



December 9, 2022

Deborah 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 1
Case Number: 2021-6018-01

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated November, 23 2022. 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. Use full titles of Site Plans and Plats. Reference reception numbers for plans that are recorded, case numbers if they are in review. Remove all EDN and RSN references. **RESPONSE: Revised**

1B. Fix overwrites and duplicate deltas and clouds. Flatten the plans prior to the next submittal. **RESPONSE: Revised**

2. Landscape

2A. Add notes to the Curbside Landscape Requirements Table to clarify who will be responsible for curbside landscape installation and the timing. **RESPONSE: Notes Added**

2B. For landscape that has been included in a separate landscape plan, please include the full Site Plan name and case number on the landscape plans. **RESPONSE: Notes added and revised**

2C. Move labels so they are not obscured. **RESPONSE: Revised**

2D. Revise Note 1 on Sheet 14 to clarify the landscape shall be provided prior to the acceptance of the improvements. **RESPONSE: Revised**

2E. Provide information for the Buffalo Feathers Russian Sage. Please include the mature height and width in your response to comments. **RESPONSE: Buffalo feathers Russian Sage, with a mature height and spread of 18"-24" can be found on the Little Valley Wholesale Nursery.**

2F. Add a detail for the proposed streetlight fixture and pole. **RESPONSE: Detail added**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. No civil plan revisions with a drainage letter have been submitted, nor has a preliminary drainage letter been

submitted. This site plan amendment will not be approved until a PDL is approved or civil plan revisions with a final drainage letter are approved. **RESPONSE: Noted**

3B. Add the following note on Sheet 2:

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. **RESPONSE: Note has been added**

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

4A. Move signs as noted on Sheets 4, 8 and 10. **RESPONSE: Signs have been moved**

4B. A 50' minimum spacing is required between an RRFB sign and a tree. Remove or relocate trees. **RESPONSE: Revised**

5. Life/Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. Remove the hydrant noted on Sheet 6. **RESPONSE: labels have been added to the plan referencing the adjacent development agreement as removal of this hydrant is applicable to that DA and the responsibility of the developer responsible for construction of that Site Plan.**

5B. Add New or Proposed to the new fire hydrant symbol in the Legend. **RESPONSE: Legend has been revised to show existing and proposed fire hydrant symbols.**

6. PROS (Michelle Teller / mteller@auroragov.org / Comments in purple)

6A. Areas abutting the future PROS parks should be landscaped to just include trees and native seed; no shrubs or other plantings to reduce maintenance in the area. Please update the curbside landscape along all park frontage. **RESPONSE: Curbside landscape adjacent to PROS parks will be trees and native seed only.**

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

No civil plan revisions with a drainage letter have been submitted, nor has a preliminary drainage letter been submitted. This site plan amendment will not be approved until a PDL is approved or civil plan revisions with a final drainage letter are approved

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF PARCEL 1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 201800015451 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 THE NORTHWEST QUARTER BEARS NORTH 00°16'32" WEST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89°36'08" WEST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE NORTH 00°16'32" WEST, A DISTANCE OF 359.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1060.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'40", AN ARC LENGTH OF 274.32 FEET;

THENCE 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;

THENCE 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;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;

THENCE 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;

THENCE 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;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET;

THENCE NORTH 16°33'15" EAST, A DISTANCE OF 235.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 960.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'41", AN ARC LENGTH OF 213.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°04'22", AN ARC LENGTH OF 41.05 FEET;

THENCE NORTH 01°50'11" EAST, A DISTANCE OF 64.04 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 00°17'01" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC LENGTH OF 39.27 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG SAID PARALLEL LINE NORTH 00°16'32" WEST, A DISTANCE OF 512.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT "B" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°43'28" EAST, A DISTANCE OF 40.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE 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;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°53'14", AN ARC LENGTH OF 16.11 FEET;

THENCE 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;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°39'27", AN ARC LENGTH OF 505.56 FEET;

THENCE SOUTH 15°06'12" EAST, A DISTANCE OF 318.40 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00°16'32" EAST, A DISTANCE OF 658.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.633 ACRES, (158,253 SQUARE FEET), MORE OR LESS.

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

EXHIBIT ATTACHED AND MADE A PART HEREOF.

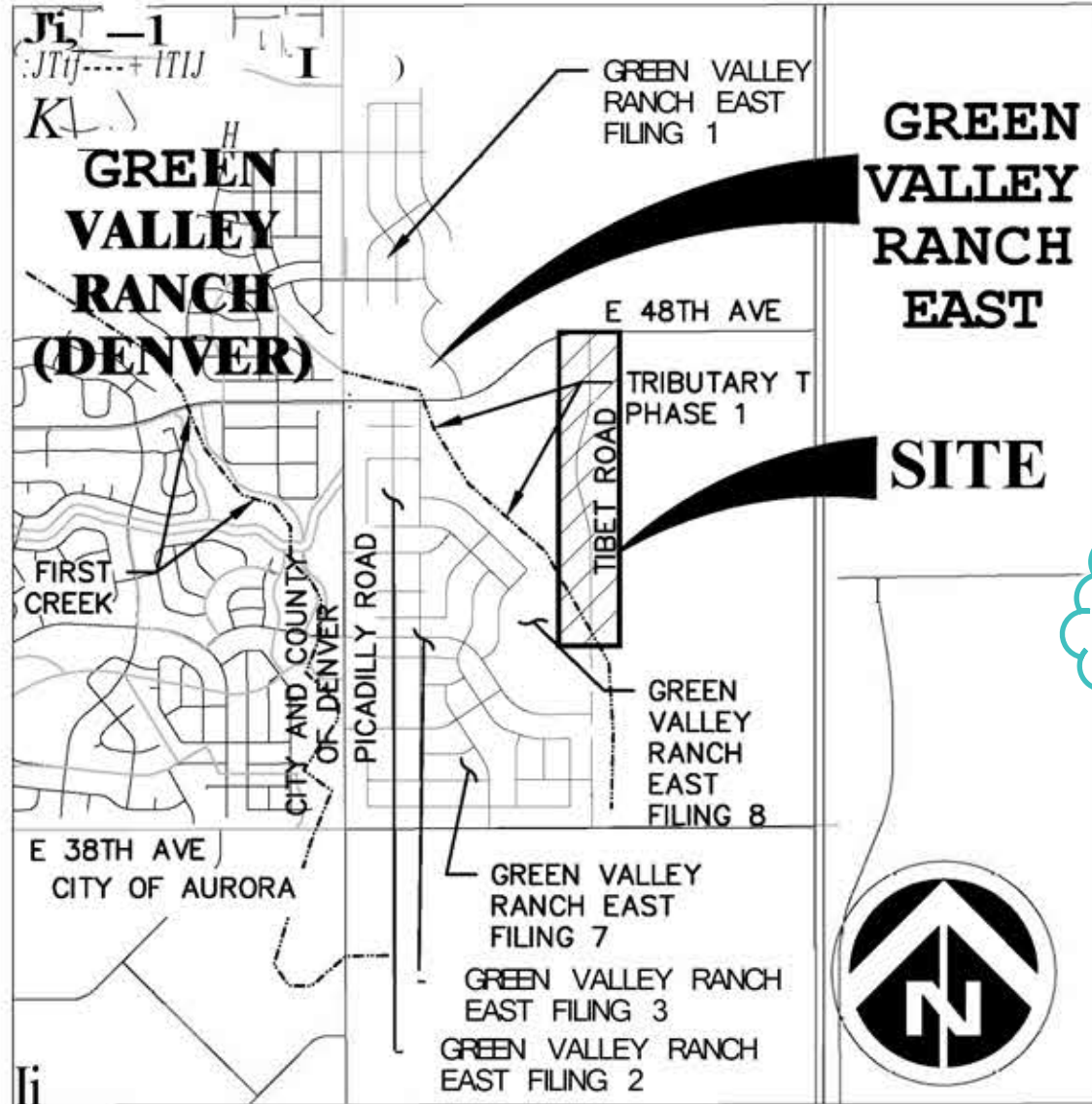
PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 356636NE003 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 SOUTH, 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
10-13	LANDSCAPE PLANS
14-15	LANDSCAPE DETAILS

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 GRAND AVE,
SUITE A-314
DENVER, CO 80231
CONTACTS:
MIKE WEHER & LAYLA ROSALES
PHONE: (303) 632-8867

ENGINEER:
DEWBERRY ENGINEERS, INC.
8100 E MAPLEWOOD AVE., SUITE 150
GREENWOOD VILLAGE, CO 80111
CONTACTS:
JASON MARGRAF & ALAINA KNEEBONE MARLER
PHONE: (303) 368-5601
FAX: (303) 368-5603

GEOTECHNICAL ENGINEER:
A.G. WASSenaar, INC.
2180 S. VANHOE 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.

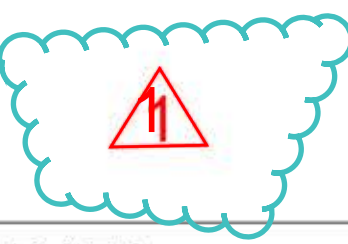
FIRE PROTECTION:
AURORA FIRE DEPARTMENT
15151 E ALAMEDA PKWY.
AURORA, CO 80017
PHONE: (303) 326-8999
CONTACT: MIKE DEAN

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

DEWBERRY RESPONSE:
Overstrikes have been removed



DEWBERRY RESPONSE:
Language has been removed

LAND USE DATA

LAND AREA FOR TIBET ROAD - PHASE 2 ROW	201,355 SQ. FT. (4.622 AC)
NUMBER OF LOTS PROPOSED	0
BUILDING HEIGHT	N/A
LOT AREA	N/A
HARD SURFACE AREA*	2,867 AC - 62.03%
LANDSCAPE AREA	1,755 AC - 37.97%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	N/A
2015 BC OCCUPANCY CLASSIFICATION	N/A
CONSTRUCTION TYPE	N/A
*SIDEWALKS, STREETS, CURB AND GUTTER	

DEWBERRY RESPONSE:
Overstrikes have been removed

Double images

AMENDMENT DESCRIPTION
Area of project changed, affecting Land Use Table.

DEWBERRY RESPONSE:
Overstrikes have been removed

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 4 DAY OF February AD. 20 22
BY Scott Thorson TERRI GROVES
Notary Public
State of Colorado
Notary ID # 20214002333
My Commission Expires 01-19-2025

NOTARY PUBLIC

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

CITY OF AURORA APPROVALS: Denver Co. 80249

CITY ATTORNEY: _____ DATE: 2/18/22

PLANNING DIRECTOR: _____ DATE: 2/18/22

PLANNING AND ZONING COMMISSION: _____ CHAIRMAN DATE: N/A

CITY COUNCIL: _____ MAYOR DATE: N/A

ATTEST: _____ CITY CLERK 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.: _____

Revise "filing" with the full name of the applicable site plan. For access, consider using the proposed street names.

DEWBERRY RESPONSE:
Acknowledged, all adjacent developments have been related with the applicable plan.

AMENDMENTS:

- Revised land use table with additional acreage.
- Changed layout of Phase A to be full
- Added access for Site Plan No. 18.
- Eliminated temporary gravel bike path on west side of road in plans and sections.
- Added maintenance path in treelawn for Filing 13 park in between Trib T branches.
- Added new curb ramp on west side of Tibet to line up with Windler roadways to east
- Adjusted grading for full road width south of section line.
- Added existing sanitary and moved several
- Added sanitary and water stubs into Filing 1
- Added water lowerings under storm laterals.
- Reconfigured water lowering under Trib T cross
- Reconfigured sanitary to align with new Filing 18 access
- Revised curbside landscape plans per new Filing 18 access

DEWBERRY RESPONSE:
amendment has been removed

DEWBERRY RESPONSE:
revised as applicable

DEWBERRY RESPONSE:
revised as applicable

DEWBERRY RESPONSE:
revised as applicable

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

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303) 486-8500

CONTACT:
DAVID CARRO

No.	Date	Description
1	04-09-2021	ISP - 1ST SUBMITTAL
2	05-28-2021	ISP - 2ND SUBMITTAL
3	11-12-2021	ISP - 3RD SUBMITTAL
4	12-21-2021	ISP - 4TH SUBMITTAL
5	10-18-2022	1ST AMENDMENT

remove. These are your submittals, not amendment numbers

DEWBERRY RESPONSE:
revised as applicable

Project Number: 50119129
Designed By: Drawn
Checked By: AVD
AKM
Sheet Number: 1

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH\TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-GEN NOTES AND TYP SECTIONS.DWG 10/20/2022 2:38 PM PHILPOTT, GREG

REQUIRED SITE PLAN NOTES:

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS AND 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.
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. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING 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, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LANES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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 SUBMITTING 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.
21. 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.

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:

1) 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

2) 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.

LIST OF ACRONYMS AND ABBREVIATIONS

AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	IRR	IRRIGATION
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	LF	LINEAR FOOT
AD	ALGEBRAIC DIFFERENCE	LP	LOW POINT
AC	ACRE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITY ACT	MH	MANHOLE
ASSY	ASSEMBLY	MIN	MINIMUM
A.U.E.	ACCESS & UTILITY EASEMENT	NAC	NO ASSOCIATED CABLES FOUND FROM STRUCTURE
B.D.	BLOW OF	NAP	NO ASSOCIATED PIPING FOUND FROM STRUCTURE
BMP	BEST MANAGEMENT PRACTICES	NTS	NOT TO SCALE
BNDY	BOUNDARY	NO	NUMBER
BOW	BACK OF WALK	NWSEL	NORMAL WATER SURFACE ELEVATION
BW	BOTTOM OF WALL	OSP	OUTFALL SYSTEM PLAN
C.O.	CLEAN OUT	PC	POINT OF CURVATURE
CFS	CUBIC FEET PER SECOND	PCR	POINT OF CURVE RETURN
CH	CHORD LENGTH	PL	PROPERTY LINE
CHB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CL	CENTERLINE	PROP	PROPOSED
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	POINT OF TANGENCY
DUE	DRAINAGE AND UTILITY EASEMENT	PVC	POLYVINYL CHLORIDE
DIA.	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	Q10	10 YEAR DISCHARGE
EAE	EMERGENCY ACCESS EASEMENT	Q100	100 YEAR DISCHARGE
EATUR	EMPTY ACCORDING TO UTILITY RECORDS	RCBC	REINFORCED CONCRETE BOX CULVERT
EGL	ENERGY GRADE LINE	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	ROW	RIGHT OF WAY
EOA	EDGE OF ASPHALT	SAN	SANITARY SEWER
EOI	END OF SURFACE GEOPHYSICAL INFO.	NO	SECTION
EORI	END OF RECORD INFO.	SF	SQUARE FEET
EOS	EDGE OF SHOULDER	STA	STATION
EX	EXISTING	STM	STORM SEWER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	TB	THRUST BLOCK
FES	FLARED END SECTION	TBC	TOP BACK OF CURB
FG	FINISHED GRADE	TEMP	TEMPORARY
FH	FIRE HYDRANT	TOP	TOP OF FOUNDATION
FHAD	FLOOD HAZARD AREA DELINEATION	TOP	TOP OF PIPE
FIRM	FLOOD INSURANCE RATE MAP	TOS	TOP OF SLAB
L	FLOW LINE	TW	TOP OF WALL
FR	FROUDE NUMBER	TYP	TYPICAL
FS	FIRE SERVICE	UD	UNDERDRAIN
FT	FOOT	UDCO	UNDERDRAIN CLEAN OUT
FUT	FUTURE	UE	UTILITY EASEMENT
GE	GAS EASEMENT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GPM	GALLONS PER MINUTE	VC	VERTICAL CURVE
GSBD	GROUTED SLOPING BOULDER DROP	VCP	VITRIFIED CLAY PIPE
GV	GATE VALVE	VERT	VERTICAL
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	VN	NORMAL VELOCITY
HGL	HYDRAULIC GRADE LINE	W/	WITH
HORZ	HORIZONTAL	WL	WATER LINE
HP	HIGH POINT	WQ	WATER QUALITY
HW	HEAD WALL	WQCV	WATER QUALITY CAPTURE VOLUME
INT	INTERSECTION OR INTERCEPT	WSEL	WATER SURFACE ELEVATION
INV	INVERT	YR	YEAR

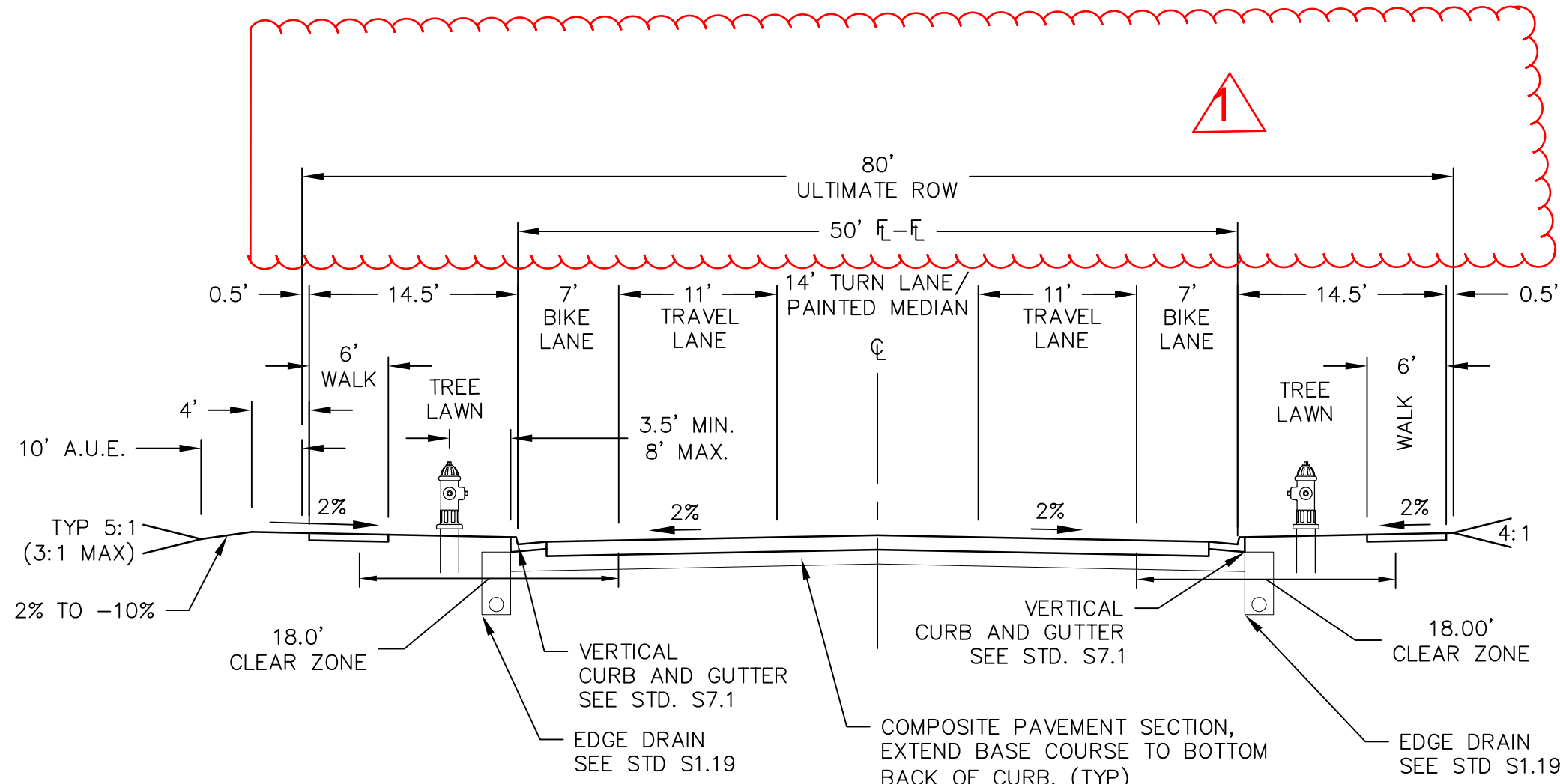
Add the following note:

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.

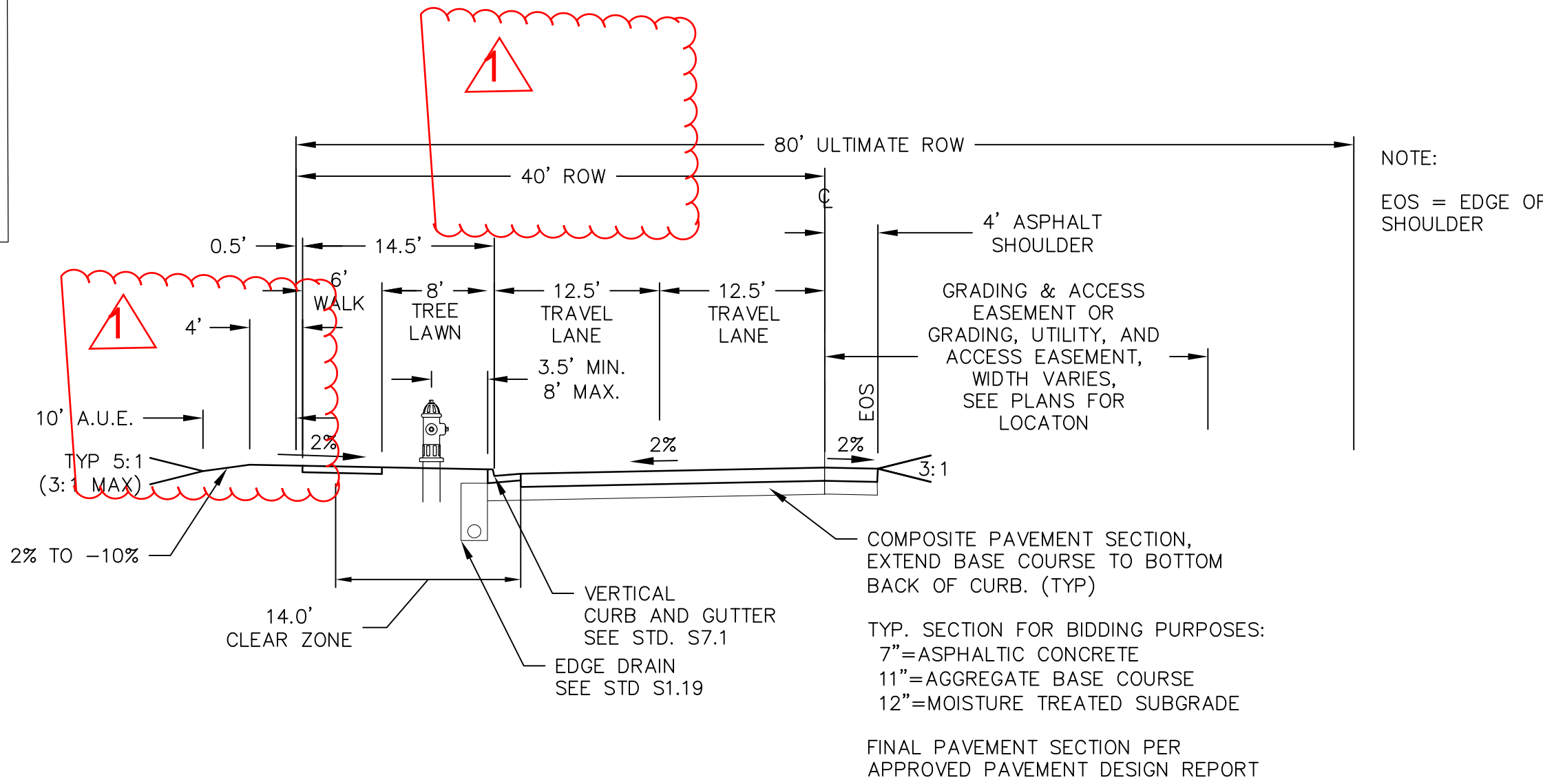
DEWBERRY RESPONSE: THE FOLLOWING NOTE HAS BEEN ADDED.

DEWBERRY RESPONSE: Overstrikes have been removed

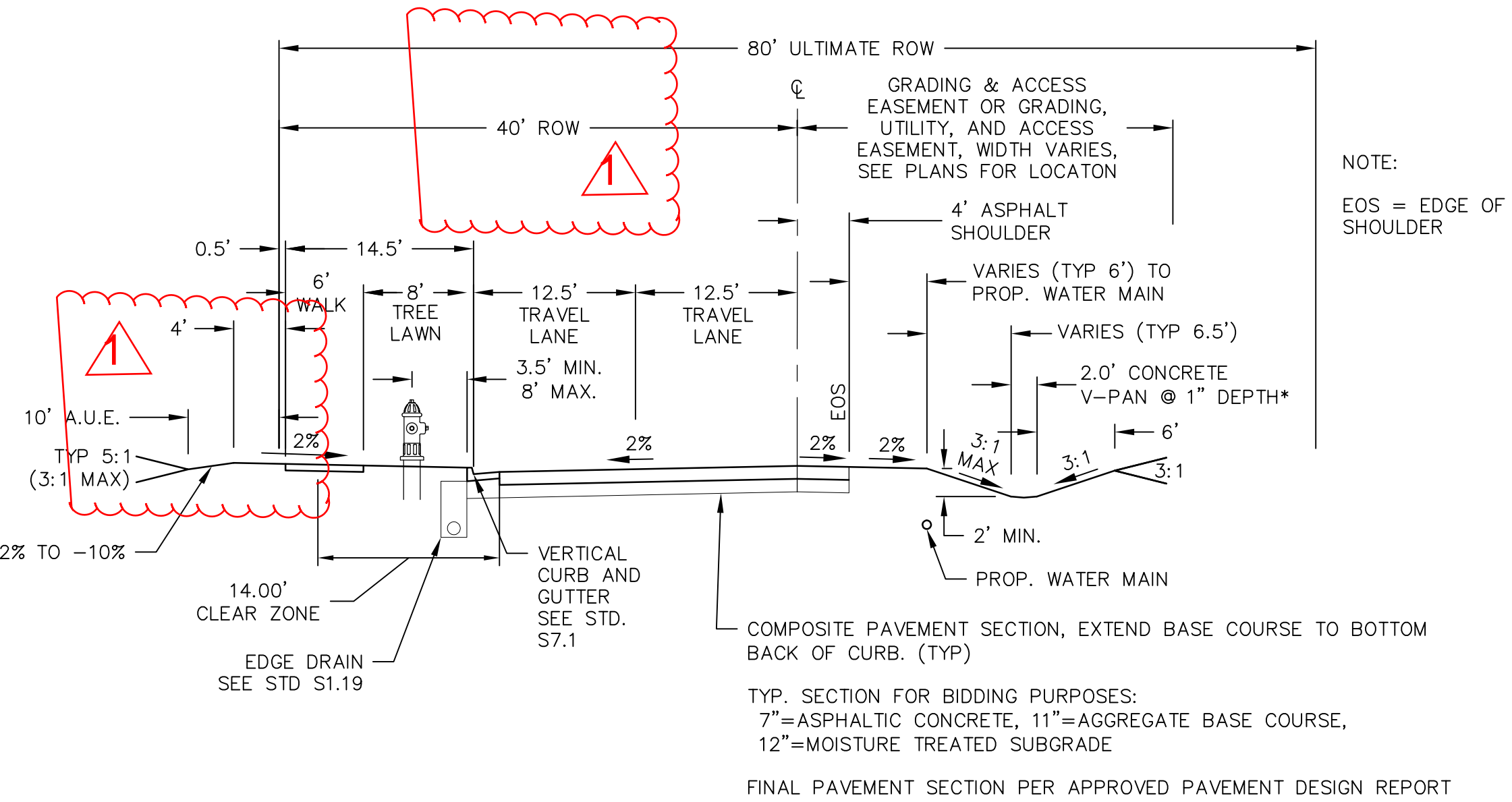
AMENDMENT DESCRIPTIONEliminated references to phasing and temp gravel bike path in typical sections



THREE LANE COLLECTOR
N. TIBET ROAD FULL-WIDTH SECTION



THREE LANE COLLECTOR
N. TIBET ROAD INTERIM SECTION



THREE LANE COLLECTOR
N. TIBET ROAD INTERIM SECTION (WITH SWALE)

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Alaina Kneebone-Mailer, PE
Email: amailer@dewberry.com

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

NOTES & TYPICAL SECTIONS

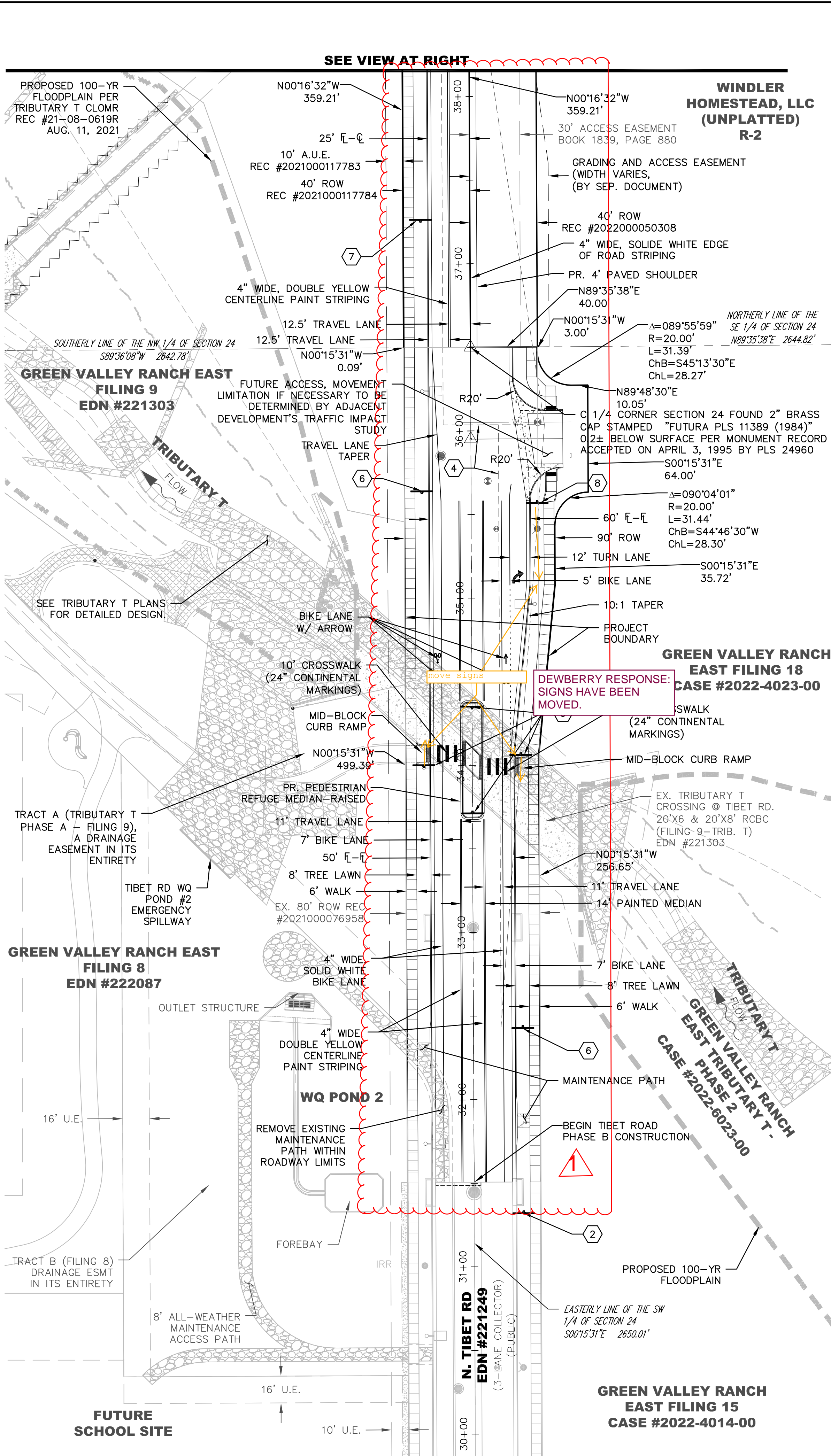
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303) 486-8500
CONTACT: DAVID CARRO

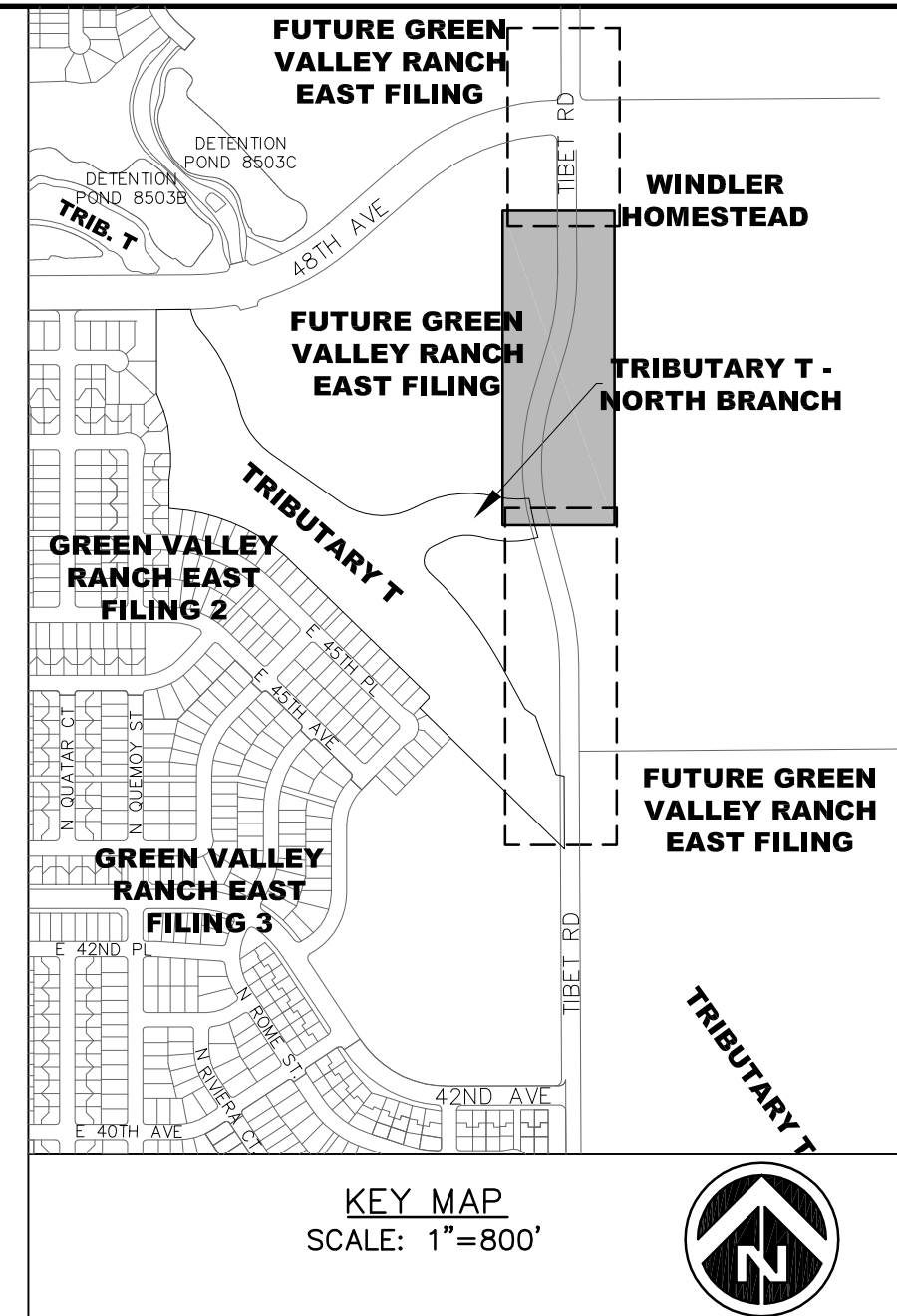
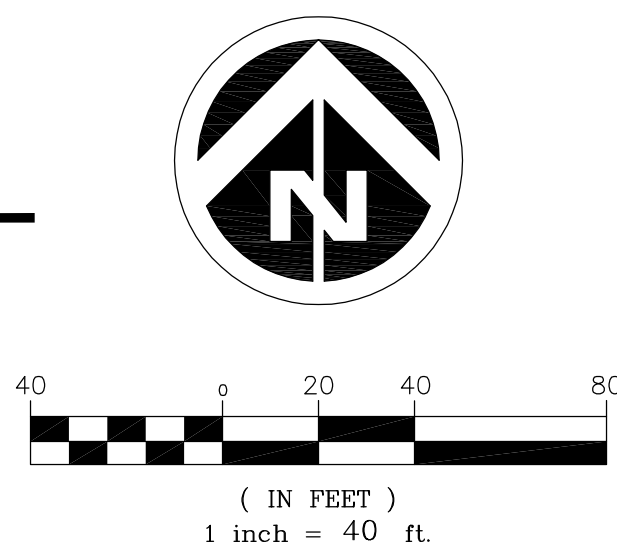
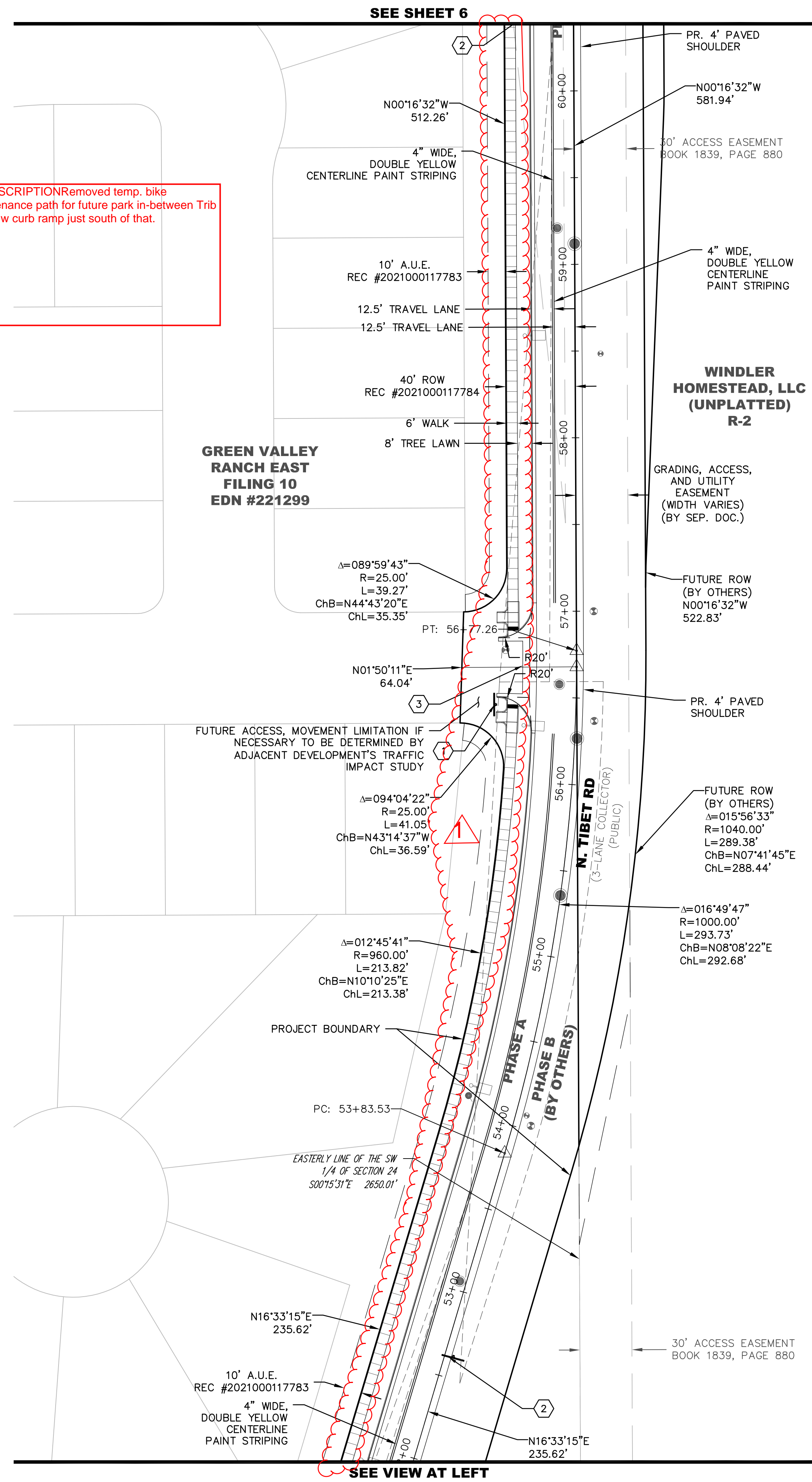
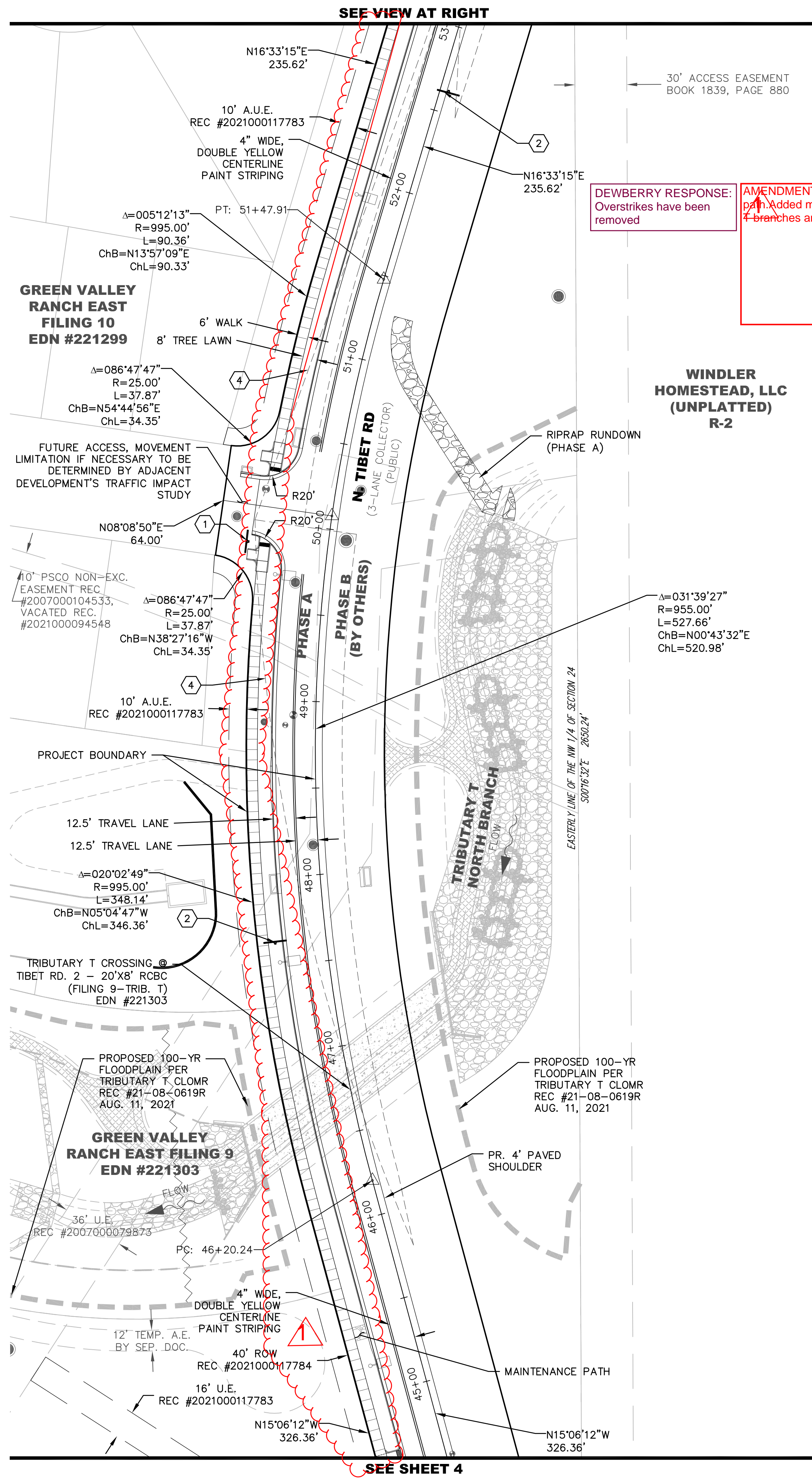
No.	Date	Description
1	10-18-2022	1ST AMENDMENT
2	12-21-2021	ISP - 4TH SUBMITTAL
3	11-12-2021	ISP - 3RD SUBMITTAL
4	05-28-2021	ISP - 2ND SUBMITTAL
5	04-09-2021	ISP - 1ST SUBMITTAL

Project Number:	Designed By:	Drawn By:	Checked By:	Sheet Number:
50119129	AVD	OB/GP	AKM	2



3. DEWBERRY/OAKWOOD HOMES/GREEN VALLEY RANCH EAST/TIBET ROAD PHASE 2/PLAN SETS/PRP/SP/DWG 10/18/2022 11:21 AM PHILPOTT, GREG





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

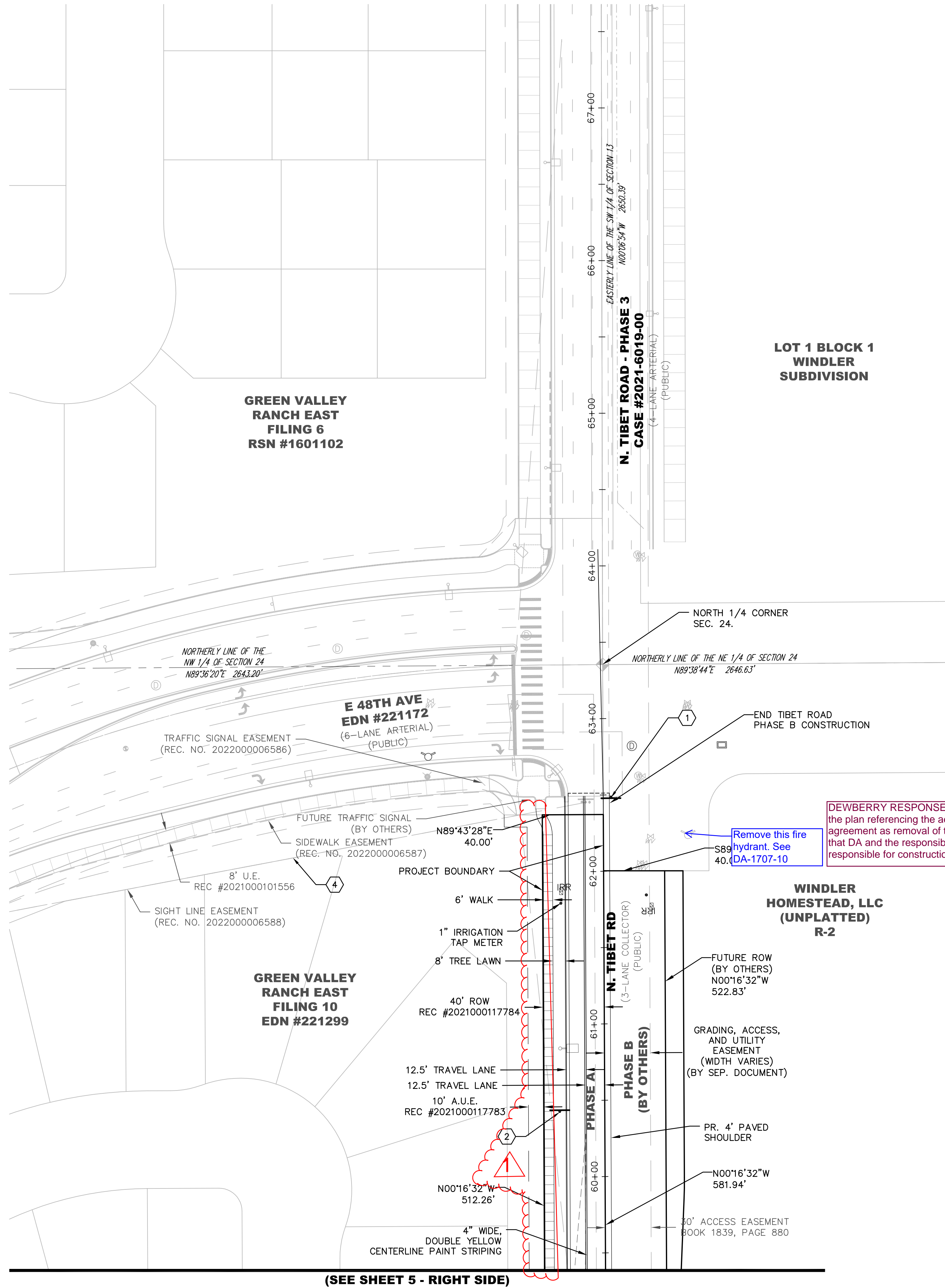
STREET SIGN	
RANGE POINT	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM/SEWER MANHOLE	
STORM INLET	
FLARED END SECTION	
EX EASEMENT LINE	

KEYNOTE

1	R1-1 (STOP SIGN, 36"x36")
2	R2-1 (SPEED LIMIT, 24"x30")
3	8' CROSSPAN
4	SIGN 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
8	R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")

- NOTES:**
1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. 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'.
 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.

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-SF.DWG 10/18/2022 11:20 AM PHILPOTT, GREG



(SEE SHEET 5 - RIGHT SIDE)

LOT 1 BLOCK 1
WINDLER
SUBDIVISION

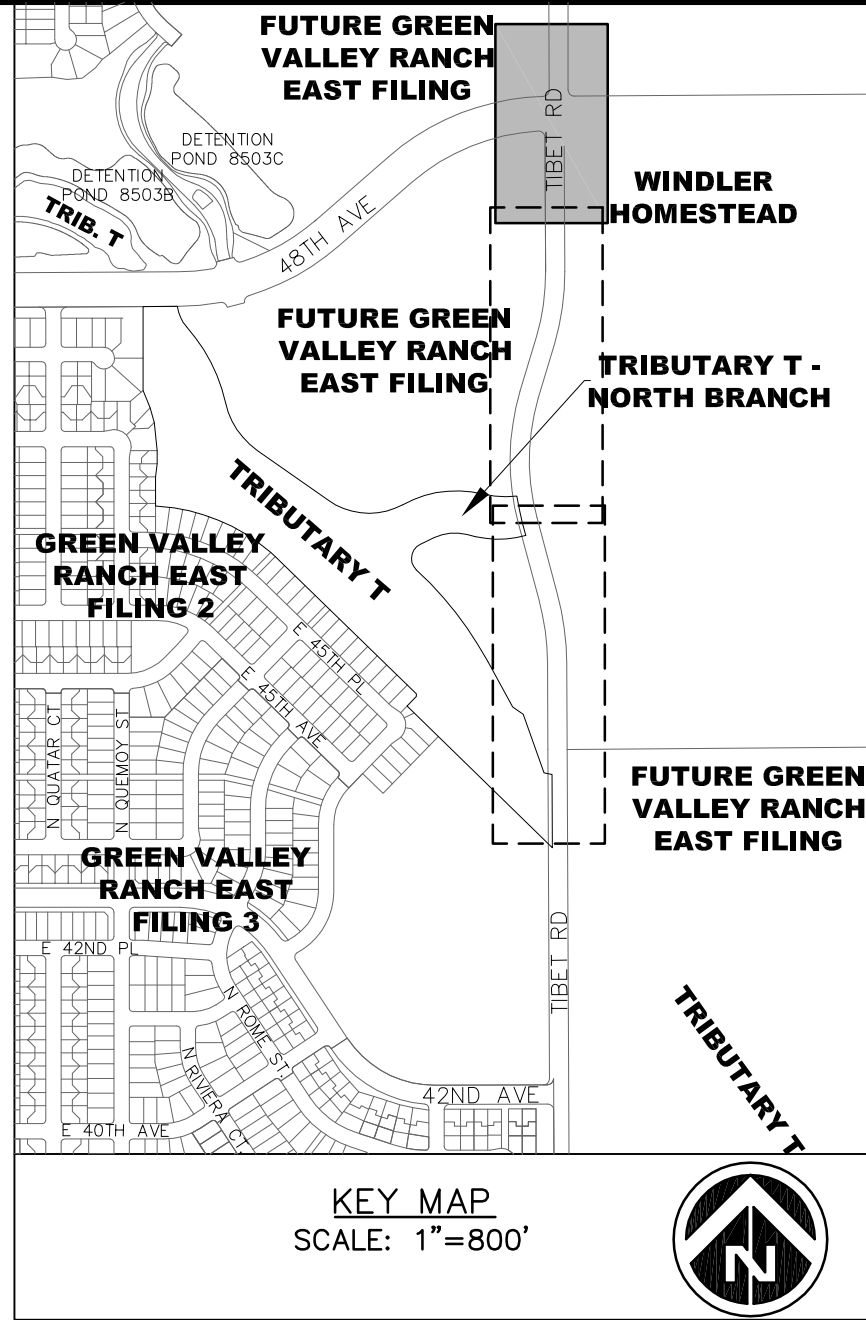
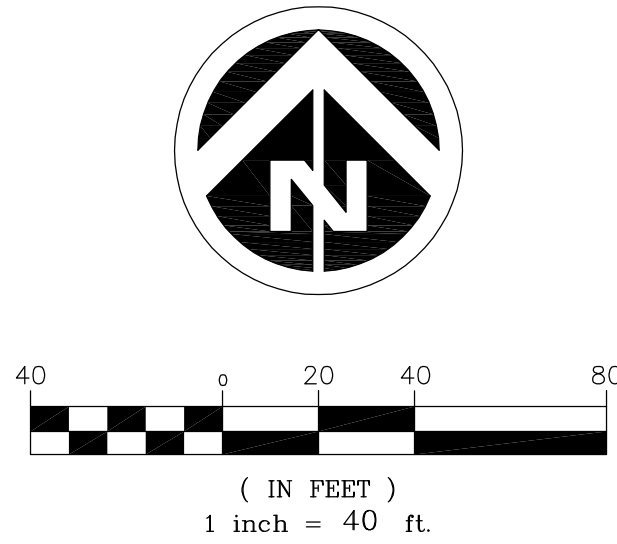
WINDLER
HOMESTEAD, LLC
(UNPLATTED)
R-2

DEWBERRY RESPONSE:
Overstrikes have been
removed

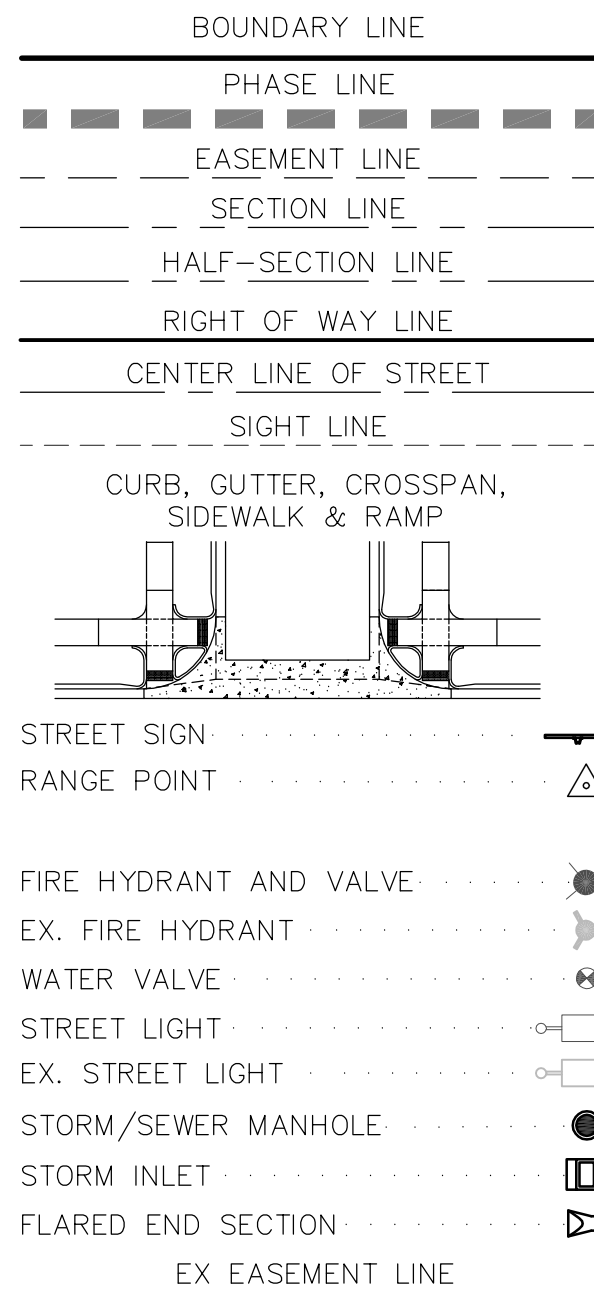
AMENDMENT DESCRIPTION
Removed temp. bike path.

DEWBERRY RESPONSE: labels have been added to
the plan referencing the adjacent development
agreement as removal of this hydrant is applicable to
that DA and the responsibility of the developer
responsible for construction of that Site Plan.

Remove this fire
hydrant. See
DA-1707-10



SYMBOLS AND LINETYPES LEGEND



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/ RREF ASSEMBLY
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- 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
Contact: Alaina Kneibone Marler, PE
Email: amarler@dewberry.com

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

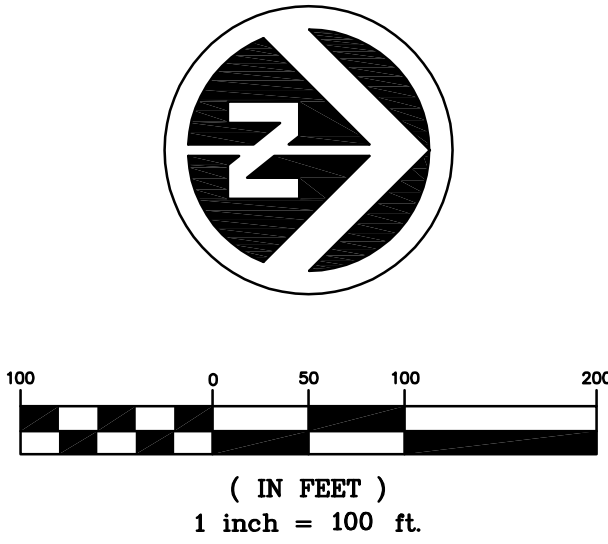
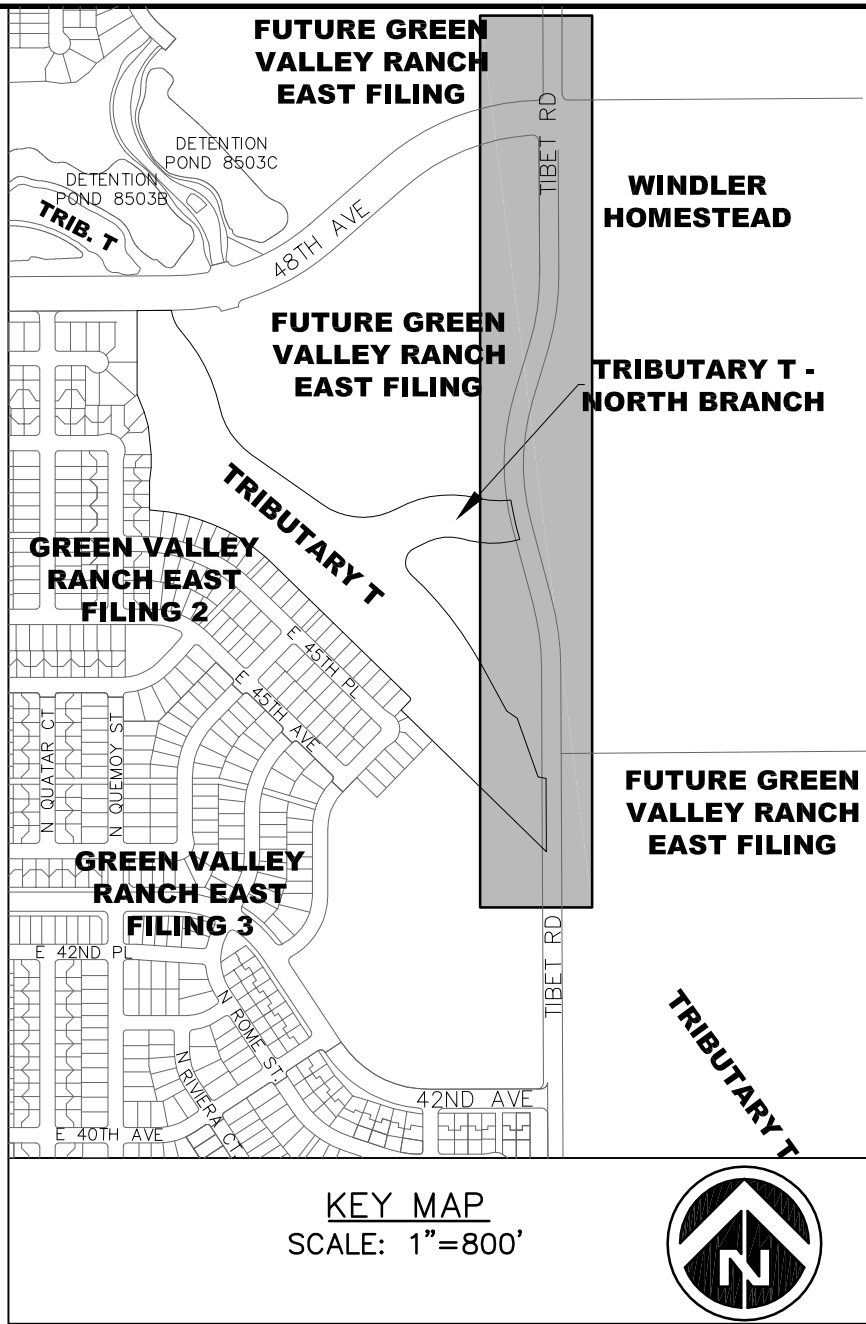
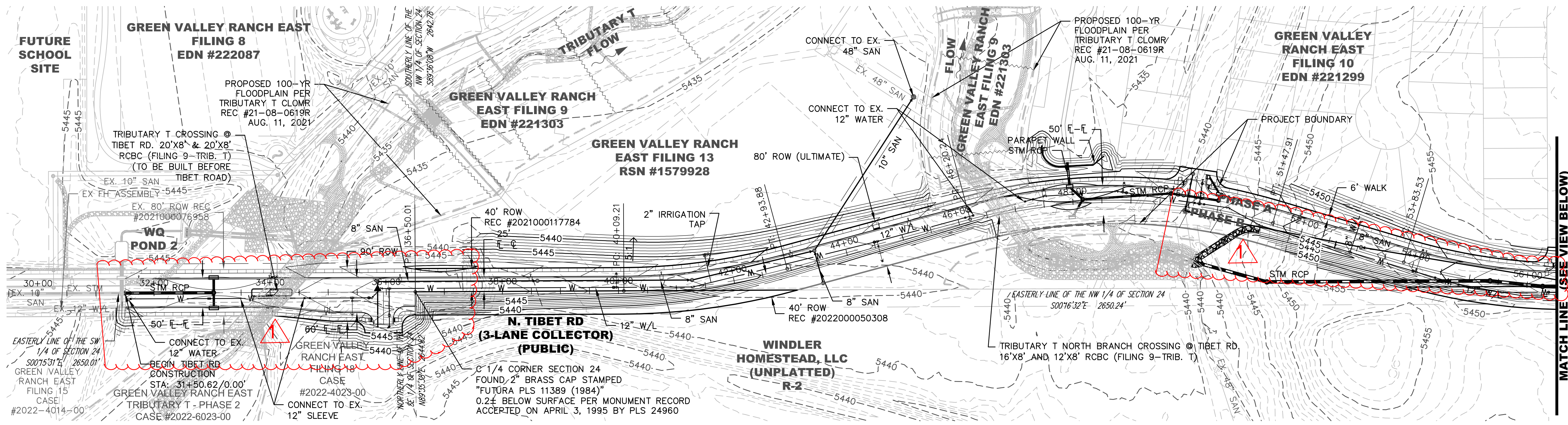
SITE PLAN

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

No.	Date	Description
5	10-18-2022	1ST AMENDMENT
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

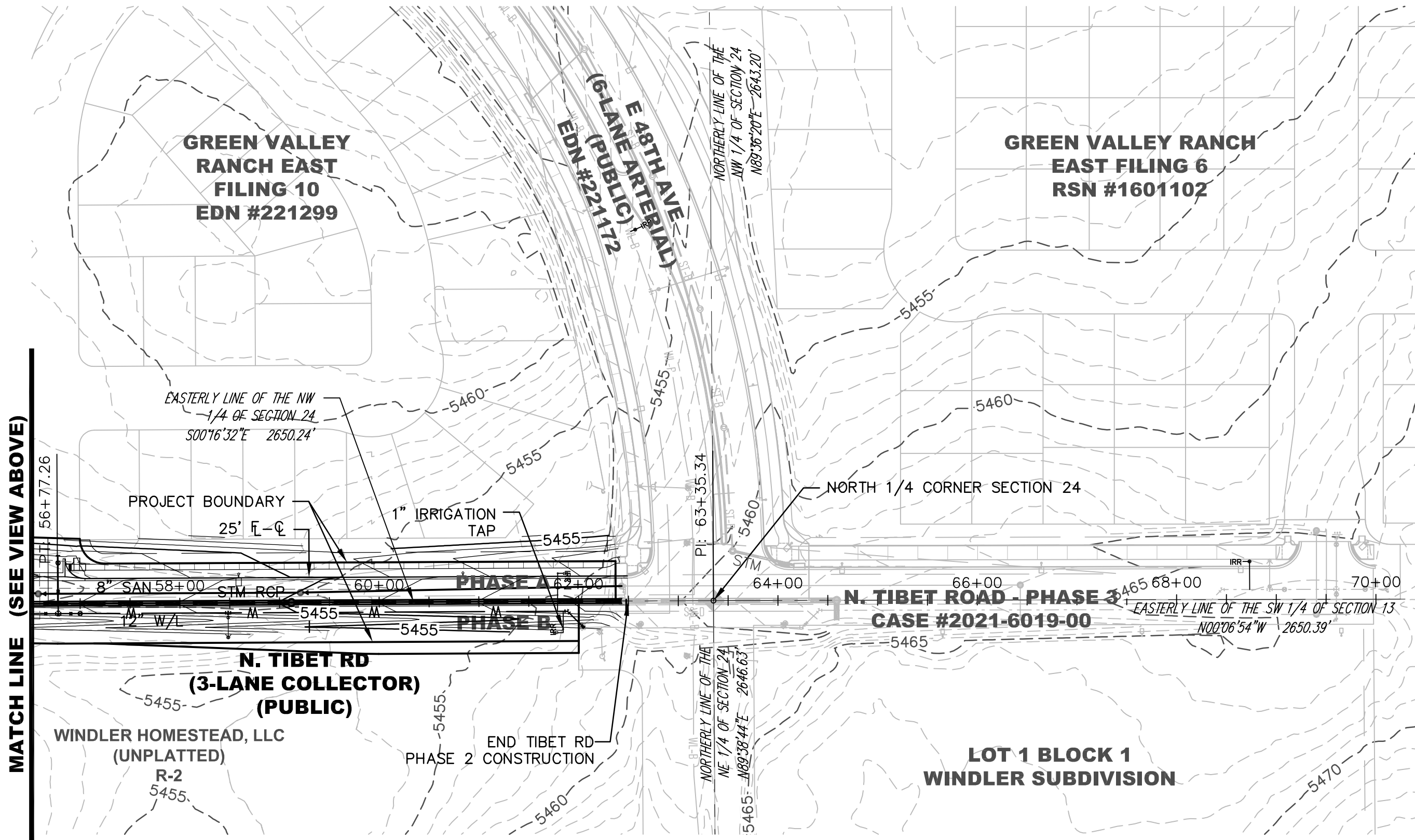
Project Number:	Designed By:	Drawn By:	Checked By:	Sheet Number:
50119129	AVD	OB/GP	AKM	6

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PPR-CA GRADING AND UTILITY.DWG 10/18/2022 11:50 AM PHILPOTT, GREG



DEWBERRY RESPONSE:
Overstrikes have been removed

AMENDMENT DESCRIPTION
Adjusted grading for full road width south of section line and minimized extent of grading to the east. Added Ex. Sanitary pipe and moved a couple manholes and pipes adjacent to Filing 10.



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

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

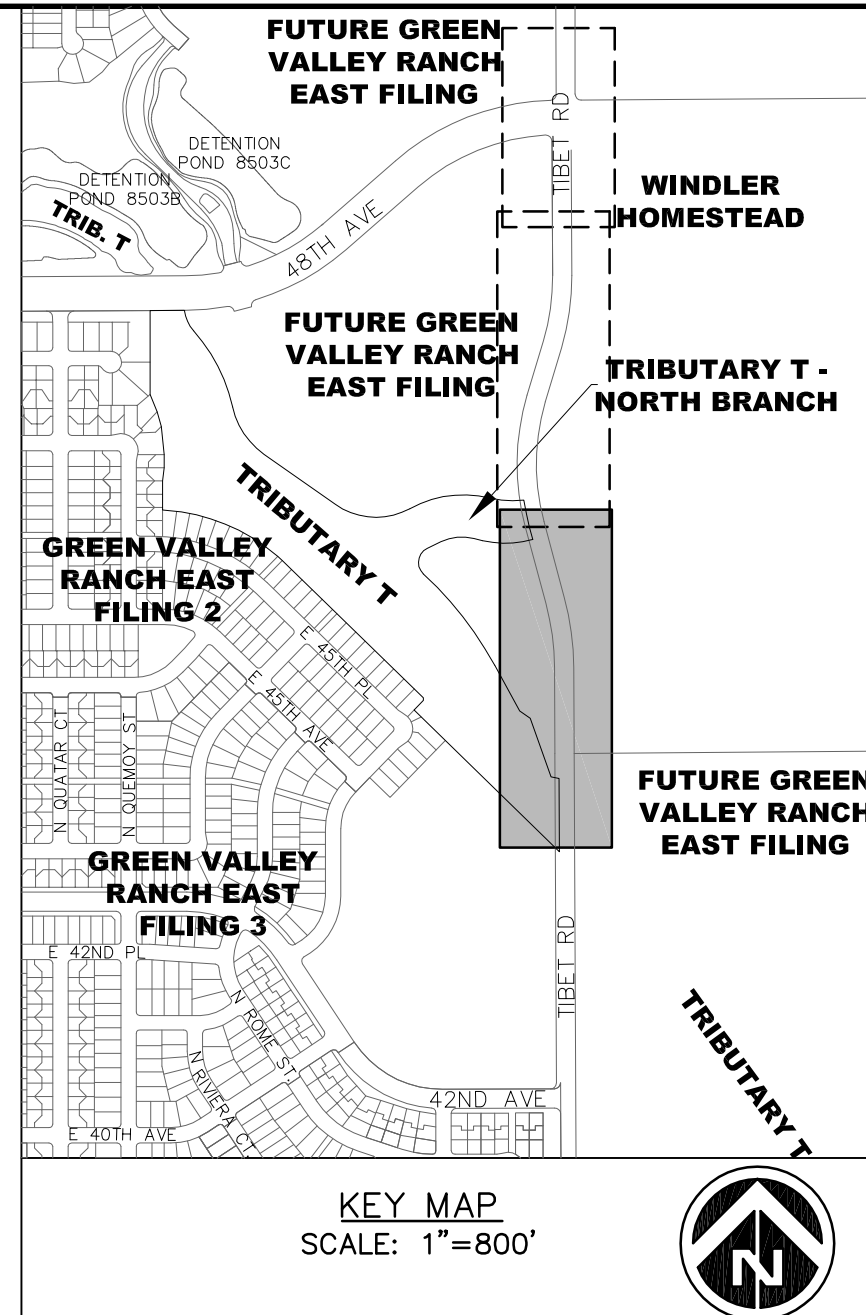
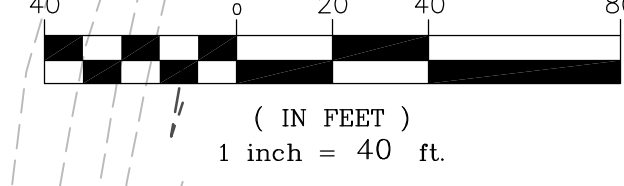
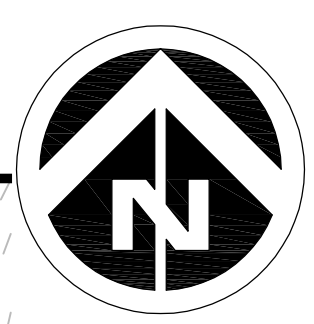
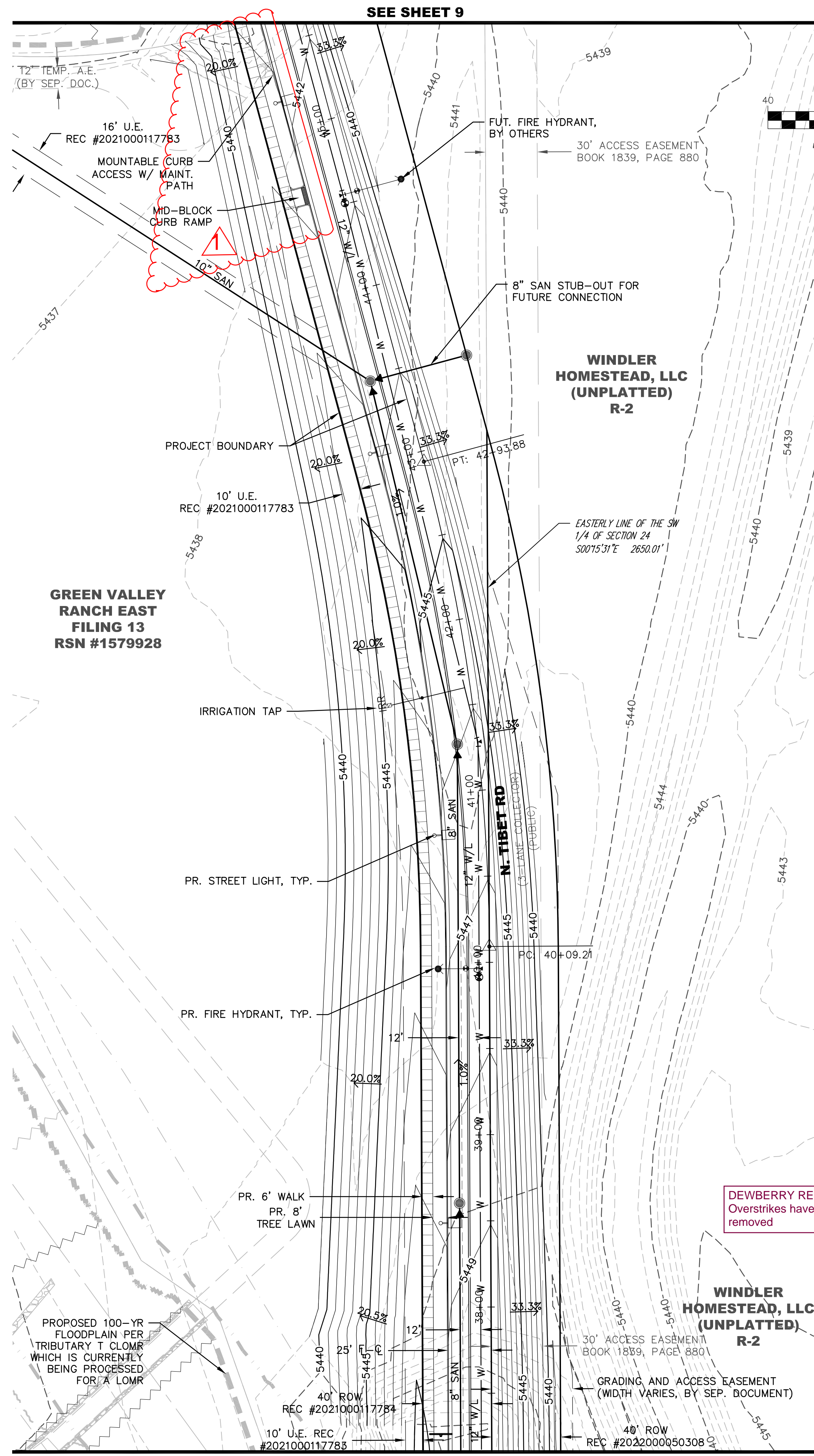
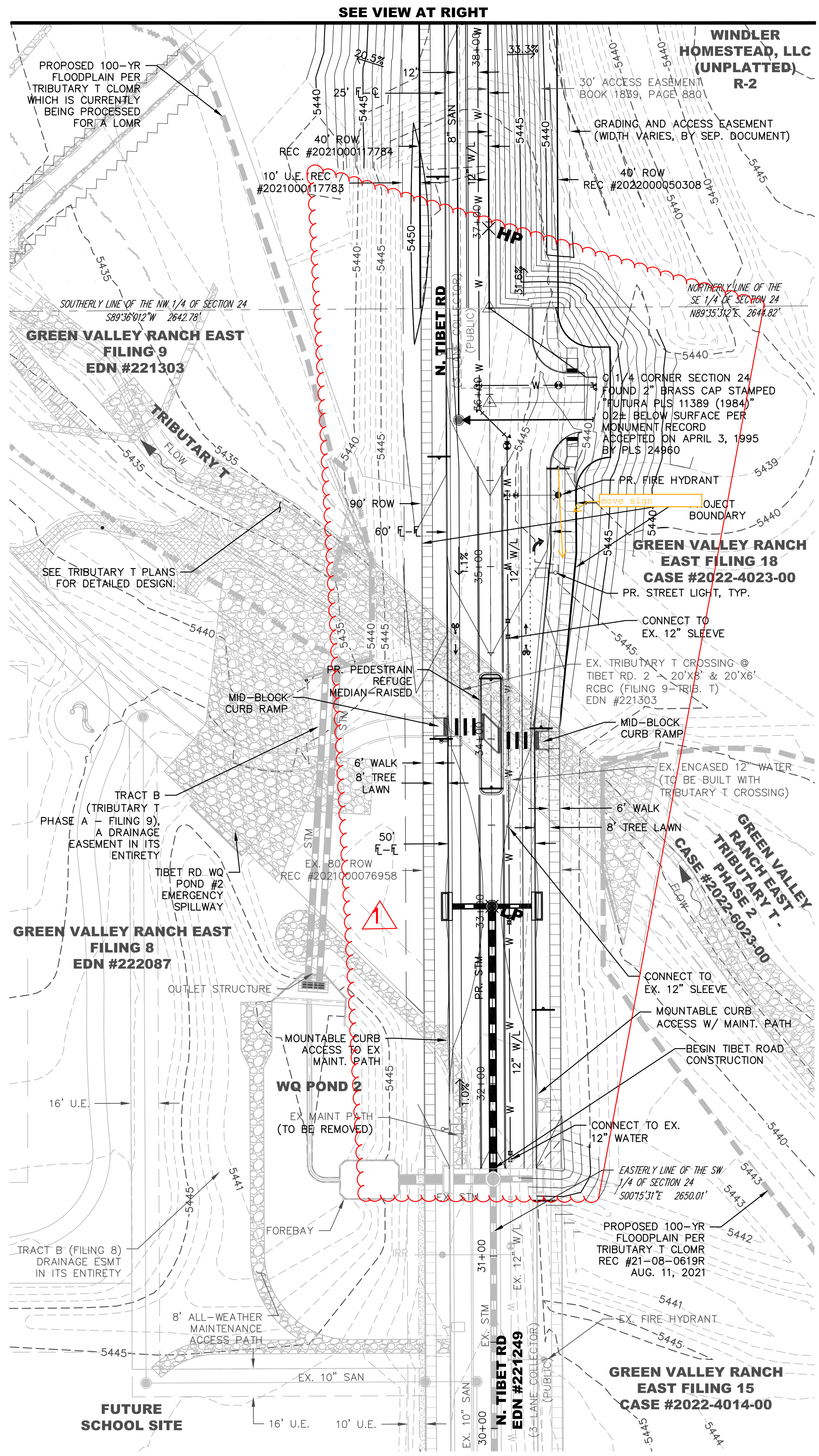
OVERALL GRADING & UTILITY PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

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

DOCUMENT AMENDMENTS	
No.	Description
5	10-18-2022 1ST AMENDMENT
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
No.	Date
Project Number: 50119129	
Designed By: Drawn By: AVD OB/GP	
Checked By: AKM	
Sheet Number: 7	

Dewberry
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8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Alaina Kneibone Mader, PE
Email: amader@dewberry.com



SYMBOLS AND LINETYPES LEGEND

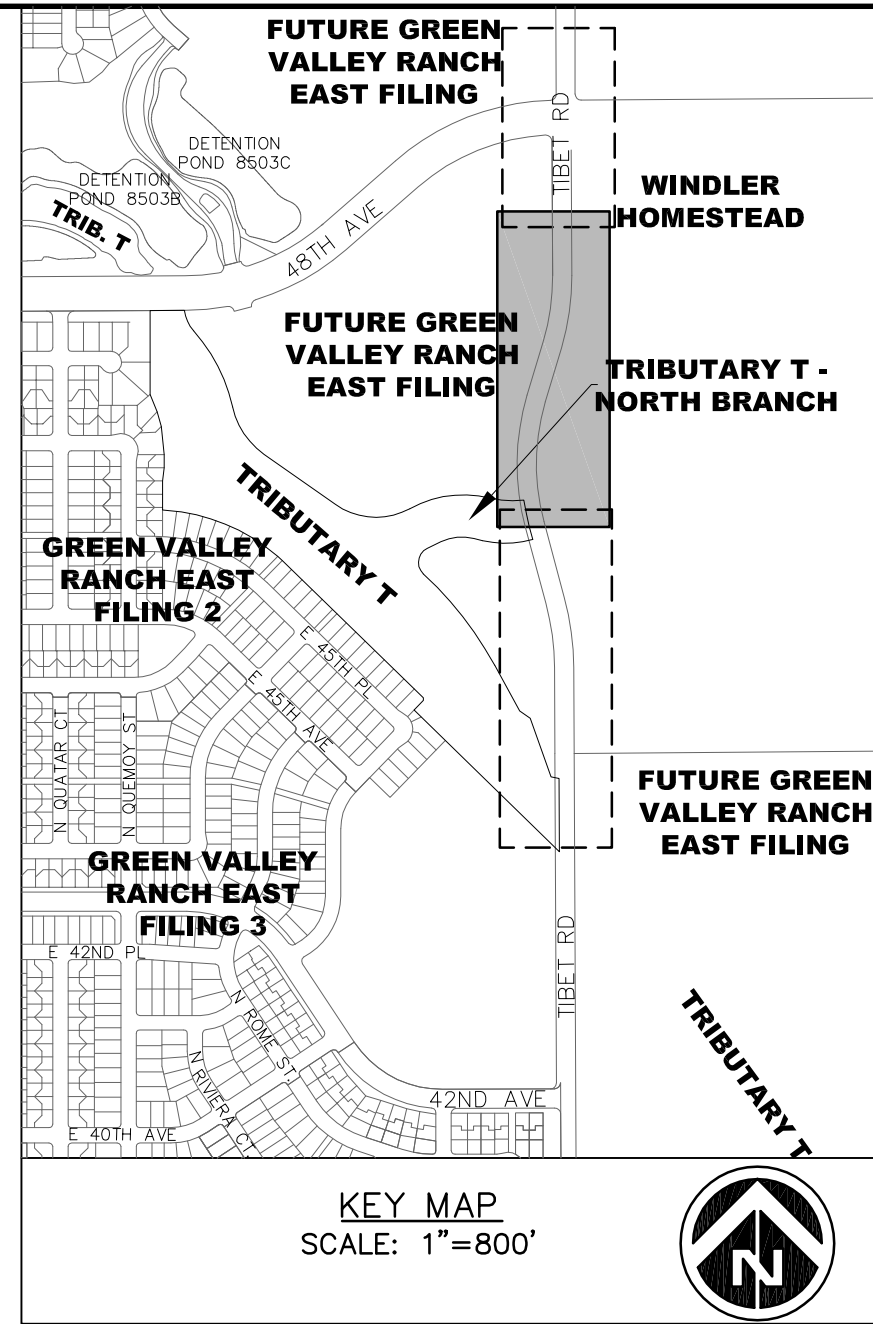
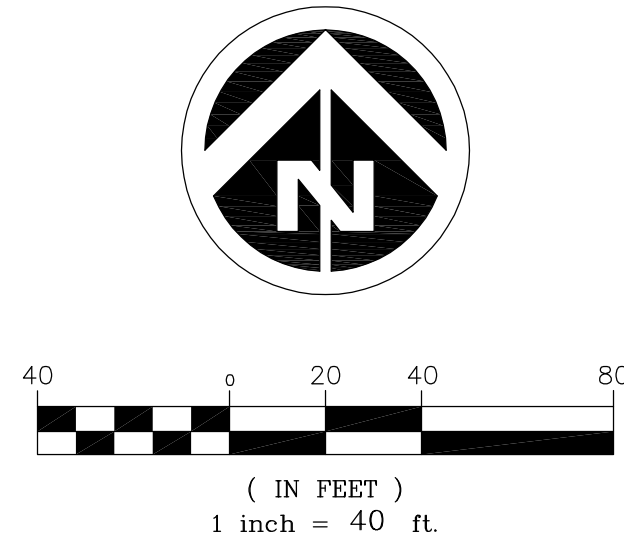
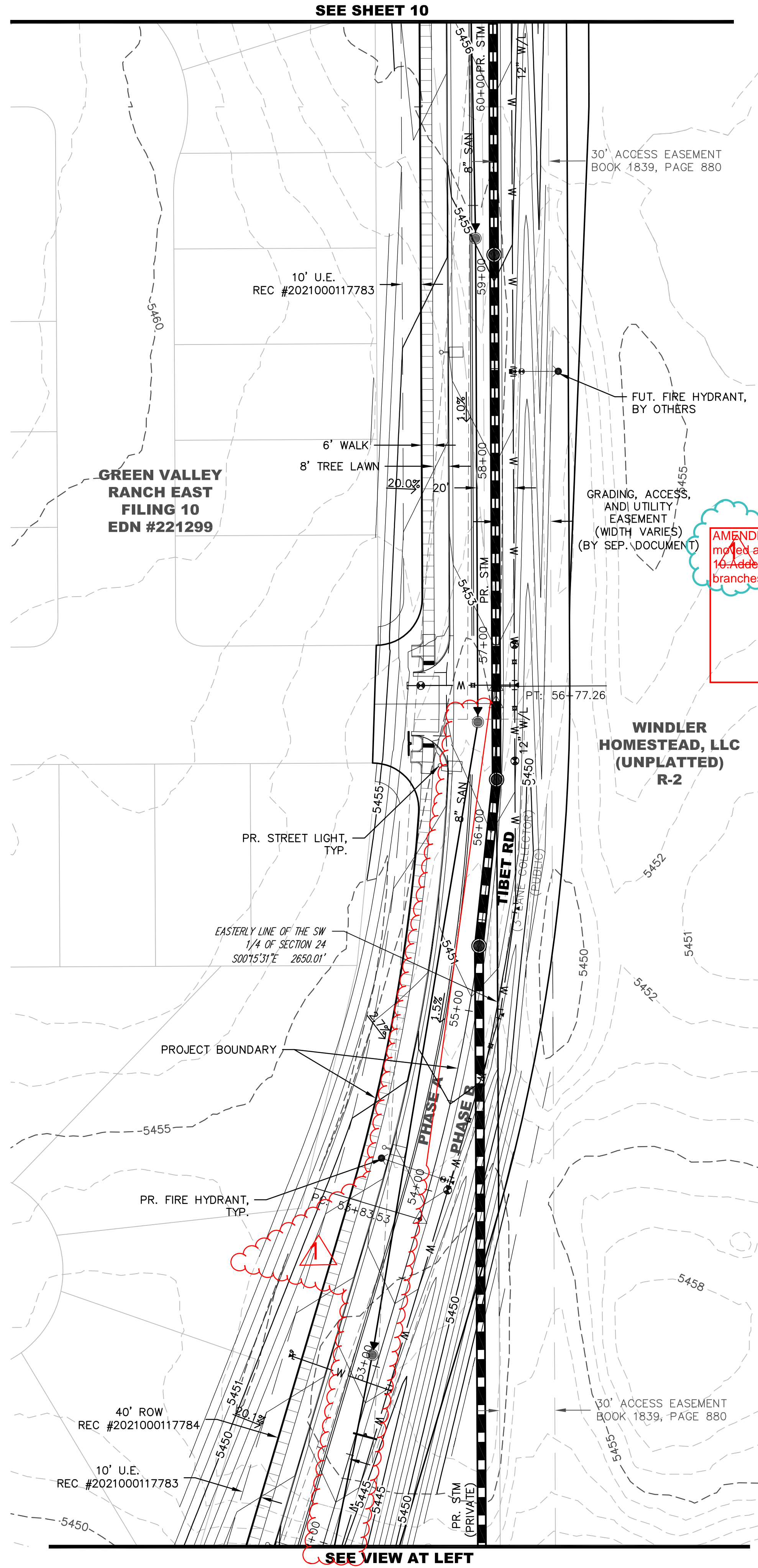
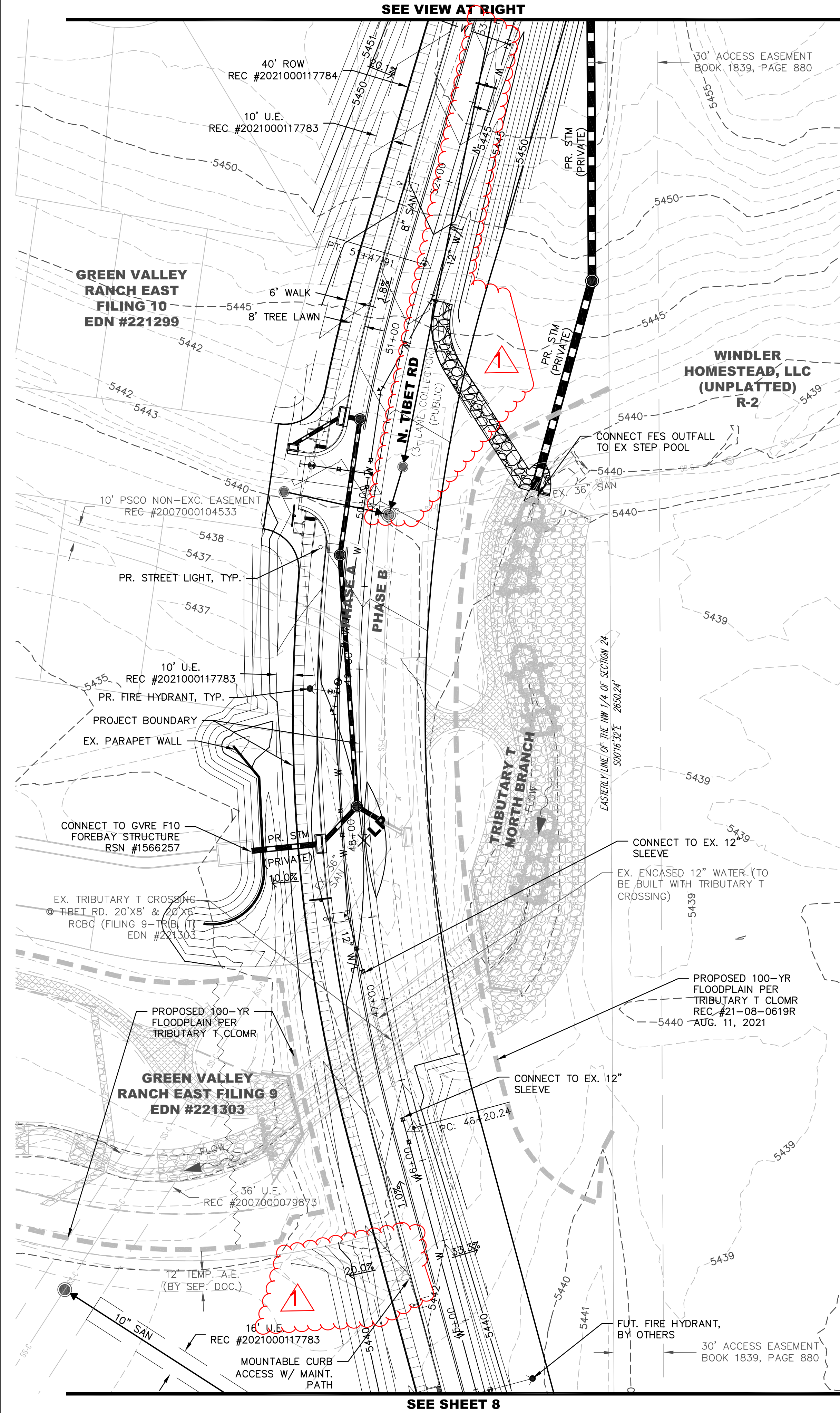
-
- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- PROPOSED CONTOURS
- 5800
- EXISTING CONTOURS
- 5700
- 8" WATERLINE W/ GATE VALVE & TEE
- 12" WATERLINE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP
- 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.

AMENDMENT DESCRIPTION: Adjusted grading for full road width south of section line and minimized extent of grading to the east. Added maintenance path for future park in-between Trib T branches and new curb ramp just south of that. Added Sanitary & Water stubs to new Filing 18 access. Added Water Lowerings under storm laterals. Re-configured water lowering under Tributary T crossing. Re-configured SAN to align for new access right south of section line. Changed storm lateral W/ inlet from future to proposed (close to median)

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PPR\PPR-GRADING AND UTILITY.DWG 10/18/2022 12:27 PM PHILPOTT, GREG



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, SIDEWALK & RAMP	---
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	---
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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:

1) 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

2) 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.

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

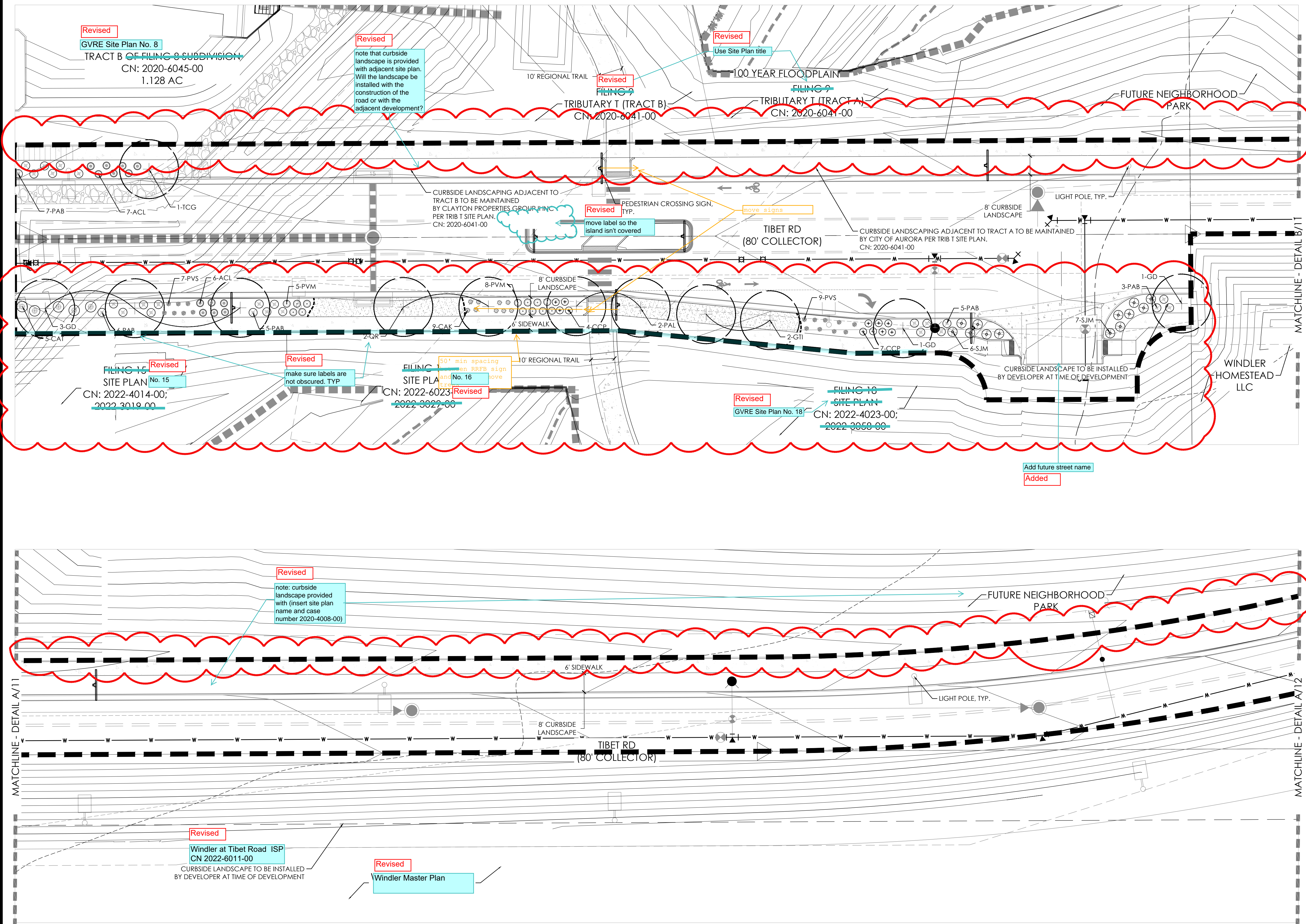
No.	Date	Description
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4	12-21-2021	ISP - 5TH SUBMITTAL
5	05-28-2021	ISP - 2ND SUBMITTAL
6	04-09-2021	ISP - 1ST SUBMITTAL

Project Number:	50119129
Designed By:	AVD
Drawn By:	OB/GP
Checked By:	AKM
Sheet Number:	9

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Alaina Kneibone Mader, PE
Email: amader@dewberry.com

GRADING & UTILITY PLAN

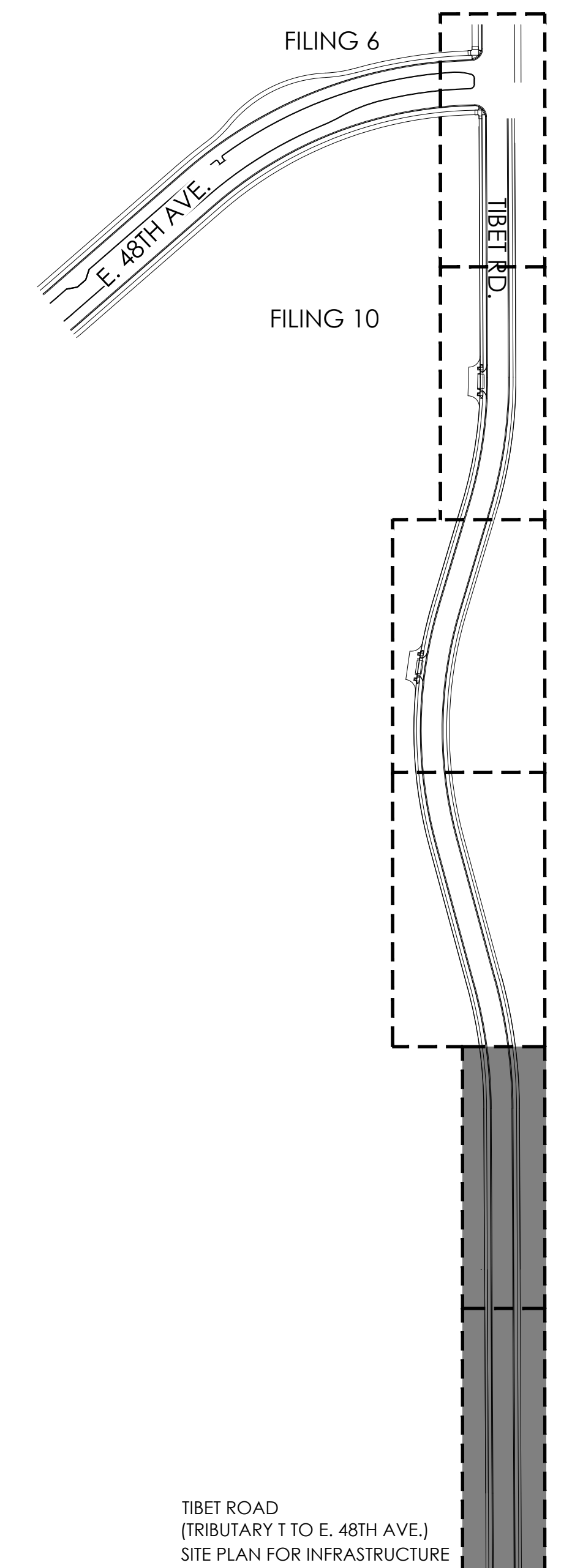
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DILLON COOK



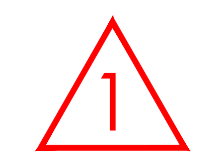
LEGEND

- 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
G.E. = GAS EASEMENT
- S.E. = SIDEWALK EASEMENT

KEY MAP



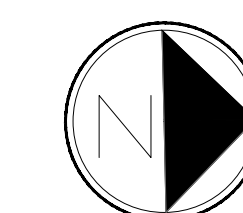
- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
 - CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.



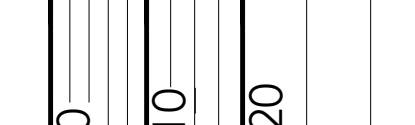
AMENDMENT 1

- REMOVE CRUSHER FINES BIKE PATH
- ADDED TURN LAND AND ROAD INTERSECTION INTO GVR FILING 10
- PLANTING ADDED TO CURBSIDE

NOT FOR CONSTRUCTION



Scale: 1" = 20'-0"

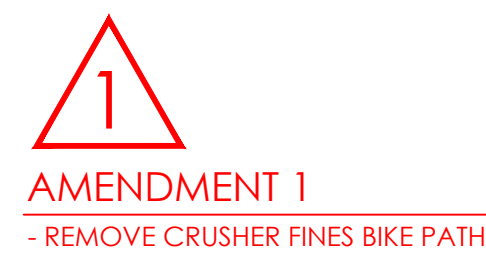


TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE:
DATE: October 20, 2022

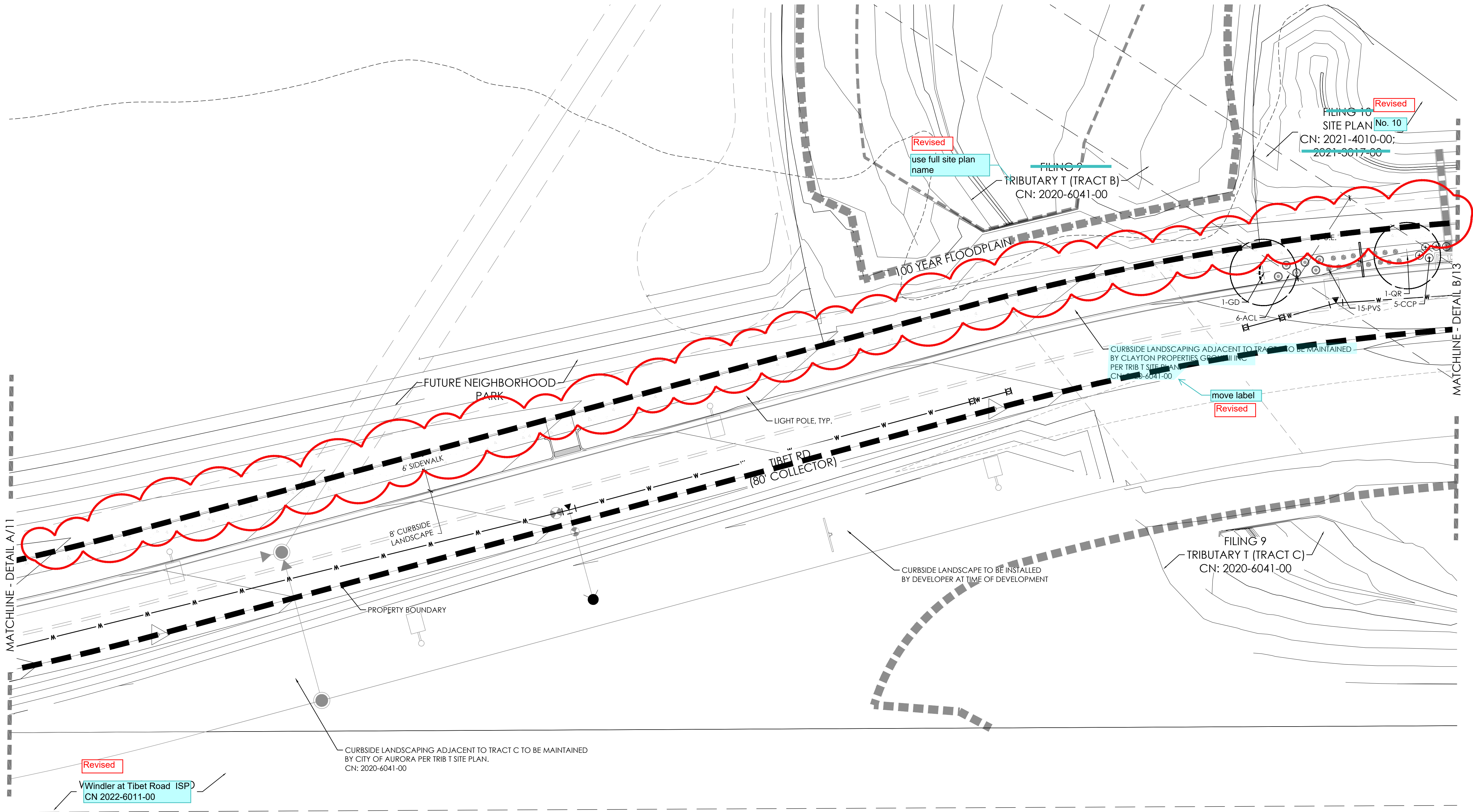
terraccina design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

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DILLON COOK
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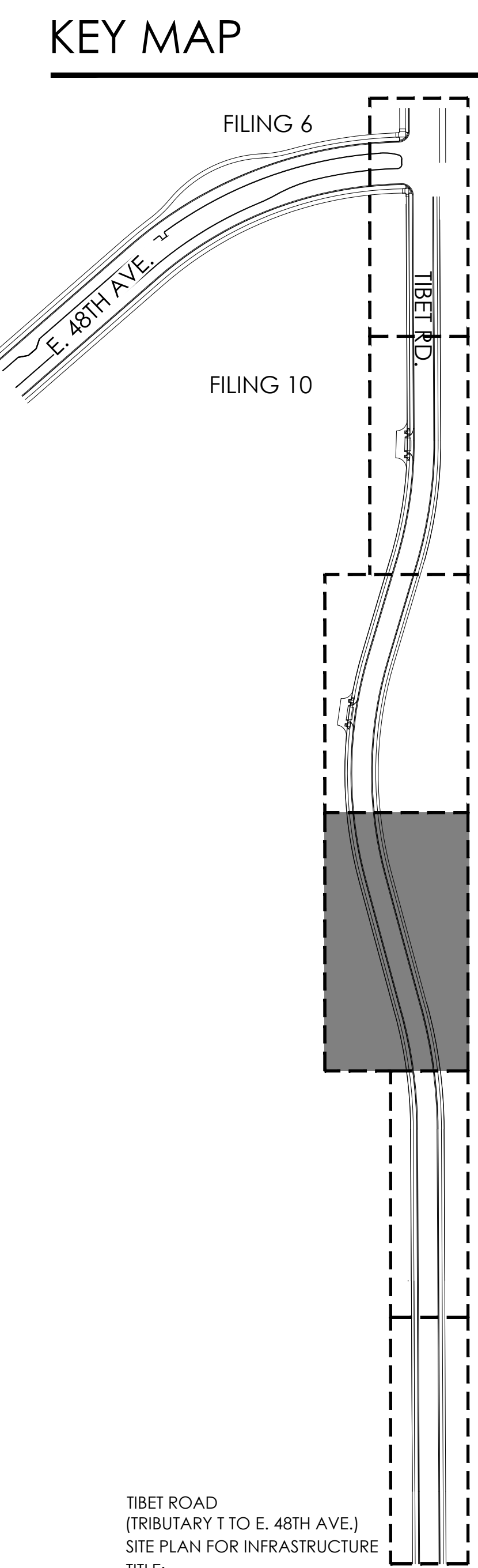


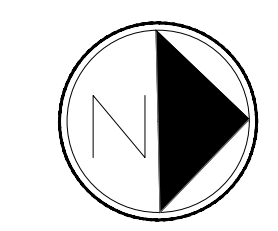
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LEGEND

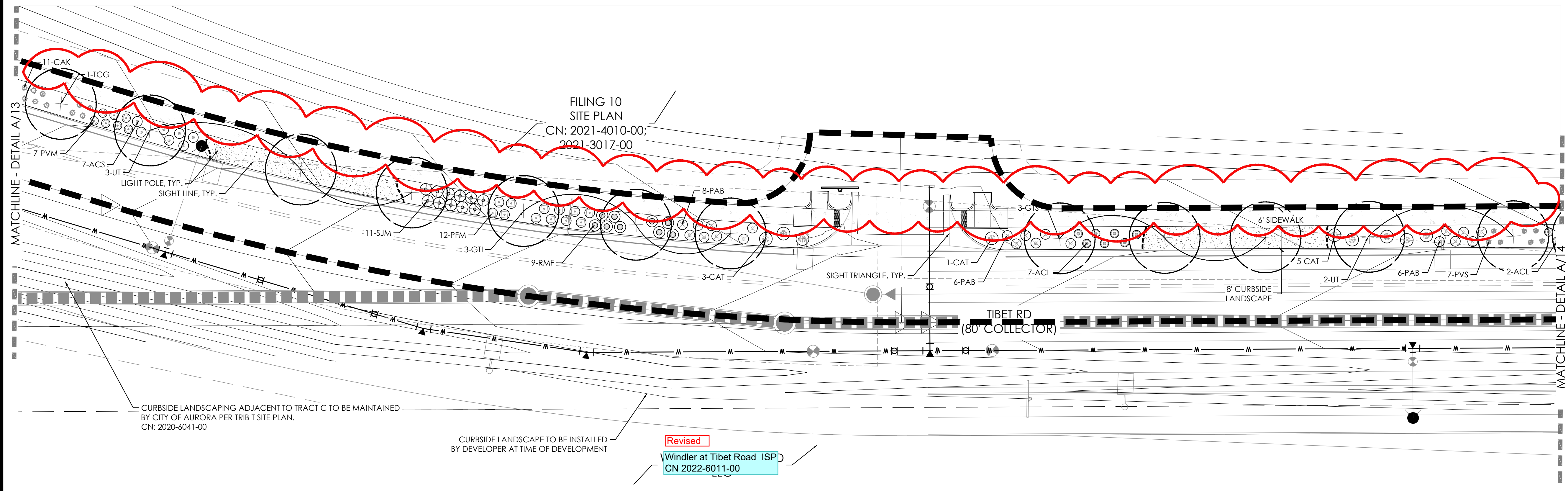
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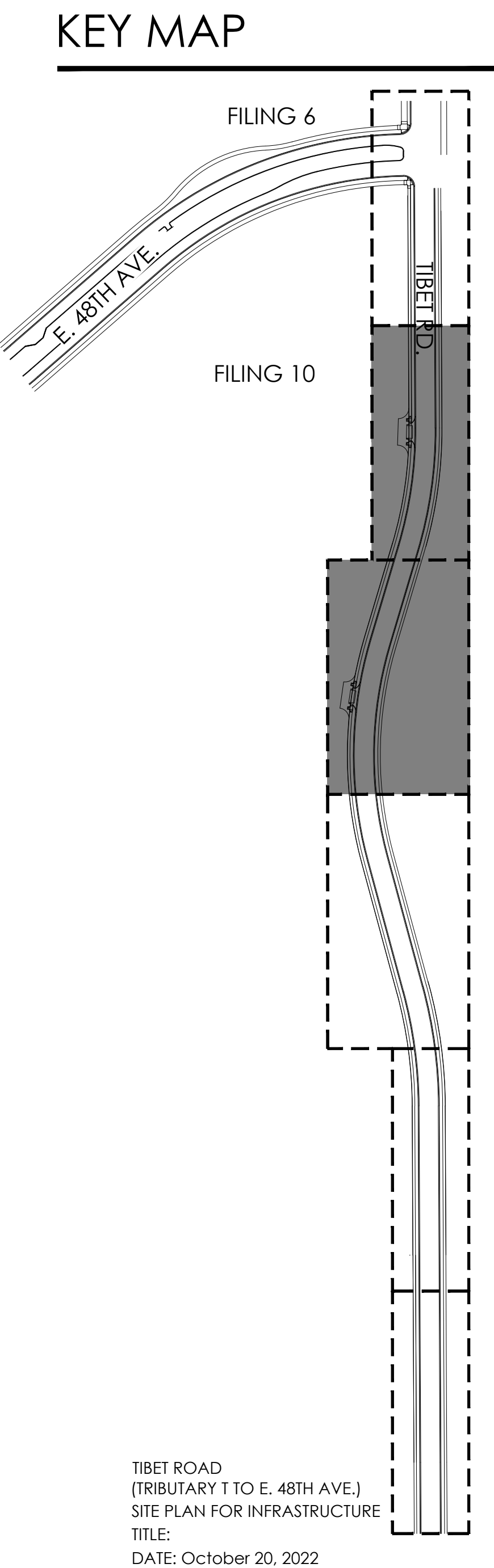

Scale: 1"= 20'-0"

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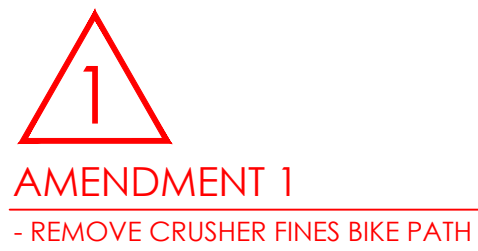


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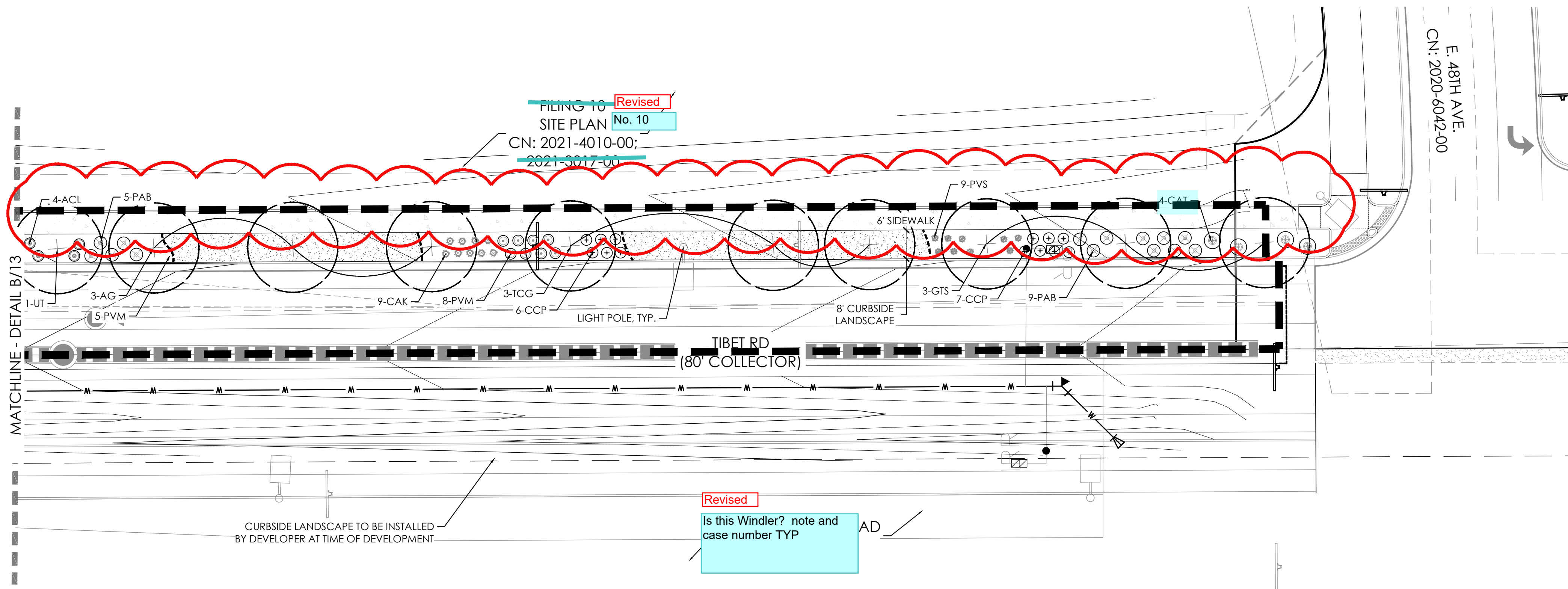


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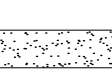
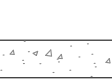

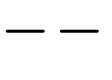

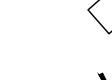

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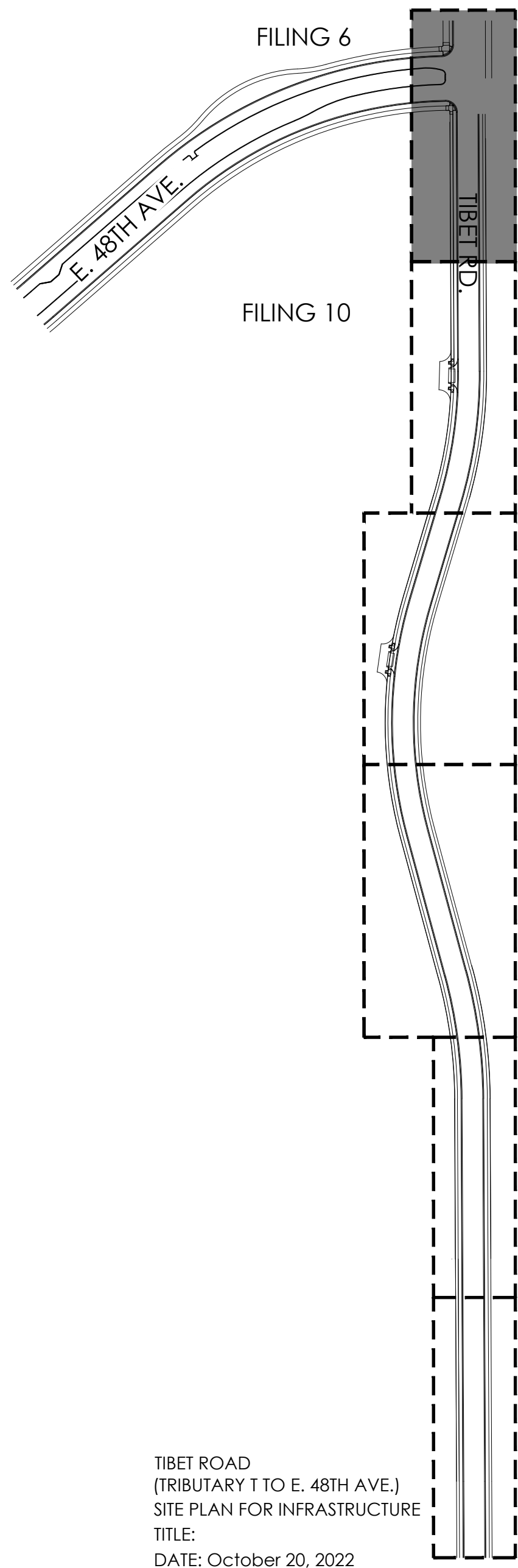
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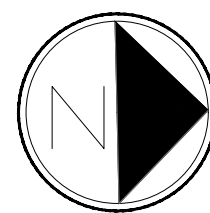
LEGEND

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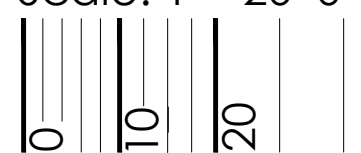
KEY MAP



TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE:
DATE: October 20, 2022



Scale: 1"= 20'-0"



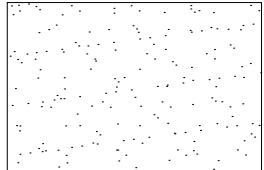
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LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL 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 DENVER ORDINANCE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. SHRUB BEDS SHALL CONTAIN 1 ½" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
6. TREES PLANTED IN SEED AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. 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.
8. 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 ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. 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.
10. LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING AND OTHER IMPORTANT ELEMENTS. 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
GRASSES		
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
TOTAL:27		



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)	1,461	11,897	37	37	297	240 (81%)	57 (19%)
TIBET RD. (EAST)	429	3,534	11	11	88	67 (76%)	21 (24%)

NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING

- add note to identify site plans along the west side of Tibet that provide Curbside landscape and to address the timing of installation.
- add similar note for east side being provided by adjacent Windler's Tibet Rd. ISP (CN 2022-6011-00)



AMENDMENT 1

- UPDATED PLANT QUANTITIES
- ADDED EAST SIDE OF TIBET TO CURBSIDE LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

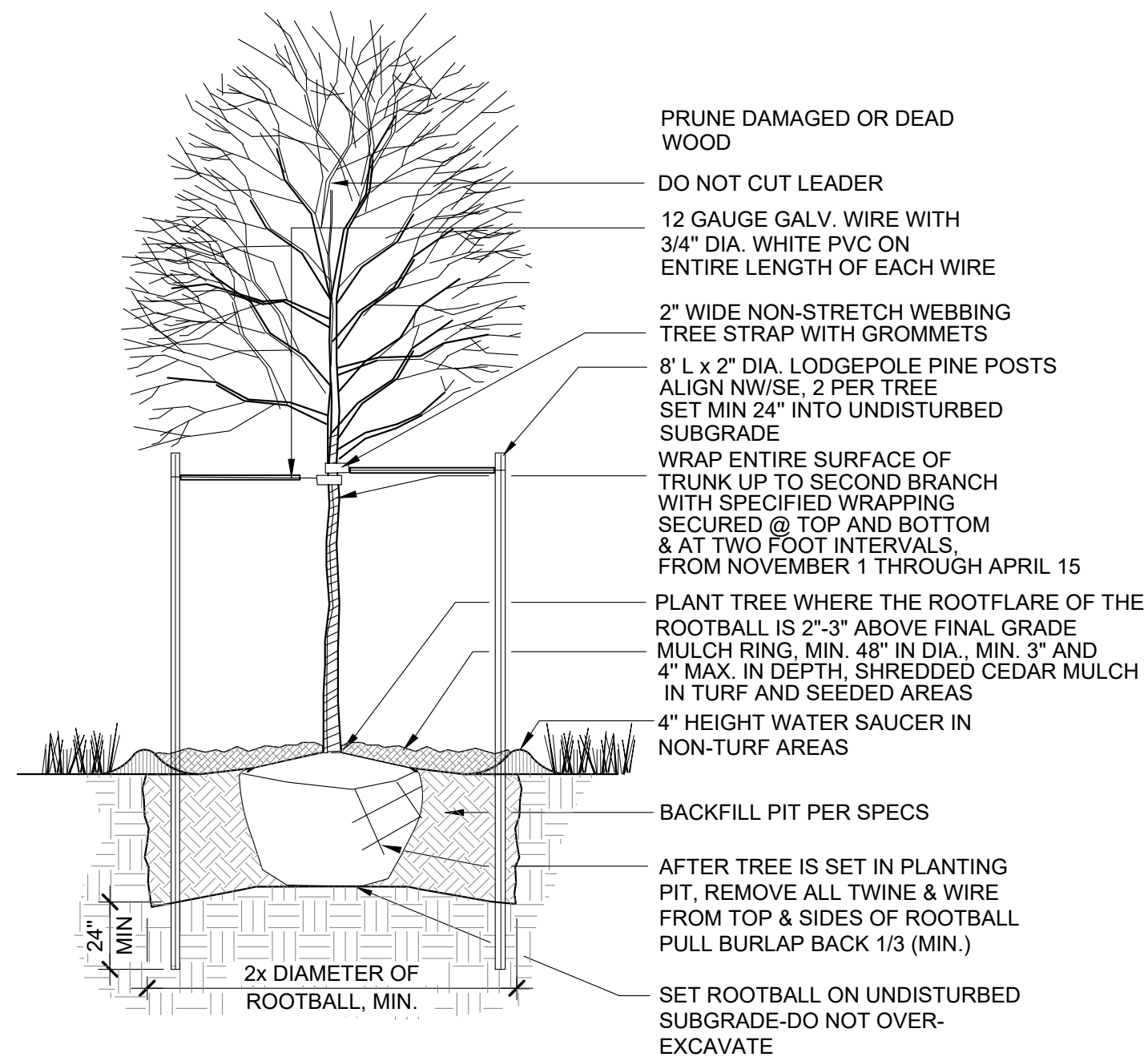
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
6	AG	AESCULUS GLABRA	BUCKEY, OHIO	2.5" CAL	B&B	M
6	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
5	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
9	GTS	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
DECIDUOUS SHRUBS						
32	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
7	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L
23	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
57	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
83	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
37	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
24	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
20	RMF	ROSA MEIDILAND FIRE	FIRE MEIDILAND ROSE	#5	CONT.	L
23	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
GRASSES						
35	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
47	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH
**CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MAX. HEIGHT OF 26" AND MINIMUM OF 5 GAL. CONTAINERS. NOT TO BE PLANTED WITHIN SIGHT TRIANGLES.

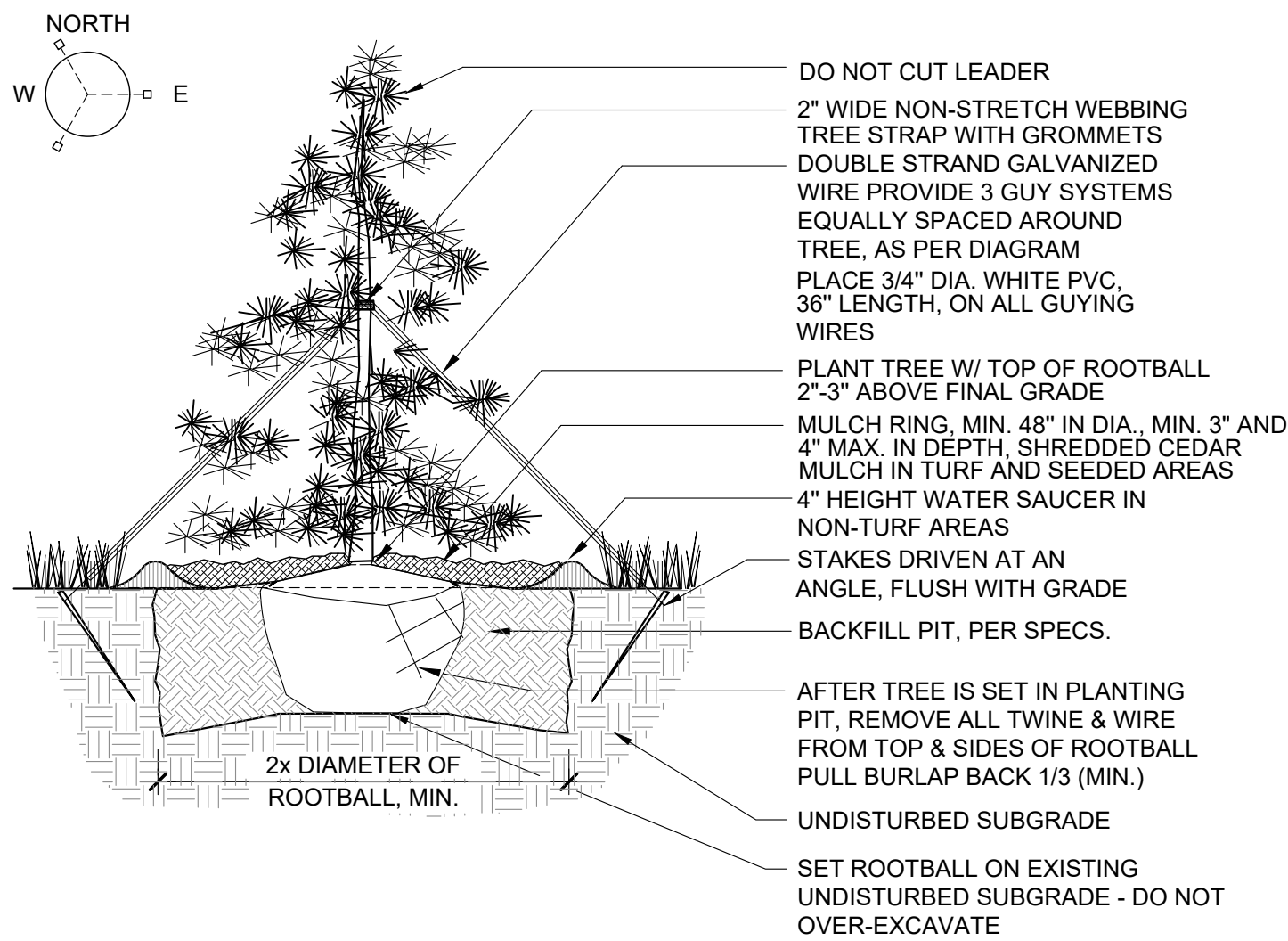
i can't find any info on this variety. Please provide some details, including max height

Max height and spread are 18"-24". See LVWN.com for reference.

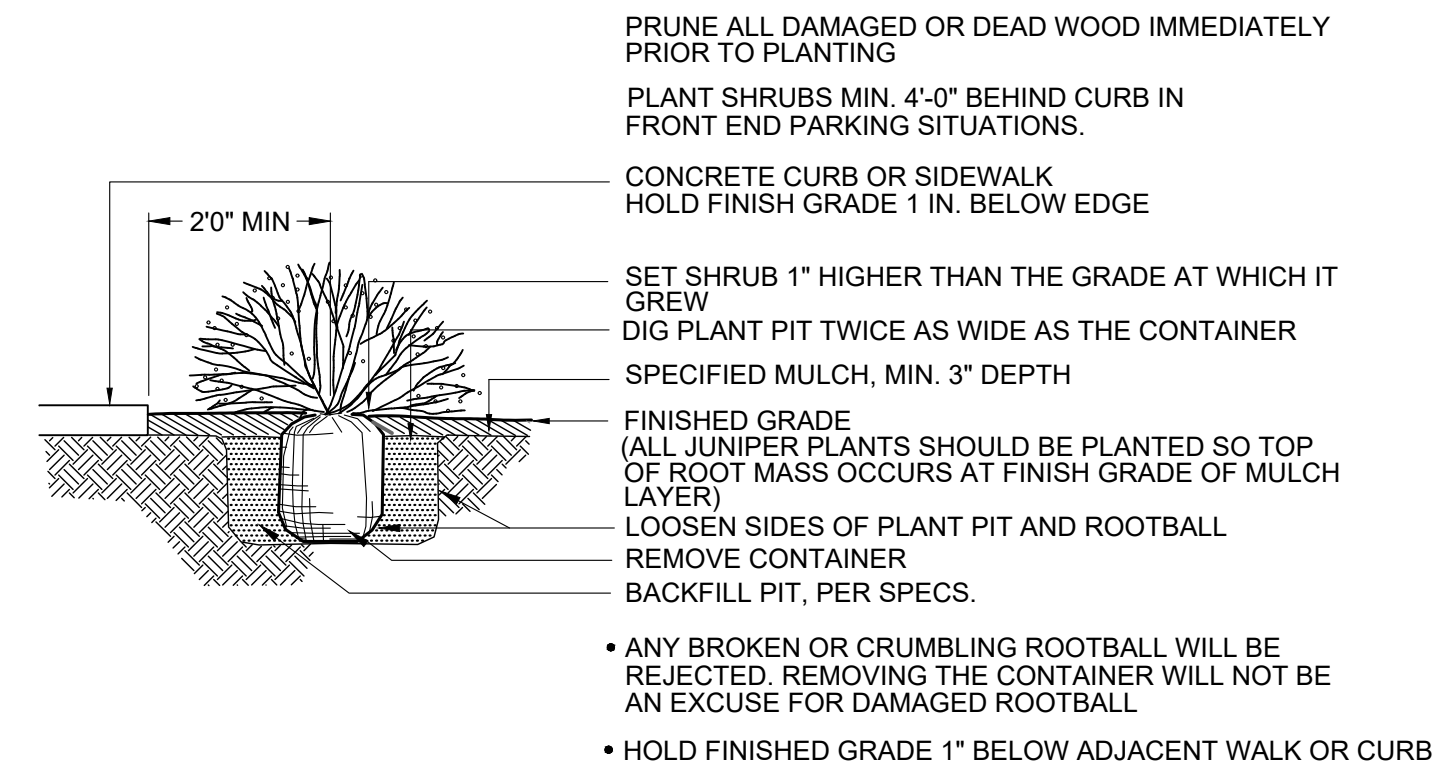
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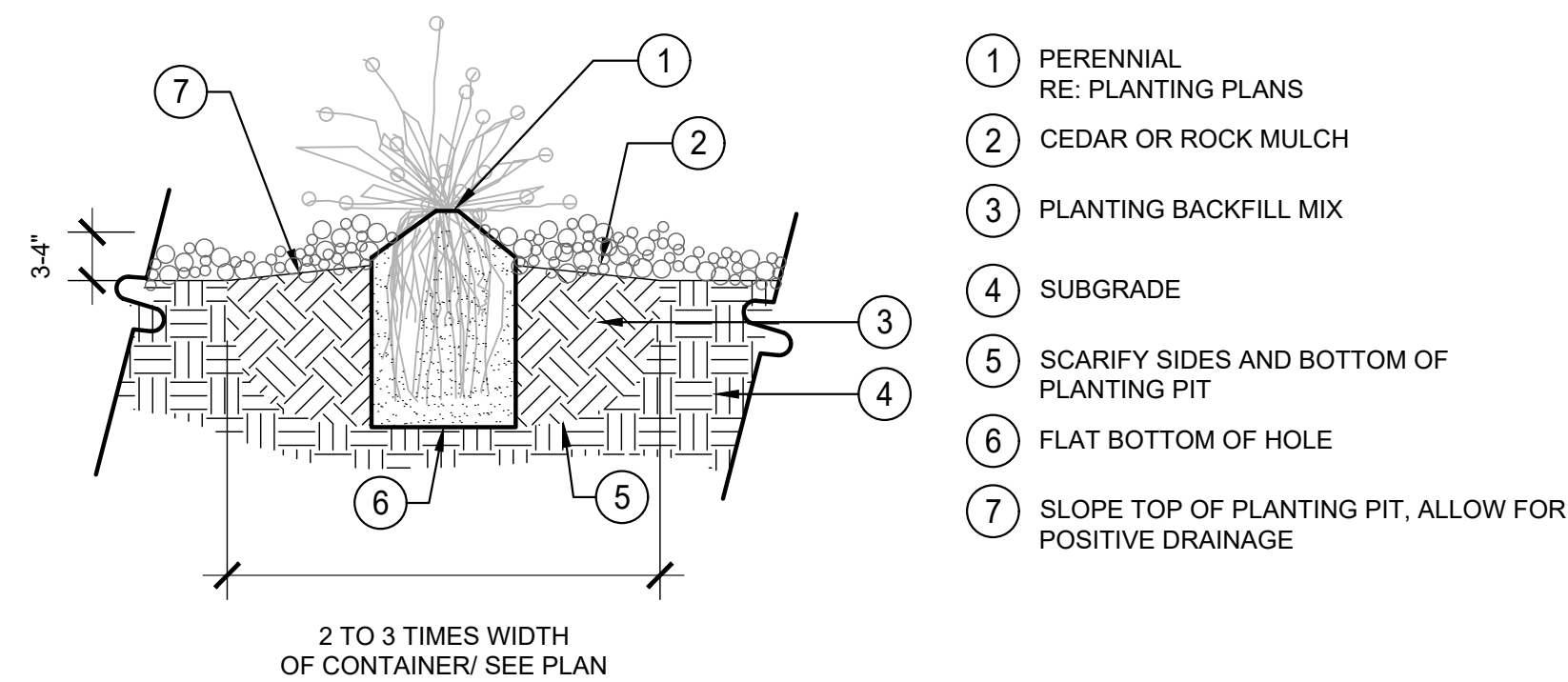
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



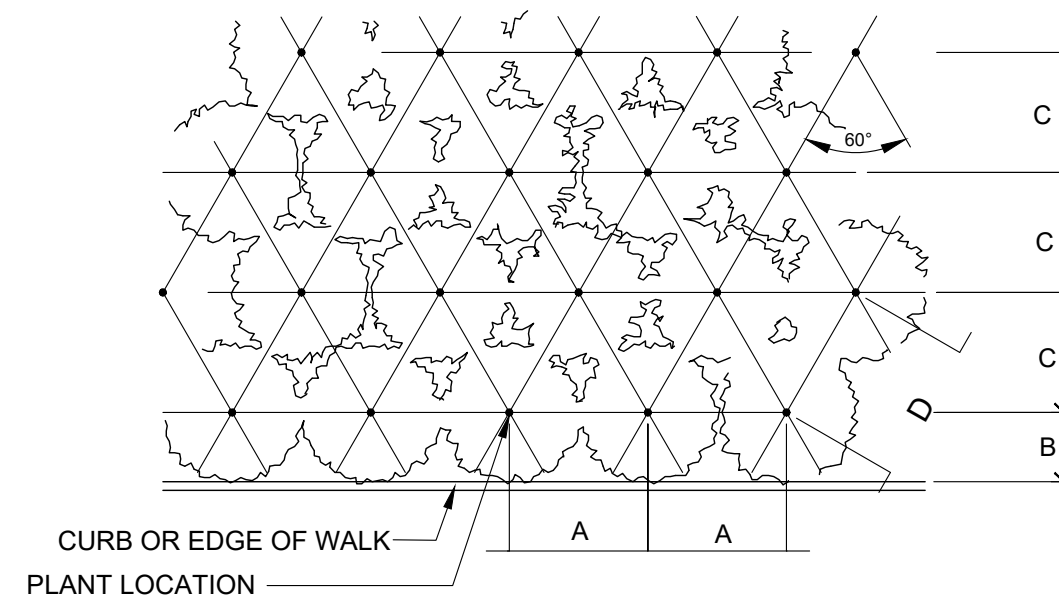
2 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



3 SHRUB PLANTING DETAIL
SCALE: NTS

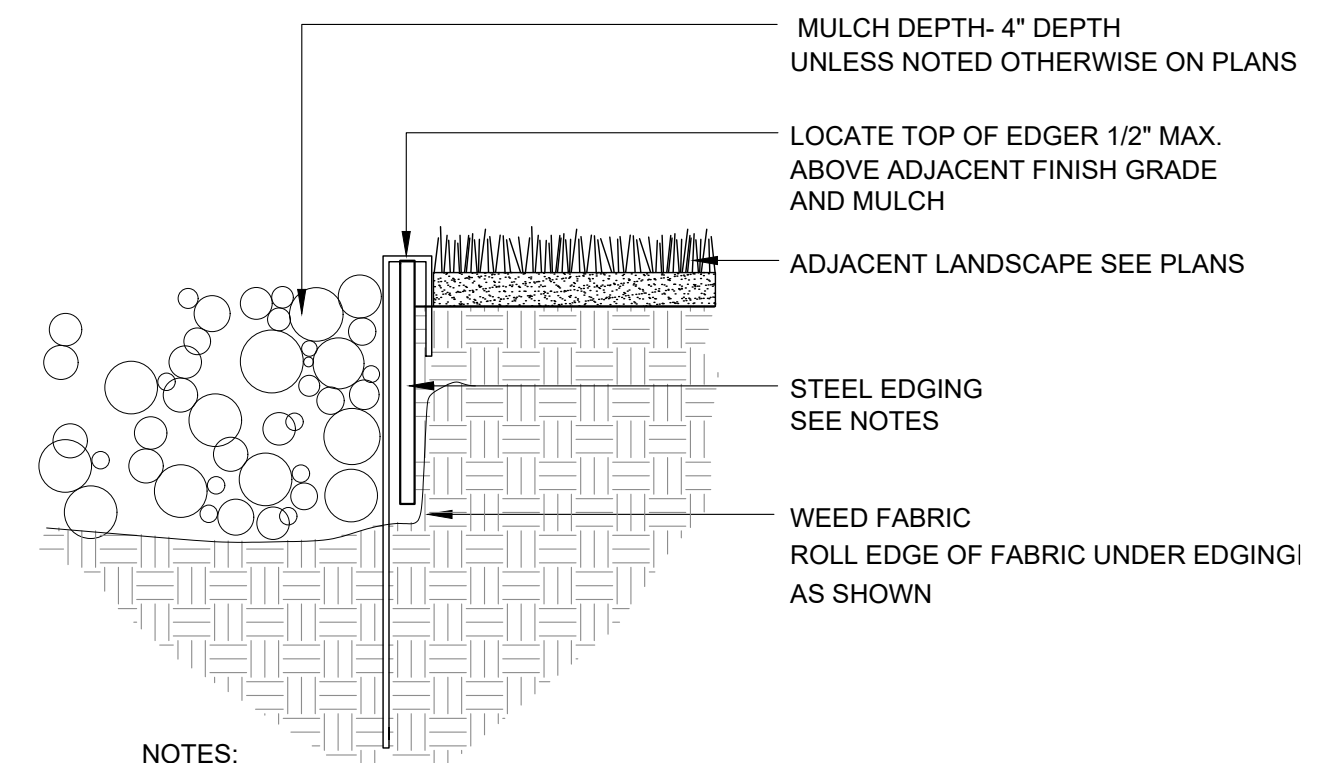


- NOTES:
- DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
 - PRUNE ALL DEAD FOLIAGE.
 - HANDLE ONLY BY ROOTBALL.
 - REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
 - PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
 - BACKFILL 3/4 OF THE HOLE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



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

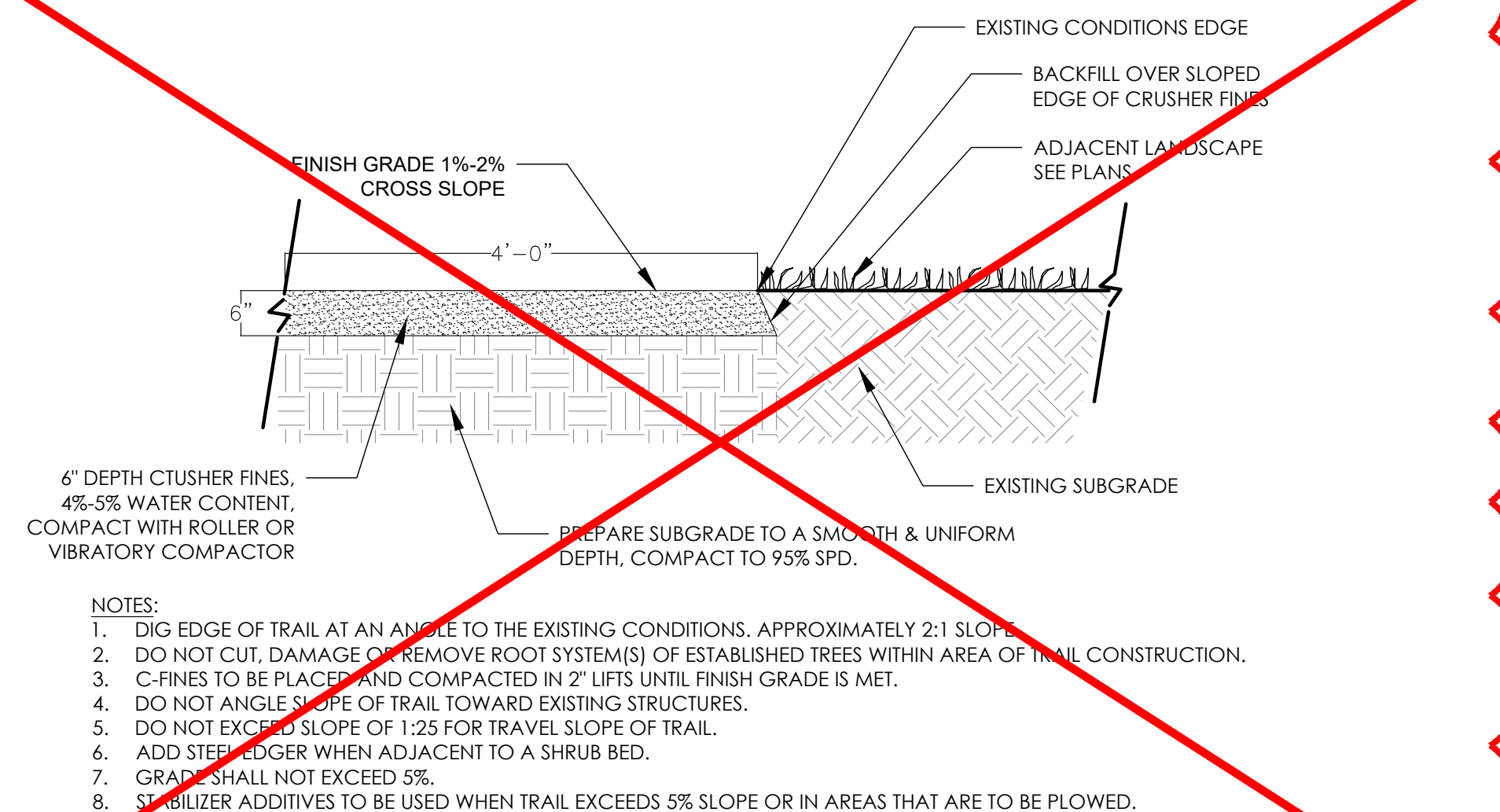
5 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS



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

6 STEEL EDGING
SCALE: NTS

4 PERENNIAL PLANTING DETAIL
SCALE: NTS



- NOTES:
- DIG EDGE OF TRAIL AT AN ANGLE TO THE EXISTING CONDITIONS, APPROXIMATELY 2:1 SLOPE.
 - DO NOT CUT, DAMAGE OR REMOVE ROOT SYSTEM(S) OF ESTABLISHED TREES WITHIN AREA OF TRAIL CONSTRUCTION.
 - C-FINES TO BE PLACED AND COMPACTED IN 2" LIFTS UNTIL FINISH GRADE IS MET.
 - DO NOT ANGLE SLOPE OF TRAIL TOWARD EXISTING STRUCTURES.
 - DO NOT EXCEED SLOPE OF 1:25 FOR TRAVEL SLOPE OF TRAIL.
 - ADD STEEL EDGER WHEN ADJACENT TO A SHRUB BED.
 - GRADE SHALL NOT EXCEED 5%.
 - STABILIZER ADDITIVES TO BE USED WHEN TRAIL EXCEEDS 5% SLOPE OR IN AREAS THAT ARE TO BE PLOWED.

7 CRUSHER FINES BIKE PATH
SCALE: NTS

1 AMENDMENT 1
REMOVE CRUSHER FINES BIKE PATH

include a detail for the street light