

# 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. 202100017784, 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 SOUTH 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 178.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 08°11'02" EAST, A DISTANCE OF 16.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°22'52" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'25", AN ARC LENGTH OF 231.34 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 4.829 ACRES, (210,362 SQUARE FEET), MORE OR LESS.

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

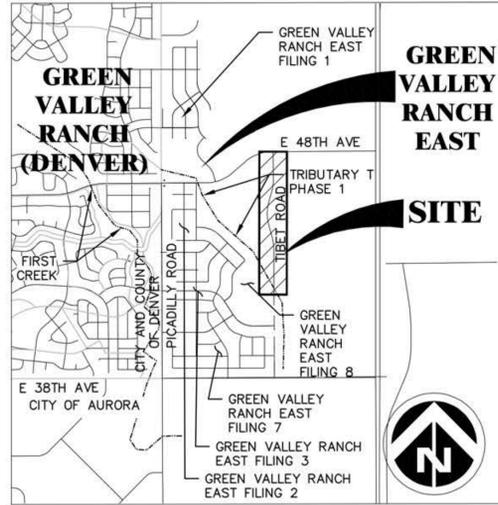
## PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

## BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 S, 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

1  
2

## LAND USE DATA

|                                      |                          |
|--------------------------------------|--------------------------|
| LAND AREA FOR TIBET ROAD PHASE 2 ROW | 201,362 SQ FT (4.829 AC) |
| NUMBER OF LOTS PROPOSED              | 0                        |
| BUILDING HEIGHT                      | N.A.                     |
| LOT AREA                             | N.A.                     |
| HARD SURFACE AREA*                   | 4.102 AC - 84.95%        |
| LANDSCAPE AREA                       | 0.727 AC - 15.05%        |
| 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 WHEREOF, Scott Thorson HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 4 DAY OF Feb AD. 20 22

BY:

STATE OF COLORADO ( ) SS

COUNTY OF ( Denver )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 4th DAY OF February AD. 20 22

BY: Scott Thorson

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



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

**CITY OF AURORA APPROVALS:**

CITY ATTORNEY: \_\_\_\_\_ DATE: 2/18/22

PLANNING DIRECTOR: \_\_\_\_\_ DATE: 2/18/22

PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: N/A

CITY COUNCIL: \_\_\_\_\_ DATE: N/A

ATTEST: \_\_\_\_\_ DATE: N/A

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:

1. **Removed references to project phasing.**
2. **Revised land use table to include additional acreage.**
3. **Updated adjacent filing record information and ROW record information on all plans.**
4. **Added construction timing notes describing temporary/interim conditions and anticipated timing with adjacent N. Tibet Rd. E 1/2 section (by others); RSN # 1662159.**
5. **Revised design of N. Tibet Rd south of the section to accommodate full section build, including future access for Site Plan No. 18.**
6. **Added maintenance access path within in tree lawn for access to Filing 13 park.**
7. **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.**
8. **Grading amendments to include full section build south of the section line.**
9. **Amended presentation of Ex. Sanitary and relocated manholes and pipes adjacent to Filing 10.**
10. **Reconfigured the water lowerings under storm laterals.**
11. **Added water and sanitary utility stubs into Site Plan No. 18.**
12. **Amended water lowerings at the Trib T R/CB Crossings.**
13. **Amended proposed sanitary to align with revised Site Plan No. 18 access.**
14. **Revised curbside landscape plans per revised Site Plan No. 18 access.**
15. **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.**
16. **Revised land use table to include additional acreage.**
17. **Removed temporary crusher fines bike path and associated notes from Amendment 1.**
18. **Revised typical sections to include additional southbound receiving lane.**
19. **Updated Right-Of-Way record information.**
20. **Removed Filing 10 access at STA 56+77.**
21. **Grading amendments to include additional southbound receiving lane and modified section from STA 53+09 to STA 63+35.**
22. **Extended water and irrigation laterals outside of proposed pavement/shared use path as needed.**
23. **Revised lighting locations approximately 8 ft to the west due to additional receiving lane.**
24. **Revised curbside landscape plans.**

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

OAKWOOD HOMES  
4908 TOWER ROAD  
DENVER, CO 80249

Project Number:  
50119129

Designed By: Drawn By:  
OCB OCB

Checked By:  
TDK

Sheet Number:  
1

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

COVER

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
CO-303-561-5601  
Kara Pfeiffer  
Email: kara@dewberry.com

**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 ENCROACH 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 METERS(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  | 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                              | 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 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.

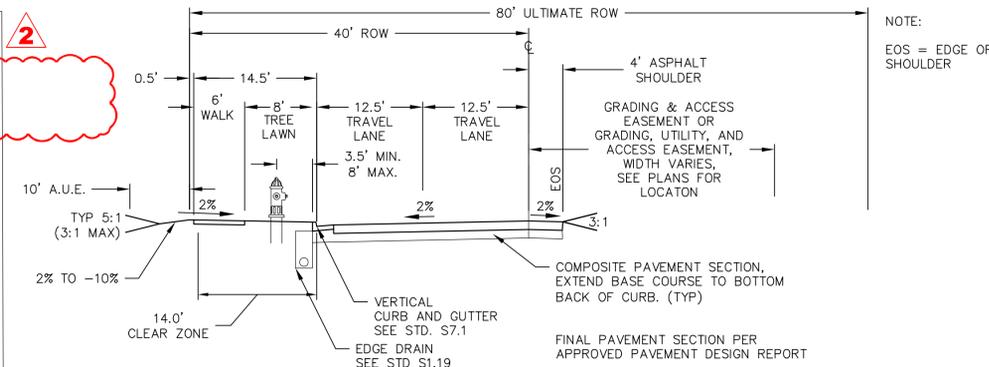
AT THE TIME OF FINAL ACCEPTANCE:

- 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.

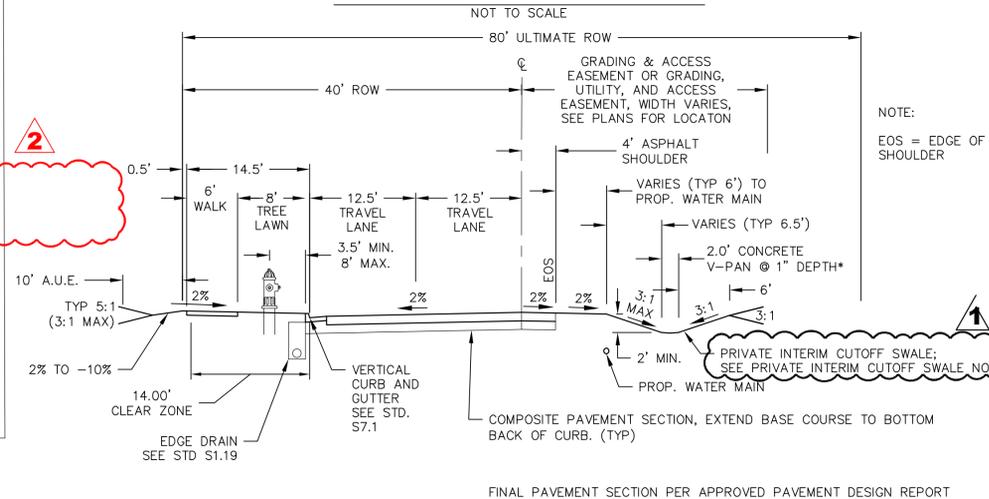
OR

- 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.

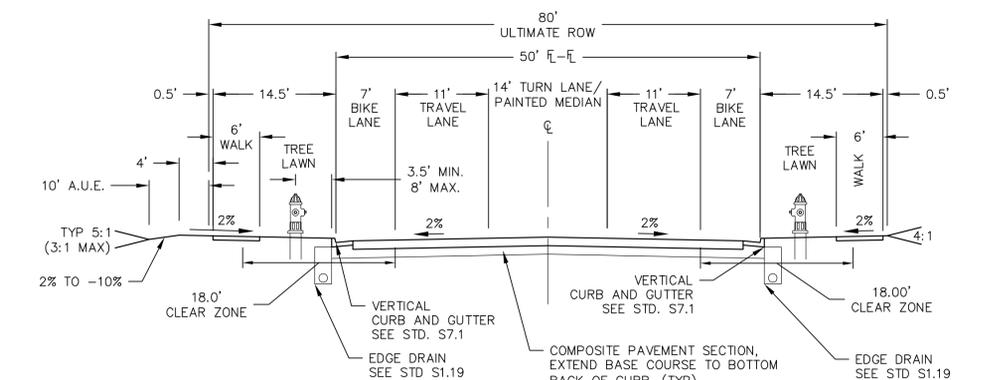
THE METRO DISTRICT FURTHER AGREES AND ACKNOWLEDGES THAT PRIOR TO FINAL ACCEPTANCE, ANY DAMAGE TO THE ROADWAY STRUCTURAL SECTION AND/OR SUBGRADE WILL BE RECTIFIED PER THE CITY ENGINEER'S REQUEST.



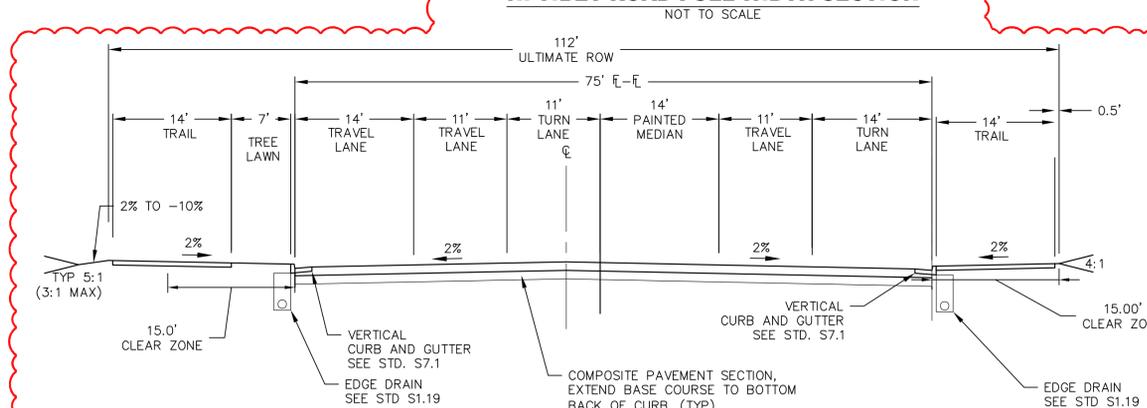
**THREE LANE COLLECTOR (STA 51+00 TO 63+35) N. TIBET ROAD INTERIM SECTION**



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



**THREE LANE COLLECTOR (STA 31+51 TO 53+09) N. TIBET ROAD FULL-WIDTH SECTION**



**MODIFIED THREE LANE COLLECTOR (STA 53+09 TO 63+35) N. TIBET ROAD FULL-WIDTH SECTION**

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.381.5601 (Kear) PE  
Email: kearn@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         |
|-----|------------|---------------------|
| 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: **2**

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPPR\GEN NOTES AND TYP SECTIONS.DWG: 6/7/2024, 3:05 PM, MEHJAH, JMH



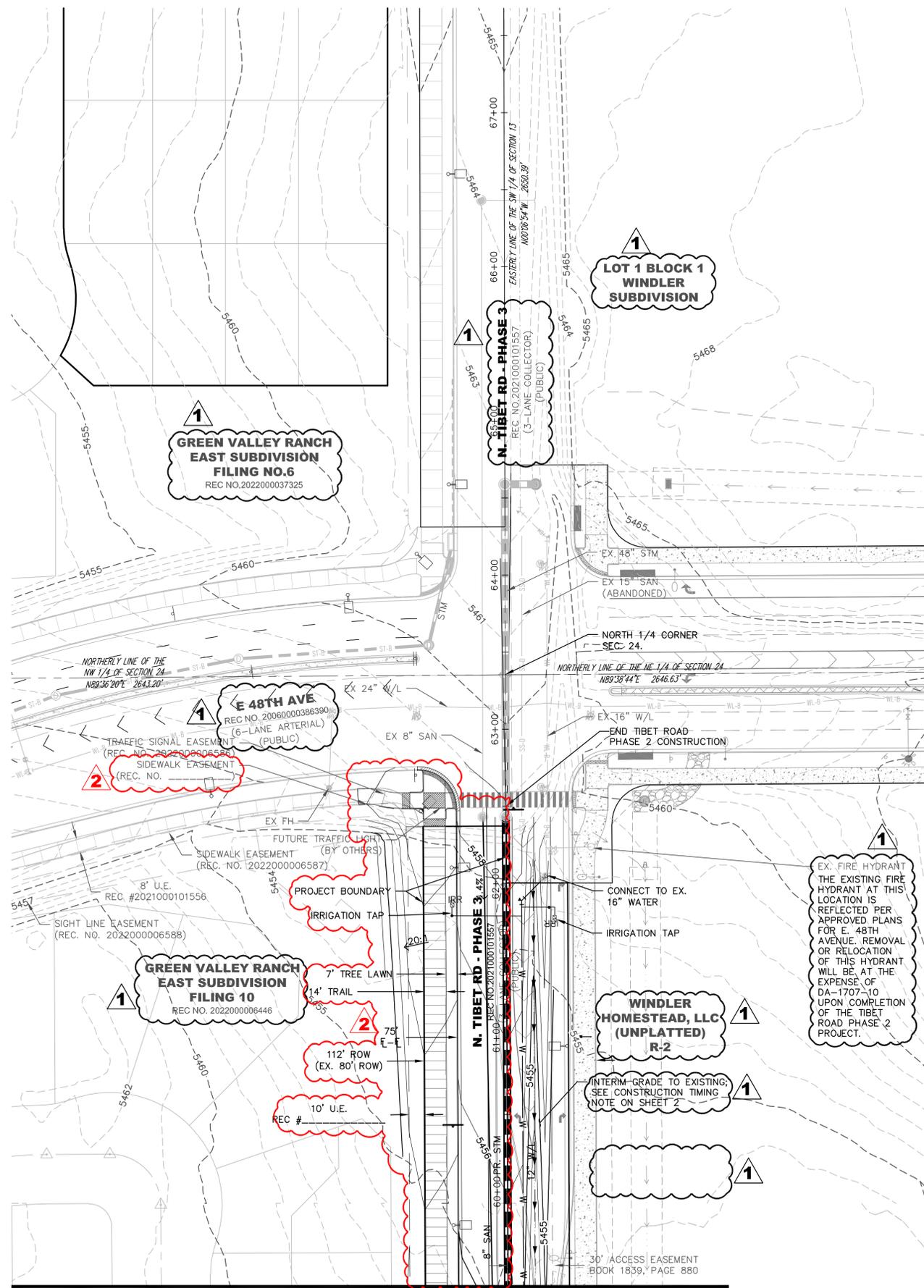




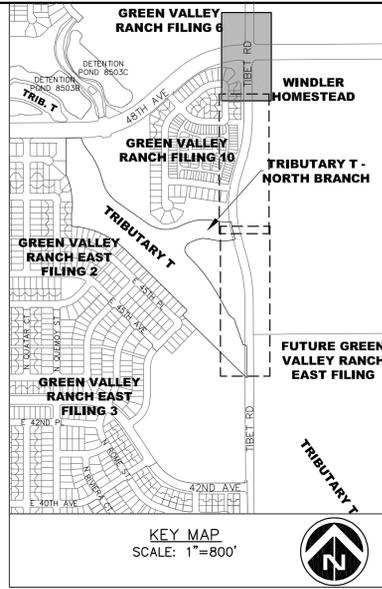
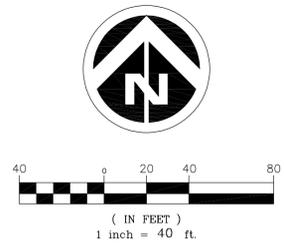




J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD PHASE 2\PLAN SETS\PROPR-GRADING AND UTILITY.DWG 6/7/2024 3:09 PM MENAM\_JULIE



SEE SHEET 9



**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, 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 + HP/+ LP           | — · — · — |

- 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.

**Dewberry**  
 Dewberry Engineers Inc.  
 8100 East Maplewood Avenue, Suite 150  
 Greenwood Village, CO 80111  
 303.861.5601 Kent, PE  
 Email: kent@dewberry.com

**TIBET ROAD - TRIBUTARY T TO 48TH AVENUE  
 SITE PLAN FOR INFRASTRUCTURE  
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 Checked By: TDK  
 Sheet Number: 10