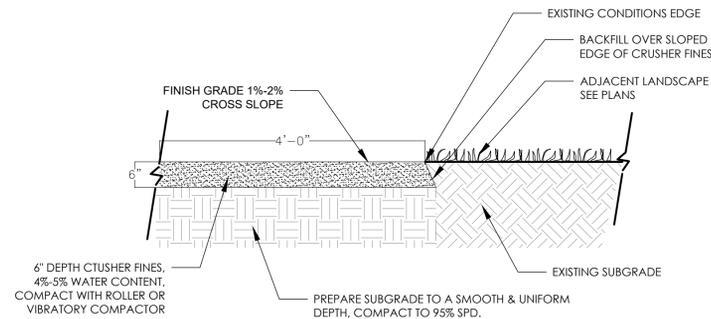


| PLANT SPACING | A | B | C | D |
|---------------|-----|-----|-----|-----|
| 24" | 24" | 18" | 21" | 24" |
| 30" | 30" | 15" | 26" | 30" |
| 36" | 36" | 30" | 31" | 36" |
| 48" | 48" | 30" | 42" | 48" |
| 60" | 60" | 36" | 52" | 60" |

5 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS



6 STEEL EDGING
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 STEEL EDGER 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.

7 CRUSHER FINES BIKE PATH
SCALE: NTS