



November 1, 2024

Jeremiah Fettig
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Third Submission Review: Green Valley Ranch East – Site Plan No. 19, Plat Vacation and Plat
Application Number: DA-1662-35
Case Number: 2021-4010-01; 2021-3017-01; 2024-3030-00

Dear Mr. Fettig,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the 3rd submission comments dated October 17, 2024. The following is a response to comments.

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat from various departments
- Completion of the master plan amendment
- Plat vacation documents

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Review comments were received by two (2) outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

2A. Please note the site plan is not consistent with the currently adopted master plan. The master plan amendment under review is anticipated to update the percentage of small lots permitted in the overall development and revise the allowed dwelling units per acre for Planning Area 5. Please resubmit the ongoing master plan amendment for subsequent review. This site plan and plat will not be recorded until the Master Plan amendment is approved. **RESPONSE: MP Amendment is expected to be resubmitted late November.**

2B. Please prepare and submit a legal description and boundary exhibit depicting the portion of the Green Valley Ranch East Subdivision Filing No. 10 plat being vacated. **RESPONSE: This has already been submitted.**

2C. Property posting sign(s) will be completed by staff and ready to be picked up at the Aurora Municipal Center no later than October 22, 2024 **RESPONSE: Site has been posted and notices sent out for AD.**

2D. Please prepare a mailing list of abutting property owners, including directly abutting property owners and property owners separated by only right-of-way or a tract. Staff will provide the required notice and HOA mailing addresses. **RESPONSE: Notice has been mailed out.**

2E. Previously, staff anticipated sending joint notice for the pending notice of the administrative decision and required notice for the plat vacation. Due to time constraints, these notices will be completed independent of one another, with the site plan occurring first, followed by the plat vacation approximately three to four weeks later. The plat vacation timeline is contingent on the preparation and submission of the required vacation exhibits for internal review, routing and recordation. **RESPONSE: Noted. Please keep us updated for the next notice period for plat vacation**

Site Plan:

2F. Remove "filing" from the first line of the Owner's Certificate. **RESPONSE: "Filing" has been removed from the first line of the Owner's Certificate on the Cover Sheet.**

3. Landscaping (Debbie Bickmire / 303.739.7261 / dbickmir@auroragov.org / Comments in teal)

3A. Sheet #14: See notes on the sheet regarding plants. **RESPONSE: THERE ARE NO NOTES ON SHEET 14.**

3B. Sheet #15: Has the emergency vehicle access been removed? **RESPONSE: YES, THIS HAS BEEN REMOVED. THE HATCH WILL BE REMOVED FROM THE LEGEND.**

3C. Sheet #16: Ensure S.F. matches. **RESPONSE: SF OF TRACT A HAS BEEN REVISED TO MATCH PLAT.**

3D. Sheet #17: Identify where existing trees are to be relocated. **RESPONSE: EXISTING TREE SYMBOL HAS BEEN UPDATED TO SHOW WHERE WE WILL BE RELOCATING IN PLAN. THERE IS ALSO A CALLOUT ON SHEET #17 THAT SHOWS WHERE THE TREES FROM E 48TH AVE WILL BE RELOCATED ON TO E. 47H AVE.**

3E. Sheet #18: Tract area calculations need to match. **RESPONSE: TRACT AREAS HAVE BEEN REVISED ON SITE PLAN SHEETS.**

3F. Sheet #18: Delete "or perennial." **RESPONSE: "OR PERENNIAL" DELETED FROM NOTE.**

3G. Sheet #18: No more than 20 percent of the buffer plant material shall be ornamental grasses. 192-60 (tree equ) = 132 x .8 = 106. **RESPONSE: BUFFER ALONG E 48TH HAS BEEN REVISED TO MEET REQUIREMENT OF 20% ORNAMENTAL GRASSES.**

3H. Sheet #25: See note on Landscape Exhibit D. **RESPONSE: VIEWPORT HAS BEEN ADJUSTED TO SEE WHERE SIDE YARD IS LOCATED**

3I. Sheet #25: Landscape Exhibit E quantities do not match the table. **RESPONSE: GRAPHIC HAS BEEN ADJUSTED TO MATCH CHART.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

Site Plan:

4A. Sheet #2: Truncated domes are not needed at the curb cut for alleys (TYP.) **RESPONSE: Truncated domes have been removed at alley curb cuts.**

5. Traffic Engineering (Dean Kaiser / 303.739.7584 / dkaiser@auroragov.org / Comments in orange)

Site Plan:

5A. Sheet #7: Site plan comments include street name sign relocations to outside of curved streets, midblock crossings need to be signed, marked and RRFBs added, and street name signs need to be in Upper/Lower case font. **RESPONSE: Pavement markings and additional signage has been added. Street name sign detail updated to reflect upper/lower case text.**

Traffic Study:

5B. TIS acceptable, need a signed and sealed version for approval. **RESPONSE: Signed and sealed TIS will be provided.**

6. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org Comments in blue)

Site Plan:

6A. Sheet #4: Keynote table: Add: connect to water stub or water main in Tibet. **RESPONSE: Additional note added to**

keynote label A on Sheet #4. Keynote table and plan view updated to reflect connection to water stub or water main in Tibet.

6B. Sheet #4: Please show the looped water supply for phase 1 on the phasing map. **RESPONSE:** Water line is now shown color coded to aid in depicting phasing loops. Please refer to keynote descriptions and phasing legend on Sheet #4 for additional information.

6C. Sheet #4: Show phase 2 water looping. **RESPONSE:** Water line is now shown color coded to aid in depicting phasing loops. Please refer to keynote descriptions and phasing legend on Sheet #4 for additional information.

7. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

Site Plan:

7A. Sheet #9: Residential domestic water meters are 5/8". **RESPONSE:** Water meters details on Sheet #9 have been updated to reflect a 5/8" meter.

7B. Sheet #9: 5/8" water meters. **RESPONSE:** Water meters details on Sheet #9 have been updated to reflect a 5/8" meter.

7C. Sheet #14: Min 5' separation from trees to water meters and fire hydrants. 10' is preferred. Don't plant trees between water meters like this (typ). **RESPONSE:** Tree locations revised accordingly.

8. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

8A. Please include landscape plan sheets in this submittal so they can be cross-checked with updated detail sheets. **RESPONSE:** Landscape sheets are combined with civil sheets per city request. Refer to the site plan package for all landscape related information.

9. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision Plat:

9A. Sheet #1: Advisory Comments: Fill in the Blanks throughout the document. **RESPONSE:** Noted, will add when known

9B. Sheet #1: Change the info in Note No. 5. **RESPONSE:** Noted, will update when known.

9C. Sheet #1: Add all public street names within 1/2 mile of the site to the vicinity map. **RESPONSE:**

9D. Sheet #2: Add the new Covenant language for the Water Easement and the Sanitary Sewer Easement shown on the Plat. (Tract C) **RESPONSE:** The vicinity map contains more than enough street names to identify the location of the property.

9E. Sheet #4: Change the Legend and the same changes on pages 5-9, 11 & 12. Add the Bar Scale for the Detail and label the Sidewalk easement in the Detail. **RESPONSE:** Revised

9F. Sheet #5: Does this (Hydrant) Water easement need a different type of hatching? And the same changes on pages 6- 8. **RESPONSE:** Revised hatch type now matches legend

9G. Sheet #9: add hatching in Tract C. **RESPONSE:** Added hatching

9H. Sheet #11 & #12: change the name of the "Utility Water easement" to "Water easement" throughout the other Legends. The same naming changed from "Utility, Sanitary Sewer & Drainage easement" to "Water, Sanitary Sewer & Drainage easement." **RESPONSE:** revised easement call outs

Site Plan:

9I. Sheet #1: Fill in the Blanks throughout the document prior to the submittal of the Plat for recording. **RESPONSE:** Understood. Reception numbers will be updated once recorded.

9J. Sheet #2: For the typical Alley Detail (Tract C) change to "Water, Sanitary Sewer and Drainage Easement" to match the Plat. **RESPONSE: U.E. has been updated to W.S.D.E. to reflect Water, Sanitary Sewer and Drainage Easement matching the Plat.**

9K. Sheet #7 & #8: The highlighted U.E. needs to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ. (Please note these highlighted UE are NOT located in the Motor Court Drives) **RESPONSE: U.E. has been updated to W.S.D.E. to reflect Water, Sanitary Sewer and Drainage Easement matching the Plat. Updated labeling has been confirmed via email on 10/15 by Chong Woo with Aurora Water.**

9L. Sheet #7 & #8: Does this (Hydrant) Water easement need a different type of hatching? **RESPONSE: Typically we do not provide hatching for hydrant pocket easements. For clarity purposes, we have provided additional labeling at each pocket easement with hydrants.**

10. Land Development Services – Easements (Grace Gray / 303.739.7277 / ggray@auroragov.org)

10A. All new easements are to be dedicated by plat, and releases to be submitted to releaseeasements@auroragov.org. **RESPONSE: New easements are shown on plat. ROW release along Tibet Road currently being reviewed by planning department**

REFERRAL COMMENTS FROM OTHER AGENCIES

11. Xcel Energy

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk is still unclear as to why PSCo's 6-foot-wide standard easement width for natural gas distribution facilities is not implemented throughout the plat. Please work with the Designer assigned to the project for further conversation as noted in the comment response. **RESPONSE: 5' gas easements have been approved in Carriage House product in all previous filings. Those units are very close to the street and have limited space. Other areas provide 6' gas easements where there is enough room.**

PSCo still requests that the following language or plat note is placed on the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. **RESPONSE: Note not added at this time.**

12. DEN Aviation Noise

12A. DEN provides the following comments:

- The proposed development is in the "5-Mile 'Known - Wildlife Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33 This development will require an Avigation Easement. **RESPONSE: Noted**

This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included in any information sharing, documentation and contracts.

RESPONSE: Noted

Other developments in this area have been reviewed previously, and the noise analysis still holds true. While this area is not currently under an arrival pattern, the future north south runways on the west side of the airfield will put arrivals over the subject property. This portion of the development could potentially have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 4,100 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. The future runways are depicted in black on this map of flight data from 2/28/23. This days of flights depicts a typical flight pattern for a 24 period. **RESPONSE: Thank you for that additional information.**

Same flight data from 2/28/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the property on the north end. This portion of the 55 DNL pertains to the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north of this property is built, 16C/34C (might be the runway names) there will be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to those future runways. **RESPONSE: Noted**

Flight data from 2/28/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L and 17R as well as runway 25. Their altitudes can vary based on aircraft type. On this day they were between 2,600 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds, inclement weather or runway capacity issues the FAA will depart aircraft to the south from runways 17L/R and then turn them west to get back onto the final assigned pattern. This could happen from any one of the north south runways. For the same reasons noted above, the FAA will direct departures from runway 25 to depart west and the turn to the south to then get them onto their final assigned pattern. **RESPONSE: Noted.**

END OF RESPONSES

Diagram illustrating a typical cross-section of a road with various dimensions and grades:

- ROW (Right of Way):** 64' (Total width)
- G.E. (Grass Edge):** 6' (Width of grass edge)
- FG (Finished Grade):** 2.5% MIN (Minimum grade for the main road section)
- OLG (Original Ground):** 0% (Original ground line)
- Grades:**
 - 2.5% MIN - 10% MAX (Main road section)
 - 5% MIN - 19% MAX (Shoulder section)
- Dimensions:**
 - 36' (Width of the main road section)
 - 70' (Width of the shoulder section)
 - VARIES 100' MIN. (Variable width of the shoulder section)
 - VARIES (Variable width of the shoulder section)
 - 8' U.E. (Utility Easement)
 - REAR (Rear of the road section)

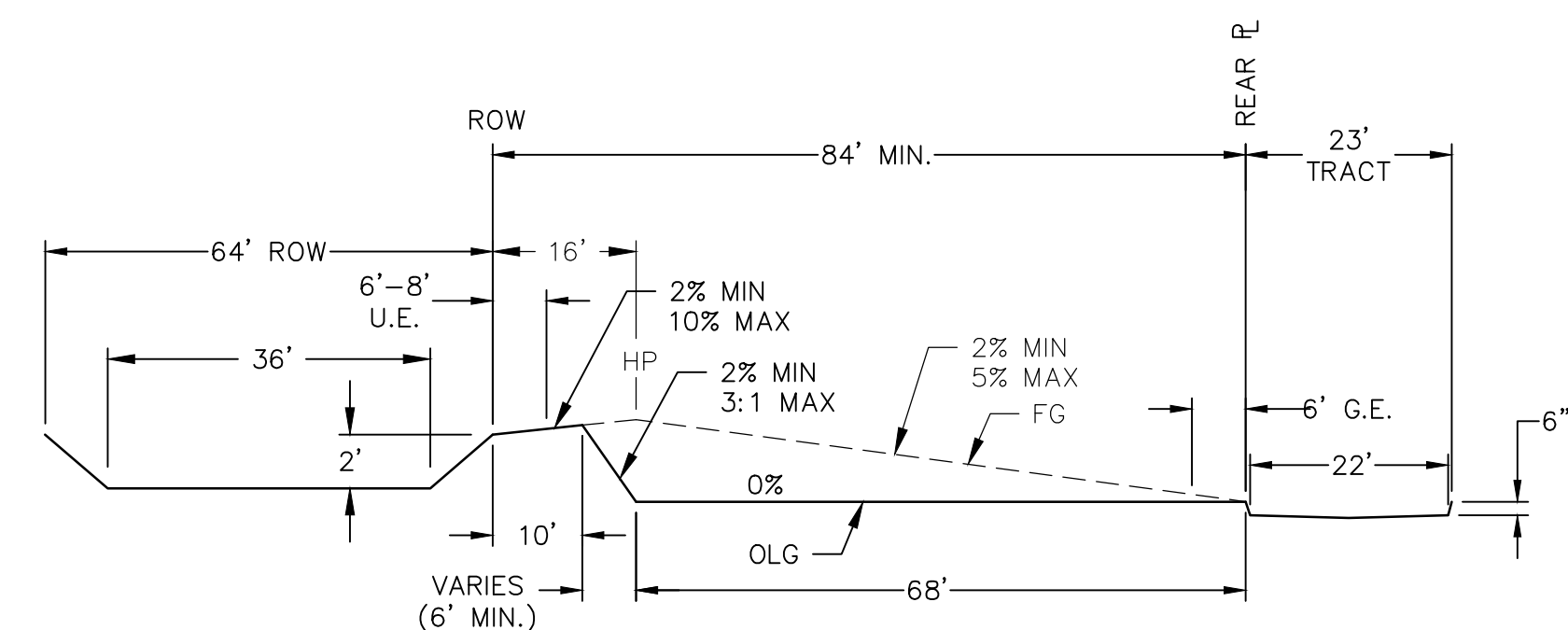
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Plan view of a proposed road layout. The diagram shows a road with a 6' G.E. (Grade Elevation) section, a 36' ROW (Right of Way) section, and a 64' ROW section. The road width is 40' and the total width is 28'. The road is labeled "VARIES 100' MIN." and "VARIES". The road is labeled "FG 40'" and "FG 2% MIN". The road is labeled "HP" and "OLG". The road is labeled "0%" and "7.0'". The road is labeled "8' U.E." (Utility Elevation).

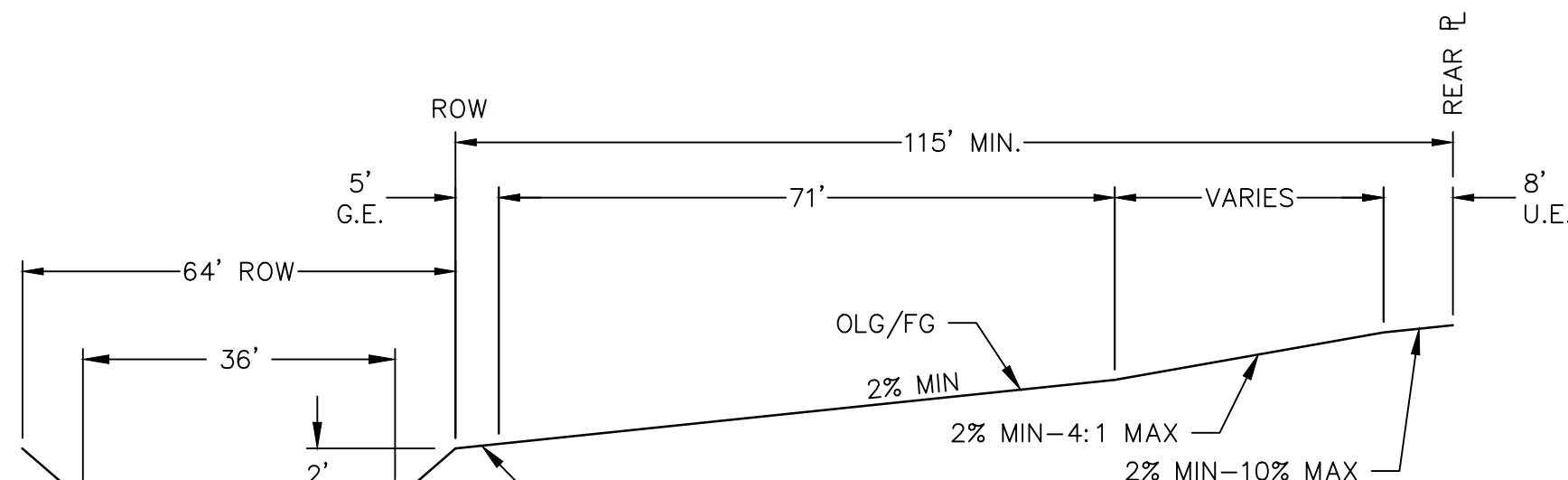
TWO FAMILY DUPLEX LOTS
GRADING TEMPLATES

* STREET FACING ONLY. IF GREEN COURT FACING,
NO CORE CUT REQUIRED BEYOND PROPERTY LINE

* STREET FACING ONLY. IF GREEN COURT FACING,
NO CORE CUT REQUIRED BEYOND PROPERTY LINE

[illegible]

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



The plan view shows the intersection layout with the following dimensions and labels:

- Left Side:** A 64' ROW (Right-of-Way) with a 36' offset from the centerline to the start of the 2% slope.
- Top Side:** A 5' G.E. (Grass Edge) offset from the ROW to the start of the 2% slope.
- Right Side:** An 8' U.E. (Utility Edge) offset from the ROW to the start of the 2% slope.
- Intersection Dimensions:** A 71' offset from the centerline to the start of the 2% slope, and a 115' MIN. (Minimum) distance from the centerline to the HP (Horizontal Point).
- Intersection Features:** A 2' offset from the centerline to the start of the 2% slope, and a 2% MIN. (Minimum) slope.
- Intersection Slopes:** A 2% MIN. (Minimum) slope on the left side, and a 2% MIN.-10% MAX. (Minimum to Maximum) slope on the right side.
- Intersection Labels:** ROW (Right-of-Way), HP (Horizontal Point), VARIES (distance from HP to the intersection), OLG/FG (Offset Line/Finish Grade), and REAR (distance from the intersection to the rear of the vehicle).

0.5'

15'

5.5' WALK

8' LANDSCAPE

1'

3.5' MIN. 8' MAX.

PARKING/CLEAR ZONE

10' TRAVEL LANE

34' ROW

7'

10' TRAVEL LANE

PARKING/CLEAR ZONE

3.5' MIN. 8' MAX.

1'

8' LANDSCAPE

5.5' WALK

0.5'

2% MIN. 4:1 MAX.

2%

2%

2% MIN. 4:1 MAX.

MOUNTABLE CURB & GUTTER SEE STD. S7.1

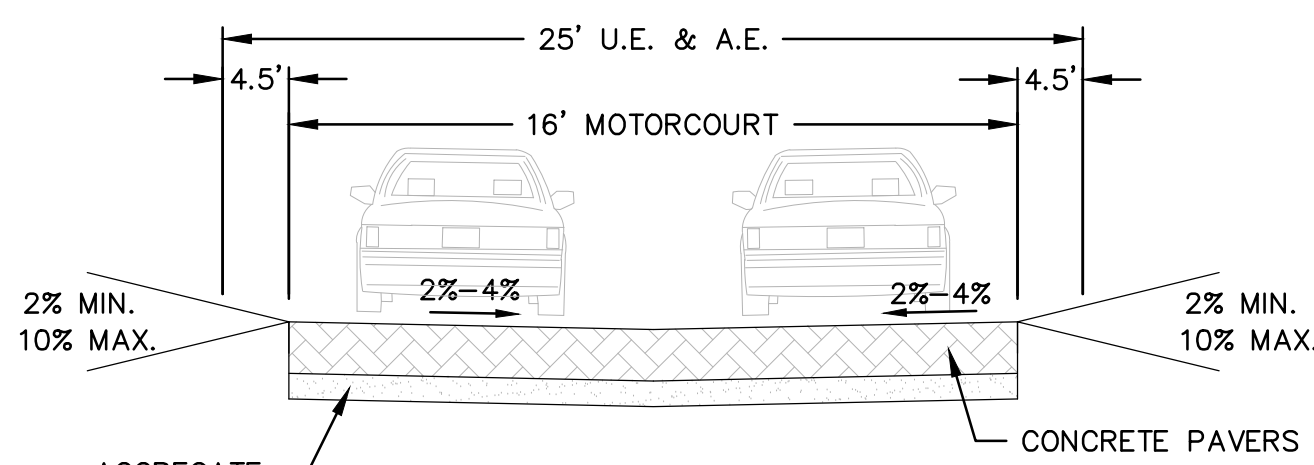
EDGE DRAIN PER COA DETAIL S1.19 & 405-1

COMPOSITE PAVEMENT SECTION, EXTEND BASE COURSE TO BOTTOM BACK OF CURB (TYP.)

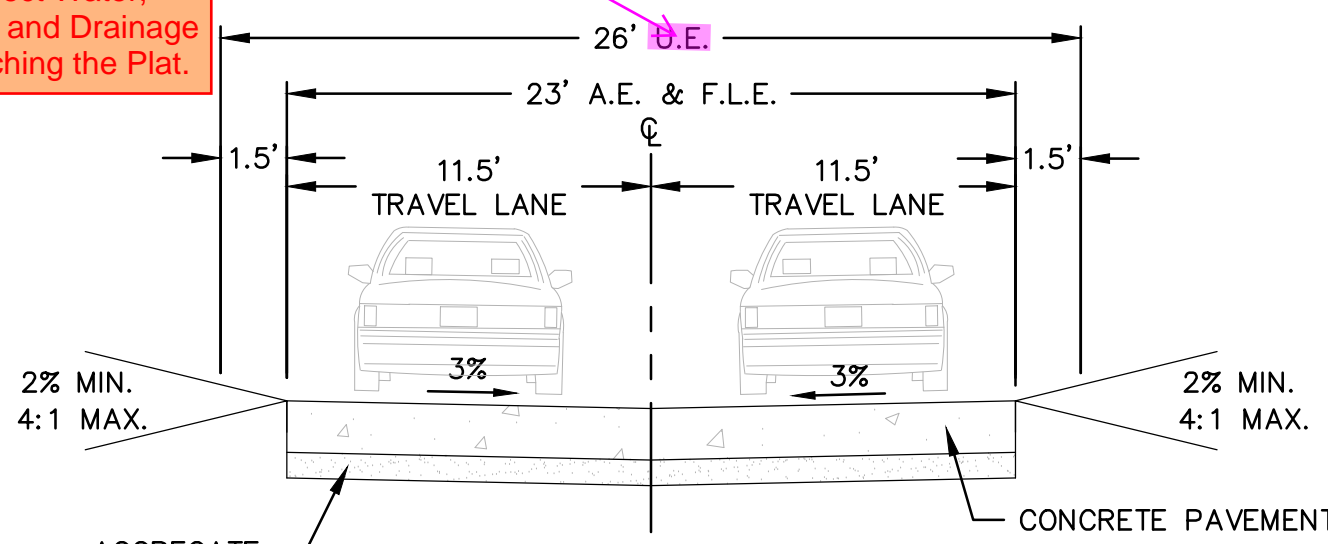
MOUNTABLE CURB & GUTTER SEE STD. S7.1

EDGE DRAIN PER COA DETAIL S1.19 & 405-1

N. TEMPE CT., E. 47TH AVE., E. 47TH PL., E. 46TH AVE., N.
SICILY ST.
DESIGN SPEED = 30 MPH, ADT = 1,100
N.T.S.



(COA SECTION 4.04.2.08)
CONCRETE PAVERS SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LBS.AS DENOTED IN
THE OVERALL PROJECT PAVEMENT DESIGN REPORT
N.T.S.



ALLEY A, ALLEY B, ALLEY C, ALLEY D, ALLEY E, ALLEY F
N.T.S.

[illegible]

Y:\DEWBERRY\OAKWOOD_HOMES\GREEN_VALLEY_RANCH_EAST-OVERLOOK\PLAN SETS\PRELIM PLAT\PREP-FD-NTS.DWG 9/27/2024 10:54 AM DINH_GIANG

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

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL AND VENTS GREATER THAN EIGHT (8) FEET 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 ENROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVERS, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST PUBLIC FUNDING IMPROVEMENT AGREEMENT (PIFA) WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS ARE NOT EXCEEDING 55 UNDER WORSE CASE NOISE CONDITIONS.
- 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.

NOTES

- REFER TO SHEETS 9 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.

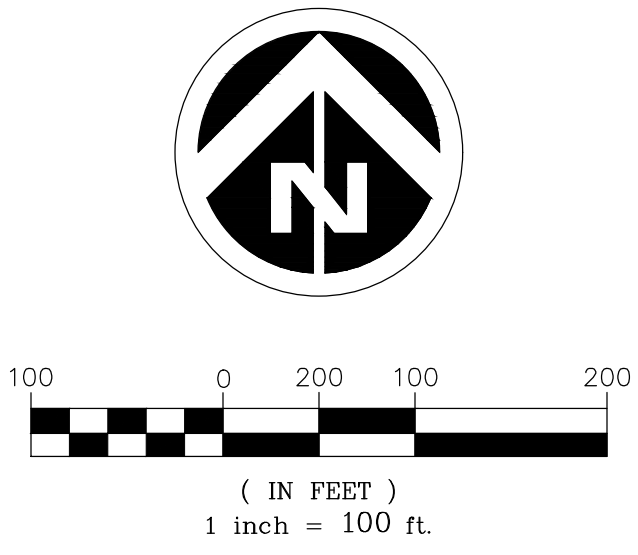
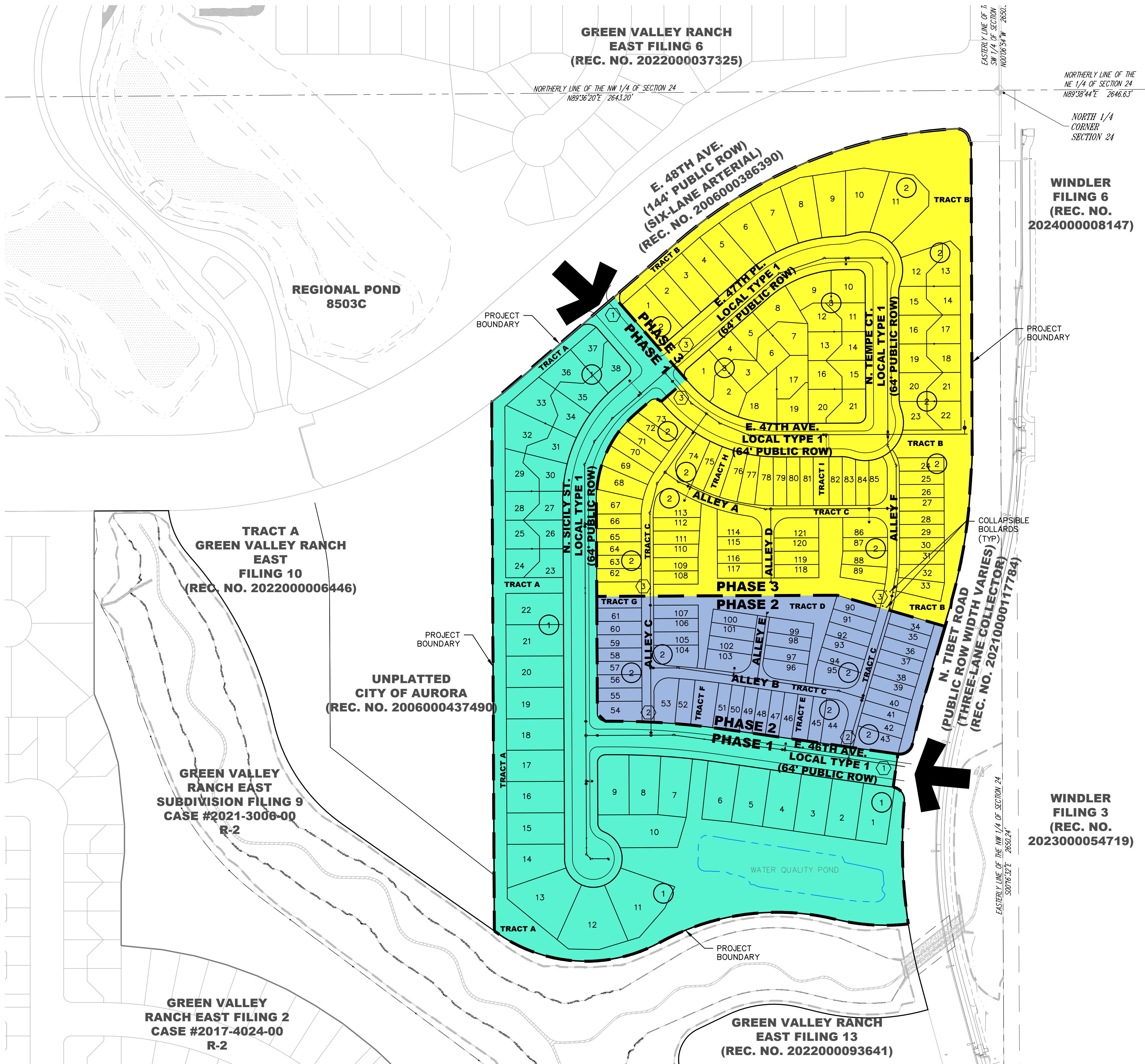
LOT DATA TABLE BLOCK 1			
LOT #	AREA (SQ. FT.)	FRONTAGE	CLASSIFICATION
1	6600	57.00	SINGLE FAMILY DETACHED
2	6600	60.00	SINGLE FAMILY DETACHED
3	6600	60.00	SINGLE FAMILY DETACHED
4	6600	60.00	SINGLE FAMILY DETACHED
5	6600	60.00	SINGLE FAMILY DETACHED
6	6503	60.40	SINGLE FAMILY DETACHED
7	6511	61.00	SINGLE FAMILY DETACHED
8	6558	61.00	SINGLE FAMILY DETACHED
9	6848	60.00	SINGLE FAMILY DETACHED
10	9009	81.84	SINGLE FAMILY DETACHED
11	10471	46.10	SINGLE FAMILY DETACHED SMALL
12	11053	45.11	SINGLE FAMILY DETACHED SMALL
13	10516	45.03	SINGLE FAMILY DETACHED SMALL
14	7217	46.07	SINGLE FAMILY DETACHED SMALL
15	6600	60.00	SINGLE FAMILY DETACHED
16	6600	60.00	SINGLE FAMILY DETACHED
17	6600	60.00	SINGLE FAMILY DETACHED
18	6600	60.00	SINGLE FAMILY DETACHED
19	6600	60.00	SINGLE FAMILY DETACHED
20	6600	60.00	SINGLE FAMILY DETACHED
21	6600	60.00	SINGLE FAMILY DETACHED
22	6600	60.00	SINGLE FAMILY DETACHED
23	2956	55.00	MOTOR COURT
24	3094	N/A	MOTOR COURT
25	3094	N/A	MOTOR COURT
26	2956	55.00	MOTOR COURT
27	2959	55.01	MOTOR COURT
28	3094	N/A	MOTOR COURT
29	3919	N/A	MOTOR COURT
30	3807	52.86	MOTOR COURT
31	3787	53.02	MOTOR COURT
32	5088	N/A	MOTOR COURT
33	4933	N/A	MOTOR COURT
34	3768	52.94	MOTOR COURT
35	3714	52.79	MOTOR COURT
36	3852	N/A	MOTOR COURT
37	3445	N/A	MOTOR COURT
38	3694	65.33	MOTOR COURT

LOT DATA TABLE BLOCK 3			
LOT #	AREA (SQ. FT.)	FRONTAGE	CLASSIFICATION
		FT	
1	3943	55.00	MOTOR COURT
2	3896	N/A	MOTOR COURT
3	3094	N/A	MOTOR COURT
4	2956	55.00	MOTOR COURT
5	2955	55.00	MOTOR COURT
6	3094	N/A	MOTOR COURT
7	3673	N/A	MOTOR COURT
8	4446	80.74	MOTOR COURT
9	4314	93.35	MOTOR COURT
10	4082	50.04	MOTOR COURT
11	2956	55.00	MOTOR COURT
12	3434	N/A	MOTOR COURT
13	3095	N/A	MOTOR COURT
14	2956	55.00	MOTOR COURT
15	2952	55.00	MOTOR COURT
16	3097	N/A	MOTOR COURT
17	4096	N/A	MOTOR COURT
18	5070	75.65	MOTOR COURT
19	3456	60.01	MOTOR COURT
20	3434	N/A	MOTOR COURT
21	3667	50.00	MOTOR COURT

LOT DATA TABLE BLOCK 2			
LOT #	SQ. FOOTAGE	FRONTAGE	CLASSIFICATION
1	6551	60.00	SINGLE FAMILY DETACHED
2	5060	46.00	SINGLE FAMILY DETACHED SMALL
3	5060	46.00	SINGLE FAMILY DETACHED SMALL
4	5060	46.00	SINGLE FAMILY DETACHED SMALL
5	4978	46.02	SINGLE FAMILY DETACHED SMALL
6	6312	46.05	SINGLE FAMILY DETACHED SMALL
7	6095	46.05	SINGLE FAMILY DETACHED SMALL
8	6569	46.05	SINGLE FAMILY DETACHED SMALL
9	6651	46.04	SINGLE FAMILY DETACHED SMALL
10	7921	46.91	SINGLE FAMILY DETACHED SMALL
11	9344	47.12	SINGLE FAMILY DETACHED SMALL
12	4119	56.13	MOTOR COURT
13	3962	N/A	MOTOR COURT
14	3095	N/A	MOTOR COURT
15	3388	55.13	MOTOR COURT
16	3395	55.00	MOTOR COURT
17	3095	N/A	MOTOR COURT
18	3094	N/A	MOTOR COURT
19	3395	55.00	MOTOR COURT
20	3395	55.00	MOTOR COURT
21	3094	N/A	MOTOR COURT
22	3094	N/A	MOTOR COURT
23	3096	56.04	MOTOR COURT
24	2212	26.03	TWO FAMILY DUPLEX
25	2180	25.50	TWO FAMILY DUPLEX
26	2180	25.50	TWO FAMILY DUPLEX
27	2180	25.50	TWO FAMILY DUPLEX
28	2180	25.50	TWO FAMILY DUPLEX
29	2180	25.50	TWO FAMILY DUPLEX
30	2180	25.50	TWO FAMILY DUPLEX
31	2186	25.50	TWO FAMILY DUPLEX
32	2625	35.33	TWO FAMILY DUPLEX
33	2769	36.75	TWO FAMILY DUPLEX
34	2180	25.50	TWO FAMILY DUPLEX
35	2180	25.50	TWO FAMILY DUPLEX
36	2180	25.50	TWO FAMILY DUPLEX
37	2180	25.50	TWO FAMILY DUPLEX
38	2180	25.50	TWO FAMILY DUPLEX
39	2180	25.50	TWO FAMILY DUPLEX
40	2192	25.52	TWO FAMILY DUPLEX
41	2213	25.52	TWO FAMILY DUPLEX
42	2225	25.52	TWO FAMILY DUPLEX
43	3183	30.13	TWO FAMILY DUPLEX
44	3559	39.36	TWO FAMILY DUPLEX
45	2206	25.50	TWO FAMILY DUPLEX
46	2206	25.50	TWO FAMILY DUPLEX
47	2206	25.50	TWO FAMILY DUPLEX
48	2206	25.50	TWO FAMILY DUPLEX
49	2206	25.50	TWO FAMILY DUPLEX
50	2206	25.50	TWO FAMILY DUPLEX
51	2206	25.50	TWO FAMILY DUPLEX
52	2626	30.22	TWO FAMILY DUPLEX
53	3621	39.71	TWO FAMILY DUPLEX
54	3223	46.56	TWO FAMILY DUPLEX
55	2180	25.50	TWO FAMILY DUPLEX
56	2180	25.50	TWO FAMILY DUPLEX
57	2180	25.50	TWO FAMILY DUPLEX
58	2180	25.50	TWO FAMILY DUPLEX
59	2180	25.50	TWO FAMILY DUPLEX
60	2180	25.50	TWO FAMILY DUPLEX
61	2180	25.50	TWO FAMILY DUPLEX
62	2180	25.50	TWO FAMILY DUPLEX
63	2180	25.50	TWO FAMILY DUPLEX
64	2180	25.50	TWO FAMILY DUPLEX
65	2180	25.50	TWO FAMILY DUPLEX
66	2395	28.00	TWO FAMILY DUPLEX
67	3284	47.39	TWO FAMILY DUPLEX
68	3586	47.40	TWO FAMILY DUPLEX
69	3233	40.95	TWO FAMILY DUPLEX

70	2816	30.94	TWO FAMILY DUPLEX
71	2536	25.60	TWO FAMILY DUPLEX
72	2444	26.02	TWO FAMILY DUPLEX
73	3291	56.12	TWO FAMILY DUPLEX
74	3412	30.44	TWO FAMILY DUPLEX
75	2343	25.51	TWO FAMILY DUPLEX
76	2775	25.01	TWO FAMILY DUPLEX
77	2788	25.01	TWO FAMILY DUPLEX
78	2851	25.01	TWO FAMILY DUPLEX
79	2385	25.50	TWO FAMILY DUPLEX
80	2384	25.50	TWO FAMILY DUPLEX
81	2384	25.50	TWO FAMILY DUPLEX
82	2384	25.50	TWO FAMILY DUPLEX
83	2333	26.21	TWO FAMILY DUPLEX
84	2197	25.73	TWO FAMILY DUPLEX
85	2903	27.15	TWO FAMILY DUPLEX
86	3124	38.50	TWO FAMILY DUPLEX (GREEN COURT)
87	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
88	2458	25.13	TWO FAMILY DUPLEX (GREEN COURT)
89	2524	25.13	TWO FAMILY DUPLEX (GREEN COURT)
90	2308	27.00	TWO FAMILY DUPLEX (GREEN COURT)
91	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
92	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
93	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
94	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
95	3359	47.36	TWO FAMILY DUPLEX (GREEN COURT)
96	2867	35.50	TWO FAMILY DUPLEX (GREEN COURT)
97	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
98	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
99	2437	28.50	TWO FAMILY DUPLEX (GREEN COURT)
100	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
101	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
102	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
103	3135	39.25	TWO FAMILY DUPLEX (GREEN COURT)
104	3300	44.41	TWO FAMILY DUPLEX (GREEN COURT)
105	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
106	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
107	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
108	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
109	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
110	2202	25.55	TWO FAMILY DUPLEX (GREEN COURT)
111	2244	25.55	TWO FAMILY DUPLEX (GREEN COURT)
112	2287	25.55	TWO FAMILY DUPLEX (GREEN COURT)
113	3966	27.26	TWO FAMILY DUPLEX (GREEN COURT)
114	3541	52.96	TWO FAMILY DUPLEX (GREEN COURT)
115	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
116	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
117	2437	28.50	TWO FAMILY DUPLEX (GREEN COURT)
118	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
119	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
120	2180	25.50	TWO FAMILY DUPLEX (GREEN COURT)
121	3124	38.50	TWO FAMILY DUPLEX (GREEN COURT)

Y:\DEWBERRY\OAKWOOD_HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM PLAT\PRP-F10-PHASING PLANDWG 9/27/2024 10:54 AM DINH, GANG



48TH AVENUE FROM ROME STREET TO TIBET ROAD AND TIBET ROAD FROM 38TH AVENUE TO 48TH AVENUE WILL BE CONSTRUCTED PRIOR TO THE RELEASE OF CERTIFICATES OF OCCUPANCY OF ANY LOTS WITHIN FILING 22. THIS WILL PROVIDE THE REQUIRED 2 POINTS OF EMERGENCY ACCESS AND WATER MAIN LOOPING OF THE ENTIRE SITE WHICH WILL BE CONSTRUCTED IN A SINGLE PHASE.

KEYNOTE

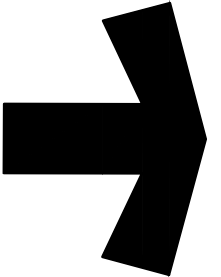
- E. 48TH AVE. AND N. TIBET RD. TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 1 CONSTRUCTION. WATER LINE ALONG E. 46TH AVE., N. SICILY ST., AND E. 47TH AVE. WILL CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE THIS SHEET FOR WATER LINE ROUTING.
- E. 46TH AVE AT ALLEY C AND ALLEY F, TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 2 CONSTRUCTION. WATER LINE INTERNAL TO PHASE 2 WILL BE LOOPED ALONG ALLEY C, ALLEY B, AND ALLEY F. IN ADDITION, WATER LINE ALONG ALLEY F WILL BE EXTENDED OUTSIDE OF THE PHASE LINE TO E. 47TH AVE. TO CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE THIS SHEET FOR WATER LINE ROUTING.
- N. SICILY ST. AND ALLEY F TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 3 CONSTRUCTION. WATER LINE ALONG E. 47TH PL., N. TEMPE CT., ALLEY A, AND ALLEY C WILL EXPAND THE REQUIRED LOOPED WATER SUPPLY. SEE THIS SHEET FOR WATER LINE ROUTING.

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 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)
- PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
- PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
- PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET ROAD AND 48TH AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE FILINGS. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
- 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.

PHASING LEGEND

- PHASE 1 - WATER LINE ALONG E. 47TH AVE, OUTSIDE OF THE PHASE 1 LIMITS WILL ALSO BE BUILT WITH PHASE 1.
- PHASE 2 - WATER LINE ALONG ALLEY F, OUTSIDE OF THE PHASE 2 LIMITS WILL ALSO BE BUILT WITH PHASE 2.
- PHASE 3 - ALL REMAINING WET UTILITIES ALONG E. 47TH PL., E. 47TH AVE., N. TEMPE CT., ALLEY A, ALLEY C, ALLEY D, AND ALLEY F, WILL BE BUILT WITH PHASE 3.



ENTRY POINT

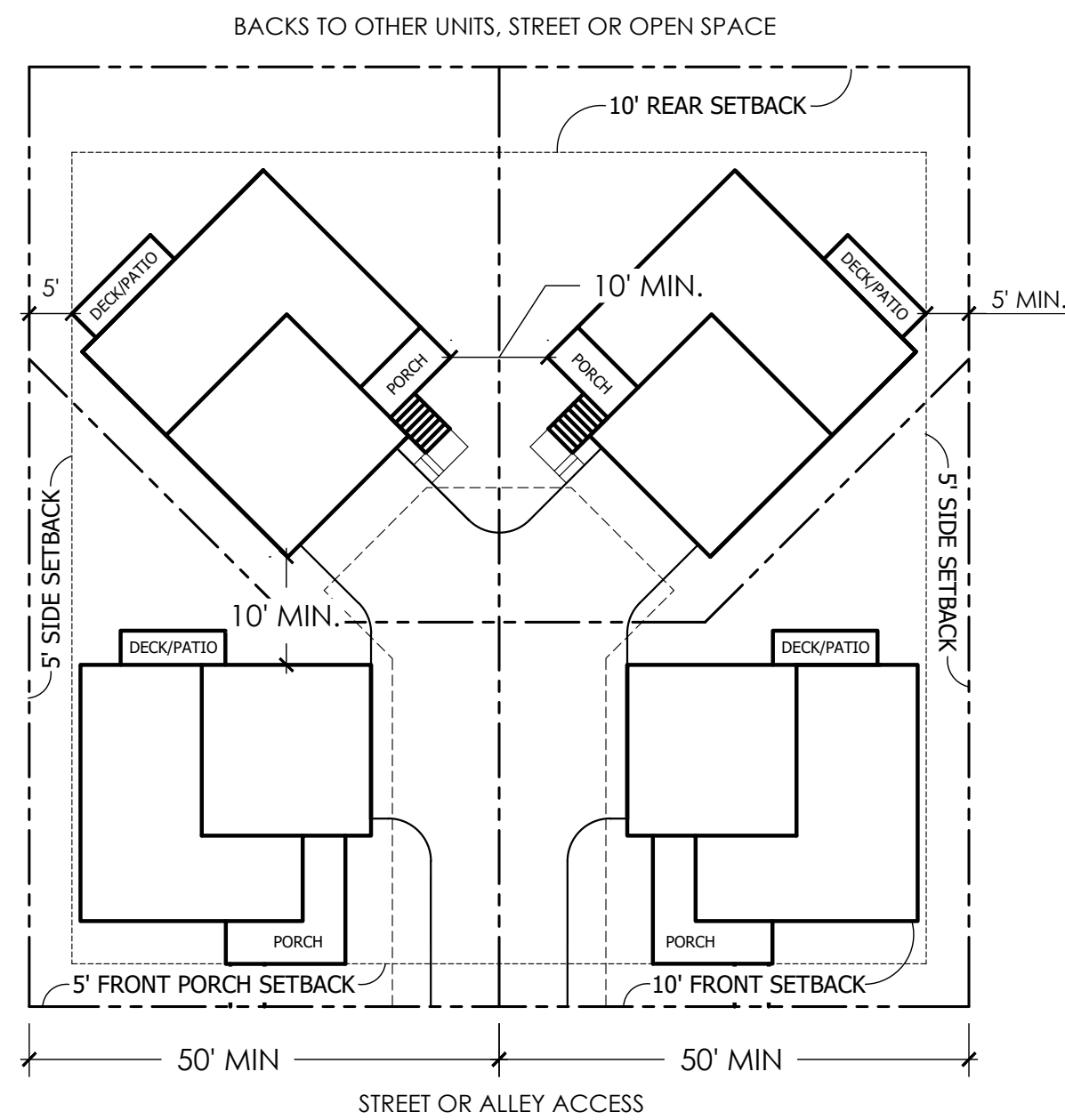
SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- 100-YR WSEL
- LOT NUMBER : 15
- BLOCK NUMBER : 15

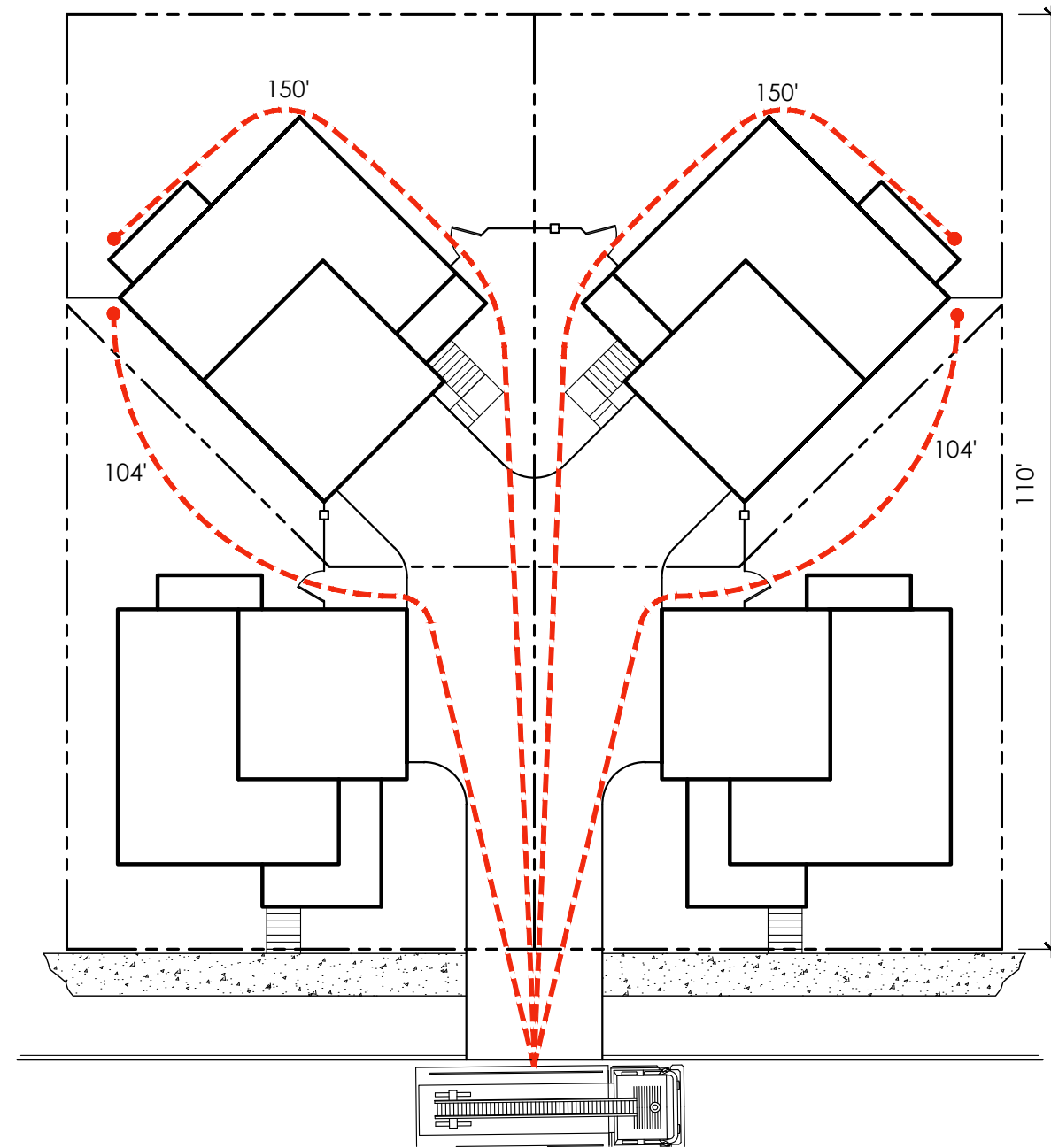
No.	Date	Description
3	9/27/2024	THIRD SUBMITTAL
2	8/19/2024	SECOND SUBMITTAL
1	6/7/2024	FIRST SUBMITTAL

Project Number:	50171427
Designed By:	SDC KND
Checked By:	SOS
Sheet Number:	4

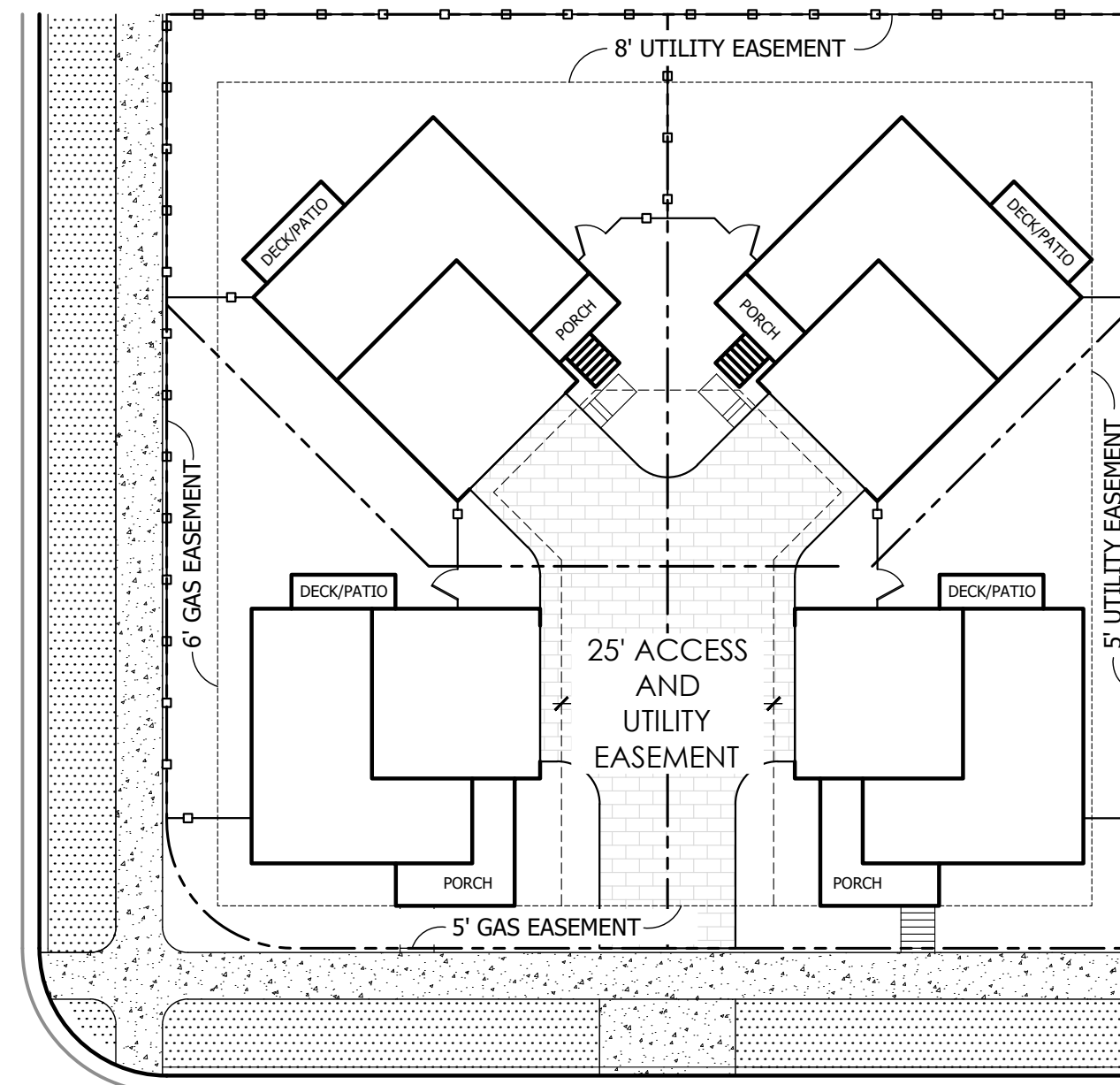
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT, FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 311.1-SHEETS\F. 10 ARCHITECTURE.DWG
9/27/2024 4:57 PM
JOHN SIMMELINK



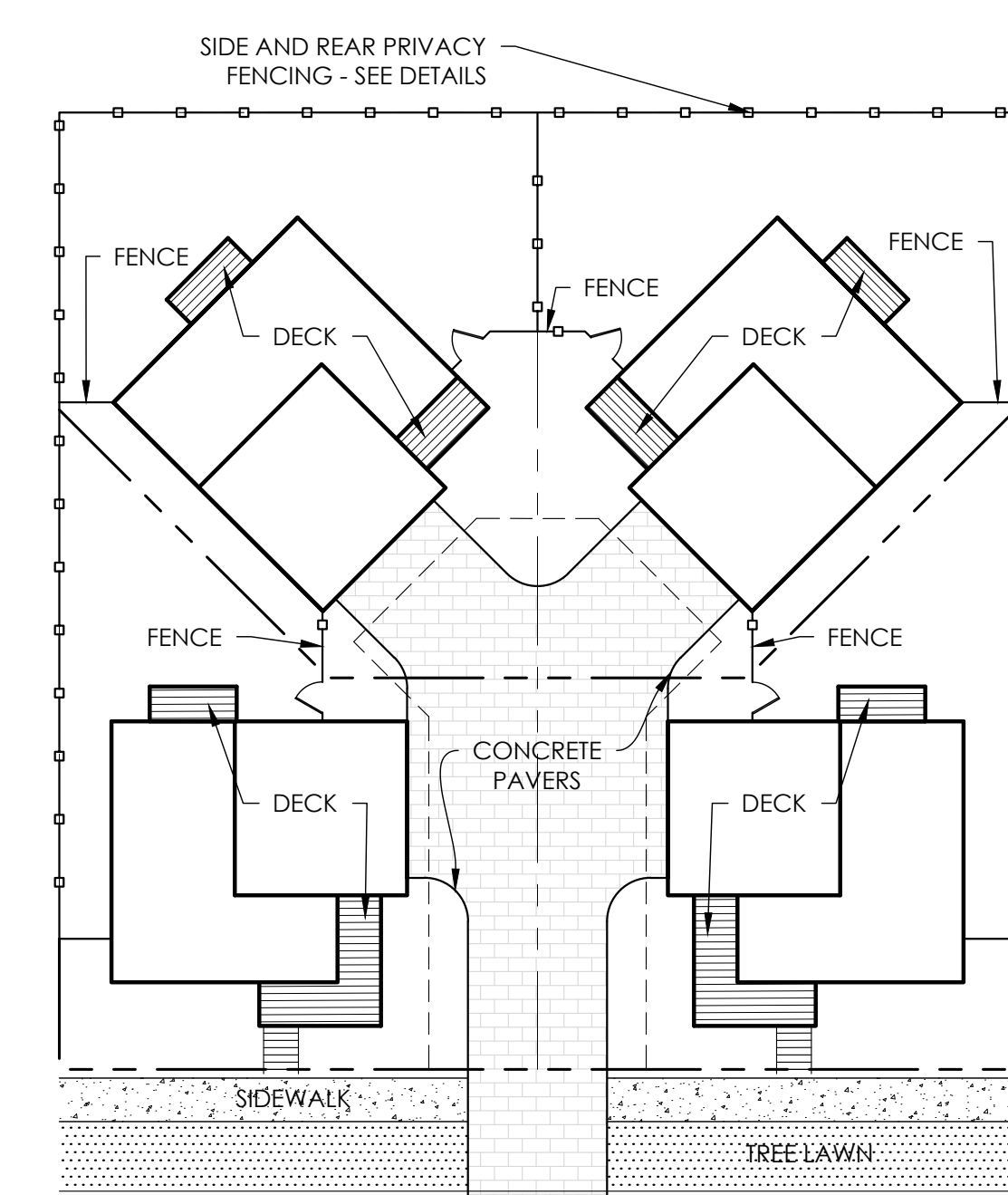
TYPICAL SINGLE FAMILY MOTORCOURT
POD SETBACKS



TYPICAL SINGLE FAMILY
MOTORCOURT HOSE PULL

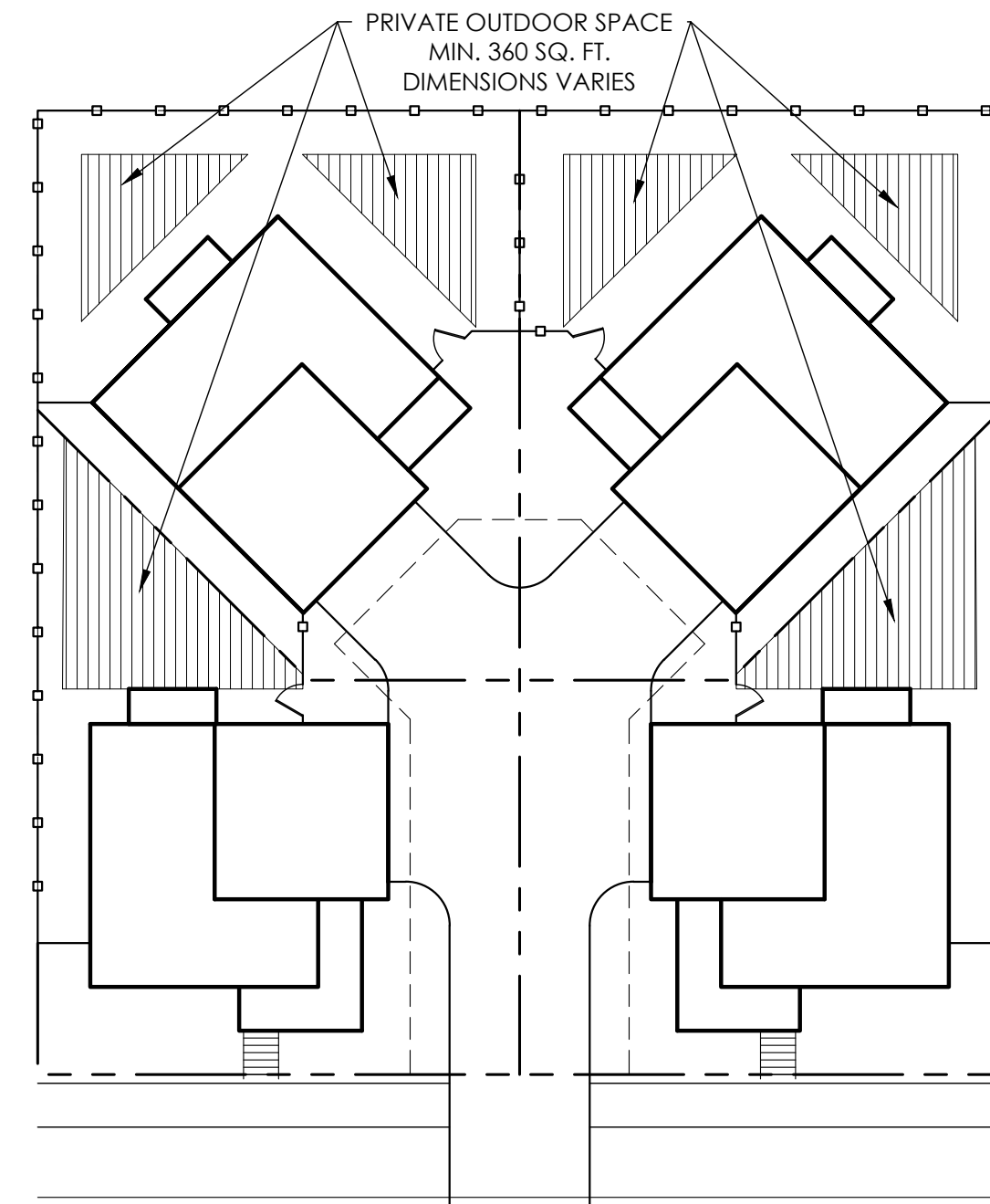


TYPICAL SINGLE FAMILY MOTORCOURT
EASEMENTS

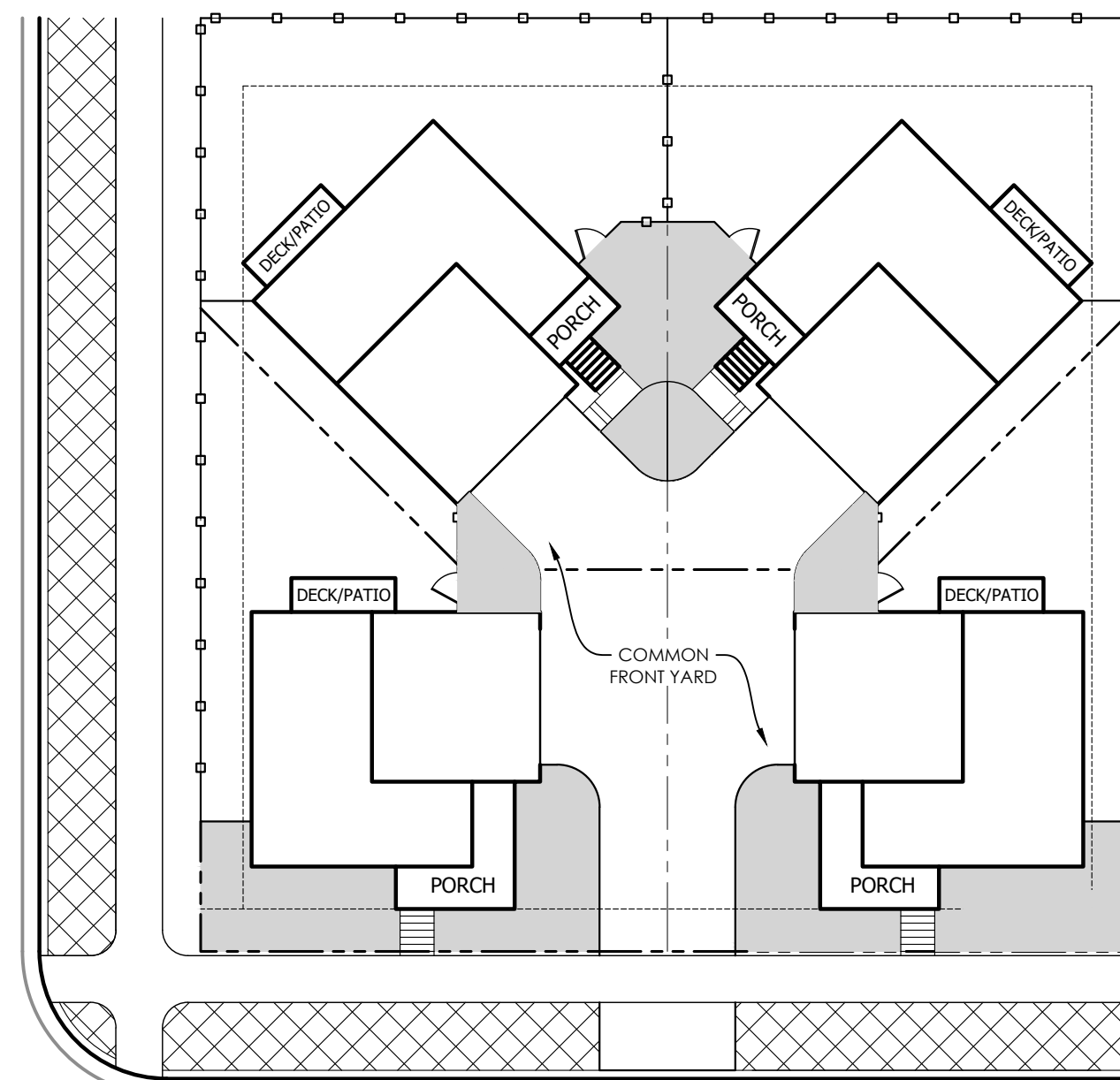


TYPICAL SINGLE FAMILY
MATERIALS AND FENCING

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

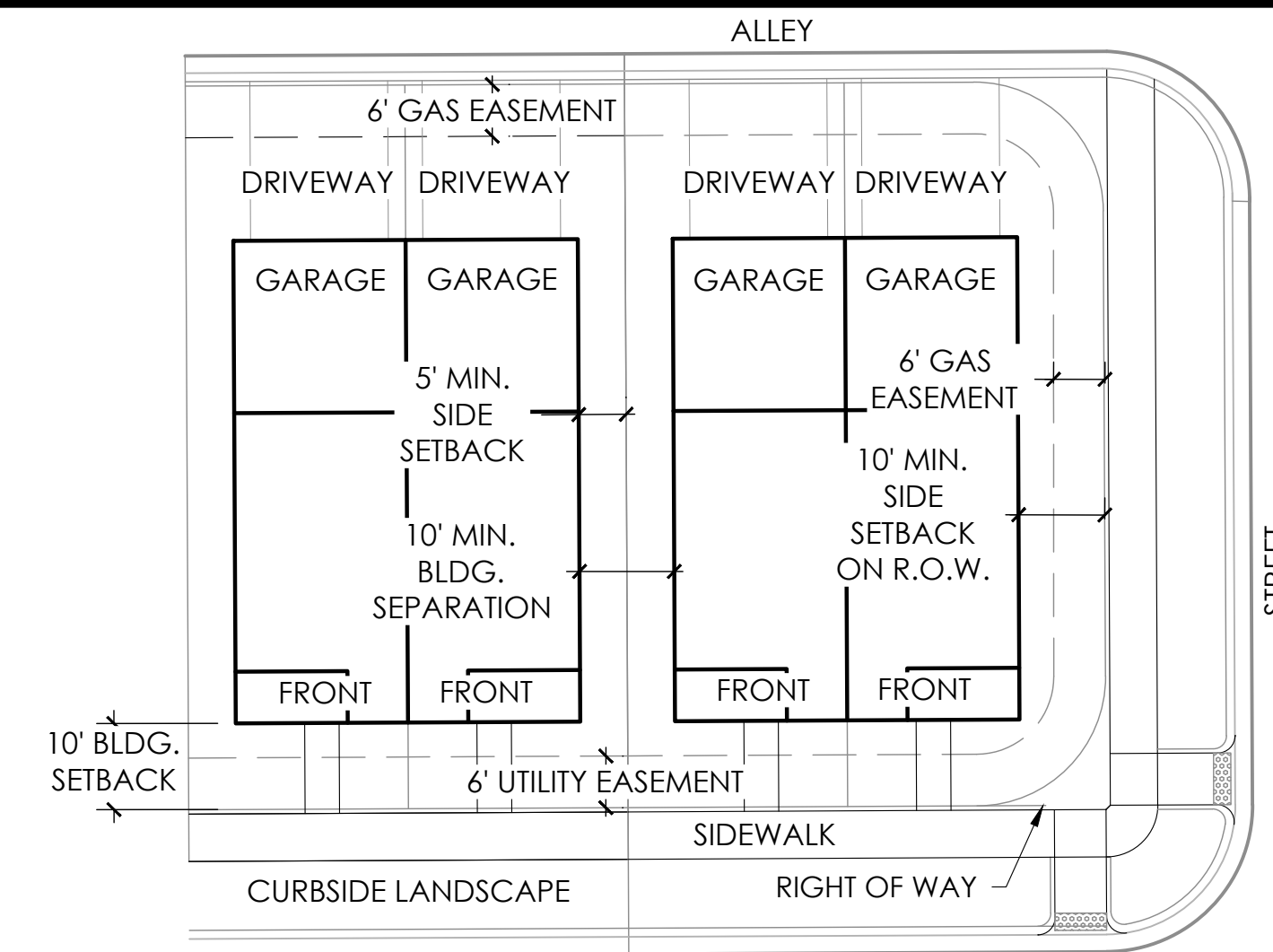


TYPICAL SINGLE FAMILY
MOTORCOURT
PRIVATE OUTDOOR SPACE

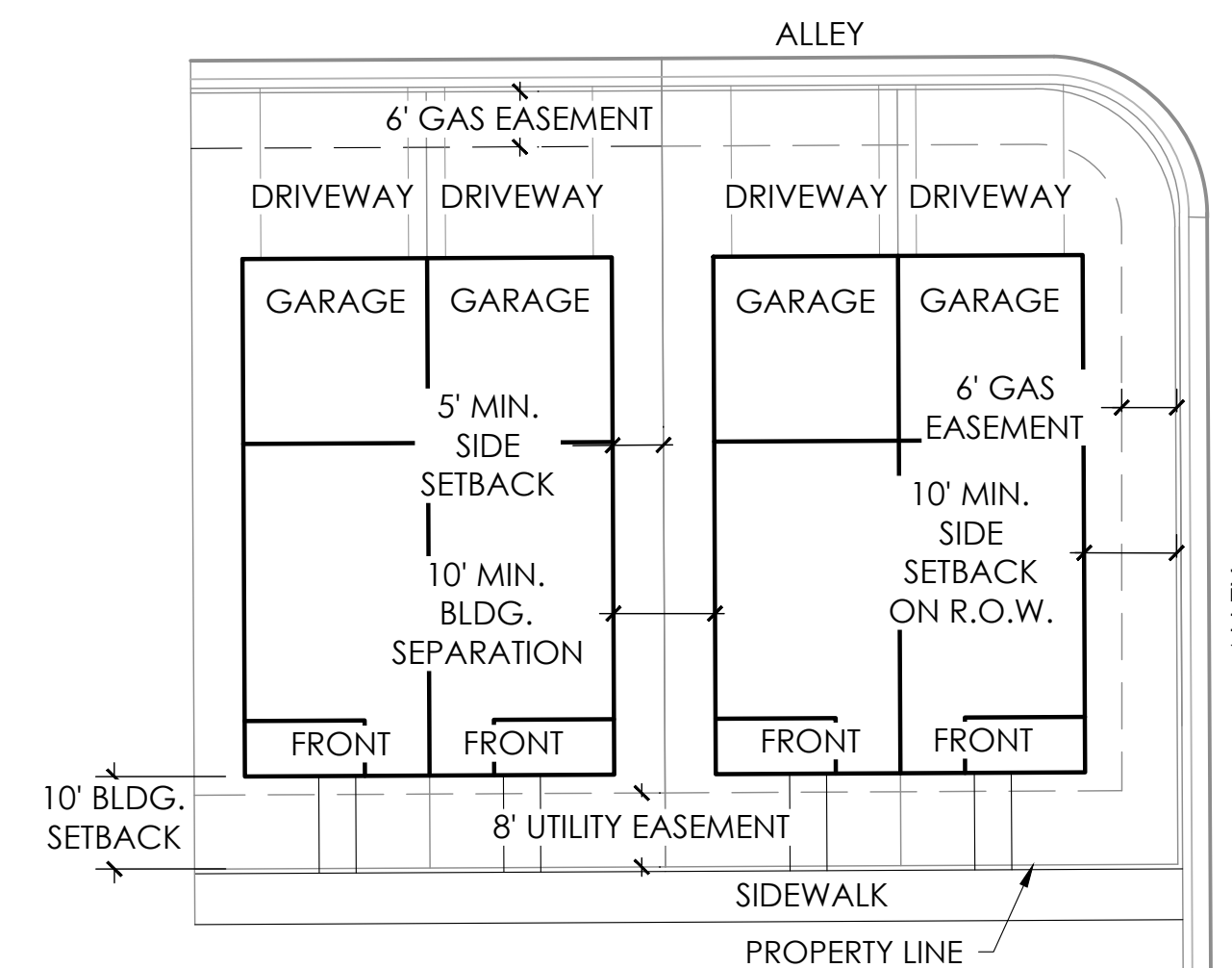


TYPICAL SINGLE FAMILY MORTORCOURT LANDSCAPE

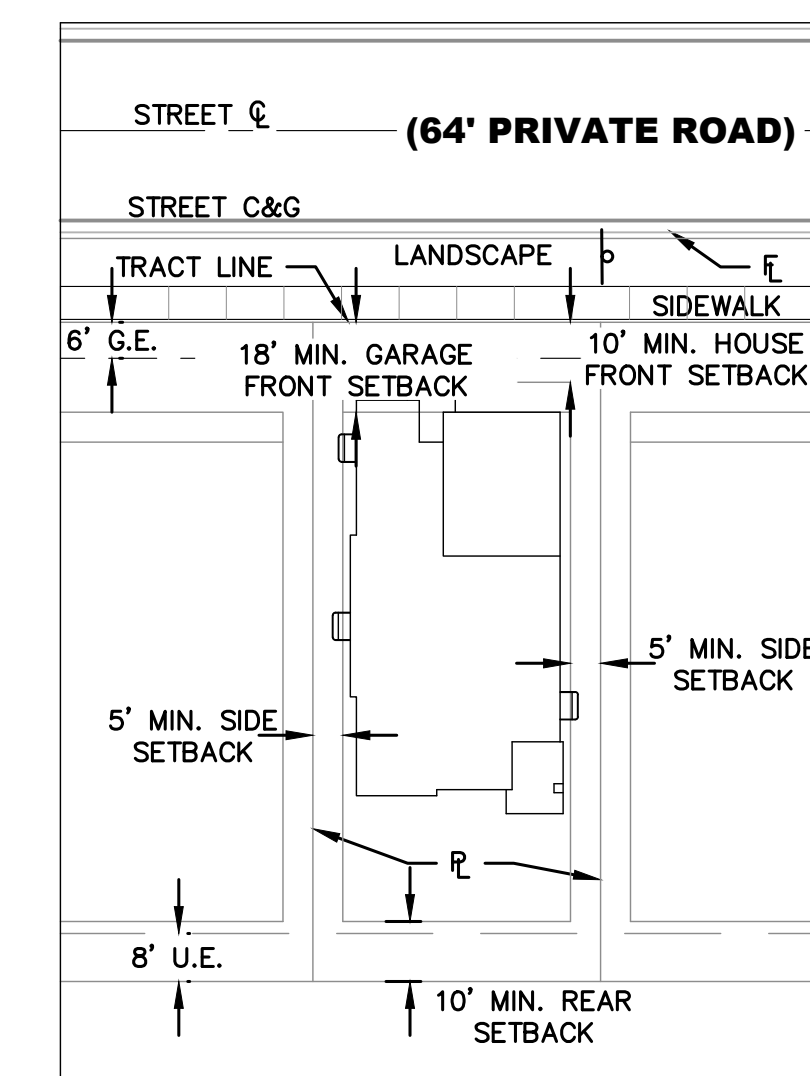
LEGEND
FRONT/SIDE YARD LANDSCAPE
CURBSIDE LANDSCAPE
PROPERTY LINE
PRIVACY FENCE
NOTE: SEE WATER WISER WISE
SHEETS 44-53



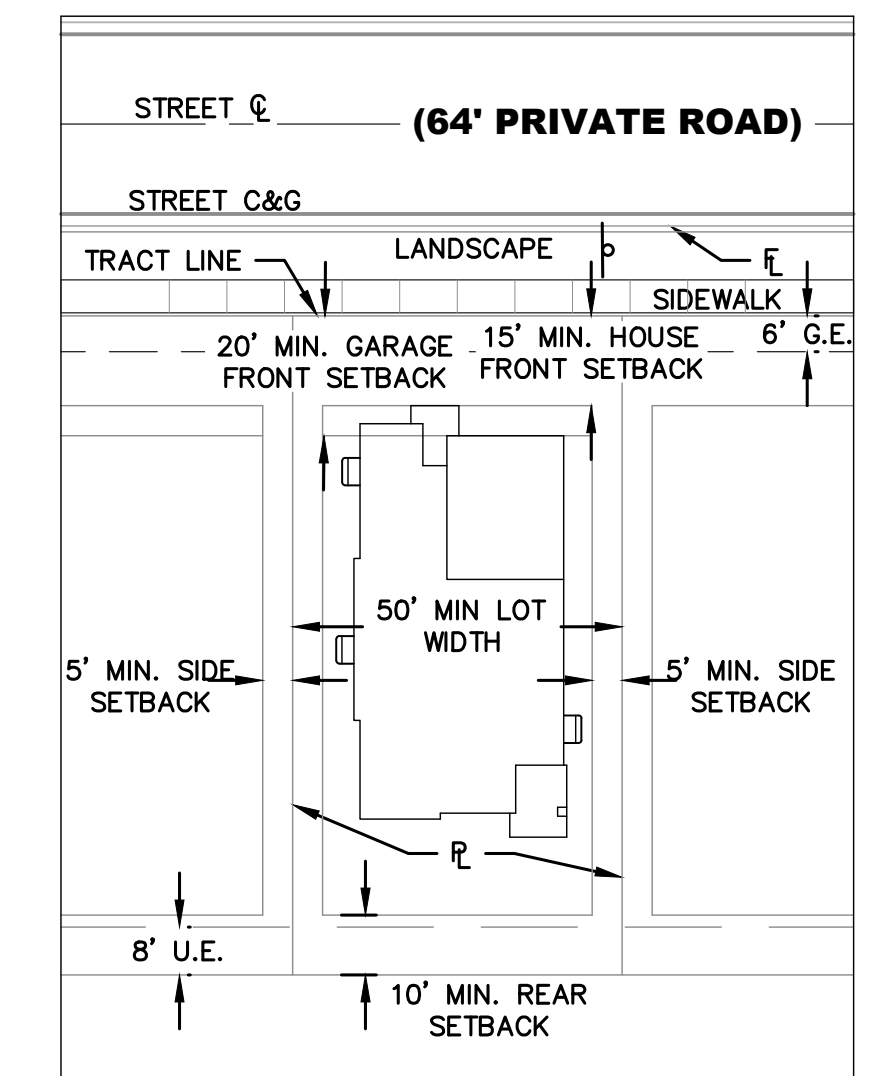
TYPICAL STREET FACING DUPLEX SETBACKS



TYPICAL STREET FACING DUPLEX SETBACKS



TYPICAL SINGLE FAMILY
DETACHED SMALL LOT: SETBACKS
AND EASEMENTS DETAIL



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

NOT FOR
CONSTRUCTION

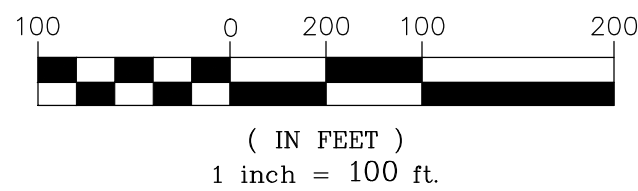
NOTE:
SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF
THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE
ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL
BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF
OCCUPANCY.

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: ARCHITECTURAL TYPICALS
DATE: September 27, 2024

terraccina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

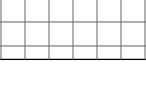


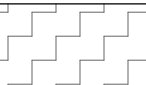

NOT FOR CONSTRUCTION

SHEET 5

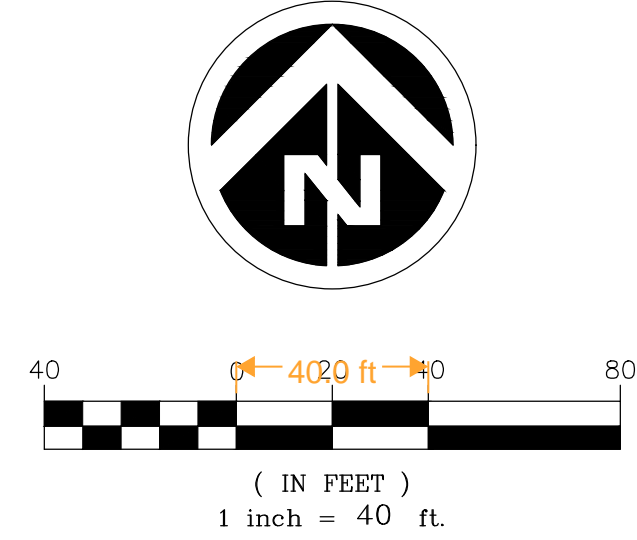


GREEN VALLEY RANCH EAST LOT SUMMARY TABLE				
DESCRIPTION	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
SINGLE FAMILY DETACHED SMALL	14	7.78%	14	
SINGLE FAMILY DETACHED	19	10.56%		
SINGLE FAMILY MOTOR COURT	49	27.22%	49	
TWO FAMILY DUPLEX (STREET FACING)	62	34.44%	62	
TWO FAMILY DUPLEX (GREEN COURT)	36	20.00%	36	
SUBTOTAL	180	100%	161	89%

LOT DATA TABLE AND SETBACK TABLE					
UNIT TYPE	SINGLE FAMILY DETACHED (SMALL)	SINGLE FAMILY DETACHED	SINGLE FAMILY MOTOR COURT	TWO FAMILY DUPLEX (STREET FACING)	TWO FAMILY DUPLEX (GREEN COURT)
NUMBER OF LOTS	14	19	49	62	36
LOT %	7.78%	10.56%	27.22%	34.44%	20.00%
LOT TYPE	FRONT LOAD	FRONT LOAD	FRONT LOAD	ALT. LOADED	ALT. LOADED
MIN. LOT SQ. FT.	< 4,500 SF	4,500 SF	2,500 SF	1,250 SF	1,250 SF
MIN. STREET FRONTAGE	< 50'	50'	50'	25'	25'
MIN. PORCH SETBACK	10'	10'	5'	5'	5'
MIN. SIDE SETBACK – INTERIOR**	5'	5'	5'	5'	5'
MIN. SIDE SETBACK – CORNER	10'	10'	10'	5'	5'
MIN. REAR YARD SETBACK	10'	10'	10'	3'	3'
MIN. REAR YARD SETBACK FOR FRONT AND INTERNAL LOTS	10'	10'	10'	3'	3'
MAX. BLDG HEIGHT	35'	35'	35'	35'	35'

	SINGLE FAMILY DETACHED SMALL FRONTAGE < 50.00'	14
	SINGLE FAMILY DETACHED 60.00' < 110.00'	19
	SINGLE FAMILY MOTOR COURT	49
	TWO FAMILY DUPLEX STREET FACING (ALTERNATE LOADED)	62
	TWO FAMILY DUPLEX GREEN COURT (ALTERNATE LOADED)	36
TOTAL		180

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAT\PRP-FID-SE DWG 9/27/2024 10:55 AM DINH, GANG



- KEYNOTE**
- 1 SIGHT LINES
 - 2 STOP SIGN & STREET SIGN
 - 3 SPEED LIMIT SIGN
 - 4 8' CROSSSPAN
 - 5 PEDESTRIAN CROSSINGS SIGN

**GREEN VALLEY RANCH EAST
FILING 6
(REC. NO. 2022000037325)**

The highlighted **U.E.** need to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ. (Please note these highlighted **UE** are **NOT** located in the Motor Court Drives)

U.E. has been updated to W.S.D.E. to reflect Water, Sanitary Sewer and Drainage Easement matching the Plat. Updated labeling has been confirmed via email on 10/15 by Chong Woo with Aurora Water.

**E. 48TH AVENUE
SIX-LANE ARTERIAL
(144' ROW-PUBLIC)
REC. NO. 2006000386390**

Truncated domes
have been removed
at alley curb cuts.

Truncated domes
are not needed at curb
cut for alleys (TYP.)

Mid-block crossing
will require Ped
Crossing sign
assemblies with
RRFBs, advanced
warning sign
assemblies and
crosswalk markings

Pavement markings
and additional signage
has been added.

Additional street name
signage has been added.

Street name sign
assembly required
for differing street
names

Additional street name
signage has been added.

Street name sign
assembly required
for differing street
names

match the Plat easement
names (Typ.)

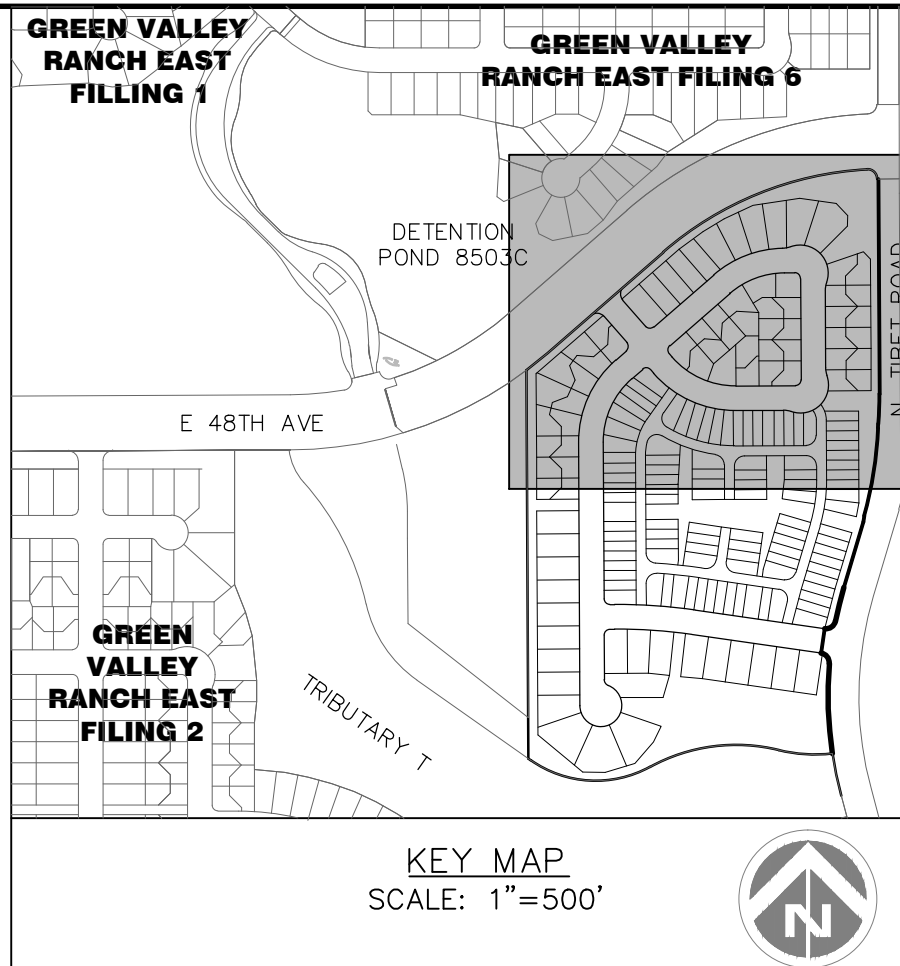
U.E. has been updated to
W.S.D.E. to reflect Water,
Sanitary Sewer and Drainage
Easement matching the Plat.

does this Hydrant Water easement
need a different type of hatching

Typically we do not provide hatching for hydrant pocket easements. For clarity
purposes, we have provided additional labeling at each pocket easement with hydrants.

does this Hydrant Water easement
need a different type of hatching

SEE SHEET 8



SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE**
LOT PHASE LINE
EASEMENT LINE
SECTION LINE
HALF-SECTION LINE
RIGHT OF WAY LINE
CENTER LINE OF STREET
LOT LINE
BUILDING SET BACK
SIGHT LINE
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
EX EASEMENT LINE
SIDEWALK CHASE
MAIL KIOSK

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. 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.
7. CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.

**GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS**

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

DOCUMENT AMENDMENTS	
No.	Description
3	9/27/2024 THIRD SUBMITTAL
2	8/16/2024 SECOND SUBMITTAL
1	6/7/2024 FIRST SUBMITTAL

Project Number:
50171427
Designed By:
SDC KND
Checked By:
SOS
Sheet Number:
7

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

The highlighted U.E. need to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ. (Please note these highlighted UE are NOT located in the Motor Court Drives)

U.E. has been updated to W.S.D.E. to reflect Water, Sanitary Sewer and Drainage Easement matching the Plat. Updated labeling has been confirmed via email on 10/15 by Chong Woo with Aurora Water.

does this Hydrant Water easement need a different type of hatching

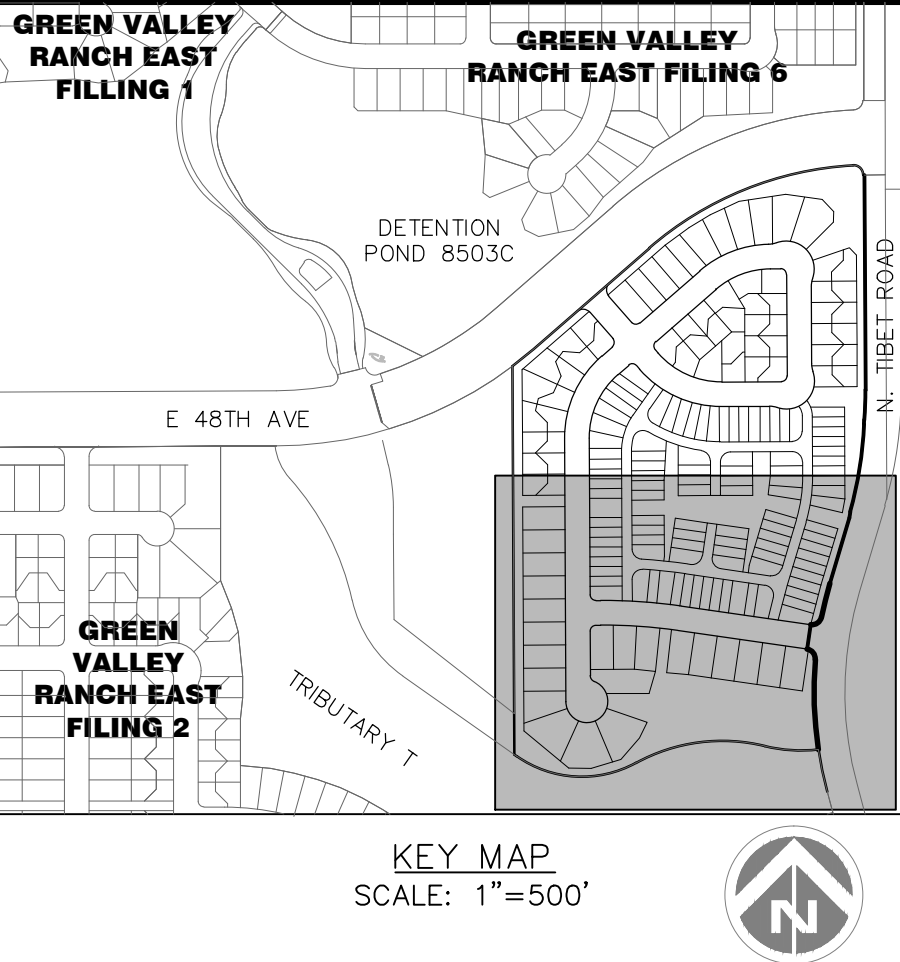
Typically we do not provide hatching for hydrant pocket easements. For clarity purposes, we have provided additional labeling at each pocket easement with hydrants.

match the Plat easement names (Typ.)

U.E. has been updated to W.S.D.E. to reflect Water, Sanitary Sewer and Drainage Easement matching the Plat.

Mid-block crossing will require Ped Crossing sign assemblies with RRFBS, advanced warning sign assemblies and crosswalk markings

Pavement markings and additional signage has been added.



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
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	
EX EASEMENT LINE	
SIDEWALK CHASE	
MAIL KIOSK	

NOTES:

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- CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.

KEYNOTE

- SIGHT LINES
- STOP SIGN & STREET SIGN
- SPEED LIMIT SIGN
- 8' CROSSSPAN
- PEDESTRIAN CROSSINGS SIGN
- WQ POND RELATED SIGN

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

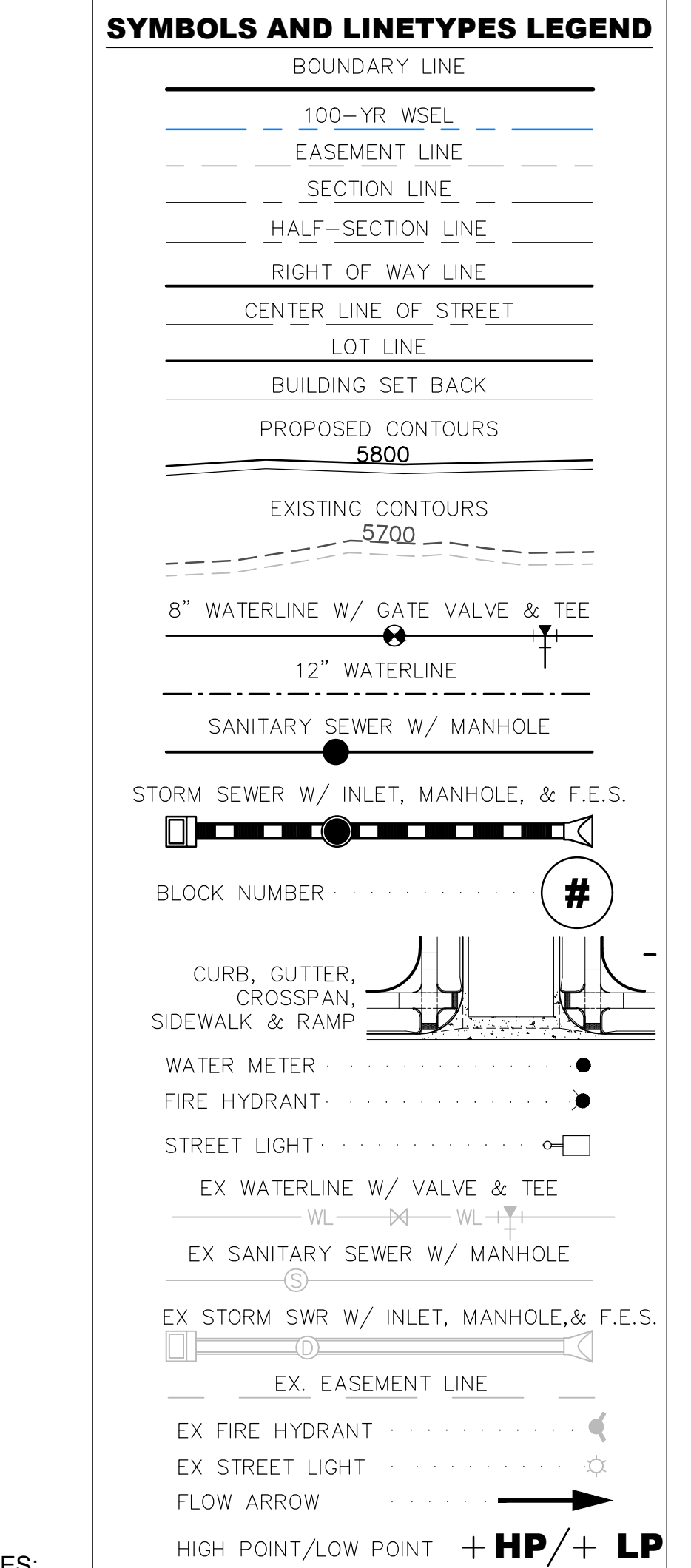
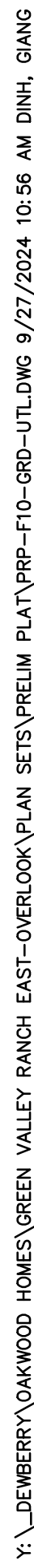
GREEN VALLEY RANCH EAST SITE PLAN #19 W/ ADJUSTMENTS

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

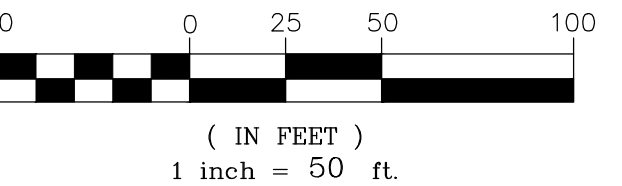
Tel: (303)486-8500
Contact: DAVID CARRO

No.	Date	Description
3	9/27/2024	THIRD SUBMITTAL
2	8/19/2024	SECOND SUBMITTAL
1	6/7/2024	FIRST SUBMITTAL

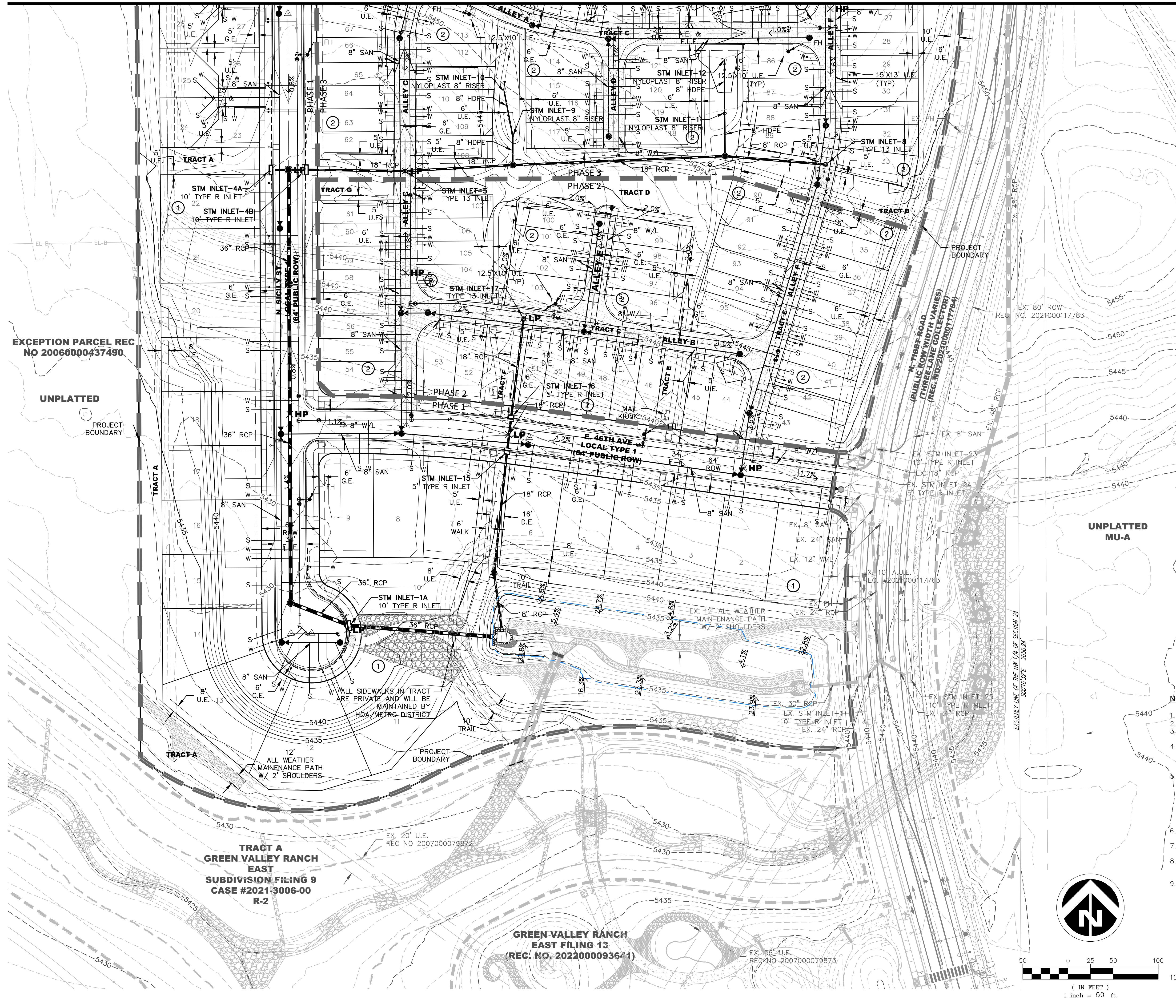
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Designed By:	Drawn By: KND
Checked By:	SOS
Sheet Number:	8



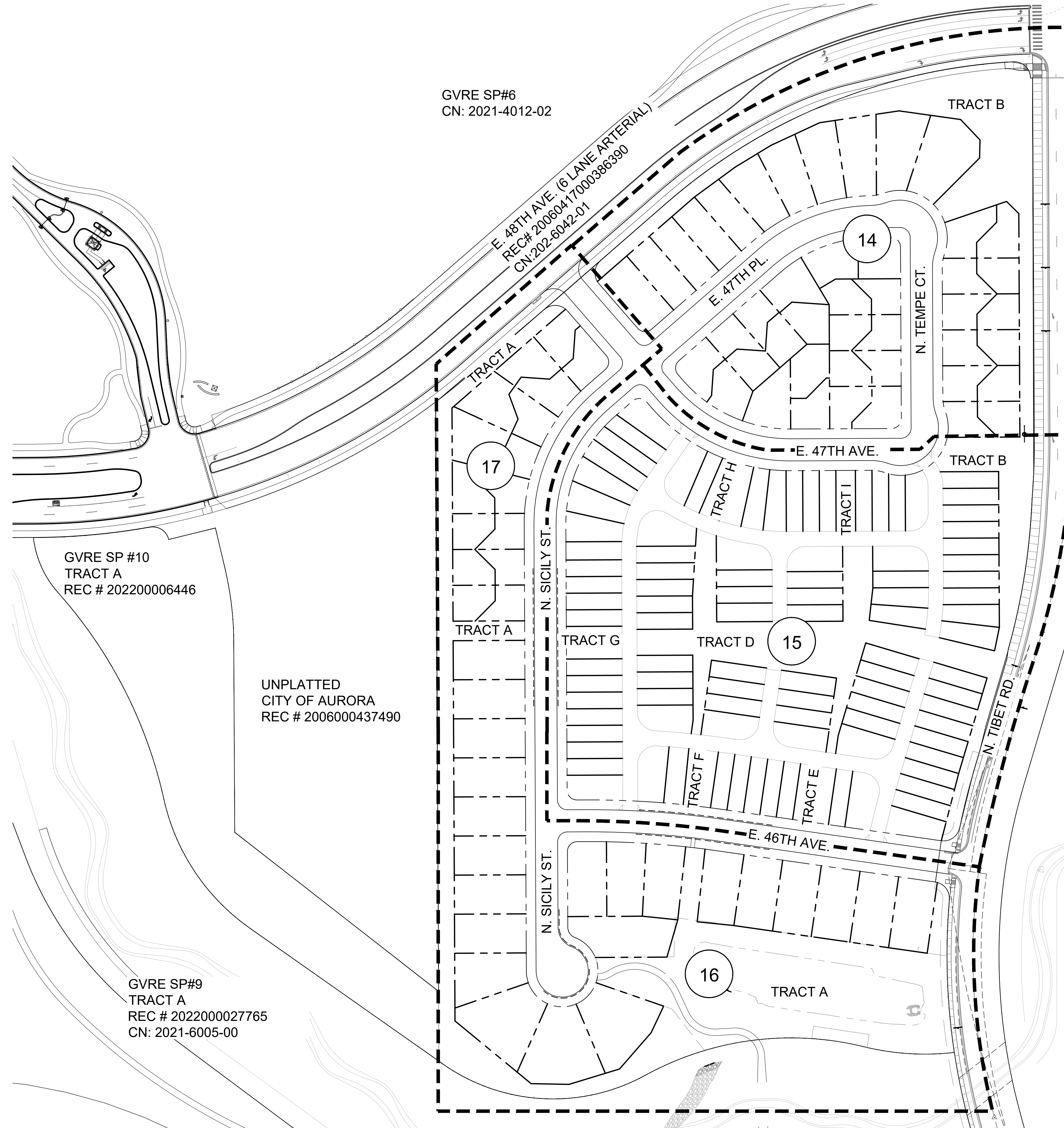
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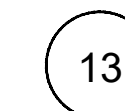
SEE SHEET 12



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 311 1-SHEETS\F-10 LANDSCAPE SHEETS.DWG
9/30/2024 10:42 AM
JOHN SIMMELINK



LEGEND

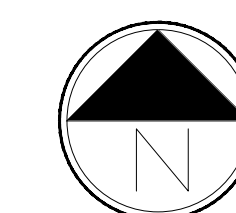


SHEET NUMBER



MATCHLINE

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL LANDSCAPE PLAN
DATE: September 30, 2024



Scale: NTS

terracina
design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

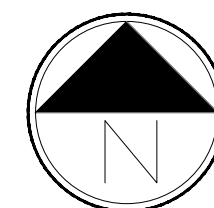
NOT FOR CONSTRUCTION

SHEET 13

NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD RIGHT OF WAY WILL BE BUILT IN A SEPARATE FILING. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

NOT FOR CONSTRUCTION



Scale: 1" = 30'-0"
0 15 30 45

terraccina
design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

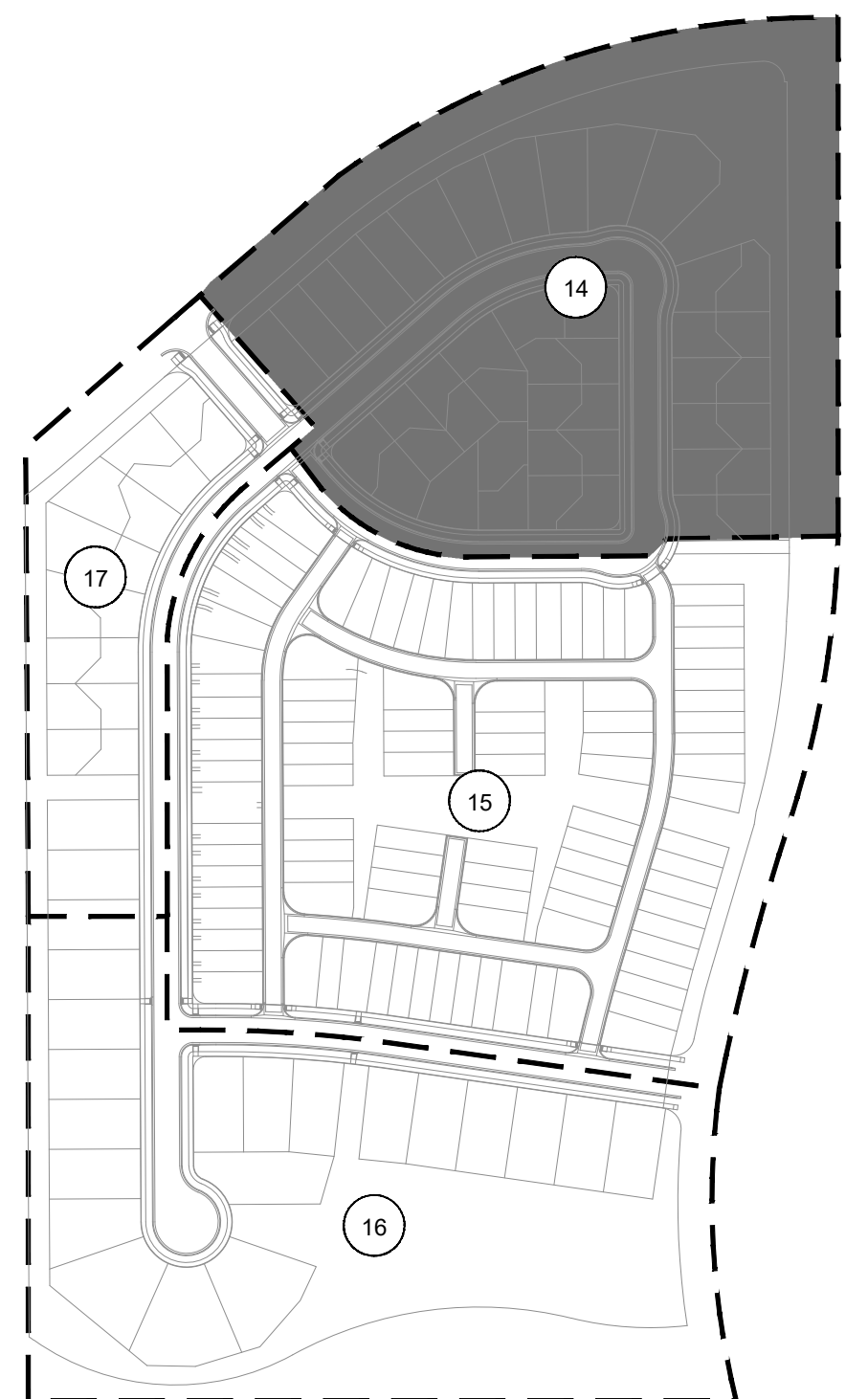
SHEET 14

LEGEND

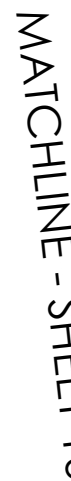
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- LOW GROW SEED MIX
- NATIVE SEED MIX
- CONCRETE WALK
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
- SITE PLAN R.O.W.
- SITE PLAN BOUNDARY
- SIGHT LINE
- LIGHT POLE
- FIRE HYDRANT
- LANDSCAPE BOULDER
- ELECTRIC PEDESTAL

U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

KEY MAP



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: September 30, 2024



MATCHLINE - SHEET 16

U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

has this bee removed?

The site plan shows a proposed development with four numbered lots. Lot 15 is the central, shaded area. Lot 14 is located to the north of Lot 15, Lot 16 is to the south, and Lot 17 is to the west. The plan includes a dashed line indicating the boundary of the development area.

 terracina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

- Scale: 1" = 30'-0"

SHEET 15

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD RIGHT OF WAY WILL BE BUILT IN A SEPARATE FILING. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

0	15	30	45
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terraccina
design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

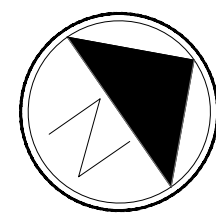
SHEET 16

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 311 1-SHEETS\F-10 LANDSCAPE SHEETS.DWG
9/30/2024 10:42 AM
JOHN SIMMELINK

NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD RIGHT OF WAY WILL BE BUILT IN A SEPARATE FILING. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

NOT FOR CONSTRUCTION



Scale: 1"= 30'-0"
0 5 30 60

terraccina
design
td
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

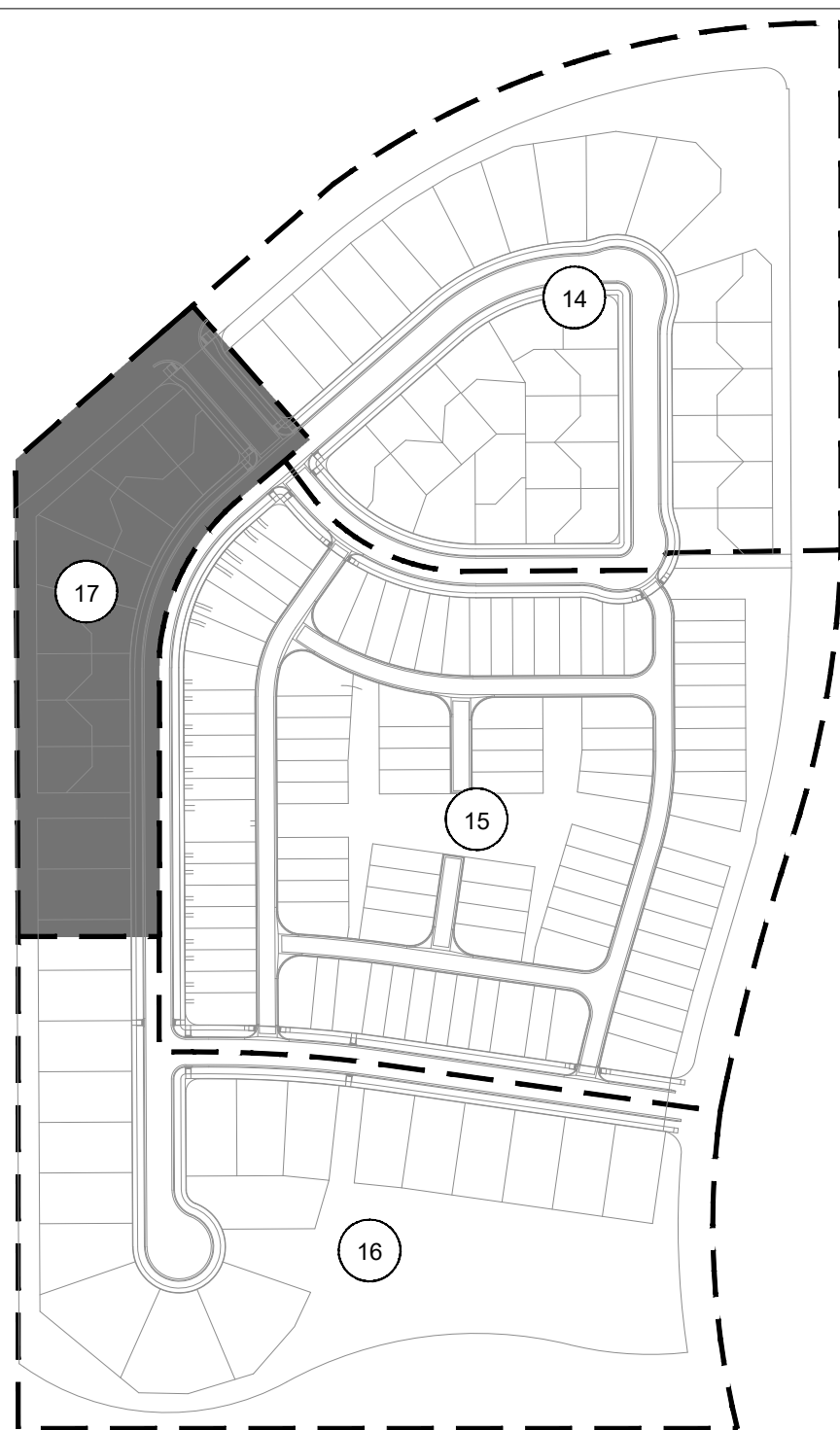
SHEET 17

LEGEND

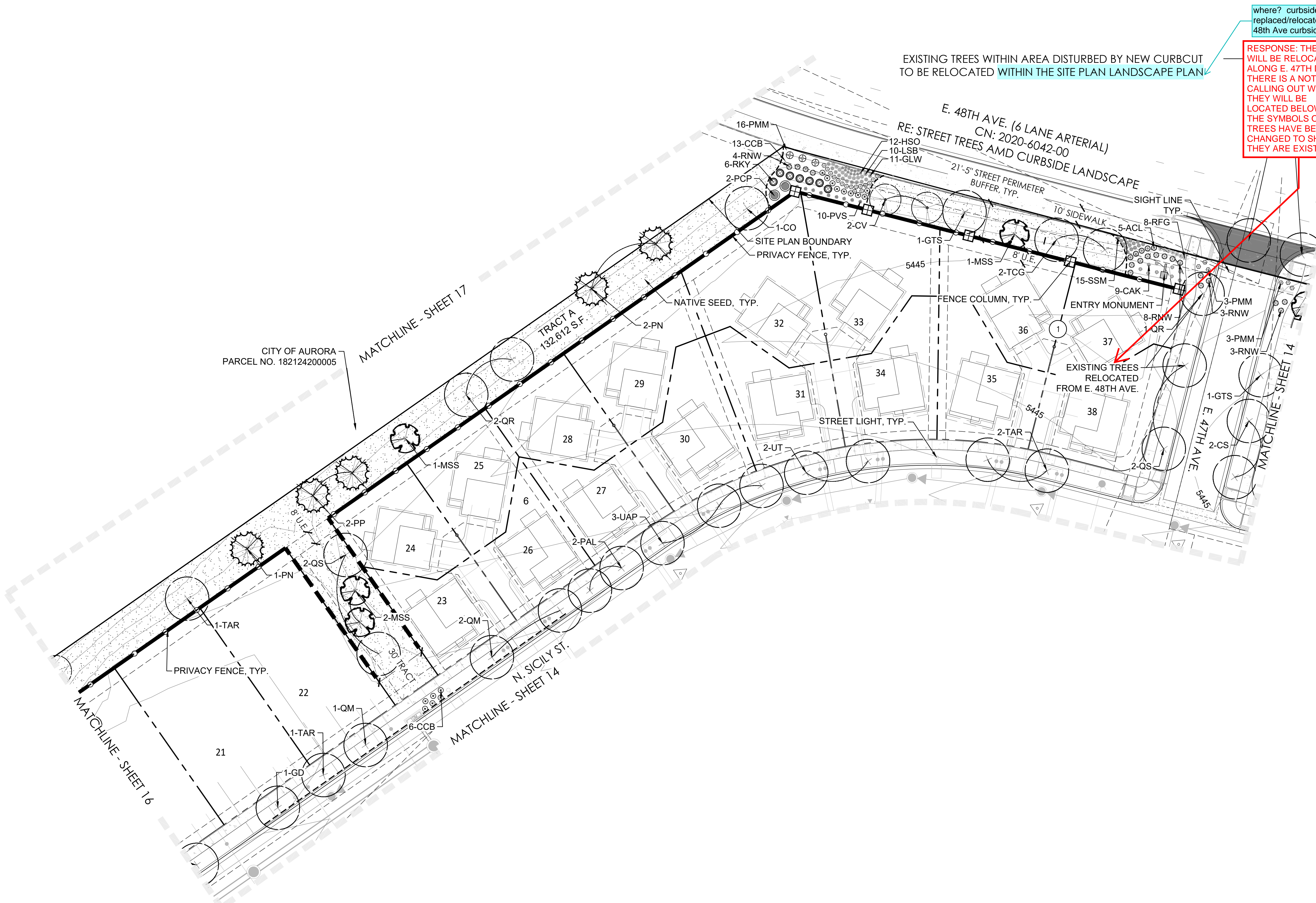
- + CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- LOW GROW SEED MIX
- NATIVE SEED MIX
- CONCRETE WALK
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
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- SITE PLAN BOUNDARY
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- FIRE HYDRANT
- LANDSCAPE BOULDER
- ELECTRIC PEDESTAL

U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

KEY MAP



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: September 30, 2024



TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
						5 GAL	1 GAL
TRACT A**	OPEN SPACE/ST. PERIMETER BUFFER	103.545	26	57	259	103	59
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	79.915	20	65	200	309	195
TRACT D	OPEN SPACE	40.898	11	41	102	410	228
TRACT E	OPEN SPACE	2.595	1	1	6	5	3
TRACT F	OPEN SPACE	3.802	1	1	10	10	7
TRACT G	OPEN SPACE	4.275	2	2	11	9	6
TRACT H	OPEN SPACE	2.671	1	1	7	6	3
TRACT I	OPEN SPACE	2.805	1	1	7	6	3
TOTALS		240.506	63	169	601	858	504
						1026	

STREET PERIMETER BUFFER TABLE

TRACT D GREENCOURTS

PROS LOW GROW MIX 1

TOTAL POUNDS PLS / ACRE		30
For dry, upland, sandy loam to clay loam soils, best with 1-3%+ organic matter. Grasses are short stature. Seeding rate is 30 PLS lbs/acre. Cross drill or broadcast seed and harrow, mulch. Follow seeding specifications. Plant heights are mostly <10 inches. While not recommended, omitting		

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED	AREA	PLANTS REQ'D	PLANTS PROVIDED
E. 46TH AVE. [NORTH]	1 TREE/40 LF	421	11	11	182	5	5
E. 46TH AVE. [SOUTH]	1 TREE/40 LF	528	14	14	158	4	4
E. 47TH AVE. [NORTH]	1 TREE/40 LF	387	10	11	250	6	6
E. 47TH AVE. [SOUTH]	1 TREE/40 LF	424	11	11	540	14	14
E. 4TH PL. [EAST]	1 TREE/40 LF	420	11	11	0	0	0
E. 4TH PL. [WEST]	1 TREE/40 LF	426	11	11	0	0	8
N. TEMPE CT. [EAST]	1 TREE/40 LF	441	12	12	231	6	6
N. TEMPE CT. [WEST]	1 TREE/40 LF	292	8	8	0	0	0
N. SICILY CT. [EAST]	1 TREE/40 LF	949	24	24	592	15	15
N. SICILY CT. [WEST]	1 TREE/40 LF	959	24	24	243	6	6
TOTAL		4,288	112	113		55	72

- E. 48TH AVE - N. ROME ST. TO N. TIBET RD : CN: 2020-6042-00
- N. TIBET RD TO E. 48TH AVE : CN: 2021-6018-00

TRACT	TRACT DESCRIPTION	SITE PLAN TRACT AREA (S.F.)	TOTAL TRACT AREA (A.C.)	OWNERSHIP	MAINTENANCE	DEDICATED
TRACT A	OPEN SPACE / STREET PERIMETER	103,545	2.38	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N
TRACT B	OPEN SPACE / STREET PERIMETER	79,915	1.83	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	Y
TRACT D	OPEN SPACE	40,898	0.94	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N
TRACT E	OPEN SPACE	2,595	0.06	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N
TRACT F	OPEN SPACE	3,802	0.09	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N
TRACT G	OPEN SPACE	4,275	0.10	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N
TRACT H	OPEN SPACE	2,671	0.06	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N
TRACT I	OPEN SPACE	2,805	0.06	CLAYTON PROPERTIES GROUP INC.	METROPOLITAN DISTRICT	N

PARKING SUMMARY		
TYPE	REQUIRED	PROVIDED
OFF-STREET		
SINGLE-FAMILY	66	66
SINGLE-FAMILY MOTORCOURT	98	98
DUPLEX	196	196
OFF-STREET GUEST		
SINGLE-FAMILY	13	66
SINGLE-FAMILY MOTORCOURT	20	0
DUPLEX	39	196
TOTAL	432	622

Note: Provided parking includes driveway and garage parking only. Additional street parking available on local streets.

E. 48TH AVE (TRACT A)
 N. TIBET RD. (TRACT A/B)
 E. 48TH AVE./ N. TIBET RD. (TRACT B)
 DEDICATED OPEN SPACE

TRACT A
 TRACT B
 TRACT H
 TRACT I
 GREEN COURT A
 GREEN COURT B
 TRACT D
 GREEN COURT D
 TRACT F
 TRACT E

No more than 20 percent of the buffer plant material shall be ornamental grasses. 192-60 (tree equ)=132 x .8=106

RESPONSE: GRASS COUNT HAS BEEN REVISED TO MEET 20% OF THE BUFFER PLANT MATERIAL.

TRACT A

TY PLS LBS/ACRE

RESPONSE: GRASS COUNT HAS BEEN REVISED TO MEET 20% OF THE BUFFER PLANT MATERIAL.

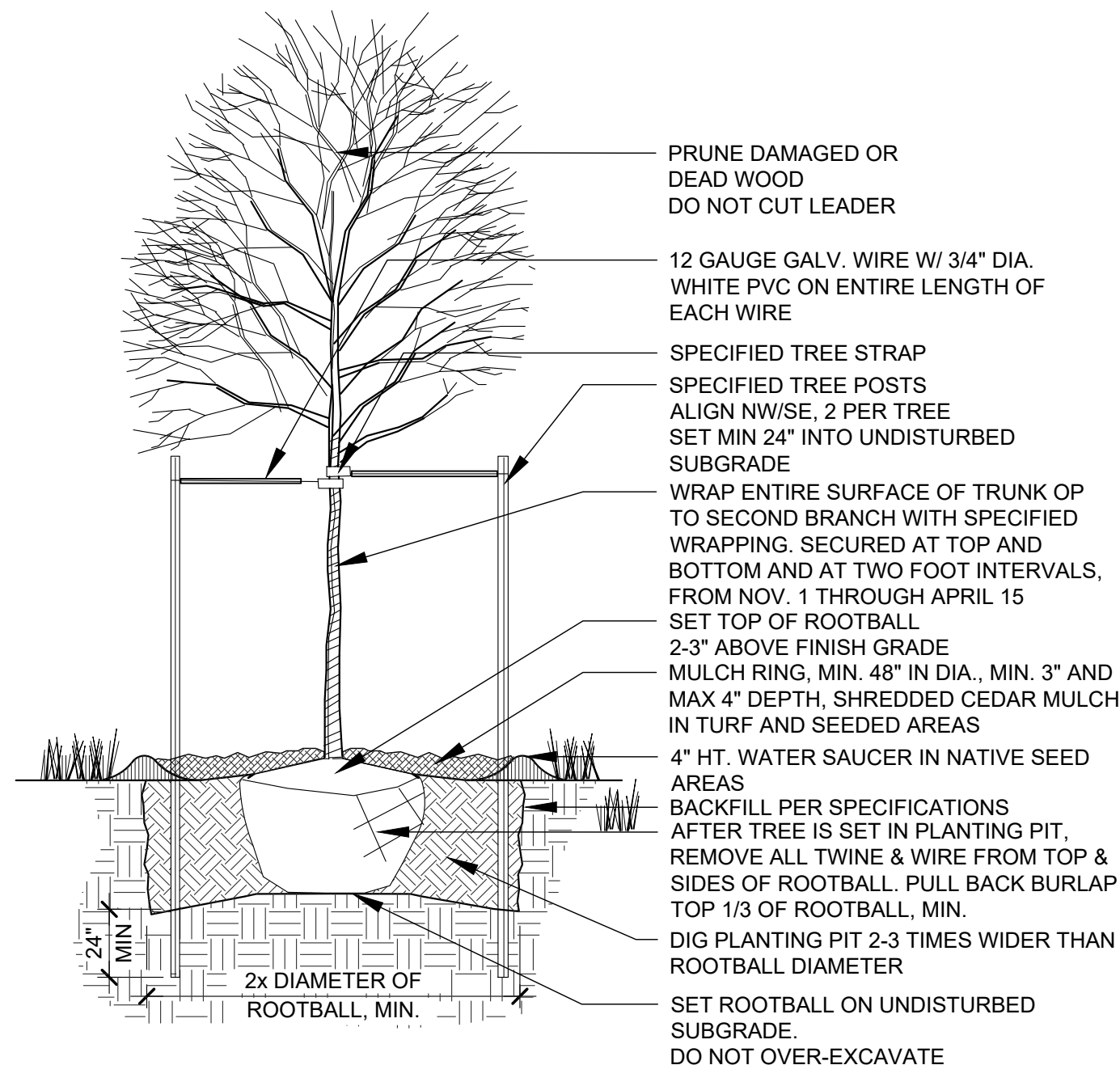
DTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE ¹
DECIDUOUS SHADE TREES						
12	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5' CAL	B&B	L-M
27	CO	CELTIS OCCIDENTALIS	HICKBERRY, WESTERN	2.5' CAL	B&B	L-M
11	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B	L-M
12	GY	GYNERIUM DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	L-M
25	GTI	GLEDITSIA TRACANTHOS NERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
15	GTLS	GLEDITSIA TRACANTHOS NERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
11	PAL	PLATANUS XACERIFOLIA 'BLOODGOOD'	PLANE TREE, BLOODGOOD	2.5' CAL	B&B	M
13	QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
17	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
10	QS	QUERCUS SCHUMMARDI	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
16	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
25	TCG	TILIA CORDATA 'GREENSPICE'	LINDEN, GREENSPICE	2.5' CAL	B&B	L-M
17	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
18	UT	ULMUS XTRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
ORNAMENTAL TREES						
7	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
9	CV	CRATAEGUS VIRIDUS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
9	MRR	MALUS 'ROYAL RANDROPS'	CRABAPPLE, ROYAL RANDROPS	6-8' MULTI	B&B	L-M
17	MSL	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0' CAL	B&B	L-M
14	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOKECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M
EVERGREEN TREES						
4	PE	PNIS USULIS	PINE, PINON	6' HT.	B&B	L-M
13	PN	PNIS INORRA	PINE, AUSTRALIAN	6' HT.	B&B	M
14	PP	PNIS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
EVERGREEN SHRUBS						
67	JCA	JUNIPERUS CHINENSIS 'ARMISTONGII'	JUNIPER, ARMISTONG	#5	CONT.	L
11	JHJ	JUNIPERUS HORIZONTALIS 'NUCHESSA'	JUNIPER, HUGHES	#5	CONT.	L
11	JMO	JUNIPERUS XMEDIAL 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
94	PMH	PNIS MUGO MOPS	MINIATURE MUGO PINE	#5	CONT.	L
DECIDUOUS SHRUBS						
88	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
7	BOB	BUDDELEJA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
163	CCB	CARPOTERIS X GLANDONENSIS 'BLUE MIST'	SPirea, BLUE MIST	#5	CONT.	L
27	EAC	EUCONYIA X LINDA COMPACTUS	WILFIRE BURNING BUSH	#5	CONT.	L
46	PAR	PEROVSKIA ATROPICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
3	PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.	L
25	PCP	PRUNUS X CISTENA	MOKKONGRAE, CHEYENNE	#5	CONT.	L-M
14	PL	PHACELIA LEWISII 'CHEYENNE'	PURP, PLUMLEAF	#5	CONT.	L-M
46	POL	PHYSCOCARPUS OPIFOLIUS 'LITTLE DEVIL'	NINEBARB, LITTLE DEVIL	#5	CONT.	L-M
65	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
63	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
19	RME	ROSA MEDIAL FIRE	ROSE, FIRE MEDIAL	#5	CONT.	L-M
189	RHW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB	#5	CONT.	L-M
PERENNIALS						
4	AMT	ACHILLEA MILEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	#1	CONT.	L
22	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
8	CRR	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
14	CVHM	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
67	GLW	GAURA LINDHUISER	WHIRLING BUTTERFLIES	#1	CONT.	L
29	HSD	HEMORCALLIS STELLA DE ORO	STELLA DE ORO DAYLILY	#1	CONT.	L
13	HAR	HEMORCALLIS AUTUMN RED'	RED DAYLILY	#1	CONT.	L
4	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
70	RFC	RUBISCOBA FULIDA 'GOLDSTUM'	BLACK-EYED SUSAN	#1	CONT.	L
110	SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
ORNAMENTAL GRASSES						
75	BGS	BOULELOUJA CURTIPENDULA	SIDEGLASS GRAMA GRASS	#1	CONT.	L
192	BGS	BOULELOUJA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
91	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#1	CONT.	L
89	PVS	PANICUM VIRGATUM 'SHENADOAH'	SHENADOAH RED SWITCH GRASS	#1	CONT.	L

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. SHRUB BEDS SHALL CONTAIN 1 3/4" - 3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
6. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
8. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
10. LIGHTING WILL BE STREET POLE LIGHTING. SIDEWALKS AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE AS APPROPRIATE. ON- SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 20 FEET TALL. FIXTURES SHOULD BE OF THE DOWNGAST TYPE.

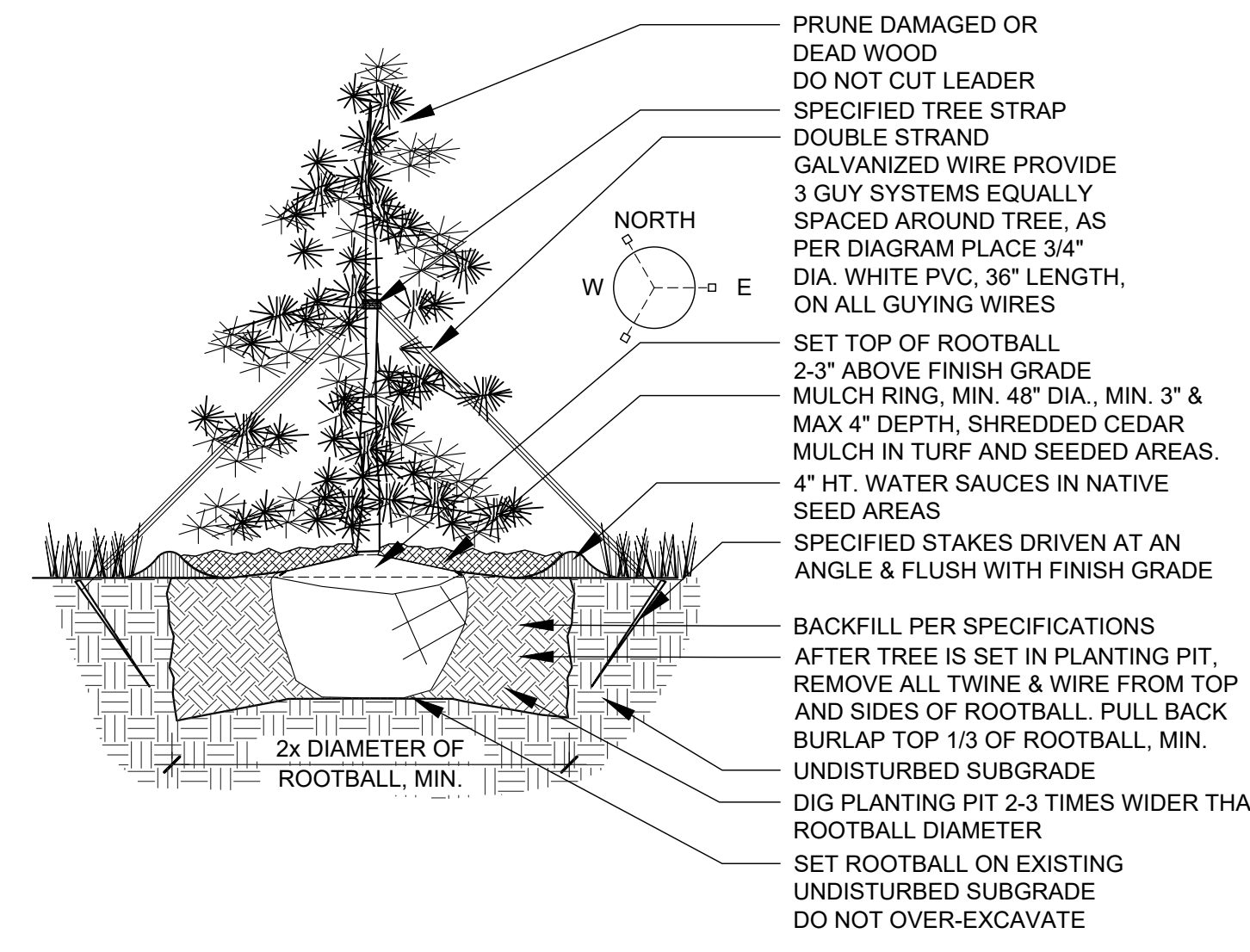
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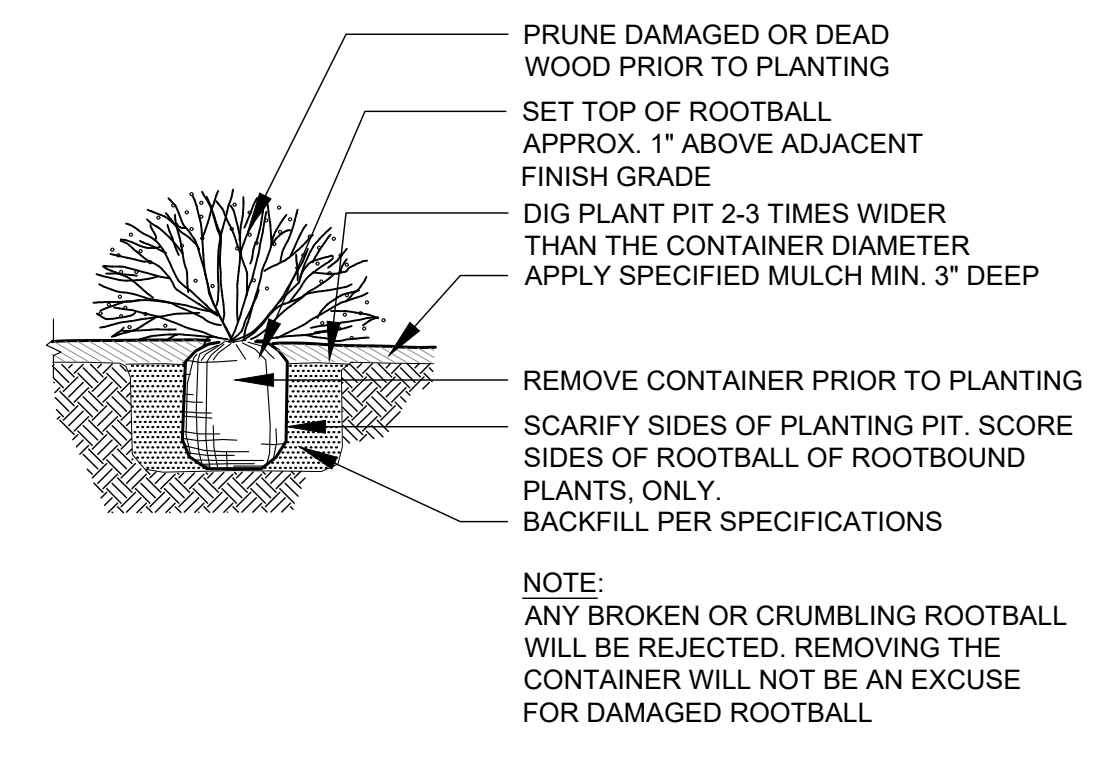
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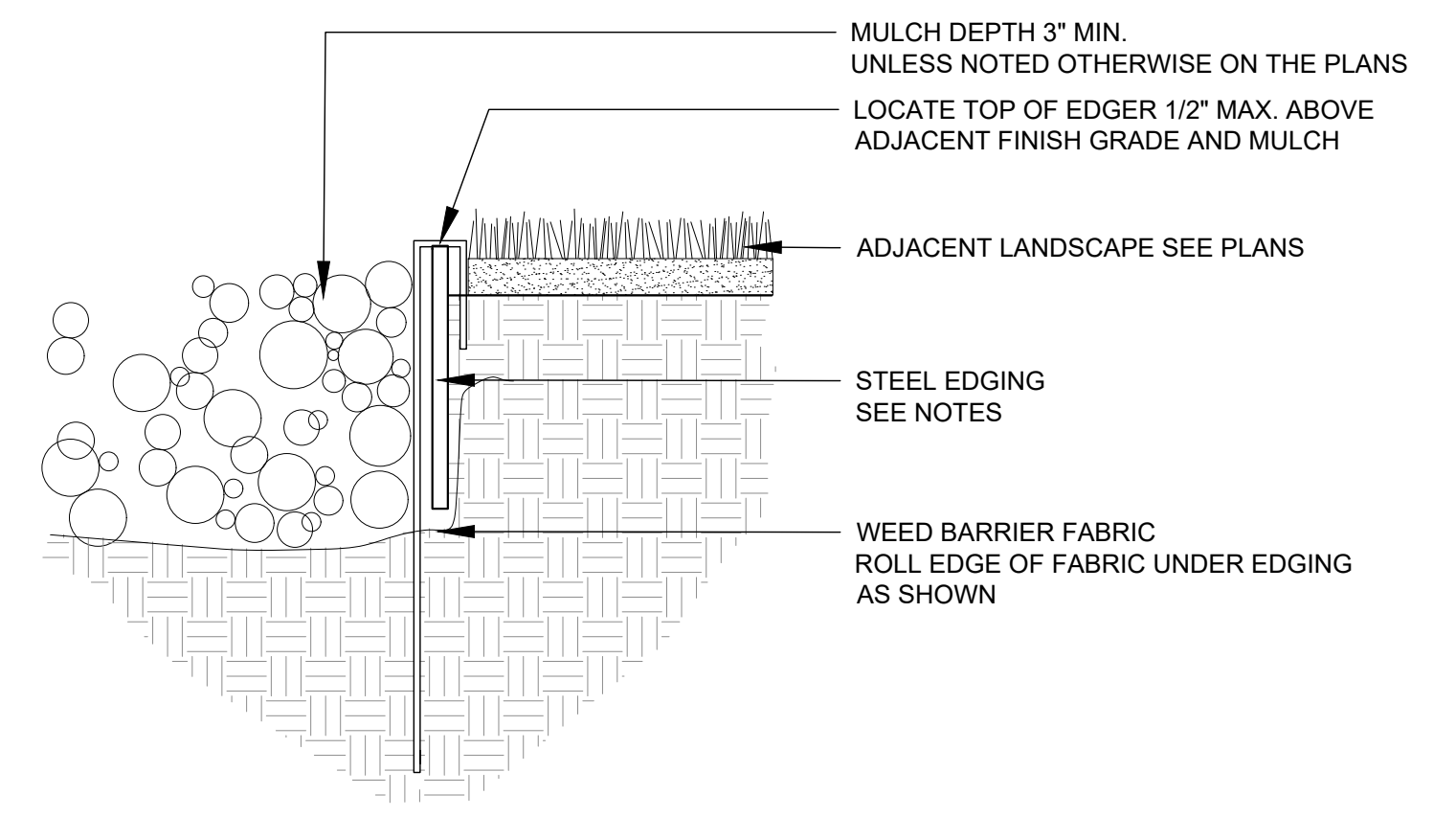
1 DECIDUOUS TREE PLANTING
SCALE: NTS



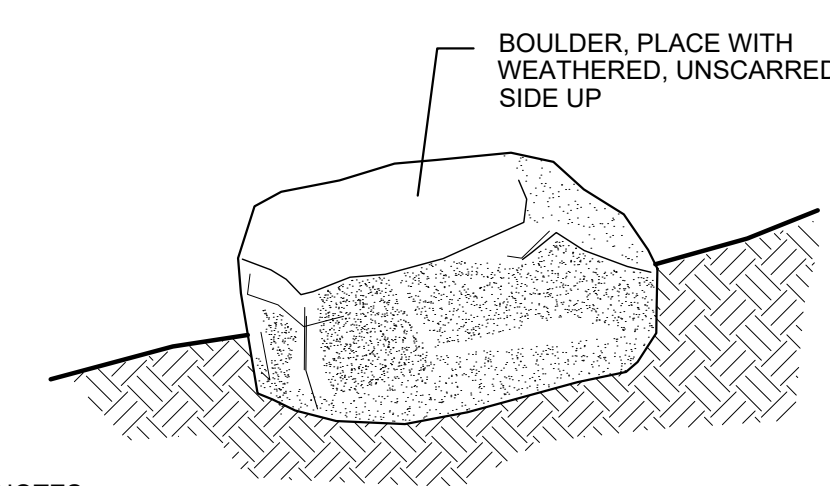
2 EVERGREEN TREE PLANTING
SCALE: NTS



3 TYPICAL SHRUB PLANTING
SCALE: NTS

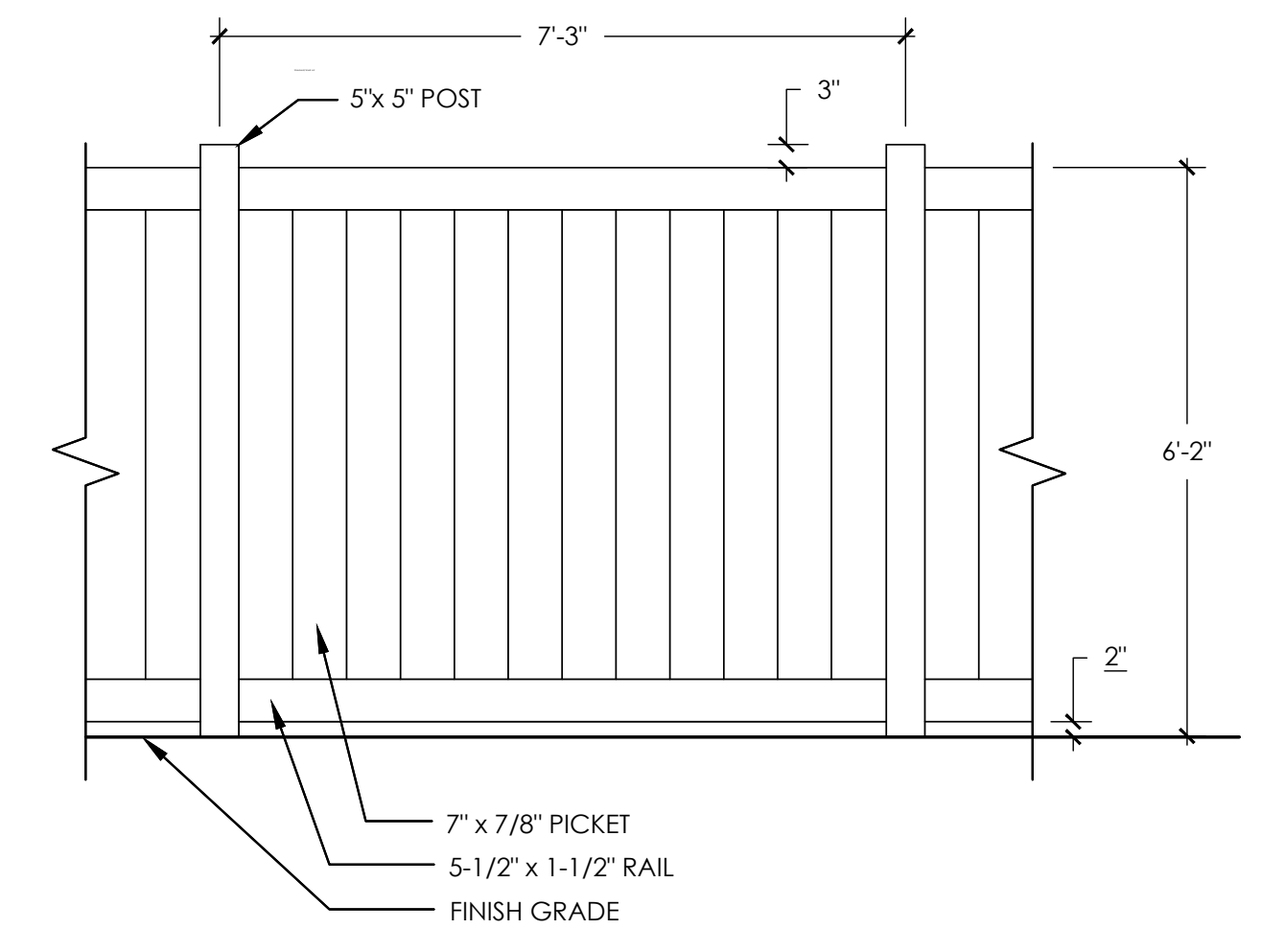


4 STEEL EDGER
SCALE: NTS



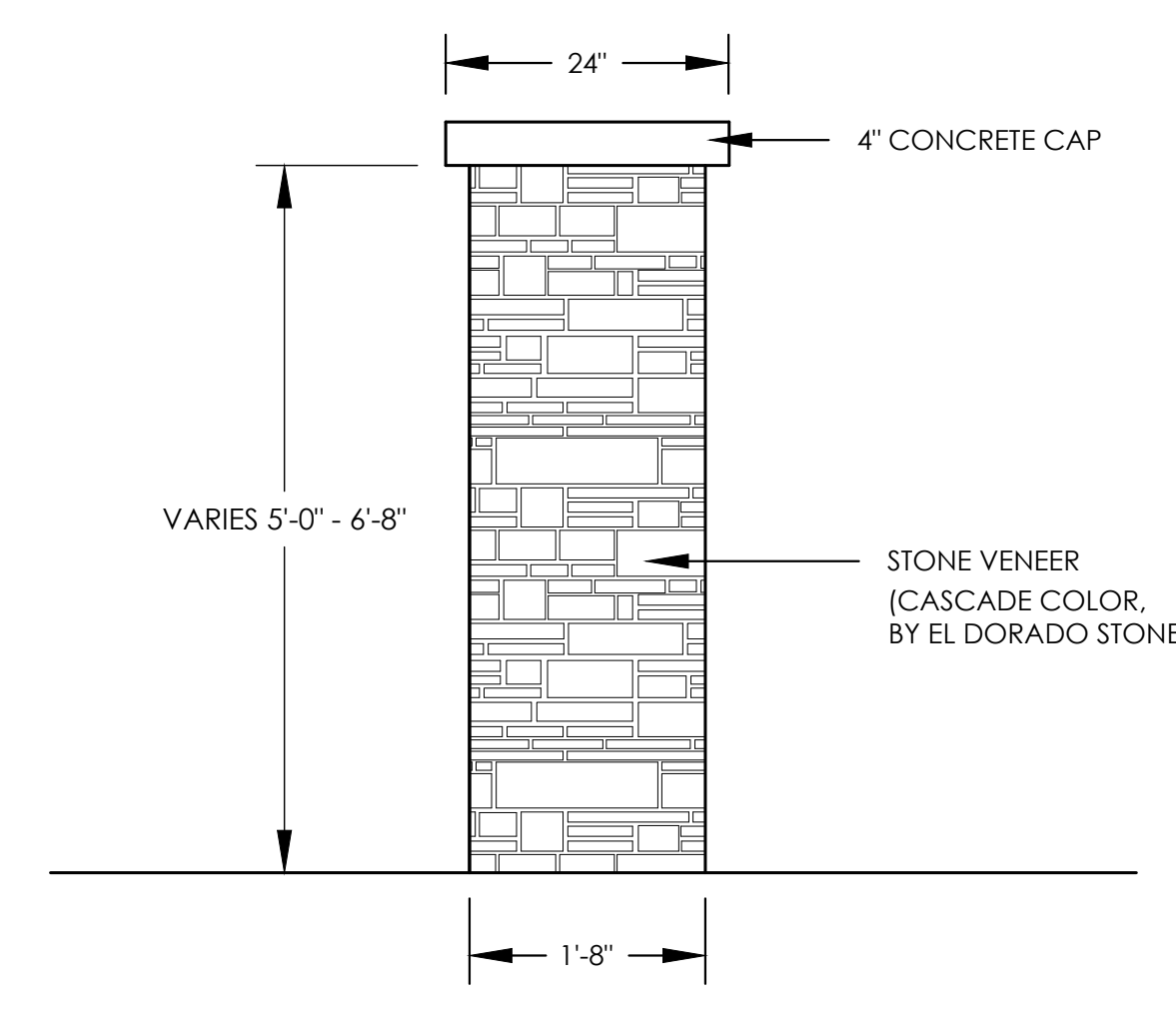
- NOTES
1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
 2. BURY ROCK 1/3 OF TOTAL DEPTH.
 3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
 4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
 5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 7. BOULDERS SHALL BE COLORADO GRANITE WITH EXPOSED SIDES FREE OF DAMAGE, CHIPS, OR SCARING. SIZES SHALL BE 3'W X 4'L X 3'H (+ 6" IN ANY DIMENSION).
 8. ALL BOULDERS SHALL BE OUTSIDE ROADWAY CLEAR ZONES

5 LANDSCAPE BOULDER
SCALE: NTS



- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
 2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF SIDEWALK.
 3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.
 4. ALL CORNER LOT SIDE YARD FENCES SHALL BE SET BACK 4' MINIMUM FROM SIDEWALK.
 5. FENCING ALONG LOCAL, ARTERIAL AND COLLECTOR ROADWAYS TO BE MADE OF COMPOSITE MATERIAL. IF INTERIOR LOT FENCING FENCING IS NOT VISIBLE FROM PUBLIC VIEW, IT MAY BE MADE OF VINYL, CEDAR, OR COMPOSITE MATERIAL. UTILIZE EARTHTONE COLORS.
 6. TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS OR ALONG THE PERIMETER OF LOTS. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

6 PRIVACY FENCE
SCALE: 1/2"=1'



- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
 2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF SIDEWALK.
 3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.
 4. ALL CORNER LOT SIDE YARD FENCES SHALL BE SET BACK 4' MINIMUM FROM SIDEWALK.
 5. FENCING ALONG LOCAL, ARTERIAL AND COLLECTOR ROADWAYS TO BE MADE OF COMPOSITE MATERIAL. IF INTERIOR LOT FENCING FENCING IS NOT VISIBLE FROM PUBLIC VIEW, IT MAY BE MADE OF VINYL, CEDAR, OR COMPOSITE MATERIAL. UTILIZE EARTHTONE COLORS.
 6. TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS OR ALONG THE PERIMETER OF LOTS. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

7 FENCE COLUMN
SCALE: 3/4"=1'



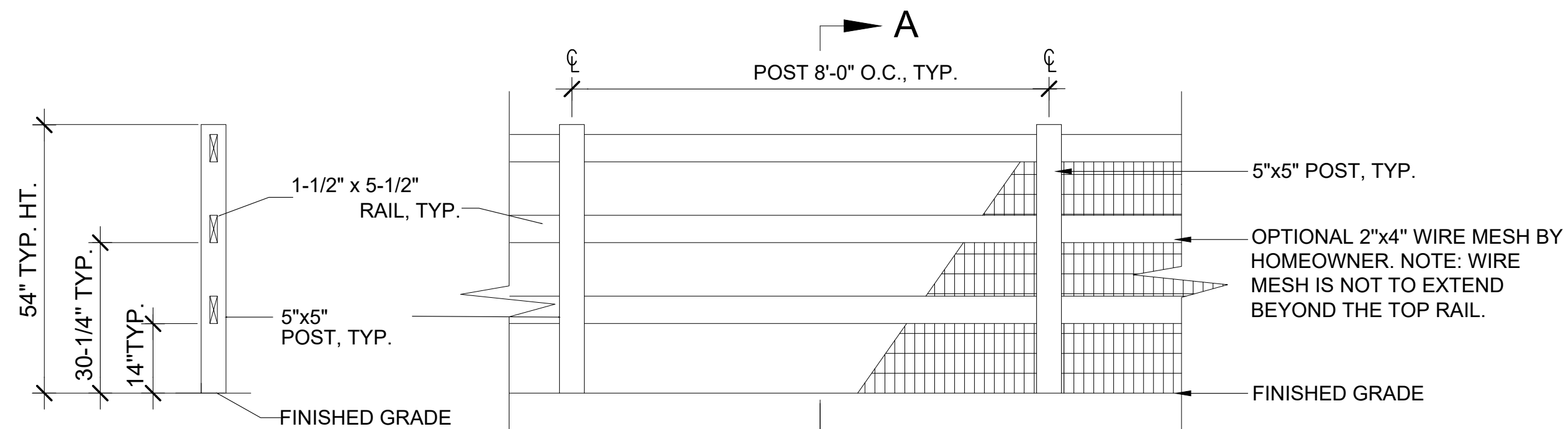
11 TABLE W/ UMBRELLA
SCALE: NTS



10 BENCH
SCALE: NTS

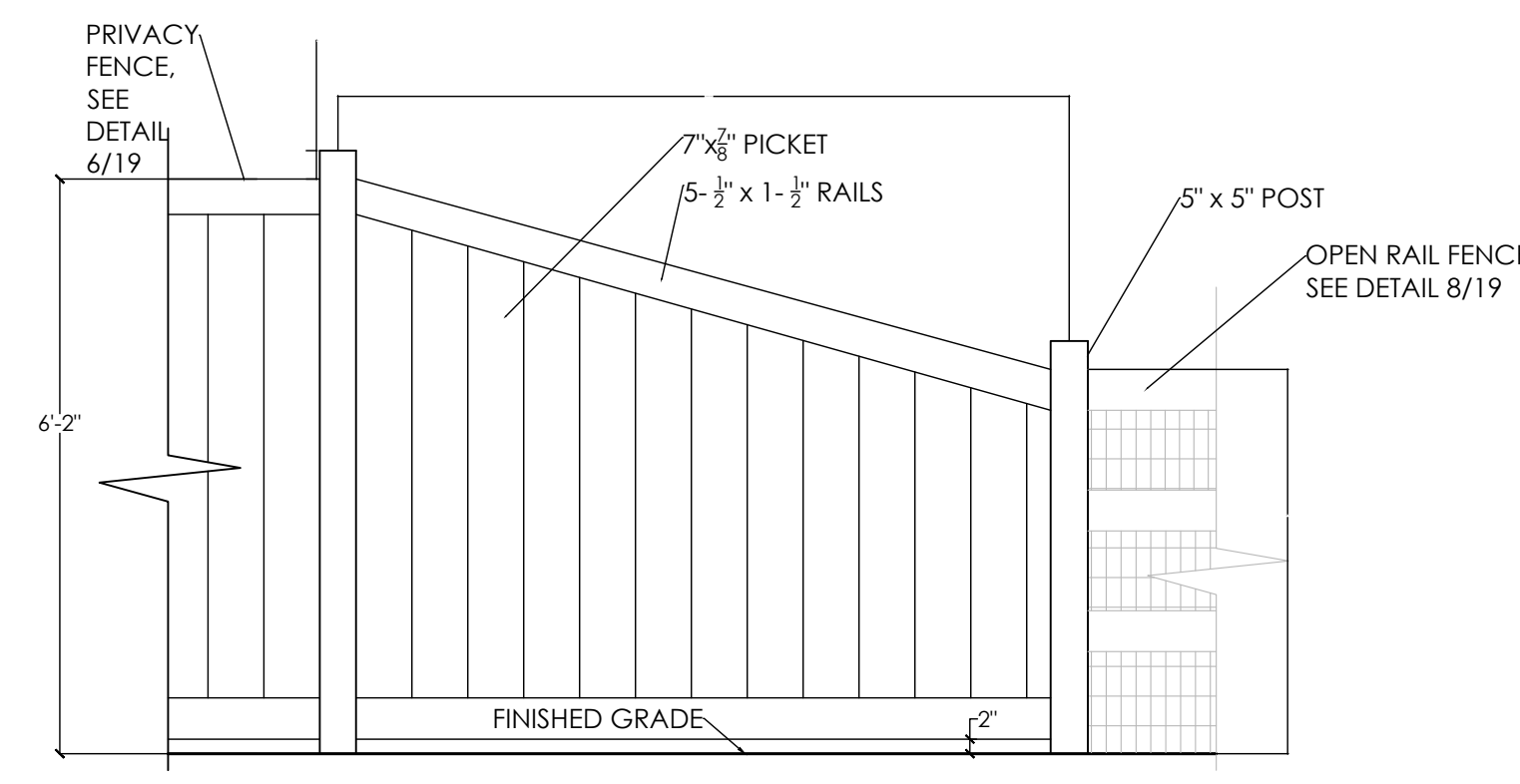


11 TABLE W/ UMBRELLA
SCALE: NTS



- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK OR BEHIND THE REQUIRED BUFFER UNLESS A GREATER SETBACK IS REQUIRED.
 2. OPEN STYLE SIDE YARD FENCES FOR SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
 3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.

8 OPEN RAIL FENCE
SCALE: 1/2"=1'



- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
 2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF SIDEWALK.
 3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.
 4. MATCH PRIVACY FENCE DETAIL FOR MATERIALS.

9 FENCE TRANSITION DETAIL
SCALE: 1/2"=1'

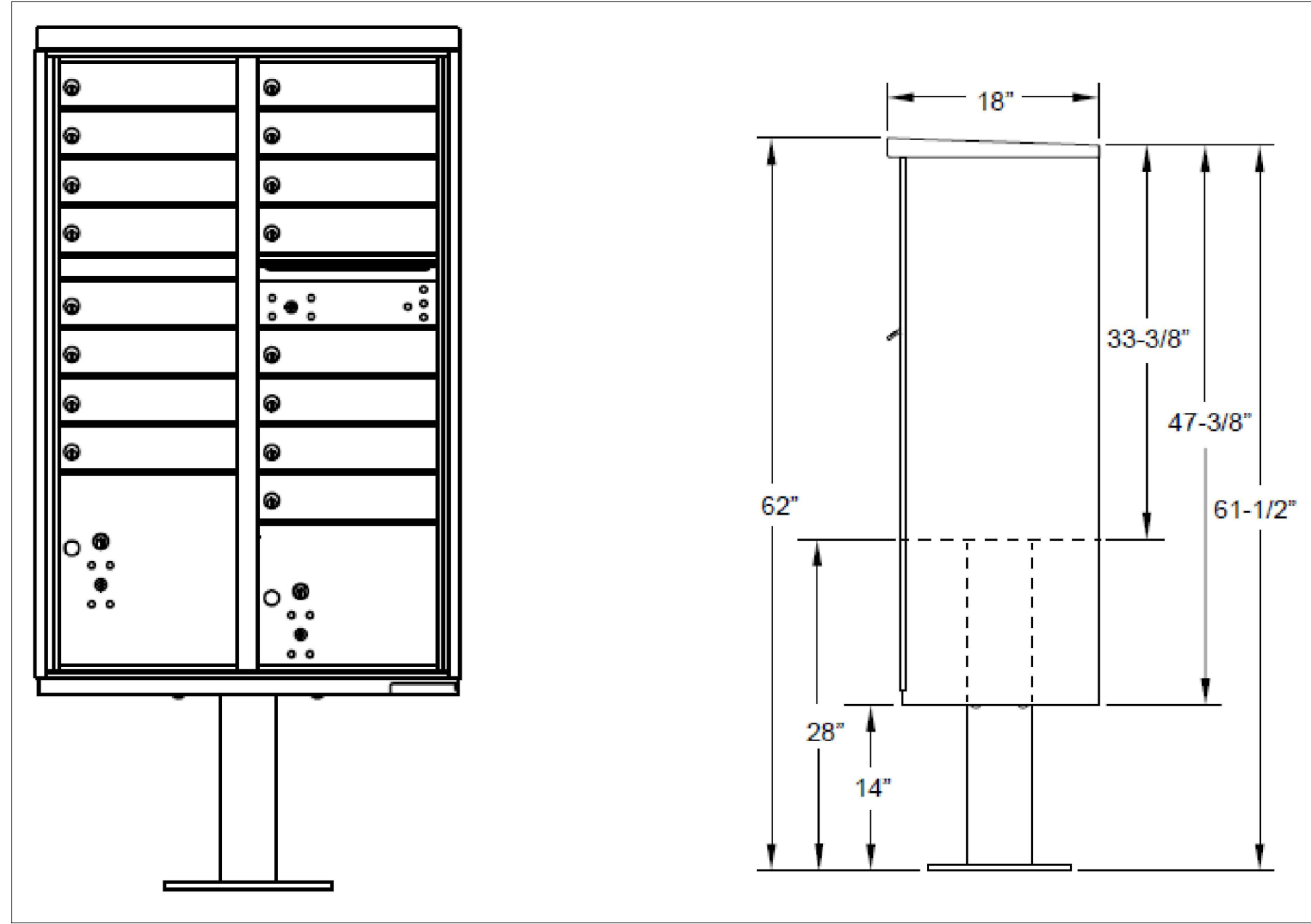
GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: September 30, 2024



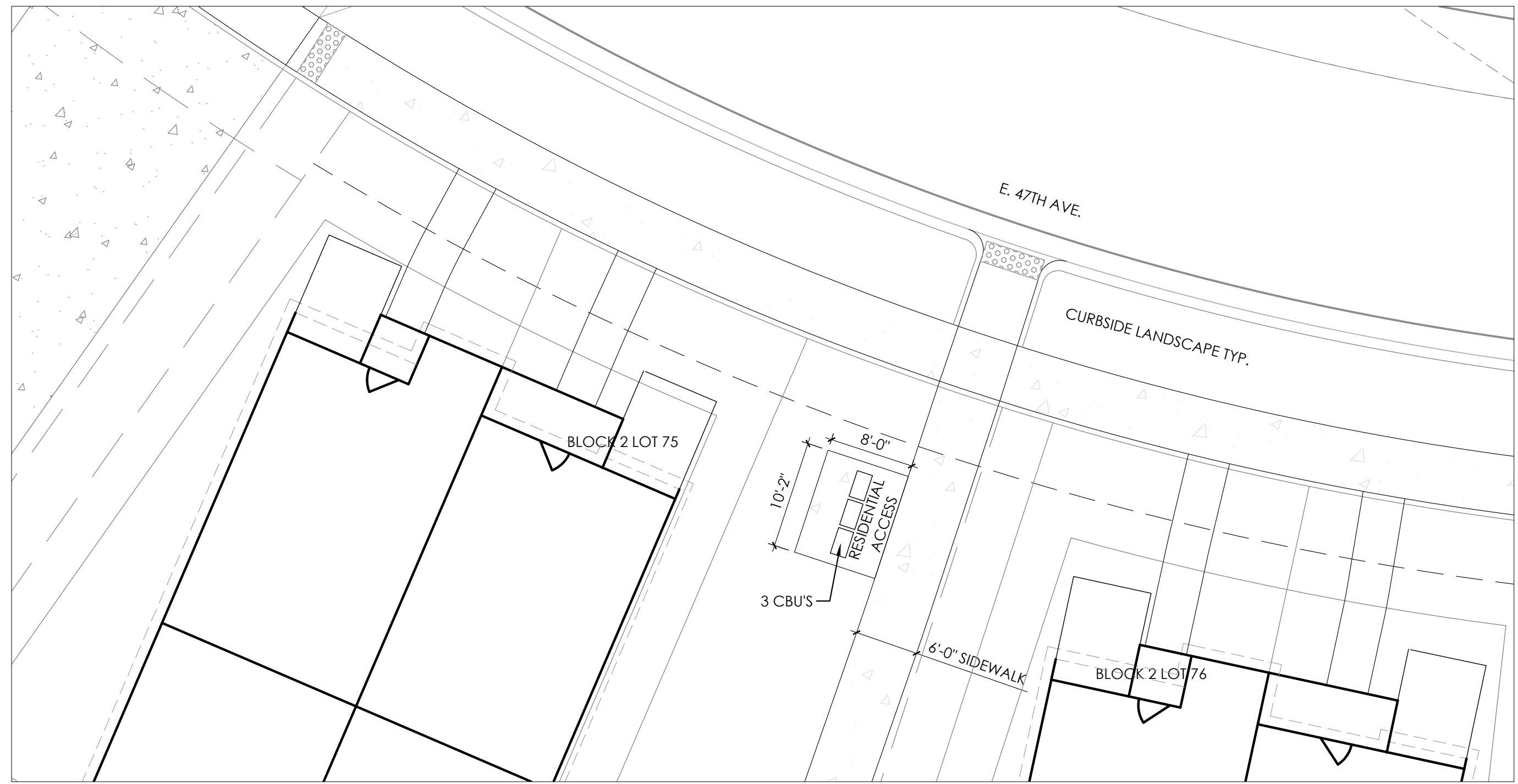
* IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 311 1-SHEETS\F-10 DETAILS.DWG
9/30/2024 10:42 AM
JOHN SIMMELINK

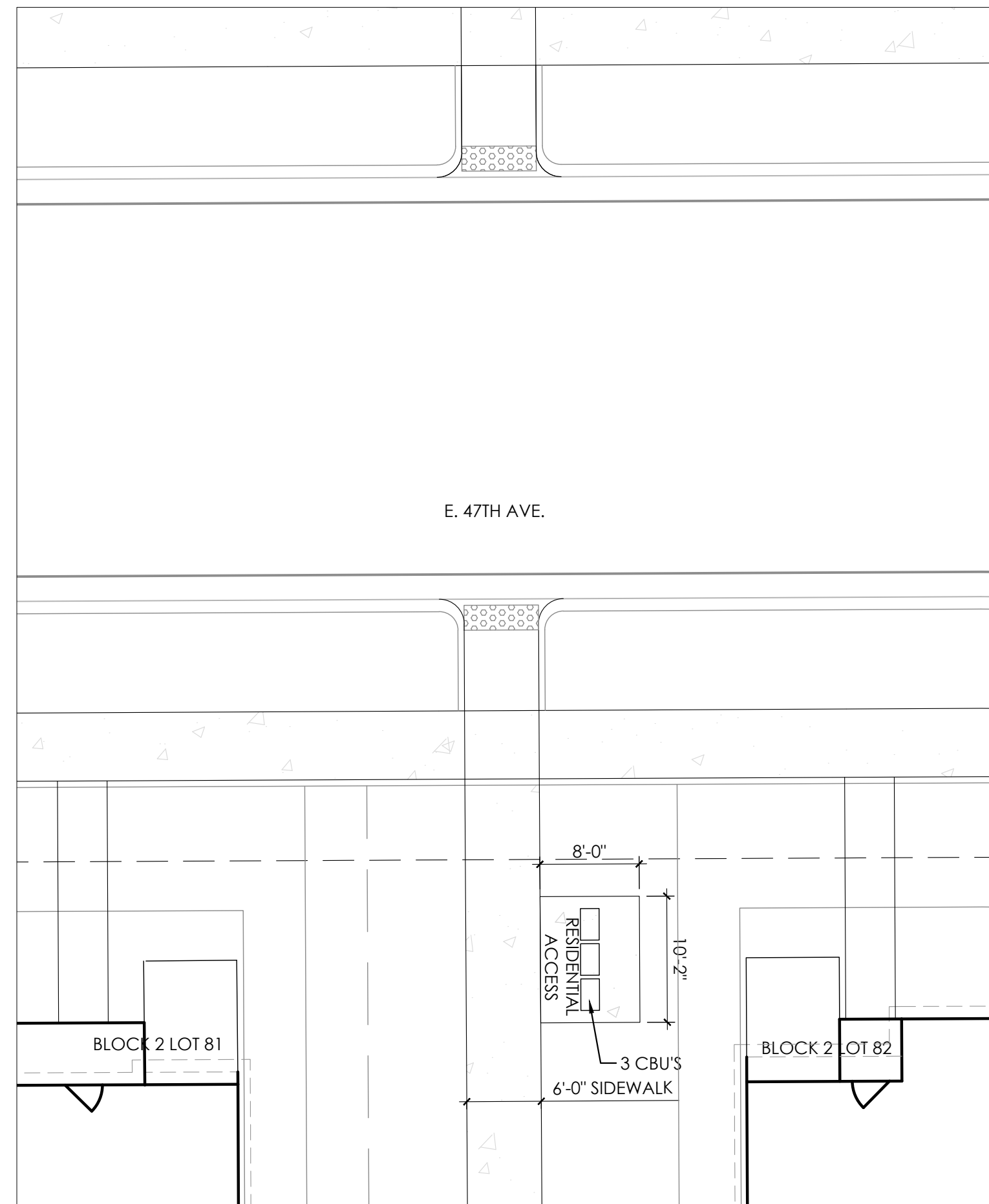
- NOTE:
1. PRODUCT TYPE: CLUSTER BOX UNITS
 2. INSTALLATION: MOUNTED ON A PEDESTAL
 3. FINISH: SANDSTONE
 4. LOCKS: STANDARD CAM LOCK, 3 KEYS
 5. DOOR ID: DECALS
 6. MASTER DOOR: PREPARED FOR USPS MASTER LOCK
 7. MODEL: 1570-16
 8. MAIL KIOSK LOCATIONS SHALL BE IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS



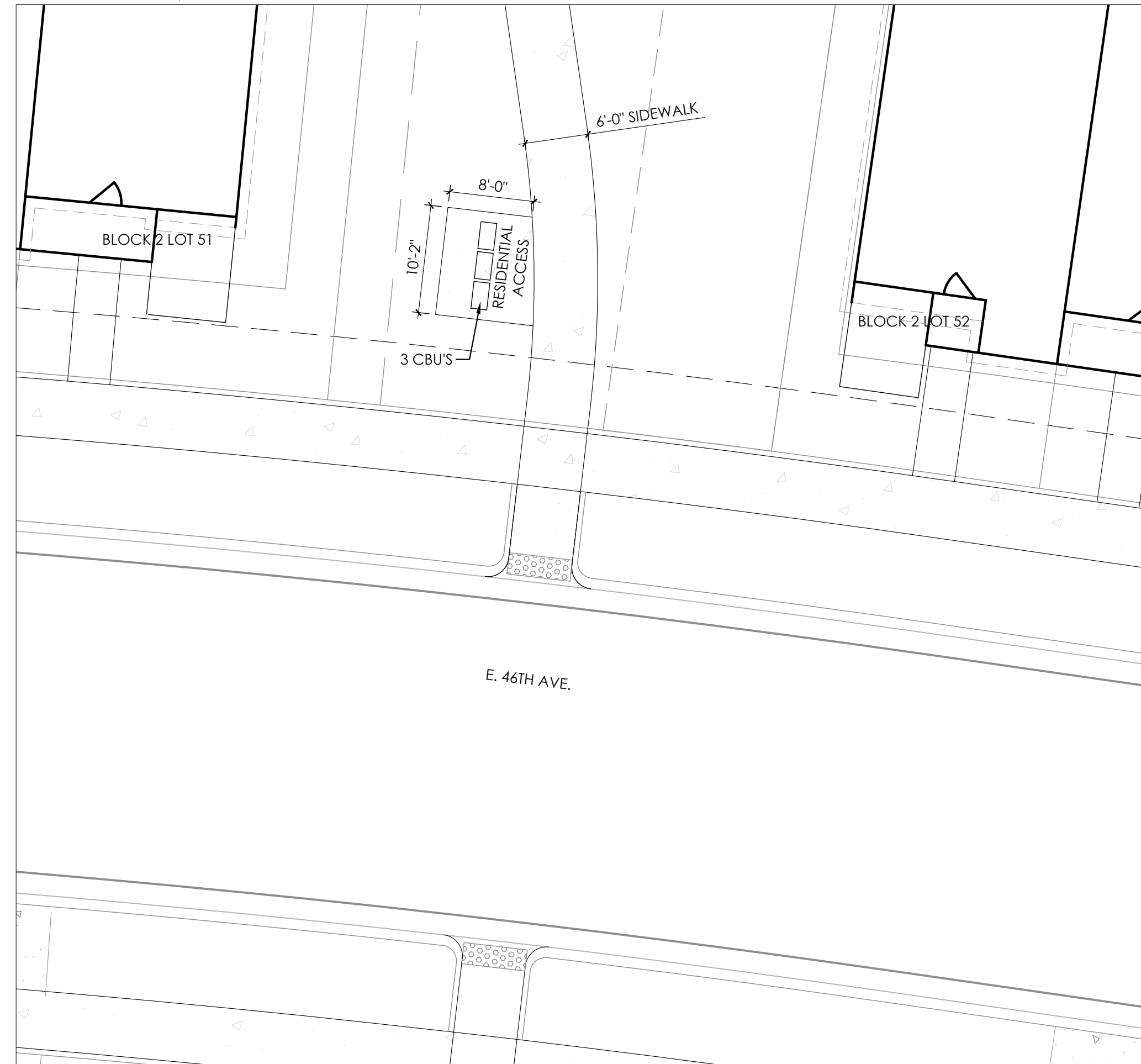
1 MAIL BOX KIOSK
SCALE: 1/2"=1'



2 MAIL BOX KIOSK LOCATION A
SCALE: 1/4"=1'



3 MAIL BOX KIOSK LOCATION B
SCALE: 1:10



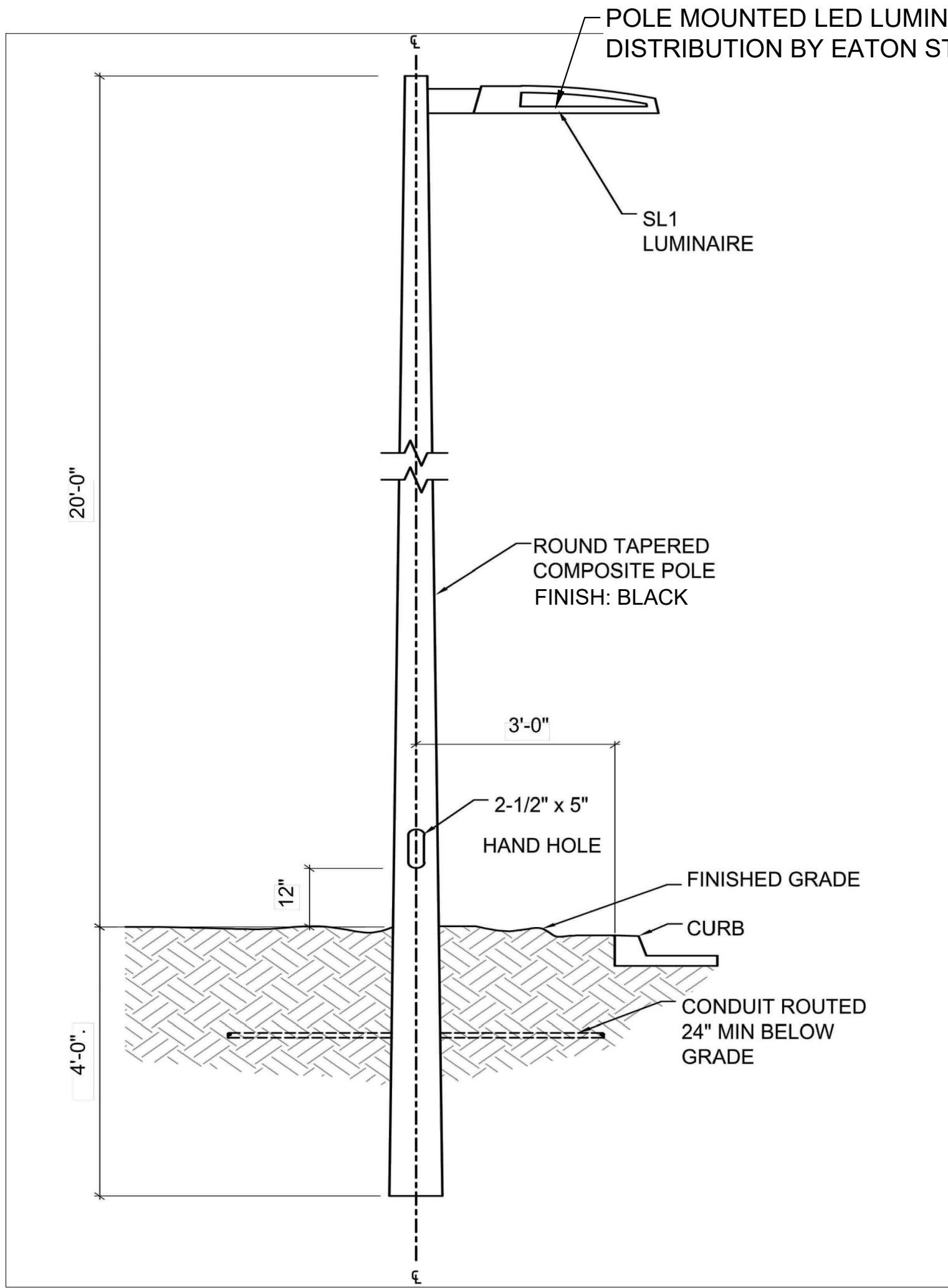
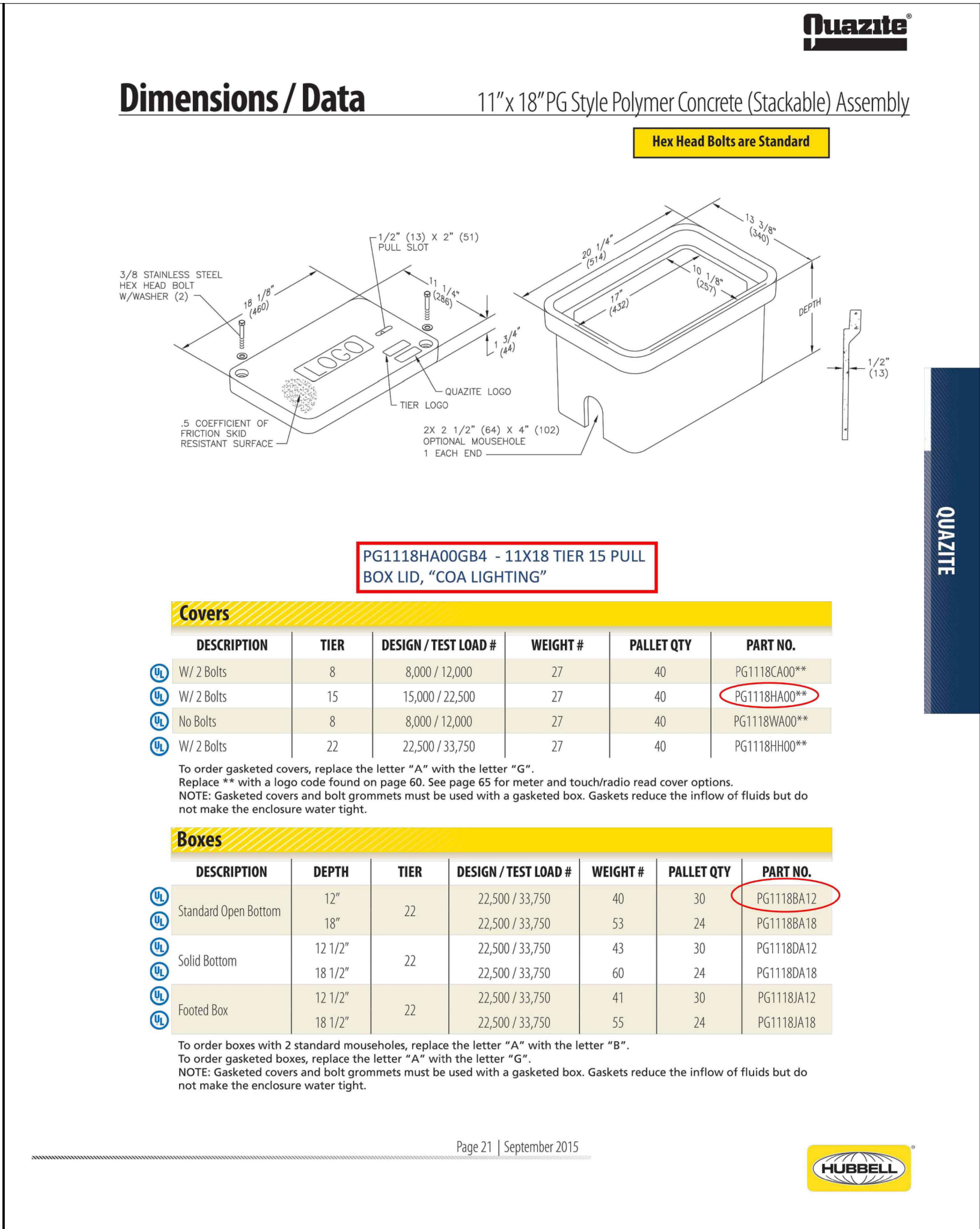
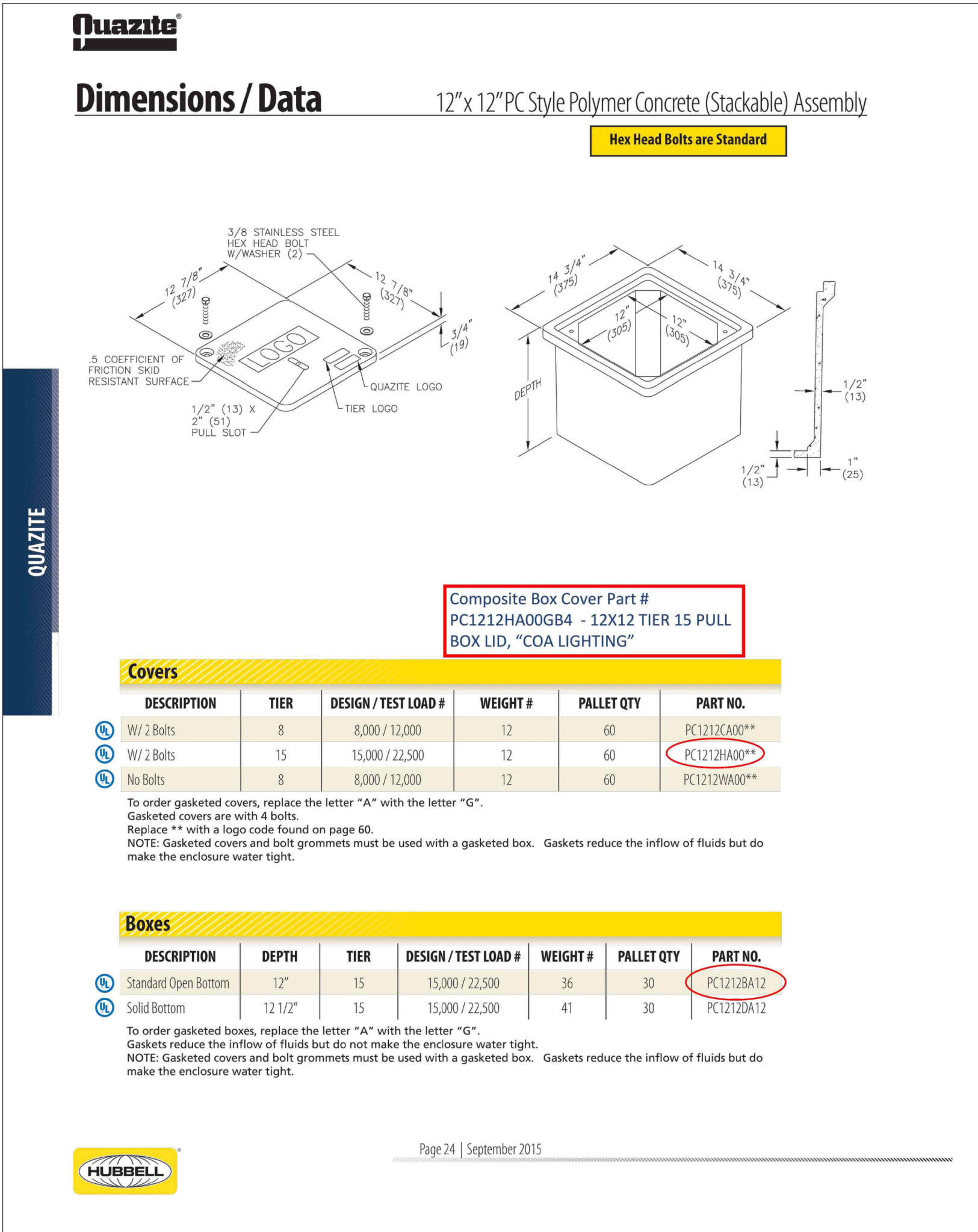
4 MAIL BOX KIOSK LOCATION C
SCALE: 1/4"=1'



5 MAIL BOX KIOSK LOCATION D
SCALE: 1/4"=1'

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: September 30, 2024

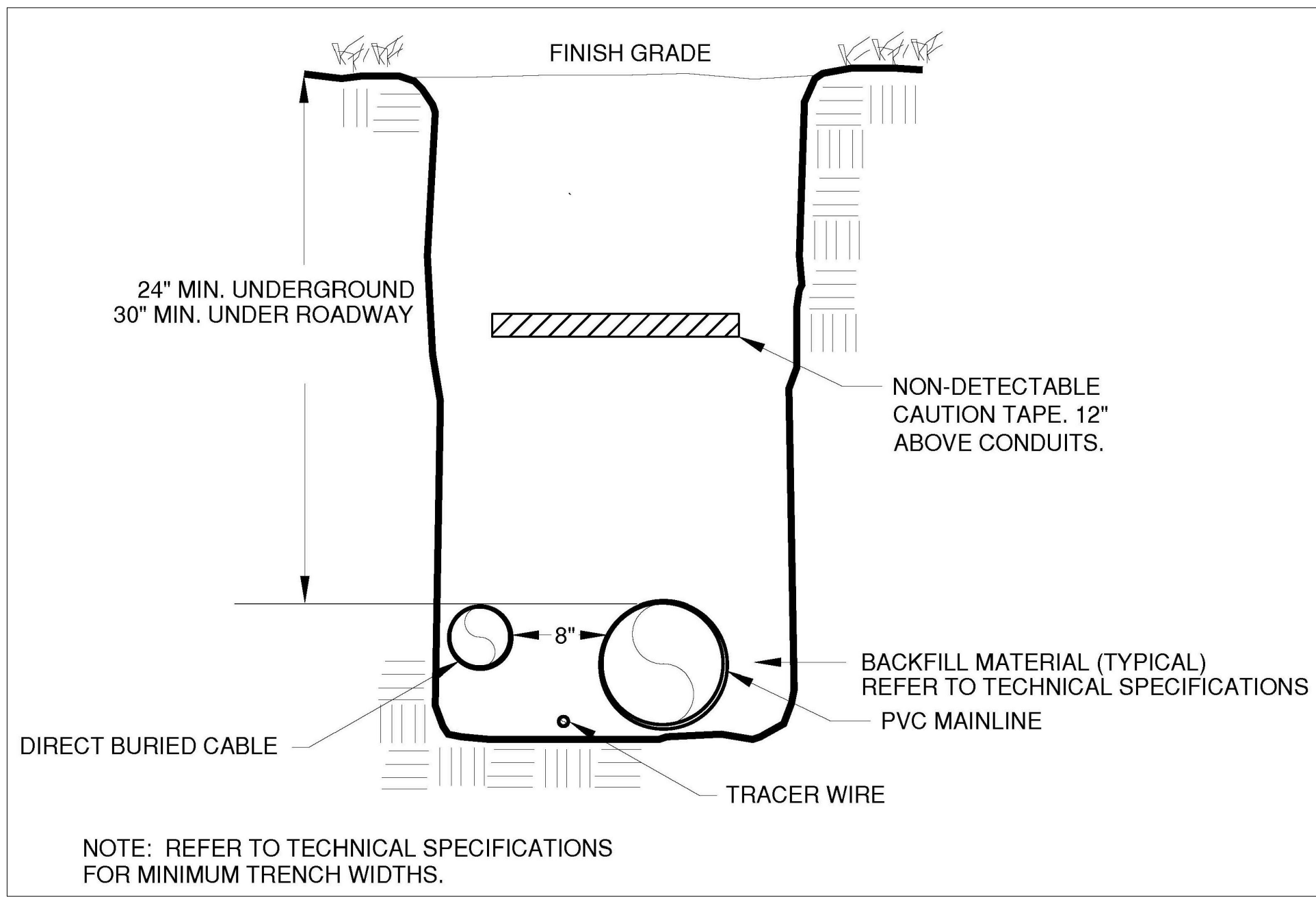
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design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867



BRAND: TERRABOUND SOLUTIONS
MODEL: 44-elitestation
PHONE: 1-877-857-2915
WEBSITE: www.terraboundsolutions.com

1 ELECTRICAL BOXES

SCALE: NTS



TRENCH GENERAL NOTES:

- IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
- THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
- PROVIDE UTILITY TAPE, WHICH SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ELEMENTS, AND TO BE PLACED ABOVE THE ELECTRICAL LINE BUT BELOW THE IRRIGATION.
- PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEBIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

4 TYPICAL TRENCH DETAIL

SCALE: NTS

2 LIGHT POLE AND FIXTURE

SCALE: NTS



5 TRASH RECEPTICLE

SCALE: NTS



6 BBQ GRILL

SCALE: NTS

3 PET WASTE STATION

SCALE: NTS



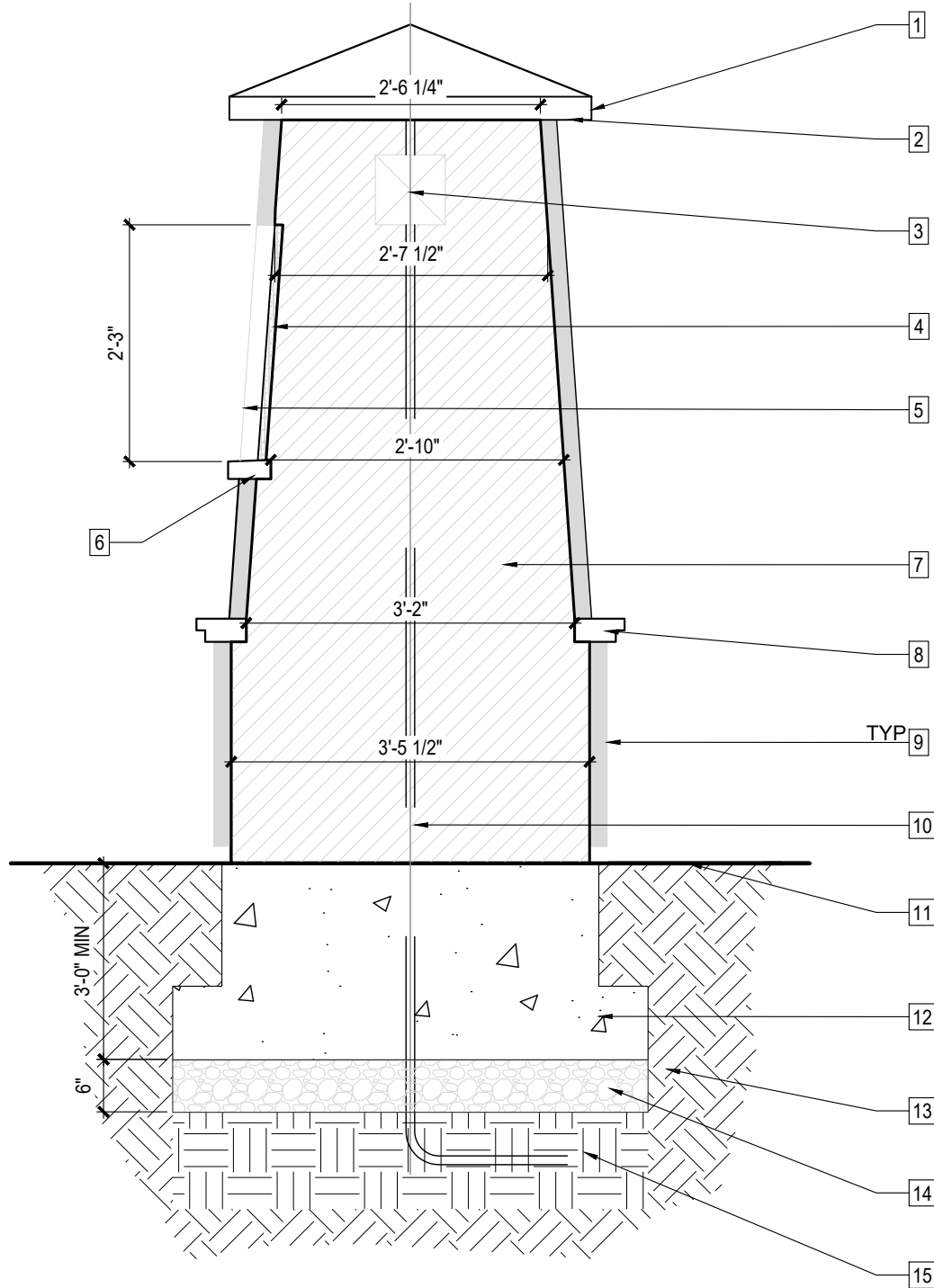
7 HOT COAL BIN

SCALE: NTS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: September 30, 2024

terracedesign
td
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

* IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS



- LEGEND:
1. CUSTOM ROOF STRUCTURE BY ICON SHELTER SYSTEMS, INC., OR APPROVED EQUAL
 - COLOR: VINTAGE
 - MANUFACTURER: ICON SHELTER SYSTEM INC., www.iconshelters.com
 2. LED STRIP LIGHTING BELOW METAL ROOF
 - MANUFACTURER: CONTECH LIGHTING, OR APPROVED EQUAL
 - MODEL: TL10 TAPELIGHT SERIES, 12VDC WED LOCATION HIGH OUTPUT OUTDOOR TAPE LIGHT KIT
 3. 8" X 8" GLULAM BEAM
 - COLOR: RECLAIMED GREY
 - FINISH: SEALED PER MANUFACTURER
 - MANUFACTURER COLOR EXAMPLE: SEARS TROSTEL LUMBER & MILWORK
 4. STONE-WOOD VENEER WINDOW, 1 SIDE
 - COLOR/STYLE: PARCWOOD VINTAGE RANCH DRY STACK
 - FINISH: PER MANUFACTURER
 - MANUFACTURER: ELDORADO STONE
 - SUPPLIER: BORAL, www.boralamerica.com
 5. STONE VENEER, BEYOND
 6. LEDGE, SEE ENLARGEMENT THIS SHEET
 - BUFF SANDSTONE WITH GROUT COLOR TO MATCH STONE
 - OR
 - PRE-CAST CONCRETE, DAVIS COLOR: SAN DIEGO BUFF, WITH GROUT COLOR TO MATCH, MEDIUM SANDBLAST FINISH
 7. CMU BLOCK CORE, SEE STRUCTURAL FOR REINFORCING
 8. TRIM, SEE ENLARGEMENT THIS SHEET
 - BUFF SANDSTONE WITH GROUT COLOR TO MATCH STONE
 - OR
 - PRE-CAST CONCRETE, DAVIS COLOR: SAN DIEGO BUFF, WITH GROUT COLOR TO MATCH, MEDIUM SANDBLAST FINISH
 9. STONE VENEER HOLD BOTTOM ROW OF STONE VENEER, 4" ABOVE FINISH GRADE, PER MANUFACTURER
 10. 1" CONDUIT
 11. FINISH GRADE
 12. SEE STRUCTURAL FOR FOUNDATION DESIGN
 13. UNDISTURBED SUBGRADE
 14. 6" DEPTH AGGREGATE DRAINAGE COURSE CDOT CLASS 5 OR 6 AND MIN. COMPACTION LEVEL IS 95% MODIFIED PROCTOR ASTM D 1556, +/-2% OF OPTIMUM MOISTURE
 15. COMPACTED SUBGRADE, PER GEOTEC RECOMMENDATION. IF SUBGRADE IS OVER EXCAVATED, REMOVE TO DEPTH AND RECOMPACT AS RECOMMENDED BY GEOTEC

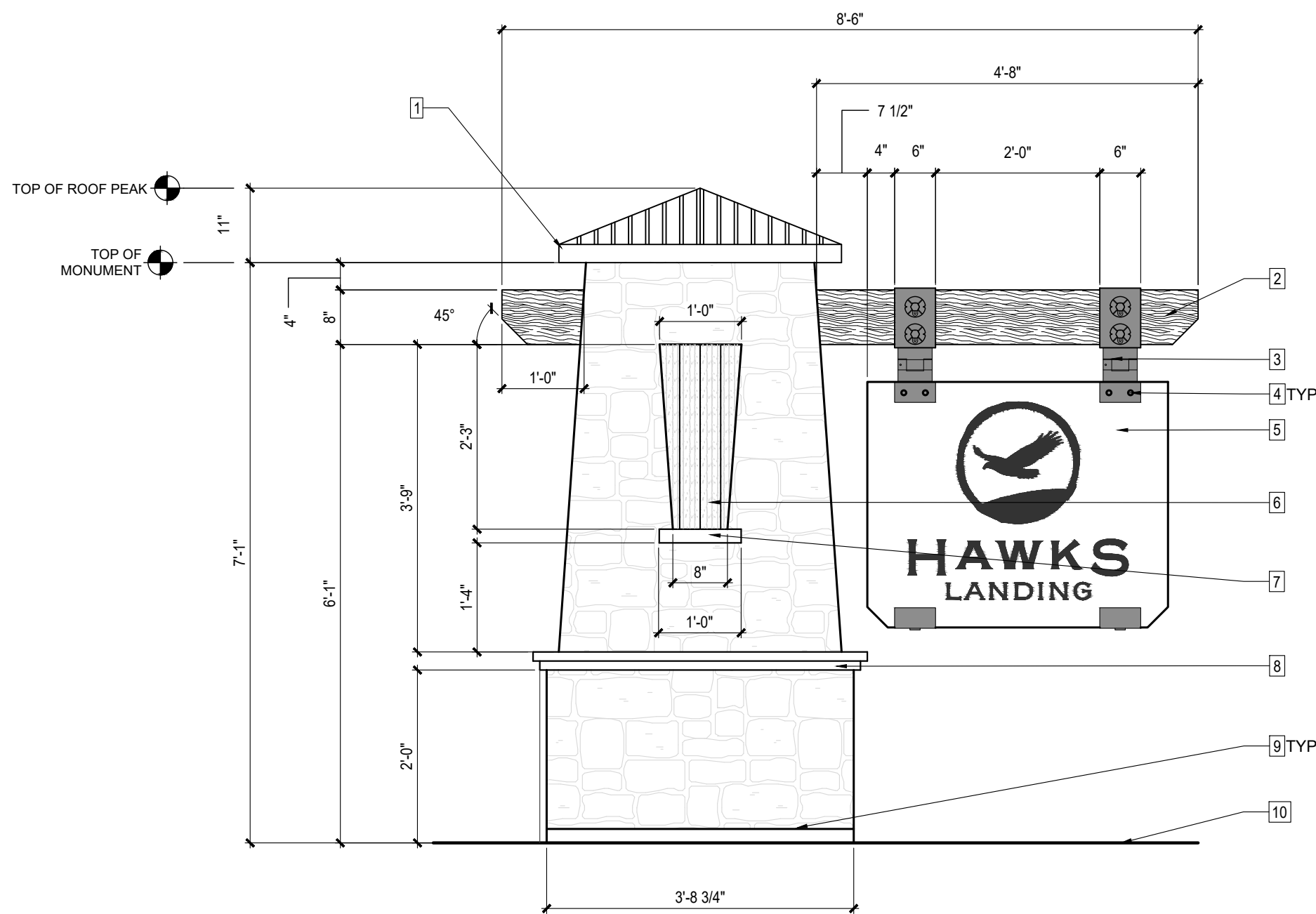
1 ENTRY MONUMENT SECTION
SCALE: NTS



3 COURTYARD CHAIR
SCALE: NTS

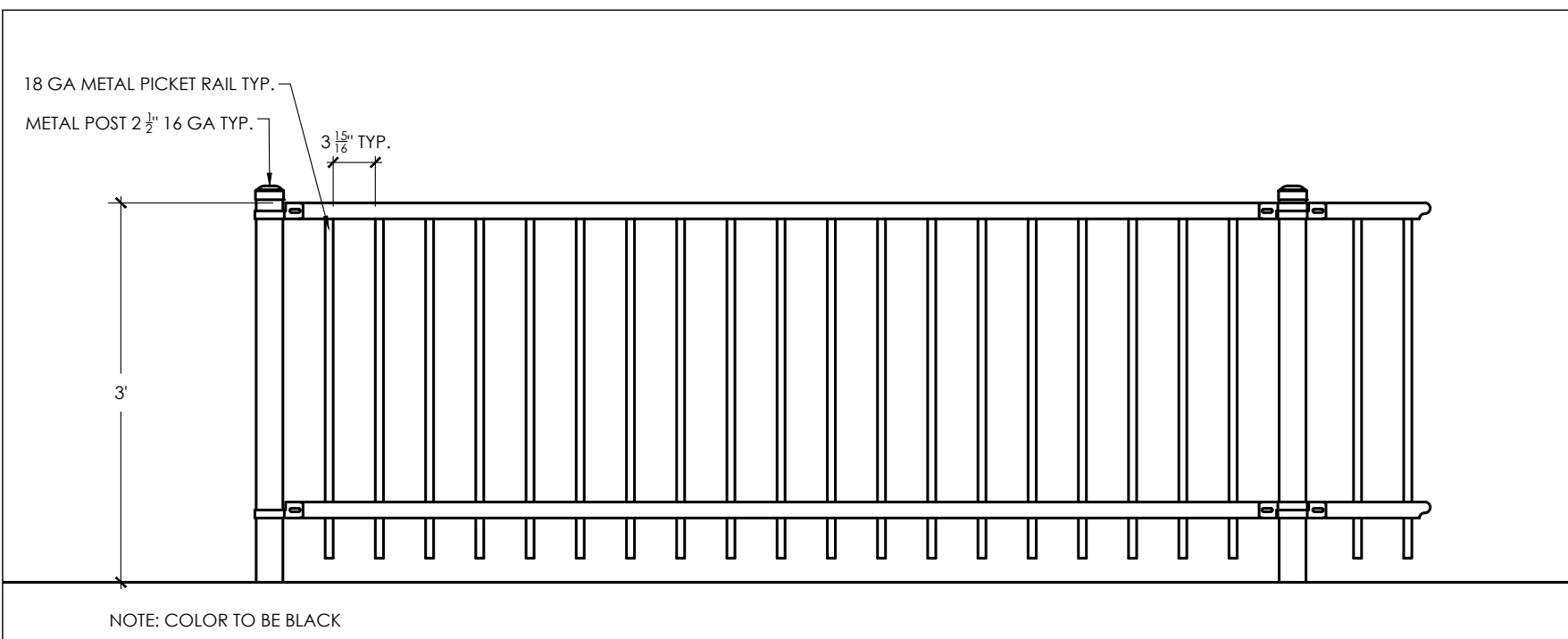


4 COURTYARD TABLE
SCALE: NTS



- LEGEND:
1. CUSTOM METAL ROOF STRUCTURE BY ICON SHELTER SYSTEMS:
 - COLOR: VINTAGE
 - MANUFACTURER: ICON SHELTER SYSTEM INC., www.iconshelters.com
 2. 8" X 8" GLULAM BEAM
 - FINISH: CLEAR COAT
 - MANUFACTURER: SHERWIN WILLIAMS OR APPROVED EQUAL
 3. PAINTED STATIC METAL HINGE ASSEMBLY WITH (2) 2" DIA. CARRIAGE BOLT WITH LOCKING HEX NUT, SPACED EQUALLY. LOCATE BOLT HEAD AT FRONT OF COLUMN
 4. (2) 3" CARRIAGE BOLT W/ LOCK NUT
 5. NEIGHBORHOOD IDENTIFICATION SIGN LETTERING, SEE SHEET 12
 - COLOR: NICKEL
 - FINISH: BRUSHED, ANTI GRAFFITI CLEAR COAT
 - MANUFACTURER: PER CONTRACTOR
 6. STONE-WOOD VENEER WINDOW, 1 SIDE, SEE DETAIL A, SHEET 11
 - COLOR/STYLE: PARCWOOD VINTAGE RANCH DRY STACK
 - FINISH: PER MANUFACTURER
 - MANUFACTURER: ELDORADO STONE
 - SUPPLIER: BORAL, www.boralamerica.com
 7. PRECAST CONCRETE LEDGE, SEE DETAIL B, SHEET 11
 8. PRECAST CONCRETE TRIM, SEE DETAIL C, SHEET 11
 9. HOLD BOTTOM OF STONE VENEER, 4" ABOVE FINISHED GRADE PER MANUFACTURER
 10. FINISH GRADE

2 ENTRY MONUMENT ELEVATION
SCALE: NTS

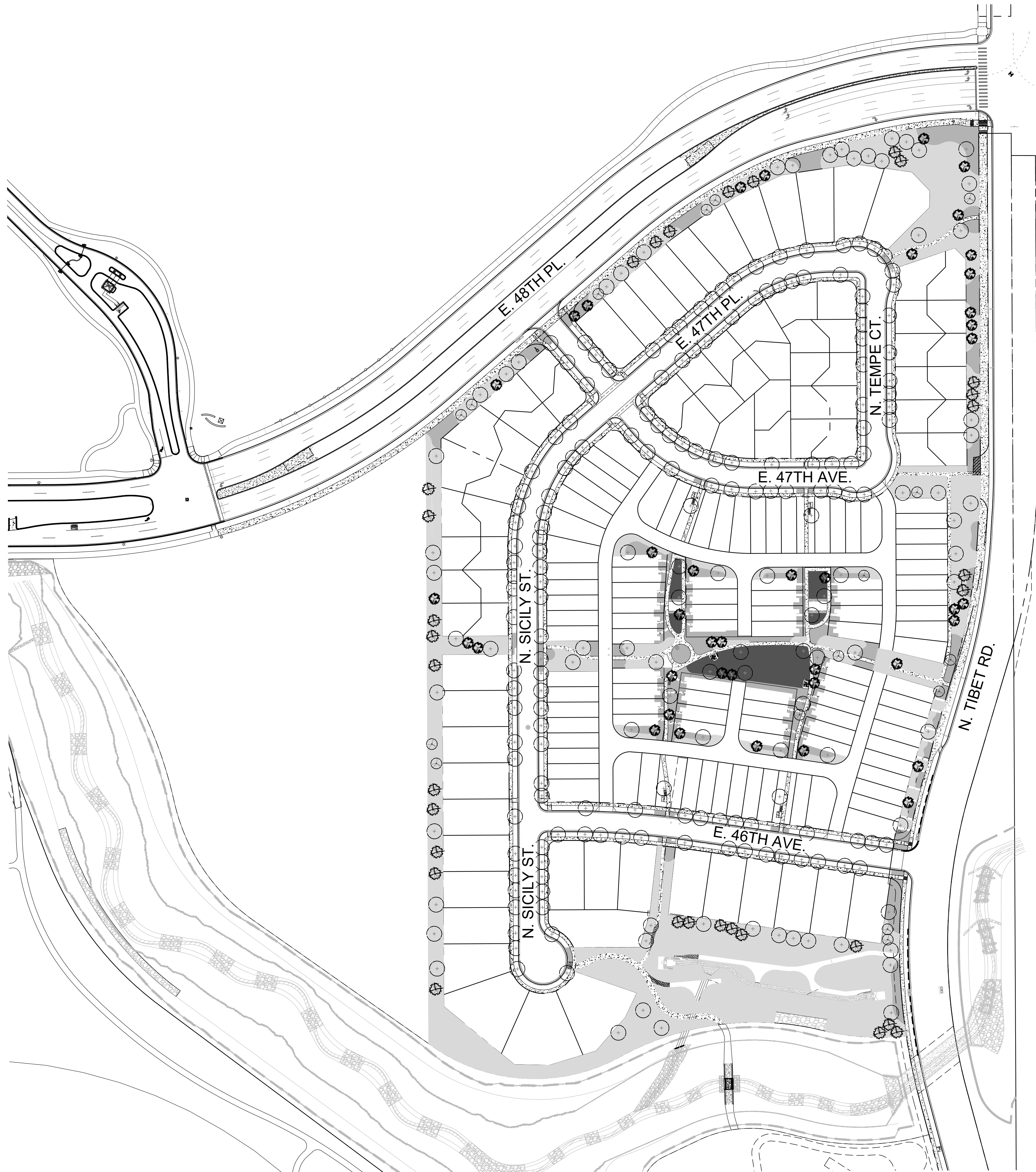


5 DUPLEX FENCE DETAIL
SCALE: NTS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: September 30, 2024

terraccina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 31\ 1-SHEETS\F-10 HYDROZONE MAP.DWG
9/30/2024 10:43 AM
JOHN SIMMELINK



HYDROZONE TABLE

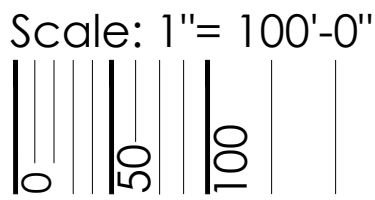
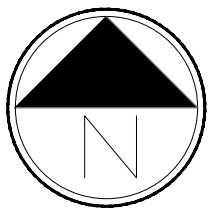
WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
LOW WATER USE NATURES CHOICE MIX	13,621	6%	
LOW WATER USE	51,270	24%	
Z-ZONE	147,963	70%	
*TOTAL	212,854	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	230	706	162,380
EVERGREEN/ORNAMENTAL TREES	87	177	15,399
TOTAL	317	883	177,779
TOTAL AREA	390,633		

- TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND ALONG PICADILLY ROAD.

LEGEND

- LOW WATER USE: DROUGHT TOLERANT SOD MIX
- LOW WATER USE: SHRUB BED AND NATURES CHOICE
- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREES
230 TREES
- ORNAMENTAL TREES
56 TREES
- EVERGREEN TREES
31 TREES

NOT FOR CONSTRUCTION



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: HYDROZONE MAP
DATE: September 30, 2024



RESIDENTIAL RECOMMENDED PLANT LIST

SHADE STREET TREE

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR', AUTUMN SPLENDOR HORSE CHESTNUT
 - PLATANUS X ACERIFOLIA BLOODGOOD, BLOODGOOD PLANETREE
 - CATALPA SPECIOSA, SEEDLESS WESTERN CATALPA
 - GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST

SHADE PATIO TREE

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST
 - TILIA CORDATA GREENSPIRE, LINDEN, GREENSPIRE
 - ULMUS X TRIUMPH, TRIUMPH ELM

ORNAMENTAL TREE - MULTI TRUNK

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AMELANCHIER ANIFOLIA, SASKATOON SERVICEBERRY
 - MALUS ROYAL RAINDROPS, ROYAL RAINDROPS CRABAPPLE

ORNAMENTAL TREE - SINGLE STEM, 15' DIA MAX. FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CRATAEGUS CRUS-GALLI INERMIS, THORNLESS COCKSPUR HAWTHORN
 - MALUS RADIANT, RADIANT CRABAPPLE
 - MALUS THUNDERCHILD, THUNDERCHILD CRABAPPLE
 - **ALTERNATE THROUGHOUT CORRIDOR

ORNAMENTAL TREE - SINGLE STEM, 10' DIA MAX FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE
 - MALUS 'RED BARRON', RED BARRON CRABAPPLE
 - PYRUS CALLERYANA 'REDSPIRE', REDSPIRE FLOWERING PEAR
 - PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM

DECIDUOUS SHRUBS - MED

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CARYOPTERIS X CLANDONENSIS 'BLUE MIST', BLUE MIST SPIREA
 - PHYSOCARPUS OPULIFOLIUS DART'S GOLD, DART'S GOLD NINEBARK
 - PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE', LITTLE SPIRE RUSSIAN SAGE
 - ROSA SPP., KNOCKOUT OR MEIDLILAND ROSES, NO WHITE FLOWERS

PERENNIAL GRASS - SMALL

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- BOUTELOUA GRACILIS, BLUE GRAMA GRASS
 - PENNISETUM ALOPECUROIDES 'HAMELN', DWARF FOUNTAIN GRASS

PERENNIAL GRASS - MEDIUM

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER', FEATHER REED GRASS
 - PANICUM VIRGATUM 'HEAVY METAL', HEAVY METAL BLUE SWITCH GRASS
 - SCHIZACHYRIUM SCOPARIUM 'THE BLUES', THE BLUES LITTLE BLUESTEM GRASS

PERENNIAL SHRUB

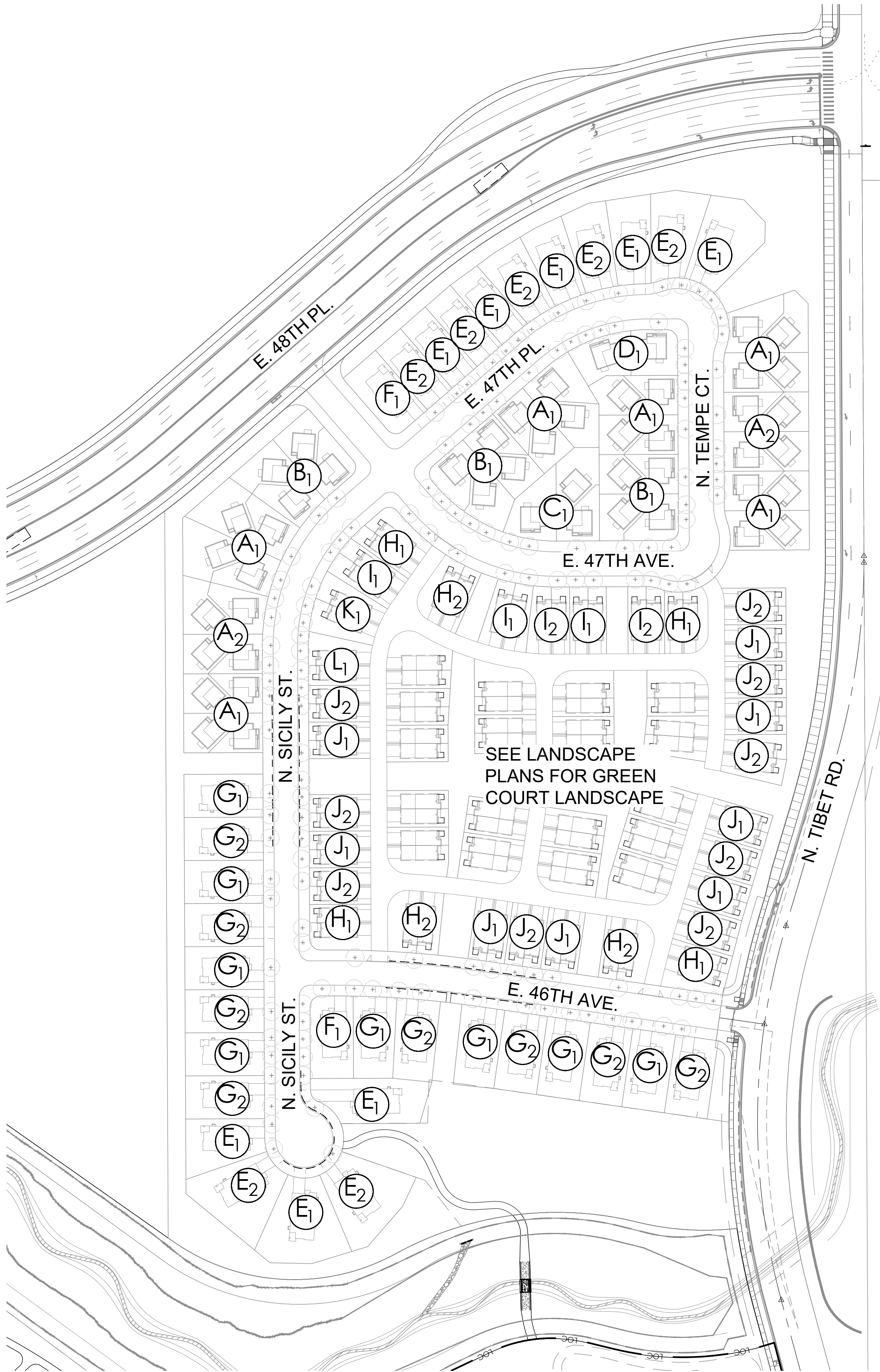
- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- ACHILLEA 'MOONSHINE', MOONSHINE YARROW
 - ECHINACEA PURPUREA, PURPLE CONEFLOWER
 - HEMEROCALLIS 'STELLA DE ORO', DWARF GOLD DAYLILY
 - LEUCANTHEMUM x SUPERBUM 'BECKY', SHASTA DAISY
 - RUDBECKIA FULGIDA 'GOLDSTURM', BLACK-EYED SUSAN
 - SALVIA NEMOROSA 'MAY NIGHT', MAY NIGHT PURPLE SALVIA

EVERGREEN GROUNDCOVER SHRUB

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- JUNIPERUS HORIZONTALIS BAR HARBOUR, BAR HARBOUR JUNIPER
 - JUNIPERUS HORIZONTALIS YOUNGSTOWN, ANDORRA YOUNGSTOWN JUNIPER

NOTE:

1. PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.
2. CONFIRM ALL TREE SPECIES ARE PER AURORA RECOMMENDED TREE LIST



RESIDENTIAL LOT TYPE LEGEND

MOTORCOURT HOMES

- A** MOTORCOURT SINGLE-FAMILY HOME (4 PACK MID BLOCK LOTS)
- B** MOTORCOURT SINGLE-FAMILY HOME (4 PACK CORNER LOTS)
- C** MOTORCOURT SINGLE-FAMILY HOME (3PACK MID BLOCK LOTS)
- D** MOTORCOURT SINGLE-FAMILY HOME (2PACK CORNER LOTS)

SINGLE-FAMILY HOMES

- E** SINGLE-FAMILY HOME (MID BLOCK LOT) 45'-50'X110'
- F** SINGLE-FAMILY HOME (CORNER LOT) 60'-65'X110'
- G** SINGLE-FAMILY HOME (MID BLOCK LOT) 60'-65'X110'

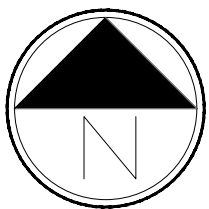
DUPLEX ALLEY-LOADED HOMES

- H** DUPLEX ALLEY-LOADED HOME (CORNER LOTS)
- I** DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)
- J** DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)
- K** DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)
- L** DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

NOTE:

- SUBSCRIPT NUMBERING: THIS NUMBERING SYSTEM DESIGNATES REQUIRED VARIATION FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY ACCORDING TO THE SUBSCRIPT NUMBERING, AS NOTED ON THIS PLAN. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- MULCHES: UP TO 50% OF THE FRONT YARD LANDSCAPE MAY BE ROCK MULCH, ALL OTHER MULCH SHALL BE SHREDDED CEDAR MULCH (EX: GORILLA HAIR).
- REFER TO LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL LOT LANDSCAPE MAP
DATE: September 30, 2024



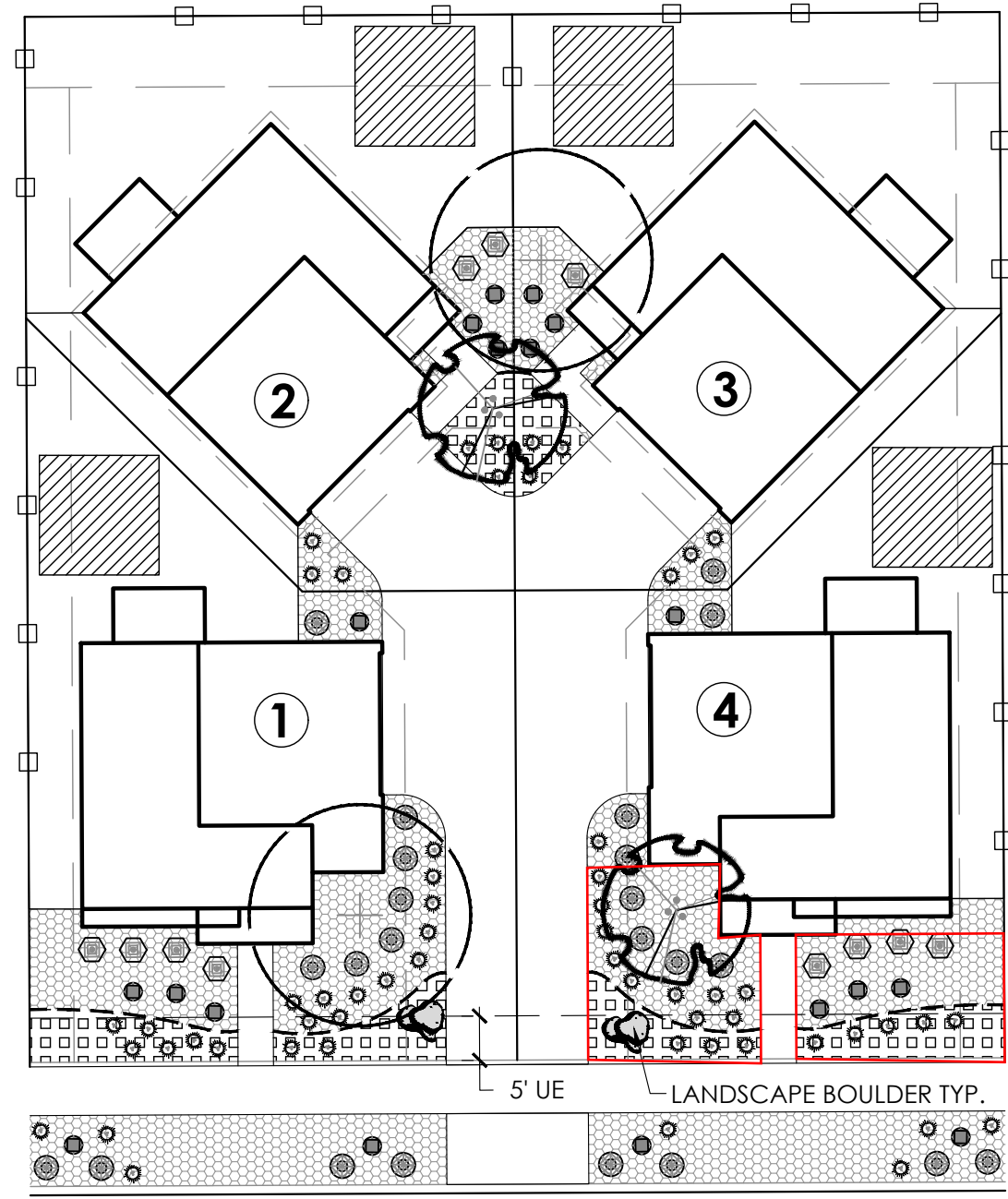
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NOT FOR CONSTRUCTION

SHEET 24

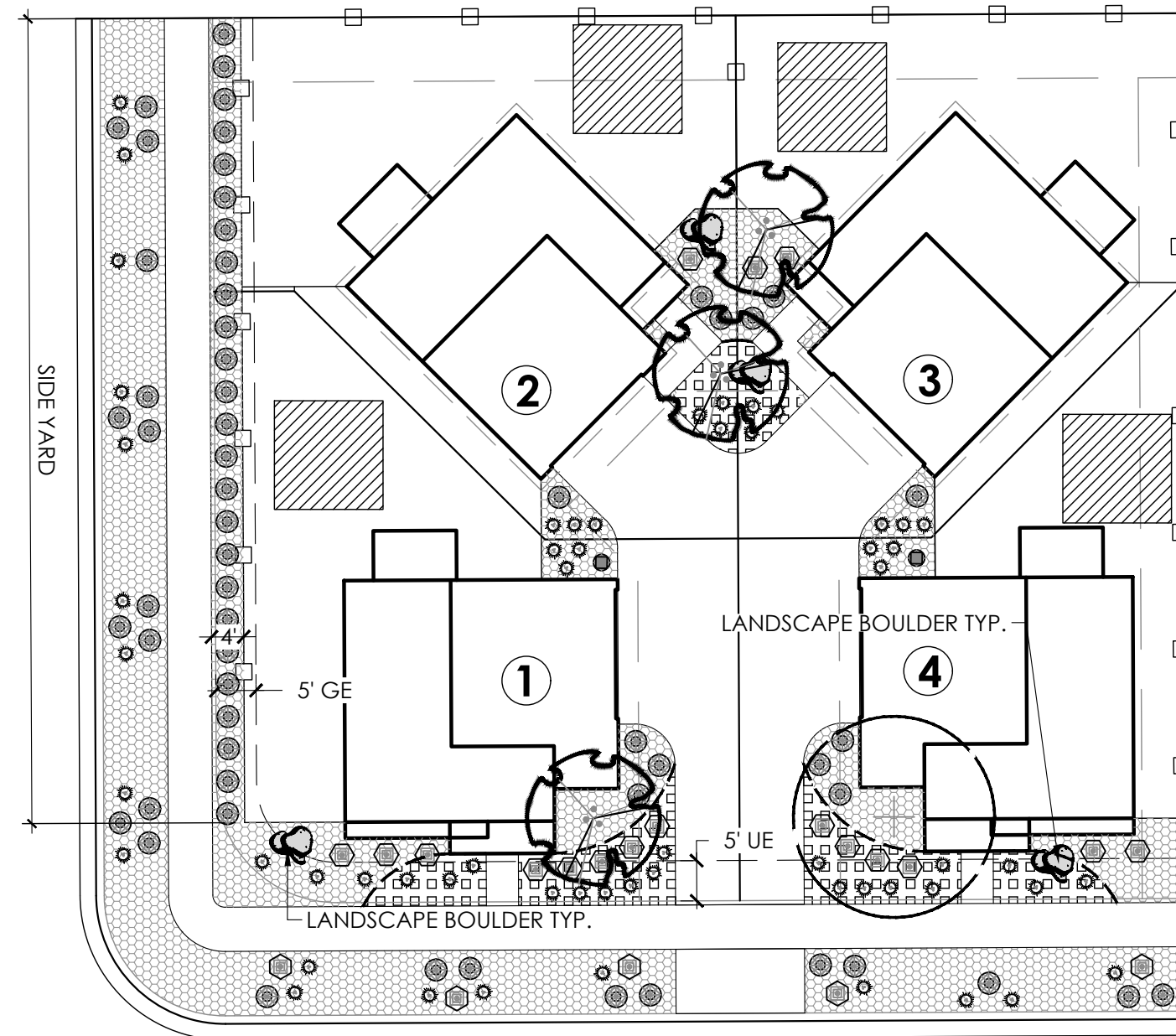
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9/30/2024 10:43 AM
JOHN SIMMELINK



A MOTORCOURT SINGLE-FAMILY HOME (4 PACK MID BLOCK LOTS)

A- SINGLE FAMILY HOME (PACK MID BLOCK)				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	15	19	851
LOT 2	1	5	6	244
LOT 3	1	5	6	244
LOT 4	1	15	19	870
FRONT YARD TOTAL	4	40	50	2,209
FRONT YARD CURB SIDE LANDSCAPE	N/A	12	7	752
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	12	7	752

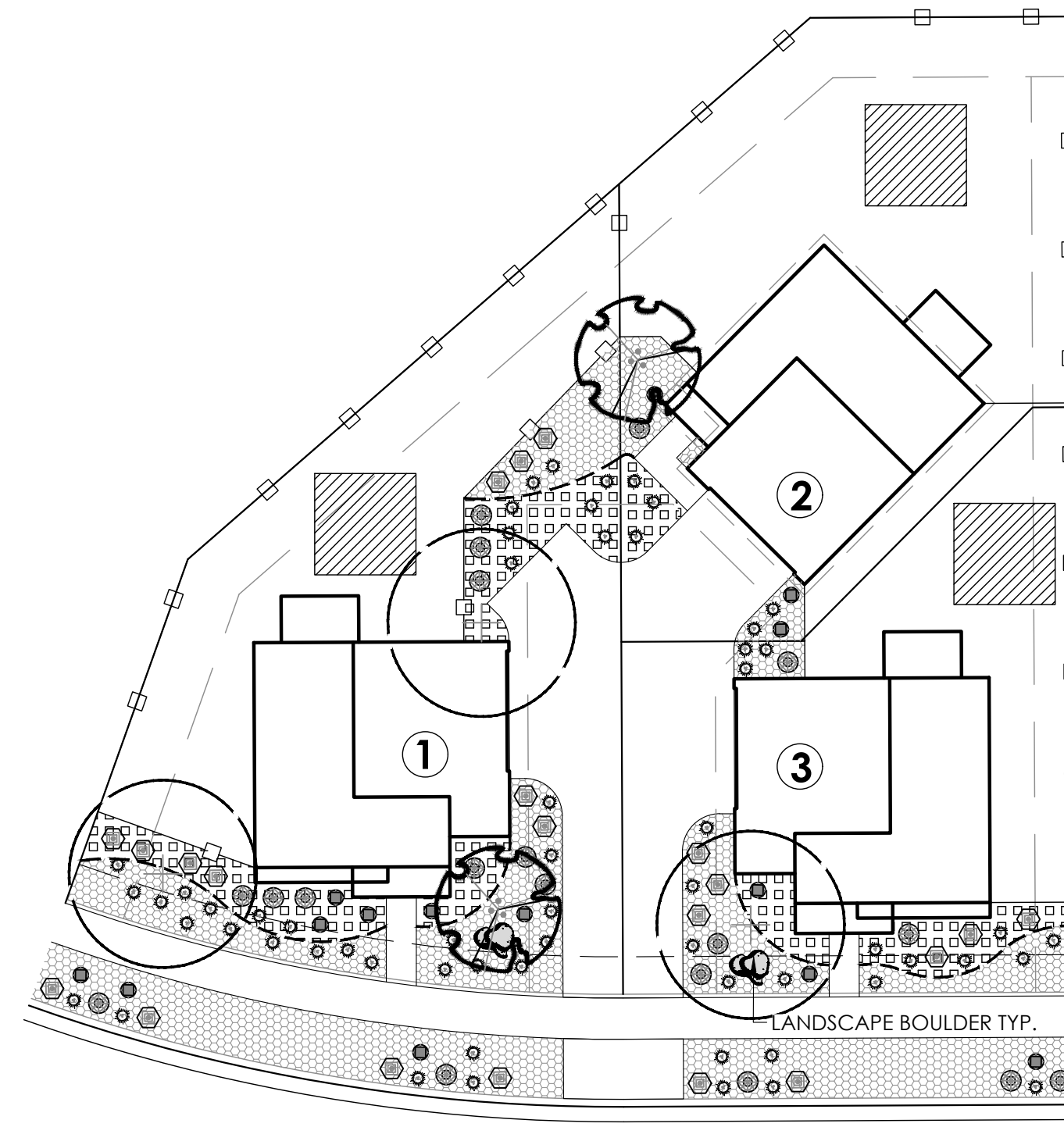
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



B MOTORCOURT SINGLE-FAMILY HOME (4 PACK CORNER LOTS)

B- SINGLE FAMILY HOME (4 PACK CORNER LOTS)				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	12	15	657
LOT 2	1	4	6	244
LOT 3	1	4	6	244
LOT 4	1	10	12	547
FRONT YARD TOTAL	4	30	39	1,692
SIDE YARD TOTAL	0	25	0	400
FRONT YARD CURB SIDE LANDSCAPE	N/A	15	9	951
SIDE YARD CURBSIDE LANDSCAPE	N/A	13	9	884
CURB SIDE TOTAL	N/A	28	18	1,835

*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



C MOTORCOURT SINGLE-FAMILY HOME (3PACK MID BLOCK LOTS)

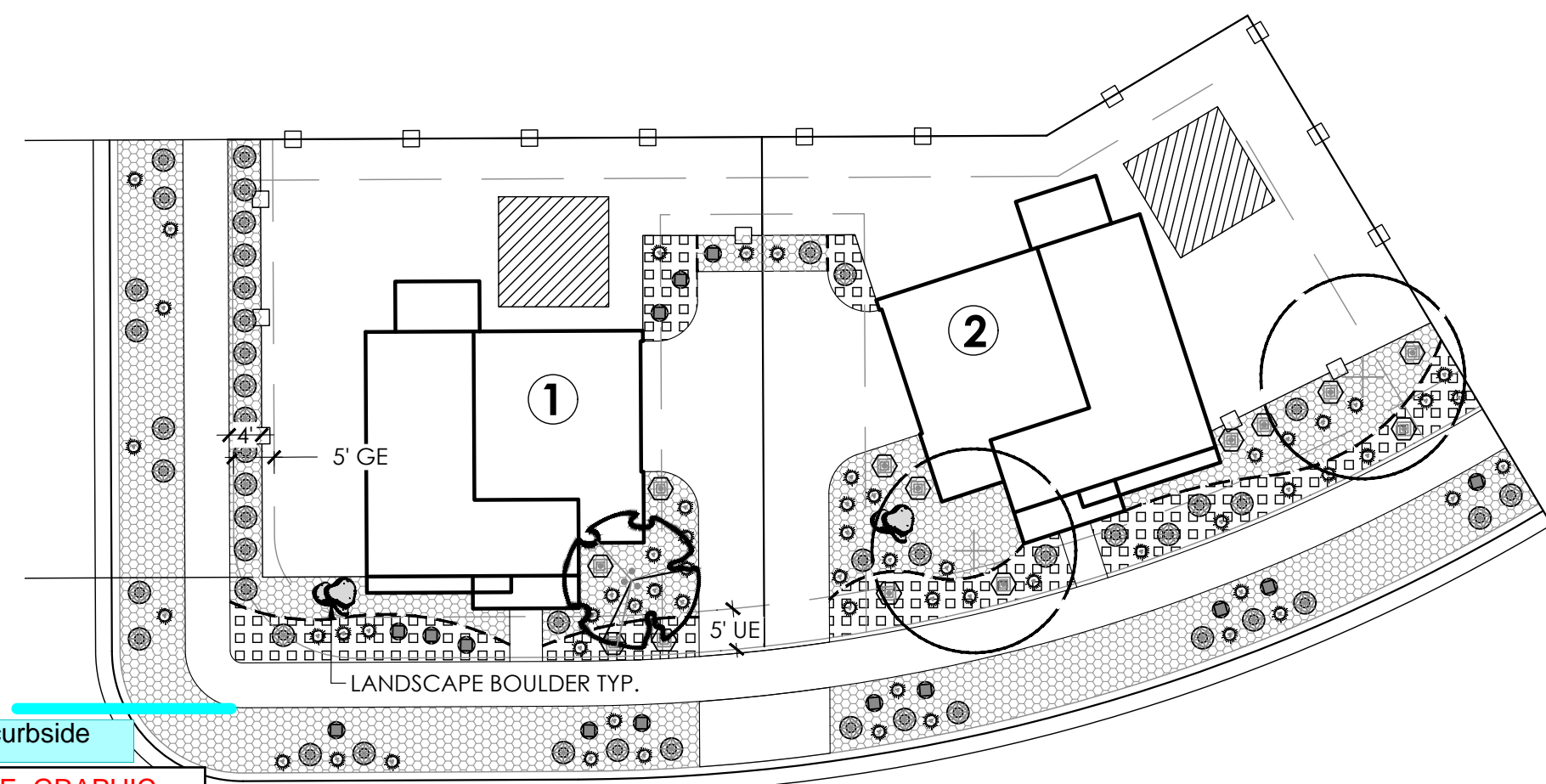
C- SINGLE FAMILY HOME (3 PACK MID BLOCK LOTS)				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	2	23	29	1,323
LOT 2	1	4	5	243
LOT 3	1	12	15	672
FRONT YARD TOTAL	4	39	49	2,238
FRONT YARD CURB SIDE LANDSCAPE	N/A	15	10	984
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	15	10	984

*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES

KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- ROCK MULCH
- CEDAR MULCH
- PRIVATE OUTDOOR SPACE
- FENCE
- UNITS
- LANDSCAPE BOULDER
- STEEL EDGER

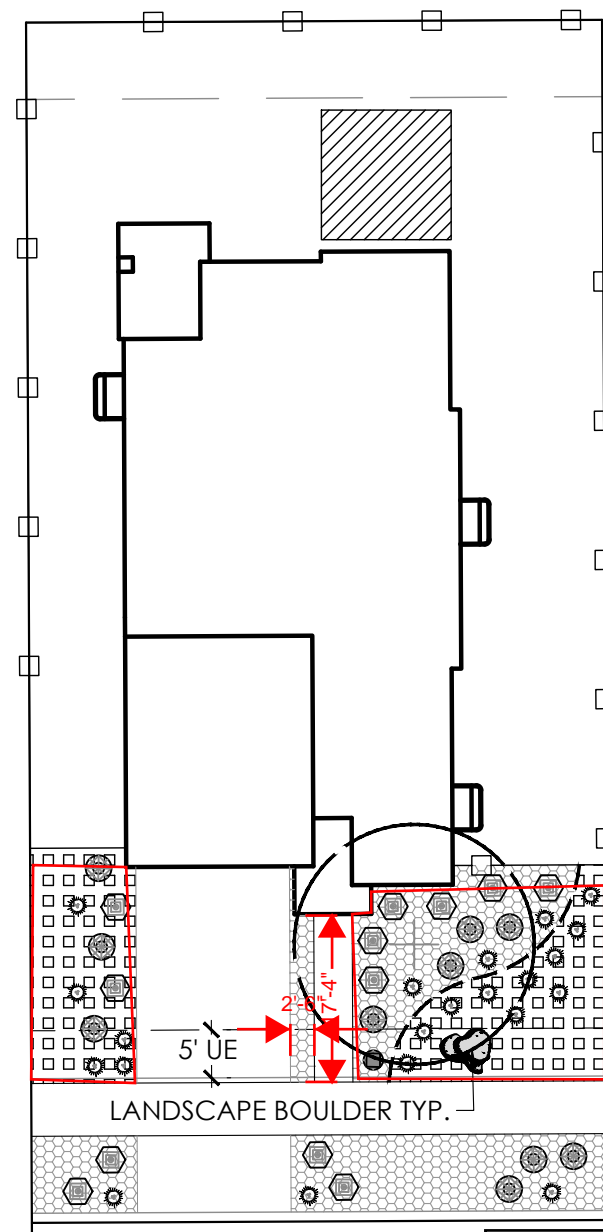
- NOTE:
- ONE (1) SPECIAL FEATURE REQUIRED PER LOT: 2.5' WALL, FENCE, BERM, OR NATURAL BOULDER.
 - CURBSIDE LANDSCAPE SHALL BE A MINIMUM 5-GALLON SIZE.
 - MAXIMUM HEIGHT OF SHRUBS AND GRASSES WITHIN THE CURBSIDE LANDSCAPE SHALL NOT EXCEED 26" AT MATURITY.
 - EXACT PLACEMENT OF PLANT MATERIAL MAY VARY. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACHOTHER. MATCHING SHALL MEAN THE SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
 - WHEN 9 OR MORE SHRUBS ARE REQUIRED, 3 PLANT SPECIES MUST BE INCLUDED TO PROVIDE SEASONAL / VISUAL INTEREST.
 - ONE TREE EQUIVALENT SHALL BE EQUAL TO TEN 5-GALLON SHRUBS; ONE 5 GALLON SHRUB EQUIVALENT SHALL BE EQUAL TO THREE 1 GALLON ORNAMENTAL GRASSES OR PERENNIALS.



D MOTORCOURT SINGLE-FAMILY HOME (2PACK CORNER LOTS)

D- SINGLE FAMILY HOME (2 PACK MID CORNER LOTS)				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	13	15	726
LOT 2	2	19	24	1,074
FRONT YARD TOTAL	3	32	39	1,800
SIDE YARD TOTAL	0	13	0	215
FRONT YARD CURB SIDE LANDSCAPE	N/A	21	14	1,383
SIDE YARD CURBSIDE LANDSCAPE	N/A	8	5	500
CURB SIDE TOTAL	N/A	29	19	1,883

*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



E SINGLE-FAMILY HOME (MID BLOCK LOT)

E- SINGLE FAMILY HOME (MID BLOCK LOT) 45'-50'X110'				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
FRONT YARD TOTAL	1	16	18	883
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	2	352
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	7	2	352

*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES

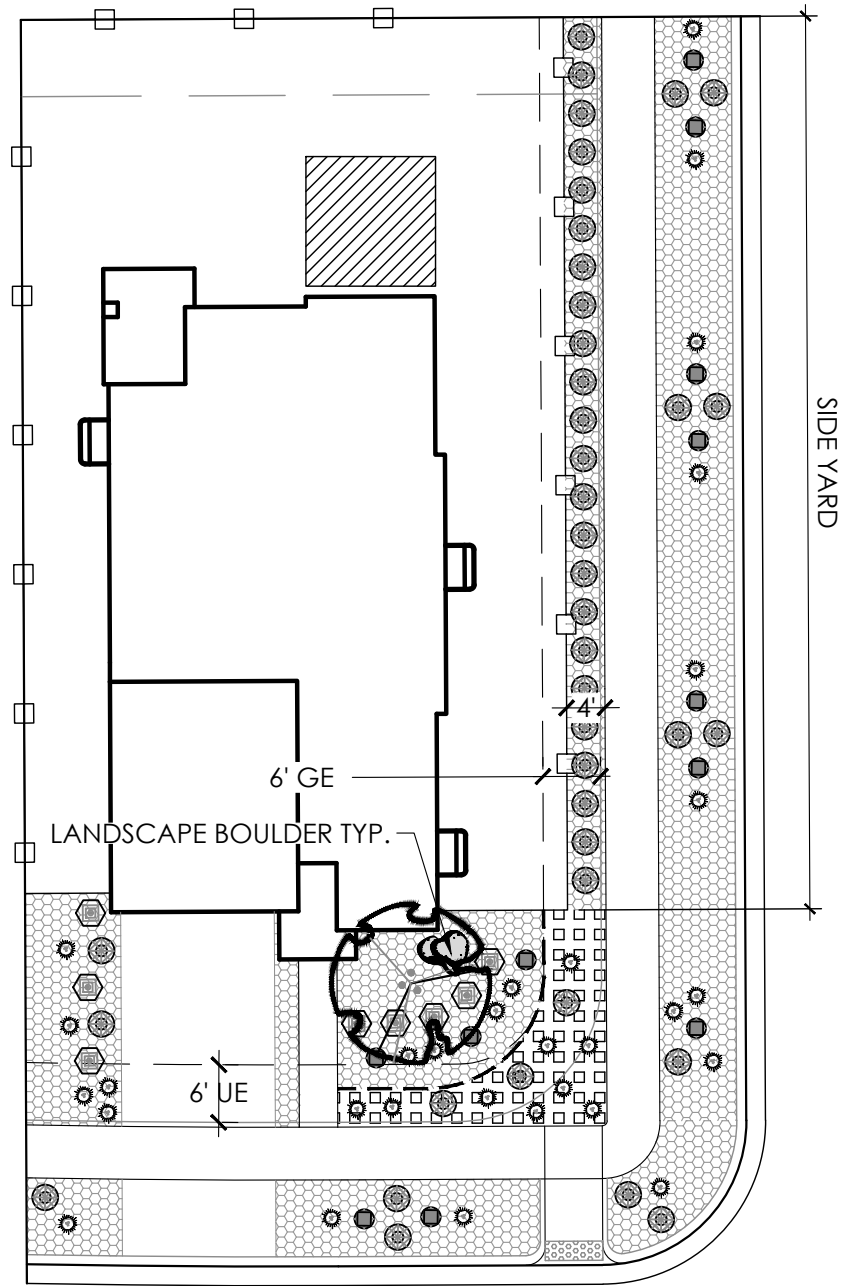
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RESPONSE: GRAPHIC
UPDATED TO MATCH
CURBSIDE TOTAL.

RESPONSE: GRAPHIC
UPDATED TO MATCH
CURBSIDE TOTAL.

Scale: 1"= 20'-0"
10 20 40

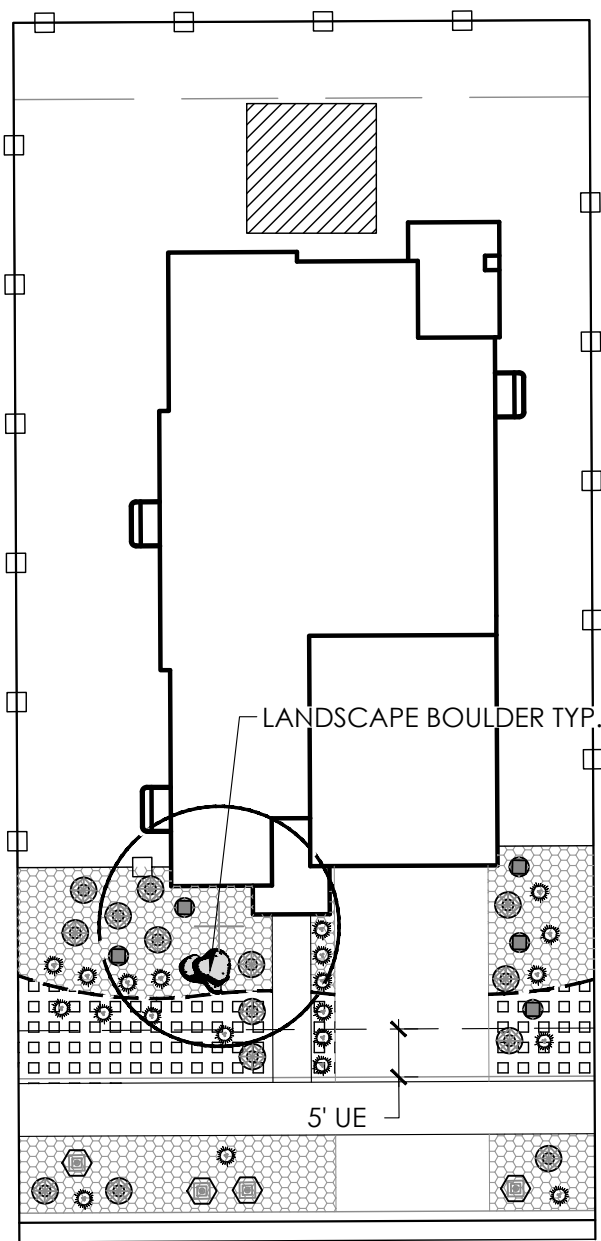
GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE:LANDSCAPE TYPICALS
DATE: September 30, 2024
terracedesign
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867



F SINGLE-FAMILY HOME (CORNER LOT) 60'-65'X110'

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
FRONT YARD TOTAL	1	16	18	889
SIDE YARD TOTAL	1	24	23	372
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	4	421
SIDE YARD CURB SIDE LANDSCAPE	N/A	14	9	920
CURB SIDE TOTAL	N/A	21	13	1,341

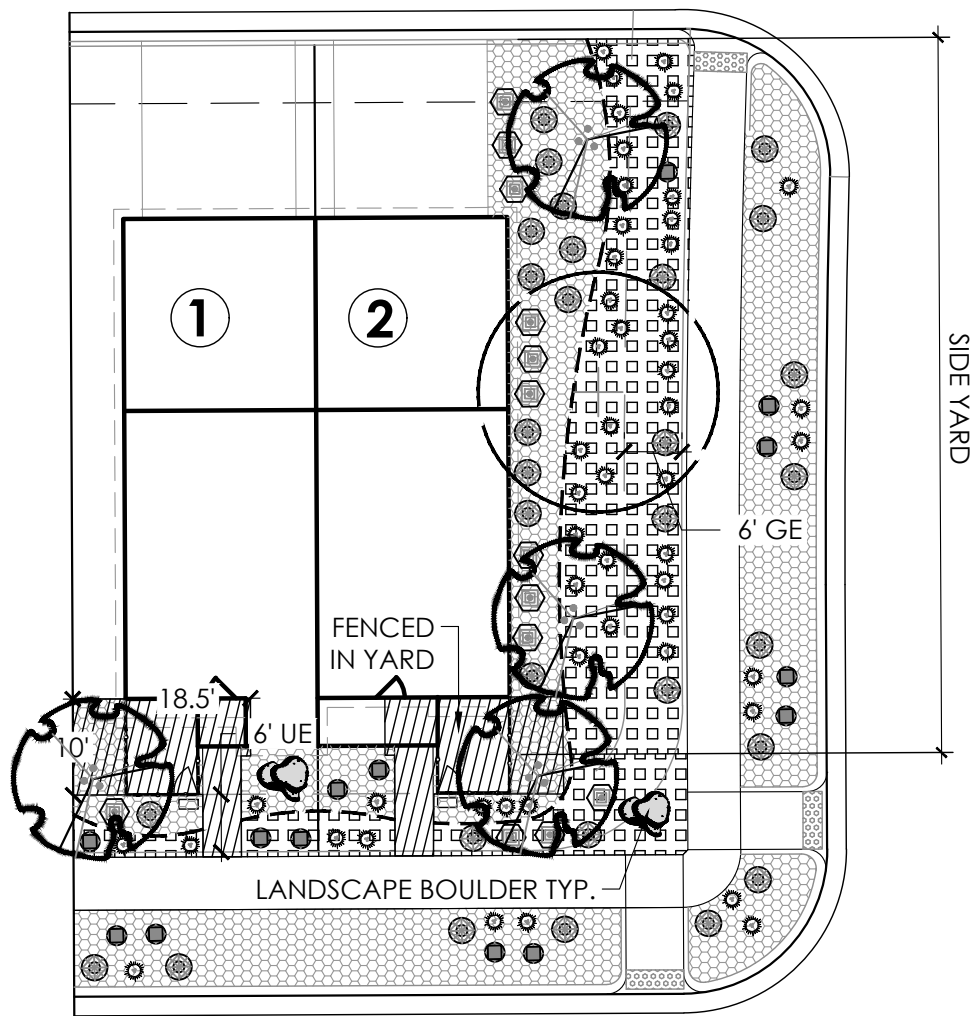
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



G SINGLE-FAMILY HOME (MID BLOCK LOT) 60'-65'X110'

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
FRONT YARD TOTAL	1	16	18	882
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	2	352
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	7	2	352

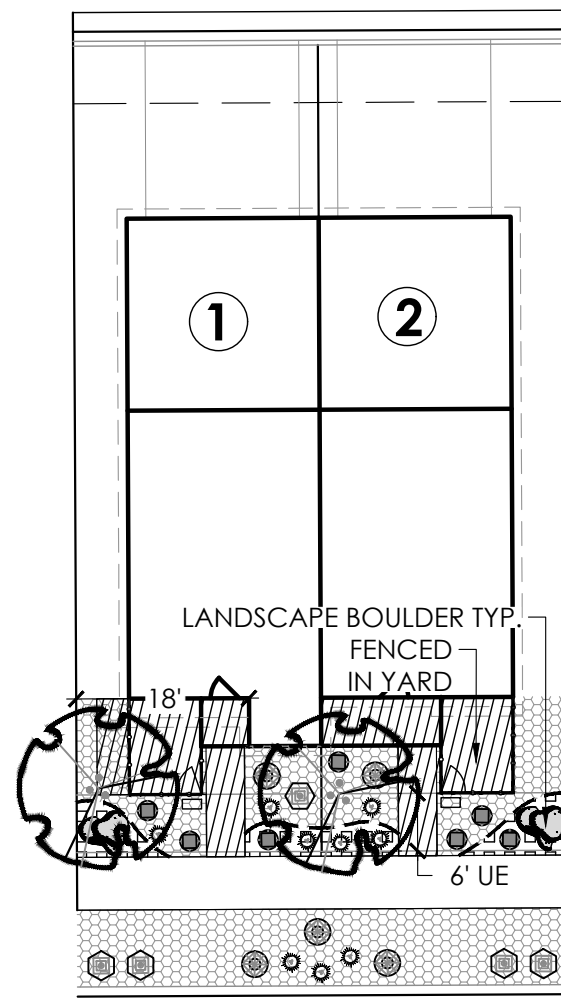
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



H DUPLEX ALLEY-LOADED HOME (CORNER LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	5	3	226
LOT 2	1	7	6	362
FRONT YARD TOTAL	2	12	9	588
SIDE YARD TOTAL	2	26	30	1,436
FRONT YARD CURB SIDE LANDSCAPE	N/A	10	5	572
SIDE YARD CURB SIDE LANDSCAPE	N/A	10	5	577
CURB SIDE TOTAL	N/A	20	10	1,149

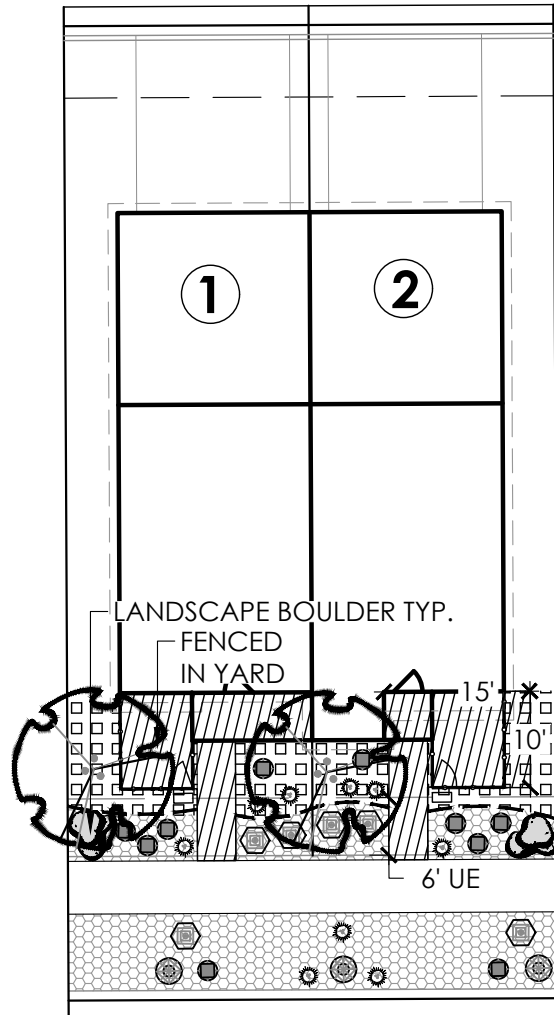
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



I DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	5	3	237
LOT 2	1	5	3	237
FRONT YARD TOTAL	2	10	6	474
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	3	408
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	7	3	408

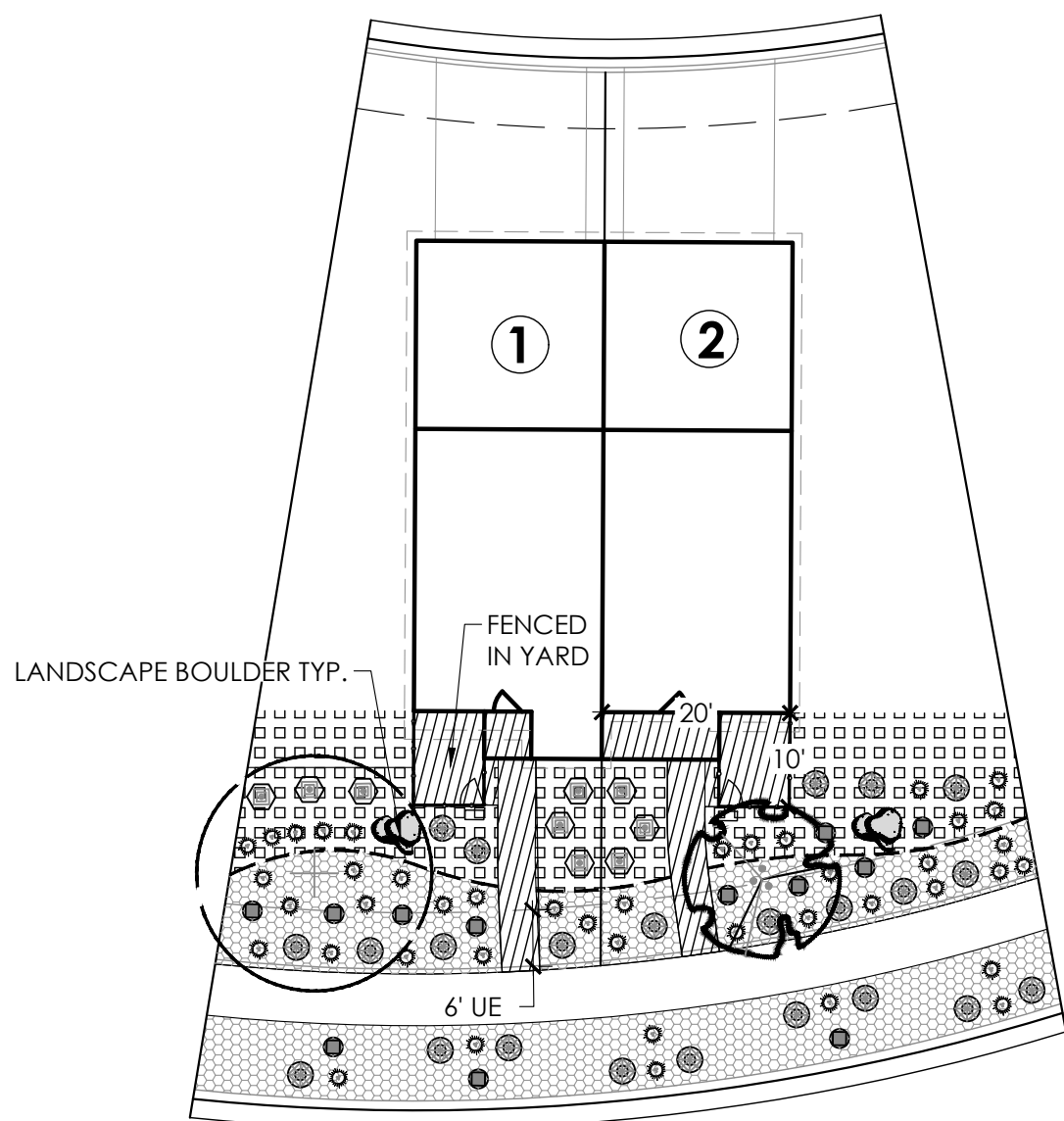
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



J DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	6	3	259
LOT 2	1	6	3	259
FRONT YARD TOTAL	2	12	6	518
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	3	408
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	7	3	408

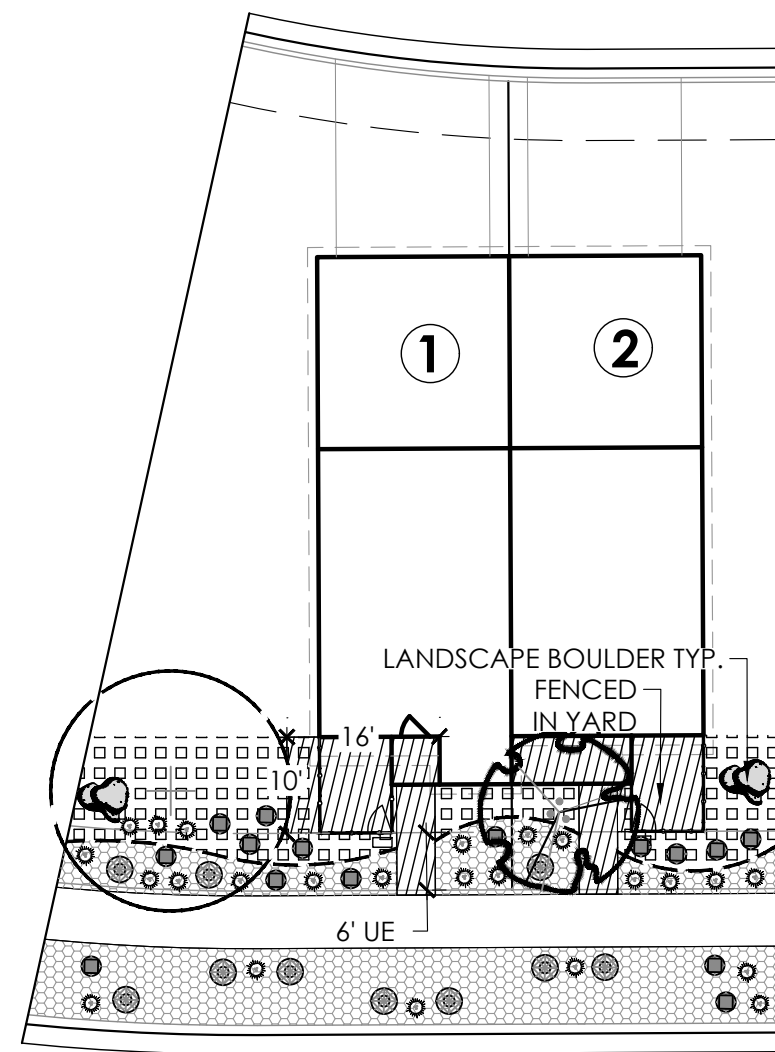
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



K DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	16	18	846
LOT 2	1	16	18	823
FRONT YARD TOTAL	2	32	36	1,669
FRONT YARD CURB SIDE LANDSCAPE	N/A	12	7	734
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	12	7	734

*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES

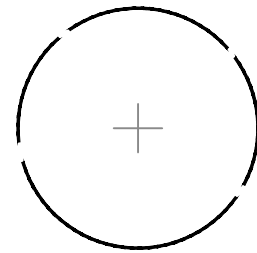


L DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

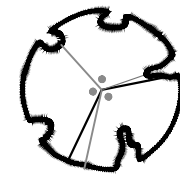
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	10	12	568
LOT 2	1	5	6	278
FRONT YARD TOTAL	2	15	18	846
FRONT YARD CURB SIDE LANDSCAPE	N/A	10	6	621
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	10	6	621

*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES

KEY



DECIDUOUS TREE



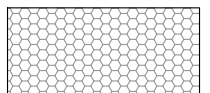
ORNAMENTAL TREE



SHRUBS



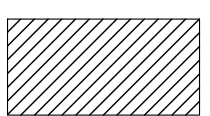
ORNAMENTAL GRASSES / PERENNIALS



ROCK MULCH



CEDAR MULCH



PRIVATE OUTDOOR SPACE



FENCE



UNITS



LANDSCAPE BOULDER



STEEL EDGER

NOTE:

- ONE (1) SPECIAL FEATURE REQUIRED PER LOT: 2.5' WALL, FENCE, BERM, OR NATURAL BOULDER.
- CURBSIDE LANDSCAPE SHALL BE A MINIMUM 5-GALLON SIZE.
- MAXIMUM HEIGHT OF SHRUBS AND GRASSES WITHIN THE CURBSIDE LANDSCAPE SHALL NOT EXCEED 26" AT MATURITY.
- EXACT PLACEMENT OF PLANT MATERIAL MAY VARY. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN THE SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
- WHEN 9 OR MORE SHRUBS ARE REQUIRED, 3 PLANT SPECIES MUST BE INCLUDED TO PROVIDE SEASONAL / VISUAL INTEREST.
- ONE TREE EQUIVALENT SHALL BE EQUAL TO TEN 5-GALLON SHRUBS; ONE 5 GALLON SHRUB EQUIVALENT SHALL BE EQUAL TO THREE 1 GALLON ORNAMENTAL GRASSES OR PERENNIALS.

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE TYPICALS
DATE: September 30, 2024



10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Scale: 1"= 20'-0"

NOT FOR CONSTRUCTION



SHEET 26

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 311 1-SHEETS\F-10 FENCING PLAN.DWG
9/30/2024 10:43 AM
JOHN SIMMELINK



LEGEND
COLUMN



PRIVACY FENCE
MAINTAINED BY
METRO DISTRICT

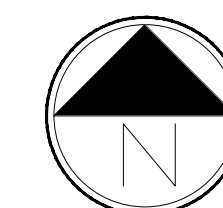


OPEN RAIL FENCE
MAINTAINED BY
DISTRICT



NOTE:
• SEE SHEETS 24-25 FOR INTERIOR LOT FENCING

NOT FOR CONSTRUCTION



Scale: NTS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL FENCING PLAN
DATE: September 30, 2024

td terracina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

SHEET 27

Advisory - fill in the blanks prior to the final submittal of the plat

Noted, will add when known

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 13

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, RECORDED JANUARY 21, 2022 AT RECEPTION NO. 2022000006446, AND THAT CERTAIN PORTION OF NORTH TIBET ROAD VACATED BY ORDINANCE NO. 2024-____ RECORDED _____ 2024 AT RECEPTION NO. _____ BOTH IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, WHENCE THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 BEARS SOUTH 00°16'32"EAST, A DISTANCE OF 2650.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, SOUTH 00°16'32"EAST, A DISTANCE OF 98.15 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF NORTH TIBET ROAD, DESCRIBED AS PARCEL A, IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 2024 AT RECEPTION NO. 2024000052196, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY PROLONGATION AND SAID NORTHERLY LINE SOUTH 89°43'28"WEST, A DISTANCE OF 54.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED AS SAID PARCEL A, SOUTH 00°16'32" EAST, A DISTANCE OF 534.72 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 2024-____, RECORDED _____ AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID ORDINANCE NO. 2024-____ THE FOLLOWING 2 COURSES:

- SOUTH 00°16'32" EAST, A DISTANCE OF 25.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 946.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'02", AN ARC LENGTH OF 44.59 FEET TO THE TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD DESCRIBED AS PARCEL B, IN SAID SPECIAL WARRANTY DEED, AND THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 946.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54", AN ARC LENGTH OF 33.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 322.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'42", AN ARC LENGTH OF 11.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'32", AN ARC LENGTH OF 224.91 FEET
- SOUTH 15°15'15" WEST, A DISTANCE OF 22.93;
- SOUTH 16°33'15" WEST, A DISTANCE OF 105.23 FEET;
- SOUTH 13°41'31" WEST, A DISTANCE OF 40.05 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021000117784, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID LAST DESCRIBED WESTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

- SOUTH 16°33'15" WEST, A DISTANCE OF 32.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
- SOUTH 08°08'50" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUT A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°08'50" WEST;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET TO TH BOUNDARY OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 9, RECORDED MARCH 29, 2022 AT RE 2022000027765, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY OF 394.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°31'48" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING 4 COURSES:

- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°22'00", AN ARC LENGTH OF 140.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 466.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°35'49", AN ARC LENGTH OF 346.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 294.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'43", AN ARC LENGTH OF 328.55 FEET;
- NORTH 54°52'49" WEST, A DISTANCE OF 6.91 FEET TO THE MOST SOUTHERLY CORNER OF TRACT A, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAST DESCRIBED TRACT A AND THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JUNE 1, 2006 AT RECEPTION NO. 20060601000437490, IN SAID OFFICIAL RECORDS, NORTH 00°16'48" WEST, A DISTANCE OF 1,012.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT B, IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,027.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°07'08" WEST;

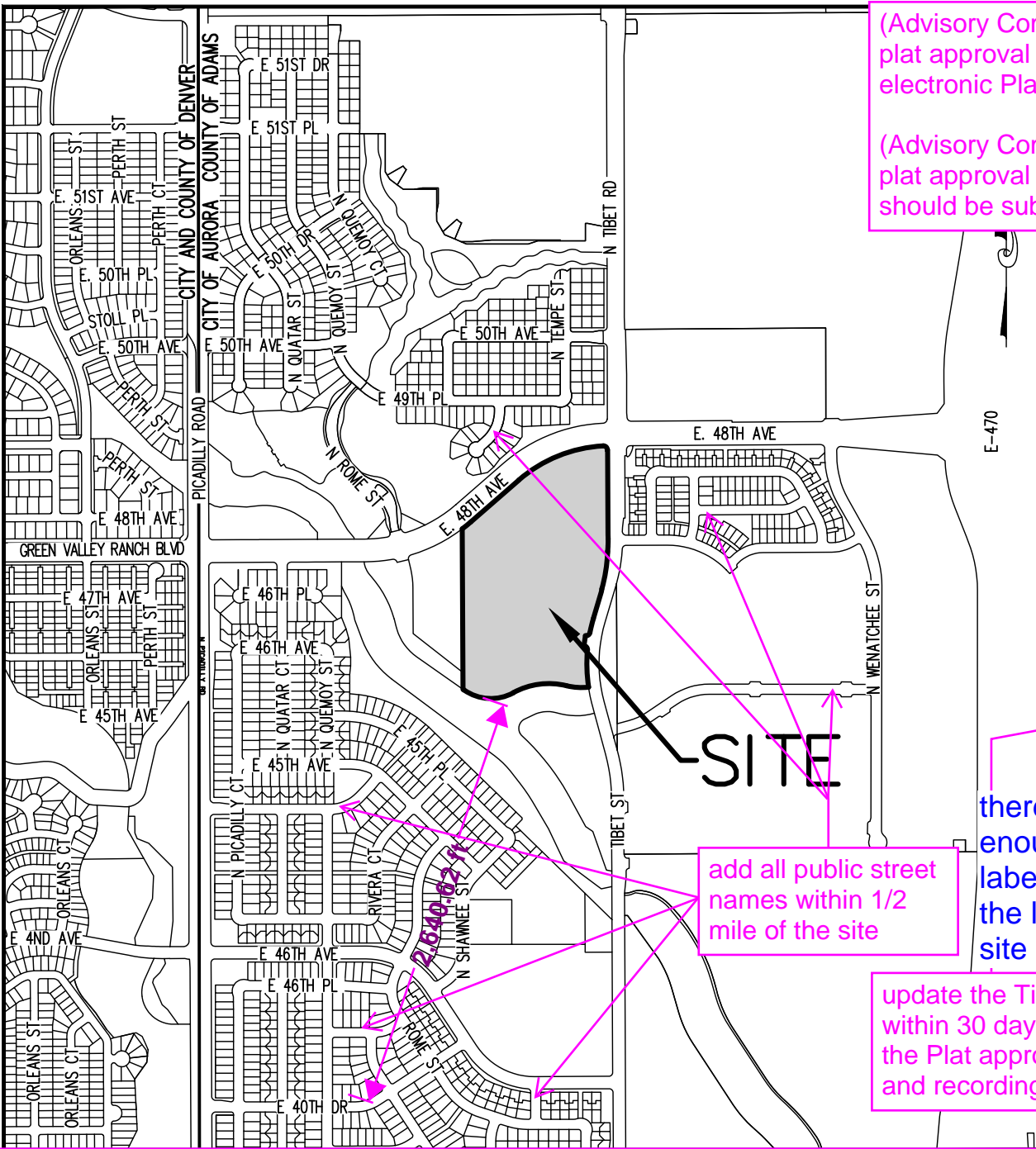
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES:

- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'09", AN ARC LENGTH OF 70.25 FEET
- NORTH 48°57'43" EAST, A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 883.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°52'57", AN ARC LENGTH OF 583.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°52'48", AN ARC LENGTH OF 40.53 FEET;
- NORTH 89°43'28" EAST, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 26.798 ACRES, (1,167,315 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



SHEET INDEX
SHEET 1

TITLE SHEET/LEGAL DESCRIPTION

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

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

SHEET 13 LINE AND CURVE TABLES

Noted

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°16'32" EAST, A DISTANCE OF 2650.24' ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24, T3S, R66W, 6TH P.M. BEING MONUMENTED AT THE SOUTH END BY A NO. 6 REBAR WITH A 3-1/2" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, INC. T3S R66W C 1/4 S24 2024 PLS 38256" AND AT THE NORTH END BY A NO. 6 REBAR WITH A 3-1/2" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, INC. T3S R66W S13 1/4 S24 2024 PLS 38256", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TOWN & COUNTRY TITLE SERVICES COMMITMENT NO.37944 WITH A COMMITMENT DATE OF MAY 09, 2024 AT 8:00 A.M.** WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.

there are more than enough roads labeled to identify the location of the site

update the Title to within 30 days of the Plat approval and recording

KNOWNGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND ENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

EMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT

OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN , FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OR THE RESULTS THEREOF AT ANY ALTITUDE ABOVE GROUND LEVEL.

ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH TIBET ROAD AND E. 46TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

10. TRACTS A-I ARE TO BE PRIVATELY OWNED AND MAINTAINED.

11. THE EASEMENTS HEREON SHOWN AND LABELED AS 5' GAS EASEMENT AND 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

12. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

OWNER:

CLAYTON PROPERTIES GROUP INC., A TENNESSEE CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

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

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AzTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 19324-06

Drawn By: RBA

DATE OF PREPARATION: 05/16/2024

SCALE: N/A

SHEET 1 OF 13

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22
A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 13

COVENANTS

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

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

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

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

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LAND EASEMENT AREA IS LOCATED.

COVENANTS

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

The area(s) labeled as "WATER EASEMENT" hereon depict easement(s) dedicated by the Owner to the City for use by the City, but not by third party public utilities, to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be necessary and useful to, or required by City, any and all improvements, facilities and appurtenances to water lines, water mains, meters, fire hydrants conduits, vaults, meters, valves, manholes, vent pipes, utility location markers or any other water utility structures including, but not limited to, any and all necessary cables, wires and all improvements and appurtenances thereto, and all facilities, and fixtures, devices and structures and appurtenances whatsoever necessary or useful in the operation of any of them and to make any needed cuts and fills in the earth in, on, under, through, over and across the areas labeled as "WATER EASEMENT" for and being further subject to those terms and conditions set forth in the document entitled "GENERAL EASEMENT TERMS AND CONDITIONS" recorded on DATE in the records of the Adams, Arapahoe, Douglas County Clerk and Recorder's Office at Reception Nos. (Adams County) 2024000018661, (Arapahoe County) E4021602, (Douglas County) 2024013875, respectively.

Added

The area(s) labeled as "SANITARY SEWER EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by the City, but not by third party public utilities, to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be necessary and useful to, or required by City, any and all improvements, facilities and appurtenances to sanitary sewer collection mains and transmission mains, lines and all facilities, fixtures, devices and structures and appurtenances whatsoever necessary or useful in the operation of any of them and being further subject to those terms and conditions set forth in the document entitled "GENERAL EASEMENT TERMS AND CONDITIONS" recorded on DATE in the records of the Adams/Arapahoe/Douglas County Clerk and Recorder's Office at Reception Nos. (Adams County) 2024000018661, (Arapahoe County) E4021602, (Douglas County) 2024013875, respectively.

Added

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 13

NORTHWEST CORNER OF SECTION 24
T3S, R66W, 6TH P.M.
FOUND 3 1/4" ALUMINUM CAP STAMPED "CITY OF AURORA
PLS 38003 (2007) T3S 14 13 23 24 R66W 0.54' BELOW
SURFACE IN RANGE BOX PER MONUMENT RECORD BY PLS
38318, ACCEPTED ON JULY 31, 2018

N89°36'20"E 2643.20'
NORTH LINE OF THE NW 1/4 OF SEC. 24

POINT OF
BEGINNING

POINT OF COMMENCEMENT

NORTH QUARTER CORNER OF SECTION 24
T3S, R66W, 6TH P.M.
SET 3-1/2" ALUMINUM CAP STAMPED "AZTEC
CONSULTANTS INC. T3S R66W 1/4 S13/S24 2024
PLS NO. 38256 ATOP A NO. 6X30" REBAR.
MONUMENT ESTABLISHED BY PREVIOUS AZTEC
CONSULTANTS SURVEYS

SPECIAL WARRANTY DEED
PARCEL A
REC NO. 2024000052196

NORTH TIBET ROAD
(VARIABLE WIDTH PUBLIC ROW)
REC NO. 202100017784

10' UTILITY EASEMENT
REC NO. 2021000117783
REC NO. 20210001146938
PORTION OF EASEMENT TO BE
RELEASED BY SEPARATE DOCUMENT

ROW VACATED BY
SEPARATE DOCUMENT
REC NO. _____

10' UTILITY EASEMENT
REC NO. 2021000117783
REC NO. 20210001146938
PORTION OF EASEMENT TO BE RELEASED BY
SEPARATE DOCUMENT

SPECIAL WARRANTY DEED
PARCEL B
REC NO. 2024000052196

LOT 1
BLOCK 2
WINDLER SUBDIVISION FILING NO. 3
REC. NO. 2023000054719

TRACT C
GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 9
REC. NO. 2022000027765

CENTER QUARTER CORNER OF SECTION 24
T3S, R66W, 6TH P.M.
SET 3-1/2" ALUMINUM CAP STAMPED "AZTEC
CONSULTANT INC. T3S R66W C 1/4 S24
2024 PLS NO. 38256" ATOP A NO. 6X30"
REBAR. MONUMENT ESTABLISHED BY
PREVIOUS AZTEC CONSULTANTS SURVEYS

MONUMENT SYMBOL LEGEND

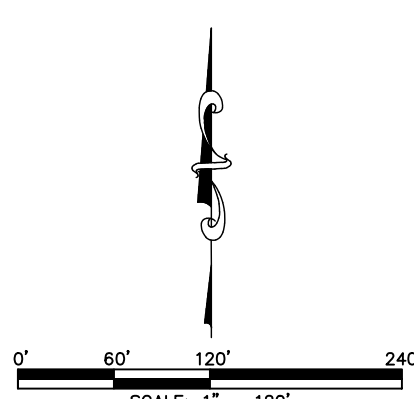
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LPI LS 29027"
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED ILLEGIBLE
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- FOUND SECTION CORNER AS SHOWN HEREON
- NOTE: TRACT C IS AN ACCESS AND FIRE LANE EASEMENT IN ITS ENTIRETY

Advisory - fill in the blanks prior to the final submittal of the plat

Noted, will add when known

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'32"E	25.21'
L2	S15°15'15"W	22.93'
L3	S16°33'15"W	105.23'
L4	S08°08'50"W	64.00'
L5	N54°52'49"W	6.91'
L6	N89°43'28"E	3.00'
L158	S13°41'31"W	40.05'
L159	S16°33'15"W	32.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°42'02"	946.00'	44.59'
C2	2°01'54"	946.00'	33.55'
C3	1°57'42"	322.00'	11.02'
C4	12°45'32"	1010.00'	224.91'
C5	5°12'13"	995.00'	90.36'
C6	86°47'47"	25.00'	37.87'
C7	86°47'47"	25.00'	37.87'
C8	13°33'37"	995.00'	235.49'
C9	20°22'00"	394.00'	140.05'
C10	92°52'48"	25.00'	40.53'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

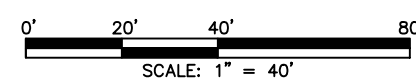
AzTec Proj. No.: 19324-06

Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 120'
SHEET 3 OF 13	

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 13

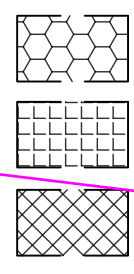
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



SEE SHEET 13 FOR
LINE AND CURVE
TABLES

SEE SHEET 3 FOR
MONUMENT
LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- F.L.E. = FIRE LANE EASEMENT
- ROW = RIGHT-OF-WAY



MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACT C IS AN ACCESS AND FIRE
LANE EASEMENT IN ITS ENTIRETY



add a detail Bar Scale

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 19324-06

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.azteconsultants.com

Drawn By: RBA

DATE OF PREPARATION	05/16/2024
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SCALE:	1" = 40'
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SHEET 4 OF 13

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 13

SEE SHEET 4

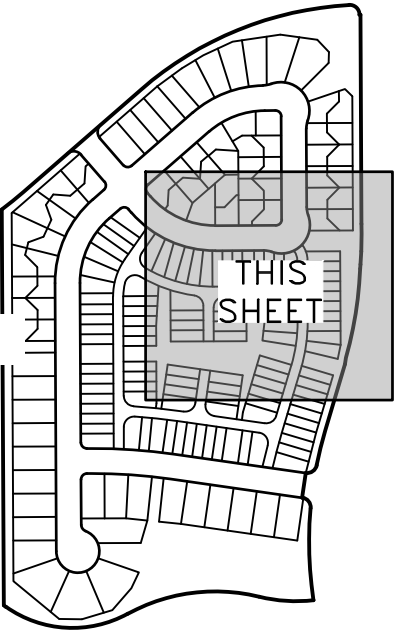
SEE SHEET 4

Advisory - fill in the blanks prior to the final submittal of the plat

Noted, will add when known

Also: add the Ordinance No.

Revised



KEY MAP
N.T.S.

SEE SHEET 13 FOR
LINE AND CURVE
TABLES
SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
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- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS EASEMENT SEE SHEET 9
- UTILITY WATER METER EASEMENT SEE SHEETS 11-12
- UTILITY, SANITARY, SEWER & DRAINAGE EASEMENT SEE SHEETS 11-12
- ## BLOCK NUMBER

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
NOTE: TRACT C IS AN ACCESS AND FIRE LANE EASEMENT IN ITS ENTIRETY

Revised

change to "Water"

Revised

confirm with Aurora Water Dept. (a water line needs to feed the water meters)

Revised

does this Hydrant Water easement need a different type of hatching

Revised

FOR REVIEW

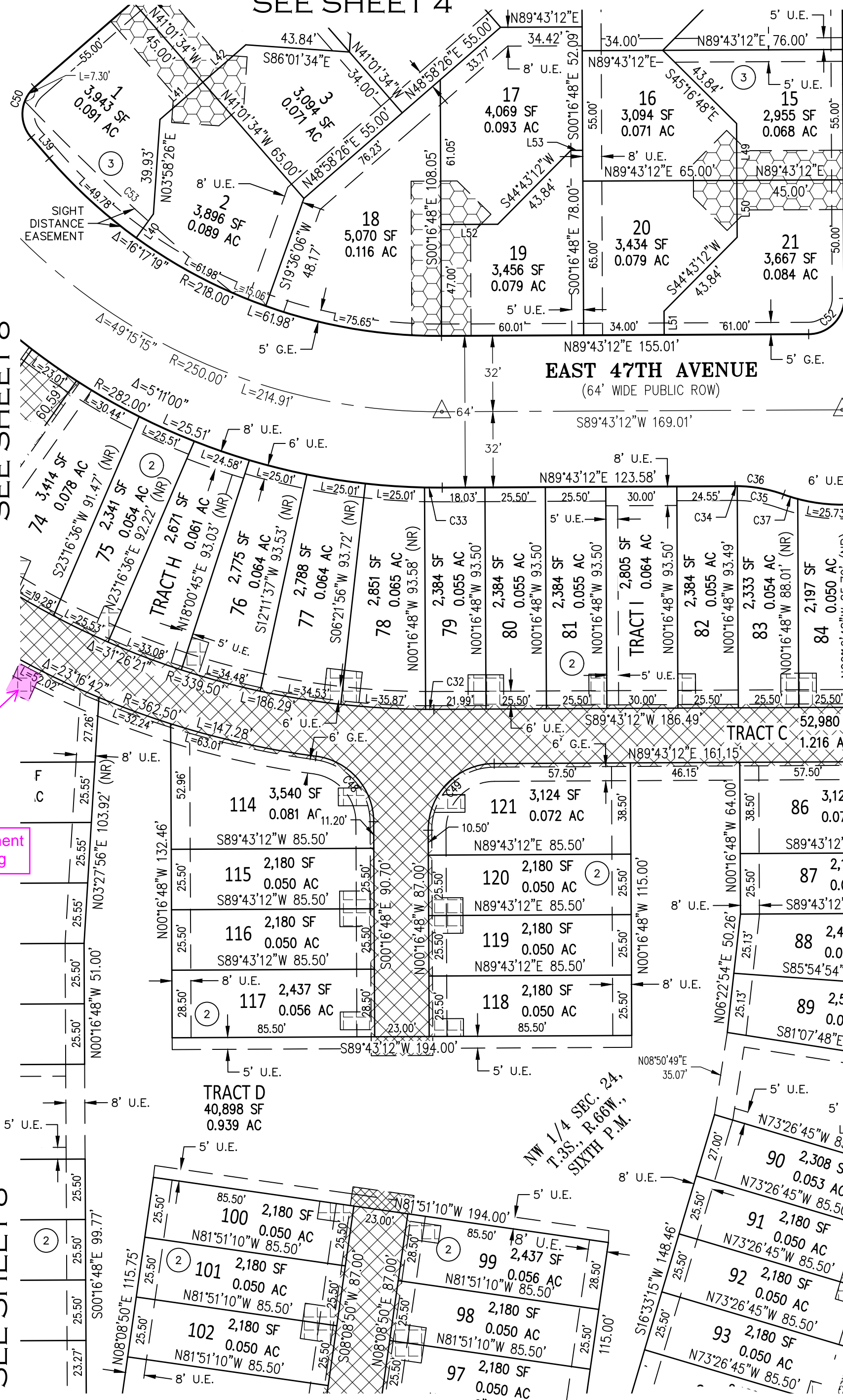
FOR AND ON BEHALF OF
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Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 40'
SHEET 5 OF 13	

Aztec Proj. No.: 19324-06



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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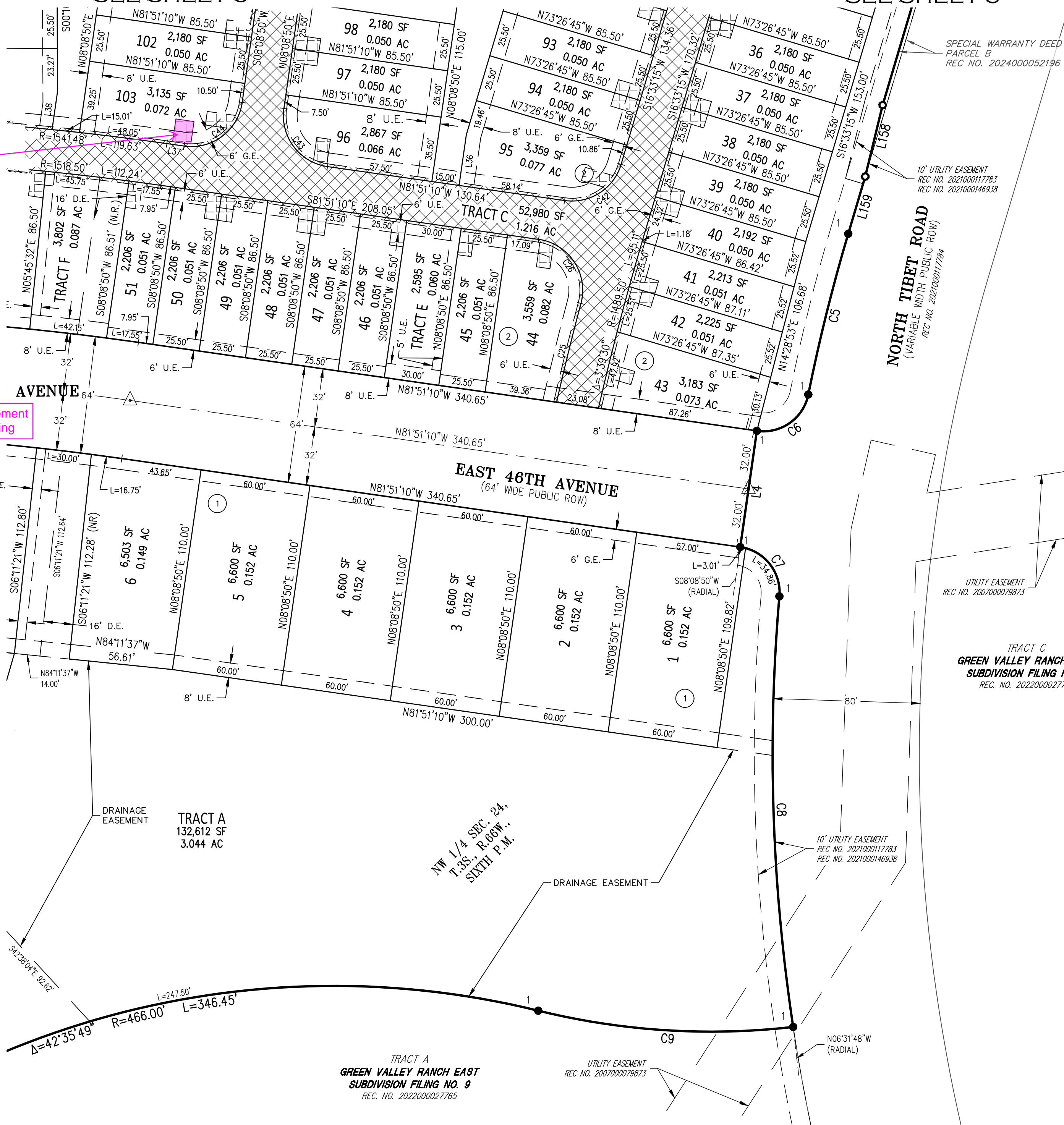
SHEET 6 OF 13

SEE SHEET 5

SEE SHEET 5

SEE SHEET 8

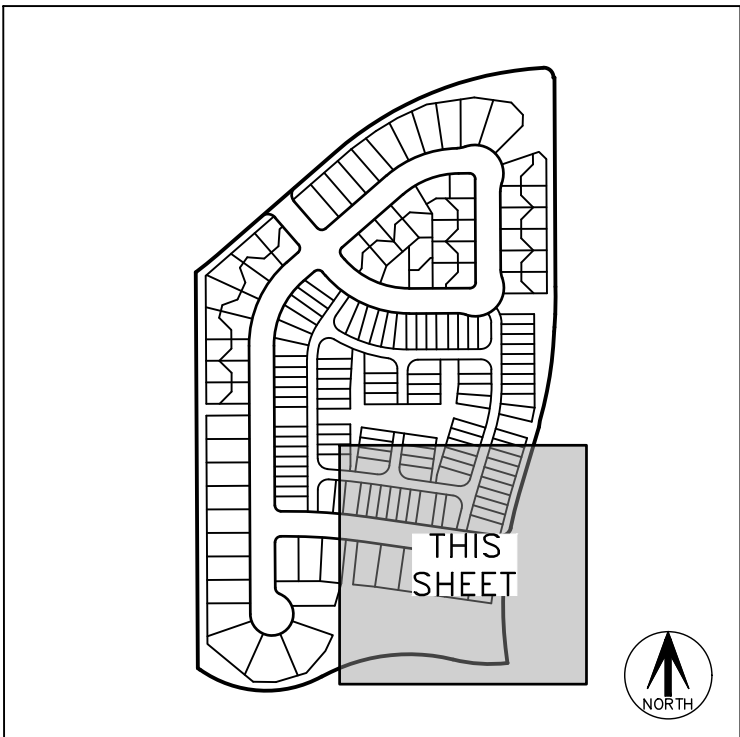
SEE SHEET 9



does this Hydrant Water easement
need a different type of hatching
Revised

change to "Water"
Revised

confirm with Aurora Water
Dept. (a water line needs to
feed the water meters)



SEE SHEET 13 FOR
LINE AND CURVE
TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

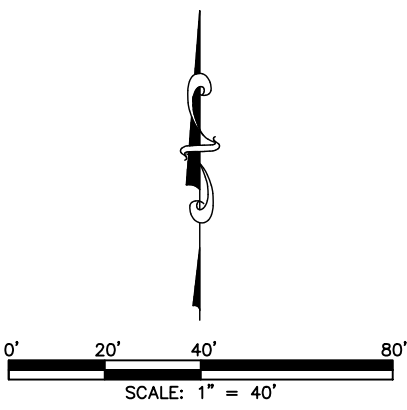
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W.E. = WATER EASEMENT
F.L.E. = FIRE LANE EASEMENT
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UTILITY & ACCESS EASEMENT SEE SHEET 9
UTILITY WATER METER EASEMENT SEE SHEETS 11-12
UTILITY, SANITARY, SEWER & DRAINAGE EASEMENT SEE SHEETS 11-12

BLOCK NUMBER

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

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CONSULTANTS, INC.

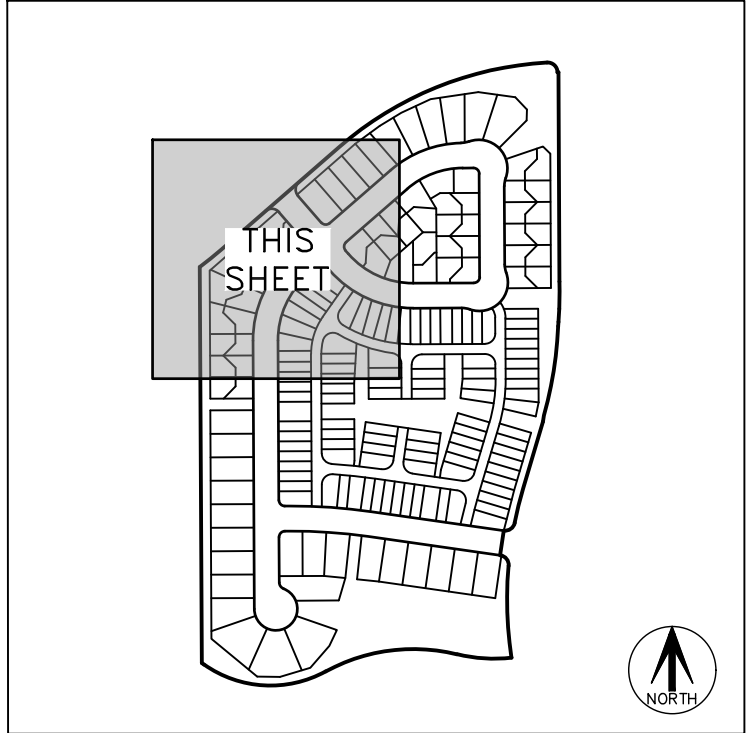
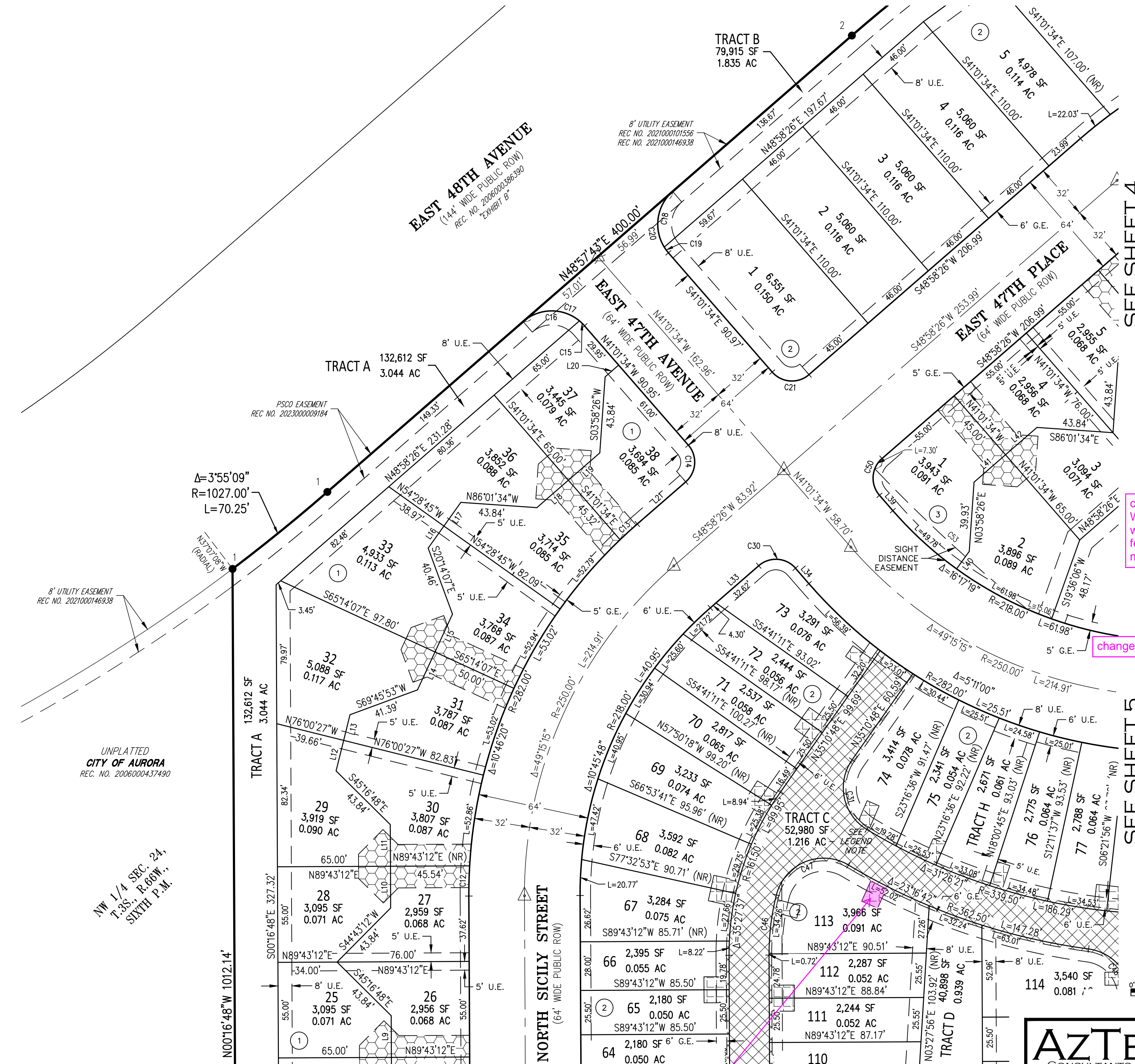
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AzTec Proj. No.: 19324-06
Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 40'
SHEET	6 OF 13

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 13



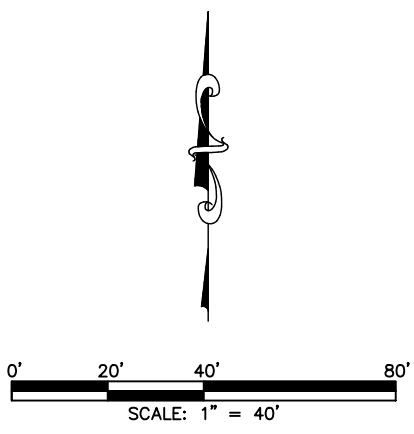
KEY MAP
N.T.S.

LEGEND

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- ROW = RIGHT-OF-WAY
- [Pattern] UTILITY & ACCESS EASEMENT SEE SHEET 9
- [Pattern] UTILITY WATER METER EASEMENT SEE SHEETS 11-12
- [Pattern] UTILITY, SANITARY, SEWER & DRAINAGE EASEMENT SEE SHEETS 11-12
- ## BLOCK NUMBER

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACT C IS AN ACCESS AND FIRE LANE EASEMENT IN ITS ENTIRETY



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 19324-06
Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 40'
SHEET 7 OF 13	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 13

SEE SHEET 7

SEE SHEET 7

NW 1/4 SEC. 24,
T.3S., R.66W.,
SIXTH P.M.

N00°16'48"W 1012.14'

TRACT A
132,612 SF
3.044 AC

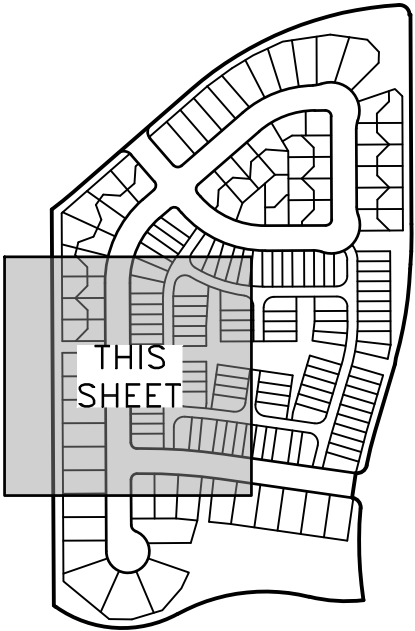
TRACT A
132,612 SF
3.044 AC

SEE SHEET 9

NORTH SICILY STREET
(64' WIDE PUBLIC ROW)

EAST 46TH AVENUE

(64' WIDE PUBLIC ROW)



KEY MAP
N.T.S.

does this Hydrant Water easement
need a different type of hatching Revised

SEE SHEET 13 FOR
LINE AND CURVE
TABLES

SEE SHEET 3 FOR
MONUMENT
LEGEND

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- F.L.E. = FIRE LANE EASEMENT
- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS EASEMENT SEE SHEET 9
- UTILITY WATER METER EASEMENT SEE SHEETS 11-12
- UTILITY, SANITARY, SEWER & DRAINAGE EASEMENT SEE SHEETS 11-12

BLOCK NUMBER

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACT C IS AN ACCESS AND FIRE LANE EASEMENT IN ITS ENTIRETY

change to "Water" Revised

no comma Revised

SEE SHEET 6

FOR REVIEW

SCALE: 1" = 40'

FOR AND ON BEHALF OF
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Aztec Proj. No.: 19324-06

Drawn By: RBA

DATE OF PREPARATION: 05/16/2024

SCALE: 1" = 40'

SHEET 8 OF 13

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 13

SEE SHEET 8

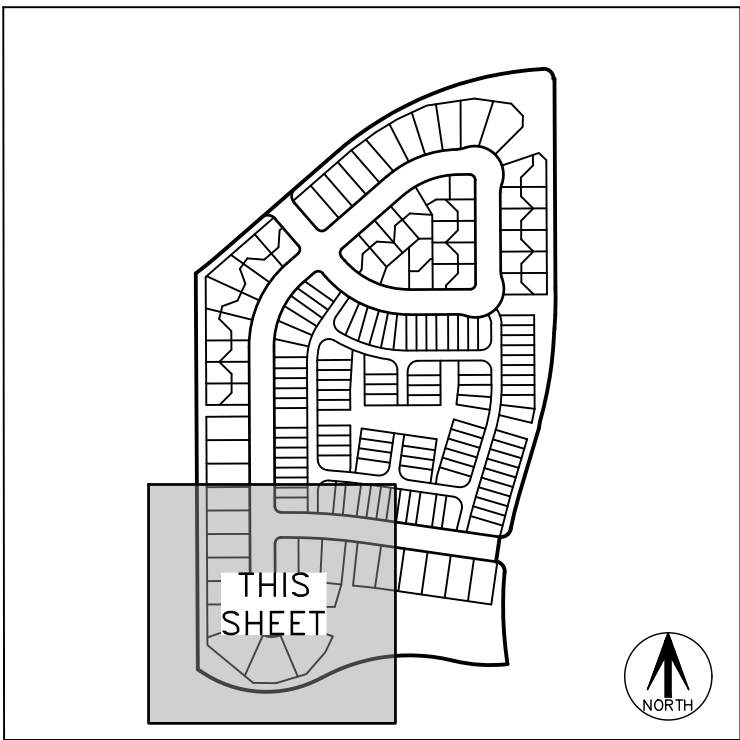
SEE SHEET 8

UNPLATTED
CITY OF AURORA
REC. NO. 2006000437490

TRACT A
GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 10
REC. NO. 2022000006446

NW 1/4 SEC. 24,
T.3S., R.66W.,
SIXTH P.M.

TRACT A
GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 9
REC. NO. 2022000027765



KEY MAP
N.T.S.

SEE SHEET 13 FOR
LINE AND CURVE
TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- F.L.E. = FIRE LANE EASEMENT
- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS EASEMENT SEE SHEET 11-12
- UTILITY WATER METER EASEMENT SEE SHEETS 11-12
- UTILITY, SANITARY, SEWER & DRAINAGE EASEMENT SEE SHEETS 11-12
- ## BLOCK NUMBER

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACT C IS AN ACCESS AND FIRE LANE EASEMENT IN ITS ENTIRETY

change to "Water"

Revised

confirm with Aurora Water Dept. (a water line needs to feed the water meters)

FOR REVIEW

0' 20' 40' 80'
SCALE: 1" = 40'

FOR AND ON BEHALF OF
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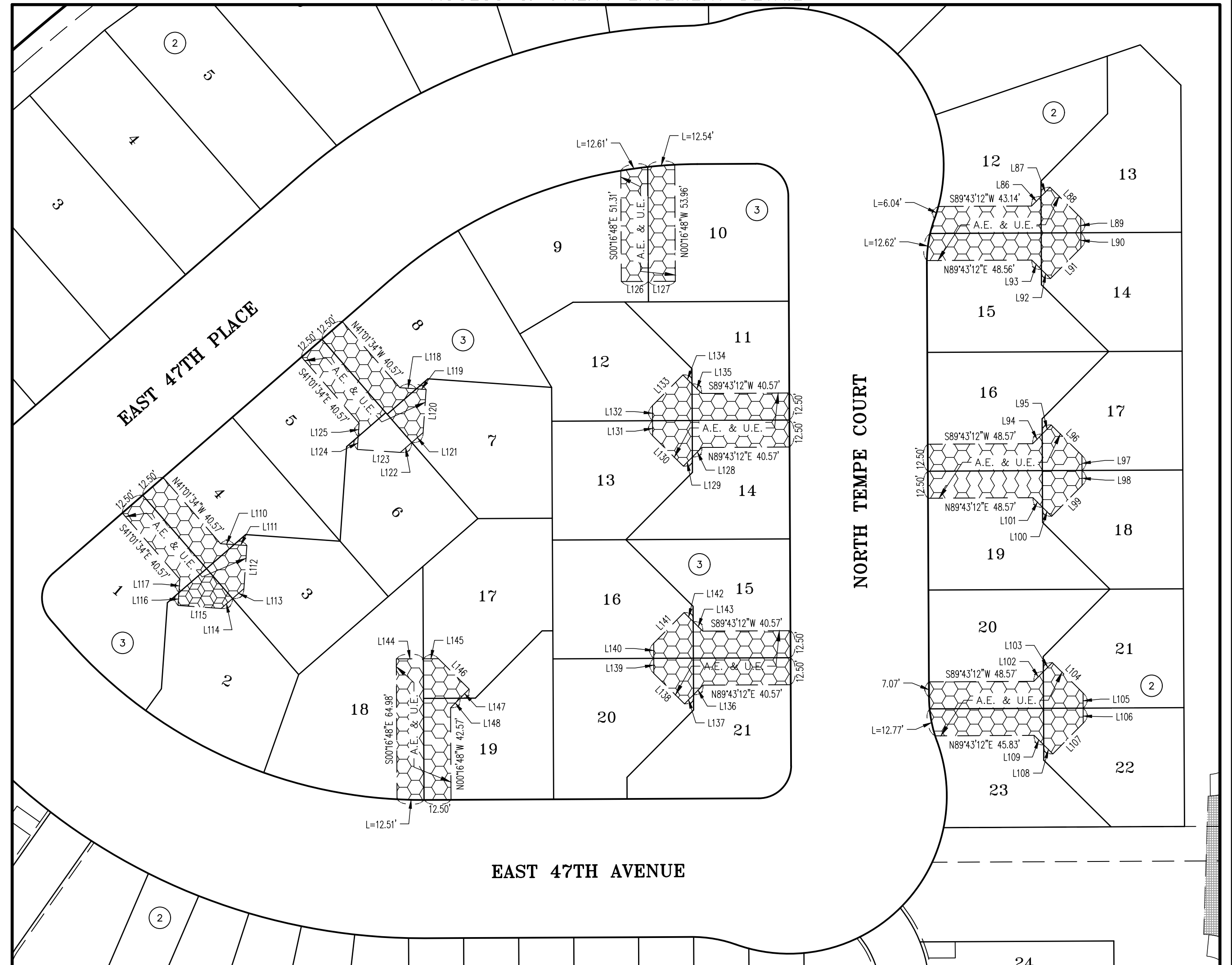
DATE OF PREPARATION: 05/16/2024

SCALE: 1" = 40'

SHEET 9 OF 13

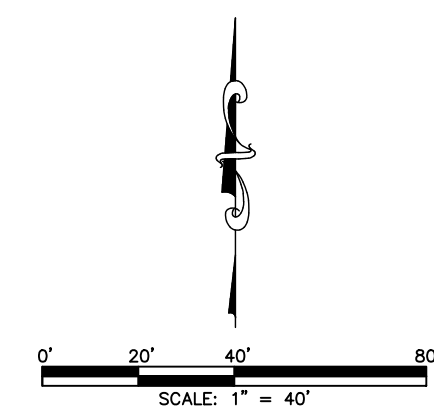
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 13 ACCESS & UTILITY EASEMENT DETAIL



SEE SHEET 3
FOR MONUMENT
LEGEND

NOTE: TRACT C IS AN ACCESS AND FIRE
LANE EASEMENT IN ITS ENTIRETY



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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.azteconsultants.com

Drawn By: RBA

S H E E T 10 O F 13

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 13

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

EAST 47TH AVENUE

should this Hydrant be
a different hatching?
hydrants would be
within the water
easement so no need
to differentiate

should this Hydrant be
a different hatching?
hydrants would be
within the water
easement so no need
to differentiate

confirm with Aurora Water
Dept. (a water line needs
to feed the water meters)

change to "Water"
Revised

no comma Revised

W.E.

hydrants would be
within the water
easement so no need
to differentiate

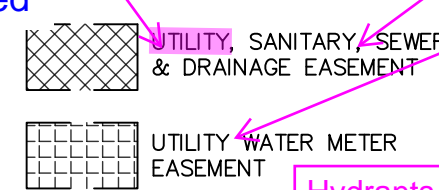
SEE SHEET 12

SEE SHEET 3
FOR MONUMENT
LEGEND

SEE SHEET 13 FOR
LINE AND CURVE
TABLES

SCALE: 1" = 30'

LEGEND



SEE SHEET 12

AZTEC
CONSULTANTS, INC.

Tec Proj. No.: 19324-06

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 30'
SHEET	11 OF 13

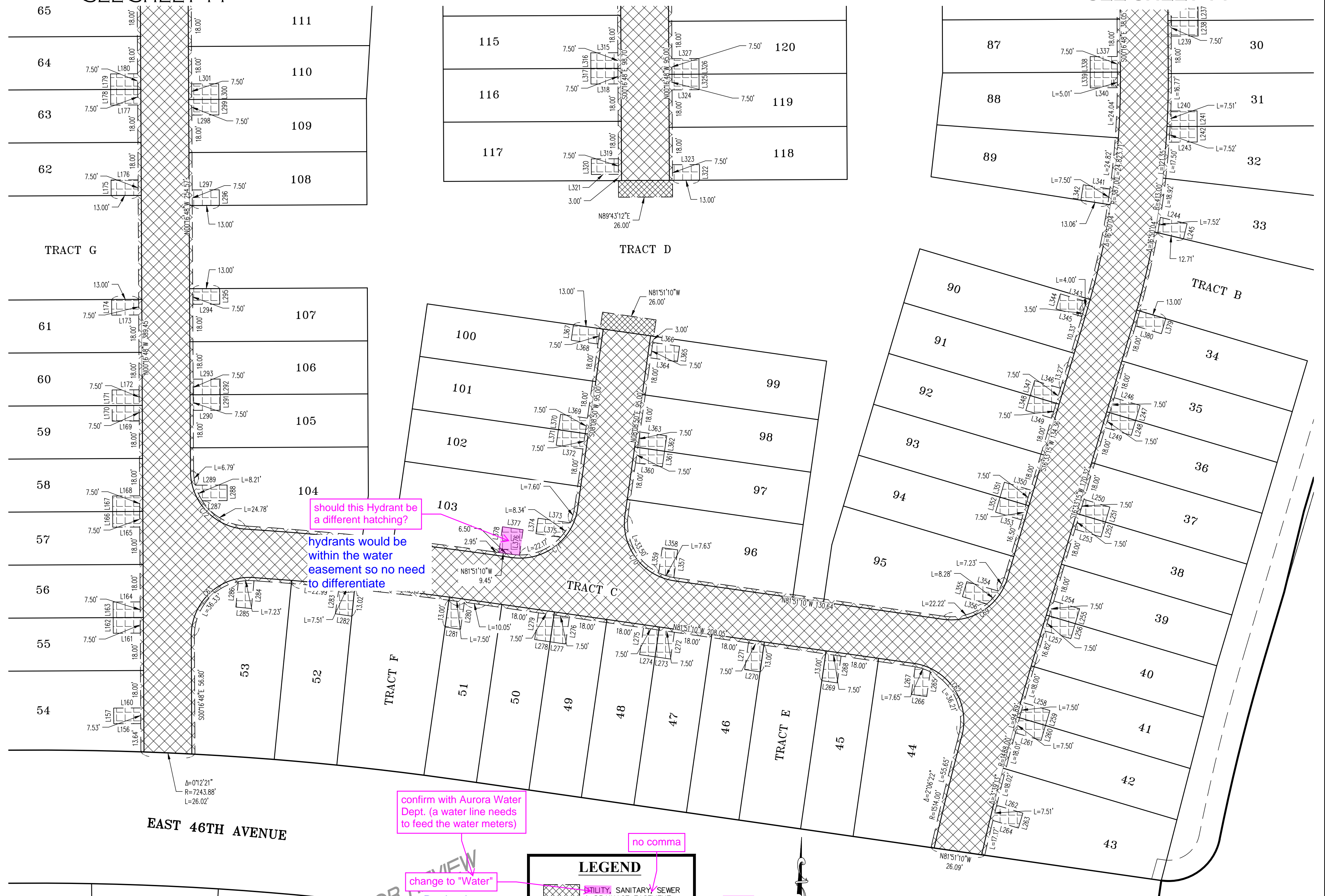
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SHEET 12 OF 13

SEE SHEET 11

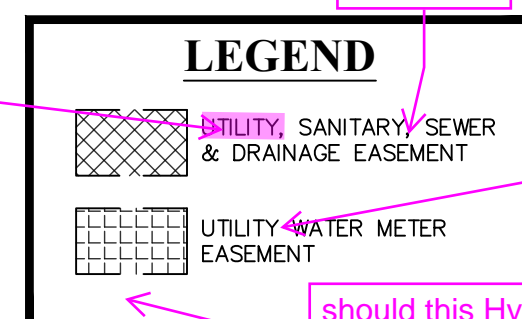
SEE SHEET 11



SEE SHEET 13 FOR
LINE AND CURVE
TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



W.E.
Revised

should this Hydrant be
a different hatching?

hydrants would be
within the water
easement so no need
to differentiate

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Drawn By: RBA

DATE OF
PREPARATION: 05/16/2024

SCALE: 1" = 30'

SHEET 12 OF 13

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 13

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'32"E	25.21'
L2	S15°15'15"W	22.93'
L3	S16°33'15"W	105.23'
L4	S08°08'50"W	64.00'
L5	N54°52'49"W	6.91'
L6	N89°43'28"E	3.00'
L7	S89°43'12"W	12.54'
L8	S00°16'48"E	24.00'
L9	S00°16'48"E	24.00'
L10	S00°16'48"E	24.00'
L11	S00°16'48"E	24.00'
L12	N13°53'12"E	18.12'
L13	N13°53'12"E	15.19'
L14	S24°45'53"W	24.00'
L15	S24°45'53"W	24.00'
L16	S35°31'15"W	15.61'
L17	S35°31'15"W	16.75'
L18	S48°58'26"W	24.00'
L19	S48°58'26"W	24.00'
L20	N48°58'26"E	10.33'
L21	N48°58'26"E	36.92'
L22	S01°22'40"W	27.78'
L23	S45°16'48"E	26.47'
L24	N00°16'48"W	26.69'
L25	N00°16'48"W	24.00'
L26	N00°16'48"W	24.00'
L27	N00°16'48"W	24.00'
L28	N00°16'48"W	24.00'
L29	N00°16'48"W	24.00'
L30	N00°16'48"W	24.00'
L31	S35°47'42"E	3.17'
L32	S89°43'12"W	12.54'
L33	N48°58'26"E	36.92'
L34	S41°00'52"E	11.76'
L35	S35°47'42"E	3.17'
L36	N08°08'50"E	27.90'
L37	N81°51'10"W	9.45'
L38	N08°08'50"E	21.14'
L39	S41°01'34"E	11.70'
L40	S35°53'25"W	12.43'
L41	N48°58'26"E	24.00'
L42	N48°58'26"E	24.00'
L43	N48°58'26"E	24.00'
L44	S48°58'26"W	25.00'
L45	S59°09'34"W	28.69'
L46	S89°43'12"W	27.12'
L47	S00°16'48"E	24.00'
L48	S00°16'48"E	24.00'
L49	S00°16'48"E	24.00'
L50	S00°16'48"E	24.00'
L51	S00°16'48"E	10.00'
L52	S89°43'12"W	24.00'
L53	N89°43'12"E	5.01'
L54	S44°43'12"W	6.26'
L55	S44°43'12"W	5.93'

LINE TABLE		
LINE	BEARING	LENGTH
L56	S45°16'48"E	20.00'
L57	N00°16'48"W	6.98'
L58	N00°16'48"W	6.98'
L59	S44°43'12"W	20.00'
L60	S45°16'48"E	5.93'
L61	S45°16'48"E	6.26'
L62	S44°43'12"W	6.26'
L63	S44°43'12"W	5.93'
L64	S45°16'48"E	20.00'
L65	N00°16'48"W	6.98'
L66	N00°16'48"W	6.98'
L67	N44°43'12"E	20.00'
L68	S45°16'48"E	5.93'
L69	S45°16'48"E	6.26'
L70	S69°45'53"W	6.26'
L71	S69°45'53"W	5.93'
L72	S20°14'07"E	20.00'
L73	N24°45'53"E	6.98'
L74	N24°45'53"E	6.98'
L75	S69°45'53"W	20.00'
L76	S20°14'07"E	5.93'
L77	S20°14'07"E	6.26'
L78	N86°01'34"W	6.26'
L79	N86°01'34"W	5.93'
L80	S03°58'26"W	20.00'
L81	N48°58'26"E	6.98'
L82	N48°58'26"E	6.98'
L83	N86°01'34"W	20.00'
L84	S03°58'26"W	5.93'
L85	S03°58'26"W	6.26'
L86	N44°43'12"E	6.26'
L87	N44°43'12"E	5.93'
L88	N45°16'48"W	20.00'
L89	S00°16'48"E	6.98'
L90	S00°16'48"E	6.98'
L91	N44°43'12"E	20.00'
L92	N45°16'48"W	5.93'
L93	N45°16'48"W	6.26'
L94	N44°43'12"E	6.26'
L95	N44°43'12"E	5.93'
L96	N45°16'48"W	20.00'
L97	S00°16'48"E	6.98'
L98	S00°16'48"E	6.98'
L99	N44°43'12"E	20.00'
L100	N45°16'48"W	5.93'
L101	N45°16'48"W	6.26'
L102	N44°43'12"E	6.26'
L103	N44°43'12"E	5.93'
L104	N45°16'48"W	20.00'
L105	S00°16'48"E	6.98'
L106	S00°16'48"E	6.98'
L107	N44°43'12"E	20.00'
L108	N45°16'48"W	5.93'
L109	N45°16'48"W	6.26'
L110	S86°01'34"E	6.26'

LINE TABLE		
LINE	BEARING	LENGTH
L111	S86°01'34"E	5.93'
L112	N03°58'26"E	20.00'
L113	S48°58'26"W	6.98'
L114	S48°58'26"W	6.98'
L115	S86°01'34"E	20.00'
L116	N03°58'26"E	5.93'
L117	N03°58'26"E	6.26'
L118	S86°01'34"E	7.68'
L119	S86°01'34"E	4.52'
L120	N03°58'26"E	20.00'
L121	S48°58'26"W	6.98'
L122	S48°58'26"W	6.98'
L123	S86°01'34"E	20.00'
L124	N03°58'26"E	5.93'
L125	N03°58'26"E	6.26'
L126	N90°00'00"W	12.50'
L127	S89°43'12"W	12.50'
L128	S44°43'12"W	6.26'
L129	S44°43'12"W	5.93'
L130	S45°16'48"E	20.00'
L131	N00°16'48"W	6.98'
L132	N00°16'48"W	6.98'
L133	S44°43'12"W	20.00'
L134	S45°16'48"E	5.93'
L135	S45°16'48"E	6.26'
L136	S44°43'12"W	6.26'
L137	S44°43'12"W	5.93'
L138	S45°16'48"E	20.00'
L139	N00°16'48"W	6.98'
L140	N00°16'48"W	6.98'
L141	S44°43'12"W	20.00'
L142	S45°16'48"E	5.93'
L143	S45°16'48"E	6.26'
L144	N89°43'12"E	12.50'
L145	N89°43'12"E	6.98'
L146	N45°16'48"W	20.00'
L147	S44°43'12"W	5.93'
L148	S44°43'12"W	6.26'
L149	S11°29'42"W	9.06'
L150	S16°33'15"W	34.27'
L151	S35°47'42"E	3.43'
L152	S89°43'28"W	7.75'
L153	N86°41'12"E	21.62'
L154	N31°42'02"E	62.26'
L155	S35°47'42"E	3.43'
L156	S89°43'12"W	13.00'
L157	N00°33'28"W	7.53'
L160	N89°43'12"E	13.00'
L161	S89°43'12"W	13.00'
L162	N00°16'48"W	7.50'
L163	N00°16'48"W	7.50'
L164	N89°43'12"E	13.00'
L165	S89°43'12"W	13.00'
L166	N00°16'48"W	7.50'
L167	N00°16'48"W	7.50'

LINE TABLE		
LINE	BEARING	LENGTH
L168	N89°43'12"E	13.00'
L169	S89°43'12"W	13.00'
L170	N00°16'48"W	14.98'
L171	N00°16'48"W	14.98'
L172	N89°43'12"E	13.00'
L173	S89°43'12"W	13.00'
L174	N00°16'48"W	7.50'
L175	N00°16'48"W	7.50'
L176	N89°43'12"E	13.00'
L177	S89°43'12"W	13.00'
L178	N00°16'48"W	7.50'
L179	N00°16'48"W	7.50'
L180	N89°43'12"E	13.00'
L181	S89°43'12"W	13.00'
L182	N00°16'48"W	7.50'
L183	N00°16'48"W	7.50'
L184	N89°43'12"E	13.00'
L185	N77°32'53"W	13.14'
L186	N12°27'07"E	7.50'
L187	N12°27'07"E	7.50'
L188	S77°32'53"E	13.14'
L189	N57°50'18"W	13.14'
L190	N32°09'42"E	7.50'
L191	N32°09'42"E	7.50'
L192	S57°50'18"E	13.09'
L193	N54°41'11"W	13.00'
L194	N35°10'48"E	7.50'
L195	N35°10'48"E	7.50'
L196	S54°41'11"E	13.00'
L197	N54°41'11"W	12.90'
L198	N35°10'48"E	7.50'
L199	S54°41'11"E	12.90'
L200	N23°16'35"E	12.03'
L201	S66°43'25"E	7.50'
L202	S23°16'35"W	13.94'
L203	N23°16'36"E	12.92'
L204	S66°43'25"E	7.50'
L205	S71°59'15"E	7.50'
L206	S18°00'45"W	12.94'
L207	N06°21'56"E	12.94'
L208	S83°38'04"E	7.50'
L209	S83°38'04"E	7.50'
L210	S06°21'56"W	12.94'
L211	N00°16'48"W	13.02'
L212	N90°00'00"E	7.50'
L213	N90°00'00"E	7.50'
L214	S00°16'48"E	12.94'
L215	N00°16'48"W	13.02'
L216	N90°00'00"E	7.50'
L217	N90°00'00"E	7.50'
L218	S00°16'48"E	12.94'
L219	N00°16'48"W	13.02'
L220	N90°00'00"E	7.50'
L221	N90°00'00"E	7.50'
L222	S00°16'48"E	12.94'

LINE TABLE		
LINE	BEARING	LENGTH
L223	S89°43'12"W	13.02'
L224	N00°00'00"E	7.50'
L225	N89°43'12"E	12.98'
L226	S00°16'48"E	7.50'
L227	S89°43'12"W	12.36'
L228	N89°43'12"E	12.98'
L229	S00°16'48"E	7.50'
L230	S00°16'48"E	7.50'
L231	S89°43'12"W	12.98'
L232	N89°43'12"E	12.98'
L233	S00°16'48"E	7.50'
L234	S00°16'48"E	7.50'
L235	S89°43'12"W	12.98'
L236	N89°43'12"E	12.98'
L237	S00°16'48"E	7.50'
L238	S00°16'48"E	7.50'
L239	S89°43'12"W	12.98'
L240	N89°43'12"E	12.61'
L241	S00°16'48"E	7.50'
L242	S00°16'48"E	7.50'
L243	S89°43'12"W	13.49'
L244	S76°37'19"E	13.19'
L245	S13°22'41"W	7.50'
L246	S73°26'44"E	13.00'
L247	S16°33'15"W	7.50'
L248	S16°33'15"W	7.50'
L249	N73°26'44"W	13.00'
L250	S73°26'44"E	13.00'
L251	S16°33'15"W	7.50'
L252	S16°33'15"W	7.50'
L253	N73°26'44"W	13.00'
L254	S73°26'44"E	13.00'
L255	S16°33'15"W	7.50'
L256	S16°33'15"W	7.50'
L257	N73°26'44"W	13.00'
L258	S73°26'44"E	13.12'
L259	S16°33'15"W	7.50'
L260	S16°33'15"W	7.50'
L261	N73°26'44"W	12.85'
L262	S73°26'44"E	13.18'
L263	S16°33'16"W	7.50'
L264	N73°26'44"W	12.81'
L265	S08°08'58"W	12.06'
L266	N81°46'53"W	7.50'
L267	N08°08'58"E	13.40'
L268	S08°08'50"W	13.01'
L269	N81°46'53"W	7.50'
L270	S81°46'53"E	7.50'
L271	S08°08'50"W	13.00'
L272	S08°08'50"W	13.01'
L273	N81°46'53"W	7.50'
L274	N81°46'53"W	7.50'
L275	N08°08'50"E	13.00'
L276	S08°08'50"W	13.01'
L277	N81°46'53"W	7.50'

LINE TABLE		
LINE	BEARING	LENGTH
L278	N81°46'53"W	7.50'
L279	N08°08'50"E	13.00'
L280	S08°08'50"W	13.01'
L281	N81°46'53"W	7.50'
L282	N81°46'53"W	8.04'
L283	N08°08'50"E	12.66'
L284	S05°34'12"W	13.44'
L285	N84°25'48"W	7.50'
L286	N05°34'12"E	12.24'
L287	N89°43'11"E	11.94'
L288	S00°16'49"E	7.50'
L289	S89°43'11"W	15.21'
L290	N89°43'12"E	13.00'
L291	N00°16'48"W	7.50'
L292	N00°16'48"W	7.50'
L293	S89°43'12"W	13.00'
L294	N89°43'12"E	13.00'
L295	N00°16'48"W	7.50'
L296	N00°16'48"W	7.50'
L297	S89°43'12"W	13.00'
L298	N89°43'12"E	13.00'
L299	N00°16'48"W	7.50'
L300	N00°16'48"W	7.50'
L301	S89°43'12"W	13.00'
L302	N89°43'12"E	13.00'
L303	N00°16'48"W	7.50'
L304	N00°16'48"W	7.50'
L305	S89°43'12"W	13.00'
L306	S75°24'57"E	12.78'
L307	N14°35'03"E	7.50'
L308	N75°24'57"W	13.17'
L309	S24°04'10"W	12.85'
L310	S65°55'50"E	10.00'
L311	N24°04'10"E	12.22'
L312	S89°43'12"W	9.18'
L313	S00°16'48"E	7.50'
L314	N89°43'12"E	12.48'
L315	S89°43'12"W	13.00'
L316	N00°16'48"W	7.50'
L317	S00°16'48"E	7.50'
L318	N89°43'12"E	13.00'
L319	S89°43'12"W	13.00'
L320	S00°16'48"E	7.50'
L321	N89°43'12"E	13.00'
L322	N00°16'48"W	7.50'
L323	S89°43'12"W	13.00'
L324	N89°43'12"E	13.00'
L325	N00°16'48"W	7.50'
L326	N00°16'48"W	7.50'
L327	S89°43'12"W	13.00'
L328	N89°43'11"E	13.00'
L329	N00°16'48"W	7.50'
L330	S89°43'12"W	9.43'
L331	S00°09'06"E	12.49'
L332	N89°50'54"E	10.00'