



March 13, 2024

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Third Submission Review – Green Valley Ranch East Site Plan No 6 Amdt 1 – Site Plan Amendment and Replat
Application Number: **DA-1662-33**
Case Numbers: 2023-3055-00; 2021-4012-01

Dear Ms. Bickmire

The following are written responses to the City comments dated March 4, 2024 for your review. We have also included responses on the redlines PDF for your review.

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning

1A. Please correct Access Easement width typo on Sheet 6. **RESPONSE: Revised to 26'**

1B. Have the easements to be released by separate document been submitted yet? **RESPONSE: Yes. Easements have already been released. New easement dedications also have been recorded and shown on the plat as necessary.**

2. Landscape

2A. Address minor redlines. **RESPONSE: Redlines addressed**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in Magenta) Site Plan

3A. Add and label the easements to be dedicated by separate document noted on Sheet 9. **RESPONSE: Easement around the sump inlet at the N Tempe St cul-de-sac was removed at request of Aurora Water reviewer. Easement linework has been removed from the plat to match the site plan**

3B. Easement names should match the plat. **RESPONSE: Easement name updated to match plat.**

Plat

3C. Show boundary information for easement(s) as noted on the redlines. **RESPONSE: The depiction of the easement that was to be dedicated by a separate document has been removed entirely from the plat.**

3D. Fill in all the missing reception numbers where space has been allotted. **RESPONSE: Same as 3C.**

3E. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording. Update note number 5 accordingly. **RESPONSE: Acknowledged.**

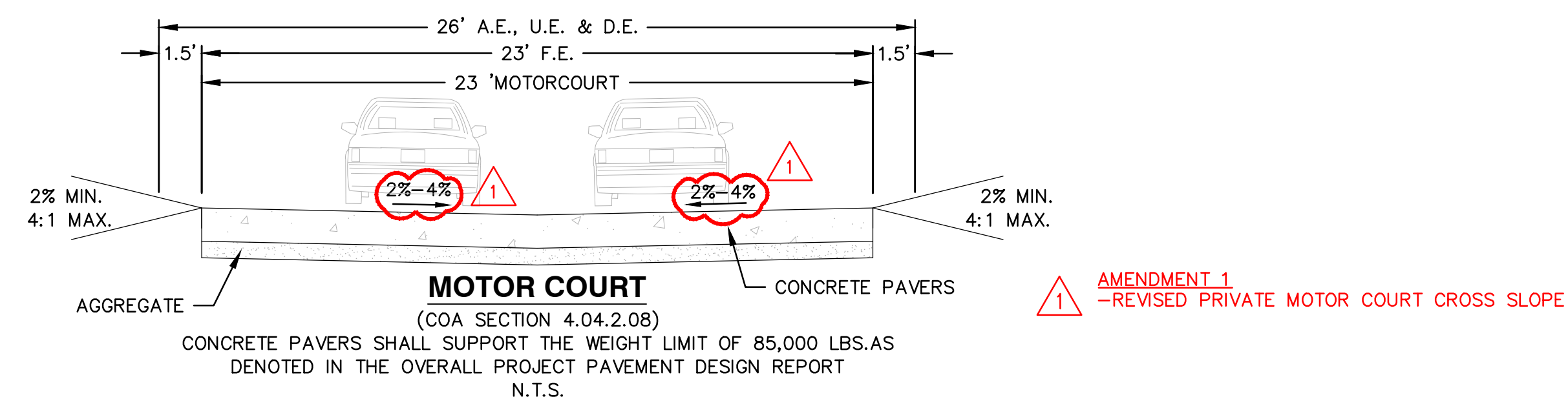
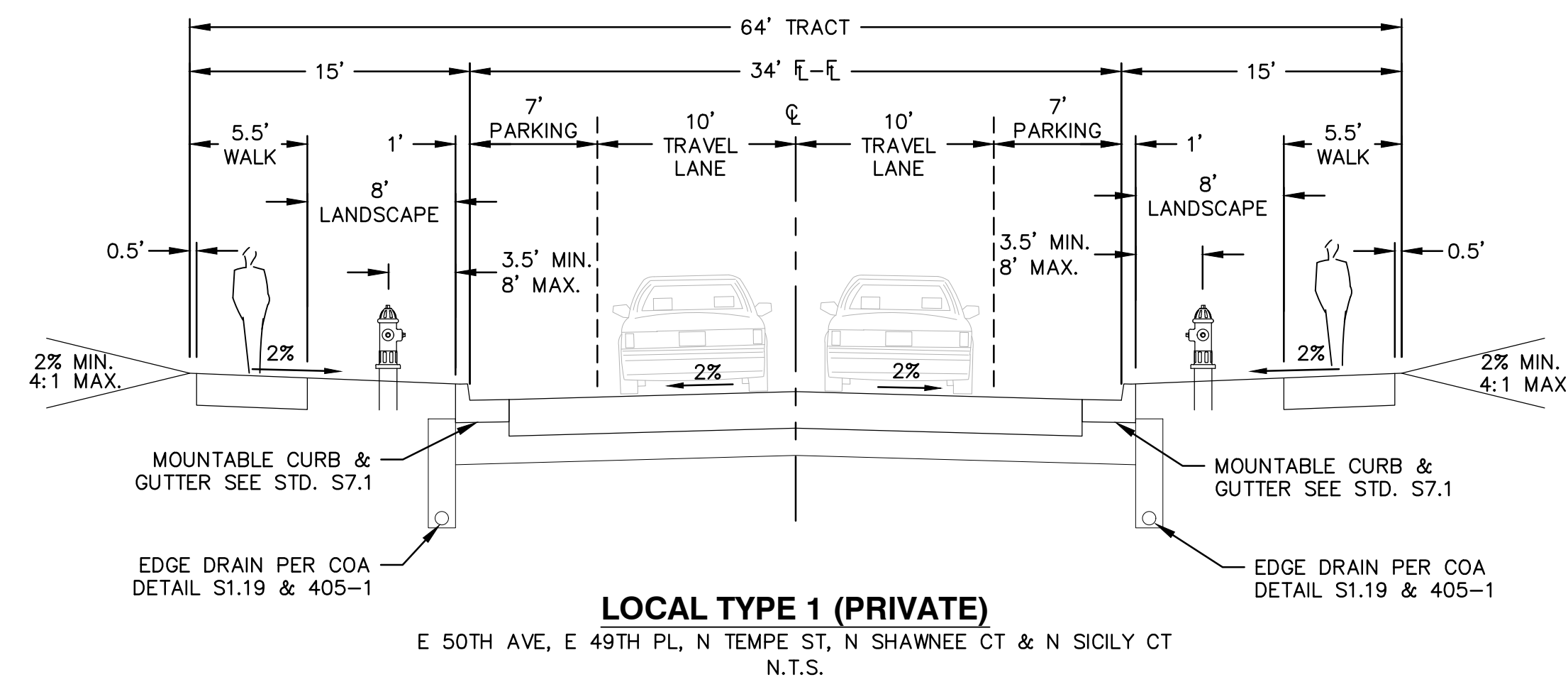
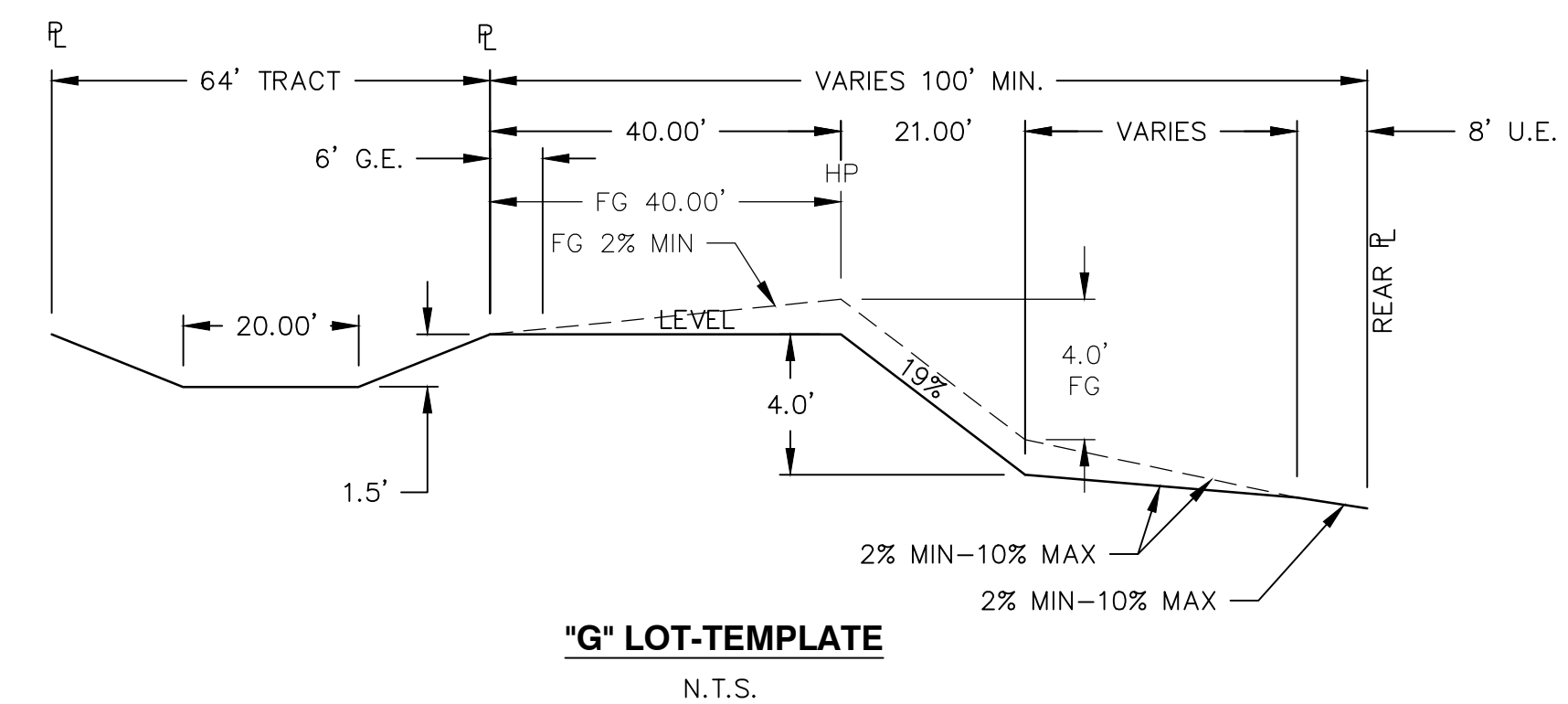
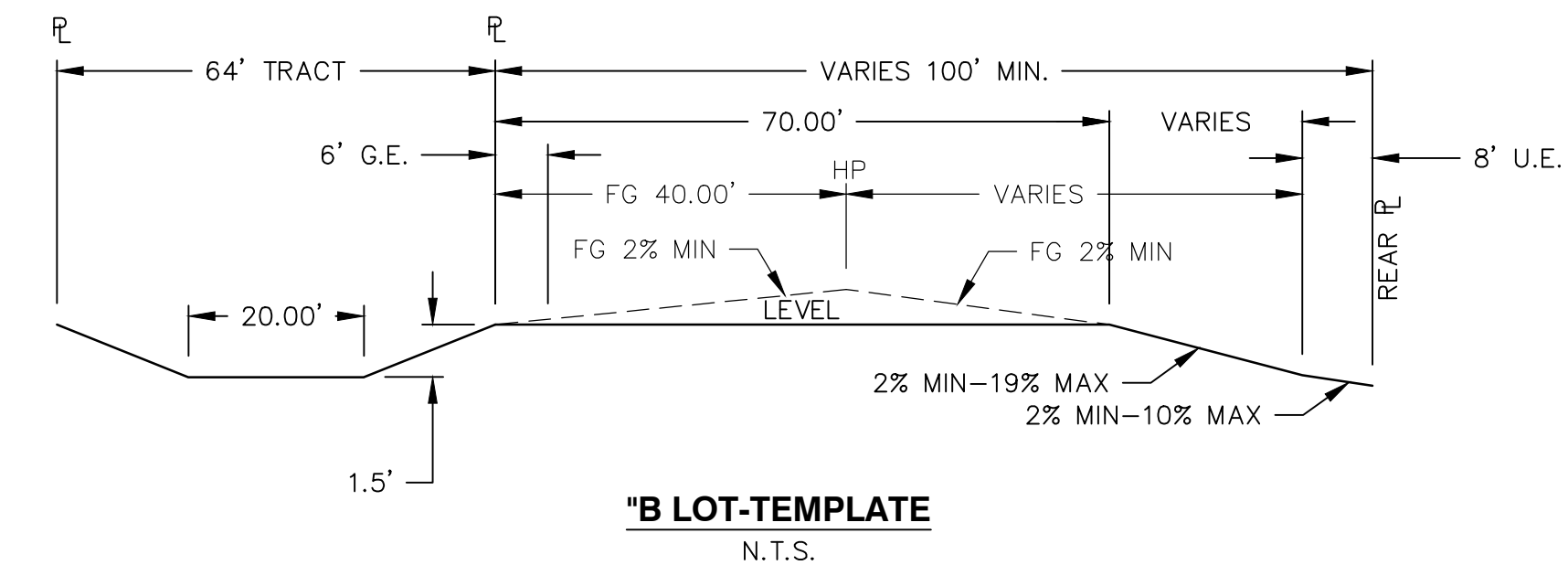
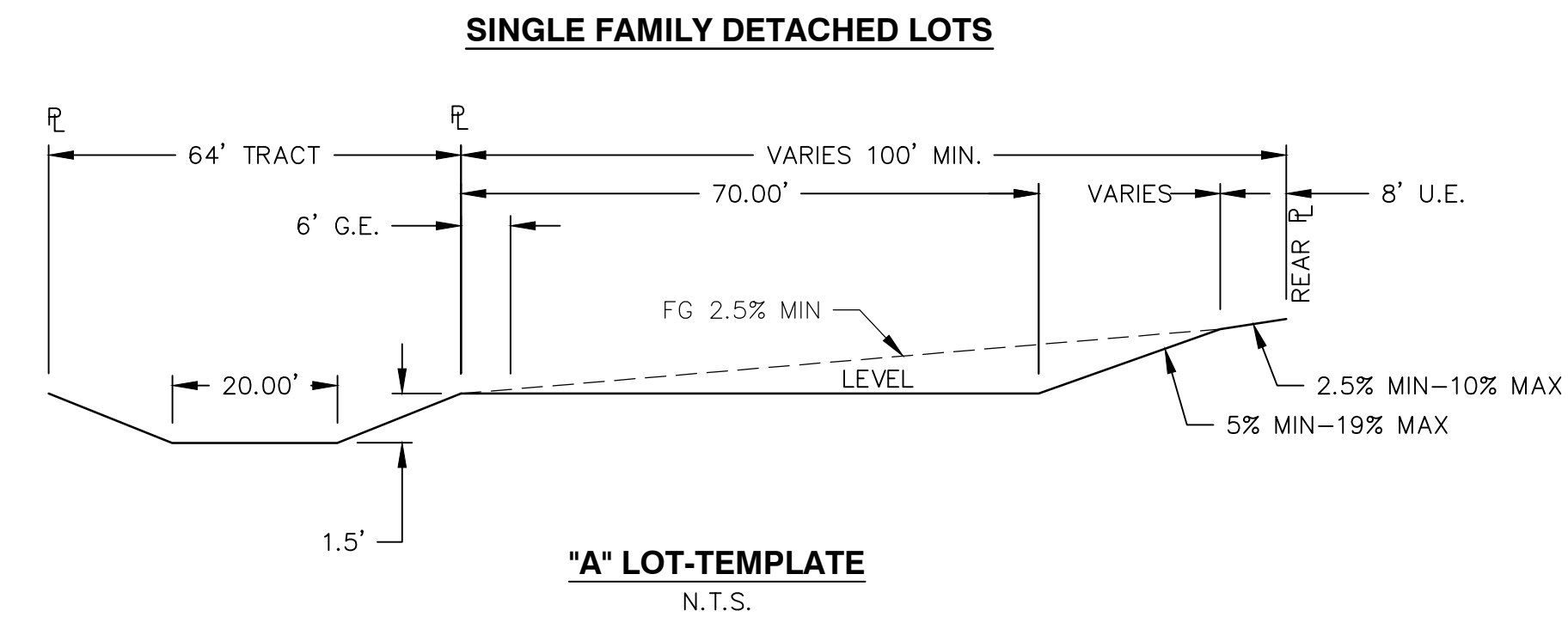
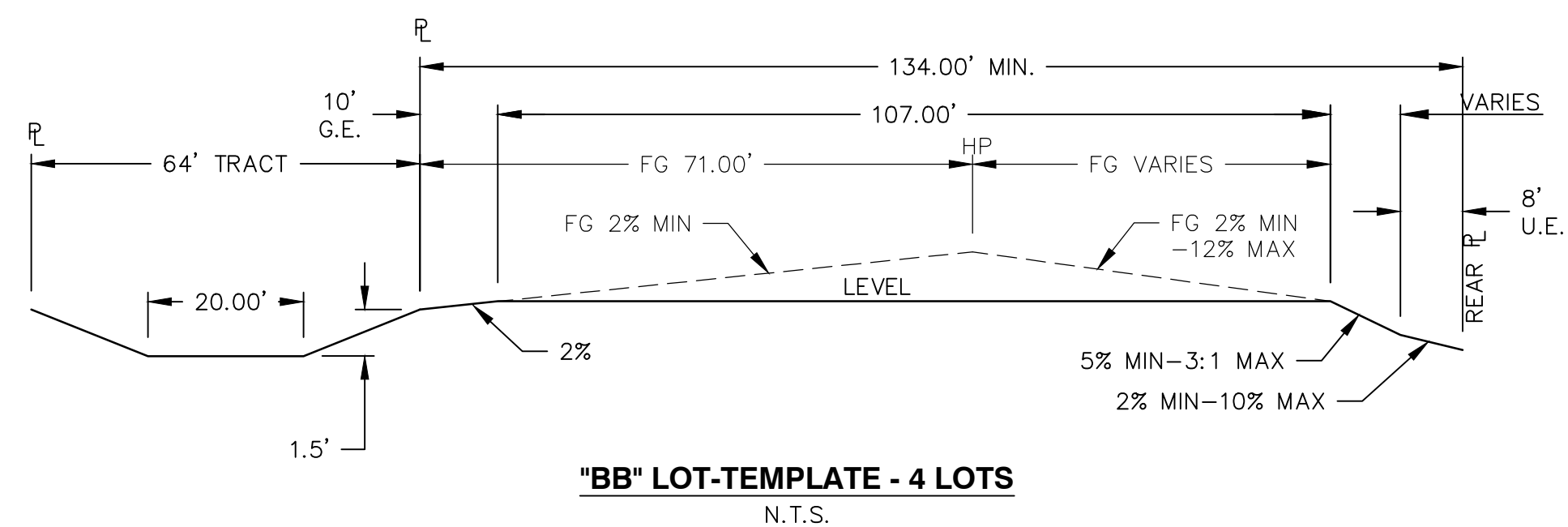
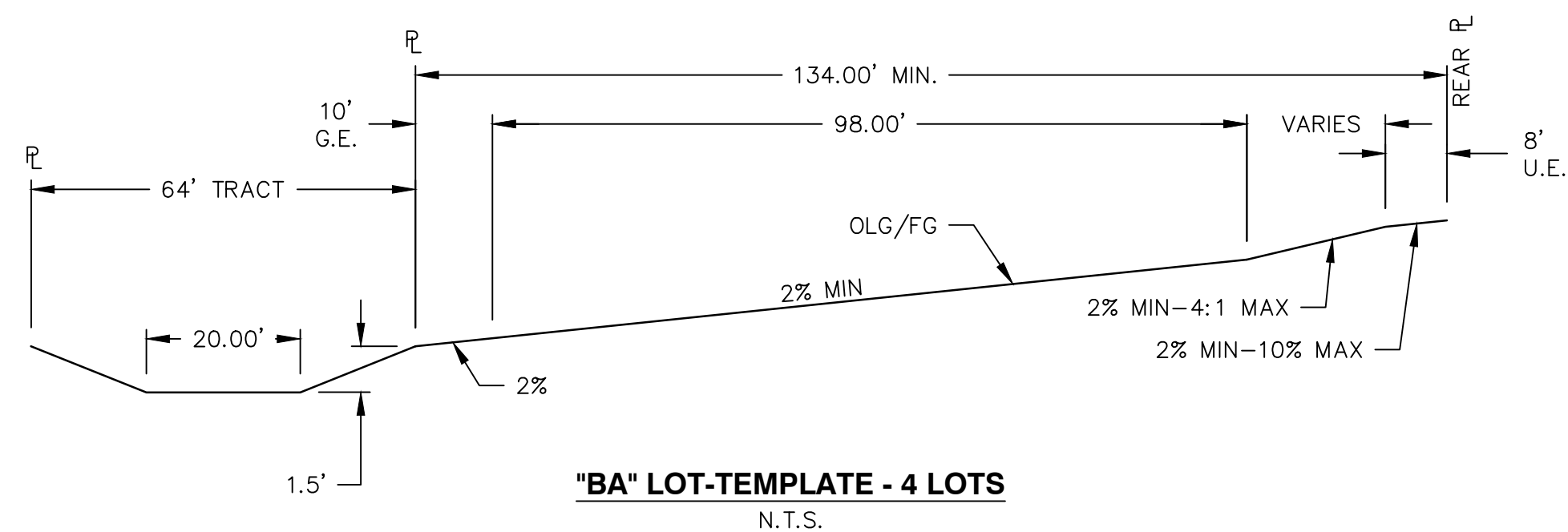
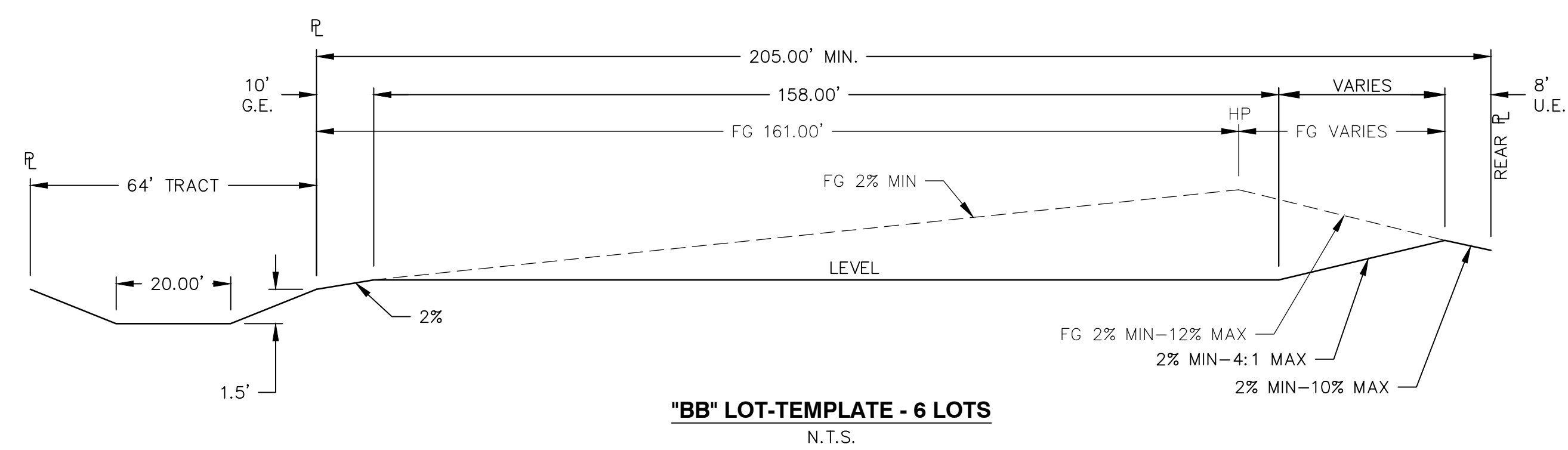
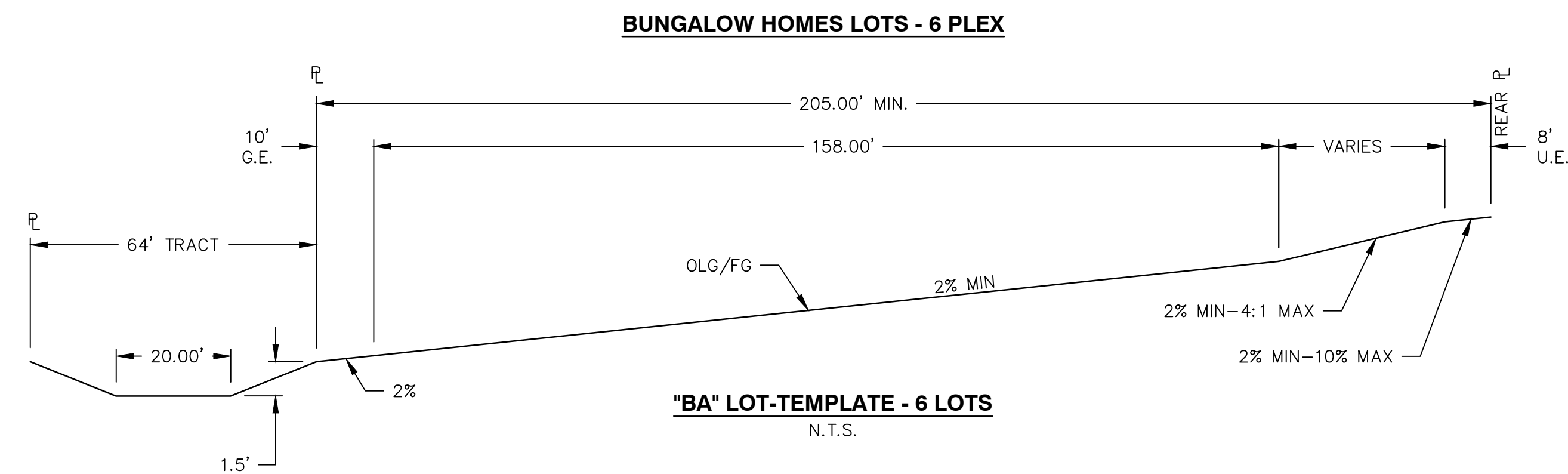
3F. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full, up to and through the plat approval date of recording. The Certificate of Taxes should be submitted at the time of your final submission of the electronic Plat for recording. **RESPONSE: Acknowledged.**

3G. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.** **RESPONSE: Acknowledged.**

4. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

4A. The comment response is acknowledged. No resubmittals are necessary. **RESPONSE: Noted**

END OF RESPONSES



\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRP\PRP-PAS3-NOTES-TYP SETCDWG 1/24/2024 1:08 PM ROME CONNER

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

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.
- 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.
- 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 LINES 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 ENCR OACH 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; GRASSPAVERS, 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.
- 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.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED OR THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOOKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LAND EASEMENT.
- 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 DEVELOPMENT.

NOTES

- REFER TO SHEET 12 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
- 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.

LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	1	7093	125.88	BUNGALOW SMALL
2	1	5520	78.29	BUNGALOW STD
3	1	5076	71.00	BUNGALOW STD
4	1	4504	63.00	BUNGALOW SMALL
5	1	5017	70.17	BUNGALOW SMALL
6	1	5434	76.00	BUNGALOW SMALL
7	1	7524	139.00	BUNGALOW SMALL
8	1	4505	63.00	BUNGALOW SMALL
9	1	5263	71.00	BUNGALOW STD
10	1	5076	71.00	BUNGALOW SMALL
11	1	5076	71.00	BUNGALOW STD
12	1	4505	63.00	BUNGALOW SMALL
13	1	5434	76.00	BUNGALOW SMALL
14	1	6194	76.00	BUNGALOW SMALL
15	1	5135	63.00	BUNGALOW STD
16	1	5738	71.00	BUNGALOW STD CORNER

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	4	5738	71.00	BUNGALOW STD CORNER
2	4	5216	64.00	BUNGALOW SMALL
3	4	4576	64.00	BUNGALOW SMALL
4	4	5076	71.00	BUNGALOW STD
5	4	5076	71.00	BUNGALOW STD
6	4	4576	64.00	BUNGALOW SMALL
7	4	4576	64.00	BUNGALOW SMALL
8	4	5076	71.00	BUNGALOW STD
9	4	5964	71.00	BUNGALOW STD
10	4	5376	64.00	BUNGALOW SMALL
11	4	4575	64.00	BUNGALOW SMALL
12	4	5077	71.00	BUNGALOW STD
13	4	5077	71.00	BUNGALOW STD
14	4	4576	64.00	BUNGALOW SMALL
15	4	4576	64.00	BUNGALOW SMALL
16	4	5077	71.00	BUNGALOW STD
17	4	5738	71.00	BUNGALOW STD CORNER
18	4	5216	64.00	BUNGALOW SMALL
19	4	5787	71.00	BUNGALOW SMALL
20	4	5134	63.00	BUNGALOW SMALL
21	4	5738	71.00	BUNGALOW STD CORNER
22	4	5077	71.00	BUNGALOW STD
23	4	4504	63.00	BUNGALOW SMALL
24	4	5076	71.00	BUNGALOW SMALL
25	4	5076	71.00	BUNGALOW SMALL
26	4	4504	63.00	BUNGALOW SMALL
27	4	5076	71.00	BUNGALOW STD
28	4	5076	71.00	BUNGALOW STD
29	4	4504	63.00	BUNGALOW SMALL
30	4	5076	71.00	BUNGALOW SMALL
31	4	5964	71.00	BUNGALOW SMALL
32	4	5292	63.00	BUNGALOW SMALL
33	4	5964	71.00	BUNGALOW STD
34	4	5076	71.00	BUNGALOW STD
35	4	4504	63.00	BUNGALOW SMALL
36	4	5076	71.00	BUNGALOW SMALL
37	4	5076	71.00	BUNGALOW SMALL
38	4	4504	63.00	BUNGALOW SMALL
39	4	5077	71.00	BUNGALOW STD
40	4	5077	71.00	BUNGALOW STD
41	4	4504	63.00	BUNGALOW SMALL
42	4	5076	71.00	BUNGALOW SMALL
43	4	5786	71.00	BUNGALOW SMALL
44	4	5134	63.00	BUNGALOW SMALL
45	4	5738	71.00	BUNGALOW STD CORNER

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	2	7751	135.00	BUNGALOW STD
2	2	4576	64.00	BUNGALOW SMALL
3	2	5076	71.00	BUNGALOW STD
4	2	5076	71.00	BUNGALOW STD
5	2	7078	134.00	BUNGALOW SMALL
6	2	5077	71.00	BUNGALOW SMALL
7	2	4504	63.00	BUNGALOW SMALL
8	2	5076	71.00	BUNGALOW STD
9	2	6000	71.00	BUNGALOW STD
10	2	5324	63.00	BUNGALOW SMALL
11	2	6000	71.00	BUNGALOW SMALL
12	2	5076	71.00	BUNGALOW SMALL
13	2	4505	63.00	BUNGALOW SMALL
14	2	5076	71.00	BUNGALOW STD
15	2	5077	71.00	BUNGALOW STD
16	2	4504	63.00	BUNGALOW SMALL
17	2	5076	71.00	BUNGALOW SMALL
18	2	5966	71.00	BUNGALOW SMALL
19	2	4694	63.00	BUNGALOW SMALL
*1	4	5287	69.00	BUNGALOW STD
21	2	5505	77.00	BUNGALOW STD
22	2	5434	76.00	BUNGALOW SMALL
23	2	5398	75.50	BUNGALOW SMALL
24	2	6153	75.50	BUNGALOW SMALL
25	2	5077	71.00	BUNGALOW STD
26	2	5738	71.00	BUNGALOW STD CORNER

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	5	5964	71.00	BUNGALOW STD
2	5	5292	63.00	BUNGALOW SMALL
3	5	6468	77.00	BUNGALOW SMALL
4	5	5506	77.00	BUNGALOW SMALL
5	5	4504	63.00	BUNGALOW SMALL
6	5	5076	71.00	BUNGALOW STD
7	5	5076	71.00	BUNGALOW STD
8	5	4504	63.00	BUNGALOW SMALL
9	5	5506	77.00	BUNGALOW SMALL
10	5	5076	71.00	BUNGALOW SMALL
11	5	4505	63.00	BUNGALOW SMALL
12	5	5432	70.62	BUNGALOW STD
13	5	5046	70.62	BUNGALOW STD
14	5	4504	63.00	BUNGALOW SMALL
15	5	5077	71.00	BUNGALOW SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	7	7606	34.94	SMALL
2	7	6942	37.65	SMALL
3	7	6698	65.29	STANDARD +
4	7	5591	43.53	SMALL
5	7	6145	42.99	SMALL
6	7	7001	43.00	SMALL
*3	2	9849	43.03	SMALL
8	7	7030	68.21	STANDARD + CORNER
9	7	5768	48.00	SMALL
*2	2	9774	60.00	STANDARD +
*1	2	8603	60.00	STANDARD +
12	7	7357	60.00	STANDARD +
13	7	6986	61.16	STANDARD +
14	7	6804	46.04	SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH (FT)	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
*1	1	6635	78.66	BUNGALOW STD
2	3	5575	69.00	BUNGALOW SMALL
3	3	6650	76.00	BUNGALOW SMALL
4	3	5434	76.00	BUNGALOW SMALL
5	3	4505	63.00	BUNGALOW SMALL
6	3	5077	71.00	BUNGALOW STD
7	3	5077	71.00	BUNGALOW STD
8	3	4504	63.00	BUNGALOW SMALL
9	3	5434	76.00	BUNGALOW SMALL
10	3	5434	76.00	BUNGALOW SMALL
11	3	4504	63.00	BUNGALOW SMALL
12	3	5076	71.00	BUNGALOW STD
13	3	5076	71.00	BUNGALOW STD
14	3	4505	63.00	BUNGALOW SMALL
15	3	5434	76.00	BUNGALOW SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

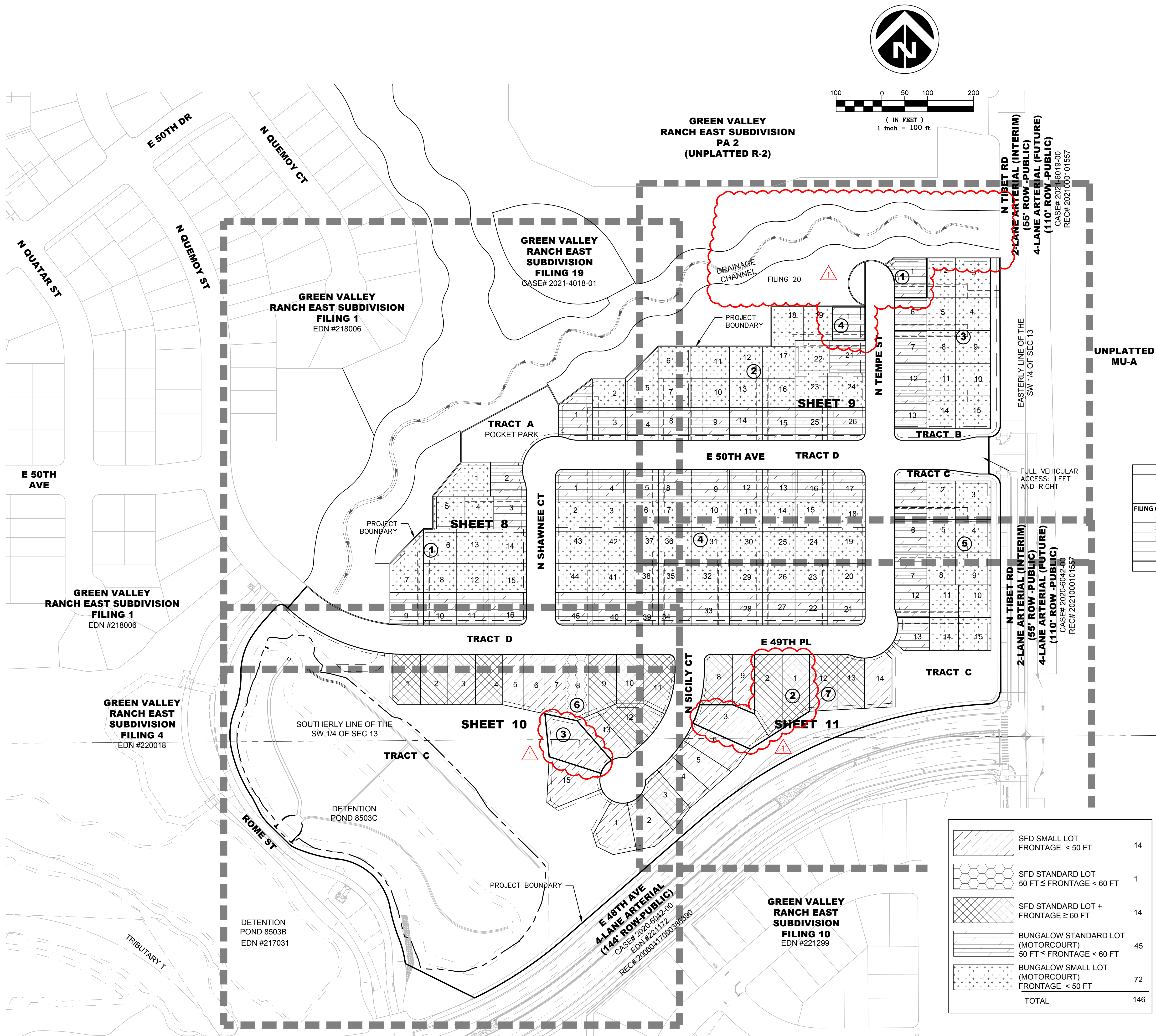
LOT DATA TABLE				
LOT #	BLOCK #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	6	6561	60.02	STANDARD +
2	6	6600	60.00	STANDARD +
3	6	6600	60.00	STANDARD +
4	6	6600	60.00	STANDARD +
5	6	5289	46.00	SMALL
6	6	5747	46.00	SMALL
7	6	6205	46.00	SMALL
8	6	7048	50.00	STANDARD
9	6	7258	60.00	STANDARD +
10	6	6480	60.00	STANDARD +
11	6	7617	74.27	STANDARD + CORNER
12	6	8864	110.35	STANDARD +
13	6	5420	51.33	SMALL
*1	3	10735	37.30	SMALL
15	6	8758	34.94	SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS



GREEN VALLEY RANCH EAST SITE PLAN #6

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-3\PLAN SETS\PRP\PRP-PA3-OSP.DWG 1/24/2024 1:08 PM ROME, CONNER



LOT CLASSIFICATION		
BLOCK	LOT	CLASSIFICATION
1	1, 4-8, 12-15	BUNGALOW SMALL
1	2-3, 9-11, 16	BUNGALOW STD
2	2, 5-7, 10-13, 16-19, 22-24	BUNGALOW SMALL
2	1, 3-4, 8-9, 14-15, 20-21, 25-26	BUNGALOW STD
3	2-5, 8-11, 14-15	BUNGALOW SMALL
3	1, 6-7, 12-13	BUNGALOW STD
4	2-3, 6-7, 10-11, 14-15, 18-20, 23-26, 29-32, 35-38, 41-44	BUNGALOW SMALL
4	1, 4-5, 8-9, 12-13, 16-17, 21-22, 27-28, 33-34, 39-40, 45	BUNGALOW STD
5	2-5, 8-11, 14-15	BUNGALOW SMALL
5	1, 6-7, 12-13	BUNGALOW STD
6	5-7, 13-15	SFD SMALL
6	8	SFD STANDARD
6	1-4, 9-12	SFD STANDARD +
7	1-2, 4-7, 9, 14	SFD SMALL
7	3, 8, 10-13	SFD STANDARD +
*1	1	BUNGALOW STD
*2	1,2	SFD STANDARD +
*3	3	SDF SMALL
*3	1	SDF SMALL
*4	1	BUNGALOW STD

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS
*AMENDMENT 1 BLOCK AND LOT REVISIONS
**AMENDMENT 2 BLOCK AND LOT REVISIONS

GREEN VALLEY RANCH EAST LOT SUMMARY TABLE				
	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
FILING 6				
Single-Family Detached - Small	14	10%	14	
Single-Family Detached - Standard	1	1%		
Single-Family Detached - Standard +	14	10%		
Bungalow Standard	45	31%		
Bungalow Small	72	49%	72	
SUBTOTAL	146		86	59%

AMENDMENT 1
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST

Project Number:
50119125

Designed By:
GD CJR

Checked By:
WAZ

Sheet Number:
4

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

1/28/2024
8 03/07/2022
No. Date

1st AMENDMENT
MYLAR SUBMITTAL - APPROVAL SET
Description

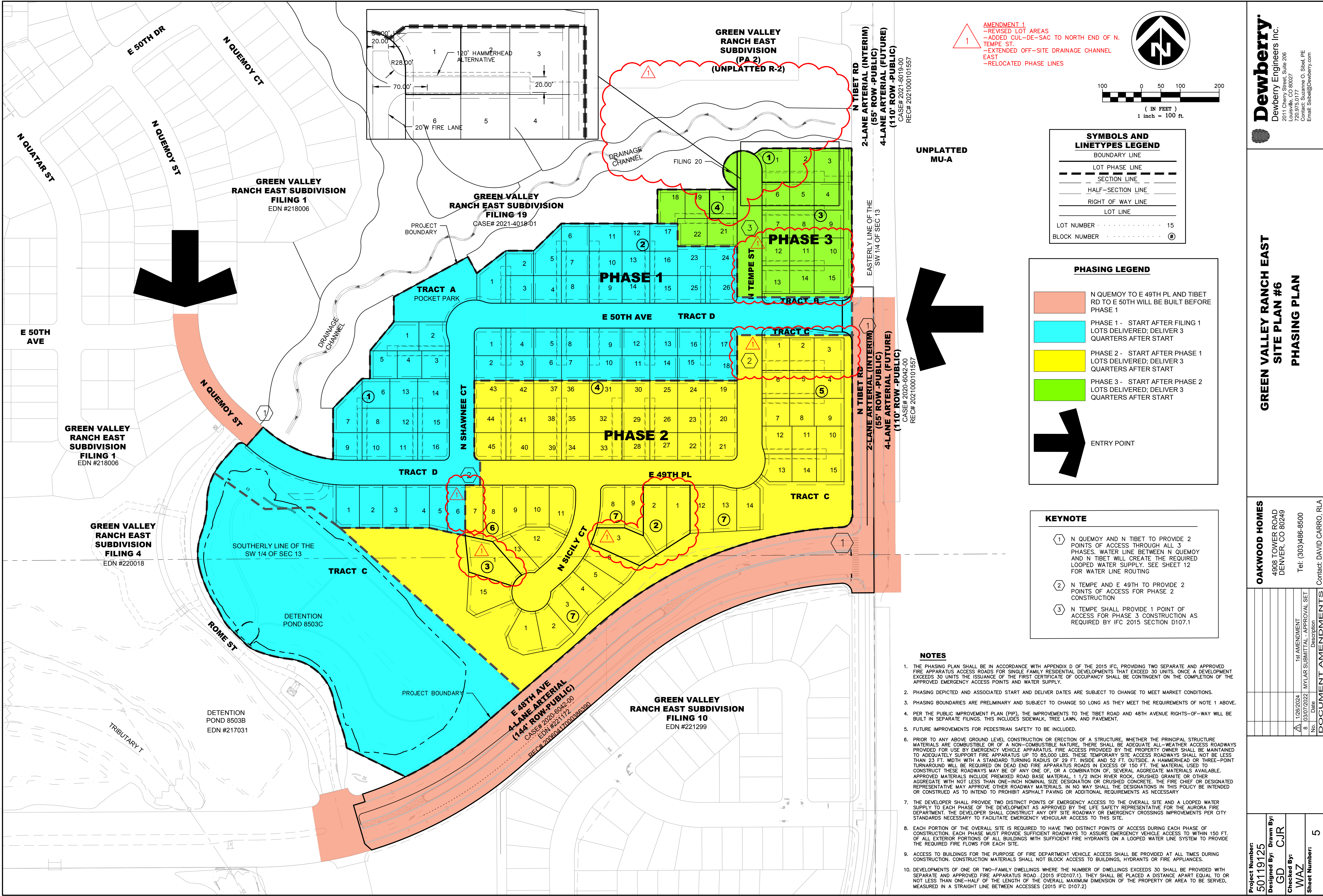
DOCUMENT AMENDMENTS

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibal, PE
Email: ssibal@dewberry.com

GREEN VALLEY RANCH EAST
SITE PLAN #6
OVERALL SITE PLAN

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

\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-3\PLAN SETS\PRP\PRP-PA3-PHASING.DWG 1/24/2024 1:09 PM ROME, CONNER



AMENDMENT 1
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST
-RELOCATED PHASE LINES



SYMBOLS AND LINETYPES LEGEND	
---	BOUNDARY LINE
---	LOT PHASE LINE
---	SECTION LINE
---	HALF-SECTION LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	LOT NUMBER
---	BLOCK NUMBER

PHASING LEGEND	
PHASE 1	N QUEMOY TO E 49TH PL AND TIBET RD TO E 50TH WILL BE BUILT BEFORE PHASE 1
PHASE 2	PHASE 1 - START AFTER FILING 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
PHASE 3	PHASE 2 - START AFTER PHASE 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
PHASE 4	PHASE 3 - START AFTER PHASE 2 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START

KEYNOTE	
1	N QUEMOY AND N TIBET TO PROVIDE 2 POINTS OF ACCESS THROUGH ALL 3 PHASES. WATER LINE BETWEEN N QUEMOY AND N TIBET WILL CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE SHEET 12 FOR WATER LINE ROUTING
2	N TEMPE AND E 49TH TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 2 CONSTRUCTION
3	N TEMPE SHALL PROVIDE 1 POINT OF ACCESS FOR PHASE 3 CONSTRUCTION AS REQUIRED BY IFC 2015 SECTION D107.1

- NOTES**
- THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
 - PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
 - PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
 - PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET ROAD AND 48TH AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE FILINGS. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
 - FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.
 - PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIUM ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
 - THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
 - EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
 - ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
 - DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROAD. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2)

Project Number:
50119125

Designed By:
GD

Checked By:
WAZ

Sheet Number:
5

Drawn By:
CJR

1st AMENDMENT
1/26/2024

MYLAR SUBMITTAL - APPROVAL SET
8/30/2022

DATE
8/30/2022

DOCUMENT AMENDMENTS

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

GREEN VALLEY RANCH EAST
SITE PLAN #6
PHASING PLAN

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibal, PE
Email: Ssibal@dewberry.com



- * MINIMUM 10' BUILDING SEPARATION
- ** MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.
- *** NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45-FT IN WIDTH
- **** LOTS ARE CONSIDERED "SMALL" IF THEY DO NOT MEET THE MINIMUM LOT SQUARE FOOTAGE OR MINIMUM LOT FRONTAGE REQUIREMENTS FOR A STANDARD LOT.
- ***** BUNGALOW LOTS ARE CONSIDERED "SMALL BUNGALOW" WHEN THEY HAVE LESS THAN 50' OF STREET FRONTAGE OR ARE LESS THAN 4500SF.

1. ELEVATIONS SHALL MEET CODE STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
2. IN A SUBDIVISION PLAT OF 50 OR MORE LOTS, AT LEAST FOUR DIFFERENT HOME MODEL VARIETIES SHALL BE CONSTRUCTED, EACH WITH A DISTINCT FLOOR PLAN AND ELEVATIONS.
3. NO IDENTICAL MODEL HOME ELEVATION SHALL BE REPEATED DIRECTLY ACROSS THE STREET.
4. APPROVED PAINT SCHEMES SHALL NOT BE REPEATED MORE THAN ONCE EVERY FOUR LOTS OR DIRECTLY ACROSS THE STREET.
5. NO MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FOUR LOTS.
6. AT LEAST 30 PERCENT OF THE MODEL/ELEVATION COMBINATIONS MUST HAVE VARIATION IN THE ROOF LINE. EXCEPTIONS TO ACCOMMODATE ROOFTOP SOLAR APPLICATIONS WILL BE PERMITTED
7. ALL OF THE NET FAÇADE AREA SHALL HAVE DURABLE SIDING MATERIALS. MANUFACTURED SIDING SHALL HAVE AT LEAST A 25 YEAR WRITTEN MANUFACTURER'S LIMITED WARRANTY. SHEATHING OR BRACING SHALL NOT BE USED AS AN EXTERIOR WALL COVERING. DURABLE SIDING MATERIALS INCLUDE CEMENT FIBER, ENGINEERED COMPOSITE WOOD, MASONRY, RUST RESISTANT ARCHITECTURAL METALS, STUCCO, ANY OTHER MATERIAL APPROVED BY THE CITY AS BEING OF SIMILAR QUALITY, APPEARANCE, AND DURABILITY, AND COMBINATION OF THESE LISTED MATERIALS. VINYL IS NOT AN APPROVED MATERIAL.
8. A MINIMUM AVERAGE OF 15 PERCENT OF THE NET FAÇADE AREA OF ALL RESIDENTIAL DESIGN PLANS WITHIN A SUBDIVISION PLAT SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLANS SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION. CALCULATIONS TO BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
9. ALL RESIDENTIAL DESIGN PLANS WITH SIDE OR REAR ELEVATIONS ADJACENT TO STREETS, PARKS, GOLF COURSES, OR OPEN SPACE SHALL DISTRIBUTE ARCHITECTURAL FEATURES AND MATERIALS SO AS TO ACHIEVE SIDE-SPECIFIC DESIGN FOR EACH SIDE THAT FACES SUCH STREET, PARK, GOLF COURSE OR OPEN SPACE. IN ADDITION, EXCEPT FOR ANY RESIDENTIAL DESIGN PLAN WITH A SIDE ELEVATION ADJACENT TO A STREET, THERE SHALL BE A FOUR-FOOT CHANGE IN THE DEPTH OF THE FRONT ELEVATION, ACHIEVED THROUGH A RECESSED OR ALTERNATELY LOADED GARAGE, COVERED PORCH, OR OTHER ARCHITECTURAL FEATURE.
10. EACH ELEVATION SHALL CONTAIN WINDOWS.
11. MAXIMUM GARAGE PERCENTAGE ON THE FRONT FAÇADE DOES NOT APPLY AS LONG AS THE GARAGES OF THE STREET SIDE HOMES FACE THE MOTOR COURT.
12. FRONT DOORS WILL BE ORIENTED TOWARDS THE STREET.
13. PLANS SHALL BE IN COMPLIANCE WITH THE STANDARDS SHOWN ABOVE WITH THE UDO. STRICTER PROVISIONS SHALL APPLY.



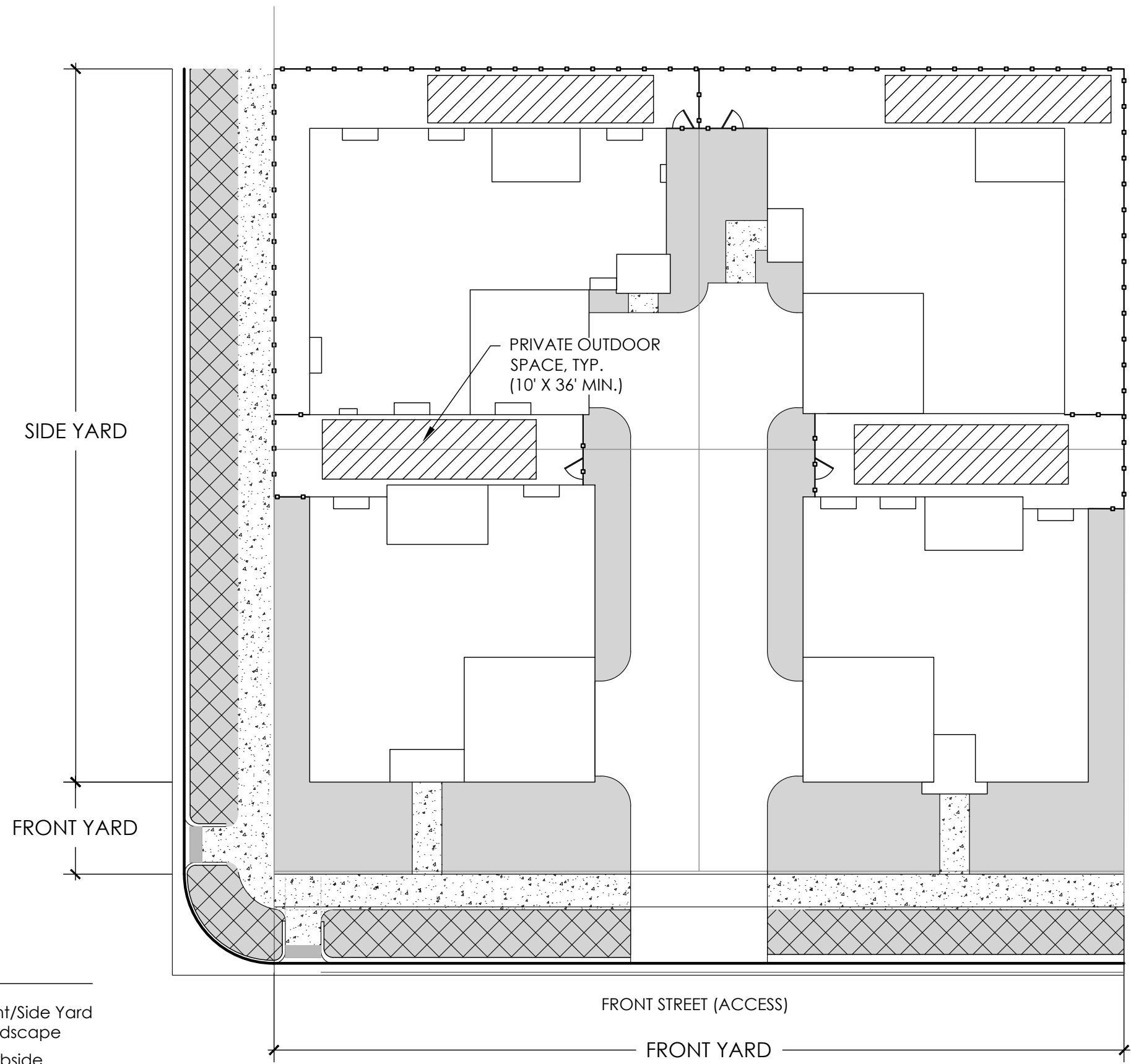
NOTE:

SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

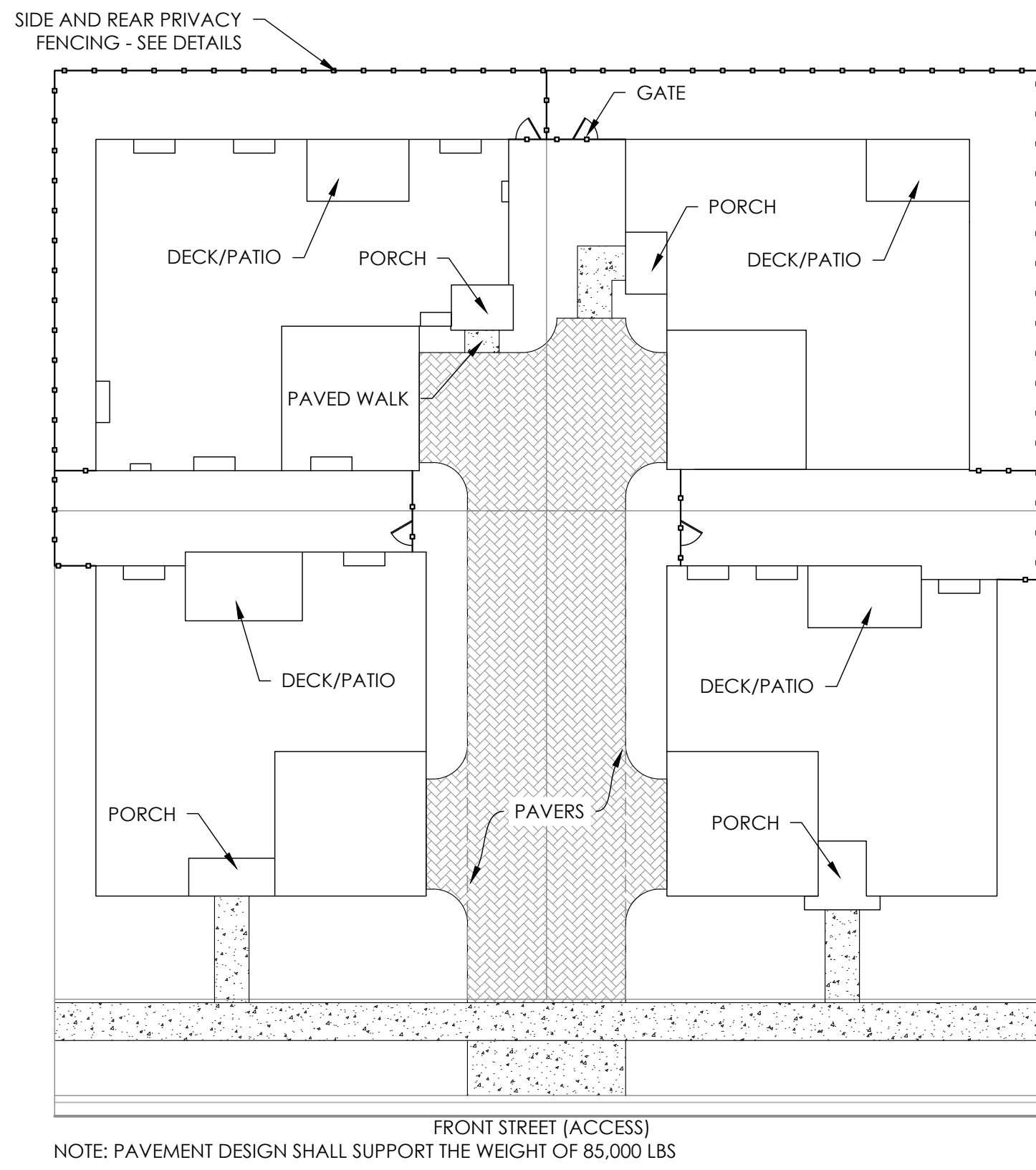
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: BUNGALOW POD TYPICALS
DATE: February 1, 2024

P:\OAKWOOD MASTER FOLDER\IGVR EAST-CURRENT\1. FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 1\1.1-SHEETS\IGVR EAST CSP 6 ARCHITECTURE.DWG
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DILLON COOK

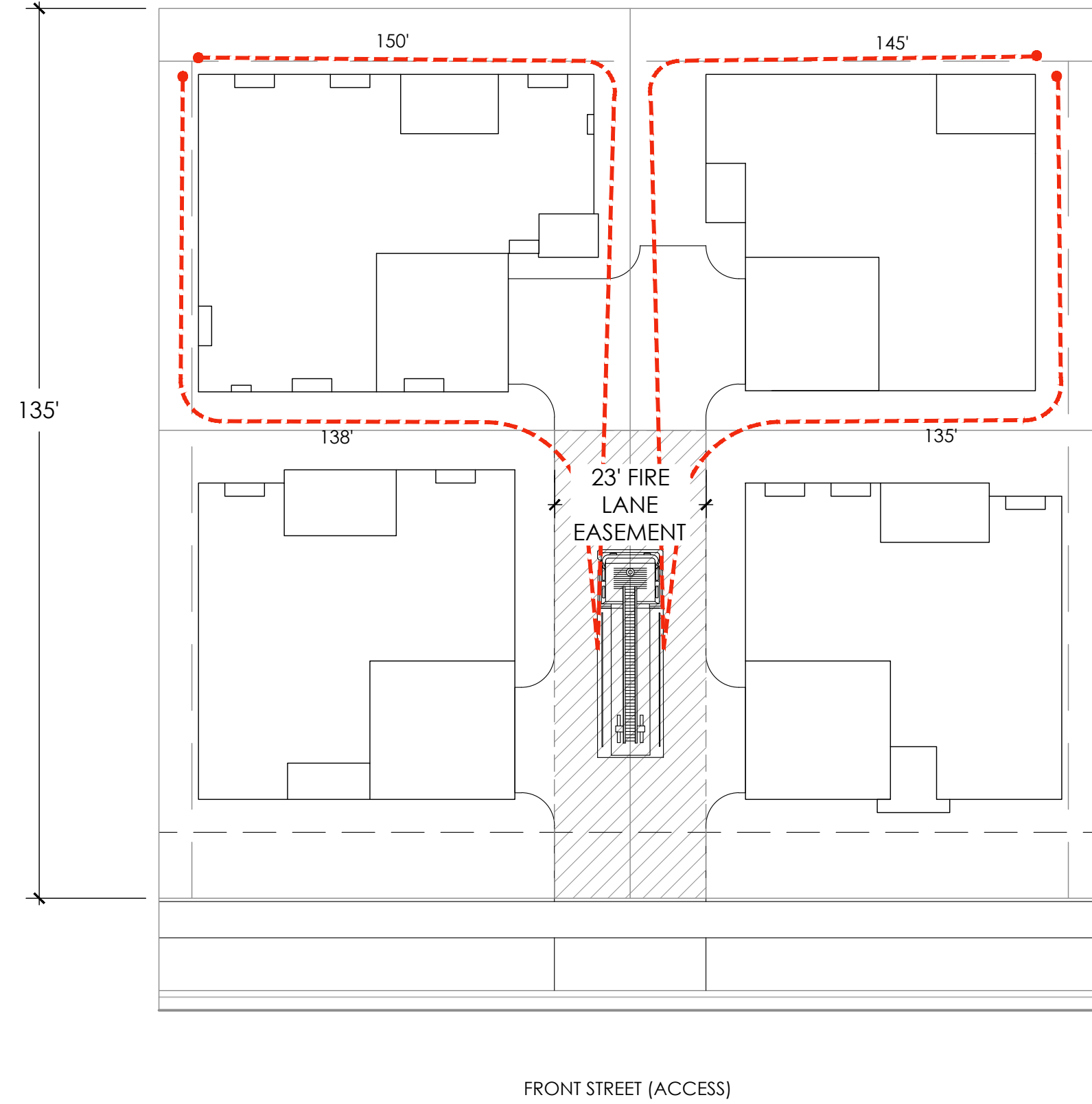
- LEGEND
- Front/Side Yard Landscape
 - Curbside Landscape
 - Property line
 - Privacy Fence



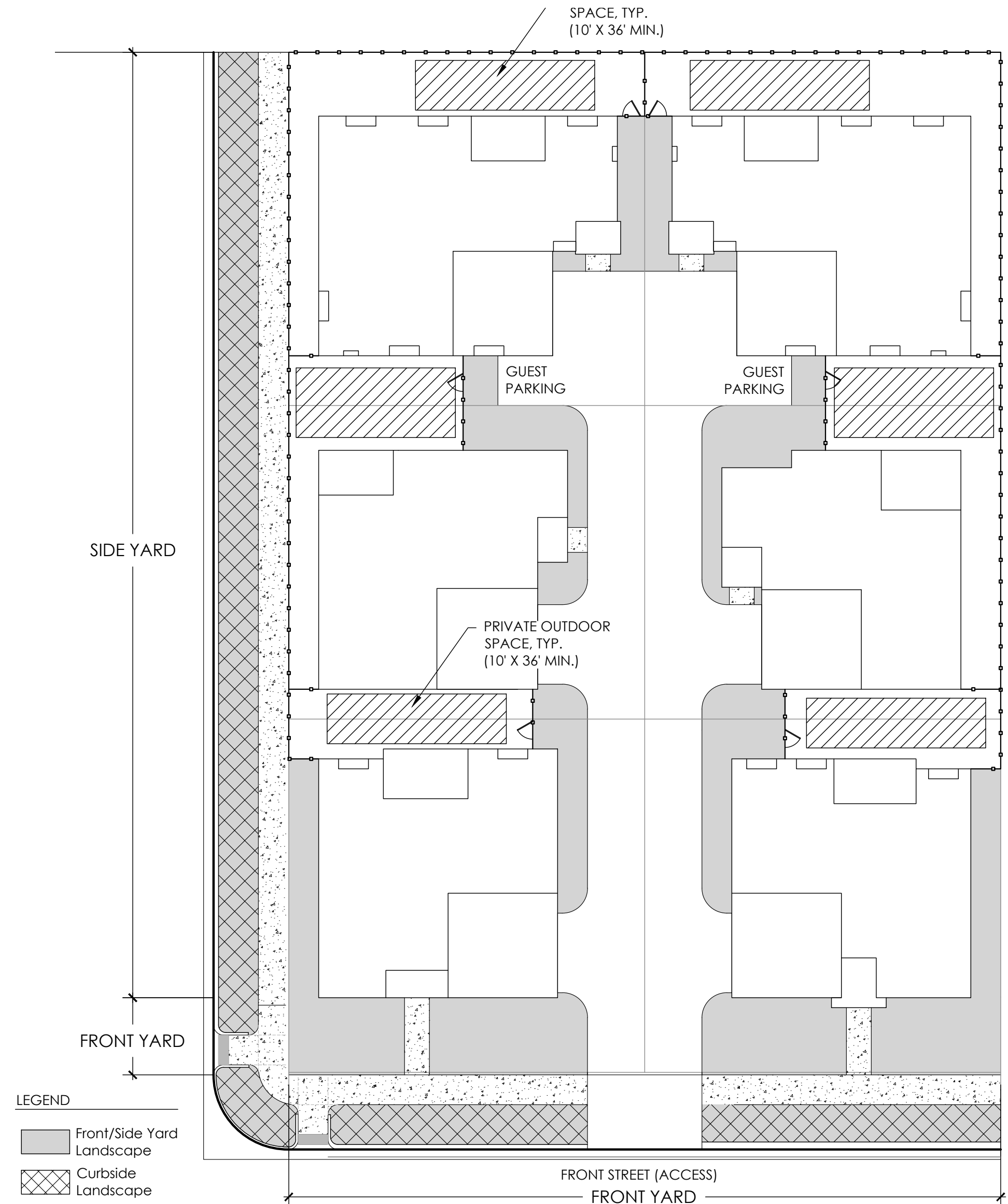
TYPICAL BUNGALOW 4-PACK
LANDSCAPE



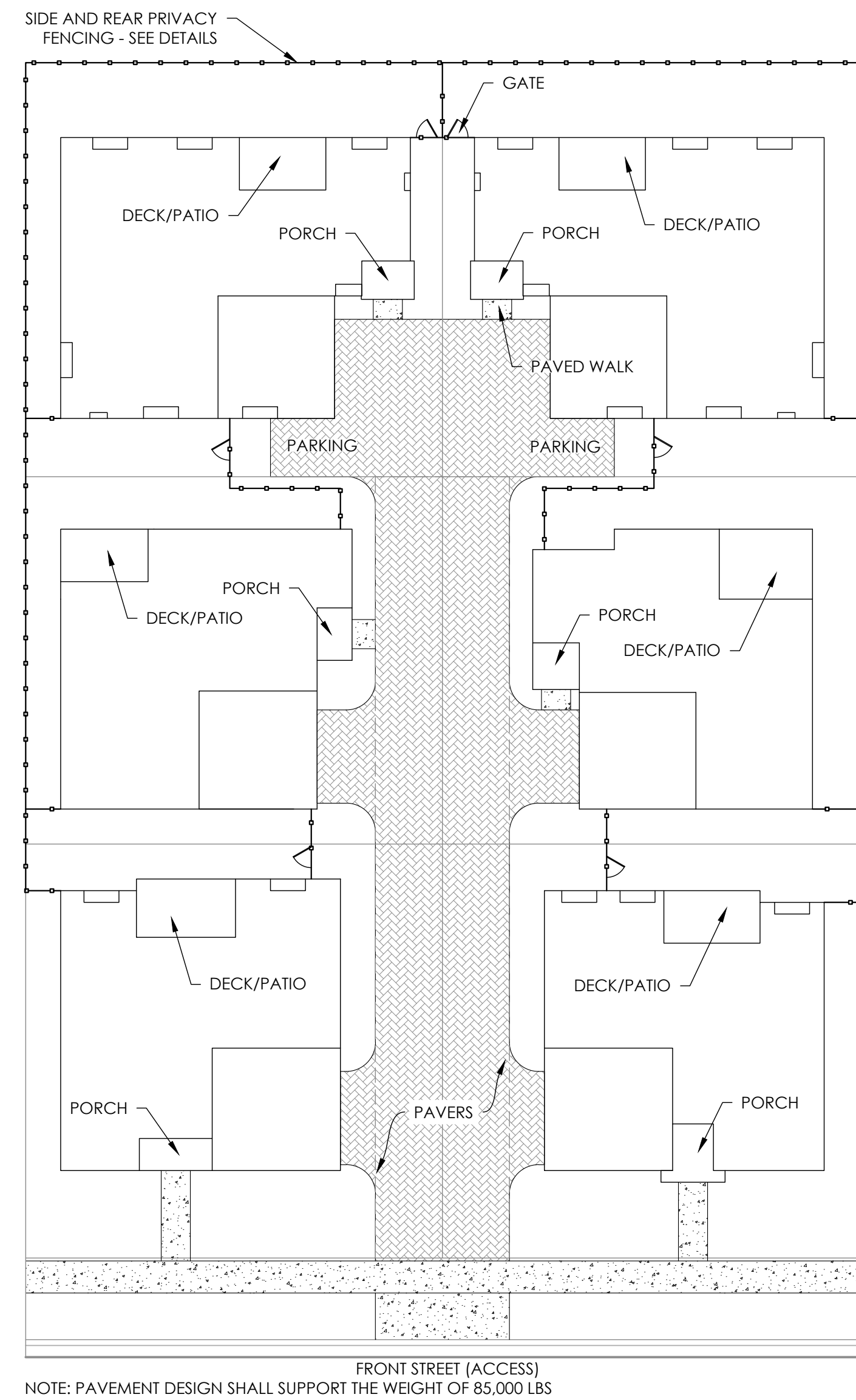
TYPICAL BUNGALOW 4-PACK
MATERIALS AND FENCING



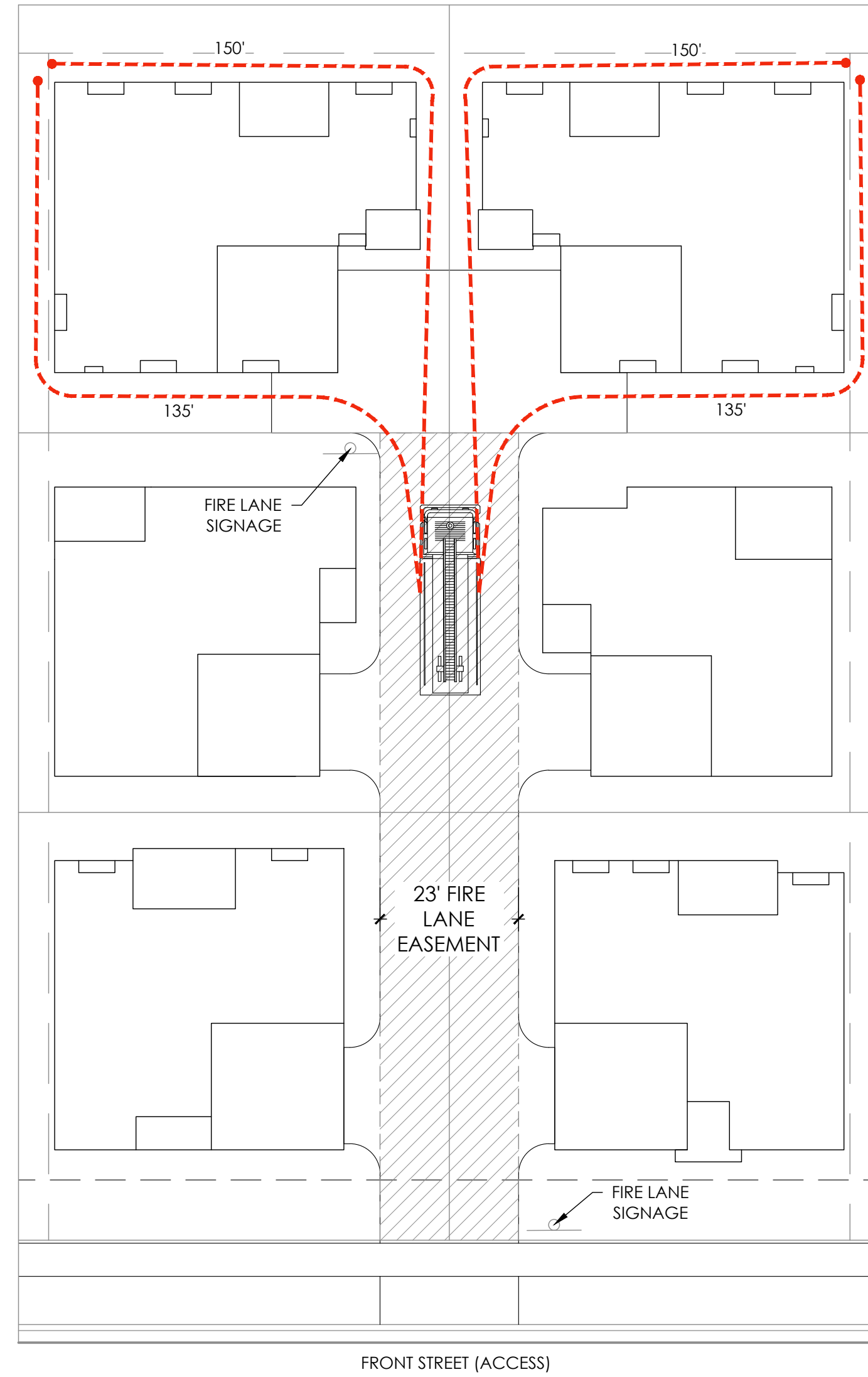
TYPICAL BUNGALOW 4-PACK
HOSEPULL



TYPICAL BUNGALOW 6-PACK
LANDSCAPE



TYPICAL BUNGALOW 6-PACK
MATERIALS AND FENCING



TYPICAL BUNGALOW 6-PACK
HOSEPULL

ARCHITECTURAL STANDARDS

- ELEVATIONS SHALL MEET CODES STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
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- ALL OF THE NET FAÇADE AREA SHALL HAVE DURABLE SIDING MATERIALS. MANUFACTURED SIDING SHALL HAVE AT LEAST A 25 YEAR WRITTEN MANUFACTURER'S LIMITED WARRANTY. SHEATHING OR BRACING SHALL NOT BE USED AS AN EXTERIOR WALL COVERING. DURABLE SIDING MATERIALS INCLUDE CEMENT FIBER, ENGINEERED COMPOSITE WOOD, MASONRY, RUST RESISTANT ARCHITECTURAL METALS, STUCCO, ANY OTHER MATERIAL APPROVED BY THE CITY AS BEING OF SIMILAR QUALITY, APPEARANCE, AND DURABILITY, AND COMBINATION OF THESE LISTED MATERIALS. VINYL IS NOT AN APPROVED MATERIAL.
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- EACH ELEVATION SHALL CONTAIN WINDOWS.
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- FRONT DOORS WILL BE ORIENTED TOWARDS THE STREET.
- PLANS SHALL BE IN COMPLIANCE WITH THE STANDARDS SHOWN ALONG WITH THE UDO. STRICTER PROVISIONS SHALL APPLY.

NOT FOR CONSTRUCTION

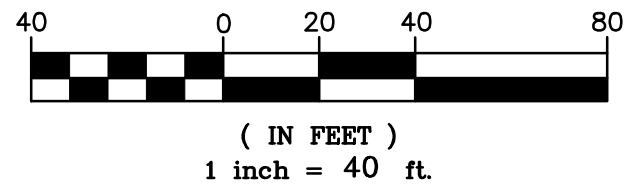
NOTE:
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GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: BUNGALOW POD TYPICALS
DATE: February 1, 2024

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C53	15.00'	23.56'	090°00'00"	N45°00'00"W
C55	15.00'	23.56'	090°00'00"	N45°00'00"E
C56	318.00'	36.92'	006°39'05"	N86°40'28"W
C83	218.00'	99.54'	026°09'39"	S13°04'49"W
C84	15.00'	23.56'	090°00'00"	S45°00'00"E
C85	382.00'	29.11'	004°21'59"	S87°49'01"E
C86	60.00'	20.92'	019°58'25"	N09°59'13"W
C87	73.00'	42.61'	033°26'25"	N03°15'13"W
C88	15.00'	23.56'	090°00'00"	S45°00'00"W
C89	73.00'	19.94'	015°39'10"	N77°51'10"W
C90	60.00'	20.92'	019°58'25"	N80°00'47"W
C91	73.00'	103.02'	080°51'16"	S53°53'37"W

GREEN VALLEY RANCH EAST SUBDIVISION FILING 1 EDN #218006

AMENDMENT 1
-MODIFIED CULVERT HEADWALL AND WINGWALL DESIGN
-REMOVED RETAINING WALL IN TRACT A
-MODIFIED STORM SEWER LAYOUT
-ADDED DRAINAGE AND ACCESS EASEMENTS AROUND N. QUEMOY ST. CULVERT
-RELOCATED PHASE LINE



(IN FEET)
1 inch = 40 ft.

GREEN VALLEY RANCH EAST SUBDIVISION FILING 19 CASE # 2021-4018-01

GREEN VALLEY RANCH EAST SUBDIVISION FILING 1 EDN #218006

Δ=90°00'00"
R=15.00'
L=23.56'
Ch=S86°32'46"W
21.21'

Δ=7°31'01"
R=318.00'
L=41.72'
Ch=S37°47'15"W
41.69'

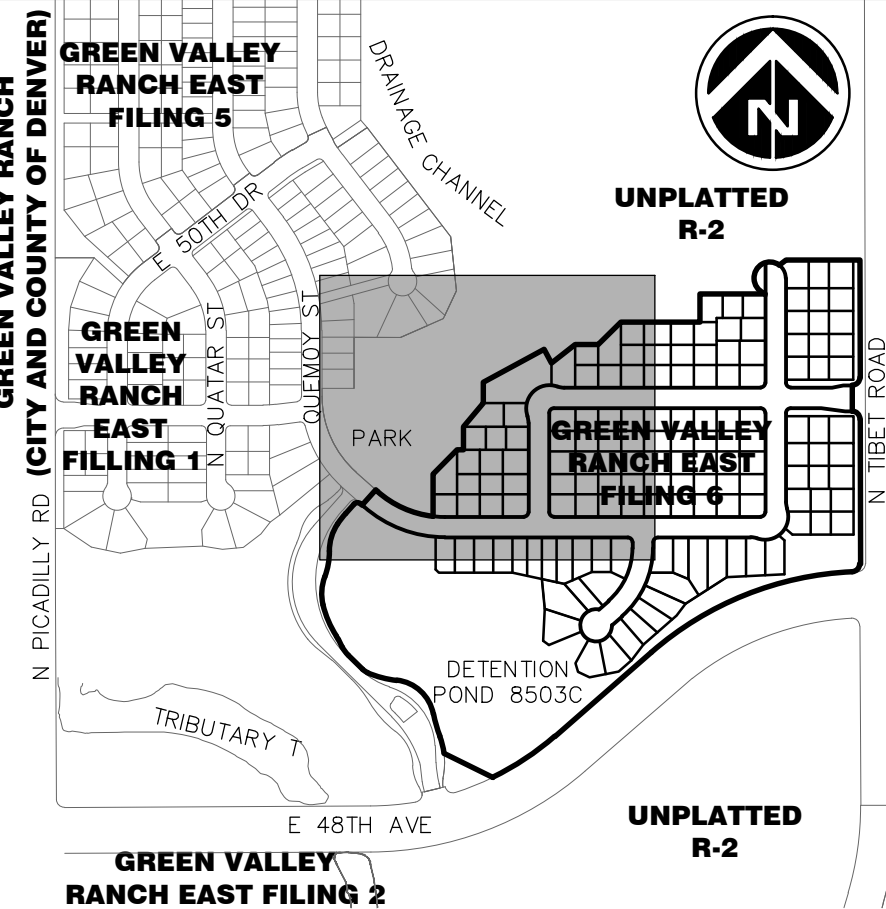
Δ=34°53'41"
R=318.00'
L=193.67'
Ch=N65°54'05"W
190.69'

Δ=21°13'23"
R=220.50'
L=81.68'
Ch=S10°07'16"W
81.21'

DETENTION POND 8503C EX DRAINAGE ESMT REC NO. 2019000093758

TRACT C 471,326 sq.ft. 10.82 ACRES

(SEE SHEET 10)

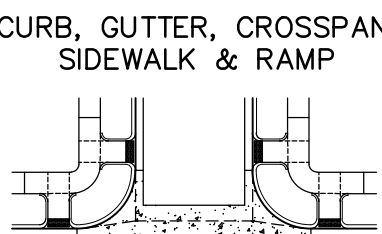


KEY MAP SCALE: 1"=600'

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- SIGHT LINE

BLOCK NUMBER #



- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE
- 100 YEAR WESL

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 SPEED LIMIT SIGN
- 4 KEEP RIGHT SIGN
- 5 8' CROSSSPAN
- 6 PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE SHEET 28 FOR DETAILS)
- 7 NO OUTLET SIGN
- 8 DEAD END SIGN
- 9 FIRE LANE - NO PARKING

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 PIPES IN 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.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
- "INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF± OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE".
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.

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Email: ssibal@dewberry.com

GREEN VALLEY RANCH EAST
SITE PLAN #6

SITE PLAN

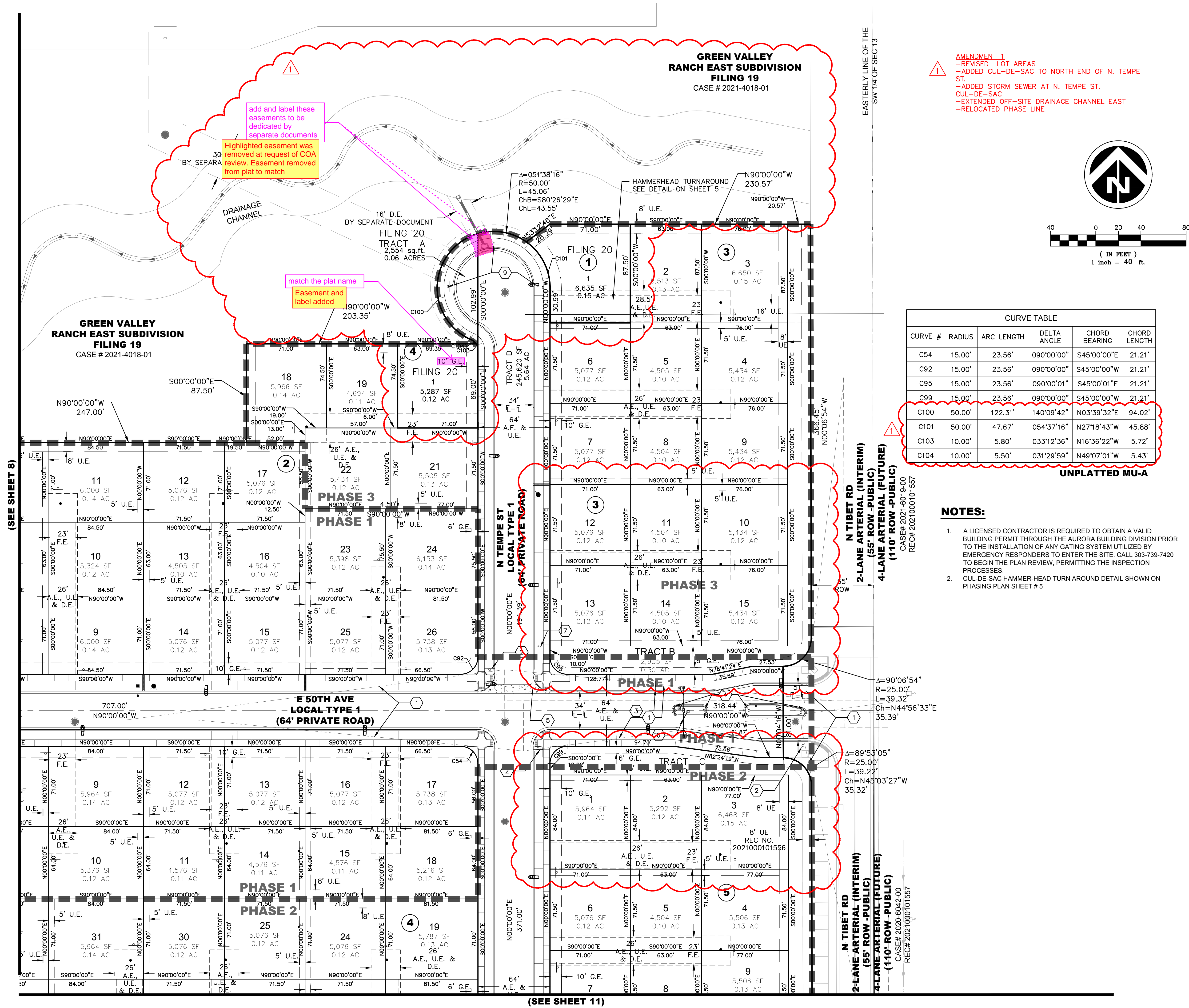
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: DAVID CARRO, RLA

No.	Date	Description
1	1/26/2024	1st AMENDMENT
2	03/07/2022	MYLAR SUBMITTAL - APPROVAL SET

Project Number:	50119125	Designed By:	Drawn By:	Checked By:	WAZ	Sheet Number:	8
		GD	CJR				

\\S:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-3\PLAN SETS\PRP\PRP-P33-SF.DWG 1/24/2024 1:10 PM ROME CONNER

(SEE SHEET 8)

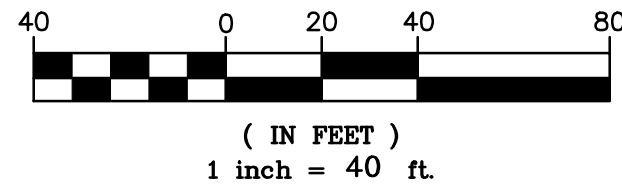


(SEE SHEET 11)

GREEN VALLEY RANCH EAST SUBDIVISION FILING 19
CASE # 2021-4018-01

EASTERLY LINE OF THE SW 1/4 OF SEC 13

- AMENDMENT 1**
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-ADDED STORM SEWER AT N. TEMPE ST.
-CUL-DE-SAC
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST
-RELOCATED PHASE LINE



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C92	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C95	15.00'	23.56'	090°00'01"	S45°00'01"E	21.21'
C99	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C100	50.00'	122.31'	140°09'42"	N03°39'32"E	94.02'
C101	50.00'	47.67'	054°37'16"	N27°18'43"W	45.88'
C103	10.00'	5.80'	033°12'36"	N16°36'22"W	5.72'
C104	10.00'	5.50'	031°29'59"	N49°07'01"W	5.43'

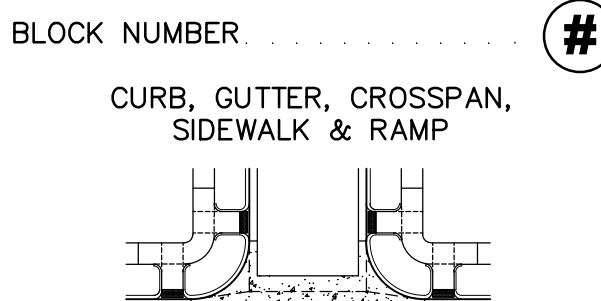
UNPLATTED MU-A

NOTES:

- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING THE INSPECTION PROCESSES.
- CUL-DE-SAC HAMMER-HEAD TURN AROUND DETAIL SHOWN ON PHASING PLAN SHEET # 5

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- SIGHT LINE



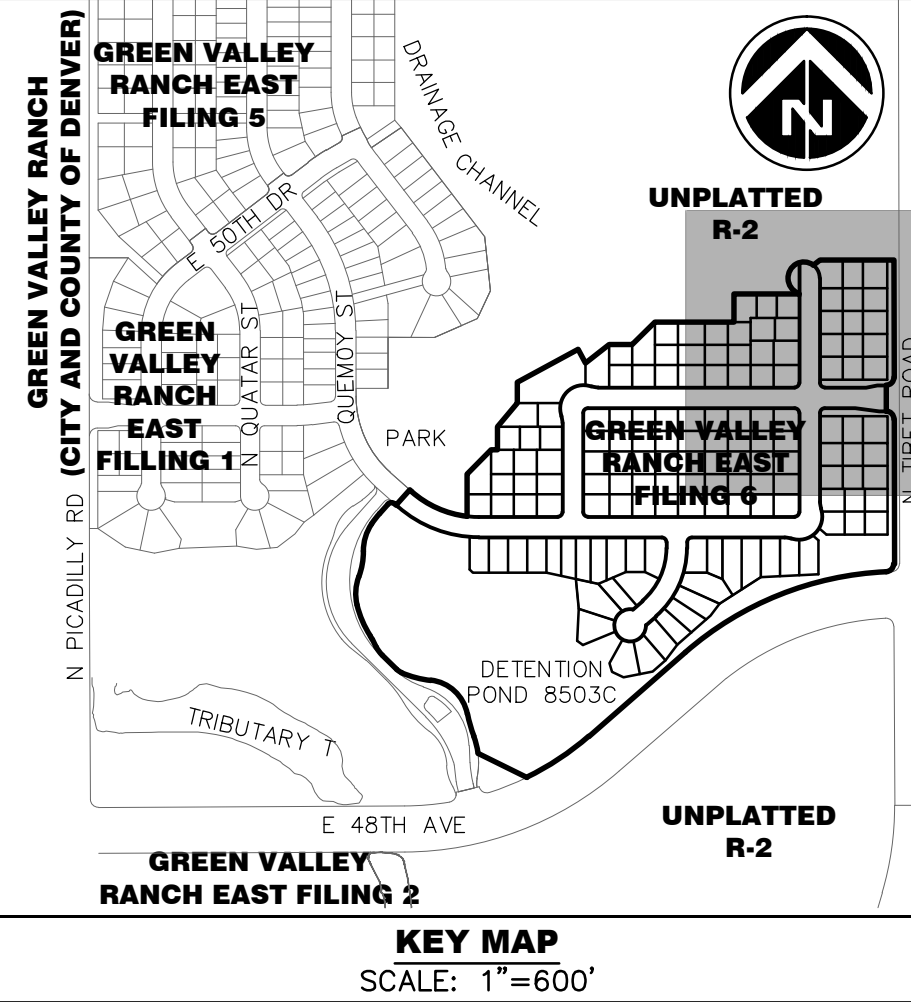
- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE
- 100 YEAR WESL

KEYNOTE

- SIGHT LINES
- STOP SIGN & STREET SIGN
- SPEED LIMIT SIGN
- KEEP RIGHT SIGN
- 8' CROSSSPAN
- PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SHIELD OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE SHEET 28 FOR DETAILS)
- NO OUTLET SIGN
- DEAD END SIGN
- FIRE LANE - NO PARKING

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 PIPES IN 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.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
- INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE.
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.



GREEN VALLEY RANCH EAST SITE PLAN #6

SITE PLAN

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303)486-8500


Contact: DAVID CARRO, RLA

No.	Date	Description
1	1/26/2024	1st AMENDMENT
2	03/07/2022	MYLAR SUBMITTAL - APPROVAL SET

Project Number:	50119125
Designed By:	Drawn By: CJR
Checked By:	GD
WAZ	
Sheet Number:	9

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 AMENDMENT 1
-REVISED LOT AREAS
-RELOCATED PHASE LINES



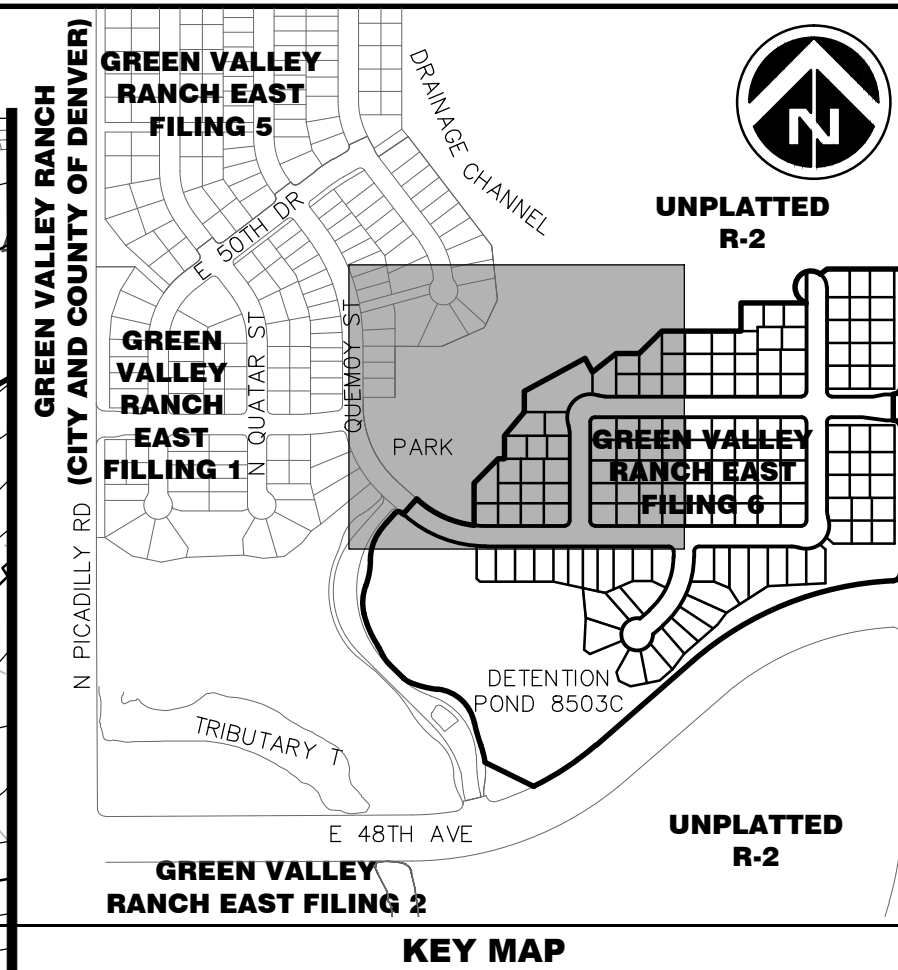
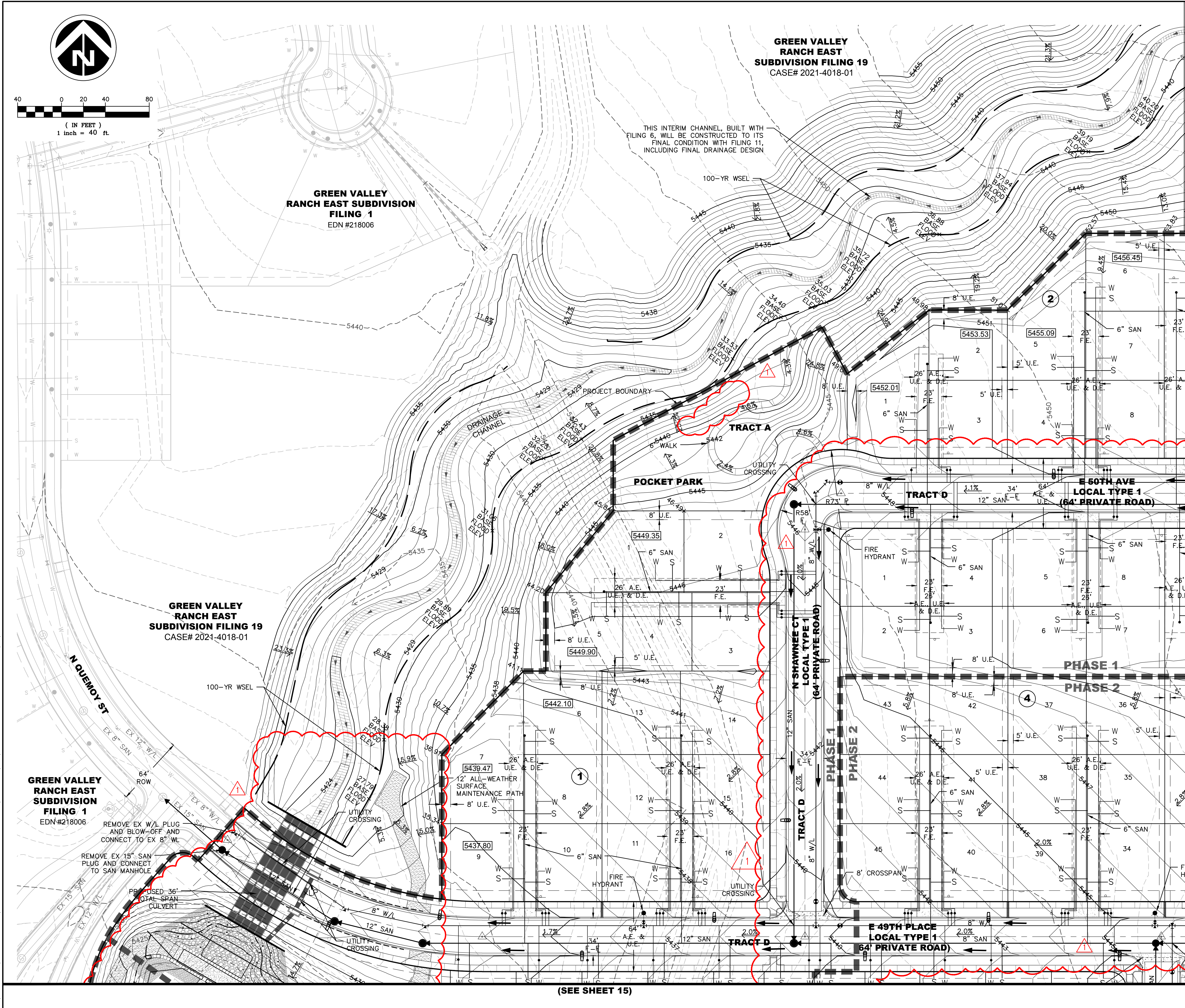
- CURB, GUTTER, CROSSPAN,
SIDEWALK & RAMP
-

- ## KEYNOTE

- NOTES:**

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. 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'.
3. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
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.
5. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
6. "INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF± OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE."
7. ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.

\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-3\PLAN SETS\PRP\PRP-PA3-GRADING AND UTILITY.DWG 1/24/2024 1:12 PM ROME, CONNER



AMENDMENT 1
-MODIFIED SANITARY LAYOUT AND SIZE
-MODIFIED CULVERT HEADWALL AND WINGWALL DESIGN
-REMOVED RETAINING WALL IN TRACT A
-MODIFIED STORM SEWER LAYOUT
-ADDED DRAINAGE AND ACCESS EASEMENTS AROUND N. QUEMOY ST. CULVERT
-RELOCATED PHASE LINES

SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	
LOT PHASE LINE	
EASEMENT LINE	
SECTION LINE	
HALF-SECTION LINE	
RIGHT OF WAY LINE	
CENTER LINE OF STREET	
LOT LINE	
BUILDING SET BACK	
SIGHT LINE	
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	
STREET SIGN	
WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
ANTICIPATED TOP OF CONCRETE SLAB	5459.50
EX EASEMENT LINE	
DETENTION POND 100-YR WSEL	
DRAINAGE CHANNEL 100-YR BFE	

- NOTES:
- ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE.
 - ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
 - ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
 - ALL STORM DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
 - FOR ANY RESIDENTIAL LOT IN OR ADJACENT TO A REGULATED FLOOD PLAIN, PROVIDE THE BASE FLOOD ELEVATION (B.F.E.) APPROPRIATE FOR ANY PROPOSED STRUCTURE. LOWEST LOT ELEVATION SHALL BE ONE FOOT ABOVE B.F.E. LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE SHALL BE TWO FOOT ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAIN REGULATION.
 - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).

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**GREEN VALLEY RANCH EAST
SITE PLAN #6**

GRADING AND UTILITY PLAN

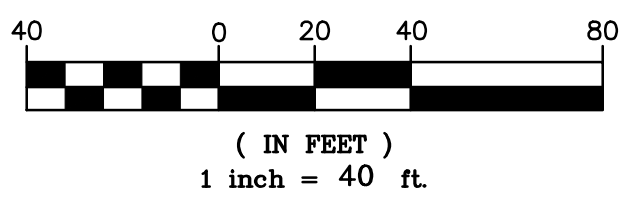
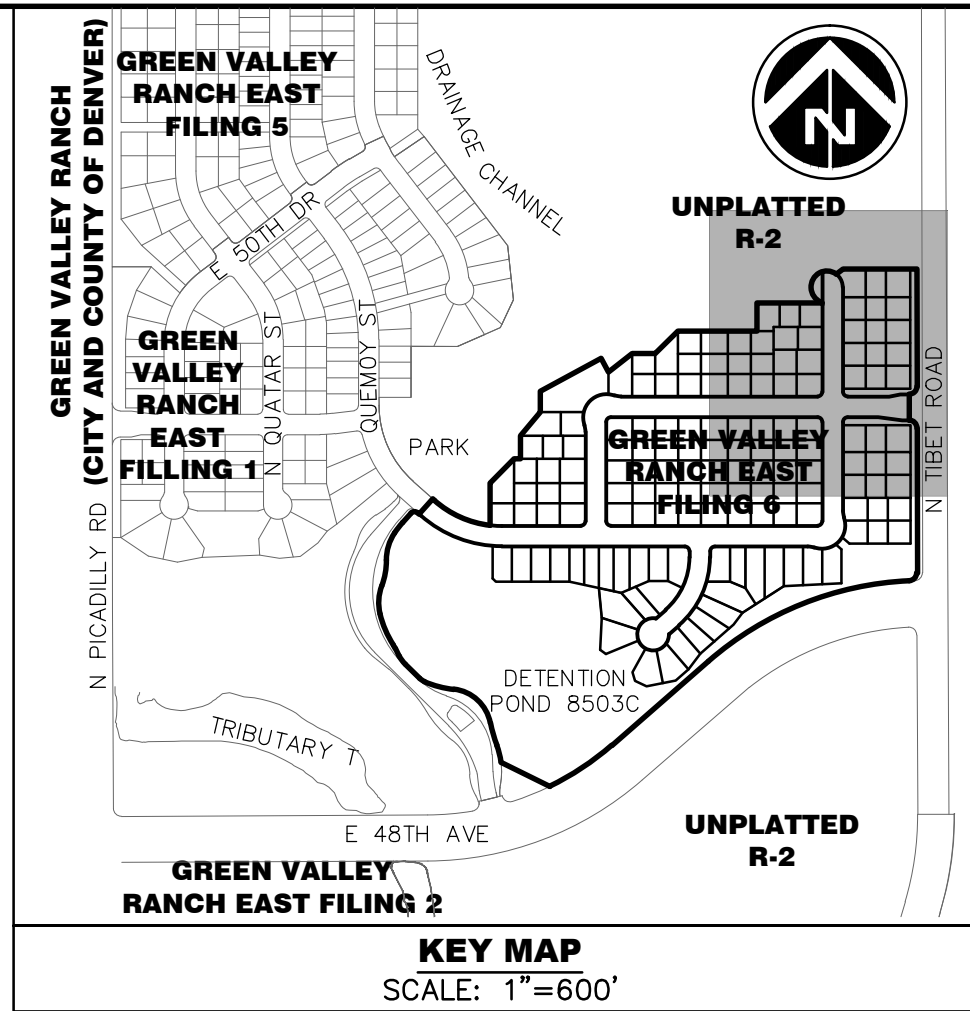
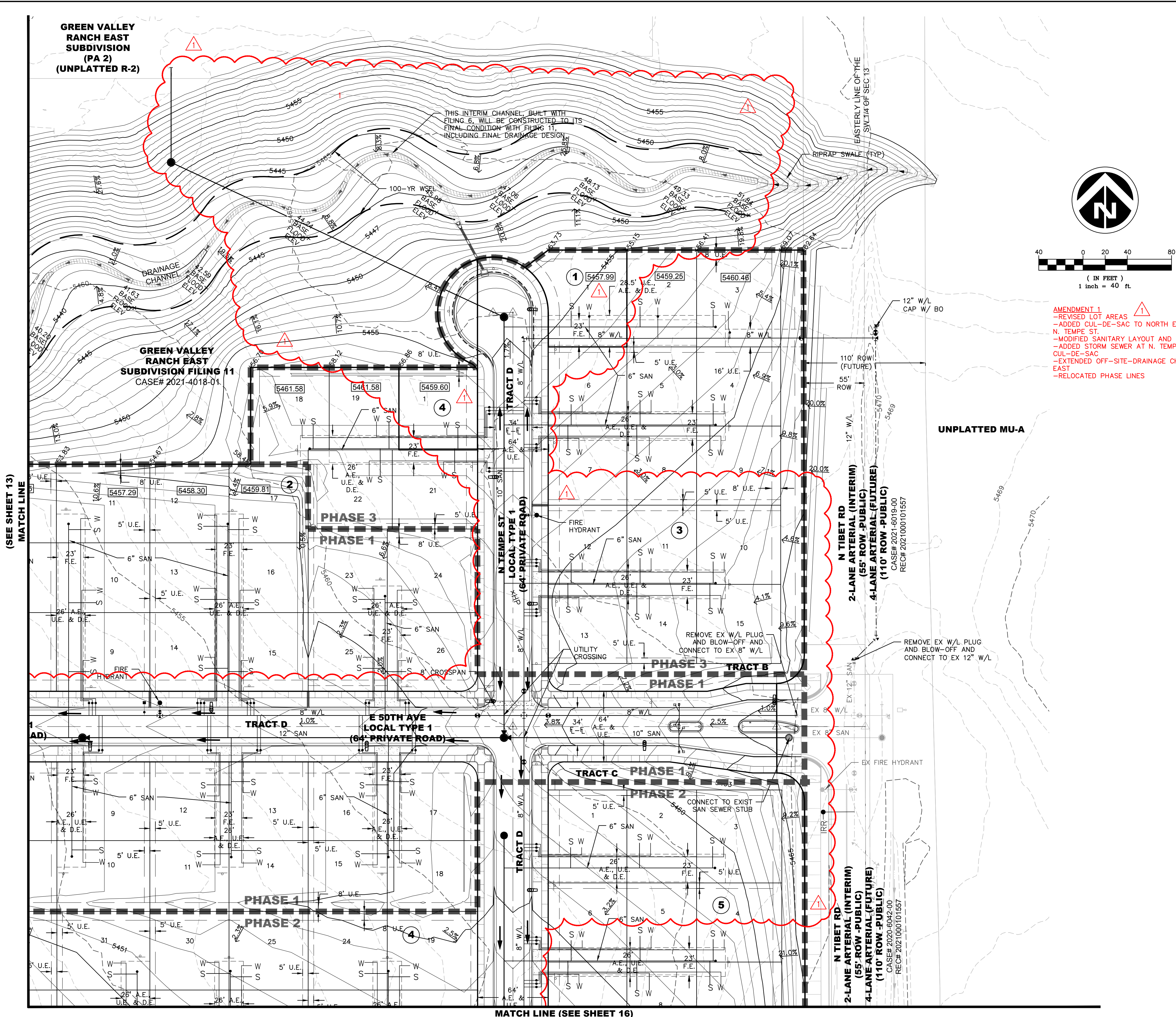
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: DAVID CARRO, RLA

Project Number:	50119125
Designed By:	GD
Drawn By:	CJR
Checked By:	WAZ
Sheet Number:	13

1/26/2024	1st AMENDMENT	
8/30/2022	MYLAR SUBMITTAL - APPROVAL SET	
No.	Date	Description

DOCUMENT AMENDMENTS

\\D:\Dewberry\Oakwood_Homes\GREEN VALLEY RANCH EAST-AA PA-3\PLAN SETS\PRV\PRV-P3-GRADING AND UTILITY.DWG 1/24/2024 1:12 PM ROME, CONNER



AMENDMENT 1
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-MODIFIED SANITARY LAYOUT AND SIZE
-ADDED STORM SEWER AT N. TEMPE ST.
-EXTENDED OFF-SITE-DRAINAGE CHANNEL EAST
-RELOCATED PHASE LINES

SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	---
WATER METER	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
ANTICIPATED TOP OF CONCRETE SLAB	---
EX EASEMENT LINE	---
DETENTION POND 100-YR WSEL	---
DRAINAGE CHANNEL 100-YR BFE	---

- NOTES:
- ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE.
 - ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
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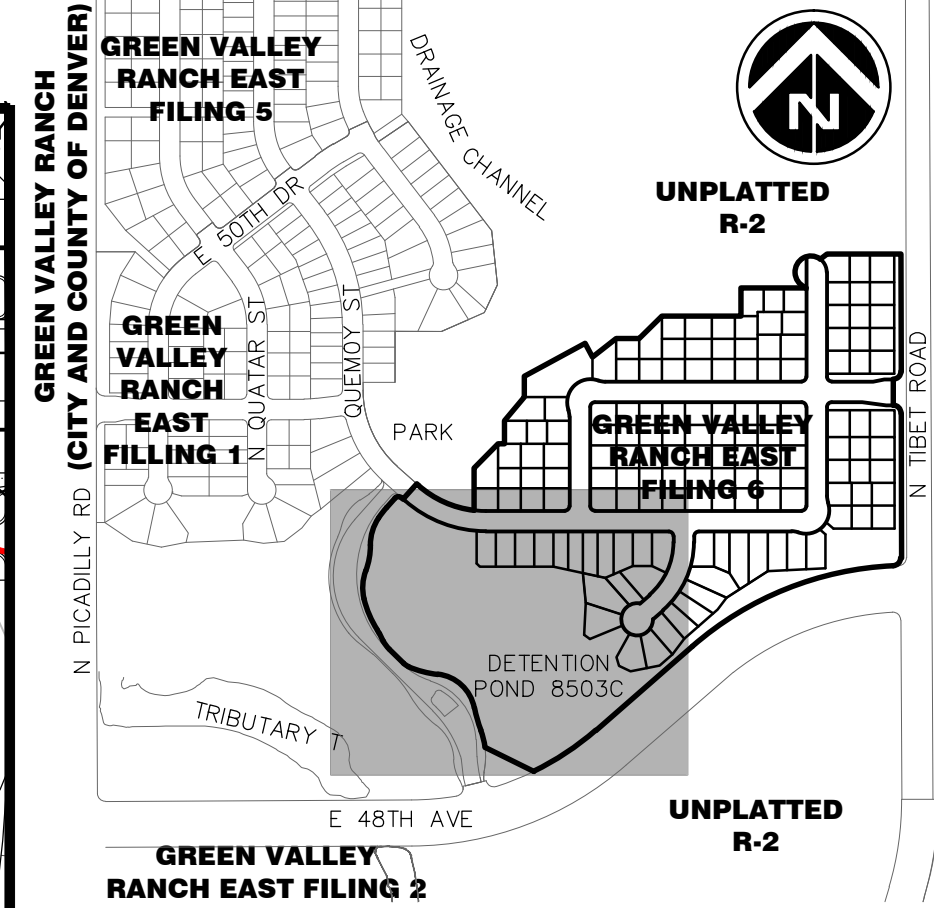
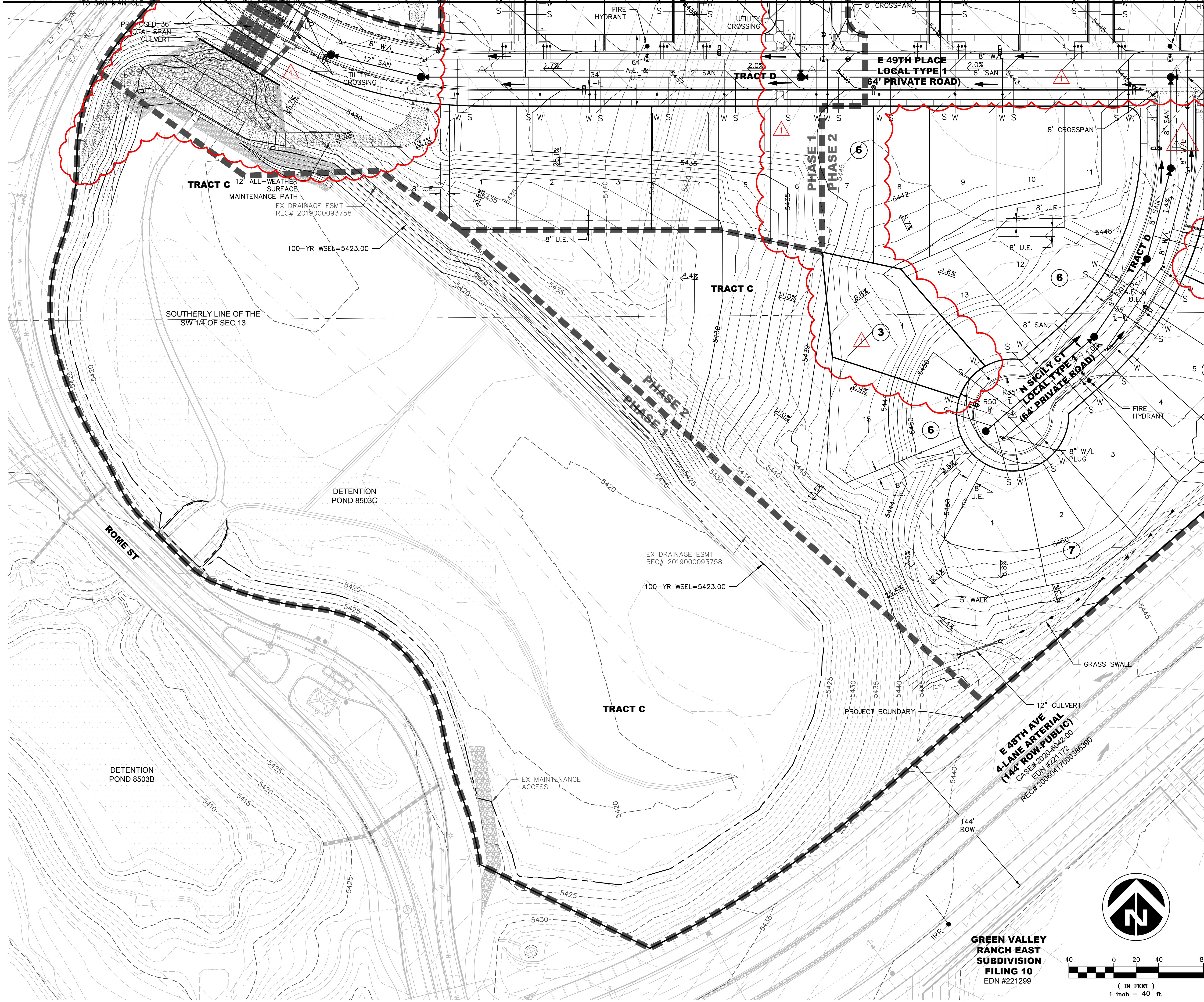
**GREEN VALLEY RANCH EAST
SITE PLAN #6
GRADING AND UTILITY PLAN**

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

No.	Date	Description
1	1/29/2024	1st AMENDMENT
2	03/07/2022	MYLAR SUBMITTAL - APPROVAL SET

Project Number:	50119125
Designed By:	Drawn By:
GD	CJR
Checked By:	WAZ
Sheet Number:	14

(SEE SHEET 13)
MATCH LINE



KEY MAP
SCALE: 1"=600'

AMENDMENT 1
-REVISED LOT AREAS
-MODIFIED CULVERT HEADWALL AND WINGWALL DESIGN
-MODIFIED SANITARY LAYOUT AND SIZE
-MODIFIED STORM SEWER LAYOUT
-NEW DRAINAGE EASEMENT BY SEPARATE DOCUMENT AT N. QUEMOY ST. CULVERT AND POND 8503C
-RELOCATED PHASE LINES

SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP	---
STREET SIGN	---
WATER METER	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
ANTICIPATED TOP OF CONCRETE SLAB	5459.50
EX EASEMENT LINE	---
DETENTION POND 100-YR WSEL	---
DRAINAGE CHANNEL 100-YR BFE	---

- NOTES:
- ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE.
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**GREEN VALLEY RANCH EAST
SITE PLAN #6**

GRADING AND UTILITY PLAN

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

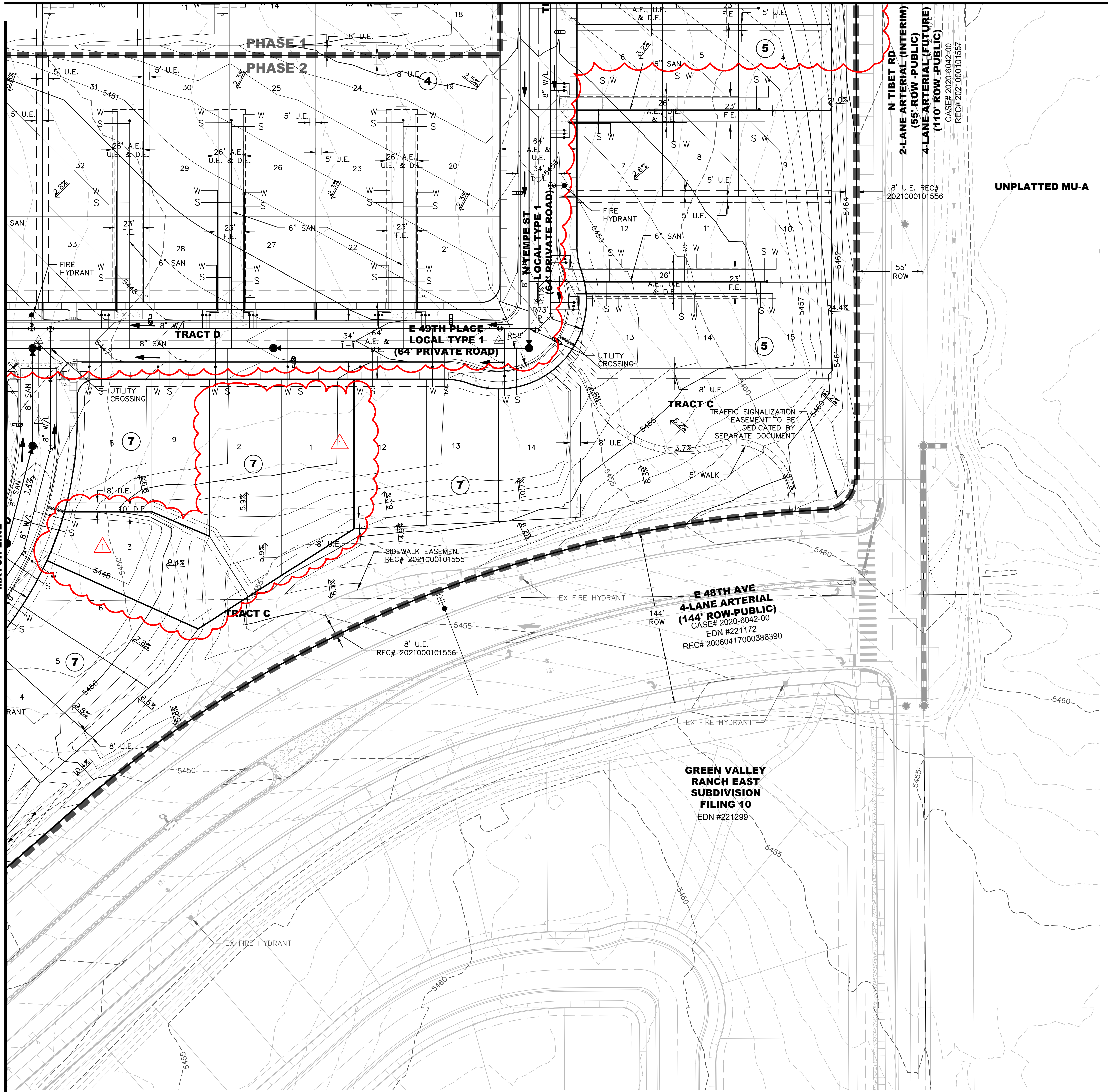
No.	Date	Description
1	1/26/2024	1st AMENDMENT
2	03/07/2022	MYLAR SUBMITTAL - APPROVAL SET

Project Number:	50119125
Designed By:	Drawn By: GD CJR
Checked By:	WAZ
Sheet Number:	15

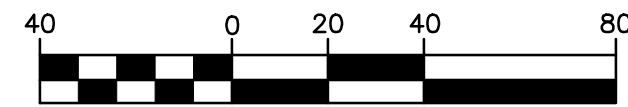
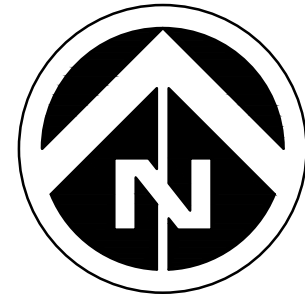
\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-3\PLAN SETS\PRP\PRP-P3-3\GRADING AND UTILITY.DWG 1/24/2024 1:12 PM ROME, CONNER

(SEE SHEET 15)
MATCH LINE

MATCH LINE (SEE SHEET 14)



UNPLATTED MU-A



(IN FEET)
1 inch = 40 ft.

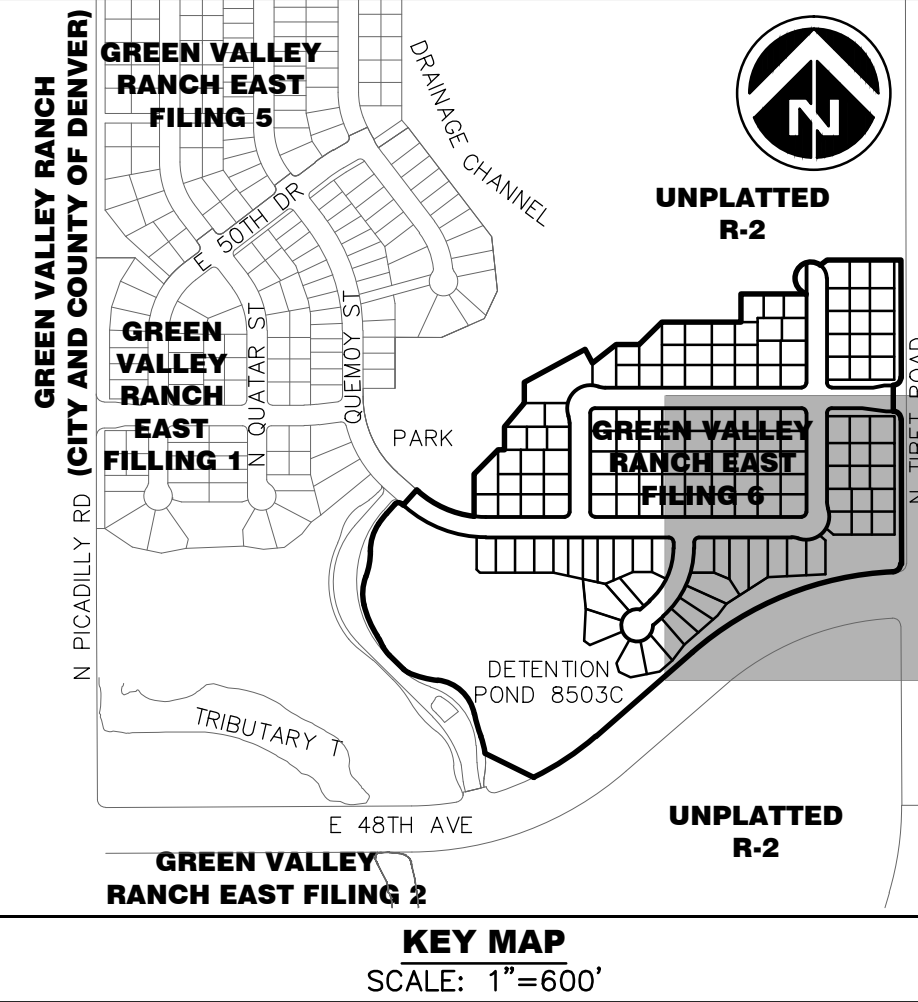


AMENDMENT 1
-REVISED LOT AREAS
-MODIFIED SANITARY LAYOUT AND SIZE
-RELOCATED PHASING LINES

SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	---
WATER METER	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
ANTICIPATED TOP OF CONCRETE SLAB	5459.50
EX EASEMENT LINE	---
DETENTION POND 100-YR WSEL	---
DRAINAGE CHANNEL 100-YR BFE	---

NOTES:

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**GREEN VALLEY RANCH EAST
SITE PLAN #6**

GRADING AND UTILITY PLAN

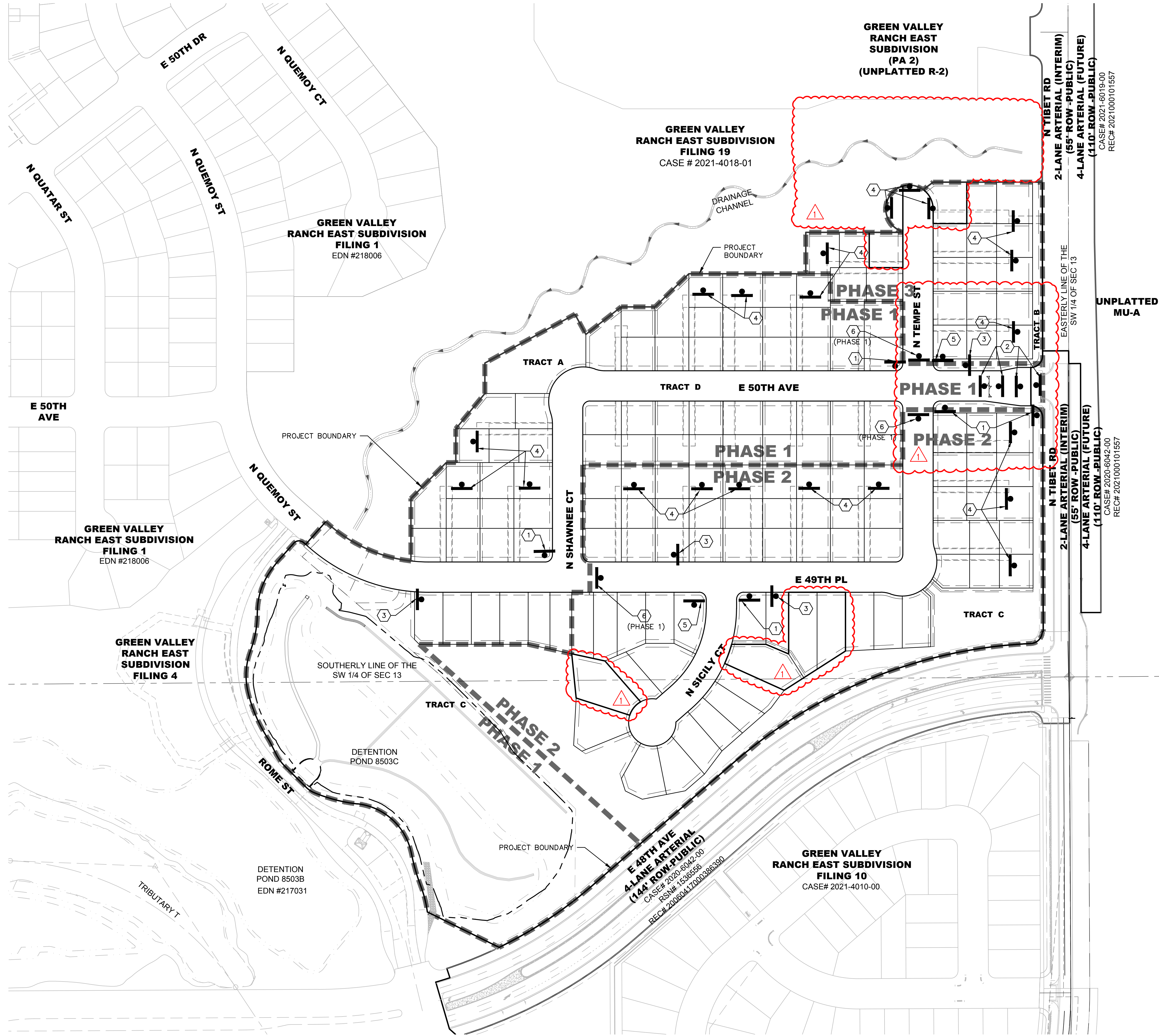
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: DAVID CARRO, RLA

DOCUMENT AMENDMENTS	
No.	Description
1	1/28/2024 8:03/07/2022 MYLAR SUBMITTAL - APPROVAL SET

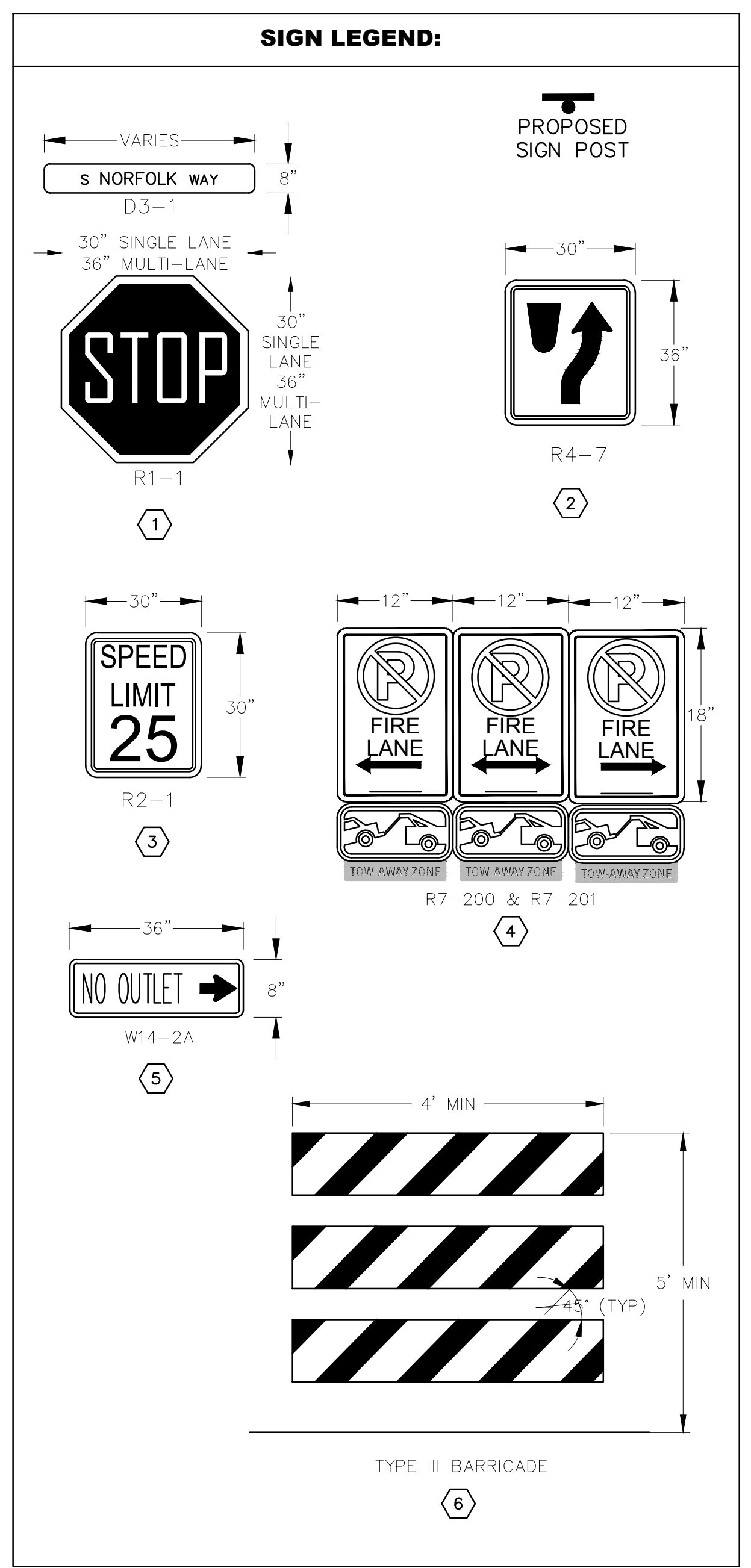
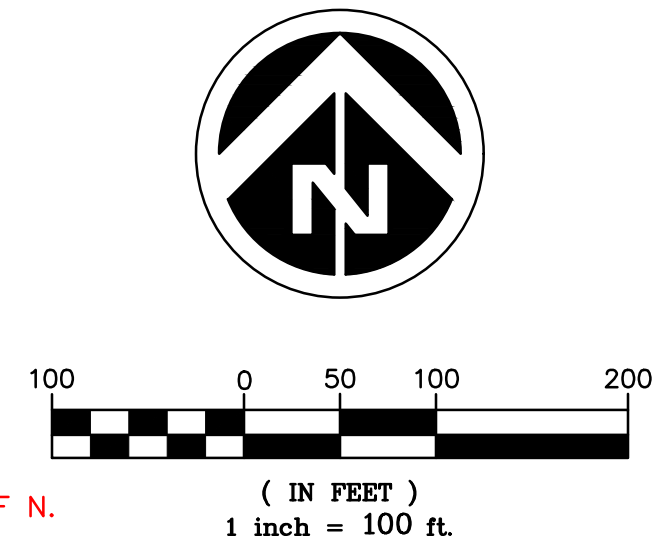
Project Number: 50119125
Designed By: Drawn By: GD CJR
Checked By: WAZ
Sheet Number: 16

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\\D:\Dewberry\Oakwood_Homes\Green Valley Ranch East-AA_PA-3\PLAN SETS\PRP\PRP-PA3-SIGN-STRIPE.DWG 1/24/2024 1:12 PM ROME, CONNER



AMENDMENT 1
-REVISED EXISTING LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-ADDED STORM SEWER AT N. TEMPE ST.
-CUL-DE-SAC
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST
-RELOCATED PHASE LINES



Project Number:
50119125

Designed By:
GD CJR

Checked By:
WAZ

Sheet Number:
17

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GREEN VALLEY RANCH EAST
SITE PLAN #6
SIGNAGE AND STRIPING PLAN

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

No.	Date	Description
1	1/28/2024	1st AMENDMENT
8	03/07/2022	MYLAR SUBMITTAL - APPROVAL SET

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20

A RESUBDIVIISON OF LOT 20, BLOCK 2, LOT 1, BLOCK 3, LOT 14, BLOCK 6, LOT 7,10 AND 11, BLOCK 7, A PORTION OF TRACTS C AND D, ALL IN

GREEN VALLEY RANCH EAST FILING NO. 6, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24,

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF 4 PARCELS OF LAND ,SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING

PARCEL A

BEING ALL OF LOT 1, BLOCK 3 AND A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, SAID NORTHEASTERLY CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED JANUARY 3, 2024 AT RECEPTION NO. 202400000510, IN SAID OFFICE OF THE CLERK AND RECORDER, WHENCE THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE DEPARTING SAID NORTHERLY AND SOUTHERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH SUBDIVISION FILING NO. 19, NORTH 90°00'00" WEST, A DISTANCE OF 159.57 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 3 AND **THE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY AND SOUTHERLY BOUNDARIES, NORTH 90°00'00" WEST, A DISTANCE OF 71.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 3; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, SOUTH 53°12'46" WEST, A DISTANCE OF 26.29 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'40" WEST; THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°37'20", AN ARC LENGTH OF 47.67 FEET TO A POINT OF TANGENCY WITH THE EASTERLY LINE OF SAID TRACT D; THENCE TANGENT TO SAID CURVE, ALONG SAID EASTERLY LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 30.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 3; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 3, SOUTH 90°00'00" EAST, A DISTANCE OF 71.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 3; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 3, NORTH 00°00'00" EAST, A DISTANCE OF 87.50 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6,635 SQUARE FEET OR 0.152 ACRES, MORE OR LESS.

PARCEL B

BEING ALL OF LOT 20, BLOCK 2, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, SAID NORTHEASTERLY CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED JANUARY 3, 2024 AT RECEPTION NO. 202400000510, IN SAID OFFICE OF THE CLERK AND RECORDER, WHENCE THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, NORTH 90°00'00" WEST, A DISTANCE OF 230.57 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 THE FOLLOWING 2 COURSES:

1. SOUTH 53°12'46" WEST, A DISTANCE OF 26.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'40" WEST;

2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°38'16" AN ARC LENGTH OF 45.06 FEET TO THE WESTERLY LINE OF TRACT D, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 THE FOLLOWING 2 COURSES:

1. SOUTHERLY, CONTINUING ALONG SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 140°09'42", AN ARC LENGTH OF 122.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'17", AN ARC LENGTH OF 5.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 AND SAID NORTHERLY BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 69.35 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 20, BLOCK 2;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 20, BLOCK 2, SOUTH 00°00'00" EAST, A DISTANCE OF 74.50 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 20, BLOCK 2;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 20, BLOCK 2, NORTH 90°00'00" EAST, A DISTANCE OF 71.00 FEET TO SAID WESTERLY LINE OF TRACT D;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 171.99 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 7,841 SQUARE FEET OR 0.180 ACRES, MORE OR LESS.

PARCEL C

BEING ALL OF LOTS 7, 10 AND 11, BLOCK 7 AND A PORTION OF TRACT C, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, WHENCE THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED JANUARY 3, 2024 AT RECEPTION NO. 202400000510, IN SAID OFFICE OF THE CLERK AND RECORDER, BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE SOUTH 25°37'58" WEST, A DISTANCE OF 961.08 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 11, BLOCK 7 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 11, BLOCK 7, SOUTH 00°00'00" EAST, A DISTANCE OF 124.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 11, BLOCK 7;

THENCE DEPARTING SAID SOUTHEASTERLY CORNER, SOUTH 57°21'17" WEST, A DISTANCE OF 153.75 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 7;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, BLOCK 7, NORTH 65°41'44" WEST, A DISTANCE OF 137.74 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7, BLOCK 7, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°41'44" WEST;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 7, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°44'34", AN ARC LENGTH OF 43.03 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7, BLOCK 7;

THENCE ALONG THE NORTHERLY AND NORTHEASTERLY LINE OF SAID LOT 7, BLOCK 7, THE FOLLOWING 2 COURSES:

1. NORTH 90°00'00" EAST, A DISTANCE OF 72.34 FEET;

2. SOUTH 67°02'34" EAST, A DISTANCE OF 52.13 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 7;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 7, NORTH 00°00'00" EAST, A DISTANCE OF 130.33 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10, BLOCK 7;

THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 10 AND 11, BLOCK 7, NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING**,

CONTAINING AN AREA OF 28,226 SQUARE FEET OR 0.648 ACRES, MORE OR LESS.

PARCEL D

BEING ALL OF LOT 14, BLOCK 6 AND A PORTION OF TRACT C, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, WHENCE THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED JANUARY 3, 2024 AT RECEPTION NO. 202400000510, IN SAID OFFICE OF THE CLERK AND RECORDER, BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE SOUTH 37°41'03" WEST, A DISTANCE OF 1,387.63 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14, BLOCK 6 AND THE POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°25'53" EAST;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINES OF SAID LOT 14, BLOCK 6 THE FOLLOWING 2 COURSES:

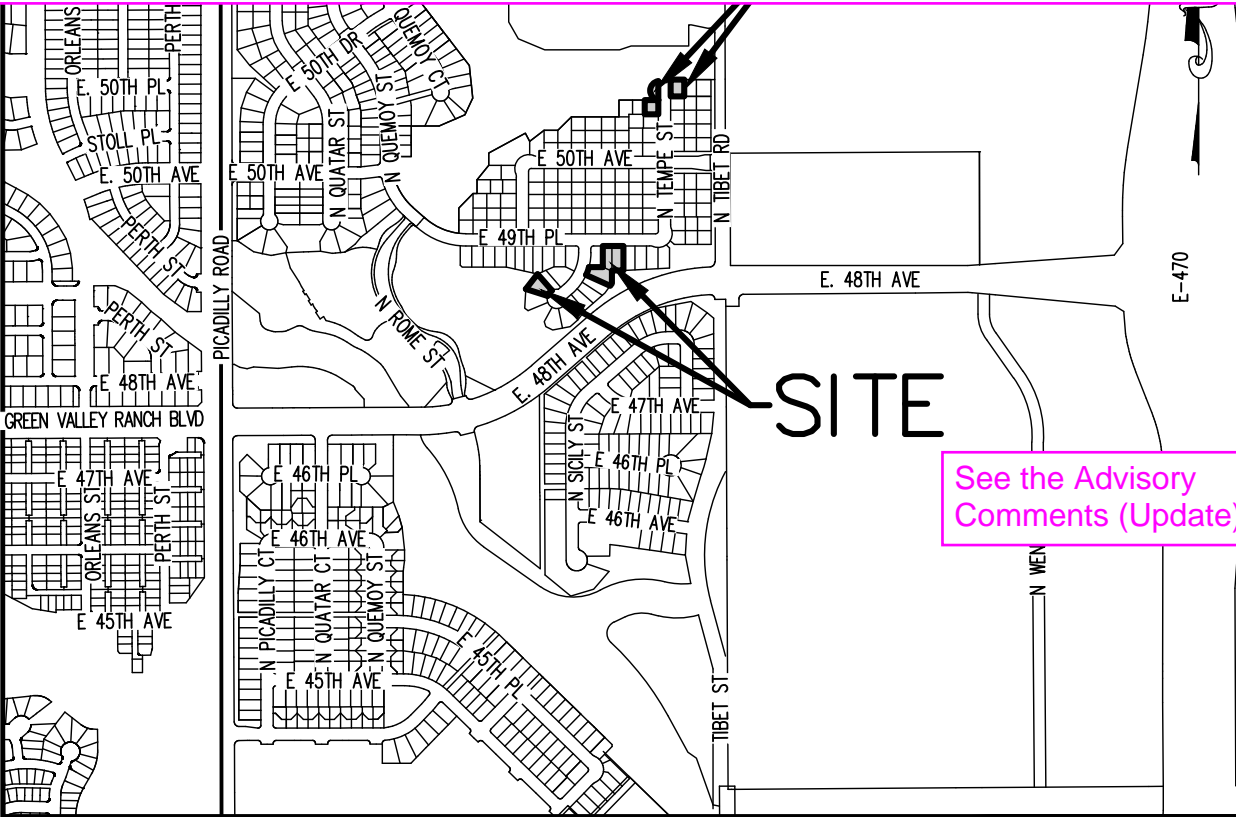
1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°44'19", AN ARC LENGTH OF 37.30 FEET;

2. NORTH 72°10'12" WEST, A DISTANCE OF 118.90 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 14, BLOCK 6;

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

See Detail A on next page for changes



VICINITY MAP

SCALE 1" = 1000'

SHEET INDEX

SHEET 1	TITLE SHEET/LEGAL DESCRIPTION
SHEET 2	OVERALL BOUNDARY/LOT DETAIL SHEET

DEDICATION – CONTINUED

THENCE DEPARTING SAID MOST WESTERLY CORNER, NORTH 05°41'41" WEST, A DISTANCE OF 94.05 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 6, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT C;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 77°47'24" EAST, A DISTANCE OF 71.83 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 14, BLOCK 6;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, BLOCK 6, SOUTH 41°02'14" EAST, A DISTANCE OF 114.76 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 10,735 SQUARE FEET OR 0.246 ACRES, MORE OR LESS. ALL PARCELS COMBINED CONTAINING AN AREA OF 53,436 SQUARE FEET OR 1.226 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND A TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20_____, AD. BY _____, AS _____

OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°06'54" WEST ALONG THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST FILING NO. 19, BEING MONUMENTED AT EACH END BY A FOUND NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TOWN & COUNTRY TITLE SERVICES COMMITMENT NO. **37561 WITH A COMMITMENT DATE OF SEPTEMBER 25, 2023 AT 8:00 A.M.** WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- TRACTS A IS TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20_____, _____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER	DATE	_____
PLANNING DIRECTOR	DATE	_____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19323-15

Drawn By: DED

DATE OF PREPARATION:	10/3/2023
SCALE:	N/A
SHEET 1 OF 2	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20

A RESUBDIVISION OF LOT 20, BLOCK 2, LOT 1, BLOCK 3, LOT 14, BLOCK 6, LOT 7, 10 AND 11, BLOCK 7, A PORTION OF TRACTS C AND D, ALL IN GREEN VALLEY RANCH EAST FILING NO. 6, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

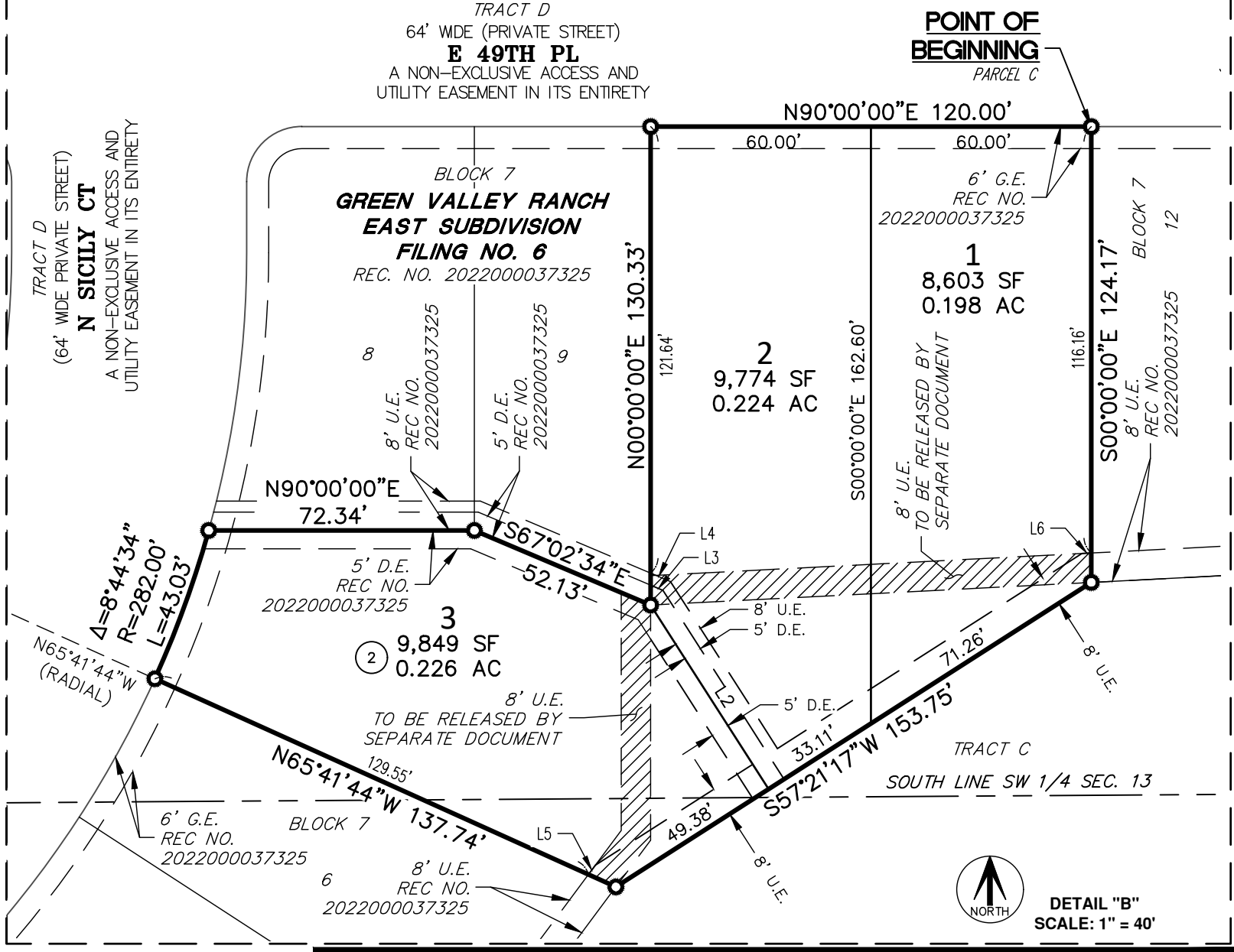
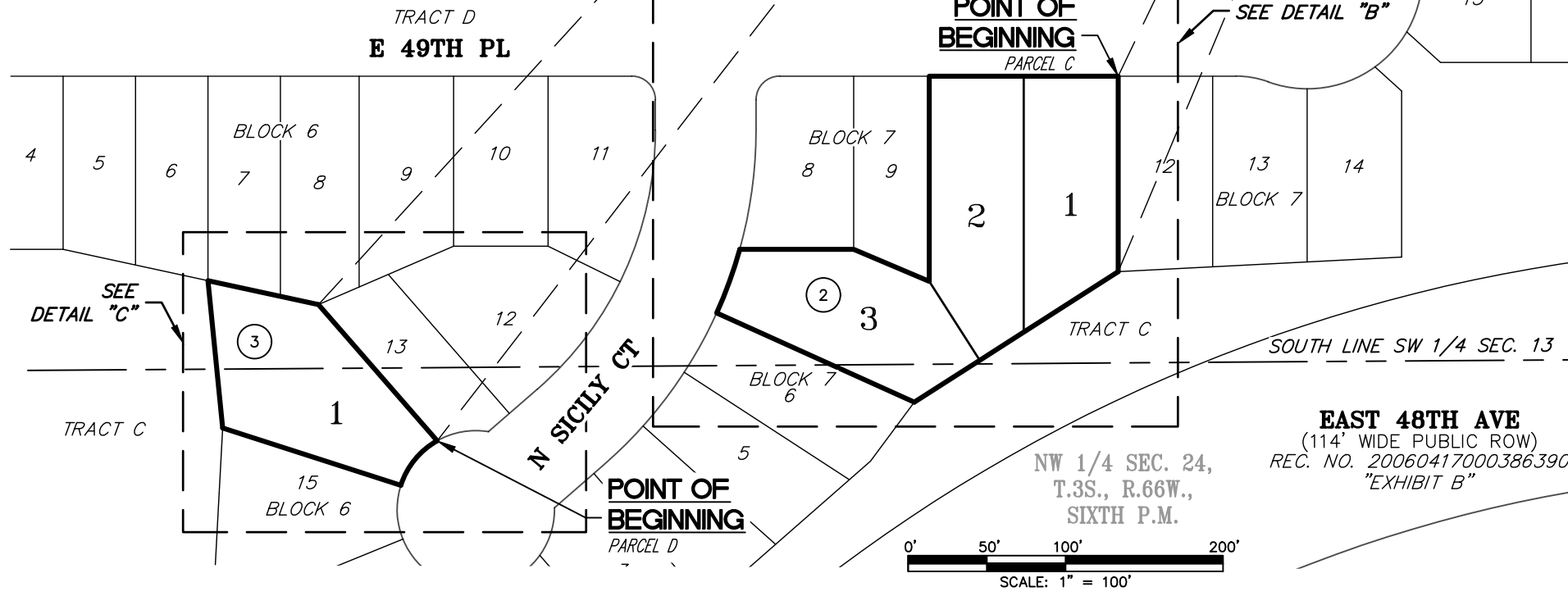
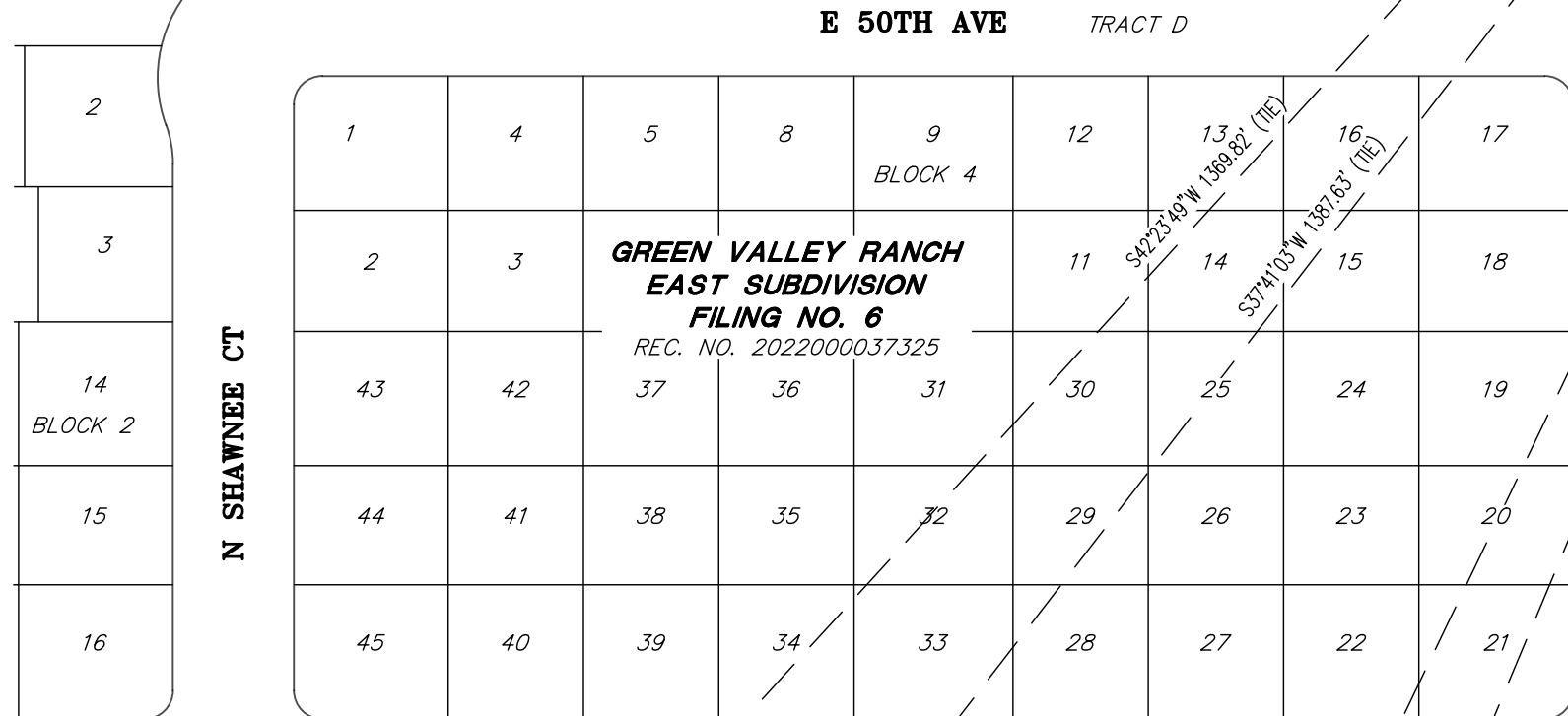
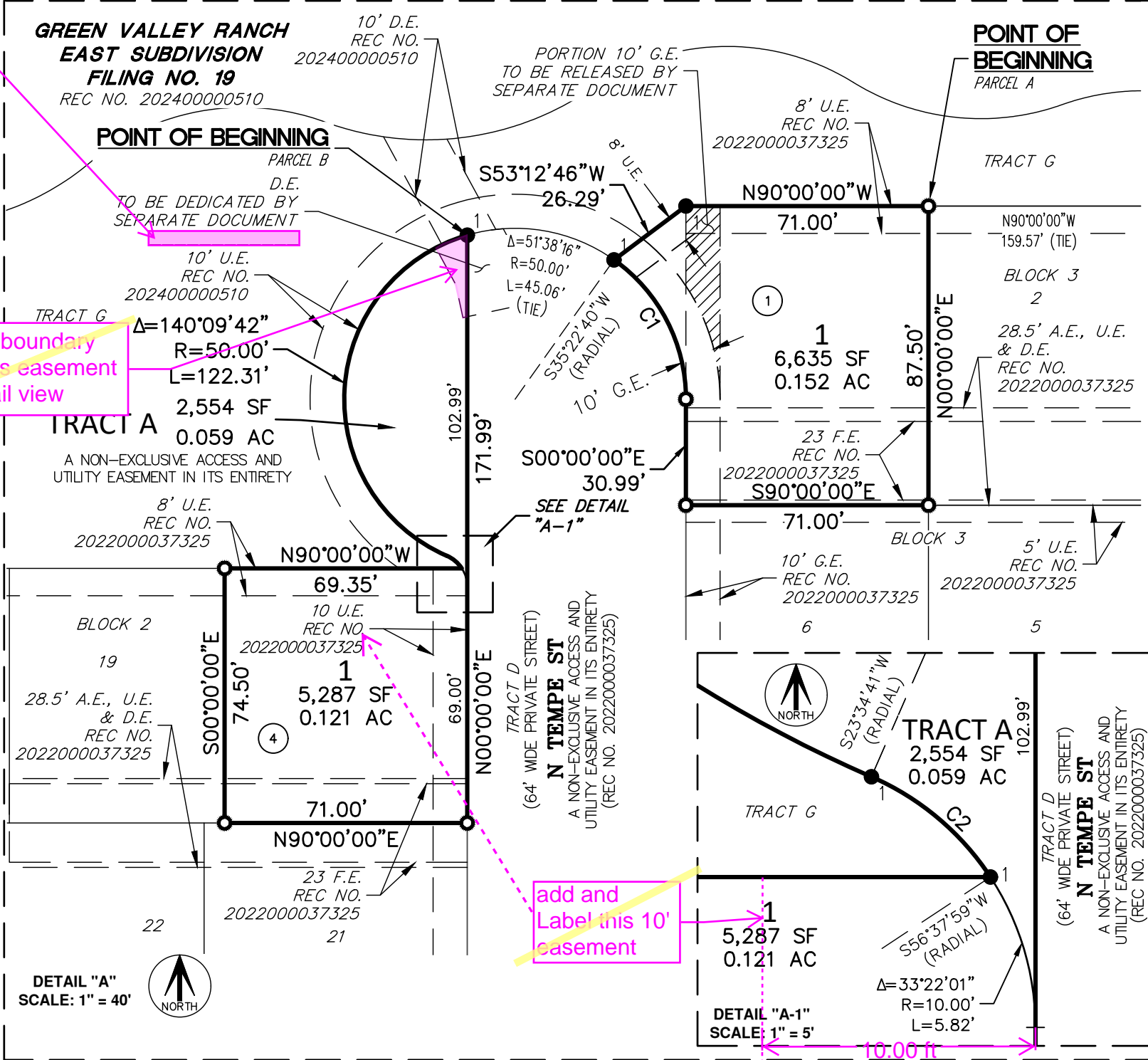
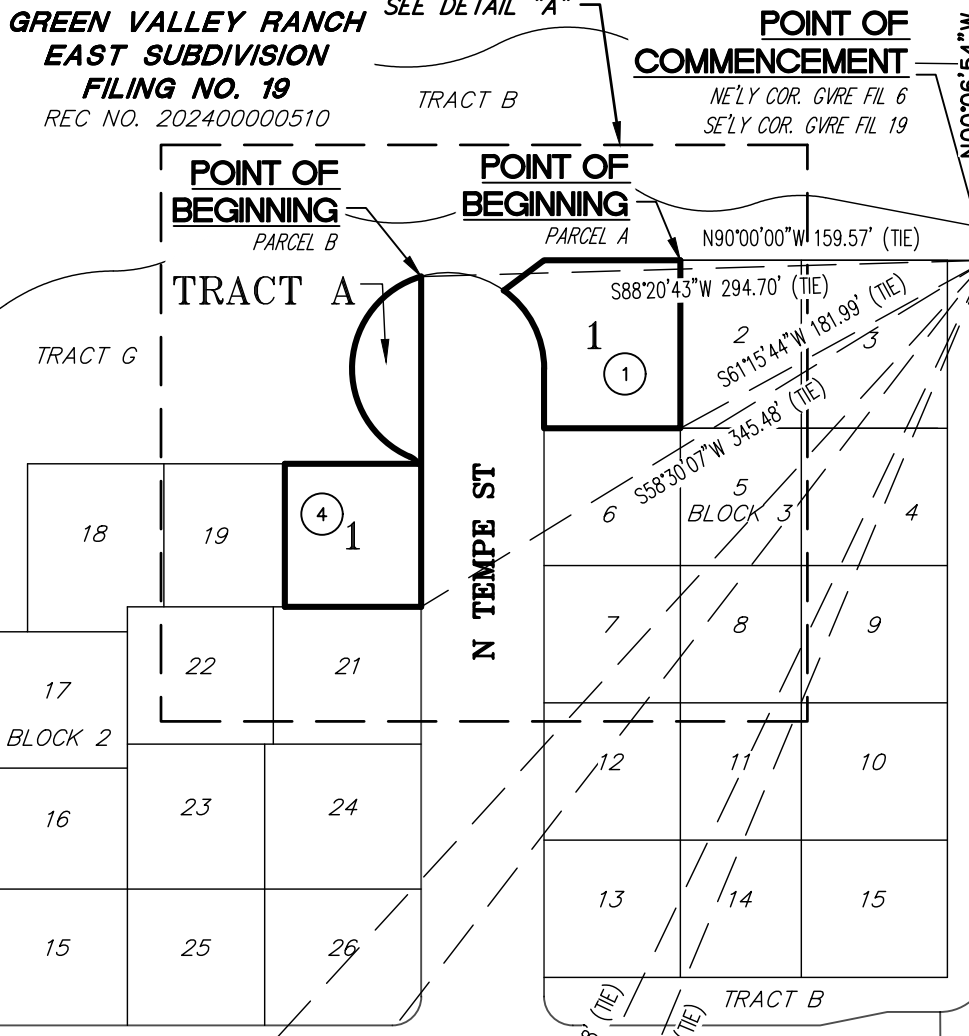
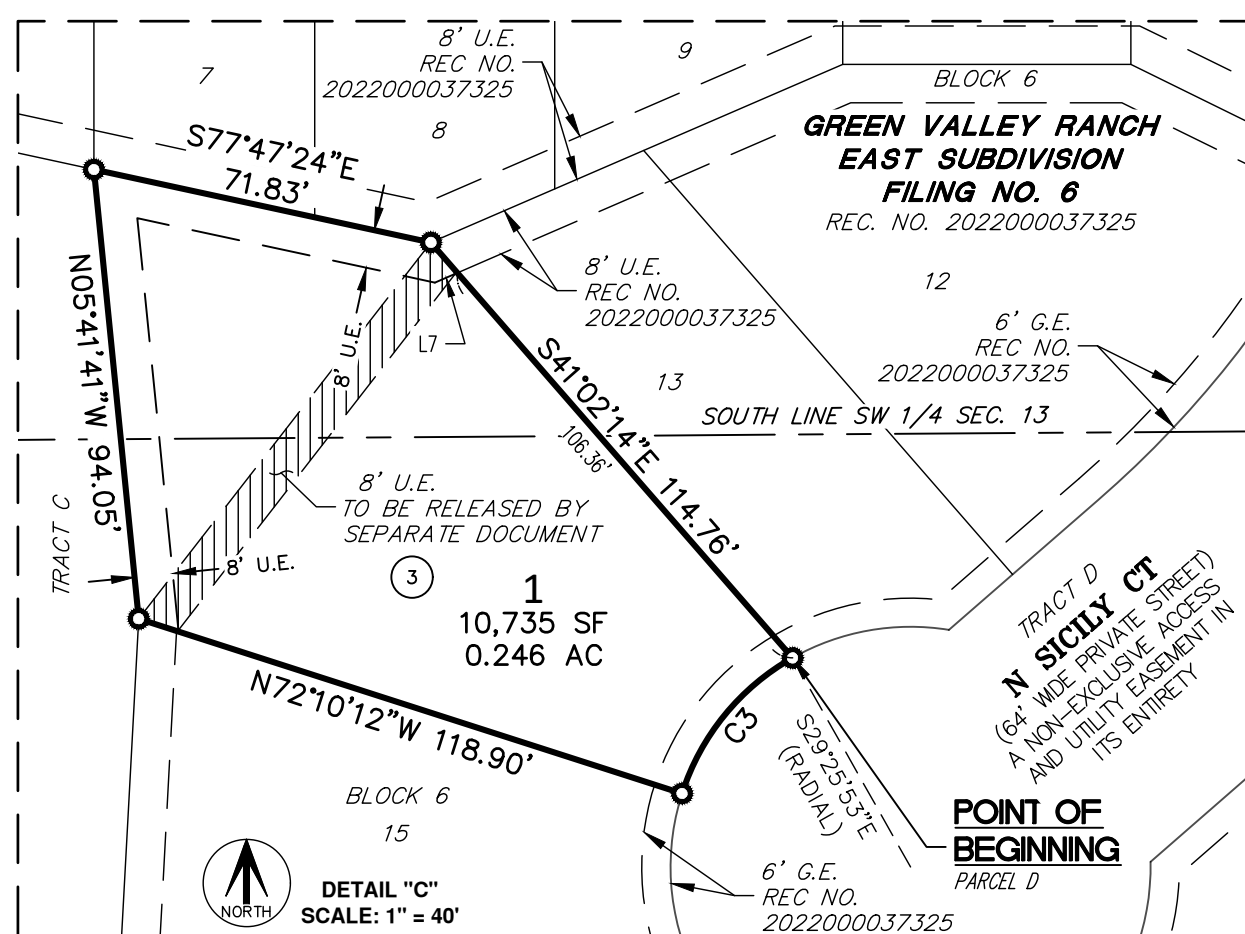
LEGEND

- SET NO. 5X18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ## BLOCK NUMBER
- U.E. = UTILITY EASEMENT
- G.E. = GAS EASEMENT
- A.E. = ACCESS EASEMENT
- F.E. = FIRE LANE EASEMENT
- D.E. = DRAINAGE EASEMENT
- INDICATES EASEMENTS TO BE RELEASED BY SEPARATE DOCUMENT
- TRACT A IS TO BE A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT IN ITS ENTIRETY.

LINE TABLE			
LINE	BEARING	LENGTH	
L2	S32°38'43"E	59.54'	
L3	N67°02'34"W	3.67'	
L4	S67°02'34"E	5.86'	
L5	S36°39'23"W	3.21'	
L6	N87°03'30"E	2.53'	
L7	N66°36'52"E	5.11'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	54°37'20"	50.00'	47.67'
C2	33°03'17"	10.00'	5.77'
C3	42°44'19"	50.00'	37.30'

SW 1/4 SEC. 13,
T.3S., R.66W.,
SIXTH P.M.
UNPLATTED



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DATE OF PREPARATION:

10/3/2023

SCALE:

VARIES

SHEET 2 OF 2

AzTec Proj. No.: 19323-15

Drawn By: DED

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC