

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

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

DATE: _____

AMENDMENTS

SHEET NUMBER
1
OF 17

OF 17

NOT FOR CONSTRUCTION

NOTES:

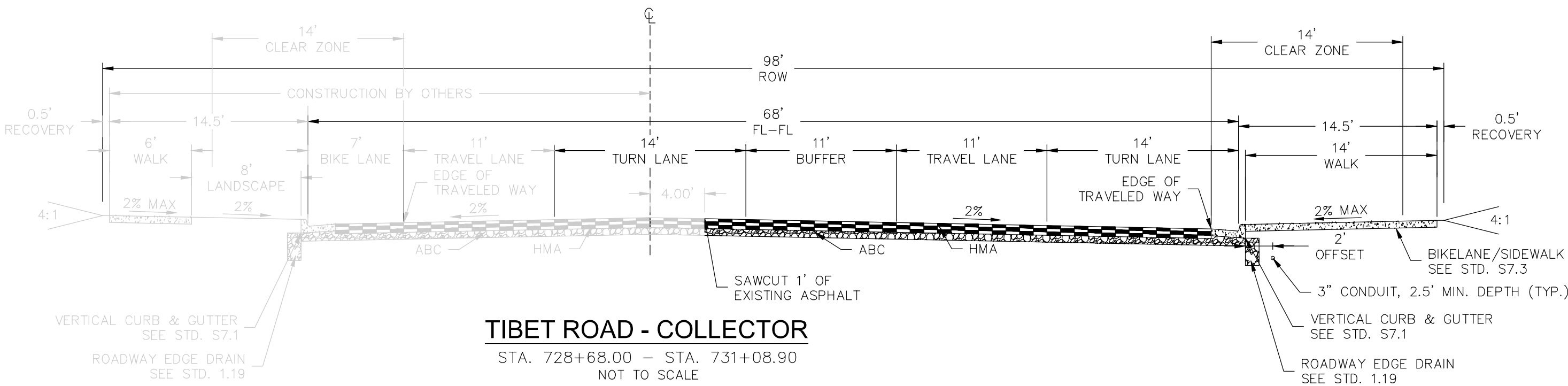
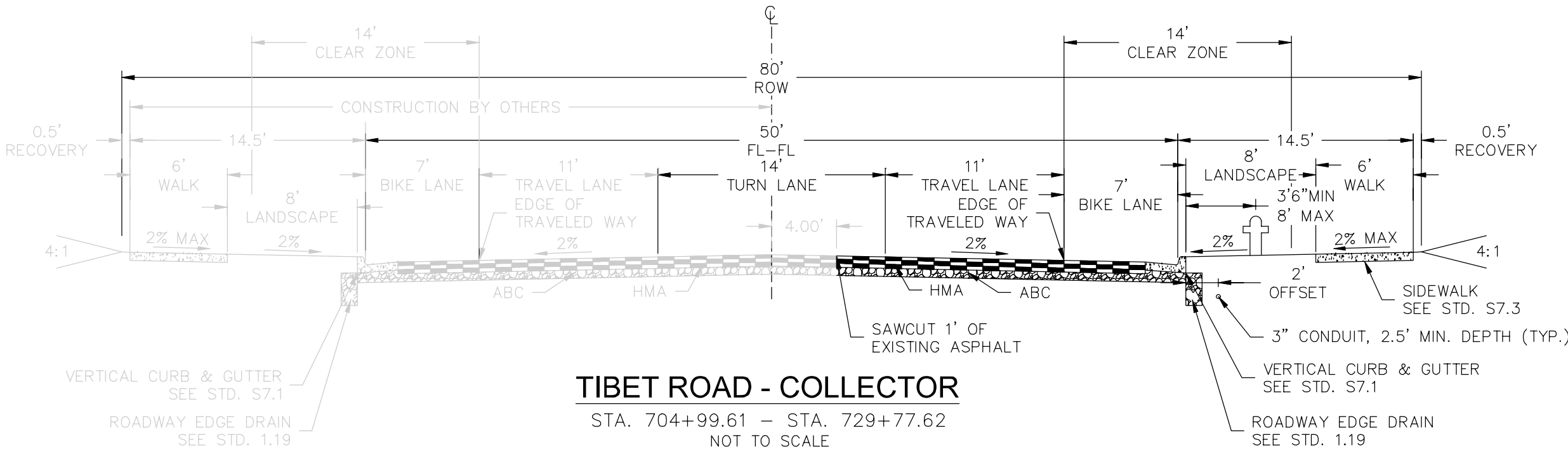
1. INSTALLATION OF FIBER OPTIC SHALL NOT PRECLUDE THE INSTALLATION OF THE REQUIRED LANDSCAPE BETWEEN THE BACK OF CURB AND SIDEWALK.

SITE PLAN NOTES

1. 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.
2. 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".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
4. 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.
5. 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 UNLESS FIRST 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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, ELEC. METER ON 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.
14. 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.
15. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM BACK OF CURB TO THE CENTER OF THE HYDRANT, WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE FEET (5').
16. APPLICANTS SHALL PROVIDE THREE INCHES (3") CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX SEVEN HUNDRED AND FIFTY FEET (750') SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EVERY INTERSECTION.

PHASING NOTES

1. 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.
2. 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).
3. RESPONSIBILITY FOR EACH COMPONENT OF THE PROJECT IS YET TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP PROCESS.
4. 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 EACH INTERSECTION.



SHEET NUMBER <div>2</div>	DRAWN BY:	SCALE:	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48TH AVENUE TYPICAL SECTIONS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>						
	CHECKED BY:	AEC				AS SHOWN					
		TLO				FILE NO:					
	DATE:	August 2023				0043258.00					
	OF 17									No.	Revisions

NOT FOR CONSTRUCTION

NO.		STATION	NORTHING	EASTING	LENGTH	LINE/ CHORD BEARING	DELTA	TANGENT	RADIUS
C1	PC= PI= PT=	708+59.15 710+02.32 711+43.89	1709002.6155 1709284.0110	3217783.0217 3217745.0307	284.74	N07° 41' 20.33"W	014° 50'	143.17"	1100.00'
C2	PC= PI= PT=	714+69.68 717+40.44 719+97.35	1709598.5494 1710119.4857	3217860.1341 3217866.7178	527.66	N00° 43' 26.68"E	031° 39'	270.76"	955.00'
C3	PC= PI= PT=	722+32.83 723+80.73 725+26.50	1710345.2051 1710634.8740	3217733.8054 3217775.2365	293.67	N08° 08' 23.23"E	016° 50'	147.90"	1000.00'
L1		700+00.00 704+99.61	1708143.4771 1708643.0783	3217786.9909 3217784.7365	499.61	N00° 15' 30.74"W			
L2		704+99.61 708+59.15	1708643.0783 1709002.6155	3217784.7365 3217783.0217	359.54	N00° 16' 23.77"W			
L3		711+43.89 714+69.68	1709284.0110 1709598.5494	3217745.0307 3217860.1341	325.79	N15° 06' 16.88"W			
L4		719+97.35 722+32.83	1710119.4857 1710345.2051	3217866.7178 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			

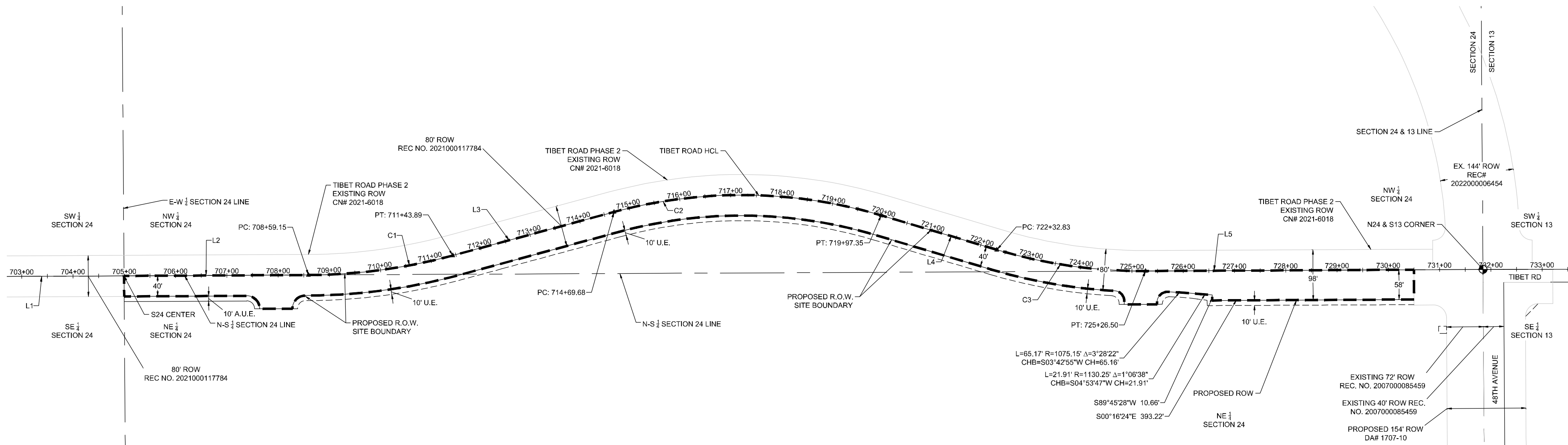
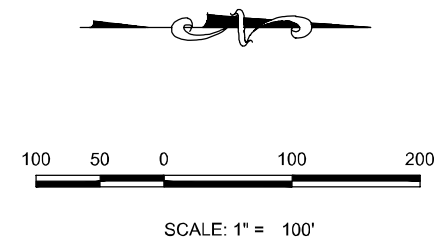
BASIS OF BEARINGS: THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING A FOUND 3" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, BEING A FOUND 3" BRASS CAP ON A 2.5" PIPE, STAMPED "T3S R66W-R65W 1313/S18 1/4 1999 LS 24313" IS NORTH 00°13'40" WEST, FOR 2,649.07 FEET.

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

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

LEGEND

- _____ EXISTING R.O.W.
 _____ PROPOSED R.O.W.
 - - - - - SITE BOUNDARY
 - - - - - EXISTING TEMPORARY EASEMENT
 _____ EXISTING PERMANENT EASEMENT
 - - - - - PROPOSED TEMPORARY EASEMENT
 _____ PROPOSED PERMANENT EASEMENT
 _____ EXISTING SECTION LINE
 ● EXISTING SECTION CORNER
 ▲ SURVEY CONTROL POINTS



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WINDLER
BET ROAD ISP

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

SCALE:
AS SHOWN

FILE NO:

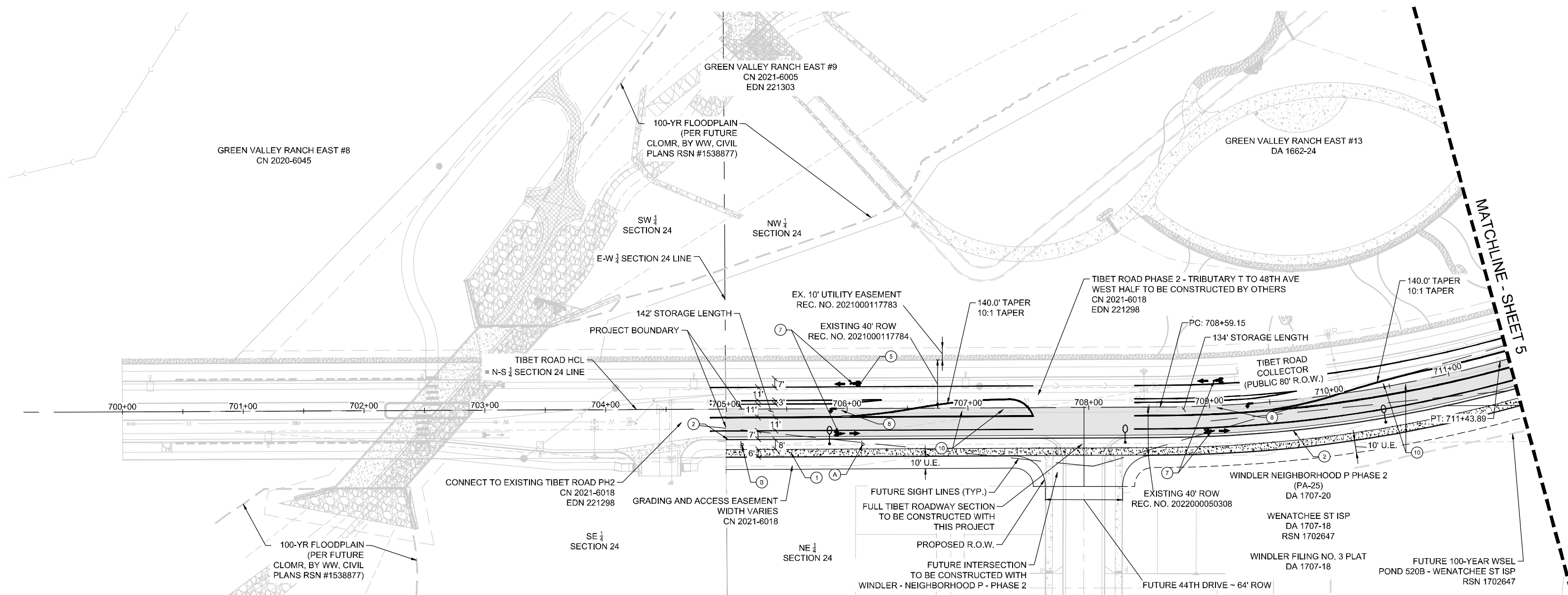
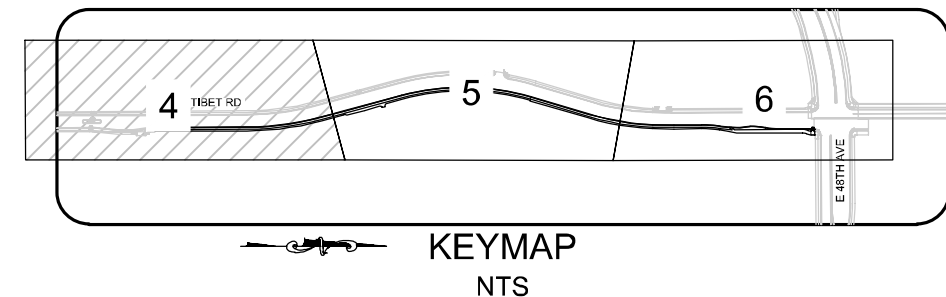
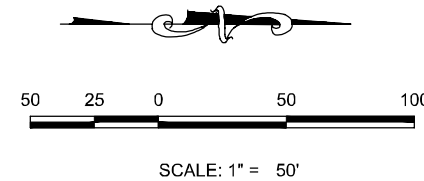
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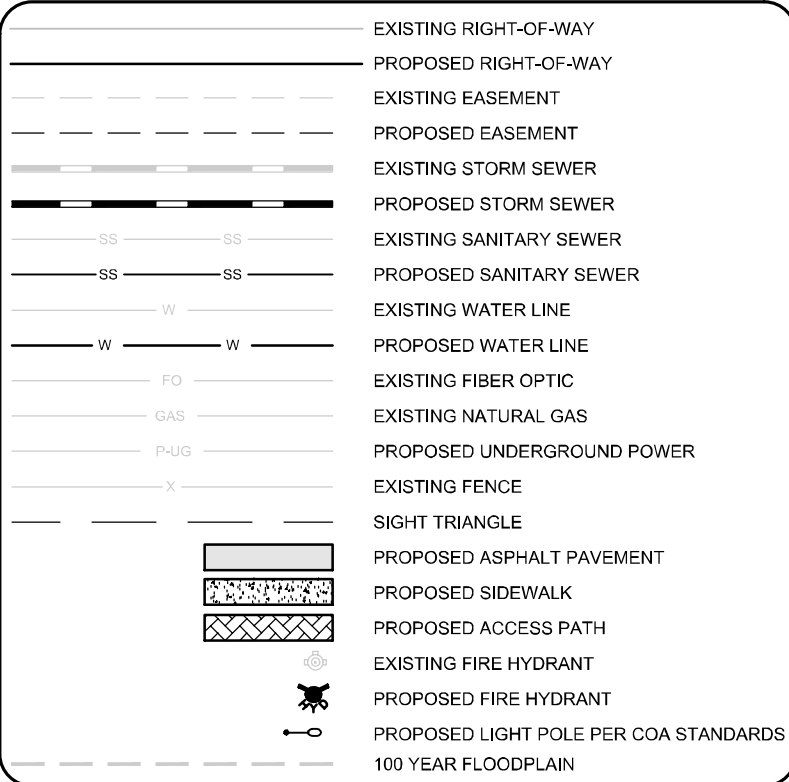
SHEET NUMBER

OF 17

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
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- 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.



R2-1
A



R3-17
B



R1-1
C



R3-17
R3-17BP
D



R3-7
E



W11-15
W16-7P
F

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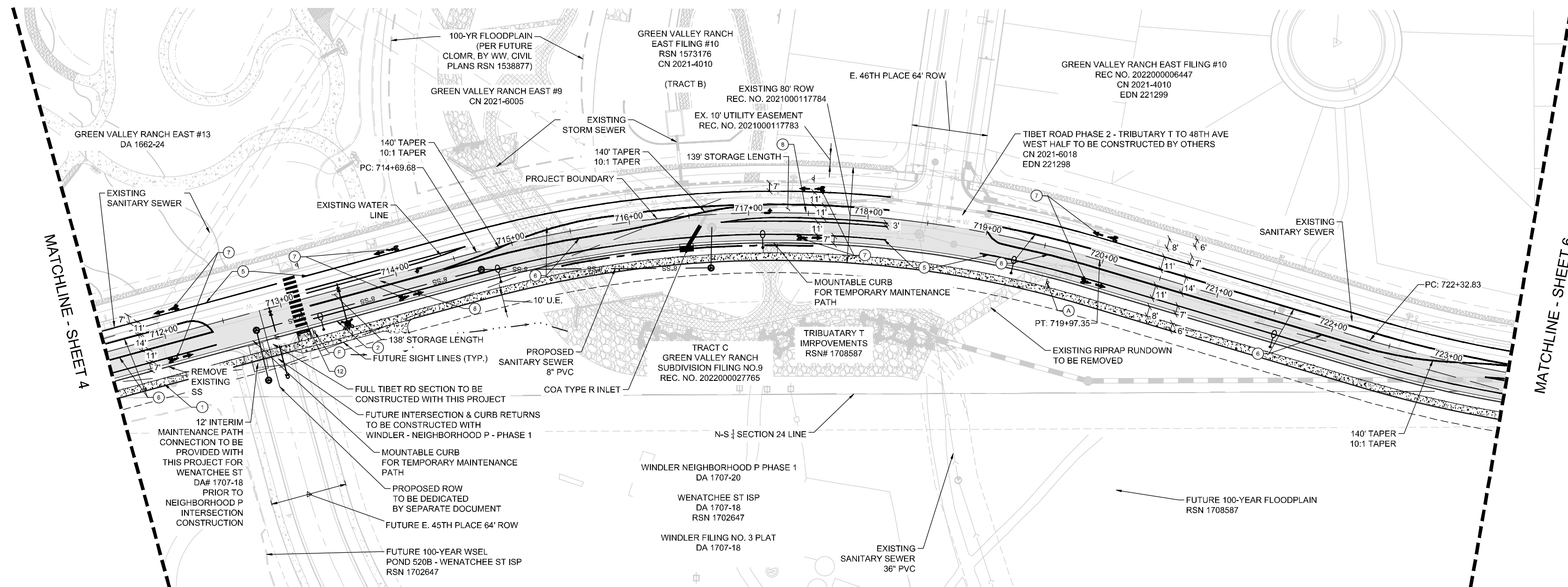
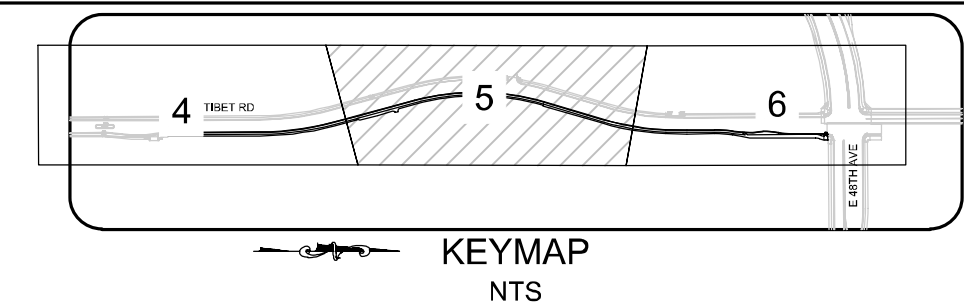
**WINDLER
TIBET ROAD ISP**
42ND AVENUE TO 48TH AVENUE
ROADWAY PLAN

SCALE:
AS SHOWN
FILE NO:
0043258.00
















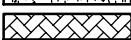






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DATE: August 2023

SHEET NUMBER
4
OF 17

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LEGEND

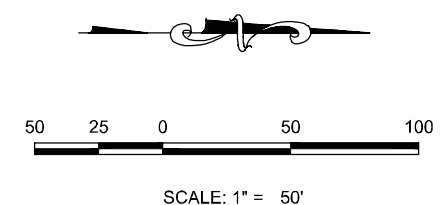
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	PROPOSED UNDERGROUND POWER
	EXISTING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

FLAG NOTES

- ① CONSTRUCT 6" CONCRETE SIDEWALK
- ② CONSTRUCT VERTICAL CURB & GUTTER (\$7.1)
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R2-1

(A)



R3-17
(B)



R1-1

©



R3-17
R3-17BP
(D)

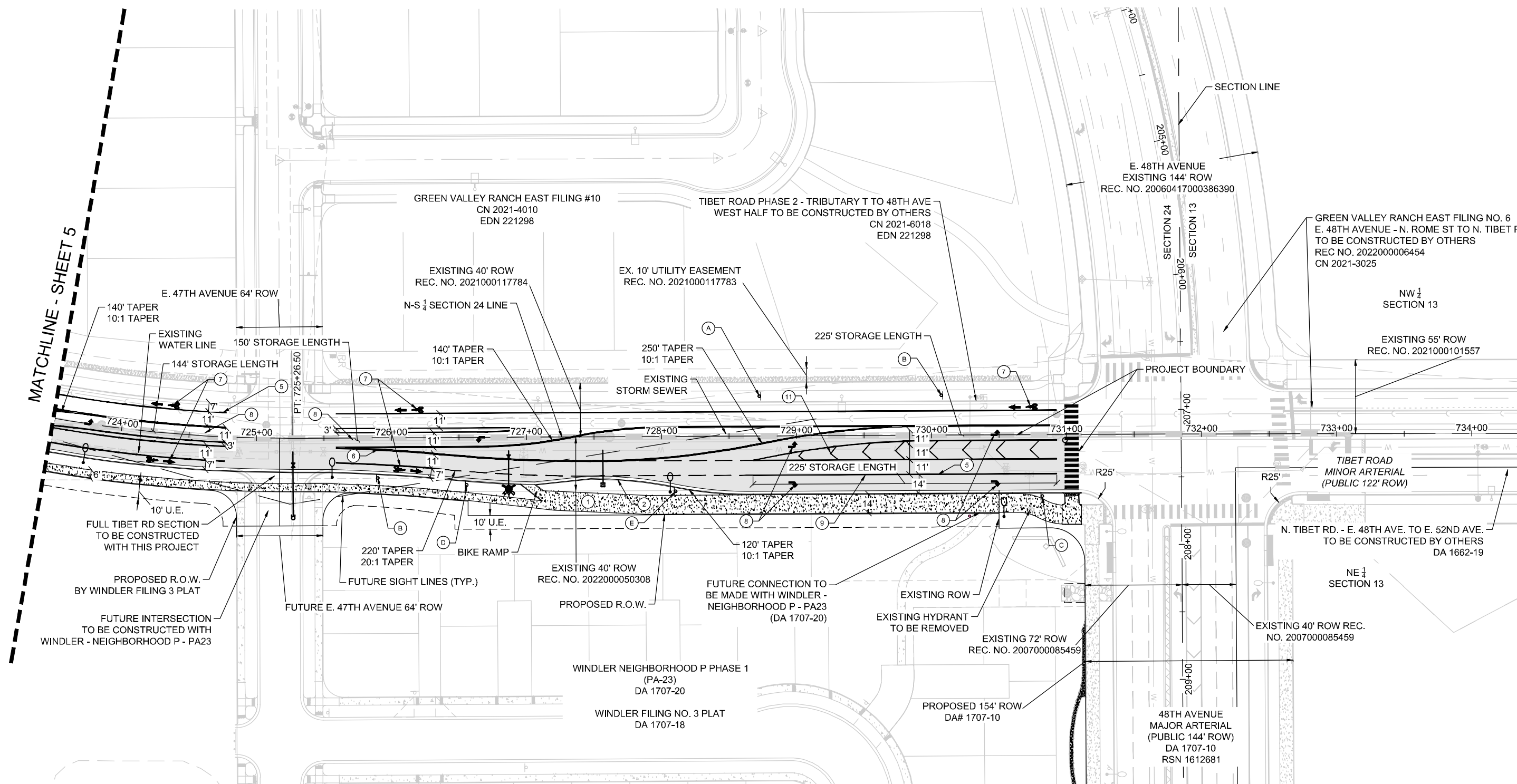
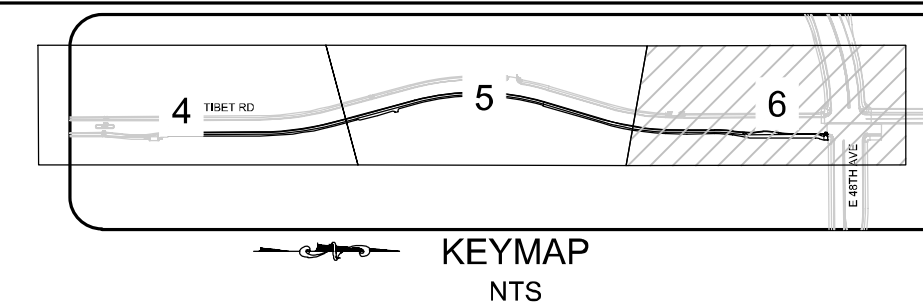


R3-7
(E)

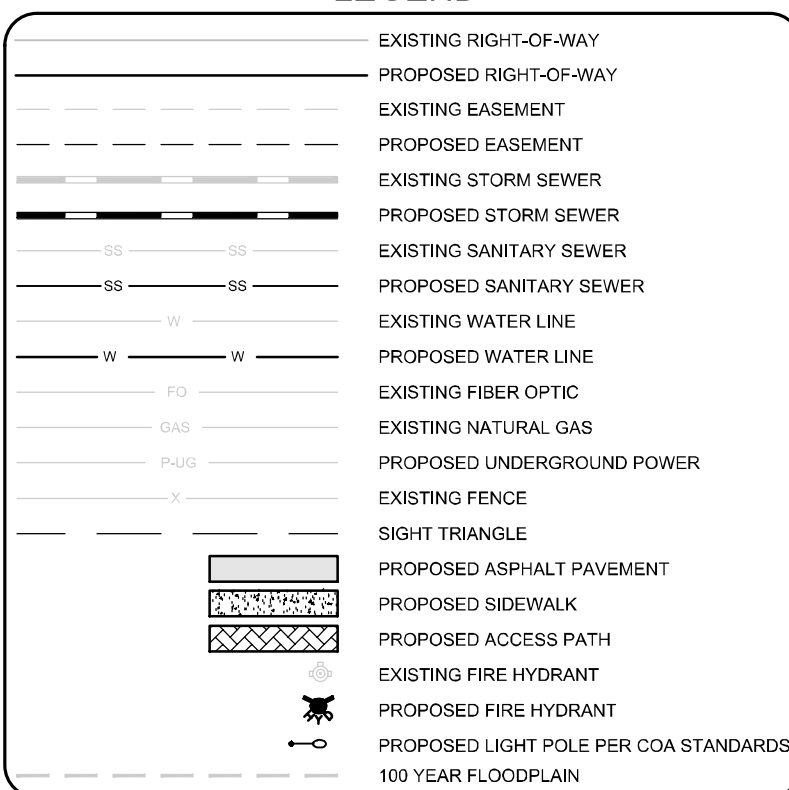


W11-15
W16-7F
(F)

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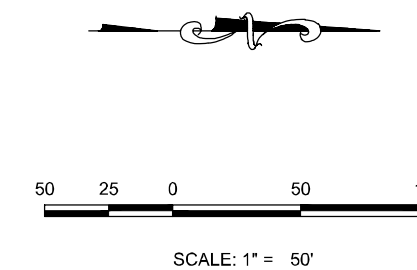
LEGEND



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6 OF 17

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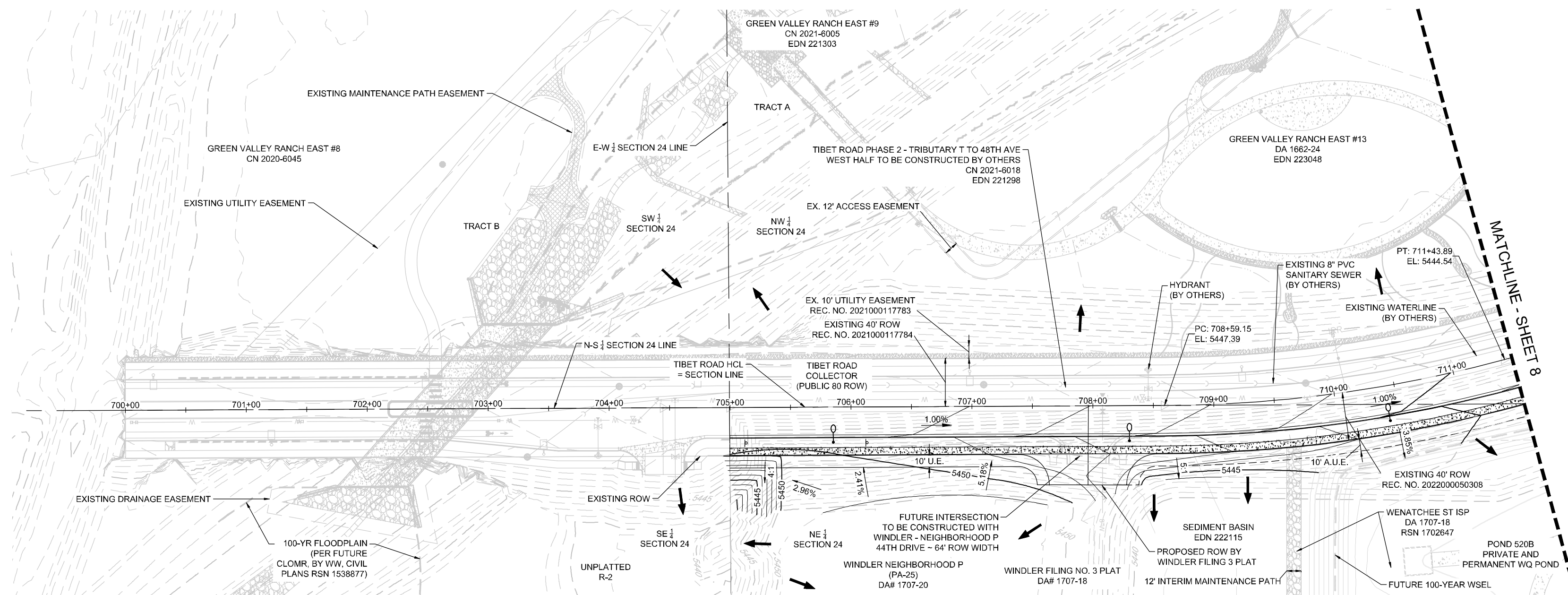
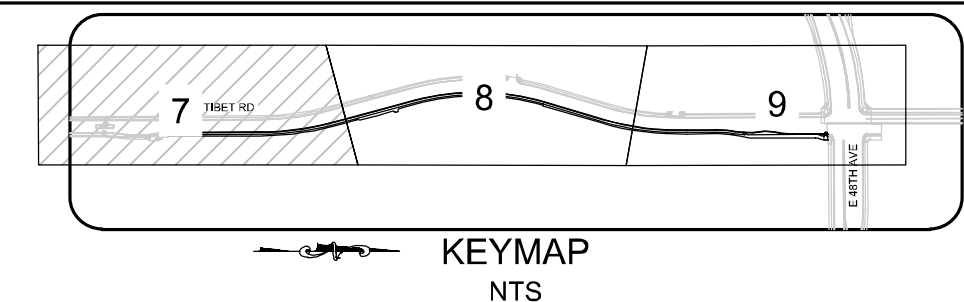
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WINDLER TIBET ROAD ISP
42ND AVENUE TO 48TH AVENUE
ROADWAY PLAN

SCALE: AS SHOWN
FILE NO: 0043258.00
DATE: August 2023

6 OF 17

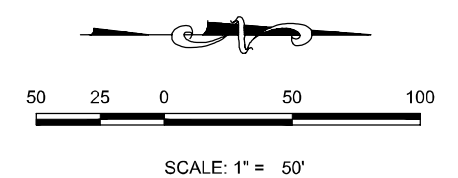
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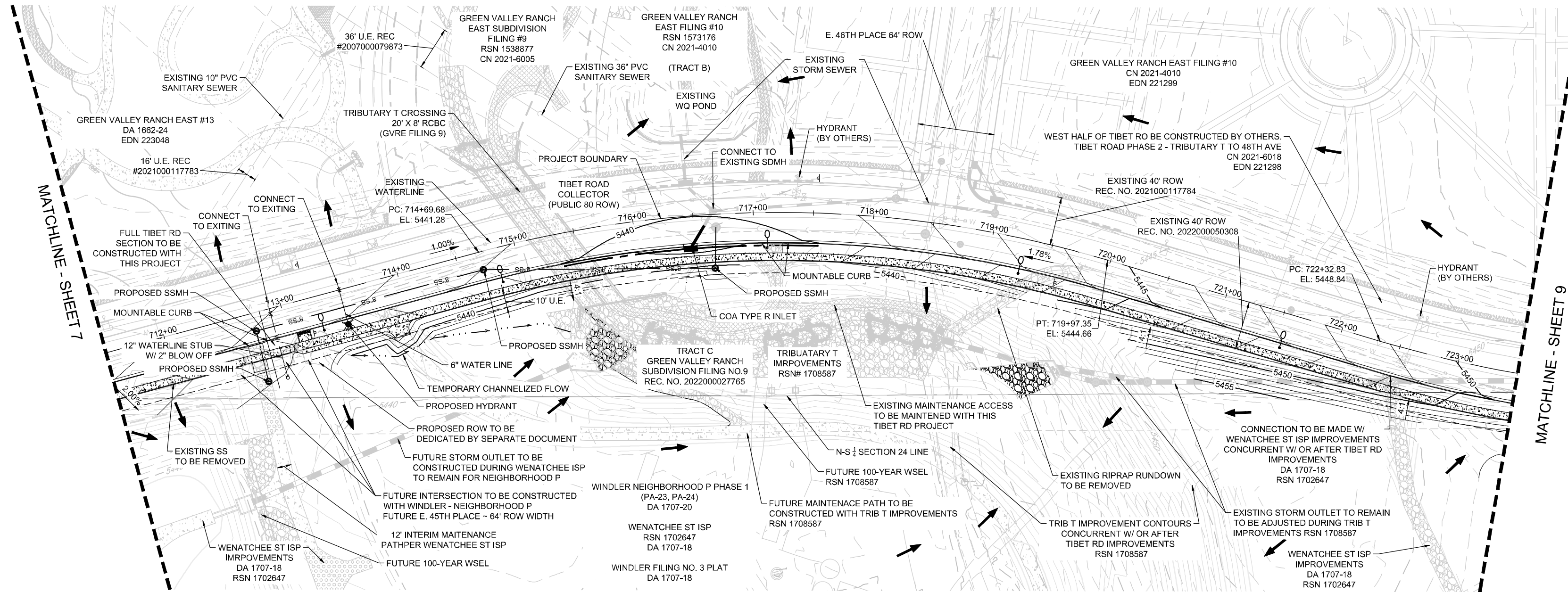
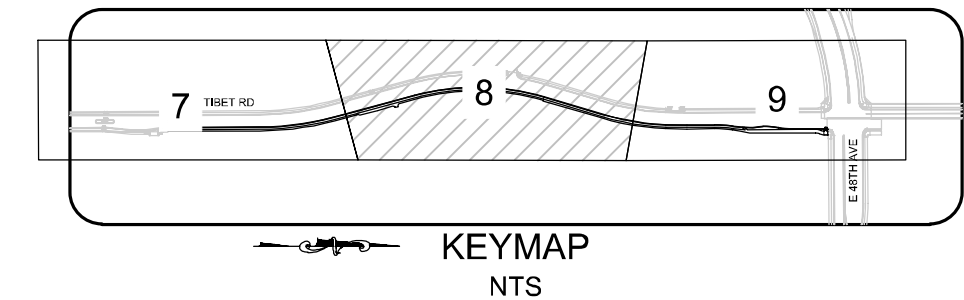
LEGEND

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

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

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NOT FOR CONSTRUCTION

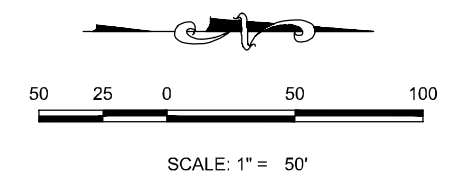


LEGEND

	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

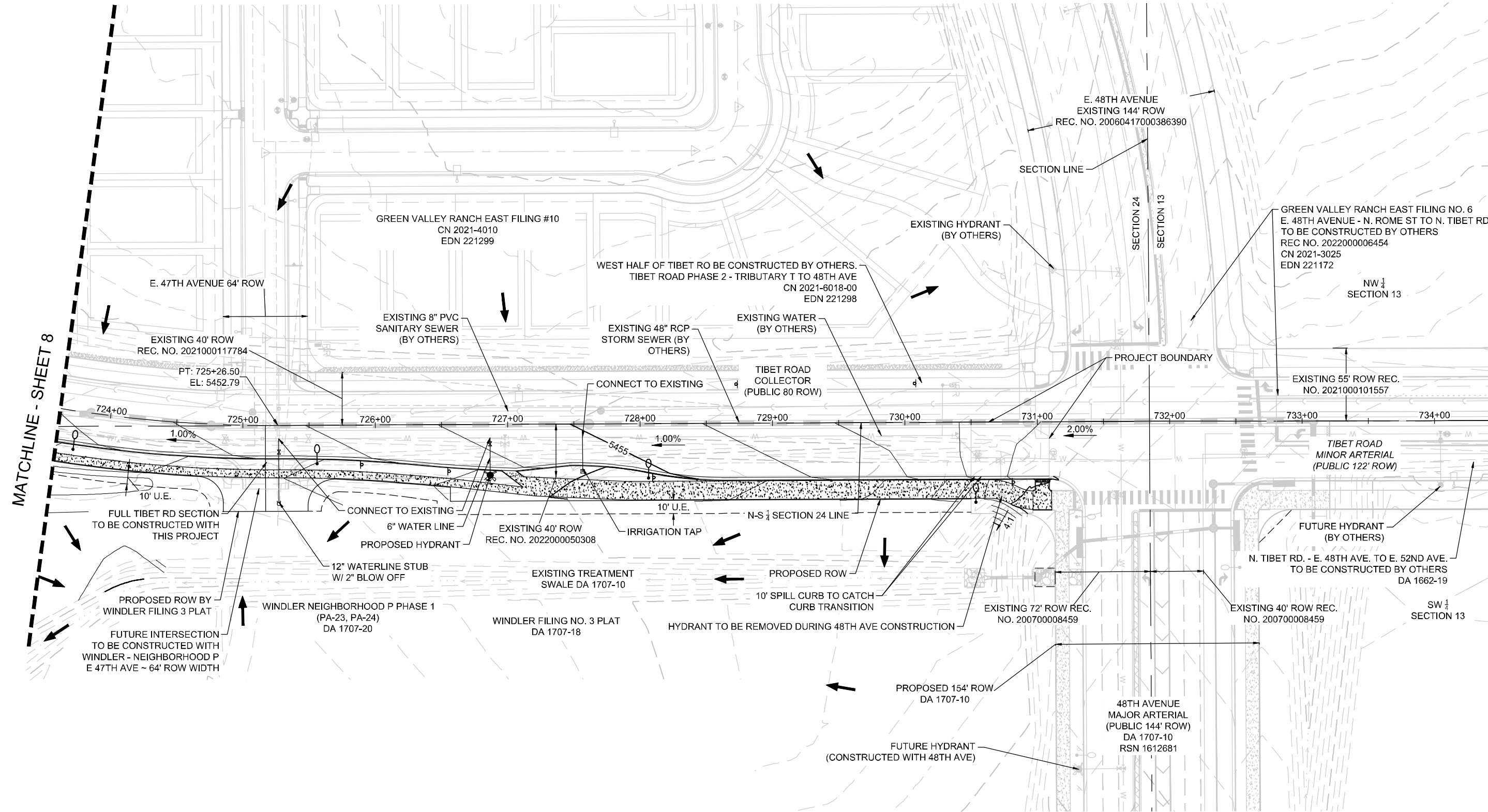
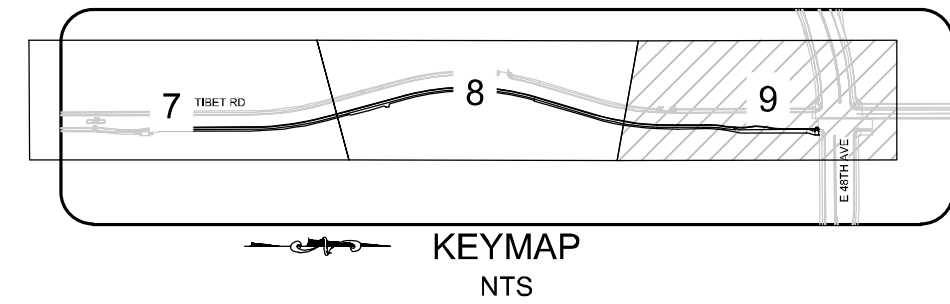
NOTES:

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[illegible]

N:\PROJECTS\WINDLER\TIBET CAD\ENGINEERING\TIBET SETS\SP\GRADING & UTILITY PLANS.DWG, ACASIDBY: 10/2/23

NOT FOR CONSTRUCTION

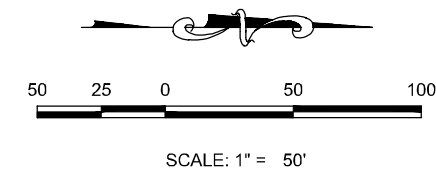


LEGEND

	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
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	FLOW ARROW
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	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	100 YEAR FLOODPLAIN

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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	00432558.00	Revisions	No.	Date	Init.	Apr.	Date
9	AC	TLO	August 2023										
OF 17													

Westwood

10333 E DRY CREEK RD.
GREENWOOD, CO 80112
TEL: 720.482.9526
Westwood.com
Westwood Professional Services, Inc.

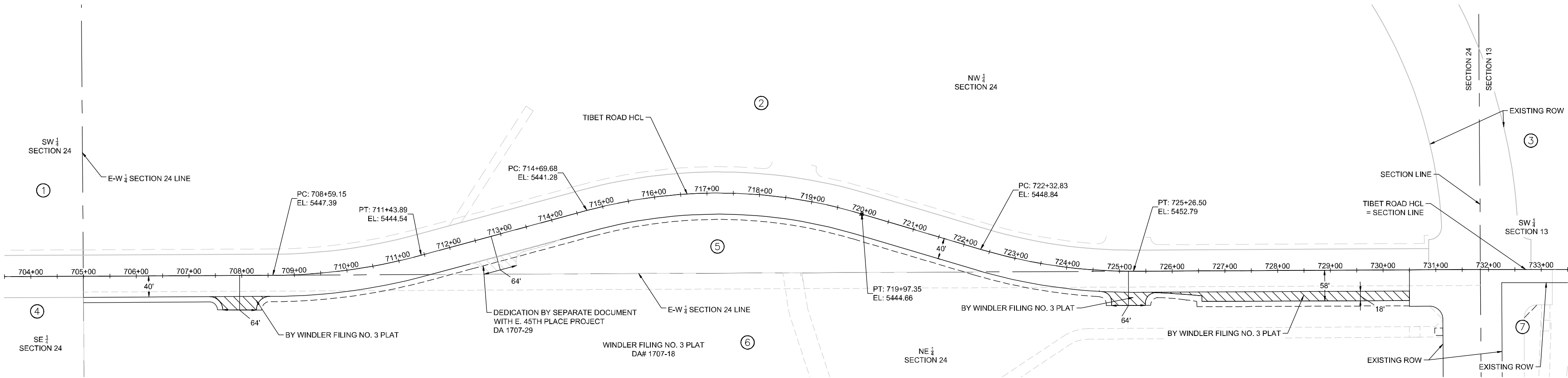
WINDLER PUBLIC IMPROVEMENT AUTHORITY

5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111

WINDLER TIBET ROAD ISP
42ND AVENUE TO 48TH AVENUE
GRADING AND UTILITY PLANS

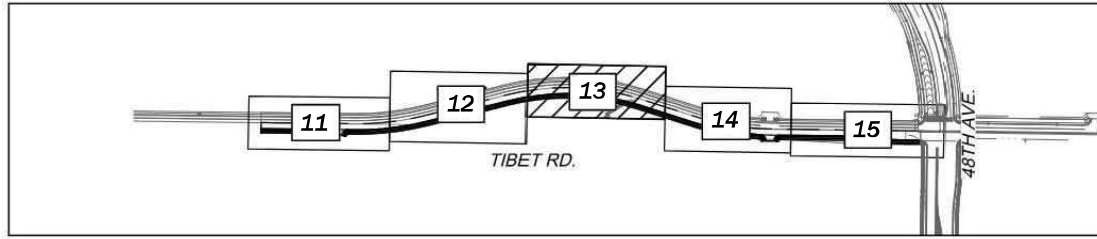
NOT FOR CONSTRUCTION

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



N:\PROJECTS\WINDLER\FILINGS\TIBET\ROAD\ENGINEERING\SET\TIBET\RIGHT OF WAY PLAN.DWG, ACASISDXY, 10/3/23

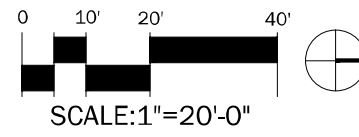
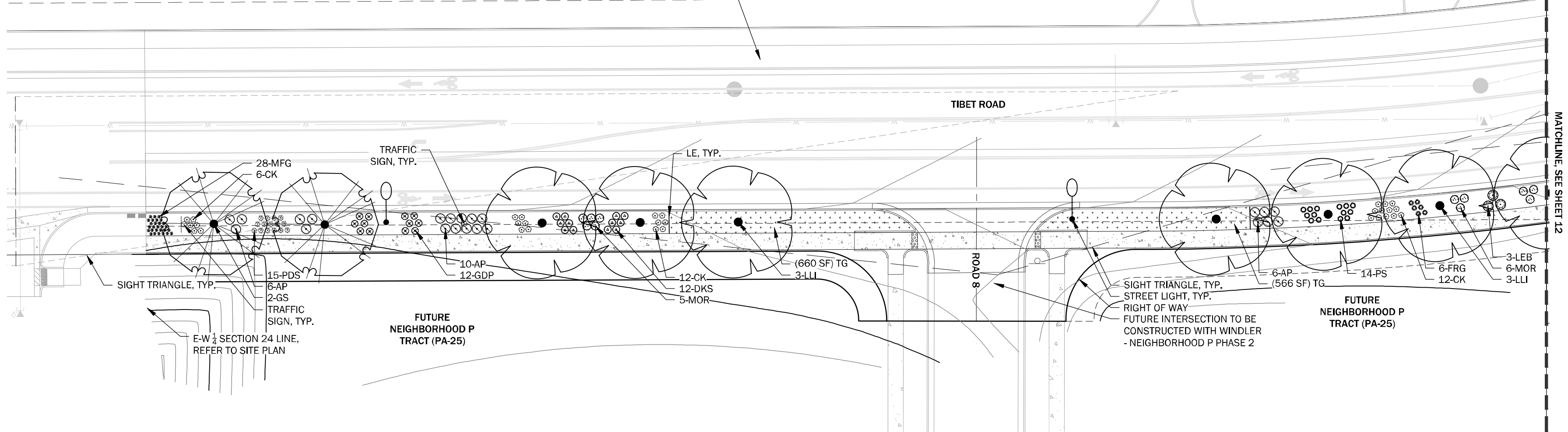
SHEET NUMBER 10 OF 17	DRAWN BY: ACG CHECKED BY: TLO DATE: August 2023	SCALE: AS SHOWN FILE NO: 0043258.00	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48TH AVENUE RIGHT OF WAY PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111	Westwood 10333 E DRY CREEK RD. CLAYTON, CO 80112 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	No.	Revisions	Apr.	Date



KEY MAP
1" = 500'

GREEN VALLEY
RANCH EAST #13
DA# 1662-24

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



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 11	DRAWN BY:	SCALE:	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	 Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodsps.com Westwood Professional Services, Inc.	SUPERBLOOM 23 LINCOLN ST, SUITE 200 DENVER, CO 80203 720.440.2668	1	ISP schematic	3/6/22			
	CHECKED BY:	AS SHOWN					2	ISP schematic	6/22/22			
	DATE:	FILE NO:	3				ISP schematic	5/22/23				
		00432568.00	4				ISP schematic	6/30/23				
			5				ISP schematic	8/14/23				
	OF 17										No.	Revisions

NOT FOR CONSTRUCTION

KEY MAP
1" = 500'

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 ROADWAY EDGE DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER

SCALE: 1" = 20'-0"

REVISIONS

No.	Revisions	Date	Appr.	Date
1	ISP submitted	3/6/22		
2	ISP submitted	6/22/22		
3	ISP submitted	5/22/23		
4	ISP submitted	6/30/23		
5	ISP submitted	8/14/23		

**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**

**GREEN VALLEY RANCH EAST #13
DA# 1662-24**

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

**"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)**

TIBET ROAD

E 45TH PLACE

48TH AVE

**1-PO
6-GDP
17-LEB**

**9-CK
STREET LIGHT, TYP.
7-GLS
8-MFG
11-AP**

**3-GS
9-CK
12-PDS**

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

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

**(849 SF) TG
4-GS**

LE, TYP.

**30-DKS
8-AP**

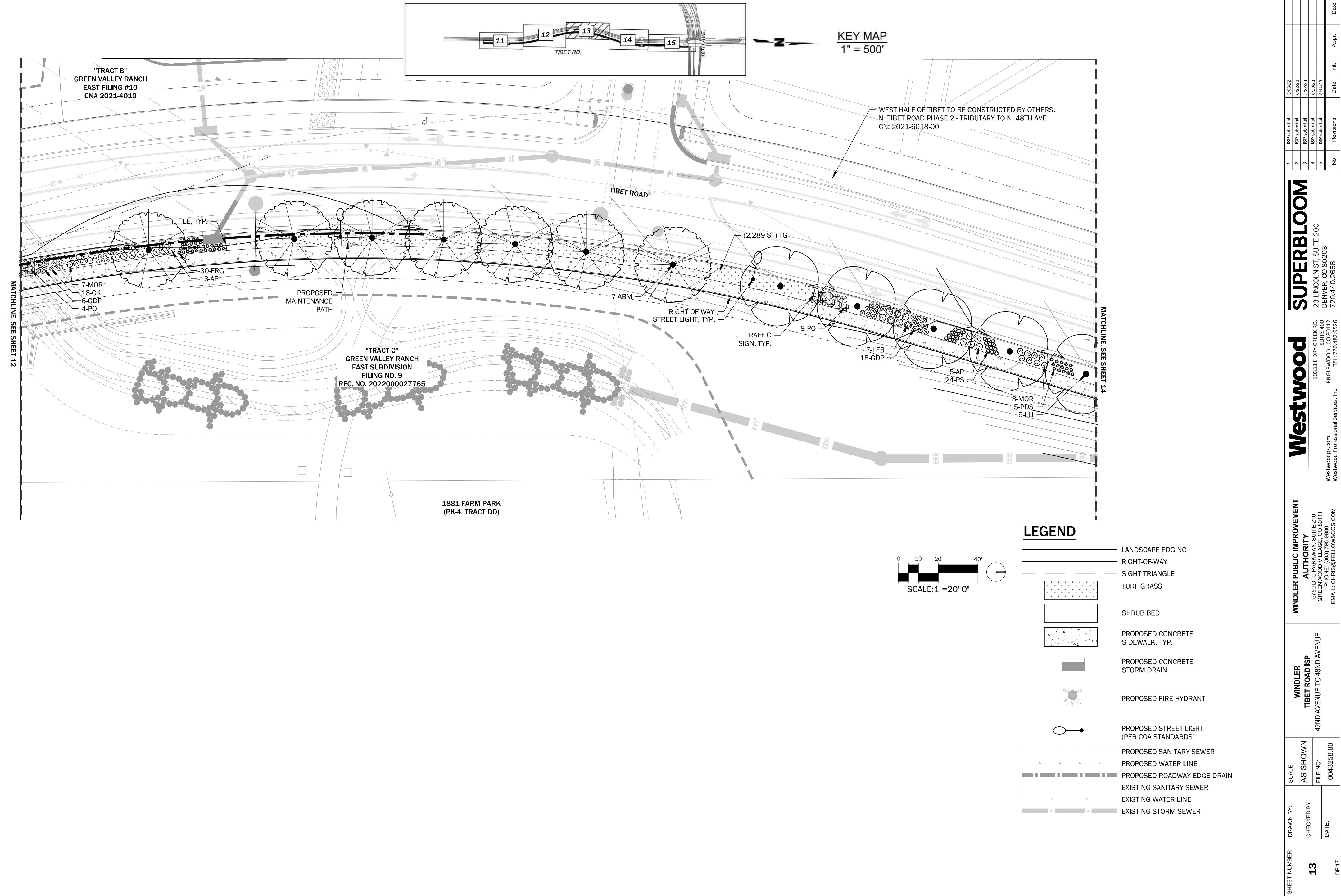
**9-CK
8-LEB**

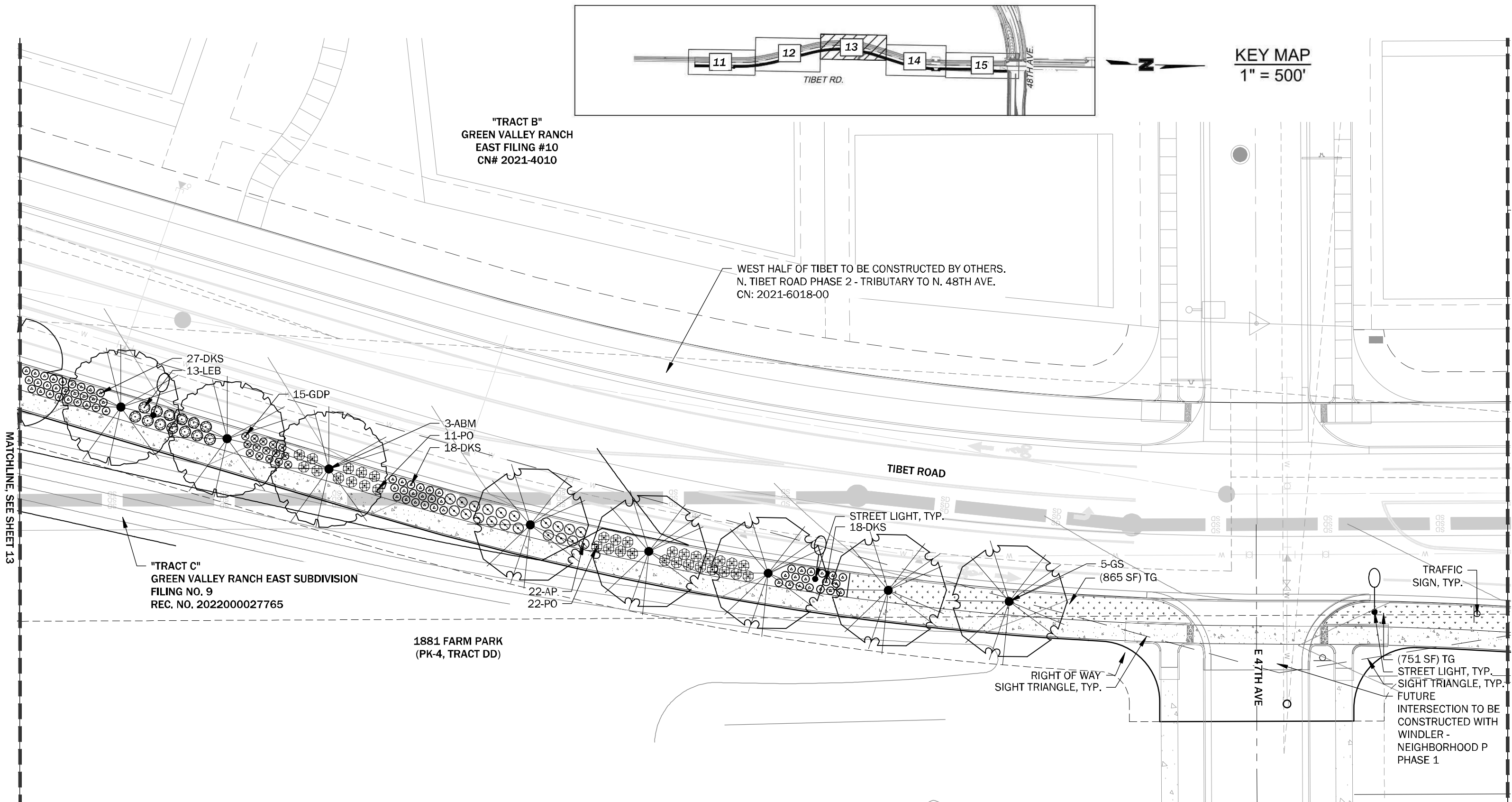
**6-CK
2-LLI
8-AP
3-PO**

MATCHLINE, SEE SHEET 11

MATCHLINE, SEE SHEET 13

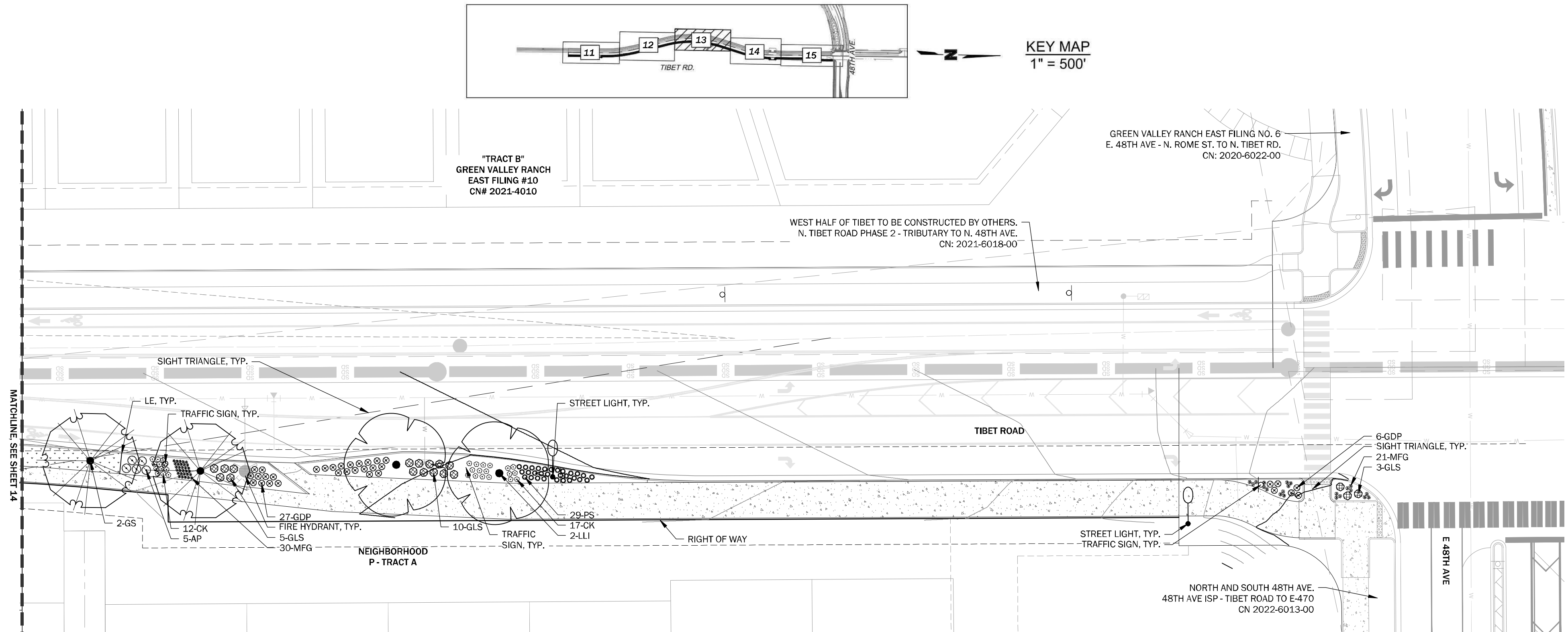
SHEET NUMBER 12	DRAWN BY:	SCALE: AS SHOWN	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5760 OTTAWA BLVD, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9800 EMAIL: CHRIS@FELLOWSCOS.COM	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.462.9526	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.462.9526	SUPERBLOOM 23 LINCOLN ST, SUITE 200 DENVER, CO 80203 720.440.2668	1	ISP submitted	3/30/22		
	CHECKED BY:	FILE NO: 0043258.00						2	ISP submitted	4/22/22		
								3	ISP submitted	5/22/23		
								4	ISP submitted	6/30/23		
	DATE:							5	ISP submitted	8/14/23		
OF 17				No.	Revisions	Date	Init.	Appr.	Date			





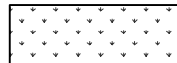

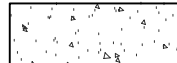


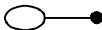








LEGEND

- 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
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LEGEND

	LANDSCAPE EDGING
	RIGHT-OF-WAY
	SIGHT TRIANGLE
	TURF GRASS
	SHRUB BED
	PROPOSED CONCRETE SIDEWALK, TYP.
	PROPOSED CONCRETE STORM DRAIN
	PROPOSED FIRE HYDRANT
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	CHECKED BY:	AS SHOWN					1	ISP uominal	3/08/22		
	DATE:	FILE NO:					2	ISP uominal	6/22/22		
							3	ISP uominal	5/22/23		
							4	ISP uominal	8/01/23		
			5	ISP uominal	6/14/23						
OF 17			No	Revisions	Date	Init.	Appr.	Date			

DECIDUOUS TREES

DECIDUOUS TREES (tree legend symbols reduced for clarity)

Symbol	Key	Qty	Scientific Name	Common Name	Size/Type	Mature H.	Mature W.	Notes
	ABM	10	Acer x freemanii 'Jeffers Red'	Autumn Blaze Freeman Maple	2.5" cal, B&B	50ft	40ft	-
	GS	16	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5" cal, B&B	40ft	30ft	-
	LLI	15	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal, B&B	40ft	35ft	-

EVERGREEN SHRUBS

Symbol	Key	Qty	Scientific Name	Common Name	Size/Type	Mature H.	Mature W.	Notes
	AP	94	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	#5 cont.	2ft	4ft	can full
	LEB	48	Cytisus scoparius 'Lena'	Lena Broom	#5 cont.	3ft	4ft	can full



DECIDUOUS SHRUBS

Symbol	Key	Qty	Scientific Name	Common Name	Size/Type	Mature H.	Mature W.	Notes
	DKS	105	Caryopteris x clandonensis	Blue Mist Spirea	#5 cont.	3ft	3ft	can full
	CK	110	Cornus sericea 'Kelsey'	Kelsey Dogwood	#5 cont.	2ft	2ft	can full
	PO	50	Physocarpus opulifolius 'Darts Gold'	Dart's Gold Ninebark	#5 cont.	4ft	4ft	can full
	GDP	90	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5 cont.	3ft	3ft	can full
	GLS	25	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 cont.	2ft	6ft	can full
	MOR	26	Ephedra equisetina	Mormon Tea	#5 cont.	3ft	3ft	can full

ORNAMENTAL GRASSES

Symbol	Key	Qty	Scientific Name	Common Name	Size/Type	Mature H.	Mature W.	Notes
	FRG	36	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#5 cont.	4ft	2ft	can full
	PS	67	Panicum virgatum 'Shenandoah'	Red Switch Grass	#5 cont.	3ft	2ft	can full
	MFG	87	Nassella tenuissima	Mexican Feather	#5 cont.	2ft	1ft	can full
	PDS	42	Sporobolus heterolepis	Prairie Dropseed	#5 cont.	2ft	2ft	can full

MATERIALS SCHEDULE

Symbol	Key	Qty	Scientific Name	Remarks
	RM	10,487 SF	Rock Mulch: 3/4" Rounded River Decorative Rock	4" depth min.
	TG	6,893 SF	Turf Grass - Xeriscape Lawn Mix: 30% Buchloe dactyloides (Buffalograss) 30% Pascopyrum smithii (Western Wheatgrass) 30% Bouteloua gracilis (Blue Grama) 30% Pleuraphis jamesii (Galleta) 5% Bouteloua curtipendula (Side Oats Grama)	seed
	LE	64 LF	Landscape steel edging: $\frac{1}{8}$ " x 14 gauge green, steel roll top, interlocking type edger	

CURBSIDE LANDSCAPE AND STANDARD RIGHTS OF WAY STREET TREE TABLE

LOCATION	LENGTH (LF)	AREA (SF)	TREES REQUIRED *	TREES PROVIDED	TREE EQUIVALENT SHRUBS REQUIRED *	SHRUBS REQUIRED *	TOTAL SHRUBS REQUIRED **	SHRUBS PROVIDED	SHRUB EQUIVALENT GRASSES REQUIRED ***	ORNAMENTAL GRASSES PROVIDED
S. TIBET ROAD, EAST CURB: SOUTH OF ROAD 8	211	2,151	5	5	-	54	54	63	0	43
S. TIBET ROAD, EAST CURB: ROAD 8 TO E. 45TH PLACE	322	3,509	8	9	-	88	88	99	0	20
S. TIBET ROAD, EAST CURB: E. 45TH PLACE TO E. 47TH AVE.	1,061	9,314	27	23	48	233	281	301	0	89
S. TIBET ROAD, EAST CURB: E. 47TH AVE TO E. 48TH AVE.	216	2,227	5	4	12	56	68	85	0	80
TOTALS	1,810	17,201	45	41	60	431	491	548	0	232

NOTES:

1 TREE PER 40 LINEAR FEET, AND 1 SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE.
IF TREE REQUIREMENTS ARE UNABLE TO BE MET DUE TO STOP SIGN SETBACKS, STREET LIGHT OR UTILITY CONFLICT, ETC. SHRUBS ARE SUBSTITUTED AT A RATE OF 12:1
AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS, WHEN 9 OR MORE SHRUBS ARE REQUIRED
ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION SEC. 4.04.2.10

CITY OF AURORA LANDSCAPE NOTES:

1. **FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEED AREAS.**
2. **ALL FREE STANDING LIGHTS DEPICTED IN THESE PLANS ARE STREETLIGHTS, STREETLIGHT DESIGN IS IN ACCORDANCE WITH APPLICABLE CITY OF AURORA DESIGN CRITERIA. PHOTOMETRIC ANALYSIS TO BE PROVIDED WITH LIGHTING DESIGN IN A SUBSEQUENT DESIGN STAGE.**
3. **THE SURFACING MATERIAL OF PROPOSED FLATWORK, INCLUDING CURB AND GUTTER, SIDEWALKS, BIKEWAYS, AND CURB RAMPS, IS TO BE GRAY CONCRETE. ALL PROPOSED ROADWAY SURFACING IS TO BE ASPHALT PAVEMENT. MEDIAN COVER MATERIAL AND CITY OF AURORA STANDARD SPLASHBLOCK WITHIN THE MEDIANS WILL BE OMAHA TAN COLORED CONCRETE.**
4. **ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY DURING CONSTRUCTION. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAP PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.**
6. **ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.**

GENERAL LANDSCAPE NOTES:

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

INSTALLATION AND MAINTENANCE NOTES:

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

CITY OF AURORA LANDSCAPE NOTES:

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

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

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

SHEET NUMBER 16	DRAWN BY:	SCALE: AS SHOWN	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 D'CORK PARKWAY, SUITE 210 GREENWICH VILLAGE, CO 80111 PHONE: (303) 755-1888 EMAIL: CHRIS@ELL.OWNSCOS.COM	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.442.9526	Westwood 10333 E DRY CREEK RD. SUITE 400 DENVER, CO 80112 720.440.2668	SUPERBLOOM 23 LINCOLN ST., SUITE 200 DENVER, CO 80203 720.440.2668	1	ISP - normal	3/05/22		
	CHECKED BY:							2	ISP - special	4/22/22		
	FILE NO:							3	ISP - special	5/22/23		
	DATE:	0043258.00						4	ISP - normal	6/08/23		
								5	ISP - normal	8/14/23		
OF 17					No	Revisions	Date	Init.	Appr.	Date		



SHEET NUMBER 17	DRAWN BY:	SCALE: AS SHOWN	WINDLER TIBET ROAD ISP 42ND AVENUE TO 48ND AVENUE	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PH: 303.755.0333 EMAIL: CHRIS@FELLOWSCOS.COM	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	Westwood	10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.440.2688	SUPERBLOOM 23 LINCOLN ST, SUITE 200 DENVER, CO 80203 720.440.2688	1	ISP submitted	3/30/22		
	CHECKED BY:								2	ISP submitted	4/22/22		
	DATE:	0043258.00	3						ISP submitted	5/22/22			
			4						ISP submitted	6/30/22			
			5						ISP submitted	8/14/22			
OF 17				No.	Revisions	Date	Init.	Appr.	Date				