September 17, 2024

Debbie 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 2
Case Number: 2021-6018-02

Dear Mrs. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the initial submission comments dated September 11, 2024. The following is a response to comments.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. Landscape

1A. A search for Buffalo Feathers Russian Sage leads to Tridens stricts 'Buffalo Feathers' (not Perovskia). This variety can grow up to 6' tall. Additional information was not provided to refute this information, so please revise to a cultivar that doesn't get as tall, such as Little Spire. RESPONSE: We are using the local Little Valley Nursery for plant sizes in this link. https://www.lvwn.com/horticulture. If you look up the latin name you get the following result. We also use this site for the rest of our plant sizes since this is local.

Perovskia atriplicifolia 'Buffalo Feathers'

Salvia yangii 'Buffalo Feathers'

Sage, Buffalo Feathers Russian

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

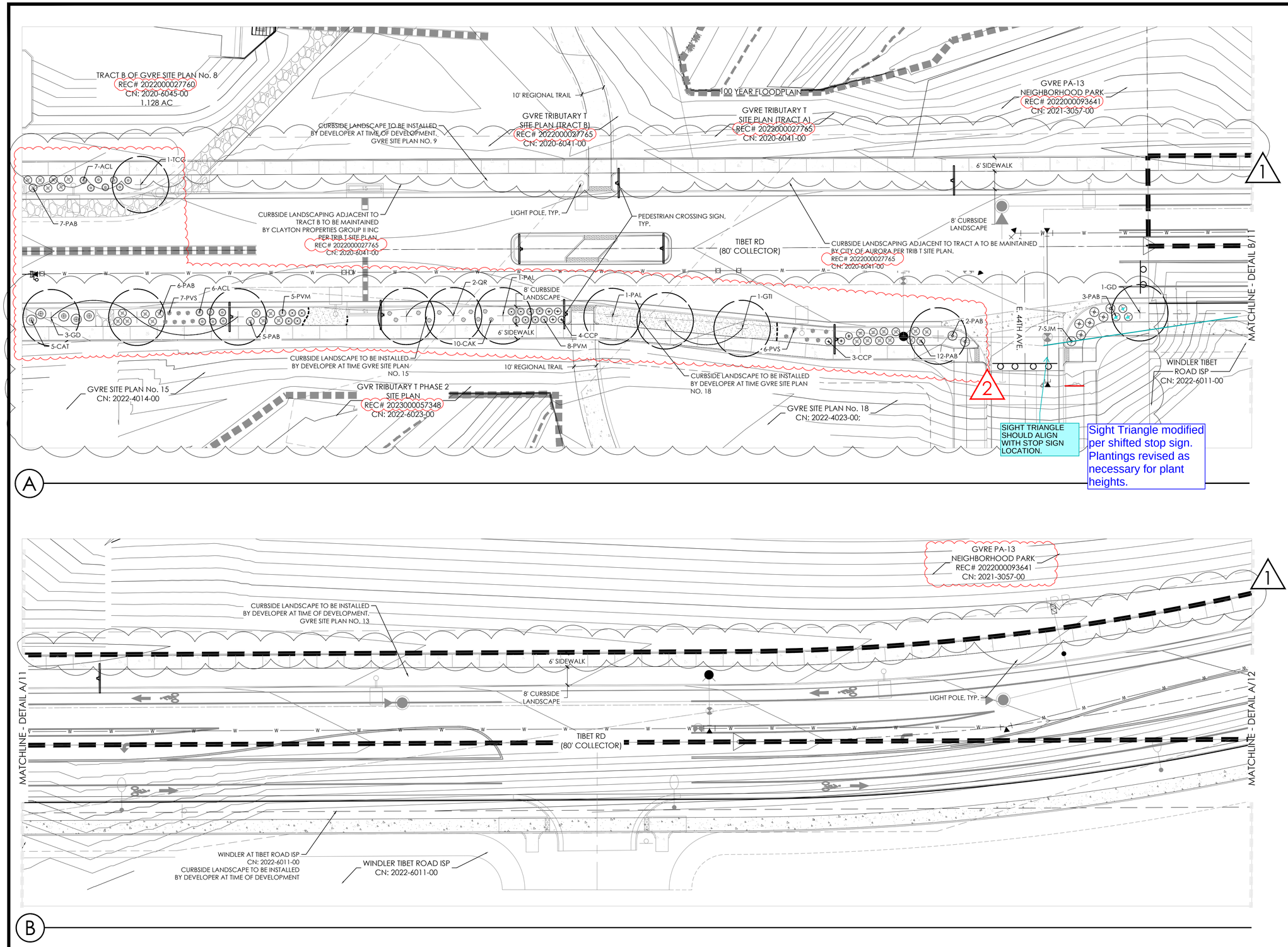
A compact selection that is less likely to flop in the landscape when planted in full sun. The foliage is fragrant, finely dissected, is deer resistant andmakes a great choice for accent or border plantings. Cut back nearly to theground in the spring before the new growth begins. A Little Valley selection.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. **Traffic Engineering** (Josh Hoffman / 303-739-1770 / jhoffman@auroragov.org / Comments in amber)

2A. Refer to MUTCD Chapter 2C for the advance warning for the drop lane. RESPONSE: Acknowledged. Signage revised for advance warning for the lane drop.

END OF RESPONSES

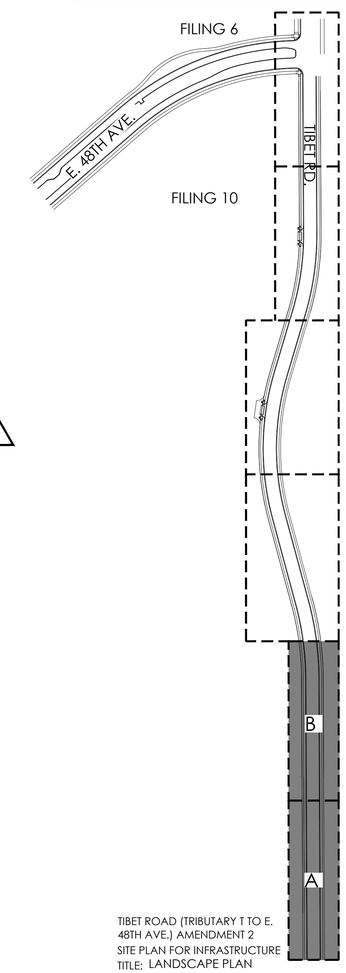


LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX, SEE SHEET 15
- CONCRETE WALK
- STEEL EDGER
- SIGHT LINE
- BOUNDARY LINE
- LIGHT POLE
- FIRE HYDRANT

U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT

KEY MAP



NOTES:

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

NOT FOR CONSTRUCTION

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

2 AMENDMENT 2
- PLANTING REVISED
- RECEPTION NUMBERS ADDED

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

TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE PLAN
DATE: August 19, 2024

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

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_TIBET ROAD\CAD\SUBMITTAL\PHASE 2 A2\1.1-SHEETS\GVR-E_TIBET-RD_LANDSCAPE.DWG
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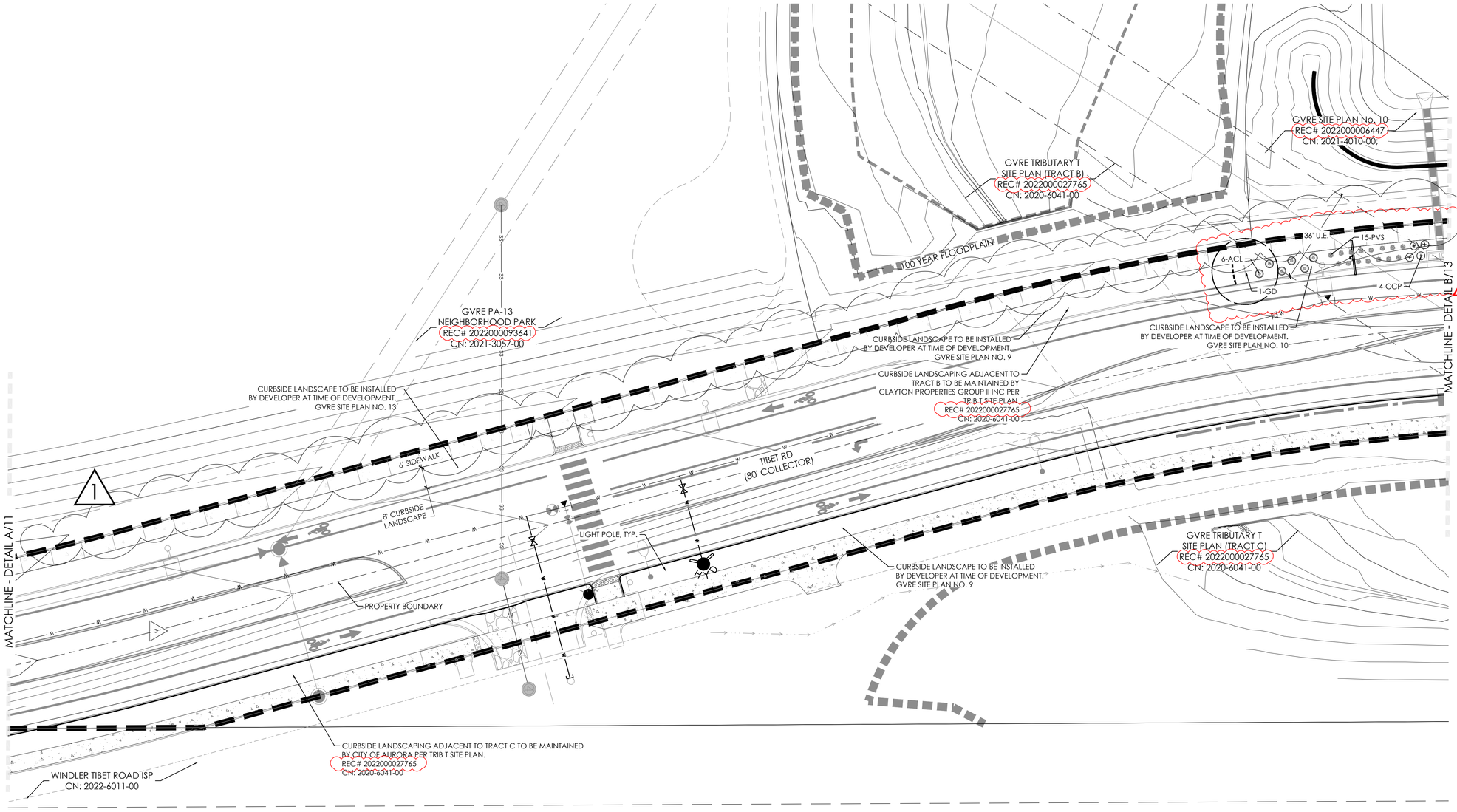
JOHN SIMMELINK



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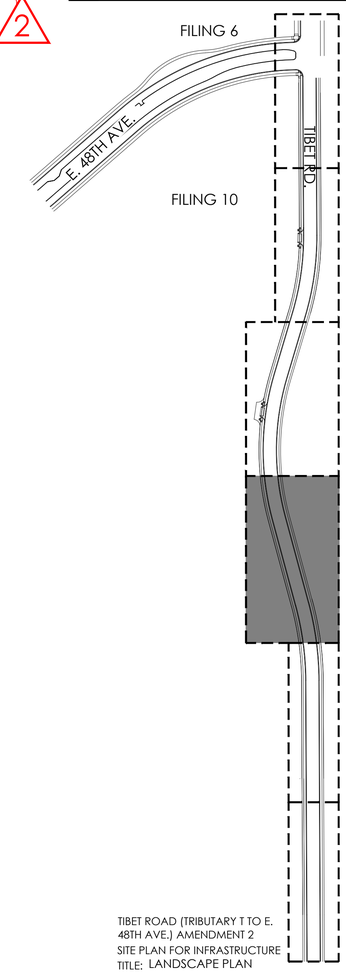

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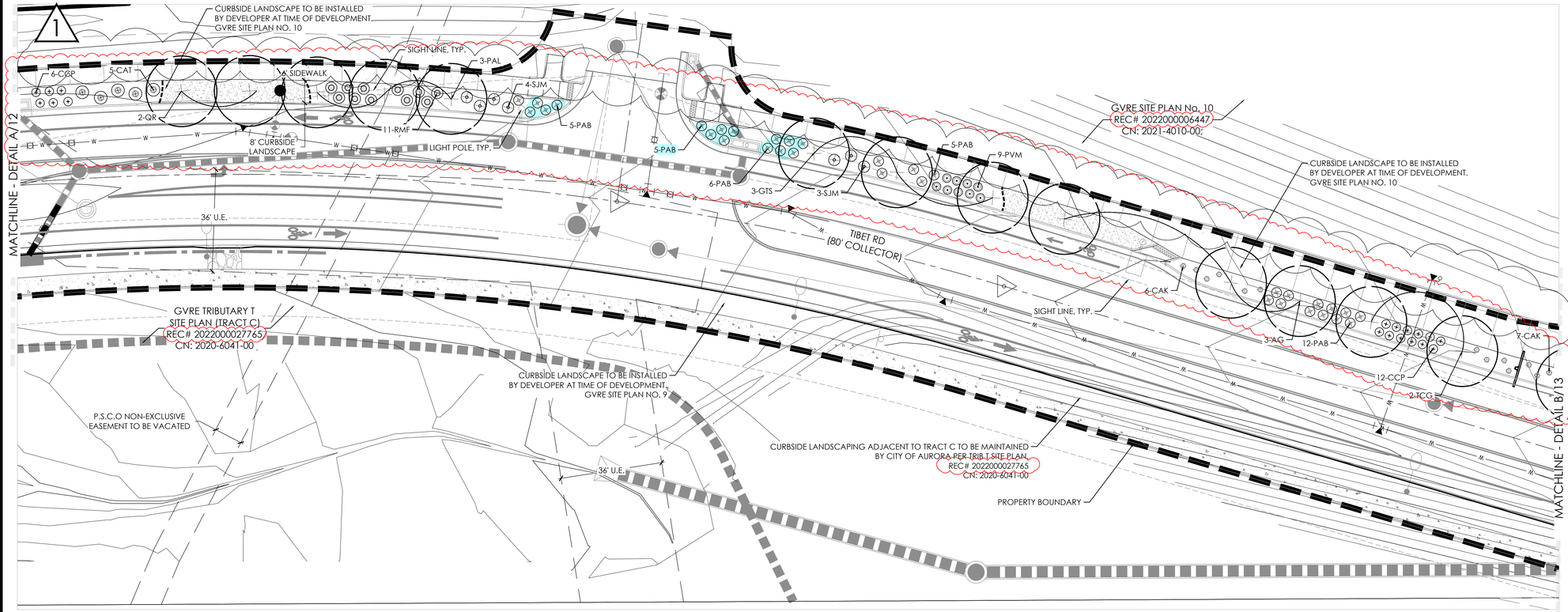

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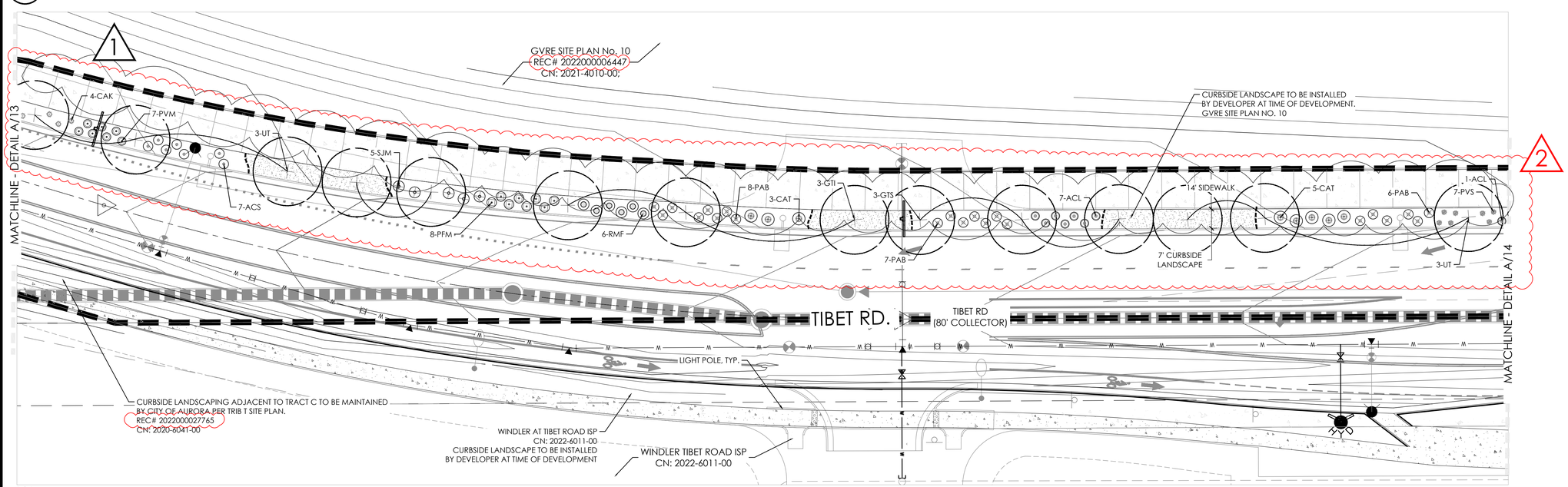

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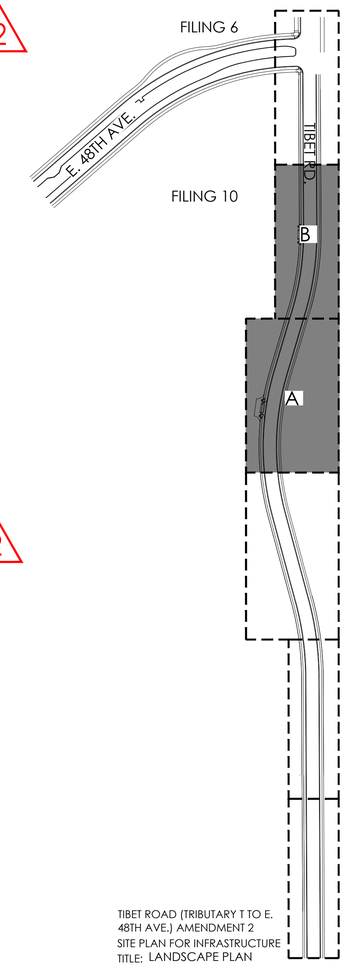

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- REMOVED ACCESS POINT INTO GVRE FILING 10
- ADDED AN ADDITIONAL TRAVEL LANE ON THE WEST SIDE OF TIBET ROAD
- BIKE LANE COMBINED WITH SIDEWALK TO MAKE A 14' SHARED WALK
- RECEPTION NUMBERS ADDED

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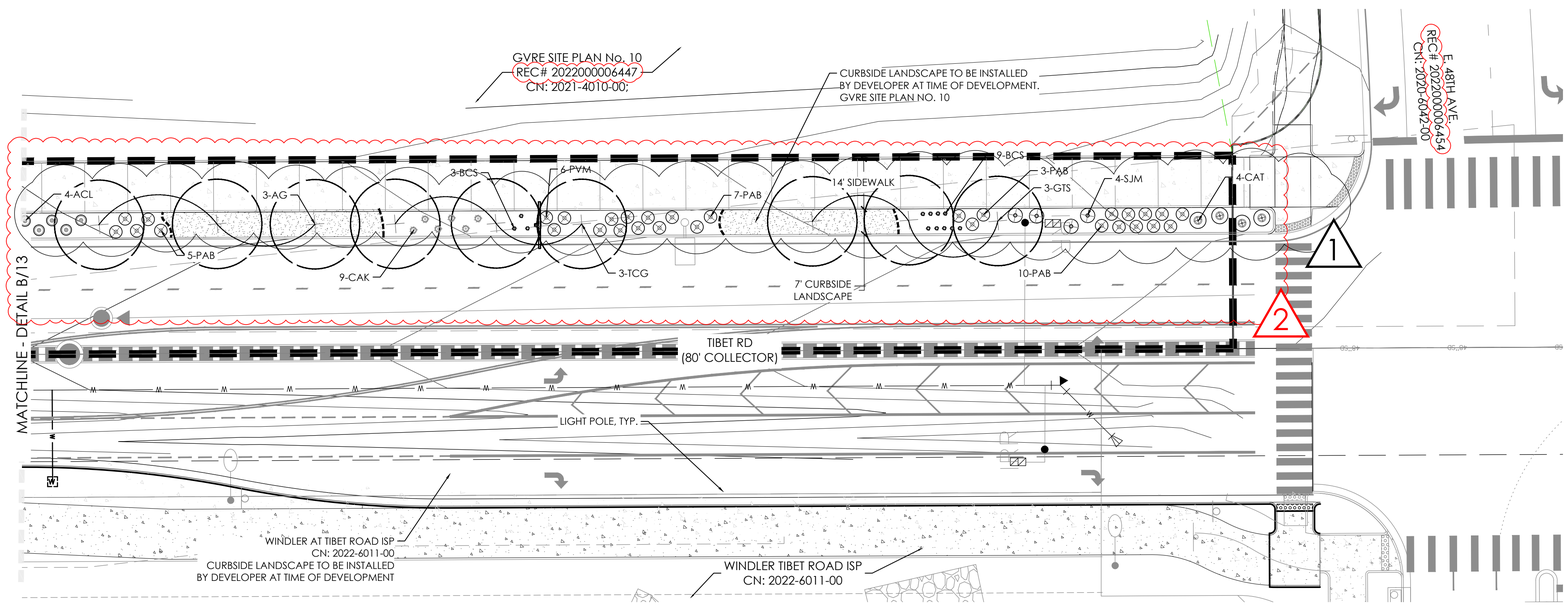

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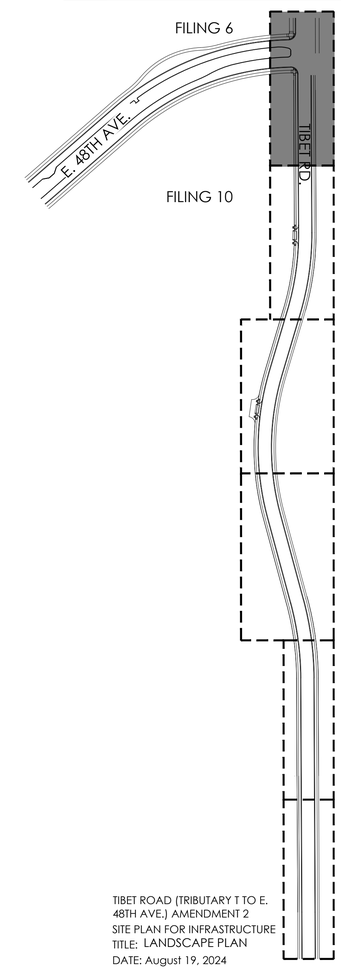

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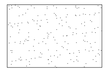
LANDSCAPE NOTES

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 OF ACCEPTANCE OF IMPROVEMENTS.
2. 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.
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 $\frac{1}{2}$" -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 ENCROACH 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. 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)	1,510	11,138	38	38	278	221 (79%)	57 (21%)
TIBET RD. (EAST)	429	3,534	11	11	88	65 (74%)	23 (26%)
NOTE: ALL SHRUBS AND GRASSES TO BE 5 GALLON IN CURBSIDE LANDSCAPING							

2

ALL STREET TREES AND CURBSIDE LANDSCAPE NOT SHOWN ALONG TIBET ROAD WILL BE INSTALLED AND CAN BE FOUND WITH:
- GVRE PA-13 NEIGHBORHOOD PARK - REC# 2022000093641 / CN: 2021-3057-00
- GVRE TRIBUTARY T SITE PLAN - REC# 2022000027765 / CN: 2020-6041-00
- WINDLER AT TIBET ROAD ISP - CN: 2022-6011-00

1

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

2

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

Tridens stricta 'Buffalo Feathers'

Buffalo Feathers Longspike Tridens

Write a review | Ask a Question

$24.00

Quantity: 1

OUR PDN 100% GUARANTEE

Item #: 17669
Zones: 6a to 9b
Dormancy: Winter
Height: 72" tall
Culture: Sun to Part Sun
Origin: United States
Pot Size: 3.5" pot (24 fl. oz/0.7 L)

We use little Valley Nursery for plant heights. They are local. Below is what appears for this plant in question.

PLANT SCHEDULE

2

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
6	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
6	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
5	GTI	GLEDITSIA TRIACANTHOS 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 2-5'
22	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
29	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
8	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L 6'
8	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
29	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L 2-3'
17	RMF	ROSA MEIDILAND FIRE	FIRE MEIDILAND ROSE	#5	CONT.	L
25	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
GRASSES						
12	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT.	L 2-3'
36	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L 4-6'
35	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L 3-4'

change to Little Spire

Tridens stricta 'Buffalo Feathers'

*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 36" AND MINIMUM OF 5 GAL. CONTAINERS

check plant heights from Little Valley. We added plant heights to this chart below.

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*	MATURE PLANT HEIGHT
DECIDUOUS SHADE TREES							
6	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M	30-40'
6	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L	50-60'
5	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L	30-40'
9	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L	40-50'
5	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M	70-100'
4	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M	40-60'
7	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M	30-40'
6	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L	50-60'
DECIDUOUS SHRUBS							
32	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L	2-4'
7	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L	1-6'
22	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L	1-2'
31	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L	24-30"
118	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L	18-24"
8	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L	2-3'
27	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L	30-36"
17	RMF	ROSA MEIDILAND FIRE	FIRE MEIDILAND ROSE	#5	CONT.	L	18-24"
25	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L	12-18"
GRASSES							
12	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT.	L	8-24"
36	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L	4-5'
35	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L	3-4'

NOTES:

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

Perovskia atriplicifolia 'Buffalo Feathers'

Salvia yangii 'Buffalo Feathers'

Sage, Buffalo Feathers Russian

NORTH
W

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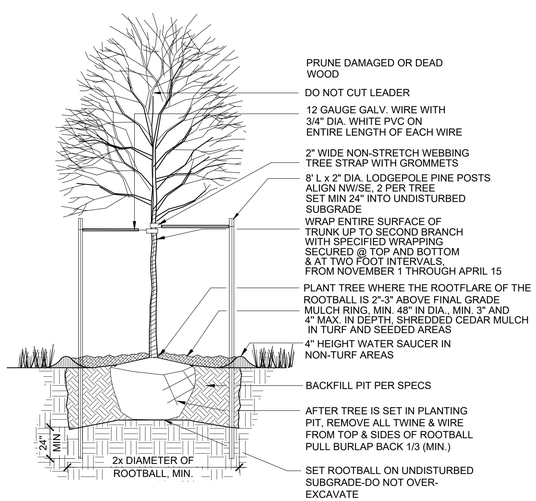
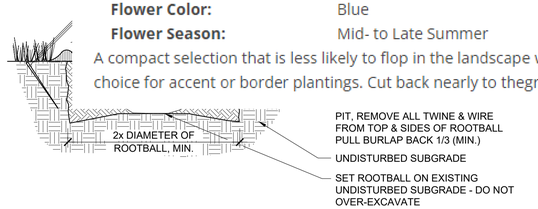
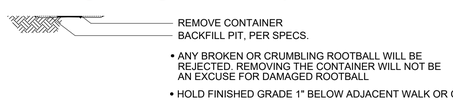


2 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



3 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



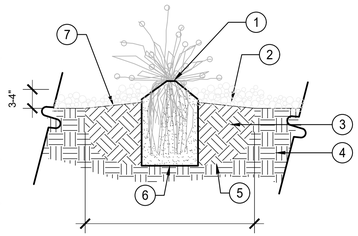
4 SHRUB PLANTING DETAIL
SCALE: NTS

TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE DETAILS
DATE: August 19, 2024

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

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_TIBET ROAD\CAD\SUBMITTALS\PHASE 2 A2\1.1-SHEETS\GVR-E_TIBET-RD_DETAILS.DWG
8/19/2024 2:05 PM
JOHN SIMMELINK

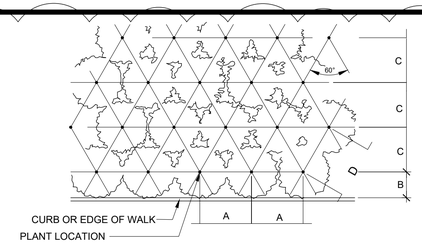
NOT FOR CONSTRUCTION



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

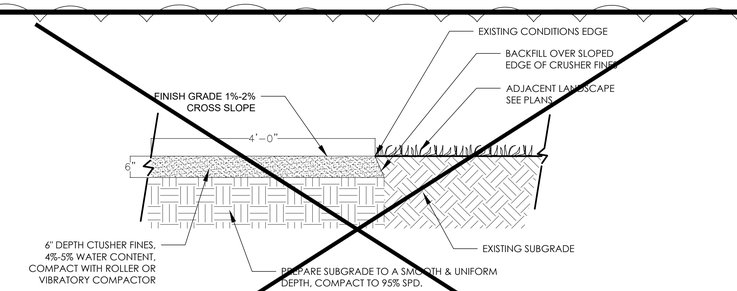
NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
2. PRUNE ALL DEAD FOLIAGE.
3. HANDLE ONLY BY ROOTBALL.
4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
5. PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
6. BACKFILL 3/4 OF THE HOLE AND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

1 PERENNIAL PLANTING DETAIL
SCALE: NTS



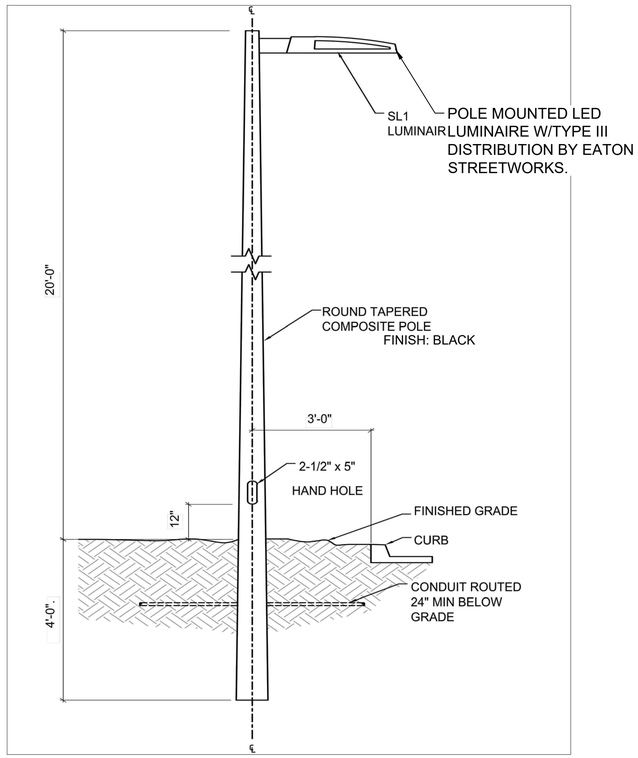
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

2 PERENNIAL PLANT SPACING DETAIL
SCALE: NTS



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 STEEL EDGER WHEN ADJACENT TO A SHRUB BED.
7. GRADE 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

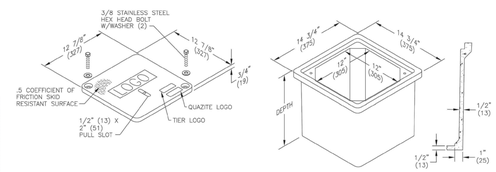


4 LIGHT POLE AND FIXTURE
SCALE: NTS

Quazite

Dimensions / Data
12"x 12"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.
UL	W/ 2 Bolts	8	8,000 / 12,000	12	60	PC1212CA00**
UL	W/ 2 Bolts	15	15,000 / 22,500	12	60	PC1212HA00**
UL	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 make the enclosure water tight.

Boxes

	DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
UL	Standard Open Bottom	12"	15	15,000 / 22,500	36	30	PC1212BA12
UL	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 make the enclosure water tight.

QUAZITE

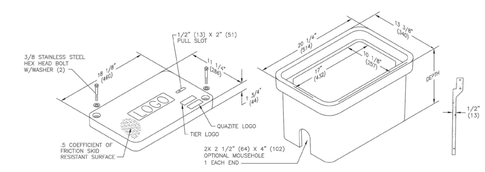
HUBBELL

Page 24 | September 2015

Quazite

Dimensions / Data
11"x 18"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.
UL	W/ 2 Bolts	8	8,000 / 12,000	27	40	PG1118CA00**
UL	W/ 2 Bolts	15	15,000 / 22,500	27	40	PG1118HA00**
UL	No Bolts	8	8,000 / 12,000	27	40	PG1118WA00**
UL	W/ 2 Bolts	22	22,500 / 33,750	27	40	PG1118HH00**

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.
UL	Standard Open Bottom	12"	22	22,500 / 33,750	40	30	PG1118BA12
UL		18"		22,500 / 33,750	53	24	PG1118BA18
UL	Solid Bottom	12 1/2"	22	22,500 / 33,750	43	30	PG1118DA12
UL		18 1/2"		22,500 / 33,750	60	24	PG1118DA18
UL	Footed Box	12 1/2"	22	22,500 / 33,750	41	30	PG1118JA12
UL		18 1/2"		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.

QUAZITE

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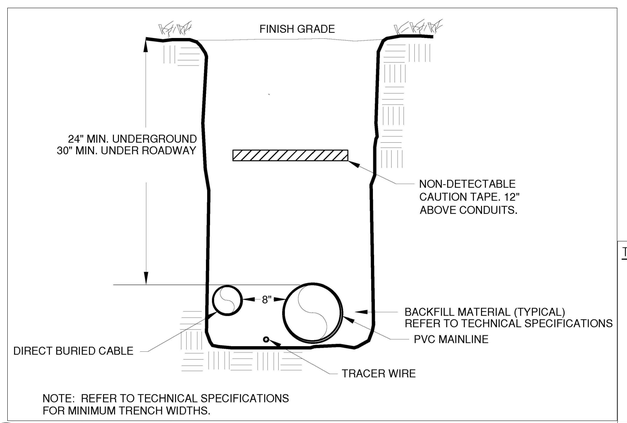
HUBBELL

5 ELECTRICAL BOXES
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 SNAKEPIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

6 TYPICAL TRENCH DETAIL
SCALE: NTS

1

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

TIBET ROAD (TRIBUTARY T TO E. 48TH AVE.) AMENDMENT 2
SITE PLAN FOR INFRASTRUCTURE
TITLE: LANDSCAPE DETAILS
DATE: August 19, 2024

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

NOT FOR CONSTRUCTION

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_TIBET ROAD\CAD\SUBMITTALS\PHASE 2 A2\1.1-SHEETS\GVR-E_TIBET-RD_DETAILS.DWG
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JOHN SIMMELINK

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

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER AND SOUTH HALF OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING ALL OF TIBET ROAD RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021000117784, ALL OF TIBET ROAD RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 6, 2023 AT RECEPTION NO. 2023000037899, AND A PORTION OF TIBET ROAD RIGHT-OF-WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, WHENCE THE EAST LINE OF SAID NORTHWEST QUARTER BEARS NORTH 00°16'32" WEST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 89°35'38" EAST, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000076958;

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

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

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

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

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

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

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

1. NORTH 00°16'32" WEST, A DISTANCE OF 359.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1060.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'40", AN ARC LENGTH OF 274.32 FEET;
3. NORTH 15°06'12" WEST, A DISTANCE OF 326.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°02'49", AN ARC LENGTH OF 348.14 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
6. NORTH 08°08'50" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°08'50" EAST;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
8. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET;
9. NORTH 16°33'15" EAST, A DISTANCE OF 32.56 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY; NORTH 13°41'31" EAST, A DISTANCE OF 40.05 FEET;

THENCE NORTH 16°33'15" EAST, A DISTANCE OF 105.23;

THENCE NORTH 15°15'15" EAST, A DISTANCE OF 22.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET,

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'32", AN ARC LENGTH OF 224.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 322.00 FEET;

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

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

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

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

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

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

CONTAINING AN AREA OF 4.835 ACRES, (210,629 SQUARE FEET), MORE OR LESS.

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

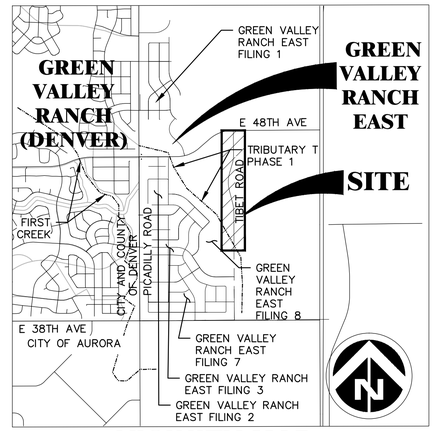
PROJECT BENCHMARK:

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

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 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.
2011 CHERRY ST #206
LOUISVILLE, CO
CONTACTS:
TROY KENT
PHONE: (720) 501-5749

GEOTECHNICAL ENGINEER:
A.G. WASSENAAR, INC.
2180 S. IVANHOE ST.
DENVER, CO 80222
CONTACT: ROBERT BRANSON
PHONE: (303) 759-8100

AGENCY LIST

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

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

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

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

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

LAND USE DATA

LAND AREA FOR TIBET ROAD PHASE 2 ROW	210,629 SQ FT (4.835 AC)
NUMBER OF LOTS PROPOSED	0
BUILDING HEIGHT	N.A.
LOT AREA	N.A.
HARD SURFACE AREA*	4.102 AC – 84.84%
LANDSCAPE AREA	0.733 AC – 15.16%
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: _____
CHAIRMAN

CITY COUNCIL: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK,__ M,

THIS _____ DAY OF _____ AD. 20_____ .

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT NO.: _____

AMENDMENTS:

- Removed references to project phasing.
- Revised land use table to include additional acreage.
- Updated adjacent filing record information and ROW record information on all plans.
- Added construction timing notes describing temporary/interim conditions and anticipated timing with adjacent N. Tibet Rd. E 1/2 section (by others); RSN # 1662159.
- Revised design of N. Tibet Rd south of the section to accommodate full section build, including future access for Site Plan No. 18.
- Added maintenance access path within in tree lawn for access to Filing 13 park.
- Added a mid-block curb ramp on west side of N. Tibet Rd. adjacent the Filing 13 park to align with future access into the Windler development.
- Grading amendments to include full section build south of the section line.
- Amended presentation of Ex. Sanitary and relocated manholes and pipes adjacent to Filing 10.
- Reconfigured the water lowerings under storm laterals.
- Added water and sanitary utility stubs into Site Plan No. 18.
- Amended water lowerings at the Trib T 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.
- Added a southbound receiving lane on N. Tibet Road, extending south approximately 650 ft from the E. 48th Ave. intersection. Revised existing bike lane and 6 ft walk into a 14 ft shared use path.
- Revised land use table to include additional acreage.
- Removed temporary crusher fines bike path and associated notes from Amendment 1.
- Added station location to typical collector section. Added modified section showing additional southbound receiving lane STA 51+80 to STA 62+49
- Updated Right-Of-Way record information.
- Removed Filing 10 access at STA 56+77.
- Grading amendments to include additional southbound receiving lane and modified section from STA 53+09 to STA 63+35.
- Extended water and irrigation laterals outside of proposed pavement/shared use path as needed.
- Revised lighting locations approximately 8 ft to the west due to additional receiving lane.
- Revised curbside landscape plans.
- The water quality pond that was originally to be designed/constructed with Filing 10 (EDN 221299) will now be designed/constructed with this project due to construction timing.

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303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

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

COVER

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

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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

DOCUMENT AMENDMENTS

PRELIMINARY NOT FOR CONSTRUCTION

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

X:_DEWBERRY\OAKWOOD HOMES\GREENVALLEY RANCH EAST TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-COVER.DWG 8/16/2024 1:21 PM DWH, GANG

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 ENCROACH 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.

1

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
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	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		
GSBD	GROUTED SLOPING BOULDER DROP	VC	VERTICAL CURVE
GV	GATE VALVE	VCP	VITRIFIED CLAY PIPE
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	VERT	VERTICAL
		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 WESTWOOD ENGINEERING FOR THE WINDLER DEVELOPMENT (RSN #1662159). IT IS THE INTENT OF OAKWOOD HOMES TO CONSTRUCT THE FULL WIDTH OF THIS SECTION OF TIBET ROAD IN A SINGLE PHASE.

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

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

2

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

PRIVATE INTERIM CUTOFF SWALE NOTE:

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

AT THE TIME OF FINAL ACCEPTANCE:

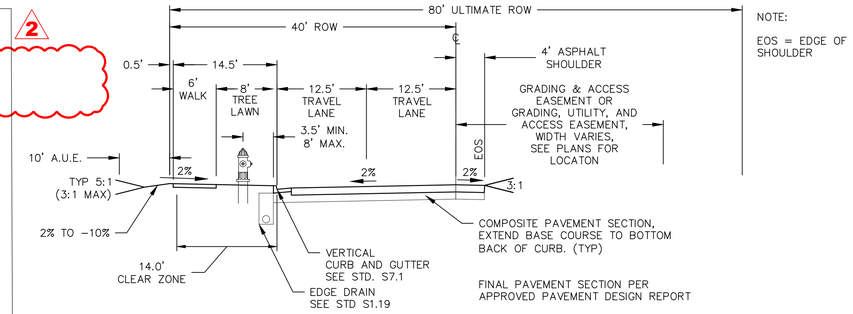
1) CONSTRUCTION FOR THE EASTERN HALF (FULL BUILD) OF TIBET ROAD SHALL HAVE COMMENCED (CONTRACTOR FOR THE EASTERN HALF HAS GRADED OVER THE INTERIM SWALE) IN THE AREA OF THE INTERIM SWALE.

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.

2



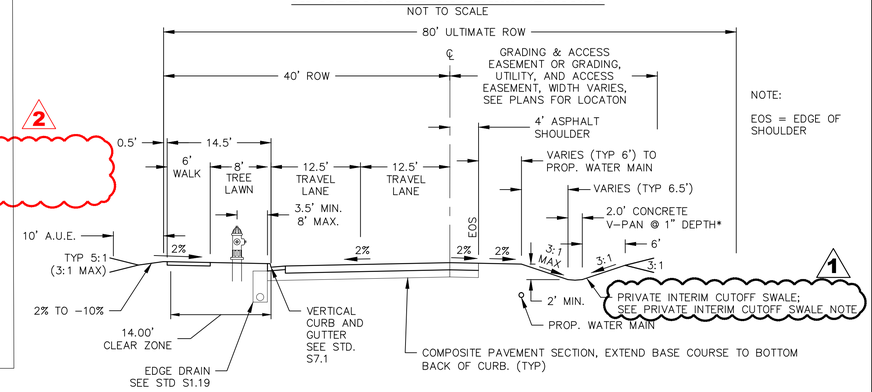
NOTE:

EOS = EDGE OF SHOULDER

THREE LANE COLLECTOR (STA 51+00 TO 63+35)
N. TIBET ROAD INTERIM SECTION

NOT TO SCALE

2



NOTE:

EOS = EDGE OF SHOULDER

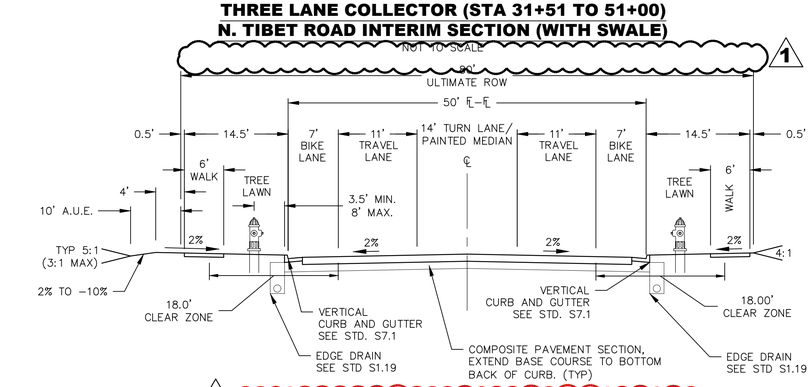
1

FINAL PAVEMENT SECTION PER APPROVED PAVEMENT DESIGN REPORT

THREE LANE COLLECTOR (STA 31+51 TO 51+00)
N. TIBET ROAD INTERIM SECTION (WITH SWALE)

NOT TO SCALE

1



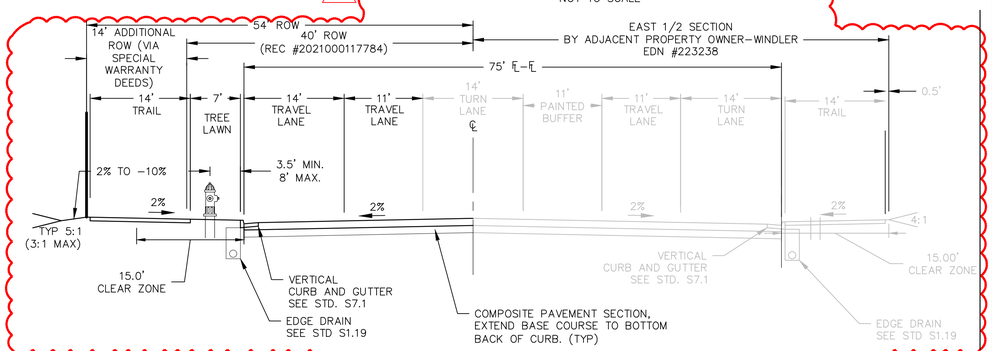
1

2

THREE LANE COLLECTOR (STA 31+51 TO 51+80)
N. TIBET ROAD FULL-WIDTH SECTION

NOT TO SCALE

2



MODIFIED THREE LANE COLLECTOR (STA 51+80 TO 62+49)
N. TIBET ROAD FULL-WIDTH SECTION

NOT TO SCALE

2

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Email: tkent@dewberry.com

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

NOTES & TYPICAL SECTIONS

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CONTACT:
DAVID CARRO

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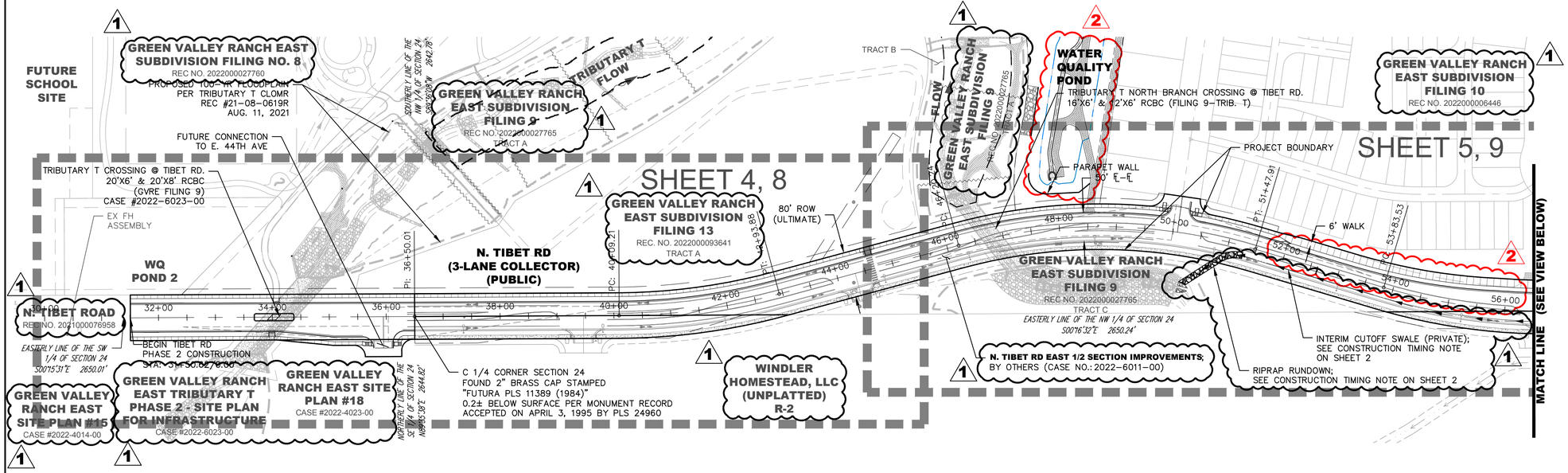

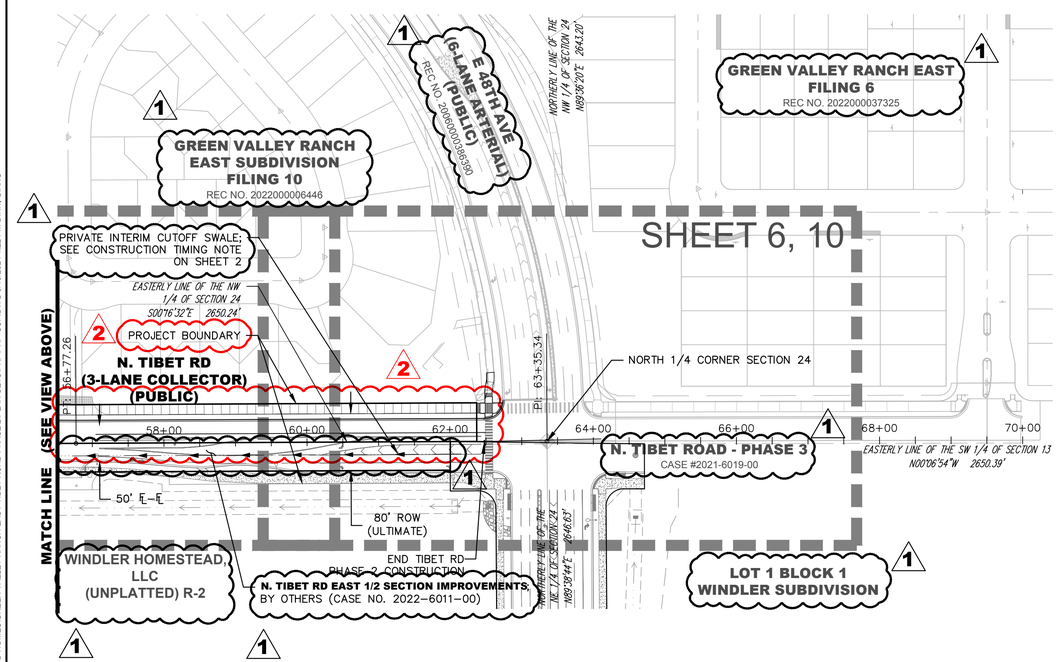

(IN FEET)
1 inch = 100 ft.

SYMBOLS AND LINETYPES LEGEND

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

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

OVERALL SITE PLAN

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

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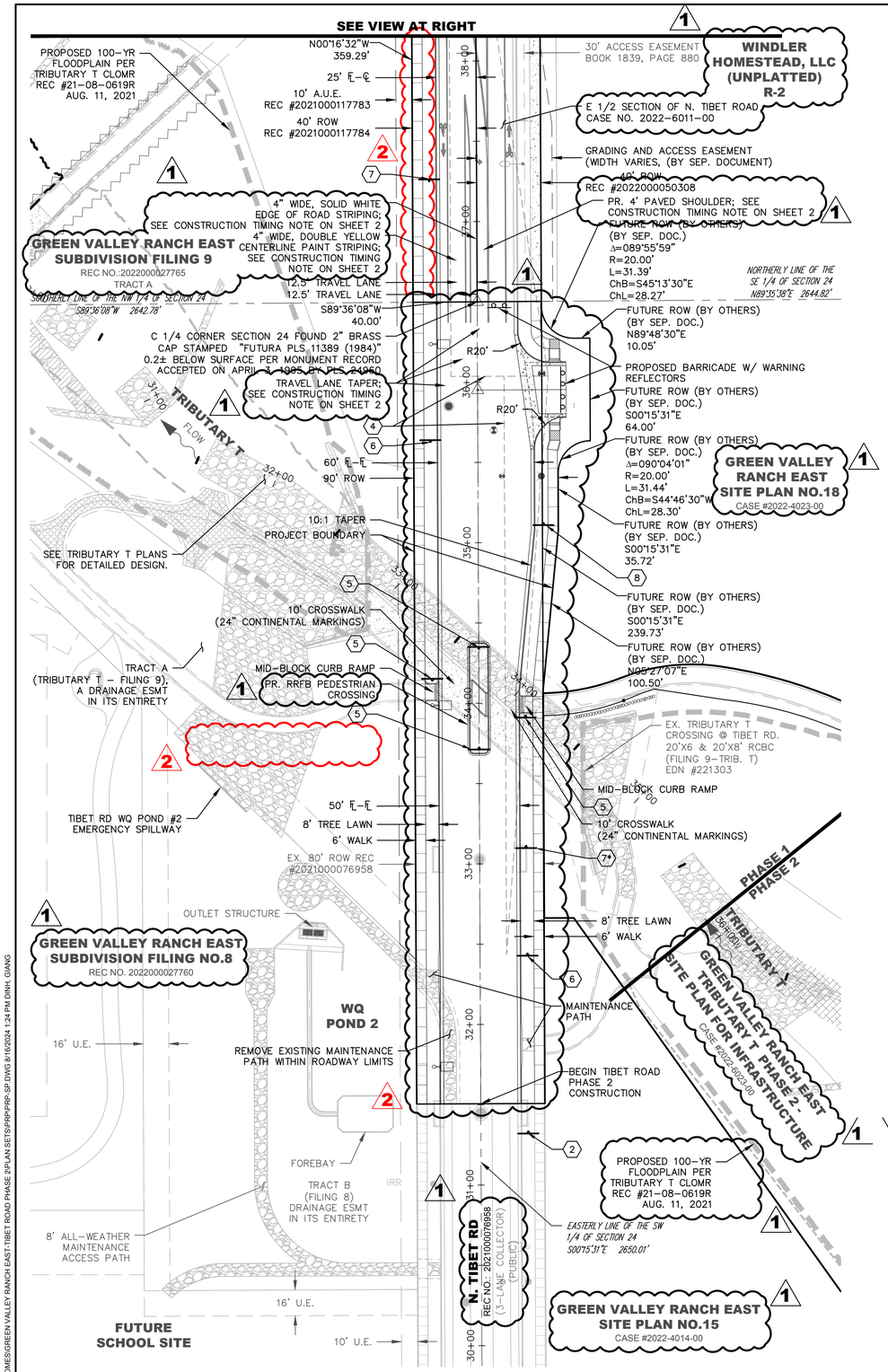

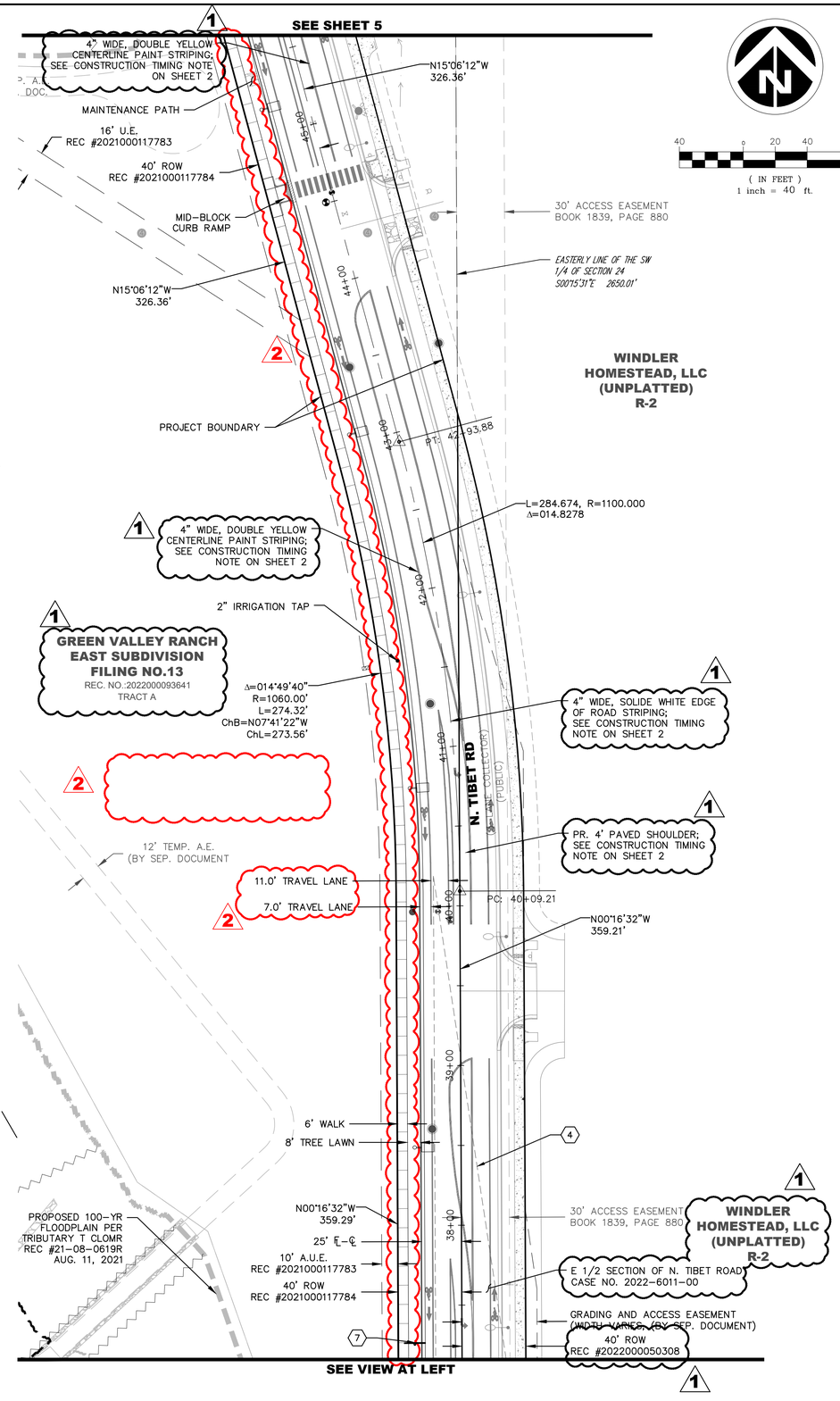

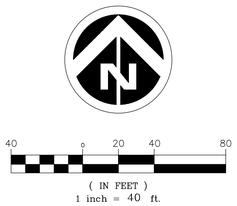

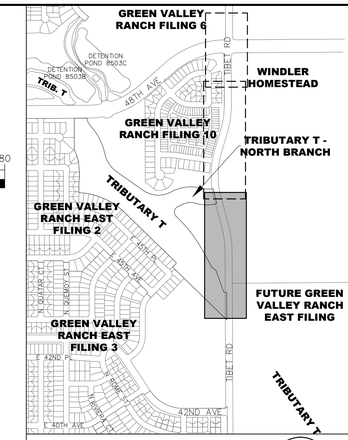

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- SIGHT LINE
- CURB, GUTTER, CROSSPAN, 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. SIGHT TRIANGLE
5. W11-15 (30"x30") & W11-15P (24"x18") TRAIL CROSSING SIGN W/ RRFB ASSEMBLY
6. W11-15 (30"x30") & W16-9P (24"x12") TRAIL CROSSING AHEAD SIGN
7. R3-17 (24"x18") & R3-17AP(24"x8") BIKE LANE AHEAD SIGN
7*. R3-17 (24"x18") & R3-17BP(24"x8") BIKE LANE ENDS SIGN W/ W16-1P 'SHARE THE ROAD' SIGN
8. R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")

NOTES:

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
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Dewberry
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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	08-16-2024	2ND AMENDMENT- 2ND SUBMITTAL
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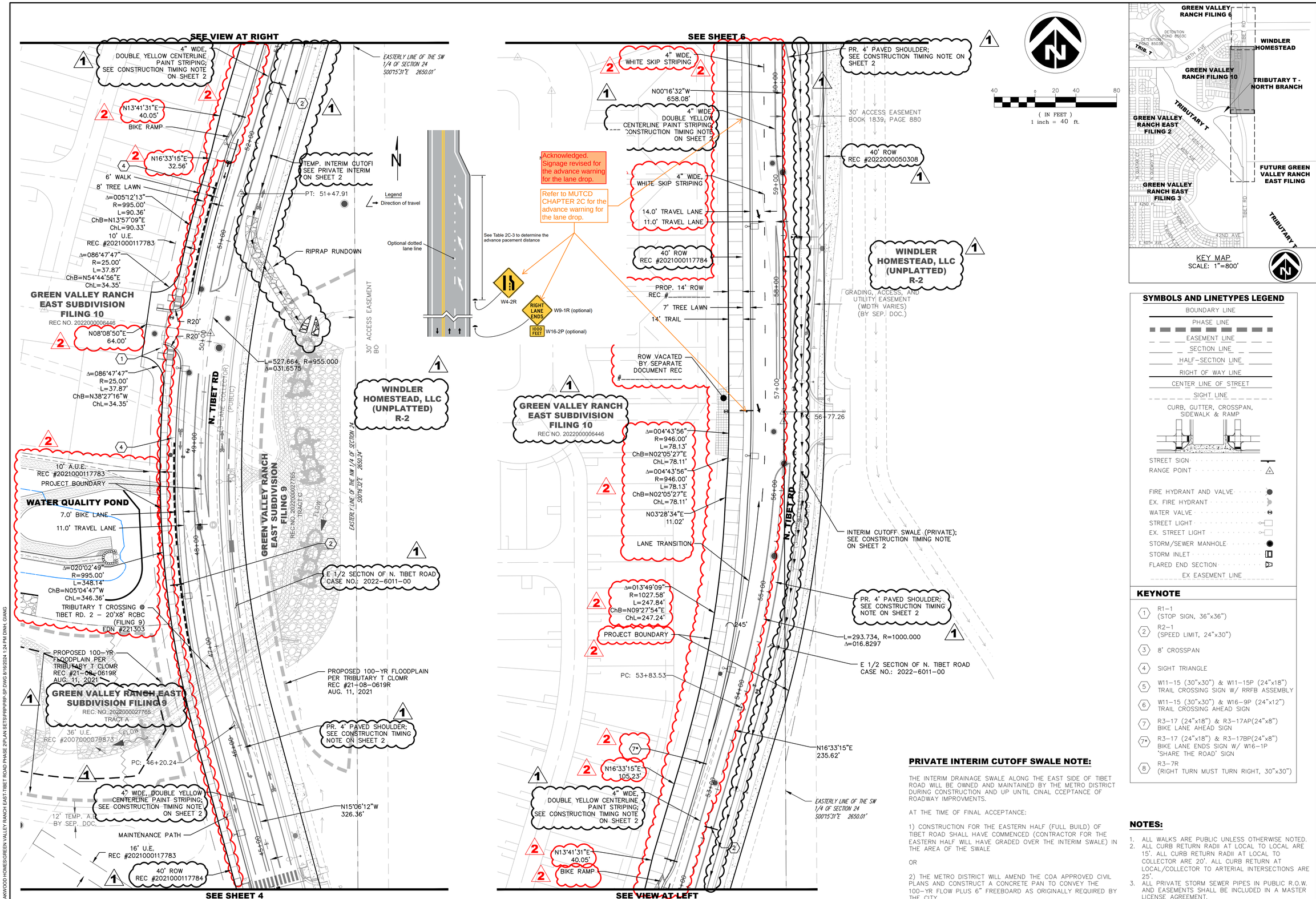
3	11-12-2021	ISP - 3RD SUBMITTAL
2	05-28-2021	ISP - 2ND SUBMITTAL
1	04-09-2021	ISP - 1ST SUBMITTAL

DOCUMENT AMENDMENTS

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50119129
Designed By: OCB
Drawn By: OCB
Checked By: TDK
Sheet Number: 4

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-TIBET ROAD PHASE 2\PLAN SETS\PROP\DP-SP.DWG 8/16/2024 1:34 PM DINH, GIANG



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, CROSSPAN, SIDEWALK & RAMP
STREET SIGN
RANGE POINT
FIRE HYDRANT AND VALVE
EX. FIRE HYDRANT
WATER VALVE
STREET LIGHT
EX. STREET LIGHT
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FLARED END SECTION
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8. R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")

PRIVATE INTERIM CUTOFF SWALE NOTE:

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

AT THE TIME OF FINAL ACCEPTANCE:

1) CONSTRUCTION FOR THE EASTERN HALF (FULL BUILD) OF TIBET ROAD SHALL HAVE COMMENCED (CONTRACTOR FOR THE EASTERN HALF WILL HAVE GRADED OVER THE INTERIM SWALE) IN THE AREA OF THE SWALE

OR

2) THE METRO DISTRICT WILL AMEND THE COA APPROVED CIVIL PLANS AND CONSTRUCT A CONCRETE PAN TO CONVEY THE 100-YR FLOW PLUS 6" FREEBOARD AS ORIGINALLY REQUIRED BY THE CITY.

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

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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

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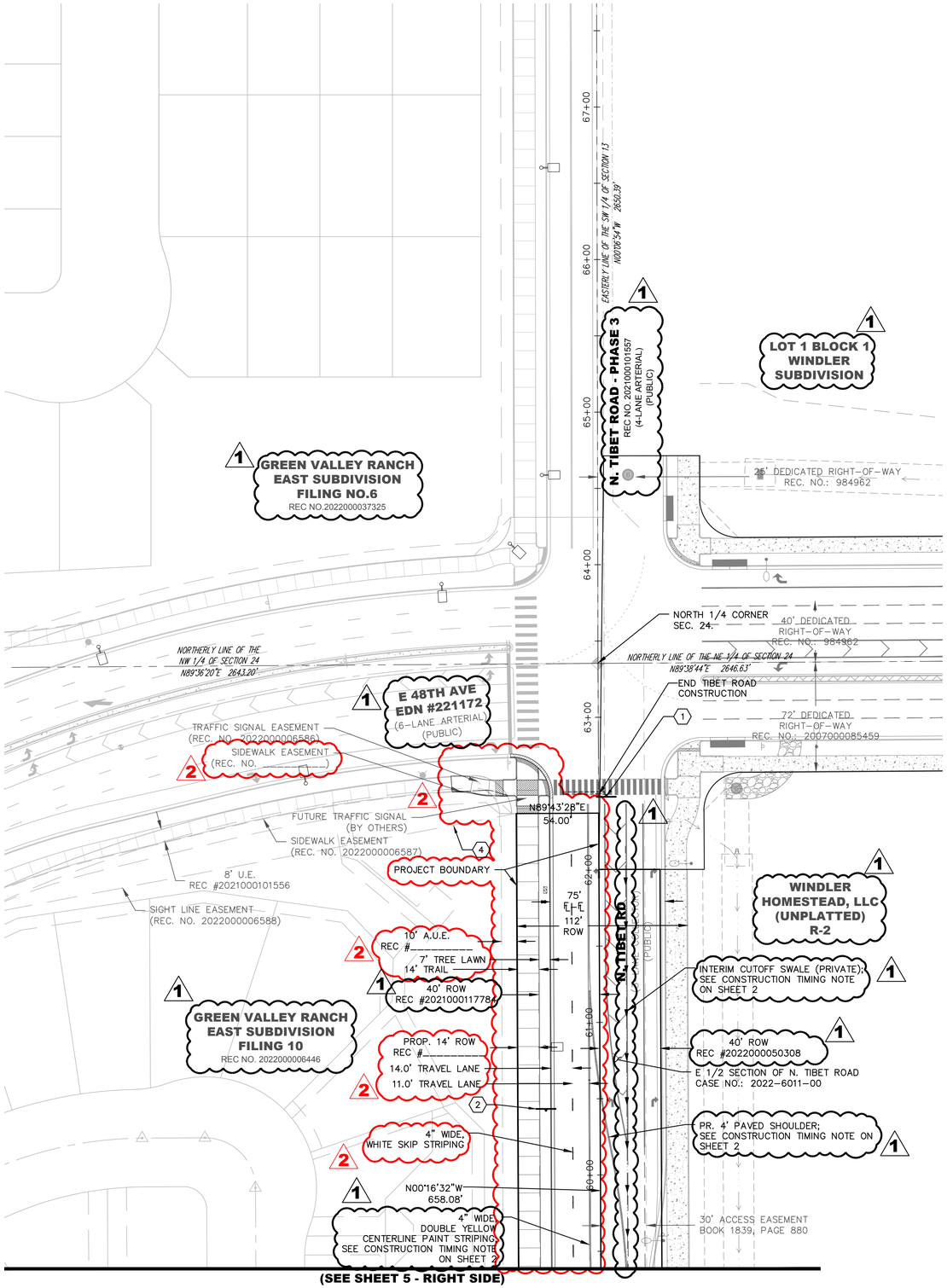
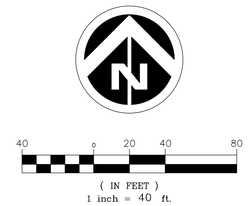
DOCUMENT AMENDMENTS

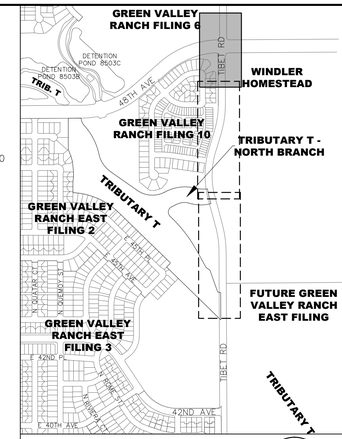
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50119129
Designed By: OCB
Drawn By: OCB
Checked By: TDK
Sheet Number: 5

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-SP.DWG 8/16/2024 1:24 PM DINH, GIANG







KEY MAP
SCALE: 1"=800'

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- EASEMENT LINE
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- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- SIGHT LINE
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- STREET SIGN
- RANGE POINT
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
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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

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DOCUMENT AMENDMENTS

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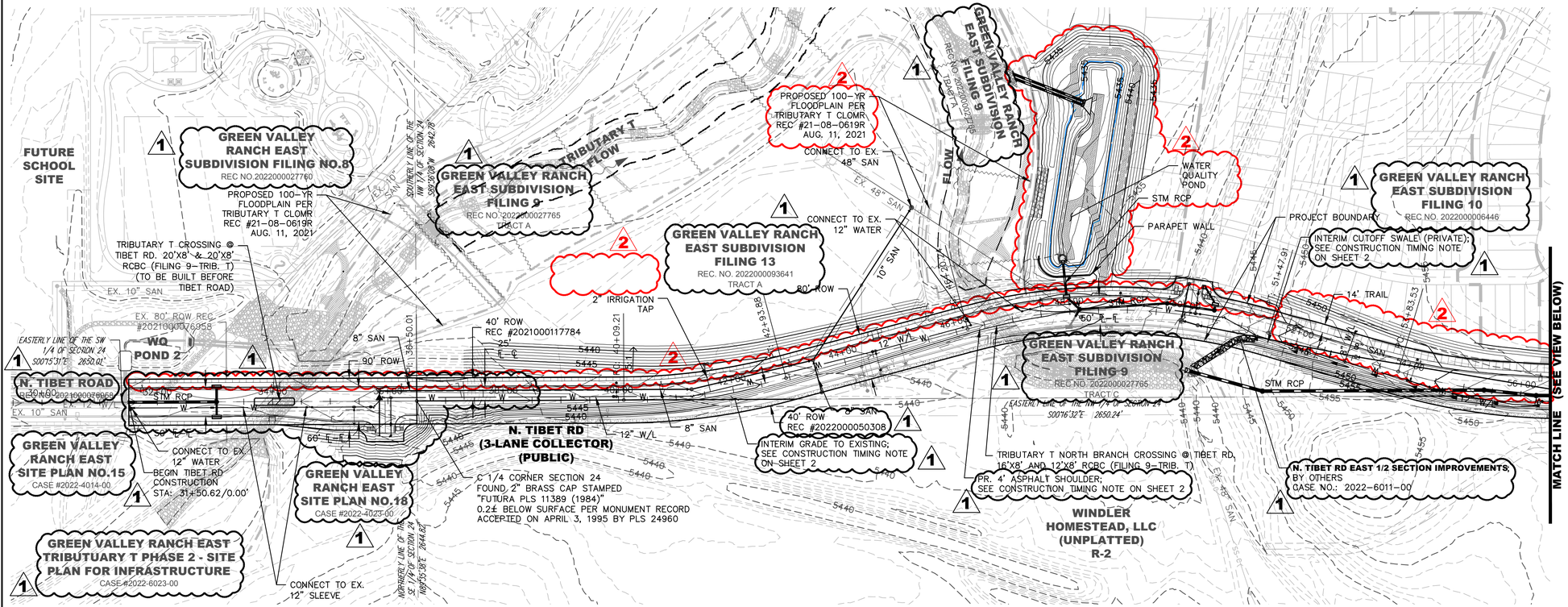
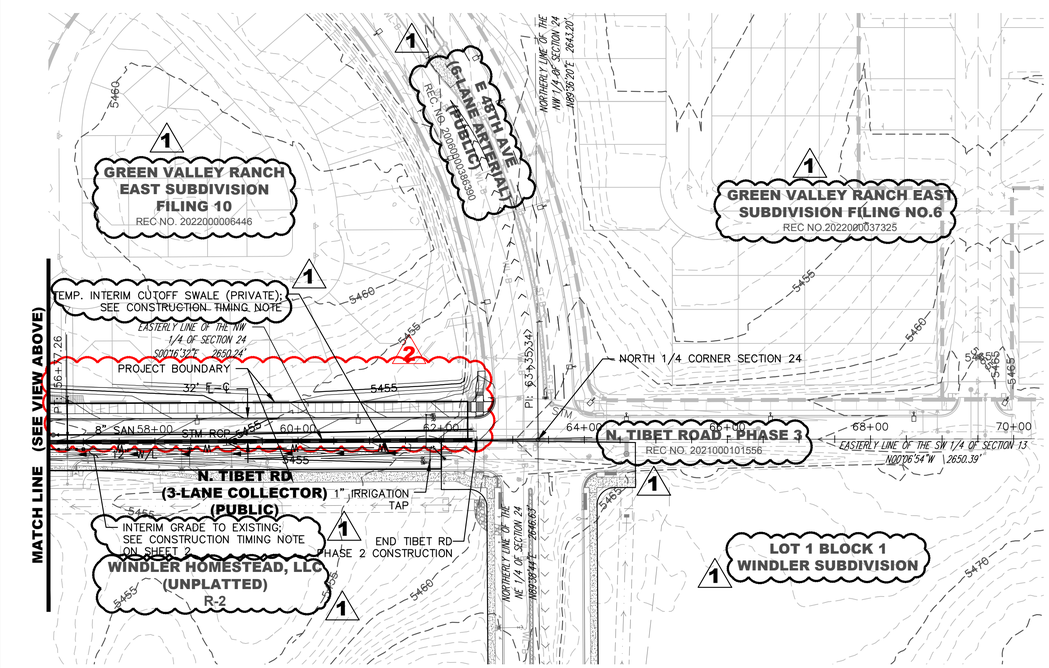
CONSTRUCTION

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

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-SP.DWG 8/16/2024 1:24 PM DINH, GIANG





(IN FEET)
1 inch = 100 ft.

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

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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:
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No.	Date	Description
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2	05-28-2021	ISP - 2ND SUBMITTAL
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DOCUMENT AMENDMENTS

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Project Number: 50119129
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Checked By: TDK
Sheet Number: 7

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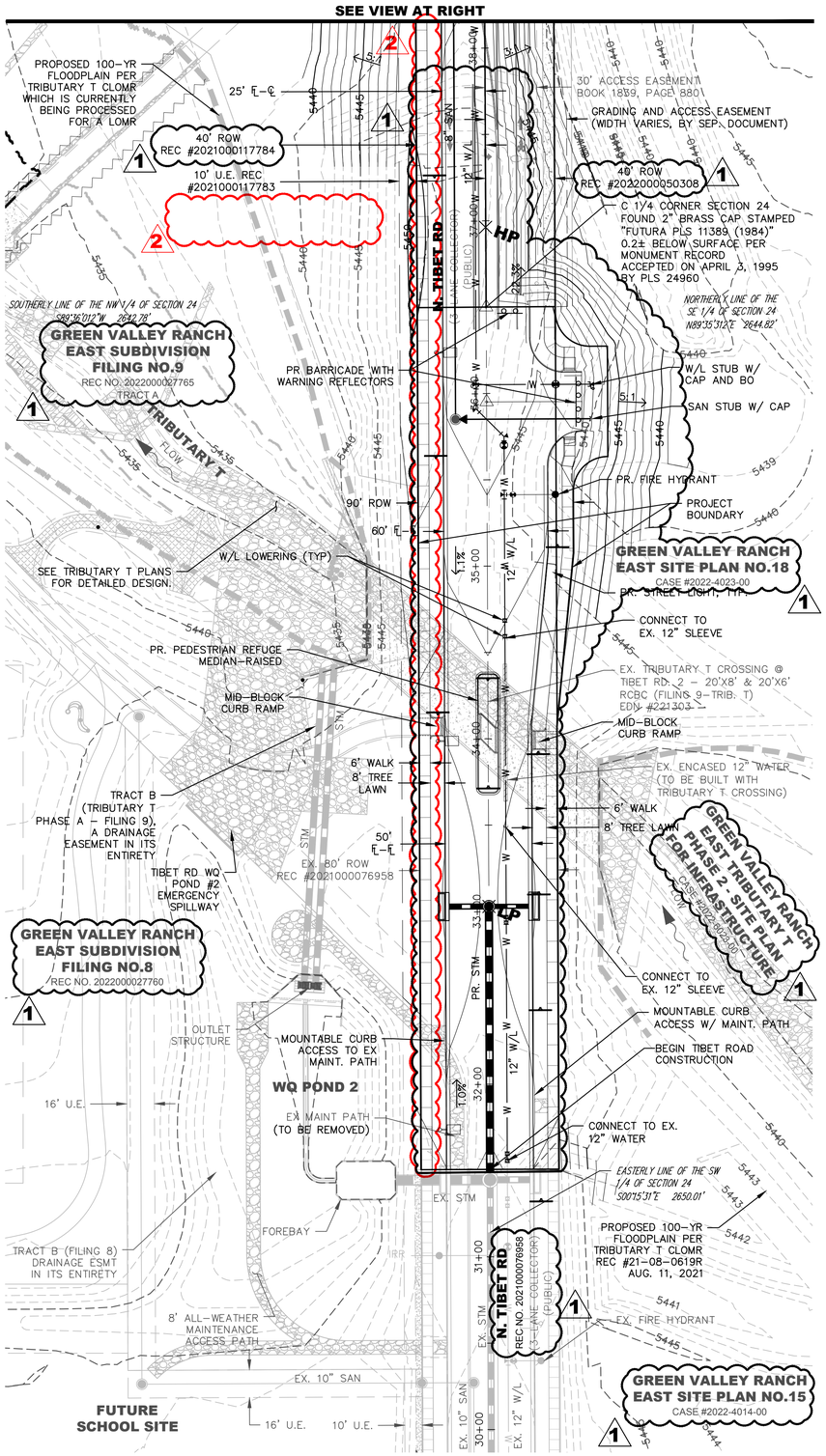

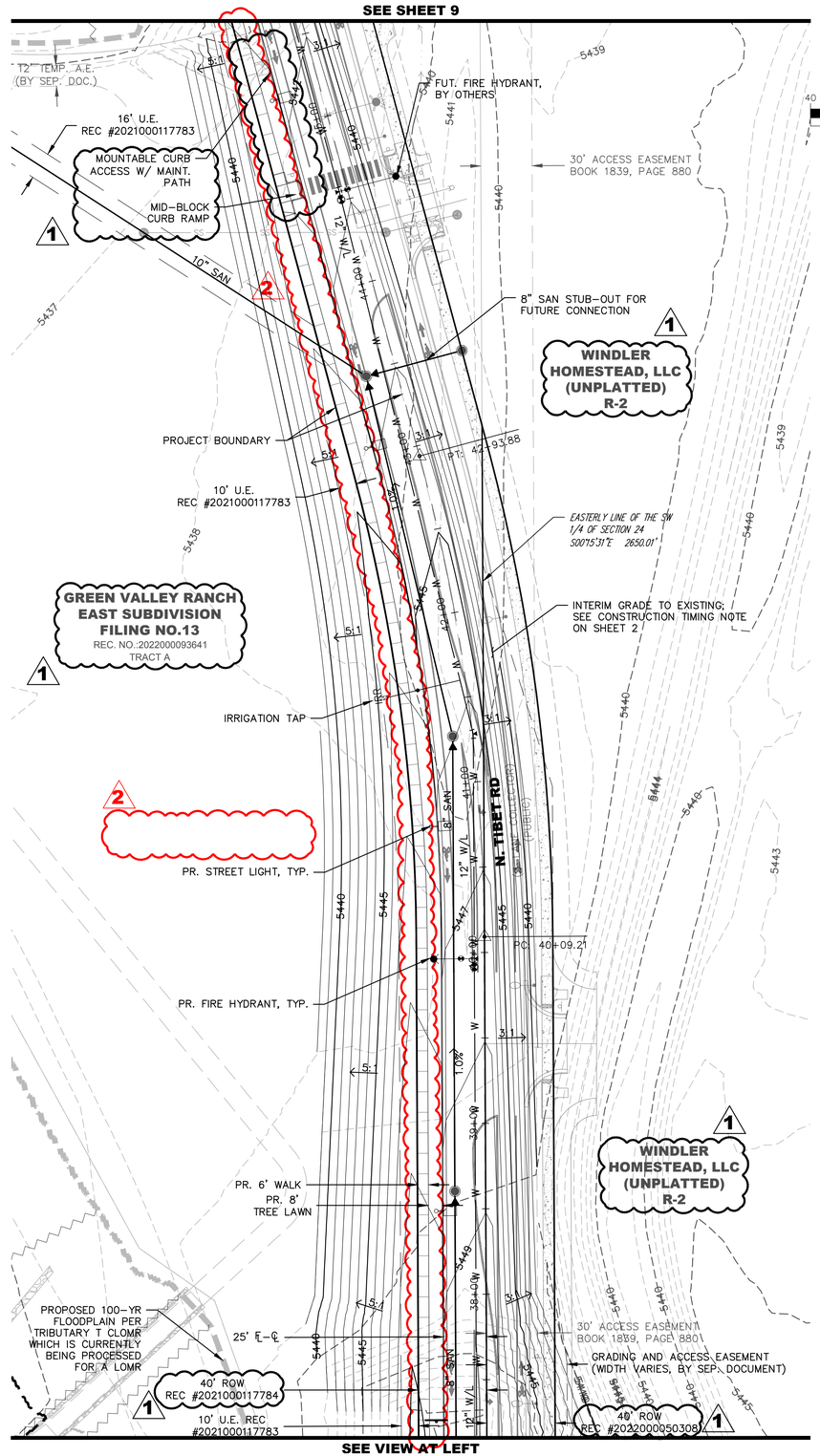

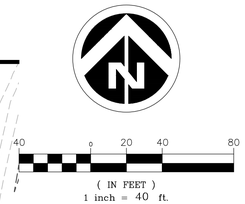

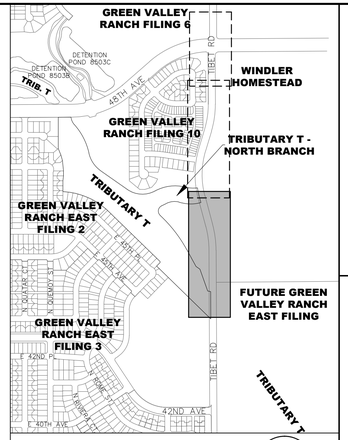

KEY MAP
SCALE: 1"=800'

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, CROSSPAN, 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 + HP/+ LP

NOTES:

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

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

GRADING & UTILITY PLAN

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DOCUMENT AMENDMENTS

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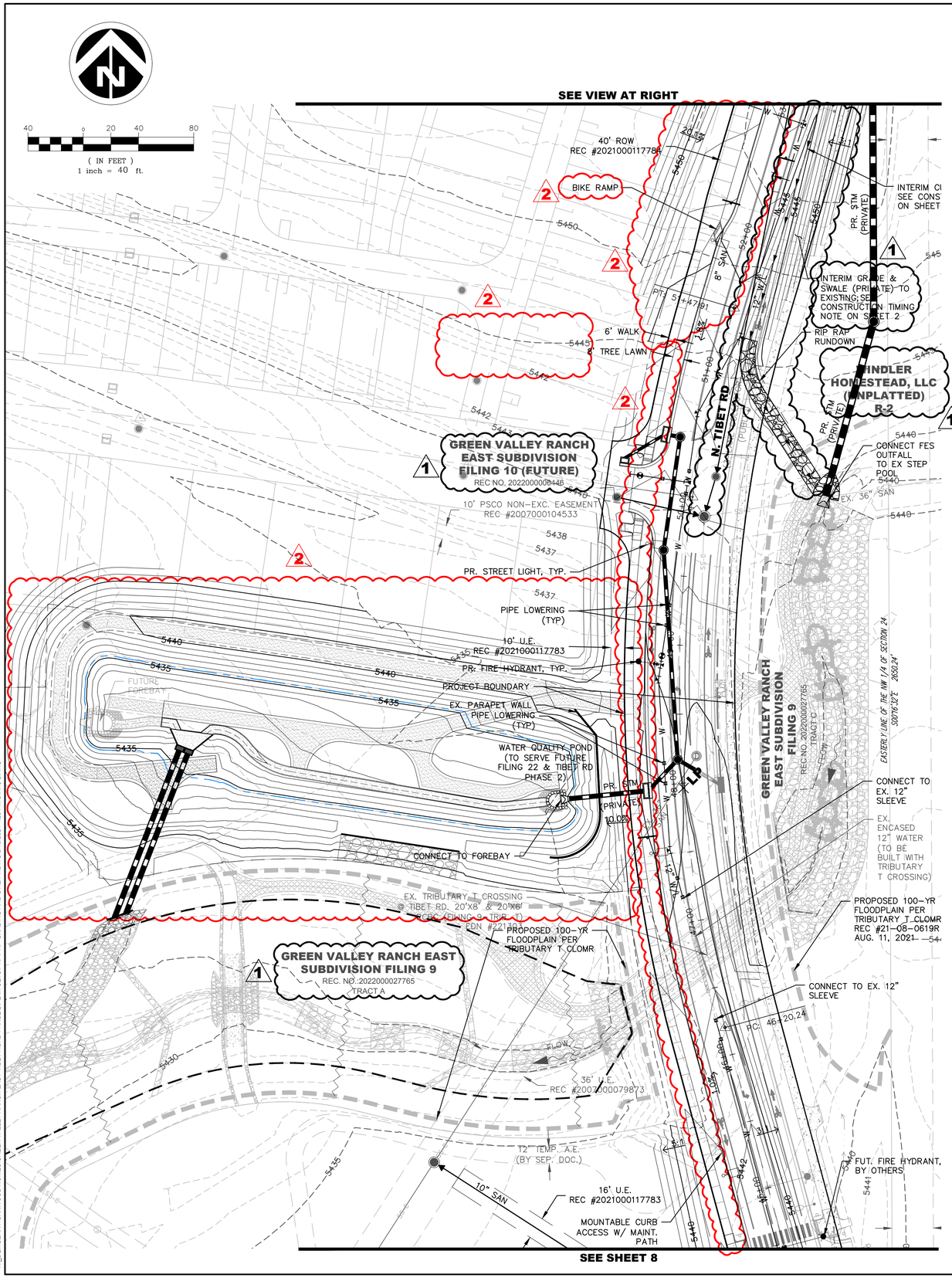
Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST TIBET ROAD PHASE 2\PLAN SETS\PRP\PRP-GRADING AND UTILITY.DWG 8/16/2024 1:29 PM DINH, GIANG



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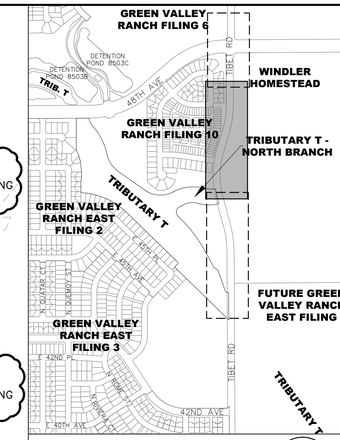

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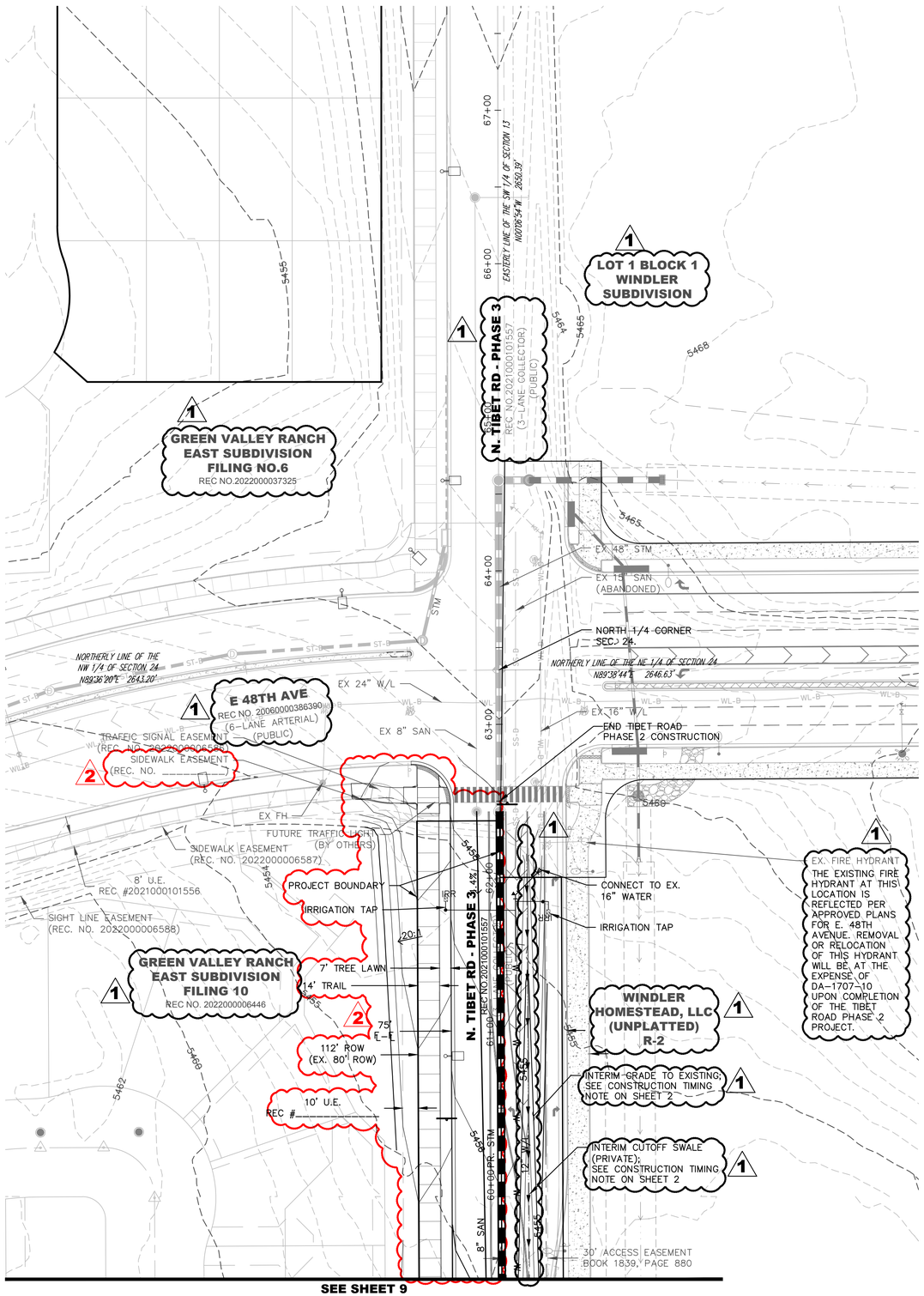
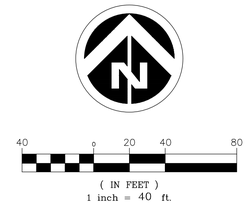
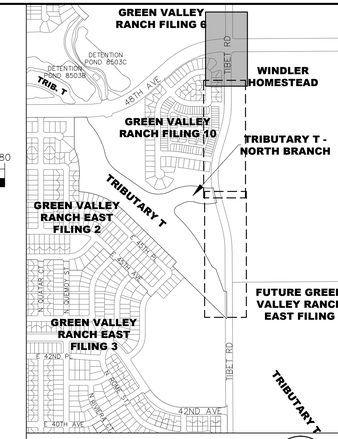
Sheet Number: 9

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-TIBET ROAD PHASE 2\PLAN SETS\PDP\PDP-GRADING AND UTILITY.DWG 8/16/2024 1:29 PM DWH, GANG







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- 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 AND VALVE
- EX. FIRE HYDRANT
- STREET LIGHT
- EX WATERLINE W/ VALVE & TEE
- EX SANITARY SEWER W/ MANHOLE
- EX STORM SWR W/ INLET, MANHOLE,& F.E.S.
- EX. EASEMENT LINE
- EX FIRE HYDRANT
- EX STREET LIGHT
- FLOW ARROW
- HIGH POINT/LOW POINT +HP/+ LP

NOTES:

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

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

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

GRADING & UTILITY PLAN

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

No.	Date	Description
5	08-16-2024	2ND AMENDMENT- 2ND SUBMITTAL
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

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50119129
Designed By: OCB
Drawn By: OCB
Checked By: TDK
Sheet Number: 10

X:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SET\PP\PP\PP-GRADING AND UTILITY.DWG 8/16/2024 1:29 PM DINH, GIANG