

REQUIRED SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- 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.
- 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.
- 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 SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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.
- 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.

LIST OF ACRONYMS AND ABBREVIATIONS

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

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:

- A 4 FOOT ASPHALT SHOULDER EAST OF THE ROADWAY CENTERLINE;
- A RIP RAP RUNDOWN AND INTERIM CUTOFF SWALE ON THE EASTERLY SIDE OF THE IMPROVEMENTS; SEE PRIVATE INTERIM CUTOFF SWALE NOTE.
- INTERIM 4" DOUBLE YELLOW CENTERLINE STRIPING (12.5' LANES)
- GRADING TO EXISTING GRADE FROM 4" ASPHALT SHOULDER ON EASTERLY SIDE OF IMPROVEMENTS
- 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.

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.

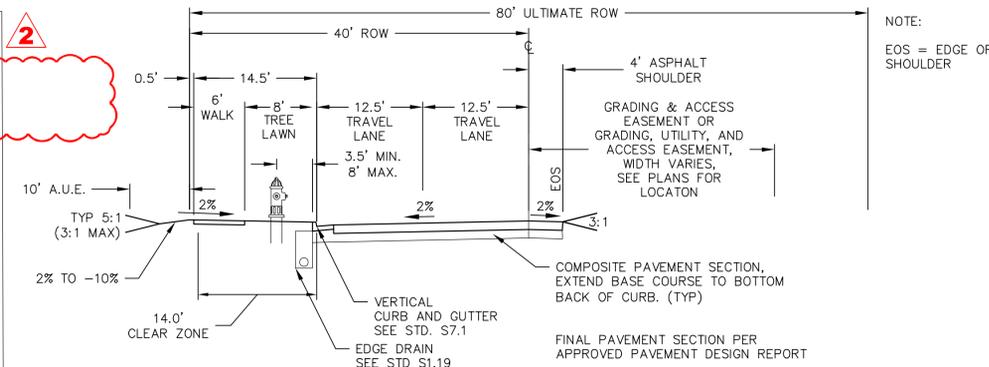
AT THE TIME OF FINAL ACCEPTANCE:

- 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.

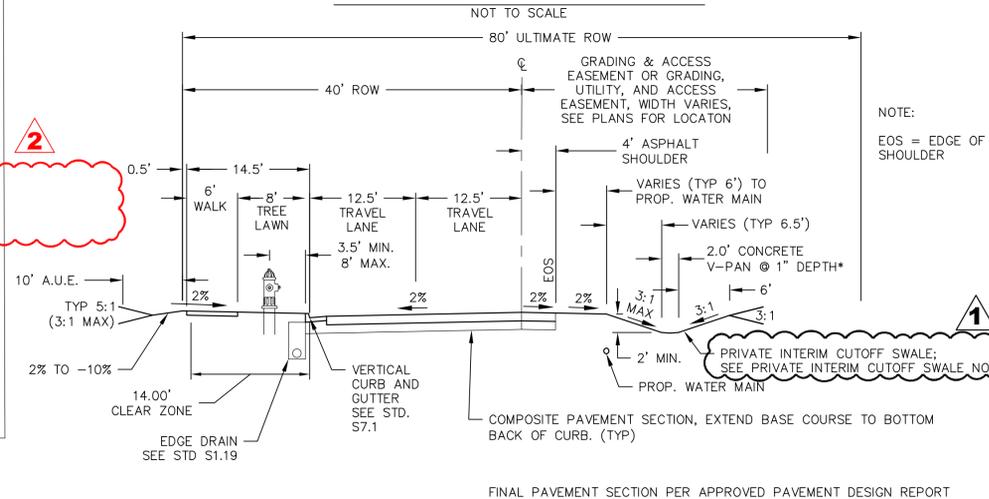
OR

- 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.

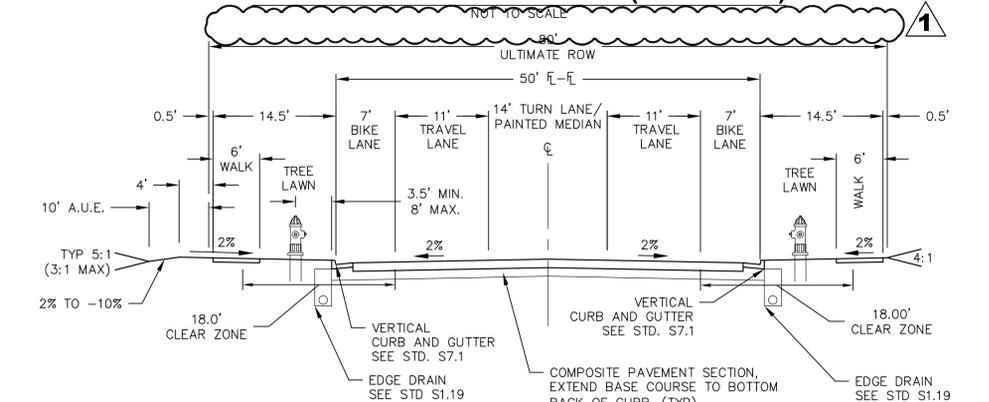
THE METRO DISTRICT FURTHER AGREES AND ACKNOWLEDGES THAT PRIOR TO FINAL ACCEPTANCE, ANY DAMAGE TO THE ROADWAY STRUCTURAL SECTION AND/OR SUBGRADE WILL BE RECTIFIED PER THE CITY ENGINEER'S REQUEST.



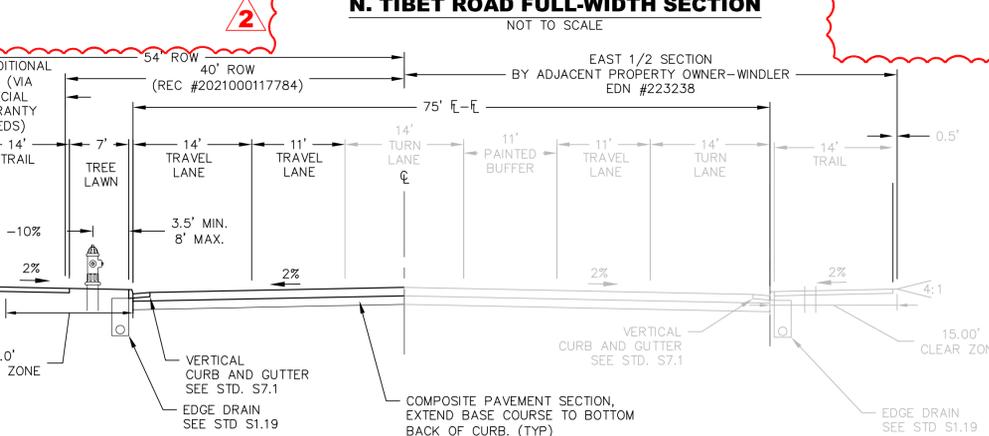
THREE LANE COLLECTOR (STA 51+00 TO 63+35) N. TIBET ROAD INTERIM SECTION



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



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



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

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Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.381.5601 Kent, PE
Email: kent@dewberry.com

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

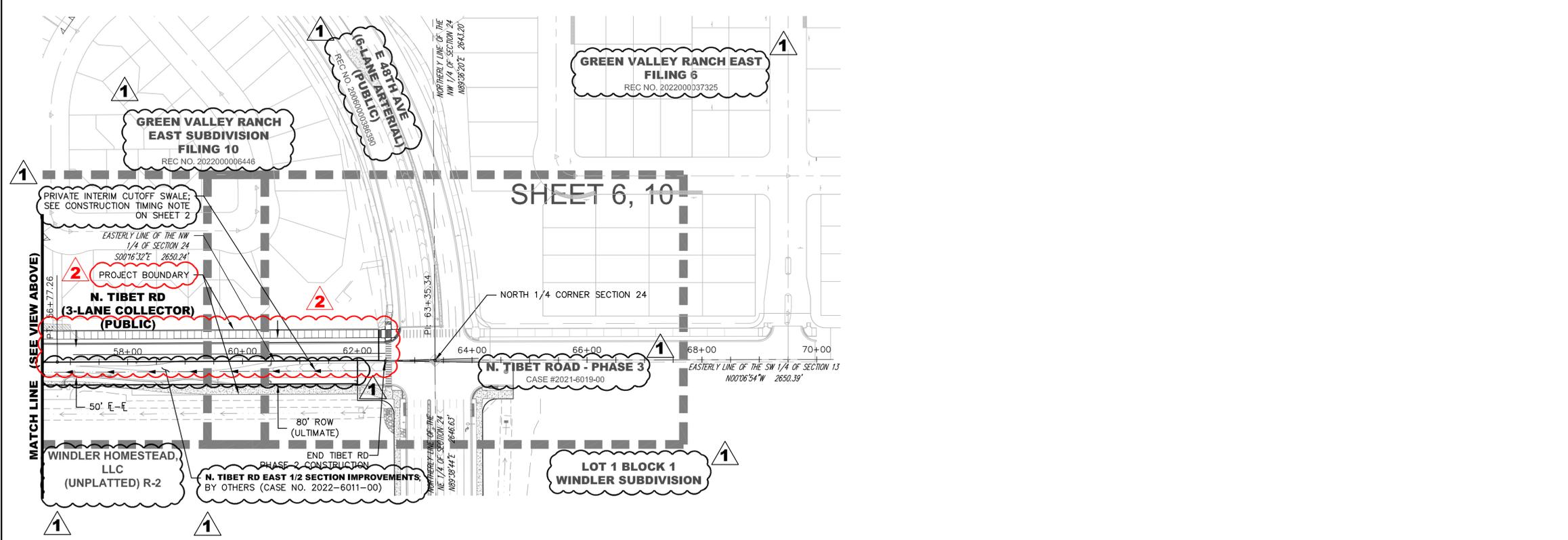
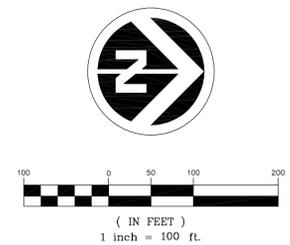
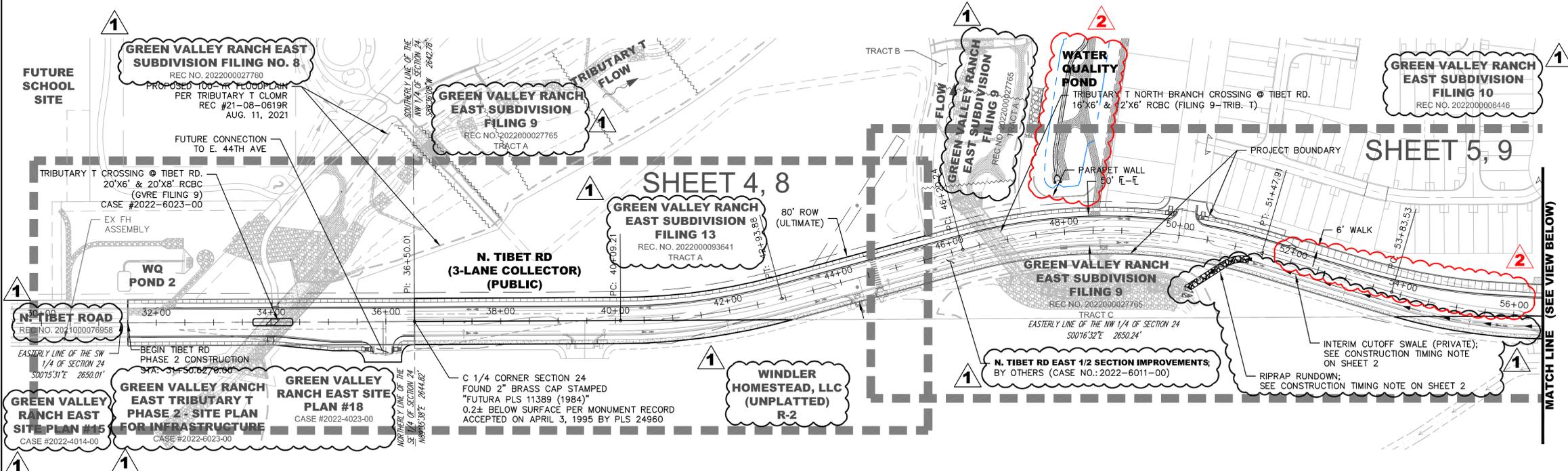
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303) 486-8500
CONTACT: DAVID CARRO

No.	Date	Description
1	04-09-2021	ISP - 1ST SUBMITTAL
2	05-28-2021	ISP - 2ND SUBMITTAL
3	11-12-2021	ISP - 3RD SUBMITTAL
4	12-21-2021	ISP - 4TH SUBMITTAL
5	08-16-2024	2ND AMENDMENT - 2ND SUBMITTAL
6	09-16-2024	2ND AMENDMENT - 3RD SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPR-OSP.DWG 9/16/2024 2:10 PM MENAM_JULIE



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

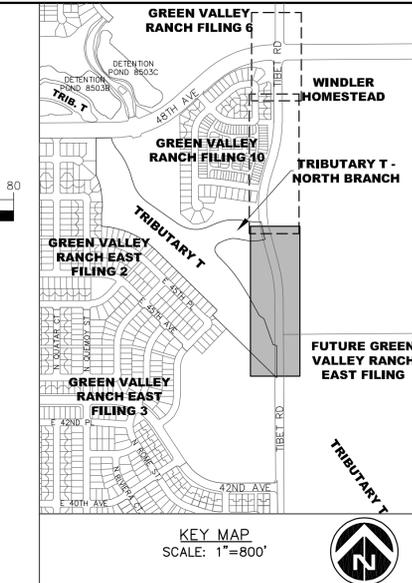
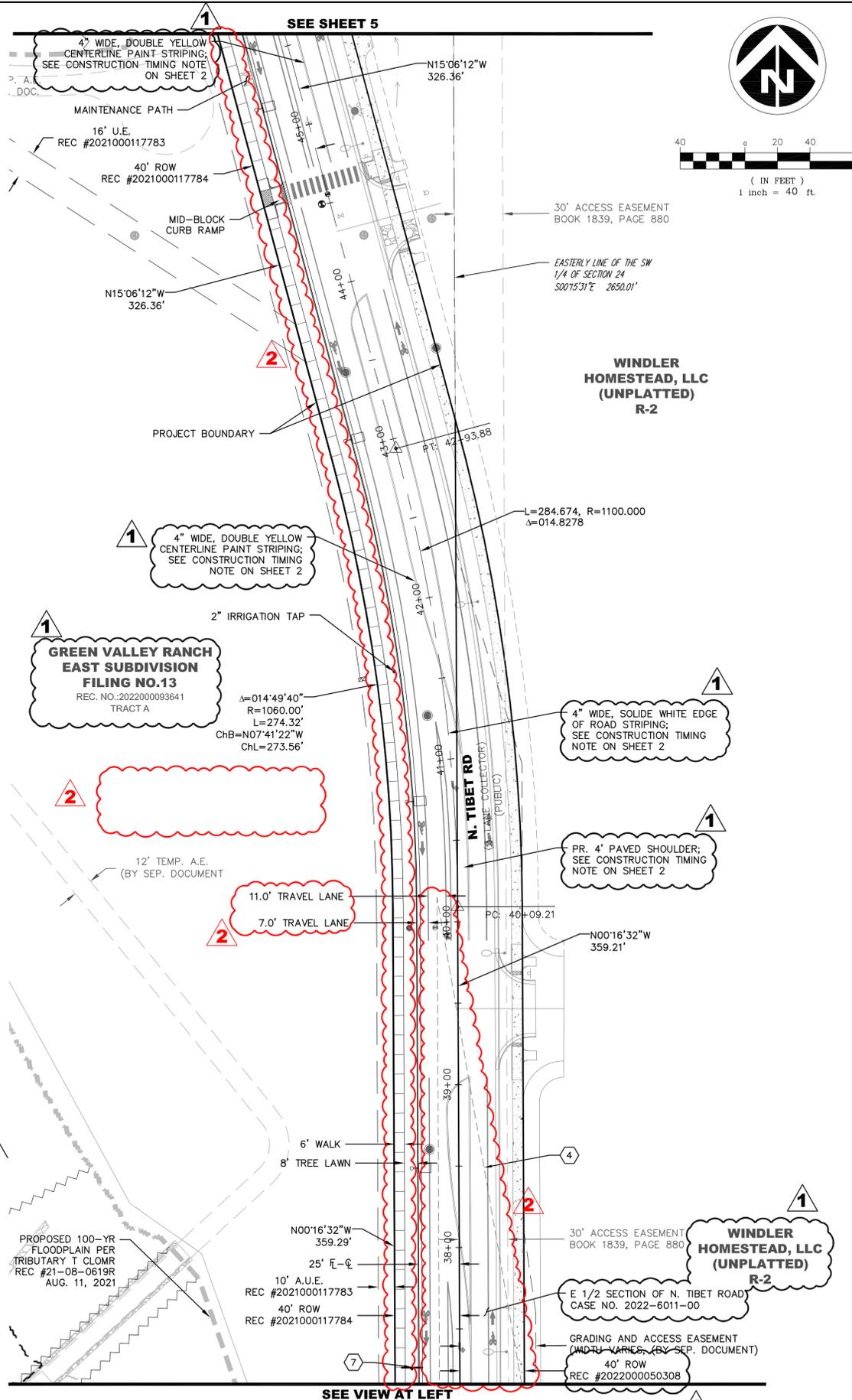
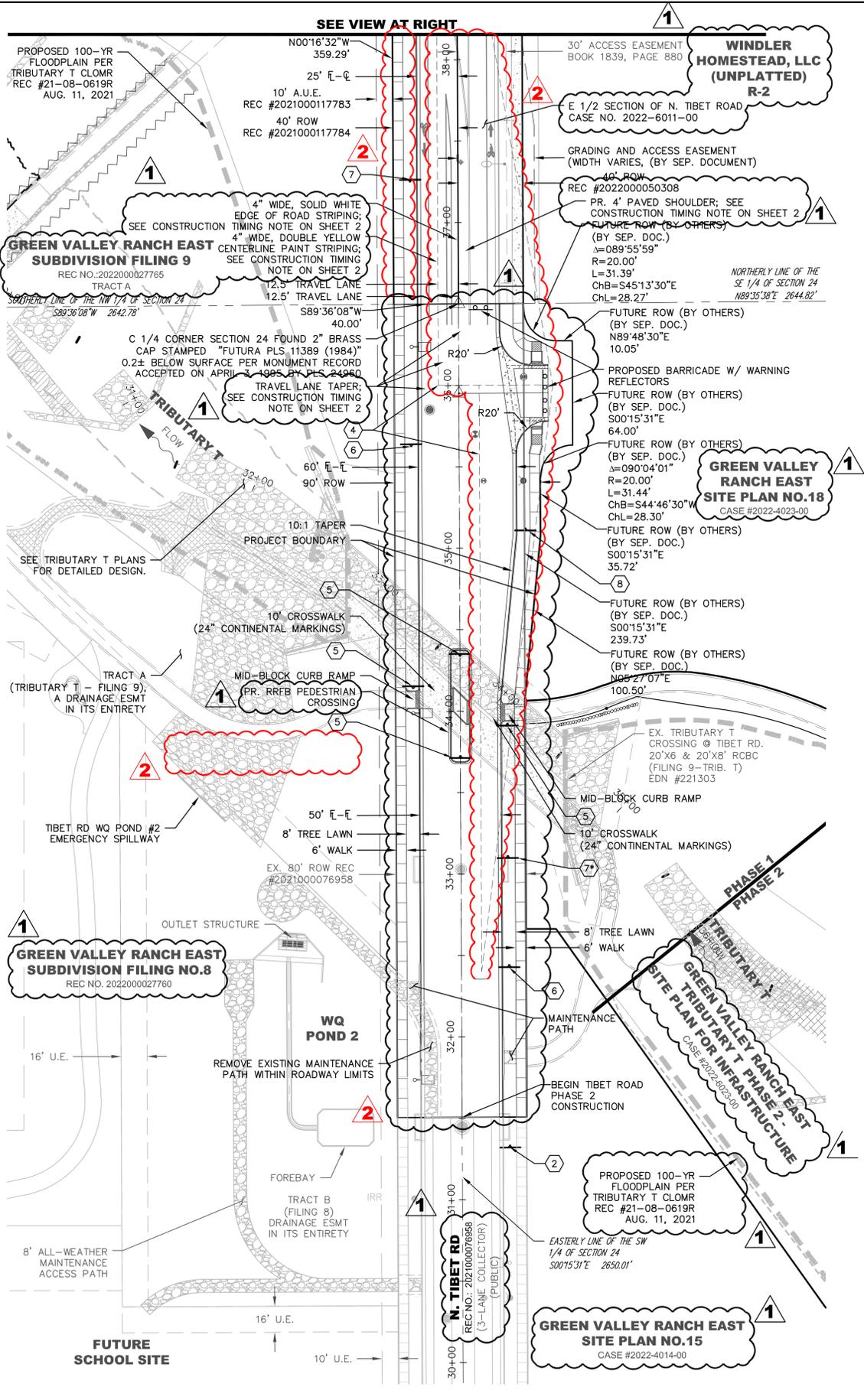
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3	11-12-2021	ISP - 3RD SUBMITTAL
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Project Number: 50119129
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 Checked By: TDK
 Sheet Number: 3

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TRIBUTARY T\TIBET ROAD PHASE 2\PLAN SETS\PROPR-SF.DWG 9/16/2024 2:11 PM MENAIA, JULIE



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
SIGHT LINE	---
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	---
RANGE POINT	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM/SEWER MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
EX EASEMENT LINE	---

KEYNOTE

1	R1-1 (STOP SIGN, 36"x36")
2	R2-1 (SPEED LIMIT, 24"x30")
3	8' CROSSSPAN
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
7a	R3-17 (24"x18") BIKE LANE SIGN
7b	R3-17 (24"x18") BIKE LANE ENDS SIGN 'USE RAMP' SIGN
7c	R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")
8	W4-2R (RIGHT LANE ENDS, 30"x30")
9	W9-1 & W16-2P (RIGHT LANE ENDS, 450 FEET)

NOTES:

- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADI 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.

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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

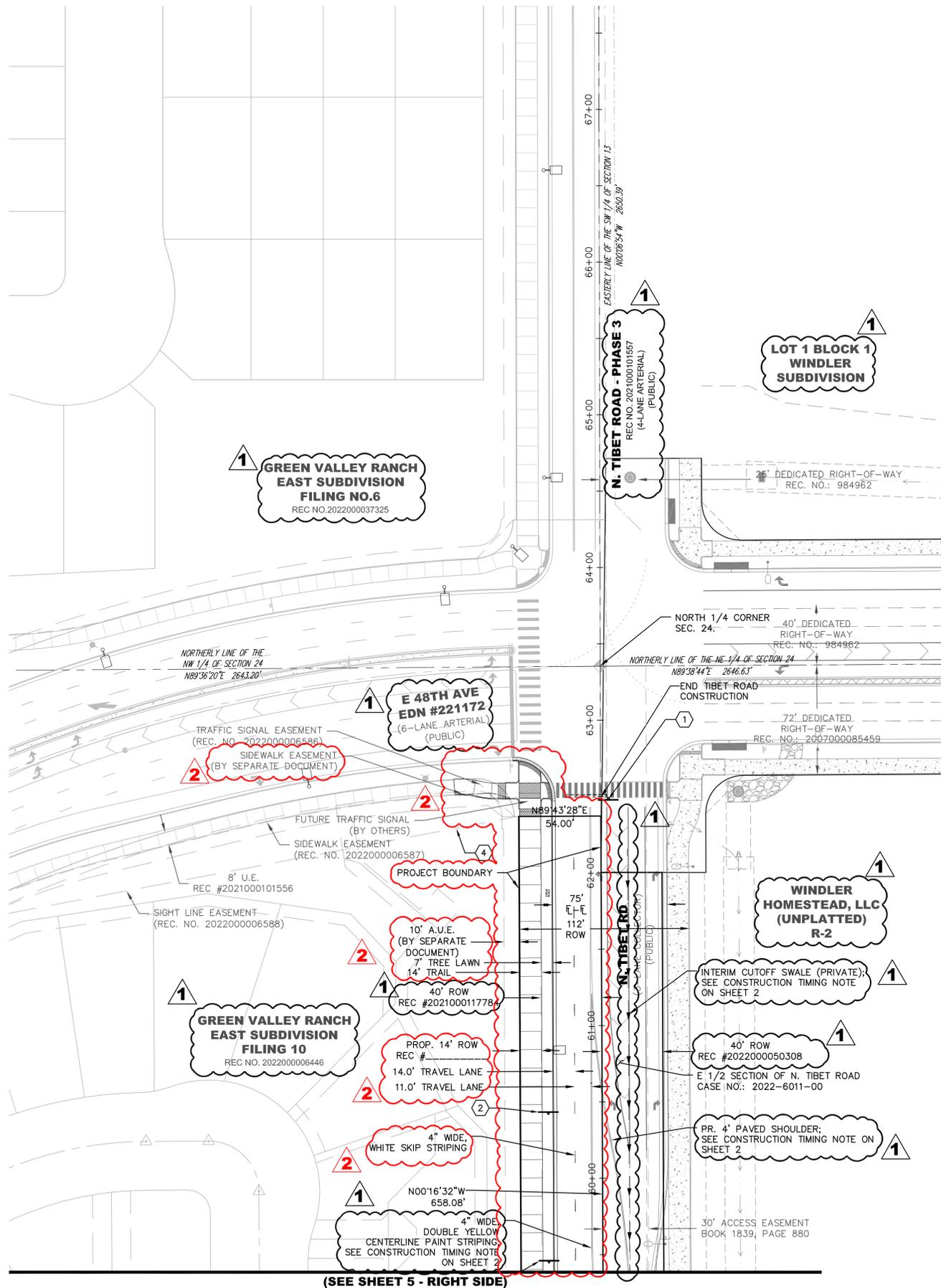
DOCUMENT AMENDMENTS

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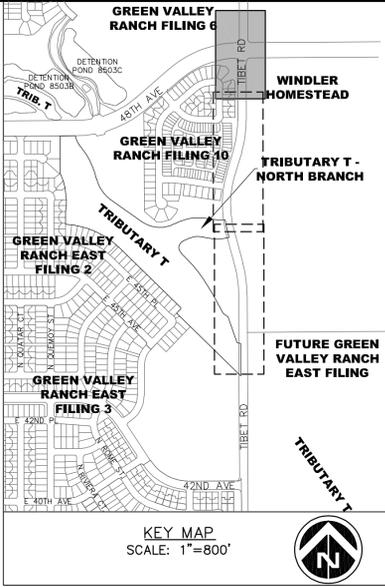
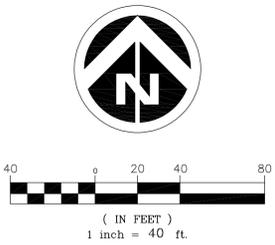
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Project Number: 50119129
 Designed By: Drawn By: OCB
 Checked By: TDK
 Sheet Number: 4

J. DEWBERRY/OAKWOOD HOMES/GREEN VALLEY RANCH EAST/TIBET ROAD PHASE 2/PLAN SETS/PROPR-SF.DWG 9/16/2024 2:11 PM/MEHAH - JULIE



(SEE SHEET 5 - RIGHT SIDE)



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	---
SIGHT LINE	---
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7	R3-17 (24"x18") & R3-17AP(24"x8") BIKE LANE AHEAD SIGN
7a	R3-17 (24"x18") BIKE LANE SIGN
7*	R3-17 (24"x18") BIKE LANE ENDS SIGN
8	R3-7R (RIGHT TURN MUST TURN RIGHT, 30"x30")
9	W4-2R (RIGHT LANE ENDS, 30"x30")
10	W9-1 & W16-2P (RIGHT LANE ENDS, 450 FEET)

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.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Tel: (303) 381-5601
Fax: (303) 381-5601
Email: kerr@dewberry.com

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

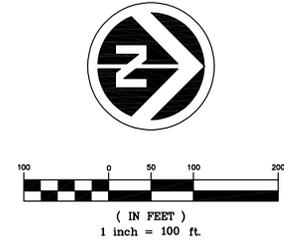
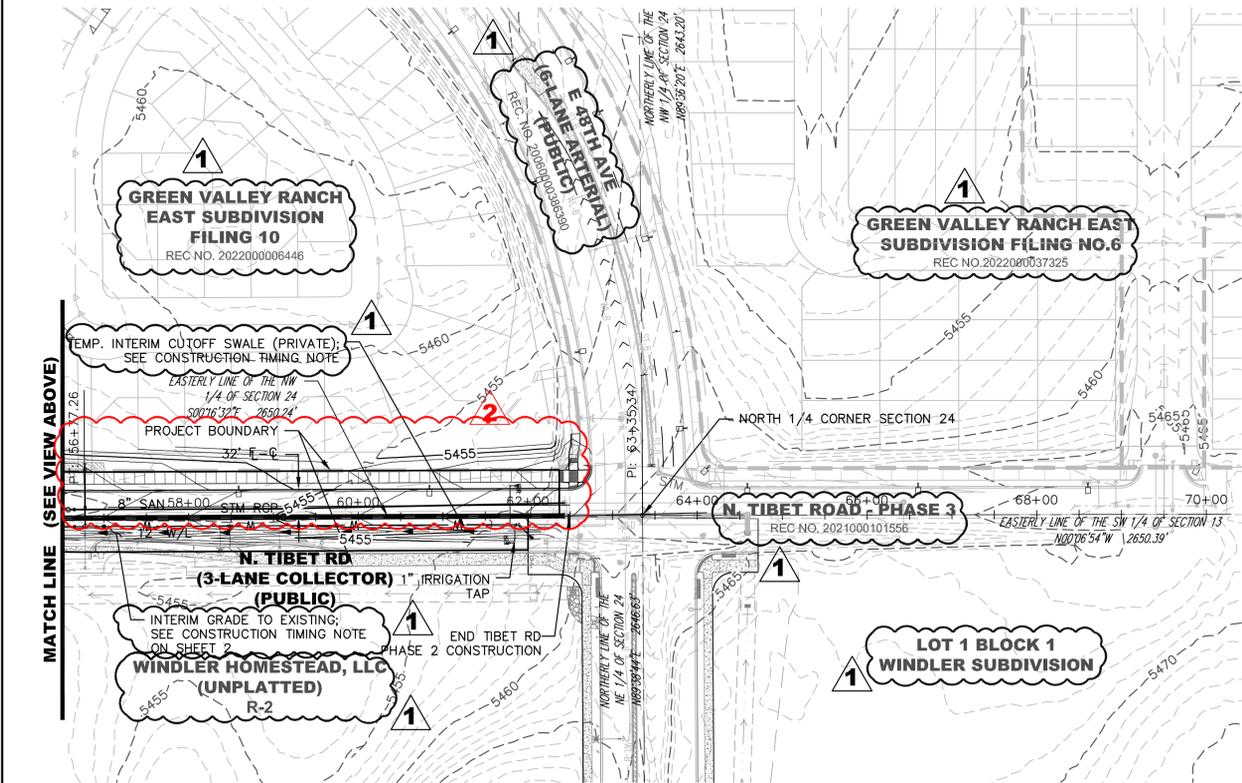
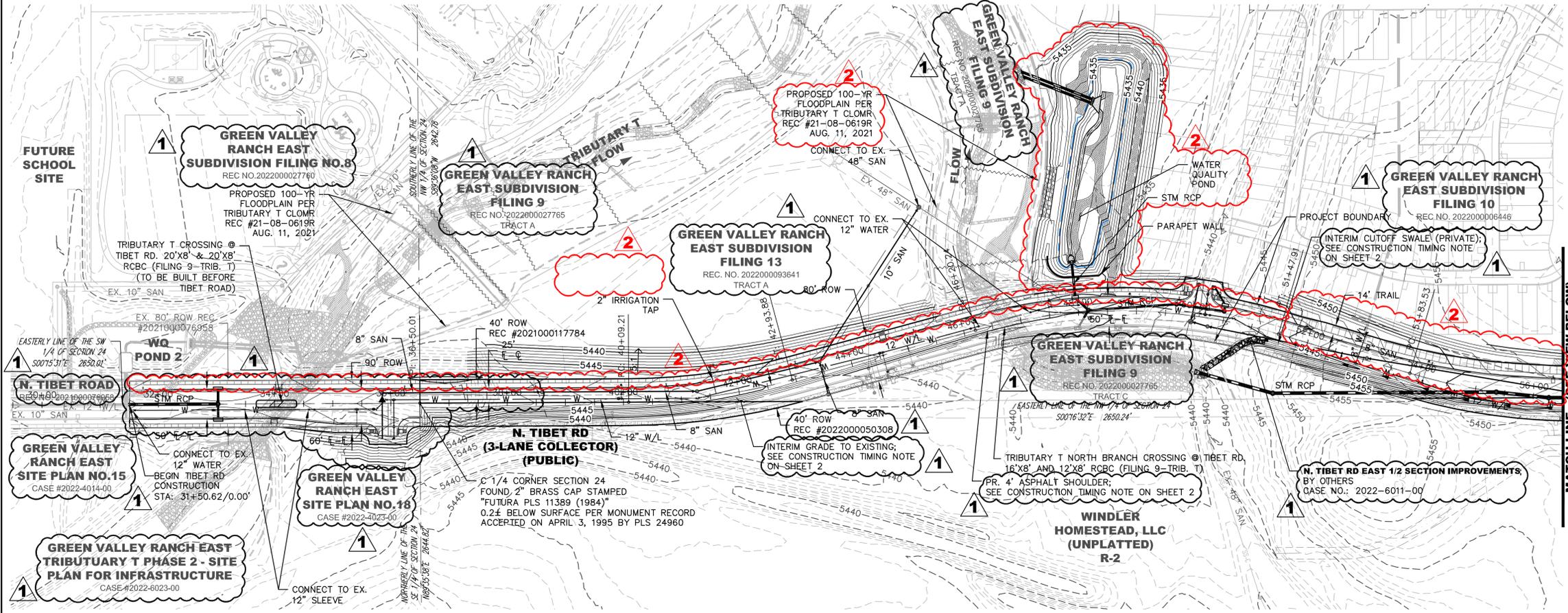
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303) 486-8500
CONTACT:
DAVID CARRO

No.	Date	Description
1	04-09-2021	ISP - 1ST SUBMITTAL
2	05-28-2021	ISP - 2ND SUBMITTAL
3	11-12-2021	ISP - 3RD SUBMITTAL
4	12-21-2021	ISP - 4TH SUBMITTAL
5	08-16-2024	2ND AMENDMENT- 2ND SUBMITTAL
6	09-16-2024	2ND AMENDMENT- 3RD SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPR-COA GRADING AND UTILITY.DWG 9/16/2024 2:13 PM MENAH - JULIE



SYMBOLS AND LINETYPES LEGEND

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

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

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

DOCUMENT AMENDMENTS

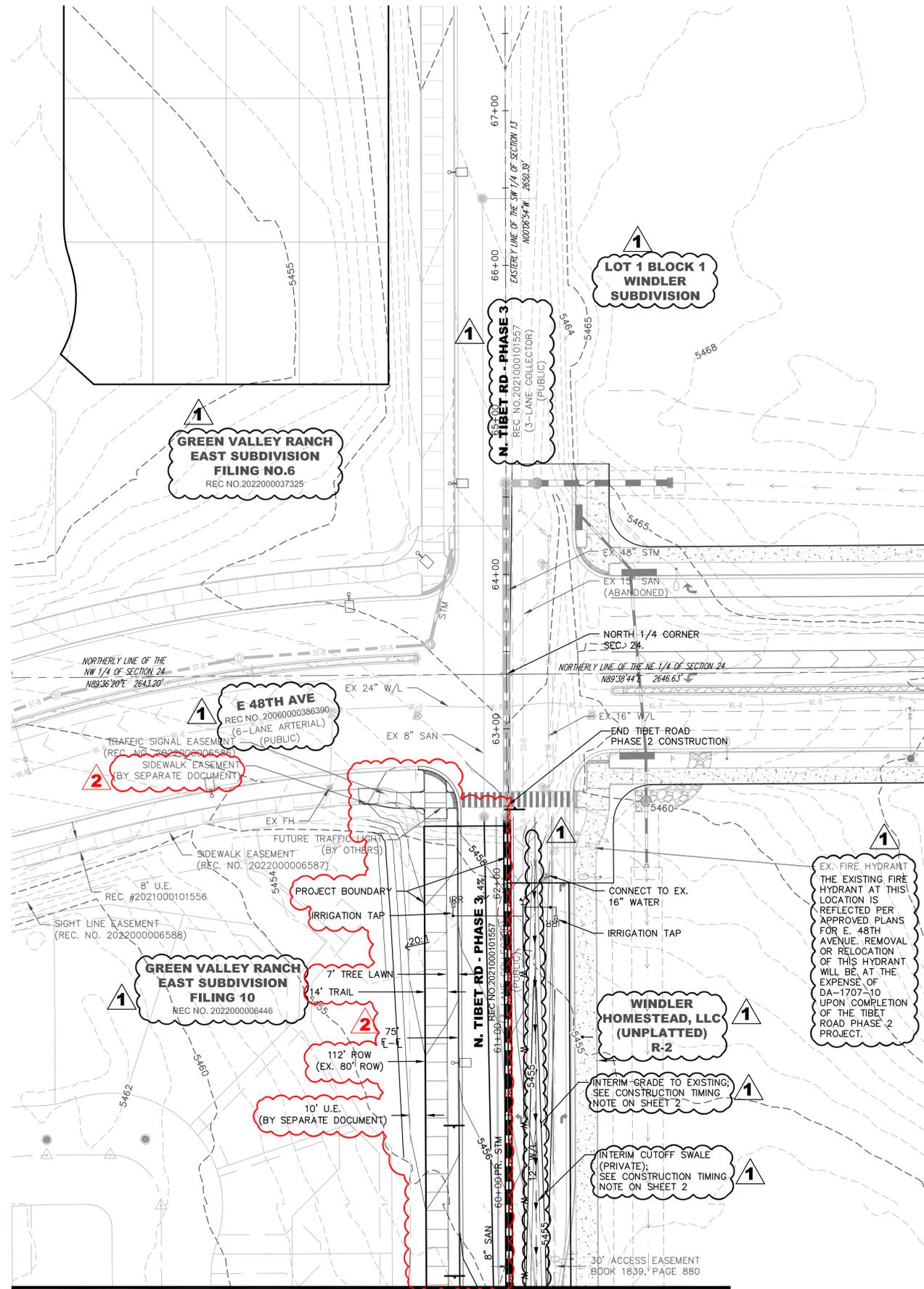
No.	Date	Description
6	09-16-2024	2ND AMENDMENT- 3RD SUBMITTAL
5	08-16-2024	2ND AMENDMENT- 2ND SUBMITTAL
4	12-21-2021	ISP - 4TH SUBMITTAL
3	11-12-2021	ISP - 3RD SUBMITTAL
2	05-28-2021	ISP - 2ND SUBMITTAL
1	04-09-2021	ISP - 1ST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

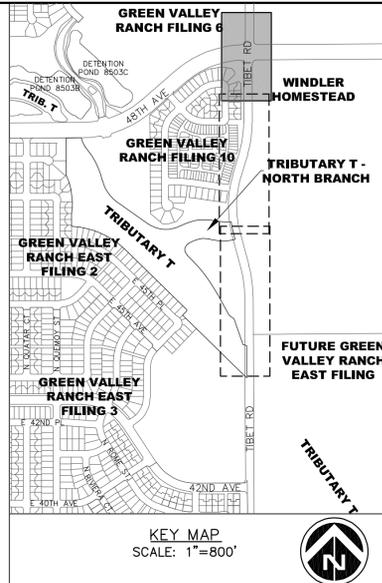
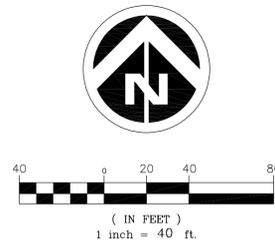
Project Number: **50119129**
Designed By: **OCB**
Checked By: **OCB**
TDK
Sheet Number: **7**

OVERALL GRADING & UTILITY PLAN

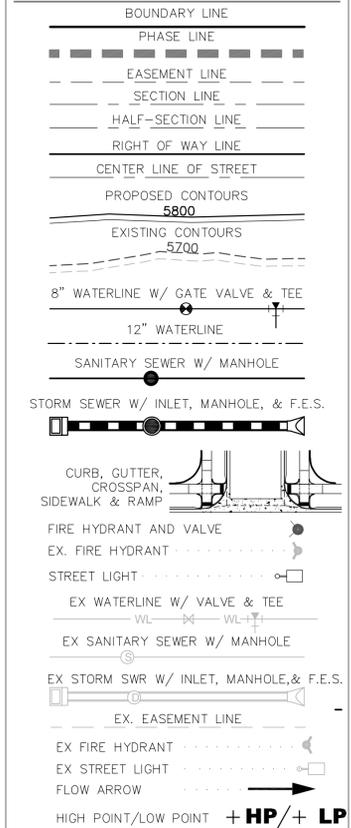
J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPR-GRADING AND UTILITY.DWG 9/16/2024 2:15 PM MENAH JULIE



SEE SHEET 9



SYMBOLS AND LINETYPES LEGEND



- 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
 303.381.5601 Kent, PE
 Email: kent@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
6	09-16-2024	2ND AMENDMENT- 3RD SUBMITTAL
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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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