

GREEN VALLEY RANCH EAST

SITE PLAN #24 W/ ADJUSTMENTS

SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION THAT CERTAIN PORTION OF "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24,

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°15'31" WEST, A DISTANCE OF 110.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000077340, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°44'21" EAST, A DISTANCE OF 49.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2023, AT RECEPTION NO. 2023000020839;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- 1.NORTH 00°15'31" WEST, A DISTANCE OF 186.10 FEET;
- 2.NORTH 00°02'21" EAST, A DISTANCE OF 192.53 FEET;
- 3.NORTH 00°15'31" WEST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 4.NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS, THE FOLLOWING 3 COURSES:

- 1.NON-TANGENT TO SAID LAST DESCRIBED CURVE, NORTH 09°08'21" WEST, A DISTANCE OF 64.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'31" WEST;
- 2.NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
- 3.TANGENT TO SAID CURVE, NORTH 00°15'31" WEST, A DISTANCE OF 1,632.68 FEET TO THE WESTERLY BOUNDARY OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 16 RECORDED OCTOBER 10, 2023 AT RECEPTION NO. 2023000057348, IN SAID OFFICIAL RECORDS;

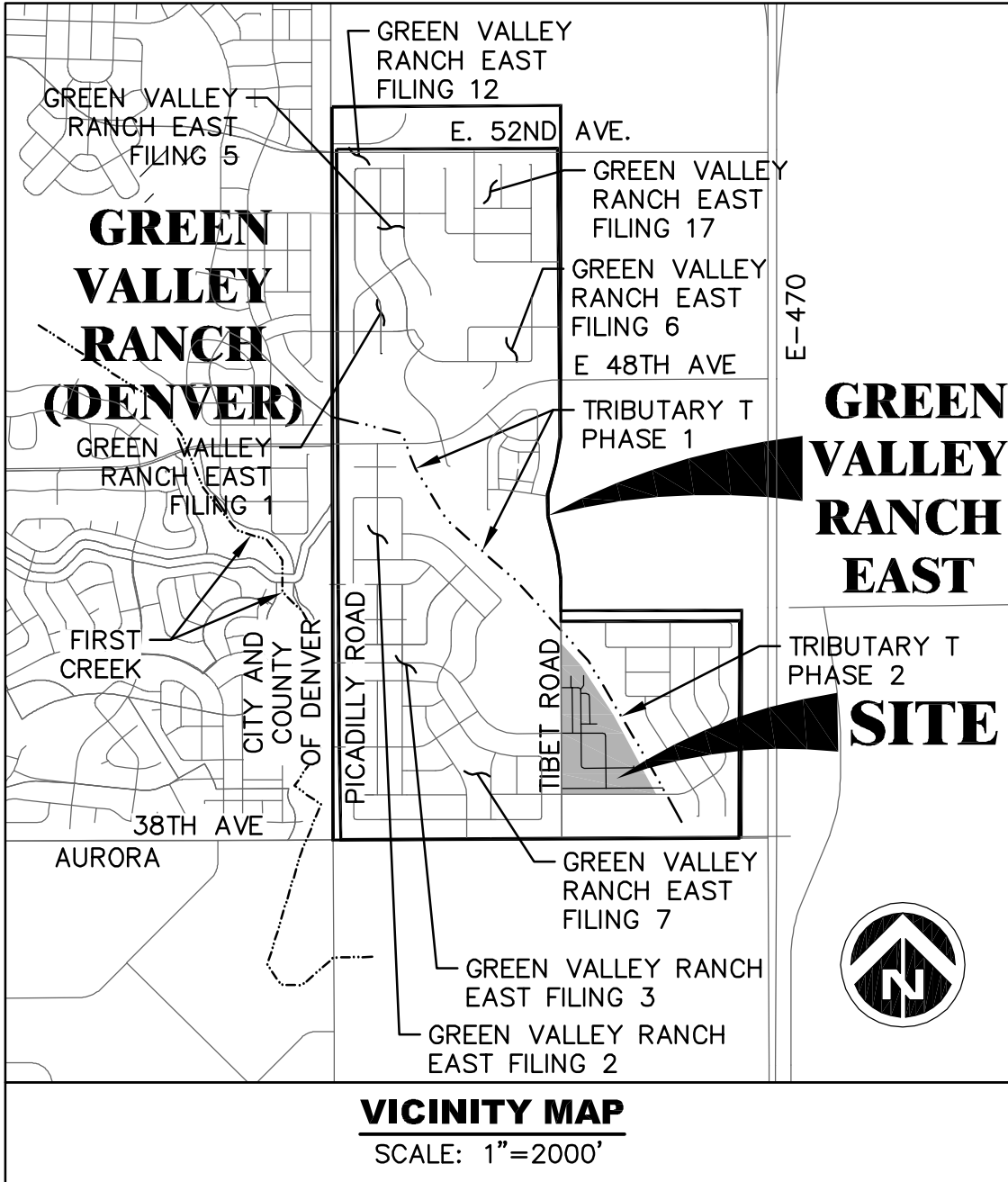
THENCE ALONG SAID WESTERLY BOUNDARY AND SOUTHERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING 11 COURSES:

- 1.NORTH 89°44'29" EAST, A DISTANCE OF 18.39 FEET;
- 2.SOUTH 35°34'08" EAST, A DISTANCE OF 335.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 738.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°53'53" WEST;
- 3.SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'08", AN ARC LENGTH OF 200.96 FEET;
- 4.NON-TANGENT TO SAID CURVE, SOUTH 15°52'34" EAST, A DISTANCE OF 159.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;
- 5.SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'13", AN ARC LENGTH OF 217.18 FEET;
- 6.TANGENT TO SAID CURVE, SOUTH 33°16'47" EAST, A DISTANCE OF 464.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;
- 7.SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'52", AN ARC LENGTH OF 180.09 FEET;
- 8.TANGENT TO SAID CURVE, SOUTH 47°42'39" EAST, A DISTANCE OF 84.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 434.94 FEET;
- 9.SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'10", AN ARC LENGTH OF 32.79 FEET;
- 10.TANGENT TO SAID CURVE, SOUTH 43°23'29" EAST, A DISTANCE OF 334.09 FEET;
11. NORTH 89°44'29" EAST, A DISTANCE OF 25.53 FEET;

THENCE DEPARTING THE SOUTHERLY BOUNDARY OF SAID TRACT A, SOUTH 00°06'03" EAST, A DISTANCE OF 64.00 FEET TO THE NORTHERLY BOUNDARY OF TRACT C, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 16;

THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 89°44'29" EAST, A DISTANCE OF 1099.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20.589 ACRES, (896,856 SQUARE FEET), MORE OR LESS.



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1	COVER SHEET
2	TYPICAL SECTIONS
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8 – 11	SITE PLAN
12	OVERALL UTILITY PLAN
13	OVERALL GRADING PLAN
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30	OVERALL WATER WISE EXHIBITS
31 – 32	INDIVIDUAL WATER WISE GRAPHICS

PROJECT TEAM

OWNER / DEVELOPER:
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
CONTACT: BRANDON WYSZYNSKI
PHONE: (303) 486-8500

ENGINEER:
DEWBERRY ENGINEERS, INC.
2011 CHERRY ST, SUITE. 206
LOUISVILLE, CO 80027
CONTACTS: SUE SIBEL, P.E.
PHONE: (720) 463-2966
FAX: (303) 368-5603

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
CONTACT: DANIEL DAVIS, P.L.S.
PHONE: (303) 713-1897

GEOTECHNICAL ENGINEER:
A.G. WASSENAAR, INC.
2180 S. IVANHOE ST.
DENVER, CO 80222
CONTACT: MIKE CONNER, PE
PHONE: (303) 759-8100

PLANNER/LANDSCAPE ARCHITECT:
TERRACINA DESIGN
10200 E. GIRARD AVE,
SUITE A-314
DENVER, CO 80231
CONTACTS:
MIKE WEIHER, P.L.A. & LAYLA ROSALES, P.L.A.
PHONE: (303) 632-8867

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED AND NOT EXCEED 5% OF THE OVERALL LOT COUNT.

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS. WHERE DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, BUFFERING BACK YARDS FROM THOSE STREETS SHALL INCLUDE A LANDSCAPED BUFFER AT LEAST 20 FEET IN WIDTH BETWEEN THE REAR LOT LINE OF ANY RESIDENTIAL LOT AND THE CLOSEST EDGE OF CURBSIDE LANDSCAPING AREA ADJACENT TO THE STREET PER SECTION 146-4.7.3.

JUSTIFICATION: WHILE THE NUMBER OF DOUBLE FRONTAGE LOTS WITHIN THE SITE PLAN EXCEEDS WHAT IS ALLOWED UNDER CODE, LESS THAN 5% OF THE OVERALL LOTS ARE DOUBLE FRONTING ONTO A COLLECTOR STREET. A 20' MINIMUM LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK IS PROVIDED WITH PLANTINGS EXCEEDING THE REQUIREMENTS ALONG TIBET ROAD. UNITS THAT ARE DOUBLE FRONTING ALSO HAVE DEEPER THAN AVERAGE REAR YARDS PLACING THE UNITS 40' OR MORE FROM TIBET ROAD.

PROJECT BENCHMARK

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

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

LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	896,856 SQ. FT. (20.589 AC)
NUMBER OF LOTS PROPOSED	SFD = 64, DUPLEX = 74 (TOTAL = 138)
BUILDING HEIGHT	35' MAX.
LOT AREA	9,942 AC - 48.3%
HARD SURFACE AREA*	6,516 AC - 31.6%
LANDSCAPE AREA	4,131 AC - 20.1%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT/2 PER ENTRANCE
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER AND SIDEWALKS.

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORP.

GREEN VALLEY RANCH EAST SITE PLAN #24 W/ADJUSTMENTS
LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20 _____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ CHAIRMAN DATE: _____

ATTEST: _____ MAYOR DATE: _____

CITY CLERK

AMENDMENTS

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.976.0177
Contact: Troy Kent, PE
Email: kent@dewberry.com

GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS

COVER SHEET

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

Tel: (303) 486-8500
Contact:
Brandon Wyszynski

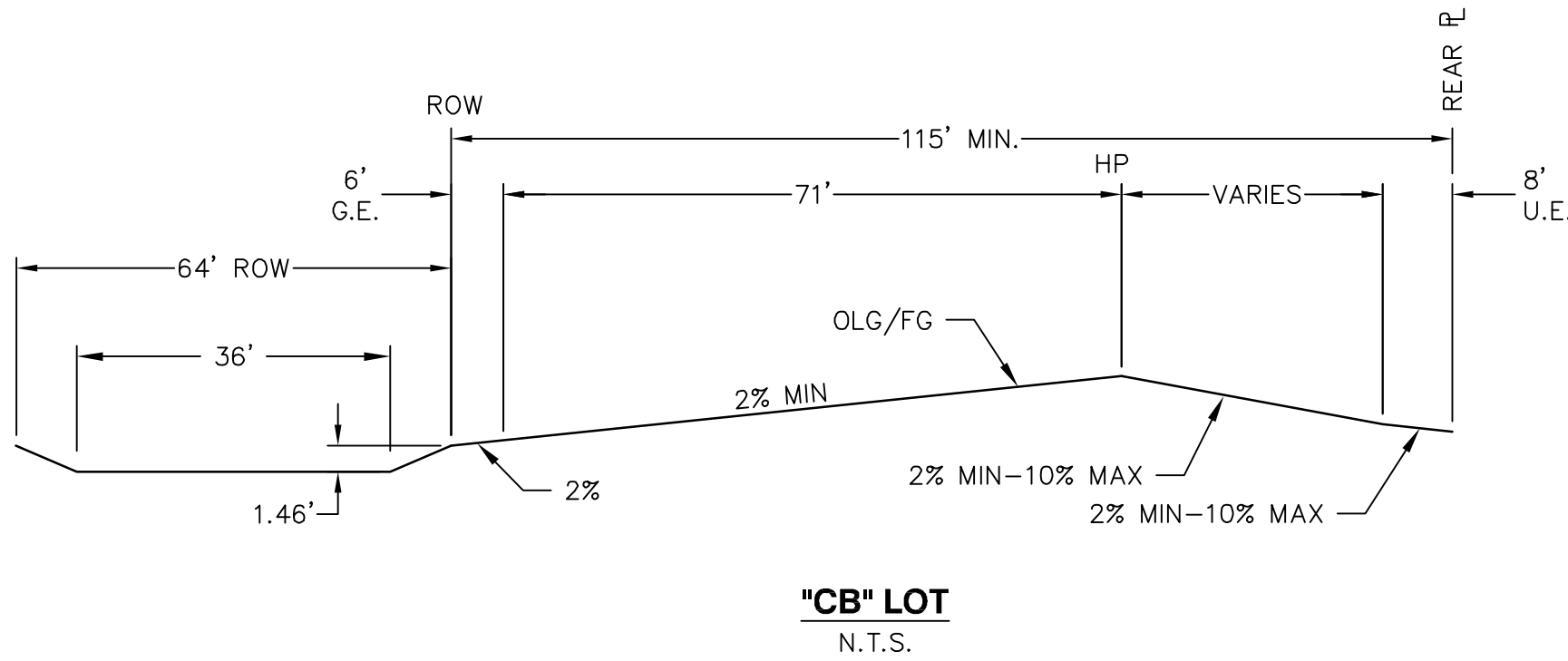
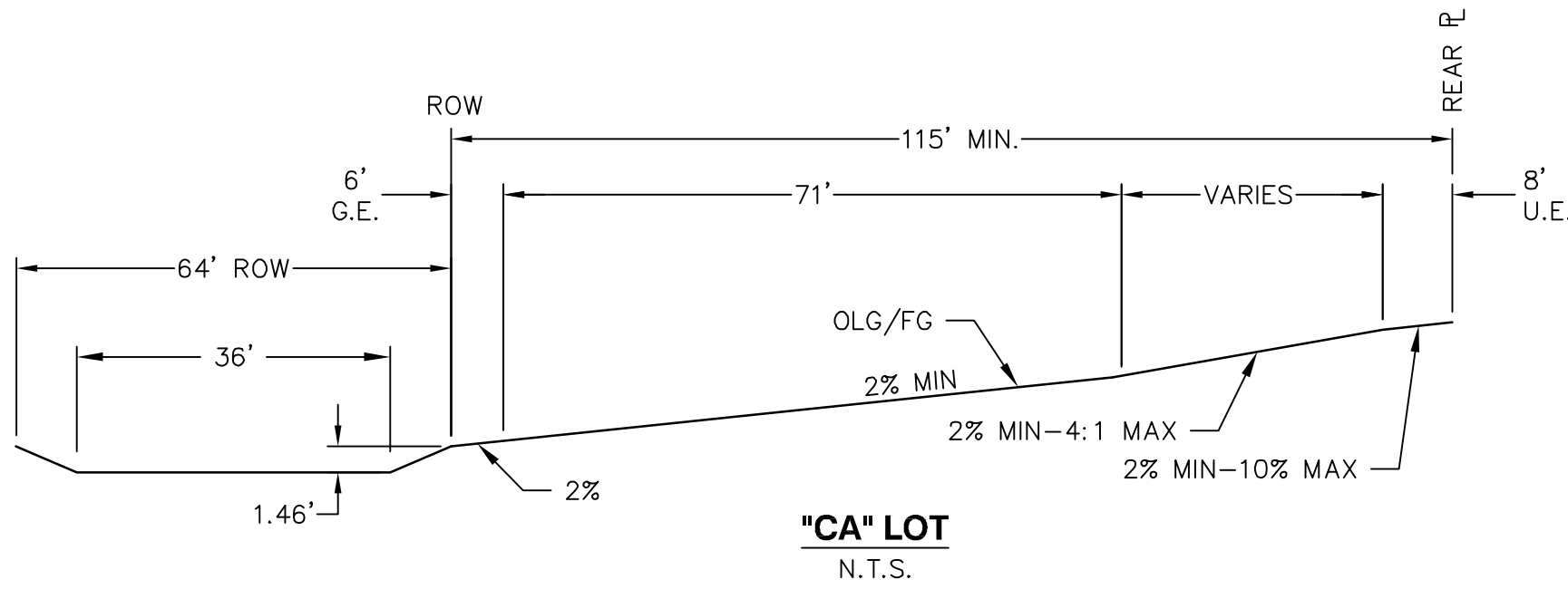
No.	Date	Description
1	05/09/25	1ST SUBMITTAL

DOCUMENT AMENDMENTS

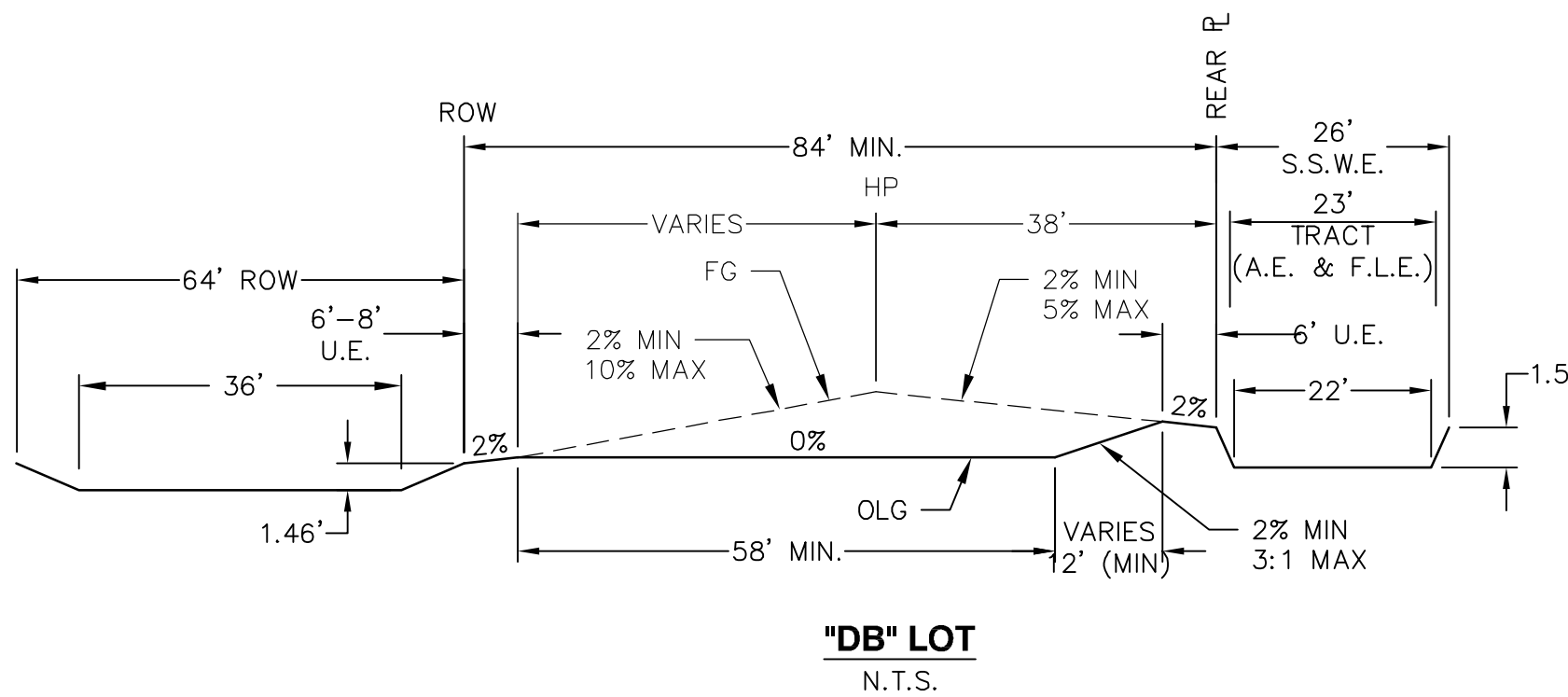
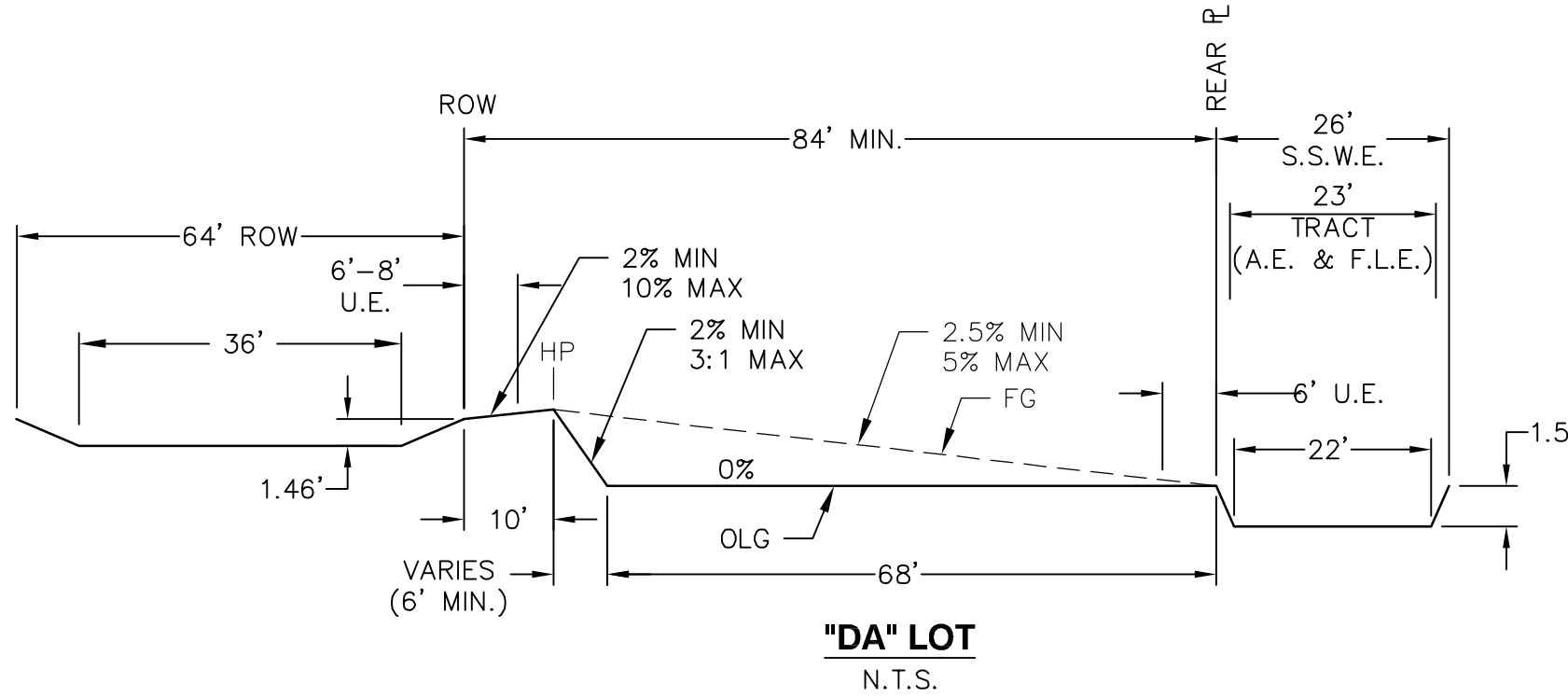
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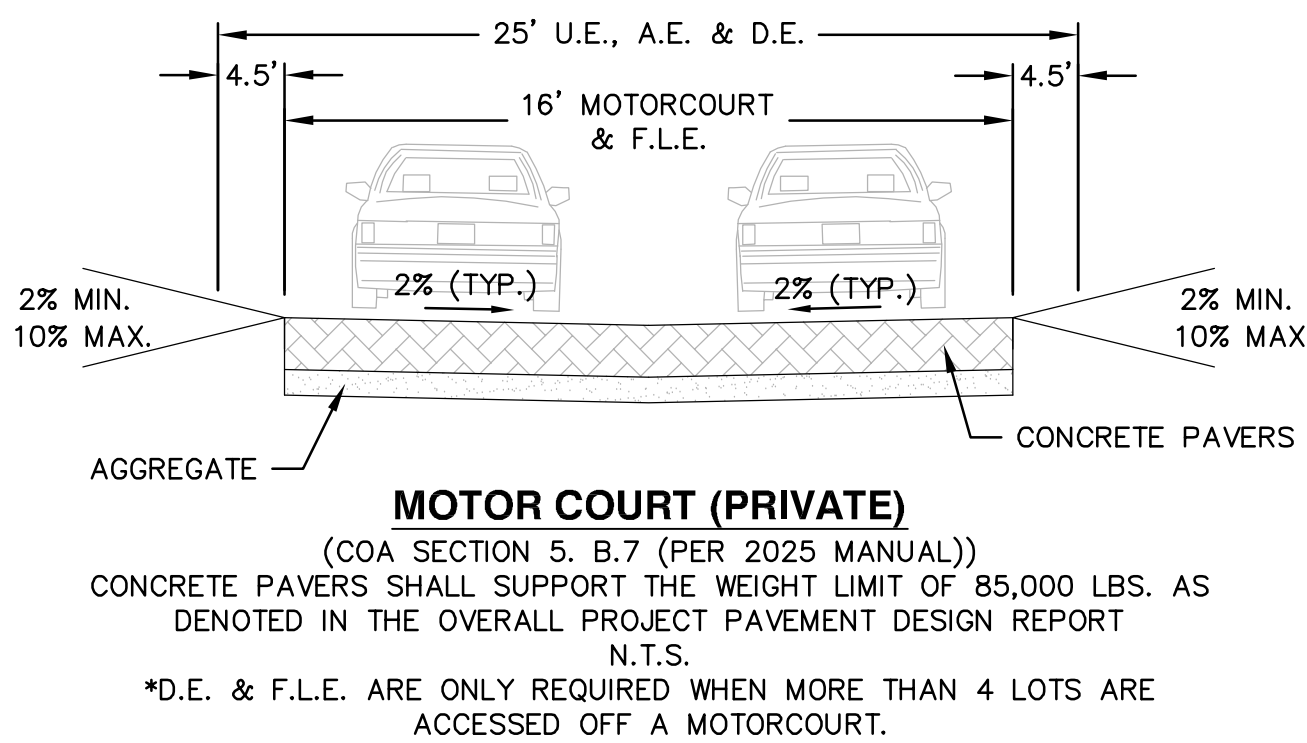
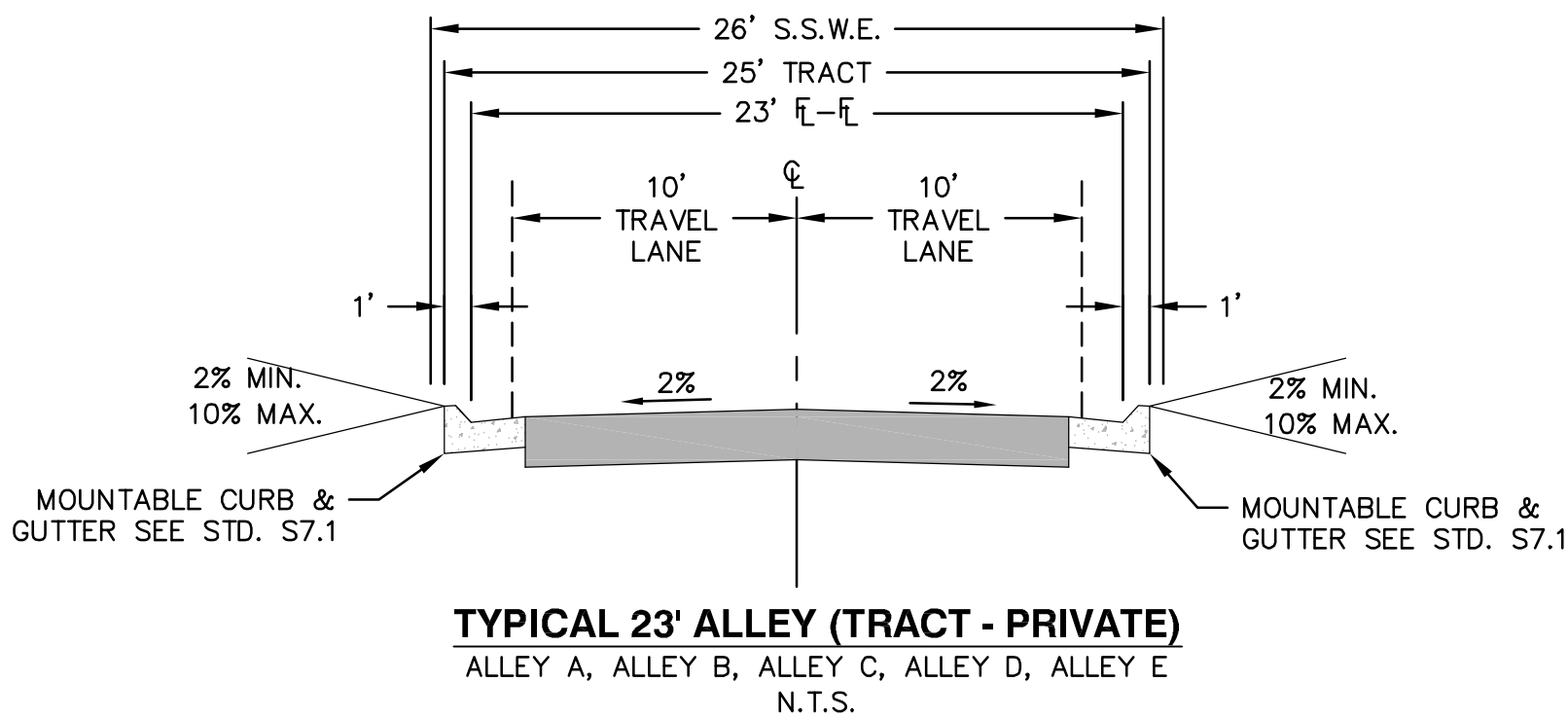
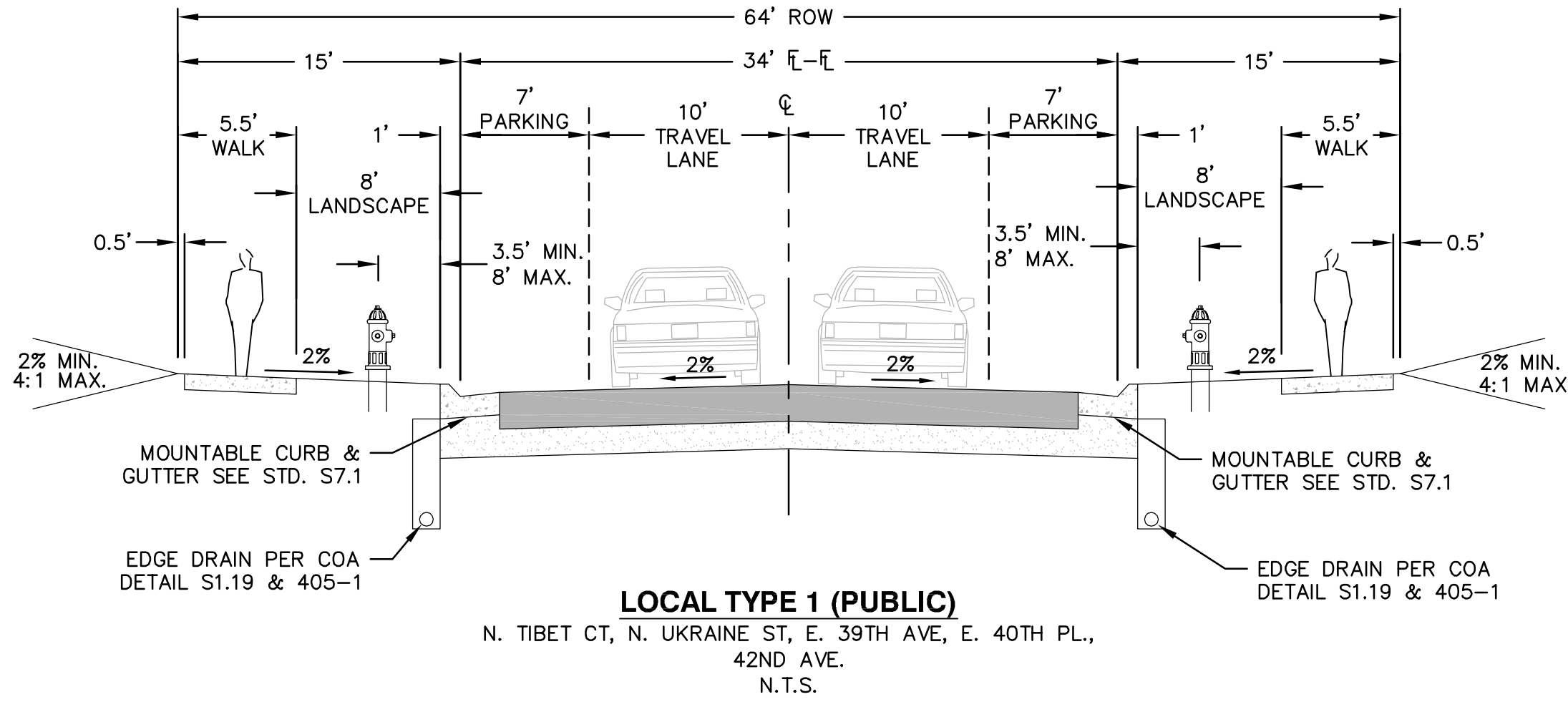
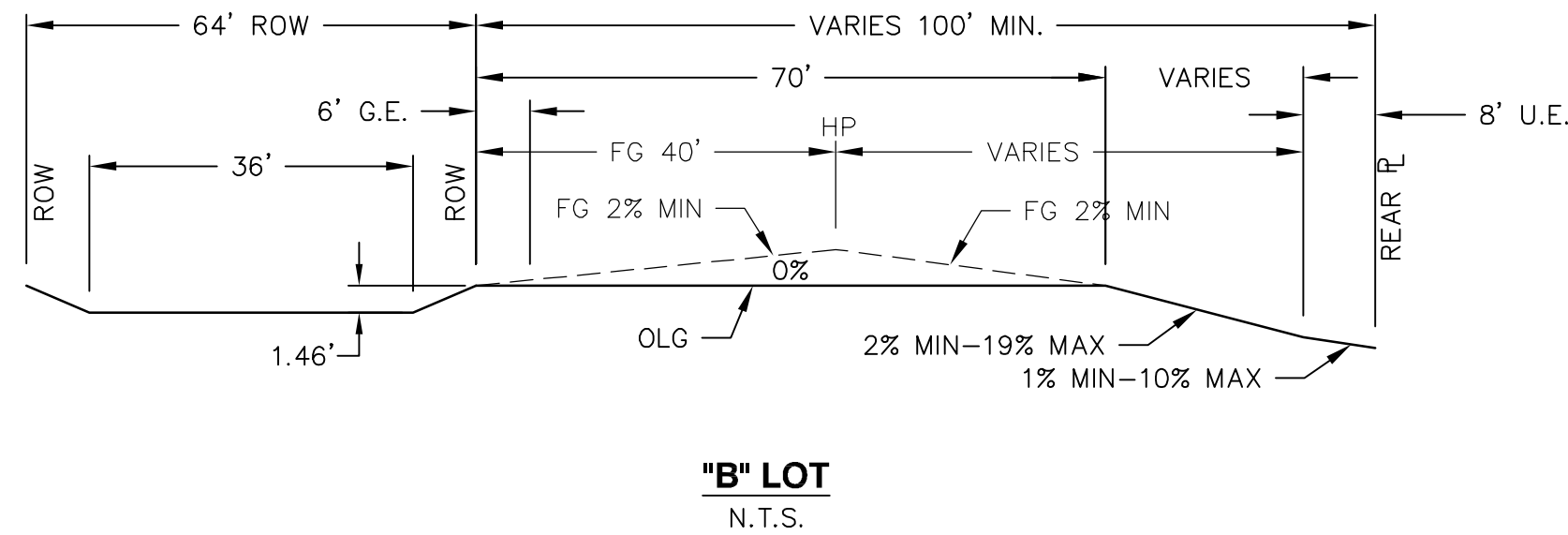
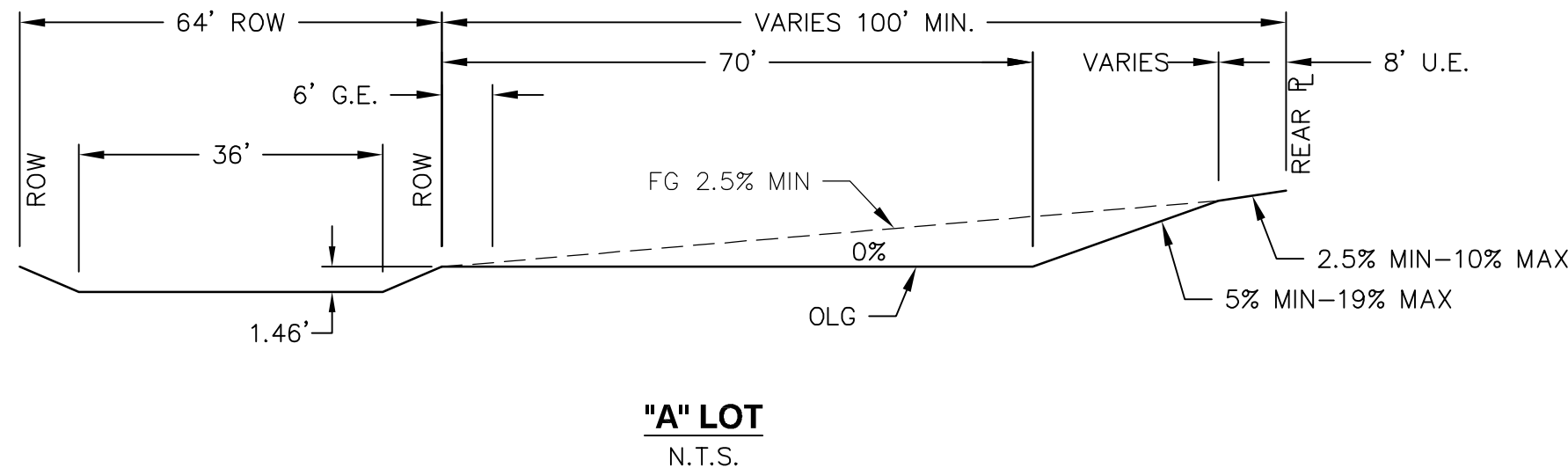
CARRIAGE HOMES LOTS - 4 & 6 PLEX CLUSTER
GRADING TEMPLATES
(A GROUPING OF 4-6, OR 2-3 IN A ROW, SINGLE FAMILY DWELLING UNITS)



TWO FAMILY DUPLEX LOTS
GRADING TEMPLATES
NOTE: STREET FACING ONLY. IF GREEN COURT FACING,
NO CORE CUT REQUIRED BEYOND PROPERTY LINE



SINGLE FAMILY DETACHED HOME LOTS
GRADING TEMPLATES



DOCUMENT AMENDMENTS		
No.	Date	Description
1	05/09/25	1ST SUBMITTAL

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

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. 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.
3. THE 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, HIS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS AS REQUESTED 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 SECTION 126-271 AND 126-278 OF THE AURORA CITY CODE..
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 CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING 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.
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 CITY OF AURORA 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. ARCHITECTURE, LEADERSHIP, SIGNAGE, BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO AN 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING LIGHTING PERMITS FROM THE METERS FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
18. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
19. 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.

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

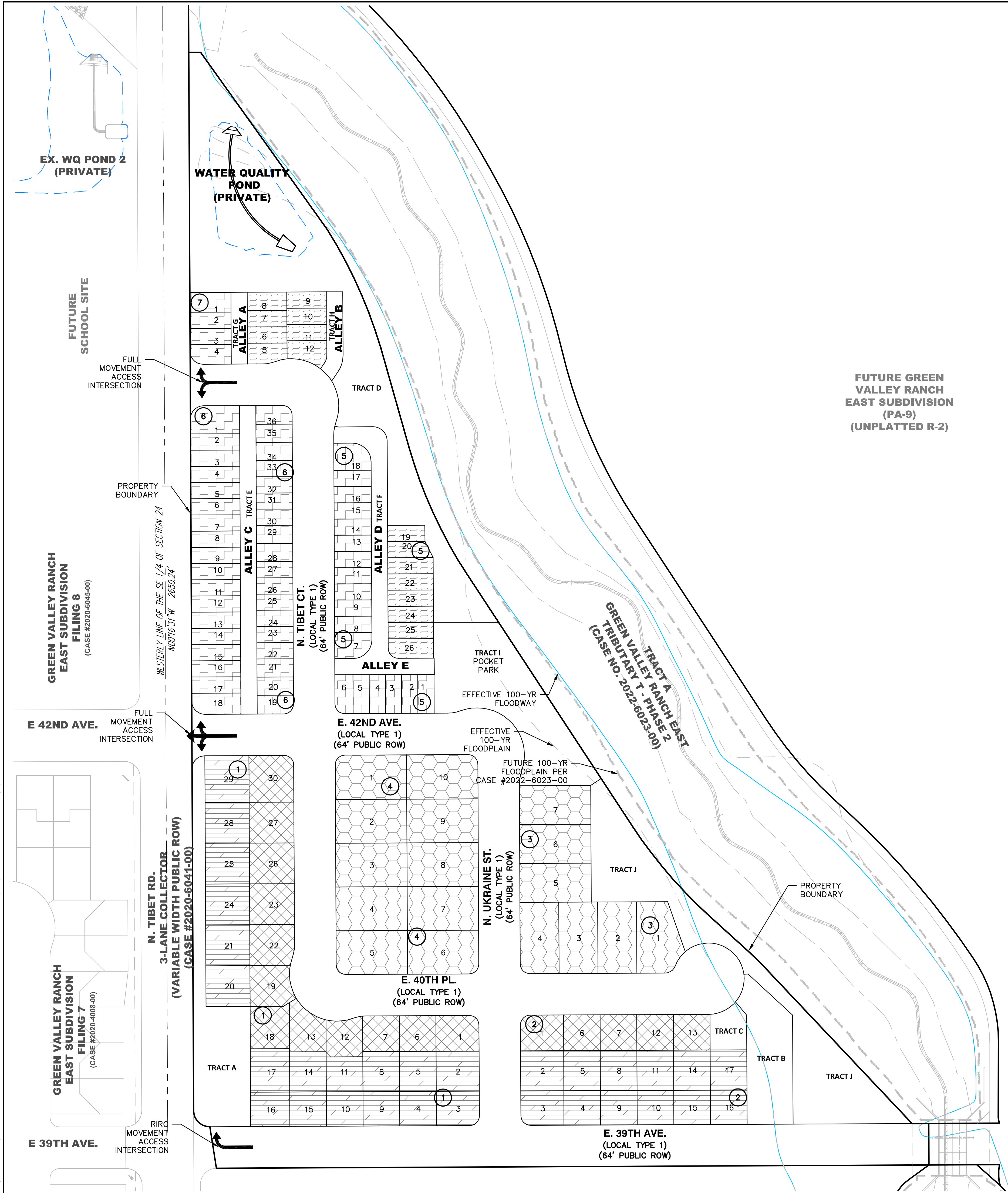
LOT DATA TABLE BLOCK 4			
LOT NO.	AREA (SQ FT)	FRONTAGE LENGTH	CLASSIFICATION
1	7,487	68.50'	SFS
2	7,425	67.50'	SFS
3	7,425	67.50'	SFS
4	7,425	67.50'	SFS
5	7,377	67.50'	SFS
6	7,377	67.50'	SFS
7	7,425	67.50'	SFS
8	7,425	67.50'	SFS
9	7,425	67.50'	SFS
10	7,487	67.50'	SFS

Lot Data Table Block 6			
Lot No.	Area (sq ft)	Frontage Length	Classification
1	3,220	43.50'	2FDS
2	1,900	25.00'	2FDS
3	1,900	25.00'	2FDS
4	1,900	25.00'	2FDS
5	1,900	25.00'	2FDS
6	1,900	25.00'	2FDS
7	1,900	25.00'	2FDS
8	1,900	25.00'	2FDS
9	1,900	25.00'	2FDS
10	1,900	25.00'	2FDS
11	1,900	25.00'	2FDS
12	1,900	25.00'	2FDS
13	1,900	25.00'	2FDS
14	1,900	25.00'	2FDS
15	1,900	25.00'	2FDS
16	1,900	25.00'	2FDS
17	1,900	25.00'	2FDS
18	2,384	32.50'	2FDS
19	1,576	29.00'	2FDS
20	1,568	28.00'	2FDS
21	1,568	28.00'	2FDS
22	1,400	25.00'	2FDS
23	1,400	25.00'	2FDS
24	1,400	25.00'	2FDS
25	1,400	25.00'	2FDS
26	1,400	25.00'	2FDS
27	1,400	25.00'	2FDS
28	1,568	28.00'	2FDS
29	1,568	28.00'	2FDS
30	1,400	25.00'	2FDS
31	1,400	25.00'	2FDS
32	1,400	25.00'	2FDS
33	1,400	25.00'	2FDS
34	1,568	28.00'	2FDS
35	1,568	28.00'	2FDS
36	1,576	29.00'	2FDS

SFS	SINGLE FAMILY DETACHED 60.00' < 70.00'
MCS	SINGLE FAMILY MOTOR COURT STANDARD
MCSM	SINGLE FAMILY MOTOR COURT SMALL
2FDS	TWO FAMILY DUPLEX STREET FACING (ALTERNATE LOADED)
2FDG	TWO FAMILY DUPLEX GREEN COURT (ALTERNATE LOADED)

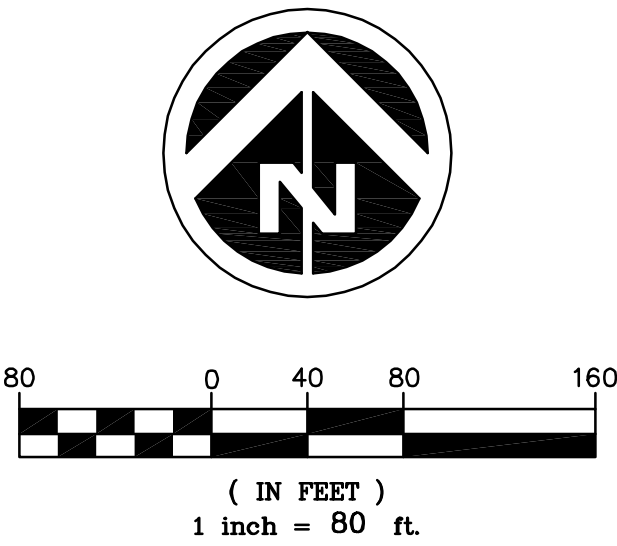
Project Number: 50183031
Designed By: Drawn By: SCD LTTN
Checked By: SOS
Sheet Number: 3

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B_FILING 15\PLAN SETS\SIP-OSP-50144653.DWG 5/9/2025 4:34 PM DICARLO, SONIA



GREEN VALLEY RANCH EAST FILING 24 LOT SUMMARY TABLE		
DESCRIPTION	PROPOSED UINT COUNT	PROPOSED UNIT %
SINGLE FAMILY DETACHED	17	12.32%
MOTOR COURT	47	34.06%
TWO FAMILY DUPLEX STREET FACING	58	42.03%
TWO FAMILY DUPLEX GREEN COURT	16	11.59%
TOTAL	138	100%

	SINGLE FAMILY DETACHED 60.00' < 70.00'	17
	SINGLE FAMILY MOTOR COURT STANDARD	17
	SINGLE FAMILY MOTOR COURT SMALL	30
	TWO FAMILY DUPLEX STREET FACING (ALTERNATE LOADED)	58
	TWO FAMILY DUPLEX GREEN COURT (ALTERNATE LOADED)	16
TOTAL		138



Project Number:
50183031

Designed By: Drawn By:
SCD LTTN

Checked By:
SOS

Sheet Number:
4

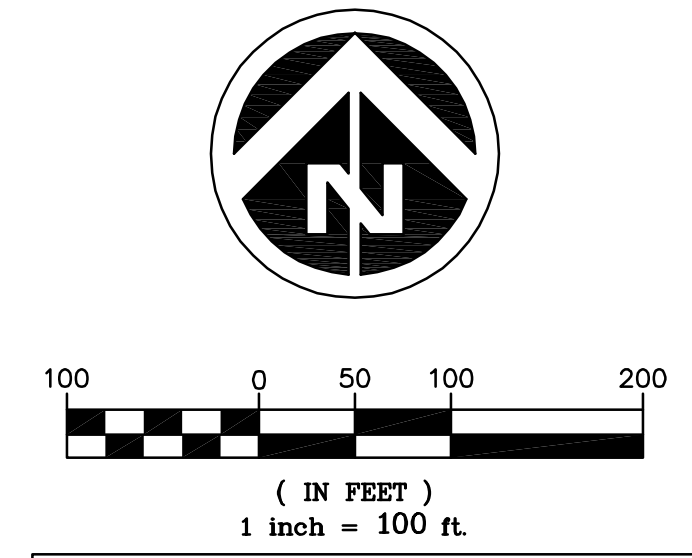
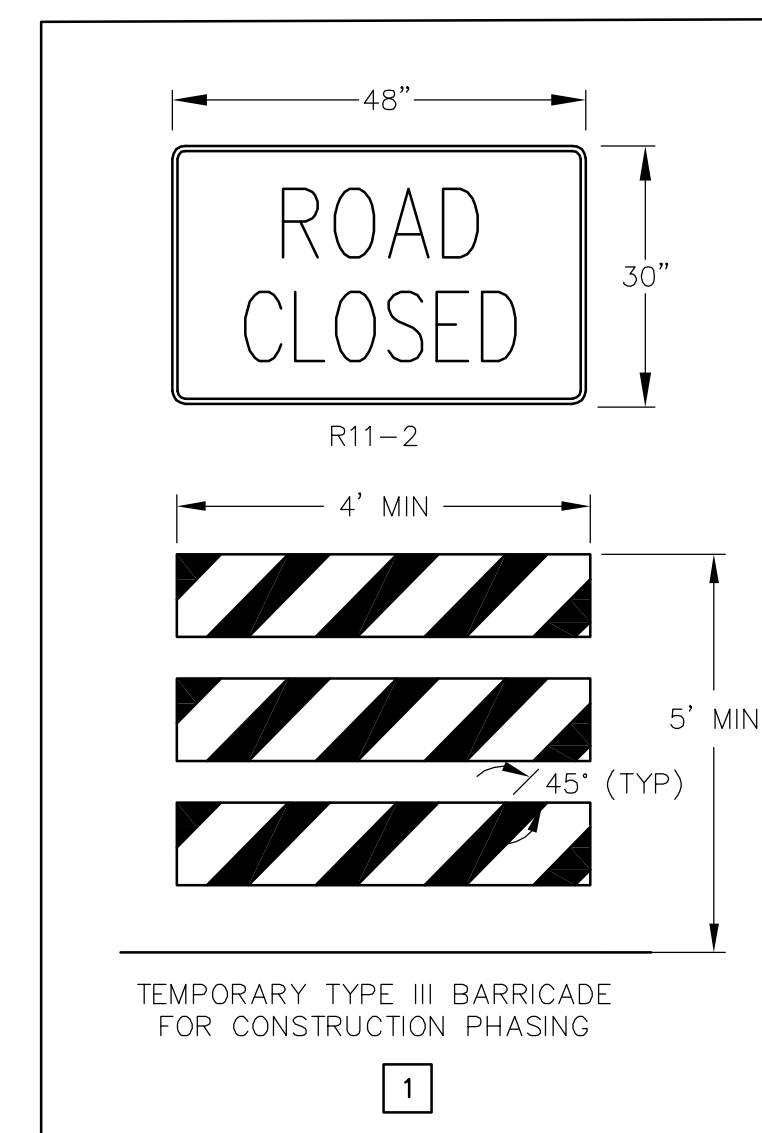
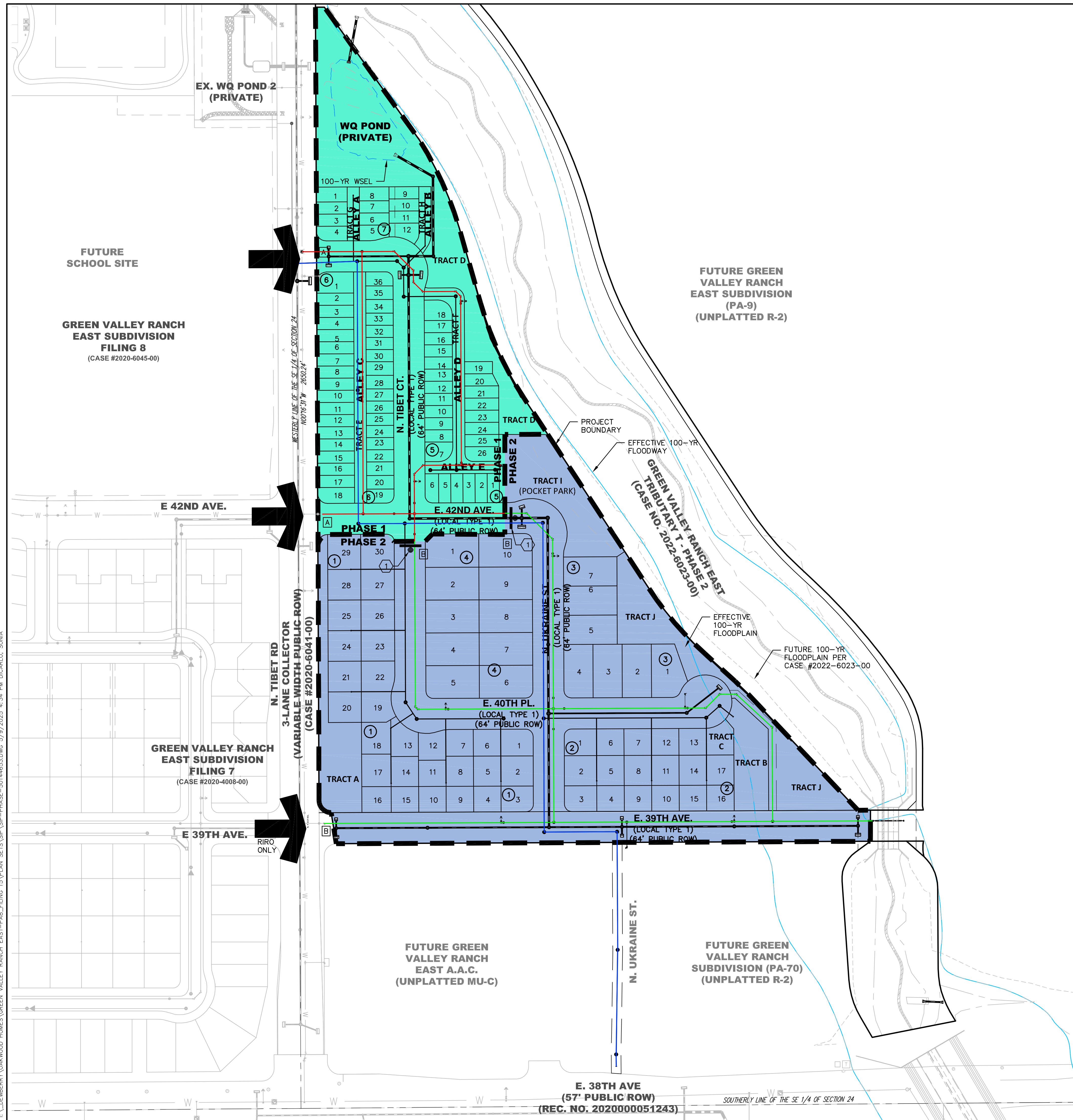
DOCUMENT AMENDMENTS	
No.	Date
1	05/09/25
Description	
1ST SUBMITTAL	

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact:
Brandon Wyszynski

**GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS**

OVERALL SITE PLAN

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Troy Kent, PE
Email: tkent@dewberry.com



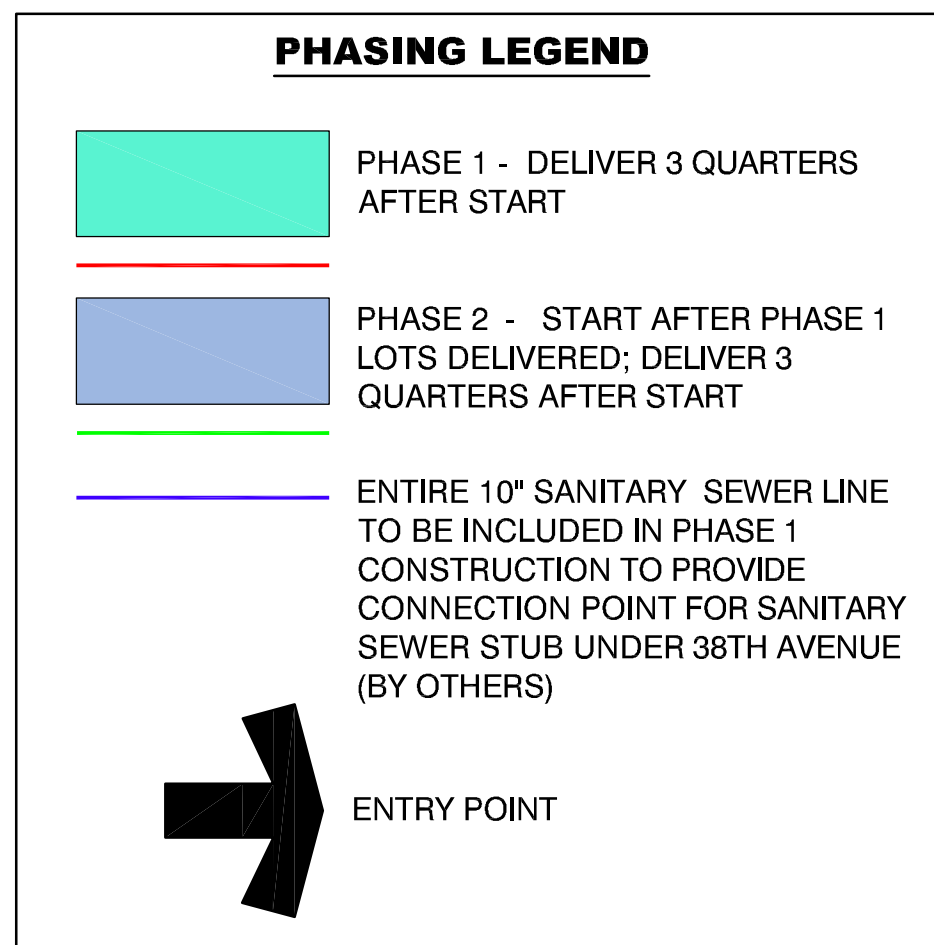
SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	
LOT PHASE LINE	
SECTION LINE	
HALF-SECTION LINE	
RIGHT OF WAY LINE	
LOT LINE	
EFFECTIVE 100-YR FLOODPLAIN	
FUTURE 100-YR FLOODPLAIN	
EFFECTIVE 100-YR FLOODWAY	
100-YR WSEL	
LOT NUMBER	15
BLOCK NUMBER	2

KEYNOTE:

A. N. TIBET RD. TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 1 CONSTRUCTION. WATER LINE ALONG N. TIBET CT., E. 40TH DR. ALLEY C, ALLEY D, AND ALLEY E TO CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE THIS SHEET FOR WATER LINE ROUTING.

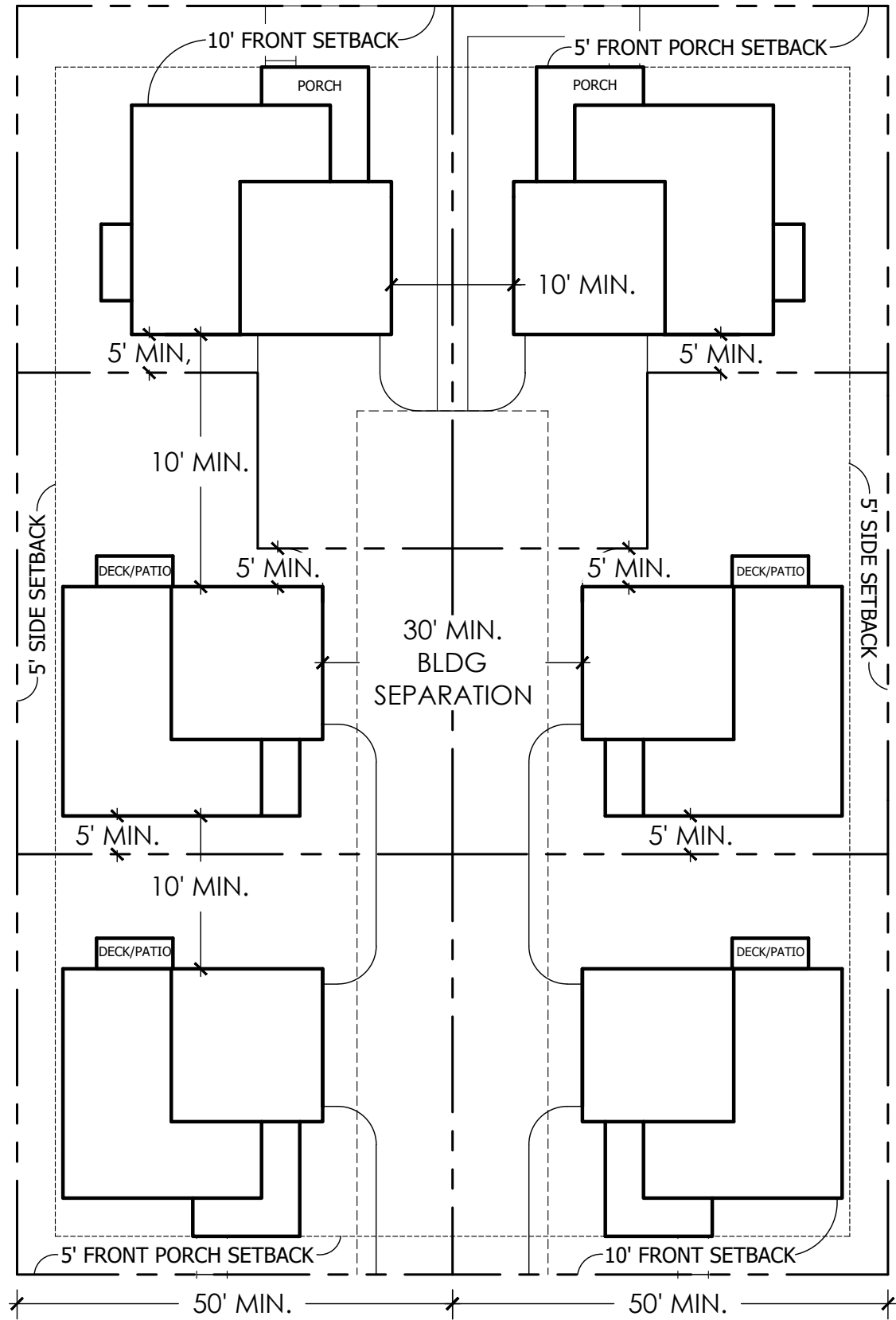
B. N. TIBET RD. AND E. 42ND DR. TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 2 CONSTRUCTION. WATER LINE ALONG ST. UKRAINE ST., E. 40TH PL. AND E. 39TH AVE. TO CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE THIS SHEET FOR WATER LINE ROUTING. E. 39TH AVE. AND N. TIBET RD. INTERSECTION TO BE CONSTRUCTED WHEN WARRANTED PER THE ASSOCIATED TRAFFIC IMPACT STUDY.



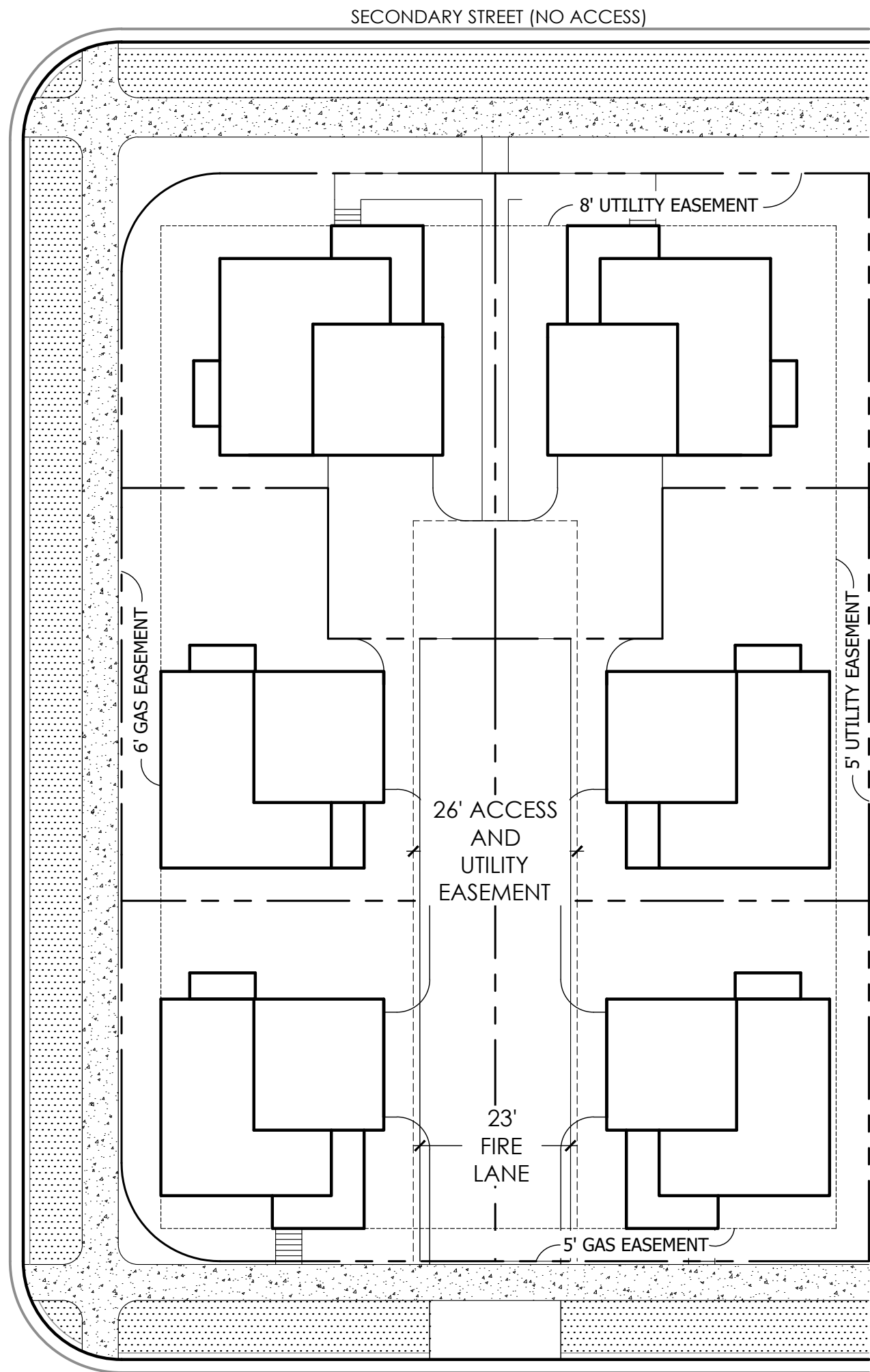
NOTES:

1. 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.
2. 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.
3. 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.
4. 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 IFCD107.1). 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)
5. PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
6. PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
7. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO N TIBET ROAD AND E 38TH AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE FILINGS. THIS INCLUDES SIDEWALK, TREE LAWN AND PAVEMENT. TIBET ROAD (38TH AVENUE TO TRIBUTARY T) (EDN 221249) MUST BE INITIALLY ACCEPTED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR ANY LOTS WITHIN FILING 15.
8. 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 PREMIXED 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
9. 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.
10. BEFORE ANY INFRASTRUCTURE IMPROVEMENTS TAKE PLACE THE ENTIRE SITE WILL BE OVERLOTT GRADED FOLLOWING FINAL DRAINAGE PATTERNS WHERE FLOWS ARE DIRECTED INTO SEDIMENT BASINS. CONSTRUCTION OF STORM INFRASTRUCTURE WILL BE DETERMINED BY PROJECT PHASING. AN STORM PIPE WHICH CROSSES A PHASE LINE WILL BE CONSTRUCTED TO THE NEXT UPSTREAM MANHOLE.

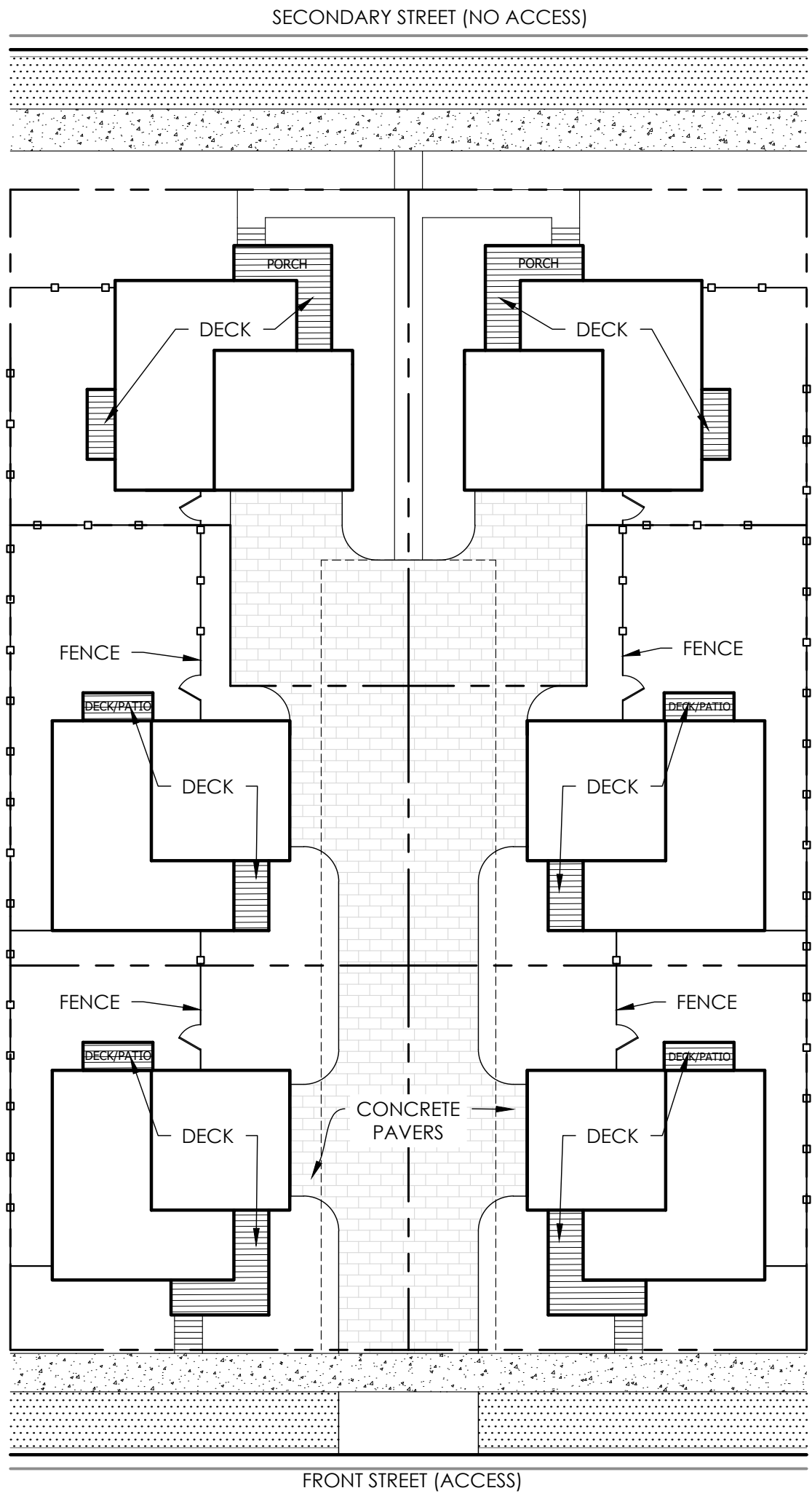
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TYPICAL CARRIAGE HOUSE POD SETBACKS

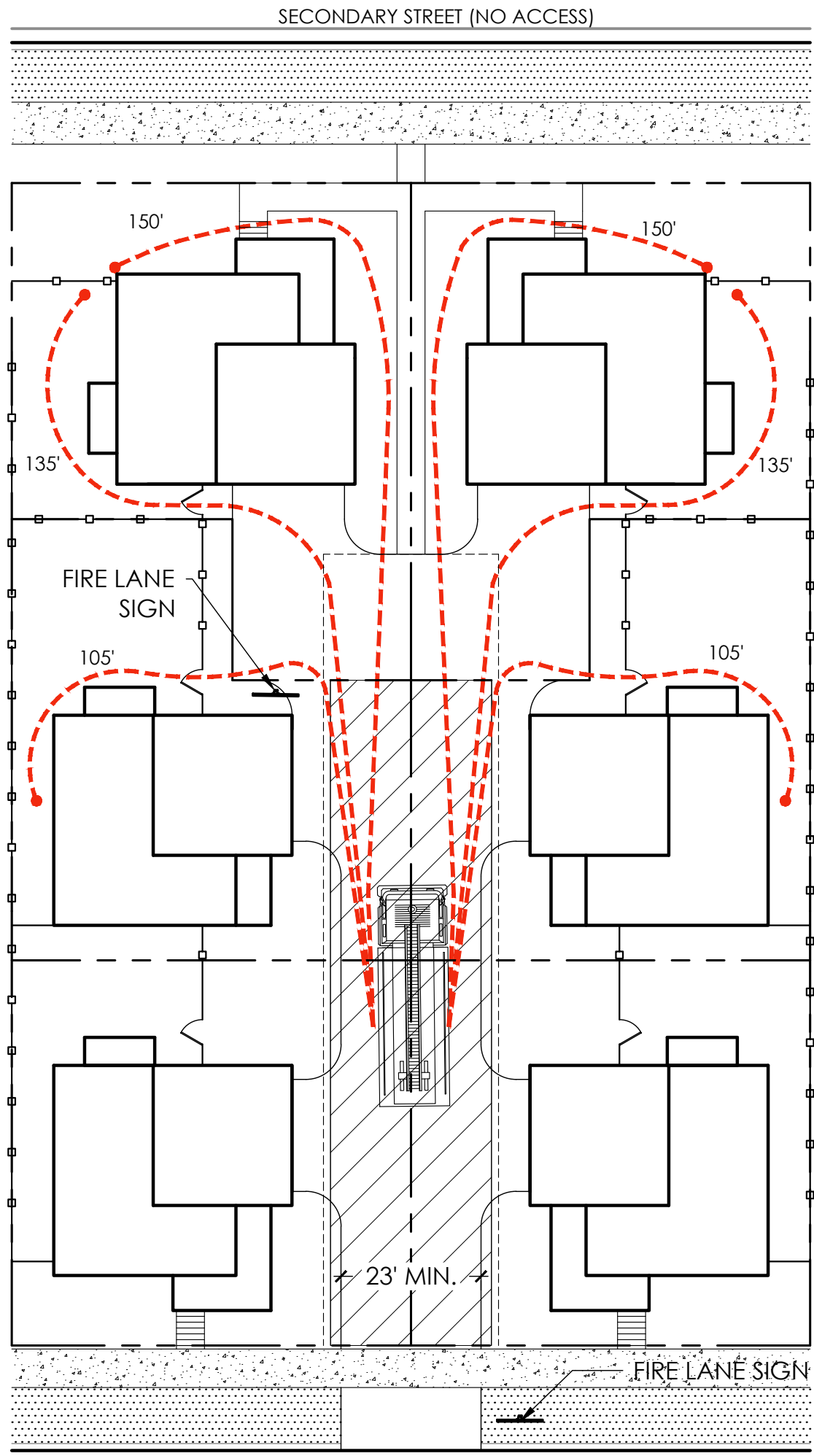


TYPICAL CARRIAGE HOUSE EASEMENTS



TYPICAL CARRIAGE HOUSE MATERIALS AND FENCING

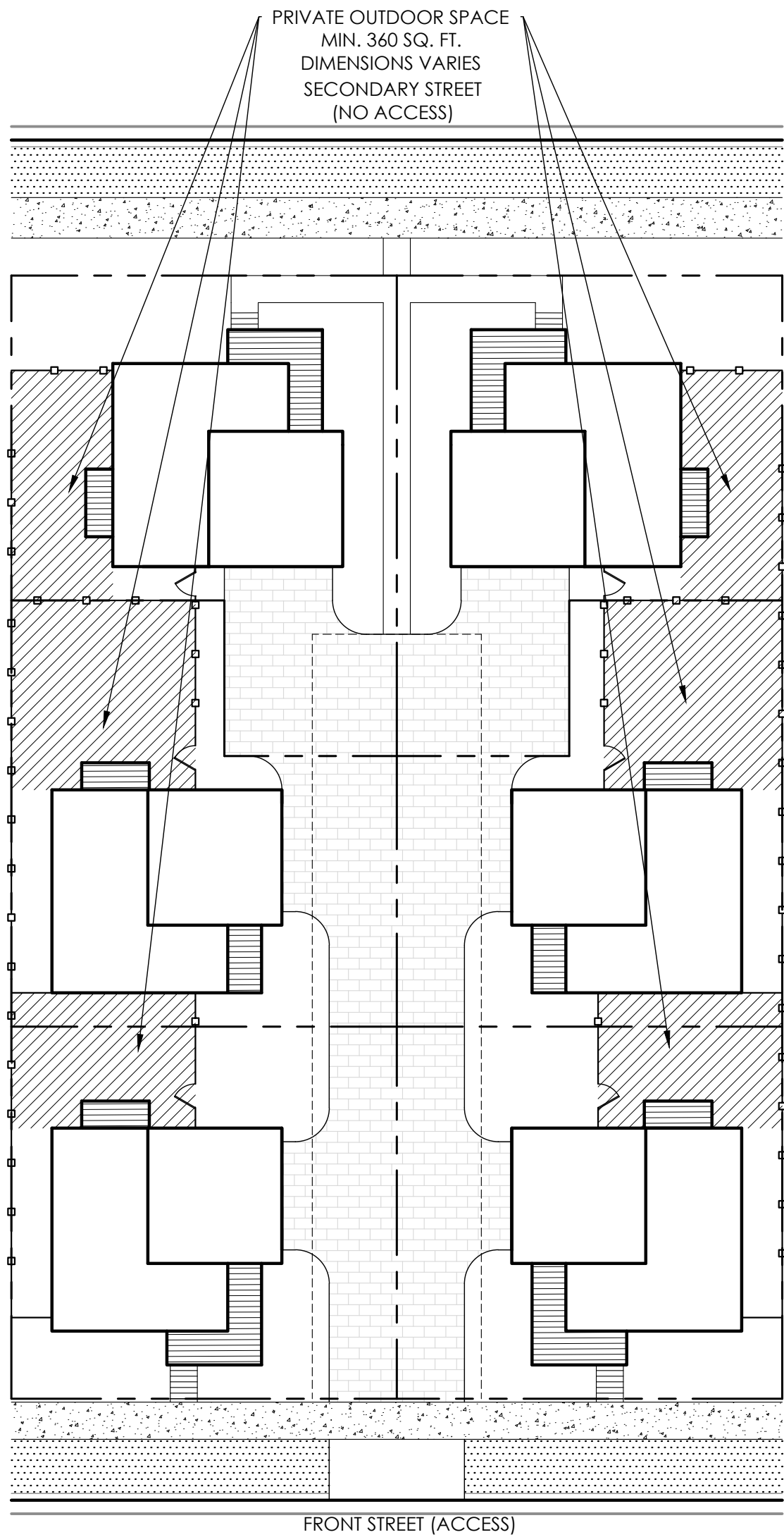
NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LB'S.



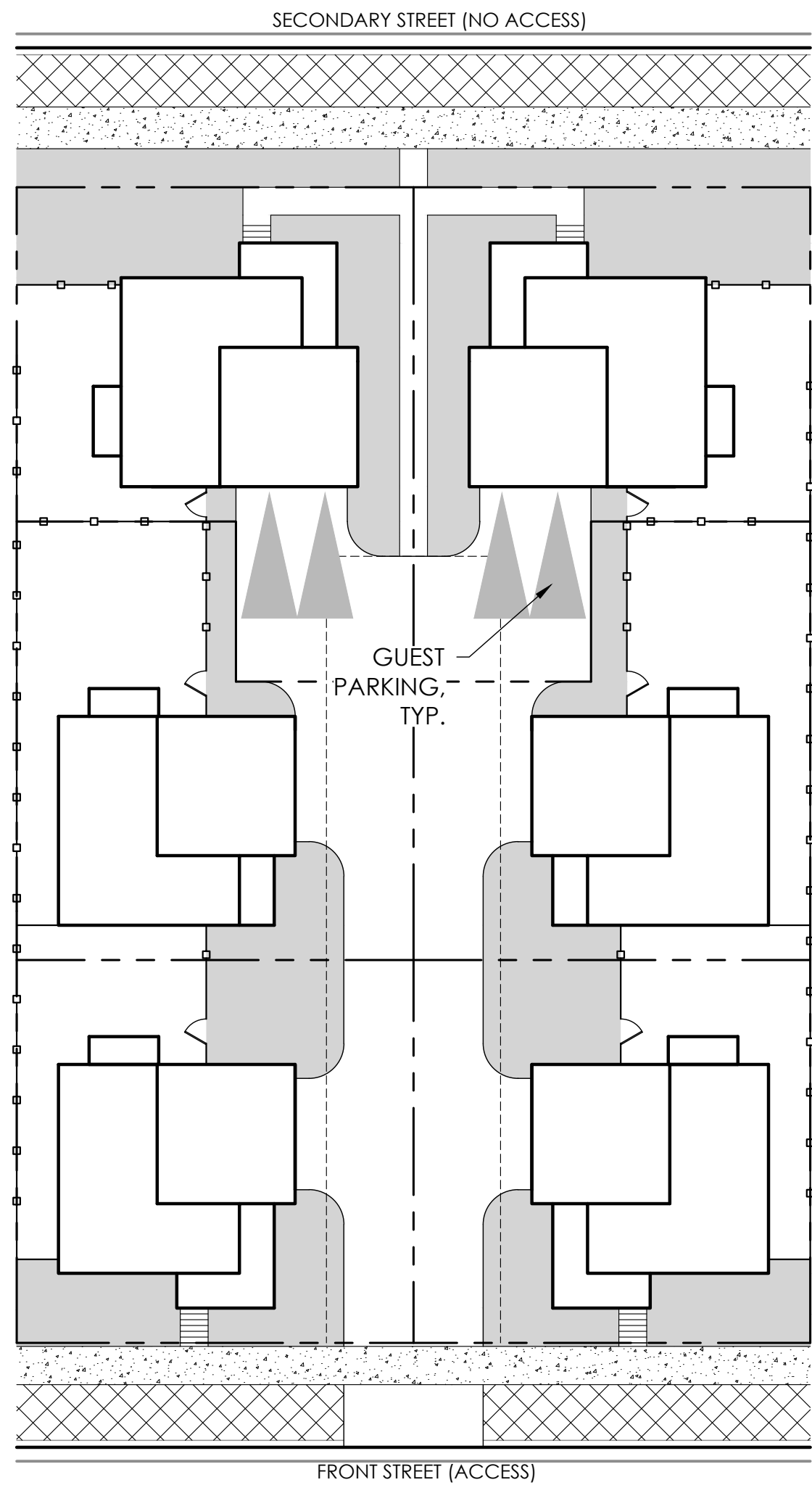
TYPICAL CARRIAGE HOUSE 6-PACK HOSE PULL

LOT DATA TABLE AND SETBACK TABLE					
UNIT TYPE:	SINGLE FAMILY DETACHED STANDARD LOT - 60'+	SINGLE FAMILY MOTOR COURT STANDARD LOT	SINGLE FAMILY MOTOR COURT SMALL LOT	TWO - FAMILY DUPLEX STREET FACING	TWO - FAMILY DUPLEX GREEN COURT
NUMBER OF LOTS	17	17	30	58	16
LOT %	12%	12%	22%	42%	12%
LOT TYPE	FRONT LOAD	ALT LOADED	ALT LOADED	ALT LOADED	ALT LOADED
MIN. LOT SQ. FT.	6,000 SF	4,500 SF	2,500 SF	1,250 SF	1,250 SF
MIN STREET FRONTAGE	60 FT	50 FT	50 FT	25 FT	25 FT
MIN. FRONT SETBACK	15FT - HOUSE 20 FT - GARAGE	10 FT	10 FT	10 FT	10 FT
MIN PORCH SETBACK	10 FT	5 FT	5 FT	5 FT	5 FT
MIN SIDE SETBACK - INTERIOR**	5 FT*	5 FT*	5 FT*	5 FT*	5 FT*
MIN. SIDE SETBACK - CORNER**	10FT	10 FT	10 FT	10 FT	10 FT
MIN. REAR YARD SIDE SETBACK	10 FT	10 FT	10 FT	3 FT	3 FT
MIN REAR YARD SETBACK FOR FRONT AND INTERNAL LOTS	N/A	5 FT	5 FT	N/A	N/A
MAX BLDG HEIGHT	35 FT	35 FT	35 FT	35 FT	35 FT

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.
MOTOR COURT LOTS ARE CONSIDERED "SMALL MOTOR COURT" WHEN THEY HAVE LESS THAN 50' OF STREET FRONTAGE OR ARE LESS THAN 4500SF.



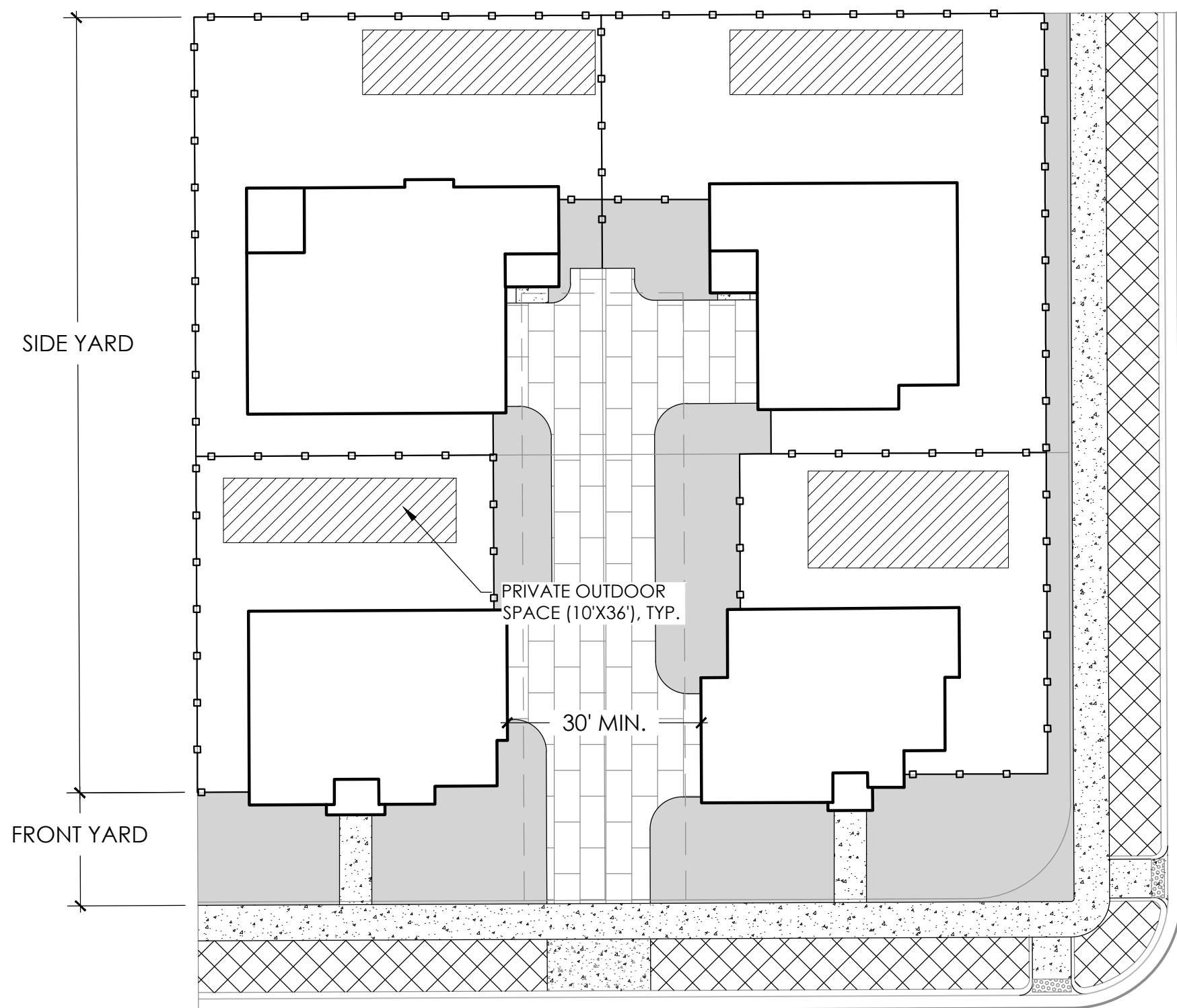
TYPICAL CARRIAGE HOUSE OPEN SPACE



TYPICAL CARRIAGE HOUSE LANDSCAPE

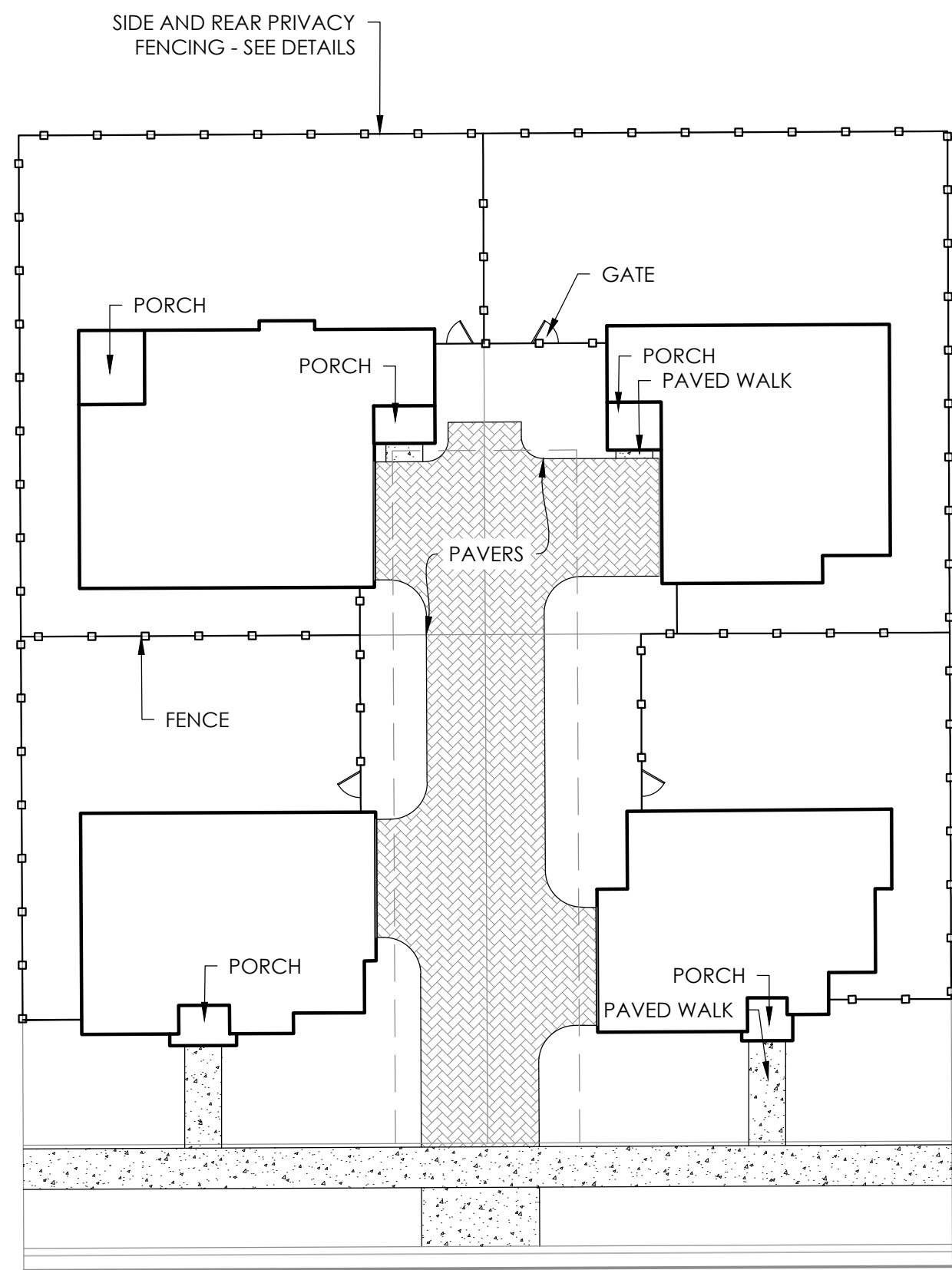
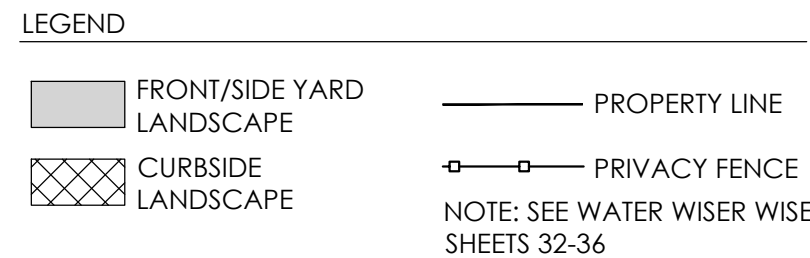
LEGEND	
FRONT/SIDE YARD LANDSCAPE	PROPERTY LINE
CURBSIDE LANDSCAPE	PRIVACY FENCE

- 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.
 - PAVERS SHALL BE MAINTAINED BY THE METRO DISTRICT INCLUDING THE PAVERS OUTSIDE THE EASEMENTS.

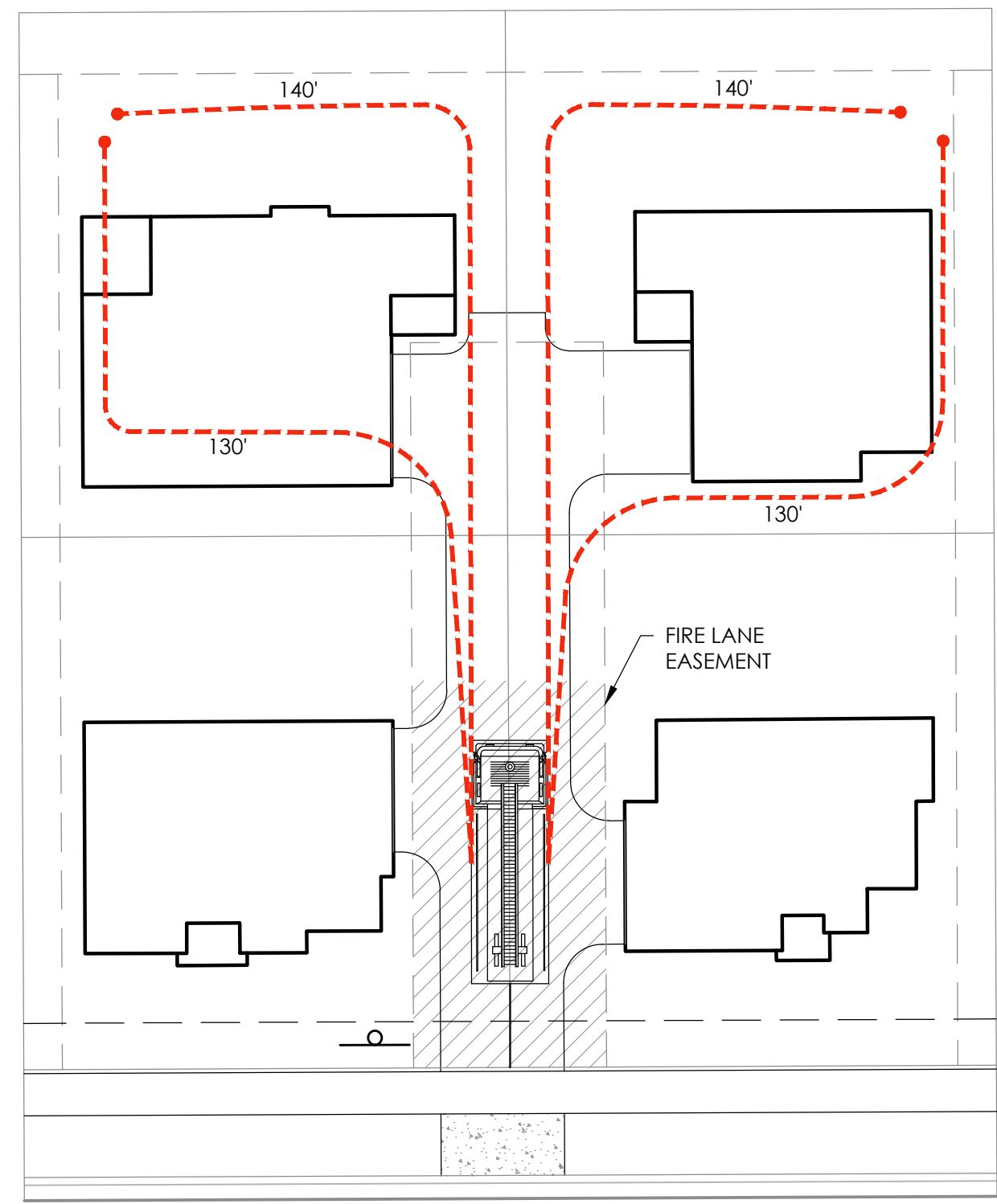


NOTE:
1. SEE WATER WISE LANDSCAPES REQUIREMENTS, SHT 47-56
2. LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY.
FINAL DESIGN TO BE DETERMINED BY HOMEOWNER/OWNER

TYPICAL PORCHLIGHT MOTORCOURT
LANDSCAPE

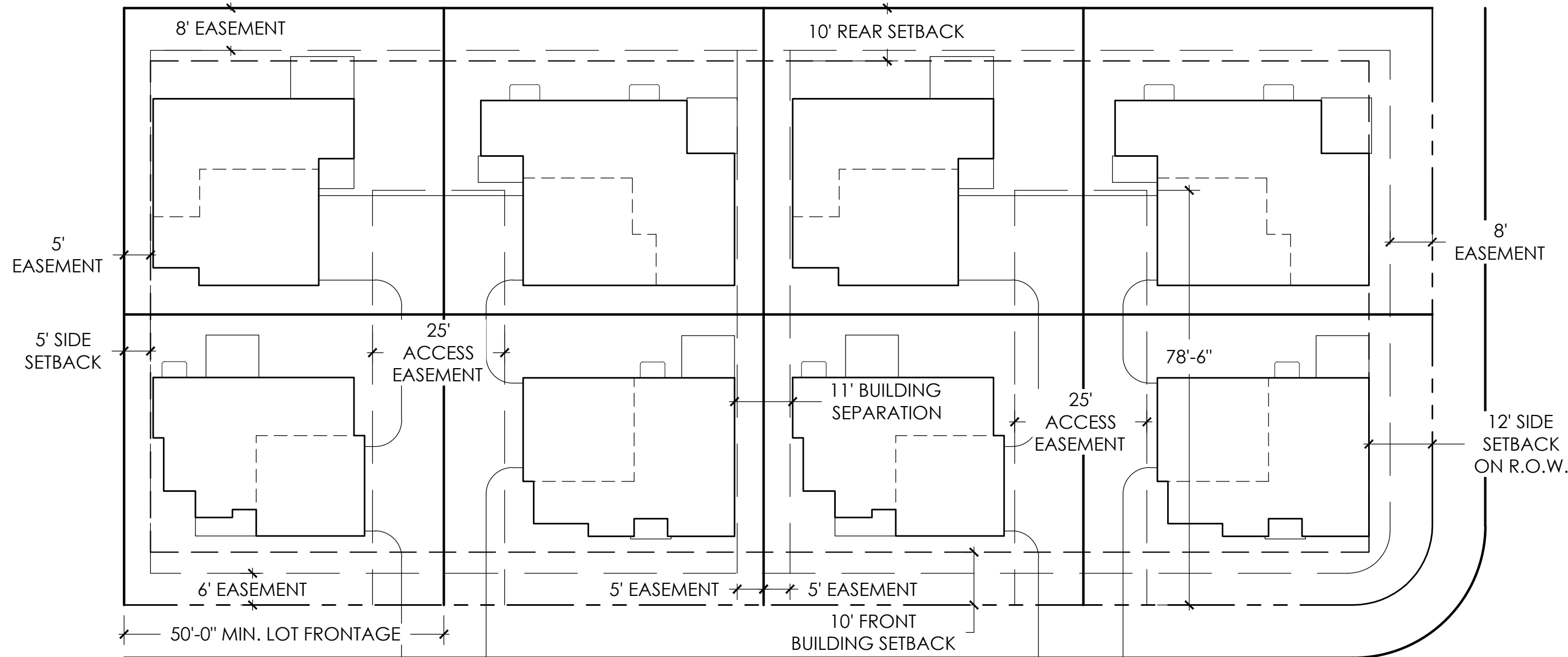


NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS
TYPICAL PORCHLIGHT MOTORCOURT
MATERIALS AND FENCING

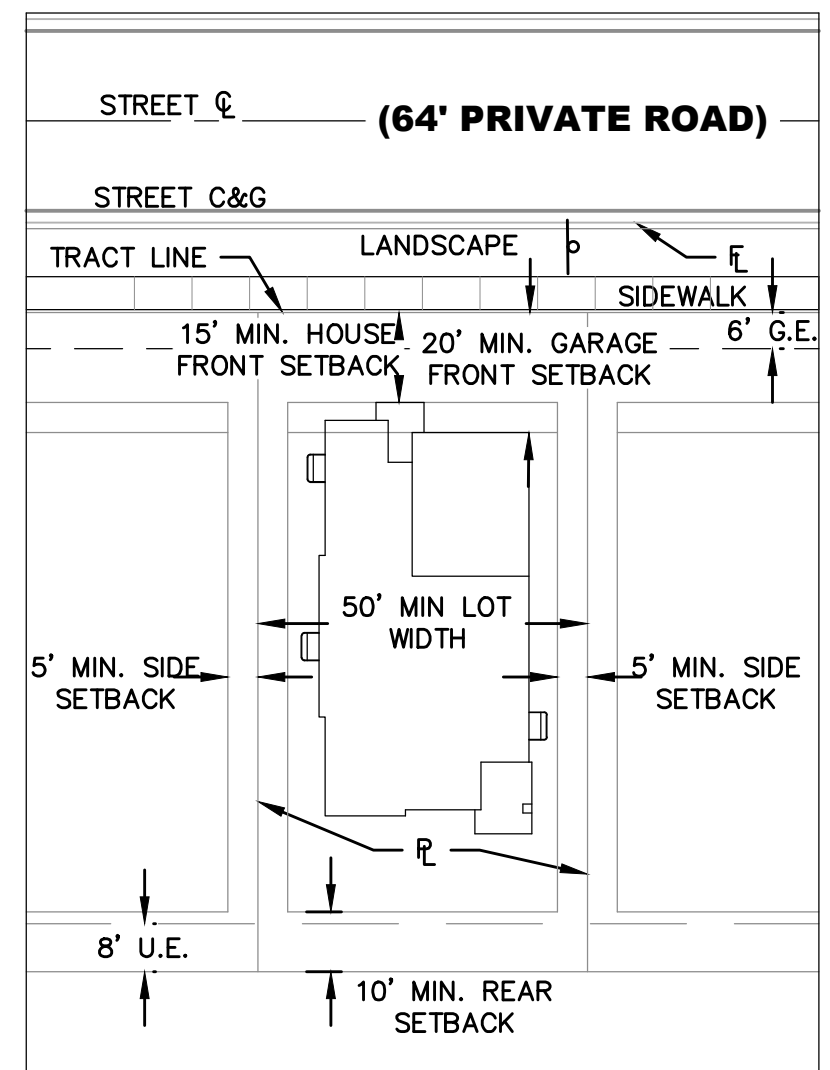


TYPICAL PORCHLIGHT MOTORCOURT
HOSEPULL

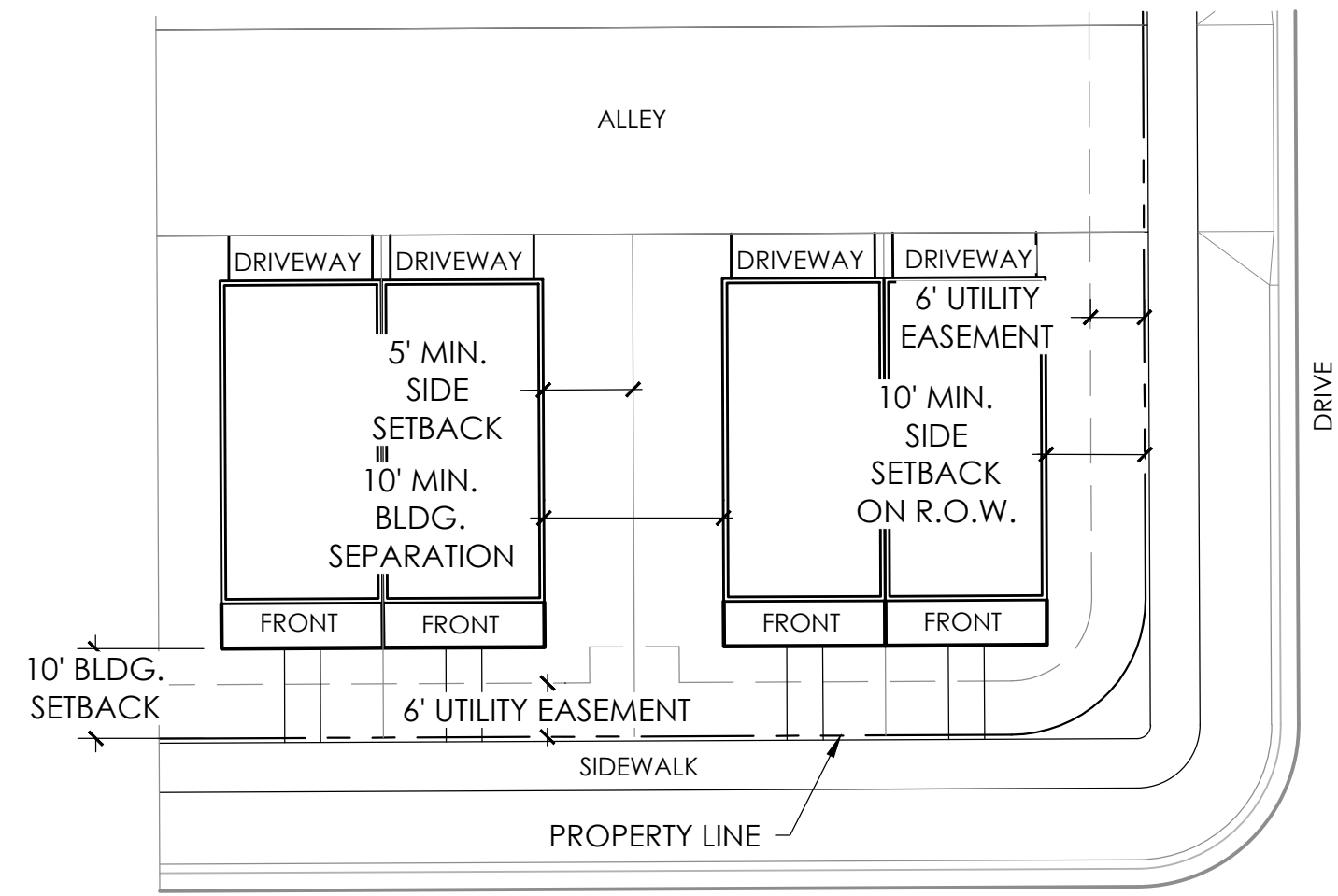
- NOTE:
1. SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 2. PAVERS SHALL BE MAINTAINED BY THE METRO DISTRICT INCLUDING THE PAVERS OUTSIDE THE EASEMENTS.



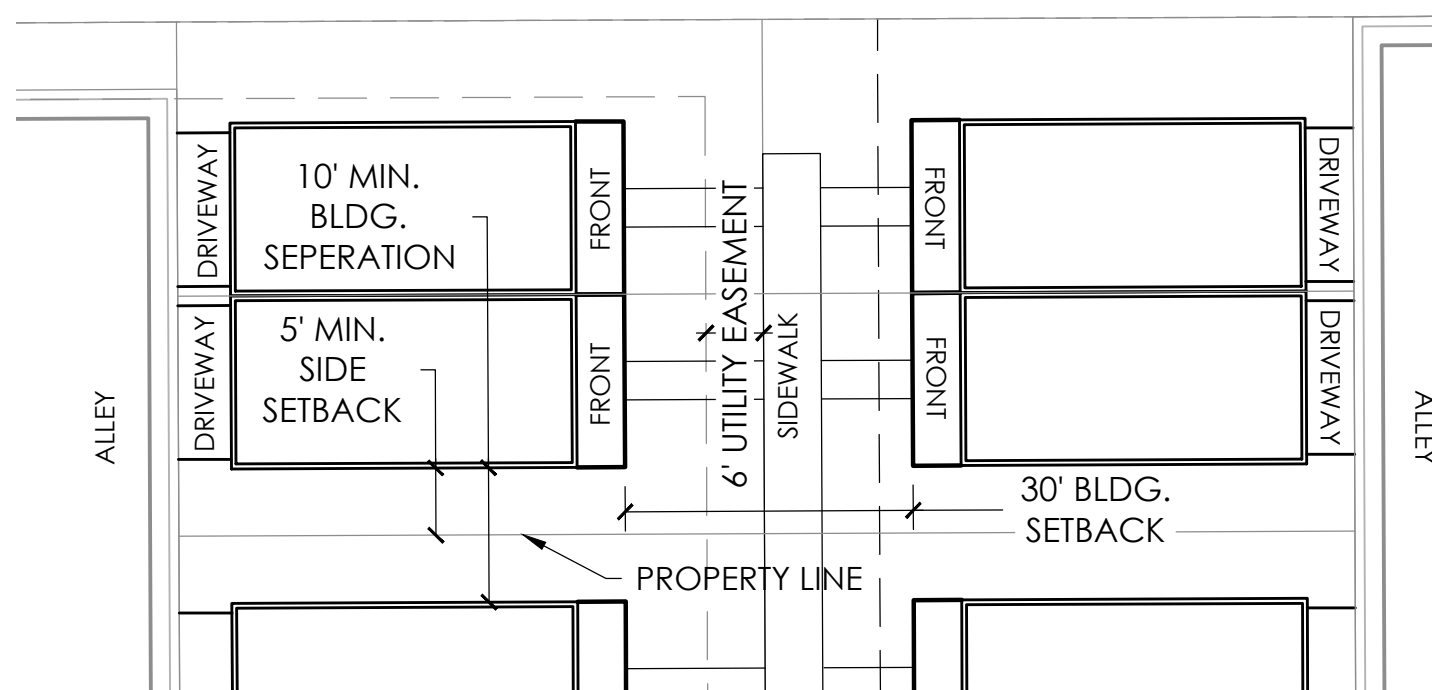
TYPICAL PORCHLIGHT MOTORCOURT
SETBACKS AND EASEMENTS



TYPICAL SINGLE FAMILY DETACHED
STANDARD LOT 50' - 60'+: SETBACKS
AND EASEMENTS DETAIL



TYPICAL ALT-LOADED TWO-FAMILY SETBACKS



TYPICAL ALT-LOADED TWO-FAMILY GREENCOURT SETBACKS

PROJECT NAME



Know what's below.
Call before you dig.

GREEN VALLEY RANCH EAST FILING 24
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

ARCHITECTURAL TYPICALS

SHEET NUMBER

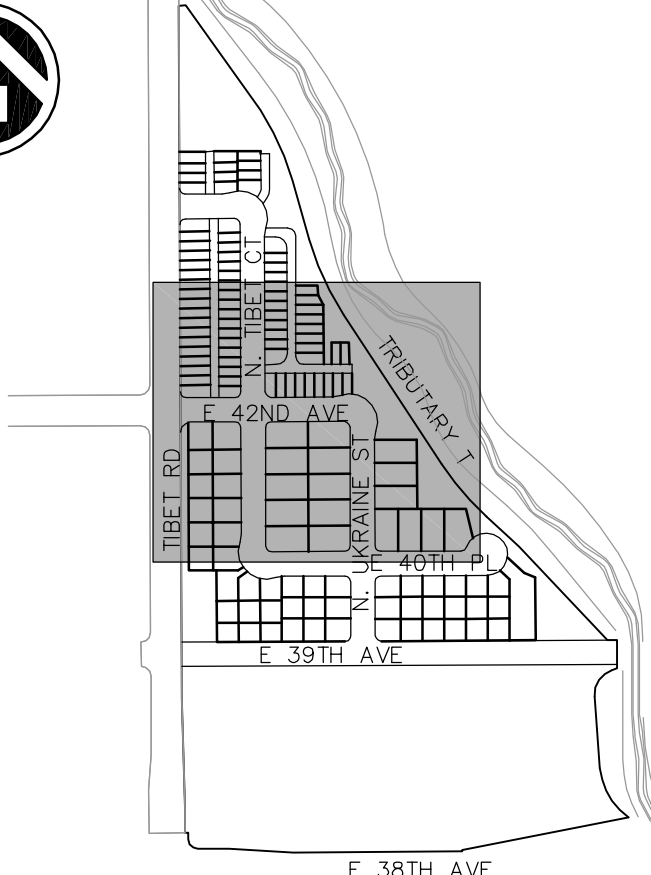
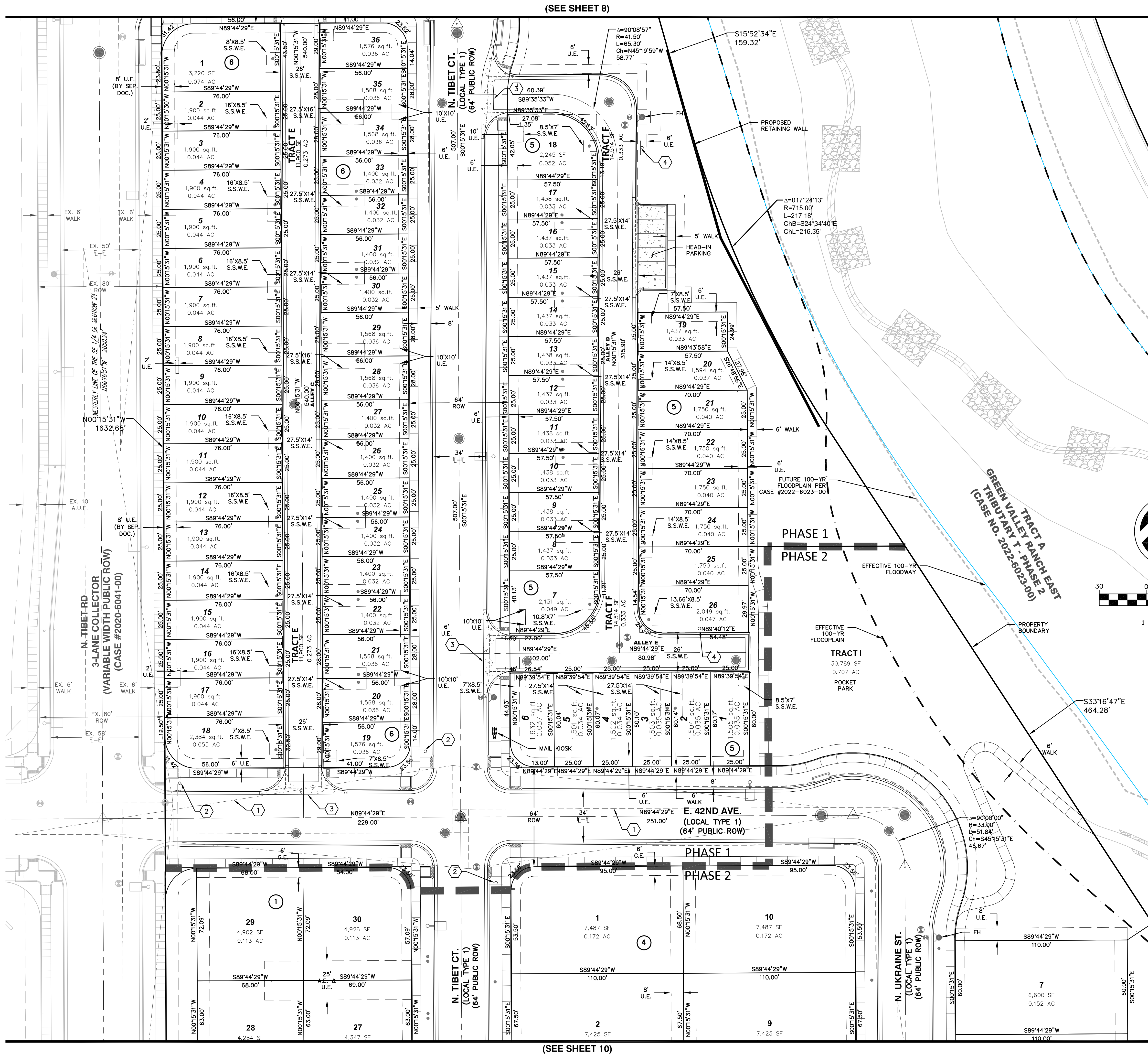
AT.2

SHEET 8 OF 32

May 13, 2025

NOT FOR CONSTRUCTION

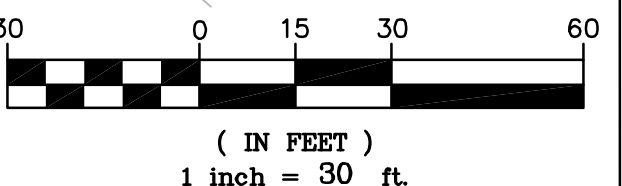
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KEY MAP
SCALE: 1"=500'

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- EASEMENT LINE
- EX EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- SIGHT LINE
- EFFECTIVE 100-YR FLOODPLAIN
- FUTURE 100-YR FLOODPLAIN
- EFFECTIVE 100-YR FLOODWAY
- 100-YR WSEL
- 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
- EDGE DRAIN
- SIDEWALK CHASE



NOTES:

- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM 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.
- SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 8' CROSSSPAN
- 4 FIRE LANE SIGN

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GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS

SITE PLAN

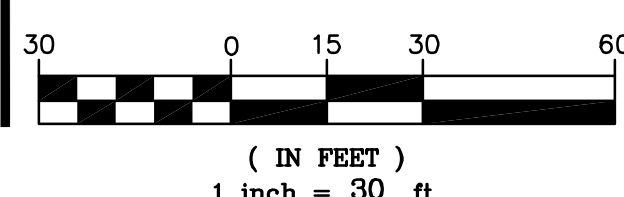
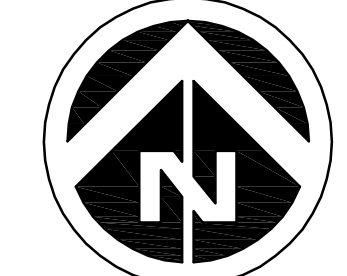
OAKWOOD HOMES
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Tel: (303) 486-8500
Contact: Brandon Wyszynski

No.	Date	Description
1	05/09/25	1ST SUBMITTAL

DOCUMENT AMENDMENTS

Project Number: 50183031
Designed By: SCD
Checked By: LTN
Sheet Number: 9

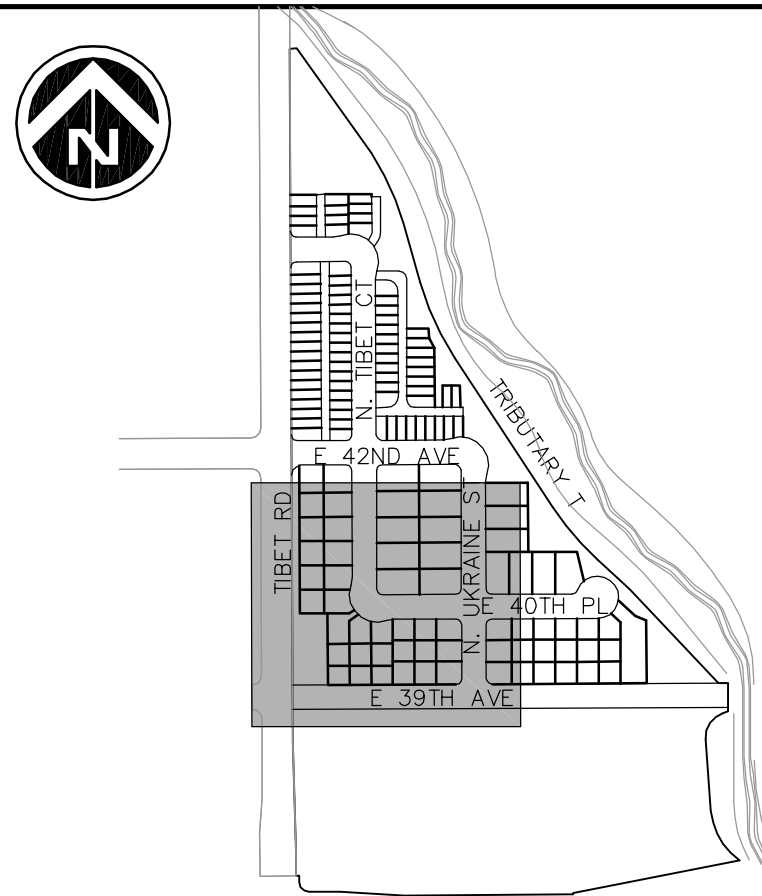


SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	
LOT PHASE LINE	
EASEMENT LINE	
EX. EASEMENT LINE	
SECTION LINE	
HALF-SECTION LINE	
RIGHT OF WAY LINE	
CENTER LINE OF STREET	
LOT LINE	
BUILDING SET BACK	
SIGHT LINE	
EFFECTIVE 100-YR FLOODPLAIN	
FUTURE 100-YR FLOODPLAIN	
EFFECTIVE 100-YR FLOODWAY	
100-YR WSEL	
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	
EDGE DRAIN	
SIDEWALK CHASE	

- NOTES:**
1. 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'
 2. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 3. 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.
 4. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
 5. SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
 6. ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 7. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL WIRING AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
 8. CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.

KEYNOTE	
1	SIGHT LINES
2	STOP SIGN & STREET SIGN
3	8' CROSSPAN
4	FIRE LANE SIGN



KEY MAP
SCALE: 1"=500'



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**GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS**

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

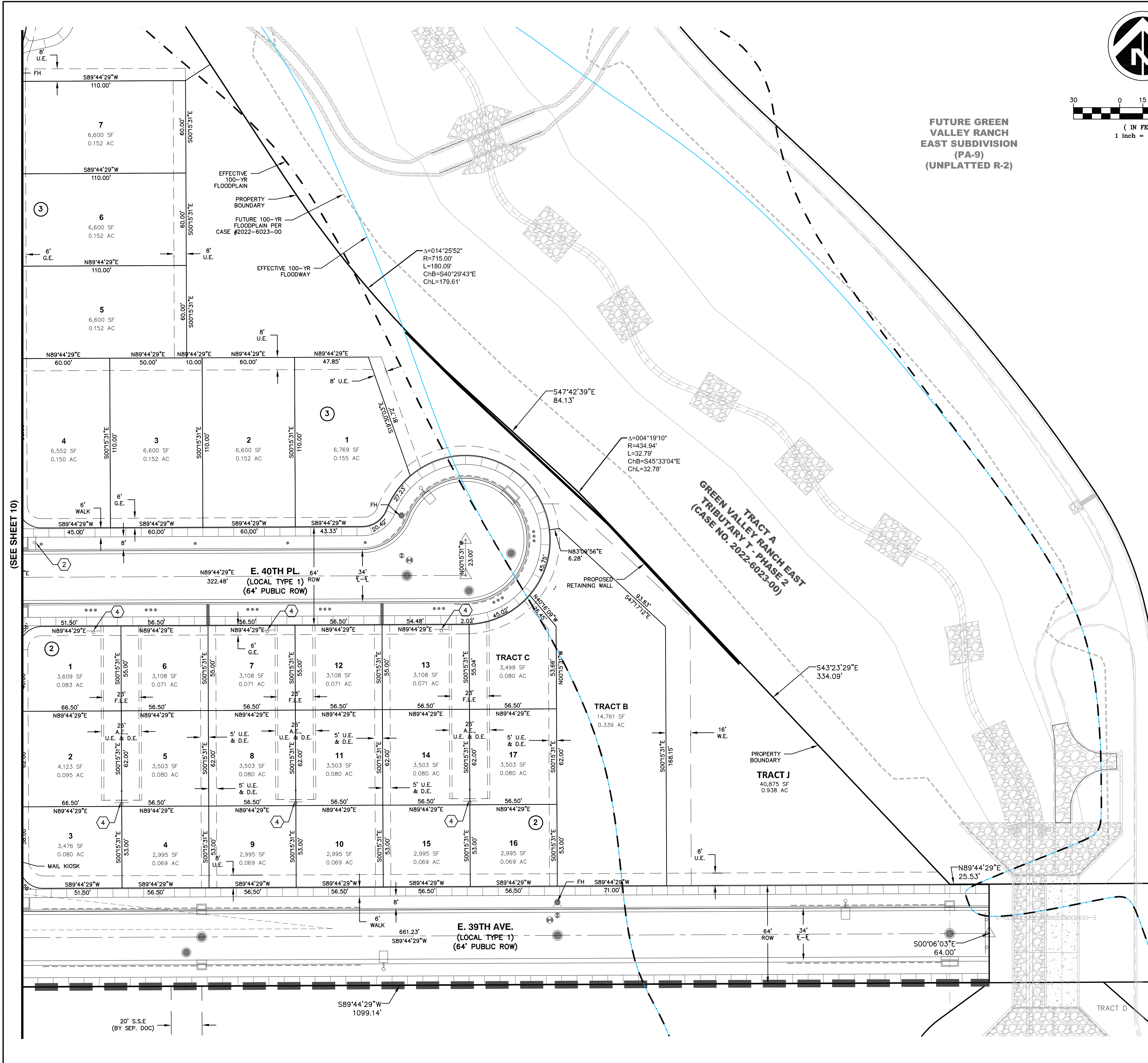
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No.	Date	Description

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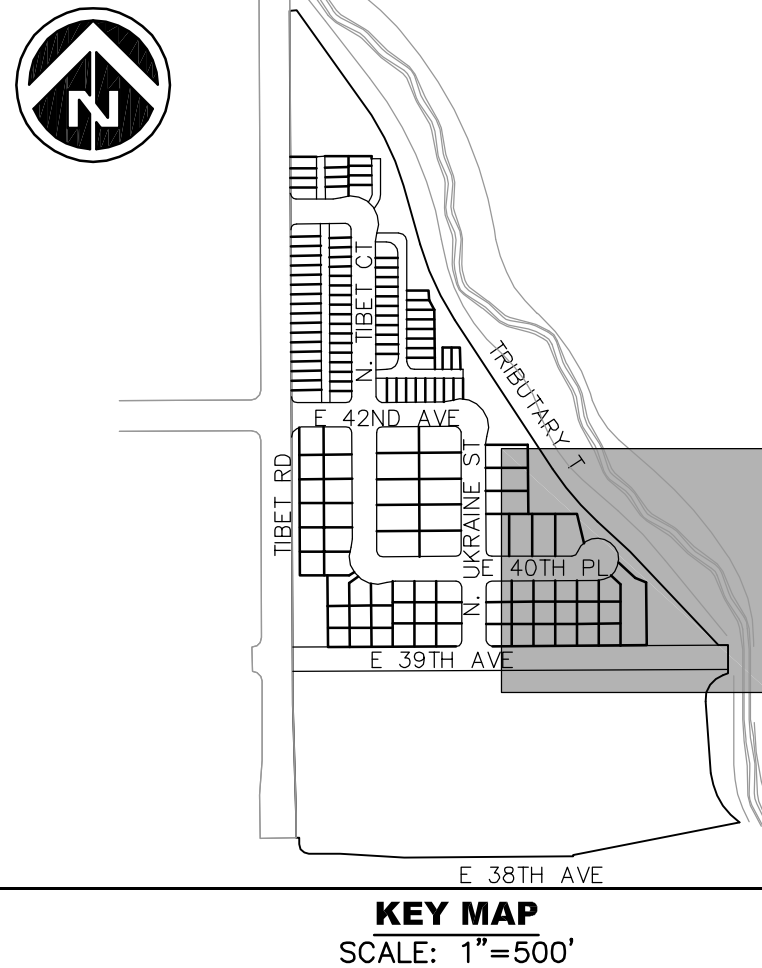
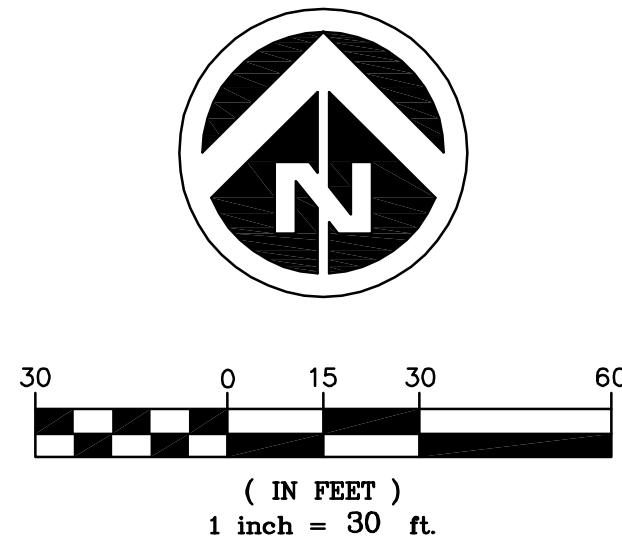
Project Number:
50183031
Designed By: Drawn By:
SCD LTTN
Checked By:
SOS
Sheet Number:
10

SITE PLAN

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FUTURE GREEN VALLEY RANCH EAST SUBDIVISION (PA-9) (UNPLATTED R-2)



SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
EX EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
EFFECTIVE 100-YR FLOODPLAIN	---
FUTURE 100-YR FLOODPLAIN	---
EFFECTIVE 100-YR FLOODWAY	---
100-YR WSEL	---
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	---
EDGE DRAIN	---
SIDEWALK CHASE	---

- NOTES:**
1. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
 2. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 3. 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.
 4. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
 5. SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
 6. ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 7. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
 8. CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.

KEYNOTE	
①	SIGHT LINES
②	STOP SIGN & STREET SIGN
③	8' CROSSSPAN
④	FIRE LANE SIGN

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**GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS**

OAKWOOD HOMES
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Tel: (303)486-8500
Contact: Brandon Wyszynski

DOCUMENT AMENDMENTS

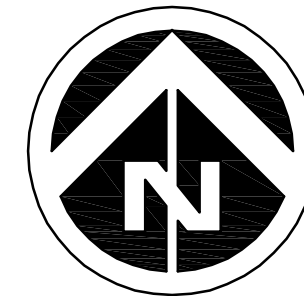
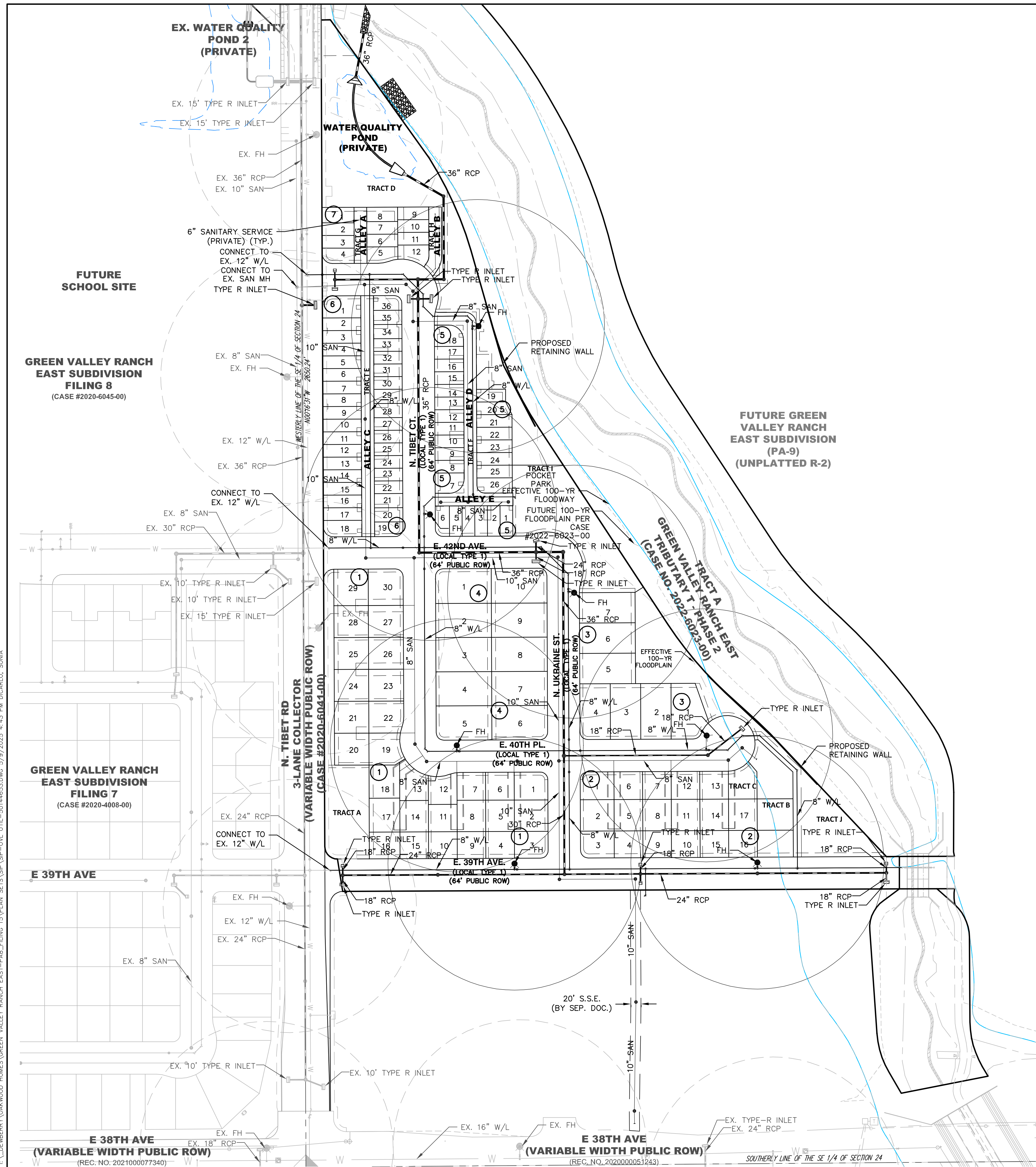
No.	Date	Description
1	05/09/25	1ST SUBMITTAL

Project Number:
50183031

Designed By:
SCD

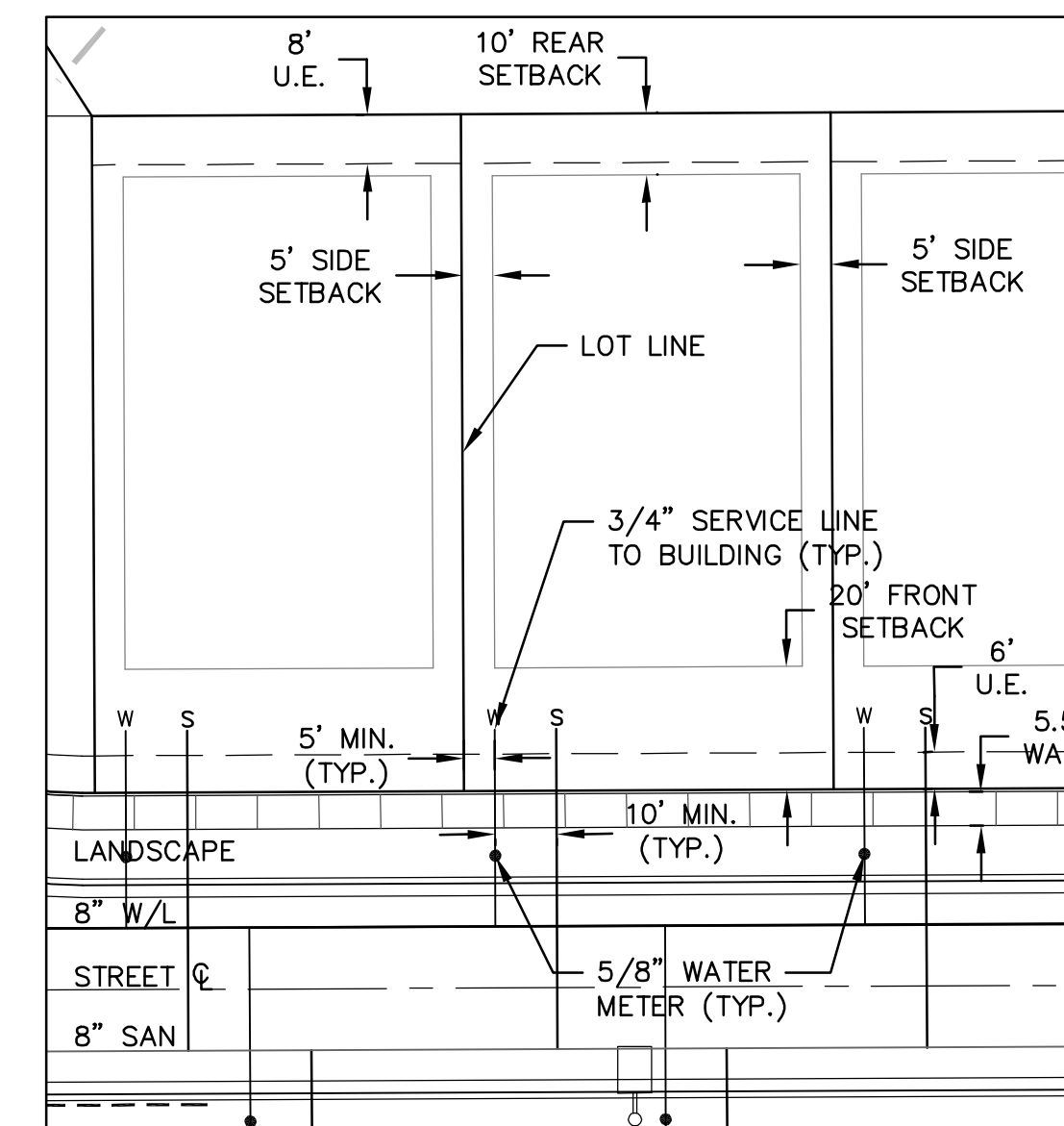
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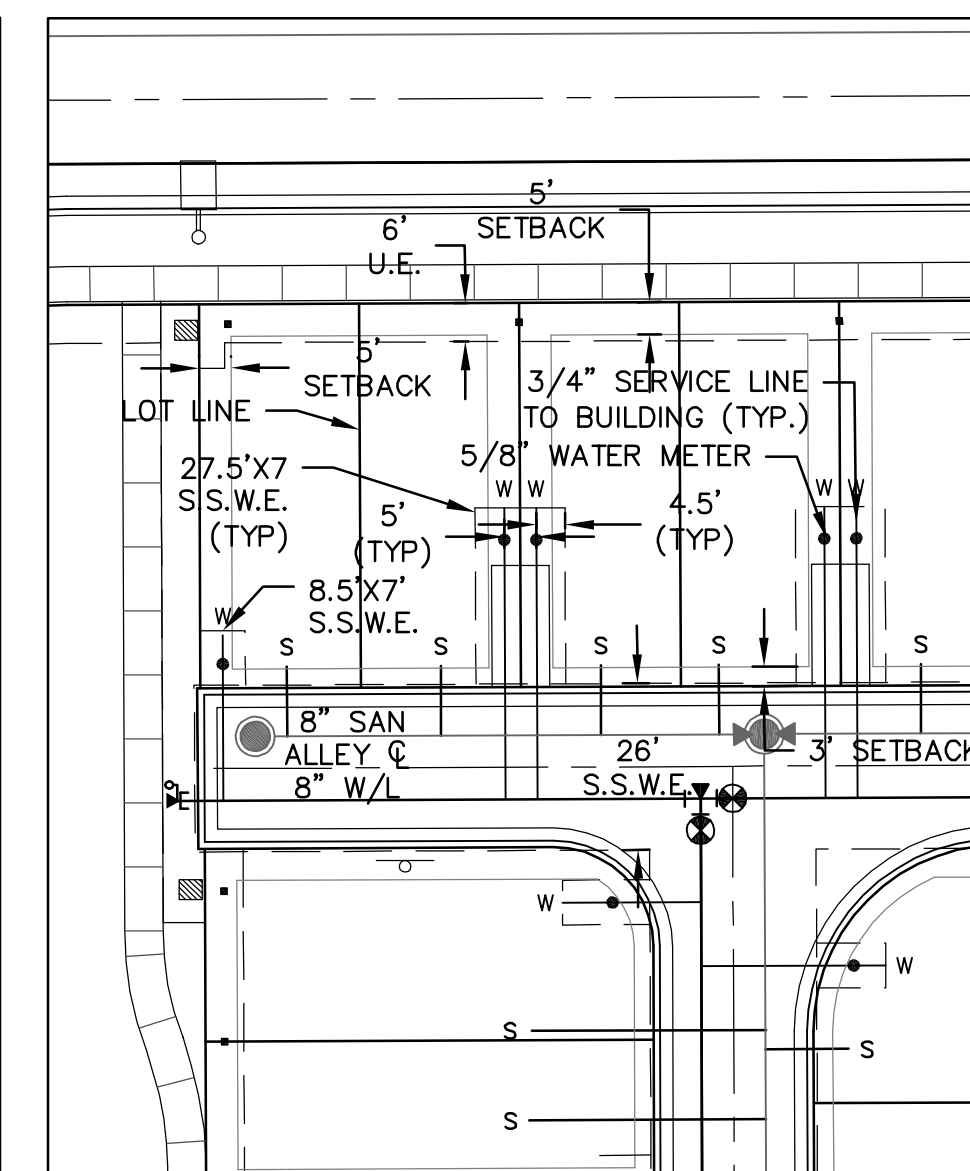


(IN FEET)
1 inch = 100 ft.

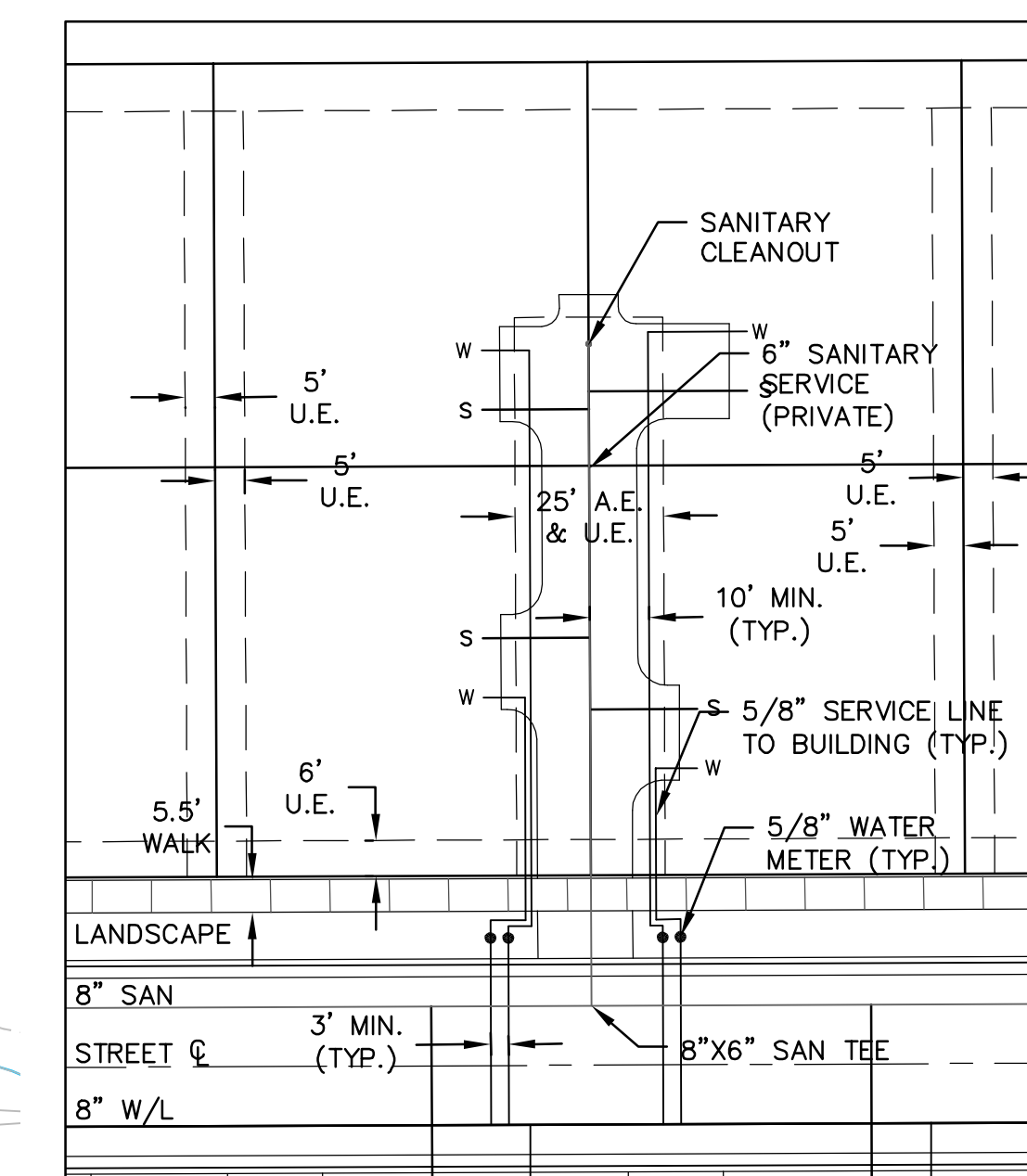
- NOTES:**
1. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 2. FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.



TYPICAL SERVICE DETAIL & SETBACK DETAIL
SINGLE FAMILY DETACHED LOT
SCALE 1"=30'

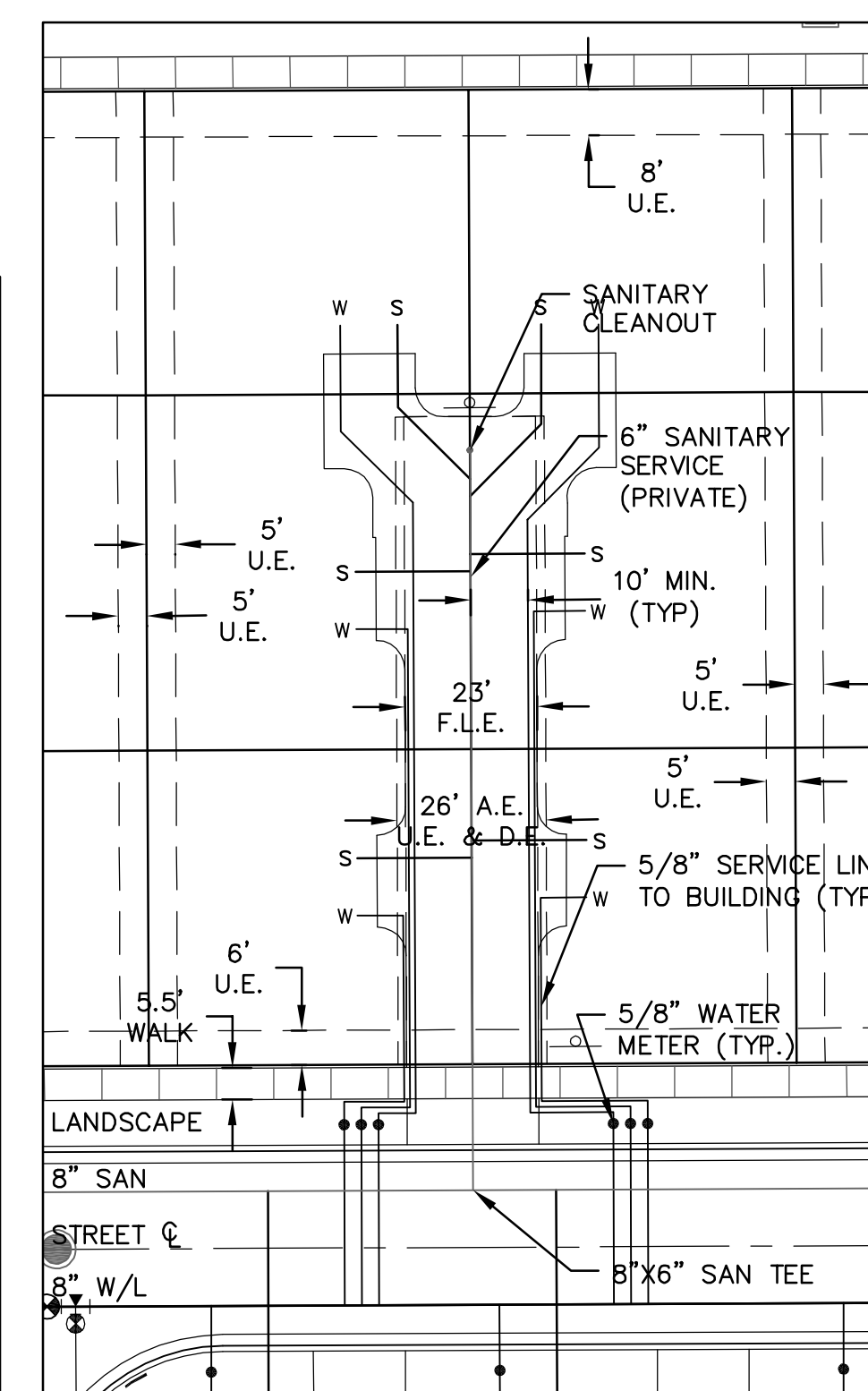


TYPICAL SERVICE & SETBACK DETAIL
TWO FAMILY DUPLEX
SCALE 1"=30'



TYPICAL SERVICE DETAIL
4 PACK MOTOR COURT
SCALE 1"=30'

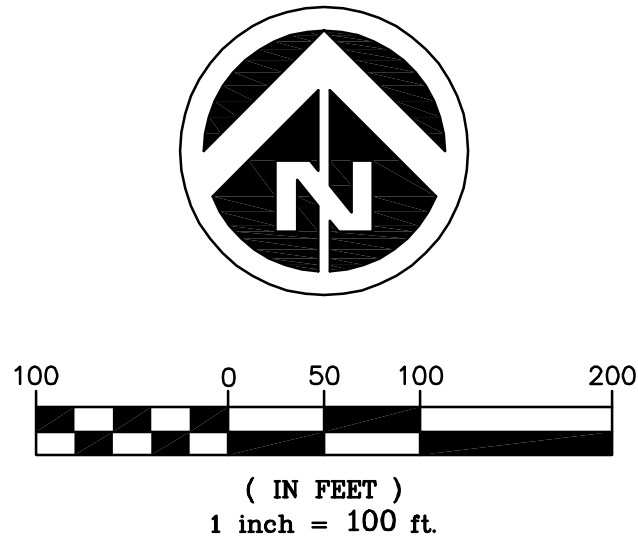
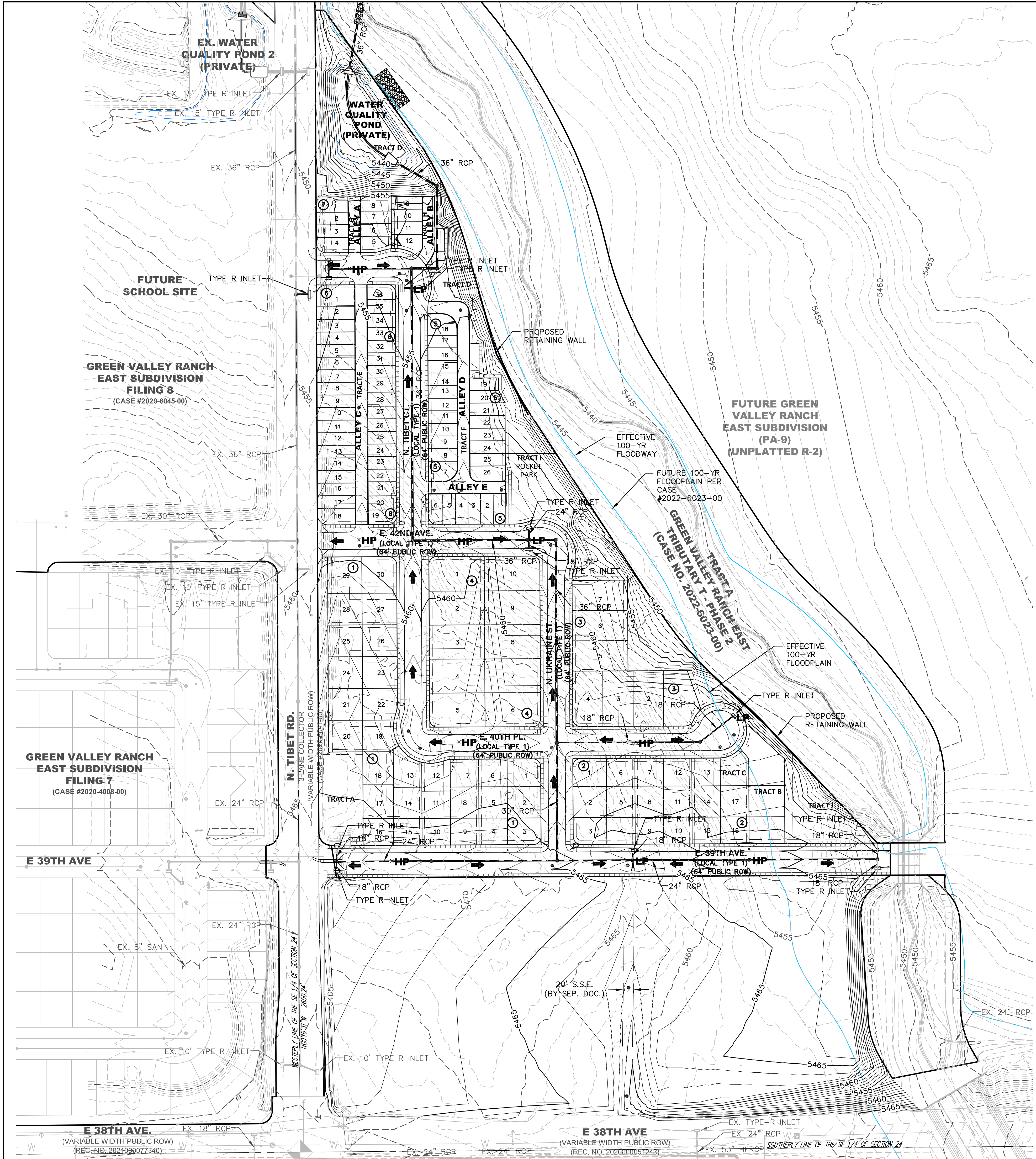
NOTE: U.E. IN MOTORCOURTS ARE PRIVATE



TYPICAL SERVICE DETAIL
6 PACK MOTOR COURT
SCALE 1"=30'

NOTE: U.E. IN MOTORCOURTS ARE PRIVATE

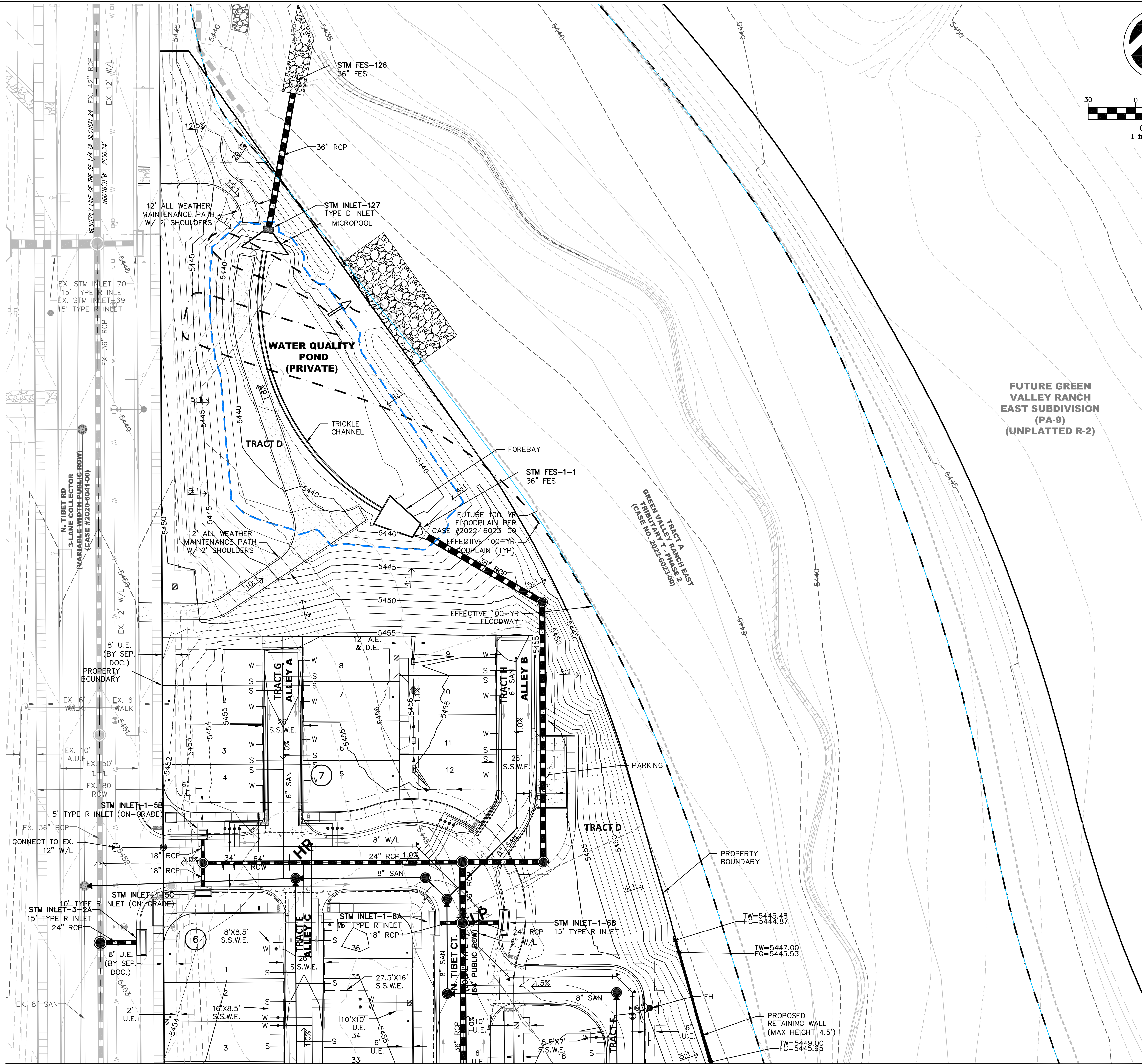
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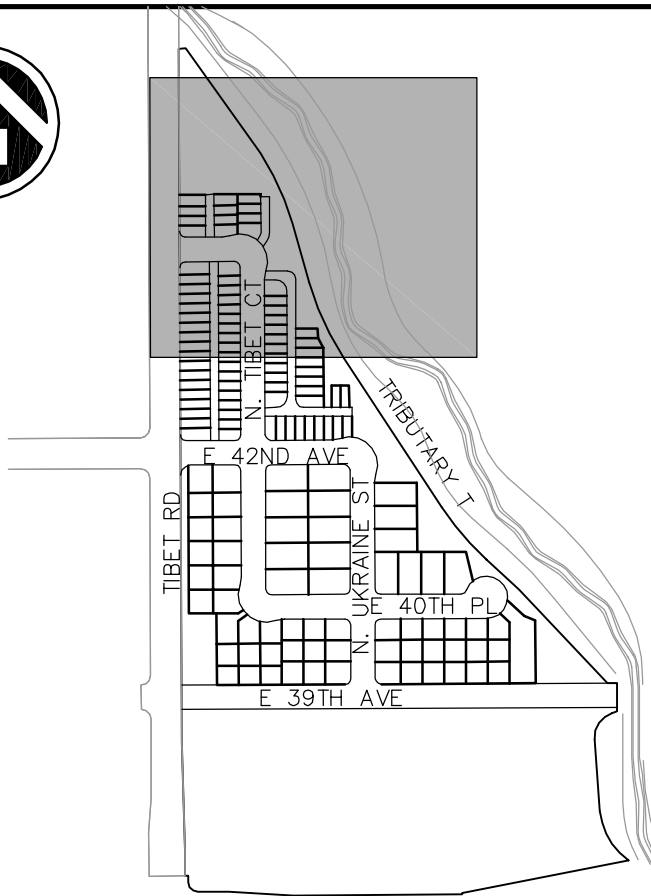
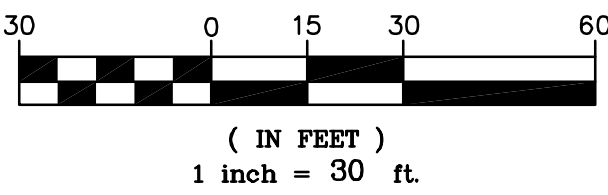
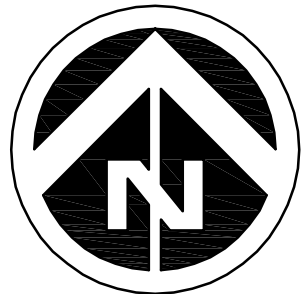
Project Number: 50183031	Designed By: SCD LITN	Checked By: SOS	Sheet Number: 13	Project Name: GREEN VALLEY RANCH EAST SITE PLAN #24 W/ ADJUSTMENTS OVERALL GRADING PLAN	OAKWOOD HOMES 4908 TOWER ROAD DENVER, CO 80249 Tel: (303)486-8500 Contact: Brandon Wyszynski	DOCUMENT AMENDMENTS	<table border="1"><thead><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>1</td><td>05/09/25</td><td>1ST SUBMITTAL</td></tr></tbody></table>	No.	Date	Description	1	05/09/25	1ST SUBMITTAL
								No.	Date	Description			
1	05/09/25	1ST SUBMITTAL											
Project Name: GREEN VALLEY RANCH EAST SITE PLAN #24 W/ ADJUSTMENTS OVERALL GRADING PLAN	OAKWOOD HOMES 4908 TOWER ROAD DENVER, CO 80249 Tel: (303)486-8500 Contact: Brandon Wyszynski	DOCUMENT AMENDMENTS											

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(SEE SHEET 15)



KEY MAP
SCALE: 1"=500'

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- 100-YR WSEL
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- PROPOSED CONTOURS 5800
- EXISTING CONTOURS 5700
- EFFECTIVE 100-YR FLOODPLAIN
- FUTURE 100-YR FLOODPLAIN
- EFFECTIVE 100-YR FLOODWAY
- 8" WATERLINE W/ GATE VALVE & TEE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- BLOCK NUMBER
- CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
- WATER METER
- FIRE HYDRANT
- STREET LIGHT
- EDGE DRAIN
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- EX WATERLINE W/ VALVE & TEE
- EX SANITARY SEWER W/ MANHOLE
- EX STORM SWR W/ INLET, MANHOLE, & F.E.S.
- EX EASEMENT LINE
- EX FIRE HYDRANT
- EX STREET LIGHT
- FLOW ARROW
- HIGH POINT/LOW POINT + HP/+ LP

NOTES:

- ALL WATER LINE IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL UTILITY SERVICES IN THE MOTORCOURT DRIVE ISLES ARE PRIVATE.
- UTILITY EASEMENTS IN MOTORCOURTS ARE PRIVATE
- ALL STORM DRAINAGE FACILITIES ARE PUBLIC AND MAINTAINED BY COA UNLESS OTHERWISE NOTED. PRIVATE STORM FACILITIES WILL BE MAINTAINED BY THE METRO 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 FEET 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.
- THE MAXIMUM SLOPE WITHIN THE ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE ROW IS 3:1.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10% THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- CONSTRUCTION FOR THE ADJACENT TRIBUTARY T STREAM IMPROVEMENTS PHASE 2A (EDN 223098) SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO COMMENCEMENT OF PAVING ACTIVITIES ON GVRE FILING 15 SUBDIVISION DEVELOPMENT.

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GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS

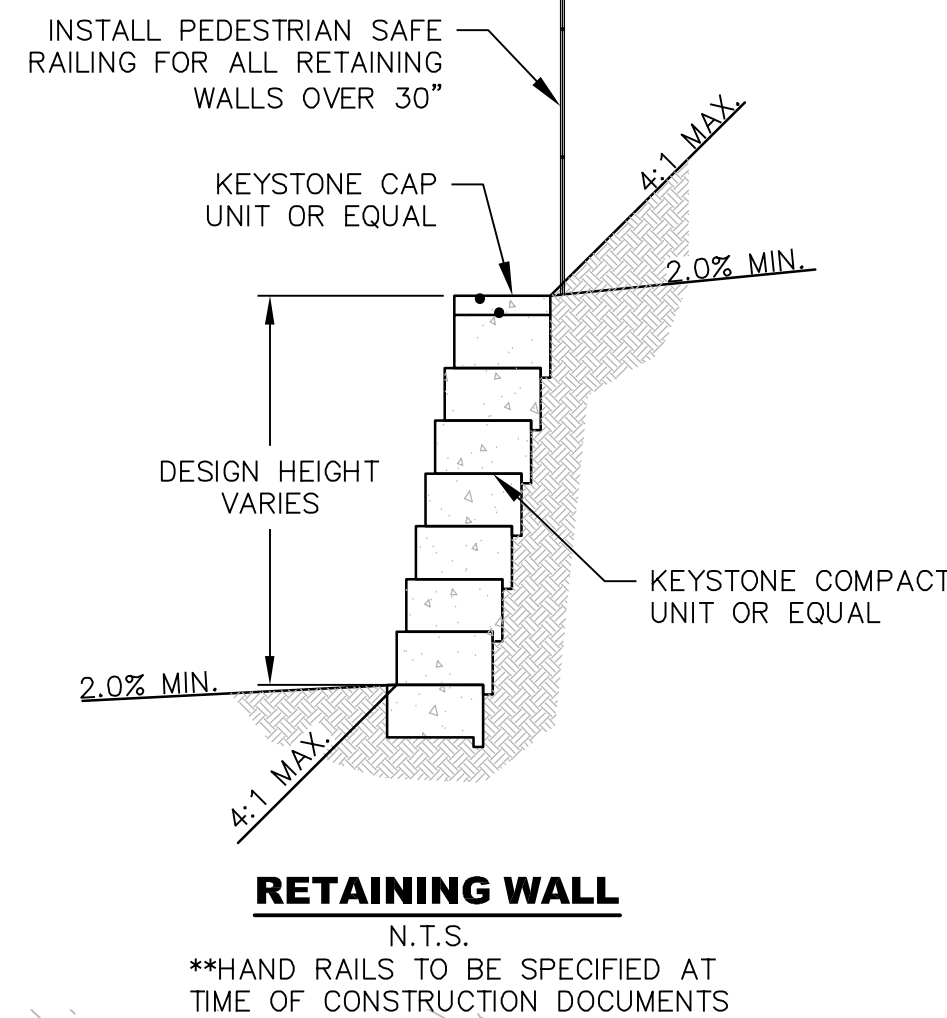
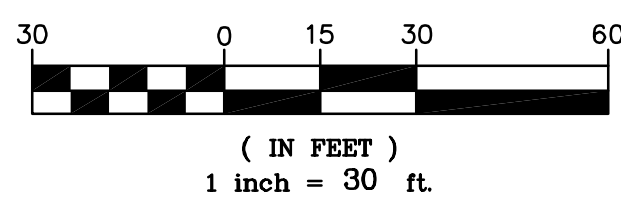
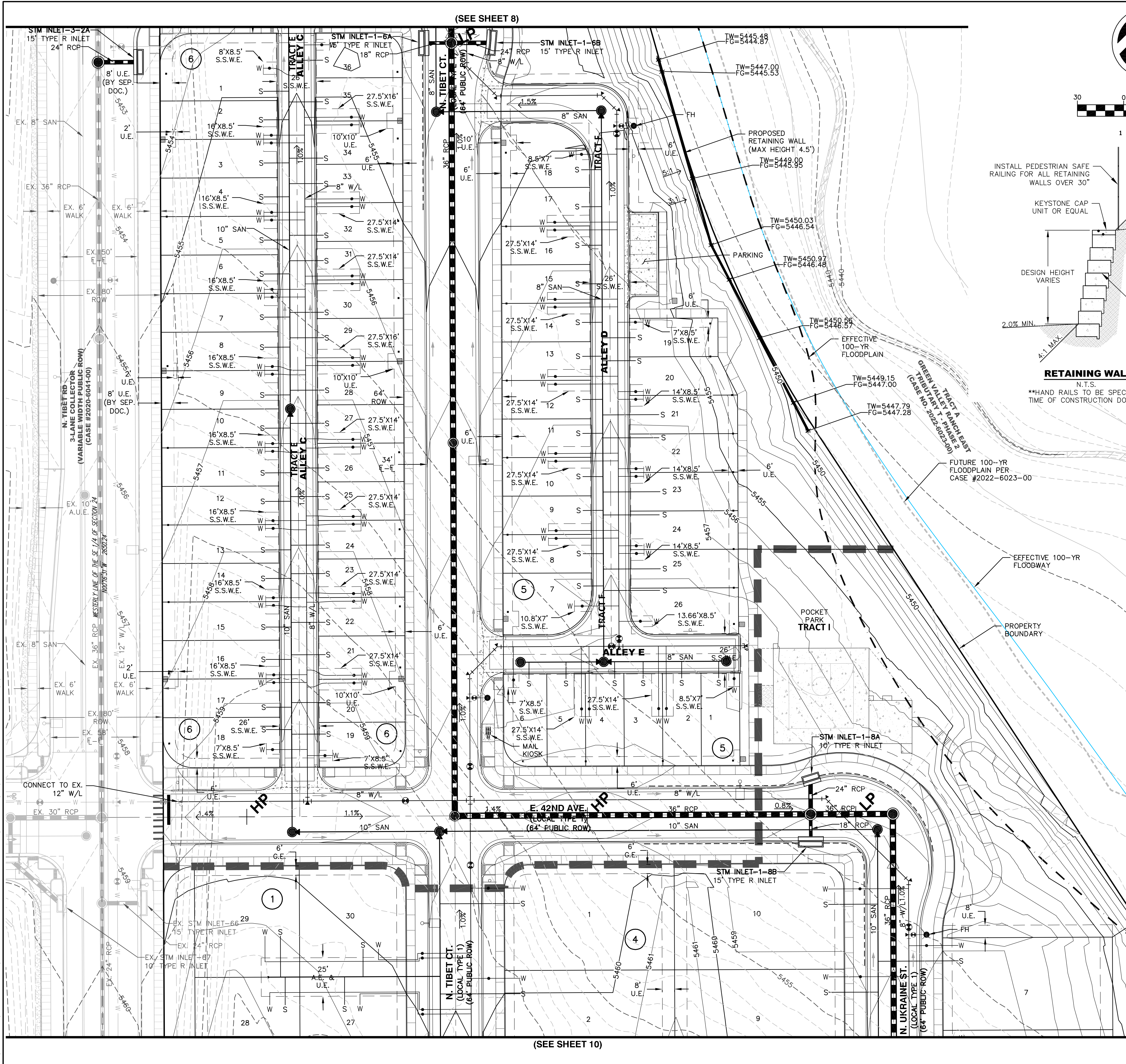
GRADING AND UTILITY PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact:
Brandon Wyszynski

No.	Date	Description
1	05/09/25	1ST SUBMITTAL

Project Number:	Drawn By:	Checked By:	Sheet Number:
50183031	SCD	LITN	14

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KEY MAP
SCALE: 1"=500'

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	
100-YR WSEL	
EASEMENT LINE	
SECTION LINE	
HALF-SECTION LINE	
RIGHT OF WAY LINE	
CENTER LINE OF STREET	
LOT LINE	
BUILDING SET BACK	
PROPOSED CONTOURS	5800
EXISTING CONTOURS	5700
EFFECTIVE 100-YR FLOODPLAIN	
FUTURE 100-YR FLOODPLAIN	
EFFECTIVE 100-YR FLOODWAY	
8" WATERLINE W/ GATE VALVE & TEE	
SANITARY SEWER W/ MANHOLE	
STORM SEWER W/ INLET, MANHOLE, & F.E.S.	
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	
WATER METER	
FIRE HYDRANT	
STREET LIGHT	
EDGE DRAIN	
ELECTRIC TRANSFORMER	
ELECTRIC PEDESTAL	
EX WATERLINE W/ VALVE & TEE	
EX SANITARY SEWER W/ MANHOLE	
EX STORM SWR W/ INLET, MANHOLE, & F.E.S.	
EX EASEMENT LINE	
EX FIRE HYDRANT	
EX STREET LIGHT	
FLOW ARROW	
HIGH POINT/LOW POINT	+ HP/+ LP

NOTES:

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GREEN VALLEY RANCH EAST SITE PLAN #24 W/ ADJUSTMENTS

GRADING AND UTILITY PLAN

OAKWOOD HOMES

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Tel: (303)486-8500
Contact:
Brandon Wyszynski

DOCUMENT AMENDMENTS	
No.	Description
1	05/09/25 1ST SUBMITTAL

Project Number: 50183031	Designed By: SCD	Drawn By: LTN	Checked By: SOS	Sheet Number: 15
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GREEN VALLEY RANCH EAST
SUBDIVISION FILING 7
(CASE #2020-4005-00)

N. TIBET RD
3-LANE COLLECTOR
(VARIABLE WIDTH PUBLIC ROW)
(CASE #2020-6041-00)

WESTERY LINE OF THE SE 1/4 OF SECTION 24
N00°16'31"W 2650.24'

TRACT A

STM INLET-1-11B
5' TYPE R INLET (ON-GRADE)

STM INLET-1-11C
10' TYPE R INLET (ON-GRADE)

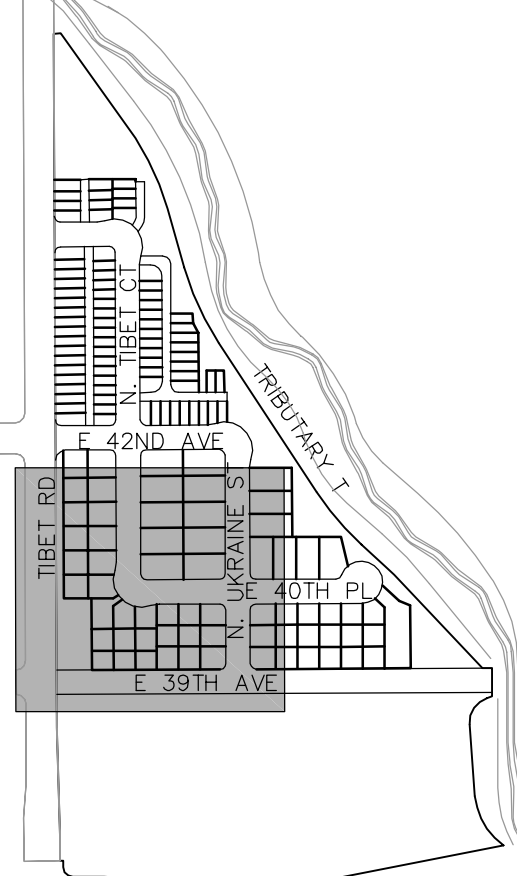
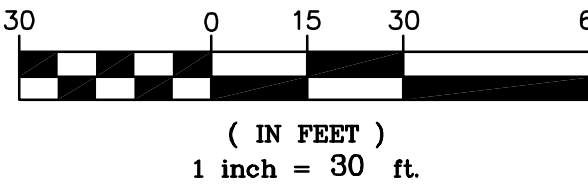
(SEE SHEET 9)

N. TIBET CT.
(LOCAL TYPE 1)
(64' PUBLIC ROW)

N. UKRAINE ST.
(LOCAL TYPE 1)
(64' PUBLIC ROW)

HP
E. 40TH PL.
(LOCAL TYPE 1)
(64' PUBLIC ROW)

HP
E. 39TH AVE.
(LOCAL TYPE 1)
(64' PUBLIC ROW)



KEY MAP
SCALE: 1"=500'

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- 100-YR WSEL
 - EASEMENT LINE
 - SECTION LINE
 - HALF-SECTION LINE
 - RIGHT OF WAY LINE
 - CENTER LINE OF STREET
 - LOT LINE
 - BUILDING SET BACK
 - PROPOSED CONTOURS 5800
 - EXISTING CONTOURS 5700
 - EFFECTIVE 100-YR FLOODPLAIN
 - FUTURE 100-YR FLOODPLAIN
 - EFFECTIVE 100-YR FLOODWAY
 - 8" WATERLINE W/ GATE VALVE & TEE
 - SANITARY SEWER W/ MANHOLE
 - STORM SEWER W/ INLET, MANHOLE, & F.E.S.
 - BLOCK NUMBER #
 - CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
 - WATER METER
 - FIRE HYDRANT
 - STREET LIGHT
 - EDGE DRAIN
 - ELECTRIC TRANSFORMER
 - ELECTRIC PEDESTAL
 - EX WATERLINE W/ VALVE & TEE
 - EX SANITARY SEWER W/ MANHOLE
 - EX STORM SWR W/ INLET, MANHOLE, & F.E.S.
 - EX EASEMENT LINE
 - EX FIRE HYDRANT
 - EX STREET LIGHT
 - FLOW ARROW
 - HIGH POINT/LOW POINT + HP/+ LP

NOTES:

- ALL WATER LINE IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL UTILITY SERVICES IN THE MOTORCOURT DRIVE ISLES ARE PRIVATE.
- UTILITY EASEMENTS IN MOTORCOURTS ARE PRIVATE
- ALL STORM DRAINAGE FACILITIES ARE PUBLIC AND MAINTAINED BY COA UNLESS OTHERWISE NOTED. PRIVATE STORM FACILITIES WILL BE MAINTAINED BY THE METRO 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 FEET 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.
- THE MAXIMUM SLOPE WITHIN THE ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE ROW IS 3:1.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10% THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- CONSTRUCTION FOR THE ADJACENT TRIBUTARY T STREAM IMPROVEMENTS PHASE 2A (EDN 223098) SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO COMMENCEMENT OF PAVING ACTIVITIES ON GVRE FILING 15 SUBDIVISION DEVELOPMENT.

GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS

GRADING AND UTILITY PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

Tel: (303)486-8500
Contact:
Brandon Wyszynski

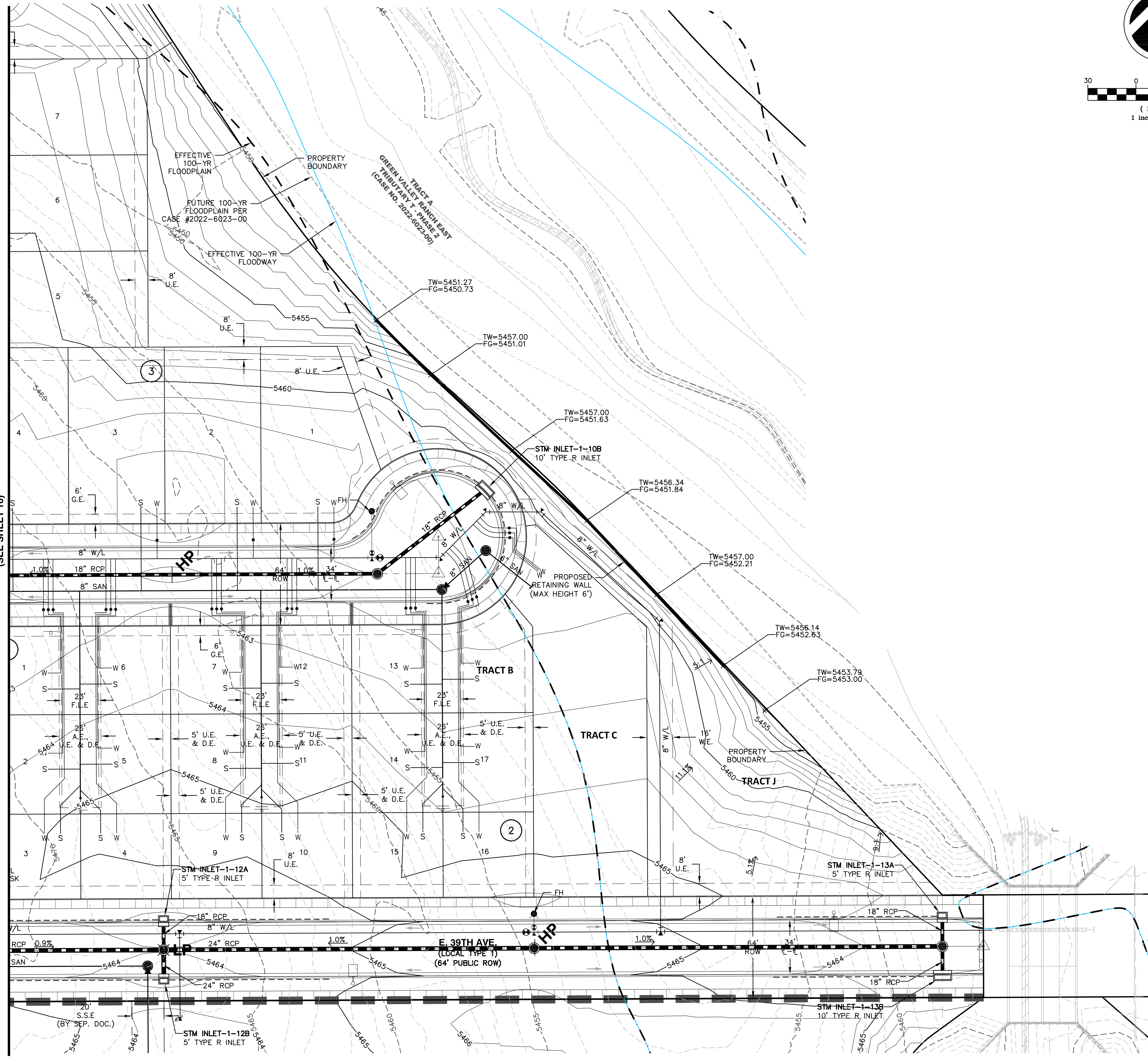
DOCUMENT AMENDMENTS	
No.	Description
1	05/09/25 1ST SUBMITTAL

Project Number: 50183031	Designed By: SCD	Drawn By: LTN	Checked By: SOS	Sheet Number: 16
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I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-SIP\PLAN SETS\SIP-GRAD-UTIL-50144653.DWG 5/9/2023 4:35 PM DICARLO, SONIA

(SEE SHEET 10)



30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



KEY MAP
SCALE: 1"=500'

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	
100-YR WSEL	
EASEMENT LINE	
SECTION LINE	
HALF-SECTION LINE	
RIGHT OF WAY LINE	
CENTER LINE OF STREET	
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ELECTRIC TRANSFORMER	
ELECTRIC PEDESTAL	
EX WATERLINE W/ VALVE & TEE	
EX SANITARY SEWER W/ MANHOLE	
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**GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS**

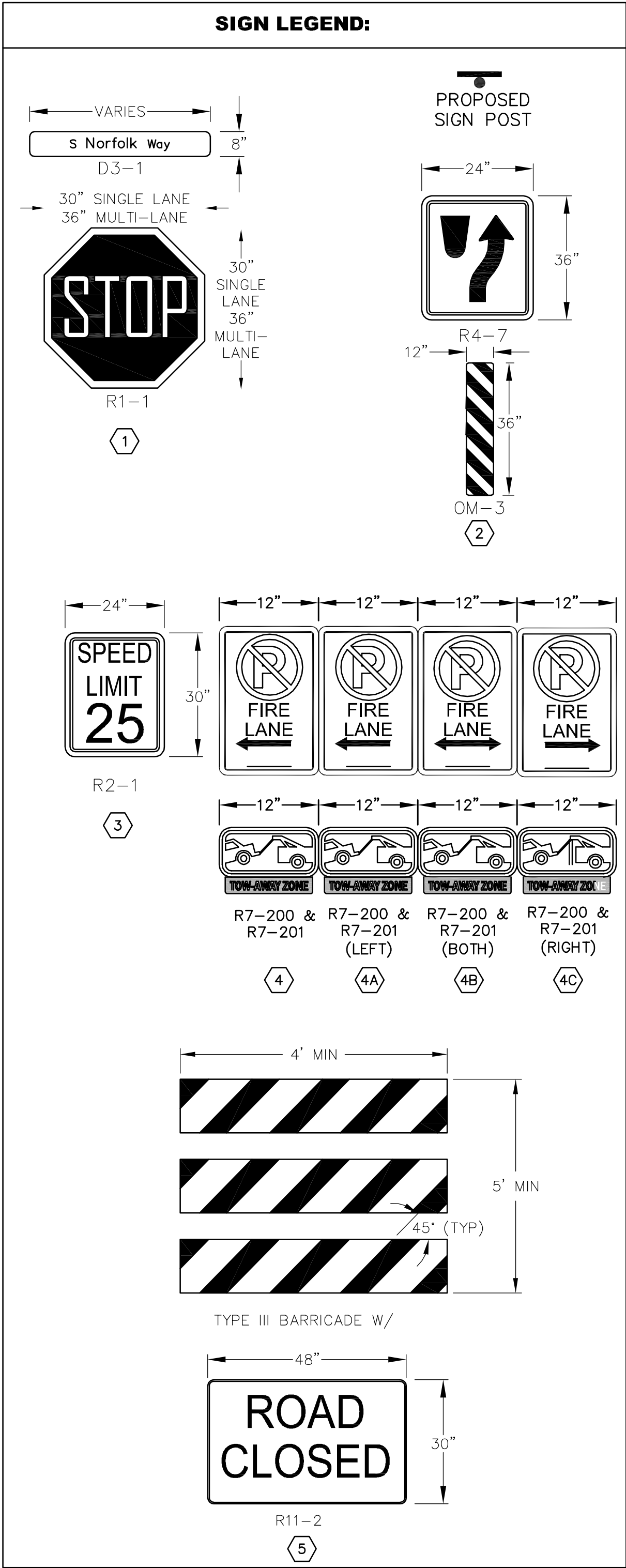
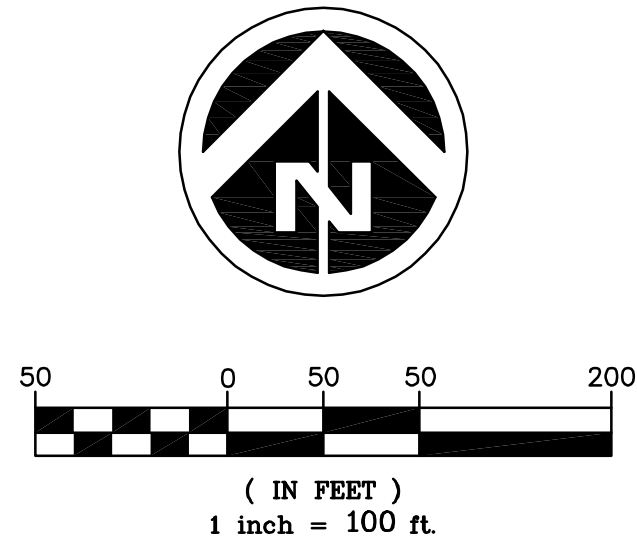
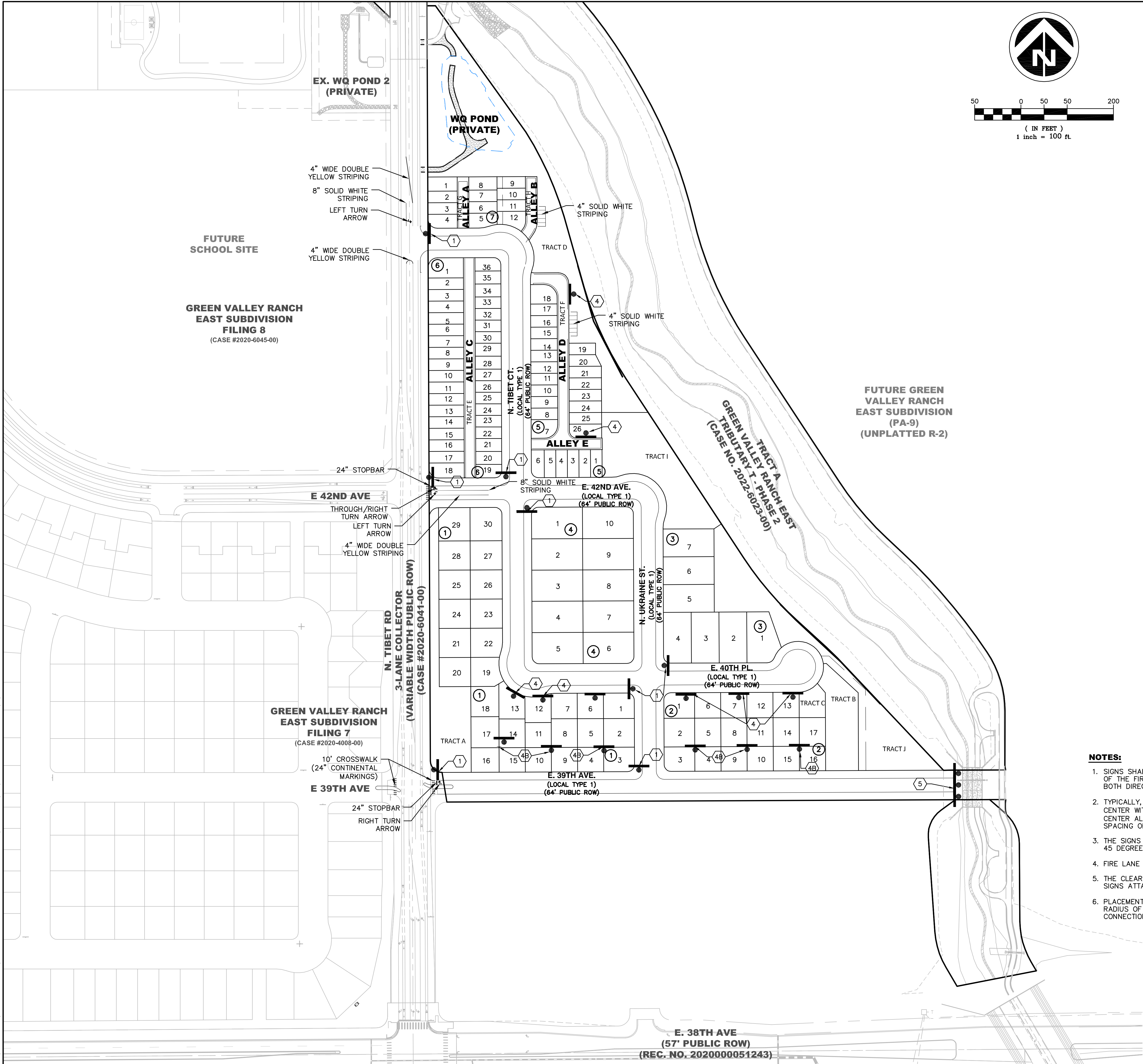
GRADING AND UTILITY PLAN

OAKWOOD HOMES
4908 TOWER ROAD
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Contact:
Brandon Wyszynski

DOCUMENT AMENDMENTS	
No.	Description
1	05/09/25 1ST SUBMITTAL

Project Number: 50183031
Designed By: SCD
Drawn By: LTIN
Checked By: SOS
Sheet Number: 17

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B_FILING 15\PLAN SETS\SIP-SIGN-SIGN-50144653.DWG 5/9/2025 4:35 PM DICARLO, SONIA



- NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 200' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (100' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE OF THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.