

GREEN VALLEY RANCH EAST - TIBET ROAD (38TH AVE TO TRIBUTARY T) PRELIMINARY PLAT

WEST HALF OF SECTION 24, TOWNSHIP 3 S, RANGE 66W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND VARYING IN WIDTH, SITUATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 24, WHENCE THE NORTH-SOUTH CENTERLINE OF SAID SOUTH HALF BEARS SOUTH 00°15'31" EAST, A DISTANCE OF 2,650.01 FEET WITH ALL BEARINGS REFERENCED HEREON BEING RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 89°35'38" EAST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET EASTERLY OF SAID NORTH-SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°15'31" EAST, A DISTANCE OF 2,191.49 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 01°39'39" EAST, A DISTANCE OF 285.93 FEET;

THENCE SOUTH 00°15'31" EAST, A DISTANCE OF 61.99 FEET;

THENCE SOUTH 89°44'21" WEST, A DISTANCE OF 94.00 FEET TO A LINE PARALLEL WITH AND DISTANT 47.00 FEET WESTERLY OF SAID NORTH-SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 112.73 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 04°11'53" EAST, A DISTANCE OF 90.09 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF SAID NORTH-SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 206.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'29", AN ARC LENGTH OF 39.16 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 00°27'37" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'00" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'31", AN ARC LENGTH OF 39.38 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF SAID NORTH-SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 514.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 89°44'29" WEST, A DISTANCE OF 410.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'29", AN ARC LENGTH OF 31.33 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 88°35'16" WEST, A DISTANCE OF 64.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 90°00'00" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'12", AN ARC LENGTH OF 29.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 516.80 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'04", AN ARC LENGTH OF 467.24 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF 42ND AVENUE AS DEPICTED ON GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3 RECORDED JUNE 2, 2020 AT RECEPTION NO. 2020000049283 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY NON-TANGENT TO SAID CURVE, NORTH 56°32'52" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 436.80 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°32'52" EAST;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°48'23", AN ARC LENGTH OF 433.07 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 467.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF SAID NORTH-SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 1,372.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG SAID NORTH LINE, NORTH 89°36'08" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.575 ACRES, (286,412 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

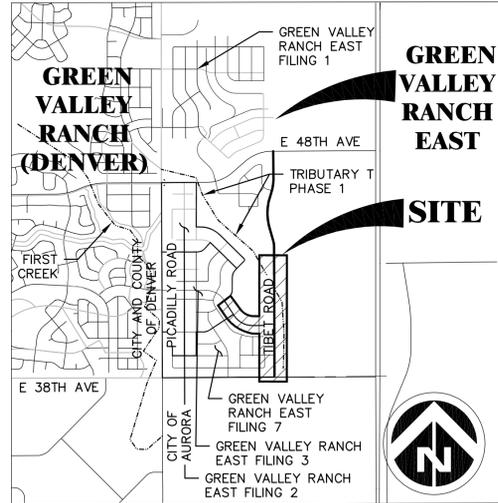
PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.



VICINITY MAP

SCALE: 1"=2000'

SHEET LIST TABLE

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1	COVER
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7	OVERALL GRADING AND UTILITY PLAN
8	GRADING AND UTILITY PLAN
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14	LANDSCAPE PLAN
15	LANDSCAPE DETAILS
16	LANDSCAPE DETAILS

PROJECT TEAM

OWNER / DEVELOPER:
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
CONTACT: DAVID CARRO
PHONE: (303) 486-8500

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
CONTACT: DAN DAVIS
PHONE: (303) 713-1897

PLANNER/LANDSCAPE ARCHITECT:
TERRACINA DESIGN
10200 E. GIRARD AVE,
SUITE A-314
DENVER, CO 80231
CONTACTS:
MIKE WEIHER & LAYLA ROSALES
PHONE: (303) 632-8867

ENGINEER:
DEWBERRY ENGINEERS, INC.
8100 E. MAPLEWOOD AVE., SUITE. 150
GREENWOOD VILLAGE, CO 80111
CONTACTS:
JASON MARGRAF & TROY KENT
PHONE: (303) 368-5601
FAX: (303) 368-5603

GEOTECHNICAL ENGINEER:
A.G. WASSENAAR, INC.
2180 S. IVANHOE ST.
DENVER, CO 80222
CONTACT: ROBERT BRANSON
PHONE: (303) 759-8100

AGENCY LIST

MUNICIPALITY:
CITY OF AURORA PUBLIC WORKS
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: JANET BENDER, P.E.

FIRE PROTECTION:
AURORA FIRE DEPARTMENT
15151 E. ALAMEDA PKWY.
AURORA, CO 80017
PHONE: (303) 326-8999
CONTACT: MIKE DEAN

MUNICIPALITY:
CITY OF AURORA PLANNING DIVISION
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: DEBBIE BICKMIRE

WATER AND SANITATION:
AURORA WATER
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (720) 859-4324
CONTACT: VERN ADAM

ELECTRIC & GAS COMPANY:
XCEL ENERGY
1123 W. 3RD AVE. STE 103
DENVER, CO 80223
PHONE: (303) 571-3927

LAND USE DATA	
LAND AREA OF TIBET RD & 42 AVE ROW	286,412.40 SQ FT (6.58 AC)
NUMBER OF LOTS PROPOSED	0
BUILDING HEIGHT	N.A.
LOT AREA	N.A.
HARD SURFACE AREA OF TIBET RD & 42 AVE*	5.55 AC - 84.35% (ULTIMATE STREET SECTION)
LANDSCAPE AREA	1.03 AC - 15.65%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	N.A.
2015 IBC OCCUPANCY CLASSIFICATION	N.A.
CONSTRUCTION TYPE	N.A.

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST TIBET ROAD INFRASTRUCTURE SITE PLAN
LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20_____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20_____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
CHAIRMAN

CITY COUNCIL: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK, ___ M,

THIS _____ DAY OF _____ AD. 20_____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT NUMBER: _____

AMENDMENTS:

- 1. ADDITION OF CURB RETURNS AND TEMP. CONSTRUCTION, ACCESS AND GRADING EASEMENT ON EAST SIDE OF TIBET RD FOR FUTURE CONNECTION TO GVRE FILING 15.
- 2. RELOCATION OF WATER LINE STUBS FOR CONNECTION TO FUTURE GVRE FILING 15.
- 3. RELOCATION OF SANITARY STUB FOR FUTURE CONNECTION TO FUTURE GVRE FILING 15.
- 4. INCLUSION OF TRIBUTARY T - PHASE 1 DESIGN AND TIE GRADING OF TIBET RD PHASE 1 IMPROVEMENTS TO FINAL GRADE OF TRIB T - PHASE 1 IMPROVEMENTS.
- 5. REMOVAL OF STORM SEWER TO MATCH PROPOSED GVRE FILING 7 LAYOUT.



**GREEN VALLEY RANCH EAST - TIBET ROAD
38TH AVE TO TRIBUTARY T
PRELIMINARY PLAT**

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

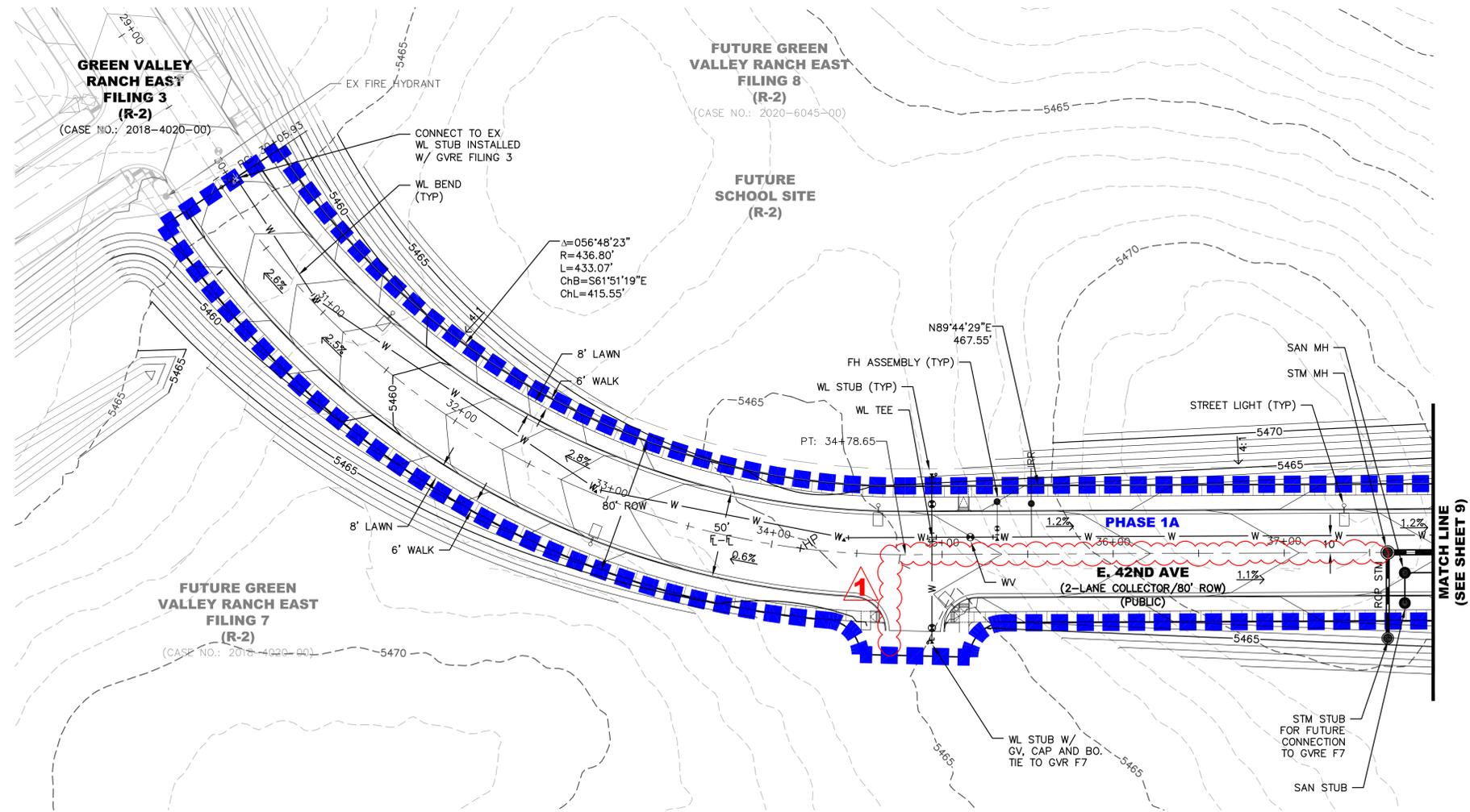
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1	03-28-22	REV 1 - ADD PHASE 1B

**PRELIMINARY
NOT FOR
CONSTRUCTION**

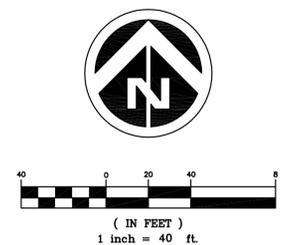
Project Number: 50116991
Designed By: Drawn By: OCB
Checked By: OCB
CCN
Sheet Number: 1

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J:\D\DEWBERRY\OAKWOODS\DWG\SS\PHASE1B\PHASE1B_P1B_001.DWG (2023/03/28 10:48:58 AM) DESIGNED BY: TERRY BEACH, CHECKED BY: CHRIS TOPHER



KEY MAP
SCALE: 1"=600'



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
SIGHT LINE	---
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	
WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
EX EASEMENT LINE	---
EMERGENCY OVERFLOW PATH	

AMENDMENT 1:
 1. REMOVED PORTION OF STORM SEWER TO MATCH PROPOSED GVRE FILING 7 LAYOUT.

NOTES:

- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS.

Dewberry
 Dewberry Engineers Inc.
 8100 East Meadow Avenue, Suite 150
 Greenwood Village, CO 80111
 Contact: Troy Kent, PE
 Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST - TIBBET ROAD
 38TH AVE TO TRIBUTARY T
 PRELIMINARY PLAN
 GRADING AND UTILITY PLAN
 SAT: 30+05.93 - 37+87.00**

OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, CO 80249
 Tel: (303) 486-8500
 CONTACT: DAVID CARRO

DOCUMENT AMENDMENTS	
No.	Date
1	03-28-22
REV 1 - ADD PHASE 1B Description	

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

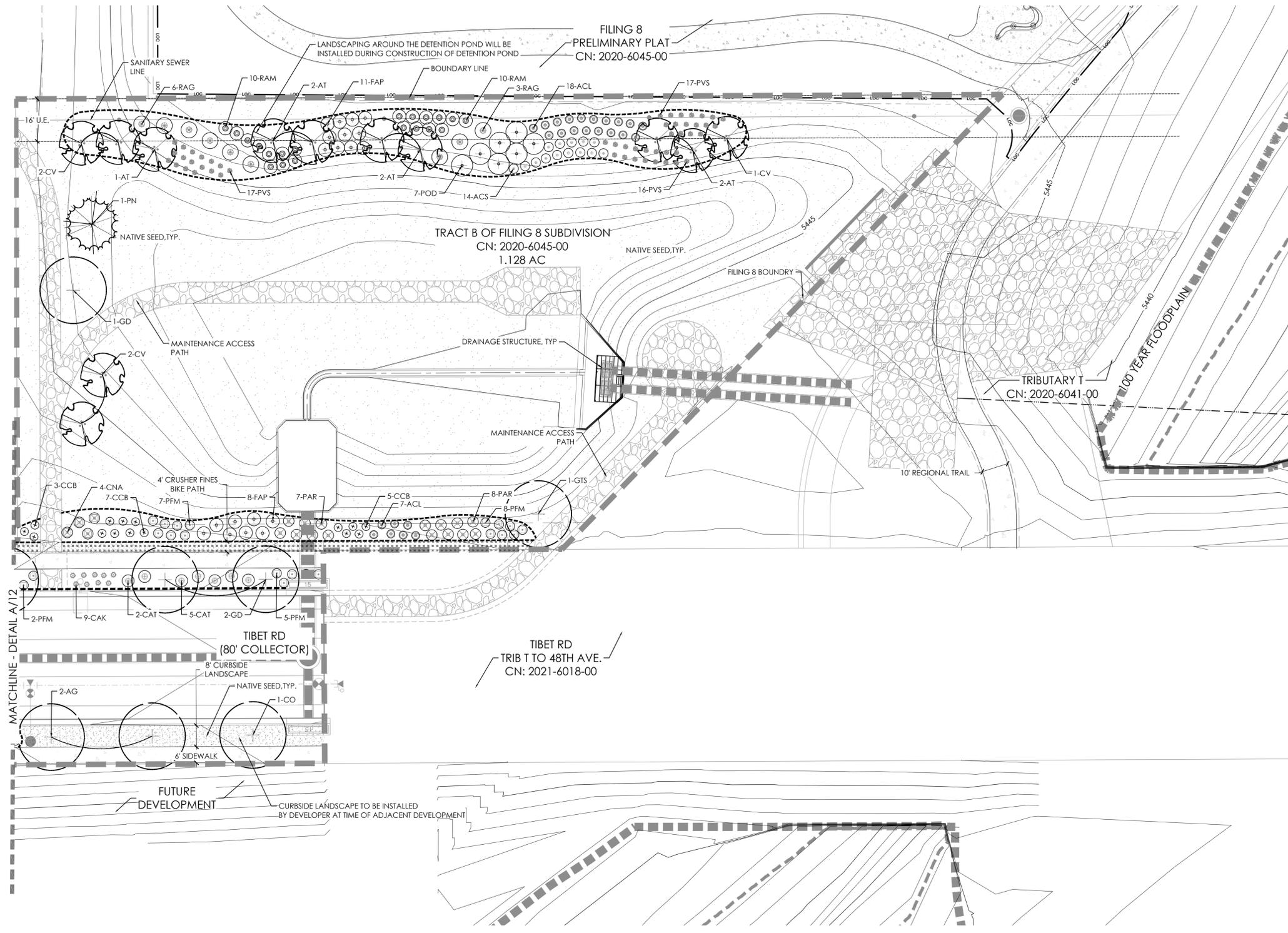
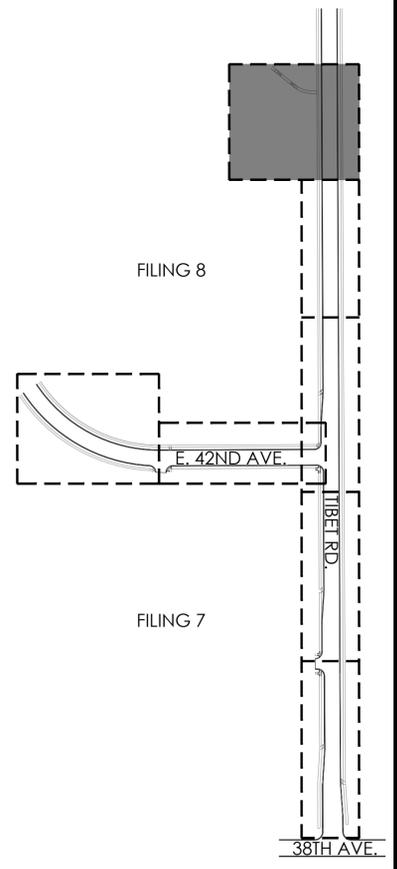
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 Designed By: Drawn By: OCB OCB
 Checked By: CCN
 Sheet Number: 10

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LEGEND

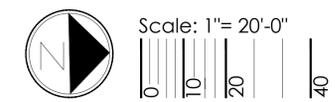
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 -  SHRUBS
 -  NATIVE SEED MIX
 -  CONCRETE WALK
 -  CRUSHER FINES BIKE PATH
 -  STEEL EDGER
 -  SIGHT LINE
 -  BOUNDARY LINE
 -  LIGHT POLE
 -  FIRE HYDRANT
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT

KEY MAP



- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

NOT FOR CONSTRUCTION



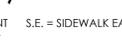
GVRE TIBET ROAD
TITLE: LANDSCAPE PLAN
DATE: March 21, 2022

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

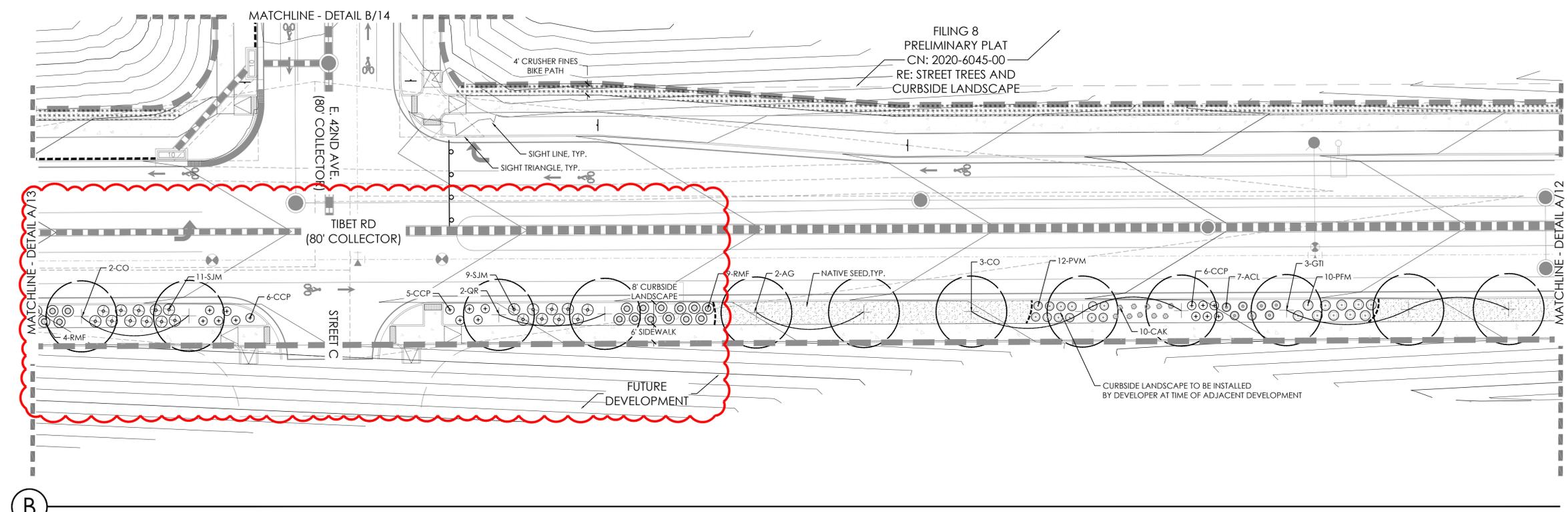
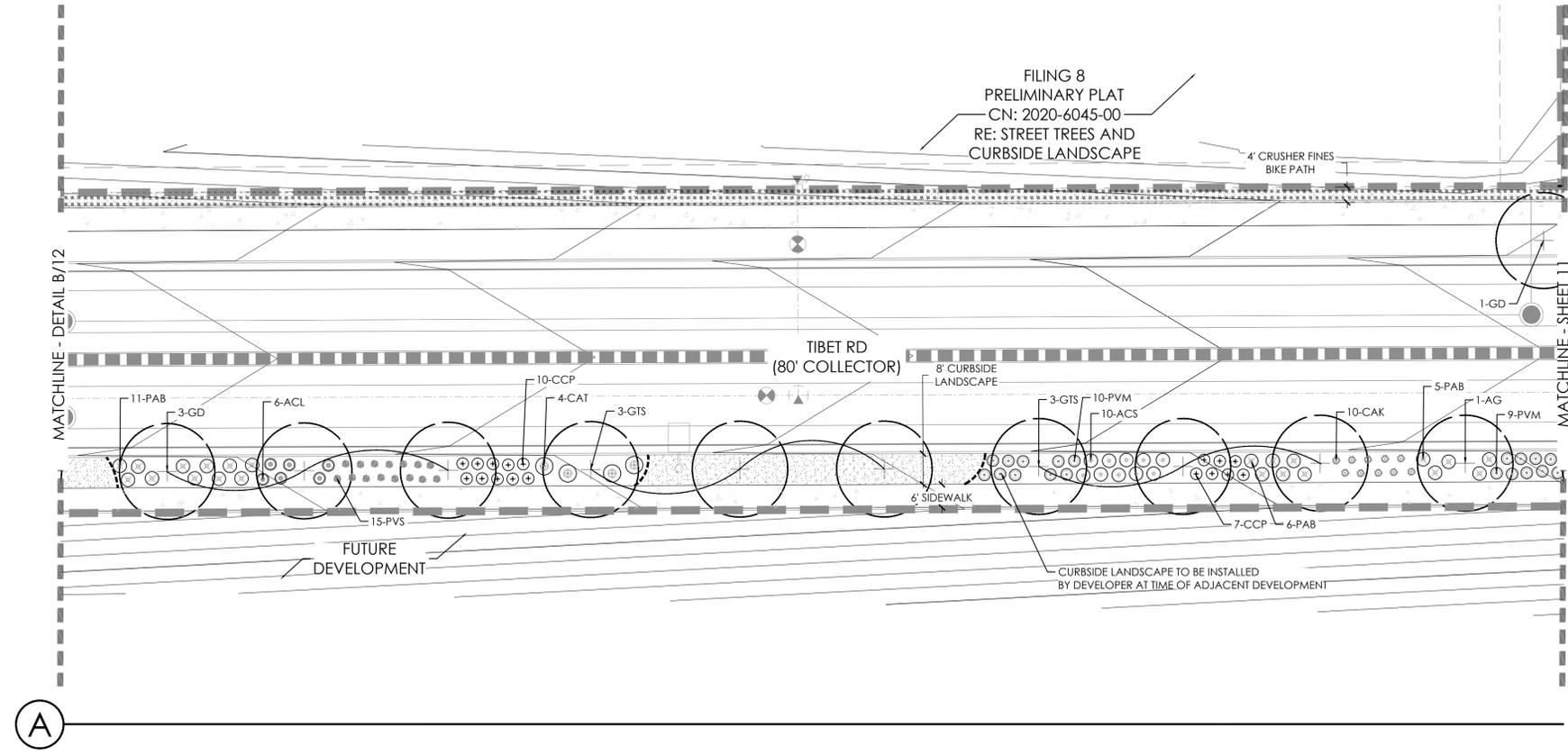
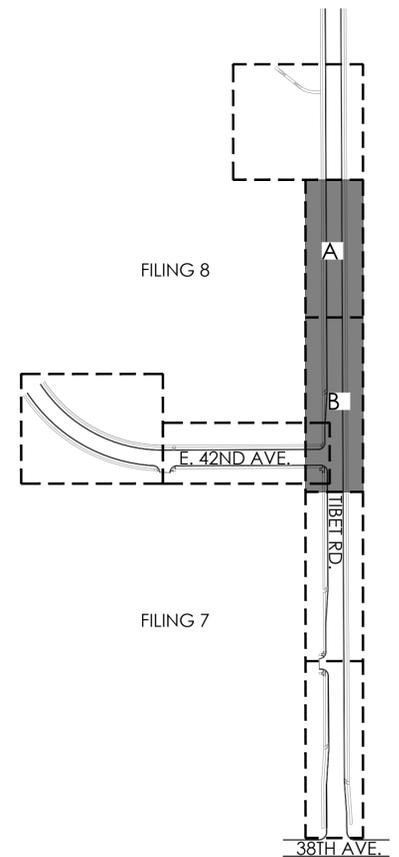
SHEET 11 OF 16

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LEGEND

-  STREET TREE
 -  SHRUBS
 -  NATIVE SEED MIX
 -  CONCRETE WALK
 -  CRUSHER FINES BIKE PATH
 -  STEEL EDGER
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KEY MAP

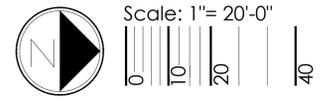


- NOTES:**
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AMENDMENT 1

- ROAD CUTS ADDED FOR FUTURE DEVELOPMENT
- TREES AND PLANTING UPDATED TO ACCOMMODATE ROAD CUTS

NOT FOR CONSTRUCTION



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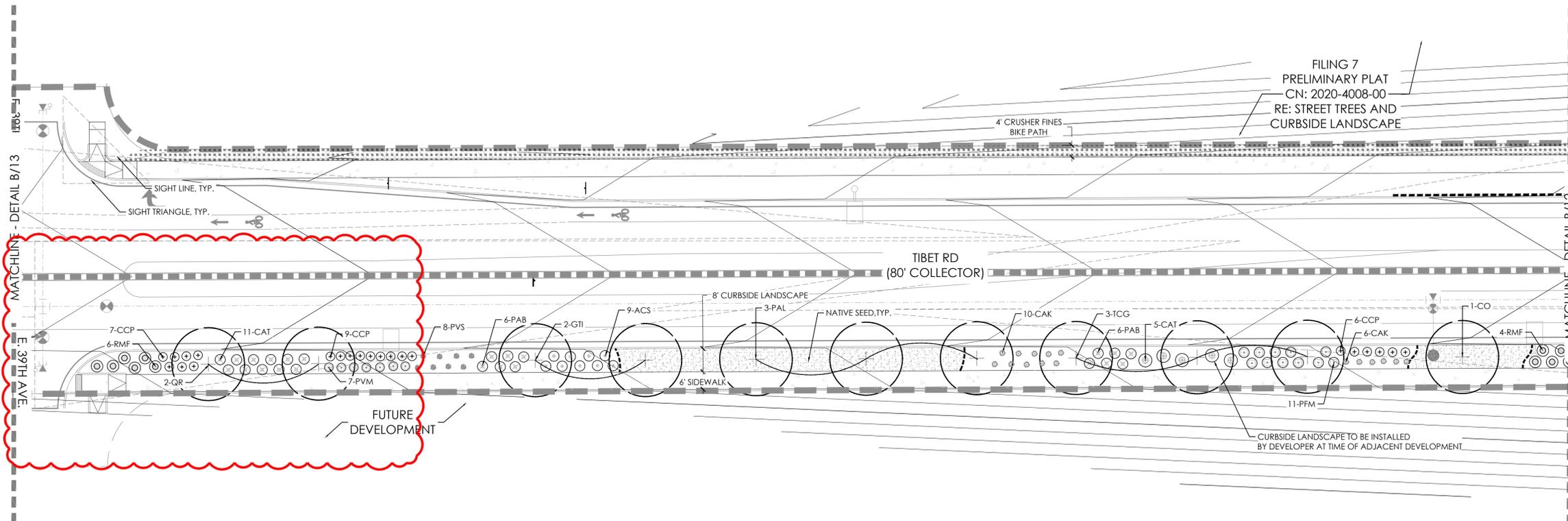
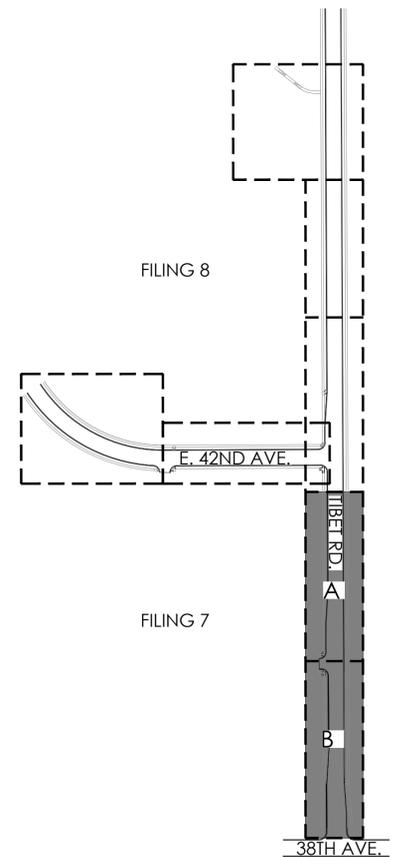
SHEET 12 OF 16

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DILLON COOK

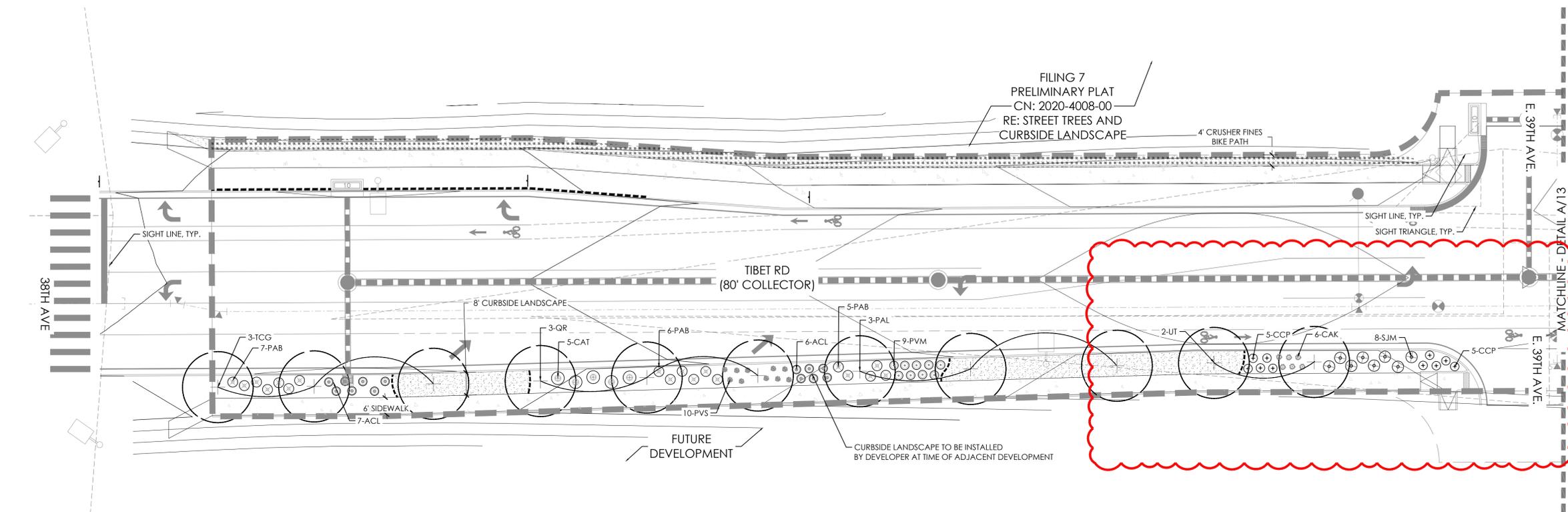
LEGEND

- STREET TREE
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KEY MAP



A



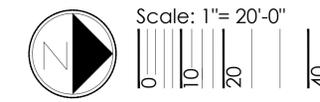
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- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

AMENDMENT 1

- ROAD CUTS ADDED FOR FUTURE DEVELOPMENT
- TREES AND PLANTING UPDATED TO ACCOMMODATE ROAD CUTS

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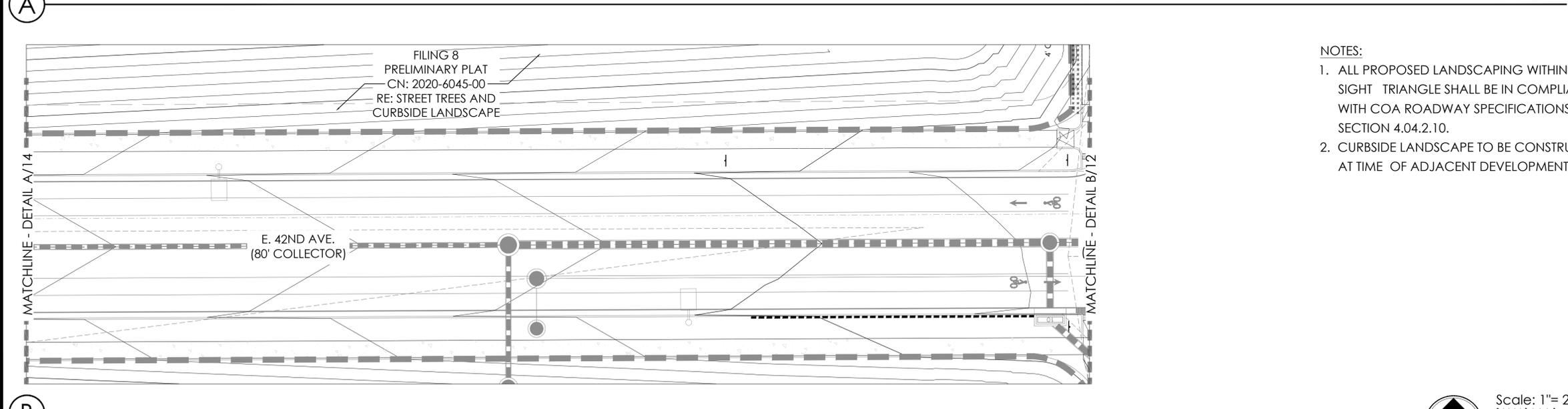
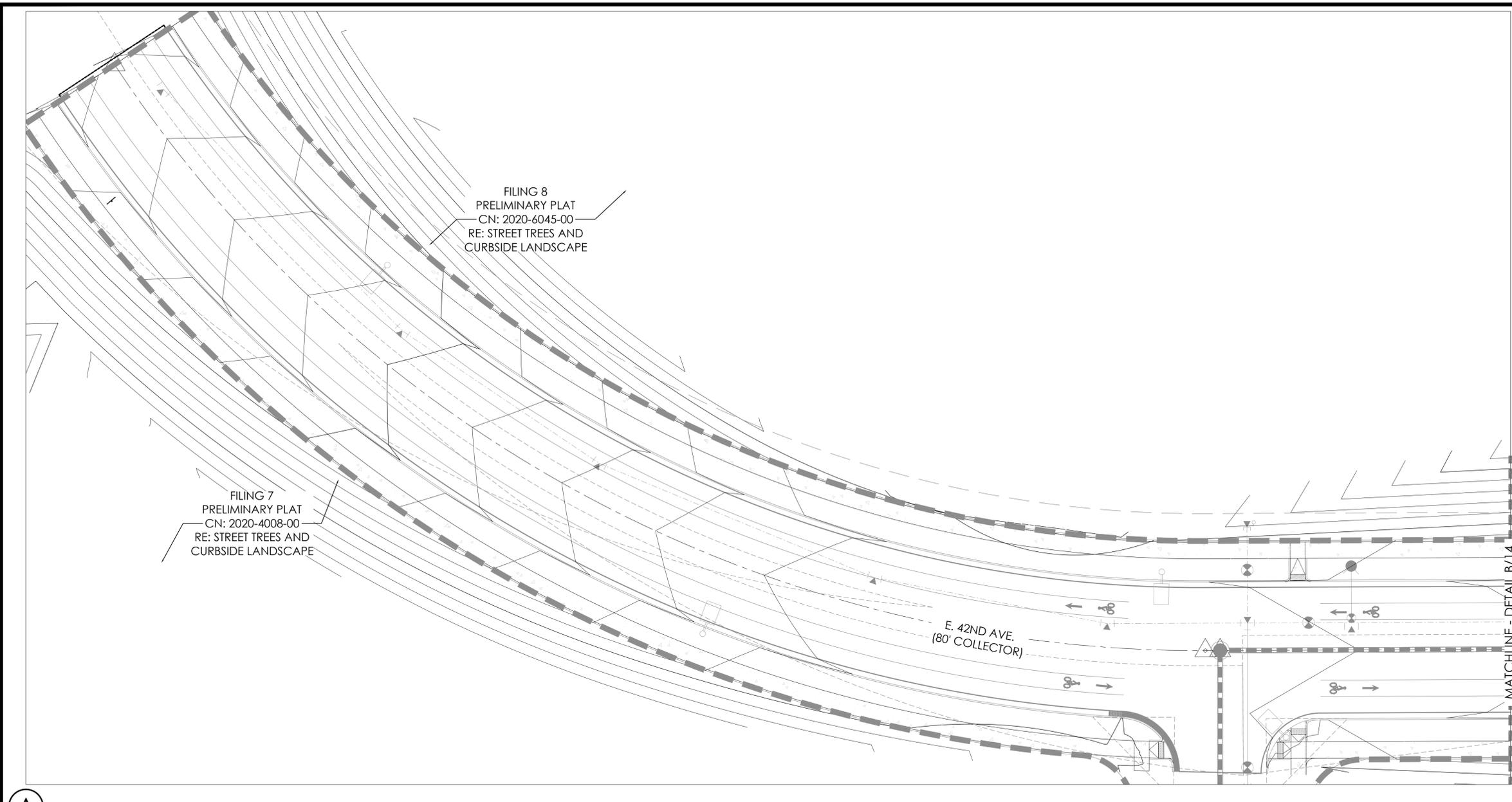


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terraccina design
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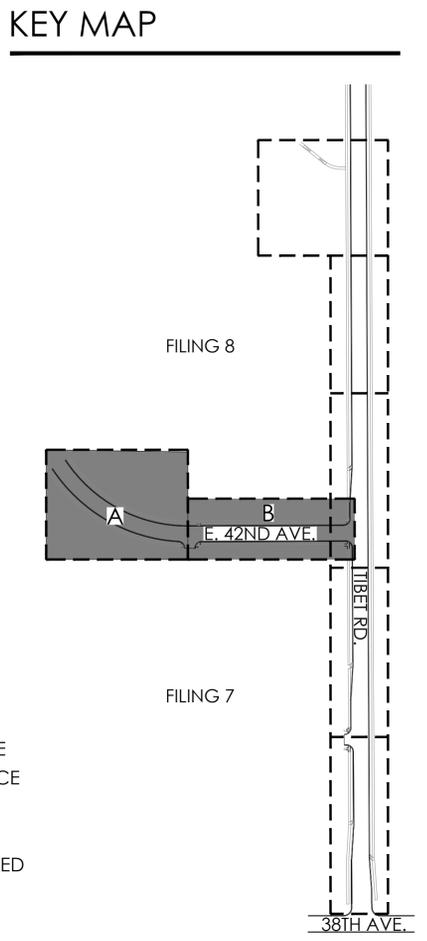
SHEET 13 OF 16

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DILLON COOK



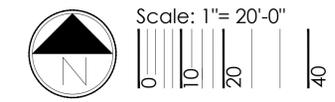
LEGEND

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TITLE: LANDSCAPE PLAN
DATE: March 21, 2022

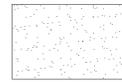
terraccina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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.
- FREESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
- 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 SHALL BE LIT WITH FULL CUTOFF FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. 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	BOUTELOUA 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 LUDOVISIANA	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



SEED MIX AVAILABLE THROUGH:
PAWNEE BUTTES SEED, INC.
605 25TH ST.
GREELEY, COLORADO 80631
(970) 356-7002

*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 / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
TIBET RD. (WEST)	113	917	3	3	23	12	9
TIBET RD. (EAST)	1,692	15,346	47	48	384	310	75
TOTAL	2,005	16,263	50	51	407	324	84

ALL STREET TREES AND CURBSIDE LANDSCAPE ALONG 42ND AVE WILL BE INSTALLED WITH:
FILING 7: CN - 2020-4008-00
FILING 8: CN - 2020-6045-00

ALL STREET TREES AND CURBSIDE LANDSCAPE NOT SHOWN ALONG TIBET RD WILL BE INSTALLED WITH:
FILING 7: CN - 2020-4008-00
FILING 8: CN - 2020-6045-00

OPEN SPACE REQUIREMENTS

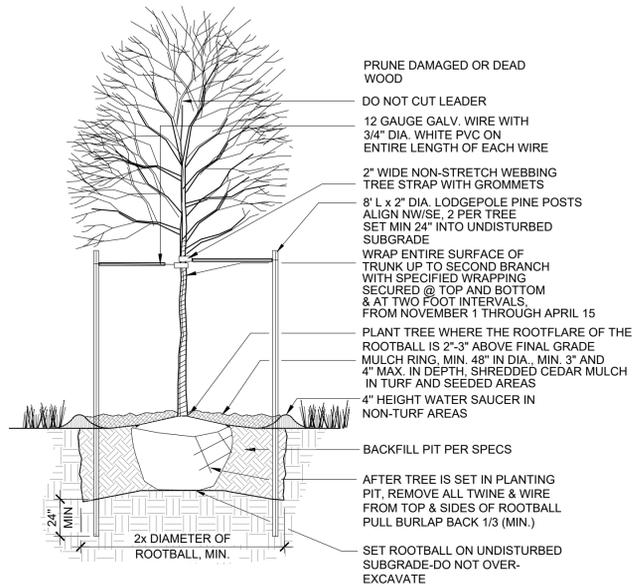
TRACT DATA			TREES + SHRUBS			
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	49,175	13	15	123	128

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AMENDMENT 1
- CURBSIDE LANDSCAPE REQUIREMENTS UPDATED
- PLANT SCHEDULE QUANTITIES UPDATED

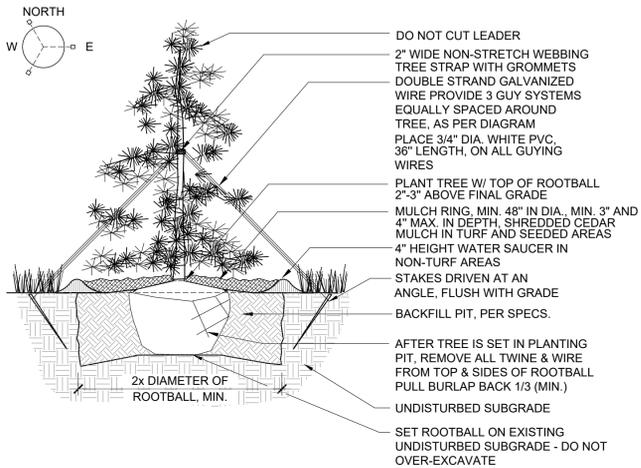
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
5	AG	AESCLUSUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
7	CO	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL	B&B	L
7	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY GOFFEETREE, SEEDLESS	2.5" CAL	B&B	L
5	GTI	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
7	GTS	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
6	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANE TREE, BLOODGOOD	2.5" CAL	B&B	M
7	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
6	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
2	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L
DECIDUOUS ORNAMENTAL TREES						
7	AT	ACER TATARICUM	MAPLE, TATARIAN	2.0" CAL	B&B	L-M
5	CV	CRATAEGUS VIRIDUS 'WINTER KING'	BUCKEYE, OHIO	2.0" CAL	B&B	L-M
EVERGREEN TREES						
1	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
DECIDUOUS SHRUBS						
51	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
33	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L
32	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
15	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L-M
66	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
4	CNA	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	RABBITBRUSH, TALL BLUE	#5	CONT.	L-M
19	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	L-M
52	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
15	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
7	POD	PHYSOCARPUS OPULIFOLIES 'DIABLO'	NINEBARK, DIABLO	#5	CONT.	L
42	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
47	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
9	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
20	RAM	RIBES AUREUM	CURRANT, YELLOW FLOWERING	#5	CONT.	L
26	RMF	ROSA MEIDLAND FIRE	FIRE MEIDLAND ROSE	#5	CONT.	L
28	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
GRASSES						
51	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
83	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L

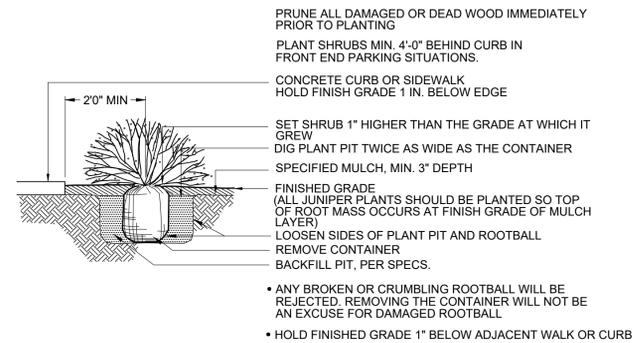
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH
**CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MAX. HEIGHT OF 26" AND MINIMUM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



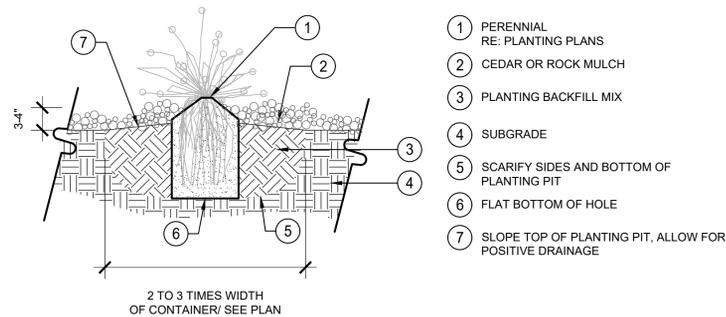
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

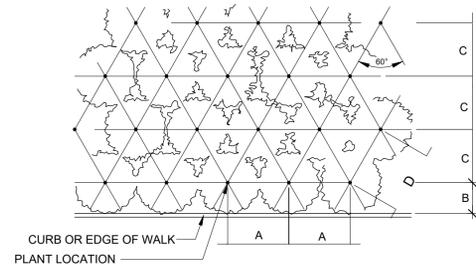


3 SHRUB PLANTING DETAIL
SCALE: NTS



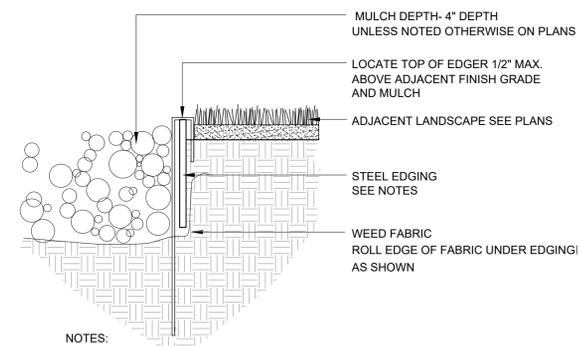
4 PERENNIAL PLANTING DETAIL
SCALE: NTS

- 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.

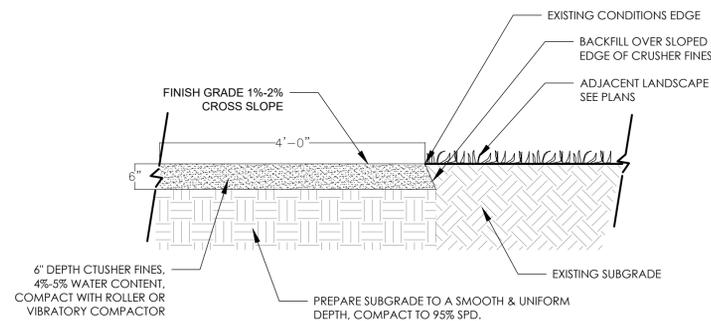


PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

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

GVRE TIBET ROAD
TITLE: LANDSCAPE DETAILS
DATE: March 21, 2022

