

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
G.E. = GAS EASEMENT

S.E. = SIDEWALK EASEMENT

 terracina
design
10200 E. Girard Ave., A-31
Denver, CO 80231
ph: 303.632.8867

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.

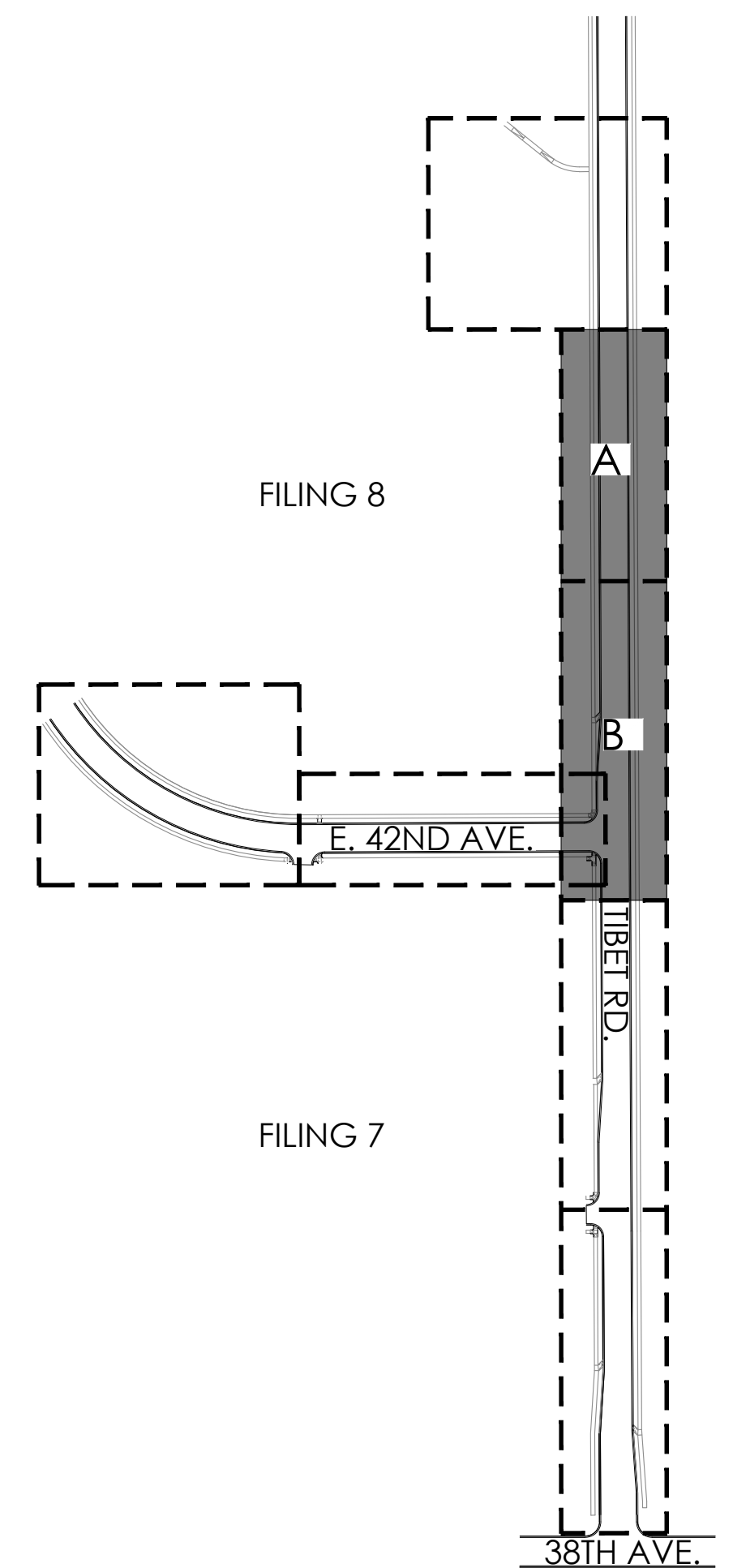
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P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 1\GVR-E_TIBET-RD_LANDSCAPE.DWG
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DILLON COOK

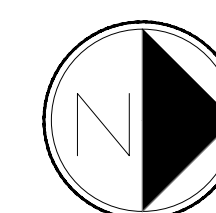
LEGEND

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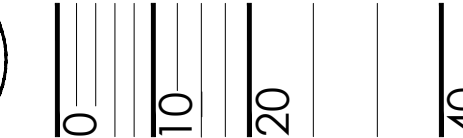
KEY MAP



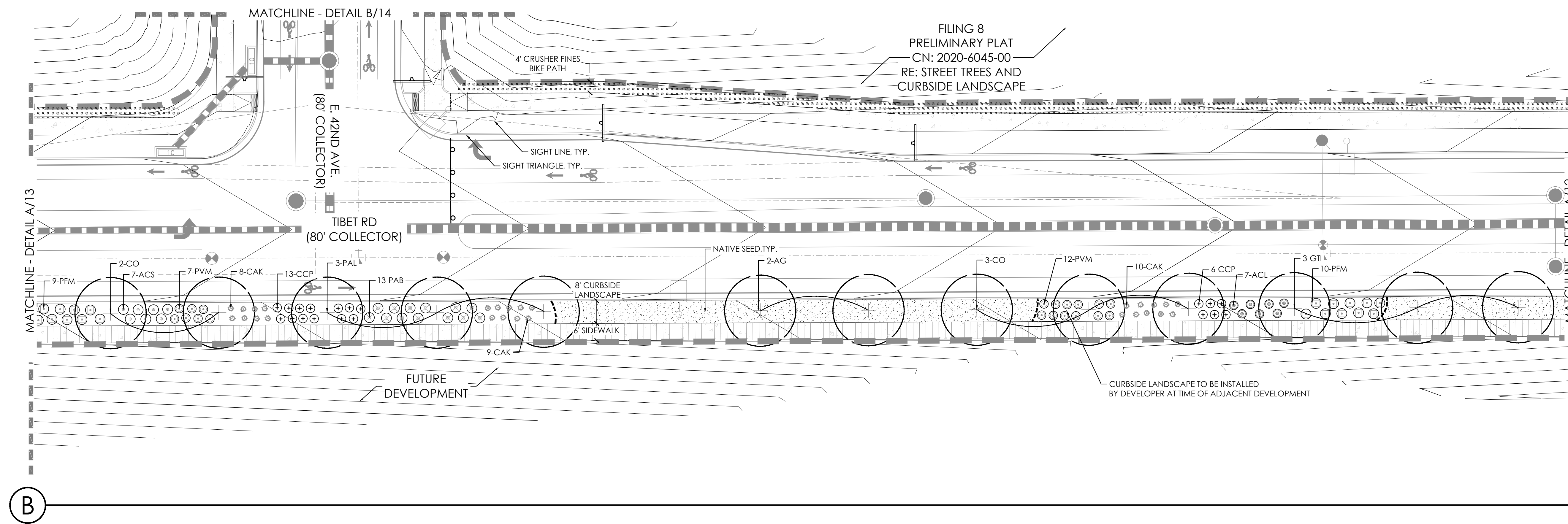
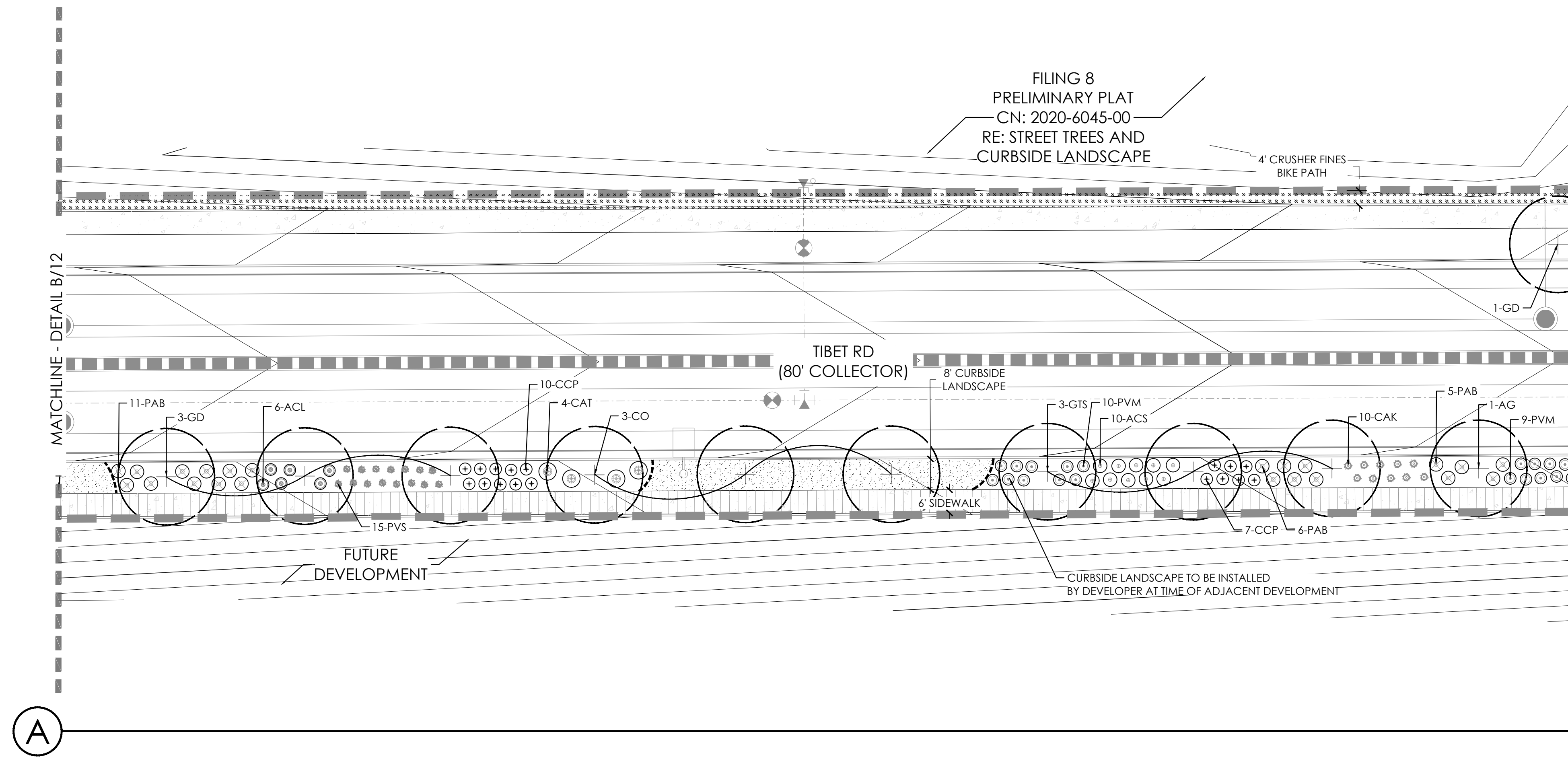
GVRE TIBET ROAD
TITLE: LANDSCAPE PLAN
DATE: August 4, 2021



Scale: 1"= 20'-0"



SHEET 12 OF 16

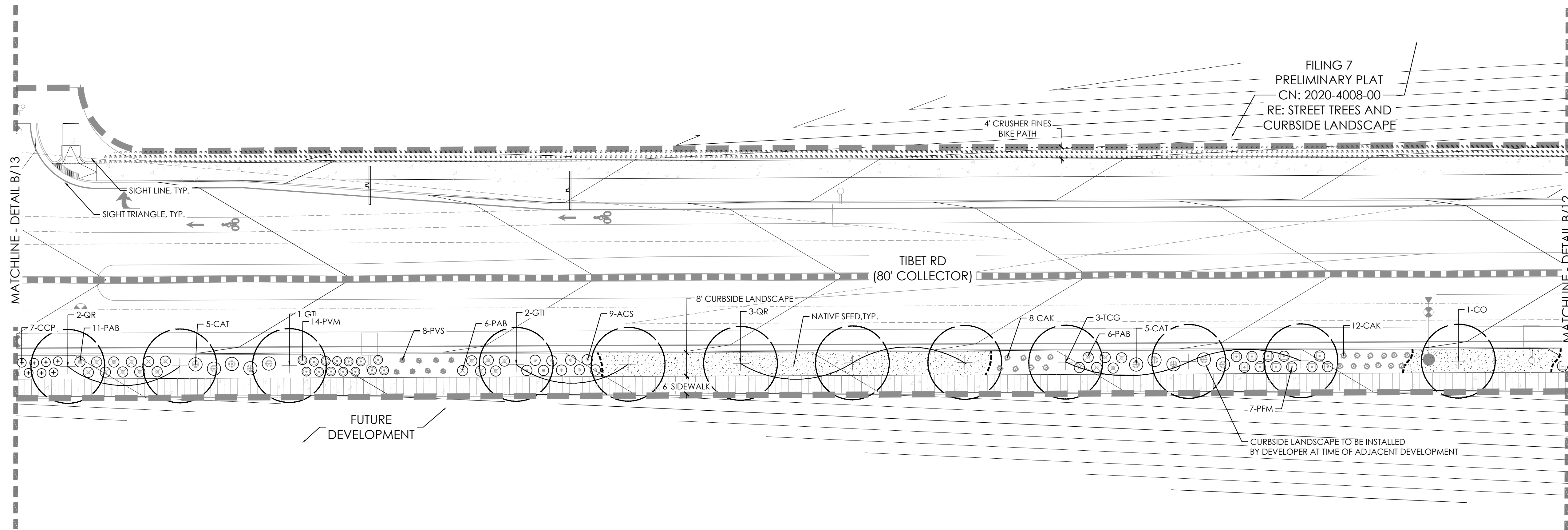


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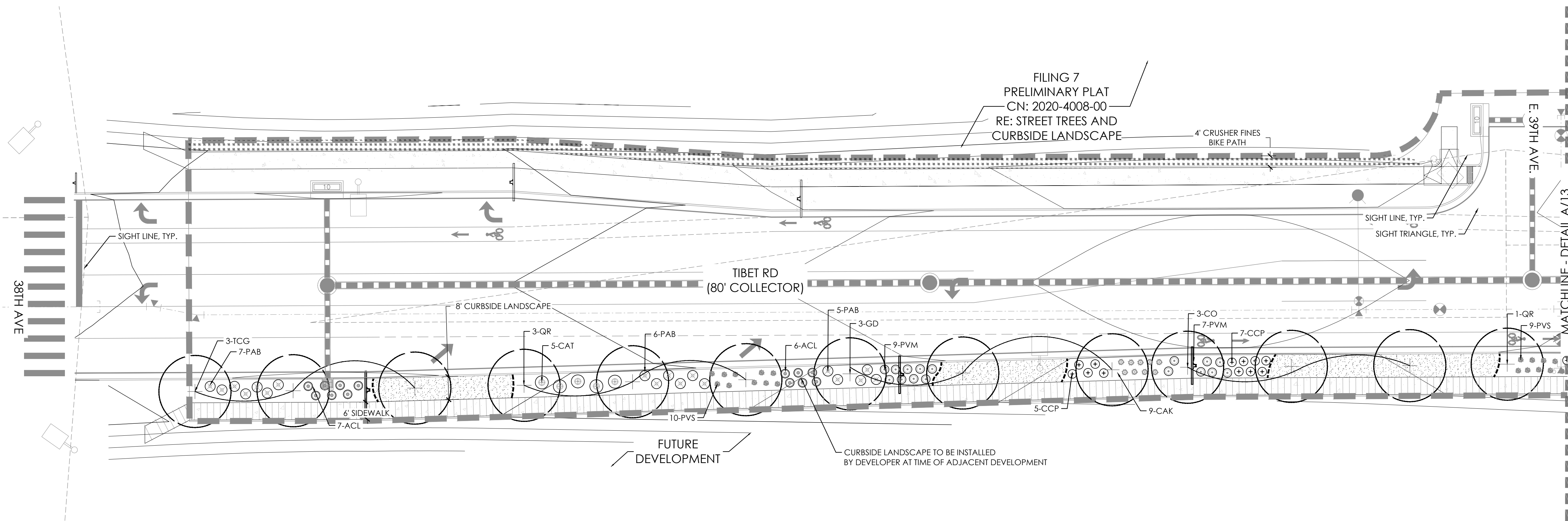
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NOT FOR CONSTRUCTION

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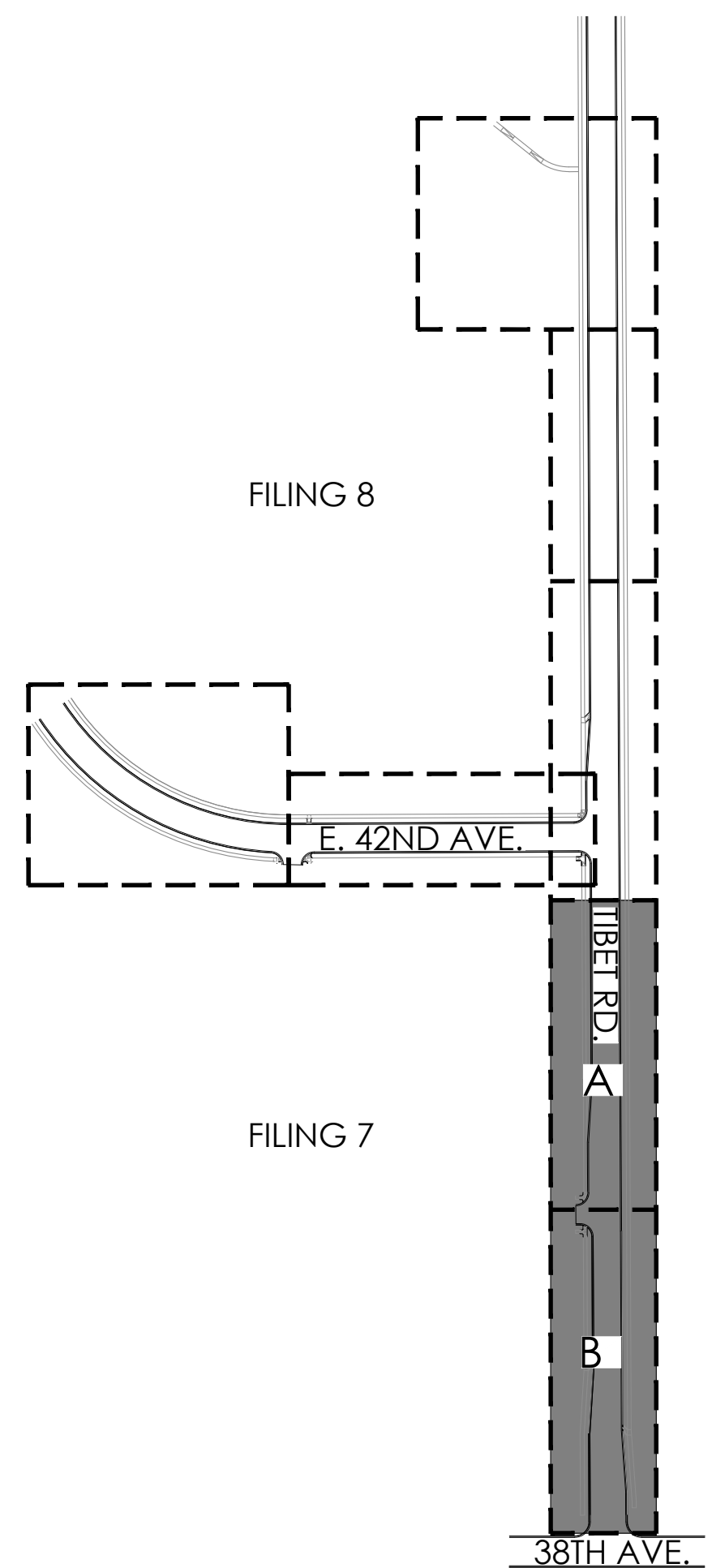
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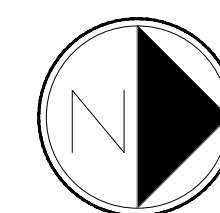
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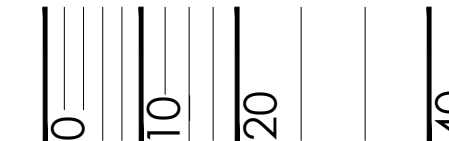


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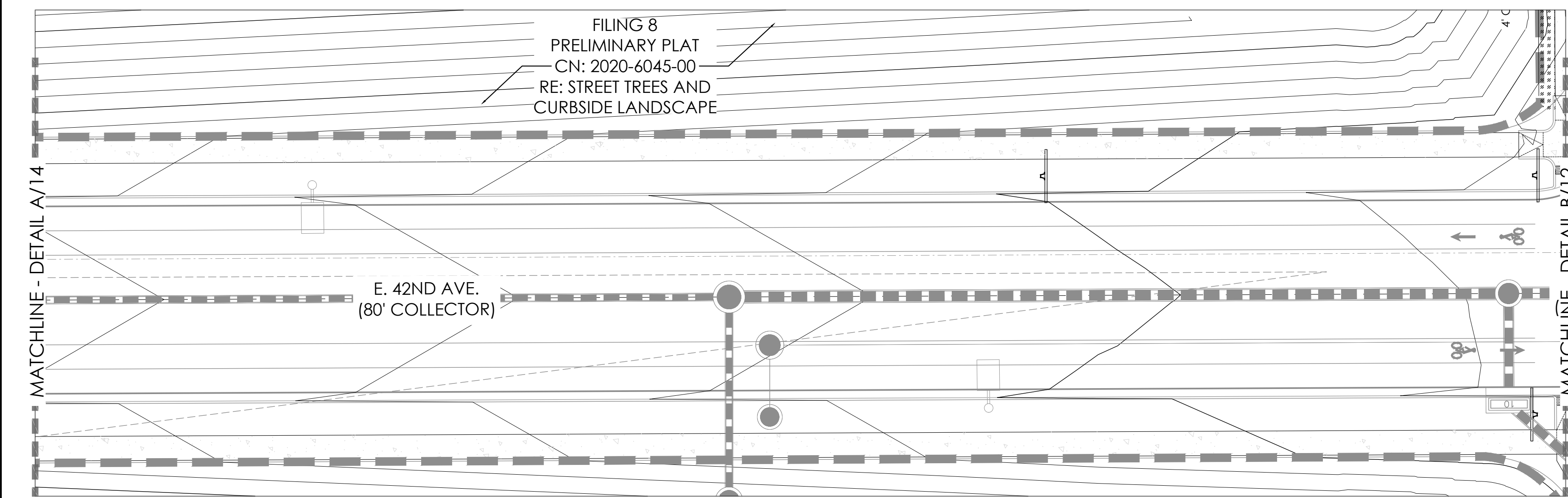
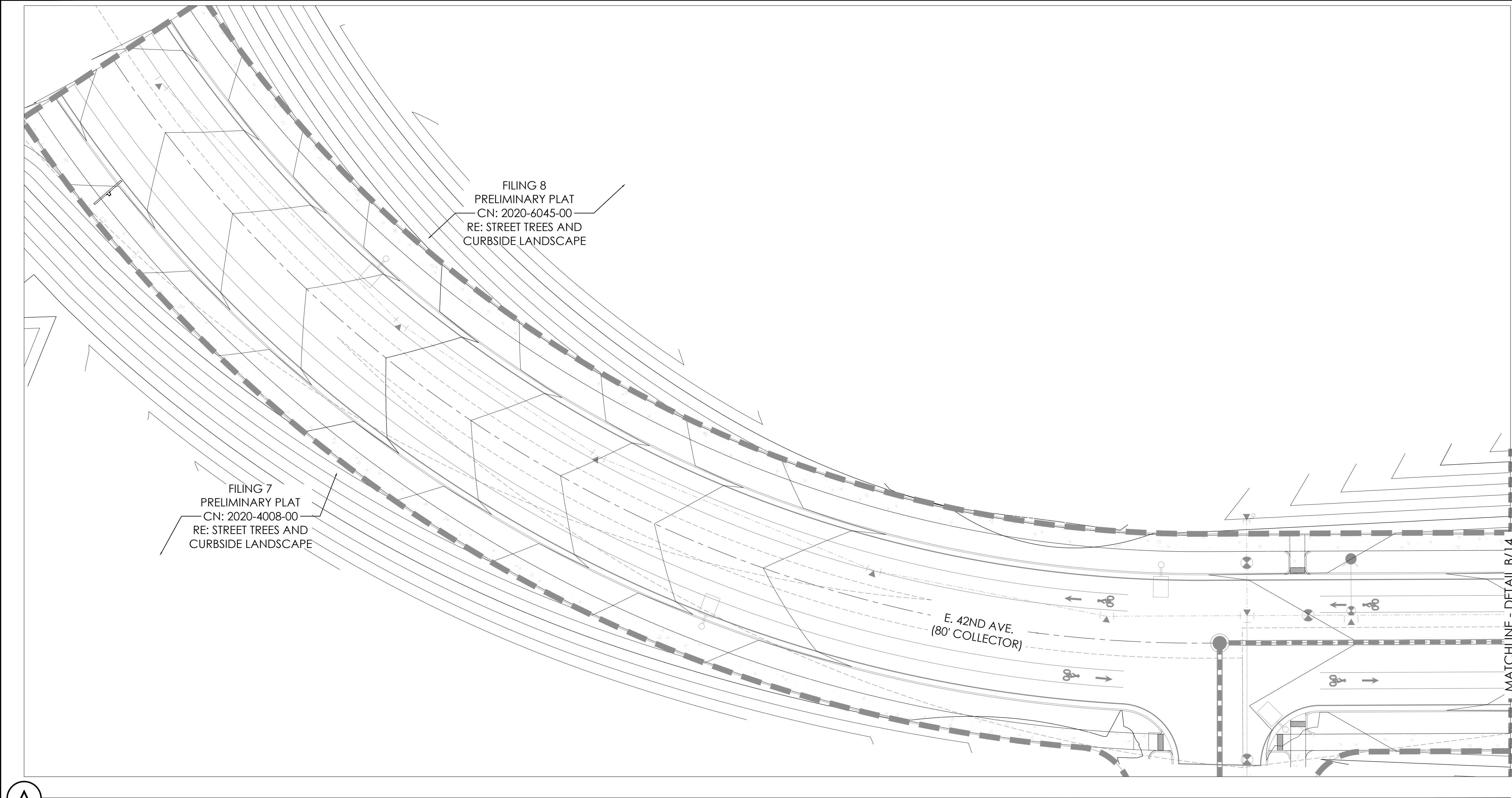
terraccina design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867



Scale: 1"= 20'-0"



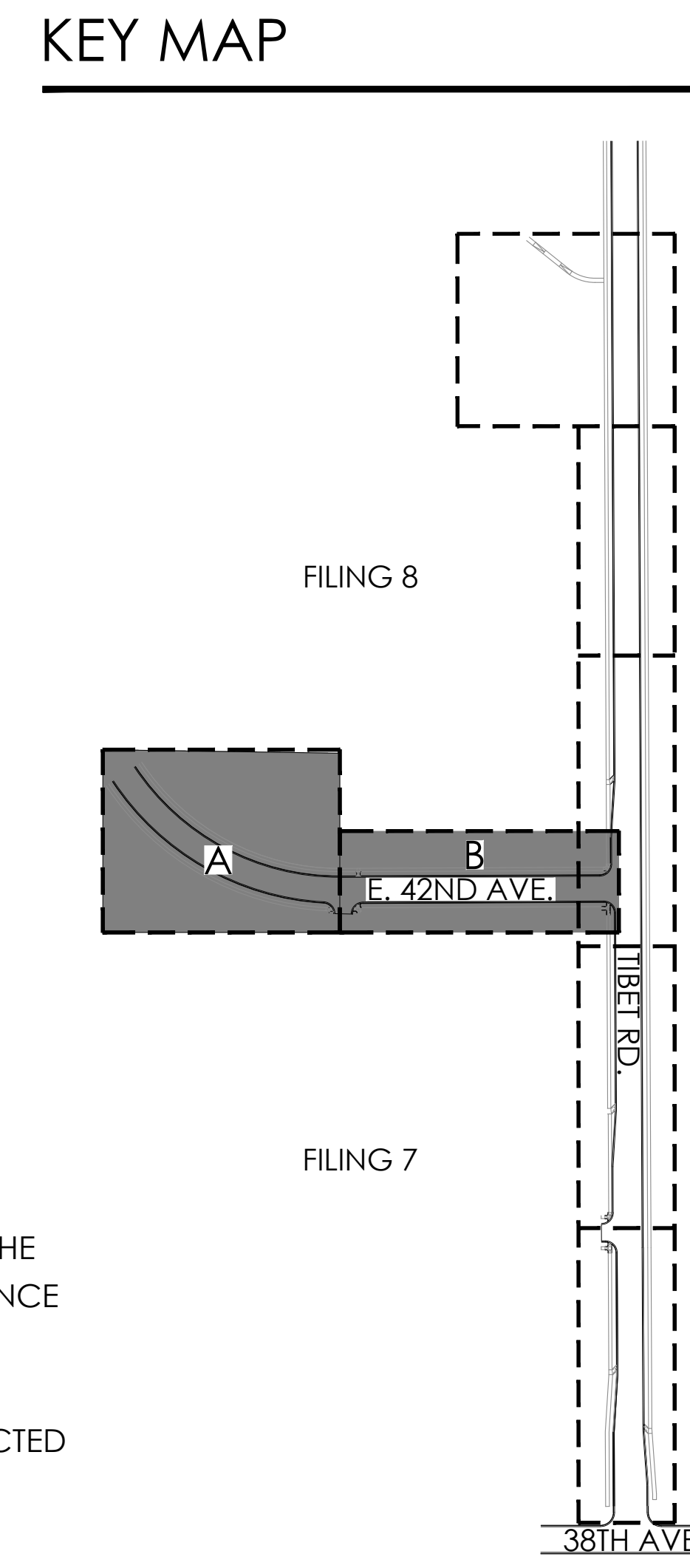
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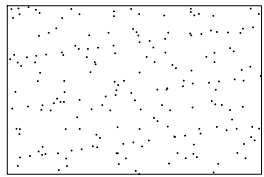
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LANDSCAPE NOTES

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. 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.
5. SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. FREESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
8. 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.
9. 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).
10. 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
11. 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'	SIDEOTS GRAMA, BUTTE*
4	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
1	KOELERIA CRISTATA	JUNEGRASS, NATIVE
7	PASCOPYRIUM 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
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 / GRASSED REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
TIBET RD. (WEST)	113	917	3	3	23	14	9
TIBET RD. (EAST)	2,040	16,319	51	51	408	300	108
TOTAL	2,153	17,236	54	54	431	314	117

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

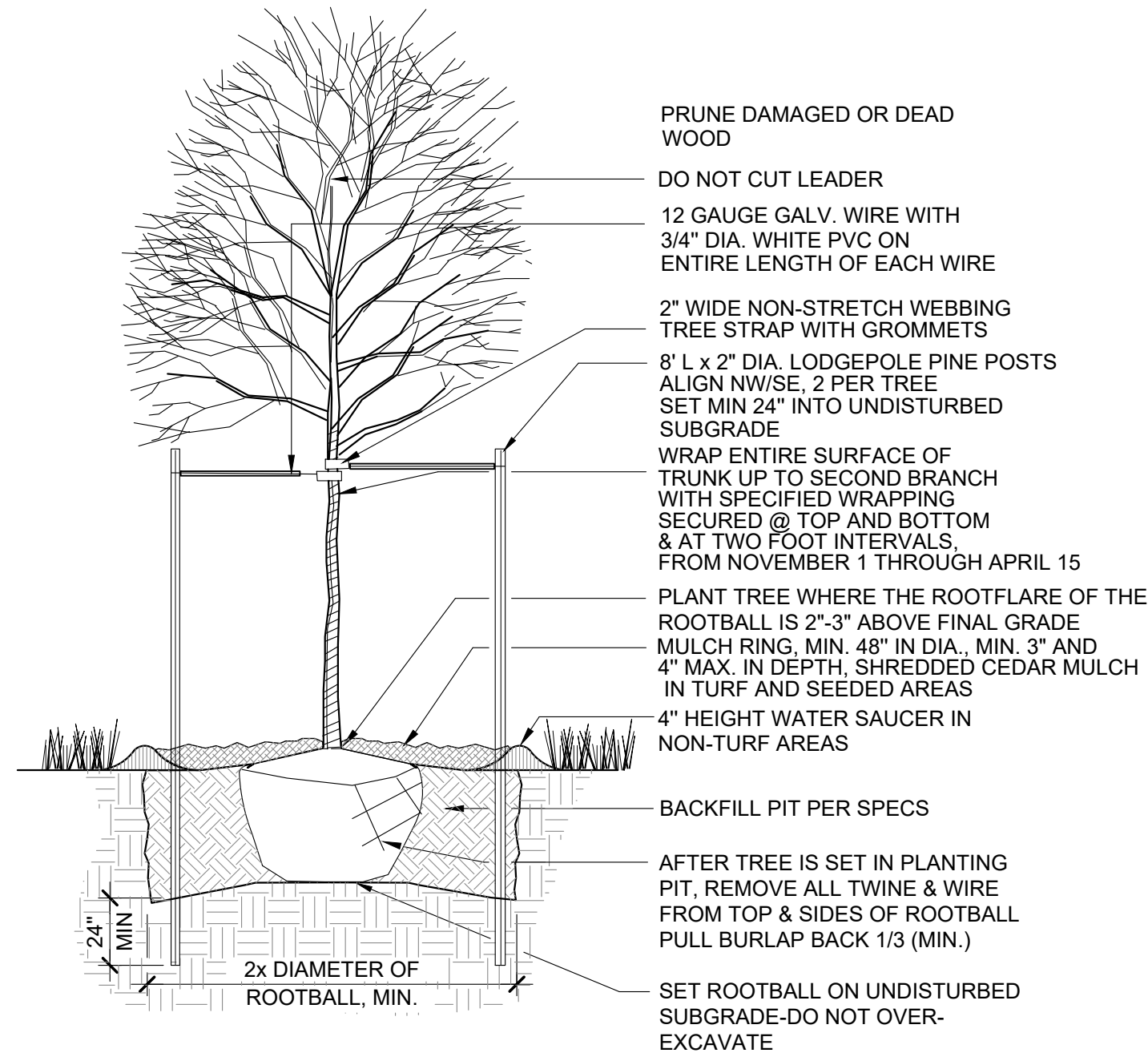
TRACT DATA			TREES + SHRUBS			
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	49,175	13	15	123	128

PLANT SCHEDULE

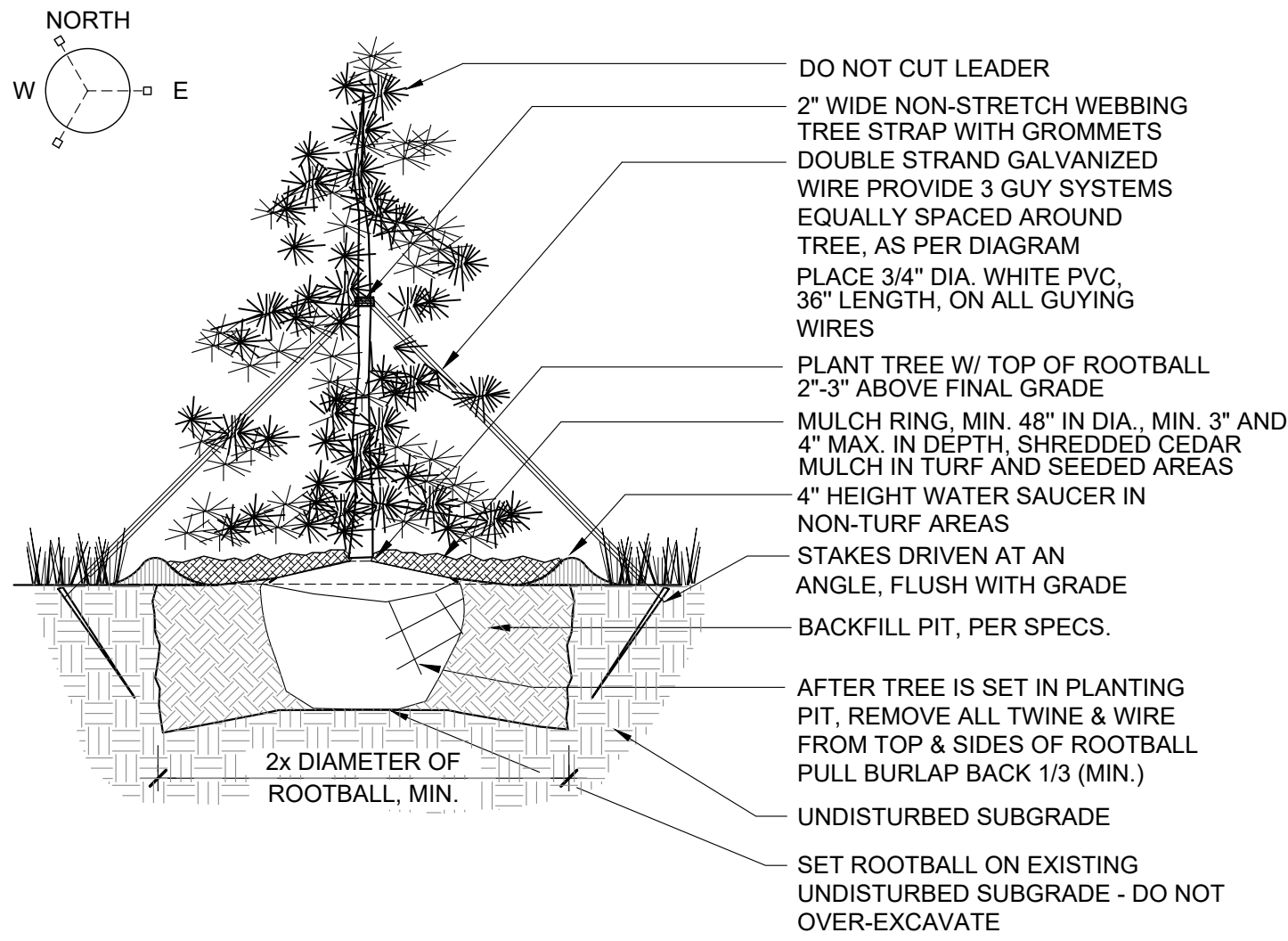
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
5	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
10	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
6	GTI	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
4	GTS	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
3	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
9	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
6	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 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
40	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L
26	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
55	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
4	CNA	CHRYSOHAMNUS NAUSEOSUS 'ALBICAULIS'	RABBITBRUSH, TALL BLUE	#5	CONT.	L-M
19	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	L-M
76	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
51	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
68	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
GRASSES						
75	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
92	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.

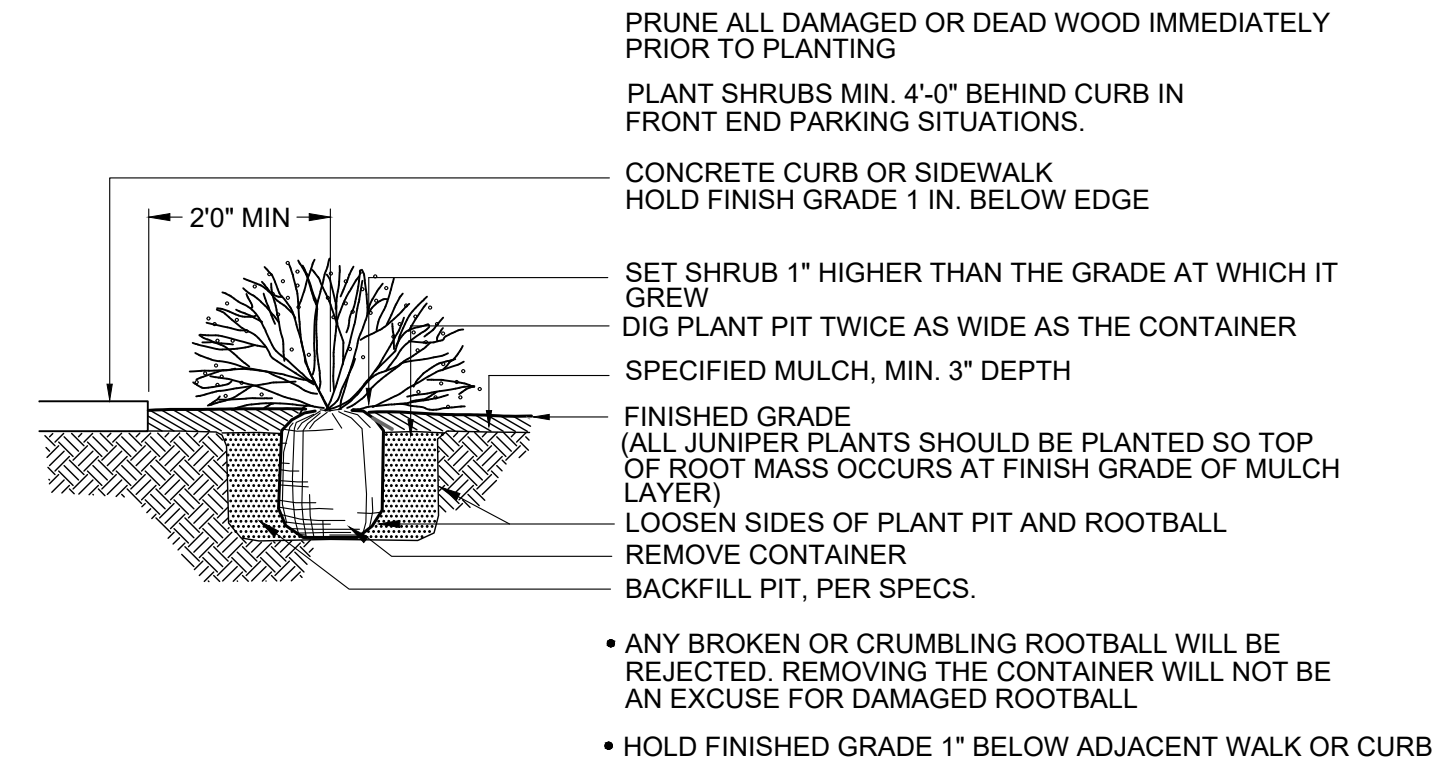
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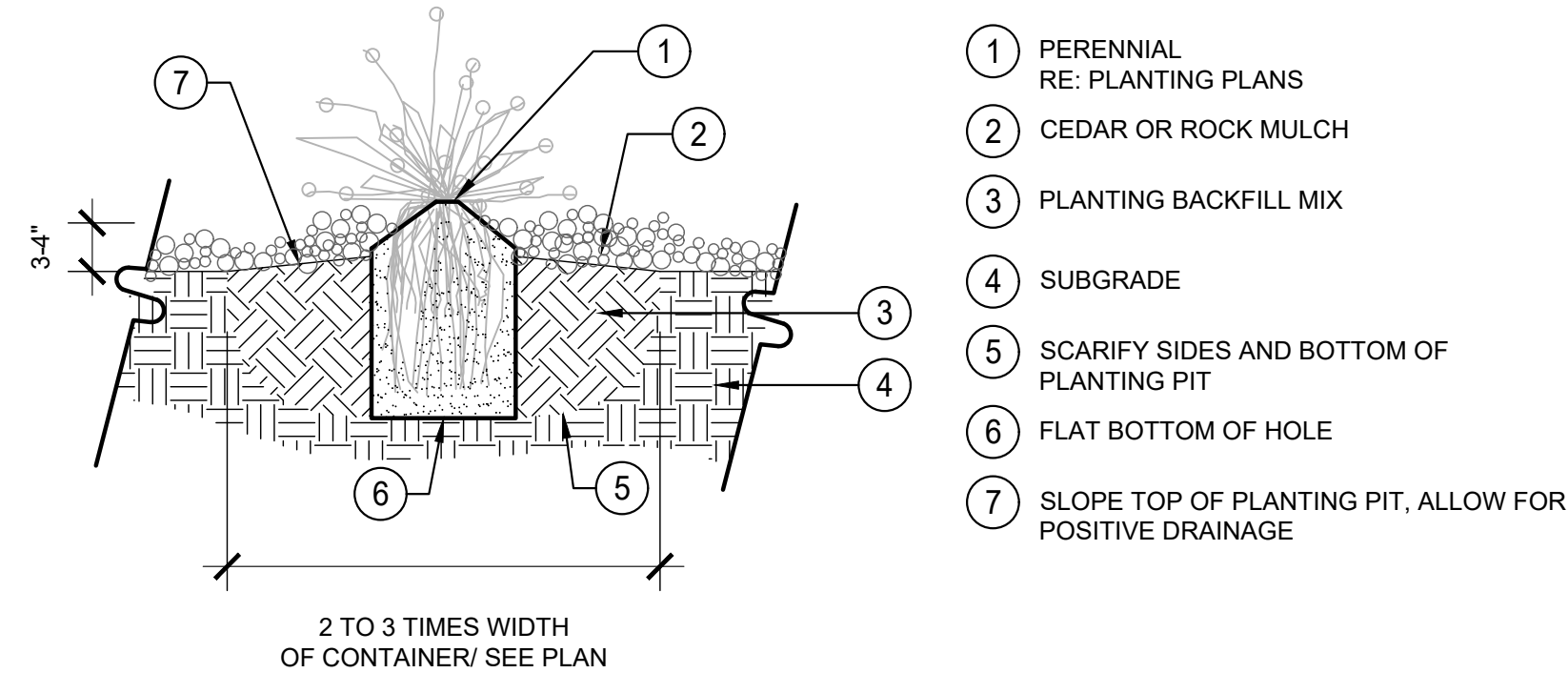
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

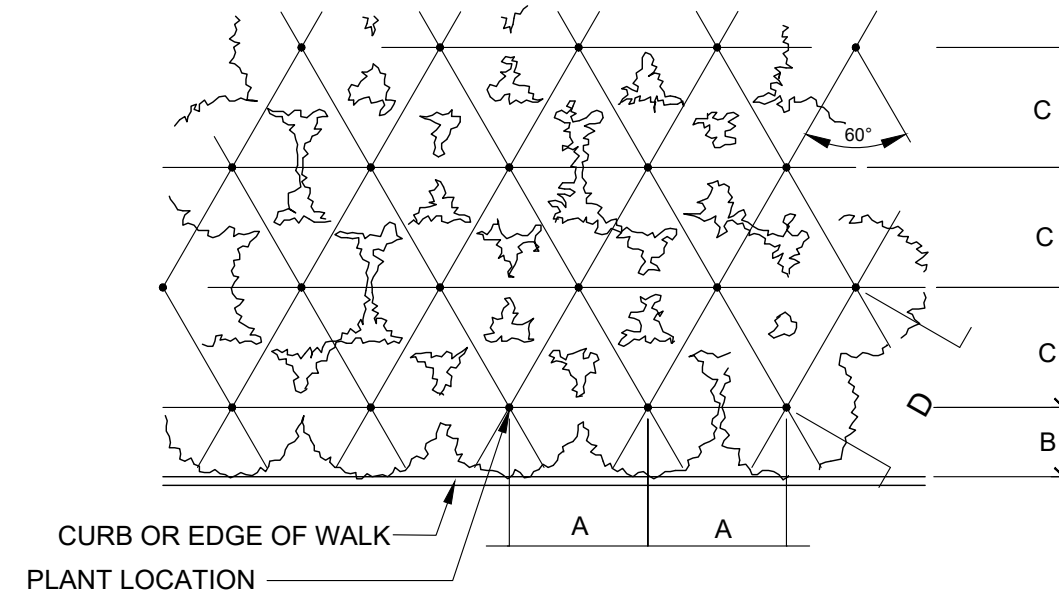


3 SHRUB PLANTING DETAIL
SCALE: NTS



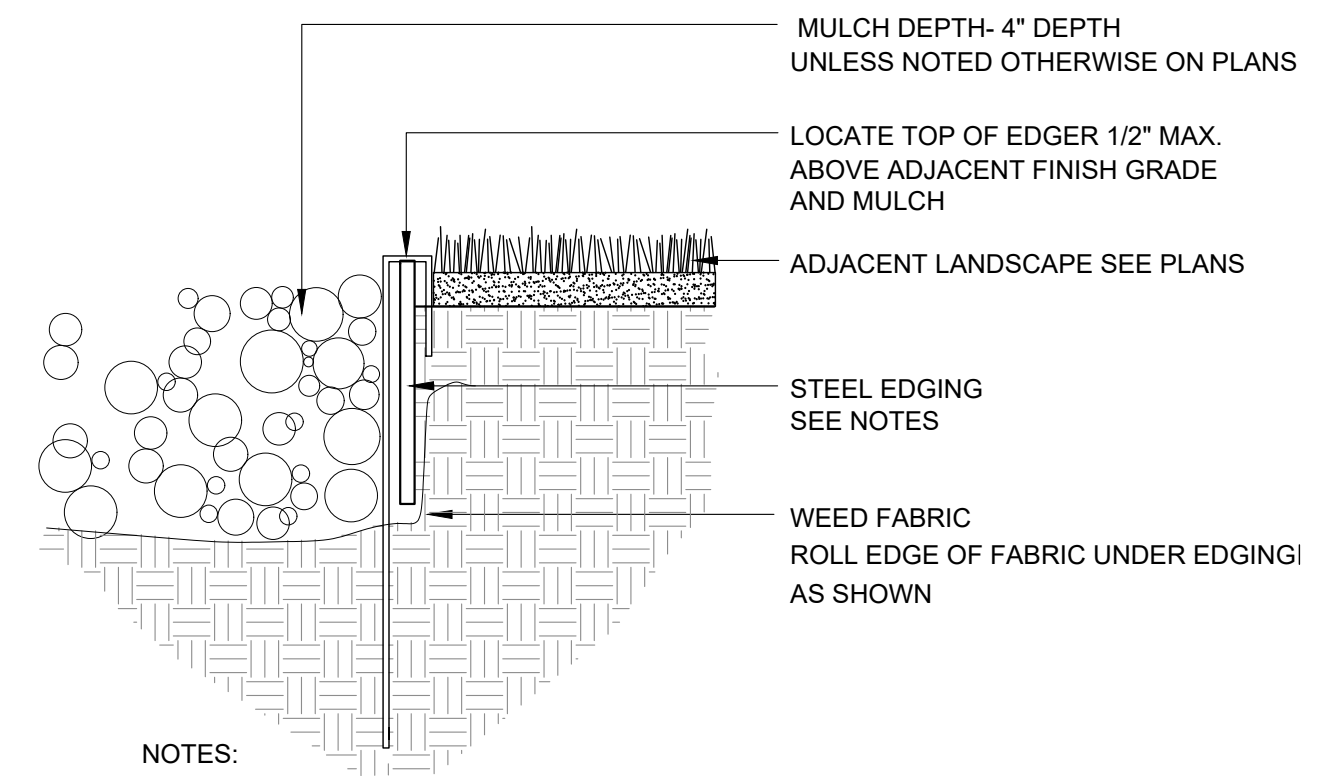
4 PERENNIAL PLANTING DETAIL
SCALE: NTS

- 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.
 - REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.



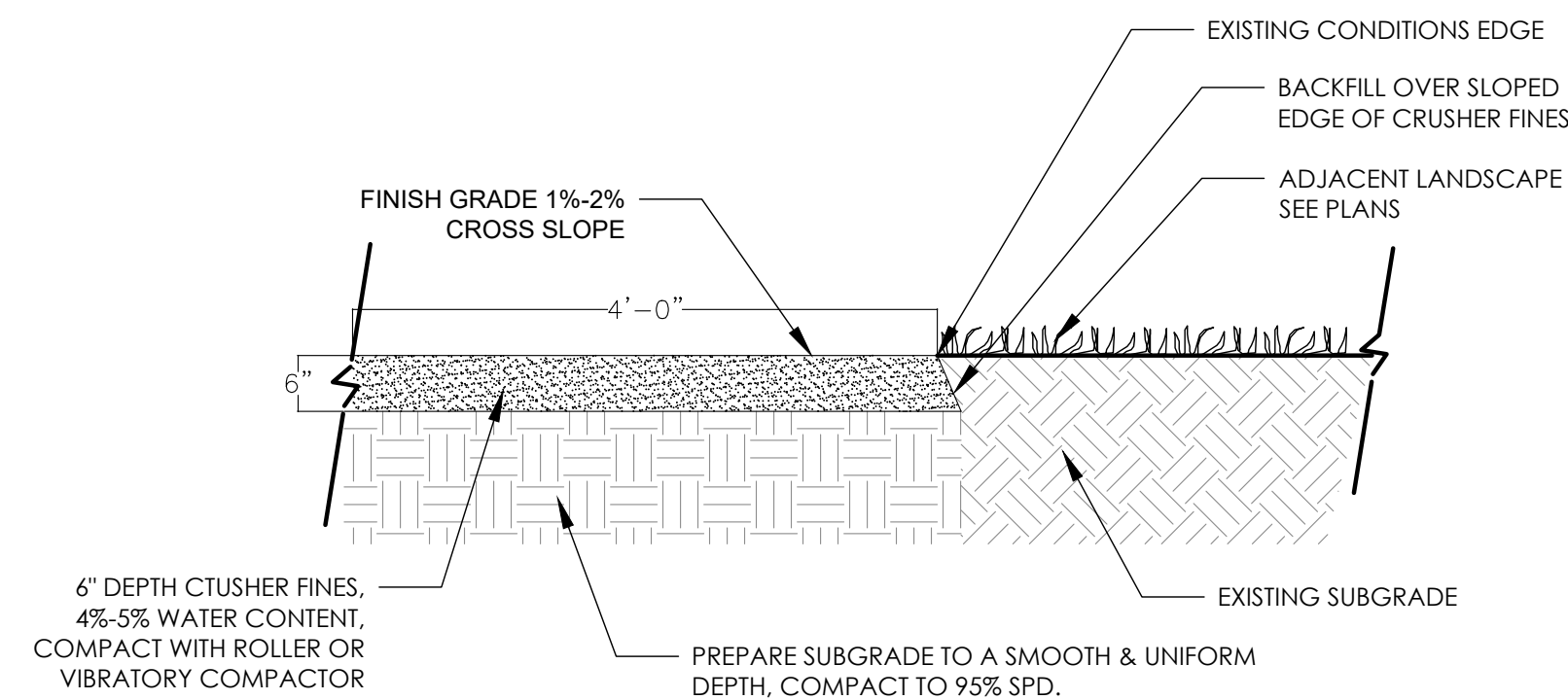
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

5 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS



- 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



- 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