

WINDLER TIBET ROAD INFRASTRUCTURE SITE PLAN 42ND AVENUE TO 48TH AVENUE

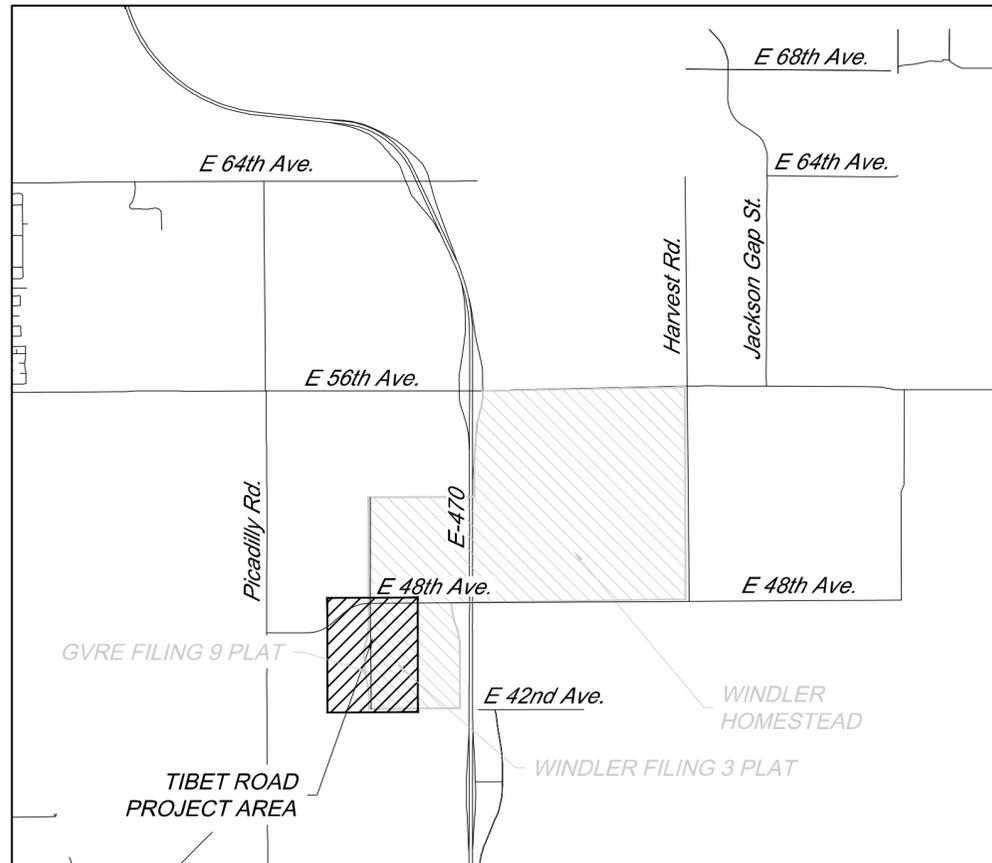
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
AND THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST,
CITY OF AURORA, COUNTY OF ADAMS
STATE OF COLORADO

LEGAL DESCRIPTION

COMMENCING AT THE POINT OF BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 24.

BEGINNING AT A POINT WHOSE NORTHING IS 1708643.078 AND WHOSE EASTING IS 3217784.737;
NORTH 00°16'24" WEST, A DISTANCE OF 359.54 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 284.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 14°49'53.11", A CHORD BEARING OF NORTH 07°41'20" WEST, AND A CHORD LENGTH OF 283.95 FEET TO A POINT OF NON-TANGENCY;
NORTH 15°08'17" WEST, A DISTANCE OF 325.79 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 527.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 31°39'27.11", A CHORD BEARING OF NORTH 00°43'27" EAST, AND A CHORD LENGTH OF 520.98 FEET TO A POINT OF NON-TANGENCY;
NORTH 16°33'10" EAST, A DISTANCE OF 235.48 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 293.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 16°49'34.01", A CHORD BEARING OF NORTH 08°08'23" EAST, AND A CHORD LENGTH OF 292.62 FEET TO A POINT OF NON-TANGENCY;
NORTH 00°16'24" WEST, A DISTANCE OF 523.50 FEET;
NORTH 89°56'22" EAST, A DISTANCE OF 58.00 FEET;
SOUTH 00°16'24" EAST, A DISTANCE OF 393.22 FEET;
SOUTH 89°45'28" WEST, A DISTANCE OF 10.68 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 21.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1130.25 FEET, A CENTRAL ANGLE OF 01°06'38.04", A CHORD BEARING OF SOUTH 04°53'47" WEST, AND A CHORD LENGTH OF 21.91 FEET TO A POINT OF NON-TANGENCY TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 65.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1075.15 FEET, A CENTRAL ANGLE OF 03°28'22.37", A CHORD BEARING OF SOUTH 03°42'55" WEST, AND A CHORD LENGTH OF 65.16 FEET TO A POINT OF NON-TANGENCY TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 32.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°09'04.45", A CHORD BEARING OF SOUTH 44°05'48" EAST, AND A CHORD LENGTH OF 28.81 FEET TO A POINT OF NON-TANGENCY;
NORTH 89°49'40" EAST, A DISTANCE OF 4.18 FEET;
SOUTH 00°10'11" EAST, A DISTANCE OF 64.00 FEET;
SOUTH 89°49'40" WEST, A DISTANCE OF 6.59 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 30.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°46'24.08", A CHORD BEARING OF SOUTH 46°26'28" WEST, AND A CHORD LENGTH OF 27.48 FEET TO A POINT OF NON-TANGENCY TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 245.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 13°29'54.61", A CHORD BEARING OF SOUTH 09°48'13" WEST, AND A CHORD LENGTH OF 244.45 FEET TO A POINT OF NON-TANGENCY;
SOUTH 16°33'10" WEST, A DISTANCE OF 235.48 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 505.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 31°39'27.11", A CHORD BEARING OF SOUTH 00°43'27" WEST, AND A CHORD LENGTH OF 499.16 FEET TO A POINT OF NON-TANGENCY;
SOUTH 15°08'17" EAST, A DISTANCE OF 325.79 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 295.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 14°49'53.11", A CHORD BEARING OF SOUTH 07°41'20" EAST, AND A CHORD LENGTH OF 294.27 FEET TO A POINT OF NON-TANGENCY;
SOUTH 00°16'24" EAST, A DISTANCE OF 6.41 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 39.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°21'45.07", A CHORD BEARING OF SOUTH 44°54'29" WEST, AND A CHORD LENGTH OF 35.24 FEET TO A POINT OF NON-TANGENCY;
SOUTH 89°54'39" EAST, A DISTANCE OF 0.72 FEET;
SOUTH 00°05'21" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
THENCE, A DISTANCE OF 39.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°21'45.07", A CHORD BEARING OF SOUTH 44°54'29" WEST, AND A CHORD LENGTH OF 35.47 FEET TO A POINT OF NON-TANGENCY;
SOUTH 00°16'24" EAST, A DISTANCE OF 239.03 FEET;
SOUTH 89°35'41" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING A CALCULATED AREA OF 113,084 SQUARE FEET OR 2.596 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

CIVIL ENGINEER: WESTWOOD PROFESSIONAL SERVICES 10333 DRY CREEK RD. - SUITE 400 ENGLEWOOD, CO 80112 CONTACT: TOM ODLE PHONE: (720) 249-3575 EMAIL: TOM.ODLE@WESTWOODPS.COM	LANDSCAPE ARCHITECT SUPERBLOOM 23 LINCOLN STREET, SUITE 200 DENVER, CO 80203 CONTACT: DIANE LIPOVSKY PHONE: (720) 725-9406 EMAIL: DIANE@SUPERBLOOM.NET	PROPERTY OWNERS: WINDLER PUBLIC IMPROVEMENT AUTHORITY (GVP WINDLER LLC) 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 CONTACT: CHRIS FELLOWS TEL: (303) 795-9900	PROPERTY OWNERS: (CONT) GREEN VALLEY AURORA LLC. C/O GEORGE MCELROY & ASSOCIATES INC. 10801 W. CHARLESTON BLVD. STE. 170 LAS VEGAS, NV 89135 CLAYTON PROPERTIES GROUP II INC. C/O TAX DEPT GM&A ENGLEWOOD, CO 80112
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SITE PLAN DATA BLOCK	
PROPOSED SIDEWALK AREA	18,703 ± SQ FT (0.429 ± ACRES)
PROPOSED ROADWAY ASPHALT AREA	64,981 ± SQ FT (1.49 ± ACRES)
PROPOSED LANDSCAPE AREA	18,328 ± SQ FT (0.421 ± ACRES)
PRESENT ZONING CLASSIFICATIONS	AIRPORT DISTRICT (AD), MIXED-USE REGIONAL DISTRICT (MU-R), MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)
OVERALL ISP DISTURBANCE AREA	160,156 ± SQ FT (3.68 ± ACRES)

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3	HORIZONTAL & VERTICAL CONTROL
4-6	ROADWAY PLANS
7-9	GRADING & UTILITY PLANS
10	RIGHT OF WAY PLAN
11-17	LANDSCAPING PLANS

SIGNATURE BLOCKS

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, Donald Provost HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 3 DAY OF October AD. 2023

BY: [Signature]
(PRINCIPALS OR OWNERS)
NAME: Donald Provost
TITLE: Authorized Signer
STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October AD. 2023

BY: Donald Provost
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES June 11, 2025
NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210 Greenwood Village CO, 80111

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
ATTST: _____ DATE: _____
DATABASE APPROVAL DATE: _____

AMENDMENTS

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

WINDLER TIBET ROAD ISP
TIBET ROAD INFRASTRUCTURE SITE PLAN
42ND AVENUE TO 48TH AVENUE
COVER SHEET

SCALE: AS SHOWN
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

FILE NO: 0043256.00
DATE: August 2023

No.	Revisions	Date	Init.	Apr.	Date

NOT FOR CONSTRUCTION

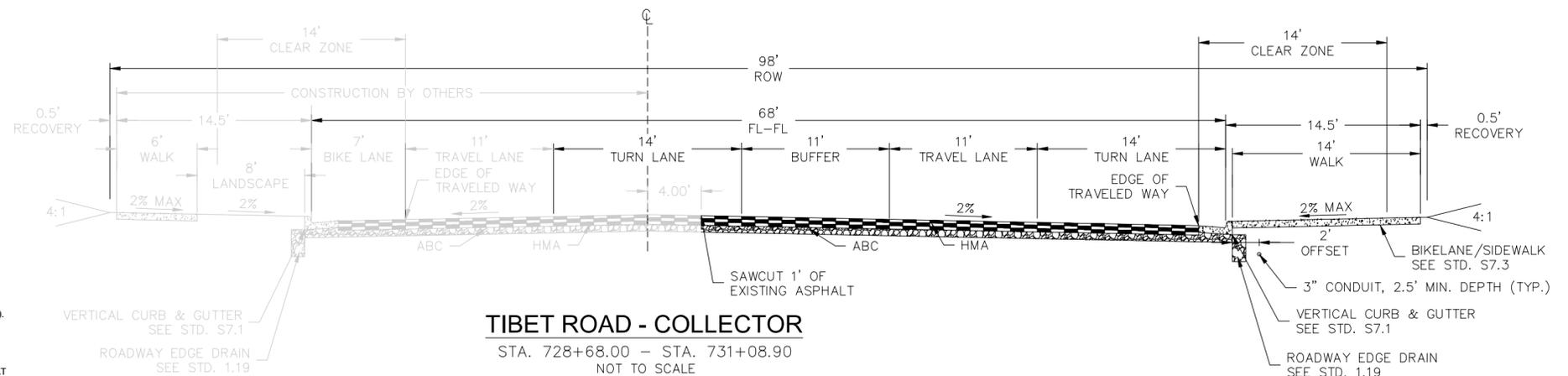
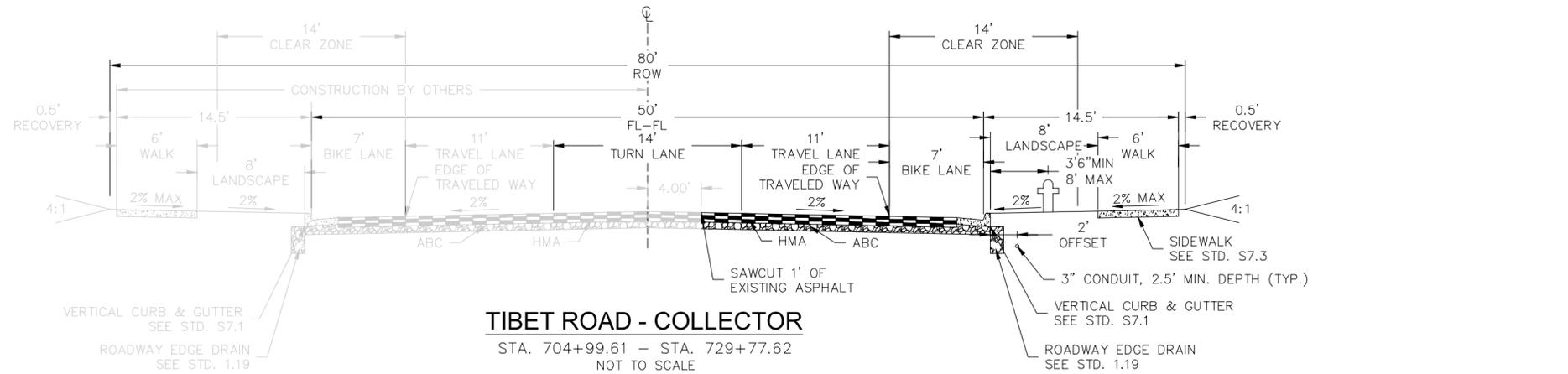
NOTES:
 1. INSTALLATION OF FIBER OPTIC SHALL NOT PRECLUDE THE INSTALLATION OF THE REQUIRED LANDSCAPE BETWEEN THE BACK OF CURB AND SIDEWALK.

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 ENCRONCH 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 (36") 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').
- 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 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.



N:\PROJECTS\WINDLER\TIBET\ROAD\ENGINEERING\SHETS\ISP\COVER SHEET.DWG, ACASBY, 10/3/23

No.	Date	Init.	Apr.	Date

Westwood
 10333 E DRY CREEK RD.
 ENGLEWOOD, CO 80113
 Westwood.com
 Westwood Professional Services, Inc.
 TEL: 720.482.9526

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

WINDLER TIBET ROAD ISP
 42ND AVENUE TO 48TH AVENUE
 TYPICAL SECTIONS

SCALE: AS SHOWN
 FILE NO: 0043256.00
 DRAWN BY: AEC
 CHECKED BY: TLO
 DATE: August 2023

SHEET NUMBER **2** OF 17

NOT FOR CONSTRUCTION

NO.		STATION	NORTHING	EASTING	LENGTH	LINE/ CHORD BEARING	DELTA	TANGENT	RADIUS
C1	PC=	708+59.15	1709002.6155	3217783.0217	284.74	N07° 41' 20.33"W	014°50'	143.17'	1100.00'
	PI=	710+02.32	1709284.0110	3217745.0307					
	PT=	711+43.89							
C2	PC=	714+69.68	1709598.5494	3217660.1341	527.66	N00° 43' 26.68"E	031°39'	270.76'	955.00'
	PI=	717+40.44	1710119.4857	3217666.7178					
	PT=	719+97.35							
C3	PC=	722+32.83	1710345.2051	3217733.8054	293.67	N08° 08' 23.23"E	016°50'	147.90'	1000.00'
	PI=	723+80.73	1710634.8740	3217775.2366					
	PT=	725+26.50							
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			

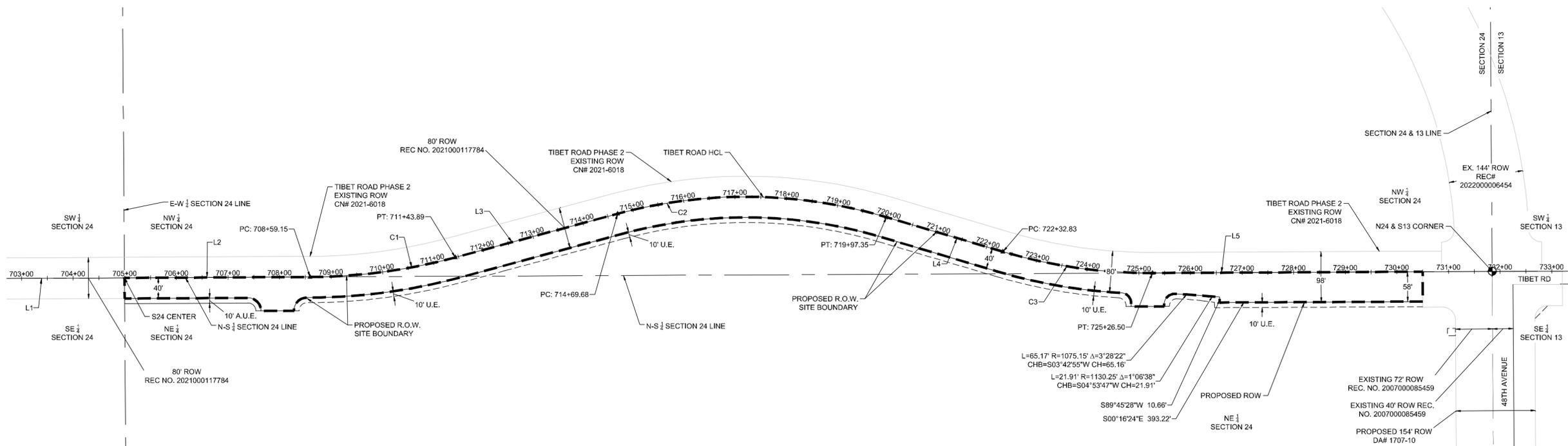
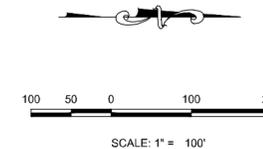
BASIS OF BEARINGS: THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING A FOUND 3.5" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE NORTHWEST CORNER OF THE SOUTH-WEST 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 2,849.07 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



No.	Date	Init.	Apr.	Date

Westwood
 10333 E DRY CREEK RD.
 ENGLEWOOD, CO 80113
 Westwoods.com
 Westwood Professional Services, Inc.
 TEL: 720.482.9526

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

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

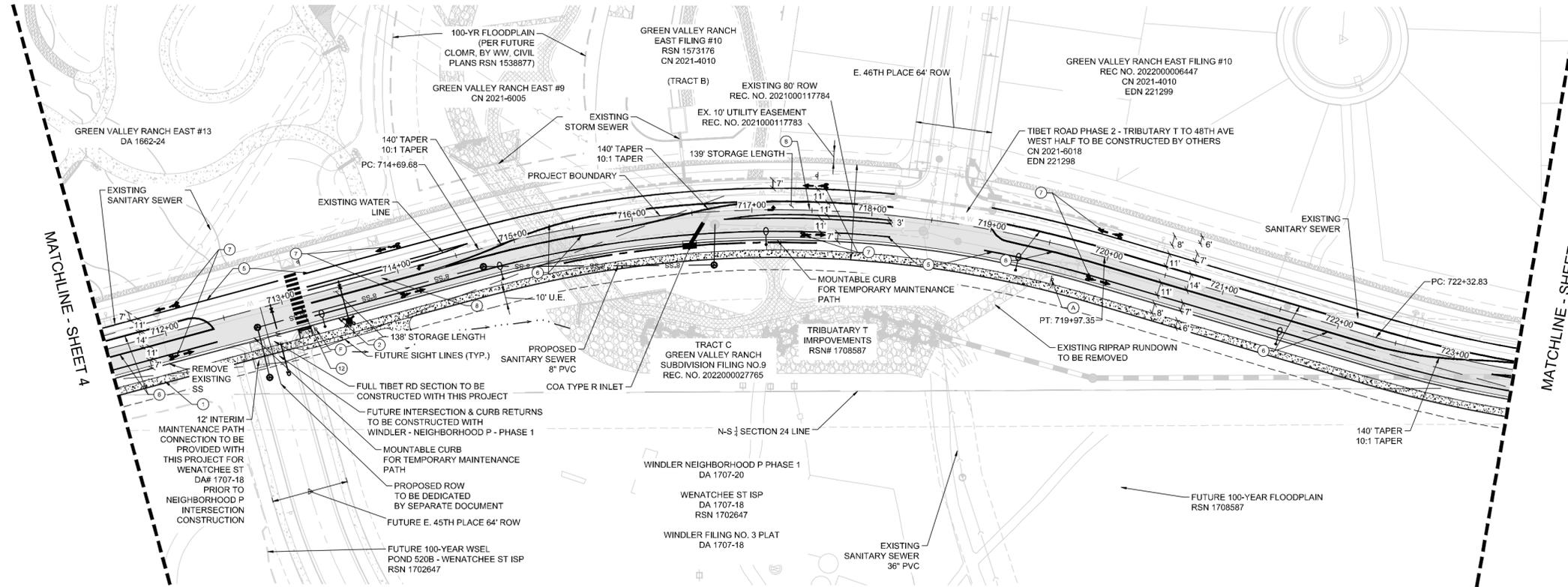
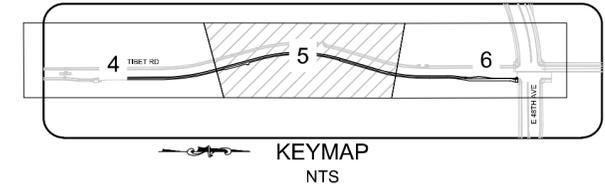
SCALE: AS SHOWN
 FILE NO: 00432568.00

DRAWN BY: AEC
 CHECKED BY: TLO
 DATE: August 2023

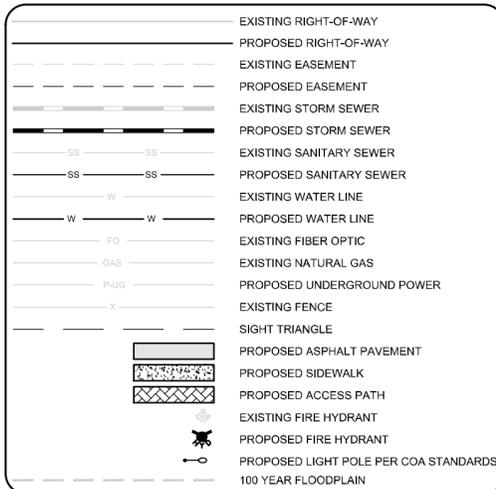
SHEET NUMBER **3** OF 17

N:\PROJECTS\WINDLER\TIBET CAD\ENGINEERING\SHSHEET SETS\HORIZONTAL AND VERTICAL CONTROL\DWG_ACSASIDY_10323

NOT FOR CONSTRUCTION



LEGEND

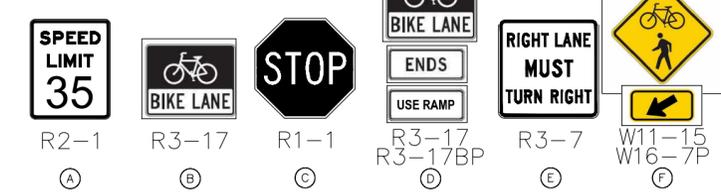
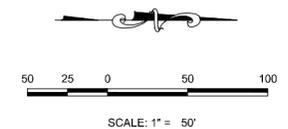


FLAG NOTES

- ① CONSTRUCT 6" CONCRETE SIDEWALK
- ② CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- ③ CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
- 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

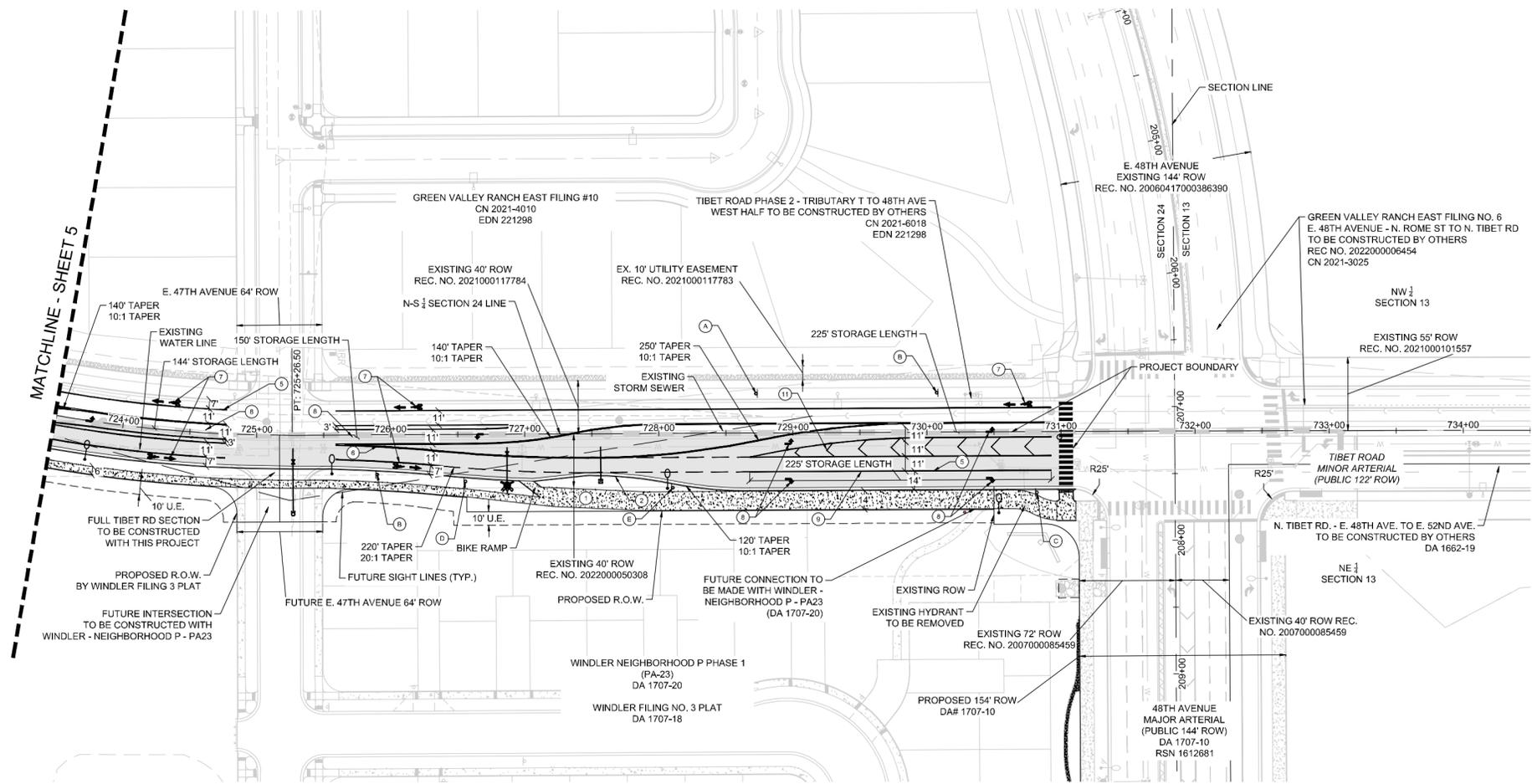
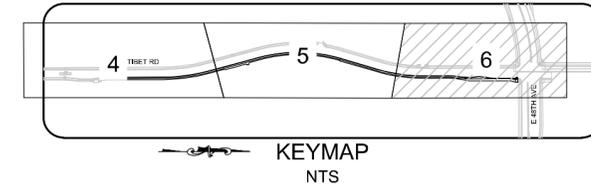
- 1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS. REFER TO SHEET 2.
- 2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
- 3. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS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



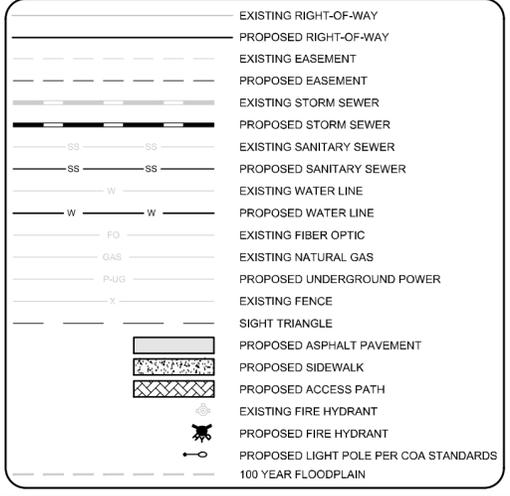
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	OF 17	
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CHECKED BY:	TLO	
DATE:	August 2023	
SCALE:	AS SHOWN	
FILE NO.:	0043258.00	
WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111		
WINDLER NEIGHBORHOOD P PHASE 1 42ND AVENUE TO 48TH AVENUE ROADWAY PLAN		
10333 E DRY CREEK RD. ENGLEWOOD, CO 80113 TEL: 720.482.9526		
No.	Revisions	
Date	Init.	Apr.
Date		

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NOT FOR CONSTRUCTION



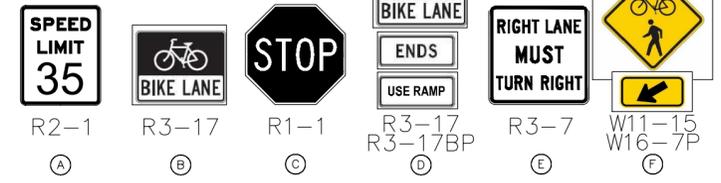
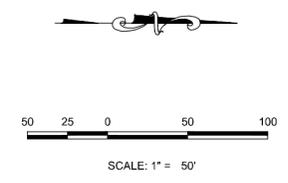
LEGEND



FLAG NOTES

- ① CONSTRUCT 6" CONCRETE SIDEWALK
- ② CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- ③ CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
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- ⑧ TURN ARROWS PAVEMENT MARKING
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- ⑫ ZEBRA STRIPED CROSSWALK PAVEMENT MARKING (PER COA TE-12)
- ⑬ STOP BAR PAVEMENT MARKING

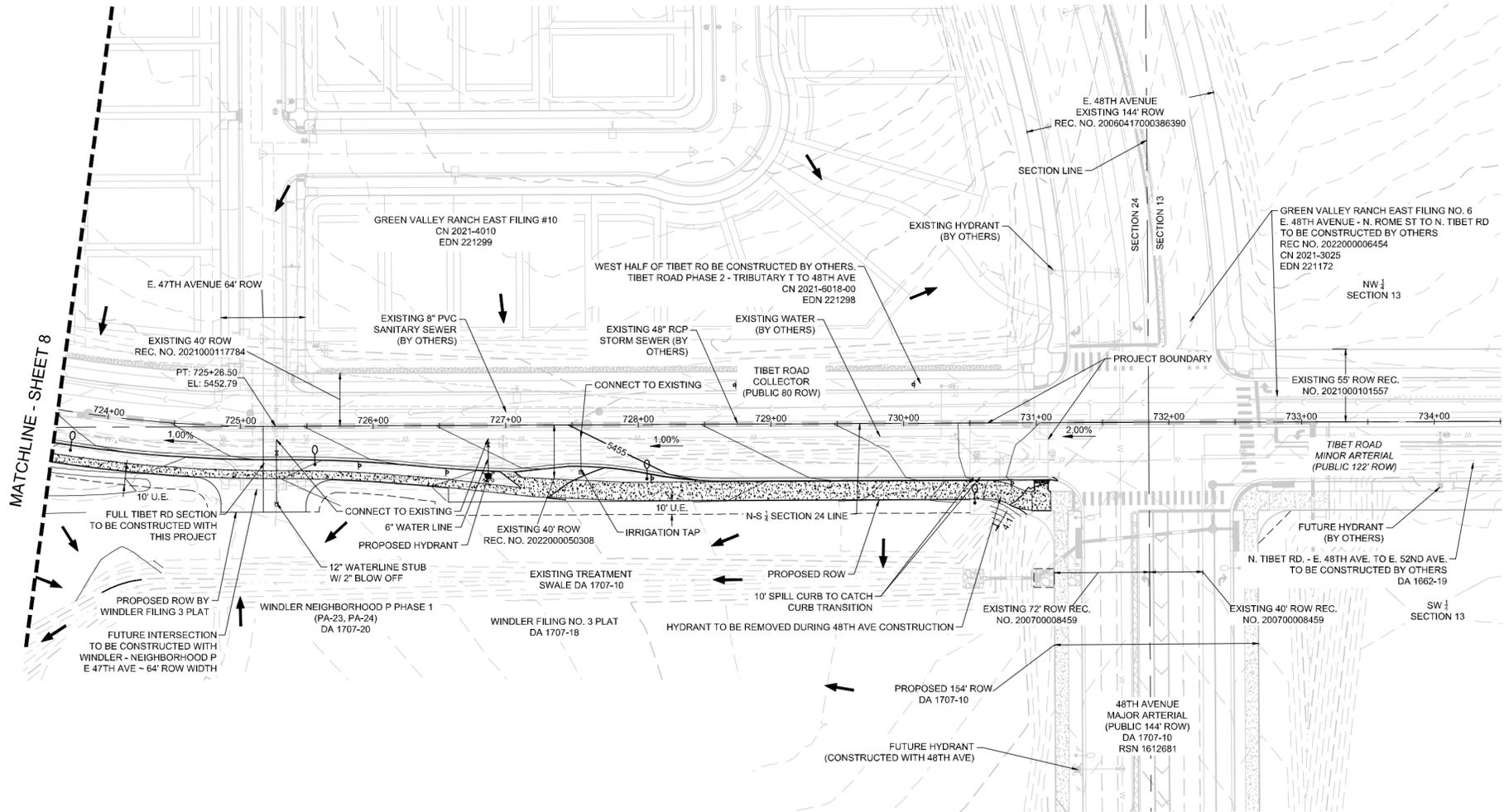
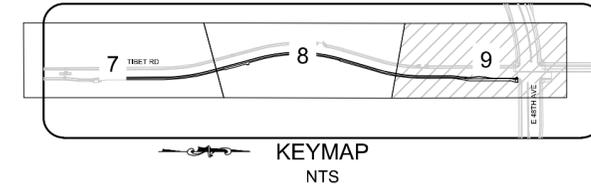
NOTES:
 1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS. REFER TO SHEET 2.
 2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
 3. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC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



NO.	REVISIONS	DATE	INIT.	APPR.	DATE
WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111					
WINDLER TIBET ROAD ISIP ROADWAY PLAN 42ND AVENUE TO 48TH AVENUE					
SCALE:	AS SHOWN	FILE NO:	00432568.00		
DRAWN BY:	AC	CHECKED BY:	TLO	DATE:	August 2023
SHEET NUMBER	6				OF 17

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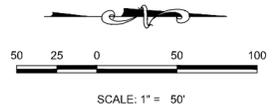
NOT FOR CONSTRUCTION



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

- NOTES:
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
 - ALL PROPOSED HYDRANT LINES ARE 6" DIAMETER.
 - PROPOSED HYDRANT PLACEMENT IS SET AT A 400-500' NOMINAL SPACING.
 - ALL STORM SEWER DEPICTED IN THESE PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA.

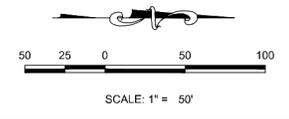
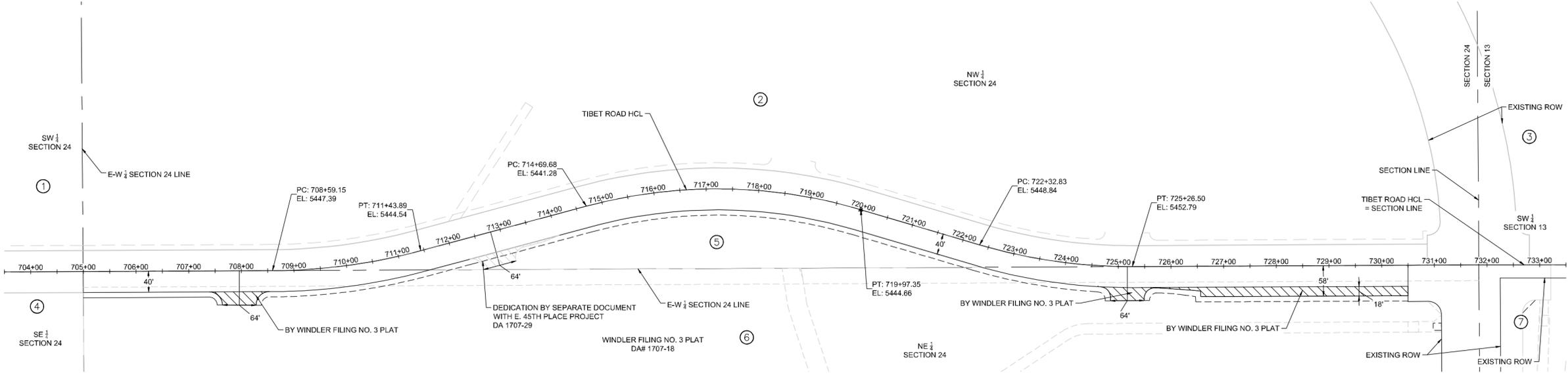


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TIBET ROAD ISP		TIBET ROAD ISP	
42ND AVENUE TO 48TH AVENUE		42ND AVENUE TO 48TH AVENUE	
GRADING AND UTILITY PLANS		GRADING AND UTILITY PLANS	
10333 E DRY CREEK RD.		10333 E DRY CREEK RD.	
ENGLEWOOD, CO 80113		ENGLEWOOD, CO 80113	
TEL: 720.482.9526		TEL: 720.482.9526	
Westwood Professional Services, Inc.		Westwood Professional Services, Inc.	
Revisions		Revisions	
No.	Date	Init.	Date

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NOT FOR CONSTRUCTION

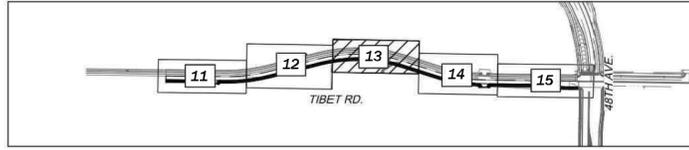
PROPERTY OWNERSHIP				
TRACT NO.	OWNER	PARCEL #	OWNER ADDRESS	PROPERTY ADDRESS
1	CLAYTON PROPERTIES GROUP II INC	0182124214040	10 INVERNESS DR E STE 250	THORNTON, CO
2	CLAYTON PROPERTIES GROUP II INC	0182124214036	10 INVERNESS DR E STE 250	AURORA, CO
3	CLAYTON PROPERTIES GROUP II INC	0182124201020	10 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	4906 TOWER RD	AURORA, CO



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SHEET NUMBER <h1 style="margin: 0;">10</h1> OF 17	DRAWN BY:	SCALE:	AS SHOWN	FILE NO.:	0043256.00
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WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111					
WINDLER TIBET ROAD ISIP 42ND AVENUE TO 48TH AVENUE RIGHT OF WAY PLAN					
10333 E DRY CREEK RD. ENGLEWOOD, CO 80113 Westwoods.com Westwood Professional Services, Inc.					
Revisions					
				No.	
				Date	
				Apr.	
				Date	

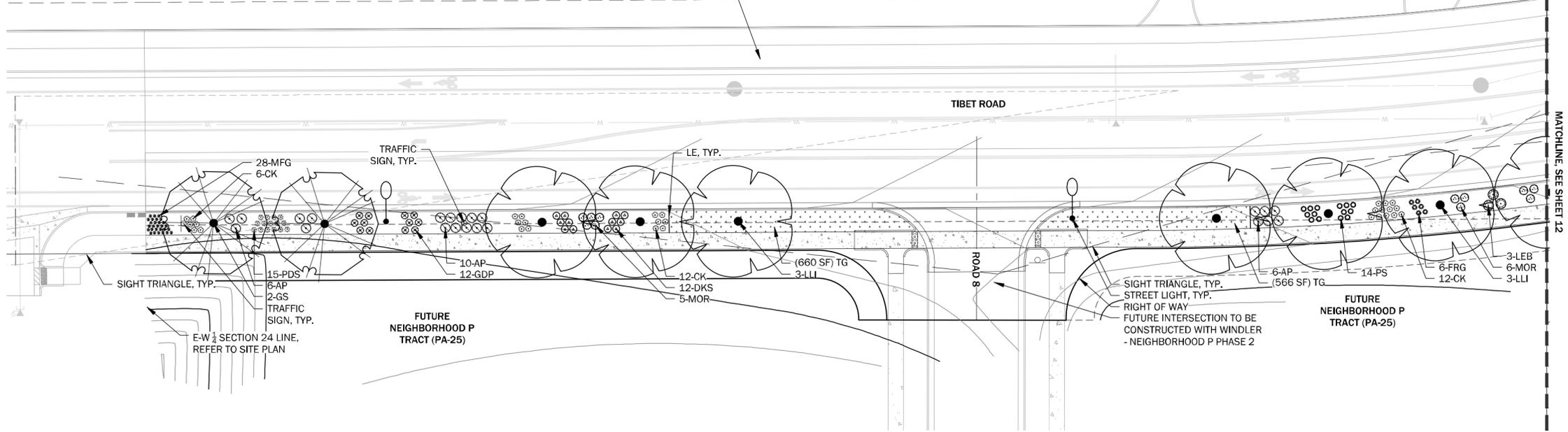
NOT FOR CONSTRUCTION



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



LEGEND

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

No.	Revisions	Date	Init.	Appr.	Date
1	ISP - submitted	3/18/22			
2	ISP - submitted	6/22/22			
3	ISP - submitted	5/22/23			
4	ISP - submitted	6/10/23			
5	ISP - submitted	8/14/23			

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

Westwood
10333 E DRY CREEK RD.
ENGINEWOOD, CO 80112
TEL: 720.440.2668
Westwoodps.com
Westwood Professional Services, Inc.

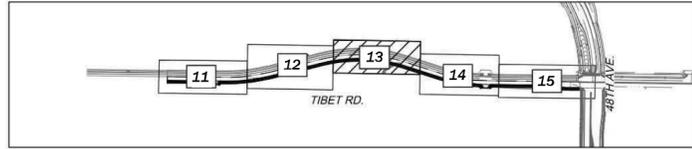
WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9800
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER TIBET ROAD ISP
42ND AVENUE TO 48ND AVENUE

SCALE: AS SHOWN
FILE NO: 0043258.00

DRAWN BY:
CHECKED BY:
DATE:
11
OF 17

NOT FOR CONSTRUCTION



KEY MAP
1" = 500'

GREEN VALLEY RANCH EAST #13
DA# 1662-24

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

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

INTERIM MAINTENANCE PATH CONDITION
TO BE PROVIDED WITH THIS PROJECT
FOR WENATCHEE STREET DA#1707-18

TIBET ROAD

TRAFFIC SIGN, TYP.

EAST PLACE

(912 SF) TG.
RIGHT OF WAY
FUTURE INTERSECTION TO BE
CONSTRUCTED WITH WINDLER
- NEIGHBORHOOD P PHASE 1

BUMP OUT FOR FUTURE
TRAIL CONNECTION
SIGHT TRIANGLE, TYP.
FIRE HYDRANT, TYP.

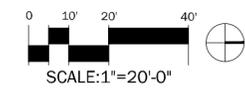
"TRACT C"
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 9
REC. NO. 2022000027765

1881 FARM PARK
(PK-4, TRACT DD)

FUTURE
NEIGHBORHOOD P
TRACT (PA-25)

LEGEND

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

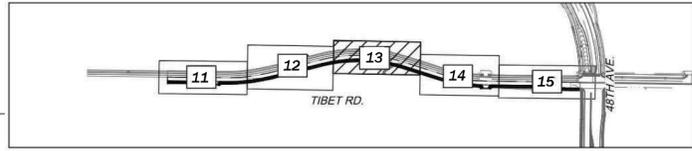


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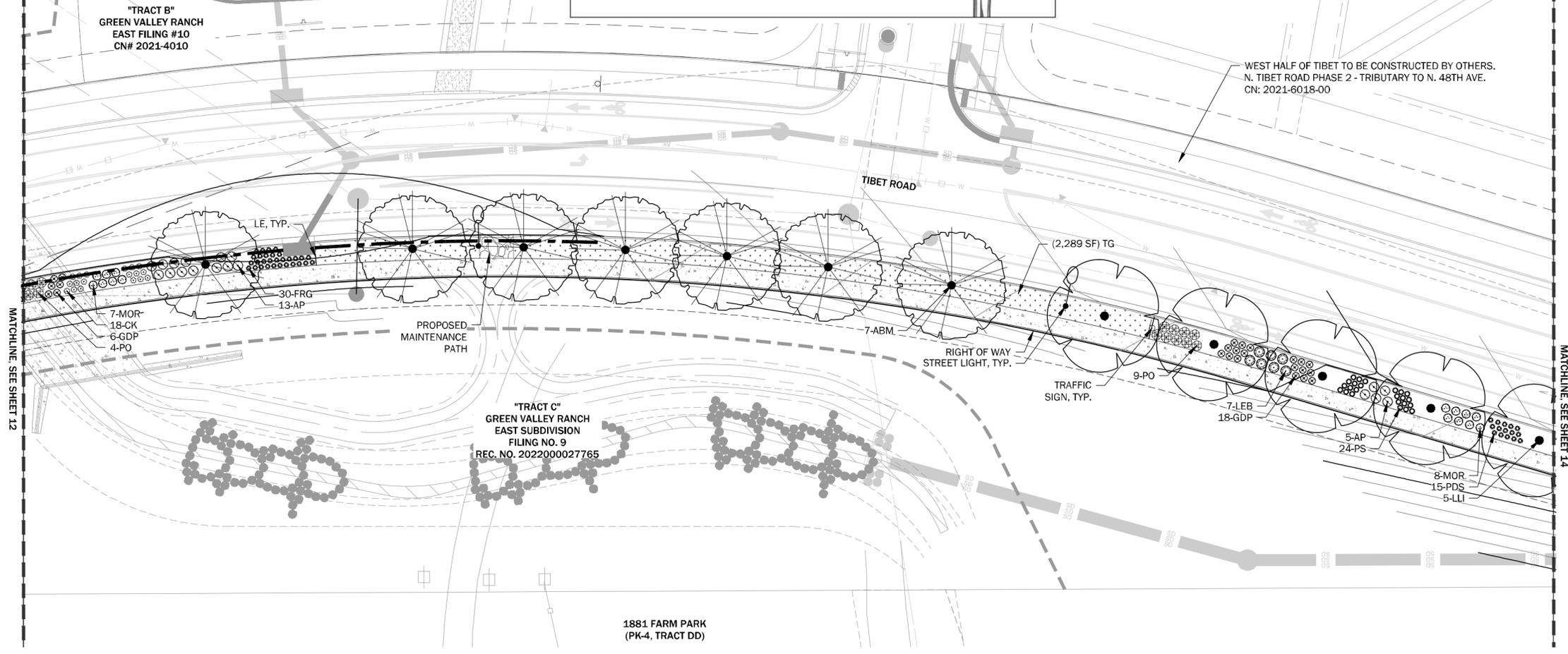
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SHEET NUMBER 12	DRAWN BY:	SCALE:	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 D.C. PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9800 EMAIL: CHRIS@FELLOWSCOS.COM	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE	AS SHOWN FILE NO: 0043258.00	DATE:	OF 17				
	CHECKED BY:	AS SHOWN									
	DATE:	0043258.00									
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2	ISP - submitted	6/22/22									
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5	ISP - submitted	8/14/23									

NOT FOR CONSTRUCTION



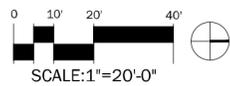
KEY MAP
1" = 500'



MATCHLINE: SEE SHEET 12

MATCHLINE: SEE SHEET 14

1881 FARM PARK
(PK-4, TRACT DD)



LEGEND

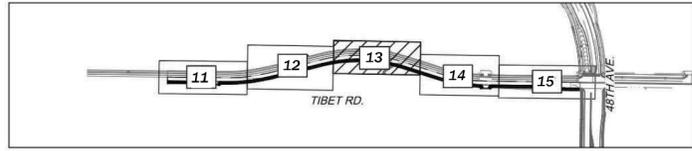
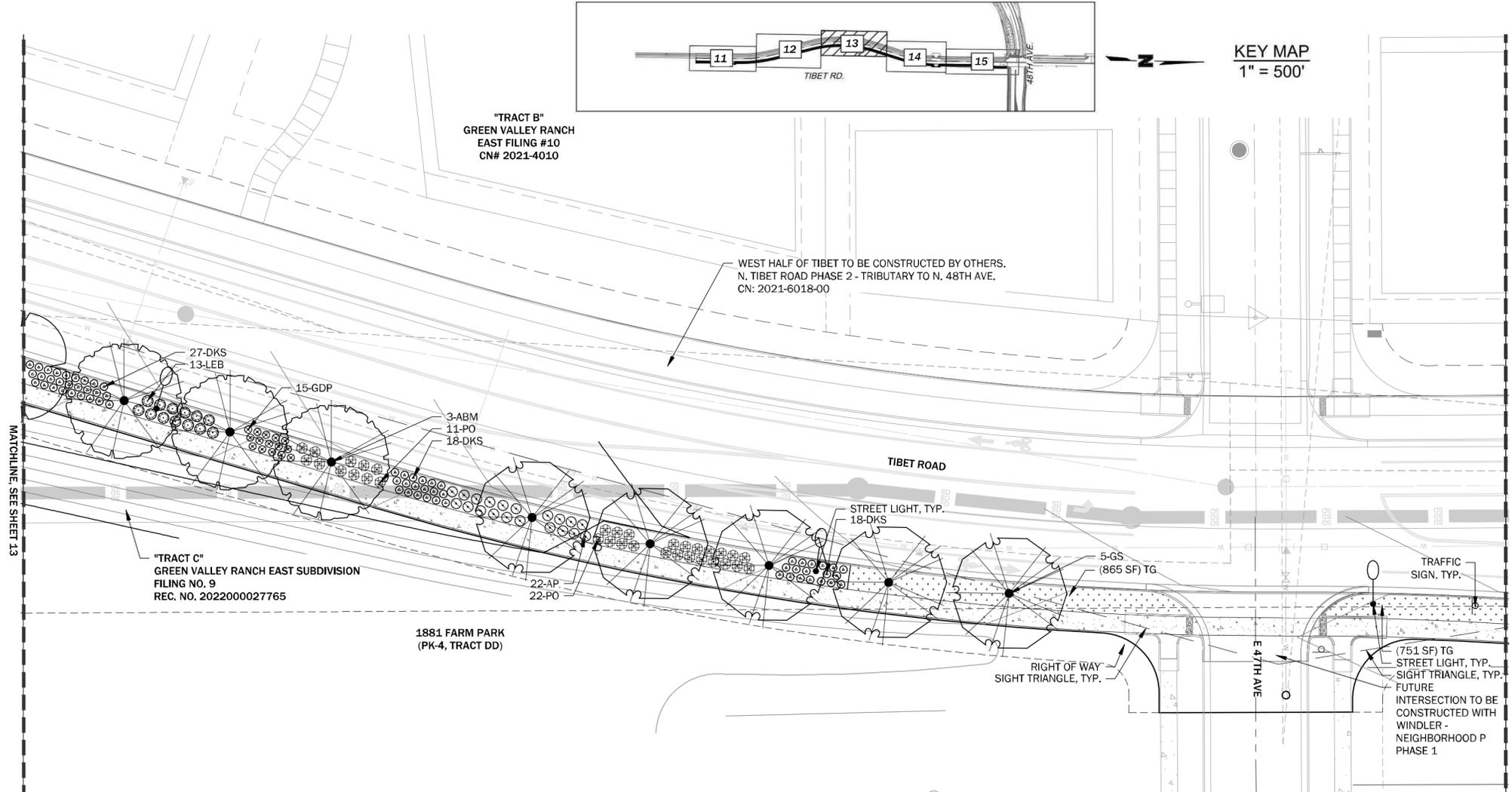
- LANDSCAPE EDGING
- RIGHT-OF-WAY
- SIGHT TRIANGLE
- TURF GRASS
- SHRUB BED
- PROPOSED CONCRETE SIDEWALK, TYP.
- PROPOSED CONCRETE STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT (PER COA STANDARDS)
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ROADWAY EDGE DRAIN
- EXISTING SANITARY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

SHEET NUMBER 13	DRAWN BY:	SCALE:	AS SHOWN	FILE NO.:	0043258.00	
	CHECKED BY:			DATE:		
	WINDLER PUBLIC IMPROVEMENT AUTHORITY					
	5750 D.C. PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9800 EMAIL: CHRIS@FELLOWSCOS.COM					
	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE					

Westwood
10333 E DRY CREEK RD.
23 LINCOLN ST, SUITE 200
DENVER, CO 80203
720.440.2668

SUPERBLOOM

No.	Revisions	Date	Init.	Appr.	Date
1	ISP - submitted	3/18/22			
2	ISP - submitted	6/22/22			
3	ISP - submitted	5/22/23			
4	ISP - submitted	6/19/23			
5	ISP - submitted	8/14/23			



KEY MAP
1" = 500'

MATCHLINE: SEE SHEET 13

MATCHLINE: SEE SHEET 15

"TRACT C"
GREEN VALLEY RANCH EAST SUBDIVISION
FILING NO. 9
REC. NO. 2022000027765

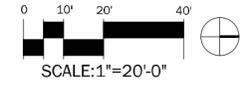
1881 FARM PARK
(PK-4, TRACT DD)

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

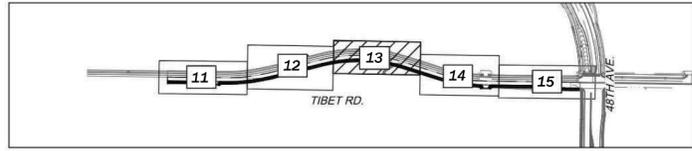
(751 SF) TG
STREET LIGHT, TYP.
SIGHT TRIANGLE, TYP.
FUTURE
INTERSECTION TO BE
CONSTRUCTED WITH
WINDLER -
NEIGHBORHOOD P
PHASE 1

LEGEND

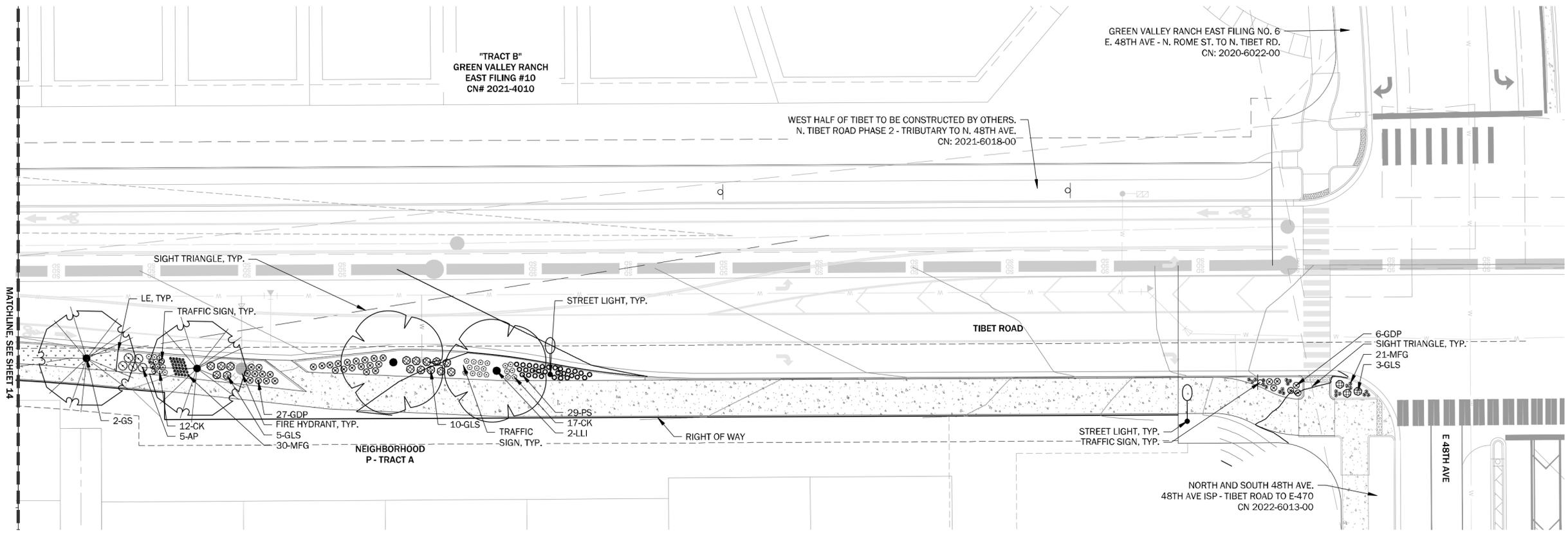
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- RIGHT-OF-WAY
- TURF GRASS
- SHRUB BED
- PROPOSED CONCRETE SIDEWALK, TYP.
- PROPOSED CONCRETE STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT (PER COA STANDARDS)
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ROADWAY EDGE DRAIN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



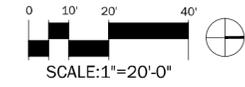
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<p>WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE</p>																																			
<p>Westwood 10333 E DRY CREEK RD. DENVER, CO 80203 TEL: 720.440.2668</p>																																			
<p>SUPERBLOOM 23 LINCOLN ST, SUITE 200 DENVER, CO 80203 720.440.2668</p>																																			
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4	ISP - submitted	6/30/23																																	
5	ISP - submitted	8/14/23																																	



KEY MAP
1" = 500'

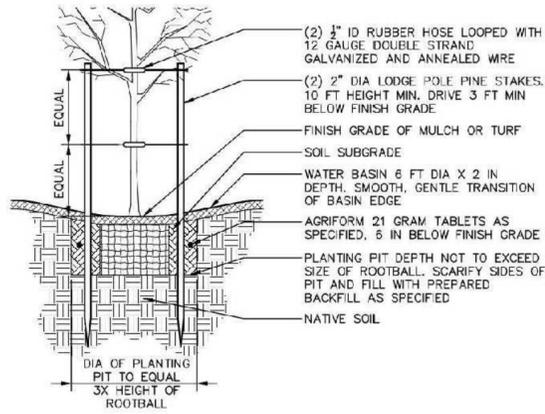


MATCHLINE SEE SHEET 14

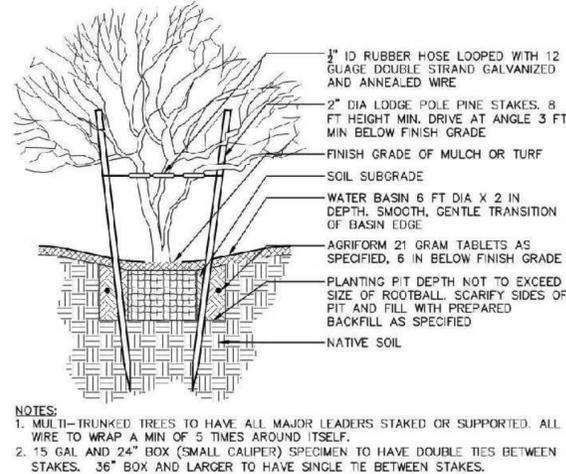


LEGEND	
	LANDSCAPE EDGING
	RIGHT-OF-WAY
	SIGHT TRIANGLE
	TURF GRASS
	SHRUB BED
	PROPOSED CONCRETE SIDEWALK, TYP.
	PROPOSED CONCRETE STORM DRAIN
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	PROPOSED WATER LINE
	PROPOSED ROADWAY EDGE DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM SEWER

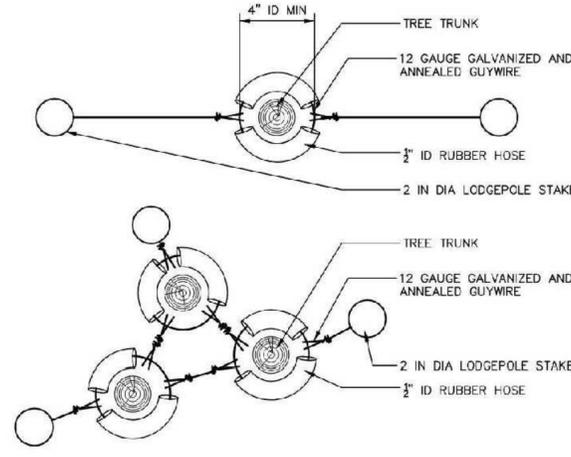
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	DATE:	0043258.00							
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WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 D.C. PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9800 EMAIL: CHRIS@FELLOWSCOS.COM		WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE		SUPERBLOOM 23 LINCOLN ST., SUITE 200 DENVER, CO 80203 720.440.2668		Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 TEL: 720.482.9526		Westwoodps.com Westwood Professional Services, Inc.	
1		ISP - submitted		3/18/22		Date		Date	
2		ISP - submitted		6/22/22		Date		Date	
3		ISP - submitted		5/22/23		Date		Date	
4		ISP - submitted		6/10/23		Date		Date	
5		ISP - submitted		8/14/23		Date		Date	



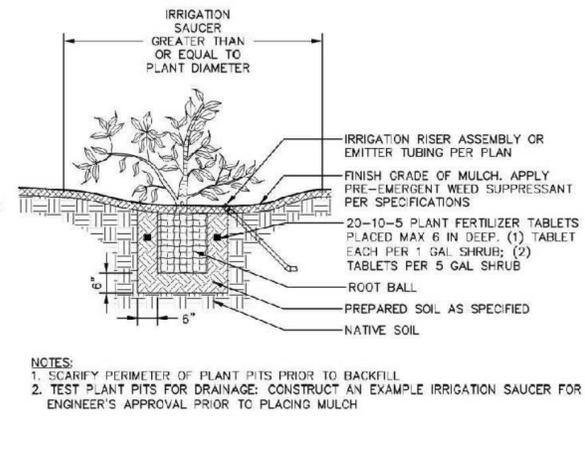
1 SINGLE TRUNK TREE PLANTING
NTS



2 MULTI-TRUNK TREE PLANTING
NTS

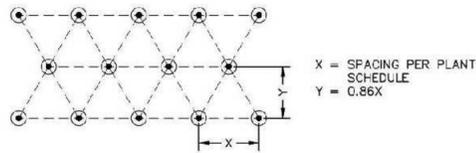


3 TREE STAKING - PLAN VIEW
NTS



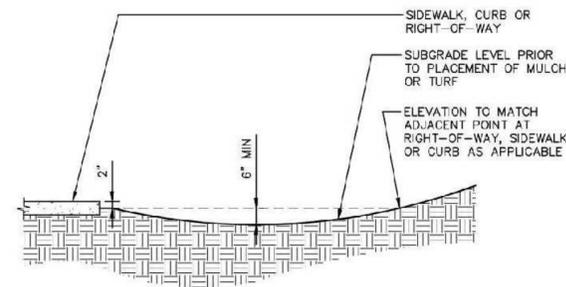
NOTES:
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL.
2. TEST PLANT PITS FOR DRAINAGE. CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH.

4 SHRUB PLANTING
NTS



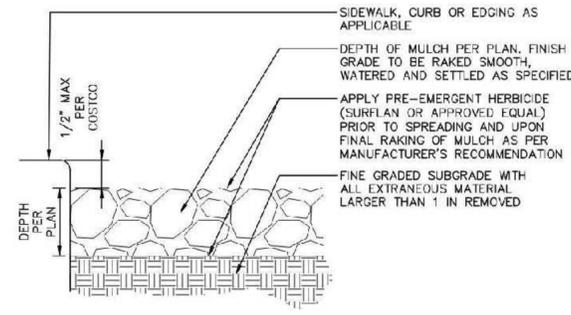
NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

5 GROUNDCOVER SPACING
NTS



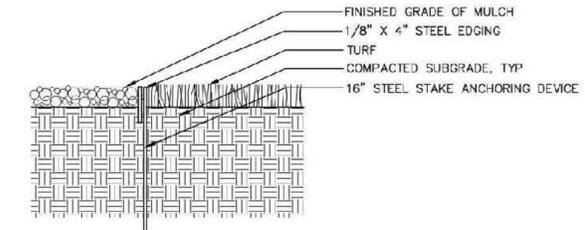
NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

6 IRRIGATION SWALE
NTS



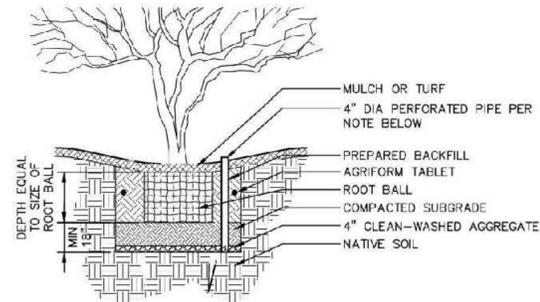
NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION
NTS



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

8 STEEL EDGING
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

9 UNDER TREE DRAINAGE SUMP
NTS

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	0043258.00	WINDLER	TIBET ROAD ISP	42ND AVENUE TO 48ND AVENUE	WINDLER PUBLIC IMPROVEMENT AUTHORITY	5750 DTC PARKWAY, SUITE 210	GREENWOOD VILLAGE, CO 80111	PHONE: (303) 796-9800	EMAIL: CHRIS@FELLOWSCOS.COM	Westwoodps.com	Westwood Professional Services, Inc.	10335 E DRY CREEK RD.	23 LINCOLN ST, SUITE 200	DENVER, CO 80203	720.440.2668	Revisions					Date	Appr.	Date
																						No.	Date	Init.	Date	Date			
17				AS SHOWN				WINDLER	TIBET ROAD ISP	42ND AVENUE TO 48ND AVENUE	WINDLER PUBLIC IMPROVEMENT AUTHORITY	5750 DTC PARKWAY, SUITE 210	GREENWOOD VILLAGE, CO 80111	PHONE: (303) 796-9800	EMAIL: CHRIS@FELLOWSCOS.COM	Westwoodps.com	Westwood Professional Services, Inc.	10335 E DRY CREEK RD.	23 LINCOLN ST, SUITE 200	DENVER, CO 80203	720.440.2668	1	ISP - submittal	3/09/22					
																						2	ISP - submittal	6/22/22					
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																						4	ISP - submittal	6/30/23					
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SUPERBLOOM
23 LINCOLN ST, SUITE 200
DENVER, CO 80203
720.440.2668

Westwood
10335 E DRY CREEK RD.
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WINDLER
TIBET ROAD ISP
42ND AVENUE TO 48ND AVENUE

SCALE: AS SHOWN
FILE NO: 0043258.00
DRAWN BY:
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DATE:
SHEET NUMBER: 17 OF 17