

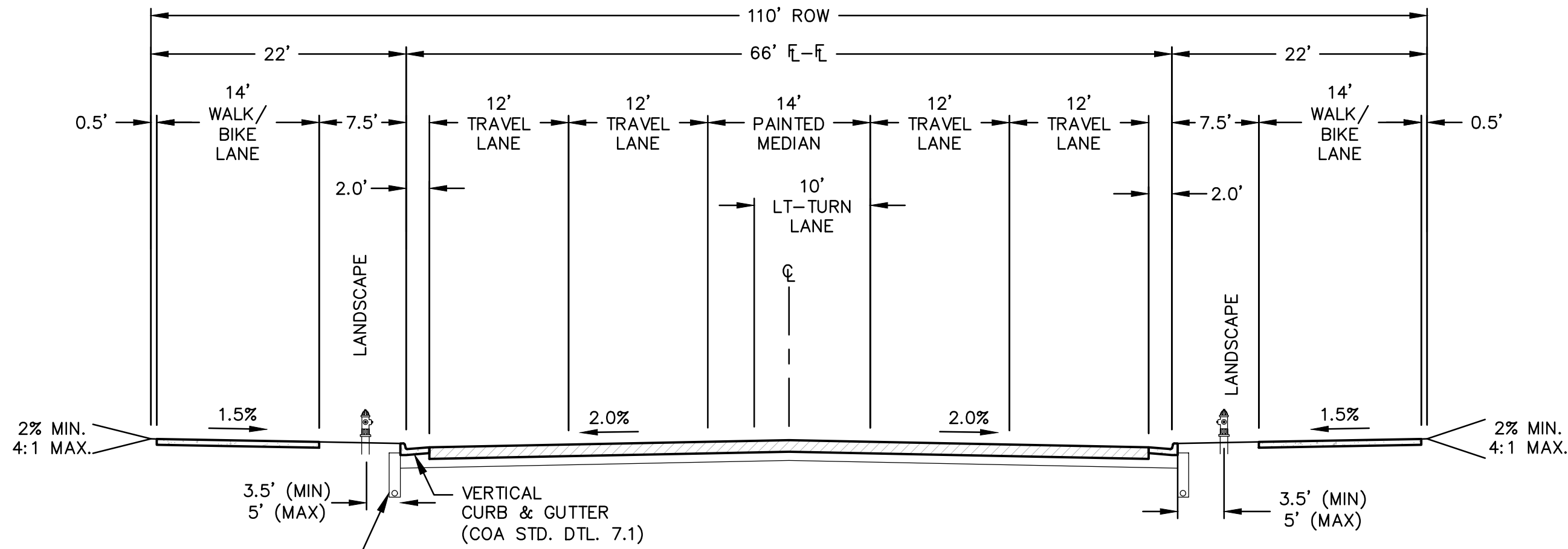
REQUIRED SITE PLAN NOTES

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.

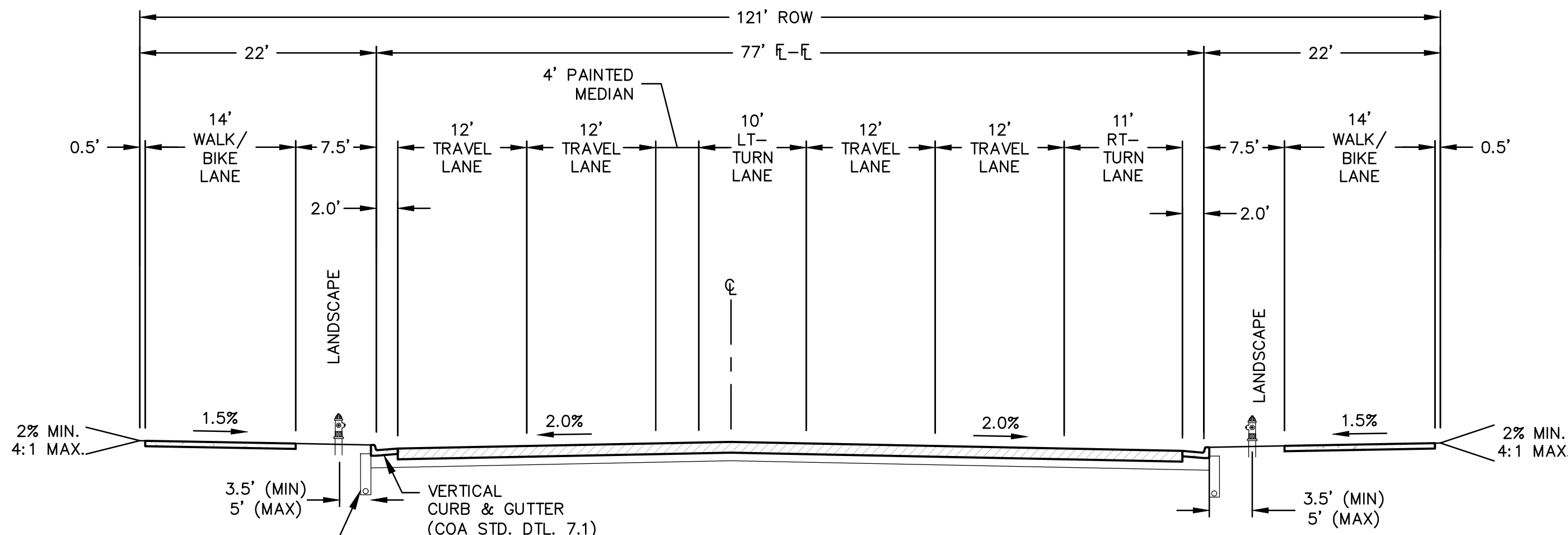
1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH PUBLIC STREET. SHALL SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT 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

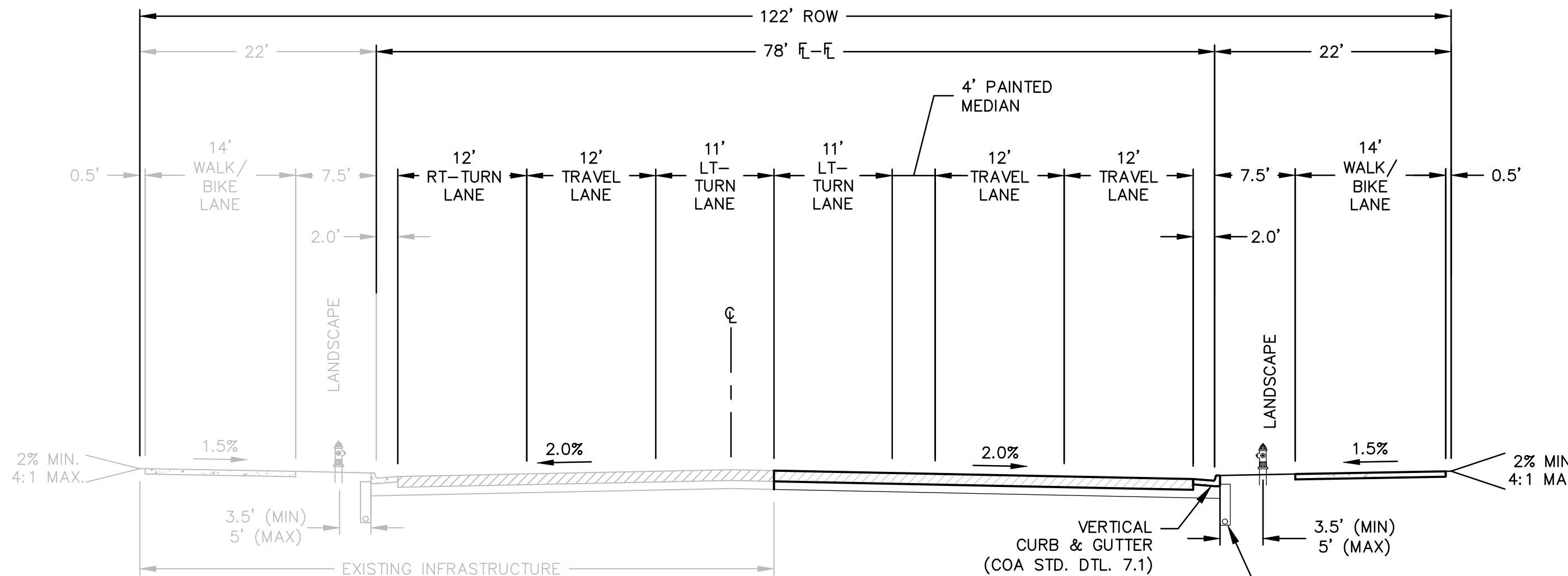
AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	EX	EXISTING	NWSEL	NORMAL WATER SURFACE ELEVATION	U.D.	UNDERDRAIN
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OLG	OVERLOT GRADING	U.D.C.O.	UNDERDRAIN CLEAN OUT
A.D.	ALGEBRAIC DIFFERENCE	FES	FLARED END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



**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.

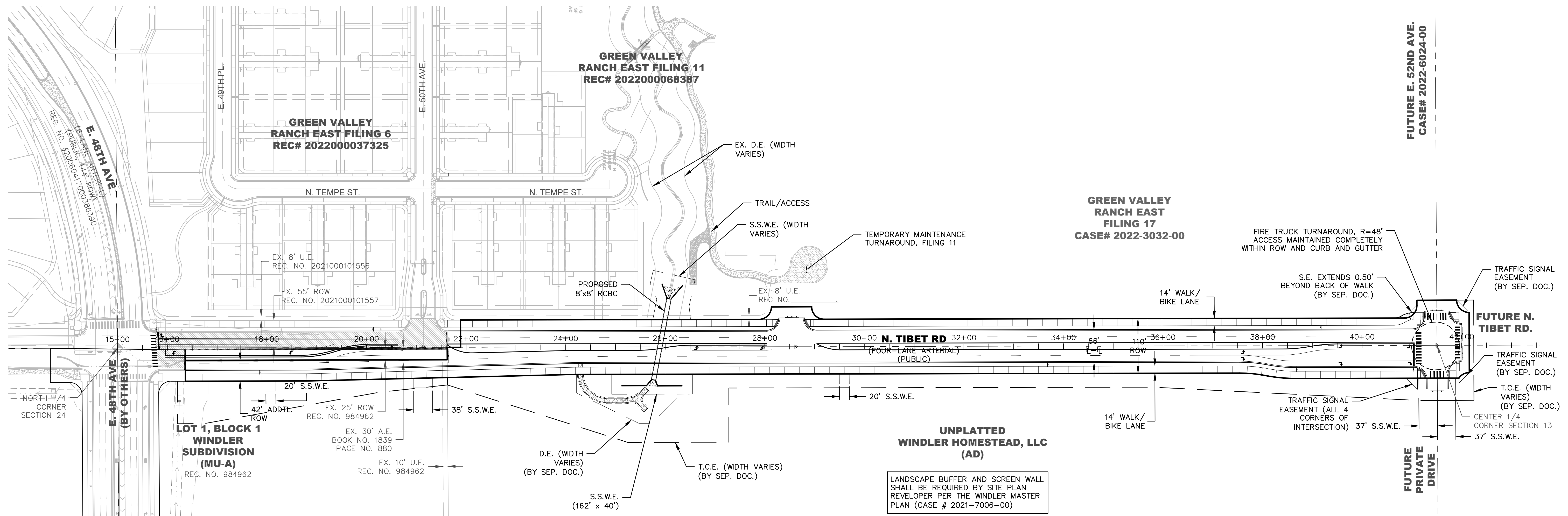


**FOUR-LANE ARTERIAL
TIBET ROAD SECTION
TURN LANES (121' ROW)**
121' ROW (STA: 40+52.85 TO STA: 41+94.37)
LEFT-TURN LANE (STA: 39+50.18 TO STA: 41+02.95)
RIGHT-TURN LANE (STA: 40+53.65 TO STA: 41+03.65)
N.T.S.



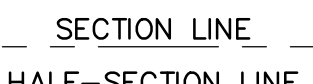


**FOUR-LANE ARTERIAL
TIBET ROAD SECTION
TURN LANES (122' ROW)**
122' ROW (STA: 16+07.34 TO STA: 18+78.41)
RIGHT-TURN LANE (STA: 15+82.78 TO STA: 16+32.78)
OUTER LEFT-TURN LANE (STA: 15+84.44 TO STA: 18+67.11)
INNER LEFT-TURN LANE (STA: 15+97.11 TO STA: 18+67.11)
N.T.S.

No.	Date	Description
5	06/13/2023	FIFTH SUBMITTAL
4	03/21/2023	FOURTH SUBMITTAL
3	02/07/2023	THIRD SUBMITTAL
2	08/12/2022	SECOND SUBMITTAL
1	04/16/2021	FIRST SUBMITTAL



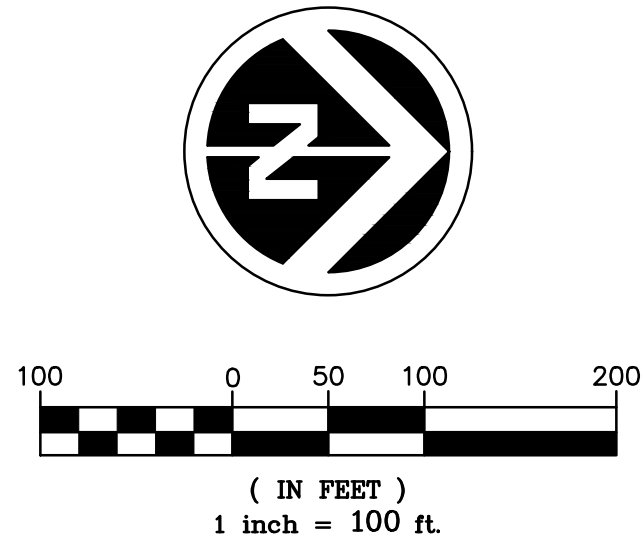
- NOTES:**
1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL CURB RETURN RADII ARE 25'.
 3. ALL STORM DRAINAGE FACILITIES ARE PUBLIC.
 4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN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

SYMBOLS AND LINETYPES LEGEND

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



Project Number: 50135732
Designed By: SCD Drawn By: SCD
Checked By: SOS
Sheet Number:

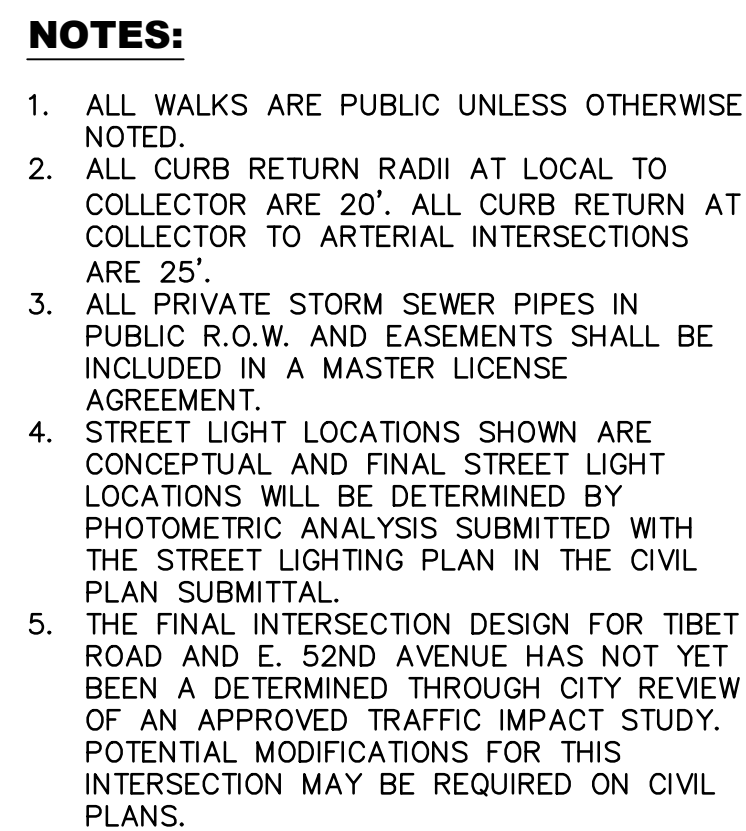
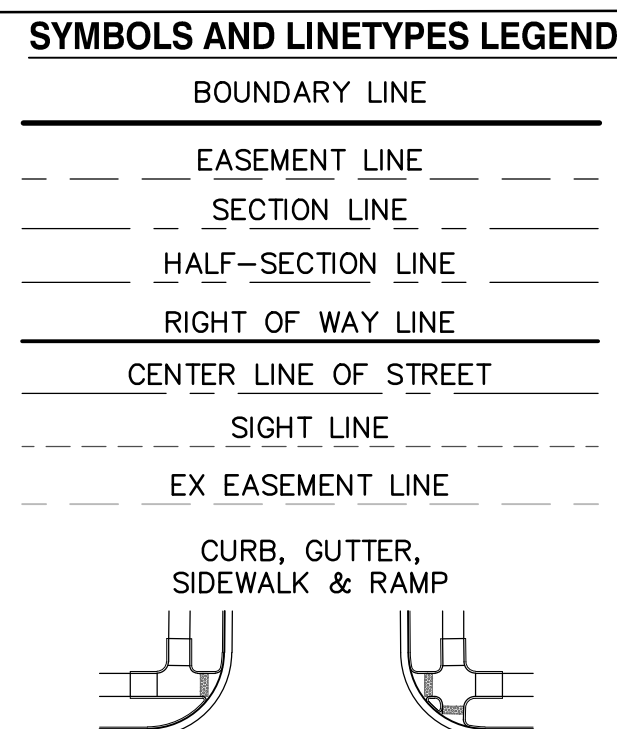
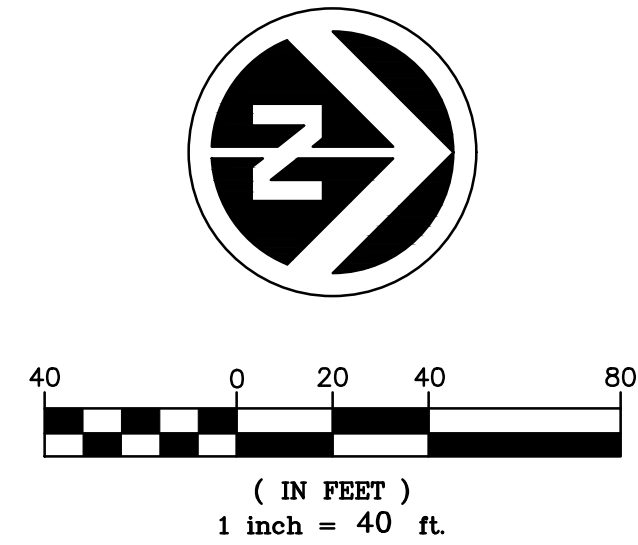
OAKWOOD HOMES

Address:
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303) 486-8500

Contact: DAVID CARRO

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

 **Dewberry.**
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
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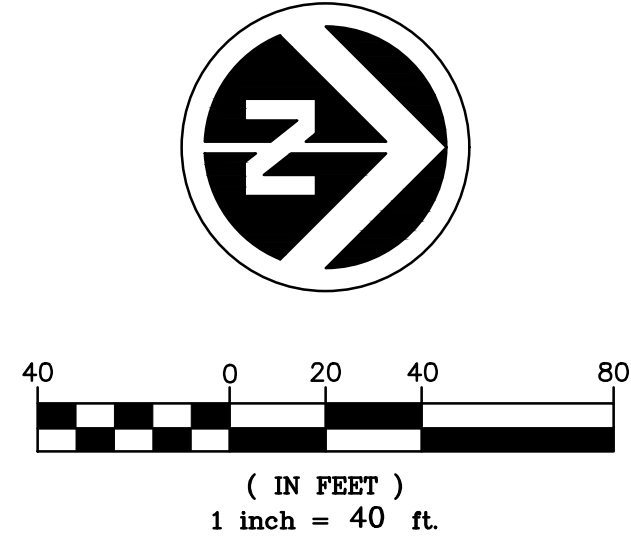
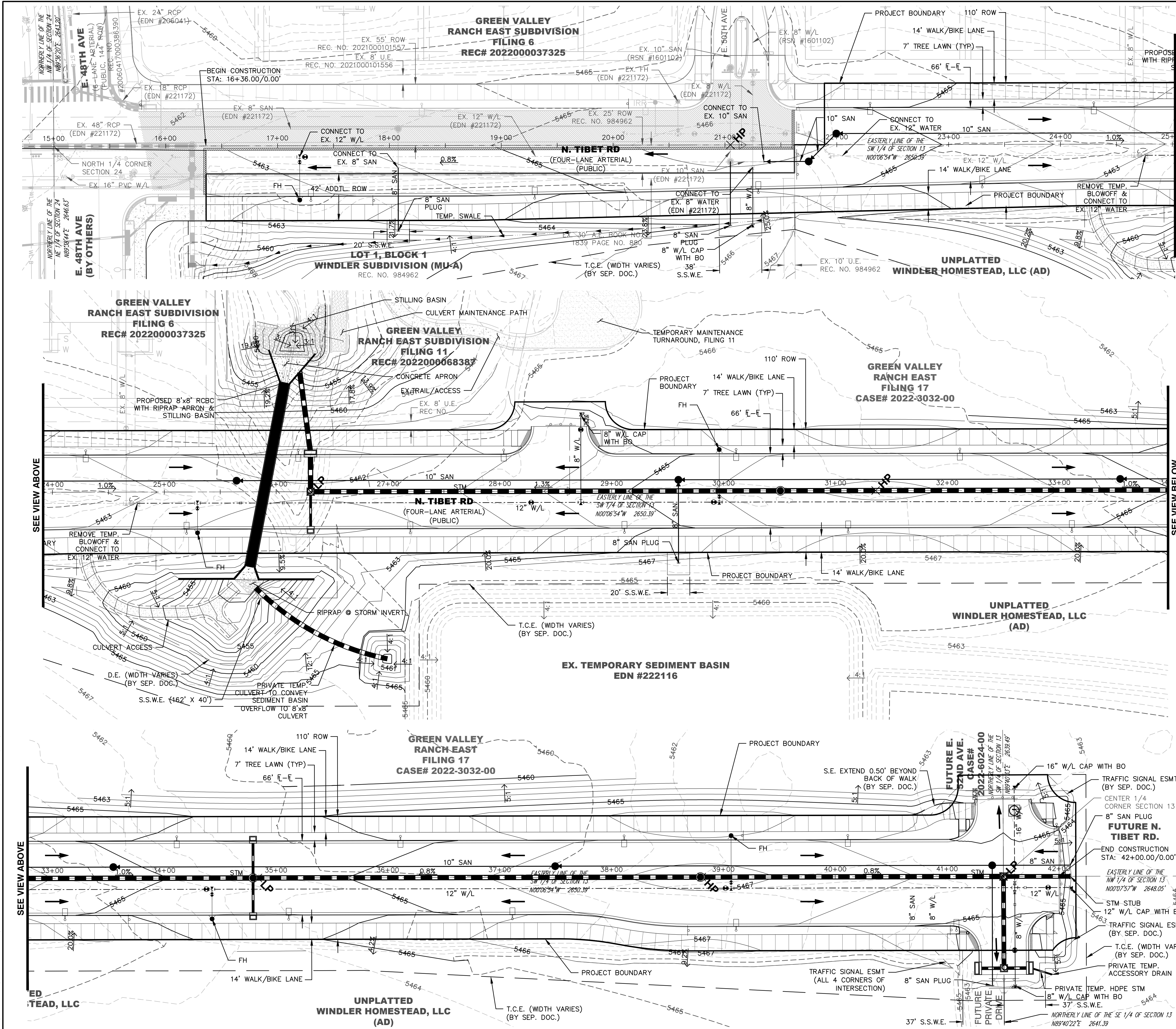
BEARINGS SHOWN HEREON ARE GRID BEARINGS
DERIVED FROM GPS OBSERVATION BASED UPON THE
COLORADO COORDINATE SYSTEM OF 1983 CENTRAL
ZONE (NAD 83, 2011) REFERENCED TO THE WEST
LINE OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH
PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN
HEREON, TAKEN TO BEAR NORTH 00°17'05" WEST,
DISTANCE OF 2650.39 FEET.

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Sheet Number:

L:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-TIBET-TIBET-P3-GRAD-UTLWDG 6/12/2023 4:07 PM SMITH, JOSHUA



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.

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 001°05' WEST, A DISTANCE OF 2650.39 FEET.

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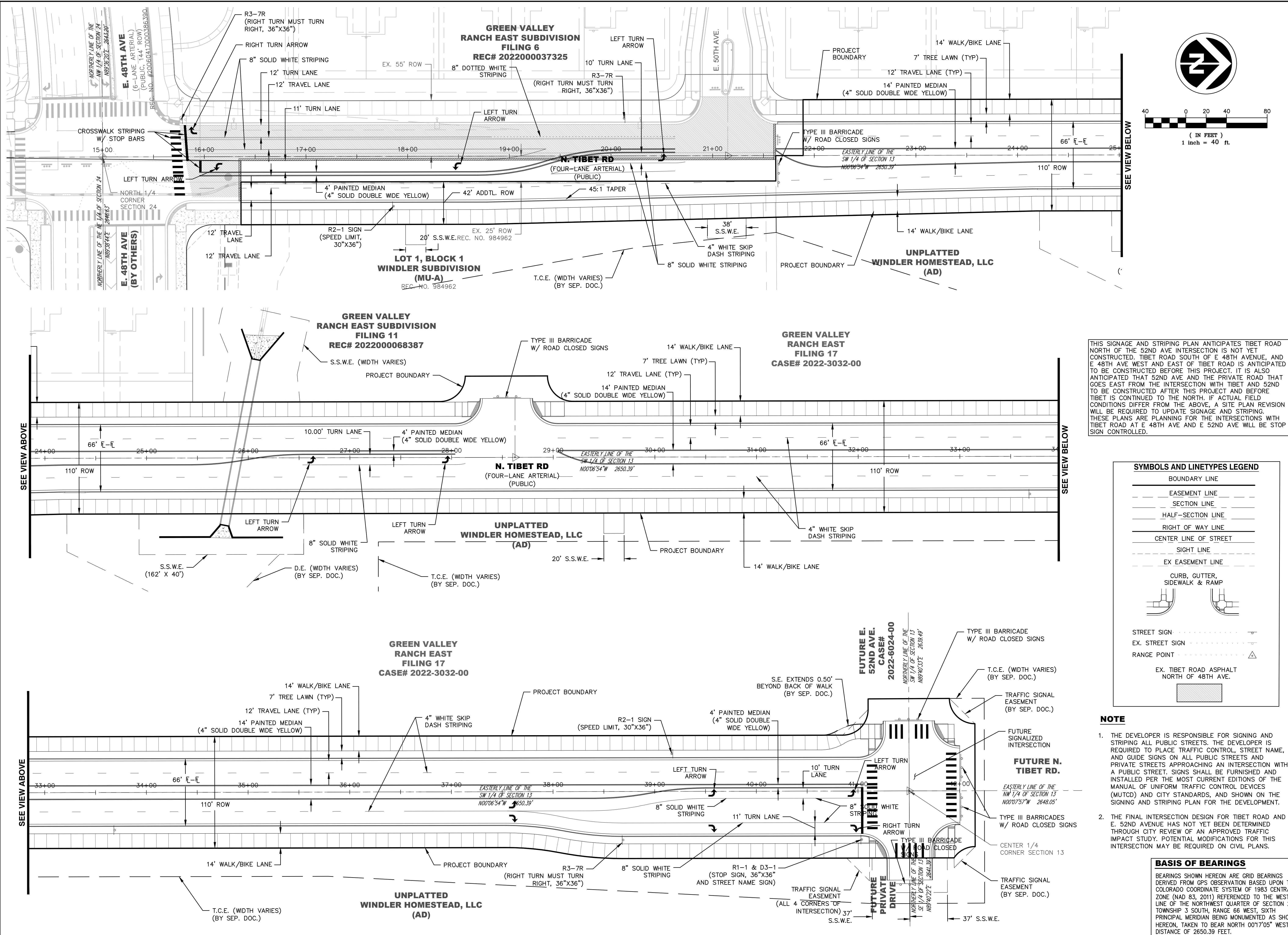
N. TIBET RD. - E. 48TH AVE. TO E. 52ND AVE. SITE PLAN

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4	03/21/2023	FOURTH SUBMITTAL
3	02/07/2023	THIRD SUBMITTAL
2	08/12/2022	SECOND SUBMITTAL
1	04/16/2021	FIRST SUBMITTAL

Project Number: 50135732
Designed By: SCD
Checked By: SOS
Sheet Number: 5

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THIS SIGNAGE AND STRIPING PLAN ANTICIPATES TIBET ROAD NORTH OF THE 52ND AVE INTERSECTION IS NOT YET CONSTRUCTED. TIBET ROAD SOUTH OF E 48TH AVENUE, AND E 48TH AVE WEST AND EAST OF TIBET ROAD IS ANTICIPATED TO BE CONSTRUCTED BEFORE THIS PROJECT. IT IS ALSO ANTICIPATED THAT 52ND AVE AND THE PRIVATE ROAD THAT GOES EAST FROM THE INTERSECTION WITH TIBET AND 52ND TO BE CONSTRUCTED AFTER THIS PROJECT AND BEFORE TIBET IS CONTINUED TO THE NORTH. IF ACTUAL FIELD CONDITIONS DIFFER FROM THE ABOVE, A SITE PLAN REVISION WILL BE REQUIRED TO UPDATE SIGNAGE AND STRIPING. THESE PLANS ARE PLANNING FOR THE INTERSECTIONS WITH TIBET ROAD AT E 48TH AVE AND E 52ND AVE WILL BE STOP SIGN CONTROLLED.

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.
 - THE FINAL INTERSECTION DESIGN FOR TIBET ROAD AND E. 52ND AVENUE HAS NOT YET BEEN DETERMINED THROUGH CITY REVIEW OF AN APPROVED TRAFFIC IMPACT STUDY. POTENTIAL MODIFICATIONS FOR THIS INTERSECTION MAY BE REQUIRED ON CIVIL PLANS.

BASIS OF BEARINGS

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2	08/12/2022	SECOND SUBMITTAL
1	04/16/2021	FIRST SUBMITTAL

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Designed By:	SCD
Drawn By:	SCD
Checked By:	SOS
Sheet Number:	6