



August 19, 2024

Debbie Bickmire  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**Re: Initial Submission Review: Green Valley Ranch East – Tibet Road Preliminary Plat - Minor Amendment 2**

**Case Number: 2021-6018-02**

Dear Mrs. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the initial submission comments dated July 12, 2024. The following is a response to comments.

*Initial Submission Review*

## **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

### **1. Completeness and Clarity of the Application**

- 1A. If only a few lines were changed in the Land Use Data, only cloud the revised lines. **RESPONSE: Revised to only cloud the revised lines within the Land Use Data table.**
- 1B. Sheet 2 is not consistent with the Amendment 1 sheet. Please review and revise as needed. **RESPONSE: Layout of sheet was modified to fit an additional section view. No other changes were made to the existing sections on this sheet other than those revclouded.**
- 1C. Some Amendment 1 were removed and the area clouded, while other were just removed without a cloud. Add clouds and a delta for all. **RESPONSE: Plans revised to include appropriate clouding and deltas per each revision number.**
- 1D. Sheet 8 was not included with this submittal. Was that an oversight or is it because there are no changes? **RESPONSE: Temp crusher fines bike path and notes have been removed from the plans with this amendment due to updated construction timing. Sheets 4&8 have been added back into the set and crusher fines trail removals have been revclouded on all sheets as necessary.**

### **2. Landscape**

- 2A. A search for Buffalo Feathers Russian Sage leads to Tridens stricts 'Buffalo Feathers' (not Perovskia). This variety can grow up to 7' tall. Replace this plant type or provide more information to show it doesn't exceed the maximum height within the sight triangle. **RESPONSE: Planting revised.**

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 3. Civil Engineering (Julie Bingham / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 3A. Dimension the right-of-way with arrows in the area noted on Sheet 5. Add the dimension noted, as well. **RESPONSE: Dimensions added.**

### 4. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 4A. Add pavement arrows and lane drop signage. Verify the lane drop taper is  $WS^2/60$ .  
**RESPONSE: Pavement arrows and lane drop signage has been added.**  
**Lane Drop Taper =  $WS^2/60 = 12*(35)^2/60 = 245'$**
- 4B. Remove dashed striping as noted on the redlines. **RESPONSE: Dashed striping removed.**
- 4C. Show striping to verify lane alignment for Tibet Road south of E. 48<sup>th</sup> Ave. **RESPONSE: Striping added along Tibet Rd. north of 48th Ave.**
- 4D. Verify all mature plant heights within the sight triangles meet COA 4.04.2.10 requirements. Some exceed the max. height. Please replace. **RESPONSE: Plant heights checked.**

### 5. Life/Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 5A. Show the fire hydrants in all street section details. **RESPONSE: Hydrants and dimensions have now been provided.**
- 5B. The street sections do not appear to match the Roadway Manual specifications for a 3-Lane Collector. Please work with Engineering to make sure the street sections submitted are acceptable. **RESPONSE: These street sections have been previously approved. The only revision proposed to the Interim and 3-Lane Collector sections are to remove the temporary gravel bike path/crusher fines. The Modified 3-Lane Collector has been updated to reflect the Approved Windler section, outside of the modifications to the walk/bike lane and tree lawn on the west. Email confirmation that this street section is what is needed for the required dual left turn lanes WB on 48th Ave at Tibet was received from COA (Dean Kaiser) on 8/14.**

### 6. Aurora Water (Samantha Bayliff / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)

- 6A. No comments at this time. **RESPONSE: Noted**

### 7. Land Development Services (Rebecca Westerfeld / [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in magenta)

- 7A. Add the notes provided on the cover sheet. **RESPONSE: These notes are already provided on Sheet 2. Please refer to "Required Site Plan Notes" - #6 & #14.**
- 7B. Fill in the missing reception numbers. If easements are not dedicated, submit applications for dedicating the easements to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). For right-of-way vacation, submit an application with the planning department. **RESPONSE: Right of way release and dedication are being worked on with the city separately. Reception number will be shown once complete.**

END OF RESPONSES

# N. TIBET ROAD - TRIBUTARY T TO 48TH AVENUE INFRASTRUCTURE SITE PLAN

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

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER AND 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 ALL OF TIBET ROAD RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 202100017784, ALL OF TIBET ROAD RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 6, 2023 AT RECEPTION NO. 2023000037899, AND A PORTION OF TIBET ROAD RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, WHENCE THE EAST LINE OF SAID NORTHWEST QUARTER BEARS NORTH 00°16'32" WEST, WITH ALL BEARINGS REFERENCED HEREIN 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 THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000076958;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00°15'31" EAST, A DISTANCE OF 3.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2023000037899 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°44'29" EAST;

THENCE ALONG SAID LAST DESCRIBED EASTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'59", AN ARC LENGTH OF 31.39 FEET;
2. NORTH 89°48'30" EAST, A DISTANCE OF 10.05 FEET;
3. SOUTH 00°15'31" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°11'30" EAST;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'01", AN ARC LENGTH OF 31.44 FEET;
5. SOUTH 00°15'31" EAST, A DISTANCE OF 35.72 FEET;
6. SOUTH 05°27'07" WEST, A DISTANCE OF 100.50 FEET TO THE EASTERLY RIGHT-OF-WAY TIBET ROAD DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID LAST DESCRIBED EASTERLY RIGHT-OF-WAY SOUTH 00°15'31" EAST, A DISTANCE OF 256.76;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, SOUTH 89°44'29" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT-OF-WAY, DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 00°15'31" WEST, A DISTANCE OF 499.29 FEET TO THE WESTERLY RIGHT-OF-WAY OF TIBET ROAD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000117784, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 9 COURSES:

1. NORTH 00°16'32" WEST, A DISTANCE OF 359.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1060.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'40", AN ARC LENGTH OF 274.32 FEET;
3. NORTH 15°06'12" WEST, A DISTANCE OF 326.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°02'49", AN ARC LENGTH OF 348.14 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
6. NORTH 08°08'50" EAST, 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 08°08'50" EAST;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
8. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET;
9. NORTH 16°33'15" EAST, A DISTANCE OF 178.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 08°11'02" EAST, A DISTANCE OF 16.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°22'52" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'25", AN ARC LENGTH OF 231.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 322.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'42", AN ARC LENGTH OF 11.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 946.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'56", AN ARC LENGTH OF 78.13 FEET;

THENCE NORTH 00°16'32" WEST, A DISTANCE OF 559.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT 'B' IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006000386390, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°43'28" EAST, A DISTANCE OF 54.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000117784, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

1. SOUTH 00°16'32" EAST, A DISTANCE OF 845.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°19'59" WEST;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°53'14", AN ARC LENGTH OF 16.11 FEET;
3. SOUTH 16°33'15" WEST, A DISTANCE OF 235.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 915.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°39'27", AN ARC LENGTH OF 505.56 FEET;
5. SOUTH 15°06'12" EAST, A DISTANCE OF 318.40 FEET ;
6. SOUTH 00°16'32" EAST, A DISTANCE OF 658.64 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 4.829 ACRES, (210,362 SQUARE FEET), MORE OR LESS.

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

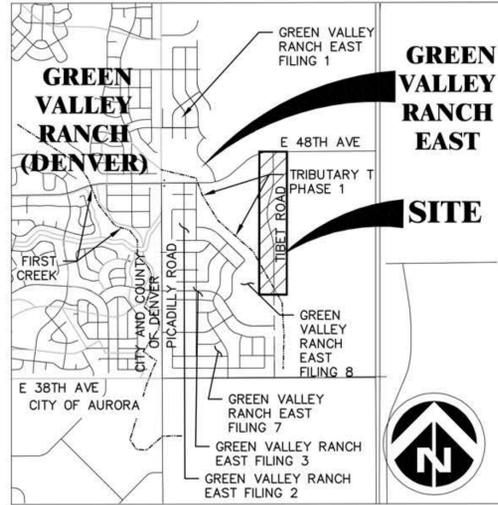
## PROJECT BENCHMARK:

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 S, 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 |                                |
|------------------|--------------------------------|
| Sheet Number     | Sheet Title                    |
| 1                | COVER                          |
| 2                | NOTES & TYPICAL SECTIONS       |
| 3                | OVERALL SITE PLAN              |
| 4                | SITE PLAN                      |
| 5                | SITE PLAN                      |
| 6                | SITE PLAN                      |
| 7                | OVERALL GRADING & UTILITY PLAN |
| 8                | GRADING & UTILITY PLAN         |
| 9                | GRADING & UTILITY PLAN         |
| 10               | GRADING & UTILITY PLAN         |
| 11-14            | LANDSCAPE PLANS                |
| 15-16            | LANDSCAPE DETAILS              |

These notes are already provided on Sheet 2. Please refer to "Required Site Plan Notes" - #6 & #14.

**ADD THESE NOTES:**  
All crossings or encroachments into easements and rights-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 City's use and occupancy of said easements 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.

## 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 / LANDSC. 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.  
2011 CHERRY ST #206  
LOUISVILLE, CO  
CONTACTS:  
TROY KENT  
PHONE: (720) 501-5749

**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 FOR TIBET ROAD PHASE 2 ROW | 201,362 SQ FT (4.829 AC) |
| NUMBER OF LOTS PROPOSED              | 0                        |
| BUILDING HEIGHT                      | N.A.                     |
| LOT AREA                             | N.A.                     |
| HARD SURFACE AREA*                   | 4.102 AC - 84.95%        |
| LANDSCAPE AREA                       | 0.727 AC - 15.05%        |
| PRESENT ZONING CLASSIFICATION        | R-2                      |
| MAXIMUM PERMITTED SIGN AREA          | N.A.                     |
| 2015 IBC OCCUPANCY CLASSIFICATION    | N.A.                     |
| CONSTRUCTION TYPE                    | N.A.                     |
| *SIDEWALKS, STREETS, CURB AND GUTTER |                          |

Revised to only cloud the revised lines within the Land Use Data table.

## OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

TIBET ROAD - TRIBUTARY T TO 48TH AVENUE SITE PLAN FOR INFRASTRUCTURE  
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 WHEREOF, Scott Thorson HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 4 DAY OF Feb AD. 20 22

BY:

STATE OF COLORADO ( ) SS

COUNTY OF ( Denver )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 4th DAY OF February AD. 20 22

BY: Scott Thorson

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-19-25 ADDRESS: 4908 Tower Rd Denver CO 80249

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: 2/18/22

PLANNING DIRECTOR: \_\_\_\_\_ DATE: 2/18/22

PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: N/A

CITY COUNCIL: \_\_\_\_\_ DATE: N/A

ATTEST: \_\_\_\_\_ DATE: N/A

## 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 NO.: \_\_\_\_\_

## AMENDMENTS:

- Removed references to project phasing.
- Revised land use table to include additional acreage.
- Updated adjacent filing record information and ROW record information on all plans.
- Added construction timing notes describing temporary/interim conditions and anticipated timing with adjacent N. Tibet Rd. E 1/2 section (by others); RSN # 1662159.
- Revised design of N. Tibet Rd south of the section to accommodate full section build, including future access for Site Plan No. 18.
- Added maintenance access path within in tree lawn for access to Filing 13 park.
- Added a mid-block curb ramp on west side of N. Tibet Rd. adjacent the Filing 13 park to align with future access into the Windler development.
- Grading amendments to include full section build south of the section line.
- Amended presentation of Ex. Sanitary and relocated manholes and pipes adjacent to Filing 10.
- Reconfigured the water lowerings under storm laterals.
- Added water and sanitary utility stubs into Site Plan No. 18.
- Amended water lowerings at the Trib T R/CB Crossings.
- Amended proposed sanitary to align with revised Site Plan No. 18 access.
- Revised curbside landscape plans per revised Site Plan No. 18 access.
- Added a southbound receiving lane on N. Tibet Road, extending south approximately 650 ft from the E. 48th Ave. intersection. Revised existing bike lane and 6 ft walk into a 14 ft shared use path.
- Revised land use table to include additional acreage.
- Removed temporary crusher fines bike path and associated notes from Amendment 1.
- Revised typical sections to include additional southbound receiving lane.
- Updated Right-Of-Way record information.
- Removed Filing 10 access at STA 56+77.
- Grading amendments to include additional southbound receiving lane and modified section from STA 53+09 to STA 63+35.
- Extended water and irrigation laterals outside of proposed pavement/shared use path as needed.
- Revised lighting locations approximately 8 ft to the west due to additional receiving lane.
- Revised curbside landscape plans.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
CO: 303-361-5601 (Kara, PE)  
Email: kara@dewberry.com

TIBET ROAD - TRIBUTARY T TO 48TH AVENUE  
SITE PLAN FOR INFRASTRUCTURE

OAKWOOD HOMES  
4908 TOWER ROAD  
DENVER, CO 80249

| No. | Date       | Description         |
|-----|------------|---------------------|
| 4   | 12-21-2021 | ISP - 4TH SUBMITTAL |
| 3   | 11-12-2021 | ISP - 3RD SUBMITTAL |
| 2   | 05-28-2021 | ISP - 2ND SUBMITTAL |
| 1   | 04-09-2021 | ISP - 1ST SUBMITTAL |

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50119129  
Designed By: Drawn By: OCB  
Checked By: TDK  
Sheet Number: 1

COVER

CONTACT: DAVID CARRO

DOCUMENT AMENDMENTS

**REQUIRED SITE PLAN NOTES:**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE DISABILITIES ACT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING AND LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROPRIATE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS OF WAY. THE APPLICANT AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS OF WAY FOR CONVENIENCE AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL OR REMOVE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING AND LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROPRIATE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE CERTIFICATE OF OCCUPANCY.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 10.01.010.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREENING WALL. THE SCREENING WALL SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE ABOVE THE SCREENING WALL, THE DIRECTOR OF PLANNING MAY REQUIRE CONFORMANCE WITH THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONFORMANCE WITH THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONFORMANCE WITH THE MINIMUM HEIGHT REQUIREMENT.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES TO CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY UNOBTAINED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR OPERATION OF EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, OR CHANGES TO CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY UNOBTAINED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR OPERATION OF EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, OR CHANGES TO CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY UNOBTAINED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR OPERATION OF EQUIPMENT.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRUSH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- 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.
- 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 CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- 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 PHOTOMETRICS 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 METERS(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.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- 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.

**LIST OF ACRONYMS AND ABBREVIATIONS**

|       |   |        |   |
|-------|---|--------|---|
| AATFI | UTILITY ABANDONED ACCORDING TO FIELD INSPECTION | IRR LF | IRRIGATION LINEAR FOOT                    |
|       |   |        | LOW POINT                                 |
|       |   |        | MANHOLE                                   |
|       |   |        | NO ASSOCIATED CABLES FOUND FROM STRUCTURE |
|       |   |        | NO ASSOCIATED PIPING FOUND FROM STRUCTURE |
|       |   |        | NOT TO SCALE                              |
|       |   |        | NUMBER                                    |
|       |   |        | NORMAL WATER SURFACE ELEVATION            |
|       |   |        | OUTFALL SYSTEM PLAN                       |
|       |   |        | POINT OF CURVATURE                        |
|       |   |        | POINT OF CURVE RETURN                     |
|       |   |        | PROPERTY LINE                             |
|       |   |        | PROPOSED                                  |
|       |   |        | REVISION                                  |
|       |   |        | REVISION                                  |
|       |   |        | TOP OF PIPE                               |
|       |   |        | TOP OF SLAB                               |
|       |   |        | TOP OF WALL                               |
|       |   |        | TYPICAL                                   |
|       |   |        | UNDERDRAIN                                |
|       |   |        | UNDERDRAIN CLEAN OUT                      |
|       |   |        | UTILITY EASEMENT                          |
|       |   |        | URBAN DRAINAGE AND FLOOD CONTROL DISTRICT |
|       |   |        | VERTICAL CURVE                            |
|       |   |        | VERTIFIED CLAY PIPE                       |
|       |   |        | VERTICAL                                  |
|       |   |        | NORMAL VELOCITY                           |
|       |   |        | WITH                                      |
|       |   |        | WATER LINE                                |
|       |   |        | WATER QUALITY                             |
|       |   |        | WATER QUALITY CAPTURE VOLUME              |
|       |   |        | WATER SURFACE ELEVATION                   |
|       |   |        | YEAR                                      |

**RE: GVRE Tibet Ph2 - CD & Site Plan Amendment Comments**

Kaiser, Dean <dkaiser@auroragov>  
 To: Menah, Julie; dmills@hrgreen.com; Bumpass, Erick  
 Cc: Sibel, Sue; Medema, Brianna; Bickmire, Deborah  
 Wed 8/14/2024 11:03 AM

You replied to this message on 8/14/2024 11:09 AM.

You don't often get email from dkaiser@auroragov.org. Learn why this is important

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Julie,  
 From Traffic's perspective, that is what is needed for the required dual left turn lanes WB on 48th Ave at Tibet. An additional SB receiving lane was required due to additional Windler traffic.  
 Brianna and Deborah can add more context regarding the deviation from our standard as necessary.

Dean  
 Dean J. Kaiser, P.E., PTOE  
 Senior Engineer - Traffic  
 Development Review | City of Aurora  
 office 303.739.1718 | email dkaiser@auroragov.org



**CONSTRUCTION TIMING NOTE:**

THIS PLAN AMENDMENT IS FOR THE DESIGN OF THE WESTERLY HALF OF TIBET ROAD BETWEEN TRIBUTARY T AND 48TH AVENUE. THE EASTERLY HALF IS BEING DESIGNED BY WESTWOOD ENGINEERING FOR THE WINDLER DEVELOPMENT (RSN #1662159). IT IS THE INTENT OF OAKWOOD HOMES TO CONSTRUCT THE FULL WIDTH OF THIS SECTION OF TIBET ROAD IN A SINGLE PHASE.

THESE PLANS INCLUDE TEMPORARY FACILITIES TO ACCOMMODATE CONSTRUCTION OF THIS ROAD IN THE INTERIM CONDITION, UNTIL THE EASTERLY HALF IS COMPLETED. THESE TEMPORARY IMPROVEMENTS INCLUDE THE FOLLOWING:

- A 4 FOOT ASPHALT SHOULDER EAST OF THE ROADWAY CENTERLINE;
- A RIP RAP RUNDOWN AND INTERIM CUTOFF SWALE ON THE EASTERLY SIDE OF THE IMPROVEMENTS; SEE PRIVATE INTERIM CUTOFF SWALE NOTE.
- INTERIM 4" DOUBLE YELLOW CENTERLINE STRIPING (12.5' LANES)
- GRADING TO EXISTING GRADE FROM 4' ASPHALT SHOULDER ON EASTERLY SIDE OF IMPROVEMENTS
- INTERIM TRAVEL LANE TRANSITION SOUTH OF SECTION LINE.

IF THE EASTERLY HALF DESIGN IS APPROVED IN TIME FOR CONCURRENT CONSTRUCTION WITH THE WESTERLY HALF, THE TEMPORARY FACILITIES DESCRIBED ABOVE WILL NOT BE INSTALLED IN FAVOR OF FULL-WITH ROADWAY CONSTRUCTION CONSISTENT WITH THE THREE LANE COLLECTOR SECTION PROVIDED WITHIN THESE PLANS.

**PRIVATE INTERIM CUTOFF SWALE NOTE:**

THE INTERIM DRAINAGE SWALE ALONG THE EAST SIDE OF TIBET ROAD WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT DURING CONSTRUCTION AND UP UNTIL FINAL ACCEPTANCE OF ROADWAY IMPROVEMENTS.

AT THE TIME OF FINAL ACCEPTANCE:

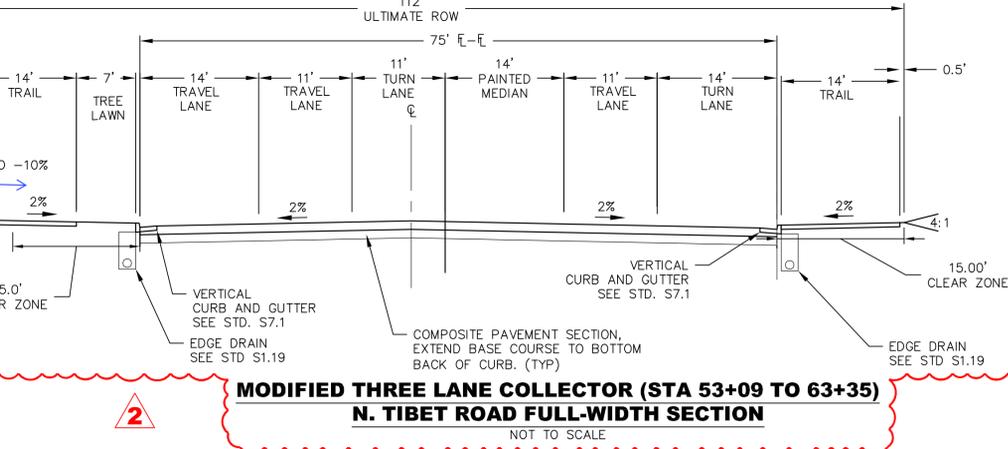
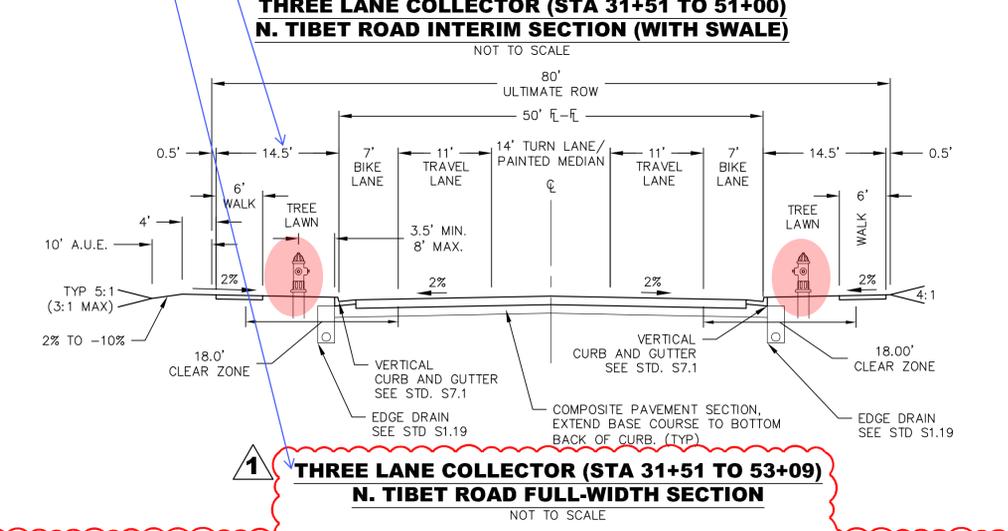
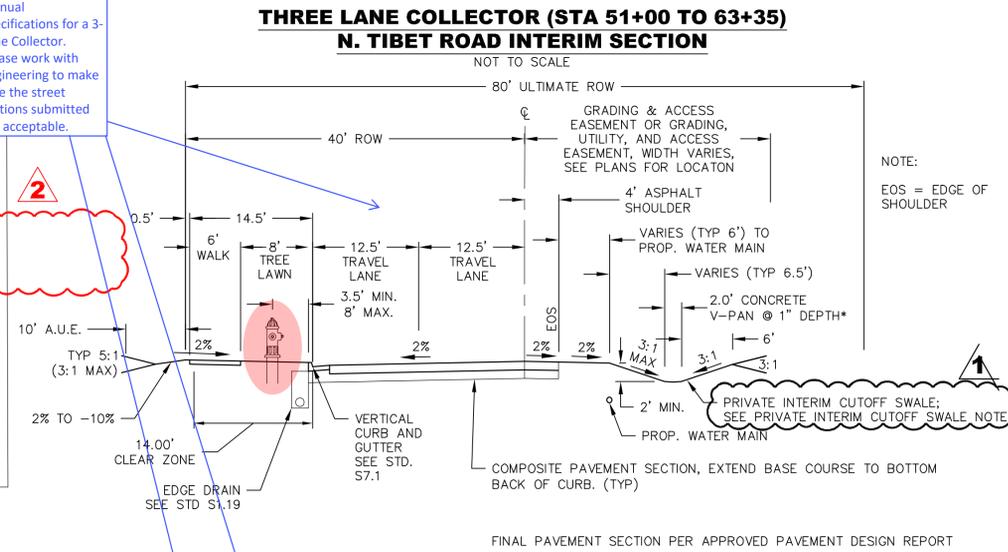
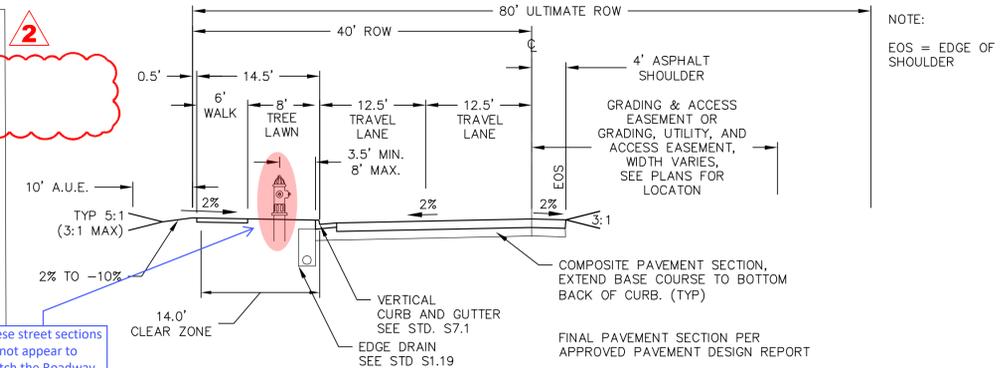
- CONSTRUCTION FOR THE EASTERN HALF (FULL BUILD) OF TIBET ROAD SHALL HAVE COMMENCED (CONTRACTOR FOR THE EASTERN HALF HAS GRADED OVER THE INTERIM SWALE) IN THE AREA OF THE INTERIM SWALE.
- OR
- THE METRO DISTRICT WILL AMEND THE COA APPROVED CIVIL PLANS AND CONSTRUCT A CONCRETE PAN TO CONVEY THE 100-YEAR FLOW PLUS 6" OF FREEBOARD AS ORIGINALLY REQUIRED BY THE CITY.

THE METRO DISTRICT FURTHER AGREES AND ACKNOWLEDGES THAT PRIOR TO FINAL ACCEPTANCE, ANY DAMAGE TO THE ROADWAY STRUCTURAL SECTION AND/OR SUBGRADE WILL BE RECTIFIED PER THE CITY ENGINEER'S REQUEST.

Please show the Fire Hydrants in all street section details.  
 Hydrants and dimensions have now been provided.

This sheet does not match Amendment 1

Layout of sheet was modified to fit an additional section view. No other changes were made to the existing sections on this sheet other than those reclassified.



NOTE:  
 EOS = EDGE OF SHOULDER

NOTE:  
 EOS = EDGE OF SHOULDER



**TIBET ROAD - TRIBUTARY T TO 48TH AVENUE**  
**SITE PLAN FOR INFRASTRUCTURE**

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

**DOCUMENT AMENDMENTS**

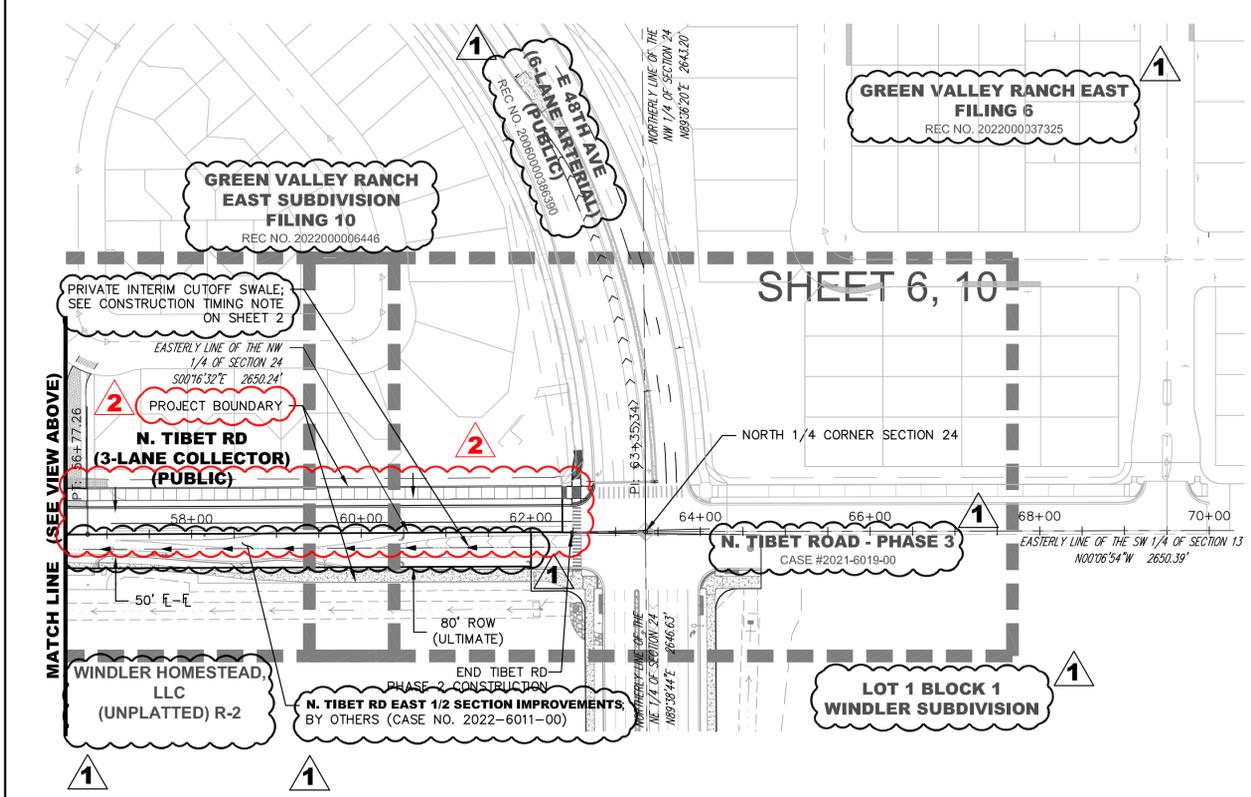
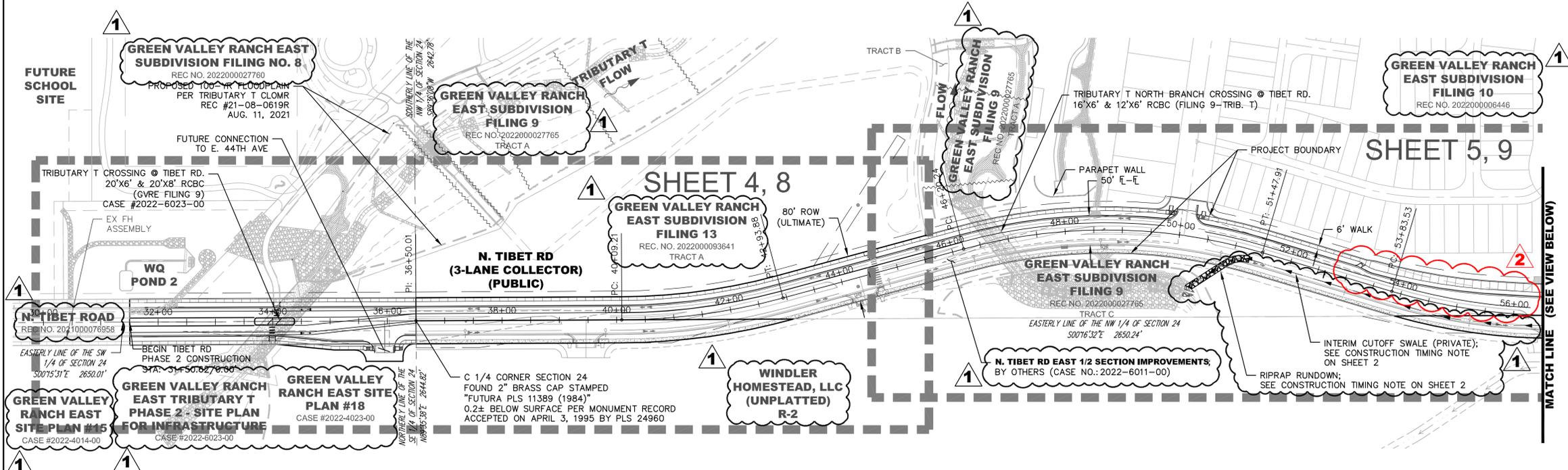
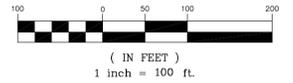
| No. | Date       | Description         |
|-----|------------|---------------------|
| 4   | 12-21-2021 | ISP - 4TH SUBMITTAL |
| 3   | 11-12-2021 | ISP - 3RD SUBMITTAL |
| 2   | 05-28-2021 | ISP - 2ND SUBMITTAL |
| 1   | 04-09-2021 | ISP - 1ST SUBMITTAL |

**PROJECT INFORMATION**

|                 |          |
|-----------------|----------|
| Project Number: | 50119129 |
| Designed By:    | OCB      |
| Checked By:     | TDK      |
| Sheet Number:   | 2        |

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

J:\DEWBERRY\OAKWOOD\HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPPR\GEN NOTES AND TYP SECTIONS.DWG:6/7/2024 3:05 PM RIMAHU JULIE



**SYMBOLS AND LINETYPES LEGEND**

|         |   |
|---------|---|
| ---     | BOUNDARY LINE                           |
| - - - - | EASEMENT LINE                           |
| ---     | SECTION LINE                            |
| - - - - | HALF-SECTION LINE                       |
| ---     | RIGHT OF WAY LINE                       |
| ---     | CENTER LINE OF STREET                   |
| ---     | LOT LINE                                |
| ---     | CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP |

**TIBET ROAD - TRIBUTARY T TO 48TH AVENUE  
SITE PLAN FOR INFRASTRUCTURE**

**OVERALL SITE PLAN**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249

Tel: (303) 486-8500  
CONTACT:  
DAVID CARRO

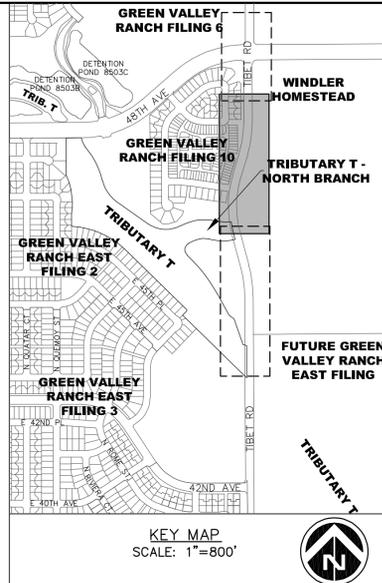
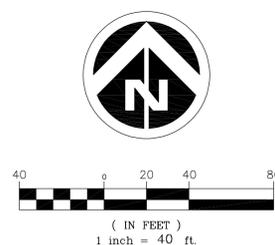
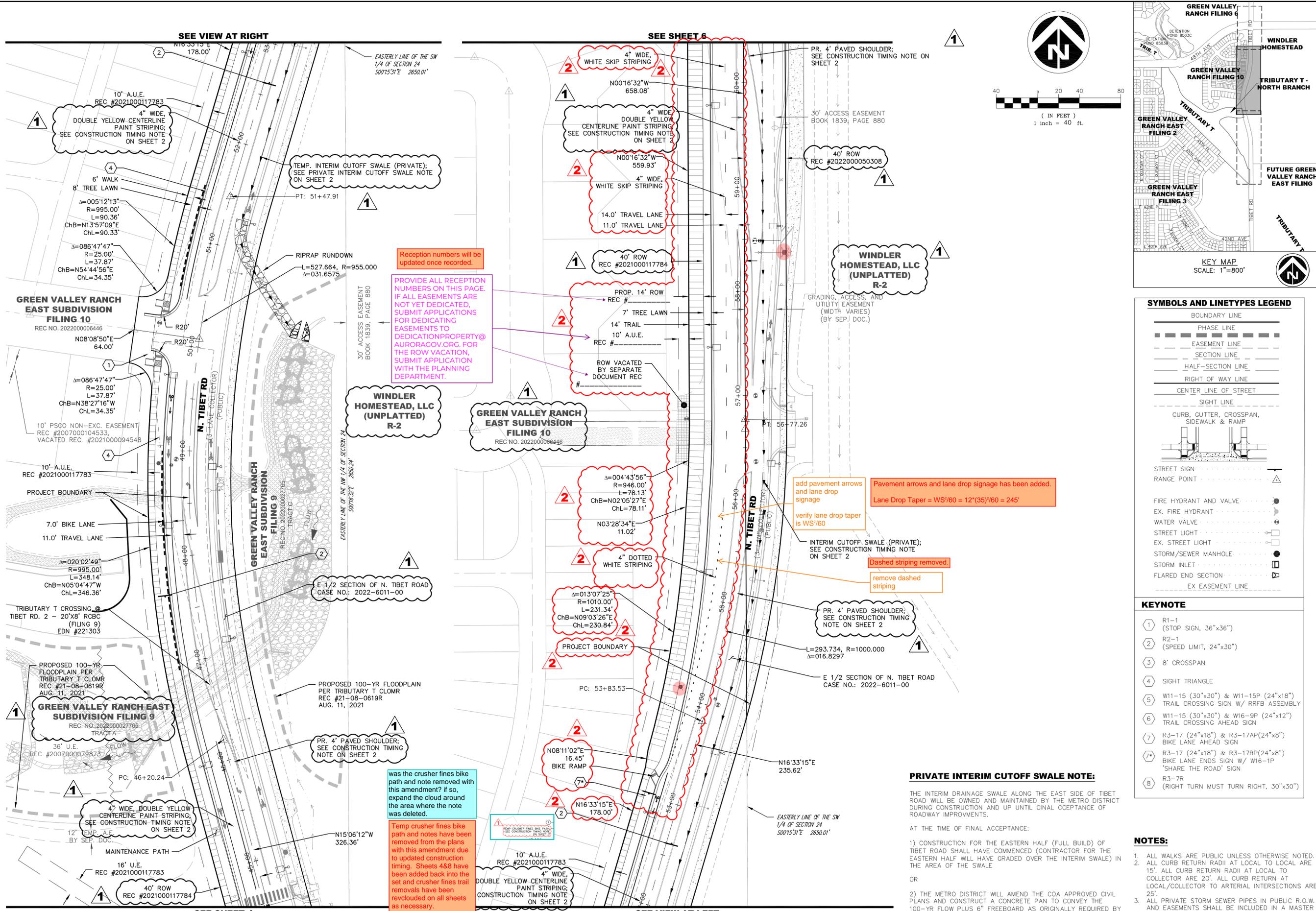
**DOCUMENT AMENDMENTS**

| No. | Date       | Description         |
|-----|------------|---------------------|
| 4   | 12-21-2021 | ISP - 4TH SUBMITTAL |
| 3   | 11-12-2021 | ISP - 3RD SUBMITTAL |
| 2   | 05-28-2021 | ISP - 2ND SUBMITTAL |
| 1   | 04-09-2021 | ISP - 1ST SUBMITTAL |

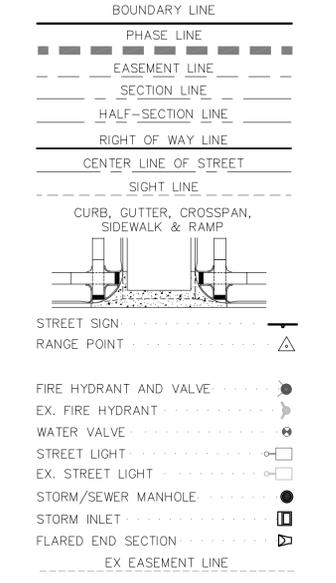
Project Number:  
**50119129**  
Designed By: **OCB**  
Drawn By: **OCB**  
Checked By: **TDK**  
Sheet Number: **3**

J:\DEWBERRY\OAKWOOD\_HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PRO\PRP-OSP.DWG 8/7/2024 3:06 PM MEHMAH - JULIE

J. DEWBERRY/OAKWOOD HOMES/GREEN VALLEY RANCH EAST/TRIBUTARY T/TIBET ROAD PHASE 2/PLAN SETS/PROJ/SP-DWG 6/7/2024 3:07 PM MEMAH, JULIE



**SYMBOLS AND LINETYPES LEGEND**



**KEYNOTE**

- 1 (STOP SIGN, 36"x36")
- 2 (SPEED LIMIT, 24"x30")
- 3 8' CROSSSPAN
- 4 SIGHT TRIANGLE
- 5 W11-15 (30"x30") & W11-15P (24"x18") TRAIL CROSSING SIGN W/ RRFB ASSEMBLY
- 6 W11-15 (30"x30") & W16-9P (24"x12") TRAIL CROSSING AHEAD SIGN
- 7 R3-17 (24"x18") & R3-17AP(24"x8") BIKE LANE AHEAD SIGN
- 7\* R3-17 (24"x18") & R3-17BP(24"x8") BIKE LANE ENDS SIGN W/ W16-1P 'SHARE THE ROAD' SIGN
- 8 R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")

**NOTES:**

- 1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
- 2. ALL CURB RETURN RADI AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADI AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- 3. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- 4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

**PRIVATE INTERIM CUTOFF SWALE NOTE:**

THE INTERIM DRAINAGE SWALE ALONG THE EAST SIDE OF TIBET ROAD WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT DURING CONSTRUCTION AND UP UNTIL CINAL CCEPTANCE OF ROADWAY IMPROVEMENTS.  
AT THE TIME OF FINAL ACCEPTANCE:  
1) CONSTRUCTION FOR THE EASTERN HALF (FULL BUILD) OF TIBET ROAD SHALL HAVE COMMENCED (CONTRACTOR FOR THE EASTERN HALF WILL HAVE GRADED OVER THE INTERIM SWALE) IN THE AREA OF THE SWALE  
OR  
2) THE METRO DISTRICT WILL AMEND THE COA APPROVED CIVIL PLANS AND CONSTRUCT A CONCRETE PAN TO CONVEY THE 100-YR FLOW PLUS 6" FREEBOARD AS ORIGINALLY REQUIRED BY THE CITY.  
THE METRO DISTRICT FURTHER AGREES TO AND ACKNOWLEDGES THAT PRIOR TO FINAL ACCEPTANCE, ANY DAMAGE TO THE ROADWAY STRUCTURAL SECTION AND/OR SUBGRADE WILL BE RECTIFIED PER CITY ENGINEER'S REQUEST.

Reception numbers will be updated once recorded.  
PROVIDE ALL RECEPTION NUMBERS ON THIS PAGE. IF ALL EASEMENTS ARE NOT YET DEDICATED, SUBMIT APPLICATIONS FOR DEDICATING EASEMENTS TO DEDICATIONPROPERTY@AURORAGO.VG.ORG. FOR THE ROW VACATION, SUBMIT APPLICATION WITH THE PLANNING DEPARTMENT.

add pavement arrows and lane drop signage  
verify lane drop taper is WS/60  
Pavement arrows and lane drop signage has been added.  
Lane Drop Taper = WS/60 = 12\*(35)/60 = 245'

Dashed striping removed.  
remove dashed striping

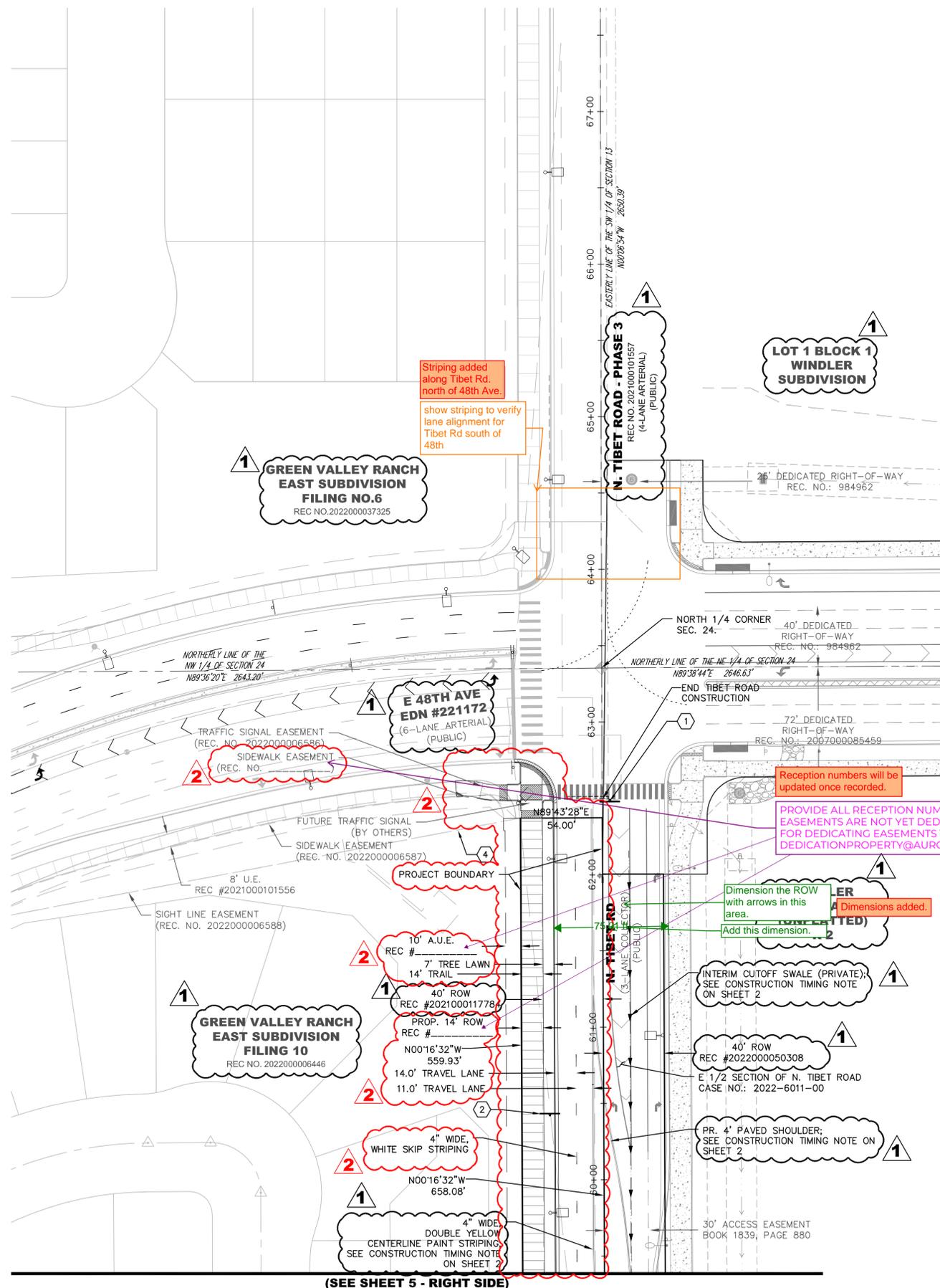
was the crusher fines bike path and note removed with this amendment? if so, expand the cloud around the area where the note was deleted.  
Temp crusher fines bike path and notes have been removed from the plans with this amendment due to updated construction timing. Sheets 4&8 have been added back into the set and crusher fines trail removals have been reloaded on all sheets as necessary.

**DOCUMENT AMENDMENTS**

| No. | Date       | Description         |
|-----|------------|---------------------|
| 4   | 12-21-2021 | ISP - 4TH SUBMITTAL |
| 3   | 11-12-2021 | ISP - 3RD SUBMITTAL |
| 2   | 05-28-2021 | ISP - 2ND SUBMITTAL |
| 1   | 04-09-2021 | ISP - 1ST SUBMITTAL |

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPR-SP.DWG 6/7/2024 3:07 PM MEMAH, JULIE



Striping added along Tibet Rd. north of 48th Ave. show striping to verify lane alignment for Tibet Rd south of 48th

LOT 1 BLOCK 1 WINDLER SUBDIVISION

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6  
REC NO. 2022000037325

N. TIBET ROAD - PHASE 3  
REC NO. 2021000101557  
(4-LANE ARTERIAL)  
(PUBLIC)

E 48TH AVE EDN #221172  
(6-LANE ARTERIAL)  
(PUBLIC)

GREEN VALLEY RANCH EAST SUBDIVISION FILING 10  
REC NO. 202200006446

10' A.U.E.  
REC # 202100011778  
7' TREE LAWN  
14' TRAIL  
40' ROW  
REC # 202100011778  
PROP. 14' ROW  
REC #  
N00°16'32"W  
559.93'  
14.0' TRAVEL LANE  
11.0' TRAVEL LANE

4" WIDE WHITE SKIP STRIPING  
N00°16'32"W  
658.08'

4" WIDE DOUBLE YELLOW CENTERLINE PAINT STRIPING  
SEE CONSTRUCTION TIMING NOTE ON SHEET 2

PROVIDE ALL RECEPTION NUMBERS ON THIS PAGE. IF ALL EASEMENTS ARE NOT YET DEDICATED, SUBMIT APPLICATIONS FOR DEDICATING EASEMENTS TO DEDICATIONPROPERTY@AURORAGOV.ORG

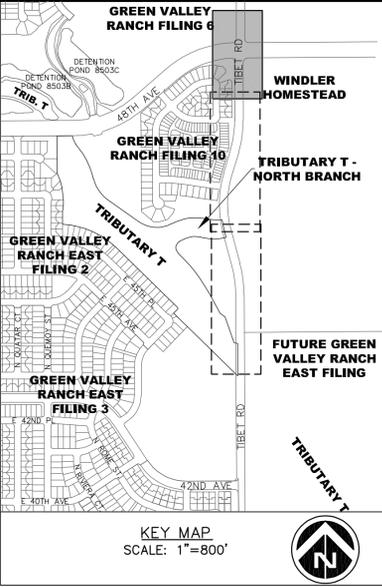
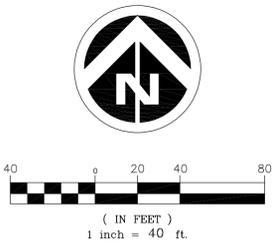
Dimension the ROW with arrows in this area. Add this dimension.

INTERIM CUTOFF SWALE (PRIVATE); SEE CONSTRUCTION TIMING NOTE ON SHEET 2

40' ROW  
REC # 2022000050308  
E 1/2 SECTION OF N. TIBET ROAD  
CASE NO.: 2022-6011-00

PR. 4" PAVED SHOULDER; SEE CONSTRUCTION TIMING NOTE ON SHEET 2

30' ACCESS EASEMENT  
BOOK 1839, PAGE 880



**SYMBOLS AND LINETYPES LEGEND**

|  |           |
|--|-----------|
| BOUNDARY LINE                            | ---       |
| PHASE LINE                               | - - - - - |
| EASEMENT LINE                            | - - - - - |
| SECTION LINE                             | - - - - - |
| HALF-SECTION LINE                        | - - - - - |
| RIGHT OF WAY LINE                        | ---       |
| CENTER LINE OF STREET                    | ---       |
| SIGHT LINE                               | ---       |
| CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP | ---       |
| STREET SIGN                              | △         |
| RANGE POINT                              | △         |
| FIRE HYDRANT AND VALVE                   | ●         |
| EX. FIRE HYDRANT                         | ○         |
| WATER VALVE                              | ○         |
| STREET LIGHT                             | ○         |
| EX. STREET LIGHT                         | ○         |
| STORM/SEWER MANHOLE                      | ○         |
| STORM INLET                              | ○         |
| FLARED END SECTION                       | ○         |
| EX EASEMENT LINE                         | ---       |

**KEYNOTE**

|    |   |
|----|---|
| 1  | R1-1 (STOP SIGN, 36"x36")   |
| 2  | R2-1 (SPEED LIMIT, 24"x30")   |
| 3  | 8" CROSSSPAN  |
| 4  | SIGHT TRIANGLE  |
| 5  | W11-15 (30"x30") & W11-15P (24"x18") TRAIL CROSSING SIGN W/ RRFB ASSEMBLY             |
| 6  | W11-15 (30"x30") & W16-9P (24"x12") TRAIL CROSSING AHEAD SIGN                         |
| 7  | R3-17 (24"x18") & R3-17AP(24"x8") BIKE LANE AHEAD SIGN                                |
| 7* | R3-17 (24"x18") & R3-17BP(24"x8") BIKE LANE ENDS SIGN W/ W16-1P 'SHARE THE ROAD' SIGN |
| 8  | R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")   |

- 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'.
  - ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
  - STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.381.5601  
Kent, PE  
Email: kent@dewberry.com

**TIBET ROAD - TRIBUTARY T TO 48TH AVENUE  
SITE PLAN FOR INFRASTRUCTURE**

**SITE PLAN**

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

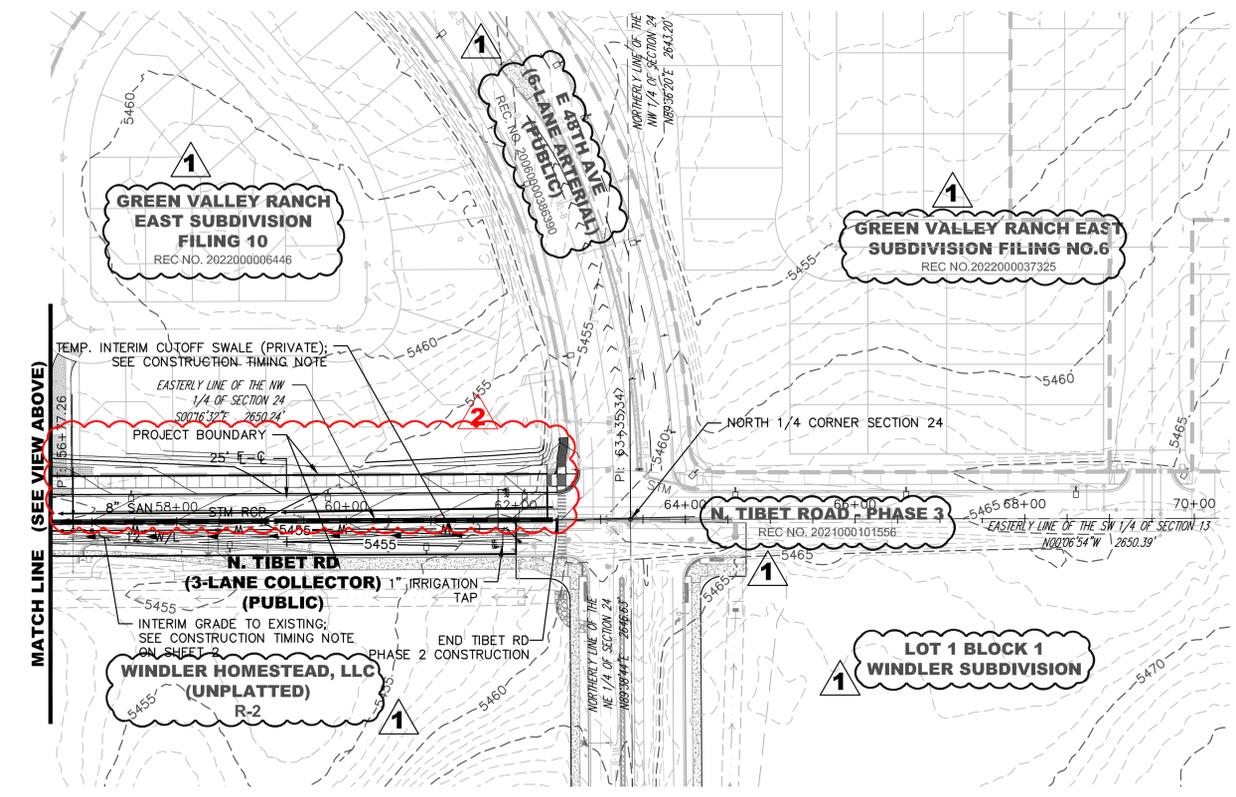
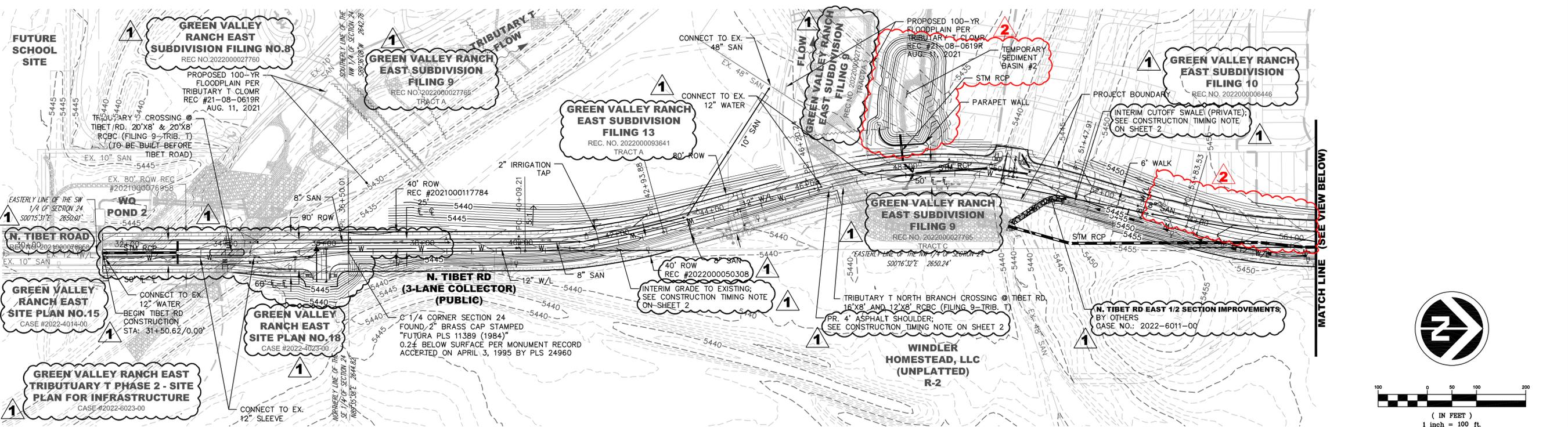
**DOCUMENT AMENDMENTS**

| No. | Date       | Description         |
|-----|------------|---------------------|
| 4   | 12-21-2021 | ISP - 4TH SUBMITTAL |
| 3   | 11-12-2021 | ISP - 3RD SUBMITTAL |
| 2   | 05-28-2021 | ISP - 2ND SUBMITTAL |
| 1   | 04-09-2021 | ISP - 1ST SUBMITTAL |

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CONSTRUCTION**

Project Number: 50119129  
Designed By: Drawn By: OCB  
Checked By: TDK  
Sheet Number: 6

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PRO\PP\CA GRADING AND UTILITY.DWG 6/7/2024 3:08 PM MENAM\_JULIE



Temp crusher fines bike path and notes have been removed from the plans with this amendment due to updated construction timing. Sheets 488 have been added back into the set and crusher fines trail removals have been reclouded on all sheets as necessary.

WAs sheet 8 left out deliberately?

**SYMBOLS AND LINETYPES LEGEND**

|             |  |
|-------------|--|
| ---         | BOUNDARY LINE                            |
| - - - -     | PHASE LINE                               |
| - . - . - . | EASEMENT LINE                            |
| ---         | SECTION LINE                             |
| - - - -     | HALF-SECTION LINE                        |
| ---         | RIGHT OF WAY LINE                        |
| ---         | CENTER LINE OF STREET                    |
| ---         | LOT LINE                                 |
| ---         | CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP |

PRELIMINARY  
NOT FOR  
CONSTRUCTION

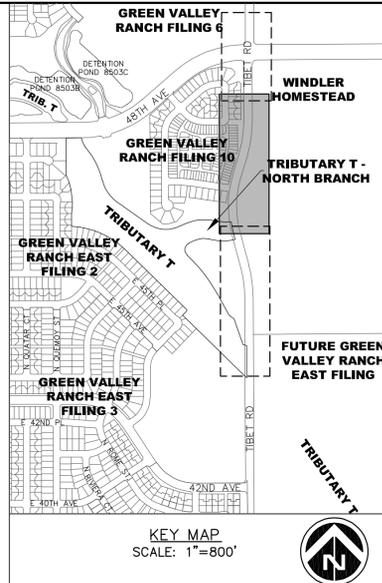
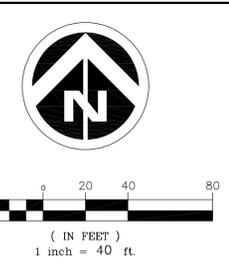
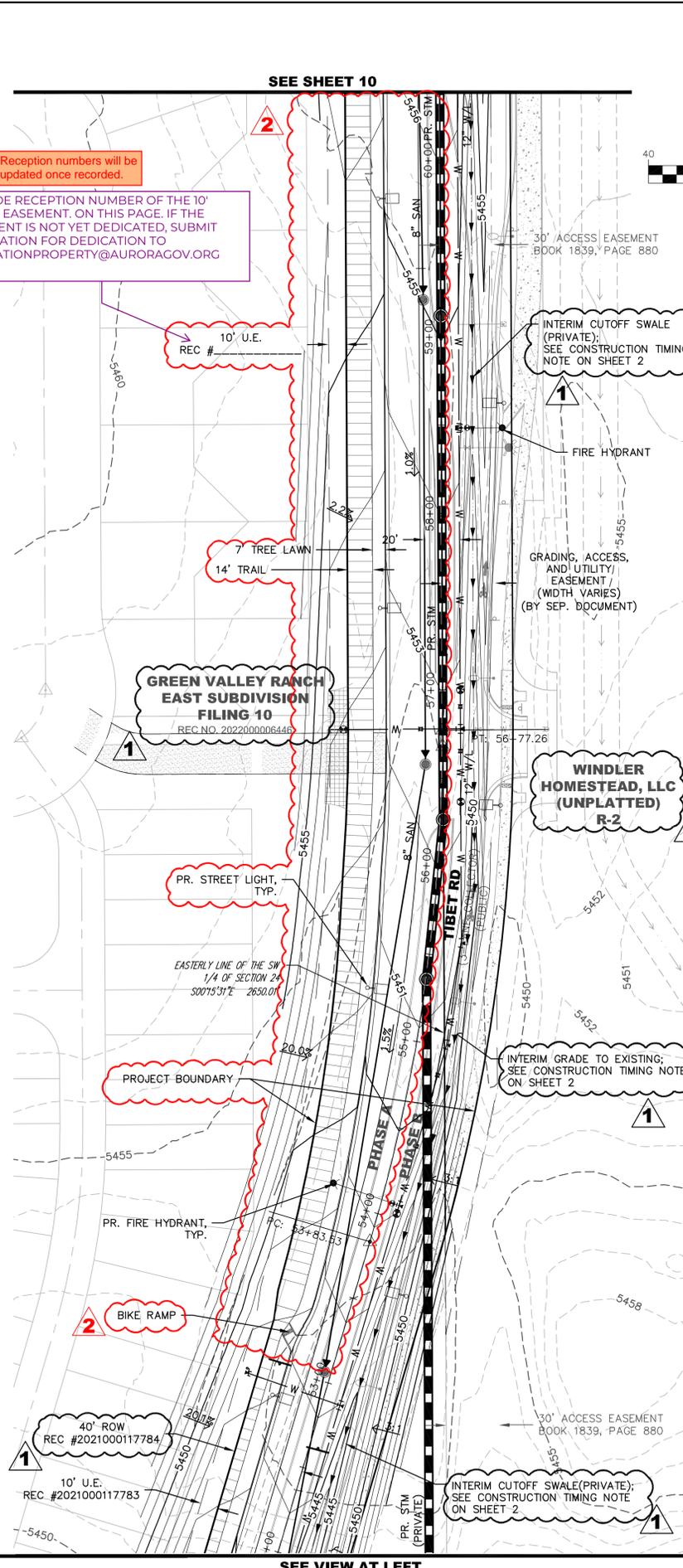
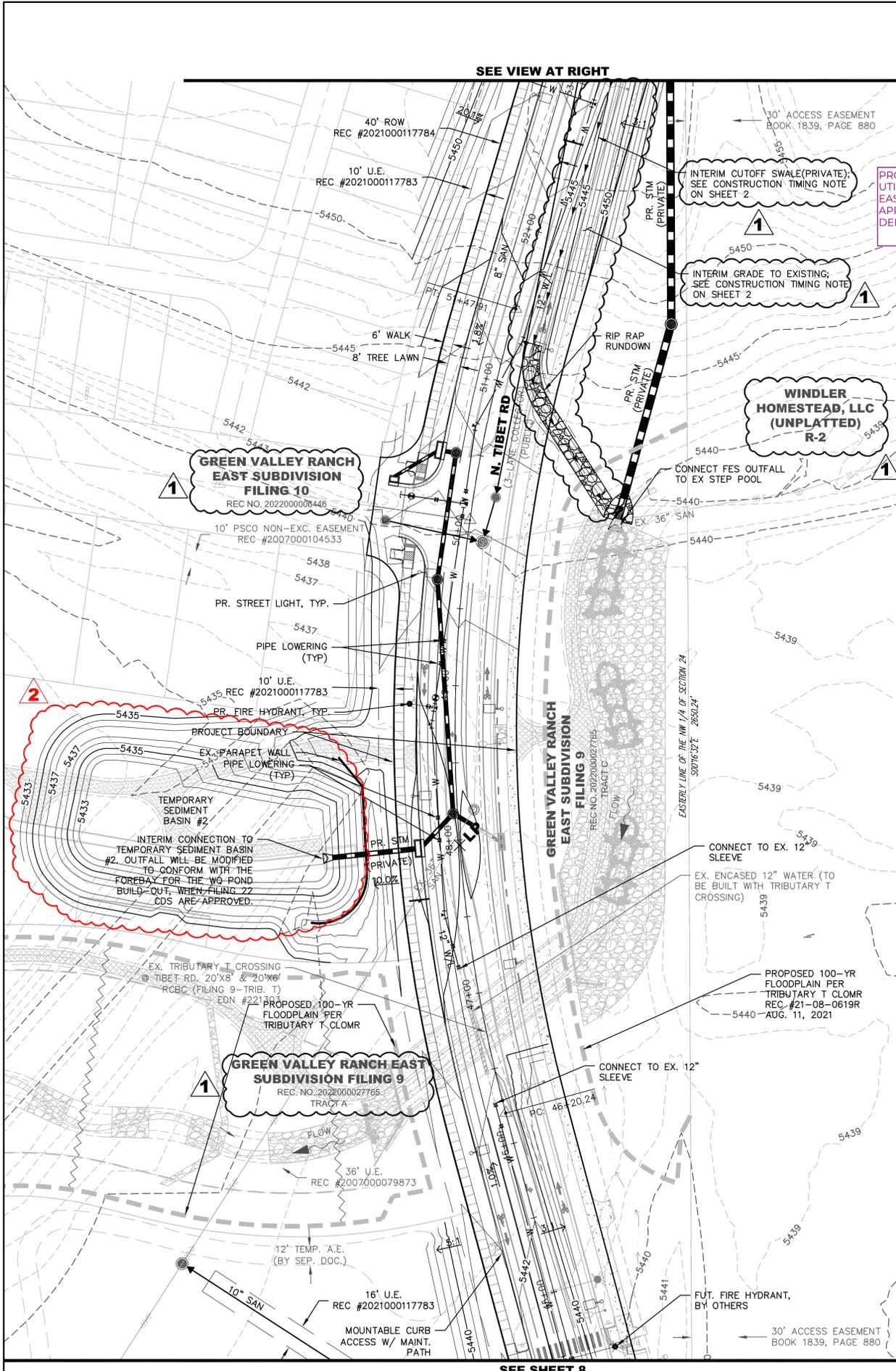
Project Number:  
50119129  
Designed By: OCB  
Drawn By: OCB  
Checked By: TDK  
Sheet Number: 7

OAKWOOD HOMES  
4908 TOWER ROAD  
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TIBET ROAD - TRIBUTARY T TO 48TH AVENUE  
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**SYMBOLS AND LINETYPES LEGEND**

|  |           |
|--|-----------|
| BOUNDARY LINE                            | ---       |
| PHASE LINE                               | - - - - - |
| EASEMENT LINE                            | - · - · - |
| SECTION LINE                             | ---       |
| HALF-SECTION LINE                        | - · - · - |
| RIGHT OF WAY LINE                        | ---       |
| CENTER LINE OF STREET                    | ---       |
| PROPOSED CONTOURS 5800                   | ---       |
| EXISTING CONTOURS 5700                   | ---       |
| 8" WATERLINE W/ GATE VALVE & TEE         | ---       |
| 12" WATERLINE                            | ---       |
| SANITARY SEWER W/ MANHOLE                | ---       |
| STORM SEWER W/ INLET, MANHOLE, & F.E.S.  | ---       |
| CURB, GUTTER, CROSSWALK & RAMP           | ---       |
| FIRE HYDRANT AND VALVE                   | ---       |
| EX. FIRE HYDRANT                         | ---       |
| STREET LIGHT                             | ---       |
| EX WATERLINE W/ VALVE & TEE              | ---       |
| EX SANITARY SEWER W/ MANHOLE             | ---       |
| EX STORM SWR W/ INLET, MANHOLE, & F.E.S. | ---       |
| EX. EASEMENT LINE                        | ---       |
| EX FIRE HYDRANT                          | ---       |
| EX STREET LIGHT                          | ---       |
| FLOW ARROW                               | ---       |
| HIGH POINT/LOW POINT + HP/+ LP           | ---       |

- NOTES:**
1. ALL WATER LINE IS 12" C900 PVC UNLESS OTHERWISE NOTED.
  2. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
  3. ALL STORM DRAINAGE FACILITIES ARE PUBLIC AND SIZED FOR THE 100YR STORM EVENT AND WILL BE MAINTAINED BY COA UNLESS OTHERWISE NOTED. ALL PRIVATE STORM SEWER SHALL BE MAINTAINED BY THE METRO DISTRICT.

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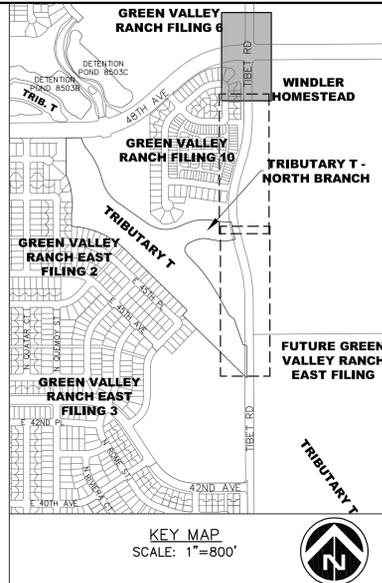
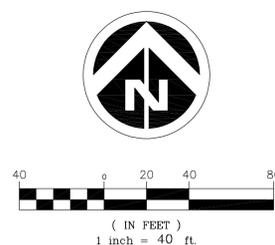
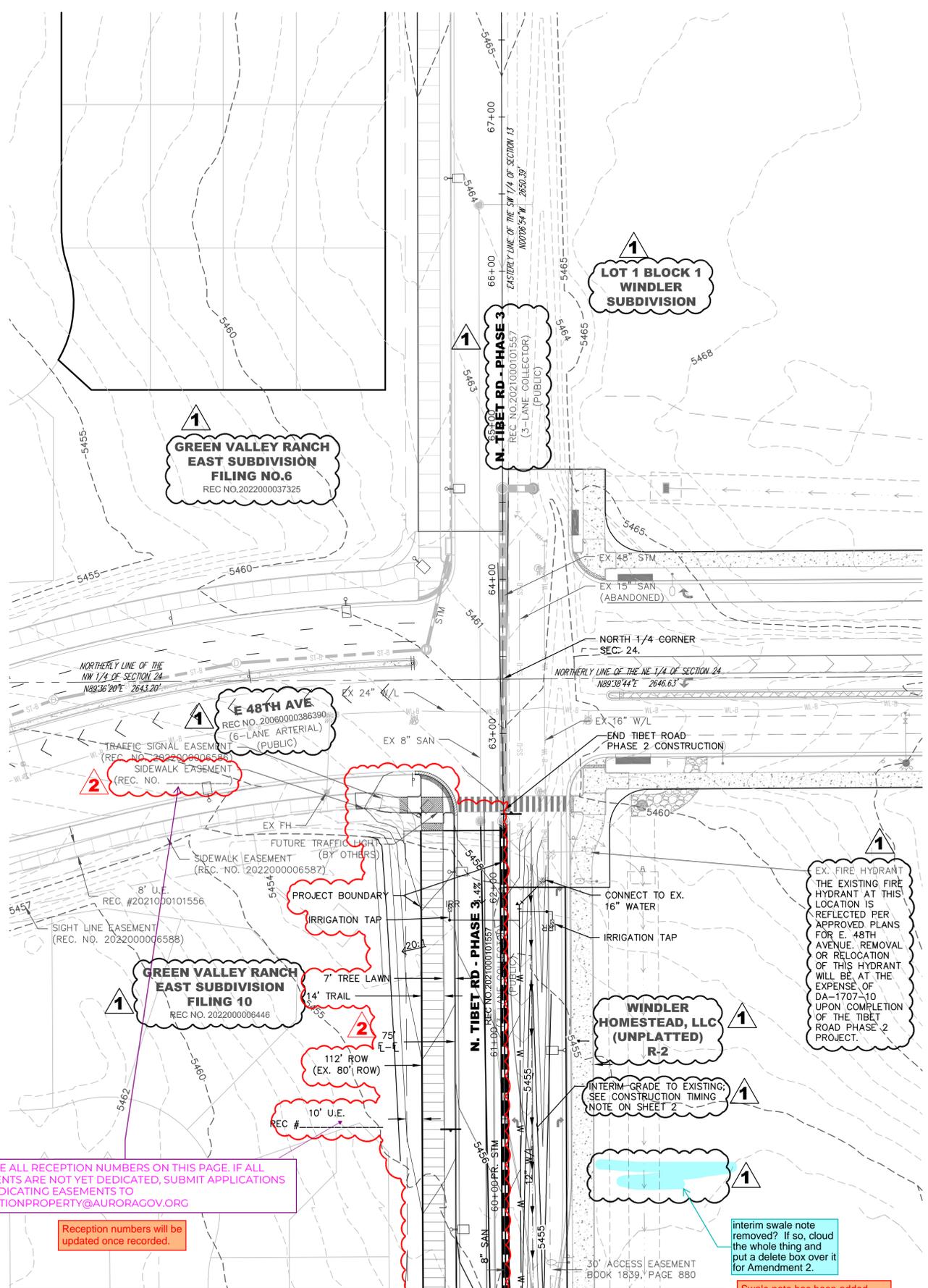
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| 1   | 04-09-2021 | ISP - 1ST SUBMITTAL |

**DOCUMENT AMENDMENTS**

Project Number: 50119129  
Designed By: Drawn By: OCB  
Checked By: TDK  
Sheet Number: 9

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**SYMBOLS AND LINETYPES LEGEND**

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
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- EXISTING CONTOURS 5700
- 8" WATERLINE W/ GATE VALVE & TEE
- 12" WATERLINE
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- STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- STREET LIGHT
- EX WATERLINE W/ VALVE & TEE
- EX SANITARY SEWER W/ MANHOLE
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| DOCUMENT AMENDMENTS |                                |
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PRELIMINARY  
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Project Number: 50119129  
 Designed By: Drawn By: OCB  
 Checked By: TDK  
 Sheet Number: 10

PROVIDE ALL RECEPTION NUMBERS ON THIS PAGE. IF ALL EASEMENTS ARE NOT YET DEDICATED, SUBMIT APPLICATIONS FOR DEDICATING EASEMENTS TO DEDICATIONPROPERTY@AURORAGOV.ORG

Reception numbers will be updated once recorded.

interim swale note removed? If so, cloud the whole thing and put a delete box over it for Amendment 2.

Swale note has been added back since swale is still in place.

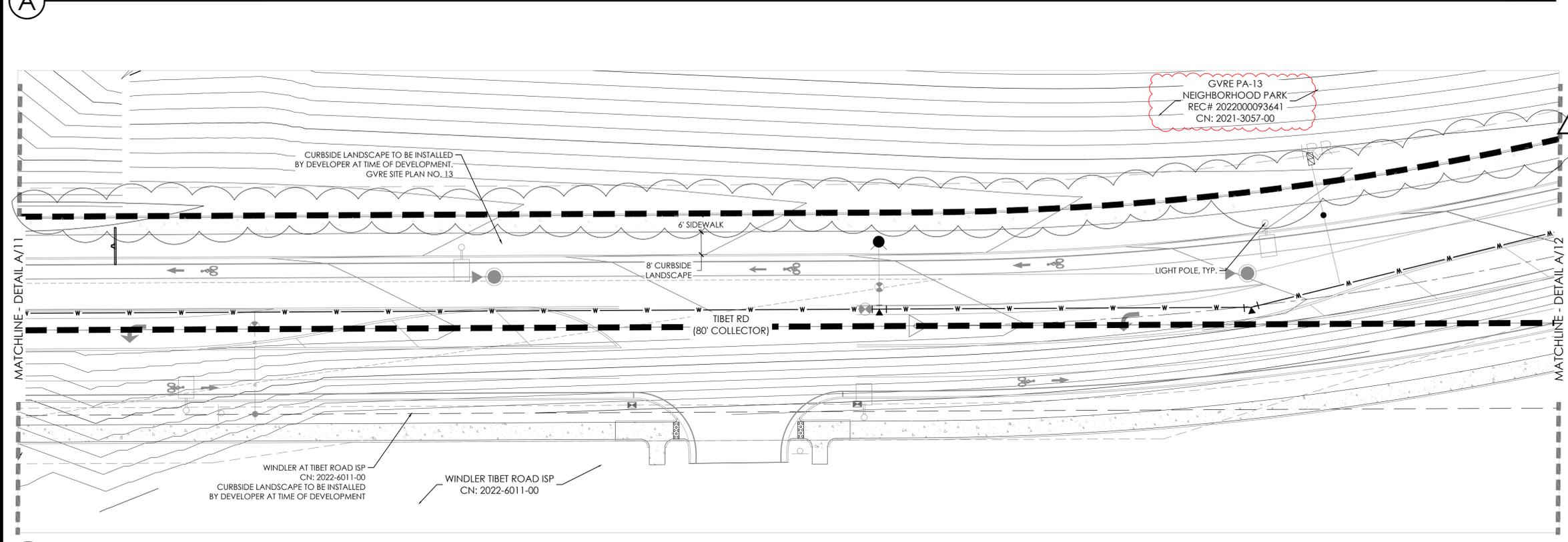
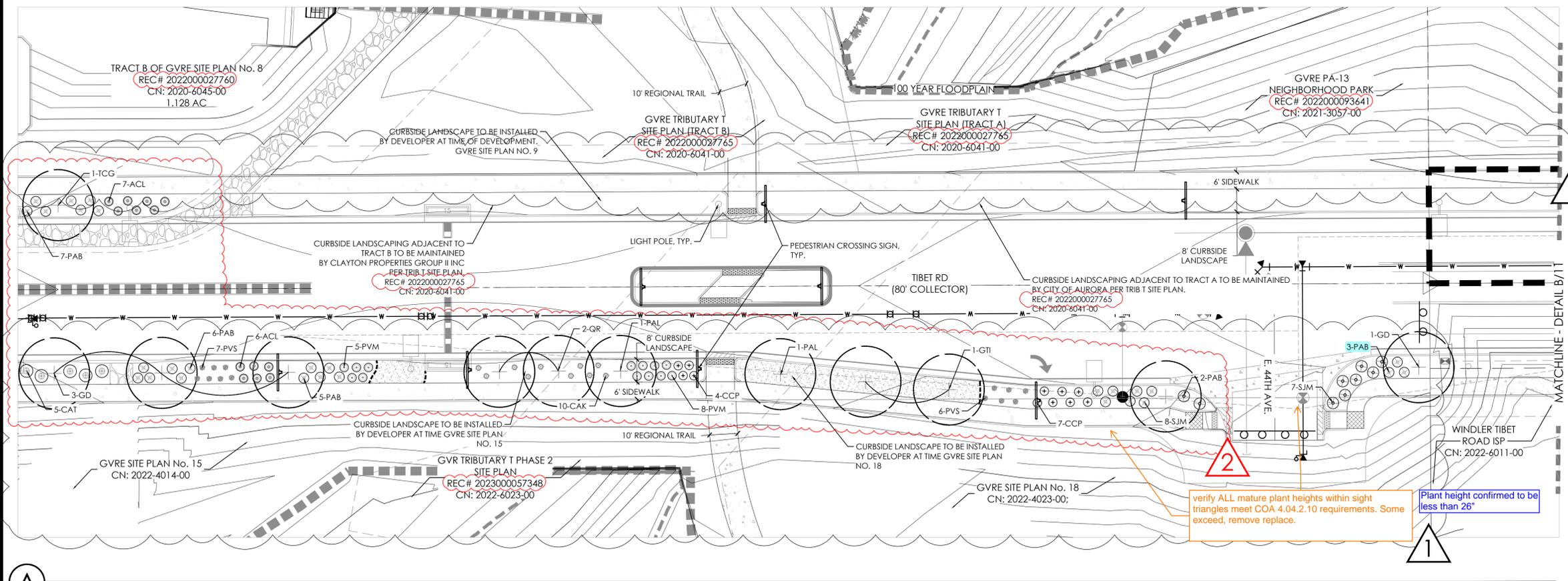
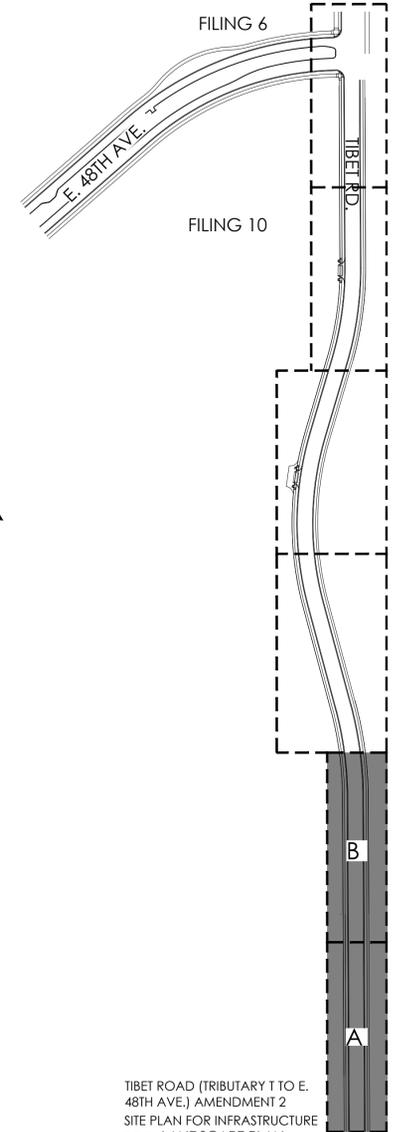
SEE SHEET 9

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6/5/2024 4:41 PM  
DILLON COOK

### LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX, SEE SHEET 15
- CONCRETE WALK
- 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 AND UDO SECTION 146.4.7.5.VII.
2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

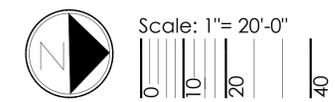


**AMENDMENT 1**  
- REMOVE CRUSHER FINES BIKE PATH  
- ADDED TURN LAND AND ROAD INTERSECTION INTO GVR FILING 18  
- PLANTING ADDED TO CURBSIDE



**AMENDMENT 2**  
- PLANTING REVISED  
- RECEPTION NUMBERS ADDED

**NOT FOR CONSTRUCTION**



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

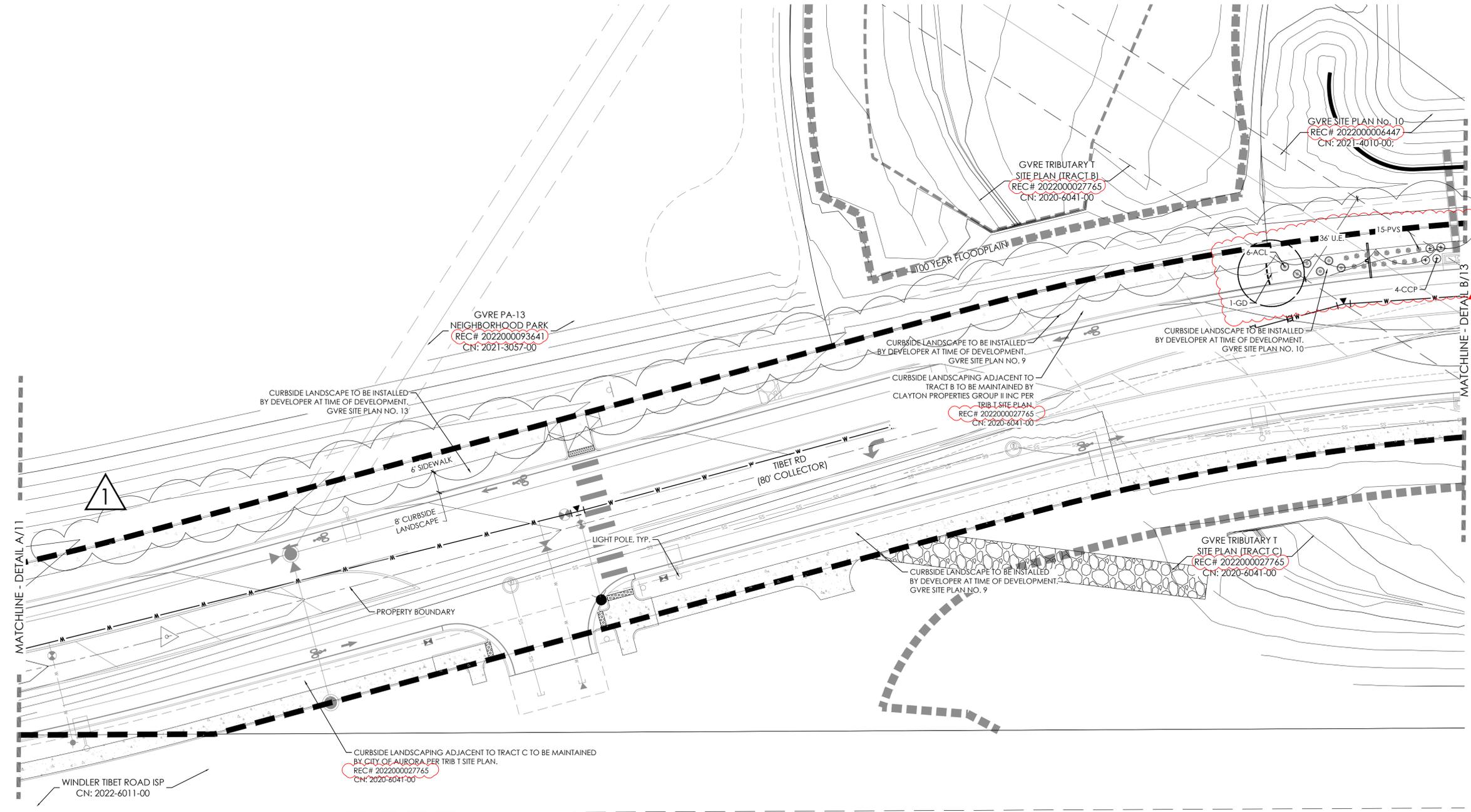
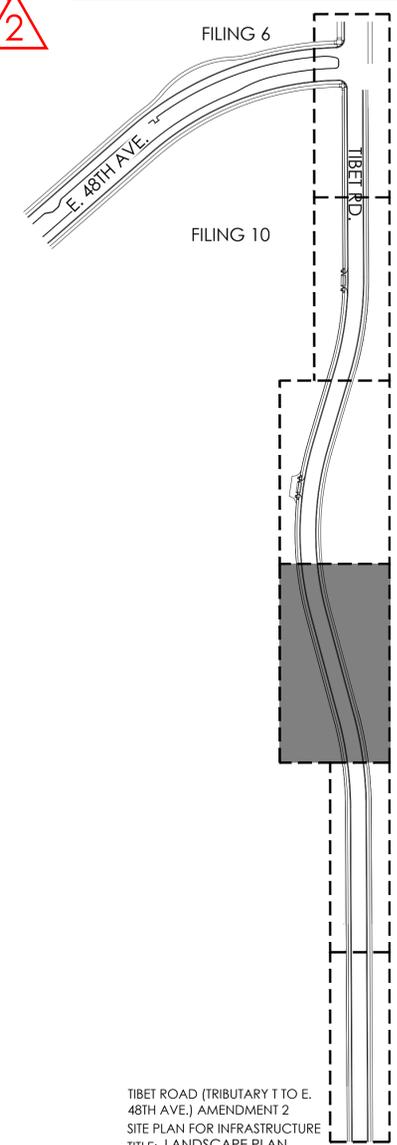
TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2  
SITE PLAN FOR INFRASTRUCTURE  
TITLE: LANDSCAPE PLAN  
DATE: June 5, 2024

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6/5/2024 4:41 PM  
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**LEGEND**

-  STREET TREE
-  SHRUBS
-  NATIVE SEED MIX, SEE SHEET 15
-  CONCRETE WALK
-  STEEL EDGER
-  SIGHT LINE
-  BOUNDARY LINE
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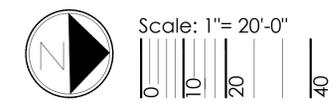
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**1**  
AMENDMENT 1  
- REMOVE CRUSHER FINES BIKE PATH

**2**  
AMENDMENT 2  
- PLANTING REVISED  
- RECEPTION NUMBERS ADDED

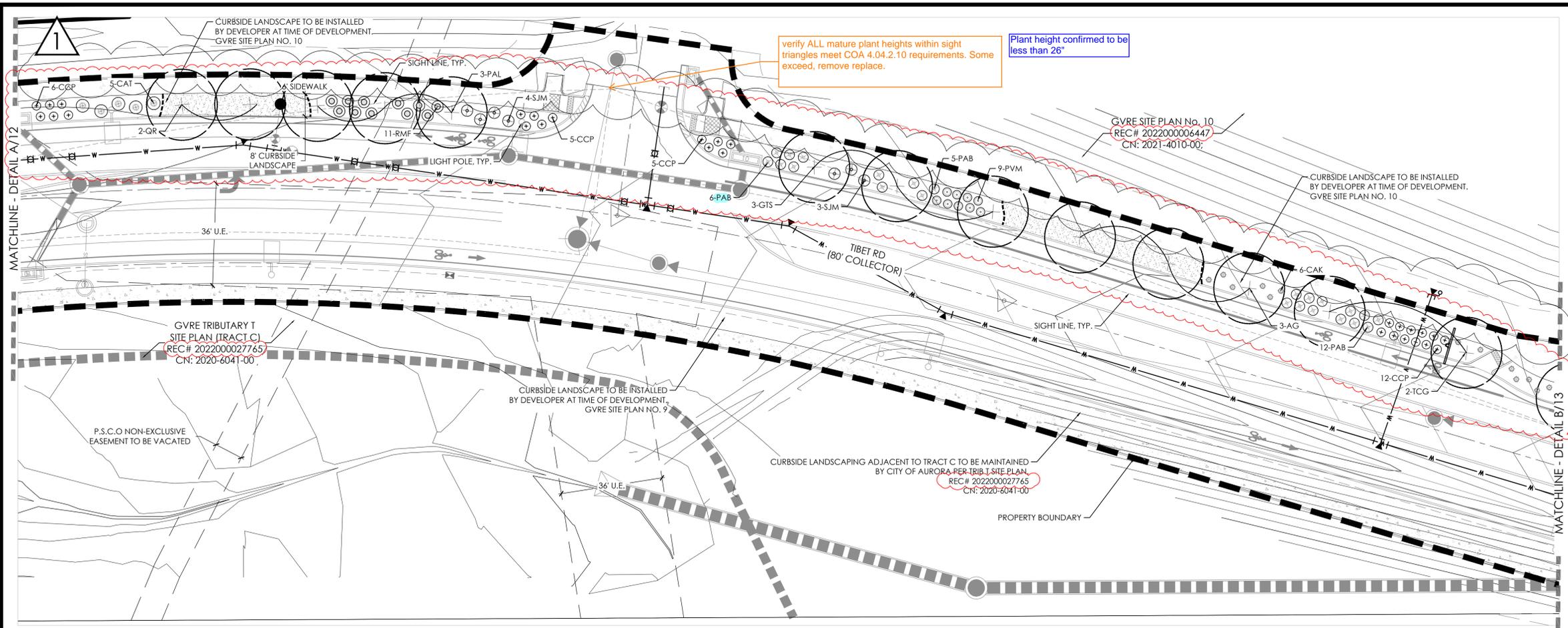


TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2  
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TITLE: LANDSCAPE PLAN  
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**terraccina design**  
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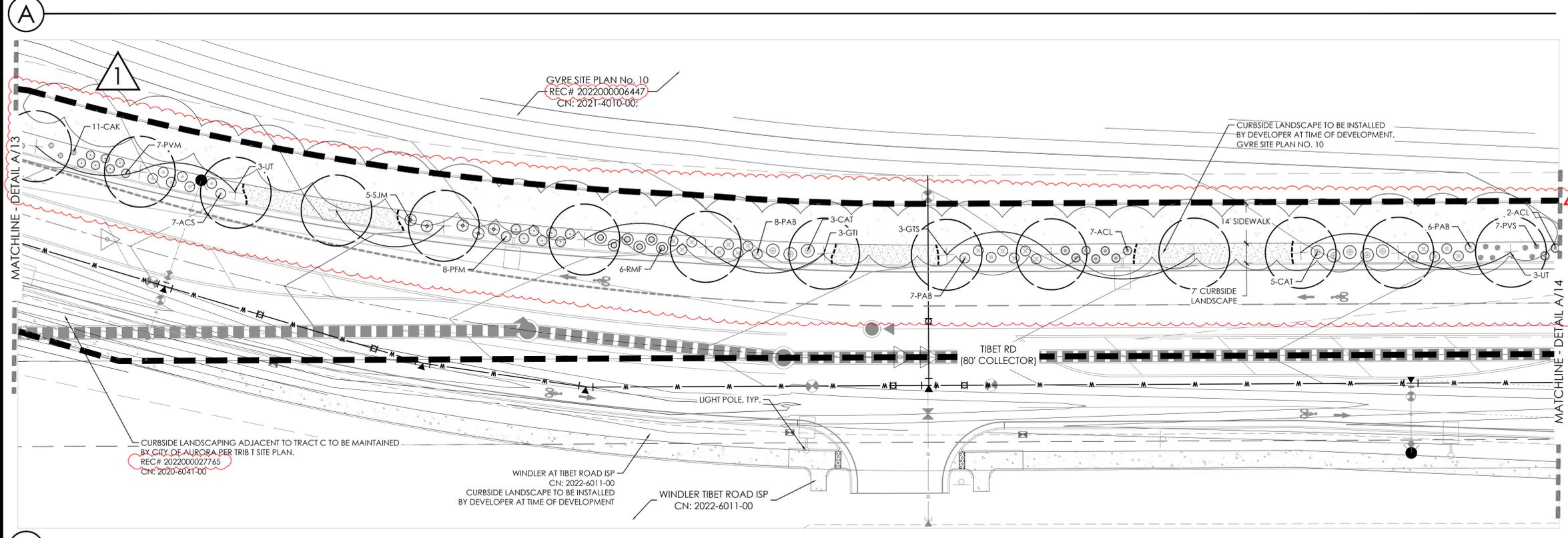
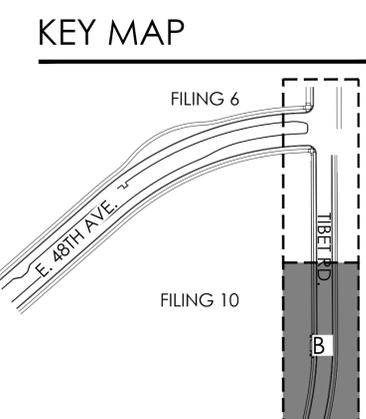
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### LEGEND

|  |                                  |
|--|----------------------------------|
|  | STREET TREE                      |
|  | SHRUBS                           |
|  | NATIVE SEED MIX,<br>SEE SHEET 15 |
|  | CONCRETE WALK                    |
|  | STEEL EDGER                      |
|  | SIGHT LINE                       |
|  | BOUNDARY LINE                    |
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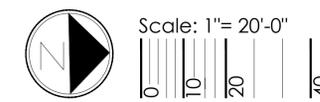
**NOTES:**

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- CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

**NOT FOR CONSTRUCTION**

**1**  
AMENDMENT 1  
- REMOVE CRUSHER FINES BIKE PATH

**2**  
AMENDMENT 2  
- PLANTING REVISED  
- REMOVED ACCESS POINT INTO GVR FILING 10  
- ADDED AN ADDITIONAL TRAVEL LANE ON THE WEST SIDE OF TIBET ROAD  
- BIKE LANE COMBINED WITH SIDEWALK TO MAKE A 14' SHARED WALK  
- RECEPTION NUMBERS ADDED



TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2  
SITE PLAN FOR INFRASTRUCTURE  
TITLE: LANDSCAPE PLAN  
DATE: June 5, 2024

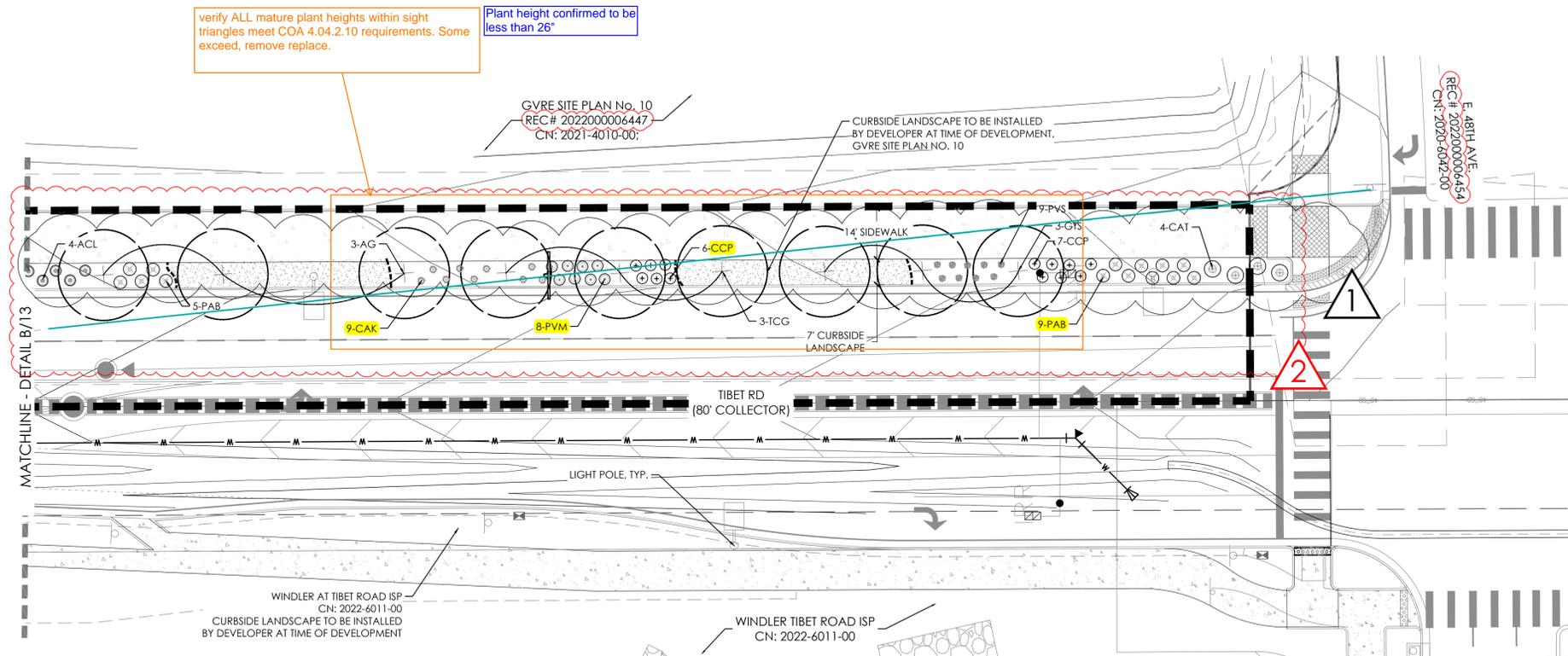
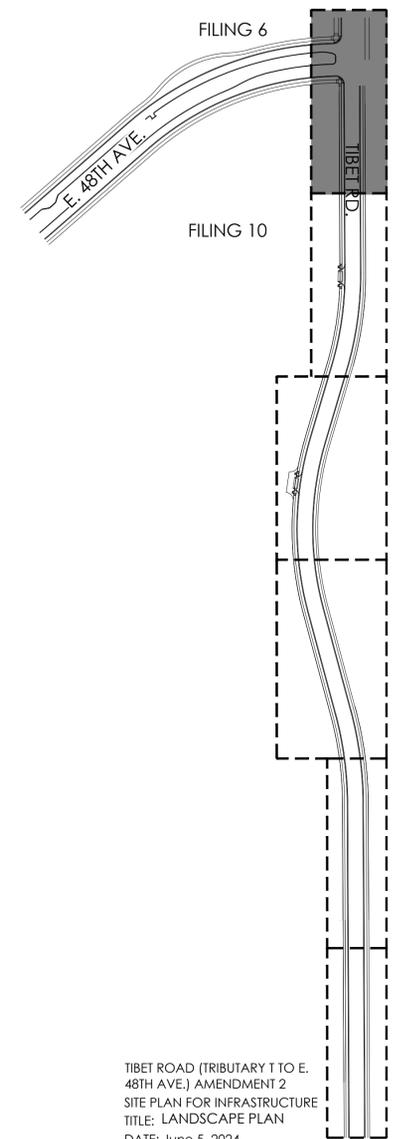
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### LEGEND

-  STREET TREE
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### KEY MAP



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**NOT FOR CONSTRUCTION**



Scale: 1" = 20'-0"  
0 10 20 40

TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2  
SITE PLAN FOR INFRASTRUCTURE  
TITLE: LANDSCAPE PLAN  
DATE: June 5, 2024



**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 OF ACCEPTANCE OF IMPROVEMENTS.
- ALL LANDSCAPED 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. 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 AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH 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 A MIXTURE OF STREET POLE LIGHTING, SIDEWALKS AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE AS APPROPRIATE. ON- SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

**NATIVE SEED AREAS: DRY / UPLAND GRASSES SEED MIX**

| LBS/ACRE        | BOTANICAL NAME                  | COMMON NAME                |
|-----------------|---------------------------------|----------------------------|
| <b>GRASSES</b>  |                                 |                            |
| 6               | BUCHLOE DACTYLOIDES 'SHARP'S'   | BUFFALOGRASS, SHARP'S      |
| 7               | BOUTELOUA CURTINPENDULA 'BUTTE' | SIDEOATS GRAMA, BUTTE*     |
| 5               | CHONDROSUM GRACILE 'HACHITA'    | BLUE GRAMA, HACHITA*       |
| 8               | PASCOPYRIUM SMITHII 'ARIBA'     | WESTERN WHEATGRASS, ARIBA* |
| 1               | SPOROBOLUS AIROIDES             | ALKALI SACATON             |
| <b>TOTAL:27</b> |                                 |                            |

**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) | 1,510              | 11,138 | 38                              | 38             | 278  | 221 (79%)       | 57 (21%)         |
| TIBET RD. (EAST) | 429                | 3,534  | 11                              | 11             | 86   | 65 (74%)        | 23 (26%)         |

NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING  
 ALL STREET TREES AND CURBSIDE LANDSCAPE NOT SHOWN ALONG TIBET ROAD WILL BE INSTALLED AND CAN BE FOUND WITH:  
 - GYRE PA-13 NEIGHBORHOOD PARK - REC# 2022000093641 / CN: 2021-3057-00  
 - GYRE TRIBUTARY I SITE PLAN - REC# 2022000027765 / CN: 2020-6041-00  
 - WINDLER AT TIBET ROAD ISP - CN: 2022-6011-00

**1**  
**AMENDMENT 1**  
 - UPDATED PLANT QUANTITIES  
 - ADDED EAST SIDE OF TIBET TO CURBSIDE LANDSCAPE REQUIREMENTS  
 - MOVED DETAILS FROM SHEET 15 TO THIS SHEET  
 - REVISED CURBSIDE LANDSCAPE REQUIREMENTS

**2**  
**AMENDMENT 2**  
 - REVISED CURBSIDE LANDSCAPE REQUIREMENTS ALONG WEST SIDE OF TIBET RD.  
 - PLANT QUANTITIES REVISED

**PLANT SCHEDULE**

| QTY                          | KEY | BOTANICAL NAME                                  | COMMON NAME                     | SIZE     | TYPE  | WATER USE |
|------------------------------|-----|---|---------------------------------|----------|-------|-----------|
| <b>DECIDUOUS SHADE TREES</b> |     |   |                                 |          |       |           |
| 6                            | AG  | AESCULUS GLABRA                                 | BUCKEYE, OHIO                   | 2.5" CAL | B&B   | M         |
| 6                            | GD  | GYMNOCLADUS DIOICUS 'ESPRESSO'                  | KENTUCKY COFFEETREE, SEEDLESS   | 2.5" CAL | B&B   | L         |
| 5                            | GTI | GLEDITSIA TRIACANTHOS 'IMPERIAL'                | HONEYLOCUST, IMPERIAL           | 2.5" CAL | B&B   | L         |
| 9                            | GTS | GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'        | HONEYLOCUST, SKYLINE            | 2.5" CAL | B&B   | L         |
| 5                            | PAL | PLATANUS X ACERIFOLIA 'BLOODGOOD'               | PLANETREE, BLOODGOOD            | 2.5" CAL | B&B   | M         |
| 4                            | QR  | QUERCUS ROBUR                                   | OAK, ENGLISH                    | 2.5" CAL | B&B   | M         |
| 7                            | 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         |
| <b>DECIDUOUS SHRUBS</b>      |     |   |                                 |          |       |           |
| 32                           | ACL | AMORPHA CANESCENS                               | LEADPLANT                       | #5       | CONT. | L         |
| 7                            | ACS | ARTEMISIA CANA                                  | SAGEBRUSH, SILVER               | #5       | CONT. | L         |
| 22                           | CAT | COTONEASTER ADPRESSUS 'TOM THUMB'               | COTONEASTER, TOM THUMB          | #5       | CONT. | L         |
| 56                           | CCP | CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'         | SPIREA, PETIT BLEU              | #5       | CONT. | L         |
| 86                           | PAB | PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'     | SAGE, BUFFALO FEATHERS RUSSIAN  | #5       | CONT. | L         |
| 8                            | PFM | POTENTILLA FRUTICOSA, MCKAY'S WHITE'            | POTENTILLA, MCKAY'S WHITE       | #5       | CONT. | L         |
| 37                           | PVM | PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE' | MOCKORANGE, MINIATURE SNOWFLAKE | #5       | CONT. | L         |
| 17                           | RMF | ROSA MEIDLAND FIRE                              | FIRE MEIDLAND ROSE              | #5       | CONT. | L         |
| 21                           | SJM | SPIRAEA JAPONICA 'MAGIC CARPET'                 | MAGIC CARPET SPIREA             | #5       | CONT. | L         |
| <b>GRASSES</b>               |     |   |                                 |          |       |           |
| 36                           | CAK | CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'        | FEATHER REED GRASS              | #5       | CONT. | L         |
| 44                           | 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

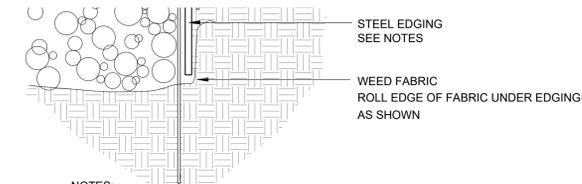
can't find this plant. Comes up as Tridens stricta 'Buffalo Feathers' and can be up to 7' tall

Perovskia atriplicifolia 'Buffalo Feathers'  
 Salvia yangii 'Buffalo Feathers'  
 Sage, Buffalo Feathers Russian



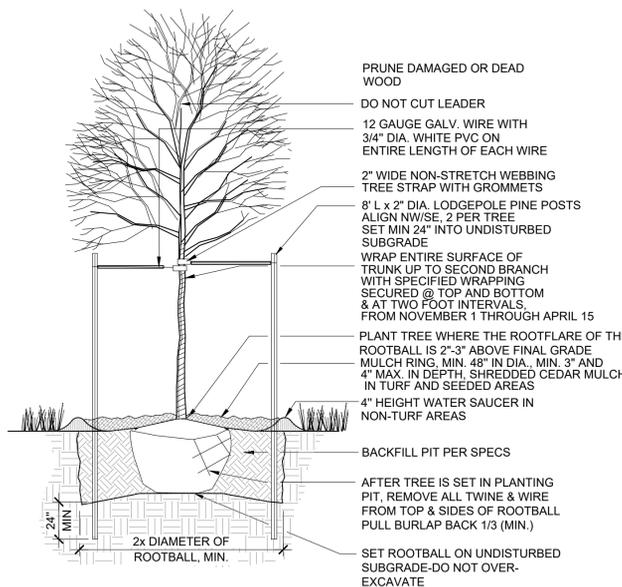
**Mature Height:** 18-24"  
**Mature Spread:** 18-24"  
**Water Requirements:** Very Low  
**Exposure:** Sun  
**Hardy To:** 8,500'  
**Flower Color:** Blue  
**Flower Season:** Mid- to Late Summer

A compact selection that is less likely to flop in the landscape when planted in full sun. The foliage is fragrant, finely dissected, is deer resistant and makes a great choice for accent or border plantings. Cut back nearly to the ground in the spring before the new growth begins. A Little Valley selection.

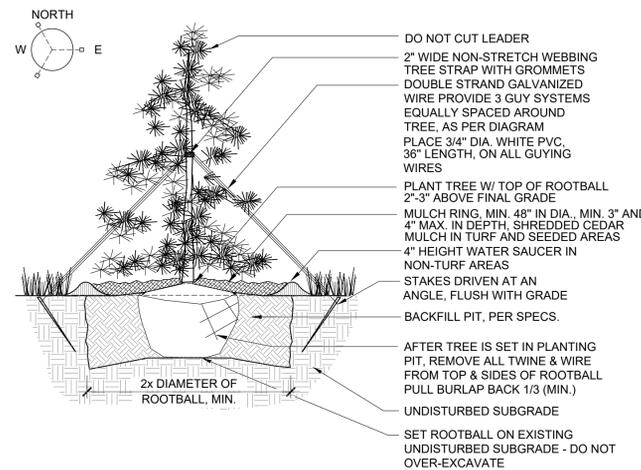


- NOTES:
- STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
  - EDGING SHALL BE POWDER COATED, BLACK
  - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
  - ALL JOINTS SHALL BE SECURELY STAKED.

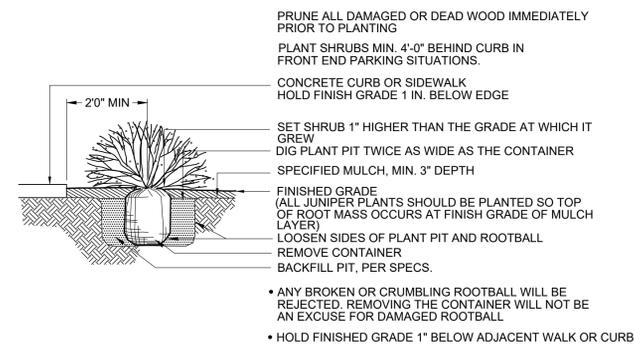
**1 STEEL EDGING**  
 SCALE: NTS



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



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



**4 SHRUB PLANTING DETAIL**  
 SCALE: NTS

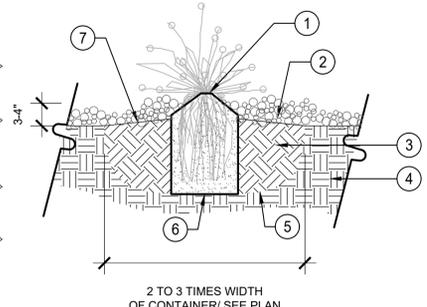
NOT FOR CONSTRUCTION

AND MINIMUM OF 5 GAL. CONTAINERS.

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 2 A21.1-SHEETS\GVR-E\_TIBET-RD\_DETAILS.DWG  
 6/5/2024 4:41 PM  
 DILLON COOK

TIBET ROAD (TRIBUTARY I TO E. 48TH AVE.) AMENDMENT 2  
 SITE PLAN FOR INFRASTRUCTURE  
 TITLE: LANDSCAPE DETAILS  
 DATE: June 5, 2024

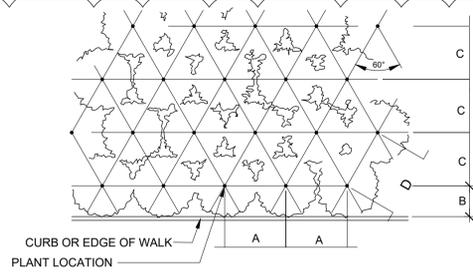




- 1 PERENNIAL RE: PLANTING PLANS
- 2 CEDAR OR ROCK MULCH
- 3 PLANTING BACKFILL MIX
- 4 SUBGRADE
- 5 SCARIFY SIDES AND BOTTOM OF PLANTING PIT
- 6 FLAT BOTTOM OF HOLE
- 7 SLOPE TOP OF PLANTING PIT, ALLOW FOR POSITIVE DRAINAGE

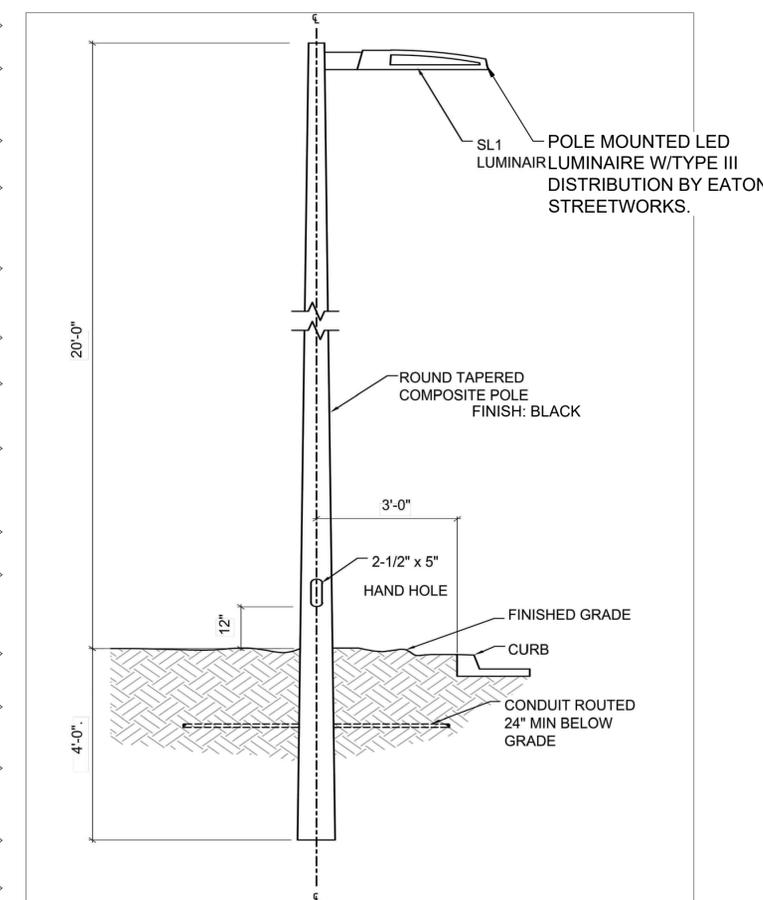
- NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
  2. PRUNE ALL DEAD FOLIAGE.
  3. HANDLE ONLY BY ROOTBALL.
  4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
  5. PLACE BEST SIDE TO MOST FREQUENT VIEWING. NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
  6. BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
  7. REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.

1 PERENNIAL PLANTING DETAIL  
SCALE: NTS

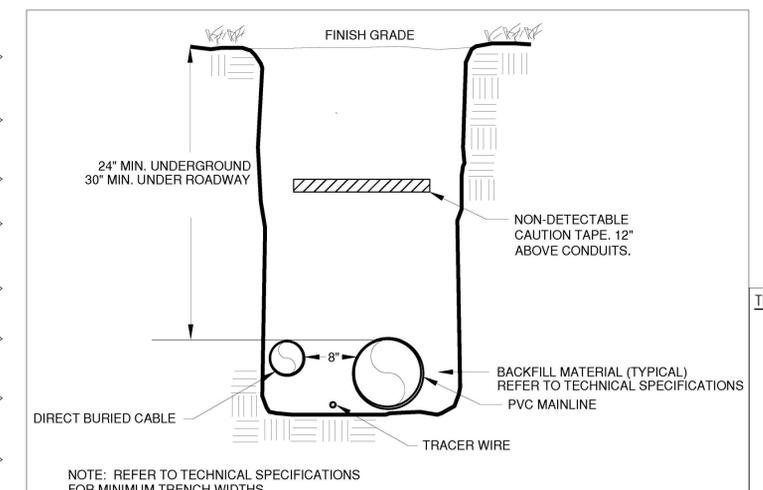


| PLANT SPACING | A   | B   | C   | D   |
|---------------|-----|-----|-----|-----|
| 24"           | 24" | 18" | 21" | 24" |
| 30"           | 30" | 15" | 26" | 30" |
| 36"           | 36" | 30" | 31" | 36" |
| 48"           | 48" | 30" | 42" | 48" |
| 60"           | 60" | 36" | 52" | 60" |

2 PERENNIAL PLANT SPACING DETAIL  
SCALE: NTS



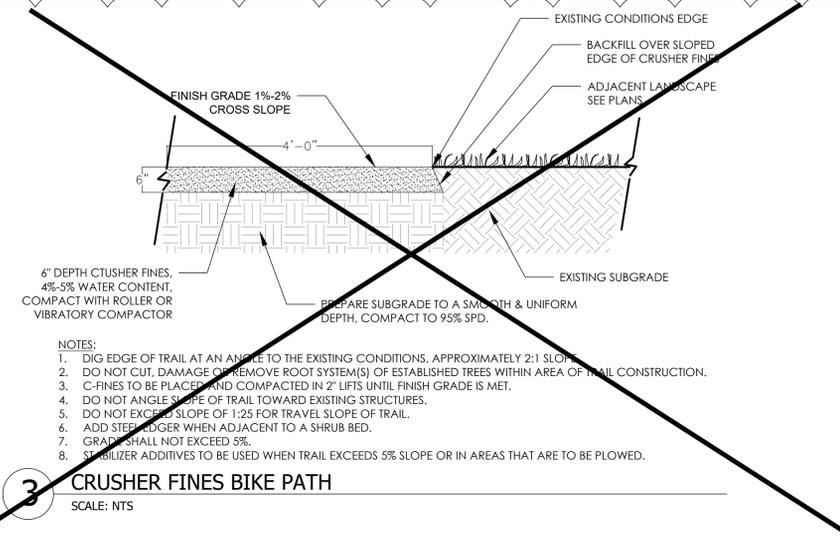
4 LIGHT POLE AND FIXTURE  
SCALE: NTS



6 TYPICAL TRENCH DETAIL  
SCALE: NTS

- TRENCH GENERAL NOTES:
1. IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
  2. THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
  3. PROVIDE UTILITY TAPE, WHICH SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ELEMENTS, AND TO BE PLACED ABOVE THE ELECTRICAL LINE BUT BELOW THE IRRIGATION.
  4. PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEBIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

1 AMENDMENT 1  
- REMOVE CRUSHER FINES BIKE PATH  
- MOVED DETAILS TO SHEET 14  
- ADDED STREET LIGHT DETAILS



3 CRUSHER FINES BIKE PATH  
SCALE: NTS

**Quazite**  
Dimensions / Data 12"x12"PC Style Polymer Concrete (Stackable) Assembly  
Hex Head Bolts are Standard

Composite Box Cover Part #  
PC1212HA00G4 - 12X12 TIER 15 PULL BOX LID, "COA LIGHTING"

| Covers      |      |                      |          |            |              |  |
|-------------|------|----------------------|----------|------------|--------------|--|
| DESCRIPTION | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO.     |  |
| W/ 2 Bolts  | 8    | 8,000 / 12,000       | 12       | 60         | PC1212CA00** |  |
| W/ 2 Bolts  | 15   | 15,000 / 22,500      | 12       | 60         | PC1212HA00** |  |
| No Bolts    | 8    | 8,000 / 12,000       | 12       | 60         | PC1212WA00** |  |

To order gasketed covers, replace the letter "A" with the letter "G".  
Gasketed covers are with 4 bolts.  
Replace \*\* with a logo code found on page 60.  
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

| Boxes                |         |      |                      |          |            |            |
|----------------------|---------|------|----------------------|----------|------------|------------|
| DESCRIPTION          | DEPTH   | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO.   |
| Standard Open Bottom | 12"     | 15   | 15,000 / 22,500      | 36       | 30         | PC1212BA12 |
| Solid Bottom         | 12 1/2" | 15   | 15,000 / 22,500      | 41       | 30         | PC1212BA12 |

To order gasketed boxes, replace the letter "A" with the letter "G".  
Gaskets reduce the inflow of fluids but do not make the enclosure water tight.  
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

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5 ELECTRICAL BOXES  
SCALE: NTS

**Quazite**  
Dimensions / Data 11"x18"PG Style Polymer Concrete (Stackable) Assembly  
Hex Head Bolts are Standard

PG1118HA00G4 - 11X18 TIER 15 PULL BOX LID, "COA LIGHTING"

| Covers      |      |                      |          |            |              |  |
|-------------|------|----------------------|----------|------------|--------------|--|
| DESCRIPTION | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO.     |  |
| W/ 2 Bolts  | 8    | 8,000 / 12,000       | 27       | 40         | PG1118CA00** |  |
| W/ 2 Bolts  | 15   | 15,000 / 22,500      | 27       | 40         | PG1118HA00** |  |
| No Bolts    | 8    | 8,000 / 12,000       | 27       | 40         | PG1118WA00** |  |
| W/ 2 Bolts  | 22   | 22,500 / 33,750      | 27       | 40         | PG1118H000** |  |

To order gasketed covers, replace the letter "A" with the letter "G".  
Replace \*\* with a logo code found on page 60. See page 65 for meter and touch/radio read cover options.  
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

| Boxes                |         |      |                      |          |            |            |
|----------------------|---------|------|----------------------|----------|------------|------------|
| DESCRIPTION          | DEPTH   | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO.   |
| Standard Open Bottom | 12"     | 22   | 22,500 / 33,750      | 40       | 30         | PG1118BA12 |
| Solid Bottom         | 12 1/2" | 22   | 22,500 / 33,750      | 43       | 30         | PG1118BA12 |
| Fronted Box          | 18 1/2" | 22   | 22,500 / 33,750      | 41       | 30         | PG1118BA12 |
| Fronted Box          | 18 1/2" | 22   | 22,500 / 33,750      | 55       | 24         | PG1118BA18 |

To order boxes with 2 standard mouseholes, replace the letter "A" with the letter "B".  
To order gasketed boxes, replace the letter "A" with the letter "G".  
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

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TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2  
SITE PLAN FOR INFRASTRUCTURE  
TITLE: LANDSCAPE DETAILS  
DATE: June 5, 2024



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 2 A21.1-SHEETS\GVR-E\_TIBET\_RD\_DETAILS.DWG  
DILLON COOK  
6/5/2024 4:41 PM