

SOUTH ½ OF SECTION 13, TOWNSHIP 3S, RANGE 66W OF THE 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

Project Number:	50135732
Designed By:	GKP GKP
Checked By:	SOS
Sheet Number:	1

I:\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-TIBET ROAD PHASE 3\PLAN SETS\PRP\PRP-TIBET-P3-NOTES.DWG 3/21/2023 10:08 AM SMITH, JOSHUA

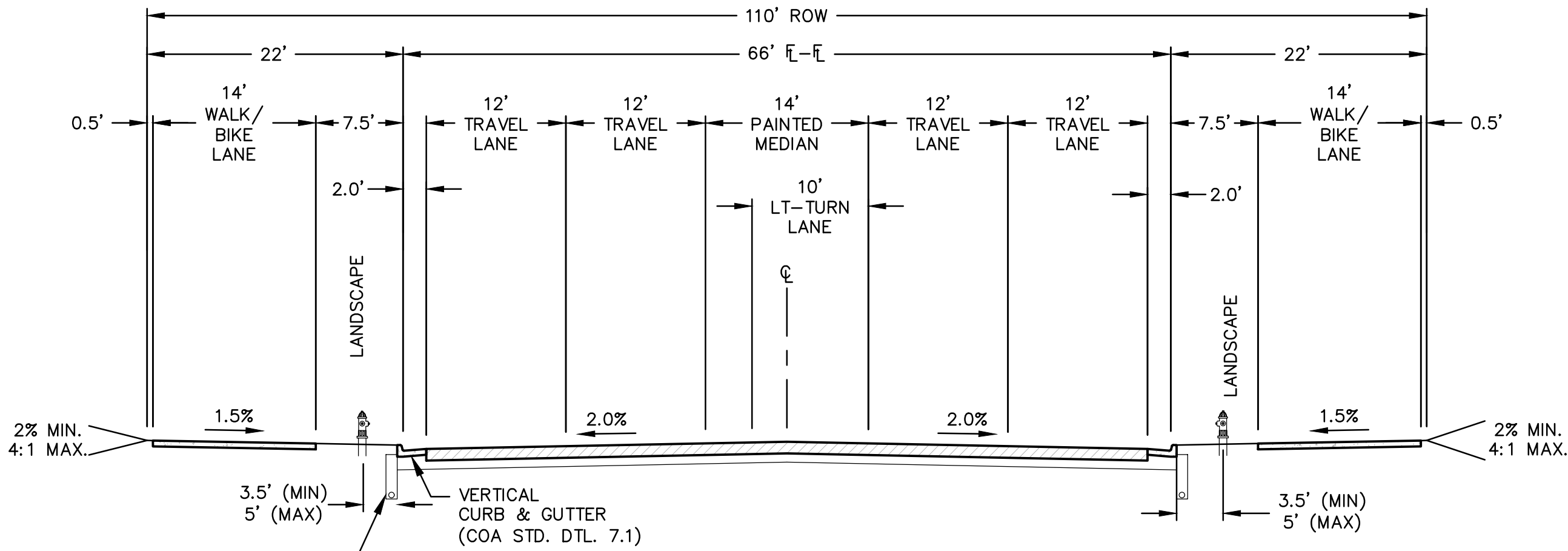
REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LANES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. 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
17. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, 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.

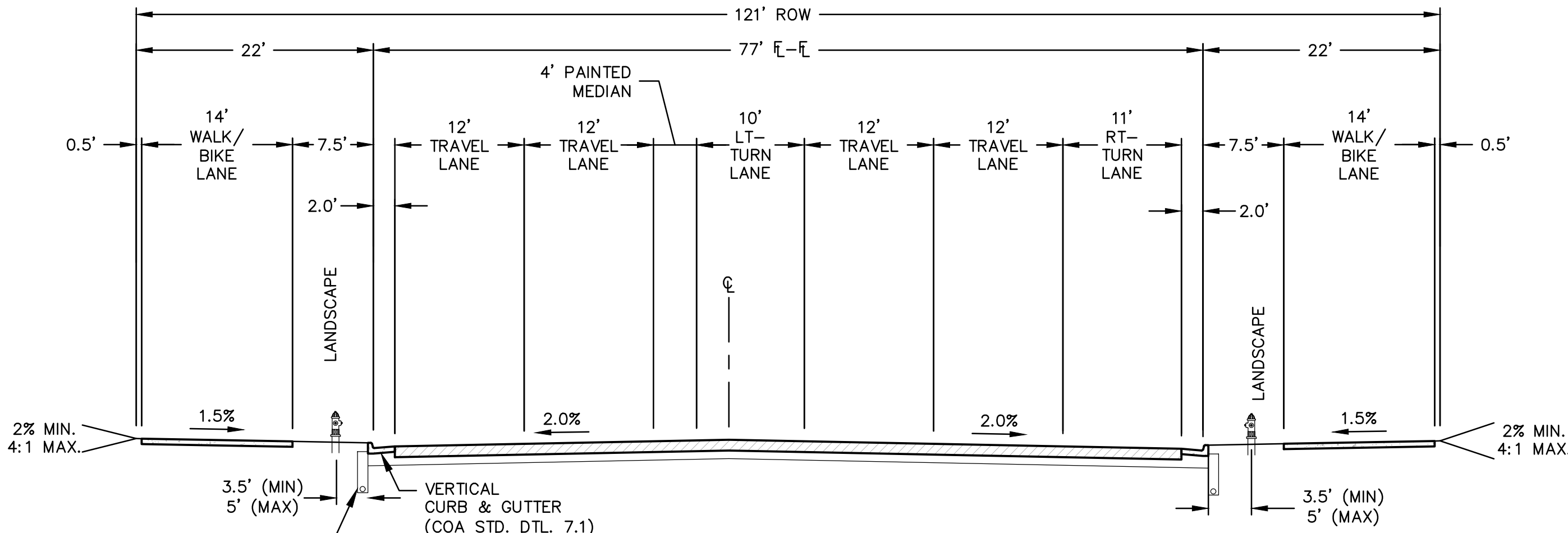
1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH PUBLIC STREET. SHALL SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MAUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPEMENT.
2. TRAFFIC SIGNAL ESCROW WILL APPLY TO THE INTERSECTION OF 48TH AVENUE AND TIBET ROAD, AS ADJACENT VERTICAL DEVELOPMENT OCCURS 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.
3. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED STREET LIGHT LOCATIONS SHOWN ON THE SITE PLAN ARE CONCEPTUAL. THE STREE LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.

LIST OF ACRONYMS AND ABBREVIATIONS

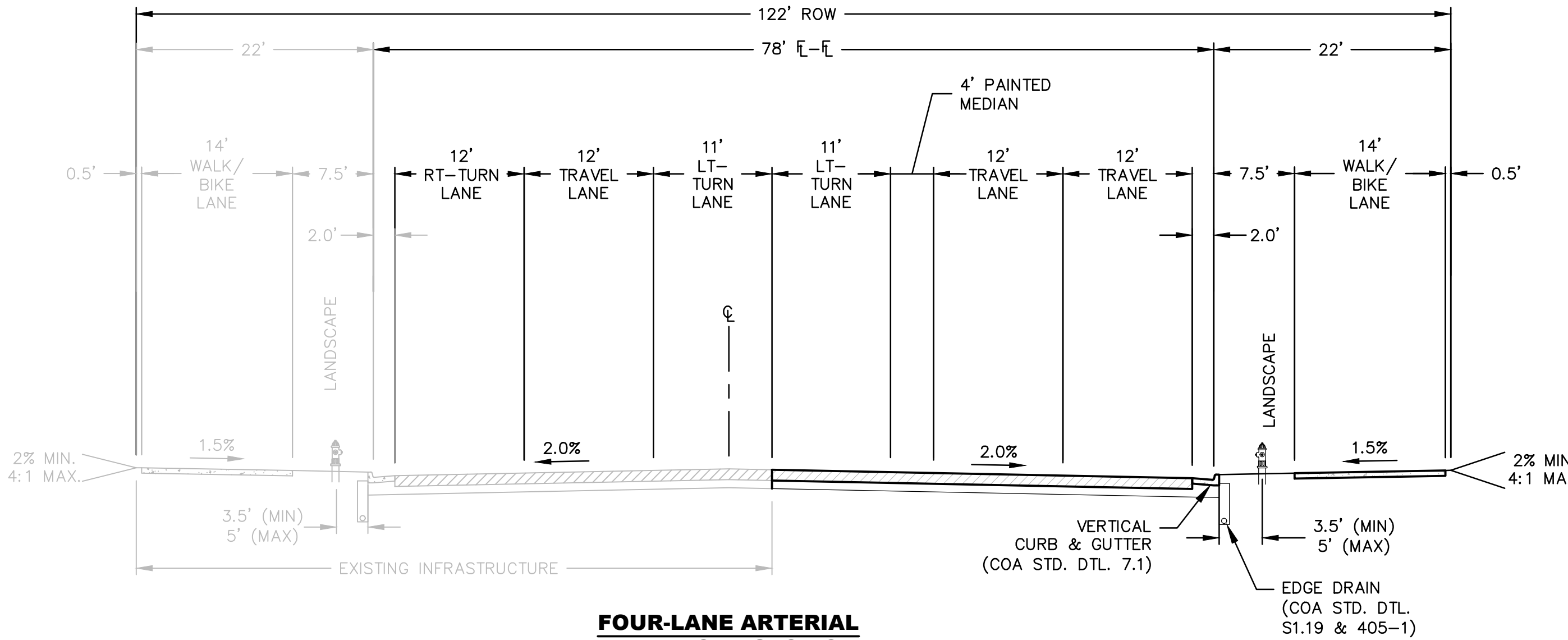
AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	EX	EXISTING	NWSEL	NORMAL WATER SURFACE ELEVATION	U.E.	UTILITY EASEMENT
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OLG	OVERLOT GRADING	VC	VERTICAL CURVE
A.D.	ALGEBRAIC DIFFERENCE	FES	FLARED END SECTION	OSP	OUTFALL SYSTEM PLAN	VCP	VITRIFIED CLAY PIPE
AC	ACRE	FG	FINISHED GRADE	PC	POINT OF CURVATURE	VERT	VERTICAL
ADA	AMERICANS WITH DISABILITY ACT	FH	FIRE HYDRANT	PCR	POINT OF CURVE RETURN	VN	NORMAL VELOCITY
A.E.	ACCESS EASEMENT	FM	FLOOD HAZARD AREA DELINEATION	PCL	PROJECTED GRADE LINE	W/	WITH
A.U.E.	ACCESS AND UTILITY EASEMENT	FL, \bar{L}	FLOOD INSURANCE RATE MAP	PL, \bar{L}	PROPERTY LINE	W/L	WATER LINE
ASSY	ASSEMBLY	FIRM	FLOW LINE	PMF	PROBABLE MAXIMUM FLOOD	WO	WATER QUALITY
BO	BLOW OFF	FR	FROUDE NUMBER	PRC	POINT OF REVERSE CURVATURE	WOCV	WATER QUALITY CAPTURE VOLUME
BMP	BEST MANAGEMENT PRACTICES	FS	FIRE SERVICE	PROP	PROPOSED	WSEL	WATER SURFACE ELEVATION
BNDY	BOUNDARY	FT	FOOT	PSI	POUNDS PER SQUARE INCH		
BOP	BOTTOM OF PIPE	FUT	FUTURE	PT	POINT OF TANGENCY		
BOW	BACK OF WALL	GB	GRADE BREAK	PVC	POLYVINYL CHLORIDE		
BW	BOTTOM OF WALL	G.E.	GAS EASEMENT	PVI	POINT OF VERTICAL INTERSECTION		
CDS	CONSTRUCTION DOCUMENTS	GPM	GALLONS PER MINUTE	Q10	10 YEAR DISCHARGE		
CO	CLEAN OUT	GSBD	GROUTED SLOPING BOULDER DROP	Q100	100 YEAR DISCHARGE		
CFS	CUBIC FEET PER SECOND	GV	GATE VALVE	RCBC	REINFORCED CONCRETE BOX CULVERT		
CH	CHORD LENGTH	HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE		
CHB	CHORD BEARING			ROW	RIGHT OF WAY		
CL, \bar{C}	CENTERLINE	HGL	HYDRAULIC GRADE LINE	SHLDR	SHOULDER		
CLR	CLEARANCE	HORZ	HORIZONTAL	SAN	SANITARY SEWER		
OMP	CORRUGATED METAL PIPE	HP	HIGH POINT	SB	STILLING BASIN		
CONC	CONCRETE	HW	HEAD WALL	S.E.	SIDEWALK EASEMENT		
D.E.	DRAINAGE EASEMENT	INT	INTERSECTION OR INTERCEPT	SEC	SECTION		
DFLT	DEFLECTION	INV	INVERT	SF	SQUARE FEET		
D.U.E.	DRAINAGE AND UTILITY EASEMENT	IRR	IRRIGATION	S.S.W.E.	SANITARY, STORM AND WATER EASEMENT		
DIA	DIAMETER	JT	JOINT	STA	STATION		
DIP	DUCTILE IRON PIPE	LF	LINEAR FOOT	STD	STANDARD		
DTL	DETAIL	LP	LOW POINT	STM	STORM SEWER		
E.A.E.	EMERGENCY ACCESS EASEMENT	MAX	MAXIMUM	SWMP	STORMWATER MANAGEMENT PLAN		
EATUR	EMPTY ACCORDING TO UTILITY RECORDS	ME	MATCH EXISTING	TB	THRUST BLOCK		
EGL	ENERGY GRADE LINE	MH	MANHOLE	TBC	TOP BACK OF CURB		
ELEV	ELEVATION	MHFD	MILE HIGH FLOOD DISTRICT	TEMP	TEMPORARY		
EOA	EDGE OF ASPHALT	MIN	MINIMUM	TOF	TOP OF FOUNDATION		
EOI	END OF SURFACE GEOPHYSICAL INFORMATION	NAC	NO ASSOCIATED CABLES FOUND FROM STRUCTURE	TOP	TOP OF PIPE		
EOP	EDGE OF PAVEMENT	NAP	NO ASSOCIATED PIPING FOUND FROM STRUCTURE	TOS	TOP OF SLAB		
EORI	END OF RECORD INFORMATION	N.T.S.	NOT TO SCALE	TW	TOP OF WALL		
		NO.	NUMBER	TYP	TYPICAL		
				U.D.	UNDERDRAIN		
				U.D.C.O.	UNDERDRAIN CLEAN OUT		



FOUR-LANE ARTERIAL
TIBET ROAD SECTION
LEFT-TURN LANE (STA: 20+11.01 TO STA: 20+63.01
& STA: 26+53.51 TO STA: 28+03.51)
N.T.S.



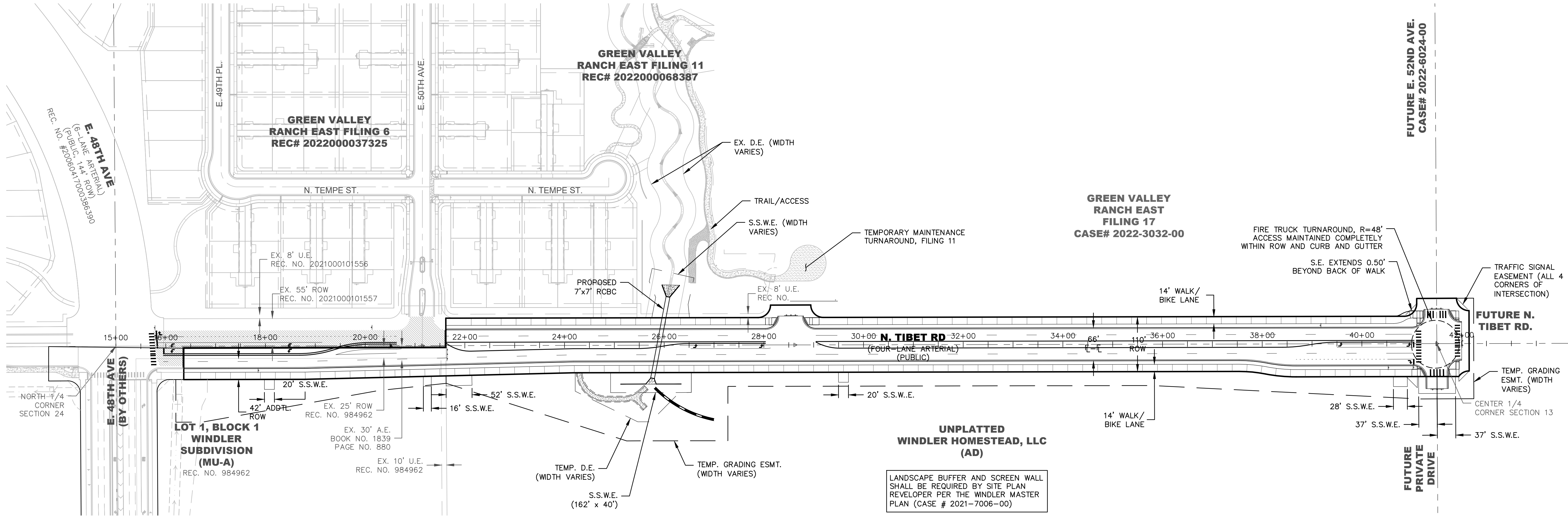
FOUR-LANE ARTERIAL
TIBET ROAD SECTION
TURN LANES (121' ROW)
121' ROW (STA: 40+52.85 TO STA: 41+94.37)
LEFT-TURN LANE (STA: 39+50.18 TO STA: 41+02.95)
RIGHT-TURN LANE (STA: 40+53.65 TO STA: 41+03.65)
N.T.S.



FOUR-LANE ARTERIAL
TIBET ROAD SECTION
TURN LANES (122' ROW)
122' ROW (STA: 16+07.34 TO STA: 18+78.41)
RIGHT-TURN LANE (STA: 15+82.78 TO STA: 16+32.78)
OUTER LEFT-TURN LANE (STA: 15+84.44 TO STA: 18+67.11)
INNER LEFT-TURN LANE (STA: 15+97.11 TO STA: 18+67.11)
N.T.S.

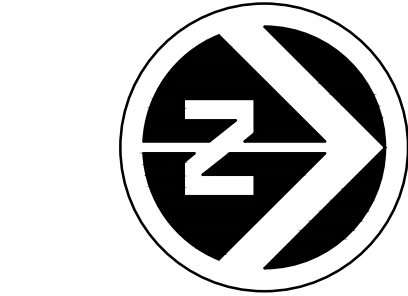
No.	Date	Description
4	03/21/2023	FOURTH SUBMITTAL
3	02/07/2023	THIRD SUBMITTAL
2	08/12/2022	SECOND SUBMITTAL
1	04/16/2021	FIRST SUBMITTAL

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NOTES:

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII ARE 25'.
3. ALL STORM DRAINAGE FACILITIES ARE PUBLIC.
4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

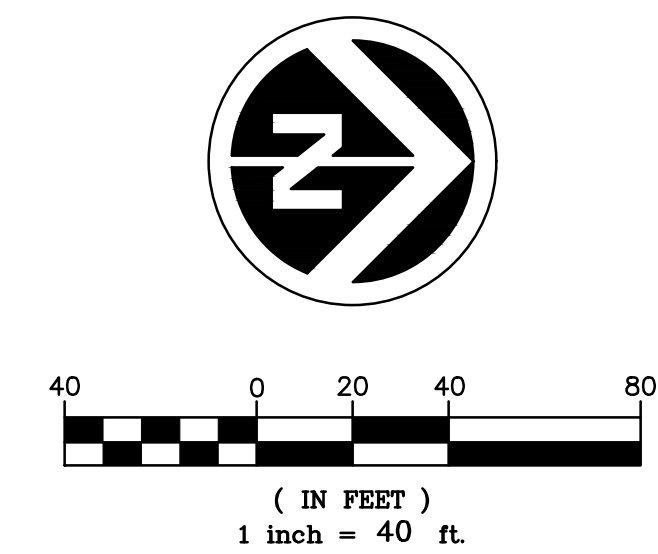
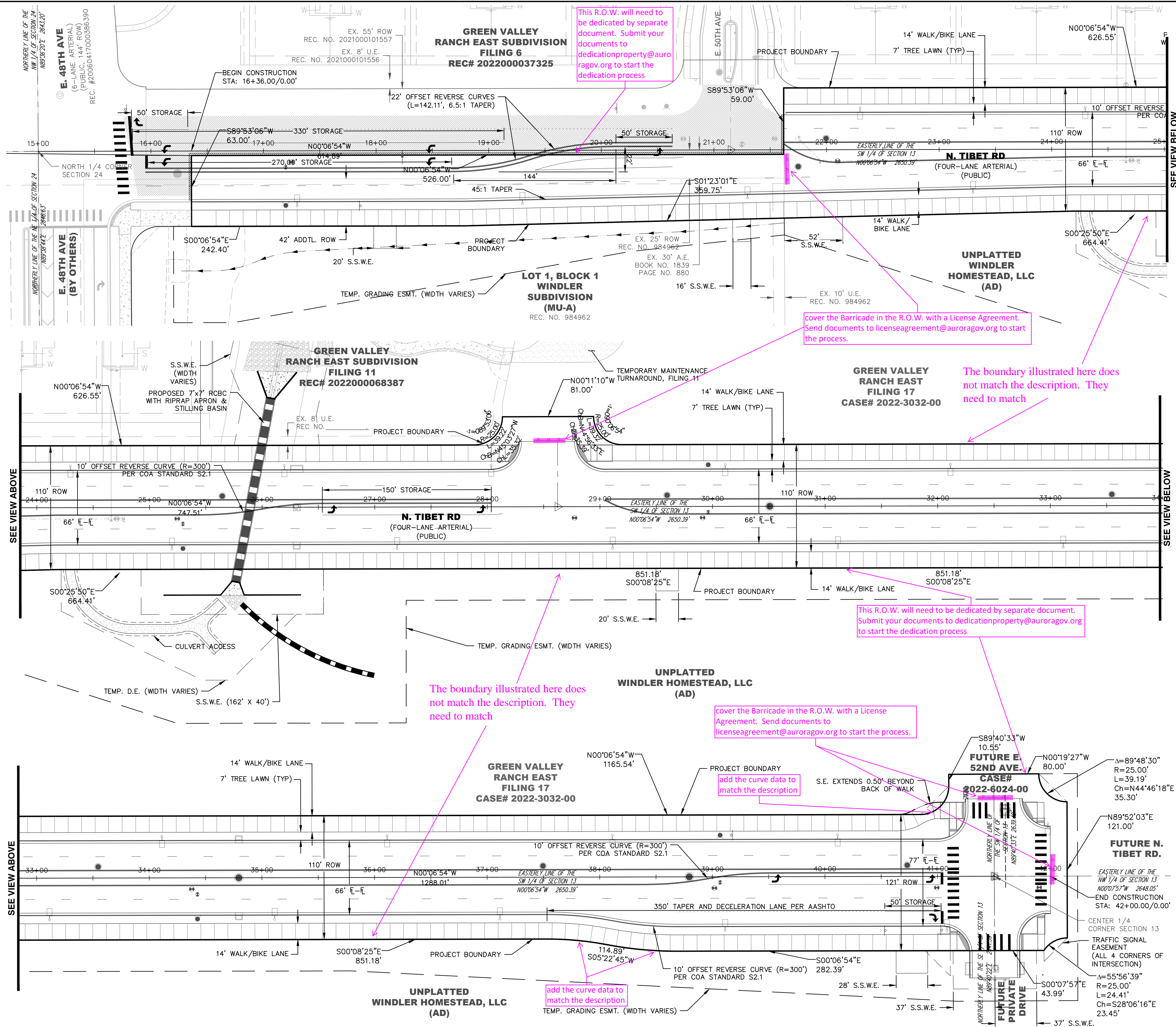


100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SYMBOLS AND LINETYPES LEGEND			
BOUNDARY LINE		RANGE POINT	
EASEMENT LINE		EX. TIBET ROAD ASPHALT NORTH OF 48TH AVE.	
SECTION LINE			
HALF-SECTION LINE			
RIGHT OF WAY LINE			
CENTER LINE OF STREET			
EX. EASEMENT LINE			
CURB, GUTTER, SIDEWALK & RAMP			

DOCUMENT AMENDMENTS	
No.	Description
4	FOURTH SUBMITTAL
3	THIRD SUBMITTAL
2	SECOND SUBMITTAL
1	FIRST SUBMITTAL

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SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	---
EASEMENT LINE	- - - -
SECTION LINE	- . - .
HALF-SECTION LINE	- . - .
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
SIGHT LINE	---
EX EASEMENT LINE	---
CURB, GUTTER, SIDEWALK & RAMP	[Symbol]
STREET SIGN	[Symbol]
RANGE POINT	[Symbol]
FIRE HYDRANT AND VALVE	[Symbol]
EX. FIRE HYDRANT	[Symbol]
WATER VALVE	[Symbol]
SL-4 STREET LIGHT	[Symbol]
EX. STREET LIGHT	[Symbol]
STORM/SEWER MANHOLE	[Symbol]
STORM INLET	[Symbol]
FLARED END SECTION	[Symbol]
EX. TIBET ROAD ASPHALT NORTH OF 48TH AVE.	[Symbol]

- NOTES:**
- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT 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.
 - THE FINAL INTERSECTION DESIGN FOR TIBET ROAD AND E. 52ND AVENUE HAS NOT YET BEEN A DETERMINED THROUGH CITY REVIEW OF AN APPROVED TRAFFIC IMPACT STUDY. POTENTIAL MODIFICATIONS FOR THIS INTERSECTION MAY BE REQUIRED ON CIVIL PLANS.

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2011 Cherry Street, Suite 206
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Contact: Suzanne O. Sibal, PE
Email: ssibal@dewberry.com

N. TIBET RD. - E. 48TH AVE. TO E. 52ND AVE.
SITE PLAN

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

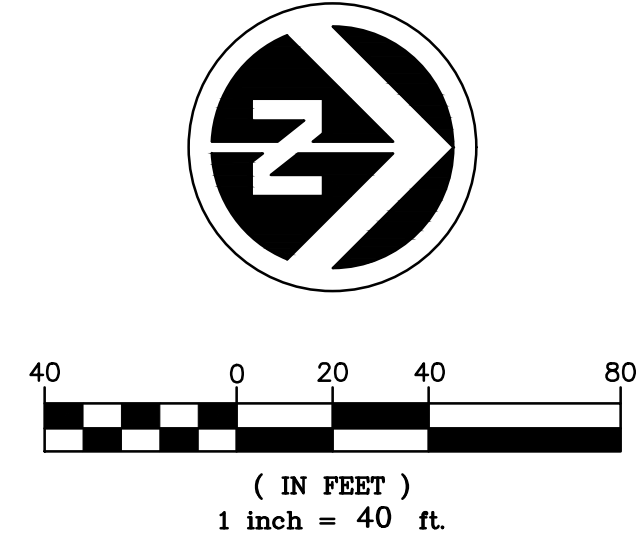
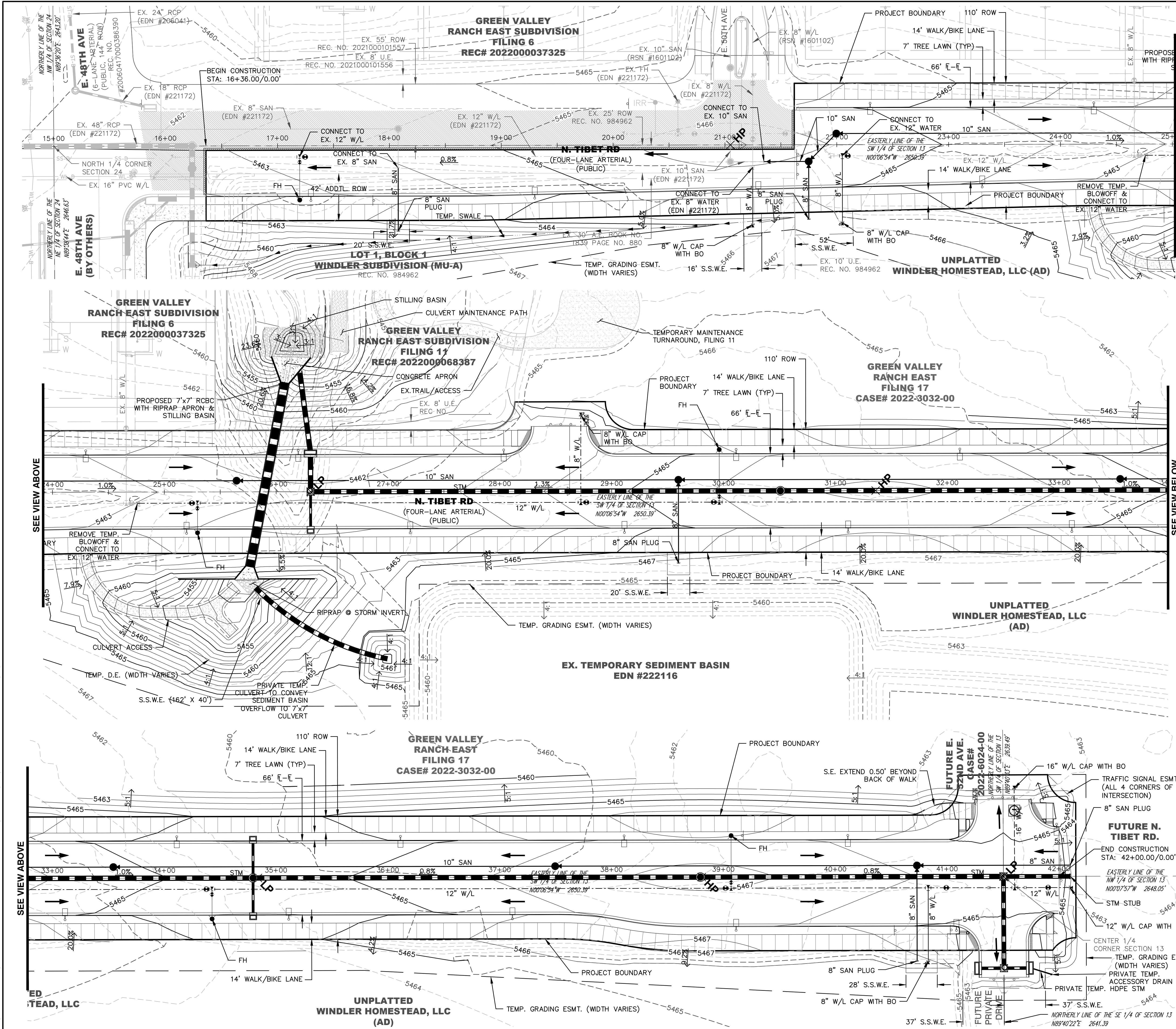
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Project Number:	50135732
Designed By:	GKP
Drawn By:	GKP
Checked By:	SOS
Sheet Number:	4

DOCUMENT AMENDMENTS

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STORM SEWER NOTE
1. ALL STORM SEWER FACILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.

SYMBOLS AND LINETYPES LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	SECTION LINE
	HALF-SECTION LINE
	RIGHT OF WAY LINE
	CENTER LINE OF STREET
	PROPOSED CONTOURS 5800
	EXISTING CONTOURS 5700
	8" WATERLINE W/ GATE VALVE & TEE
	12" WATERLINE
	SANITARY SEWER W/ MANHOLE
	STORM SEWER W/ INLET, MANHOLE, & F.E.S.
	CURB, GUTTER, SIDEWALK & RAMP
	FIRE HYDRANT
	SL-4 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
	RANGE POINT
	EX. TIBET ROAD ASPHALT NORTH OF 48TH AVE.

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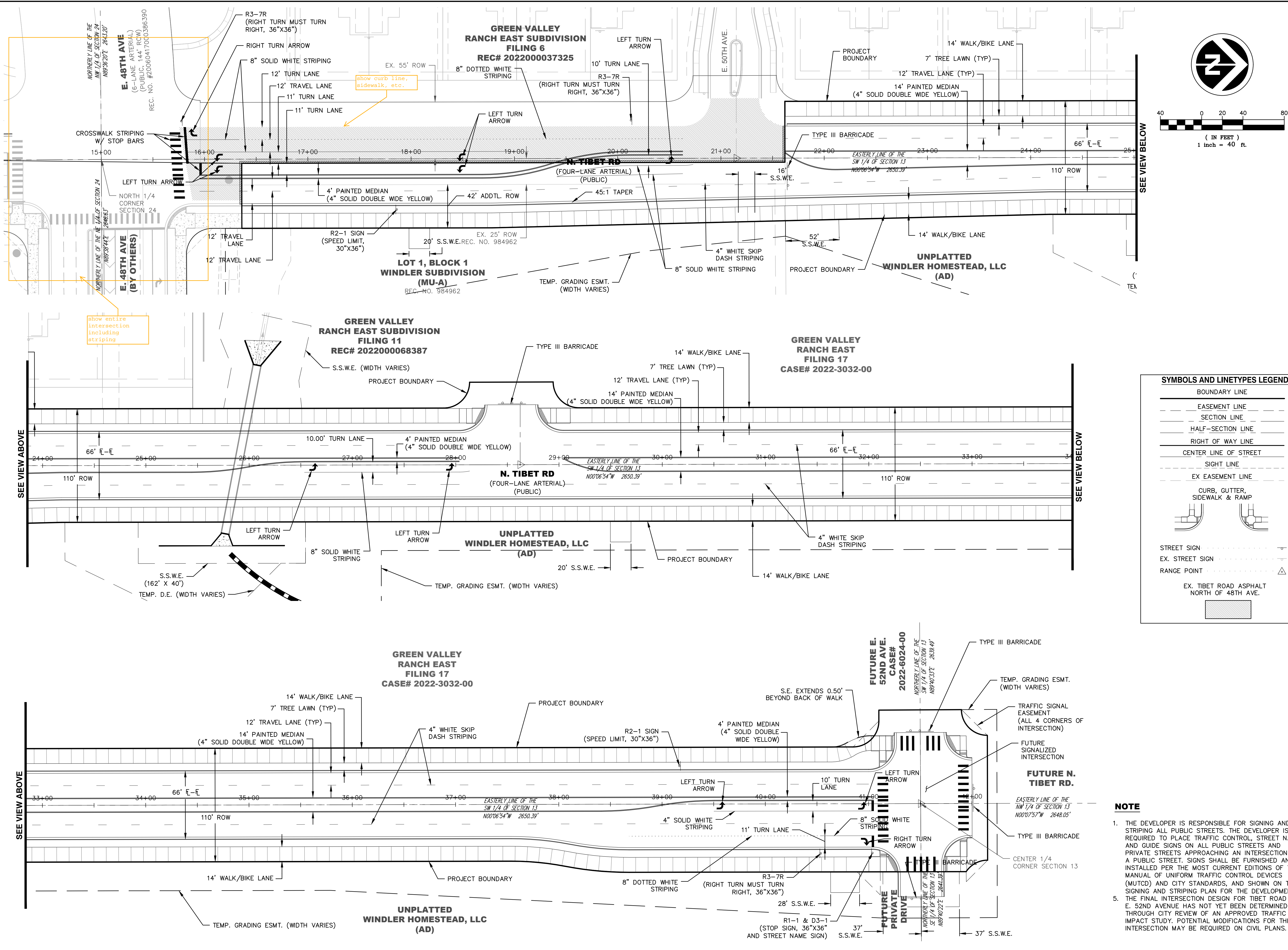
N. TIBET RD. - E. 48TH AVE. TO E. 52ND AVE.
SITE PLAN

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

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SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
SIGHT LINE	---
EX EASEMENT LINE	---
CURB, GUTTER, SIDEWALK & RAMP	---
STREET SIGN	---
EX. STREET SIGN	---
RANGE POINT	---
EX. TIBET ROAD ASPHALT NORTH OF 48TH AVE.	---

- NOTE**
- 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 OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
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Checked By: SOS

Sheet Number: 6

OAKWOOD HOMES

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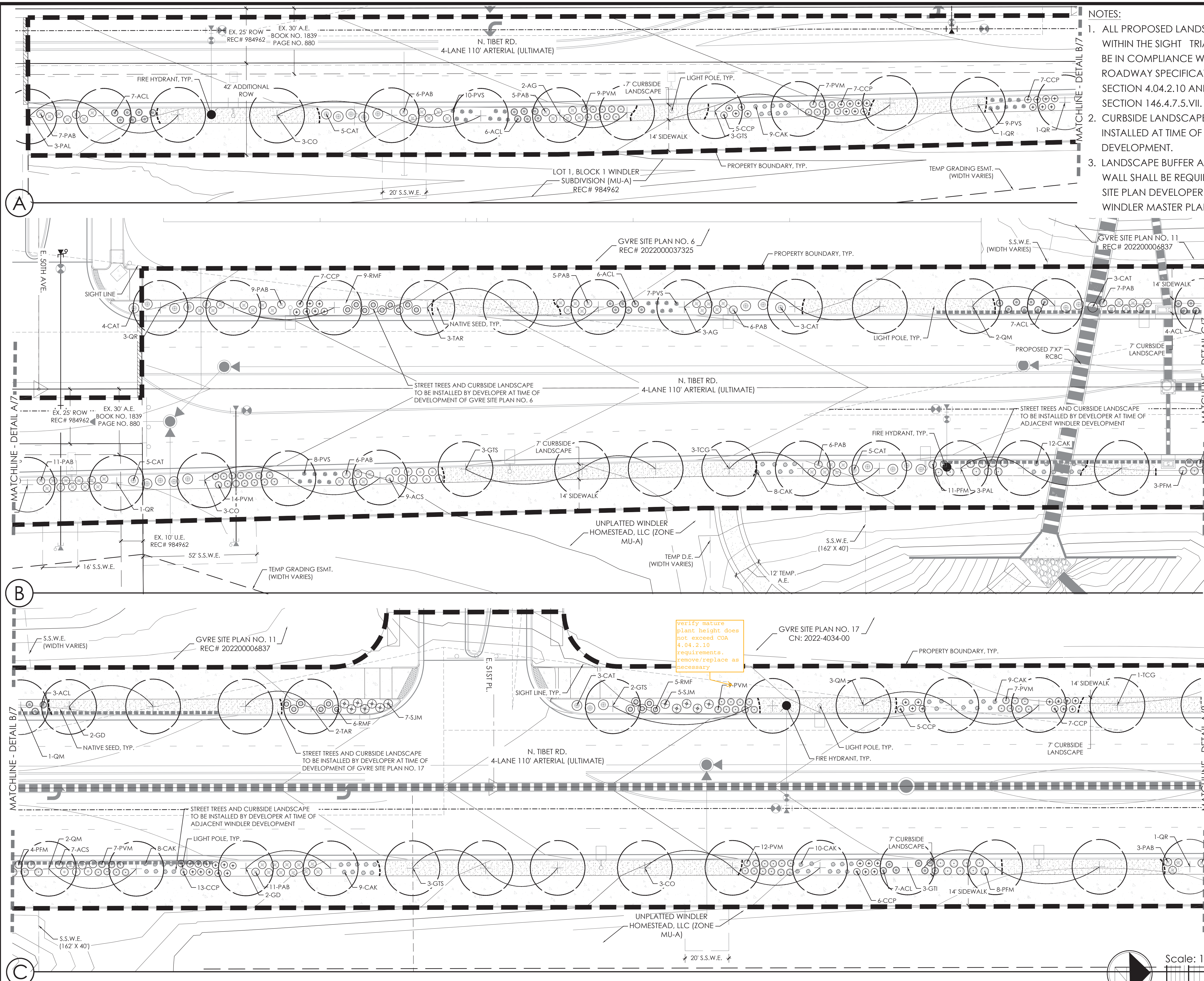
N. TIBET RD. - E. 48TH AVE. TO E. 52ND AVE. SITE PLAN

SIGNAGE AND STRIPING PLAN

Dewberry

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Email: ssibel@dewberry.com

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 3\11.1-SHEETS\GVR-E_TIBET-RD_LANDSCAPE.DWG
DILLON COOK
3/23/2023 12:15 PM



NOTES:

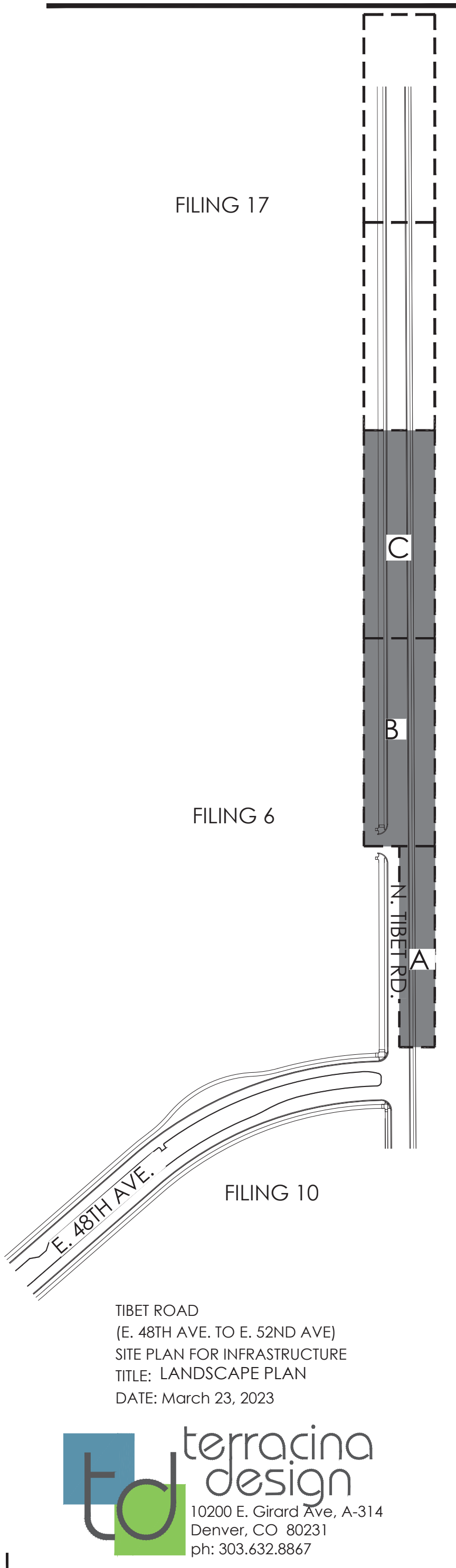
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
2. CURBSIDE LANDSCAPE TO BE INSTALLED AT TIME OF ADJACENT DEVELOPMENT.
3. LANDSCAPE BUFFER AND SCREEN WALL SHALL BE REQUIRED BY THE SITE PLAN DEVELOPER PER THE WINDLER MASTER PLAN.

LEGEND

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

S.S.W.E.= SANITARY, SEWER AND WATER EASEMENT
U.E.= UTILITY EASEMENT
A.E.= ACCESS EASEMENT
D.E.= DRAINAGE EASEMENT
S.E.= SIDEWALK EASEMENT

KEY MAP



NOT FOR CONSTRUCTION

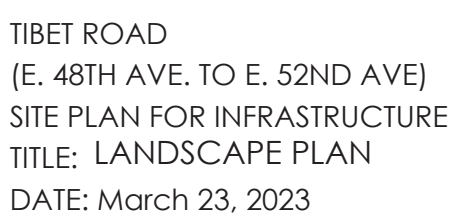
Scale: 1"= 20'-0"

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B

- NOT FOR CONSTRUCTION**



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 3\11.1-SHEETS\GVR-E_TIBET-RD_DETAILS.DWG
3/23/2023 12:32 PM
DILLON COOK

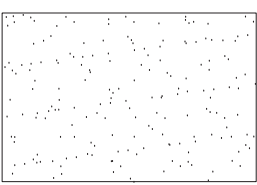
LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 ½"-3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SIGHT TRIANGLE CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
- LIGHTING WILL INCLUDE 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 AREA: MIXTURE 2 - MID-GRASS PRAIRIE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
4	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
6	BOUTELLOA CURTINPENDULA 'BUTTE'	SIDEOLTS GRAMA, BUTTE*
4	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
1	KOELERIA CRISTATA	JUNEGRASS, NATIVE
7	PASCOPIRYIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
2	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	LITTLE BLUESTEM, BLAZE*
1	SPOROBOLUS CRYPTANDRUS 'NATIVE'	SAND DROPSEED, NATIVE*
5	STIPA VIRIDULA (AKA NASELLA) 'LORDORN'	GREEN NEEDLEGRASS, LORDORN
TOTAL: 30		
OPTIONAL WILDFLOWERS		
1	ARTEMISIA FRIFIDA	FRINGED SAGE, NATIVE
2	ASTER LAEVIS	SMOOTH ASTER, NATIVE
1	ACHILLEA LANUGINOSA	WHITE YARROW, NATIVE
1	ARTEMISIA LUDOVISCIANA	LOUISIANA SAGE, NATIVE
4	GAILLARDIA ARISTATA	BLANKETFLOWER, NATIVE
2	HELIOMERIS MULTIFLORA (AKA VIGUIERA)	SHOWY GOLDENEYE, NATIVE
2	OXYTOPIIS LAMBERTII	SHOWY LOCOWEED, NATIVE
2	OXYTOPIIS SERICEA	SILKY LOCOWEED, NATIVE
2	PENSTEMON SECUNIFLORA	SIDEBELLS PENSTEMON, NATIVE
2	PENSTEMON VIRGATUS	WAND PENSTEMON, NATIVE
3	SPHAERALCEA COCCINIA	SCARLET GLOBEMALLOW, NATIVE

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 30 LBS/ACRE RATE FOR MIX.
**1/4 LBS MIN. PER SPECIES ORDER



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
11	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
17	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L
7	CD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
6	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
17	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
11	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
11	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	M
11	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
5	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5" CAL	B&B	M
9	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
DECIDUOUS SHRUBS						
46	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
40	ACS	ARTEMISIA CANA	SILVER SAGEBRUSH	#5	CONT.	L
40	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
120	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
123	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
55	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
136	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
36	RMF	ROSA 'MEIDLAND FIRE'	MEIDLAND FIRE ROSE	#5	CONT.	L
24	SJM	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#5	CONT.	L
PERENNIALS						
12	ADS	AGASTACHE DESERT SUNRISE	HYSSOP, DESERY SUNRISE HYSSOP	#5	CONT.	L
30	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#5	CONT.	L
GRASSES						
132	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
79	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L

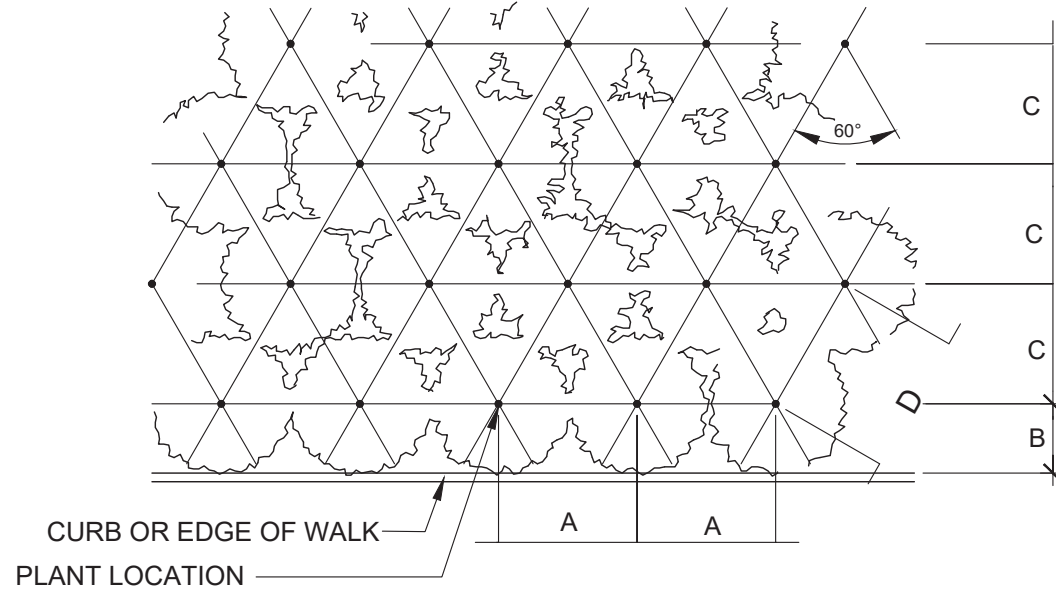
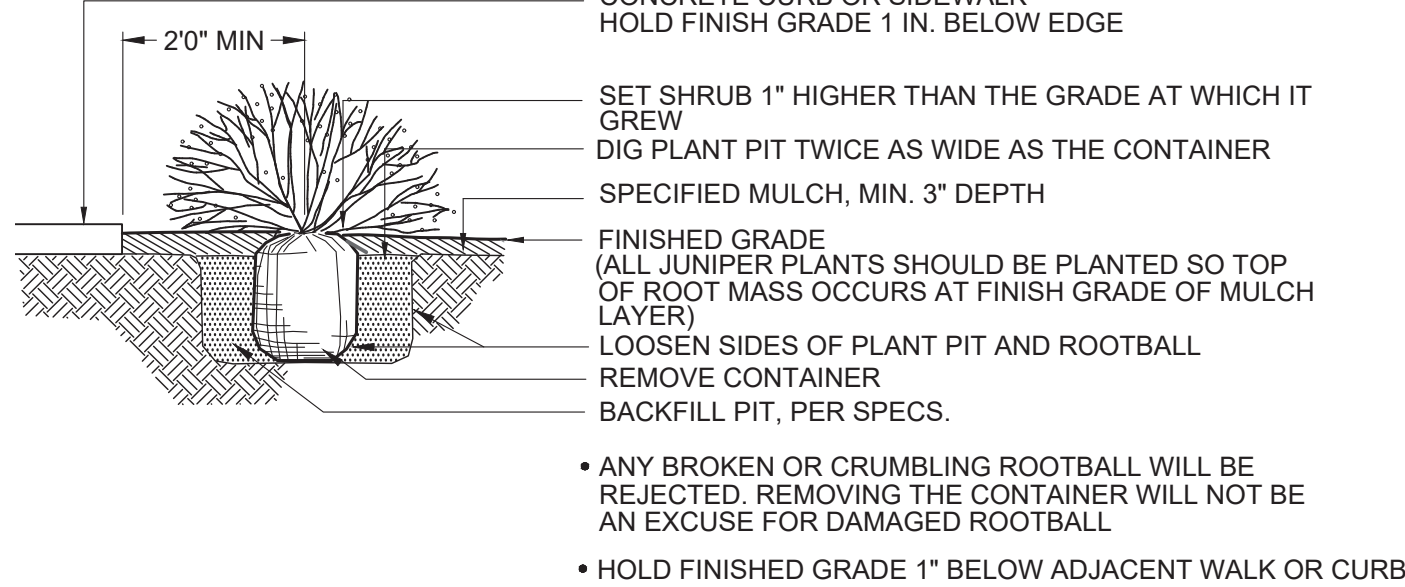
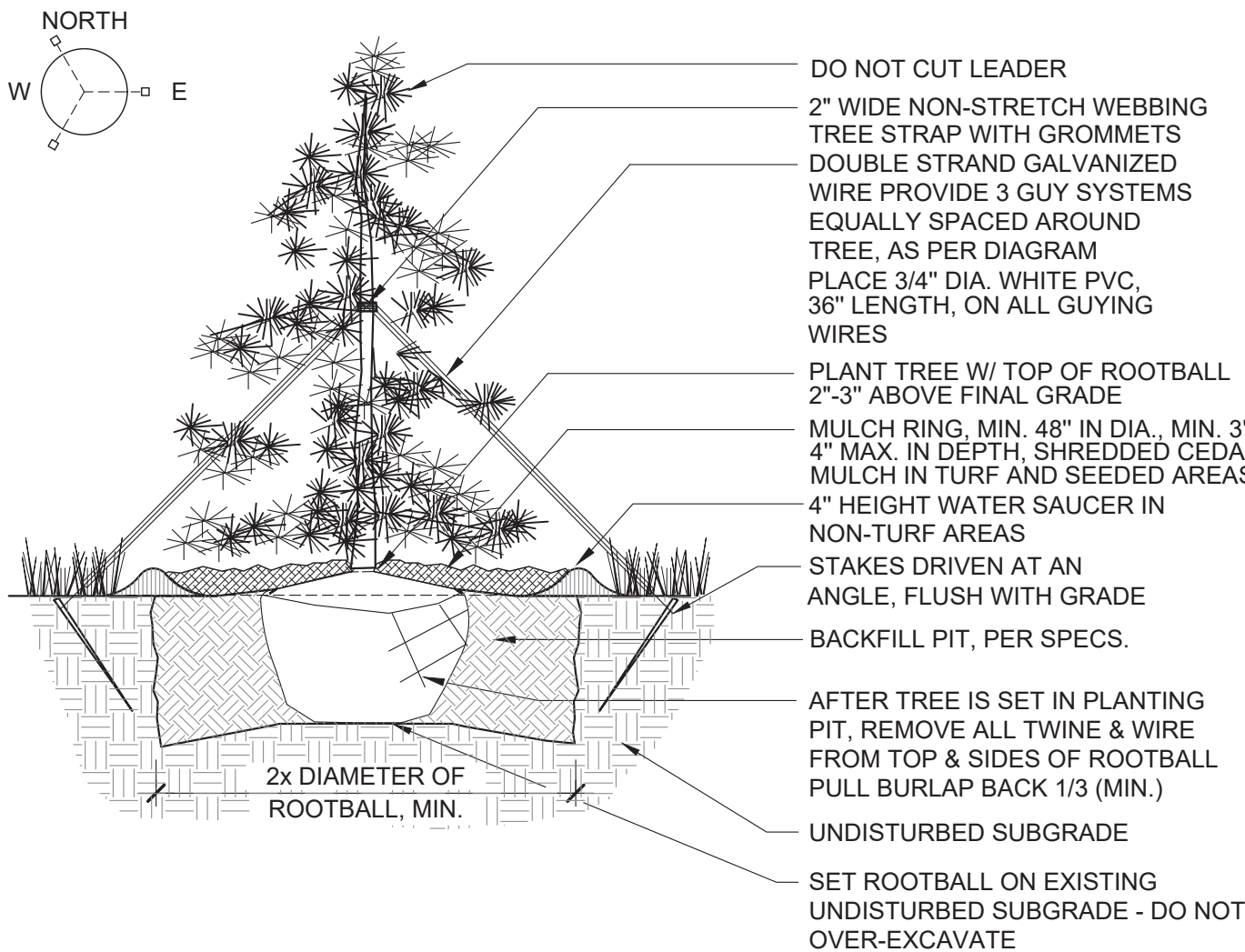
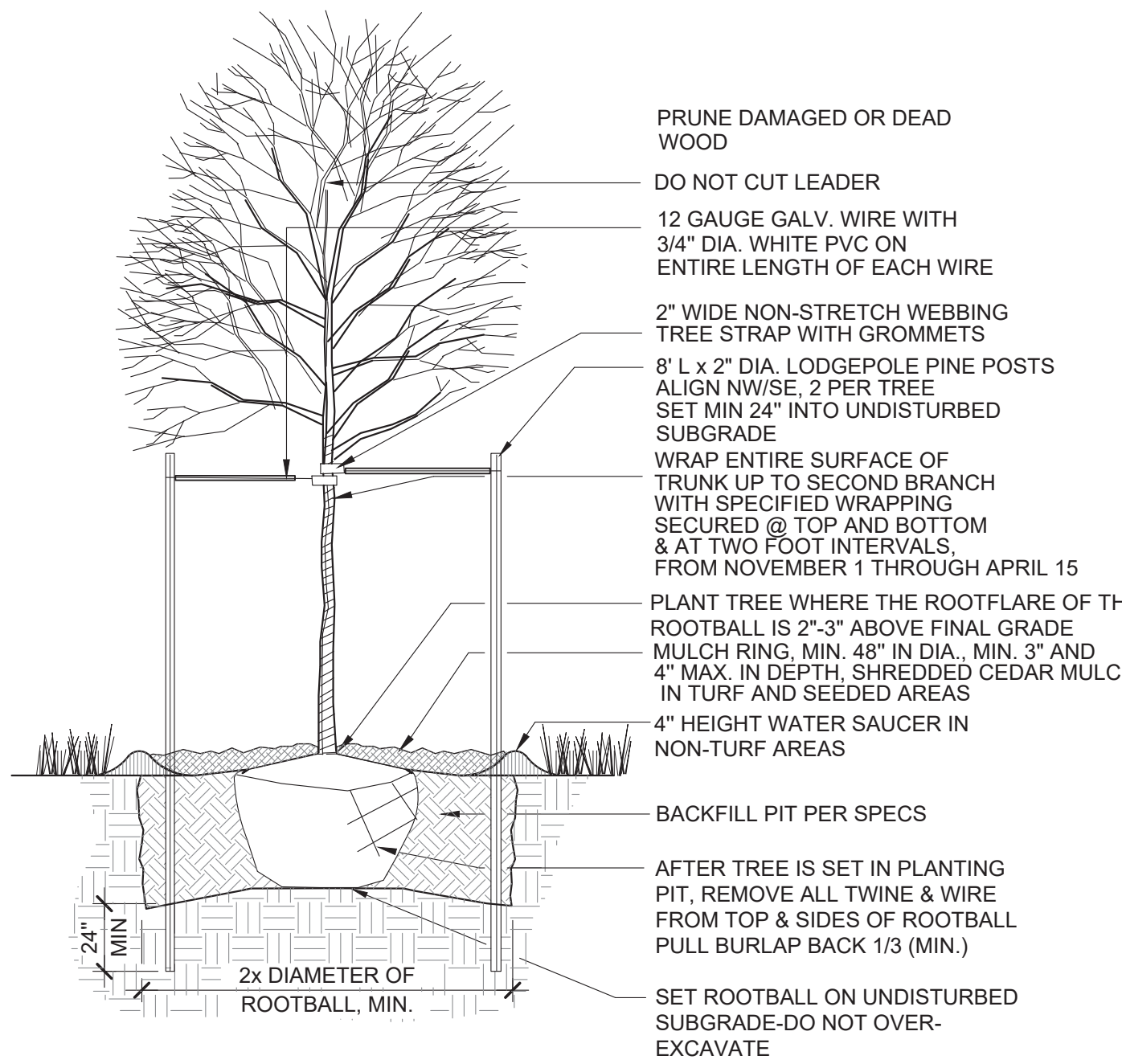
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

**CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MINIMUM OF 5 GAL. CONTAINERS.

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)	1,810	13,361	45	45	334	259 (78%)	78 (22%)
TIBET RD., (EAST)	2,412	17,243	60	60	431	361 (84%)	133 (16%)

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



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"

1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

2 EVERGREEN TREE PLANTING DETAIL

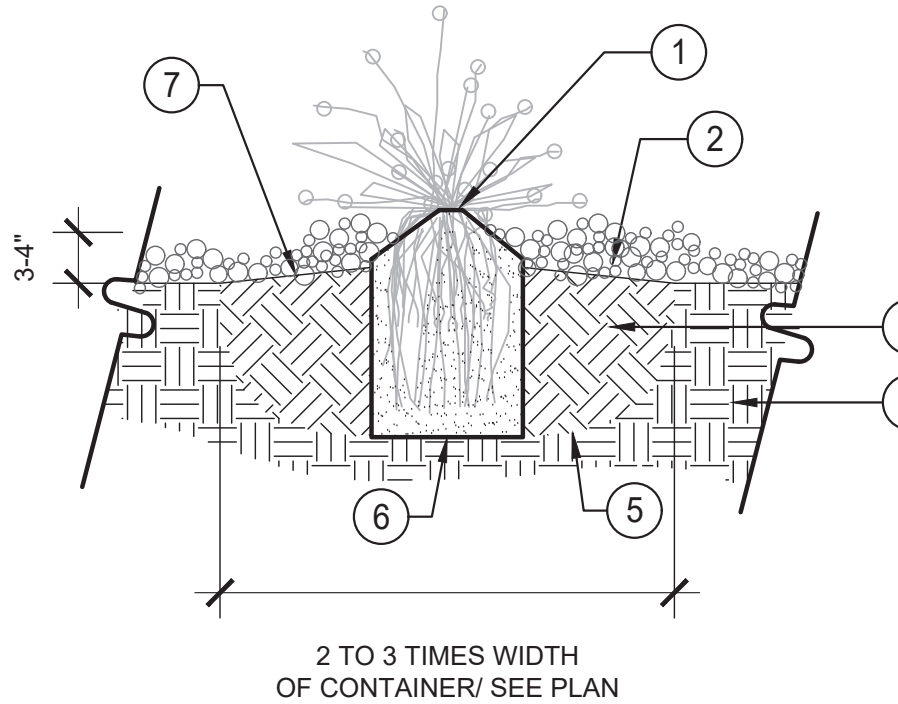
SCALE: NTS

3 SHRUB PLANTING DETAIL

SCALE: NTS

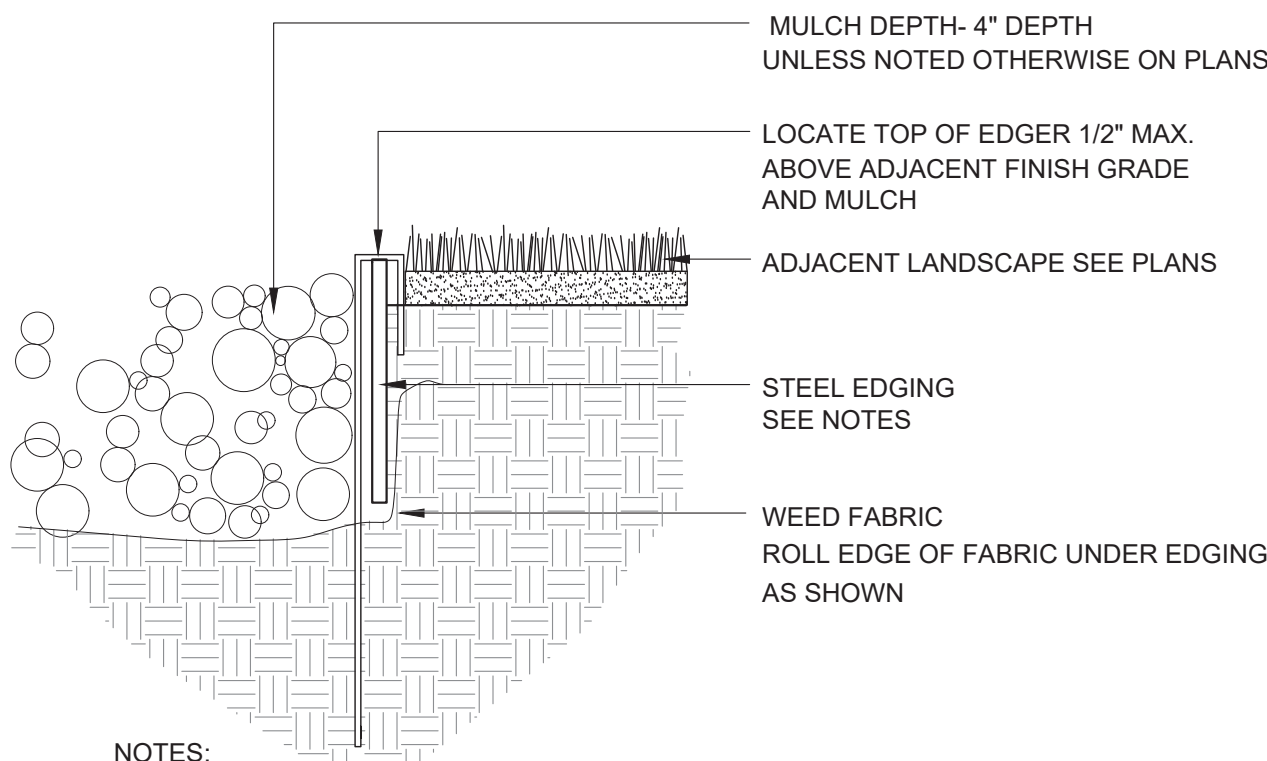
4 PERENNIAL PLANT SPACING DETAIL

SCALE: NTS



NOTES:

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



NOTES:

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

5 PERENNIAL PLANTING DETAIL

SCALE: NTS

6 STEEL EDGING

SCALE: NTS

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.
W/ 2 Bolts	8	8,000 / 12,000	12	60	PC1212CA00**
W/ 2 Bolts	15	15,000 / 22,500	12	60	PC1212HA00**
No Bolts	8	8,000 / 12,000	12	60	PC1212WA00**

To order gasketed covers, replace the letter "A" with the letter "G".

Gasketed covers are with 4 bolts.

Replace ** with a logo code found on page 60.

NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do make the enclosure water tight.

Boxes

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

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.

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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.
W/ 2 Bolts	8	8,000 / 12,000	27	40	PG1118CA00**
W/ 2 Bolts	15	15,000 / 22,500	27	40	PG1118BA00**
No Bolts	8	8,000 / 12,000	27	40	PG1118WA00**
W/ 2 Bolts	22	22,500 / 33,750	27	40	PG1118HA00**

To order gasketed covers, replace the letter "A" with the letter "G".

Replace "*" with a logo code found on page 60. See page 65 for meter and touch/radio read cover options.

NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

Boxes

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

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MUEBBEL

The diagram illustrates a trench layout for conduits and cables. At the top, a horizontal line represents the 'FINISH GRADE'. The trench walls are shown with vertical hatching. On the left side, a vertical dimension line indicates a depth of '24" MIN. UNDERGROUND' and '30" MIN. UNDER ROADWAY'. Inside the trench, a horizontal hatched rectangle represents a 'NON-DETECTABLE CAUTION TAPE. 12" ABOVE CONDUITS.'. At the bottom of the trench, there are three items: a small circle labeled 'DIRECT BURIED CABLE', a larger circle labeled 'PVC MAINLINE' with an '8"' dimension line indicating its diameter, and a small dot labeled 'TRACER WIRE'. The area around the PVC mainline is labeled 'BACKFILL MATERIAL (TYPICAL) REFER TO TECHNICAL SPECIFICATIONS'. A 'NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.' is located at the bottom left.

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