



January 27, 2023

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

Re: Second 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 December, 23 2022. The following is a response to comments.

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. Completeness and Clarity of the Application

1A. The amendment language needs to be on the signed cover sheet. Please contact me after the holidays to obtain the file. **RESPONSE: Signed cover added**

1B. Label all adjacent plats, include lots, blocks, tracts and the reception numbers. Remove all RSN and EDN numbers. Provide reception numbers or include the full name of the Site Plan or Plat and include the case numbers. **RESPONSE: Labels added**

1C. Move labels and/or clouds so words are not obscured. **RESPONSE: Clouds revised**

1D. Flatten the plans prior to the next submittal. **RESPONSE: Plans flattened**

1E. Add clouds and deltas in locations noted. **RESPONSE:**

2. Landscape

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

2B. The triggers for landscape installation are not clear enough. Please identify any separate Site Plan that includes the landscape design and requirements for the curbside landscape and when it will be installed. The statement “Curbside landscape to be installed by developer at time of development” needs to be clarified. Will the landscape be installed at the time of roadway construction or at the time of adjacent development?. **RESPONSE: Revised**

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Civil plan revisions with a drainage letter have still not 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: Civil Plans and Drainage letter included with this submittal.**

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

4A. Designate pedestrian crossing as RRFB (Rectangular Rapid Flashing Beacon). **RESPONSE: Designated and labeled on plans**

4B. Show the sight triangles on the landscape plans consistent with the previous submittal. **RESPONSE: Sight triangles shown**

END OF RESPONSES

3\1 DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH\EAST\TIBET ROAD PHASE 2\PLAN SETS\PRP\PR-COVER.DWG 12/8/2022 11:09 AM BURKE, ORRIN

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

Civil plan revisions with a drainage letter have still not 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

DEWBERRY RESPONSE: A DRAINAGE LETTER HAS BEEN SUBMITTED, AND IS CURRENTLY UNDER REVIEW WITH THE CONSTRUCTION DOCUMENTS PACKAGE FOR THE PROJECT.

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. 2018000015451 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.

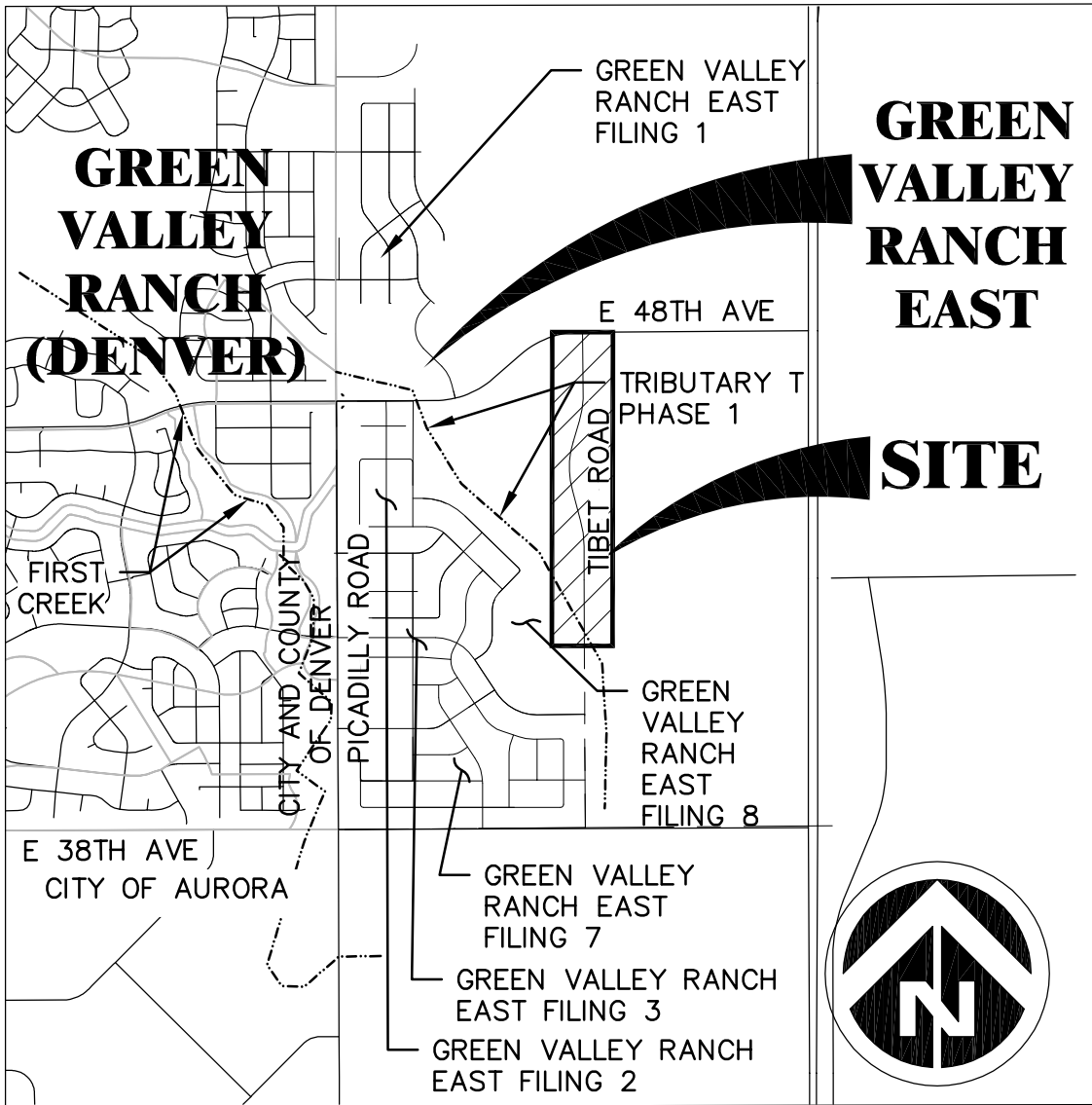
PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 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	GRADING & UTILITY PLAN
11-14	LANDSCAPE PLANS
15-16	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. GIRARD AVE,
SUITE A-314
DENVER, CO 80231
CONTACTS:
MIKE WEIHER & 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. IVANHOE ST.
DENVER, CO 80222
CONTACT: ROBERT BRANSON
PHONE: (303) 759-8100

AGENCY LIST

MUNICIPALITY:
CITY OF AURORA PUBLIC WORKS
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: JANET BENDER, P.E.

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

MUNICIPALITY:
CITY OF AURORA PLANNING
DIVISION
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: DEBBIE BICKMIRE

WATER AND SANITATION:
AURORA WATER
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (720) 859-4324
CONTACT: VERN ADAM

ELECTRIC & GAS COMPANY:
XCEL ENERGY
1123 W. 3RD AVE. STE 103
DENVER, CO 80223
PHONE: (303) 571-3927

Add red delta 1

DEWBERRY RESPONSE:
THE RED DELTA BLOCK
HAS BEEN ADDED TO
THE PLANS.

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 IBC OCCUPANCY CLASSIFICATION	N.A.
CONSTRUCTION TYPE	N.A.
*SIDEWALKS, STREETS, CURB AND GUTTER	

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 THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20 _____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ MAYOR _____ DATE: _____

ATTEST: _____ CITY CLERK _____ DATE: _____

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.: _____

DEWBERRY RESPONSE:
THE AMENDMENT
SUBMITTAL DATE HAS
BEEN REMOVED FROM
THE COVER SHEET.

12/08/2022

Delete

AMENDMENTS:

- Removed references to project phasing. - Revised land use table to include additional acreage. - Updated adjacent filing record information and ROW record information on all plans. - Added construction timing notes describing temporary/interim conditions and anticipated timing with adjacent N. Tibet Rd. E 1/2 section (by others): RSN # 1662159.future. Revised design of N. Tibet Rd south of the section to accommodate full section build, including future access for Site Plan No. 18. - Added maintenance access path within in tree lawn for access to Filing 13 park. - Added a mid-block curb ramp on west side of N. Tibet Rd. adjacent the filing 13 park to align with future access into the Windler development. - Grading amendments to include full section build south of the section line. - Amended presentation of Ex. Sanitary and relocated manholes and pipes adjacent to Filing 10. - Reconfigured the water lowerings under storm laterals. - Added water and sanitary utility stubs into Site Plan No. 18. - Amended water lowerings at the Trib T RCBC Crossings. - Amended proposed sanitary to align with revised Site Plan No. 18 access. - Revised curbside landscape plans per revised Site Plan No. 18 access.

TIBET ROAD - TRIBUTARY T TO 48TH AVENUE
FOR INFRASTRUCTURE

TIBET ROAD - TRIBUTARY T TO 48TH AVENUE
SITE PLAN

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

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

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

DOCUMENT AMENDMENTS

Project Number: 50119129	Designed By: Drawn By: OCB OCB	Checked By: TDK	Sheet Number: 1
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J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PPRPP-GEN NOTES AND TYP SECTIONS.DWG 12/26/2022 11:39 AM BURKE, ORRIN

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.
22. 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.

Add a cloud since this is a new note

DEWBERRY RESPONSE: THE NOTE HAS BEEN CLOUDDED.

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 OFF	NAP	NO ASSOCIATED PIPING FOUND FROM STRUCTURE
BMP	BEST MANAGEMENT PRACTICES	NTS	NOT TO SCALE
BDNY	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	TOF	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

CONSTRUCTION TIMING NOTE:

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

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

1. TEMPORARY GRAVEL BIKE PATH ALONG THE WEST RIGHT-OF-WAY, ADJACENT TO THE SIDEWALK; SEE TEMP CRUSHER FINES BIKE PATH NOTE.
2. A 4 FOOT ASPHALT SHOULDER EAST OF THE ROADWAY CENTERLINE;
3. A RIP RAP RUNDOWN AND INTERIM CUTOFF SWALE ON THE EASTERLY SIDE OF THE IMPROVEMENTS; SEE PRIVATE INTERIM CUTOFF SWALE NOTE.
4. INTERIM 4" DOUBLE YELLOW CENTERLINE STRIPING (12.5' LANES)
5. GRADING TO EXISTING GRADE FROM 4' ASPHALT SHOULDER ON EASTERLY SIDE OF IMPROVEMENTS
6. INTERIM TRAVEL LANE TRANSITION SOUTH OF SECTION LINE.

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

TEMP CRUSHER FINES BIKE PATH NOTE:

THE TEMP CRUSHER FINES BIKE TRAIL ALONG THE WEST 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 EAST HALF (FULL BUILD) OF TIBET ROAD HAS COMMENCED. (THE BIKE LANE SHALL BE ACCOMMODATED WITHIN THE LIMITS OF THE ROADWAY PER THE CITY OF AURORA 3- LANE COLLECTOR TYPICAL DETAIL)

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.

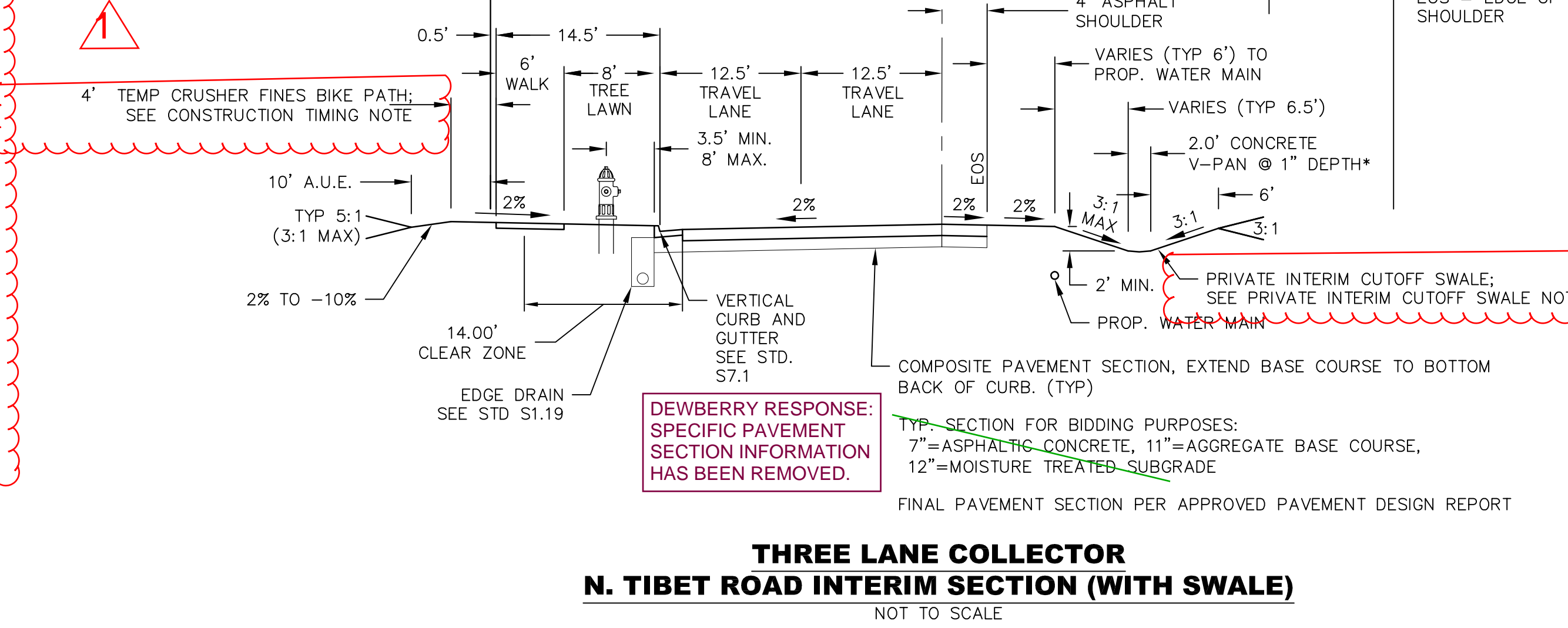
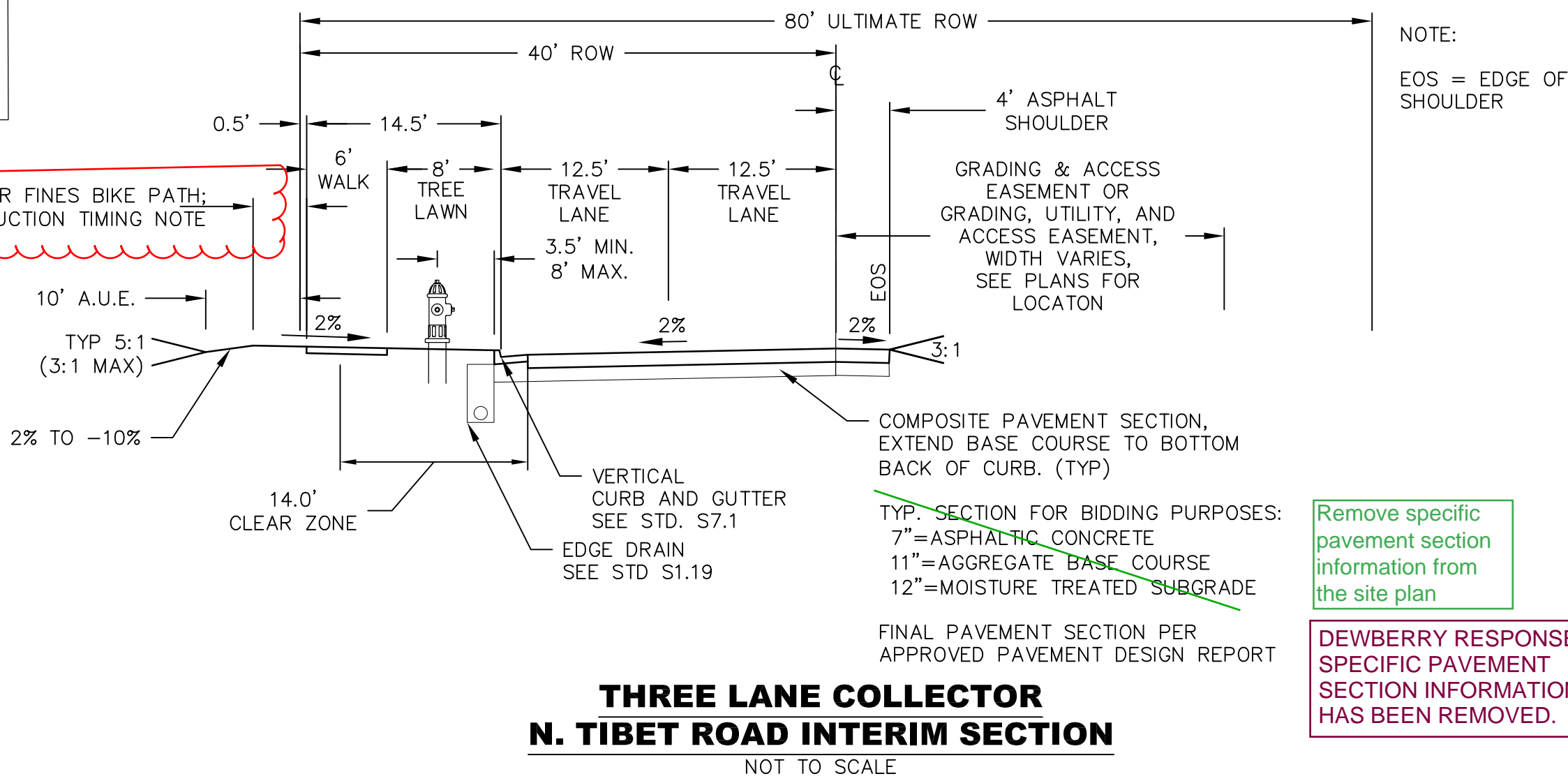
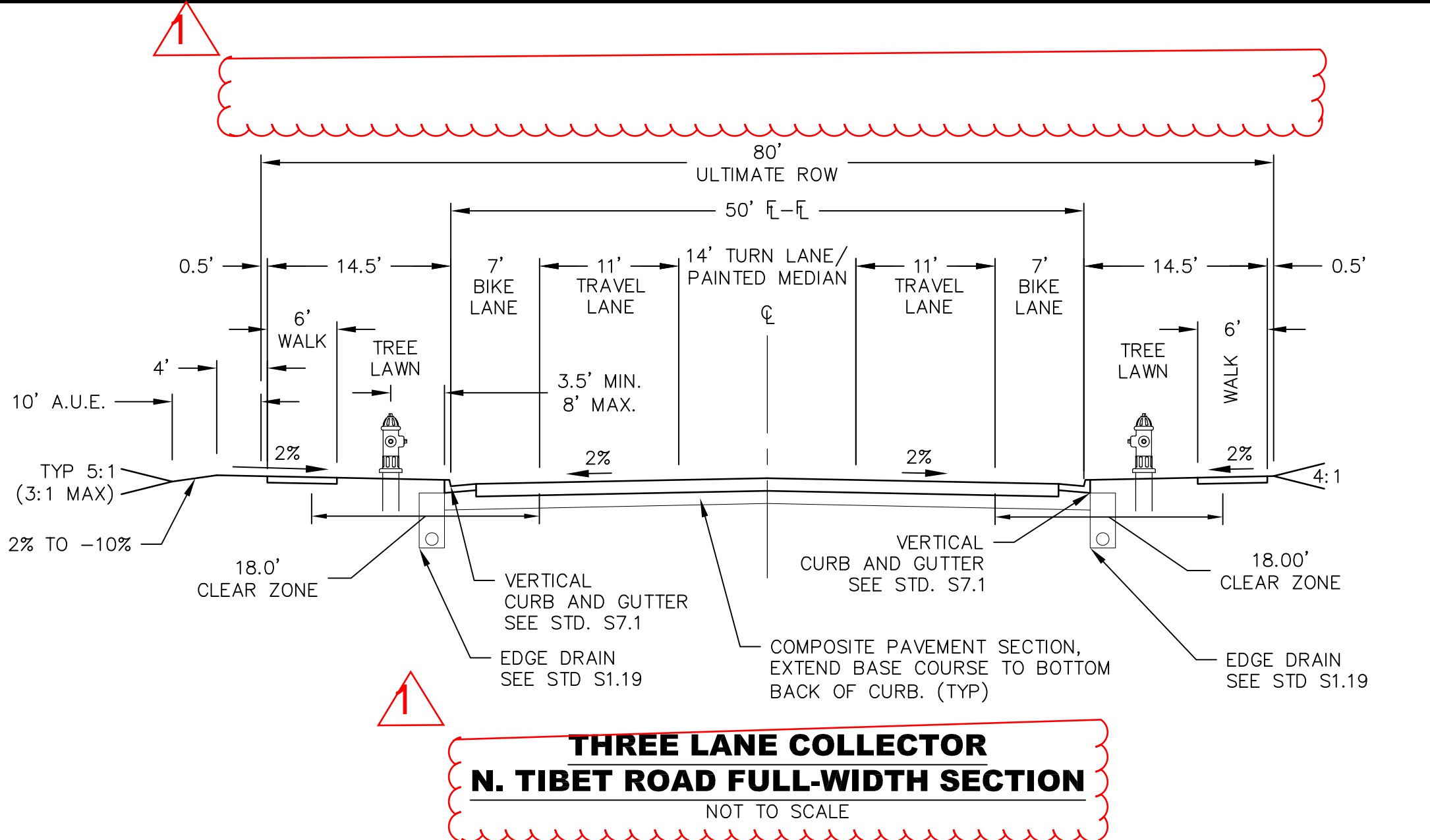
AT THE TIME OF FINAL ACCEPTANCE:

- 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.



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

OAKWOOD HOMES

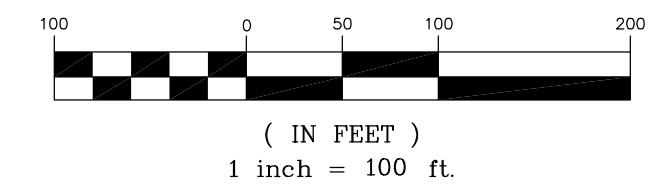
4908 TOWER ROAD
DENVER, CO 80249

Tel: (303) 486-8500

CONTACT: DAVID CARRO

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

Project Number: 50119129	Designed By: Drawn By: OCB OCB	Checked By: TDK	Sheet Number: 2
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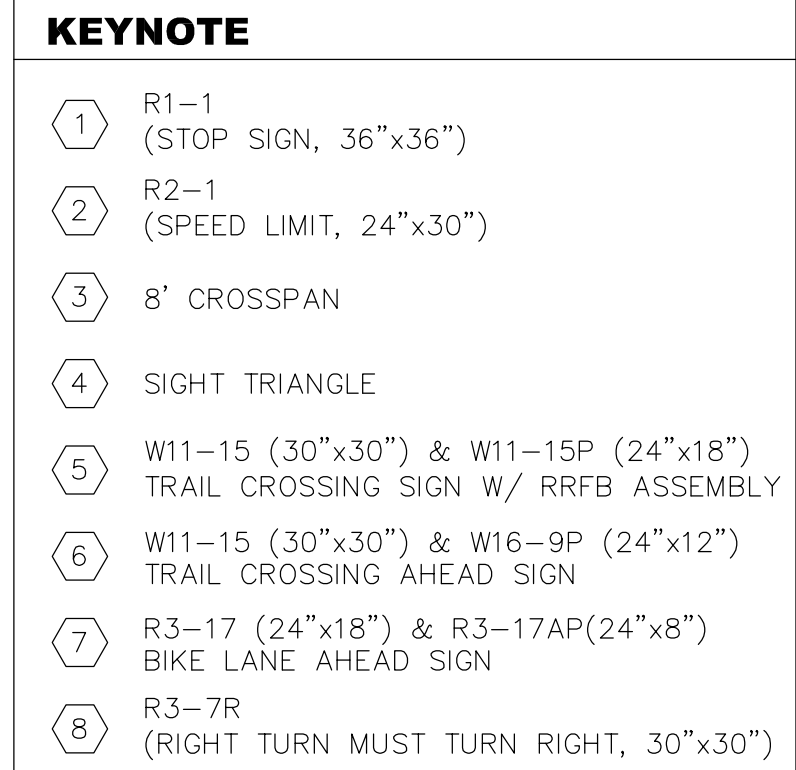
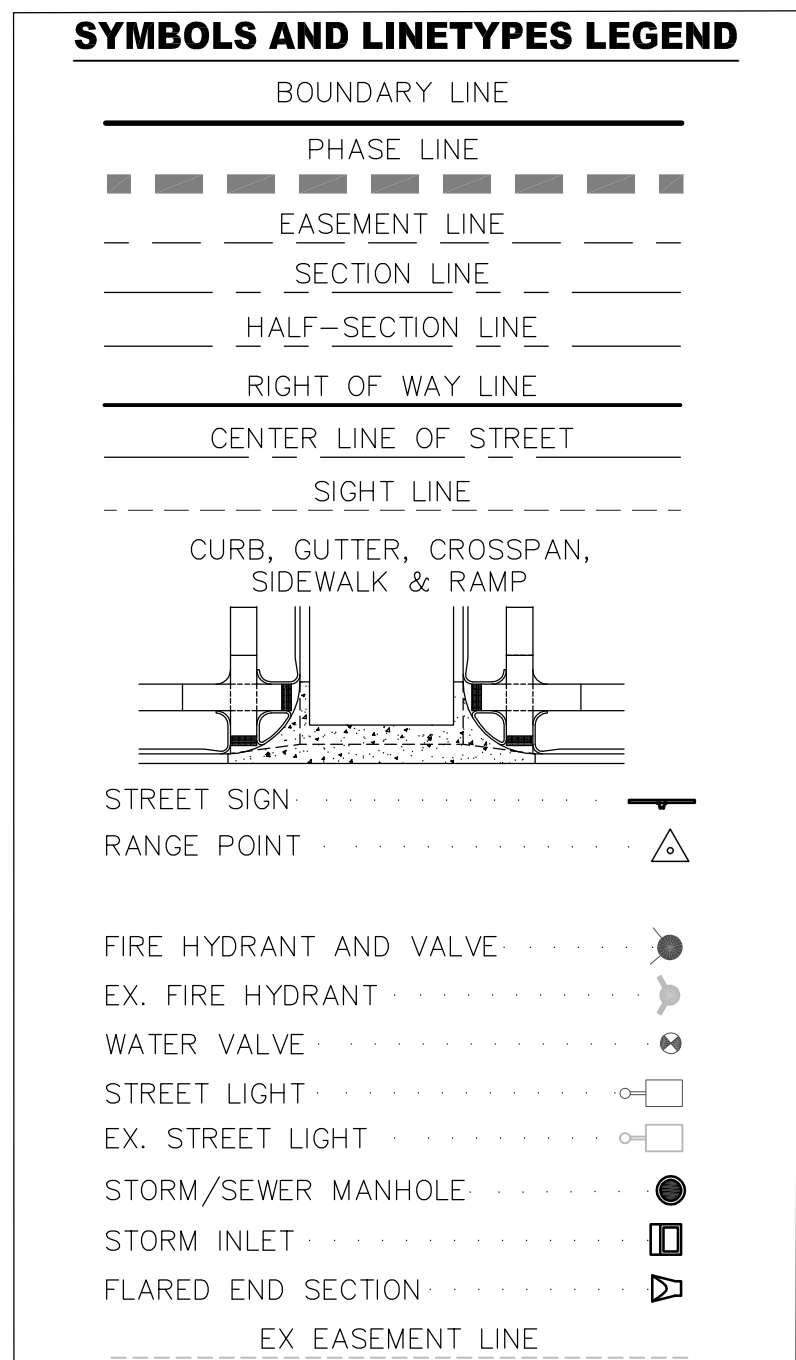
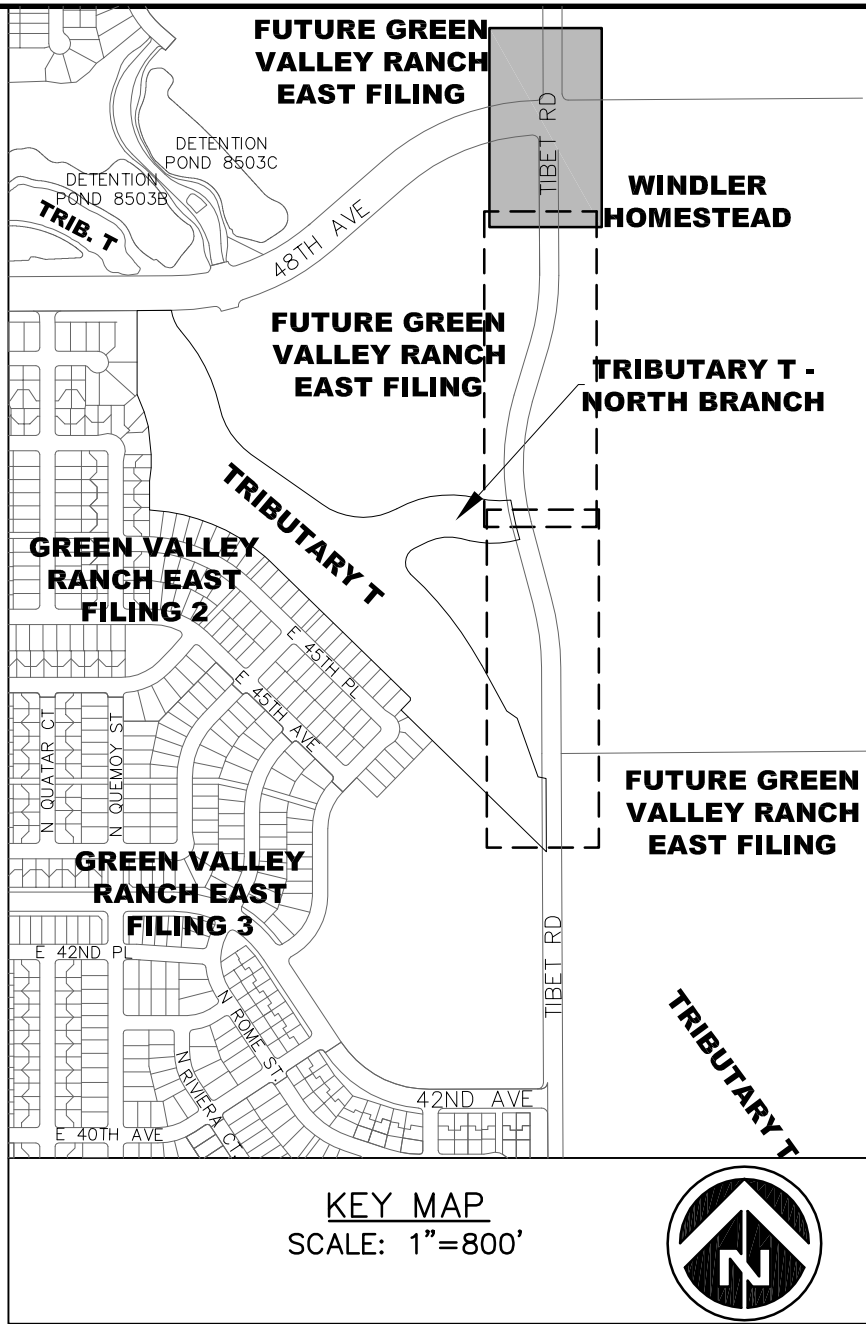
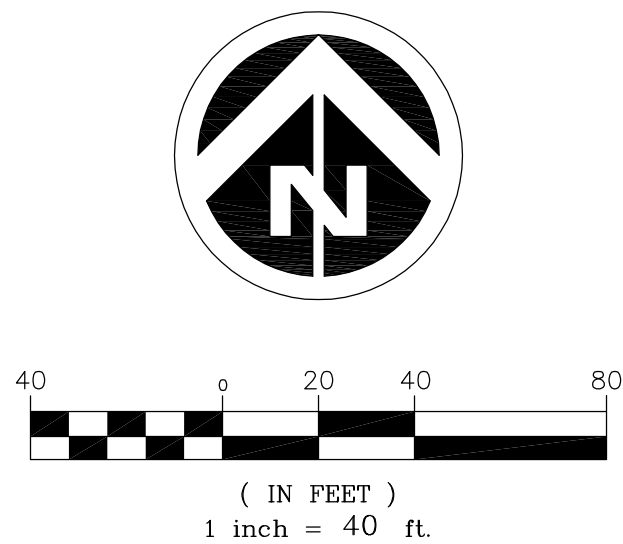
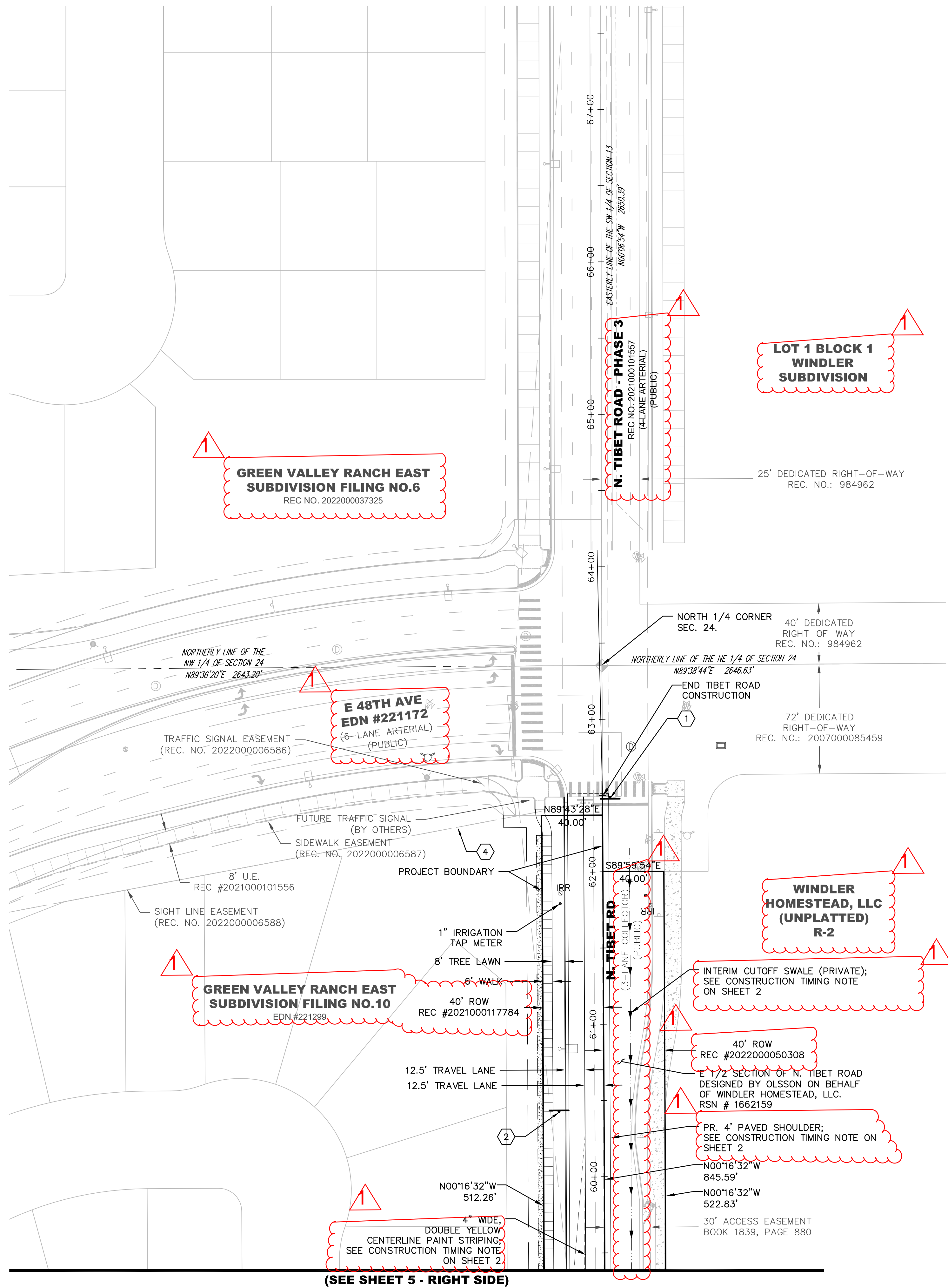
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OVERALL SITE PLAN

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

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-SF.DWG 12/8/2022 11:11 AM BURKE ORRIN



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

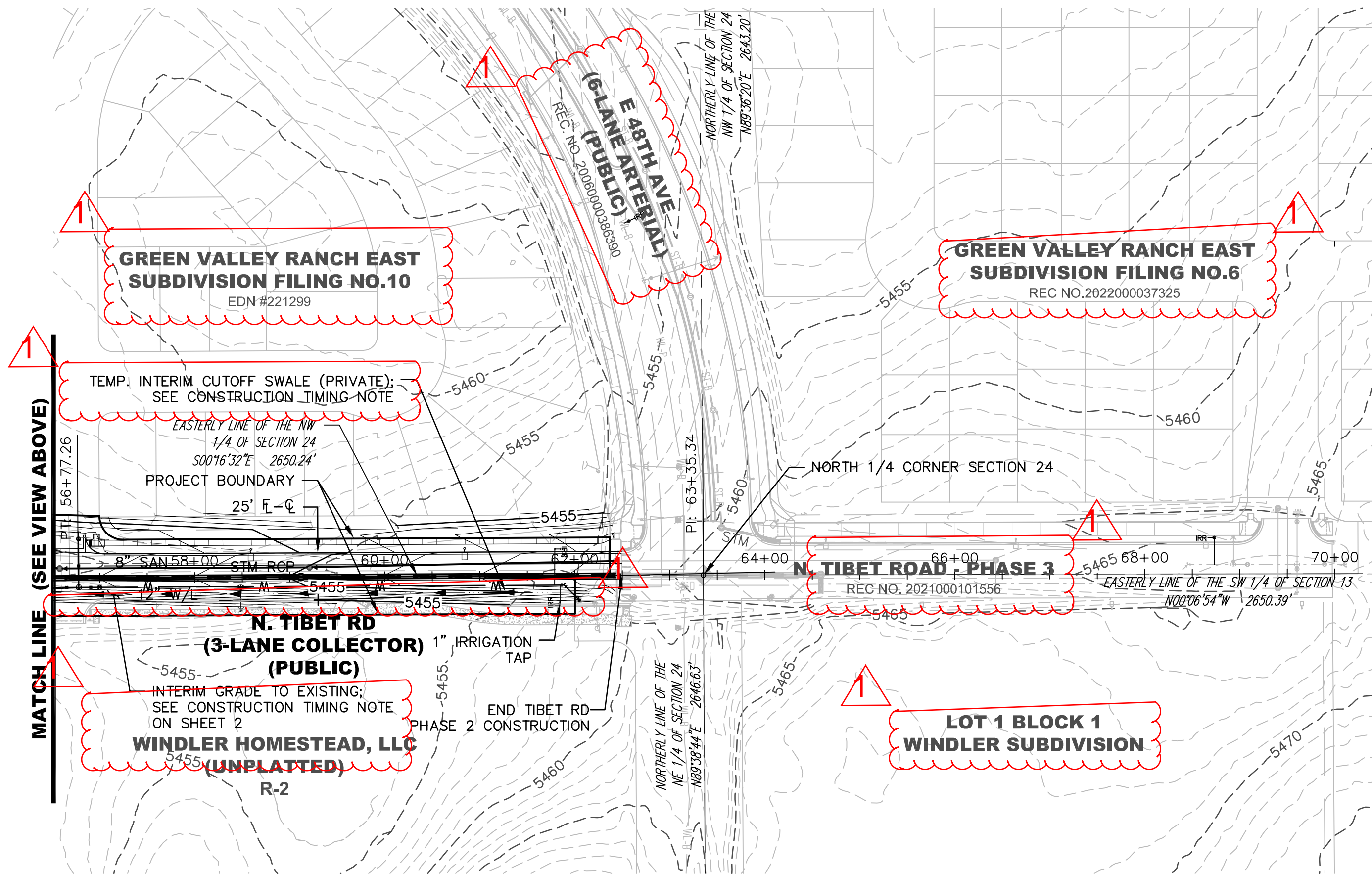
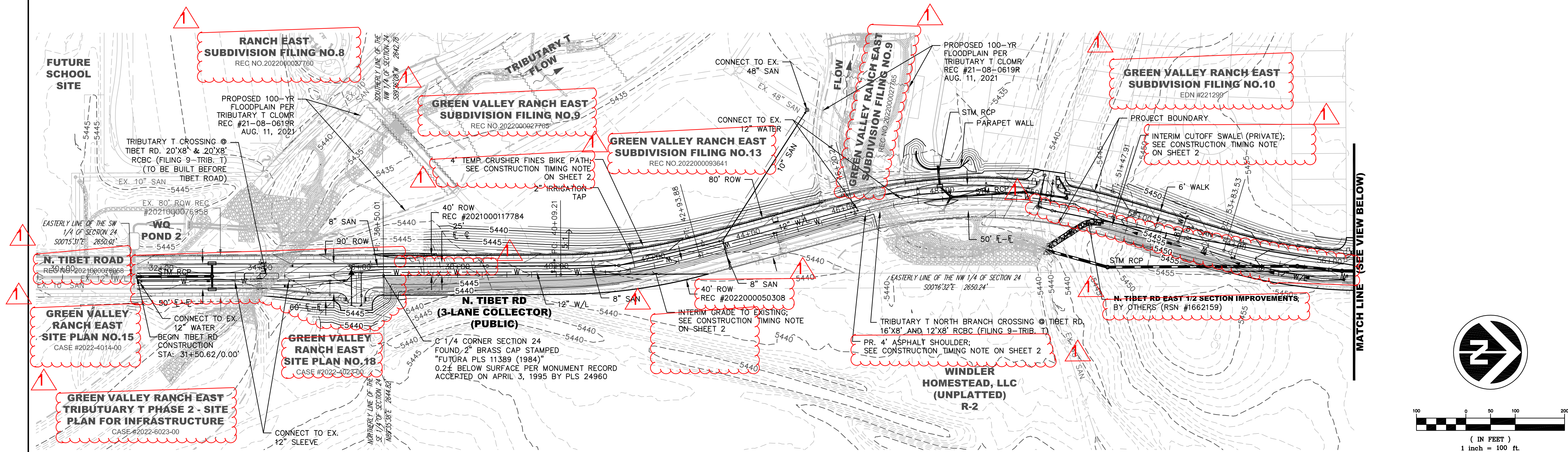
**TIBET ROAD - TRIBUTARY T TO 48TH AVENUE
SITE PLAN FOR INFRASTRUCTURE**

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

No.	Date	Description
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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	OCB	OCB	TDK	6

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PPR\PPR-0A GRADING AND UTILITY.DWG 12/28/2022 11:13 AM BURKE, ORRIN



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, CROSSPAN, 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

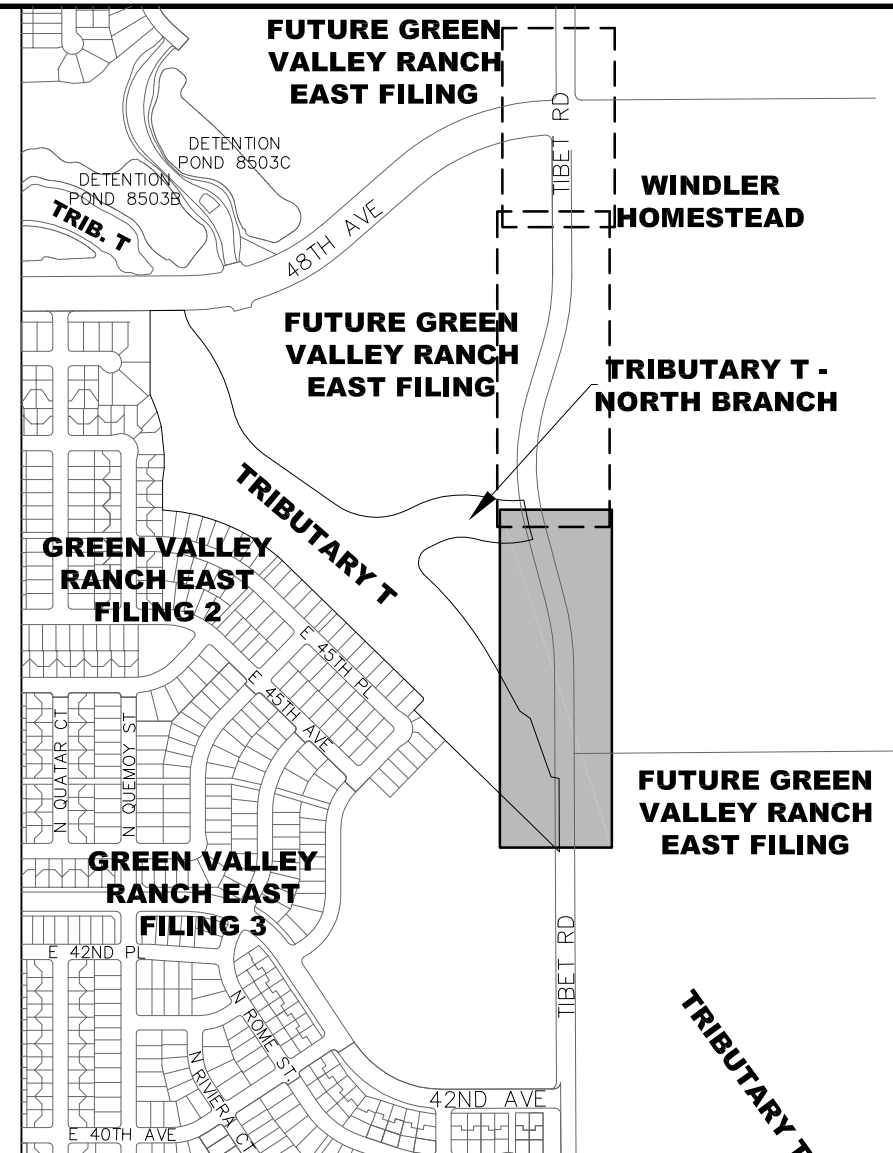
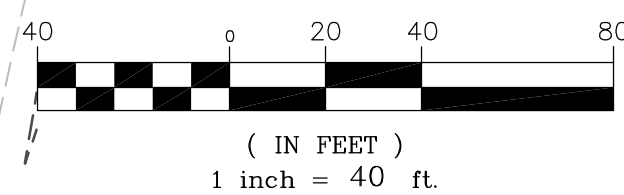
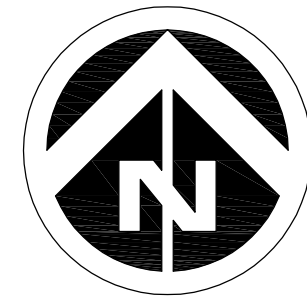
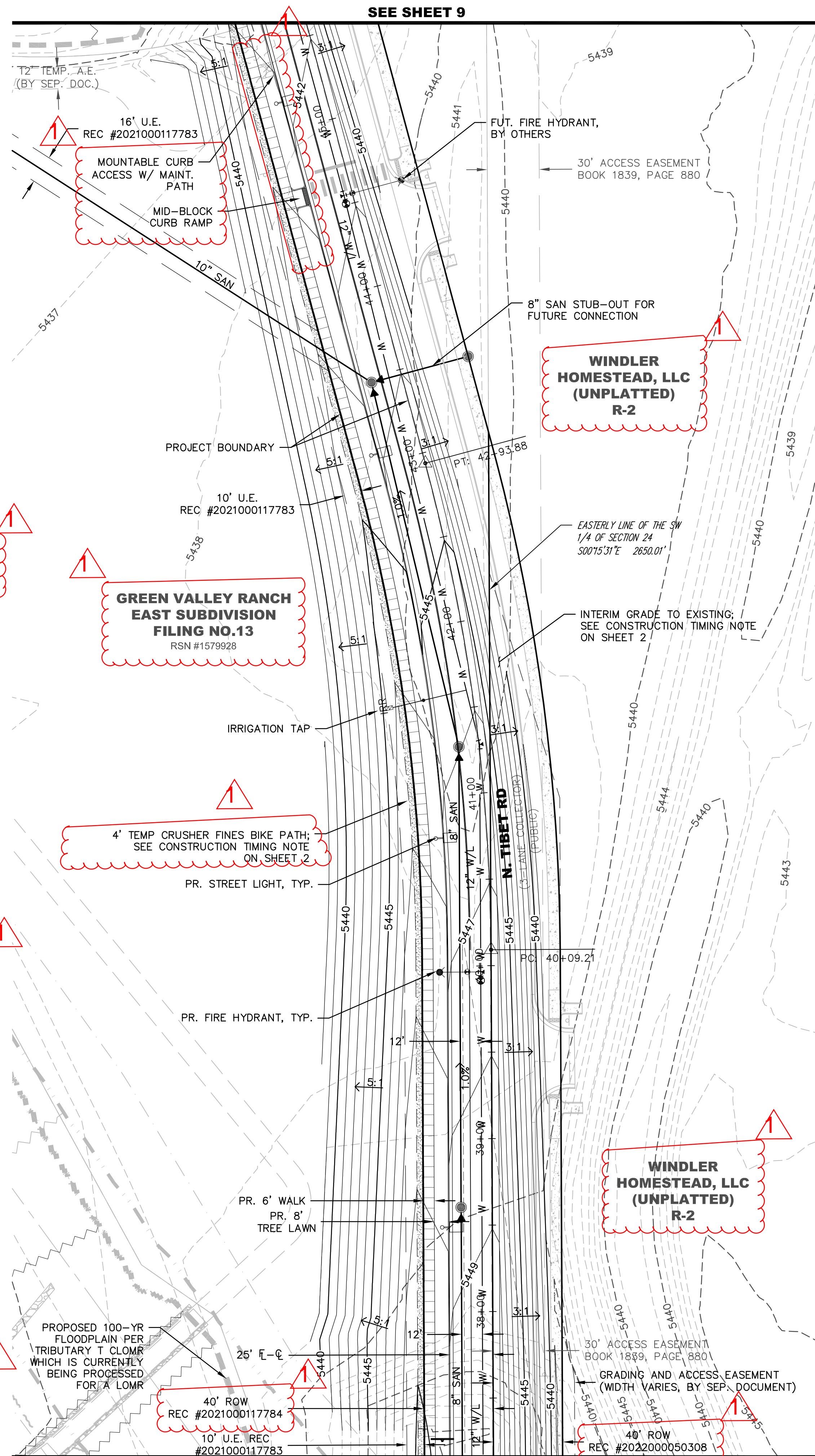
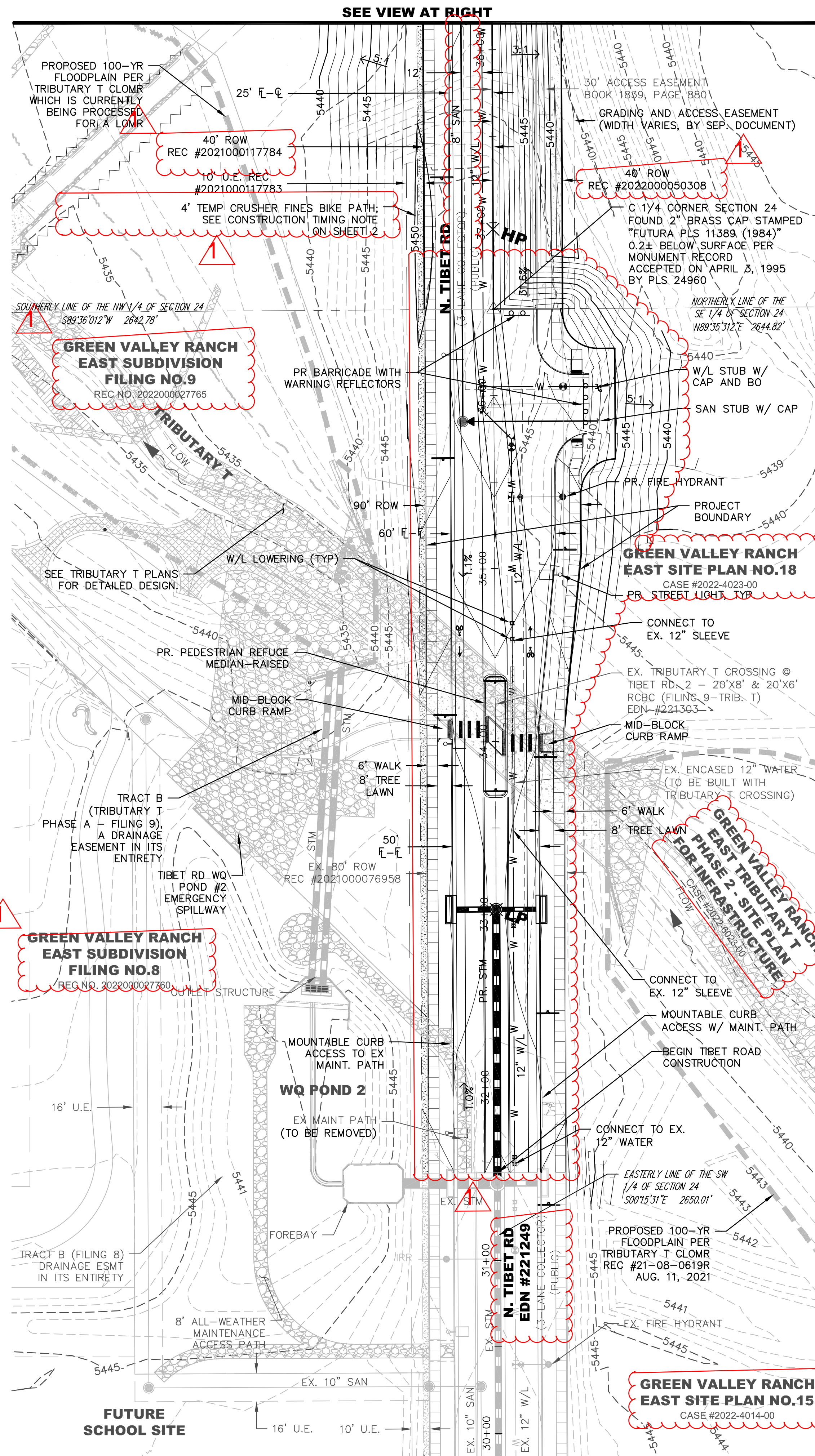
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No.	Description
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3	11-12-2021 ISP - 3RD SUBMITTAL
2	05-28-2021 ISP - 2ND SUBMITTAL
1	04-09-2021 ISP - 1ST SUBMITTAL

Project Number:
50119129

Designed By: Drawn By:
OCB OCB

Checked By:
TDK

Sheet Number:
7



KEY MAP
SCALE: 1"=800'



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

PHASE LINE

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

PROPOSED CONTOURS

5800

EXISTING CONTOURS

5700

8" WATERLINE W/ GATE VALVE & TEE

12" WATERLINE

SANITARY SEWER W/ MANHOLE

STORM SEWER W/ INLET, MANHOLE, & F.E.S.

CURB, GUTTER, CROSSWALK, SIDEWALK & RAMP

FIRE HYDRANT AND VALVE

EX. FIRE HYDRANT

STREET LIGHT

EX WATERLINE W/ VALVE & TEE

WL

EX SANITARY SEWER W/ MANHOLE

EX STORM SWR W/ INLET, MANHOLE, & F.E.S.

EX. EASEMENT LINE

EX FIRE HYDRANT

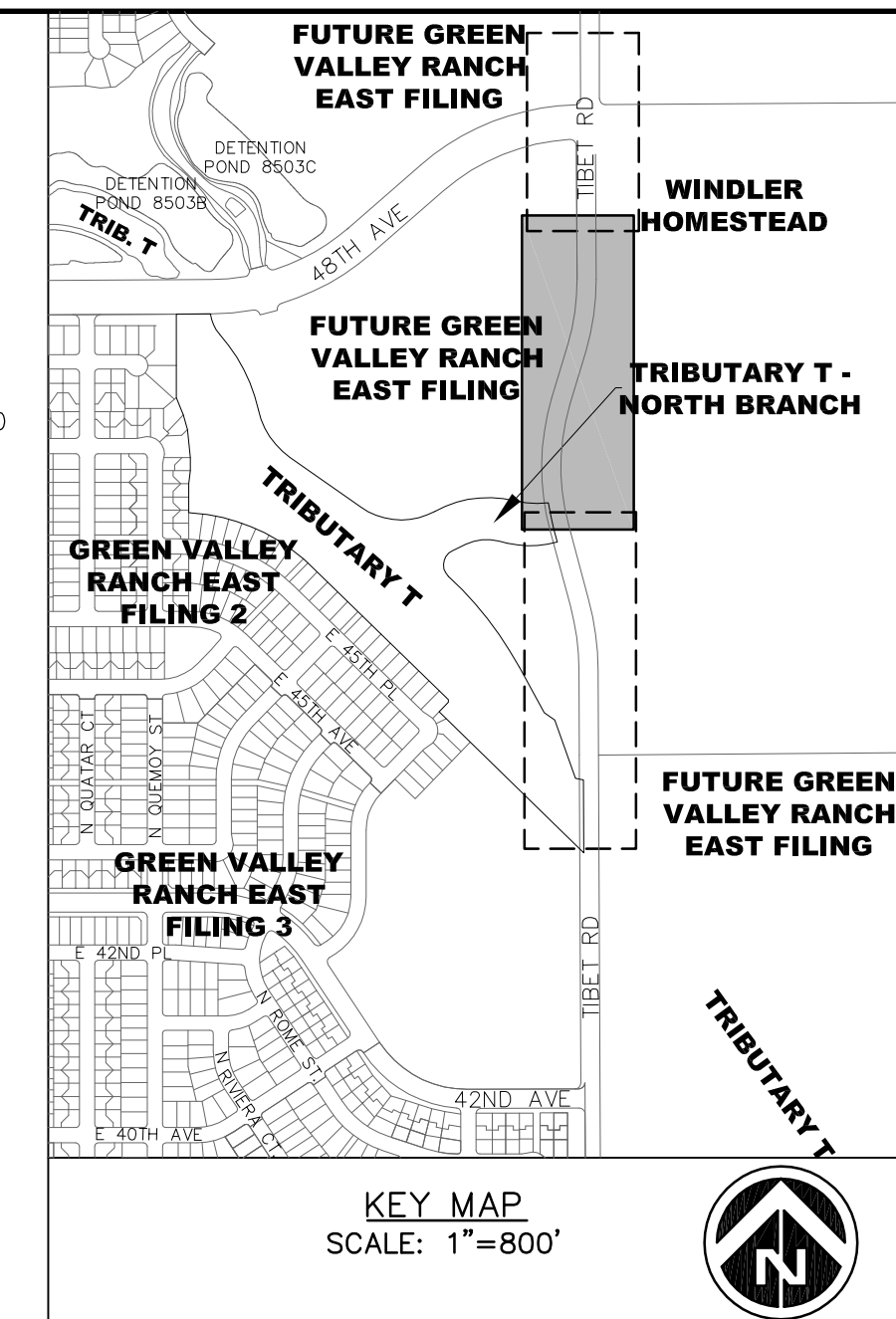
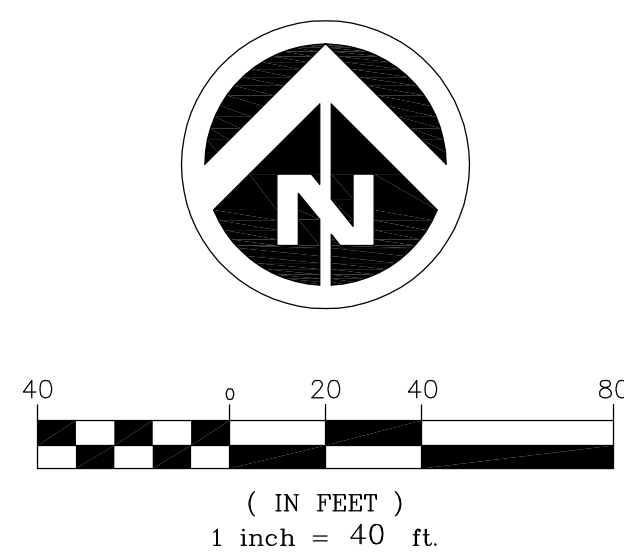
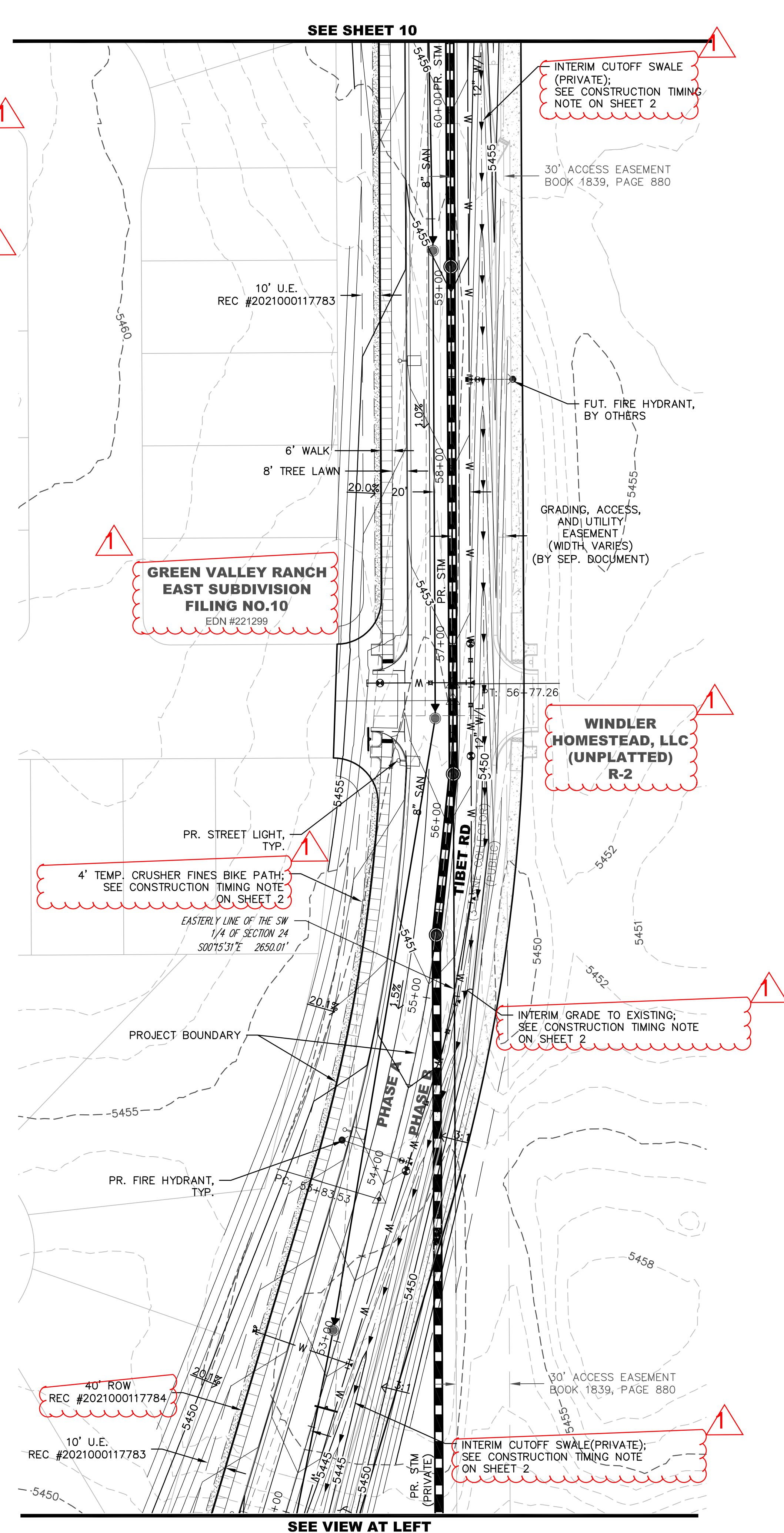
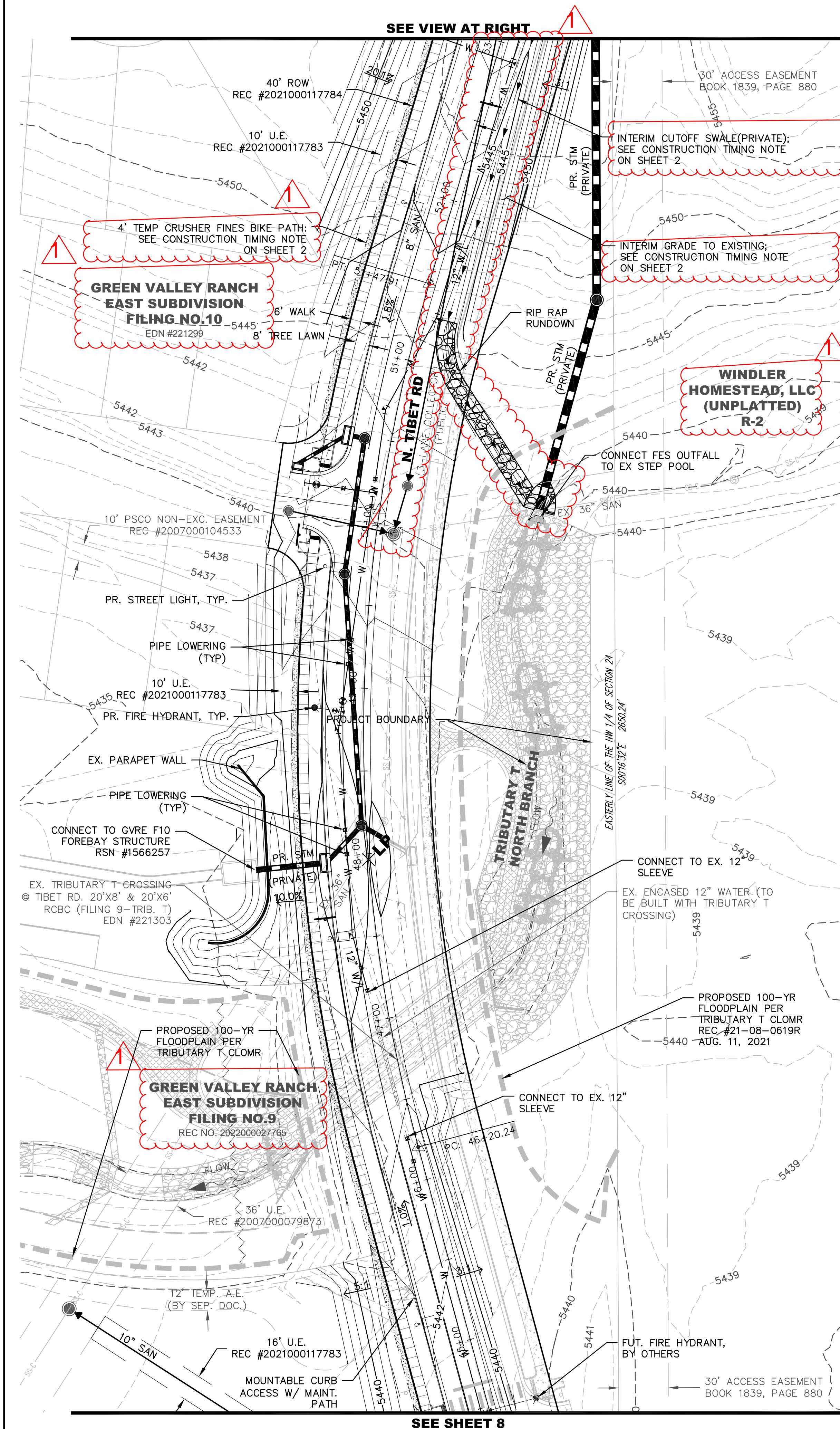
EX STREET LIGHT

FLOW ARROW

HIGH POINT/LOW POINT + HP / - L

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.

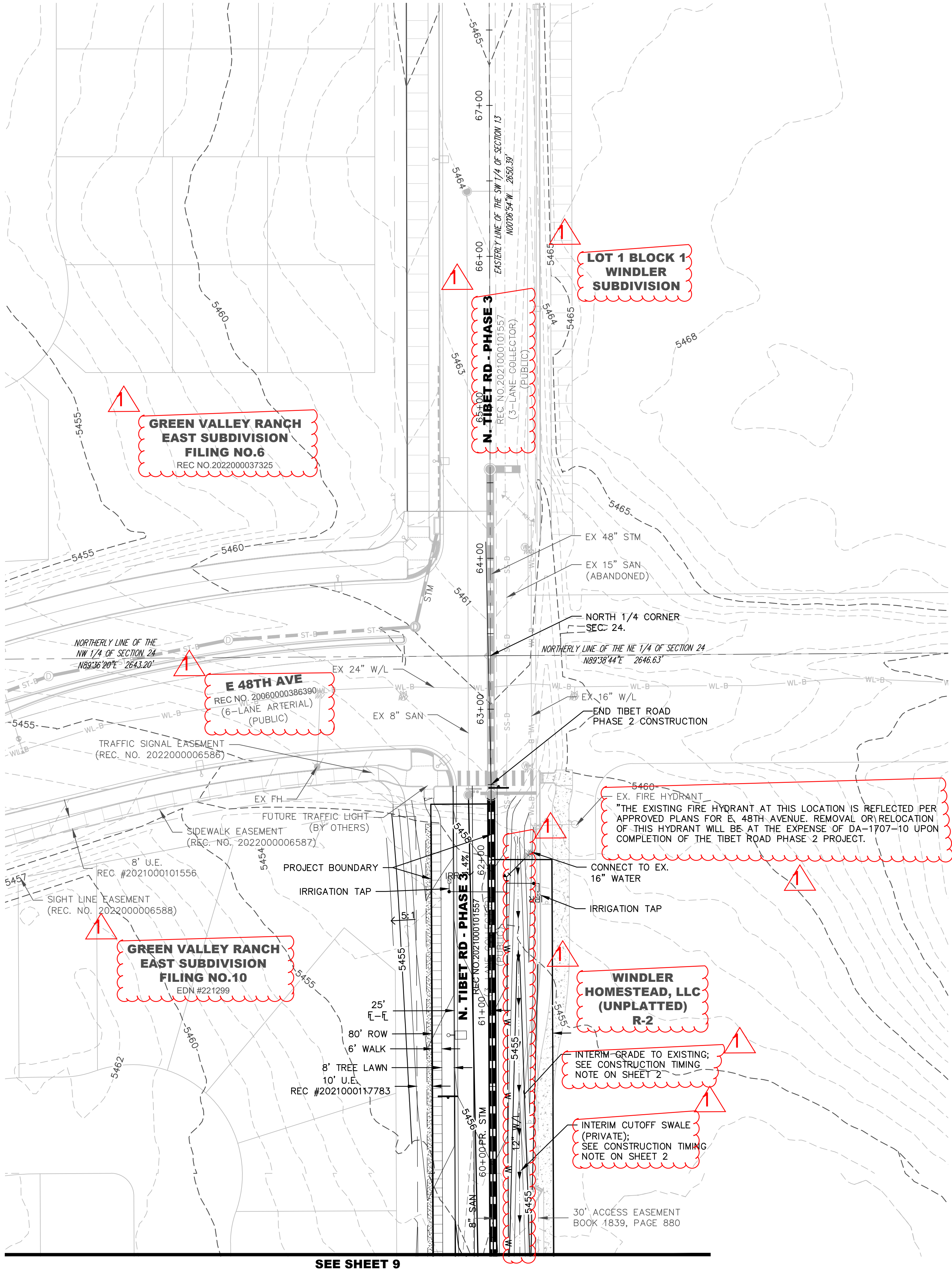


SYMBOLS AND LINETYPES LEGEND

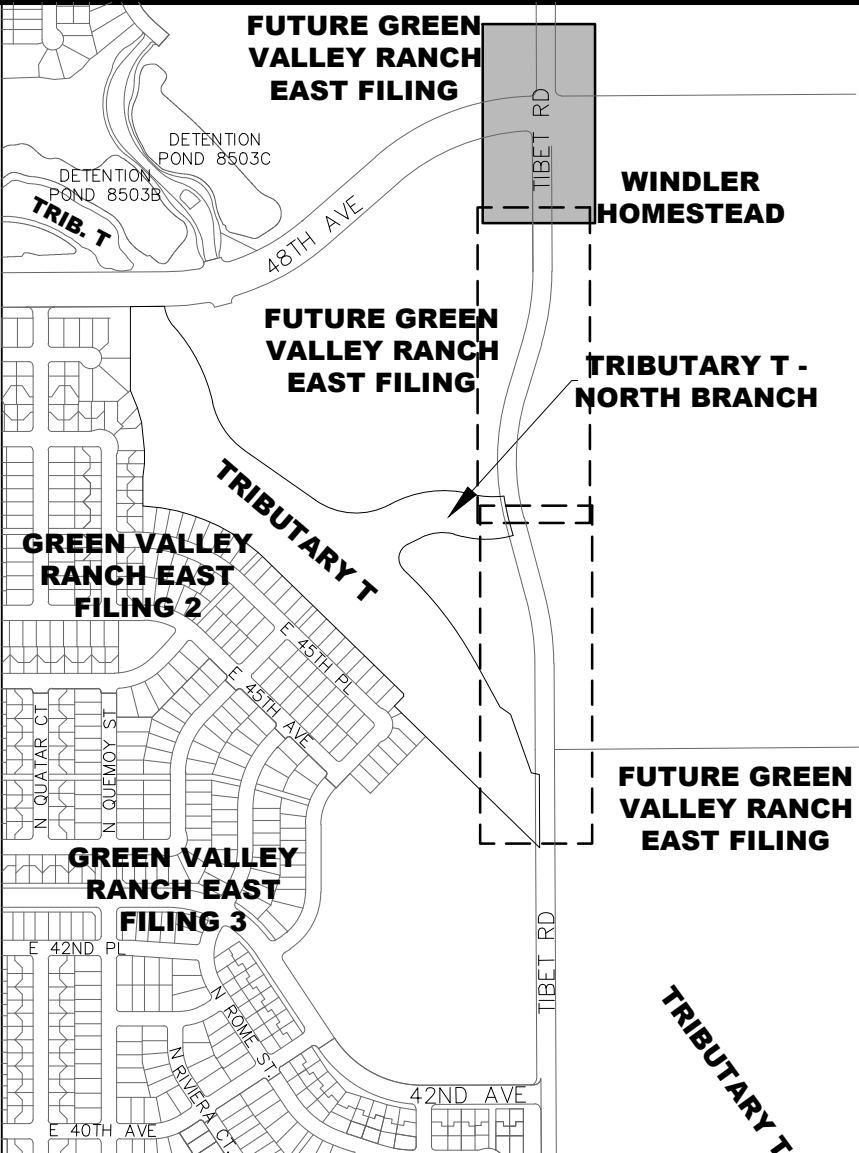
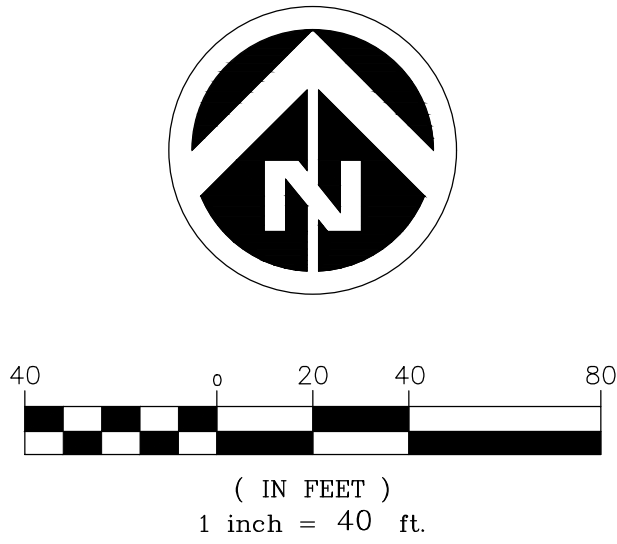
BOUNDARY LINE	
PHASE LINE	
EASEMENT LINE	
SECTION LINE	
HALF-SECTION LINE	
RIGHT OF WAY LINE	
CENTER LINE OF STREET	
PROPOSED CONTOURS	
EXISTING CONTOURS	
8" WATERLINE W/ GATE VALVE & TEE	
12" WATERLINE	
SANITARY SEWER W/ MANHOLE	
STORM SEWER W/ INLET, MANHOLE, & F.E.S.	
CURB, GUTTER, CROSSSPAN, SIDEWALK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

- NOTES:
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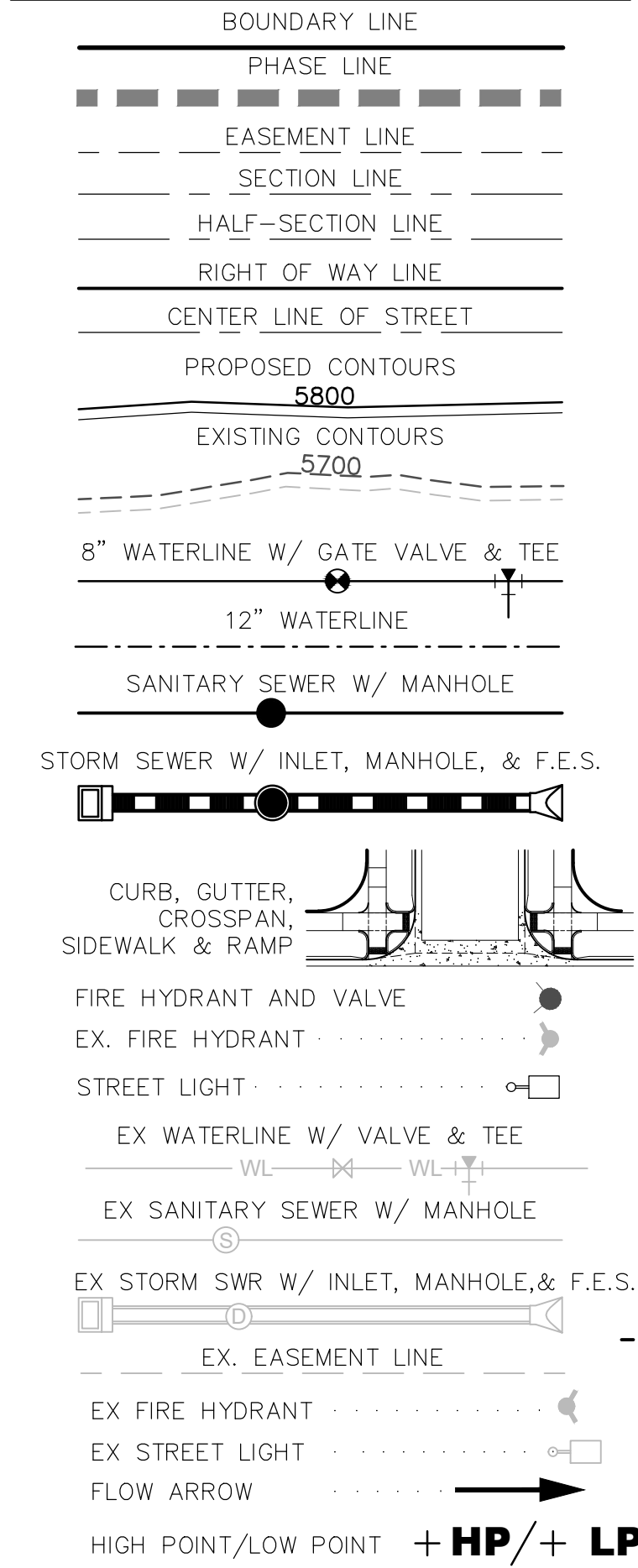
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SEE SHEET 9



SYMBOLS AND LINETYPES LEGEND



NOTES:

- ALL WATER LINE IS 12" C900 PVC UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
- 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.

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

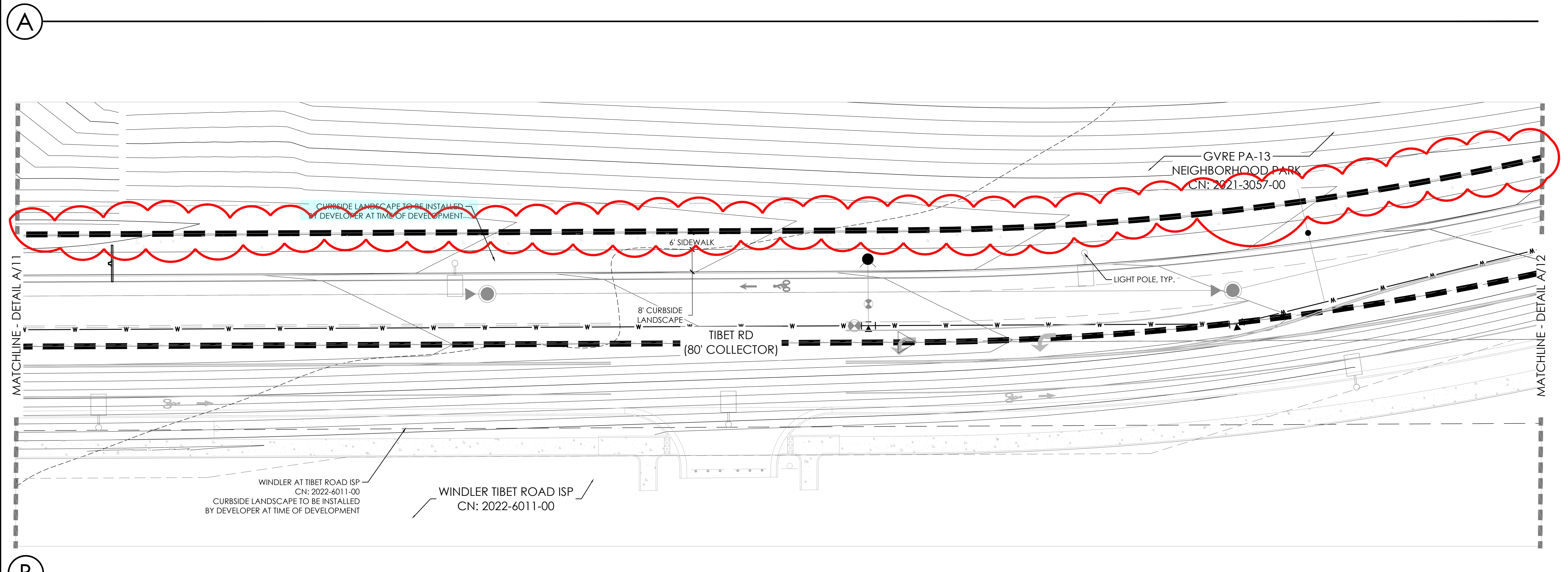
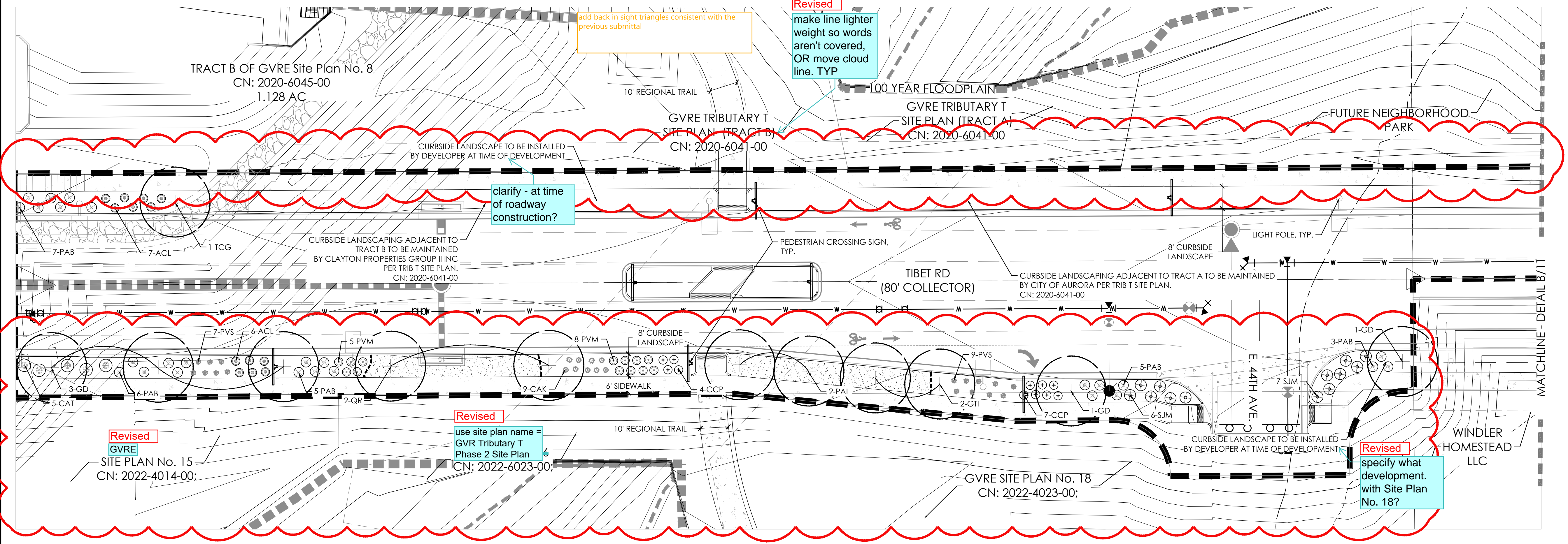
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

No.	Date	Description
4	12-21-2021	ISP - 4TH SUBMITTAL
3	11-12-2021	ISP - 3RD SUBMITTAL
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Project Number:
50119129
Designed By: Drawn By:
OCB OCB
Checked By:
TDK
Sheet Number:
10

GRADING & UTILITY PLAN

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 2 A111.1-SHEETS\GVR-E_TIBET-RD_LANDSCAPE.DWG
12/9/2022 4:59 PM
DILLON COOK

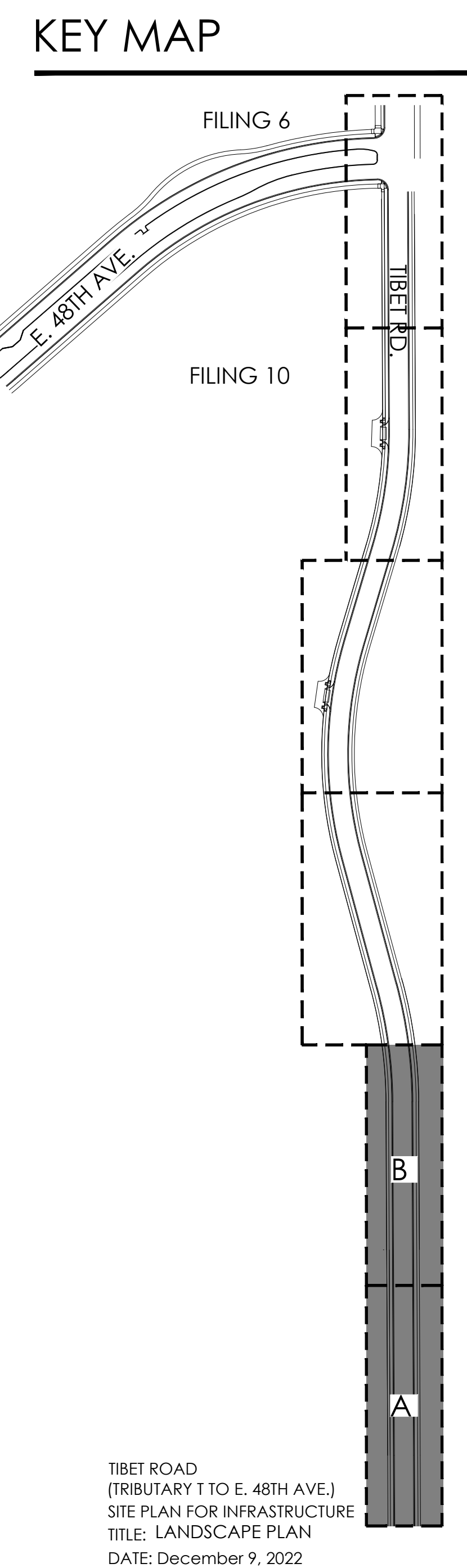


- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
 - CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

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

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



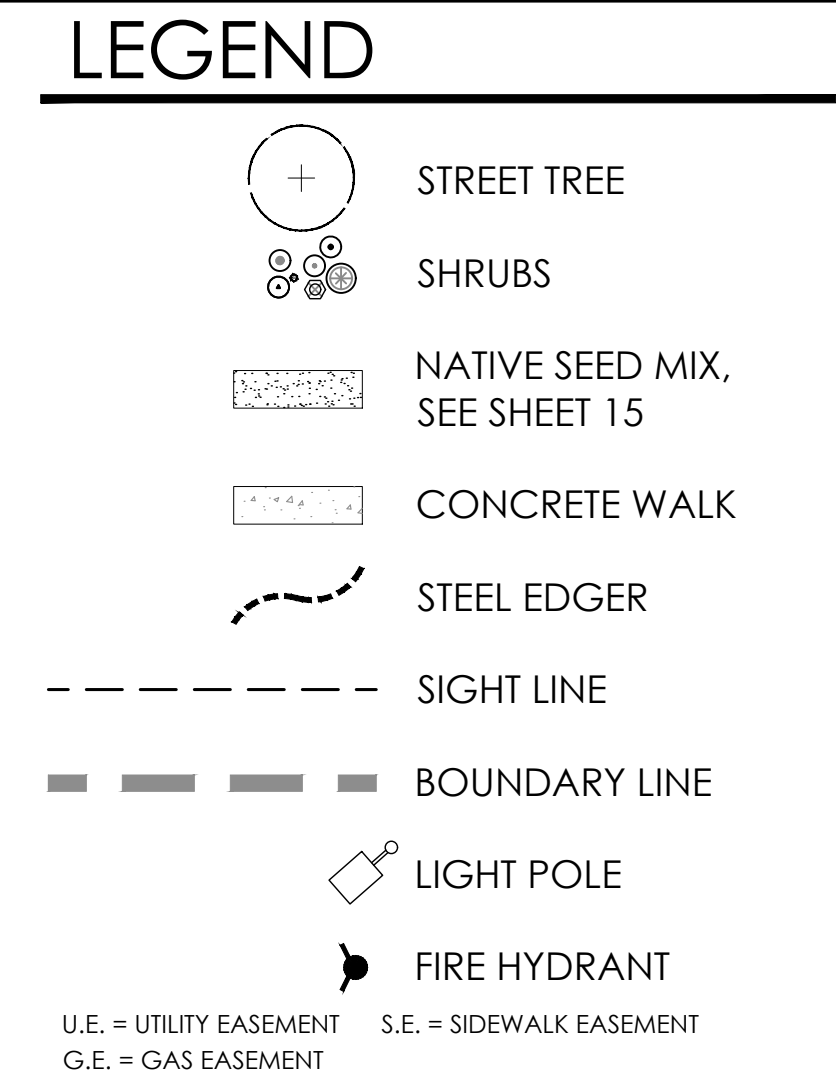
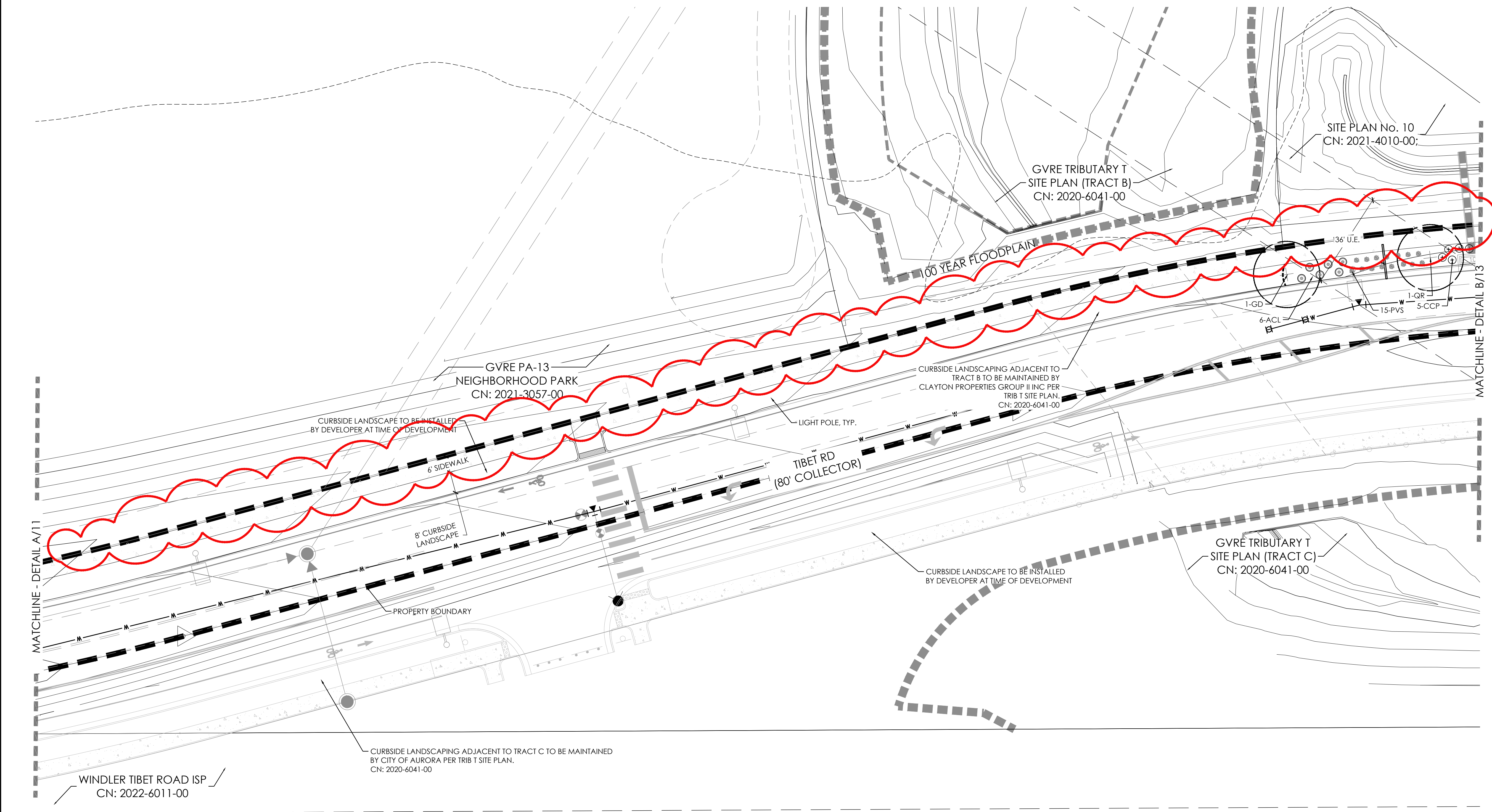
TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: December 9, 2022

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

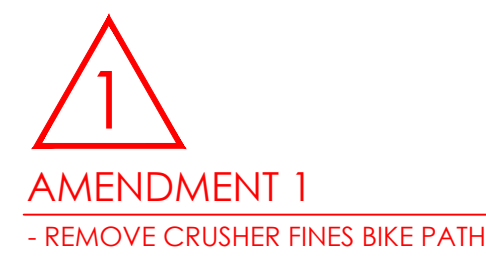
SHEET 10 OF 15

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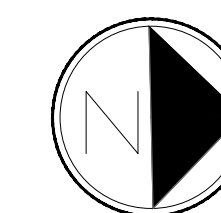
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12/9/2022 5:01 PM
DILLON COOK



- 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.



NOT FOR CONSTRUCTION

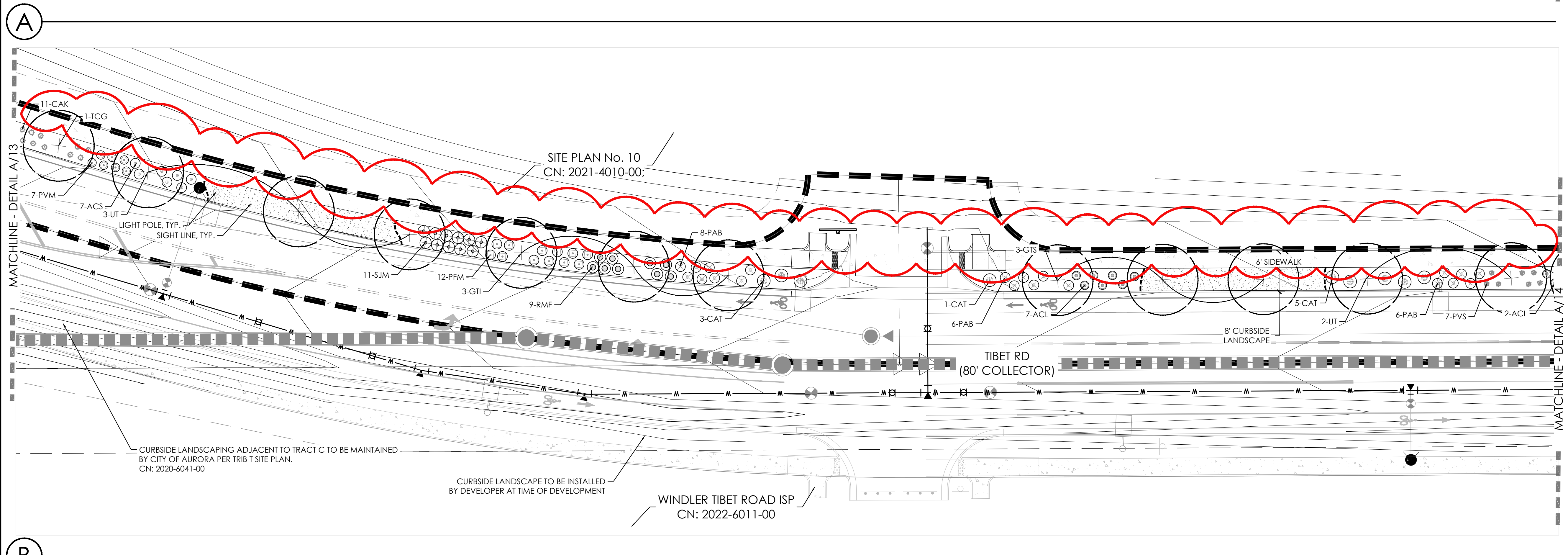
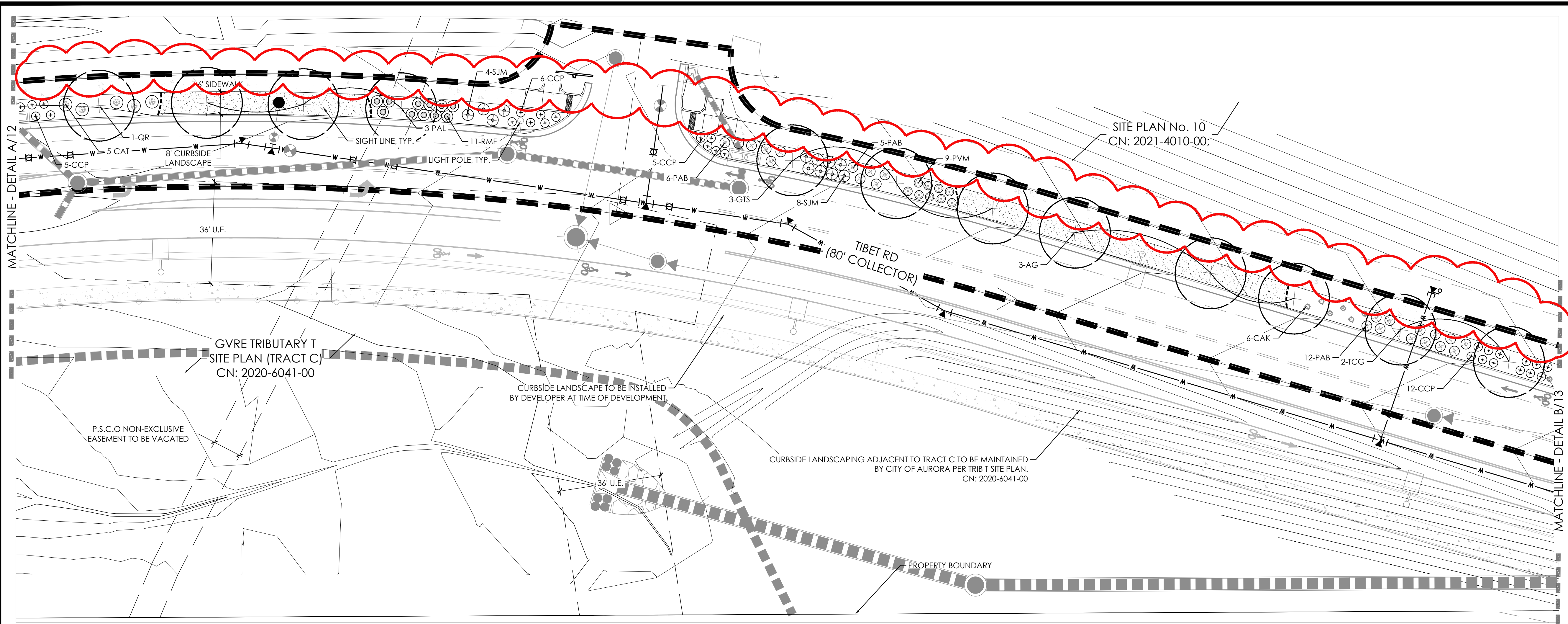


Scale: 1"= 20'-0"

TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: December 9, 2022

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

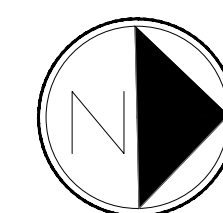
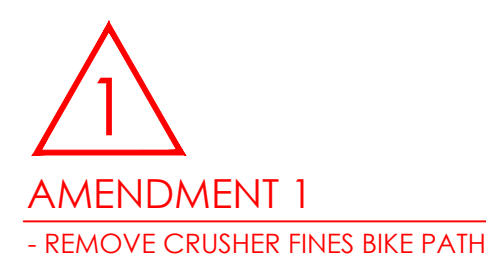
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12/9/2022 5:02 PM
DILLON COOK



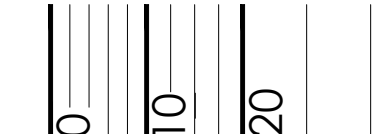
NOTES:

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

NOT FOR CONSTRUCTION



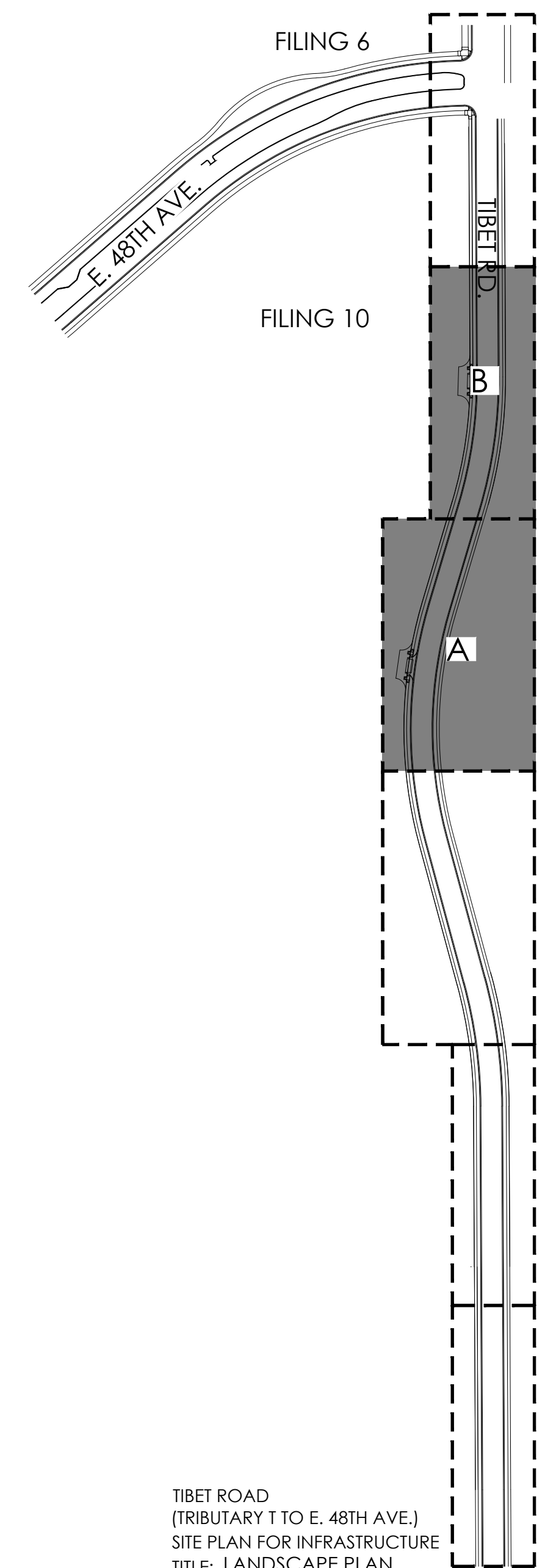
Scale: 1"= 20'-0"



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



TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: December 9, 2022



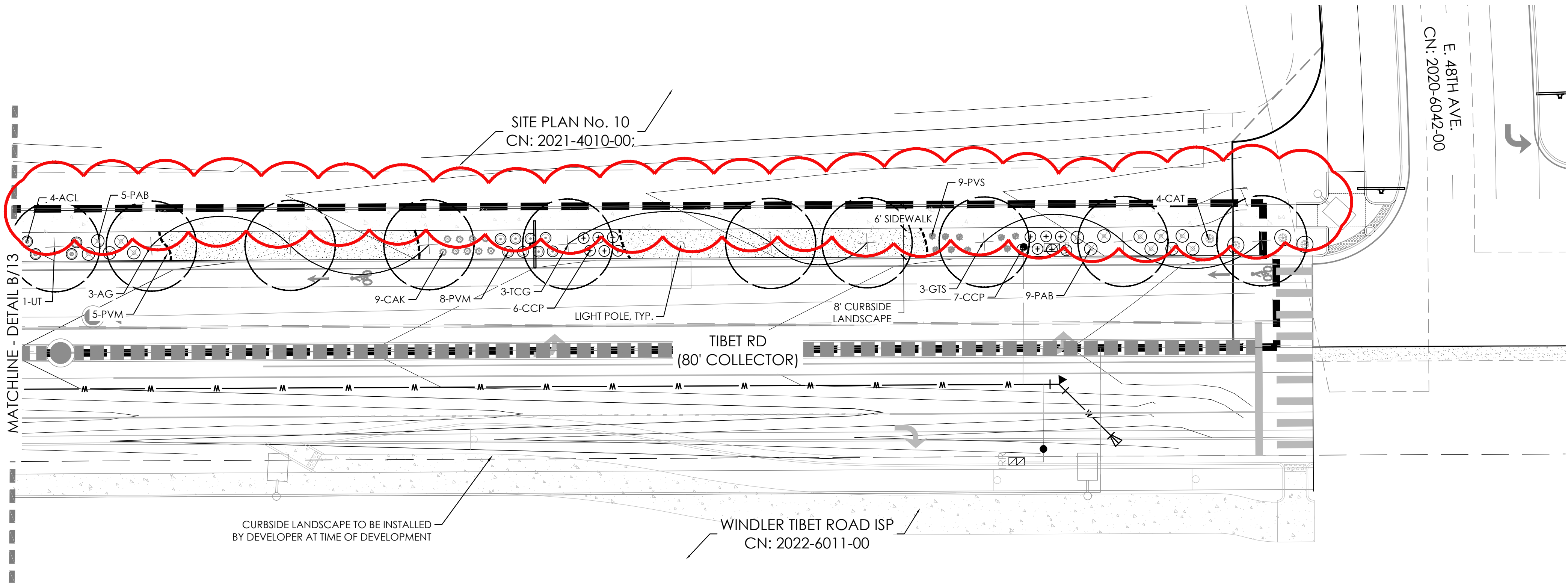
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DILLON COOK
12/9/2022 5:05 PM

NOTES:

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

1
AMENDMENT 1
- REMOVE CRUSHER FINES BIKE PATH

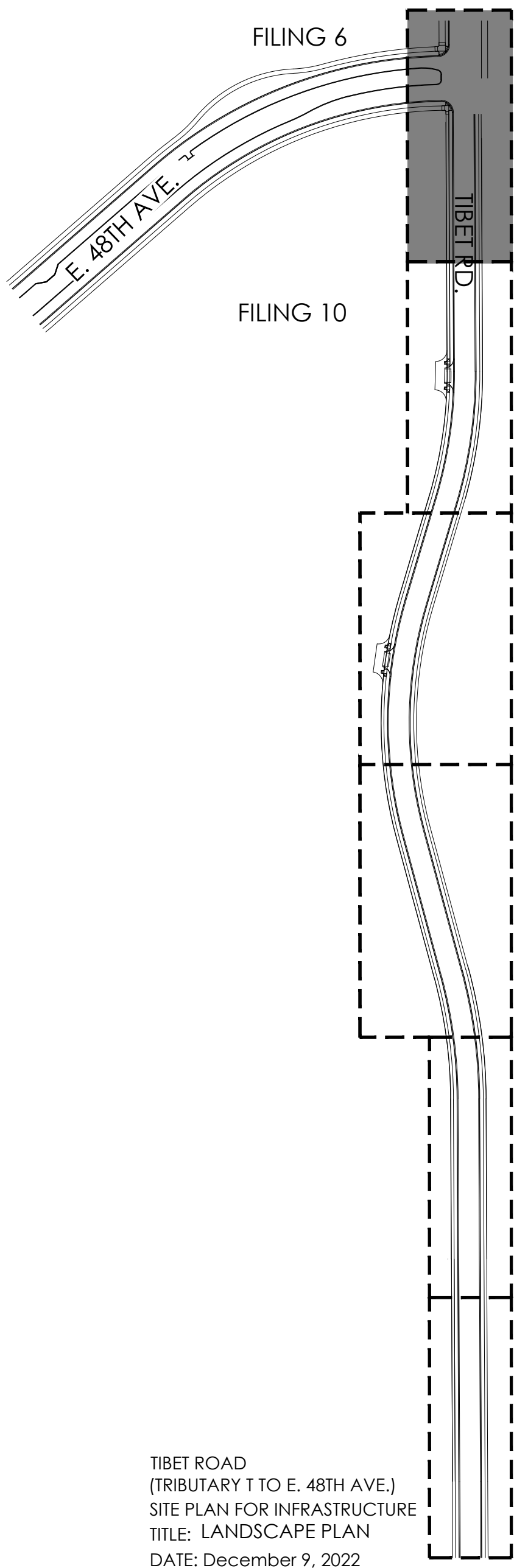
NOT FOR CONSTRUCTION



LEGEND

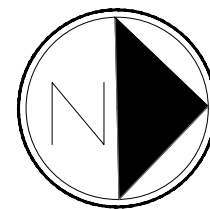
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KEY MAP



TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: December 9, 2022

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



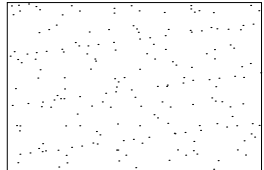
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LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR OF ACCEPTANCE OF IMPROVEMENTS.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
- LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING. SIDEWALKS AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE AS APPROPRIATE. ON- SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

NATIVE SEED AREAS: DRY / UPLAND GRASSES SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
6	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
7	BOUTELOUA CURTINPENDULA 'BUTTE'	SIDEOTS 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

ALL STREET TREES AND CURBSIDE LANDSCAPE NOT SHOWN ALONG TIBET ROAD WILL BE INSTALLED AND CAN BE FOUND WITH:

- GVRE PA-13 NEIGHBORHOOD PARK - CN: 2021-3057-00
- GVRE TRIBUTARY T SITE PLAN - CN: 2020-6041-00
- WINDLER AT TIBET ROAD ISP - CN: 2022-6011-00

1 AMENDMENT 1

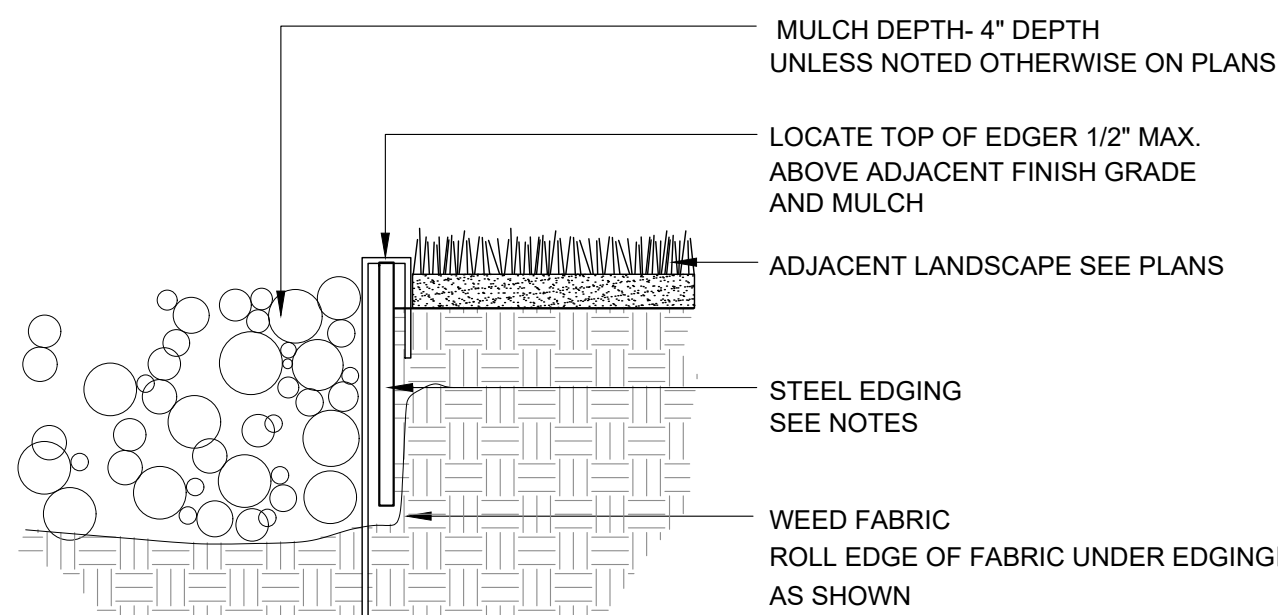
- UPDATED PLANT QUANTITIES
- ADDED EAST SIDE OF TIBET TO CURBSIDE LANDSCAPE REQUIREMENTS
- MOVED DETAILS FROM SHEET 15 TO THIS SHEET
- REVISED CURBSIDE LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
6	AG	AESCLULUS 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 MEIDLAND FIRE	FIRE MEIDLAND 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.

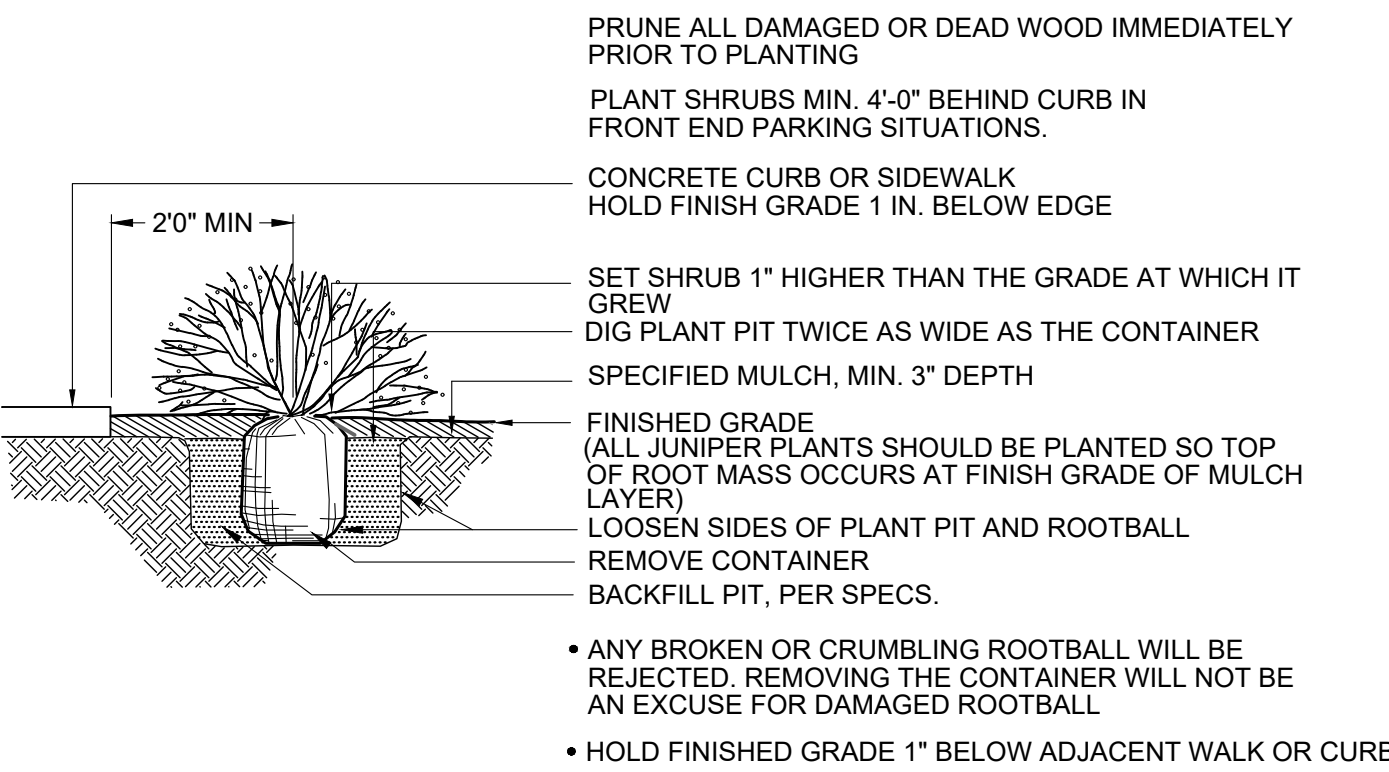


NOTES:

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

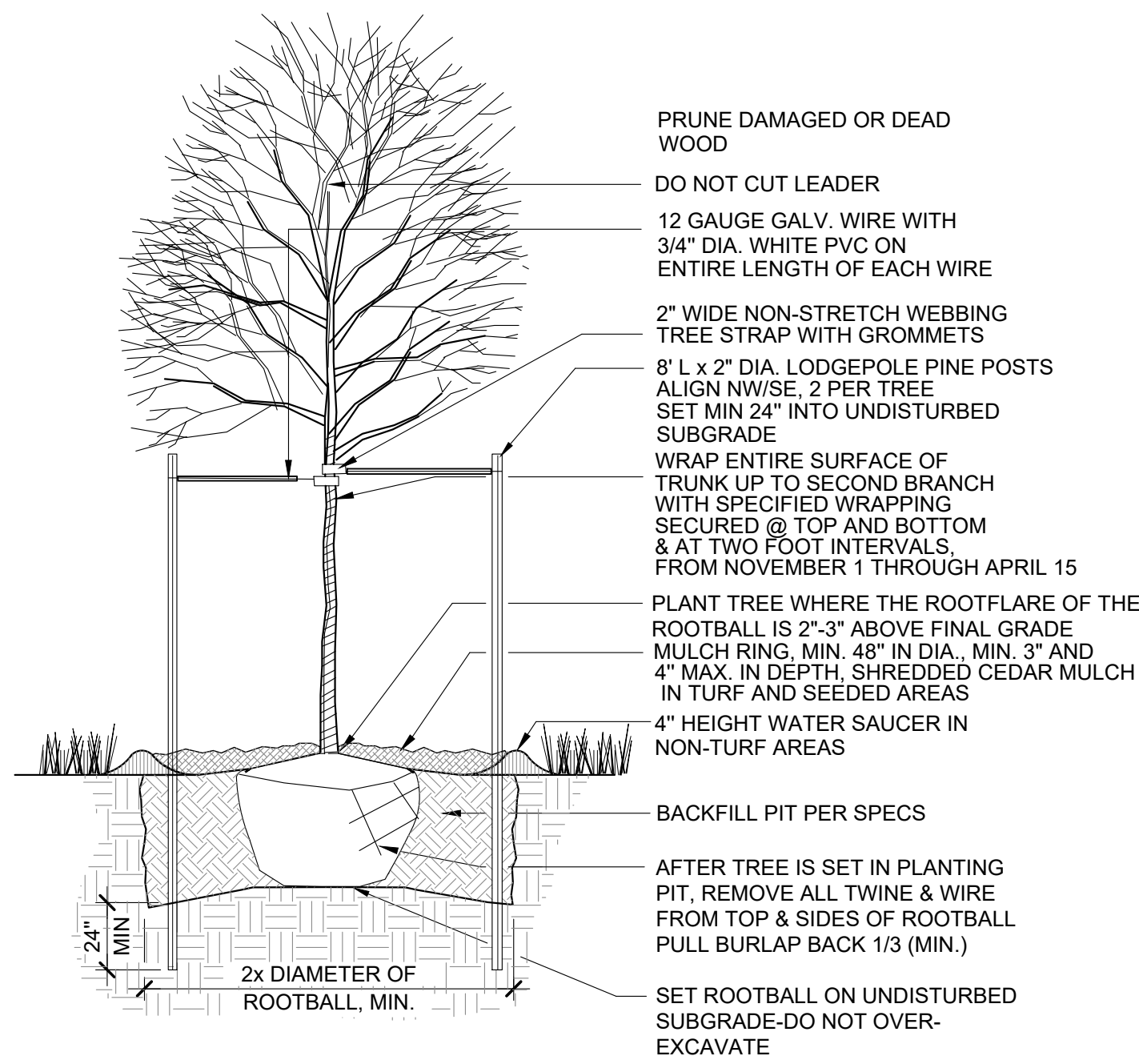
1 STEEL EDGING

SCALE: NTS



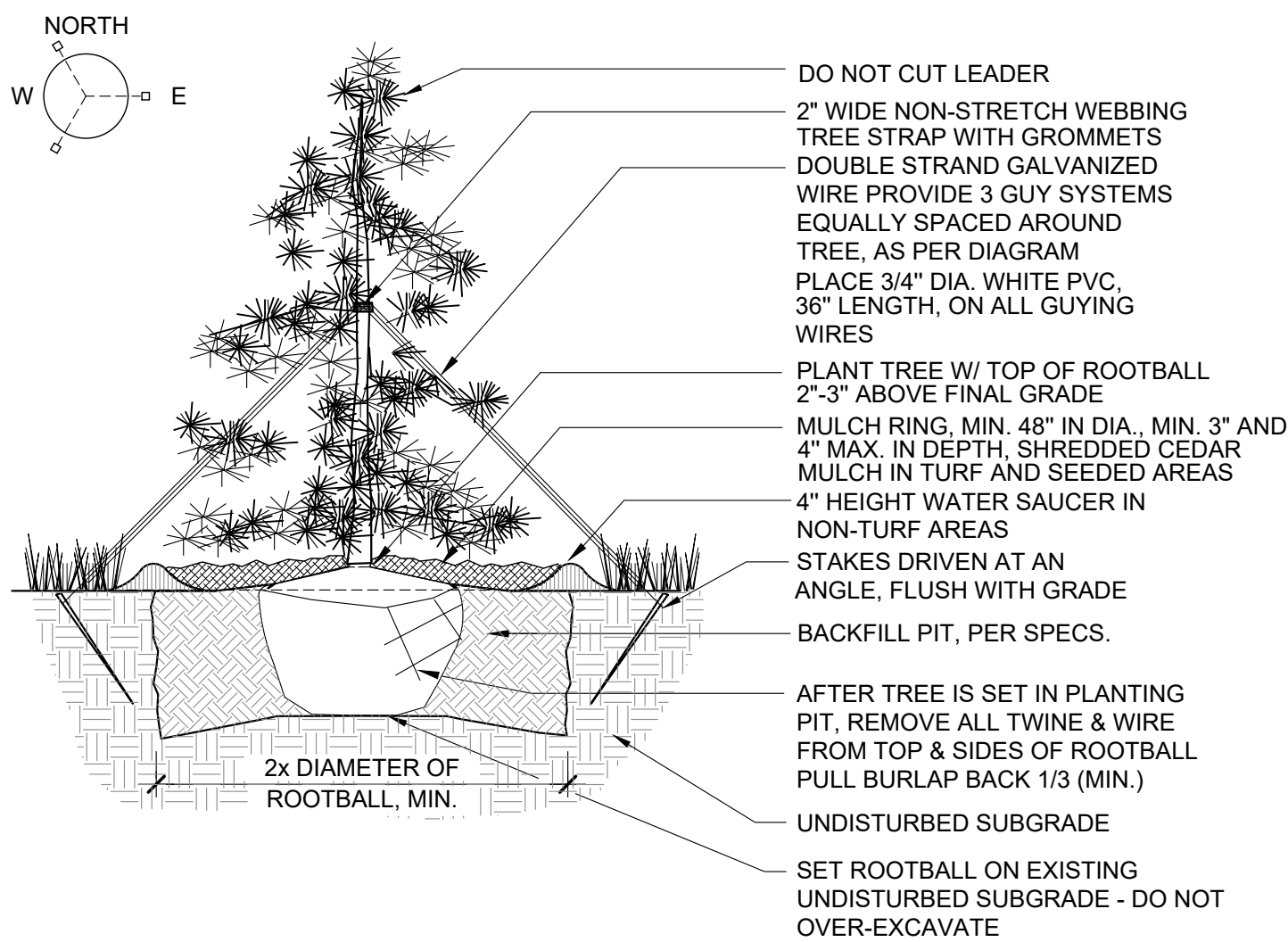
4 SHRUB PLANTING DETAIL

SCALE: NTS



2 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



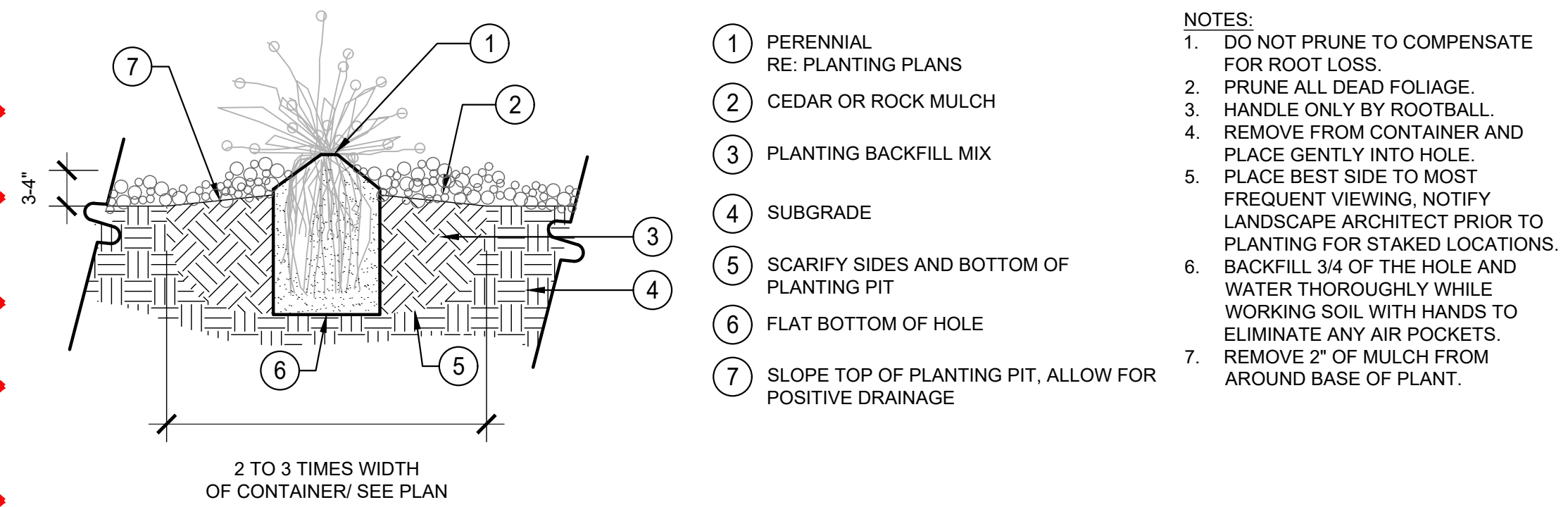
3 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

NOT FOR CONSTRUCTION

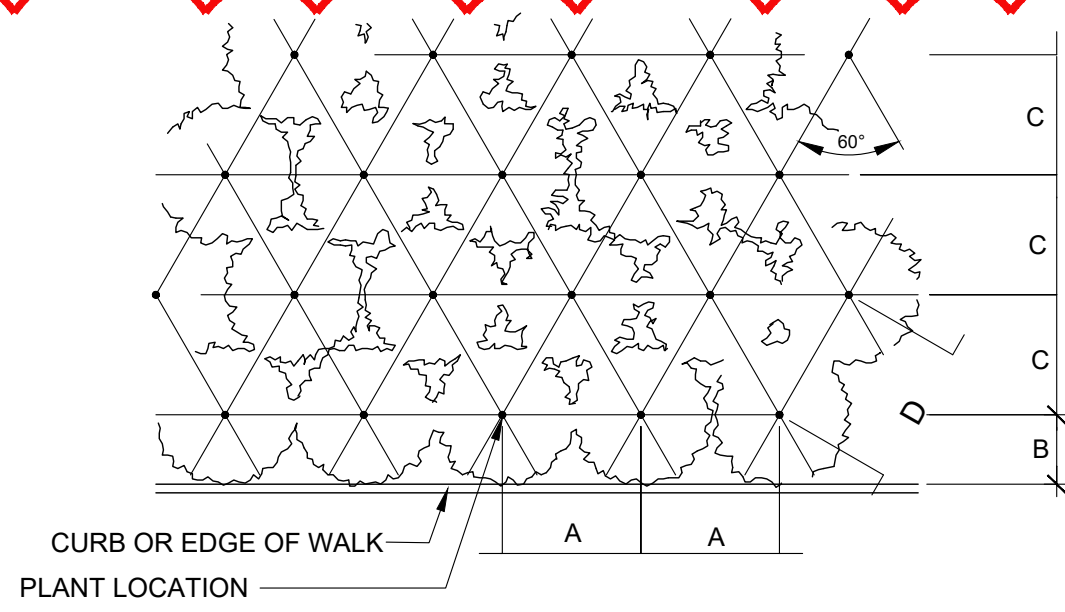
TIBET ROAD
(TRIBUTARY T TO E. 48TH AVE.)
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE DETAILS
DATE: December 9, 2022



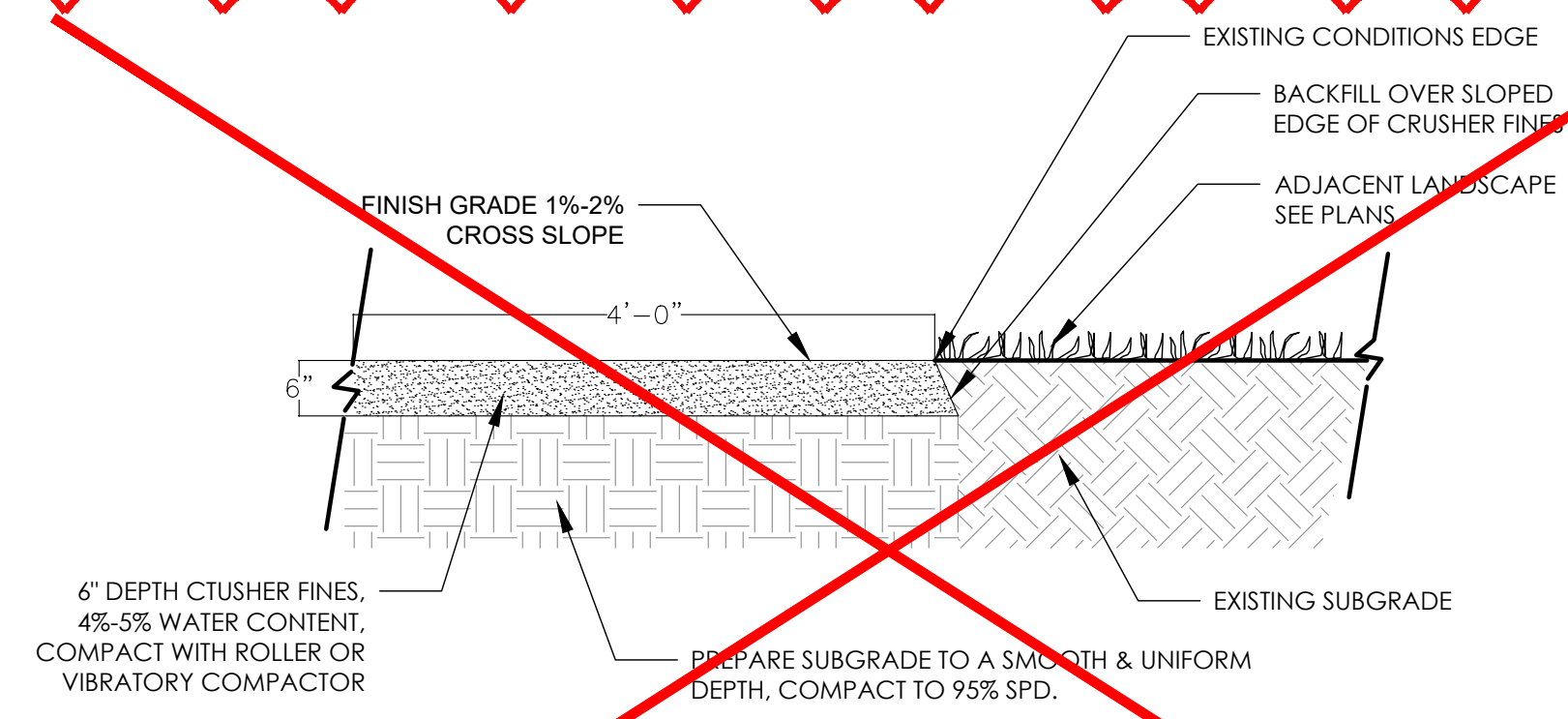


1 PERENNIAL PLANTING DETAIL
SCALE: NTS

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

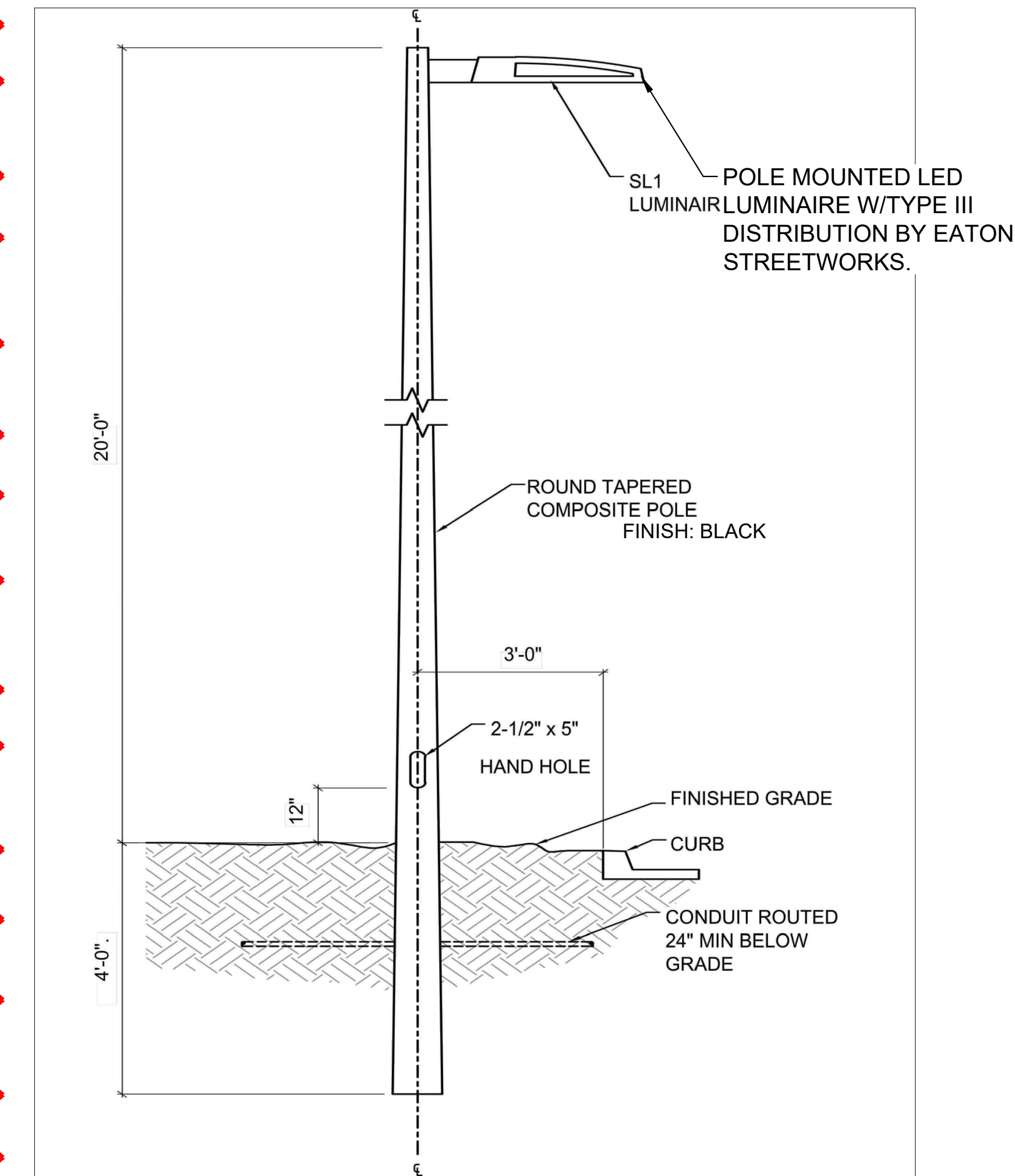


2 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS

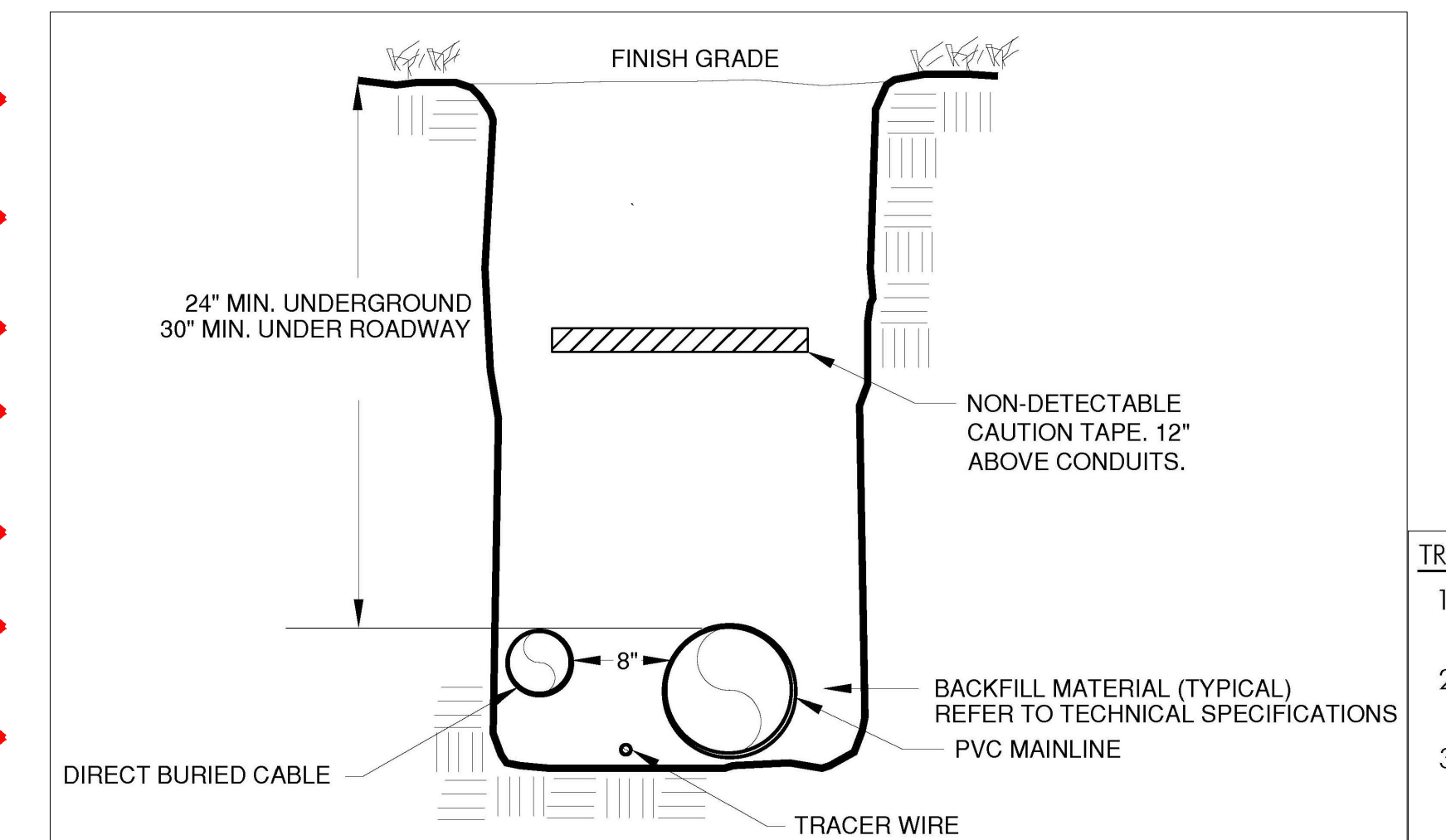


- NOTES:
1. DIG EDGE OF TRAIL AT AN ANGLE TO THE EXISTING CONDITIONS, APPROXIMATELY 2:1 SLOPE.
 2. DO NOT CUT, DAMAGE OR REMOVE ROOT SYSTEM(S) OF ESTABLISHED TREES WITHIN AREA OF TRAIL CONSTRUCTION.
 3. C-FINES TO BE PLACED AND COMPACTED IN 2" LIFTS UNTIL FINISH GRADE IS MET.
 4. DO NOT ANGLE SLOPE OF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

3 CRUSHER FINES BIKE PATH
SCALE: NTS



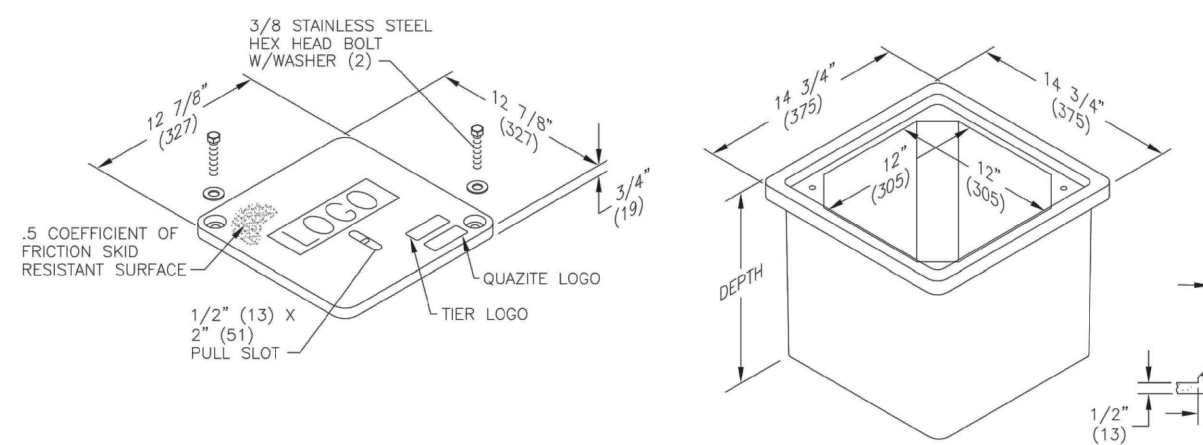
4 LIGHT POLE AND FIXTURE
SCALE: NTS



6 TYPICAL TRENCH DETAIL
SCALE: NTS

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

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



Composite Box Cover Part #
PC1212HA00GB4 - 12X12 TIER 15 PULL
BOX LID, "COA LIGHTING"

Covers

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

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

Boxes

DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
Standard Open Bottom	12"	15	15,000 / 22,500	36	30	PC1212BA12
Solid Bottom	12 1/2"	15	15,000 / 22,500	41	30	PC1212DA12

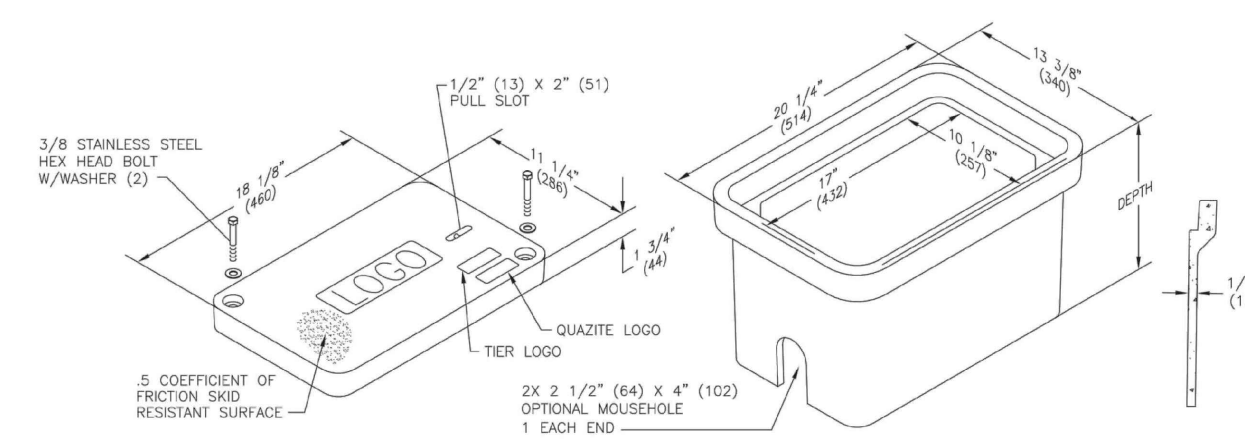
To order gasketed boxes, replace the letter "A" with the letter "G".
Gaskets reduce the inflow of fluids but do not make the enclosure water tight.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.



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5 ELECTRICAL BOXES
SCALE: NTS

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



PG1118HA00GB4 - 11X18 TIER 15 PULL
BOX LID, "COA LIGHTING"

Covers

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

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

Boxes

DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
Standard Open Bottom	12"	22	22,500 / 33,750	40	30	PG1118BA12
Standard Open Bottom	18"	22	22,500 / 33,750	53	24	PG1118BA18
Solid Bottom	12 1/2"	22	22,500 / 33,750	43	30	PG1118DA12
Solid Bottom	18 1/2"	22	22,500 / 33,750	60	24	PG1118DA18
Fronted Box	12 1/2"	22	22,500 / 33,750	41	30	PG1118JA12
Fronted Box	18 1/2"	22	22,500 / 33,750	55	24	PG1118JA18

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



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