

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. 201800015451 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;

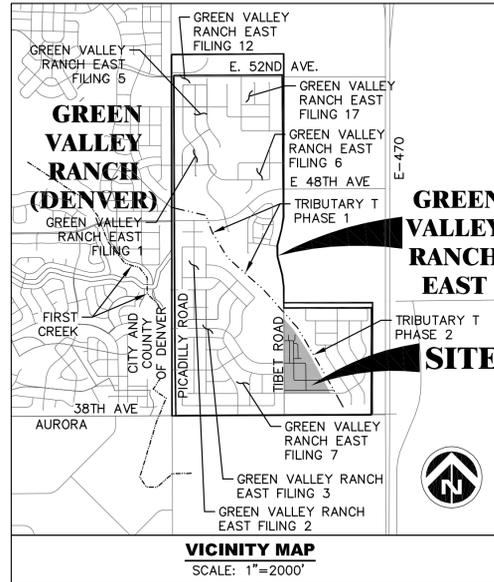
THENCE ALONG SAID WESTERLY BOUNDARY AND SOUTHERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING 11 COURSES:

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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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 80120
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 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

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

AMENDMENTS

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

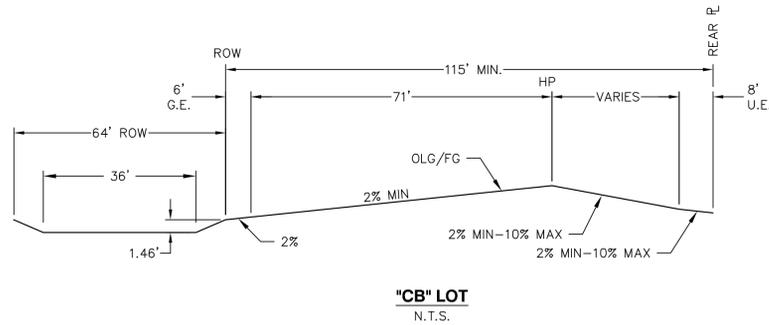
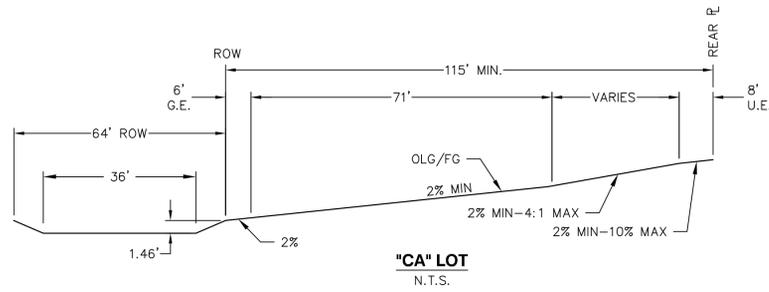
Contact: Brandon Wyszynski

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

Project Number:	50183031
Designed By:	Drawn By: SCD LTTN
Checked By:	SOS
Sheet Number:	1

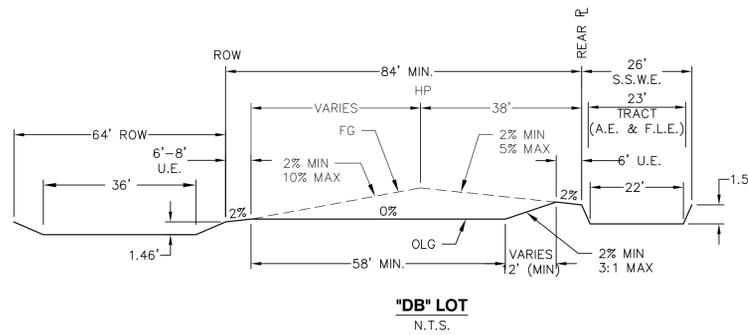
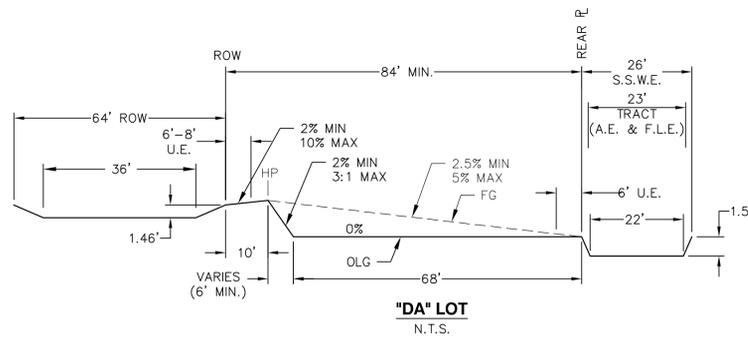
**CARRIAGE HOMES LOTS - 4 & 6 PLEX CLUSTER
GRADING TEMPLATES**

(A GROUPING OF 4-6, OR 2-3 IN A ROW, SINGLE FAMILY DWELLING UNITS)

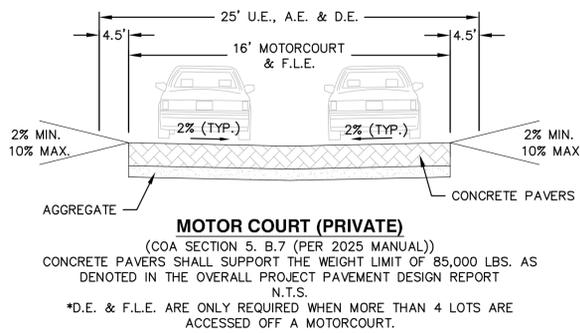
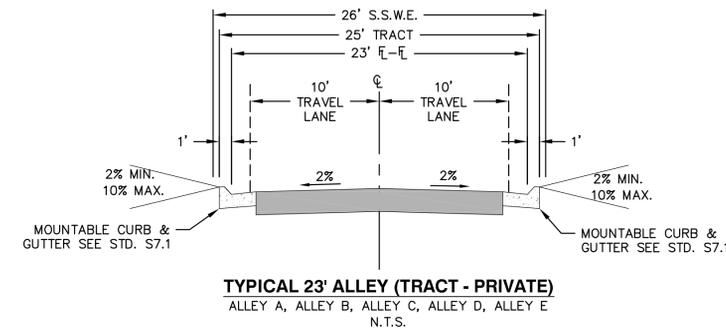
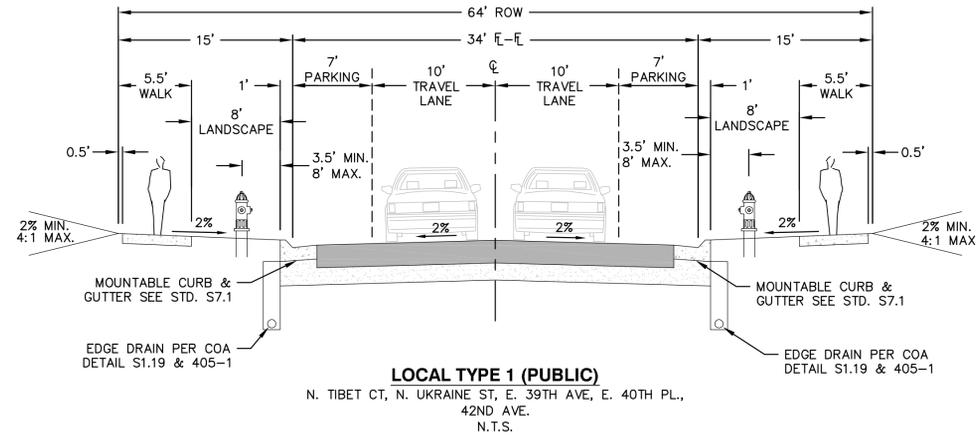
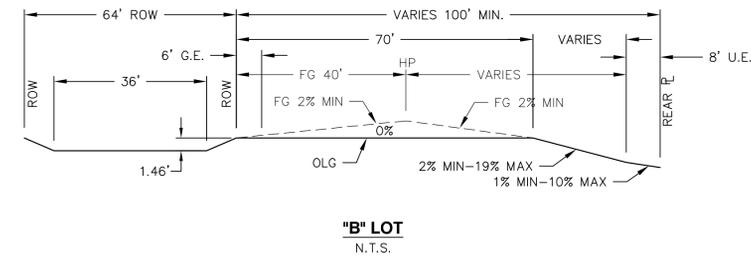
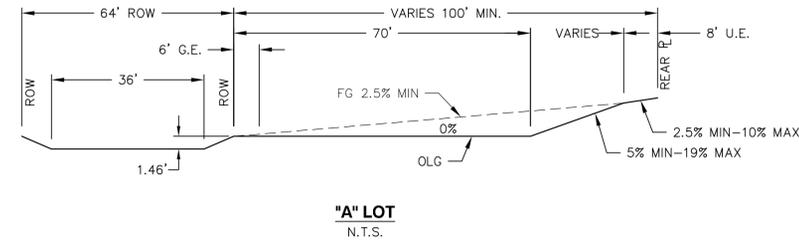


**TWO FAMILY DUPLEX LOTS
GRADING TEMPLATES**

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.	Description
1	05/09/25 1ST SUBMITTAL

I:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP-SP-DTL SP--50144653.DWG, 5/9/2025, 4:34 PM, DICARLO, SONIA

LIST OF ACRONYMS AND ABBREVIATIONS

A.E. ACCESS EASEMENT	F.L.E. FIRE LANE EASEMENT	PVC POLYVINYL CHLORIDE
AAIFI UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	FR FROUDE NUMBER	PVI POINT OF VERTICAL INTERSECTION
AAATUR 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	GPM GALLONS PER MINUTE	ROW RIGHT OF WAY
B.E. BLOW OFF	GSD 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	HQL 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 THRUST BLOCK
CL CENTERLINE	IRR IRRIGATION	TBC TOP BACK OF CURB
CMP CORRUGATED METAL PIPE	LP LINEAR FOOT	TEMP TEMPORARY
CONC CONCRETE	LP LOW POINT	TOP TOP OF FOUNDATION
D.E.A. DRAINAGE EASEMENT	MAX MAXIMUM	TOP TOP OF PIPE
D.U.E. 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	TYP TYPICAL
E.A.E. EMERGENCY ACCESS EASEMENT	NAC NO ASSOCIATED CABLES FOUND FROM STRUCTURE	U.D. UNDERDRAIN
EATUR EMPTY ACCORDING TO UTILITY RECORDS	NAP NO ASSOCIATED PIPING FOUND FROM STRUCTURE	U.D.C.O. UNDERDRAIN CLEAN OUT
EGL ENERGY GRADE LINE	N.T.S. NOT TO SCALE	U.E. UTILITY EASEMENT
ELEV ELEVATION	NO. NUMBER	VC VERTICAL CURVE
EOI END OF SURFACE GEOPHYSICAL INFO.	NWSEL NORMAL WATER SURFACE ELEVATION	VCP VETRIFIED CLAY PIPE
EORI END OF RECORD INFO.	OSP OUTFALL SYSTEM PLAN	VERT VERTICAL
EX EXISTING	PC POINT OF CURVATURE	VN NORMAL VELOCITY
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	PCR POINT OF CURVE RETURN	W/ WITH
FES FLARED END SECTION	PL PROPERTY LINE	W.E. WATER EASEMENT
FG FINISHED GRADE	PMF PROBABLE MAXIMUM FLOOD	W/L WATER LINE
FH FIRE HYDRANT	PRC POINT OF REVERSE CURVATURE	WQ WATER QUALITY
FHAD FLOOD HAZARD AREA DELINEATION	PROP PROPOSED	WQCV WATER QUALITY CAPTURE VOLUME
FIRM FLOOD INSURANCE RATE MAP	PSI POUNDS PER SQUARE INCH	WSEL WATER SURFACE ELEVATION
FL FLOW LINE	PT POINT OF TANGENCY	WSDE WATER, SANITARY AND DRAINAGE EASEMENT
		YR YEAR

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.
- 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 SECTION 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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 ENCRUGH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEW AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

NOTES

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

LOT DATA TABLE BLOCK 1

LOT NO.	AREA (SQ FT)	FRONTAGE LENGTH	CLASSIFICATION
1	3,609	66.50'	MCS
2	4,123	N/A	MCSM
3	3,476	66.50'	MCSM
4	2,994	56.50'	MCSM
5	3,503	N/A	MCSM
6	3,108	56.50'	MCS
7	3,107	56.50'	MCS
8	3,503	N/A	MCSM
9	2,994	56.50'	MCSM
10	2,994	56.50'	MCSM
11	3,051	N/A	MCSM
12	3,248	56.50'	MCS
13	3,644	56.50'	MCS
14	3,503	N/A	MCSM
15	2,994	56.50'	MCSM
16	3,206	60.50'	MCSM
17	4,053	N/A	MCSM
18	3,983	N/A	MCS
19	3,979	52.93'	MCS
20	4,284	N/A	MCSM
21	4,284	N/A	MCSM
22	4,261	63.00'	MCS
23	4,347	63.00'	MCS
24	4,284	N/A	MCSM
25	4,284	N/A	MCSM
26	4,347	69.00'	MCS
27	4,347	63.00'	MCS
28	4,284	N/A	MCSM
29	4,902	N/A	MCSM
30	4,926	72.09'	MCS

LOT DATA TABLE BLOCK 2

LOT NO.	AREA (SQ FT)	FRONTAGE LENGTH	CLASSIFICATION
1	3,609	66.50'	MCS
2	4,123	N/A	MCSM
3	3,476	66.50'	MCSM
4	2,995	56.50'	MCSM
5	3,503	N/A	MCSM
6	3,108	56.50'	MCS
7	3,108	56.50'	MCS
8	3,503	N/A	MCSM
9	2,995	56.50'	MCSM
10	2,995	56.50'	MCSM
11	3,503	N/A	MCSM
12	3,108	56.50'	MCS
13	3,108	56.50'	MCS
14	3,503	N/A	MCSM
15	2,995	56.50'	MCSM
16	2,995	56.50'	MCSM
17	3,503	N/A	MCSM

LOT DATA TABLE BLOCK 3

LOT NO.	AREA (SQ FT)	FRONTAGE LENGTH	CLASSIFICATION
1	6,769	90.98'	SFS
2	6,600	60.00'	SFS
3	6,600	60.00'	SFS
4	6,552	60.00'	SFS
5	6,600	60.00'	SFS
6	6,600	60.00'	SFS
7	6,600	60.00'	SFS

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 5

LOT NO.	AREA (SQ FT)	FRONTAGE LENGTH	CLASSIFICATION
1	1,505	25.00'	2FDS
2	1,504	25.00'	2FDS
3	1,503	25.00'	2FDS
4	1,502	25.00'	2FDS
5	1,501	25.00'	2FDS
6	1,632	25.00'	2FDS
7	2,131	40.13'	2FDS
8	1,437	25.00'	2FDS
9	1,438	25.00'	2FDS
10	1,438	25.00'	2FDS
11	1,438	25.00'	2FDS
12	1,437	25.00'	2FDS
13	1,438	25.00'	2FDS
14	1,437	25.00'	2FDS
15	1,437	25.00'	2FDS
16	1,437	25.00'	2FDS
17	1,438	25.00'	2FDS
18	2,245	42.05'	2FDS
19	1,437	25.00'	2FDG
20	1,594	25.00'	2FDG
21	1,750	25.00'	2FDG
22	1,750	25.00'	2FDG
23	1,750	25.00'	2FDG
24	1,750	25.00'	2FDG
25	1,750	25.00'	2FDG
26	2,049	29.97'	2FDG

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

LOT DATA TABLE BLOCK 7

LOT NO.	AREA (SQ FT)	FRONTAGE LENGTH	CLASSIFICATION
1	1,940	30.56'	2FDS
2	1,587	25.00'	2FDS
3	1,587	25.00'	2FDS
4	1,834	28.74'	2FDS
5	1,830	24.53'	2FDG
6	1,525	25.00'	2FDG
7	1,525	25.00'	2FDG
8	1,742	28.56'	2FDG
9	1,538	28.56'	2FDG
10	1,538	25.00'	2FDG
11	1,538	25.00'	2FDG
12	2,016	46.23'	2FDG

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)

REFER TO SHEET 4 FOR SETBACK INFORMATION



**GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS
GENERAL NOTES & LOT TABLES**

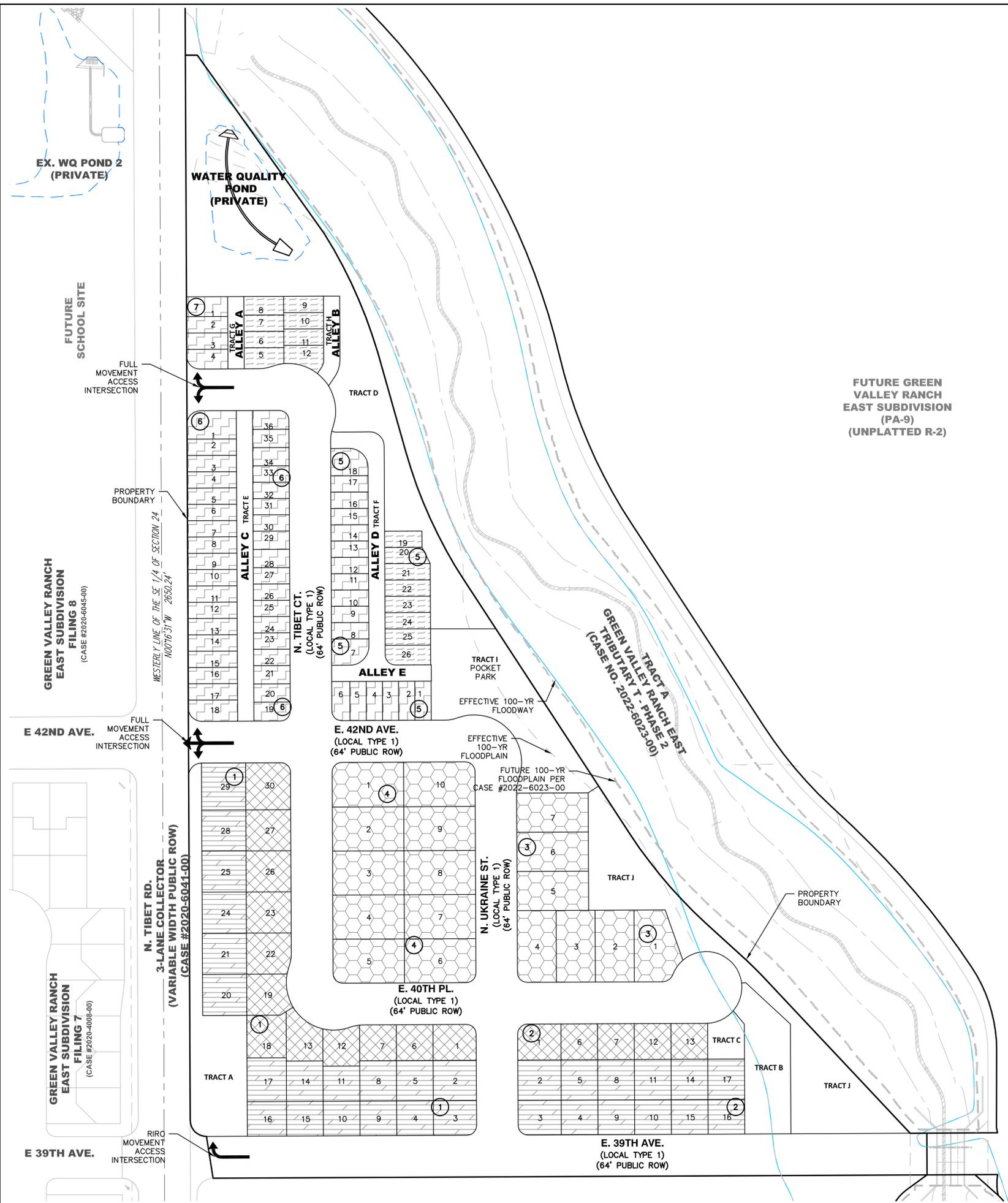
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: Brandon Wyszynski

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

DOCUMENT AMENDMENTS

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

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GREEN VALLEY RANCH EAST FILING 24 LOT SUMMARY TABLE

DESCRIPTION	PROPOSED UNIT 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

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

DOCUMENT AMENDMENTS

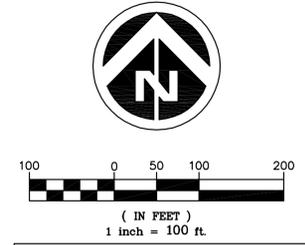
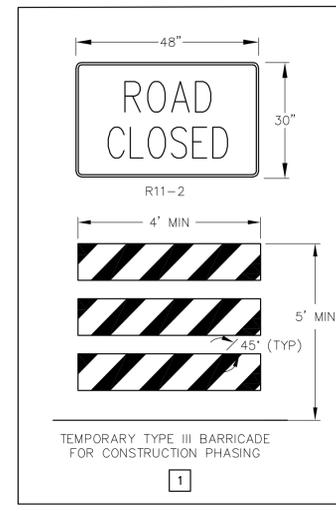
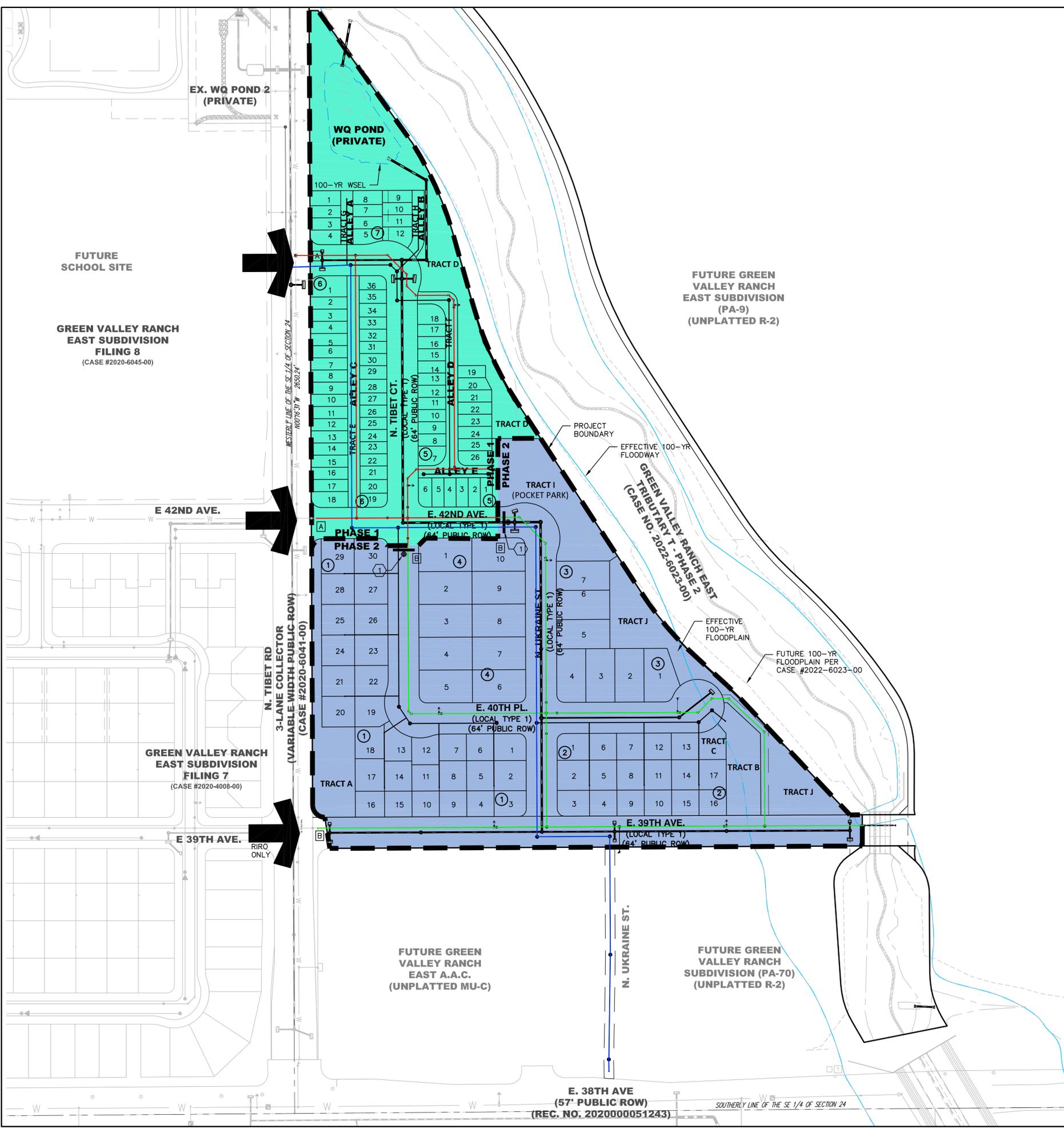
OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, CO 80249
 Tel: (303)486-8500
 Contact: Brandon Wyszynski

GREEN VALLEY RANCH EAST SITE PLAN #24 W/ ADJUSTMENTS

OVERALL SITE PLAN

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

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP-PHASE-50144653.DWG 5/9/2025 4:34 PM DICABELO_SDNIA



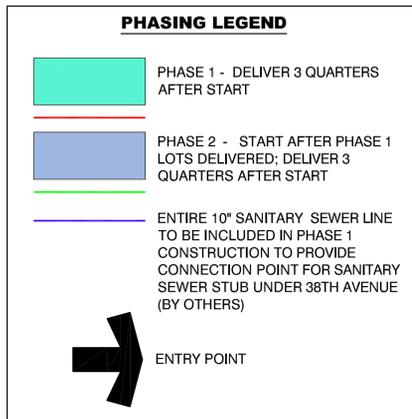
SYMBOLS AND LINETYPES LEGEND

--- (Solid line)	BOUNDARY LINE
- - - (Dashed line)	LOT PHASE LINE
- . - . - (Dash-dot line)	SECTION LINE
- - - (Dashed line)	HALF-SECTION LINE
- - - (Dashed line)	RIGHT OF WAY LINE
- - - (Dashed line)	LOT LINE
- - - (Dashed line)	EFFECTIVE 100-YR FLOODPLAIN
- - - (Dashed line)	FUTURE 100-YR FLOODPLAIN
- - - (Dashed line)	EFFECTIVE 100-YR FLOODWAY
- - - (Dashed line)	100-YR WSEL
..... (Dotted line)	LOT NUMBER
..... (Dotted line)	BLOCK NUMBER

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 N. 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 TRAFFIC CONTROL ISLANDS TO BE CONSTRUCTED WHEN WARRANTED PER THE ASSOCIATED TRAFFIC IMPACT STUDY.



- 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.
 - 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.
 - 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)
 - 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 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.
 - 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.
 - 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.
 - BEFORE ANY INFRASTRUCTURE IMPROVEMENTS TAKE PLACE THE ENTIRE SITE WILL BE OVERLAP GRADED FOLLOWING FINAL DRAINAGE PATTERNS WHERE FLOWS ARE DIRECTED INTO SEDIMENT BASINS. CONSTRUCTION OF STORM INFRASTRUCTURE WILL BE DETERMINED BY PROJECT PHASING. ANY STORM PIPE WHICH CROSSES A PHASE LINE WILL BE CONSTRUCTED TO THE NEXT UPSTREAM MANHOLE.

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

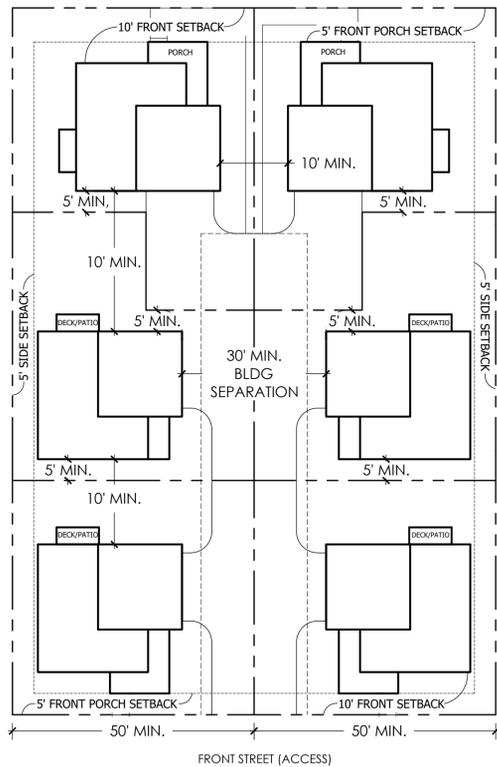
**GREEN VALLEY RANCH EAST
 SITE PLAN #24 W/ ADJUSTMENTS**

PHASING PLAN

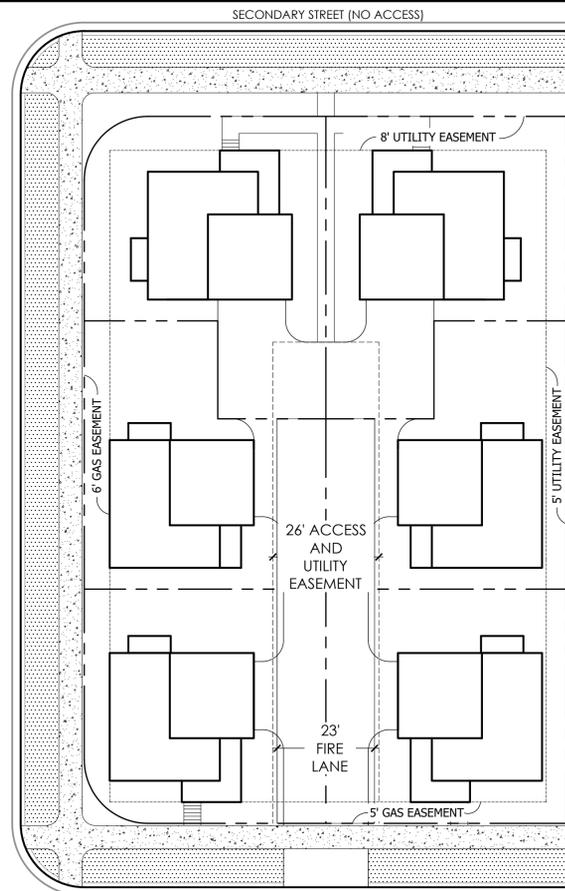
OAKWOOD HOMES
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 Tel: (303)486-8600
 Contact: Brandon Wyszynski

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

Project Number: 50183031
 Designed By: Drawn By: SCD LTTN
 Checked By: SOS
 Sheet Number: 5



TYPICAL CARRIAGE HOUSE POD SETBACKS



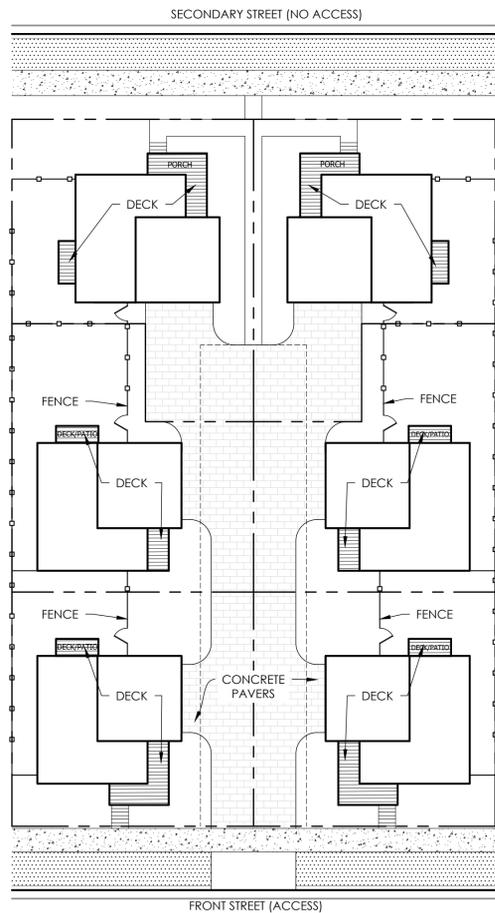
TYPICAL CARRIAGE HOUSE EASEMENTS

UNIT TYPE:	LOT DATA TABLE AND SETBACK TABLE				
	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.

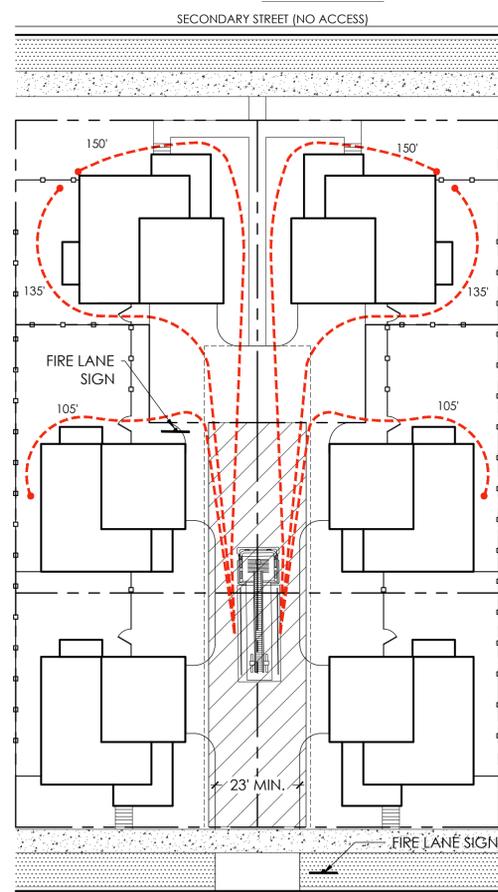
NOTE:

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.

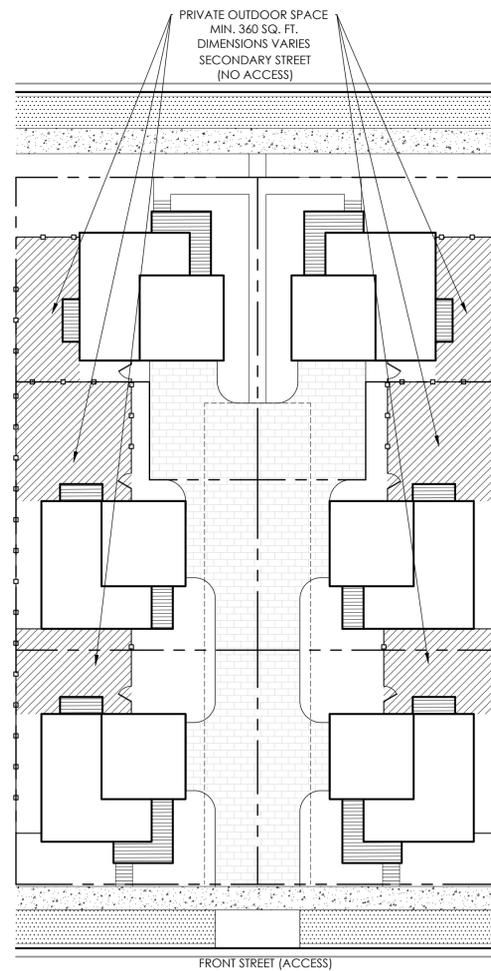


TYPICAL CARRIAGE HOUSE MATERIALS AND FENCING

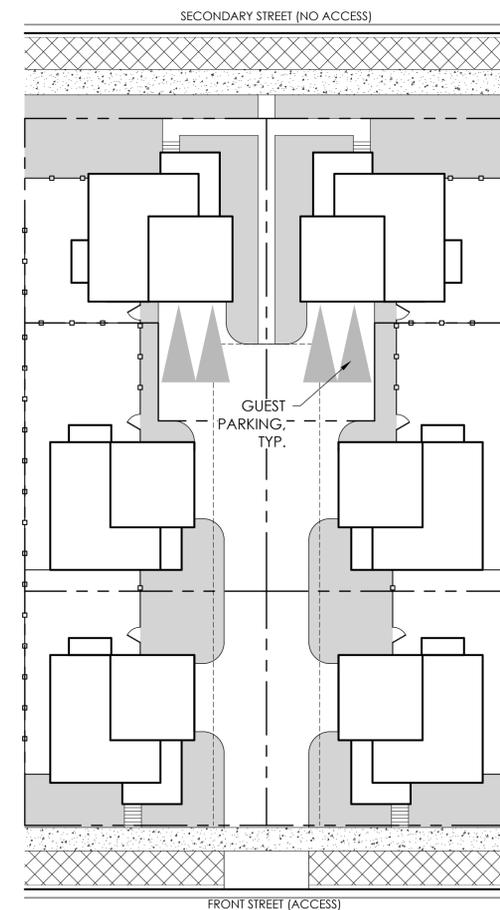
NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LB'S.



TYPICAL CARRIAGE HOUSE 6-PACK HOSE PULL



TYPICAL CARRIAGE HOUSE OPEN SPACE



TYPICAL CARRIAGE HOUSE LANDSCAPE

LEGEND
 [Symbol] FRONT/SIDE YARD LANDSCAPE
 [Symbol] CURBSIDE LANDSCAPE
 [Symbol] PROPERTY LINE
 [Symbol] PRIVACY FENCE

PROJECT NAME



GREEN VALLEY RANCH EAST FILING 24
 AURORA, COLORADO
 LANDSCAPE PLANS

SHEET TITLE

ARCHITECTURAL TYPICALS

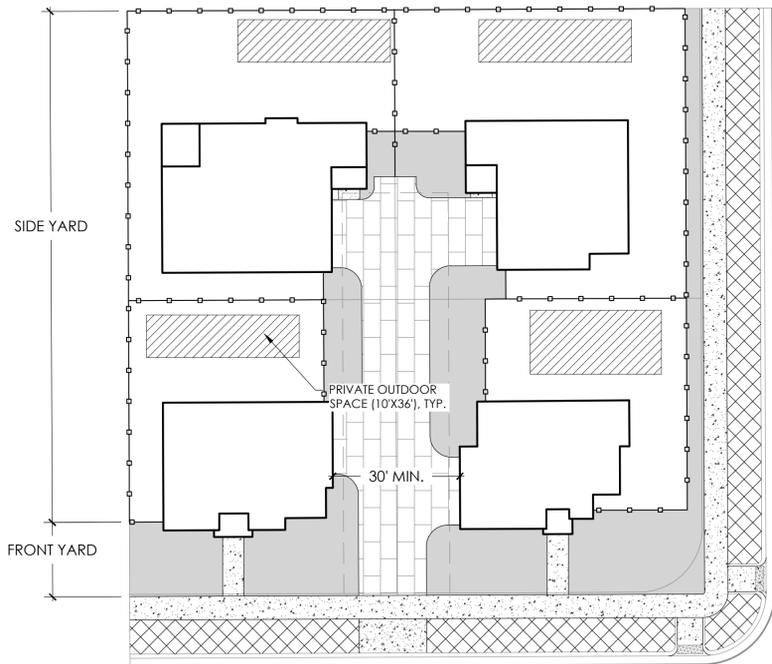
SHEET NUMBER

AT.1

SHEET 7 OF 32

May 13, 2025

NOT FOR CONSTRUCTION

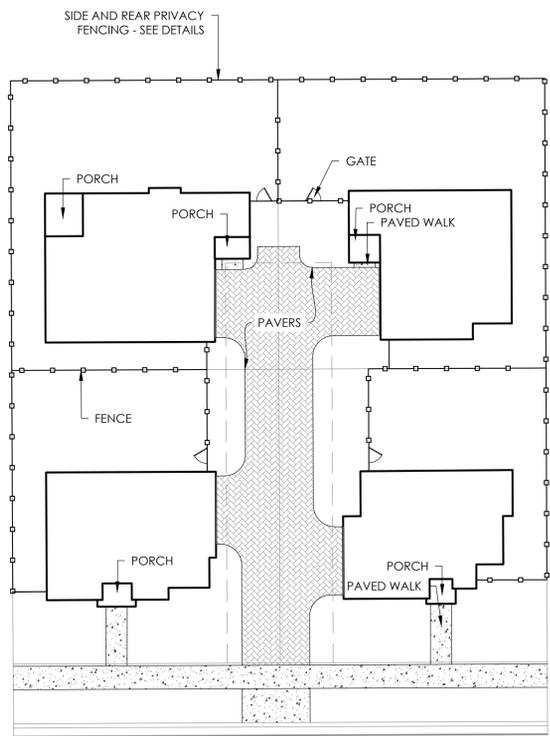


NOTE:
 1. SEE WATER WISE LANDSCAPES REQUIREMENTS, SHT 47-56
 2. LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY.
 FINAL DESIGN TO BE DETERMINED BY HOME BUILDER/OWNER

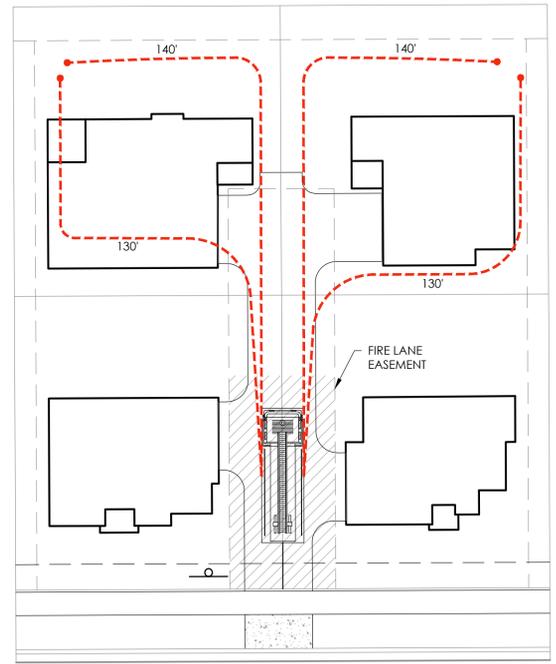
TYPICAL PORCHLIGHT MOTORCOURT
 LANDSCAPE

LEGEND

- FRONT/SIDE YARD LANDSCAPE
 - CURBSIDE LANDSCAPE
 - PROPERTY LINE
 - PRIVACY FENCE
- NOTE: SEE WATER WISE WISE SHEETS 32-36

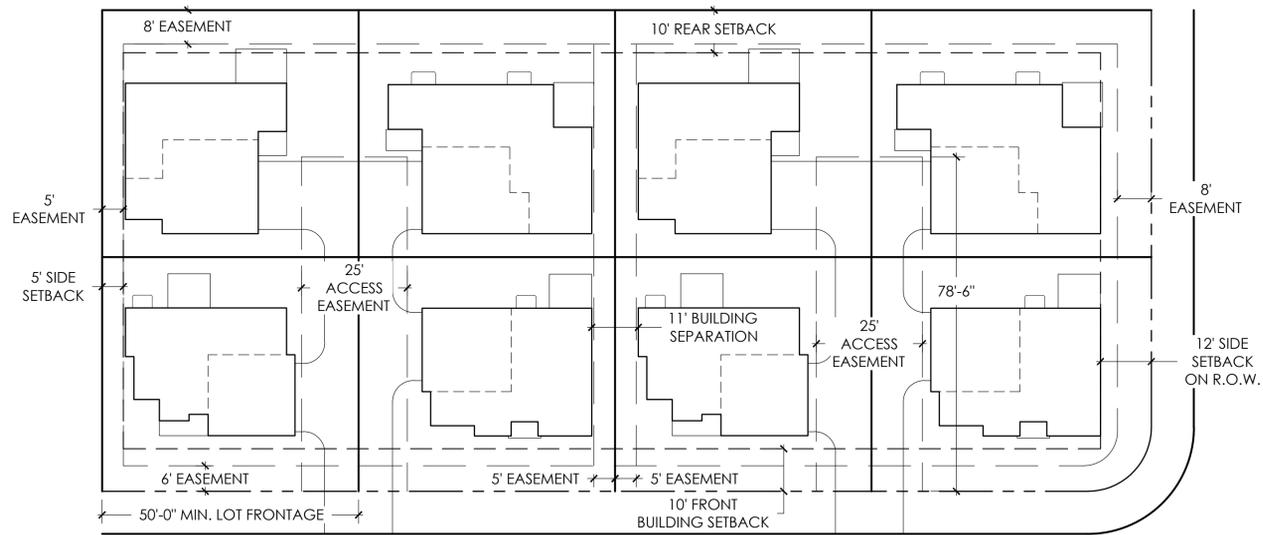


NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS
 TYPICAL PORCHLIGHT MOTORCOURT
 MATERIALS AND FENCING

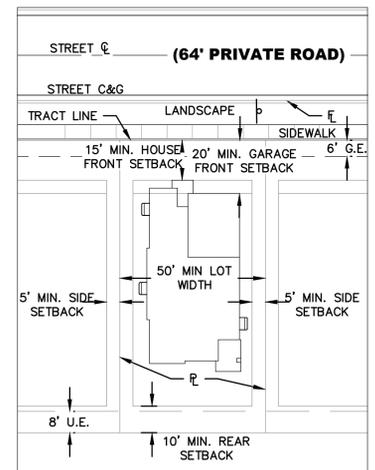


TYPICAL PORCHLIGHT MOTORCOURT
 HOSEPULL

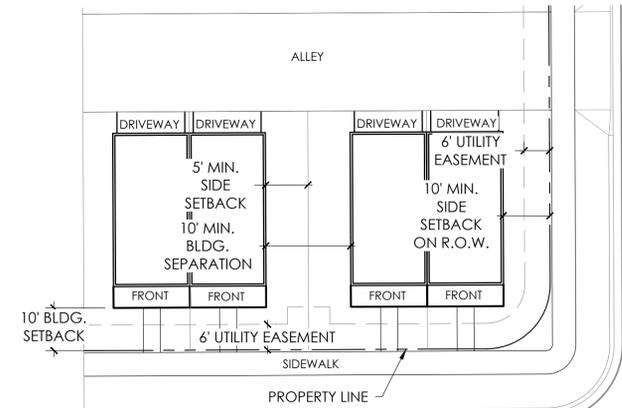
- NOTE:
1. SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 2. PAVERS SHALL BE MAINTAINED BY THE METRO DISTRICT INCLUDING THE PAVERS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



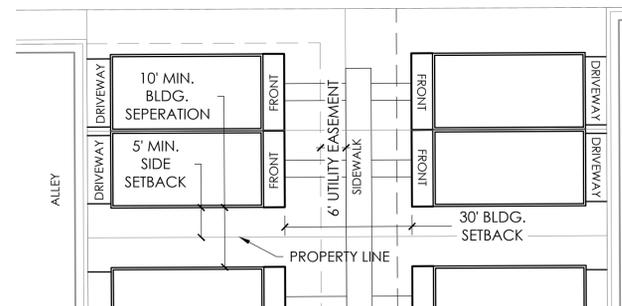
TYPICAL PORCHLIGHT MOTORCOURT
 SETBACKS AND EASEMENTS



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



TYPICAL ALT-LOADED TWO-FAMILY SETBACKS

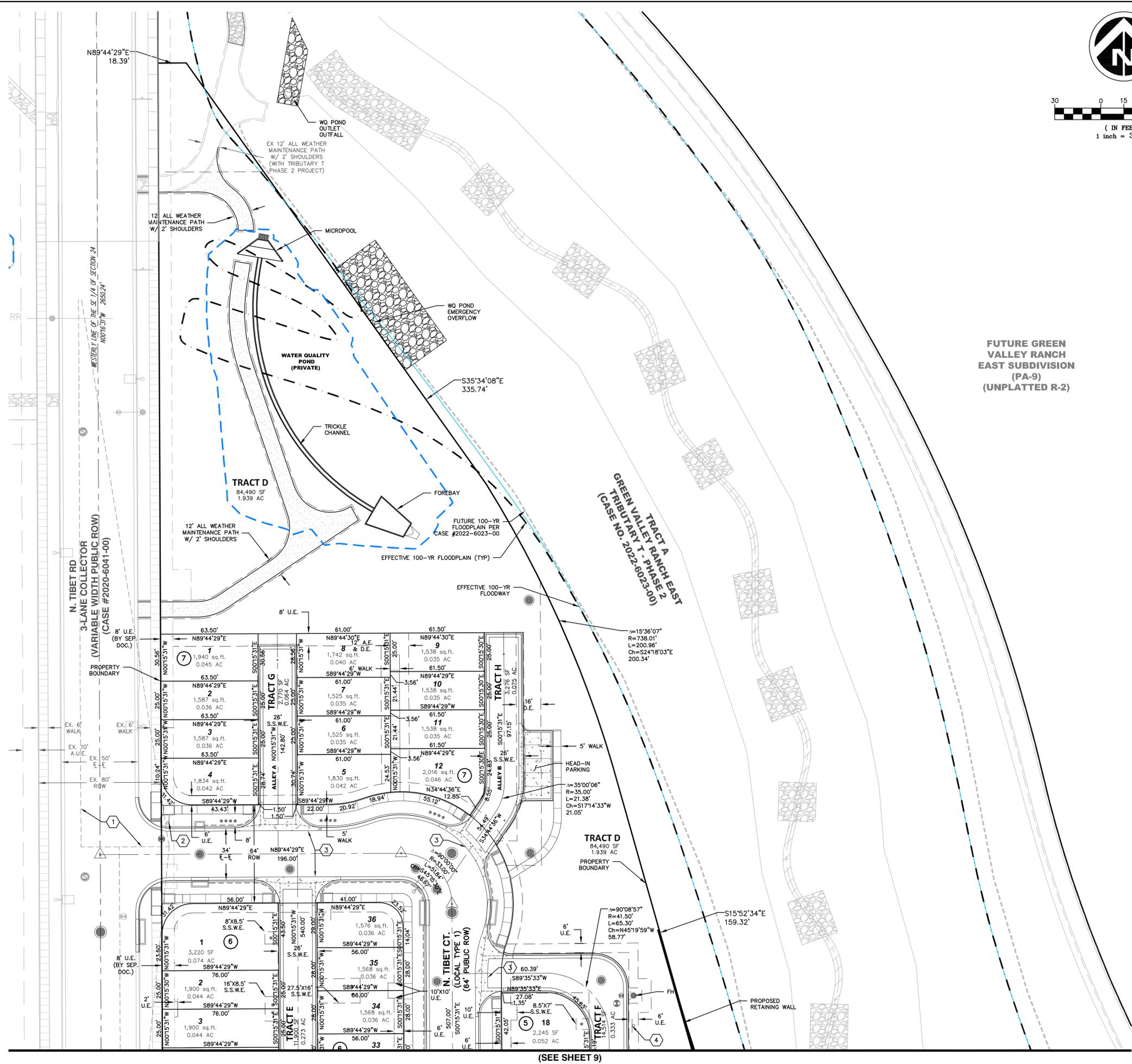


TYPICAL ALT-LOADED TWO-FAMILY GREENCOURT SETBACKS

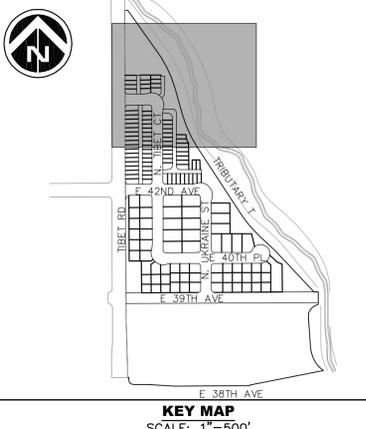
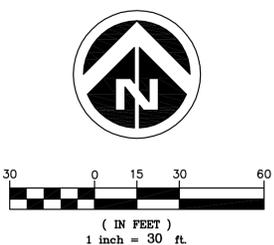
NOT FOR CONSTRUCTION

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I:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP-DTL_SP-50144653.DWG 5/9/2025 4:34 PM DICARLO, SONIA



(SEE SHEET 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, CROSSWALK, 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 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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720.976.0177
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Email: tkent@dewberry.com

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

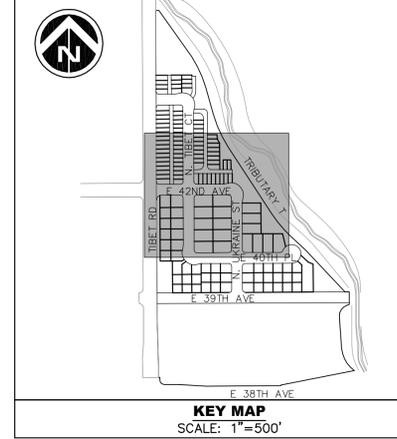
SITE PLAN

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

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

Project Number: 50183031
Designed By: Drawn By: SCD LTTN
Checked By: SOS
Sheet Number: 8

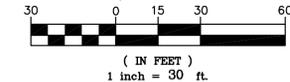
(SEE SHEET 8)



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

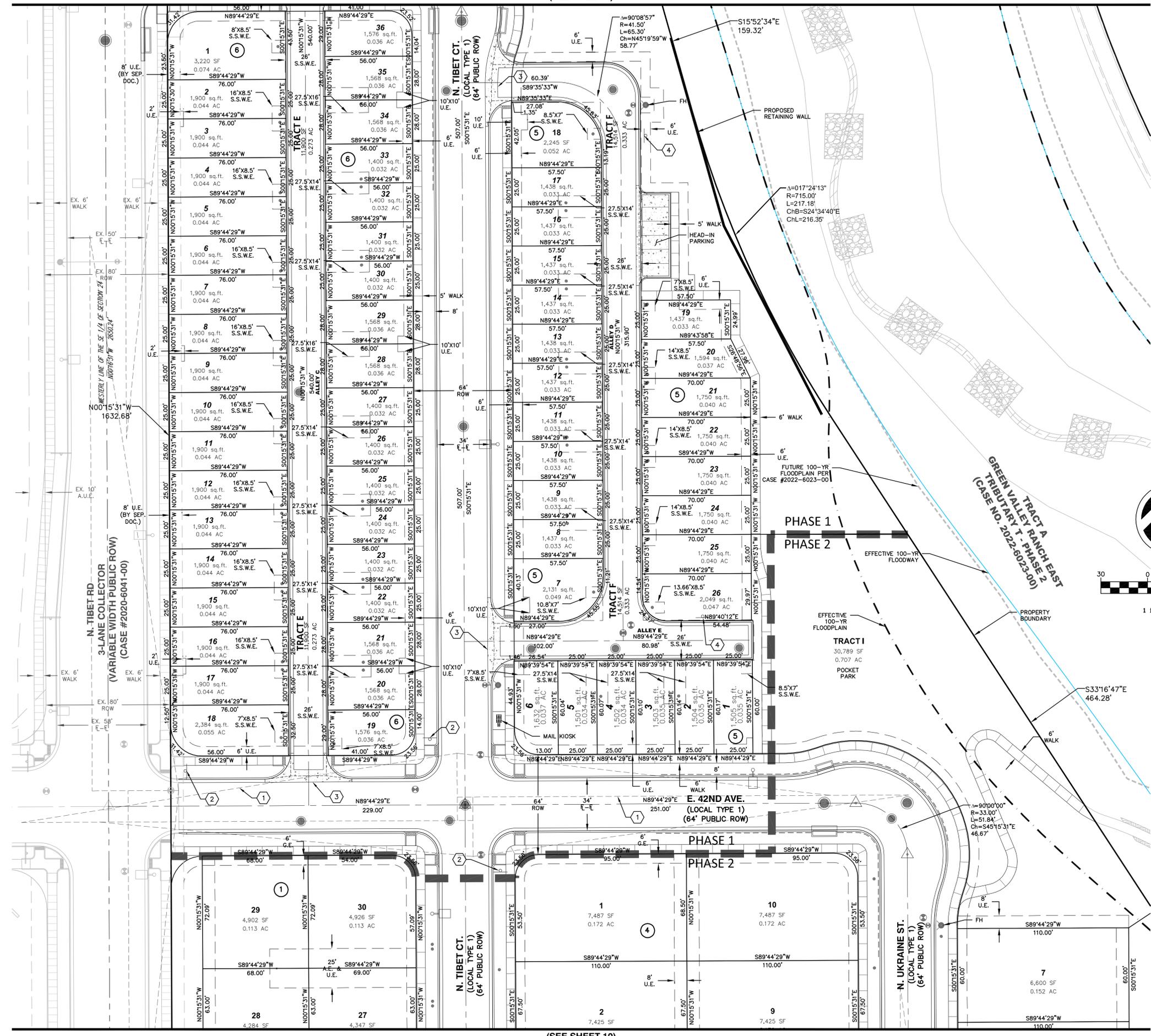


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KEYNOTE

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



(SEE SHEET 10)

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Email: keent@dewberry.com

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

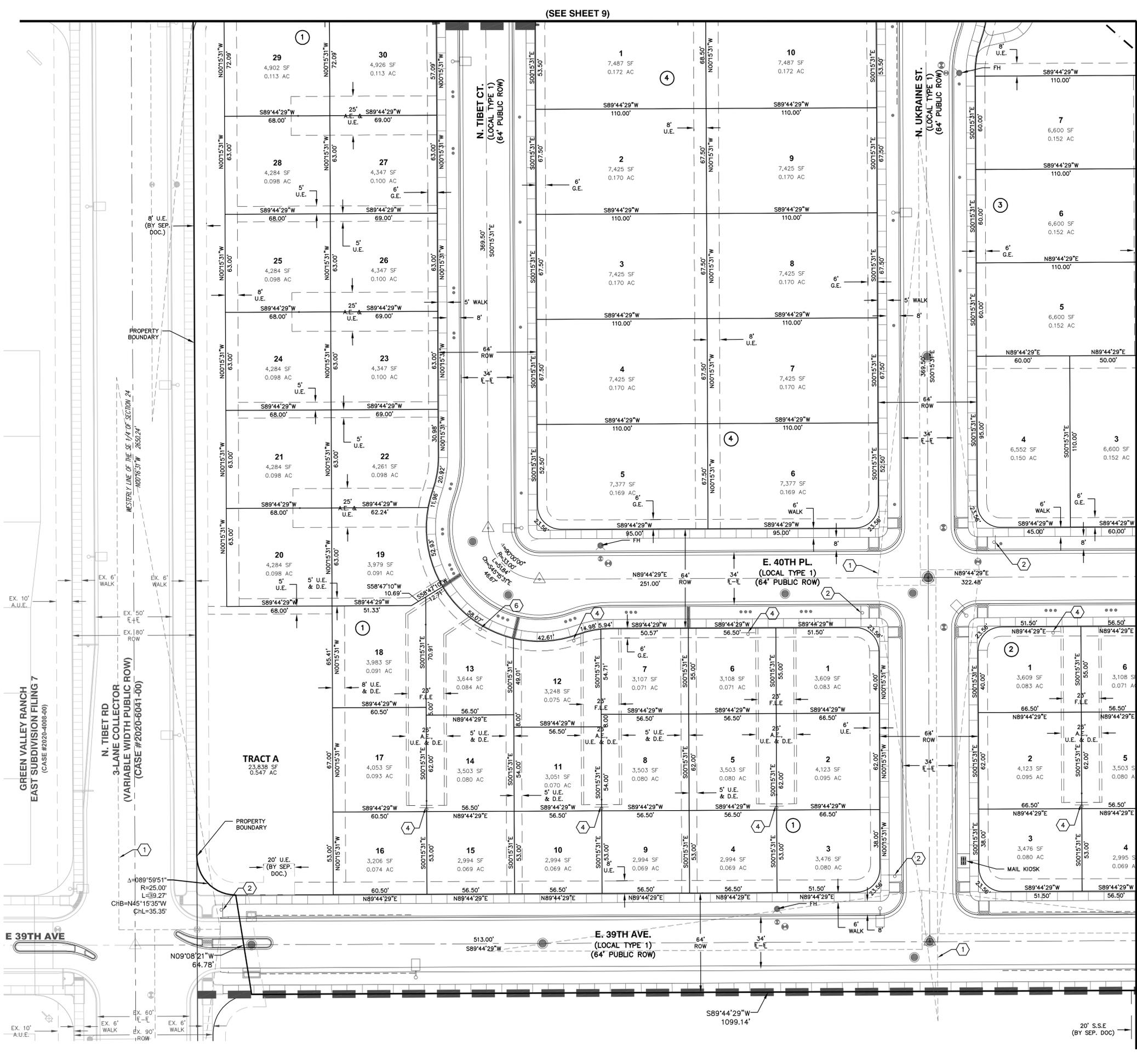
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: Brandon Wyszynski

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

Project Number:	50183031
Designed By:	Drawn By:
Checked By:	SOS
Sheet Number:	9

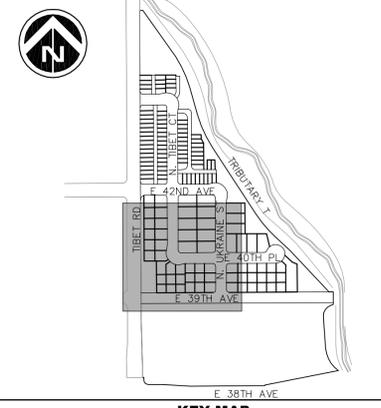
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I:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PAB_FILING 15\PLAN SETS\15\PLAN SETS\15\SUB-DIVISION FILING 7 5/9/2025 4:35 PM DICARLO, SONIA



(SEE SHEET 9)

(SEE SHEET 11)



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

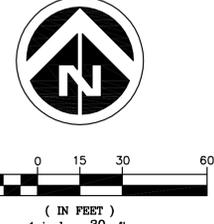
BLOCK NUMBER #

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
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KEYNOTE

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

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Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST
SITE PLAN #24 W/ ADJUSTMENTS

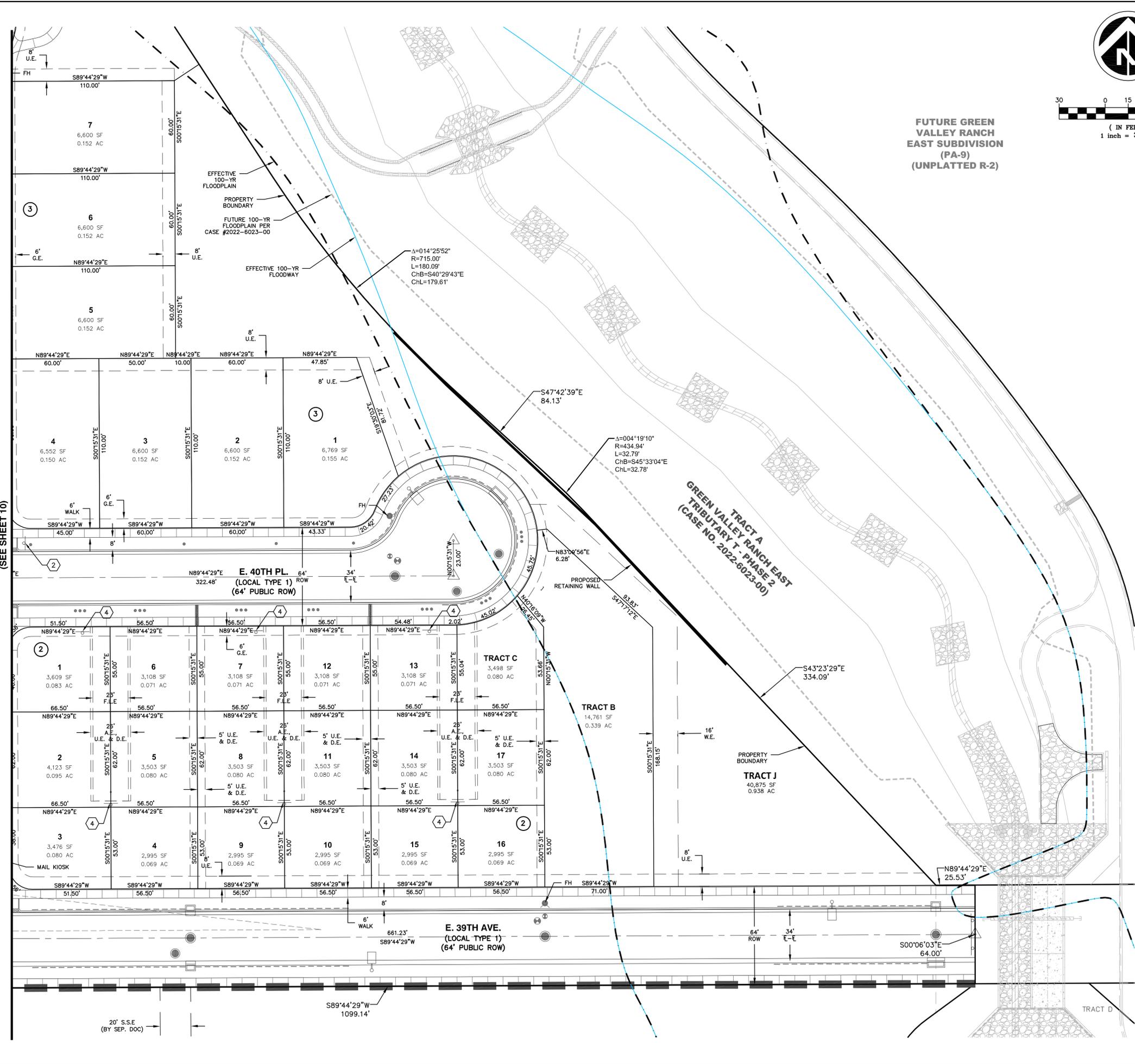
OAKWOOD HOMES
4908 TOWER ROAD
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Tel: (303)486-8500
Contact: Brandon Wyszynski

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

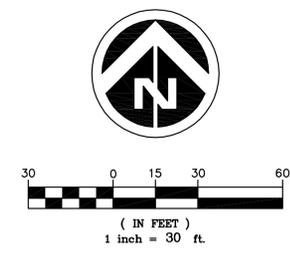
DOCUMENT AMENDMENTS

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

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



SYMBOLS AND LINETYPES LEGEND

--- (dashed line)	BOUNDARY LINE
--- (dashed line)	LOT PHASE LINE
--- (dashed line)	EASEMENT LINE
--- (dashed line)	EX EASEMENT LINE
--- (dashed line)	SECTION LINE
--- (dashed line)	HALF-SECTION LINE
--- (dashed line)	RIGHT OF WAY LINE
--- (dashed line)	CENTER LINE OF STREET
--- (dashed line)	LOT LINE
--- (dashed line)	BUILDING SET BACK
--- (dashed line)	SIGHT LINE
--- (dashed line)	EFFECTIVE 100-YR FLOODPLAIN
--- (dashed line)	FUTURE 100-YR FLOODPLAIN
--- (dashed line)	EFFECTIVE 100-YR FLOODWAY
--- (dashed line)	100-YR WSEL
# (block number symbol)	BLOCK NUMBER
--- (curb symbol)	CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP
--- (street sign symbol)	STREET SIGN
--- (water meter symbol)	WATER METER
--- (fire hydrant symbol)	FIRE HYDRANT AND VALVE
--- (ex. fire hydrant symbol)	EX. FIRE HYDRANT
--- (water valve symbol)	WATER VALVE
--- (street light symbol)	STREET LIGHT
--- (ex. street light symbol)	EX. STREET LIGHT
--- (storm manhole symbol)	STORM MANHOLE
--- (storm inlet symbol)	STORM INLET
--- (flared end section symbol)	FLARED END SECTION
--- (edge drain symbol)	EDGE DRAIN
--- (sidewalk chase symbol)	SIDEWALK CHASE

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KEYNOTE

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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

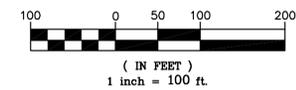
OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, CO 80249

Tel: (303)486-8600
 Contact: Brandon Wyszynski

DOCUMENT AMENDMENTS

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

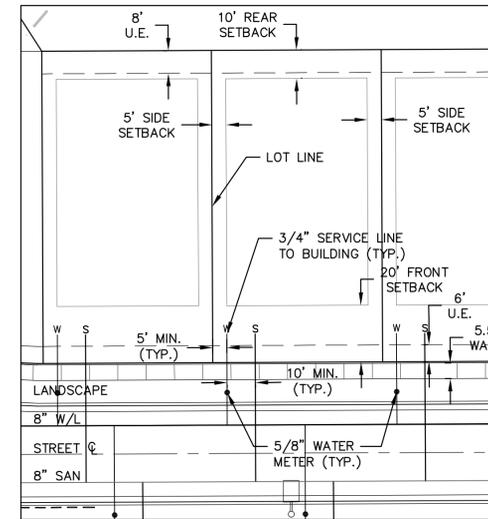
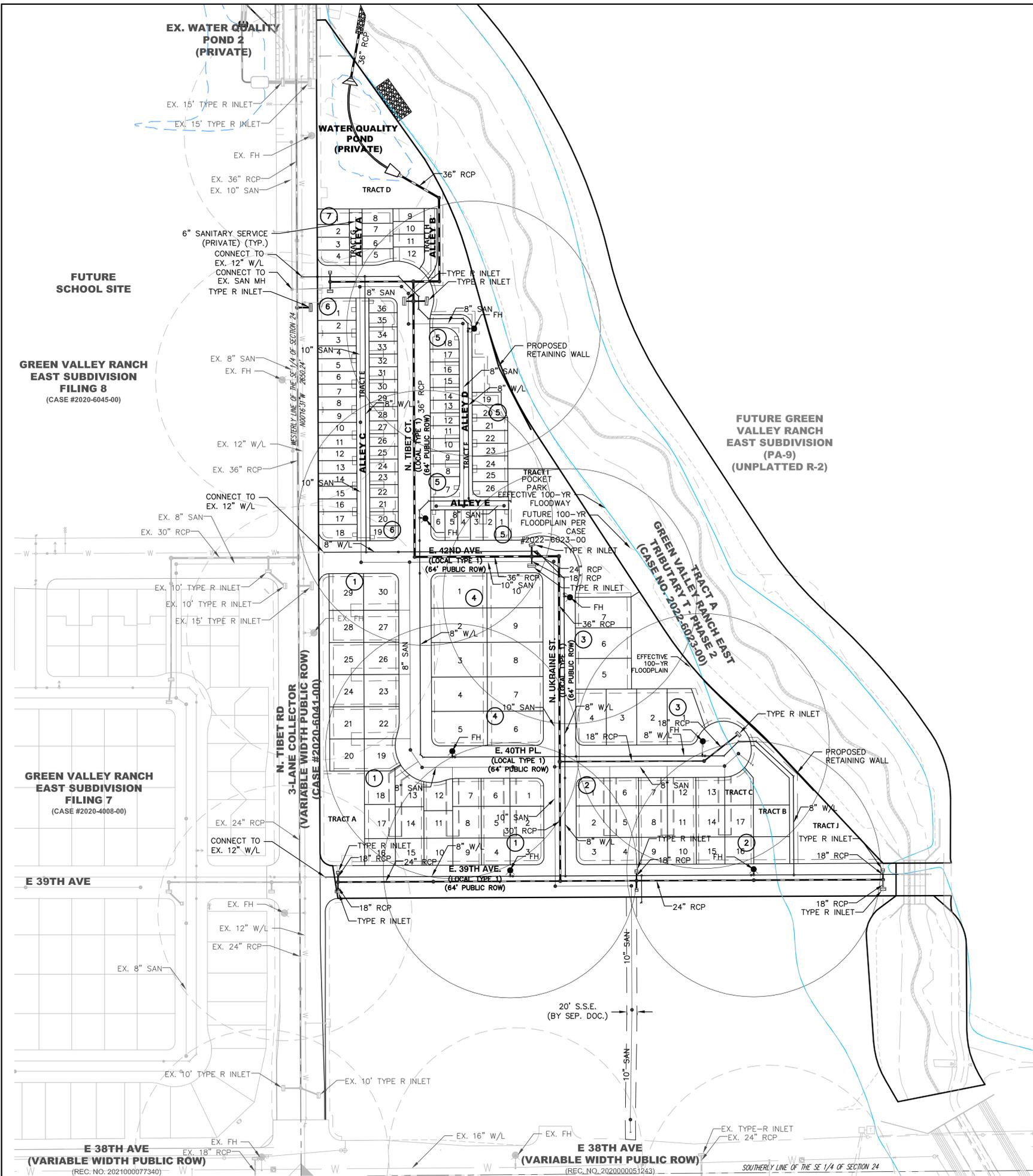
Project Number: 50183031
 Designed By: Drawn By: SCD LTTN
 Checked By: SOS
 Sheet Number: 11



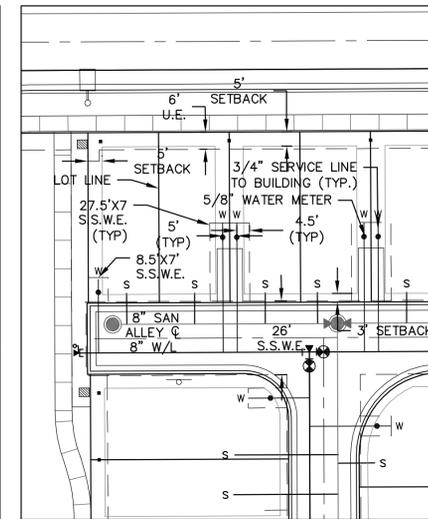
NOTES:

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.

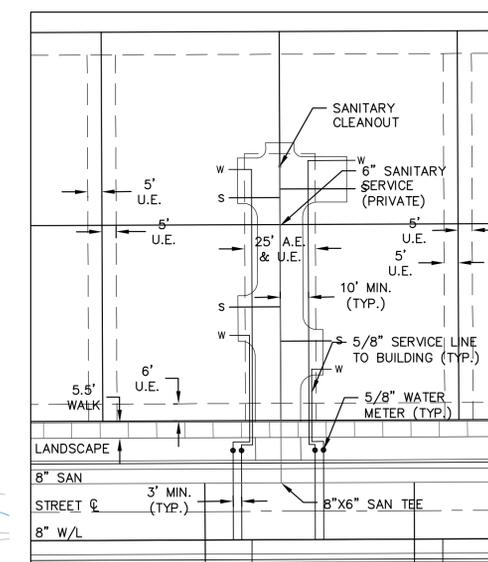
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No.	Date
1	05/09/25
1ST SUBMITTAL	



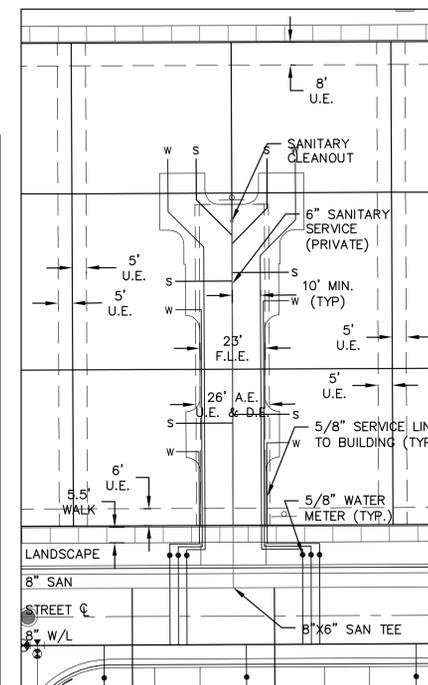
**TYPICAL SERVICE DETAIL & SETBACK DETAIL
 SINGLE FAMILY DETACHED LOT
 SCALE 1"=30'**



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

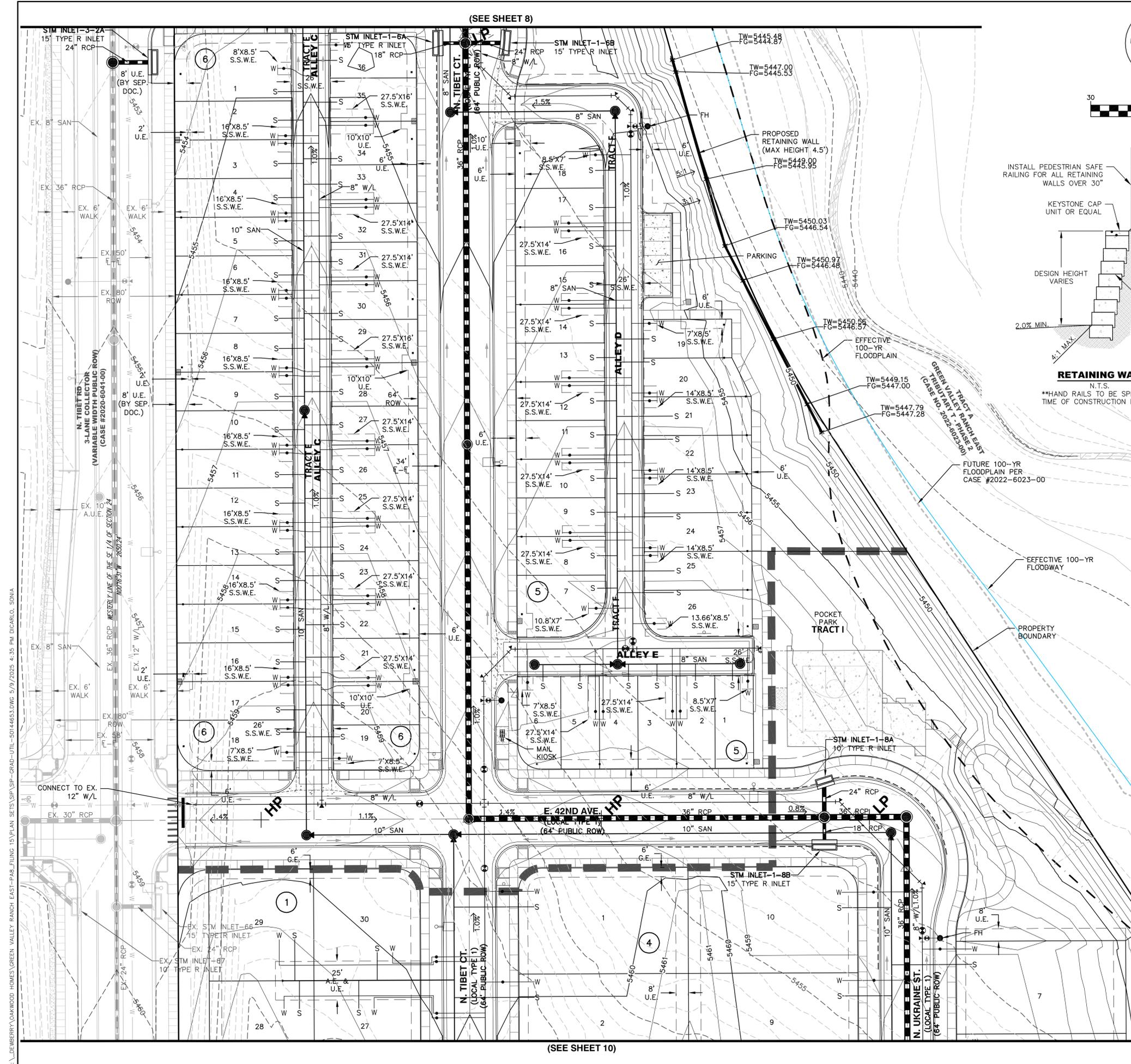


**TYPICAL SERVICE DETAIL
 4 PACK MOTOR COURT
 SCALE 1"=30'**
 NOTE: U.E. IN MOTORCOURTS ARE PRIVATE



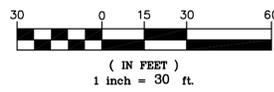
**TYPICAL SERVICE DETAIL
 6 PACK MOTOR COURT
 SCALE 1"=30'**
 NOTE: U.E. IN MOTORCOURTS ARE PRIVATE

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP-SIP-OVL UTIL-50144653.DWG 5/9/2025 4:43 PM DICARLO, SONIA

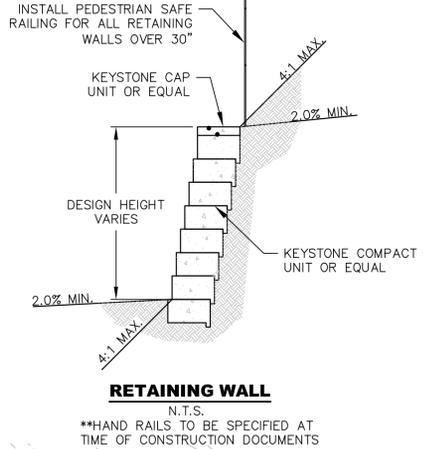


(SEE SHEET 8)

(SEE SHEET 10)



KEY MAP
SCALE: 1"=500'



RETAINING WALL
N.T.S.

**HAND RAILS TO BE SPECIFIED AT TIME OF CONSTRUCTION DOCUMENTS

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
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- STREET LIGHT
- EDGE DRAIN
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- ELECTRIC PEDESTAL
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- EX FIRE HYDRANT
- EX STREET LIGHT
- FLOW ARROW
- HIGH POINT/LOW POINT + HP/+ LP

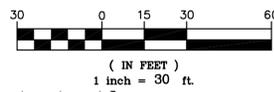
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DOCUMENT AMENDMENTS	
No.	Description
1	05/09/25 1ST SUBMITTAL

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP\SIP-GRAD-UTIL-5014663.DWG 5/9/2025 4:35 PM DICARLO, SONIA

(SEE SHEET 9)



KEY MAP
SCALE: 1"=500'

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2011 Cherry Street, Suite 206
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720.975.0177
Contact: Troy Kent, PE
Email: tkent@dewberry.com

**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	1ST SUBMITTAL Description
1	05/09/25	

DOCUMENT AMENDMENTS

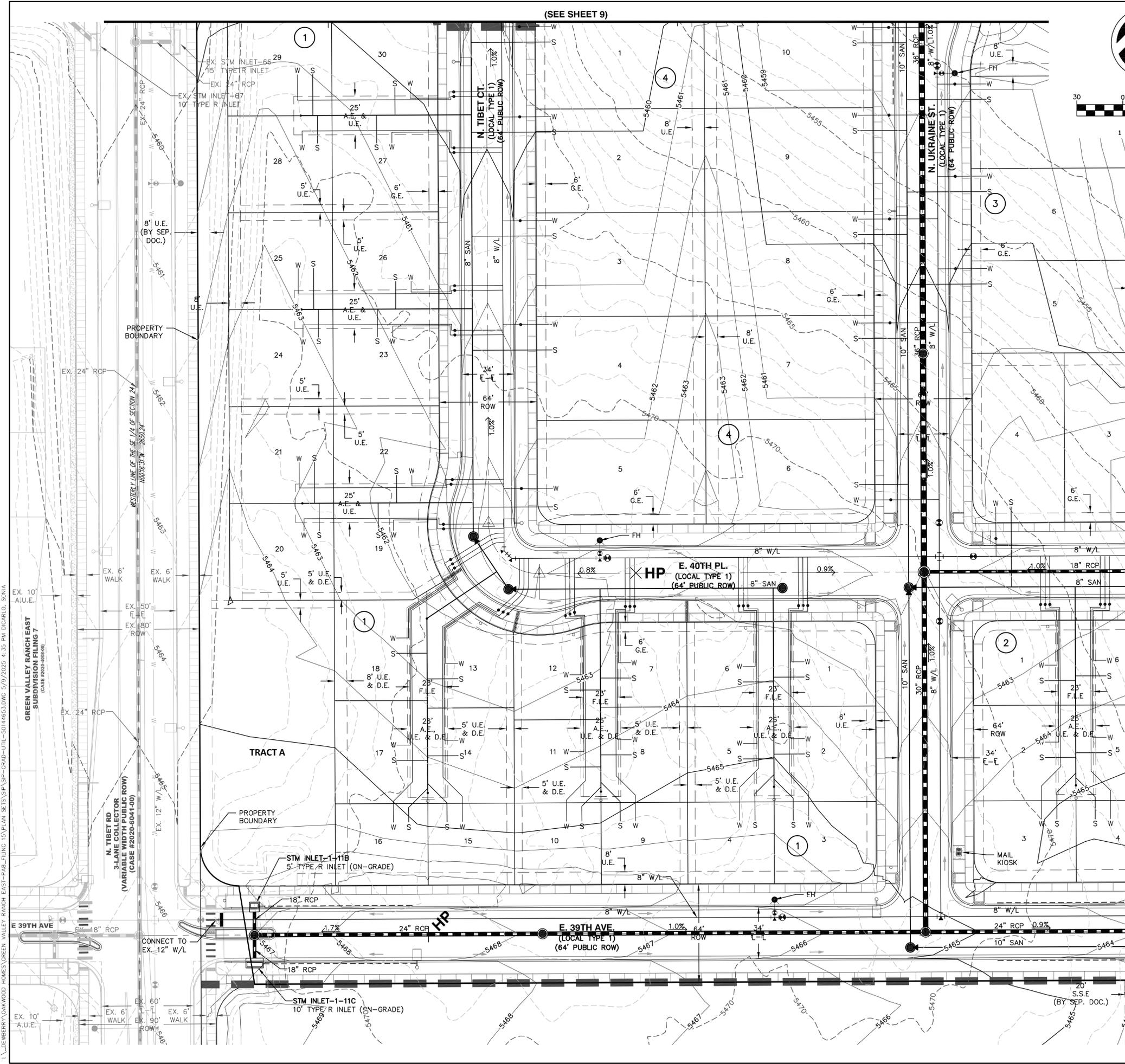
Project Number:	50183031
Designed By:	Drawn By:
Checked By:	SCD LTTN
Sheet Number:	SOS
	16

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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L:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PAB-FILING 15\PLAN SETS\SIP-SIP-GRAD-UTIL-5014663.DWG 5/9/2025 4:35 PM DICARLO, SONIA

GREEN VALLEY RANCH EAST
SUBDIVISION FILING 7
(CASE #2020-4006-00)

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

TRACT A

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

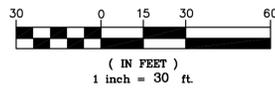
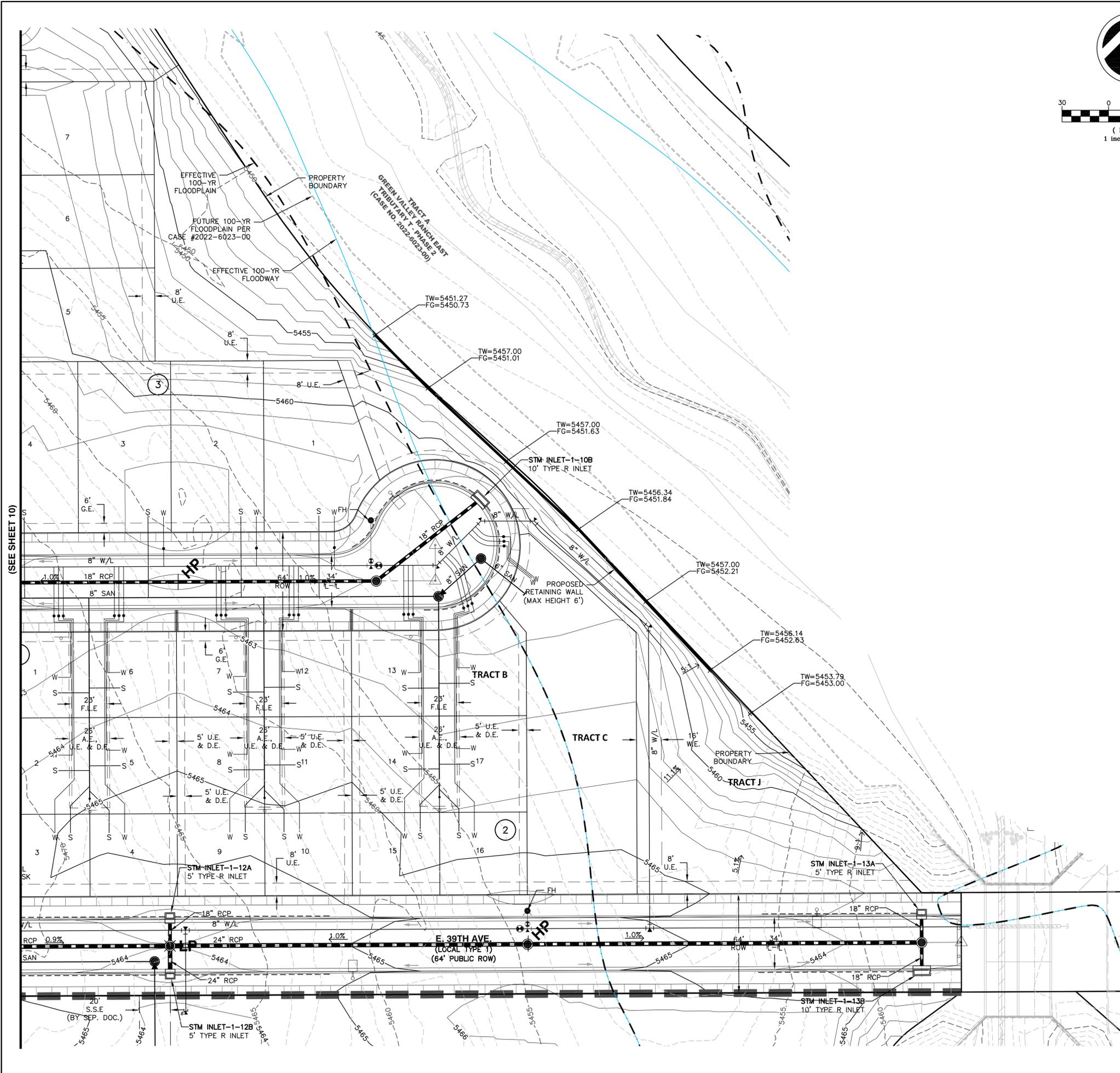
STM INLET-1-11C
10" TYPE R INLET (ON-GRADE)

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

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

(SEE SHEET 11)

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SYMBOLS AND LINETYPES LEGEND

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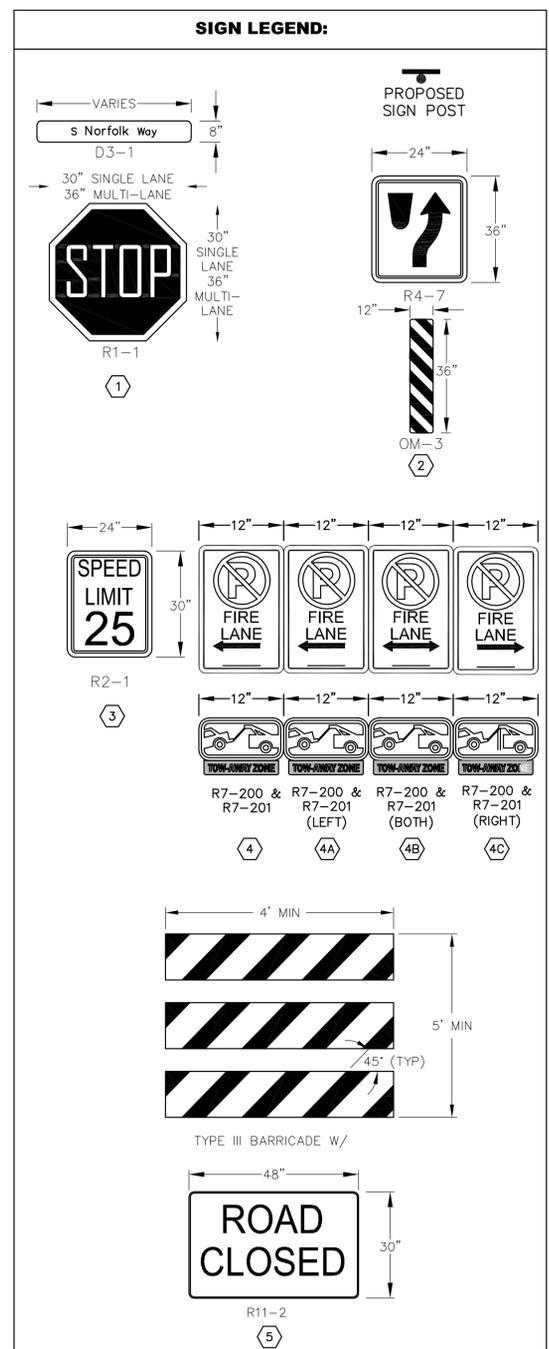
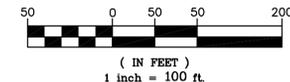
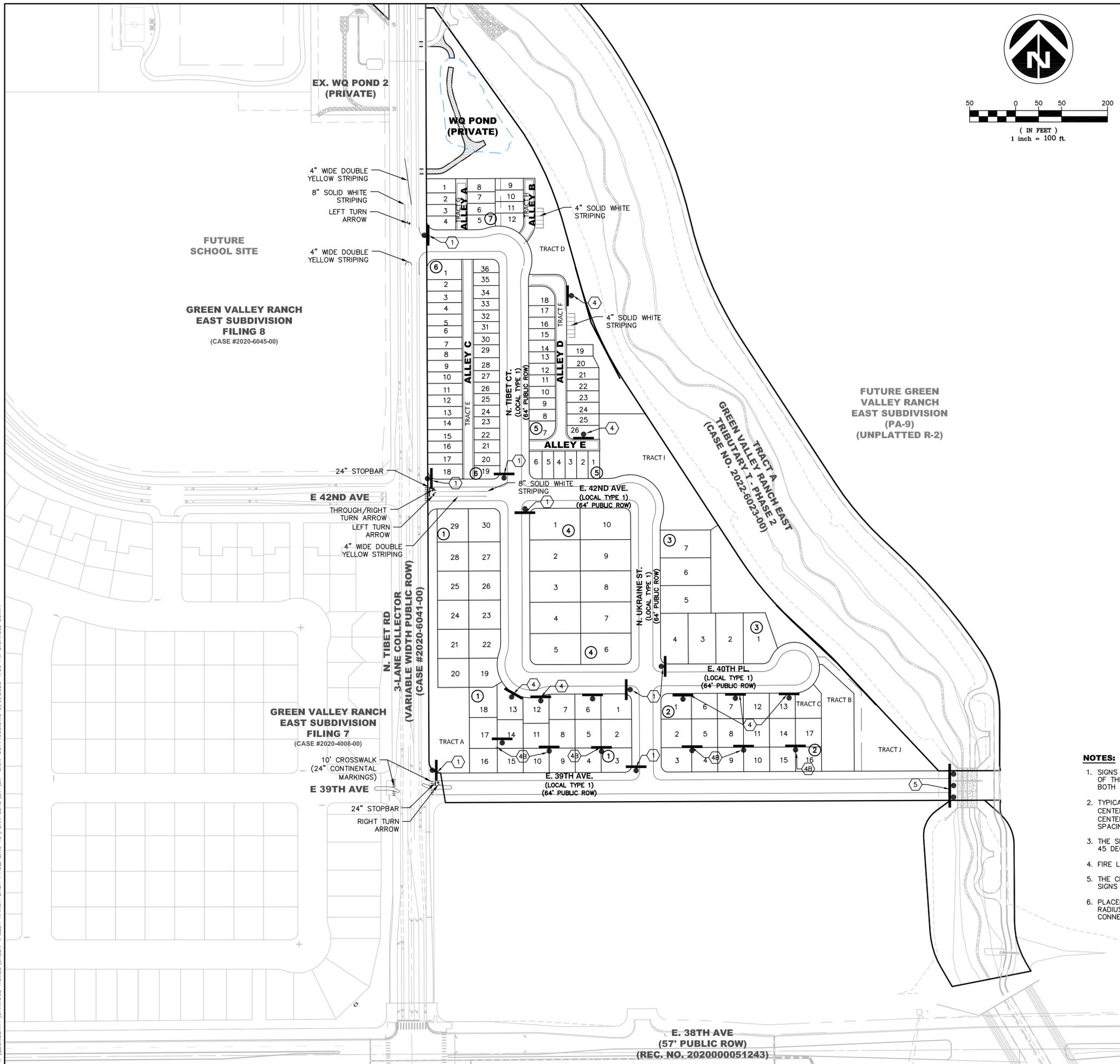
**GREEN VALLEY RANCH EAST
 SITE PLAN #24 W/ ADJUSTMENTS
 GRADING AND UTILITY PLAN**

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

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

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

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



- NOTES:**
- 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.
 - 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.
 - 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.
 - FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 - 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.
 - 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.

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**GREEN VALLEY RANCH EAST
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SIGNAGE AND STRIPING PLAN

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DOCUMENT AMENDMENTS

Project Number: 50183031
 Designed By: Drawn By:
 SCD LITN
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 SOS
 Sheet Number: 18