

NOT FOR CONSTRUCTION

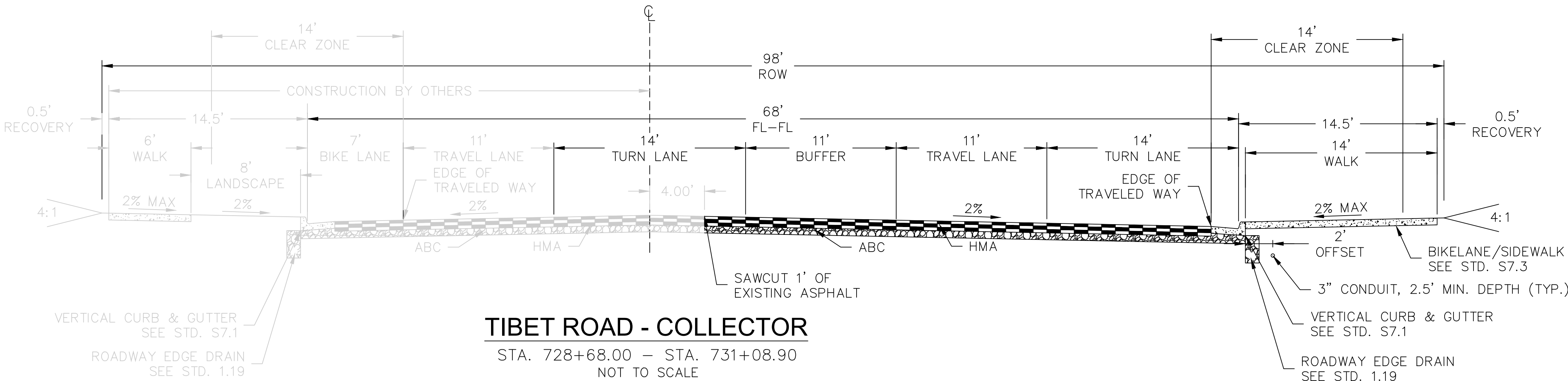
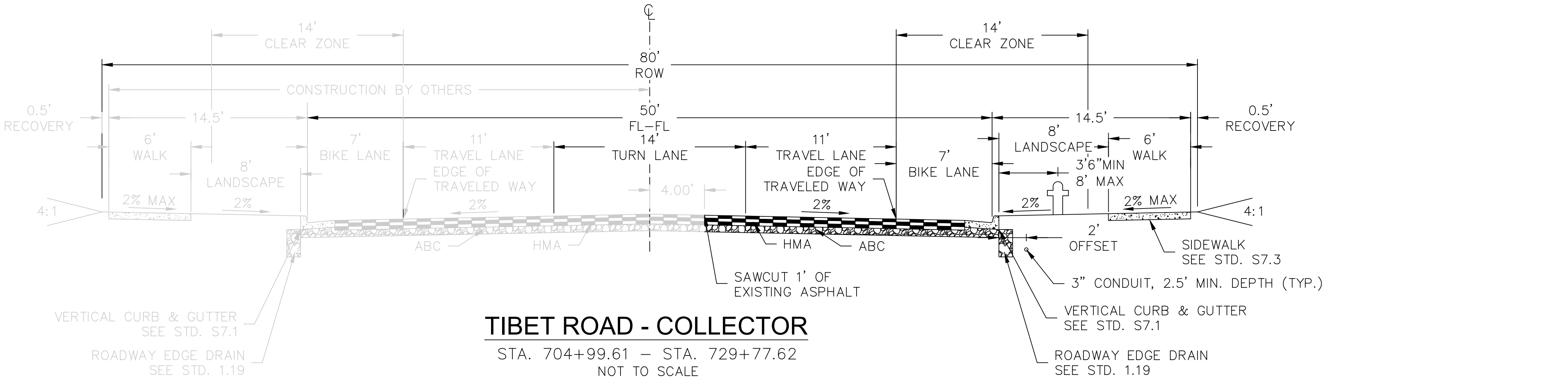
NOTES:
1. INSTALLATION OF FIBER OPTIC SHALL NOT PRECLUDE THE INSTALLATION OF THE REQUIRED LANDSCAPE BETWEEN THE BACK OF CURB AND SIDEWALK.

SITE PLAN NOTES

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF TIBET ROAD. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN THE APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3/6") AND NOT MORE THAN EIGHT FEET (8') FROM BACK OF CURB TO THE CENTER OF THE HYDRANT, WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE FEET (5').
- APPLICANTS SHALL PROVIDE THREE INCHES (3") CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX SEVEN HUNDRED AND FIFTY FEET (750') SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EVERY INTERSECTION.

PHASING NOTES

- THE COMPLETE TIBET ROAD CROSS SECTION WILL BE BUILT FROM FUTURE TIBET ROAD-42ND AVENUE INTERSECTION TO THE TIBET ROAD-48TH AVENUE INTERSECTION, MATCHING THE WESTERN HALF SECTION BUILT BY THE ADJACENT DEVELOPMENT.
- DRIVEWAYS NOT SHOWN IN THE PLAN ALONG THE EASTERN PART IF TIBET ROAD WILL BE OMITTED UNTIL THE ADJACENT SITE IS DESIGNED AT A LATER DATE IN CONFORMANCE WITH THE PUBLIC IMPROVEMENT PLAN (PIP).
- RESPONSIBILITY FOR EACH COMPONENT OF THE PROJECT IS YET TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP PROCESS.
- APPLICANT SHALL PROVIDE THREE INCHES (3") CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX SEVEN HUNDRED AND FIFTY FEET (750') SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.



SHEET NUMBER	DRAWN BY: AEC	CHECKED BY: TJO	DATE: August 2023	SCALE: AS SHOWN	FILE NO: 0043258.00	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48TH AVENUE TYPICAL SECTIONS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111	<div>Westwood</div> <div>Westwoods.com 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwood Professional Services, Inc.</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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NOT FOR CONSTRUCTION

NO.		STATION	NORTHING	EASTING	LENGTH	LINE/ CHORD BEARING	DELTA	TANGENT	RADIUS
C1	PC= PI= PT=	708+59.15 710+02.32 711+43.89	1709002.6155 1709284.0110	3217783.0217 3217745.0307	284.74	N07° 41' 20.33"W	014°50'	143.17'	1100.00'
C2	PC= PI= PT=	714+69.68 717+40.44 719+97.35	1709598.5494 1710119.4857	3217660.1341 3217666.7178	527.66	N00° 43' 26.68"E	031°39'	270.76'	955.00'
C3	PC= PI= PT=	722+32.83 723+80.73 725+26.50	1710345.2051 1710634.8740	3217733.8054 3217775.2366	293.67	N08° 08' 23.23"E	016°50'	147.90'	1000.00'
L1		700+00.00 704+99.61	1708143.4771 1708643.0783	3217786.9909 3217784.7365	499.61	N00° 15' 30.74"W			
L2		704+99.61 708+59.15	1708643.0783 1709002.6155	3217784.7365 3217783.0217	359.54	N00° 16' 23.77"W			
L3		711+43.89 714+69.68	1709284.0110 1709598.5494	3217745.0307 3217660.1341	325.79	N15° 06' 16.88"W			
L4		719+97.35 722+32.83	1710119.4857 1710345.2051	3217666.7178 3217733.8054	235.48	N16° 33' 10.23"E			
L5		725+26.50 731+84.78	1710634.8740 1711293.1490	3217775.2366 3217772.0970	658.28	N00° 16' 23.77"W			

BASIS OF BEARINGS: THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING A FOUND 3.5" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, BEING A FOUND 3" BRASS CAP ON A 2.5" PIPE, STAMPED "T3S R66W-R65W S13/S18 1/4 1999 LS 24313" IS NORTH 00°13'40" WEST, FOR 2,649.07 FEET.

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (NAD83). PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

LEGEND

EXISTING R.O.W.

PROPOSED R.O.W.

SITE BOUNDARY

EXISTING TEMPORARY EASEMENT

EXISTING PERMANENT EASEMENT

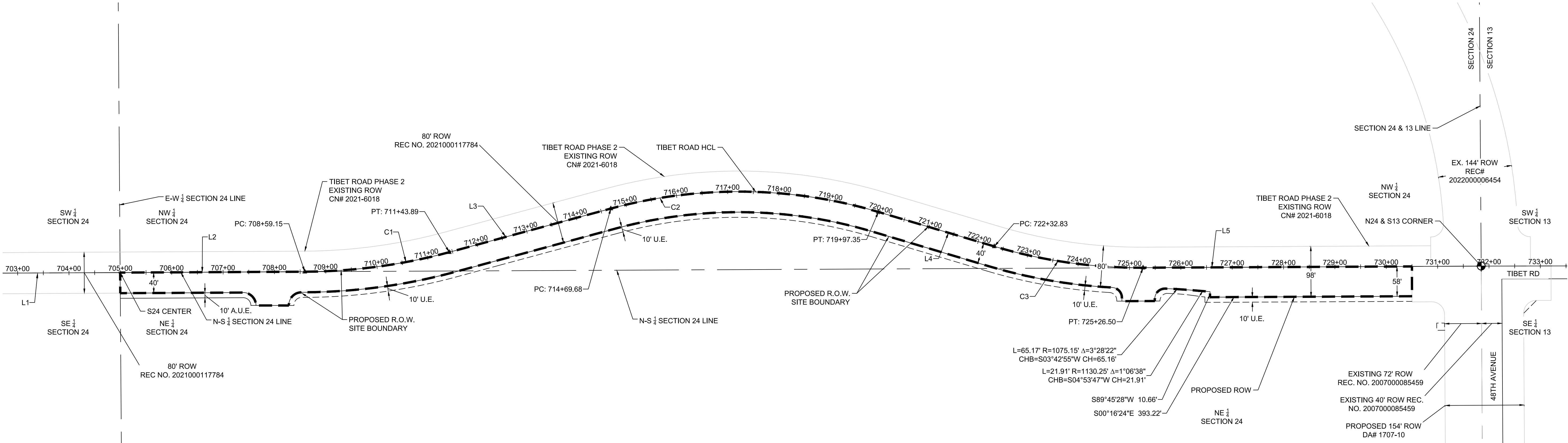
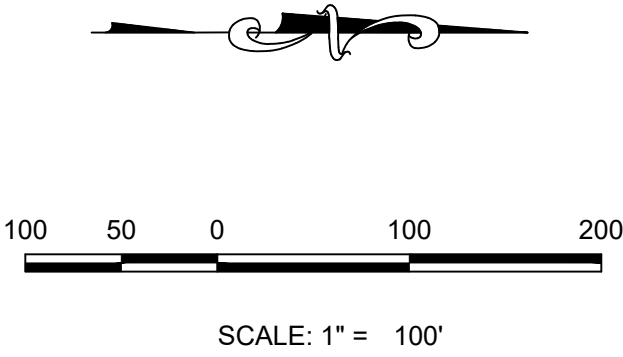
PROPOSED TEMPORARY EASEMENT

PROPOSED PERMANENT EASEMENT

EXISTING SECTION LINE

EXISTING SECTION CORNER

SURVEY CONTROL POINTS



Westwood

10333 E DRY CREEK RD.
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com
Westwood Professional Services, Inc.

WINDLER PUBLIC IMPROVEMENT
AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111

WINDLER
TIBET ROAD ISIP
42ND AVENUE TO 48TH AVENUE
HORIZONTAL AND VERTICAL CONTROL

SCALE:
AS SHOWN

DRAWN BY:
AEC

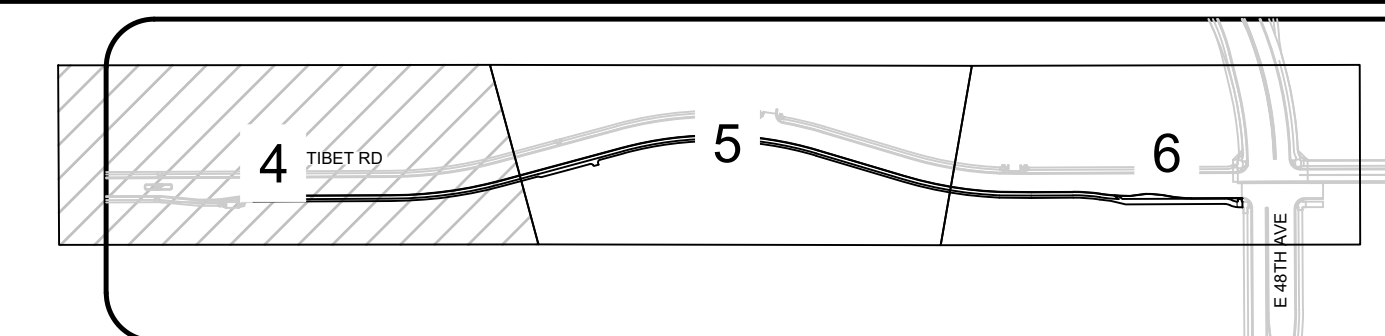
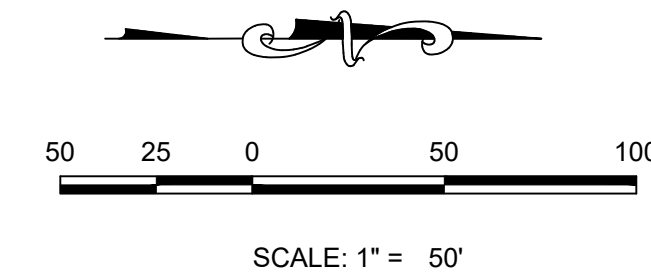
CHECKED BY:
TJO

DATE:
August 2023

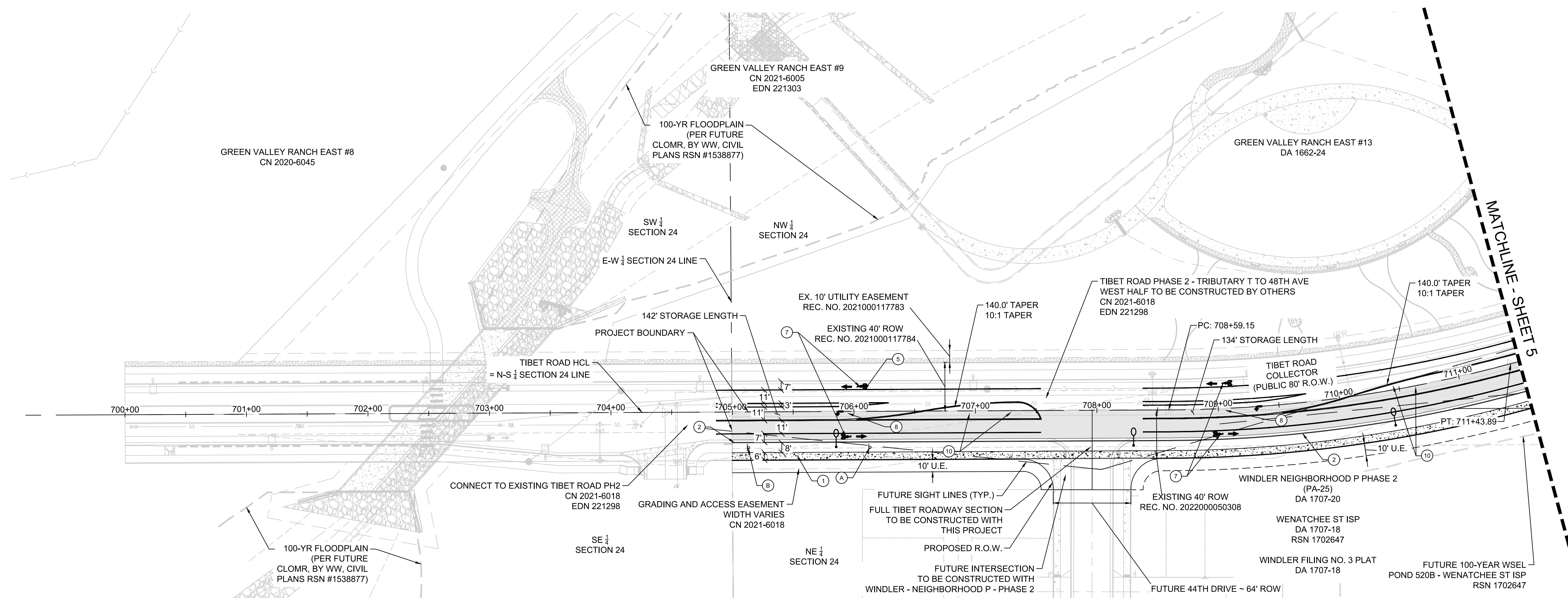
SHEET NUMBER
3
OF 17

No.	Revisions	Date	Init.	Appr.	Date

NOT FOR CONSTRUCTION



KEYMAP
NTS



LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	PROPOSED UNDERGROUND POWER
	EXISTING FENCE
	SIGHT TRIANGLE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED ACCESS PATH
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE PER COA STANDARDS
	100 YEAR FLOODPLAIN

FLAG NOTES

- ① CONSTRUCT 6" CONCRETE SIDEWALK
- ② CONSTRUCT VERTICAL CURB & GUTTER (\$7.1)
- ③ CONSTRUCT DIRECTIONAL CURB RAMP (\$9.6)
- ④ CONSTRUCT TYPE 3 BARRICADE
- ⑤ 4" SOLID WHITE PAVEMENT MARKING LINE
- ⑥ 4" DOUBLE YELLOW PAVEMENT MARKING LINES
- ⑦ HELMETED BICYCLIST SYMBOL & ARROW PAVEMENT MARKING
- ⑧ TURN ARROWS PAVEMENT MARKING
- ⑨ 4" BROKEN WHITE PAVEMENT MARKING LINE
- ⑩ 4" DOUBLE YELLOW & DIAGONAL PAVEMENT MARKING LINES
- ⑪ 8" CHEVRON WHITE PAVEMENT MARKING LINES
- ⑫ ZEBRA STRIPED CROSSWALK PAVEMENT MARKING (PER COA TE-12)
- ⑬ STOP BAR PAVEMENT MARKING

NOTES:

- NOTES:**
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS, REFER TO SHEET 2.
 2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
 3. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



P2 1



DZ 17



P1-1



R3-17



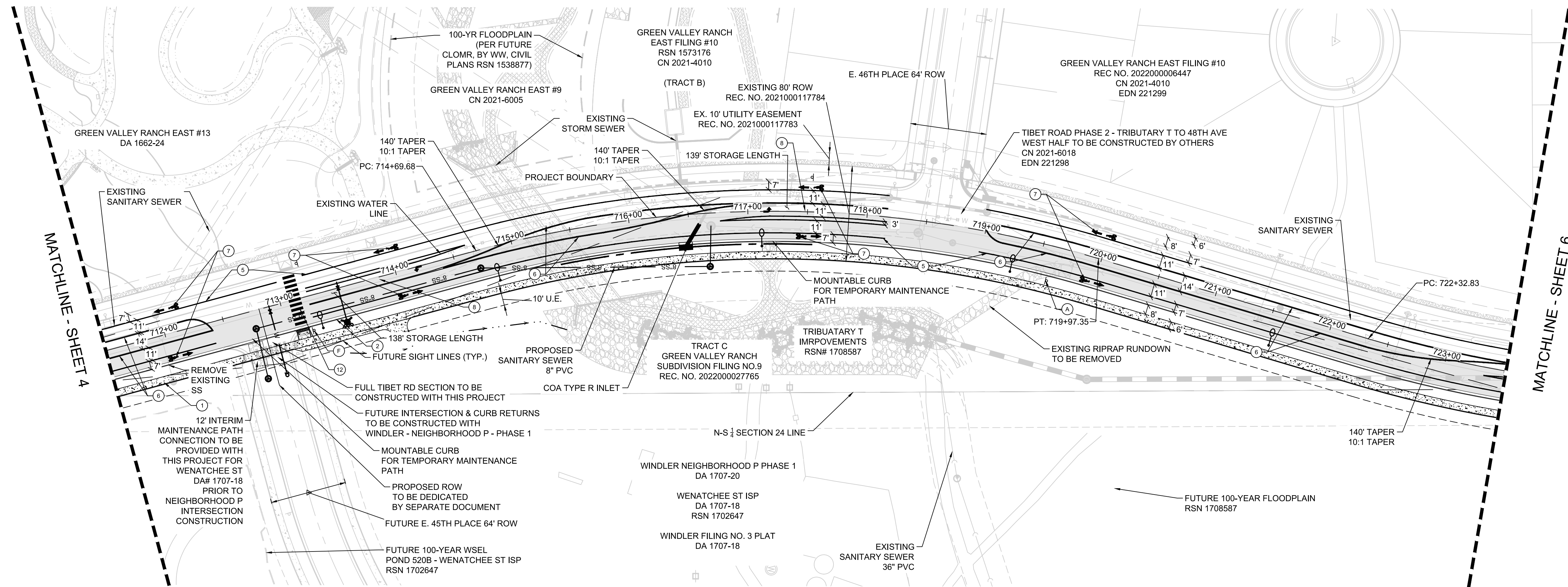
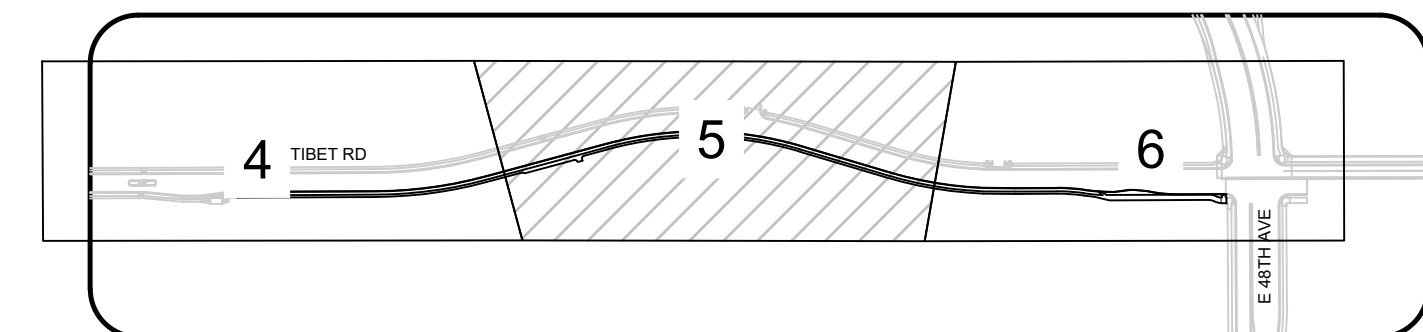
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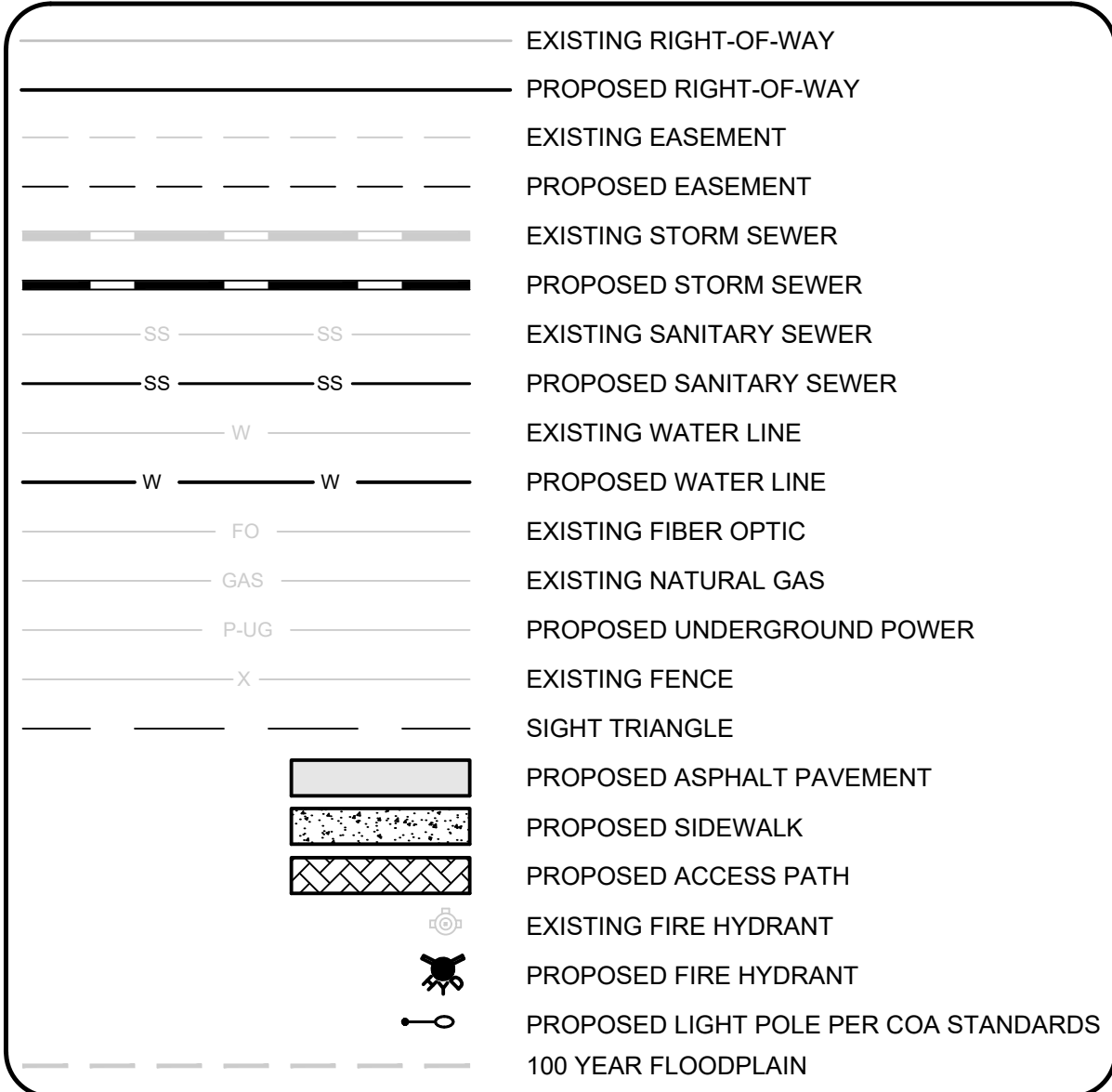
W11-15

\\N:\PROJECTS\WINDLER\FILINGS\TIBET CAD\ENGINEERING\ SHEET SETS\SP10RDWAY PLAN.DWG. ACASSIDY, 10/3/23

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LEGEND

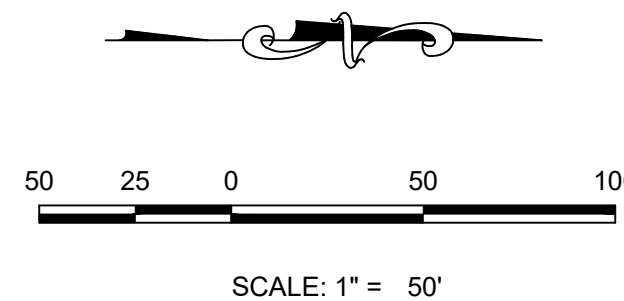


FLAG NOTES

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R2-1

(A)



R3-17

(B)



R1-1

(C)



R3-17
R3-17BP

(D)



R3-7

(E)



W11-15
W16-7P

(F)

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	WINDLER PUBLIC IMPROVEMENT AUTHORITY	WINDLER	TIBET ROAD IMP	42ND AVENUE TO 48TH AVENUE ROADWAY PLAN	Revisions	Date	Appr.	Date
5	AEC	TJO	August 2023	AS SHOWN	5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111	WINDLER PUBLIC IMPROVEMENT AUTHORITY	TIBET ROAD IMP	42ND AVENUE TO 48TH AVENUE ROADWAY PLAN	No.			

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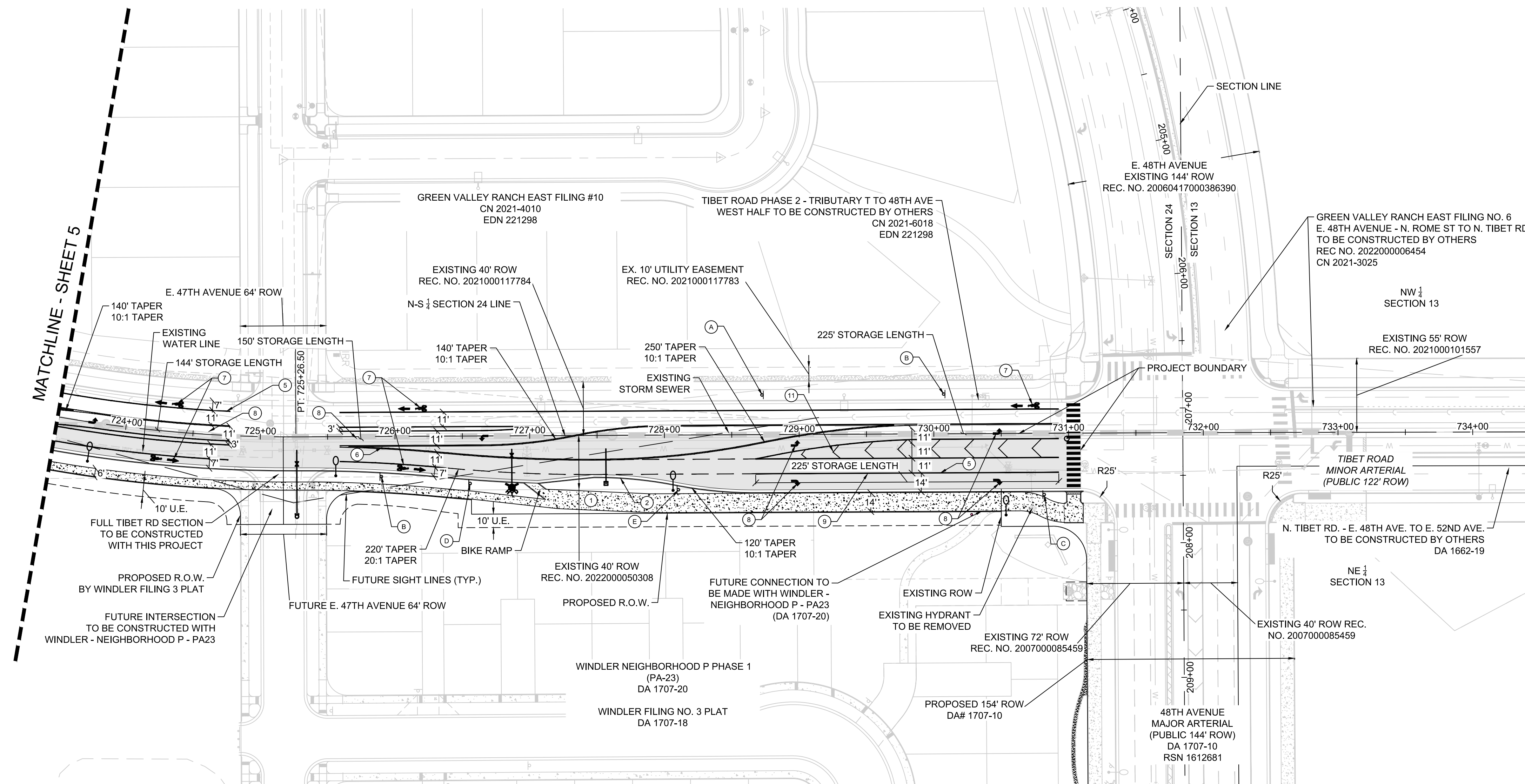
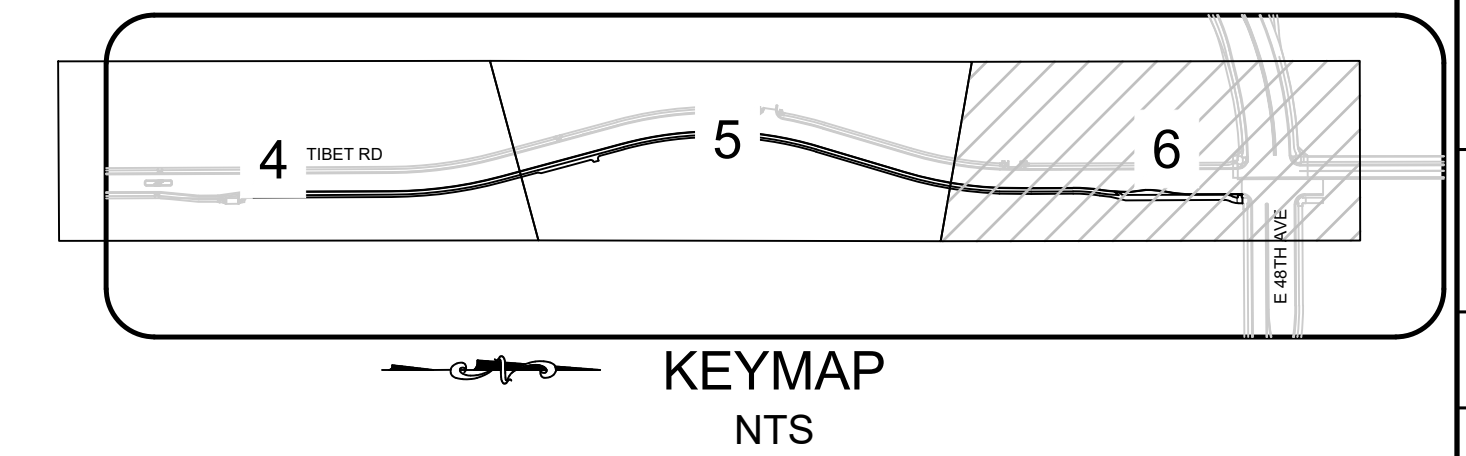
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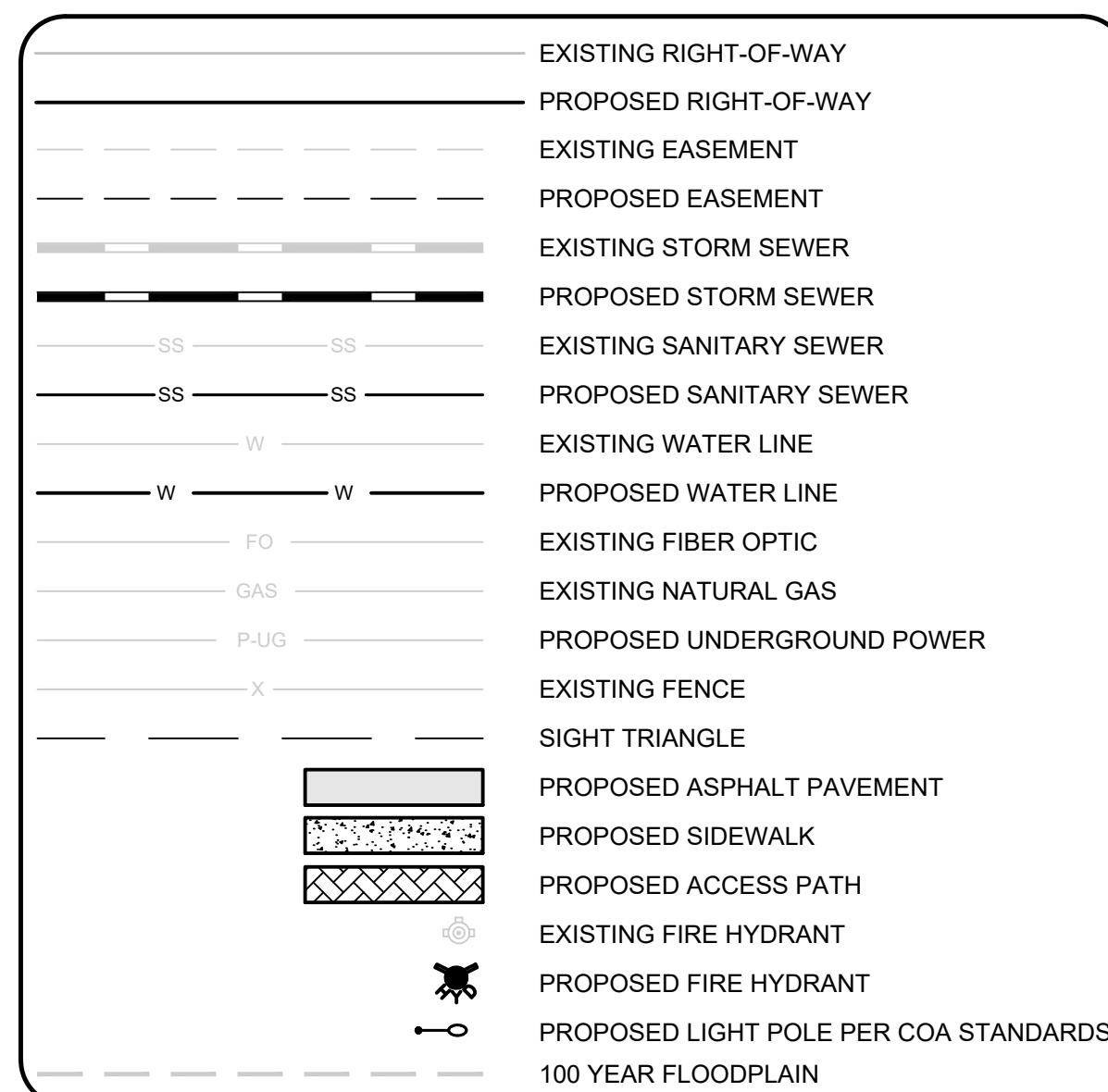
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NOT FOR CONSTRUCTION



LEGEND

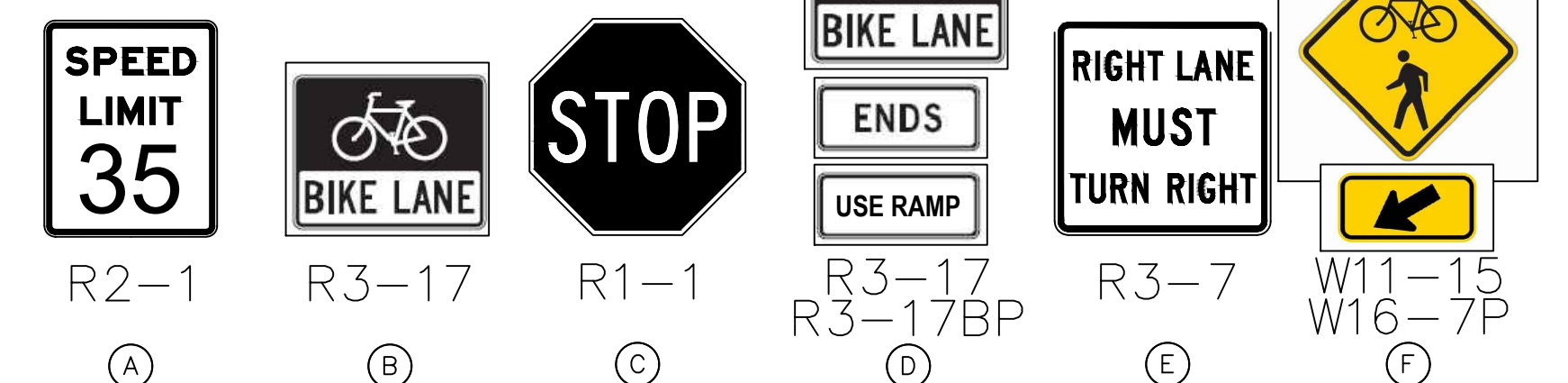


FLAG NOTES

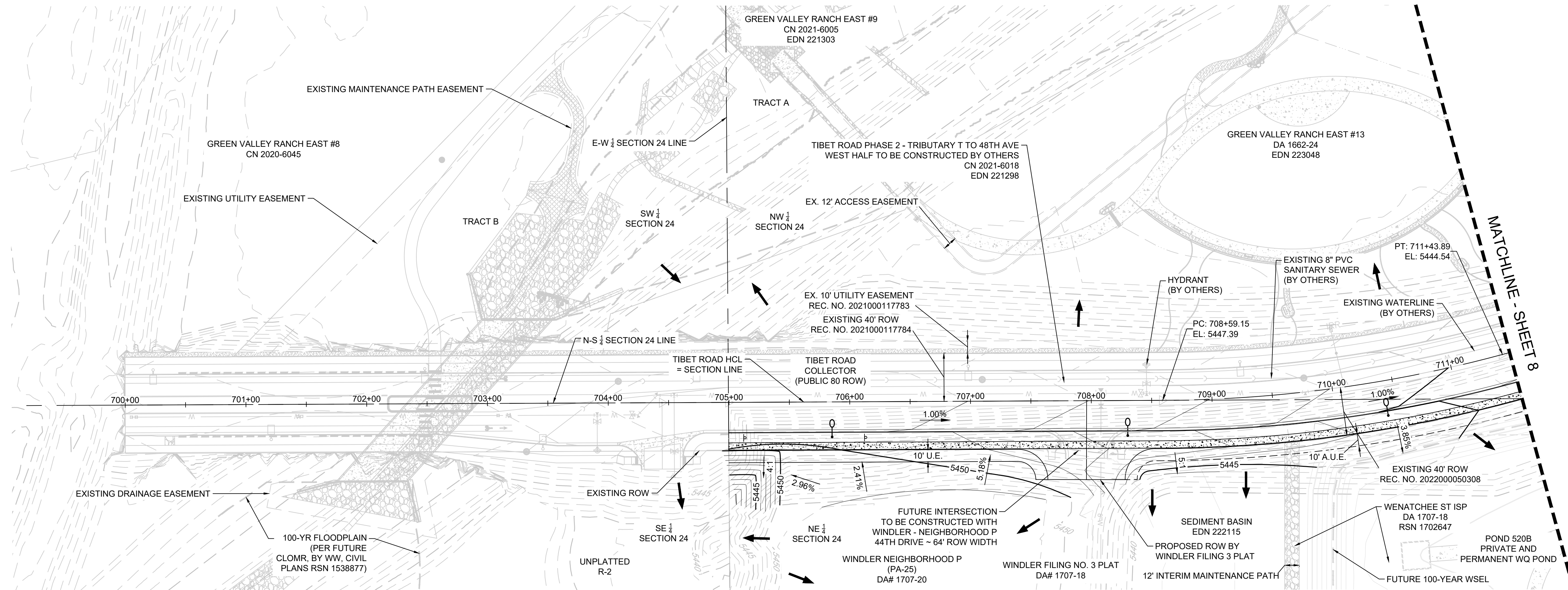
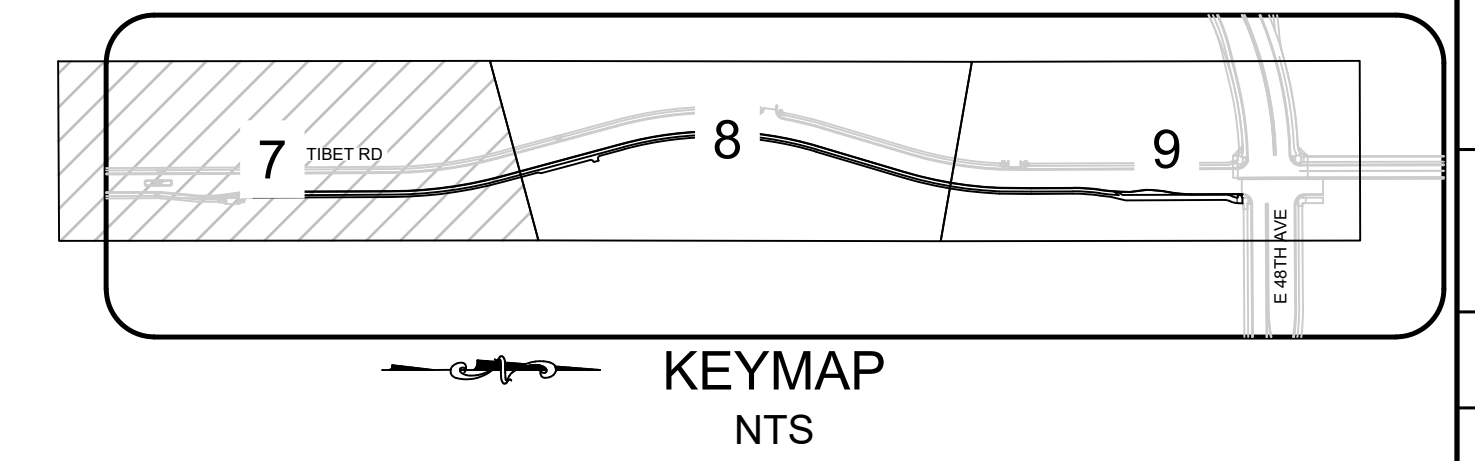
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[illegible]

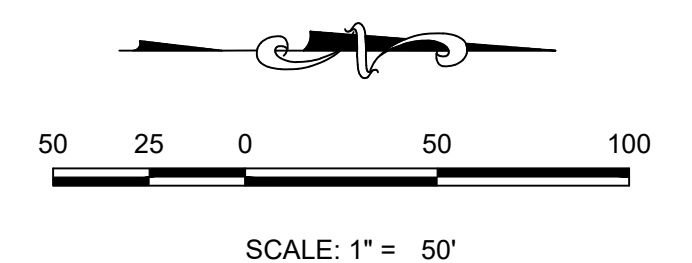
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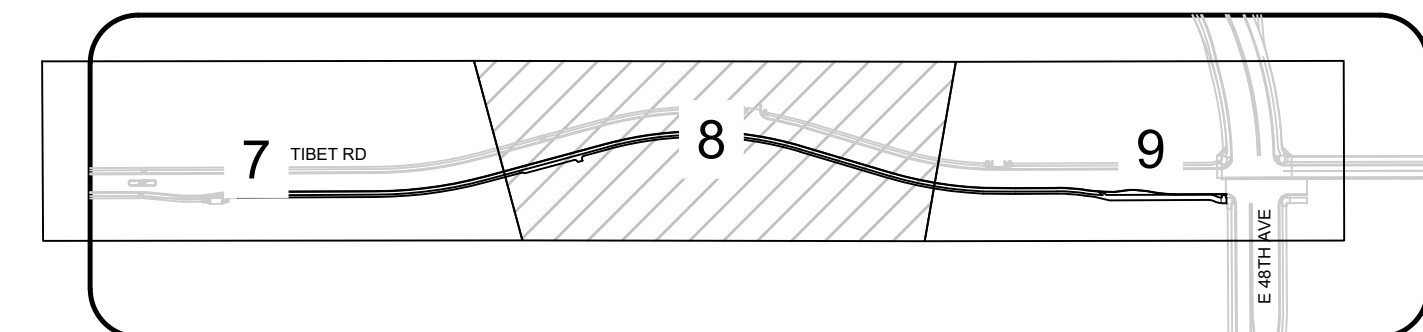
LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED SIDEWALK
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING STORM INLET
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING STORM SEWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE
	FLOW ARROW
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	100 YEAR FLOODPLAIN

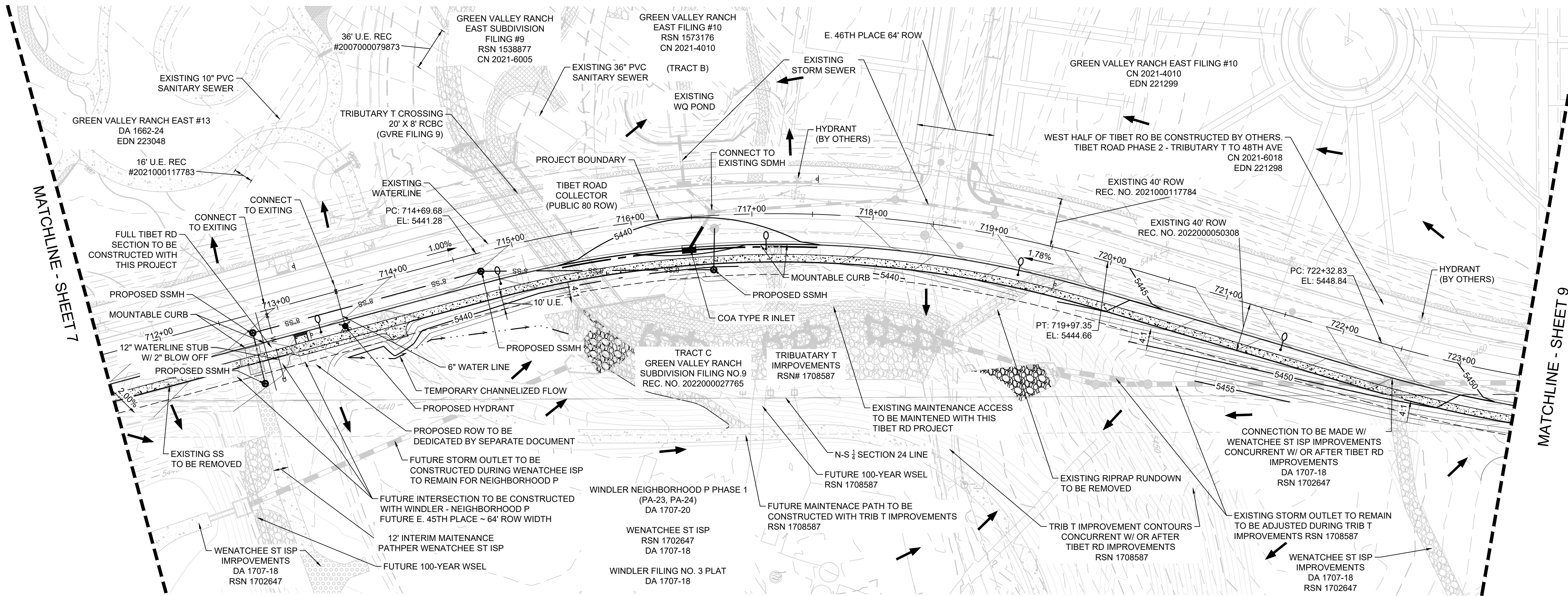
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[illegible]

NOT FOR CONSTRUCTION



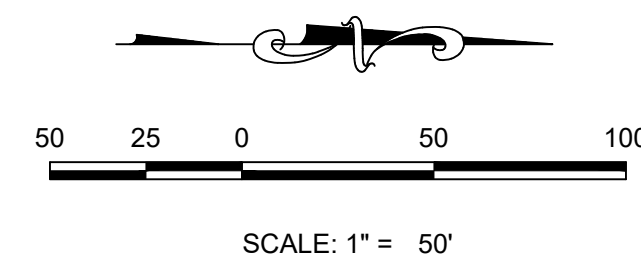
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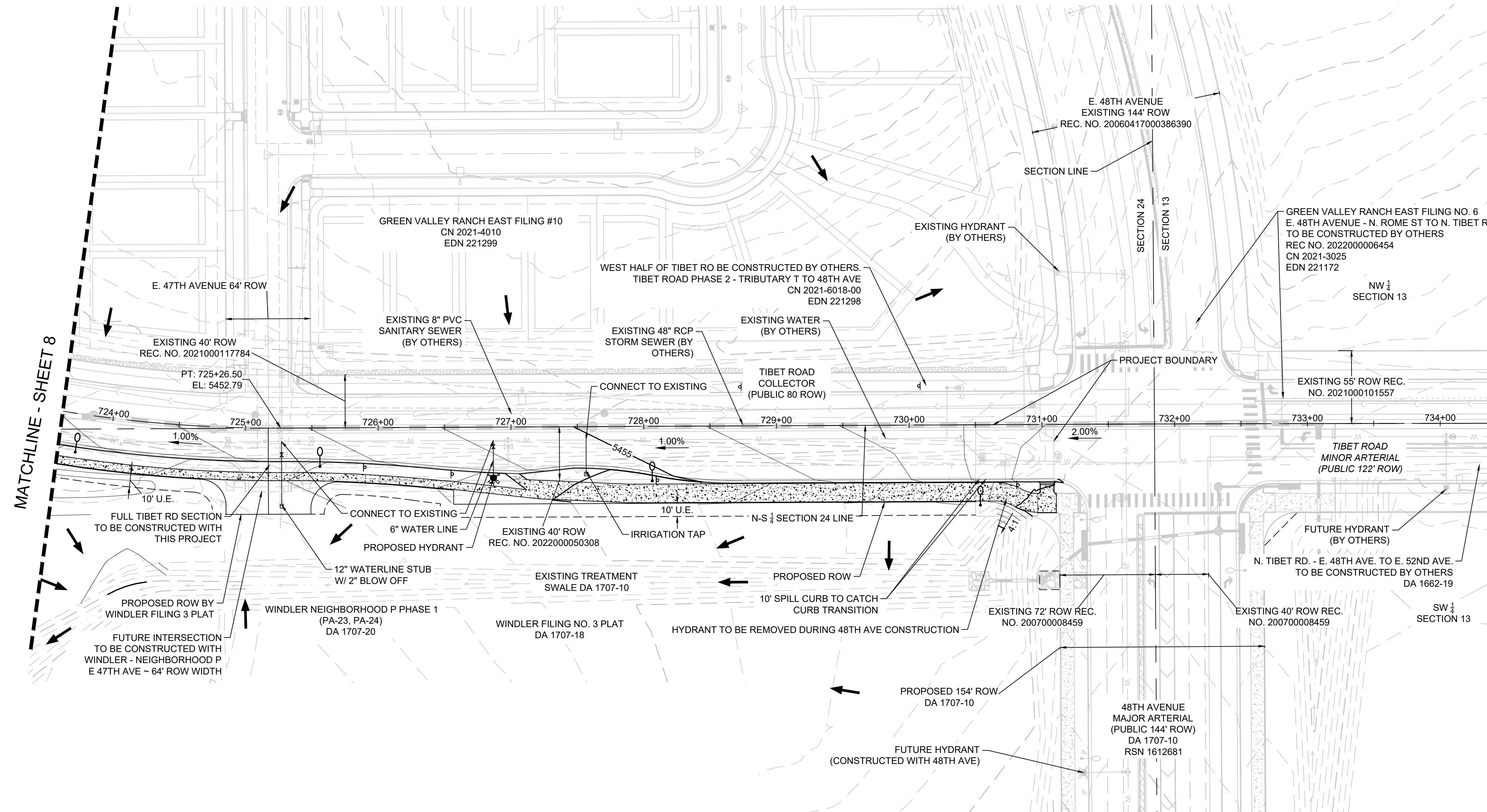
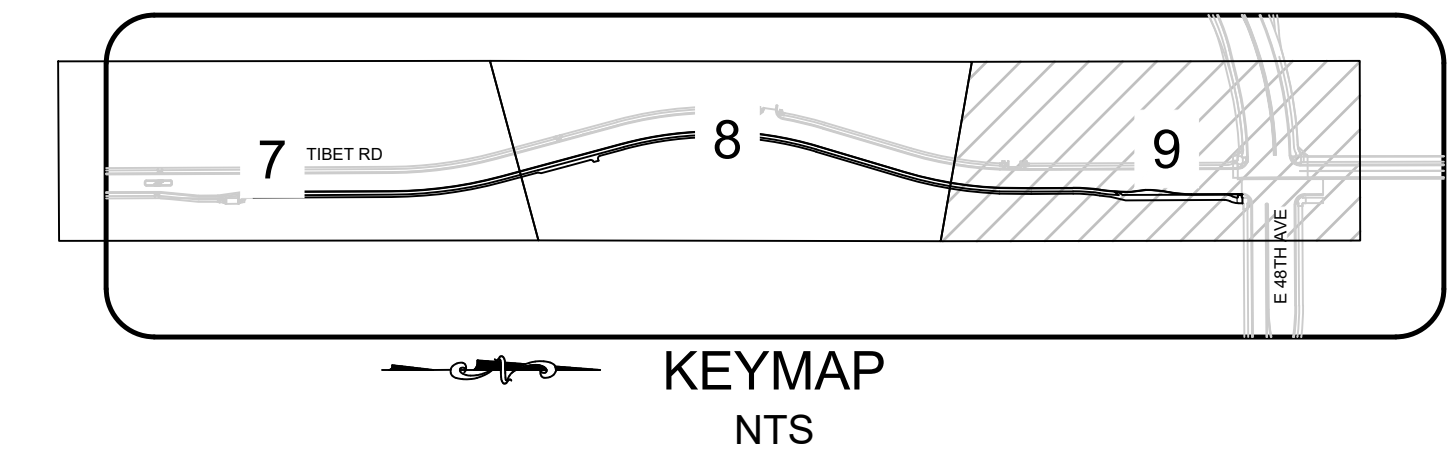
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SHEET NUMBER	DRAWN BY: AEC	CHECKED BY: TJO	DATE: August 2023	SCALE: AS SHOWN FILE NO: 0043258.00	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48TH AVENUE GRADING AND UTILITY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111	<div>Westwoodps.com</div> <div>Westwood Professional Services, Inc.</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwood</div>						
8													
OF 17													

NOT FOR CONSTRUCTION

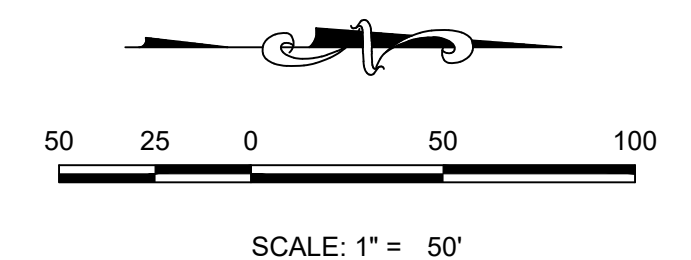



LEGEND

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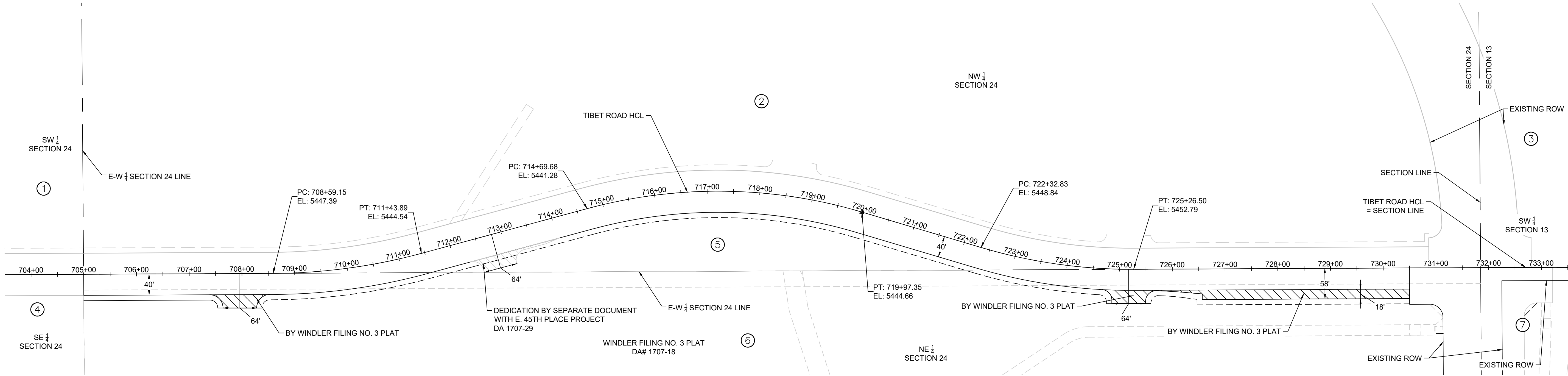
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SHEET / NUMBER	9	DRAWN BY:	AEC	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48TH AVENUE GRADING AND UTILITY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111		10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodsps.com Westwood Professional Services, Inc. TEL: 720.482.9526	No.	Revisions	Date	Init.	Appr.	Date

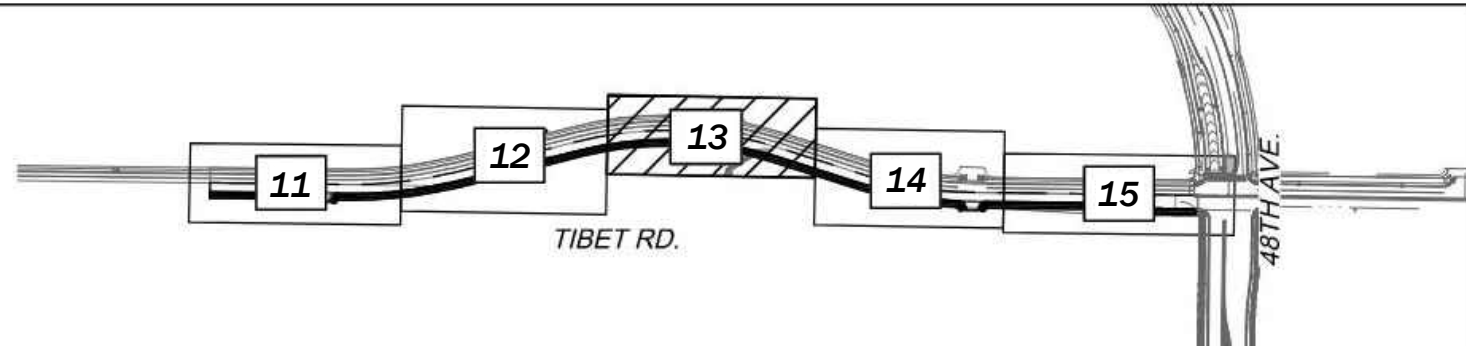
NOT FOR CONSTRUCTION

PROPERTY OWNERSHIP				
TRACT NO.	OWNER	PARCEL #	OWNER ADDRESS	PROPERTY ADDRESS
1	CLAYTON PROPERTIES GROUP II INC	0182124214040	10 INVERNESS DR E STE 250	THORNTON, CO
2	CLAYTON PROPERTIES GROUP II INC	0182124214036	10 INVERNESS DR E STE 250	AURORA, CO
3	CLAYTON PROPERTIES GROUP II INC	0182124201020	10 INVERNESS DR E STE 250	AURORA, CO
4	CLAYTON PROPERTIES GROUP II INC	0182124400014	10 INVERNESS DR E STE 250	AURORA, CO
5	CITY OF AURORA COLORADO	0182124217001	15151 E ALAMEDA PKWY	AURORA, CO
6	GVP WINDLER LLC	0182124100010	5750 DTC PKWY STE 210	GREENWOOD VILLAGE, CO
7	CLAYTON PROPERTIES GROUP II INC	0182100004001	4908 TOWER RD	AURORA, CO



N:\PROJECTS\WINDLER\TIBET\TIBET\ENGINEERING\TIBET\TIBET\RIGHT OF WAY\PLANDWG.ACASIDY, 10/2/23

SHEET NUMBER	DRAWN BY: AEC	CHECKED BY: TJO	DATE: August 2023	SCALE: AS SHOWN	FILE NO: 0043258.00	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111	Westwood 10333 E DRY CREEK RD, SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.	Date



KEY MAP
1" = 500'

GREEN VALLEY
RANCH EAST #13
DA# 1662-24

WEST HALF OF TIBET TO BE CONSTRUCTED BY OTHERS
N. TIBET ROAD PHASE 2 - TRIBUTARY TO N. 48TH AVE
CN: 2021-6018-00

TIBET ROAD

MATCHLINE, SEE SHEET 12



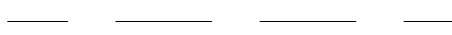
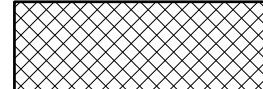
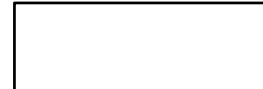


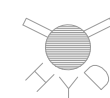
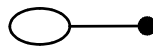






E-W $\frac{1}{4}$ SECTION 24 LINE
REFER TO WINDLER
TIBET ROAD SITE PLAN

FUTURE
NEIGHBORHOOD F
TRACT (PA-25)

**FUTURE
NEIGHBORHOOD
TRACT (PA-25)**

(21) PHH
 (3) UM
 (18) SPL
 ACCESS
 EASEMENT
 25' 0" W

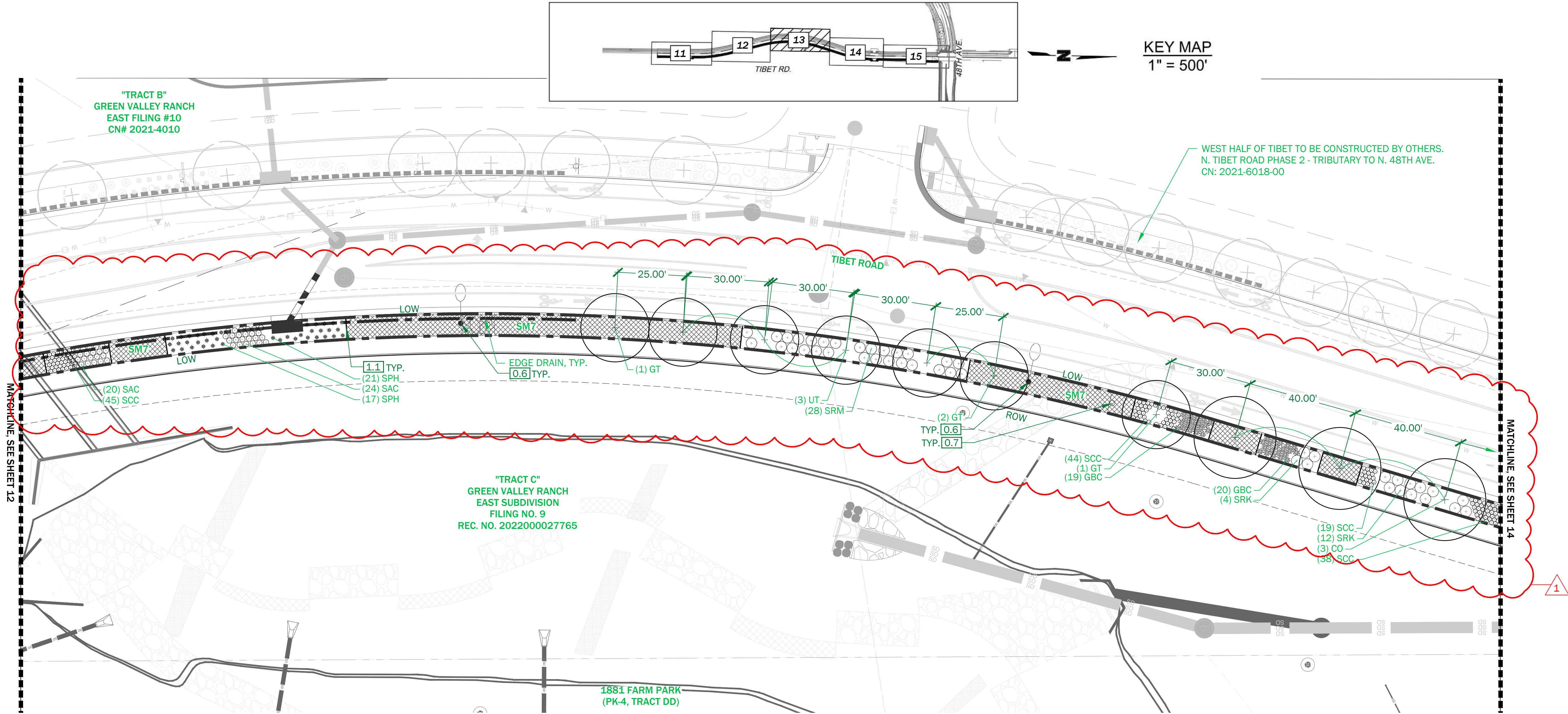
LEGEND

- | | |
|---|--|
|  | LANDSCAPE EDGING |
|  | RIGHT-OF-WAY |
|  | SIGHT TRIANGLE |
|  | TURF GRASS |
|  | SHRUB BED |
|  | PROPOSED CONCRETE
SIDEWALK, TYP. RE: CIVIL |
|  | PROPOSED CONCRETE
STORM DRAIN, RE: CIVIL |
|  | PROPOSED FIRE HYDRANT,
RE: CIVIL |
|  | PROPOSED STREET LIGHT (PER
COA STANDARDS) RE: CIVIL |
|  | PROPOSED SANITARY SEWER,
RE: CIVIL |
|  | PROPOSED WATER LINE, RE:
CIVIL |
|  | PROPOSED ROADWAY EDGE DRAIN
RE: CIVIL |
|  | EXISTING SANITARY SEWER |
|  | EXISTING WATER LINE |
|  | EXISTING STORM SEWER |


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- LANDSCAPE EDGING
 RIGHT-OF-WAY
 SIGHT TRIANGLE
 TURF GRASS
 SHRUB BED
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	SIGHT TRIANGLE
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	EXISTING WATER LINE
	EXISTING STORM SEWER

	ISP Minor Amendment	5/16/24			
No.	Revisions	Date	Init.	Appr.	Date

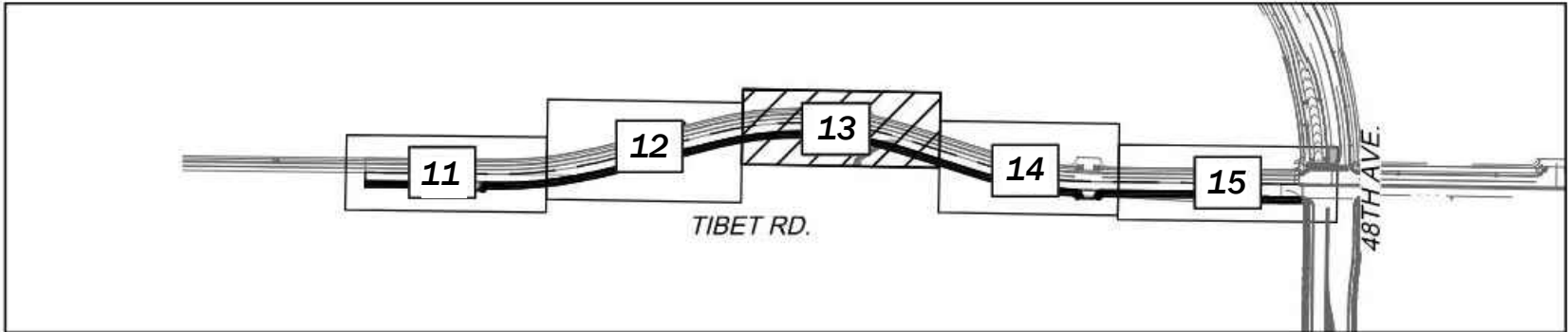
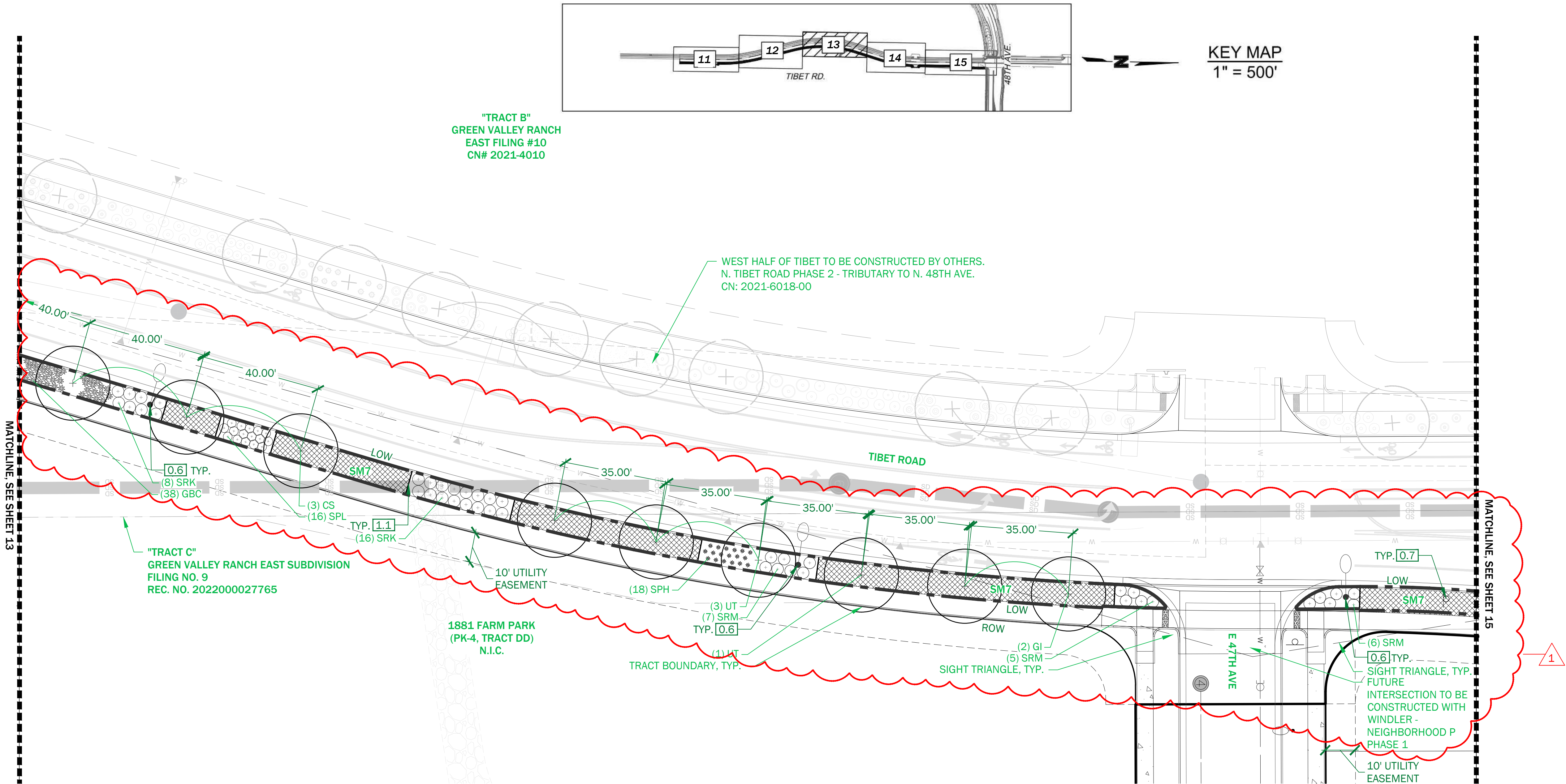
Westwood 10333 E DRY CREEK RD., SUITE 400
 ENGLEWOOD, CO 80112
 Westwoodsps.com TEL: 720.482.9526
 Westwood Professional Services, Inc.

**WINDLER PUBLIC IMPROVEMENT
AUTHORITY**
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

**WINDLER
TIBET ROAD ISP
42ND AVENUE TO 48ND AVENUE**

DRAWN BY:	SCALE:
CHECKED BY:	AS SHOWN
DATE:	FILE NO:

SHEET NUMBER
13
OF 17



LEGEND

- LANDSCAPE EDGING
- RIGHT-OF-WAY
- SIGHT TRIANGLE
- TURF GRASS
- SHRUB BED
- PROPOSED CONCRETE SIDEWALK, TYP. RE: CIVIL
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ISP Minor Amendment	5/12/24	No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
23 LINCOLN ST. SUITE 200
DENVER, CO 80203
720.440.2668

Westwood
10333 E DRY CREEK RD.
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TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 785-9800
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER TIBET ROAD ISP
42ND AVENUE TO 48ND AVENUE

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DRAWN BY:	CHECKED BY:	DATE:

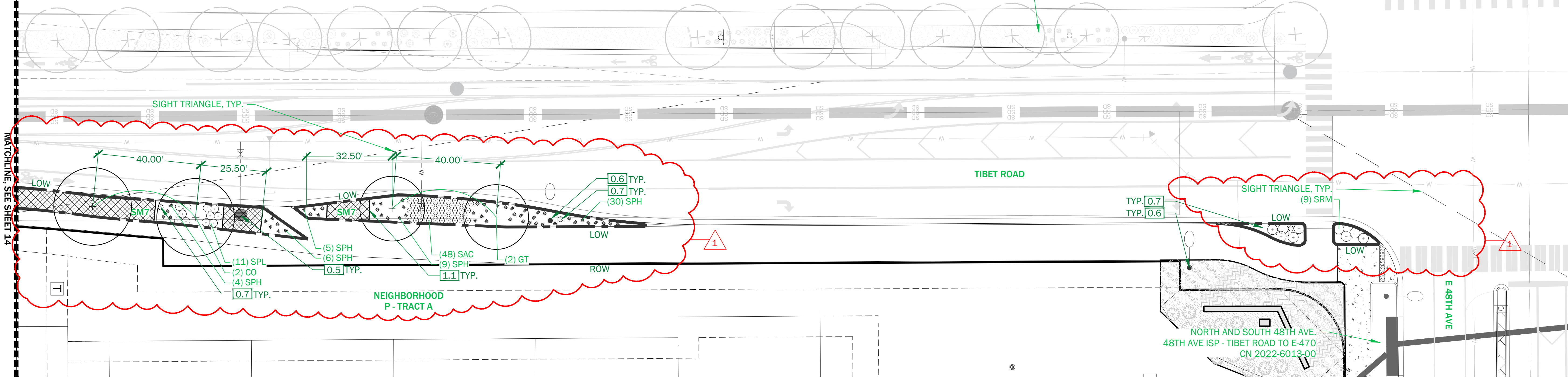
KEY MAP
1" = 500'



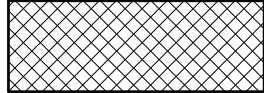
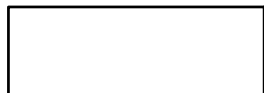



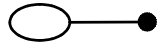


"TRACT B"
GREEN VALLEY RANCH
EAST FILING #10
CN# 2021-4010

GREEN VALLEY RANCH EAST FILING NO. 6
E. 48TH AVE - N. ROME ST. TO N. TIBET RD.
CN: 2020-6022-00

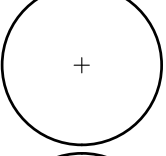
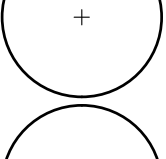
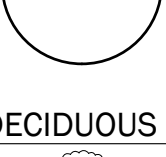
WEST HALF OF TIBET TO BE CONSTRUCTED BY OTHERS.
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CN: 2021-6018-00







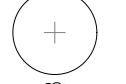

LEGEND

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|---|--|
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PLANTING LEGEND

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	GARDEN CEI
DECIDUOUS TREES							
	CO	8	Common Hackberry	Celtis occidentalis	2.5" Cal.	B&B	XX
	CS	6	Northern Catalpa	Catalpa speciosa	2.5" Cal.	B&B	X
	GD	4	Kentucky Coffeetree	Gymnocladus dioicus	2.5" Cal.	B&B	XX
	GI	5	Imperial® Honey Locust	Gleditsia triacanthos inermis 'Impcole'	2.5" Cal.	B&B	*
	GT	9	Skyline Honey Locust	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.	B&B	X
	UM	3	Accolade™ Elm	Ulmus x 'Morton'	2.5" Cal.	B&B	*
	UT	7	Triumph™ Elm	Ulmus x 'Morton Glossy'	2.5" Cal.	B&B	X

DECIDUOUS SHRUBS

	PHH	72	Hallman Dwarf Bush Cinquefoil	Potentilla fruticosa `Hallman Dwarf`	#5	Container	X
	SAC	92	Leadplant	Amorpha canescens	#5	Container	XXX
	SCC	192	Blue Mist Bluebeard	Caryopteris x clandonensis 'Blue Mist'	#5	Container	XXX
	SPL	101	Lacey Blue Russian Sage (Dwarf Variety)	Perovskia atriplicifolia 'Lisslitt'	#5	Container	XX
	SRK	40	Sunny Knock Out Rose	Rosa x 'Sunny Knock Out'	#5	Container	*
	SRM	66	Meidland Fire Rose	Rosa x 'Meidland Fire'	#5	Container	*

ORNAMENTAL GRASSES

	GBC	124	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	#1	Container	*
	GSN	21	Indian Grass	Sorghastrum nutans	#1	Container	*
	SPH	164	Tara Prairie Dropseed	Sporobolus heterolepis `Tara`	#5	Container	*

MATERIALS SCHEDULE

Symbol	Key	Qty	Scientific Name	Remarks
	RM	6,726 SF	Rock Mulch: 3/4" Rounded River Decorative Rock	4" depth min.
	PM7	10,475 SF	Turf Grass - Xeriscape Lawn Mix: 30% Buchloe dactyloides (Buffalograss) 30% Pascopyrum smithii (Western Wheatgrass) 30% Bouteloua gracilis (Blue Grama) 30% Pleuraphis jamesii (Galleta) 5% Bouteloua curtipendula (Side Oats Grama)	seed
	LE	272 LF	Landscape steel edging: 1 1⁄8" x 14 gauge green, steel roll top, interlocking type edger	

CURBSIDE LANDSCAPE AND STANDARD RIGHTS OF WAY STREET TREE TABLE										
LOCATION	LENGTH (LF)	AREA (SF)	TREES REQUIRED *	TREES PROVIDED	TREE EQUIVALENT SHRUBS REQUIRED *	SHRUBS REQUIRED *	TOTAL SHRUBS REQUIRED **	SHRUBS PROVIDED	SHRUB EQUIVALENT GRASSES REQUIRED ***	ORNAMENTAL GRASSES PROVIDED
S. TIBET ROAD, EAST CURB: SOUTH OF ROAD 8	211	2,151	5	5	-	54	54	110	0	47
S. TIBET ROAD, EAST CURB: ROAD 8 TO E. 45TH PLACE	322	3,509	8	9	-	88	88	108	0	0
S. TIBET ROAD, EAST CURB: E. 45TH PLACE TO E. 47TH AVE.	1,061	9,314	27	24	36	233	269	318	0	177
S. TIBET ROAD, EAST CURB: E. 47TH AVE TO E. 48TH AVE.	216	2,227	5	4	12	56	68	68	0	54
TOTALS	1,810	17,201	45	42	48	431	479	604	0	278

NOTES:

- * 1 TREE PER 40 LINEAR FEET, AND 1 SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE.
- ** IF TREE REQUIREMENTS ARE UNABLE TO BE MET DUE TO STOP SIGN SETBACKS, STREET LIGHT OR UTILITY CONFLICT, ETC. SHRUBS ARE SUBSTITUTED AT A RATE OF 12:1.
- *** AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS, WHEN 9 OR MORE SHRUBS ARE REQUIRED.
- **** ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH THE CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE SEC. 4.2.3.i.2.

CITY OF AURORA LANDSCAPE NOTES:

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEED AREAS.
- ALL FREE STANDING LIGHTS DEPICTED IN THESE PLANS ARE STREETLIGHTS. STREETLIGHT DESIGN IS IN ACCORDANCE WITH APPLICABLE CITY OF AURORA DESIGN CRITERIA, PHOTOMETRIC ANALYSIS TO BE PROVIDED WITH LIGHTING DESIGN IN A SUBSEQUENT DESIGN STAGE.
- THE SURFACING MATERIAL OF PROPOSED FLATWORK, INCLUDING CURB AND GUTTER, SIDEWALKS, BIKEWAYS, AND CURB RAMPS, IS TO BE GRAY CONCRETE. ALL PROPOSED ROADWAY SURFACING IS TO BE ASPHALT PAVEMENT. MEDIAN COVER MATERIAL AND CITY OF AURORA STANDARD SPLASHBLOCK WITHIN THE MEDIANS WILL BE OMAHA TAN COLORED CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY DURING CONSTRUCTION.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF 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, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS, 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.

CITY OF AURORA LANDSCAPE NOTES:

DENVER INTERNATIONAL AIRPORT (DEN) RECEIVED YOUR REFERRAL LETTER, AND WE APPRECIATE THE OPPORTUNITY TO COMMENT ON THE PROPOSAL. DEN PROVIDES THE FOLLOWING COMMENTS:

THE PROPOSED DEVELOPMENT IS IN THE "5-MILE 'KNOWN - WILDLIFE ATTRACTANT SEPARATION AREA" FOR THE FINAL BUILD-OUT OF FUTURE DEN RUNWAYS, AS DEFINED BY THE FEDERAL AVIATION ADMINISTRATION (FAA). THE USDA WILDLIFE BIOLOGISTS ASSIGNED TO DEN (#DIA-OPERATIONS-USDAWILDLIFE@FLYDENVER.COM) ASSIST IN IMPLEMENTING DEN'S WILDLIFE HAZARD MANAGEMENT PLAN AND HAVE REQUESTED COORDINATION AS THIS PROJECT PROGRESSES. USDA AND DEN WILL PROVIDE ASSISTANCE WITH THE REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF FAA ADVISORY CIRCULAR 150/5200-33C (SEE LINK BELOW). DEN ALSO REQUESTS THAT THE LANDSCAPE PLAN INCLUDE MAINTENANCE OF TREES AND GRASSES TO REDUCE ATTRACTANTS FOR WILDLIFE SUCH AS RAPTOR SPECIES, BLACKBIRDS/STARLINGS, AND GEESE. FRUIT-PRODUCING TREES AND SHRUBS SHOULD BE AVOIDED. WATER QUALITY PONDS/DETENTION STRUCTURES MUST BE DESIGNED TO MEET A 48-HOUR DRAIN TIME FOLLOWING A 100-YEAR EVENT.

HTTPS://WWW.FAA.GOV/AIRPORTS/RESOURCES/ADVISORY_CIRCULARS/INDEX.CFM/GO/DOCUMENT.CURRENT/DOCUMENTNUMBER/150_5200-33

GENERAL LANDSCAPE NOTES:

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENTS WILL BE INSTALLED WITH EACH ADJACENT SITE PLAN.
- THE WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL MAINTAIN THE MEDIANS FOR A 3 YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
- MULCH ALL PERENNIAL, GROUNDCOVER AND ORNAMENTAL GRASS BEDS WITH 4" DEPTH SHREDDED CEDAR LANDSCAPE MULCH. MULCH ALL SHRUB BEDS WITH 4" DEPTH 3/4" ROCK MULCH, REFER TO MATERIALS SCHEDULE. MULCH OVER SPECIFIED WEED CONTROL FABRIC IN SHRUB BEDS. WEED CONTROL FABRIC NOT REQUIRED IN PERENNIAL AND GROUNDCOVER BEDS.

INSTALLATION AND MAINTENANCE NOTES:

- WINDLER PUBLIC APPROVEMENT AUTHORITY TO INSTALL AND MAINTAIN ALL EASTERN CURBSIDE LANDSCAPE.
- SEE GREEN VALLEY RANCH EAST #10 PLANS FOR APPROVED WESTERN CURBSIDE LANDSCAPE.

SHEET NUMBER

16

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

AS SHOWN

FILE NO:

WINDLER PUBLIC IMPROVEMENT AUTHORITY

WINDLER TIBET ROAD ISP

TIBET ROAD ISP

42ND AVENUE TO 48ND AVENUE

Westwoodps.com

10333 E DRY CREEK RD.

SUITE 400

DENVER, CO 80203

TEL: 720.440.2668

ISP Minor Amendment

5/15/24

No.

Revisions

Date

Init.

Appr.

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Westwood

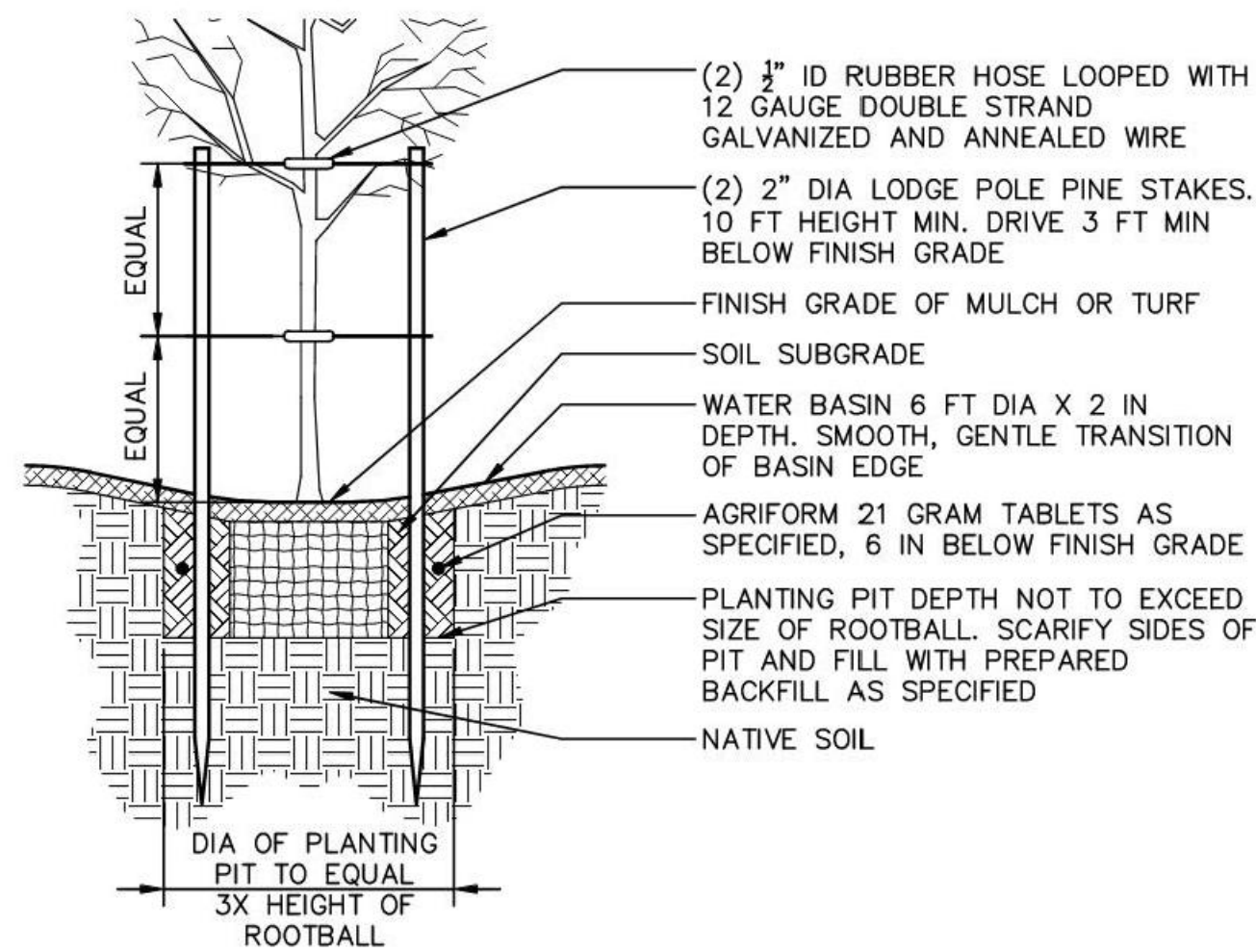
SUPERBLOOM

Westwood Professional Services, Inc.

23 LINCOLN ST. SUITE 200

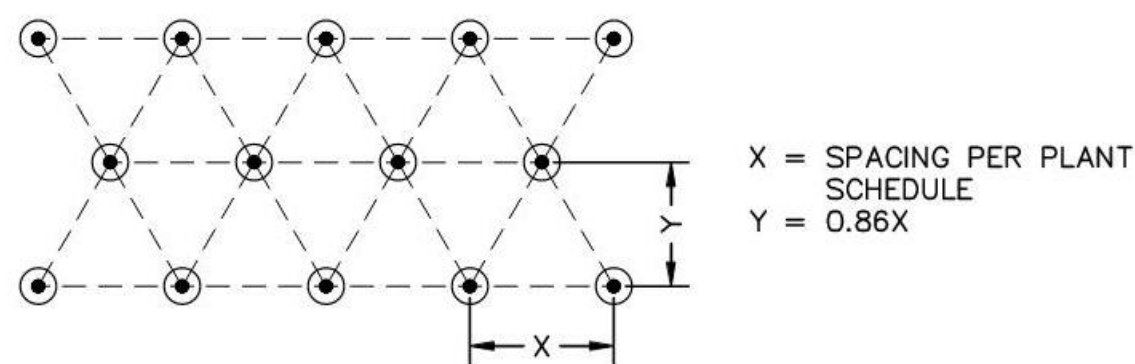
DENVER, CO 80203

720.440.2668



1 SINGLE TRUNK TREE PLANTING

NTS

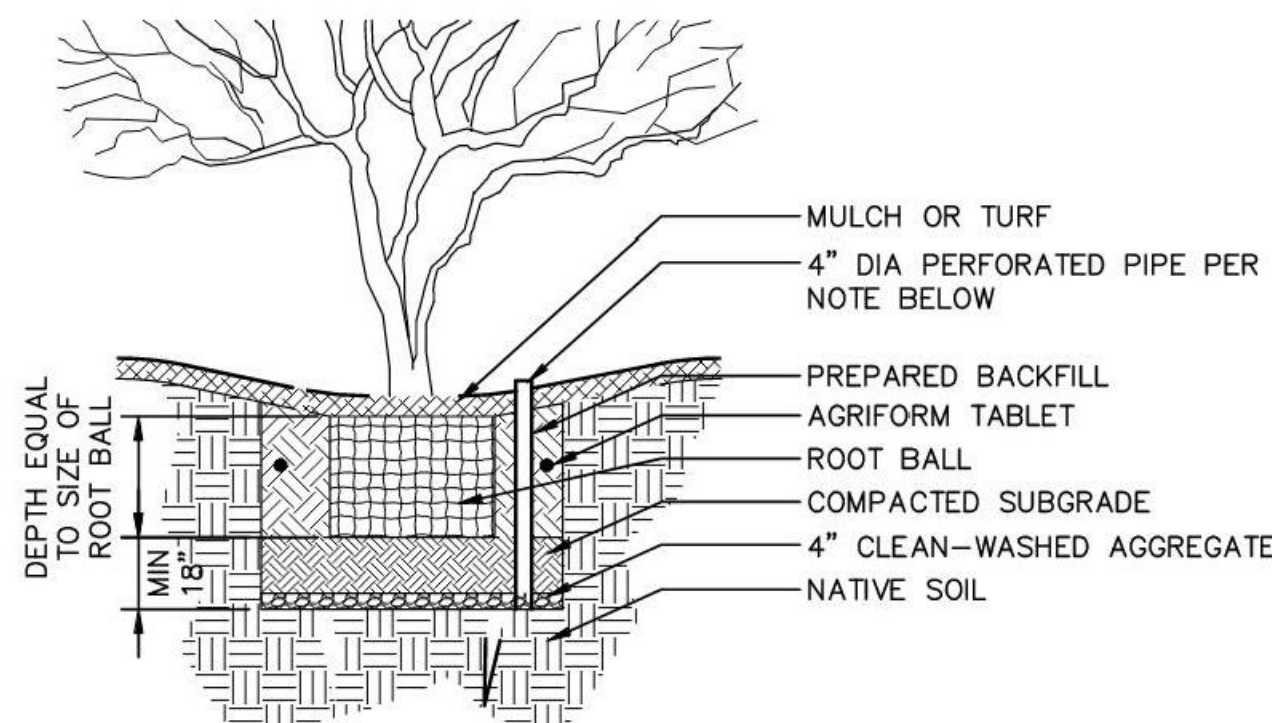


NOTES:

1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

F GROUND COVER SPACING

NTS

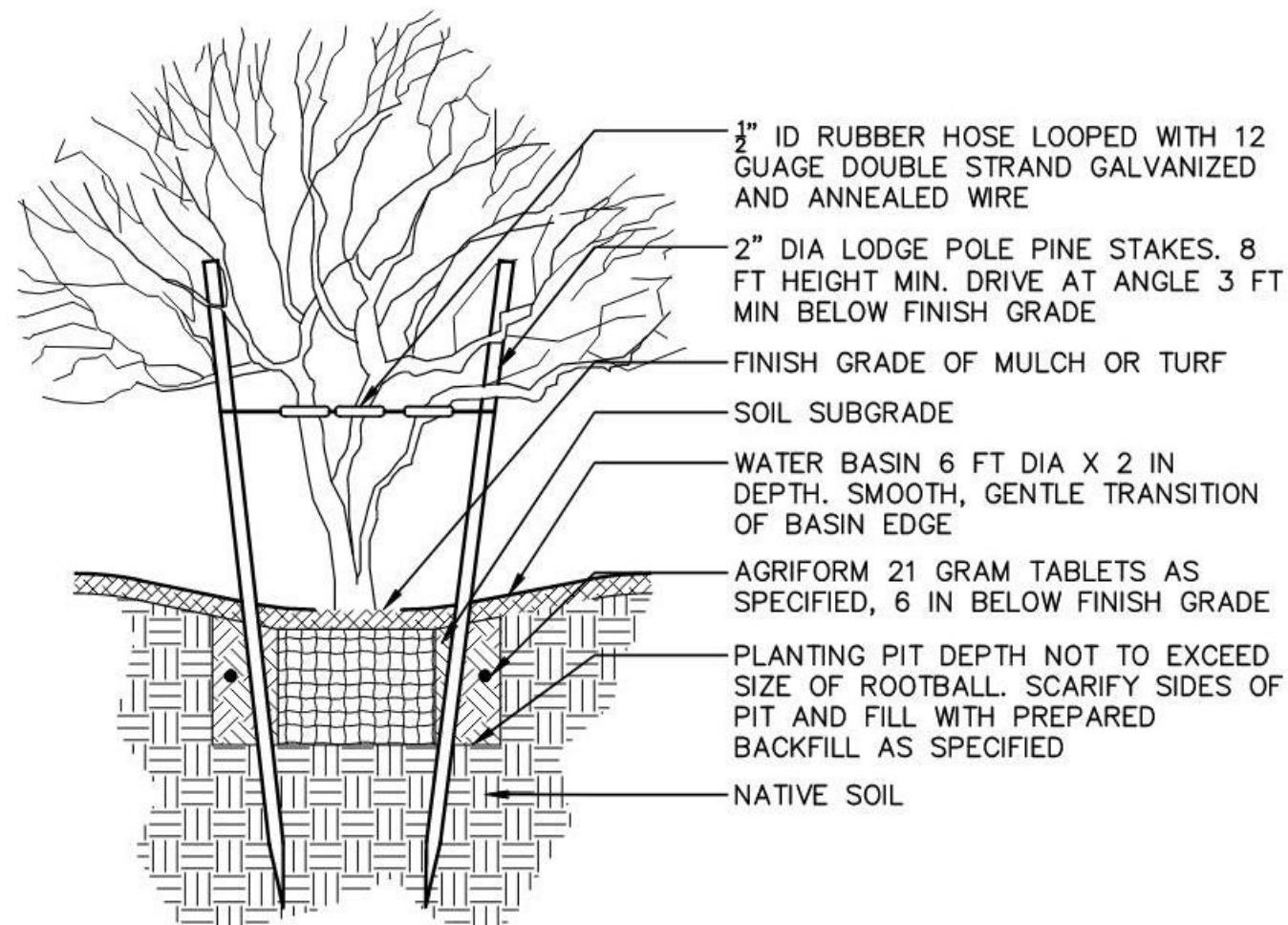


NOTES:

1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

② UNDER TREE DRAINAGE SUMP

NTS

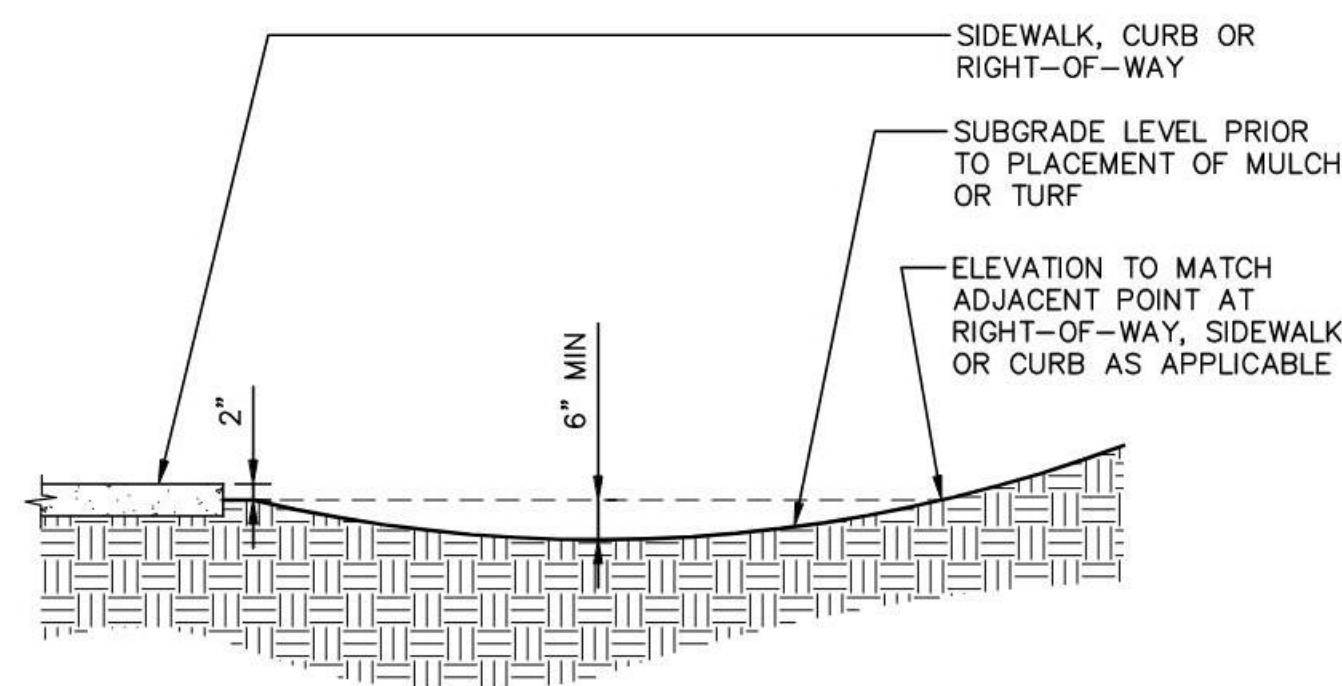


NOTES:

1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.
2. 15 GAL AND 24" BOX (SMALL CALIPER) SPECIMEN TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

2 MULTI-TRUNK TREE PLANTING

NTS

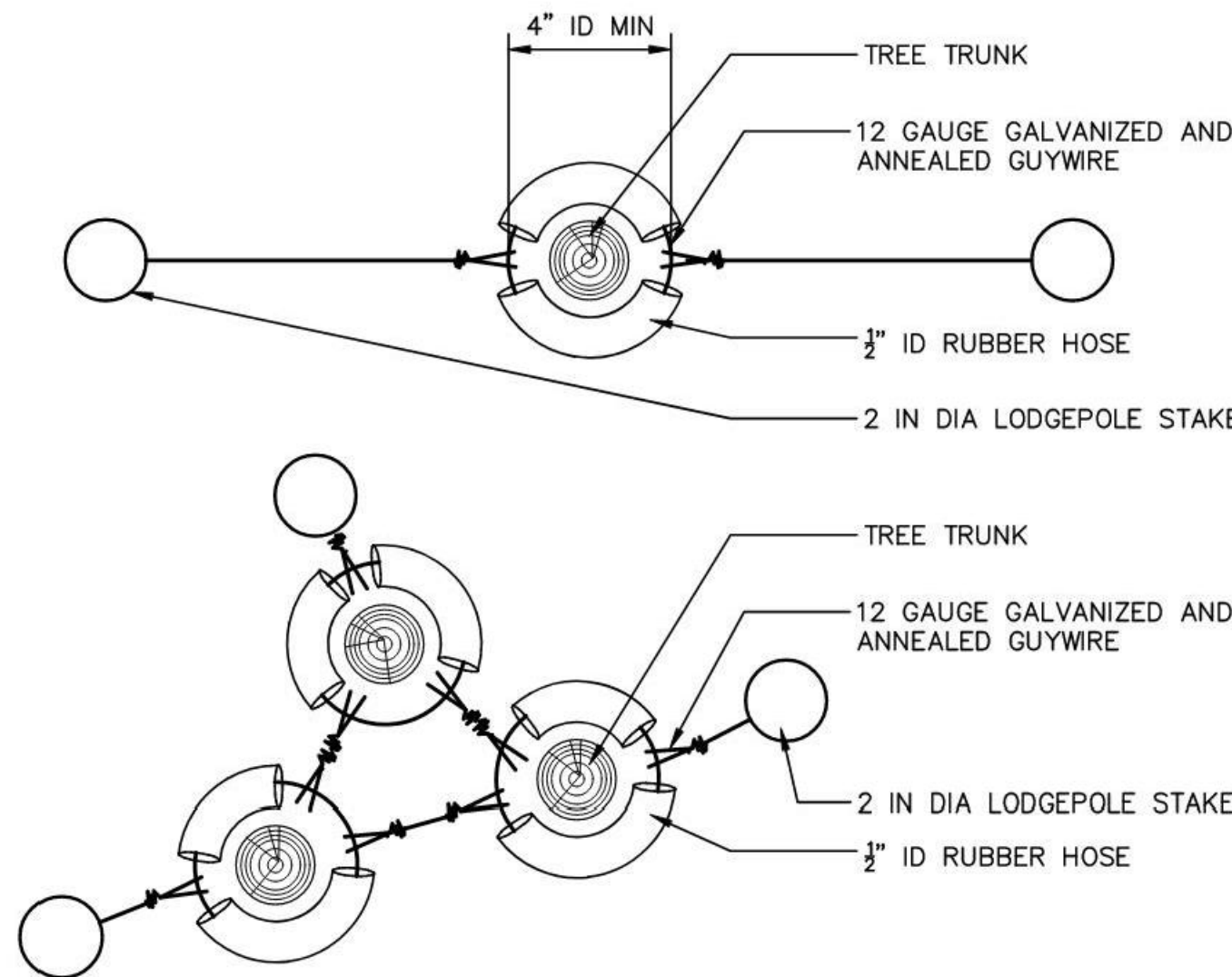


NOTE:

IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS
TURF OR MULCH

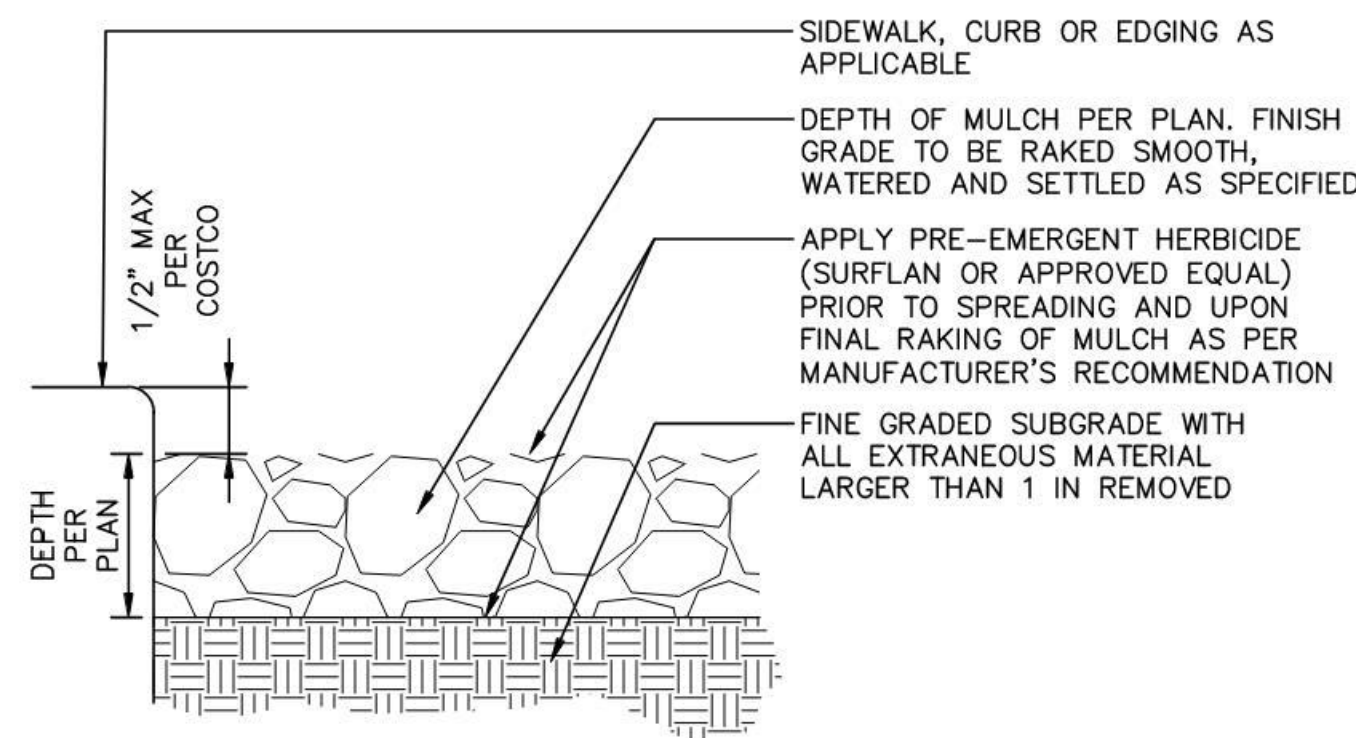
IRRIGATION SWALE

NTS



2 TREE STAKING - PLAN VIEW

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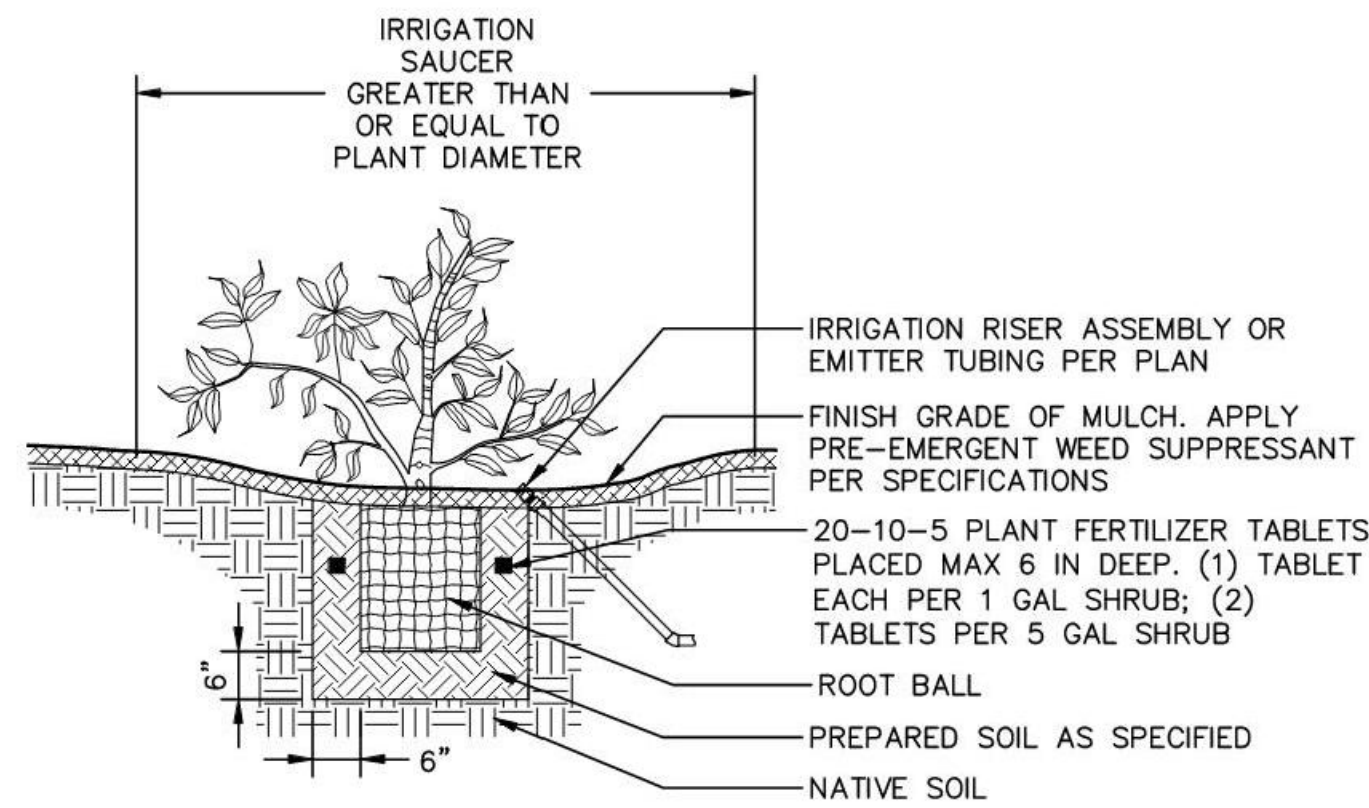


NOTES:

1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION

NTS

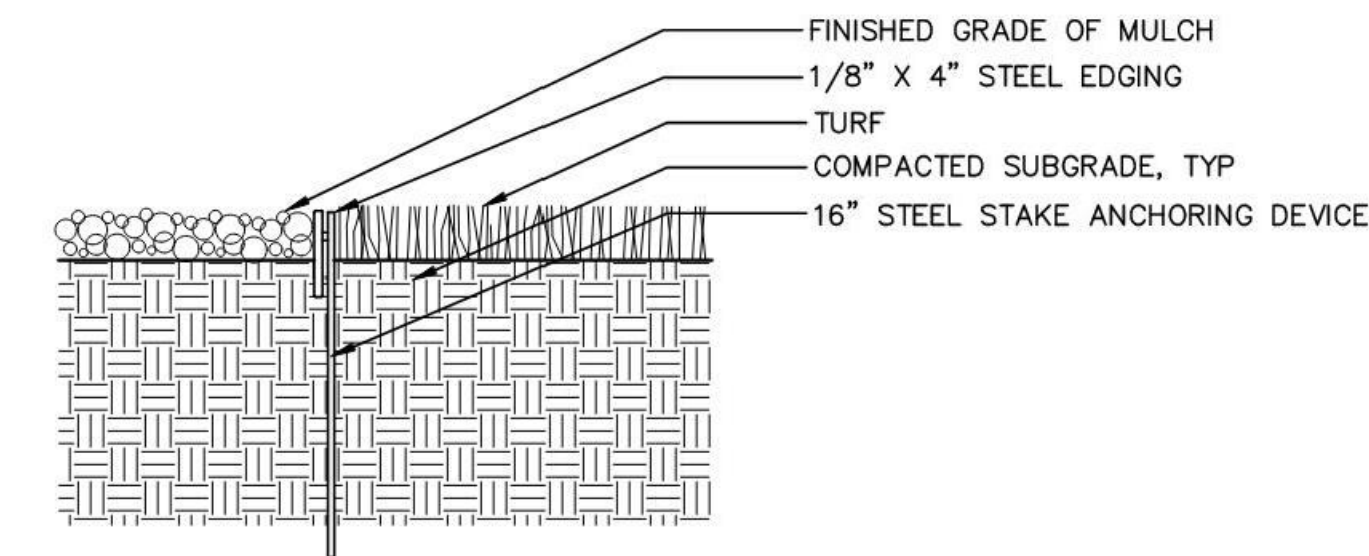


NOTES

1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH

4 SHRUB PLANTING

NT:



NOTES

1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

STEEL EDGING

NT: