



April 21, 2023

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

**Re: Initial Submission Review – Green Valley Ranch East Site Plan No. 5 - Site Plan Amendment No. 3 Minor Amendment**  
Case Number(s): 2019-4022-03

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated April 4, 2023. The following is a response to comments.

## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

1A. Add duplexes to the Land Use Data block. **RESPONSE: Duplexes added**

1B. Add the 10' corner setback to the duplex lot typical. **RESPONSE: 10' corner setback indicated on typical front loaded duplex setback exhibit on sheet 28. This information is also shown on services exhibit shown on sheet 10 in parentheses next to 5' side setback.**

#### **2. Landscape Plans (Debbie Bickmire / [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org) / 303-739-7261 / comments in teal)**

2A. Label the width for each duplex lot separately. **RESPONSE: Width's labeled**

2B. Include the plant counts with the duplex lot typicals on Sheet 34. Plant quantities are based on front yard size, so itemize plants for each separate lot. **RESPONSE: Plant counts added**

2C. Provide a scale for the duplex lot typicals. **RESPONSE: Scale added**

2D. Address notations and edits per the redline comments. **RESPONSE: Redlines addressed**

2E. Flatten the plans prior to submittal. **RESPONSE: Plans Flattened**

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Life/Safety (Stephen Kirchner / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / 303-739-7489 / comments in blue)**

3A. Update data block to reflect the amendment changes. Include building height, occupancy type, construction type, and sprinklered or not. Further comments may be needed after information has been provided. **RESPONSE: Duplex Building types are defined as "detached residential" which is the same classification as single-family.**

3B. Fill out the Implementation Plan form provided on Sheet 2. **RESPONSE: Duplex lots designated as "single family attached" not "multi-family". Therefore, table is not required.**

**4. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)**

4A. See attached comment letter.



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571. 3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

March 17, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: Green Valley Ranch East Minor Site Plan Amendment  
Case #s CN 2019-4022-03 and RSN 1695294**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor site plan amendment for **Green Valley Ranch East** and has **no apparent conflict** with the change of product type.

However, should there be any changes to the existing natural gas and electric distribution facilities, an application must be made via:  
[xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect).

PSCo acknowledges the street light location change.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

RESPONSE: Noted. No changes necessary.

END OF RESPONSES



LEGAL DESCRIPTION

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 (INCLUDING SUBDIVISION FILING 12)  
A PORTION OF THAT CERTAIN "PARCEL 1" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 AND ALL OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, RECORDED SEPTEMBER 1, 2020 AT RECEPTION NO. 2020000086087, BOTH BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;  
THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°02'06" WEST, A DISTANCE OF 1070.82 FEET;  
THENCE DEPARTING SAID WEST LINE, NORTH 89°57'54" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 RECORDED FEBRUARY 07, 2019 AT RECEPTION NO. 2019000001480 AND THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT "A" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 2006000386390, BOTH BEING RECORDED IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'06" WEST, A DISTANCE OF 1,583.20 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;  
THENCE ALONG SAID NORTH LINE, NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 242.12 FEET;  
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;  
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 915.33 FEET;  
THENCE SOUTH 39°45'09" EAST, A DISTANCE OF 30.14 FEET TO THE MOST NORTHERLY CORNER OF LOT 32, BLOCK 4 OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;  
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. SOUTH 55°50'58" WEST, A DISTANCE OF 111.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°50'58" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
3. NORTH 25°03'25" WEST, A DISTANCE OF 19.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°15'03" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
5. SOUTH 64°43'26" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°43'26" WEST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
7. SOUTH 59°47'41" WEST, A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 532.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
9. SOUTH 52°27'25" WEST, A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
12. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
13. SOUTH 37°32'35" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
14. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. SOUTH 52°27'25" WEST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
17. NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
18. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
19. SOUTH 37°32'35" EAST, A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
20. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
21. SOUTH 52°27'25" WEST, A DISTANCE OF 60.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET;
22. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'54", AN ARC LENGTH OF 88.42 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 AMENDMENT NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, NORTH 47°33'44" WEST, A DISTANCE OF 122.09 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°57'54" WEST, A DISTANCE OF 121.55 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 30.191 ACRES, (1,315,139 SQUARE FEET), MORE OR LESS.

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14  
A PORTION OF THAT CERTAIN "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

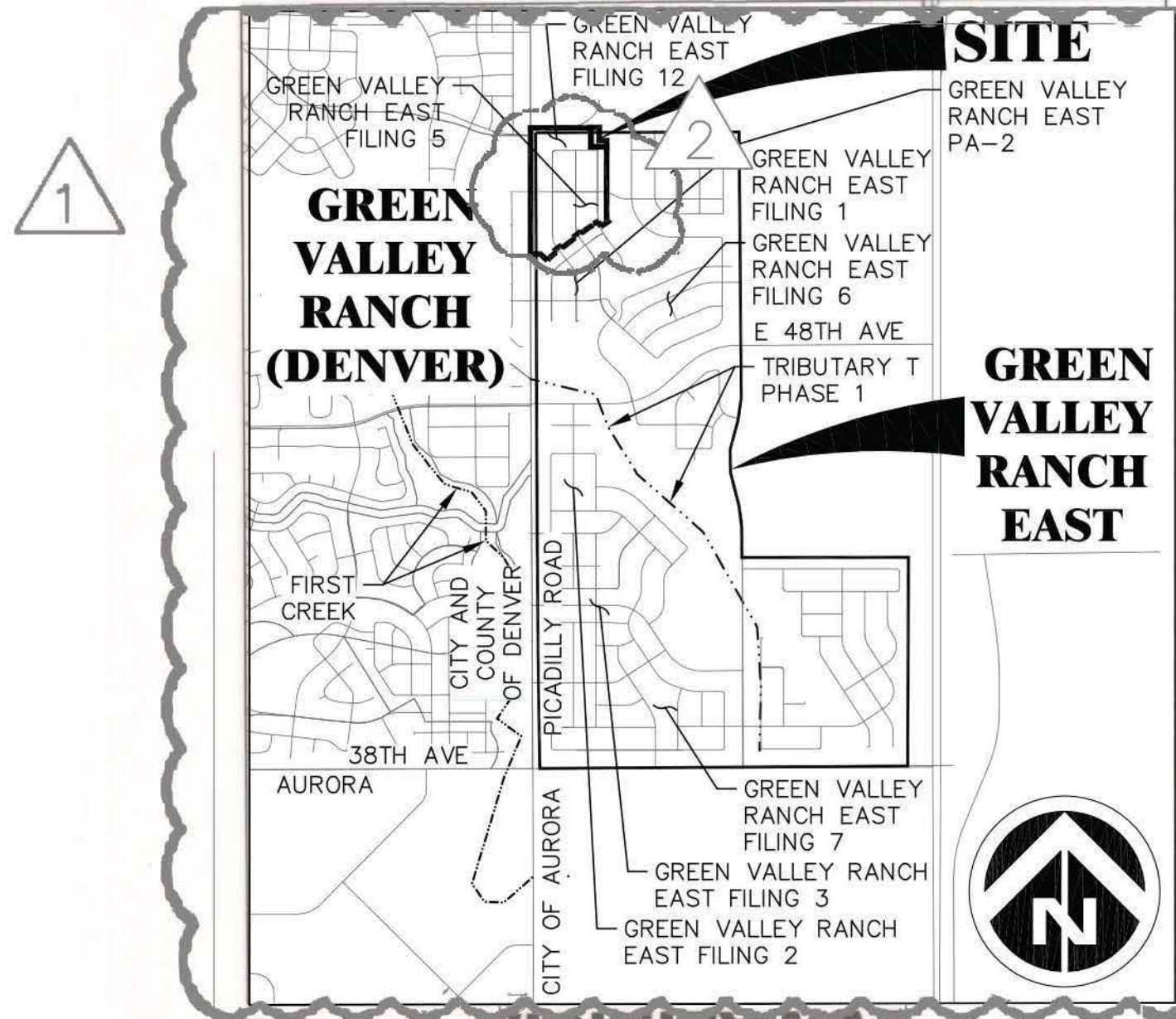
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, WHENCE THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 BEARS NORTH 89°40'33" EAST, A DISTANCE OF 2,639.49 FEET;  
THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°40'33" EAST, A DISTANCE OF 829.12 FEET TO THE NORTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, RECORDED \_\_\_\_\_ IN SAID OFFICIAL RECORDS;  
THENCE ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, SOUTH 00°00'00" EAST, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, SOUTH 00°00'00" EAST, A DISTANCE OF 182.01 FEET TO THE NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 RECORDED DECEMBER 29, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;  
THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;  
THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 82.00 FEET;  
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 132.19 FEET;  
THENCE NORTH 11°17'42" EAST, A DISTANCE OF 62.22 FEET;  
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET;  
THENCE SOUTH 89°30'42" WEST, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 0.549 ACRES, (23,873 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

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

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES AND TYPICAL SECTIONS
3	LOT, LINE AND CURVE TABLES
4	TEMPORARY STREET INTERSECTION
5	TEMPORARY STREET INTERSECTION
6	OVERALL SITE PLAN
7	PHASING PLAN
8	SITE PLAN
9	SITE PLAN
10	OVERALL UTILITY PLAN
11	GRADING AND UTILITY PLAN
12	GRADING AND UTILITY PLAN
13	SIGNAGE AND STRIPING PLAN
14	KEYMAP
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	DETAILS
22	DETAILS
23	DETAILS
24	DETAILS
25	DETAILS
26	HYDROZONE MAP
27	IRRIGATION REBATE EXHIBIT
28	ARCHITECTURE
29	ARCHITECTURE
30	INDIVIDUAL WATER WISE SHEETS
31	INDIVIDUAL WATER WISE SHEETS
32	INDIVIDUAL WATER WISE SHEETS
33	INDIVIDUAL WATER WISE SHEETS
34	INDIVIDUAL WATER WISE SHEETS

PROJECT BENCHMARK

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.  
ELEVATION = 5521.54 (NAVD 88)

- AMENDMENT 3
- CHANGED LOTS 1-10 OF BLOCK 6 AND LOTS 20-31 OF BLOCK 7 (22 TOTAL) FROM SINGLE FAMILY DETACHED LOTS TO TWO-FAMILY DUPLEX LOTS.
  - MOVED WATER SERVICE LINES ON SAID LOTS TO ACCOMMODATE UPDATED BUILDING FOOTPRINTS, AND INCLUDED TYPICAL DUPLEX SERVICES DETAIL ON SHEET 10.
  - MOVED FIRE HYDRANT NEAR THE INTERSECTION OF E. 51ST PL AND N QUEMOY ST TO THE NORTH SLIGHTLY TO AVOID PLACEMENT IN FRONT OF DUPLEX SHARED DRIVEWAY.
  - MOVED LIGHT POLE BETWEEN LOTS 28 & 29 45FT TO THE SOUTH.
  - ADJUSTED GRADING ON AREA GRADING PLAN SLIGHTLY TO ACCOMMODATE DUPLEX BUILDING FOOTPRINTS.

add duplexes as a separate item

Dewberry Response: Duplex number of lots designated and broken out in proposed lots.

Dewberry Response: Duplex Building types are defined as "detached residential" which is the same classification as single-family.

Update data block to reflect amendment changes. Include building height, occupancy type, construction type, and whether sprinklered or not. Further comments may be needed after information has been provided.

LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	1,339,012 SQ FT (30.740 AC) (FILING 12 & FILING 14)
NUMBER OF LOTS PROPOSED	153
BUILDING HEIGHT	35' MAX.
LOT AREA	18.15 AC - 59.1%
HARD SURFACE AREA*	6.60 AC - 21.4%
LANDSCAPE AREA	5.99 AC - 19.5%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

\*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER  
NOTE: THE NORTHERN PORTION OF TRACT G IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

PROJECT TEAM:

OWNER / DEVELOPER:  
OAKWOOD HOMES  
4908 TOWER ROAD  
DENVER, CO 80249  
CONTACT: BRANDON WYSZYNSKI  
PHONE: (303) 486-8500  
ENGINEER:  
DEWBERRY  
8100 E. MAPLEWOOD AVE., SUITE 150  
GREENWOOD VILLAGE, CO 80111  
CONTACTS:  
JASON MARGRAF & CRAIG NORTHAM  
PHONE: (303) 368-5601  
FAX: (303) 368-5603

SURVEYOR:  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO 80122  
CONTACT: DAN DAVIS  
PHONE: (303) 713-1897  
GEOTECHNICAL ENGINEER:  
A.G. WASSENAR, INC.  
2180 S. IVANHOE ST.  
DENVER, CO 80222  
CONTACT: ROBERT BRANSON  
PHONE: (303) 759-8100

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

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5  
LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS WHEREOF, Bruce Rau HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 1st DAY OF Dec AD. 20 20

BY: Bruce Rau

STATE OF COLORADO ( ) SS

COUNTY OF ( Denver )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 1st DAY OF December AD. 20 20

BY Bruce Rau

WITNESS MY HAND AND OFFICIAL SEAL

J. Vinasdale  
NOTARY PUBLIC

JAMIE LYNN VINASDALE  
Notary Public  
State of Colorado  
Notary ID # 20204030648  
My Commission Expires 09-02-2024

MY COMMISSION EXPIRES: 9/2/2024 ADDRESS: 4908 Tower Rd, Denver, CO 80249

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Jaime Rau DATE: 12/10/20  
PLANNING DIRECTOR: Jaime Rau DATE: 12-8-2020  
PLANNING COMMISSION: NA DATE: NA  
CITY COUNCIL: NA DATE: NA  
ATTEST: NA MAYOR NA DATE: NA  
CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK, \_\_\_\_ M.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

INSTRUMENT: \_\_\_\_\_ AMENDMENTS

- AMENDMENT 1
- ADDED 8 LOTS BY REVISING MOTORCOURTS FROM 4-PACK TO 6-PACK ALONG THE NORTH SIDE OF 51ST DRIVE. ADDED 5 SHEETS TO THE PLAN SET. UPDATED LAND USE TABLE. ADDED 1 ADJUSTMENT NOTE. MODIFIED BASIS OF BEARING NOTE.
  - MAJOR ADJUSTMENT FOR LOTS BACKING ONTO COLLECTOR ROAD APPROVED BY PLANNING AND ZONING COMMISSION ON 10/27/2021
  - SIDE YARD FENCE LOCATIONS REVISED ON WATERWISE SHEETS 31-33. RESIDENTIAL LOT TYPES REVISED ON SHEET 27. F4, F5, AND G3 LOT TYPES ADDED TO SHEETS 27, 31-32.
  - REVISED PLANTING ON SHEET 17 INTO PHASES FOR WHEN THE ULTIMATE SIDEWALK ALONG PICADILLY IS CONSTRUCTED.

- AMENDMENT 2
- UPDATED VICINITY MAP
  - ADDED 2 LOTS BY EXTENDING QUEMOY CT. NORTH TOWARD THE FUTURE 52ND AVE. ALIGNMENT. UPDATED LAND USE TABLES WITH UPDATED LOT COUNTS. ADDED NOTES. ADDED FILING 14 LEGAL DESCRIPTION

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

OAKWOOD HOMES

4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT: BRANDON WYSZYNSKI

Amendment	Description
2	
1	
6	SIXTH SUBMITTAL
5	FIFTH SUBMITTAL
4	FOURTH SUBMITTAL
3	THIRD SUBMITTAL
2	SECOND SUBMITTAL
1	FIRST SUBMITTAL
No.	Date

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50118860**  
Designed By: **GKP** Drawn By: **BMS**  
Checked By: **CCN**  
Sheet Number: **1**



\\JOBS\_D\DEWBERRY\OAKWOOD-HOMES\GREEN VALLEY RANCH EAST\AA-Pk-1\PLAN SET\SCSP\SP-NOTES AND TYPICAL SECTIONS.DWG 3/22/2023 11:06 AM MCKIM, JC

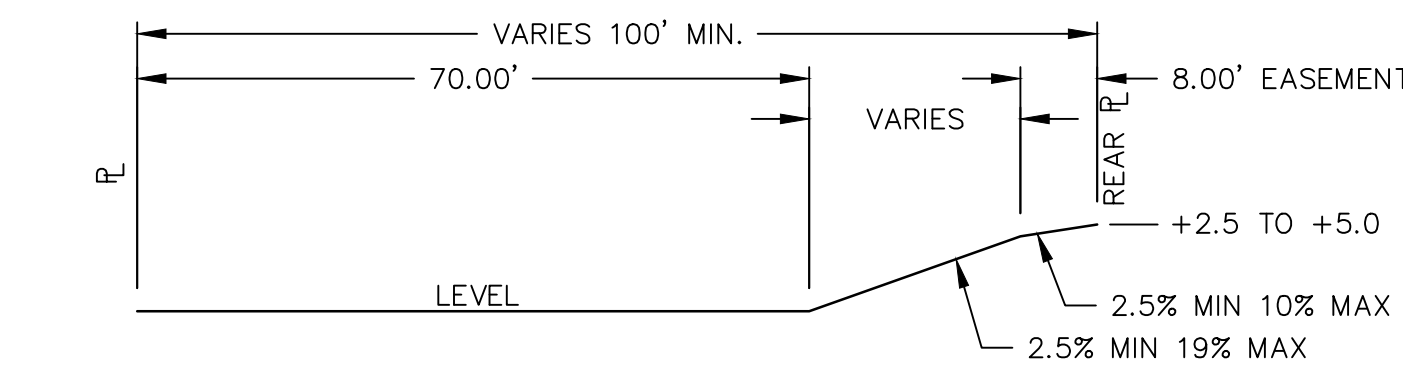
LIST OF ACRONYMS AND ABBREVIATIONS			
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY LINE
BOW	BACK OF WALK	PMF	PROBABLE MAXIMUM FLOOD
BP	BEGINNING POINT	PROP	PROPOSED
BW	BOTTOM OF WALL	PVC	POLY VINYL CHLORIDE
CFS	CUBIC FEET PER SECOND	Q10	10 YEAR DISCHARGE
CL	CENTERLINE	Q100	100 YEAR DISCHARGE
CONC	CONCRETE	R	RADIUS
D.U.E.	DRAINAGE AND UTILITY EASEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
E.A.E.	EMERGENCY ACCESS EASEMENT	SAN	SANITARY SEWER
ELEV.	ELEVATION	SB	SANITARY BASIN
EX	EXISTING	SEC.	SECTION
F.E.	FIRE LANE EASEMENT	STA	STATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	STM	STORM SEWER
FES	FLARED END SECTION	SWE	SIDEWALK EASEMENT
FG	FINISHED GRADE	TB	THRUST BLOCK
FH	FIRE HYDRANT	TBC	TOP BACK OF CURB
FHAD	FLOOD HAZARD AREA DELINEATION	TEMP	TEMPORARY
FIRM	FLOOD INSURANCE RATE MAP	TOF	TOP OF FOUNDATION
FL	FLOW LINE	TOP	TOP OF PIPE
FS	FIRE SERVICE	TOS	TOP OF SLAB
FT	FOOT	TW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
G.B.	GRADE BREAK	U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GV	GATE VALVE	UTL	UTILITY
H	HANDICAP	VERT	VERTICAL
HORZ	HORIZONTAL	VN	NORMAL VELOCITY
HP	HIGH POINT	W/	WITH
HW	HEAD WALL	W/L	WATER LINE
INT	INTERSECTION OR INTERCEPT	WQ	WATER QUALITY
INV	INVERT	WQCV	WATER QUALITY CAPTURE VOLUME
IRR	IRRIGATION	WSL	WATER SURFACE ELEVATION
LP	LOW POINT	YR	YEAR
MAX	MAXIMUM		
MH	MANHOLE		

## 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.
- 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 HEREBY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED 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 LAND EASEMENT.

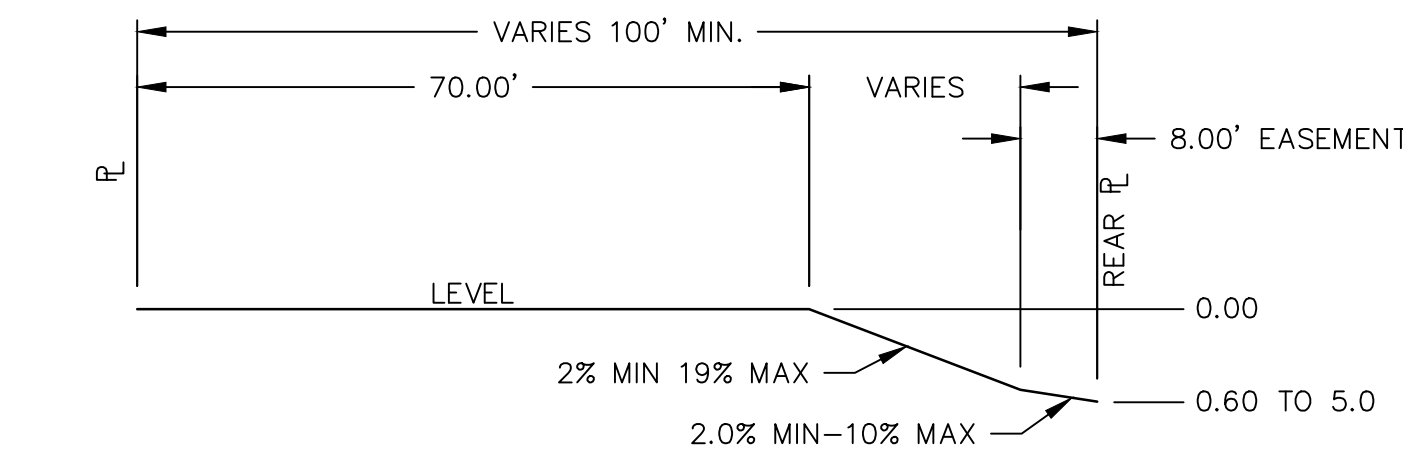
## NOTES

- REFER TO SHEET 10 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- STREET ISLANDS LOCATED WITHIN CITY ROW, SHALL BE MAINTAINED BY THE DEVELOPER/OWNER/METRO DISTRICT.
- ALL MAIL KIOSKS SERVING FILING 5 ARE LOCATED AT THE CLUBHOUSE. REFERENCE FILING 4 DOCUMENTS FOR INFORMATION REGARDING POSTAL AND ADA REQUIREMENT CONFORMANCE.



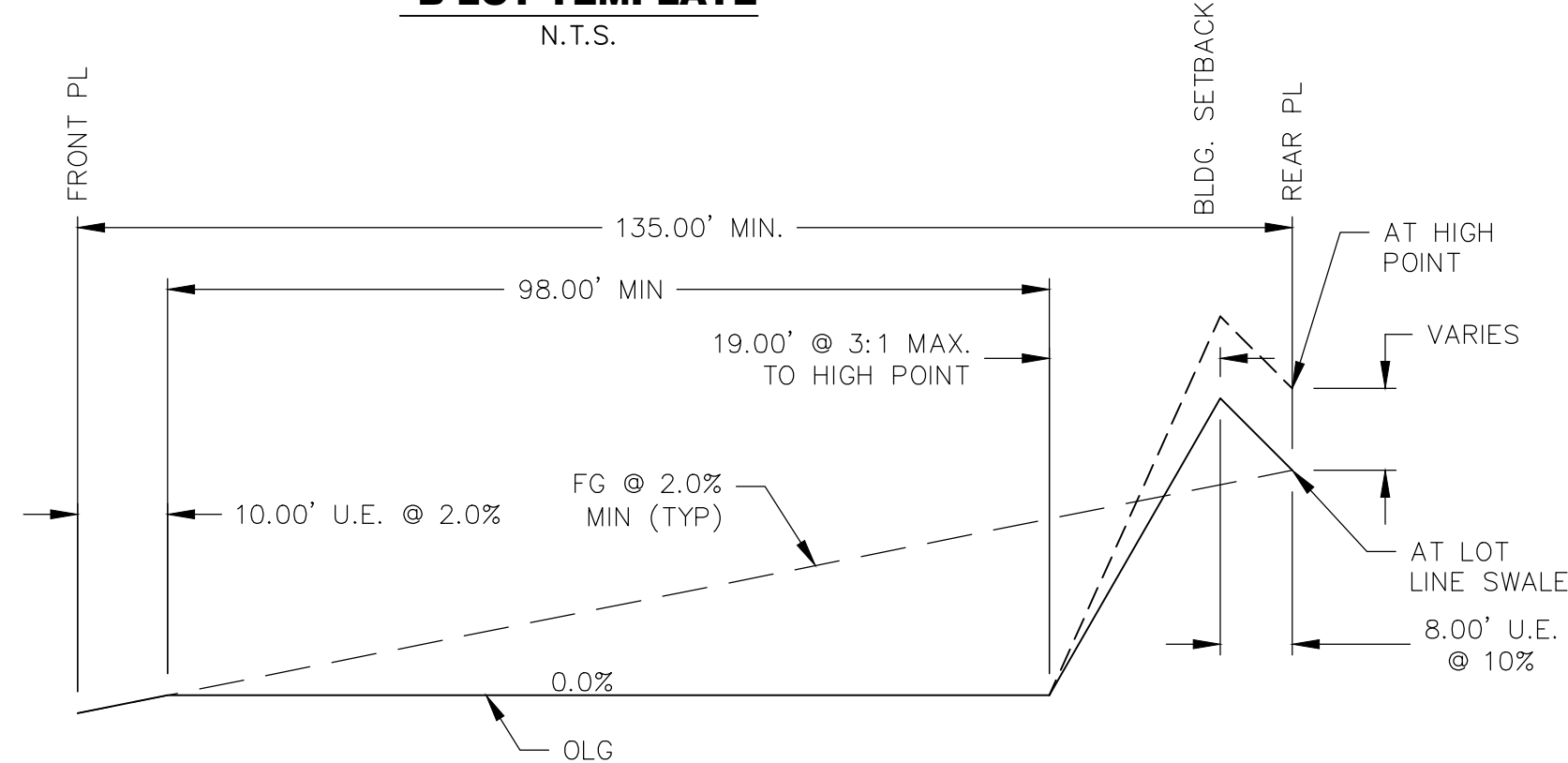
"A" LOT-TEMPLATE

N.T.S.



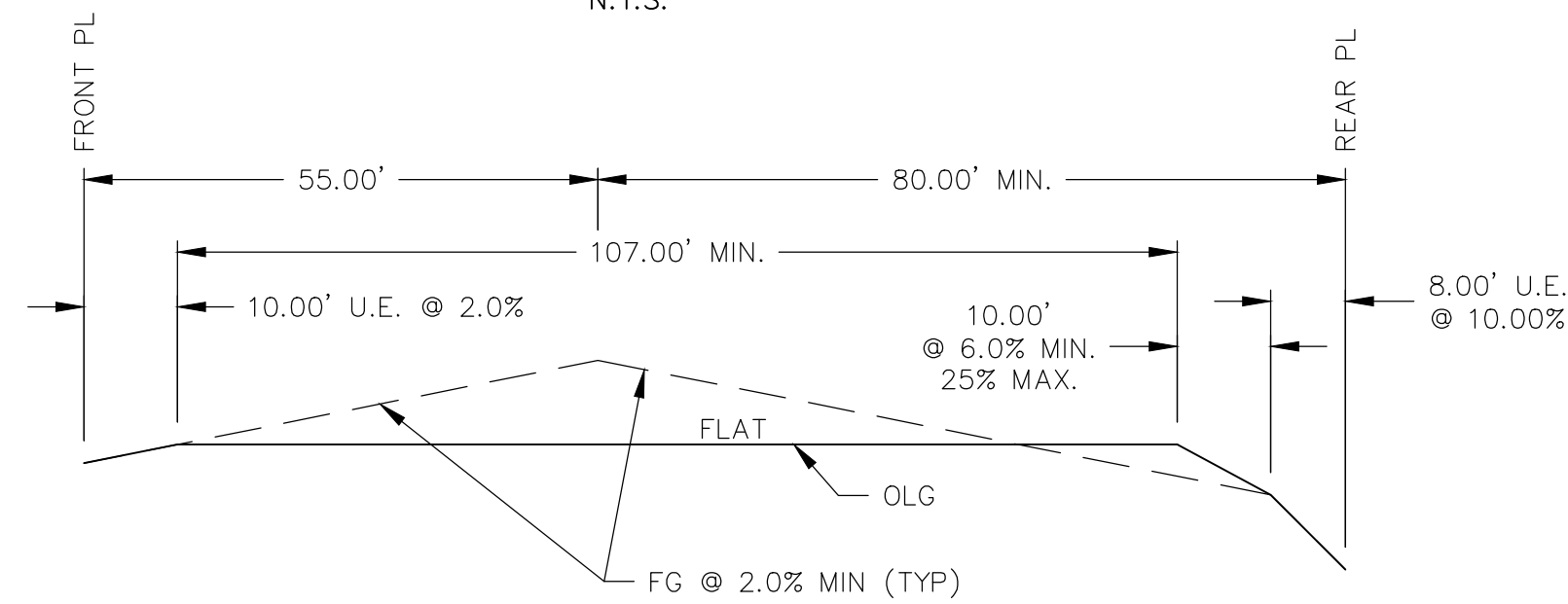
"B" LOT-TEMPLATE

N.T.S.



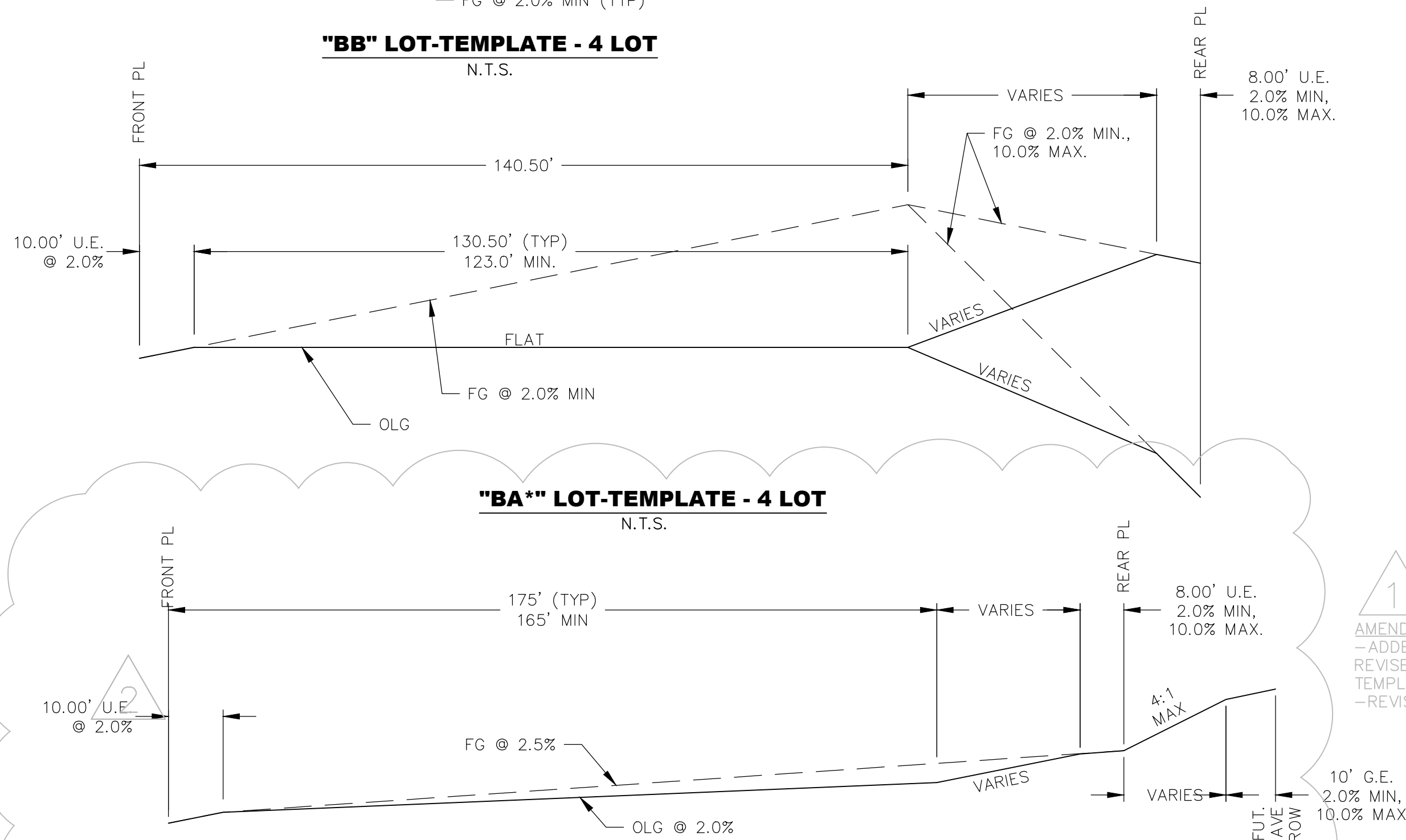
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



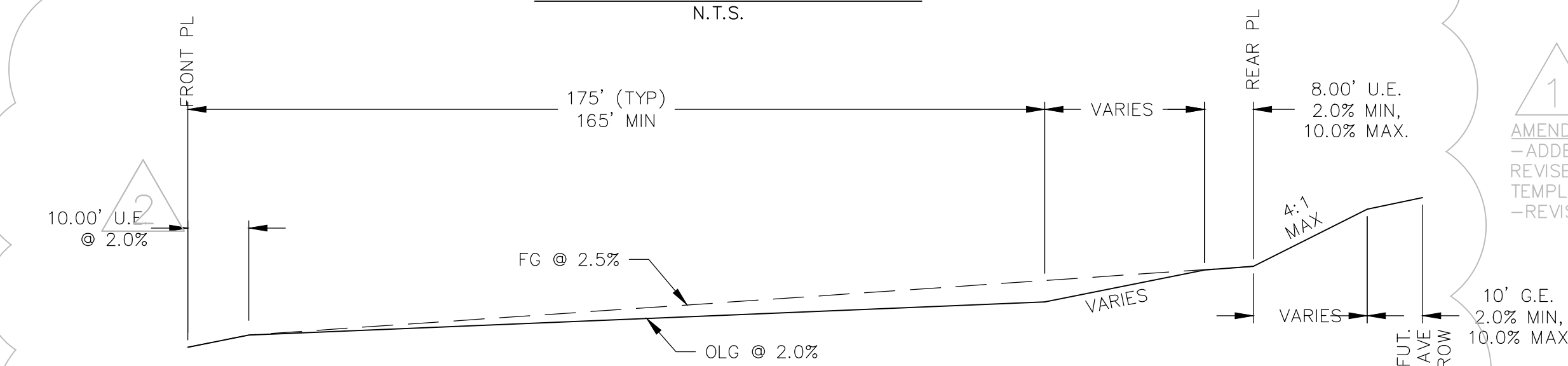
"BB" LOT-TEMPLATE - 4 LOT

N.T.S.



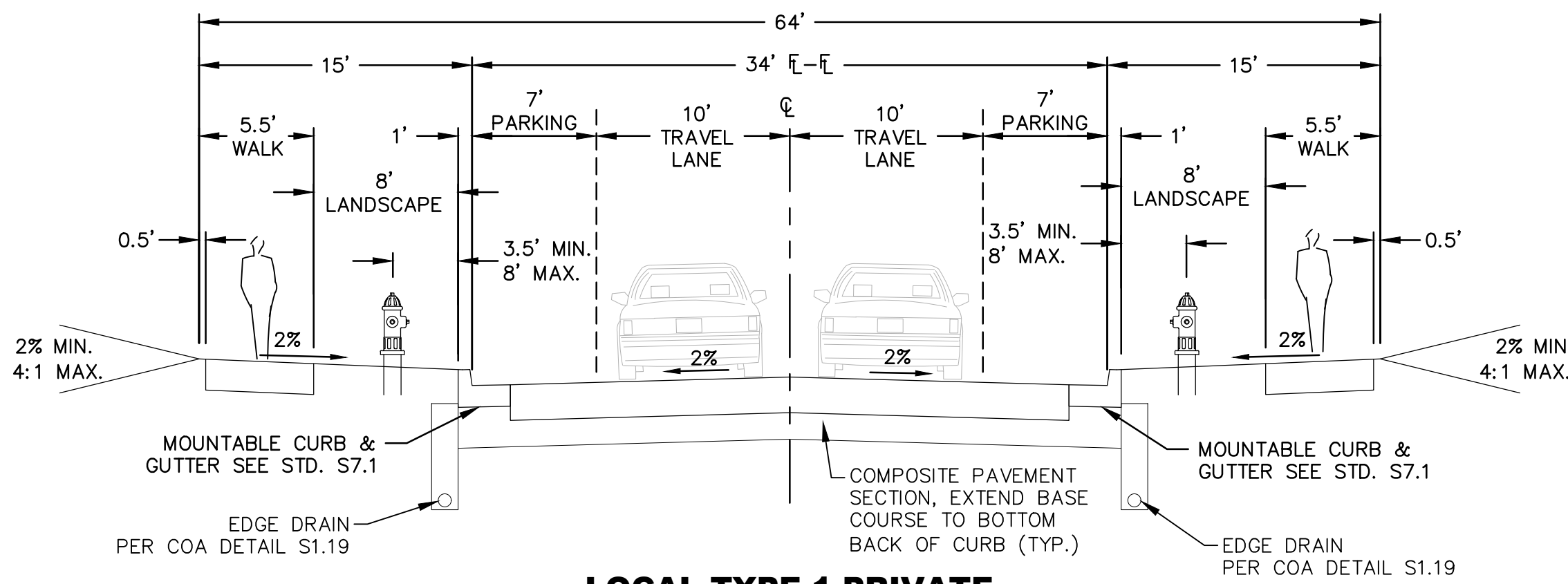
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



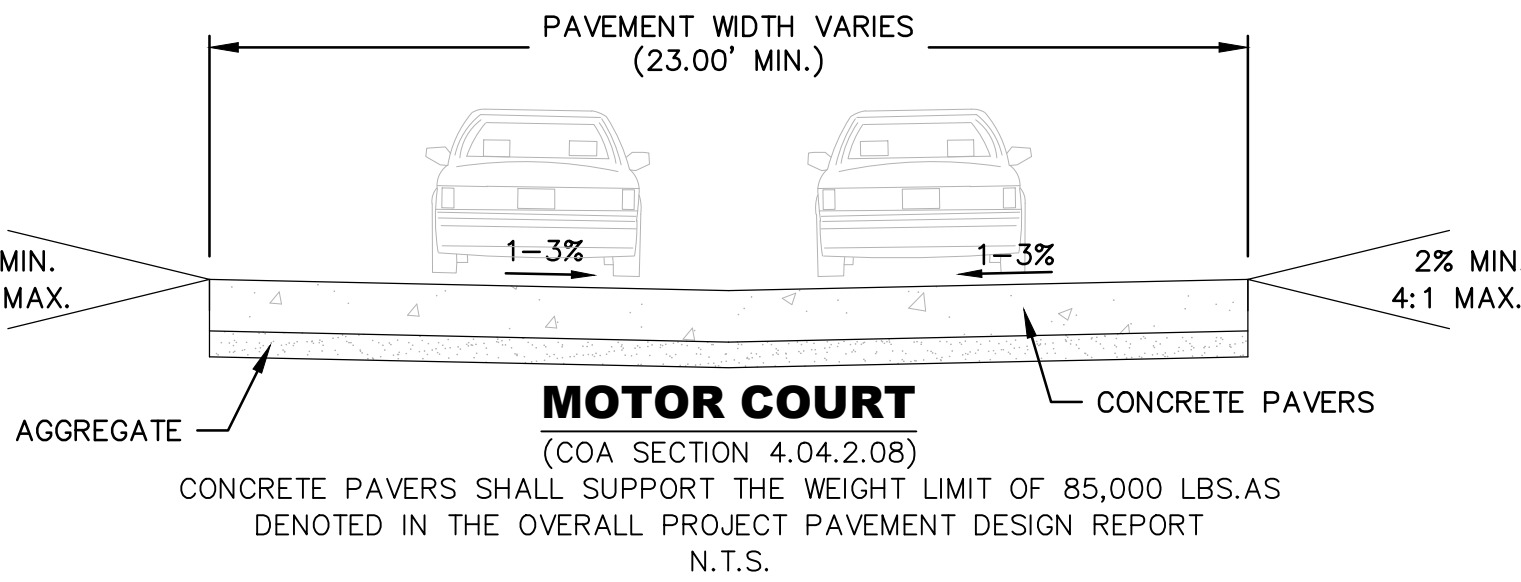
"BA" LOT-TEMPLATE - 6 LOT

N.T.S.



LOCAL TYPE 1 PRIVATE

E. 51ST DR., E. 51ST PL., N. QUATAR ST.,  
N. QUEMOY ST., N. QUEMOY CT.  
N.T.S.



MOTOR COURT

(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.

## IMPLEMENTATION PLAN

2015 - INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS:	ACCESSIBLE DWELLING UNITS:
REQUIRED:	REQUIRED:
PROVIDED:	PROVIDED:

Fill out and include  
in submittal. Please  
show your  
calculations.

Dewberry Response:  
Duplex lots designated as  
"single family attached" not  
"multi-family". Therefore, table is  
not required.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Madewood Avenue, Suite 160  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Alaina Kneebone Mailer, PE  
Email: amailer@dewberry.com

**GREEN VALLEY RANCH EAST**  
**PRELIMINARY PLAT #5 W/ ADJUSTMENTS**  
**NOTES AND TYPICAL SECTIONS**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

AMENDMENT 3	AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL	No.	Date	Description
03/07/23	03/23/22	04/15/22	6/10/19/20	5/19/23/20	4/18/14/20	3/16/26/20	2/3/31/20	1/12/12/19			

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

Project Number:  
**50118860**  
Designed By: **GKP** Drawn By: **JCM**  
Checked By: **TDK**  
Sheet Number:  
**2**



I:\0085\_Dewberry\OAKWOOD-HOMES\GREEN VALLEY RANCH EAST\AA-PK-1\PLAN SET\GIS\CSIP-2-NOTES AND TYPICAL SECTIONS.DWG 3/22/2023 11:06 AM MCKIM, JC

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°00'00"W	46.67'
C3	80.28'	28.25'	020°09'40"	S10°04'50"E	28.10'
C4	50.28'	17.69'	020°09'40"	N10°04'50"W	17.60'
C5	73.00'	114.67'	090°00'00"	S45°00'00"W	103.24'
C7	73.00'	32.24'	025°18'23"	N77°20'48"E	31.98'
C8	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
C9	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C10	20.00'	31.42'	090°00'00"	N45°00'00"E	28.28'
C11	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C12	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C13	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C15	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C16	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C17	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C18	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C20	73.00'	10.03'	007°52'25"	N03°56'12"E	10.02'
C21	73.00'	42.16'	033°05'23"	N24°25'06"E	41.58'
C26	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C27	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C28	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C29	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C30	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C31	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C32	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C33	25.00'	39.29'	090°02'06"	S44°58'57"W	35.37'
C34	218.25'	42.44'	011°08'31"	S05°34'27"E	42.37'
C35	218.00'	38.26'	010°03'21"	S16°10'56"E	38.21'
C36	218.00'	80.70'	021°12'36"	S10°36'18"E	80.24'
C37	250.00'	92.55'	021°12'36"	S10°36'18"E	92.02'
C38	282.00'	47.76'	009°42'10"	N04°51'05"W	47.70'
C39	282.00'	51.61'	010°29'07"	N14°56'43"W	51.53'
C40	281.86'	5.03'	001°01'21"	S20°41'56"E	5.03'
C41	282.00'	104.39'	021°12'36"	S10°36'18"E	103.80'
C42	500.00'	35.48'	004°03'58"	S23°14'35"E	35.48'
C43	532.00'	37.75'	004°03'58"	S23°14'35"E	37.75'
C44	15.00'	22.27'	085°04'15"	N17°15'33"E	20.28'
C45	532.00'	39.21'	004°13'22"	S57°41'00"W	39.20'
C46	532.00'	28.92'	003°06'52"	N54°00'53"E	28.91'
C47	532.00'	68.13'	007°20'16"	N56°07'33"E	68.09'
C48	15.00'	23.56'	090°00'00"	N82°32'35"W	21.21'
C49	218.00'	87.77'	023°04'05"	S11°46'41"E	87.18'
C50	218.00'	54.15'	014°13'52"	S30°25'39"E	54.01'
C52	218.02'	141.92'	037°17'46"	S18°53'40"E	139.42'
C53	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	281.72'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	281.85'	43.00'	008°44'25"	S10°18'14"E	42.95'
C56	282.00'	43.00'	008°44'08"	S19°02'27"E	42.95'
C57	282.00'	43.00'	008°44'08"	S27°46'35"E	42.95'
C58	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C59	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C60	15.00'	23.56'	090°00'00"	S82°32'35"E	21.21'
C61	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C62	218.00'	68.09'	017°53'42"	S08°56'51"E	67.81'
C63	218.00'	74.76'	019°38'53"	S27°43'09"E	74.39'
C64	218.00'	142.84'	037°32'35"	S18°46'18"E	140.30'
C65	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C66	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C67	282.00'	21.74'	004°25'03"	S02°12'31"E	21.74'
C68	282.00'	68.66'	013°56'57"	S11°23'31"E	68.49'
C70	282.00'	76.62'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.10'	88.42'	017°57'31"	N43°28'34"E	88.06'
C73	282.00'	24.33'	004°56'39"	N35°04'16"W	24.33'
C74	282.00'	26.57'	005°23'56"	N34°50'37"W	26.56'
C75	468.00'	36.54'	004°28'23"	S27°30'46"E	36.53'
C76	468.00'	33.21'	004°03'58"	S23°14'35"E	33.21'
C79	282.00'	70.05'	014°13'57"	S25°28'58"E	69.87'
C80	470.00'	16.64'	002°01'43"	S33°08'10"E	16.64'
C82	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C84	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°00'00"E	9.28'
L4	S12°09'01"E	18.78'
L5	N00°00'00"E	14.73'
L6	S25°03'25"E	5.99'
L7	S25°03'25"E	13.53'
L9	N39°45'09"W	30.14'
L10	S37°32'35"E	11.57'
L11	S37°32'35"E	5.00'
L12	S37°32'35"E	5.00'
L13	S37°32'35"E	16.83'
L14	N37°32'35"W	16.83'
L15	N52°27'25"E	5.56'
L17	S76°53'39"W	30.87'
L18	N90°00'00"W	44.46'
L23	N00°00'00"E	12.00'
L24	S89°40'33"W	757.12'
L25	S00°02'06"E	640.85'
L26	N00°00'00"E	23.00'
L27	S82°24'07"E	75.63'

2  
AMENDMENT 2  
--ADD 2 NEW LOTS TO BLOCK 1  
WITH ASSOCIATED TABLE  
UPDATES

1  
AMENDMENT 1  
--REVISED EXISTING LOTS AND  
ADDED 8 NEW LOTS TO BLOCK  
1 WITH ASSOCIATED TABLE  
UPDATES

3  
AMENDMENT 3  
--CHANGED 22 LOTS FROM  
SINGLE FAMILY DETACHED TO  
TWO-FAMILY DUPLEX

\*\*\* AMENDMENT 3 LOT REVISIONS

\*\* AMENDMENT 2 LOT REVISIONS

\* AMENDMENT 1 LOT REVISIONS

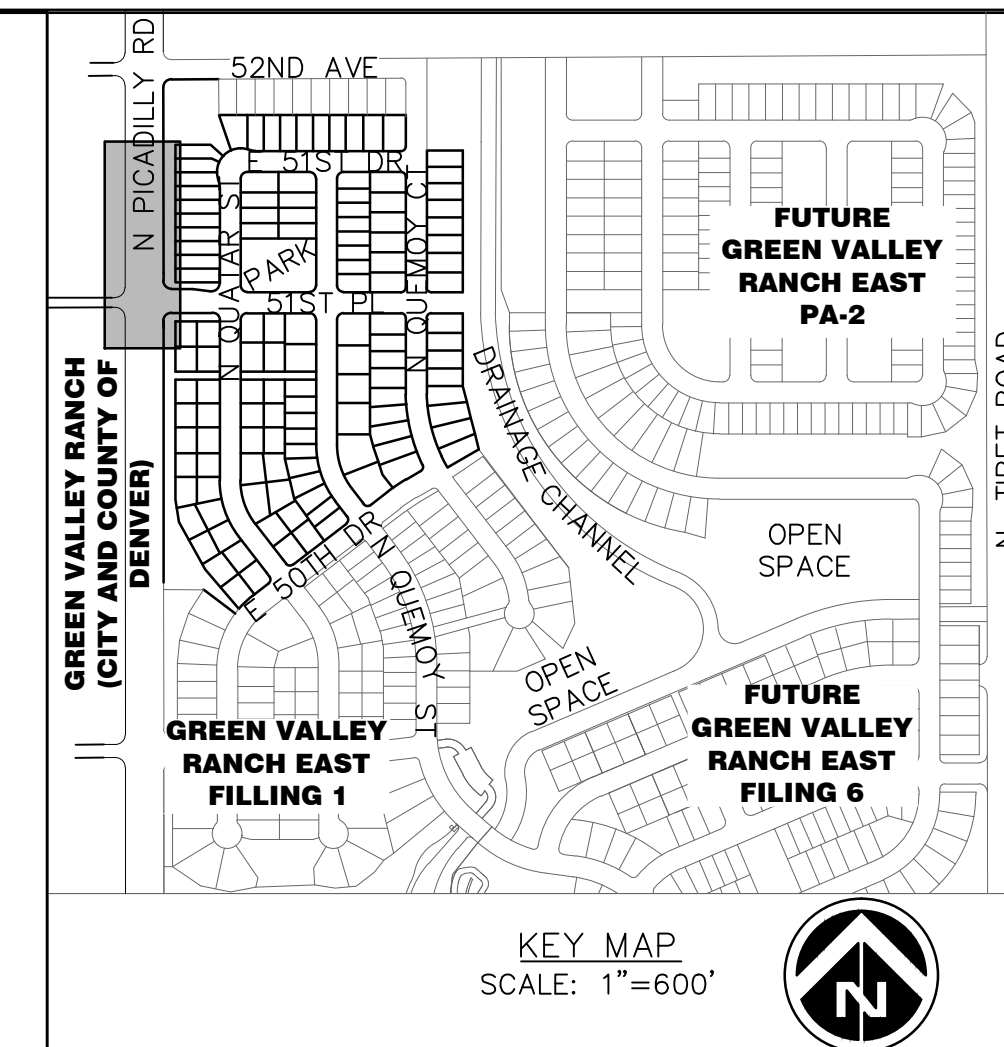
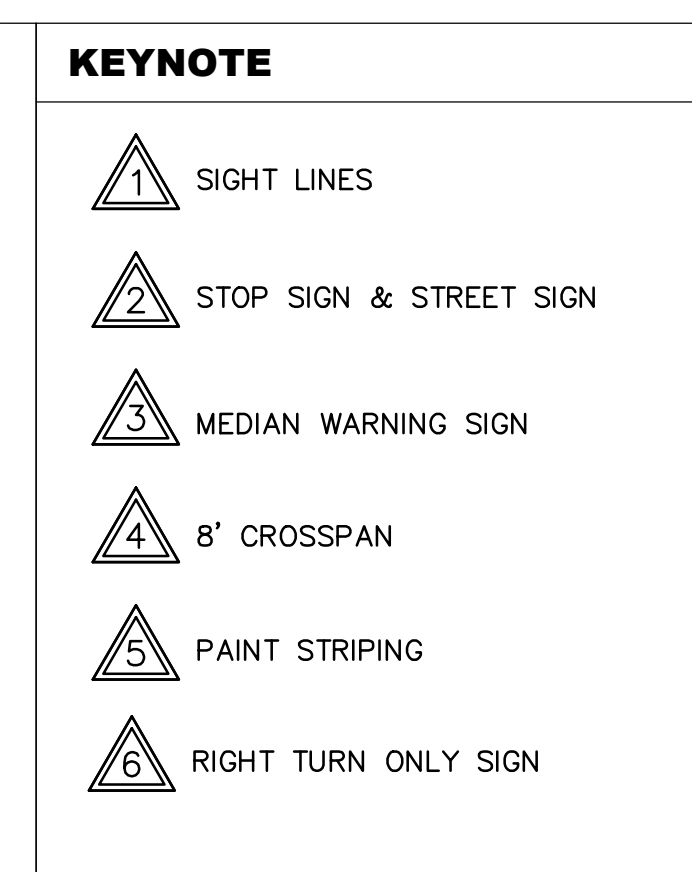
LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) GARAGE/HOUSE	SIDE/CORNER (FT)	
1	1	6435	36.00	N/A	5	BUNGALOW--INTERIOR
2	1	6825	78.00	10	5	BUNGALOW--INTERIOR
3	1	6562	75.00	10	5	BUNGALOW--INTERIOR
4	1	6187	33.00	N/A	5	BUNGALOW--INTERIOR
5	1	6724	44.00	N/A	5	BUNGALOW--INTERIOR
6	1	7131	81.50	10	5	BUNGALOW--INTERIOR
7	1	6334	76.48	10	5	BUNGALOW--INTERIOR
8	1	6229	36.00	N/A	5	BUNGALOW--INTERIOR
9	1	6600	33.00	N/A	5	BUNGALOW--INTERIOR
10	1	6756	42.16	10	5	BUNGALOW--INTERIOR
1*	1	5451	43.00	N/A	5	BUNGALOW--INTERIOR
2*	1	8178	17.83	10	5	BUNGALOW--INTERIOR
3*	1	5004	53.34	10	5	BUNGALOW--INTERIOR
4*	1	4633	66.19	N/A	5	BUNGALOW--INTERIOR
5*	1	5231	39.00	N/A	5	BUNGALOW--INTERIOR
6*	1	5802	39.00	N/A	5	BUNGALOW--INTERIOR
7*	1	4672	64.00	N/A	5	BUNGALOW--INTERIOR
8*	1	5110	73.00	10	5	BUNGALOW--INTERIOR
9*	1	4900	70.00	10	5	BUNGALOW--INTERIOR
10*	1	4480	64.00	N/A	5	BUNGALOW--INTERIOR
11*	1	5802	36.00	N/A	5	BUNGALOW--INTERIOR
12*	1	5802	39.00	N/A	5	BUNGALOW--INTERIOR
13*	1	4672	64.00	N/A	5	BUNGALOW--INTERIOR
14*	1	5110	73.00	10	5	BUNGALOW--INTERIOR
15*	1	4900	70.00	10	5	BUNGALOW--INTERIOR
16*	1	4480	64.00	N/A	5	BUNGALOW--INTERIOR
17*	1	5802	36.00	N/A	5	BUNGALOW--INTERIOR
18*	1	5802	39.00	N/A	5	BUNGALOW--INTERIOR
19*	1	4672	64.00	N/A	5	BUNGALOW--INTERIOR
20*	1	5110	73.00	10	5	BUNGALOW--INTERIOR
21*	1	5482	79.00	10	5/10	BUNGALOW--CORNER
22*	1	5056	64.00	N/A	5/10	BUNGALOW--CORNER
23*	1	6533	36.00	N/A	5/10	BUNGALOW--CORNER
1	2	5840	84.65	10	5/10	BUNGALOW--CORNER
2	2	5502	38.00	N/A	5/10	BUNGALOW--CORNER
3	2	4550	35.00	N/A	5	BUNGALOW--INTERIOR
4	2	4900	70.00	10	5	BUNGALOW--INTERIOR
5	2	5530	79.00	10	5	BUNGALOW--INTERIOR
6	2	5135	46.00	N/A	5	BUNGALOW--INTERIOR
7	2	4757	50.00	15/20	5	STANDARD--INTERIOR
8	2	5708	60.00	15/20	5	STANDARD--INTERIOR
9	2	5708	60.00	15/20	5	STANDARD--INTERIOR
10	2	6007	63.65	15/20	5/10	STANDARD--CORNER
1	3	6152	62.00	15/20	5/10	STANDARD--CORNER
2	3	6000	60.00	15/20	5	STANDARD--INTERIOR
3	3	6000	60.00	15/20	5	STANDARD--INTERIOR
4	3	4600	46.00	15/18	5	SMALL--INTERIOR
5	3	4600	46.00	15/18	5	SMALL--INTERIOR
6	3	6152	62.00	15/20	5/10	STANDARD--CORNER
7	3	6186	62.00	15/20	5/10	STANDARD--CORNER
8	3	4625	46.00	15/18	5	SMALL--INTERIOR
9	3	4625	46.00	15/18	5	SMALL--INTERIOR
10	3	6033	60.00	15/20	5	STANDARD--INTERIOR
11	3	6033	60.00	15/20	5	STANDARD--INTERIOR
12	3	6186	62.00	15/20	5/10	STANDARD--CORNER
1	4	5110	73.00	10	5	BUNGALOW--INTERIOR
2	4	4745	38.00	N/A	5	BUNGALOW--INTERIOR
3	4	4550	35.00	N/A	5	BUNGALOW--INTERIOR
4	4	4900	70.00	10	5	BUNGALOW--INTERIOR
5	4	5110	73.00	10	5	BUNGALOW--INTERIOR
6	4	4745	38.00	N/A	5	BUNGALOW--INTERIOR
7	4	4550	35.00	N/A	5	BUNGALOW--INTERIOR
8	4	4900	70.00	10	5	BUNGALOW--INTERIOR
9	4	5110	73.00	10	5	BUNGALOW--INTERIOR
10	4	4745	38.00	N/A	5	BUNGALOW--INTERIOR
11	4	5135	35.00	N/A	5/10	BUNGALOW--CORNER
12	4	5482	79.00	10	5/10	BUNGALOW--CORNER
1	5	5692	82.00	10	5/10	BUNGALOW--CORNER
2	5	5330	38.00	N/A	5	BUNGALOW--CORNER
3	5	4550	35.00	N/A	5	BUNGALOW--INTERIOR
4	5	4900	70.00	10	5	BUNGALOW--INTERIOR
5	5	5110	73.00	10	5	BUNGALOW--INTERIOR
6	5	4745	38.00	N/A	5	BUNGALOW--INTERIOR
7	5	4550	35.00	N/A	5	BUNGALOW--INTERIOR
8	5	4900	70.00	10	5	BUNGALOW--INTERIOR
9	5	5052	73.37	10	5	BUNGALOW--INTERIOR
10	5	4745	38.00	N/A	5	BUNGALOW--INTERIOR
11	5	9183	114.00	10	5	BUNGALOW--INTERIOR

NOTE:

FOR THIS CHART, FRONTAGE IS DEFINED AS THE LOT WIDTH AT THE STREET PROPERTY LINE FOR SMALL, STANDARD, AND FRONT BUNGALOW LOTS. FOR REAR BUNGALOW LOTS, FRONTAGE IS DEFINED AS THE ACCESS EASEMENT FRONTAGE LENGTH.

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) HOUSE/GARAGE	SIDE/CORNER (FT)	
1***	6	5952	60.00	10/18	5/10	DUPLEX--CORNER
2***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
3***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
4***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
5***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
6***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
7***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
8***	6	4596	45.96	10/18	5/10	DUPLEX--INTERIOR
9***	6	5767	55.62	10/18	5/10	DUPLEX--INTERIOR
10***	6	7283	87.77	10/18	5/10	DUPLEX--INTERIOR
11	6	7966	91.98	5/20	5/10	STANDARD--CORNER
12	6	7122	56.53	5/20	5/10	STANDARD--CORNER
13	6	6552	51.61	5/20	5/10	STANDARD--INTERIOR
14	6	7314	63.04	5/20	5/10	STANDARD--INTERIOR
15	6	6033	60.00	5/20	5/10	STANDARD--





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Email: [amarler@Dewberry.com](mailto:amarler@Dewberry.com)

**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5 W/ ADJUSTMENTS  
TEMPORARY STREET INTERSECTION**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	04/15/22	AMENDMENT 1
8	03/23/22	AMENDMENT 2
9	03/01/23	AMENDMENT 3

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number:	
50118860	
Designed By:	Drawn By:
GKP	JCM
Checked By:	
TDK	
Sheet Number:	



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SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

PHASE LINE

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT OR TRACT LINE

BUILDING SET BACK

SIGHT LINE

EX TELEVISION

EX ELECTRIC

EX TELEPHONE

EX FIBER OPTIC

EX GAS LINE

STREET SIGN

WATER METER

FH AND VALVE

EX FH

EX WATER VALVE

STREET LIGHT

EX STREET LIGHT

EX 24" STM

EX STORM MH

STORM INLET

FLARED END SECTION

EX EASEMENT LINE

BLOCK NUMBER

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

1

2

3

4

5

#

KEYNOTE

1

2

3

4

5

SIGHT LINES

STOP SIGN & STREET SIGN

MEDIAN WARNING SIGN

8' CROSSSPAN

PAINT STRIPING

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GREEN VALLEY RANCH EAST

PRELIMINARY PLAT #5 W/ ADJUSTMENTS

TEMPORARY STREET INTERSECTION

OAKWOOD HOMES

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DENVER, CO 80249

TEL: (303) 486-8500

CONTACT:

BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Description
1	03/01/23
2	03/23/22
3	04/15/22
4	10/19/20
5	09/23/20
6	08/14/20
7	06/26/20
8	03/31/20
9	12/12/19

PRELIMINARY

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GKP

Drawn By:

JCM

Checked By:

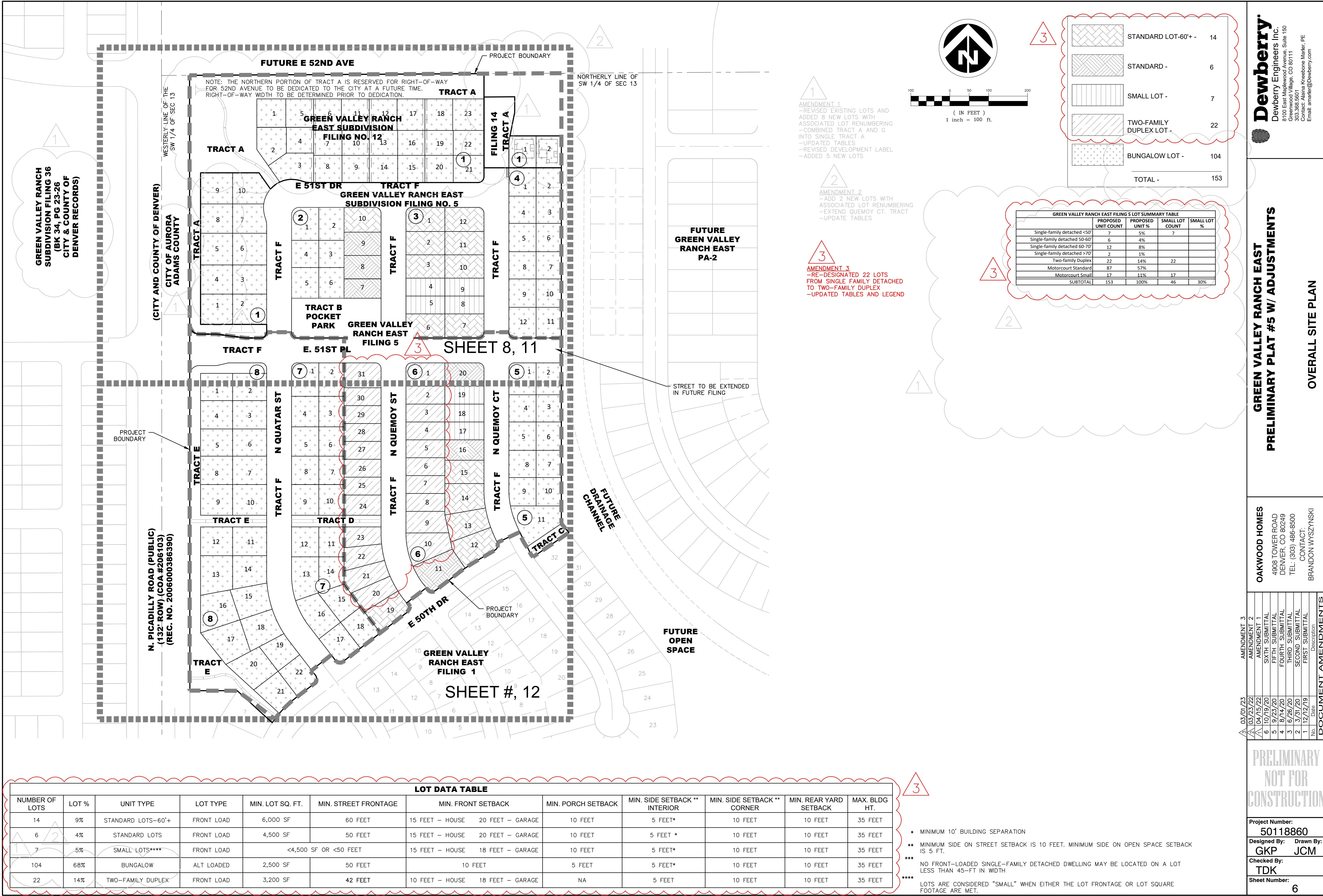
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\* MINIMUM 10' BUILDING SEPARATION

\*\* MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.

\*\*\* NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45-FT IN WIDTH

\*\*\*\* LOTS ARE CONSIDERED "SMALL" WHEN EITHER THE LOT FRONTAGE OR LOT SQUARE FOOTAGE ARE MET.

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**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

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TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

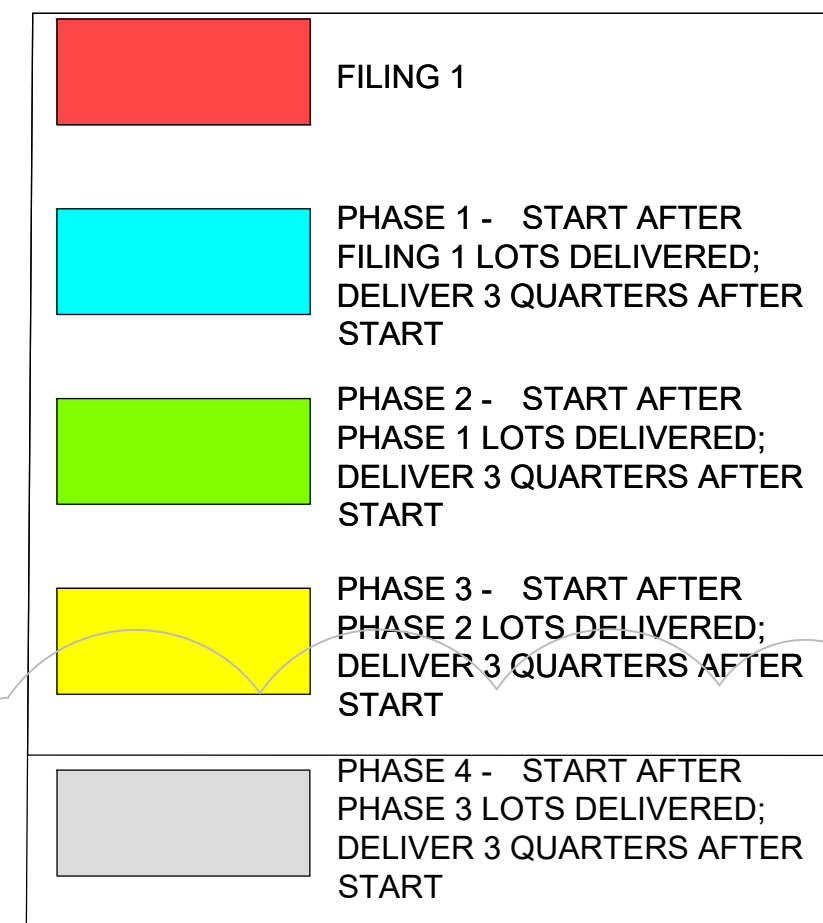
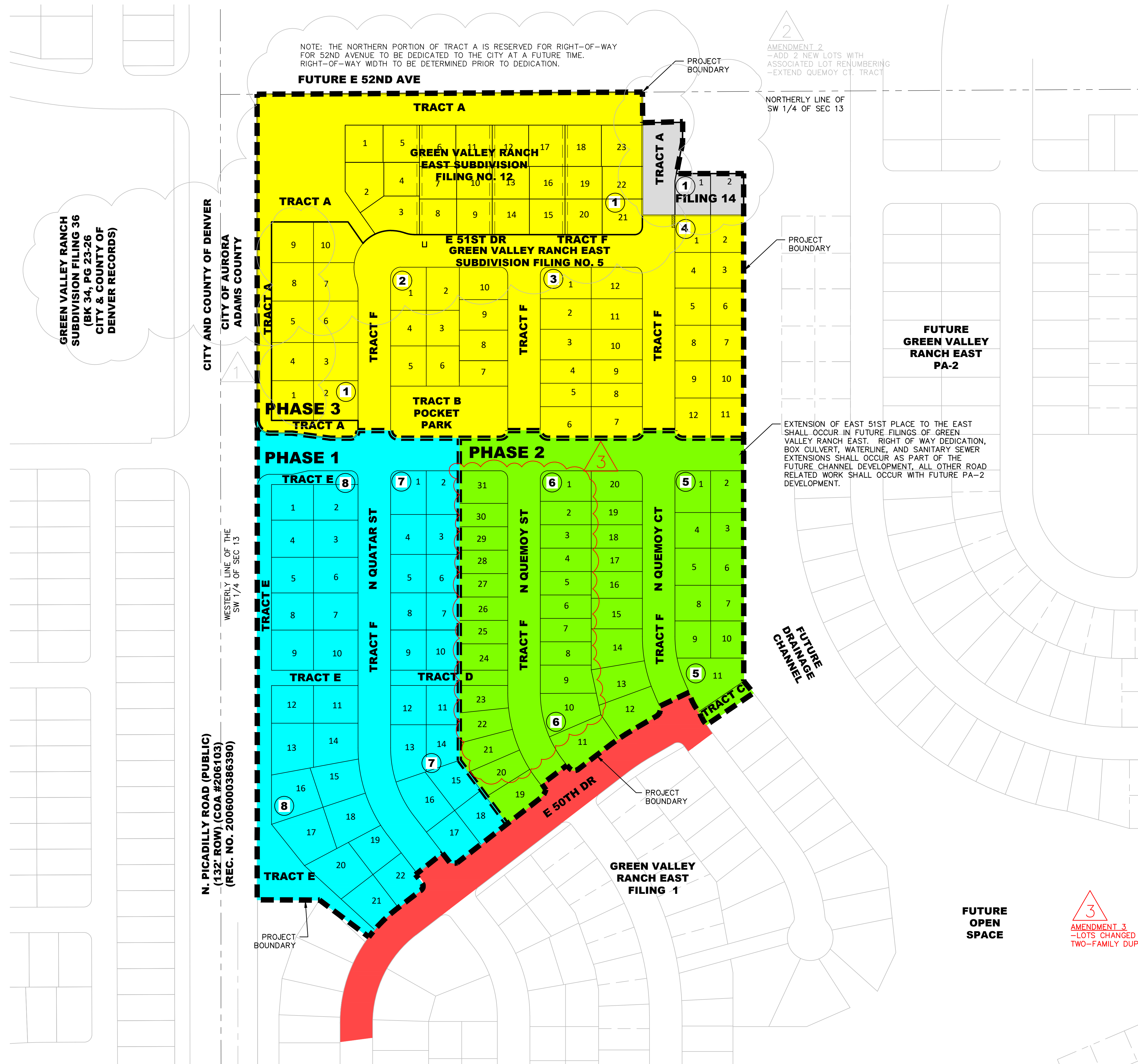
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**50118860**

Designed By: **GKP** Drawn By: **JCM**

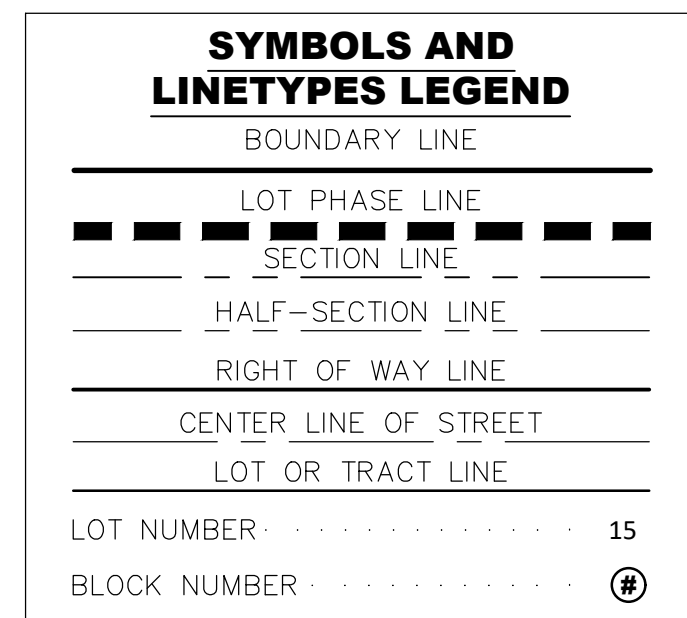
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**6**





FILING 1 STREETS SHALL BE CONSTRUCTED PRIOR TO THE COMPLETION OF PHASE 1, PROVIDING THE TWO POINTS OF ACCESS NEEDED TO MEET THE IFC REQUIREMENTS

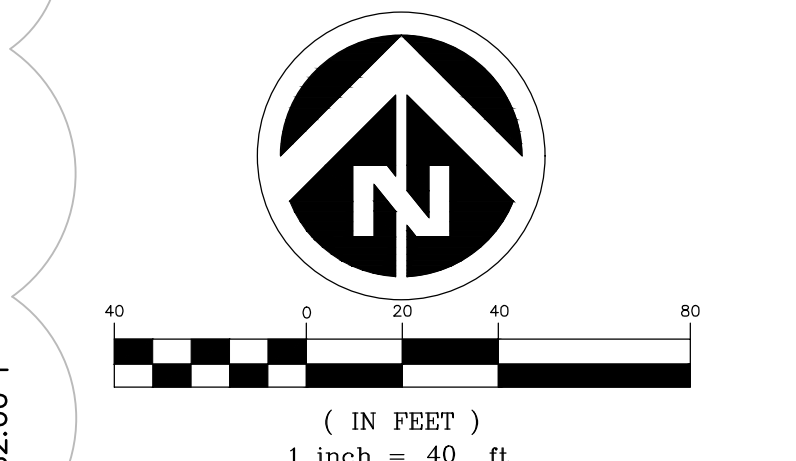
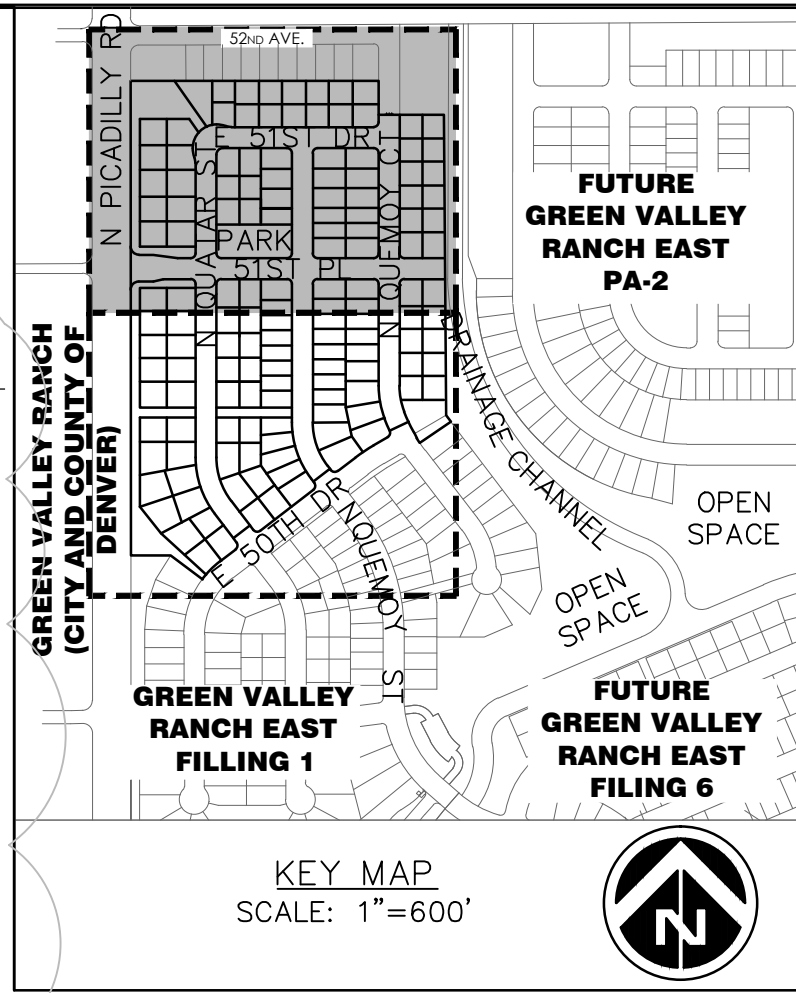
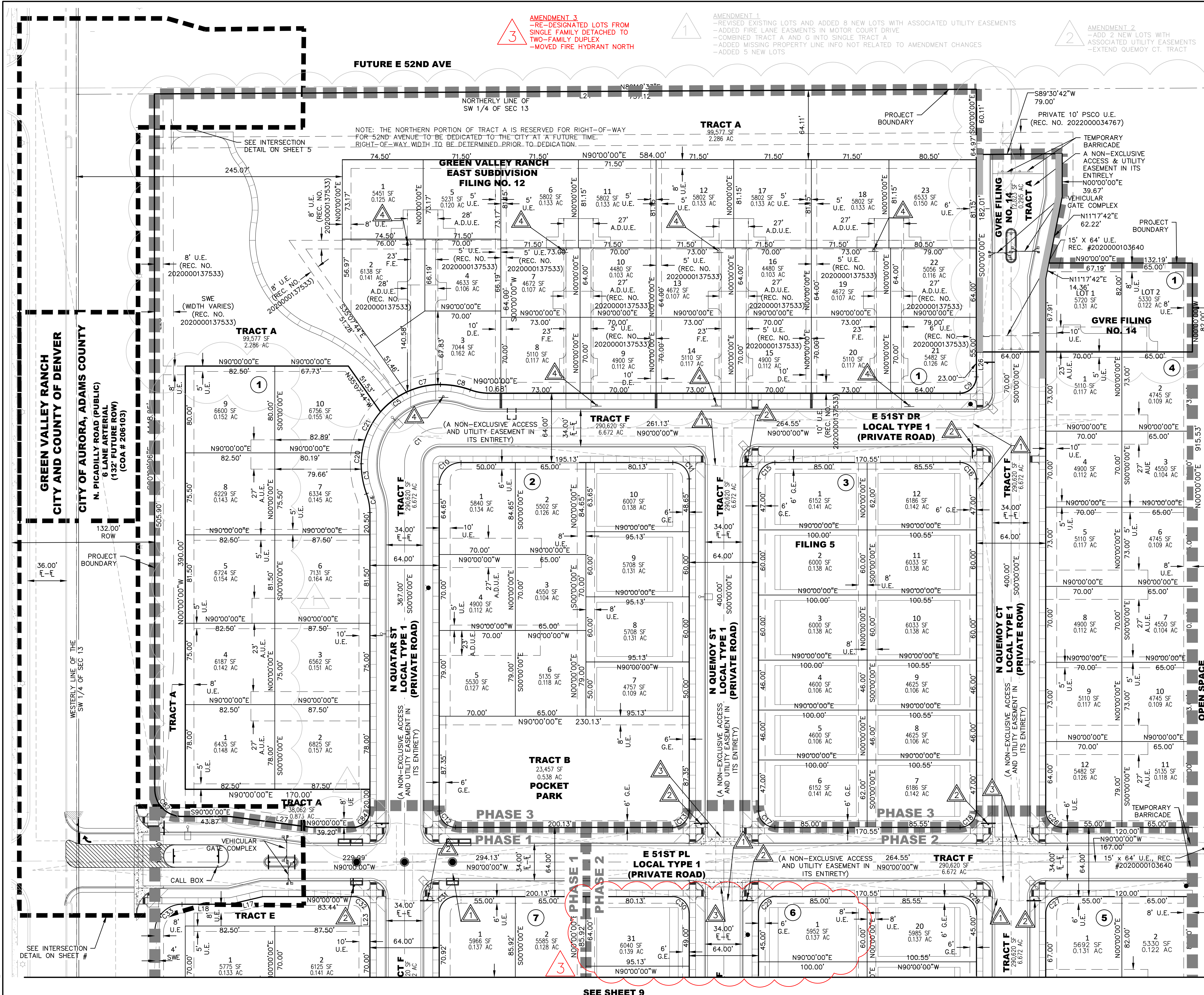


## NOTES

1. THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
2. PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
3. PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
4. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE PICADILLY RIGHT-OF-WAY WILL BE BUILT IN A FUTURE FILING. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
5. GREEN VALLEY RANCH EAST IS RESPONSIBLE FOR THE COMPLETION OF PICADILLY ROAD MEDIANS TO PROS STANDARDS, INCLUSIVE OF SPLASHBLOCK, LANDSCAPE AND IRRIGATION DESIGN AND IMPLEMENTATION AS PART OF A SEPARATE SUBMITTAL. PICADILLY ROAD WILL BE CONSTRUCTED WITHIN GROUP F OF THE APPROVED PUBLIC IMPROVEMENT PLAN.
6. FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.



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SYMBOLS AND LINETYPES LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	LOT PHASE LINE
[Symbol]	EASEMENT LINE
[Symbol]	SECTION LINE
[Symbol]	HALF-SECTION LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	CENTER LINE OF STREET
[Symbol]	LOT OR TRACT LINE
[Symbol]	BUILDING SET BACK
[Symbol]	SIGHT LINE
[Symbol]	BLOCK NUMBER
[Symbol]	CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
[Symbol]	STREET SIGN
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT AND VALVE
[Symbol]	EX. FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	STREET LIGHT
[Symbol]	EX. STREET LIGHT
[Symbol]	STORM/SEWER MANHOLE
[Symbol]	STORM INLET
[Symbol]	FLARED END SECTION
[Symbol]	EX EASEMENT LINE

KEYNOTE	
[Symbol]	SIGHT LINES
[Symbol]	STOP SIGN & STREET SIGN
[Symbol]	8' CROSSSPAN
[Symbol]	FIRE LANE SIGN

NOTES:

- ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.

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GREEN VALLEY RANCH EAST

PRELIMINARY PLAT #5 W/ ADJUSTMENTS

OAKWOOD HOMES

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CONTACT: BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Date
AMENDMENT 3	03/07/23
AMENDMENT 2	03/23/22
AMENDMENT 1	04/15/22
SIXTH SUBMITTAL	06/10/20
FIFTH SUBMITTAL	05/19/20
FOURTH SUBMITTAL	04/14/20
THIRD SUBMITTAL	06/26/20
SECOND SUBMITTAL	03/31/20
FIRST SUBMITTAL	12/12/19

PRELIMINARY

NOT FOR

CONSTRUCTION

Project Number:

50118860

Designed By:

GKP

Drawn By:

JCM

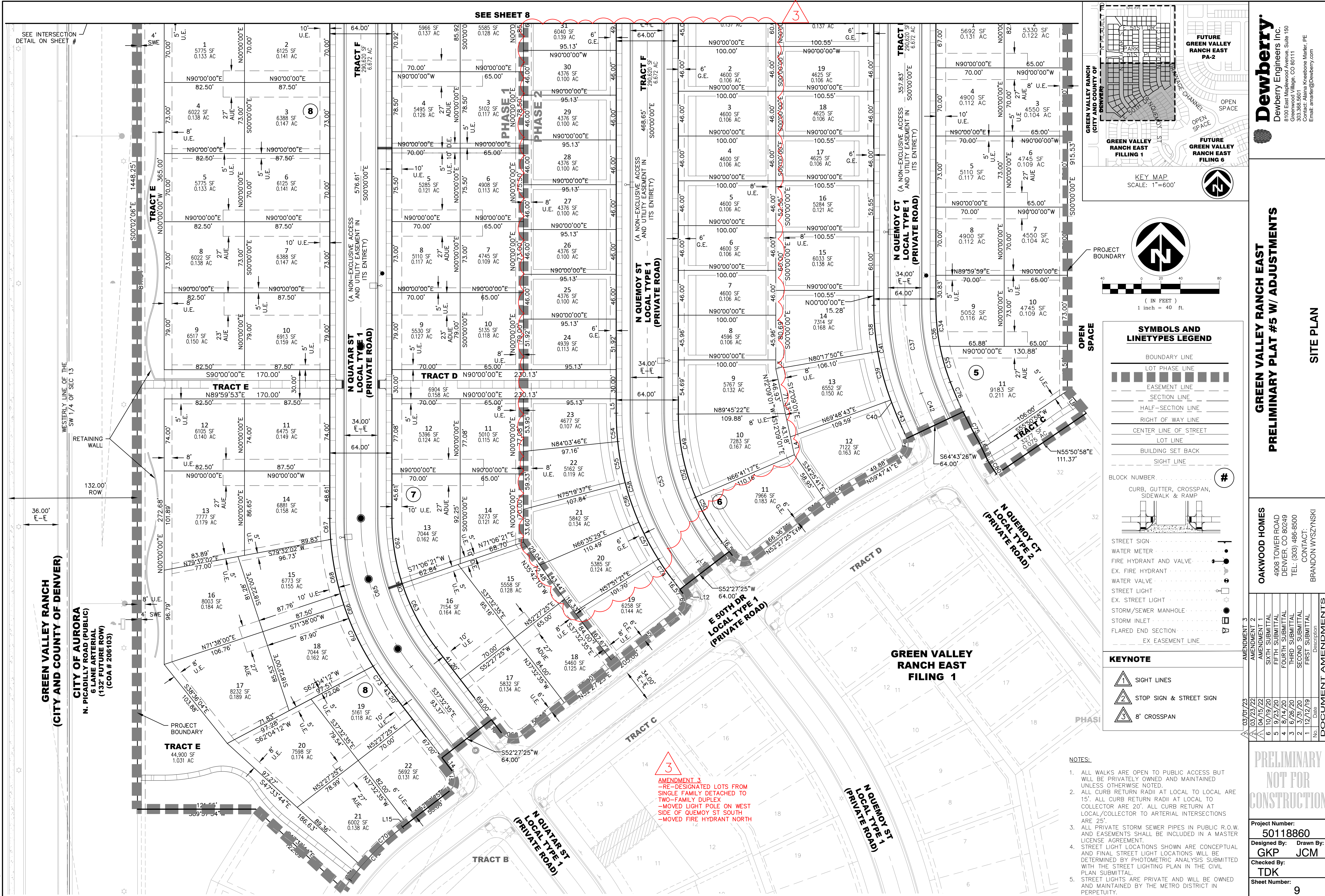
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TDK

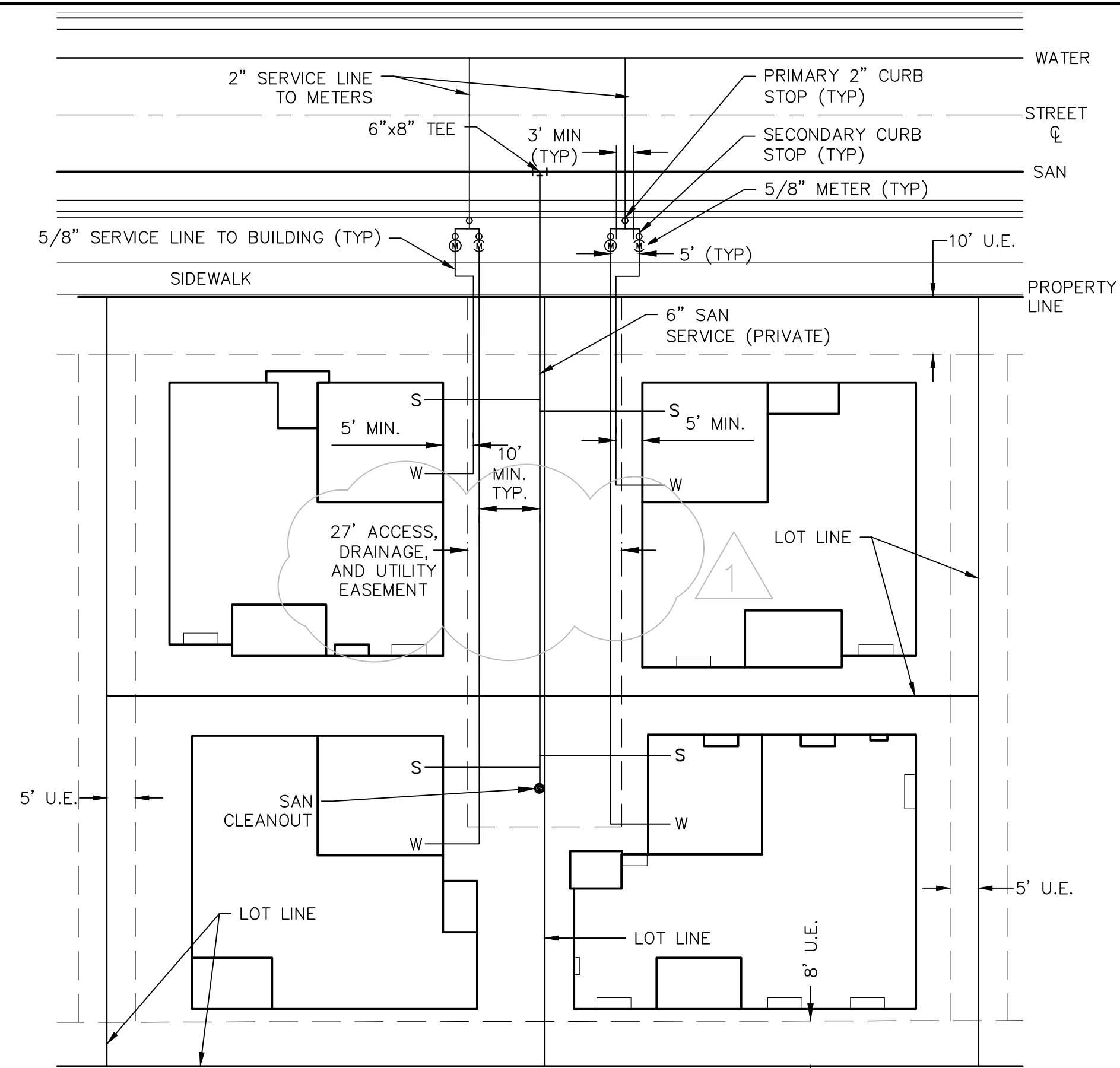
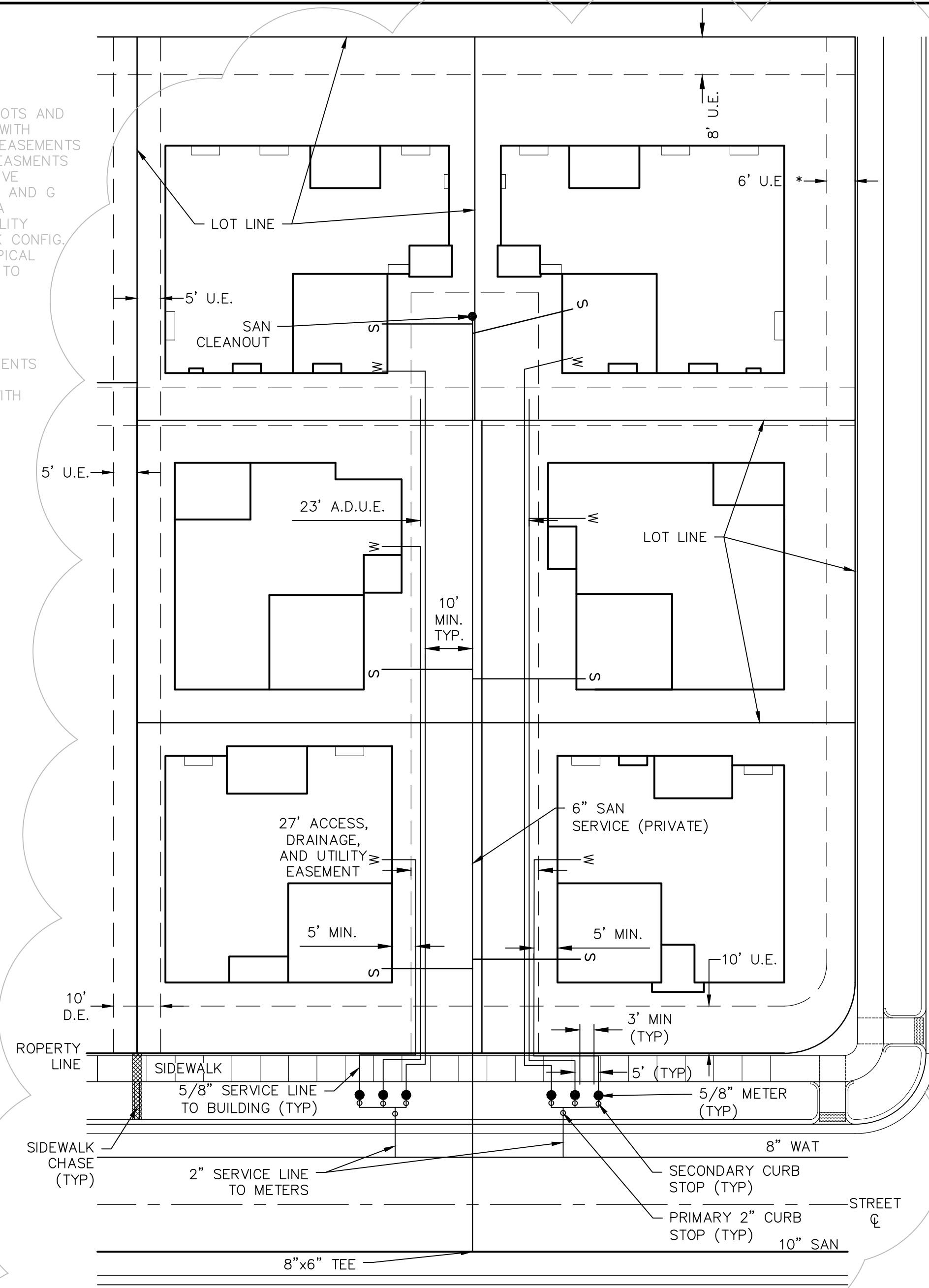
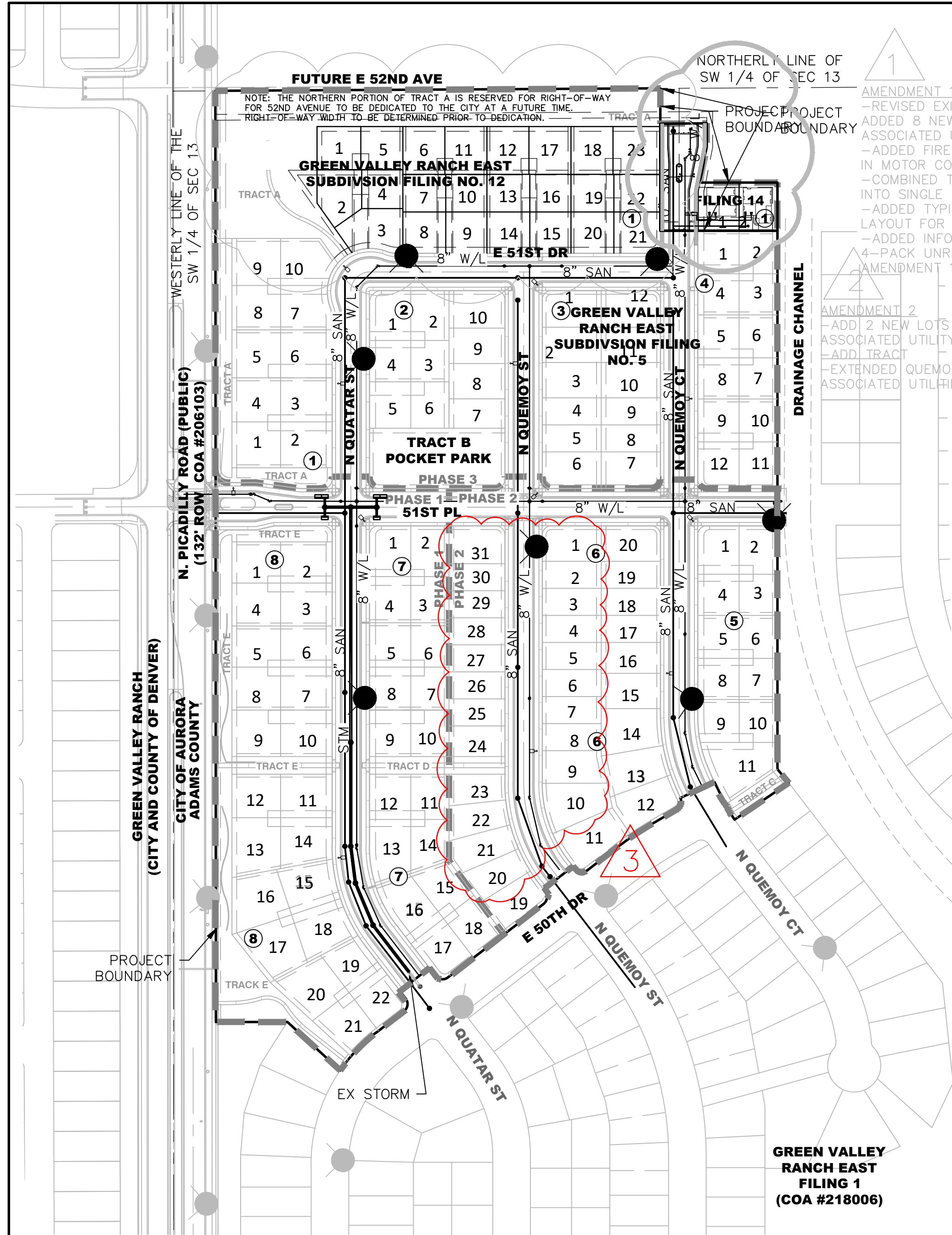
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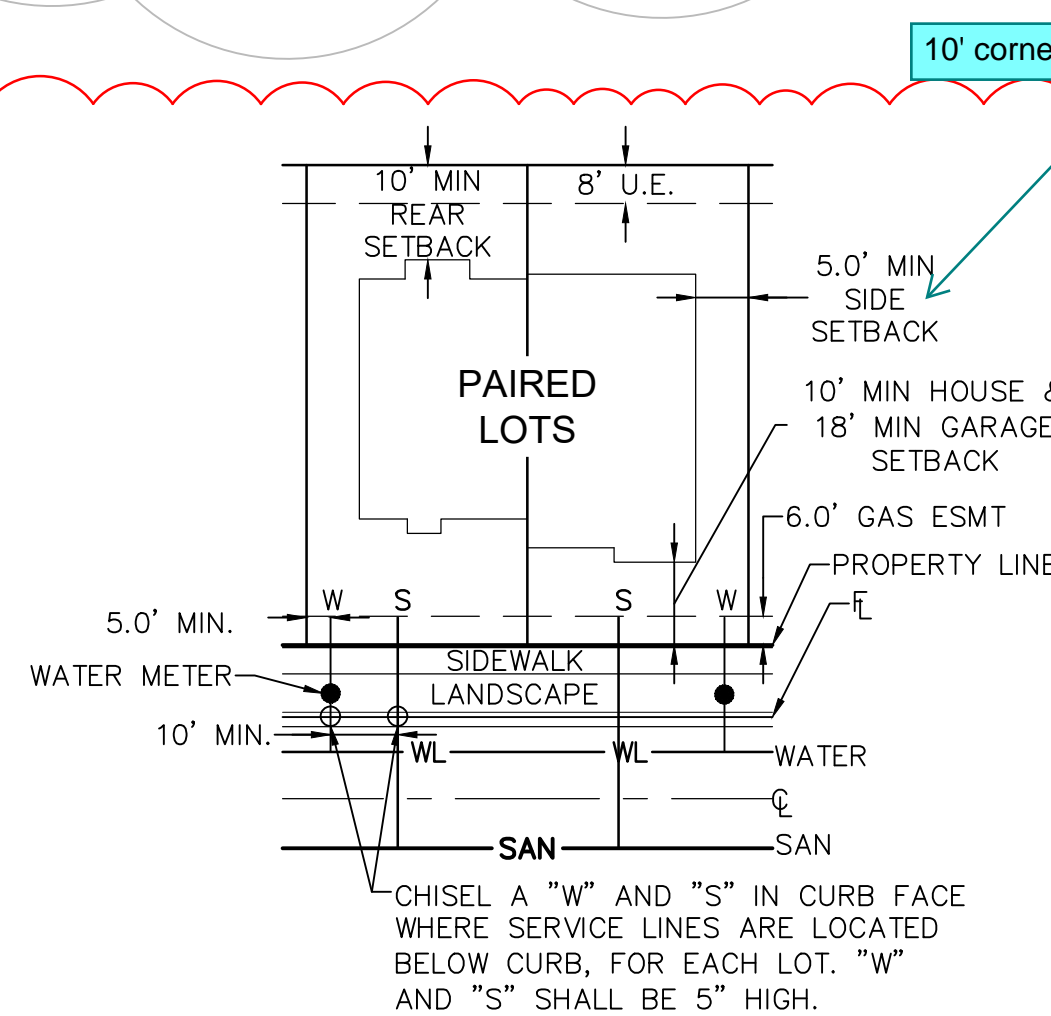
#### 4 LOT BUNGALOW LOT SERVICES DETAIL

- NOTES:

1. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)
2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.

### 6 LOT BUNGALOW LOT SERVICES DETAIL

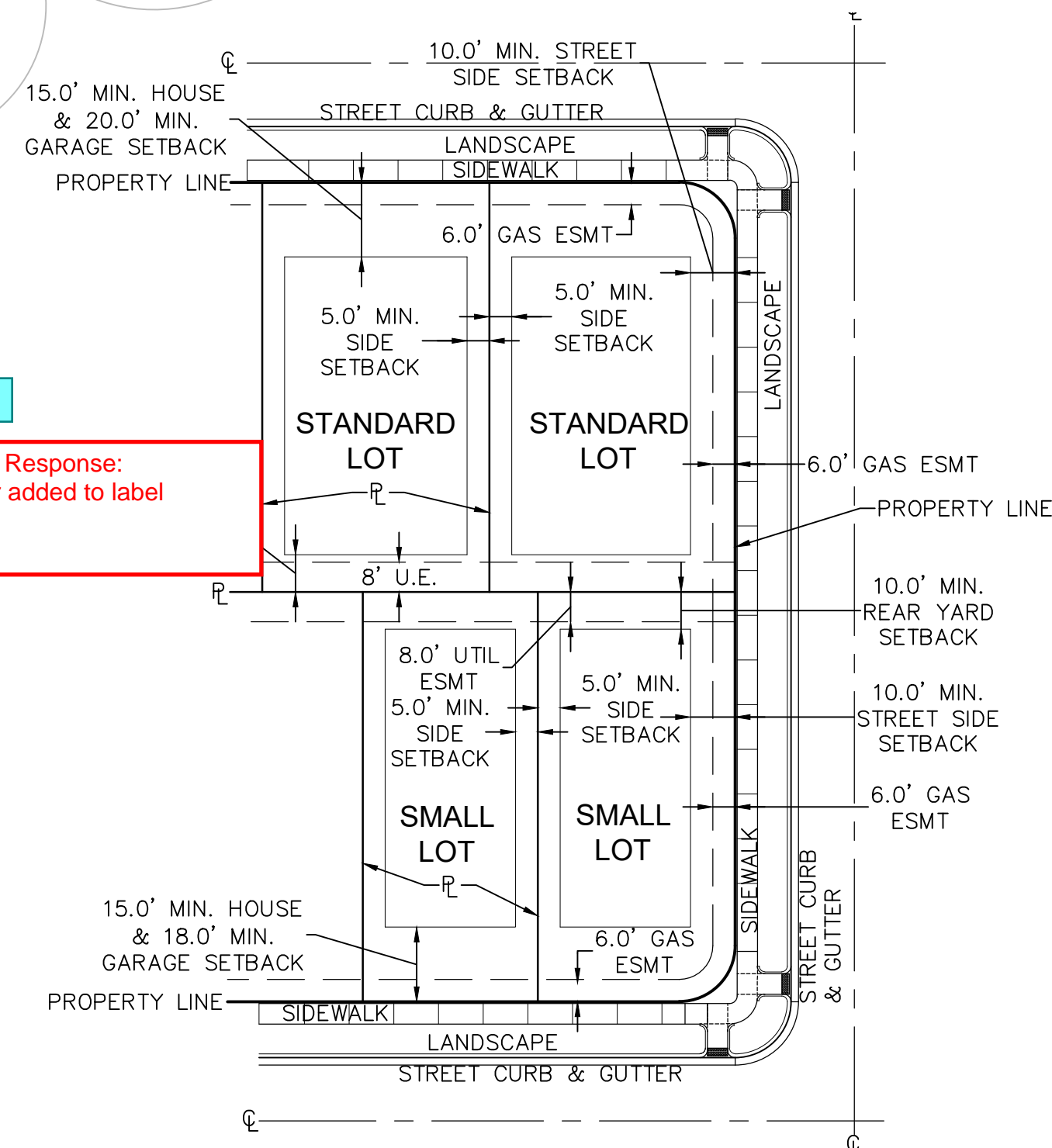
- | NOTES:                                                                                                                                                                                                     | N.T.S. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. (TYP.) |        |
| 2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.                                                                                                                                        |        |



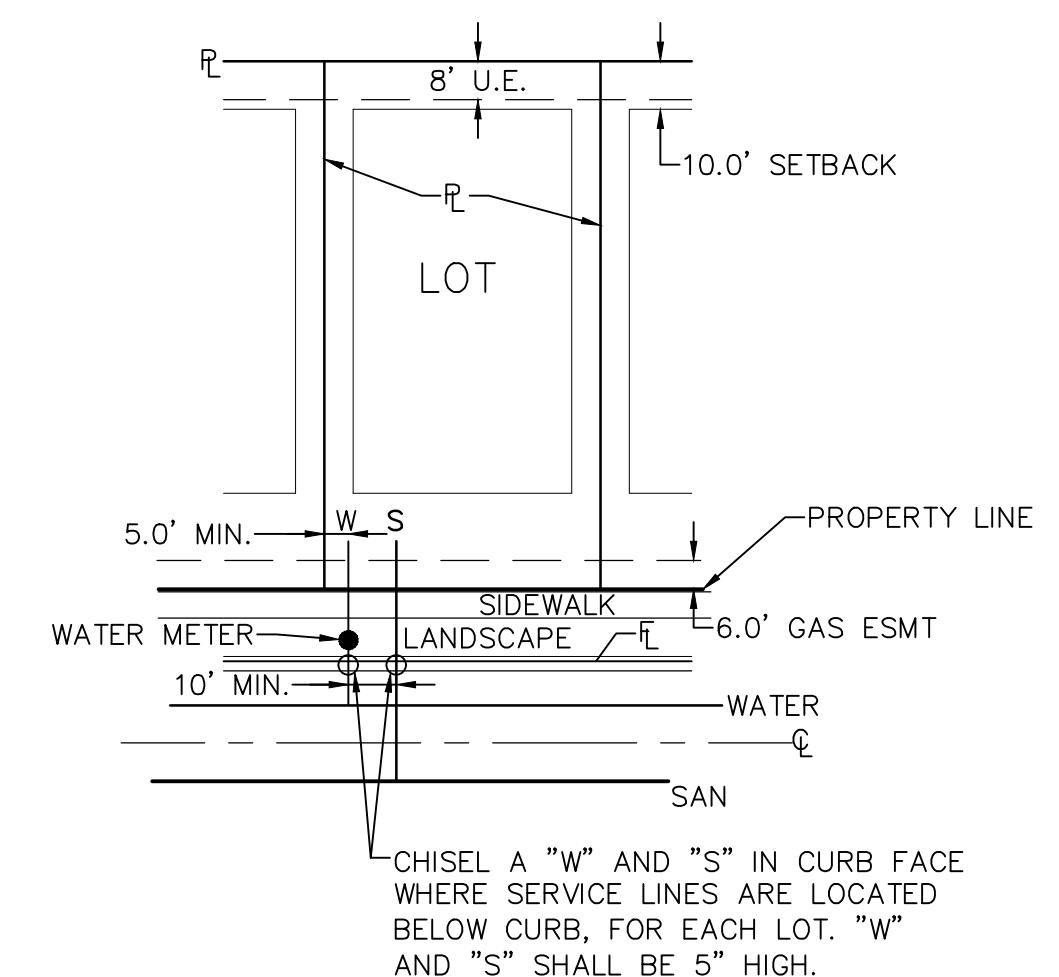
## **TWO FAMILY DUPLEX**

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### **TYPICAL SERVICES**



## **TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS**



### STANDARD LOT AND STANDARD SMALL LOT TYPICAL SERVICES

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	04/15/22	AMENDMENT 1
8	03/23/22	AMENDMENT 2



**GREEN VALLEY RANCH  
SUBDIVISION FILING 36  
(BK 34, PG 23-26  
CITY AND COUNTY  
OF DENVER RECORDS)  
CITY OF AURORA  
ADAMS COUNTY**

**N. PICADILLY ROAD (PUBLIC)  
6 LANE ARTERIAL  
(132' FUTURE ROW)  
(GOA # 206103)**

**WESTERLY LINE OF THE  
FO-B-SW 1/4 OF SEC-13**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**EX. 24" STORM**

**EX. 24" FIRE**

**EX. 24" W/L**

**PROJECT  
BOUNDARY**

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**TRACT B**

**TRACT C**

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**TRACT Q**

**TRACT R**

**TRACT S**

**TRACT T**

**TRACT U**

**TRACT V**

**TRACT W**

**TRACT X**

**TRACT Y**

**TRACT Z**

**TRACT AA**

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**TRACT AH**

**TRACT AI**

**TRACT AJ**

**TRACT AK**

**TRACT AL**

**TRACT AM**

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**TRACT AO**

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**TRACT C**

**TRACT D**

**TRACT E**

**TRACT F**

**TRACT G**

**TRACT H**

**TRACT I**

**TRACT J**

**TRACT K**

**TRACT L**

**TRACT M**

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**TRACT AF**

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**TRACT AH**

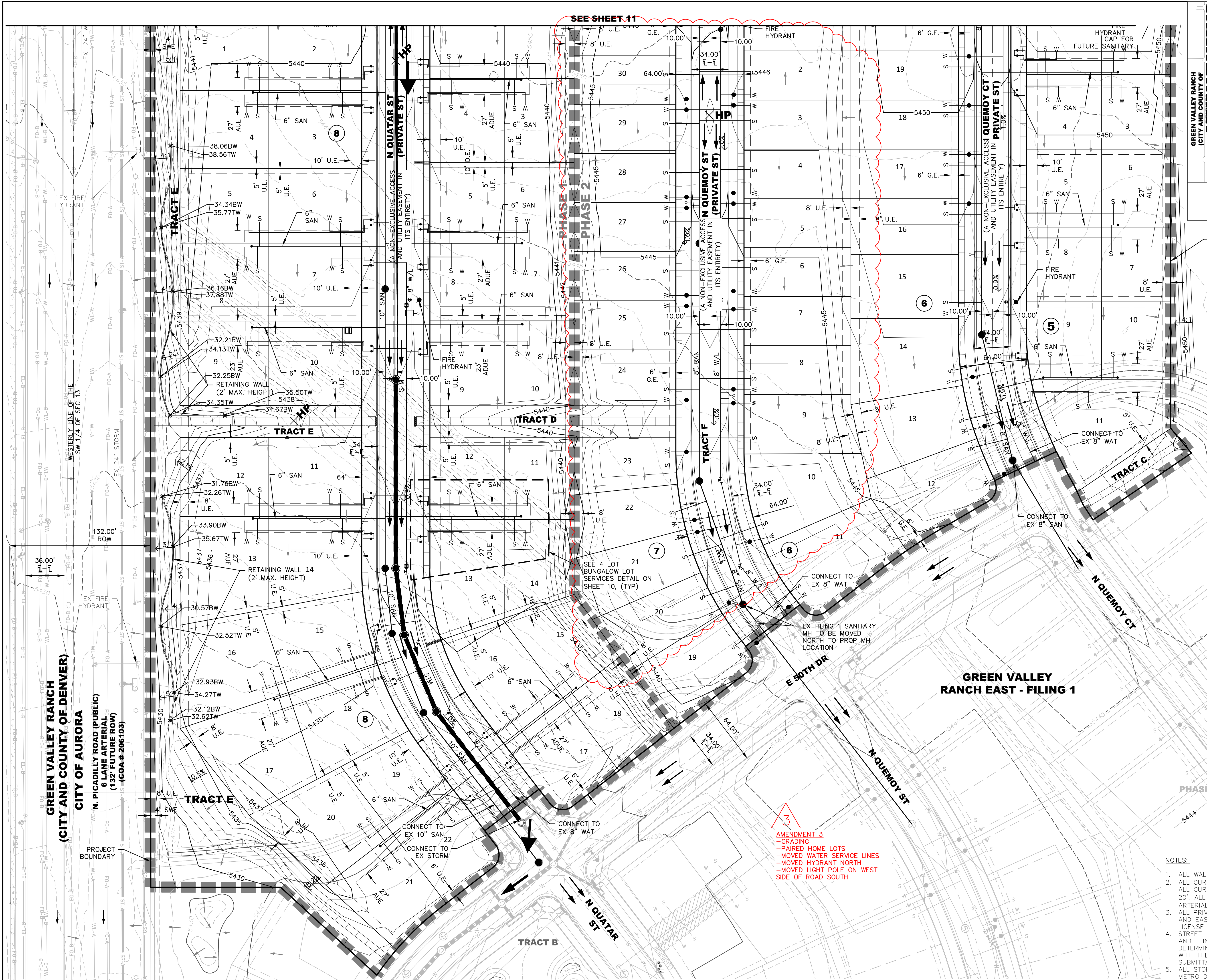
**TRACT AI**

**TRACT AJ**

**TRACT AK**

**TRACT AL</**





GREEN VALLEY RANCH  
(CITY AND COUNTY OF DENVER)

GREEN VALLEY RANCH EAST  
FILLING 1

FUTURE  
GREEN VALLEY RANCH EAST  
PA-2

FUTURE  
GREEN VALLEY RANCH EAST  
FILLING 6

KEY MAP  
SCALE: 1"=600'

PROJECT BOUNDARY

1" = 40'

(IN FEET)

1 inch = 40 ft.

**SYMBOLS AND LINETYPES**

**LEGEND**

BOUNDARY LINE

PHASE LINE

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT LINE

BUILDING SET BACK

PROPOSED CONTOURS  
5800

EXISTING CONTOURS  
5700

8" WATERLINE W/ GATE VALVE & TEE

12" WATERLINE

SANITARY SEWER W/ MANHOLE

STORM SEWER W/ INLET, MANHOLE, & F.E.S.

BLOCK NUMBER

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

WATER METER

FIRE HYDRANT

STREET LIGHT

EX. WATERLINE W/ VALVE & TEE

EX. SANITARY SEWER W/ MANHOLE

EX. STORM SEWER W/ INLET, MANHOLE, & F.E.S.

EX. EASEMENT LINE

EX. FIRE HYDRANT

EX. STREET LIGHT

FLOW ARROW

EMERGENCY OVERFLOW

- NOTES:
- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
  - ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
  - STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
  - ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE METRO DISTRICT UNLESS OTHERWISE NOTED.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Madewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Alana Kneebone Mailer, PE  
Email: amailer@dewberry.com

**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

AMENDMENT	Date	Description
AMENDMENT 2	03/23/22	
AMENDMENT 1	04/15/22	
SIXTH SUBMITTAL	6/10/19/20	
FIFTH SUBMITTAL	5/19/23/20	
FOURTH SUBMITTAL	4/8/14/20	
THIRD SUBMITTAL	3/6/26/20	
SECOND SUBMITTAL	2/3/31/20	
FIRST SUBMITTAL	1/12/12/19	

**DOCUMENT AMENDMENTS**

Project Number:  
**50118860**

Designed By:  
**GKP**

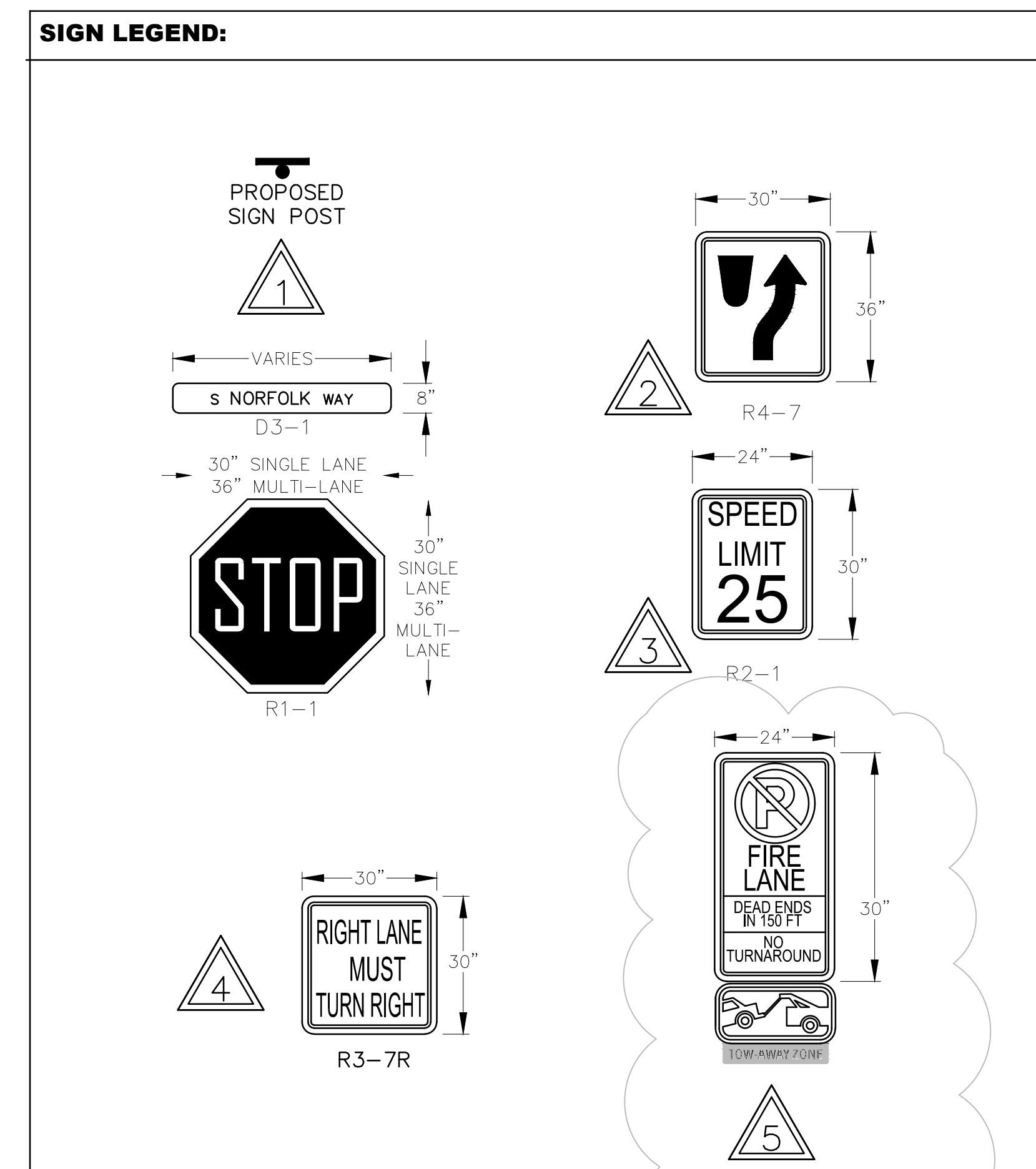
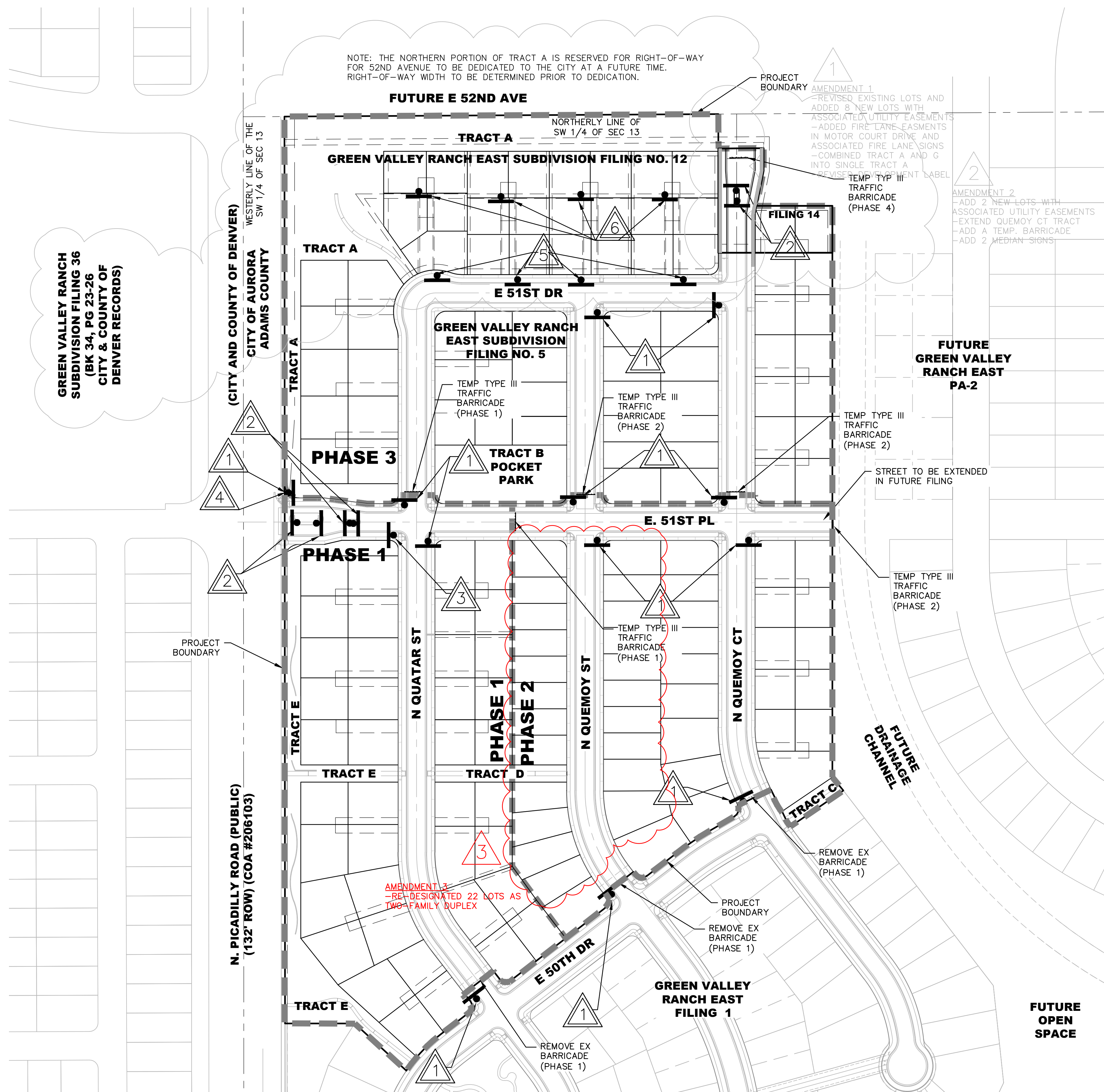
Checked By:  
**TDK**

Sheet Number:  
**12**

Drawn By:  
**JCM**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

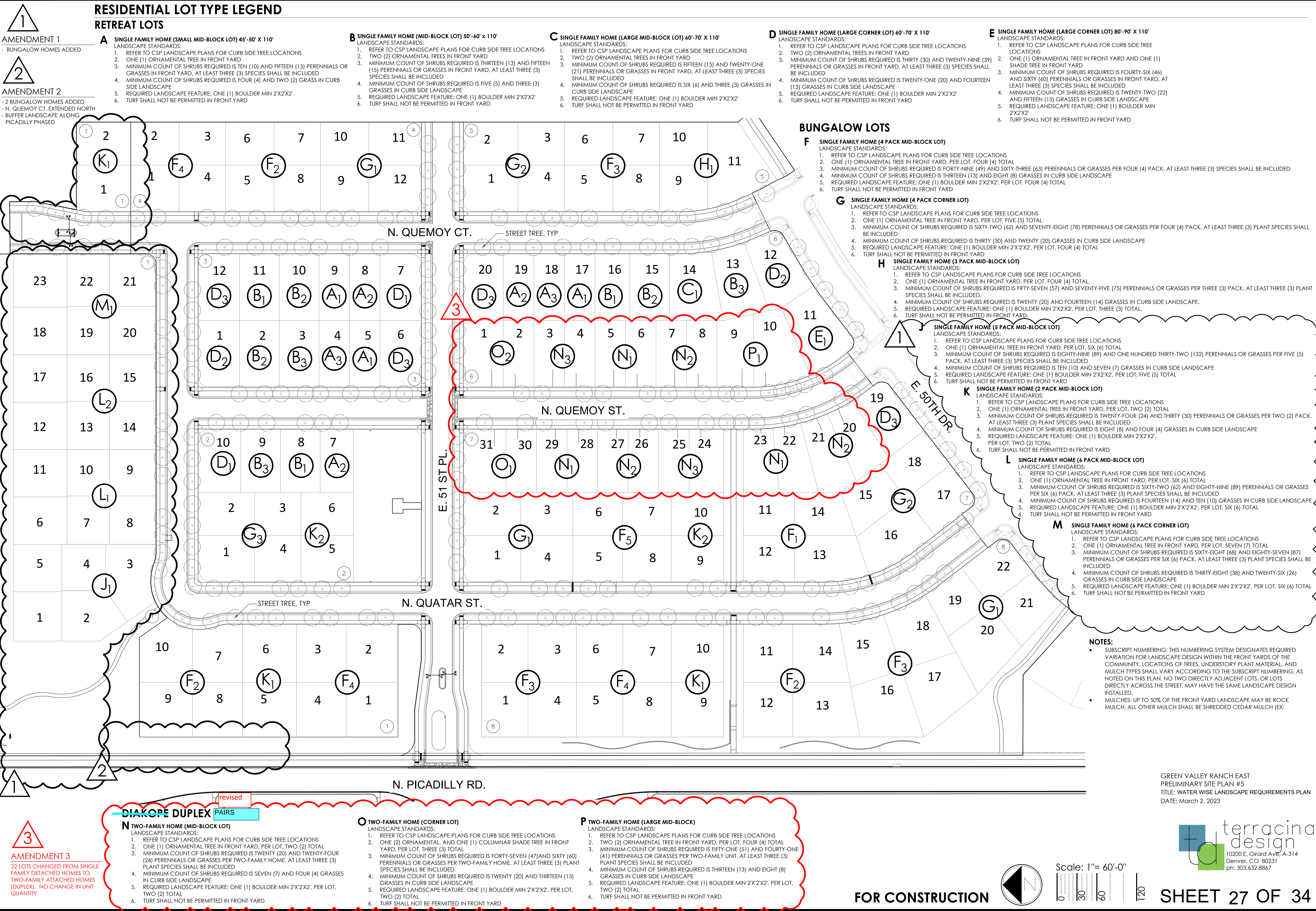




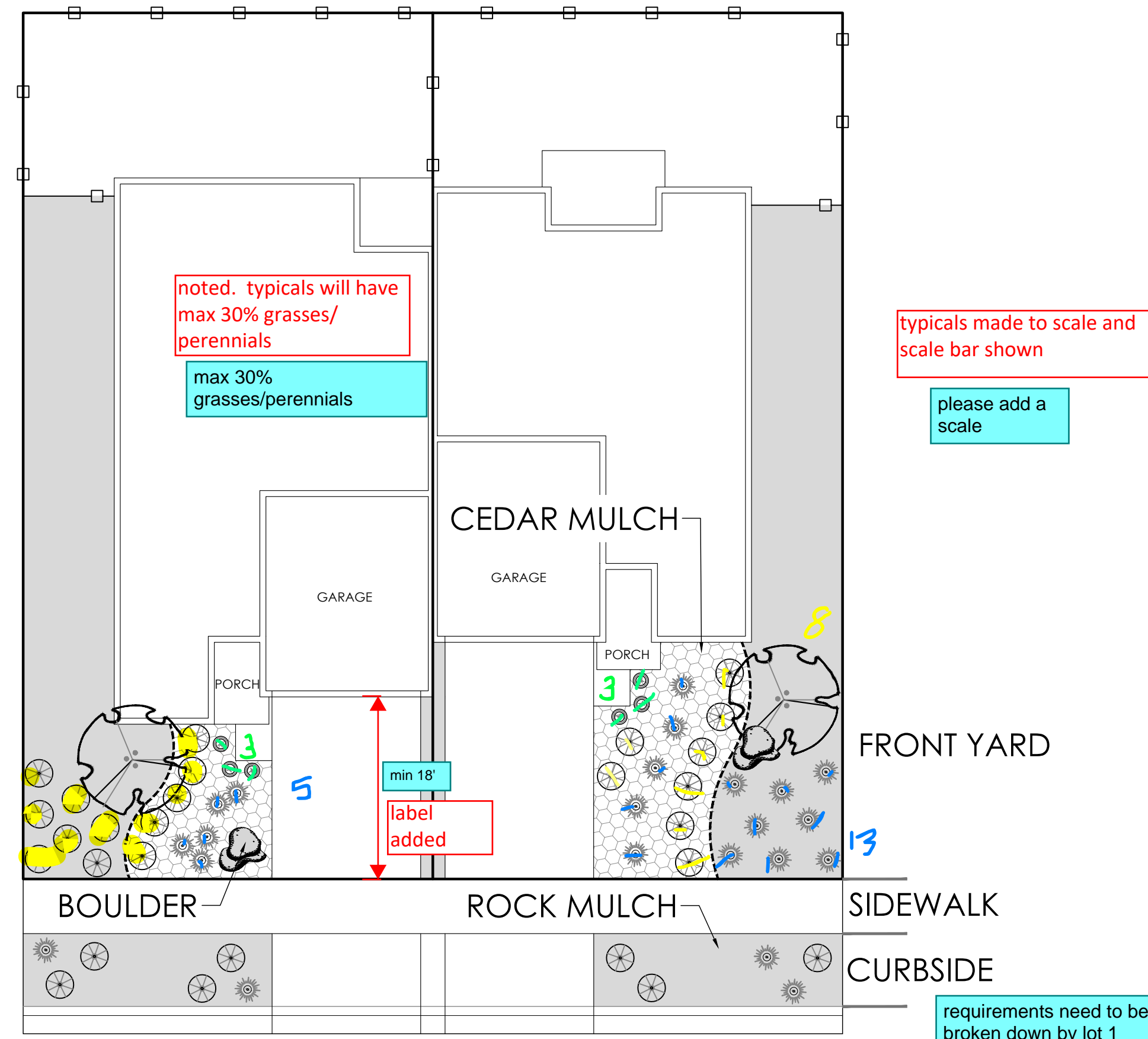
No.	Date	Description
1	03/01/23	AMENDMENT 3
2	03/23/22	AMENDMENT 2
3	04/15/22	AMENDMENT 1
4	06/19/20	SIXTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	8/14/20	FOURTH SUBMITTAL
7	6/26/20	THIRD SUBMITTAL
8	3/31/20	SECOND SUBMITTAL
9	12/12/19	FIRST SUBMITTAL
10		DOCUMENT AMENDMENTS



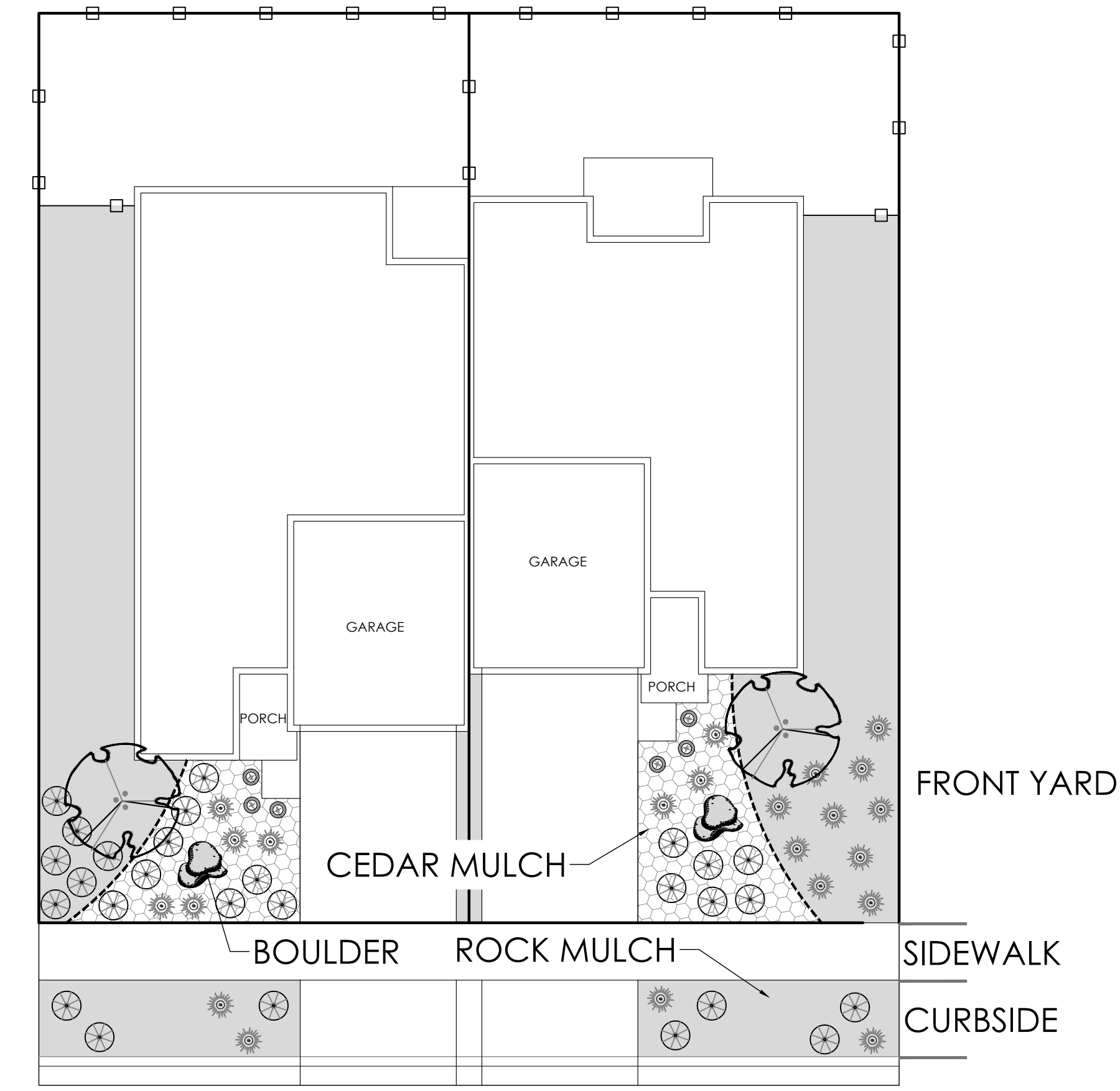
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_ FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A311.1-SHEETS\GVR EAST PREPLAT 5\IRRIGATION\REBATE.DWG  
3/2/2023 9:01 AM  
DILLON COOK



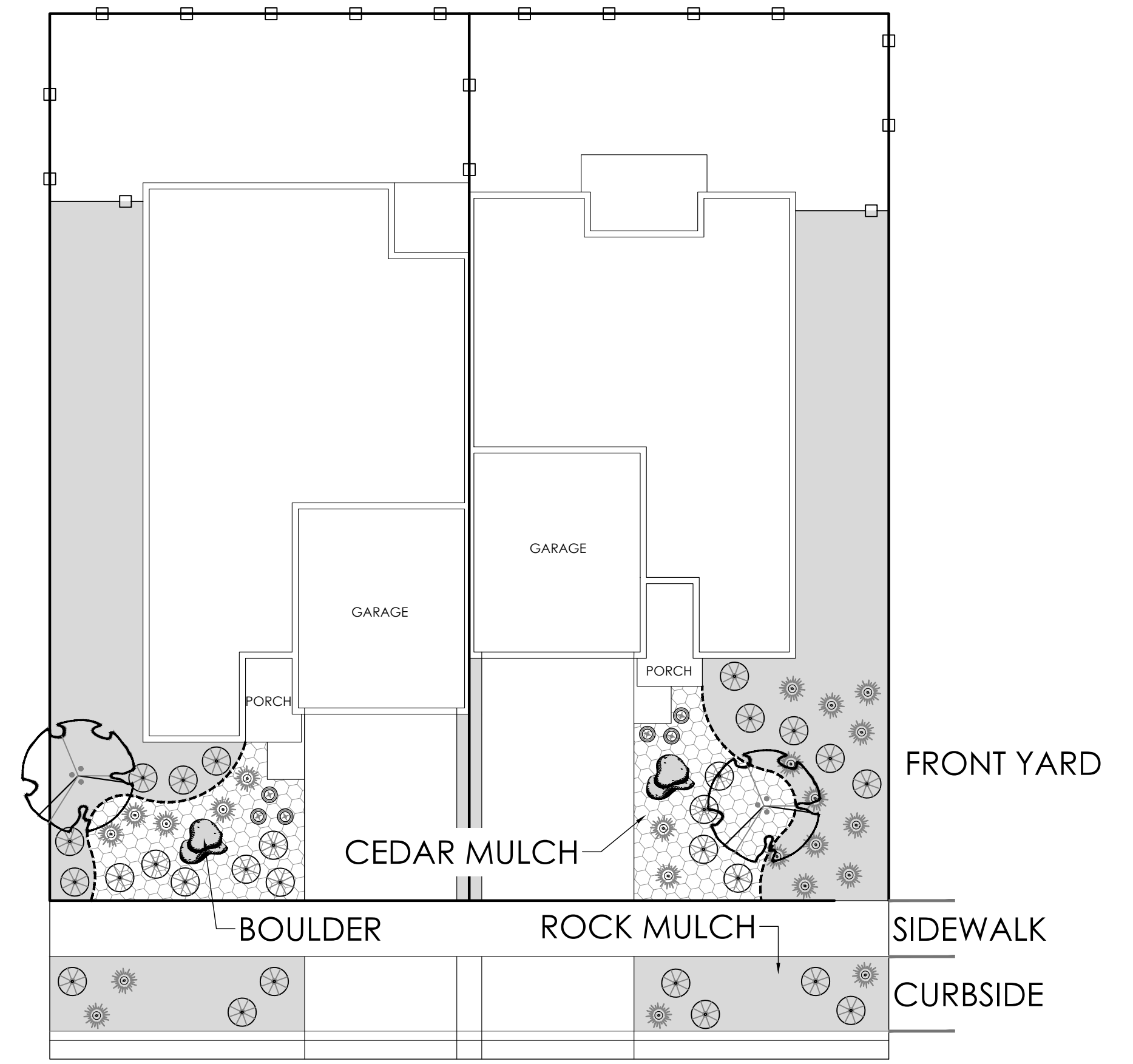




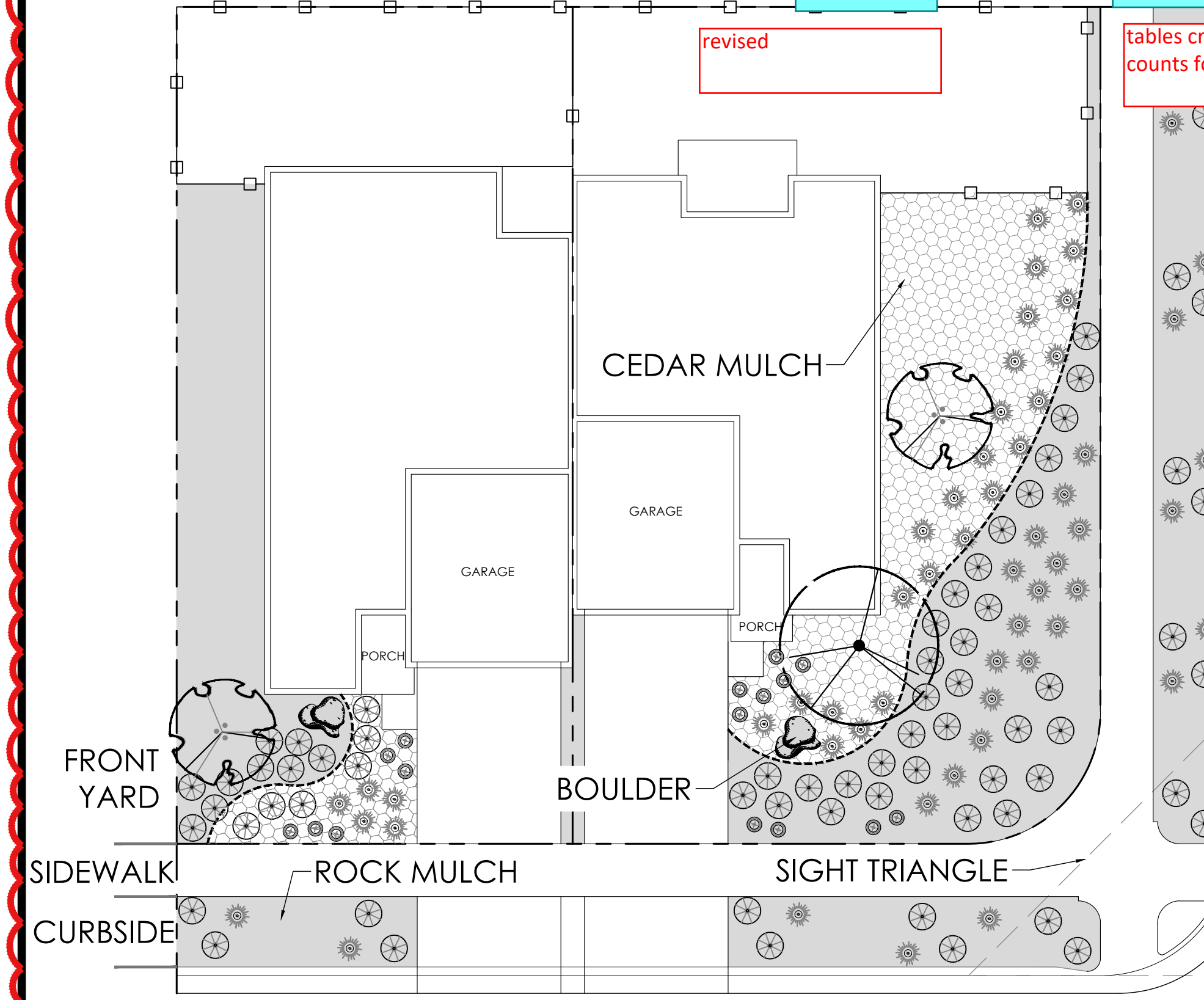
**N1 TWO-FAMILY HOME (MID-BLOCK) 85'-100' X 95'**  
NTS



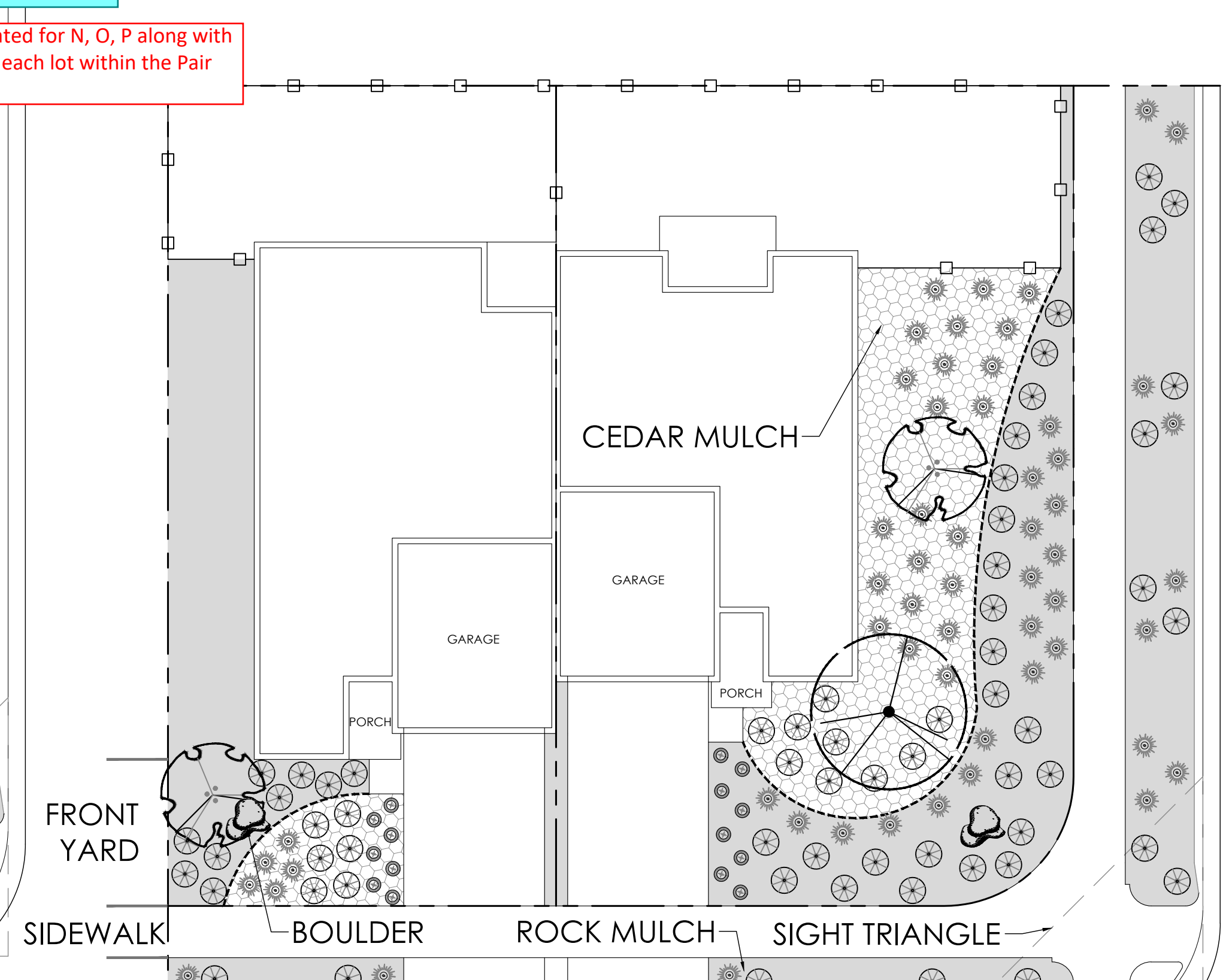
**N2 TWO-FAMILY HOME (MID-BLOCK) 85'-100' X 95'**  
NTS



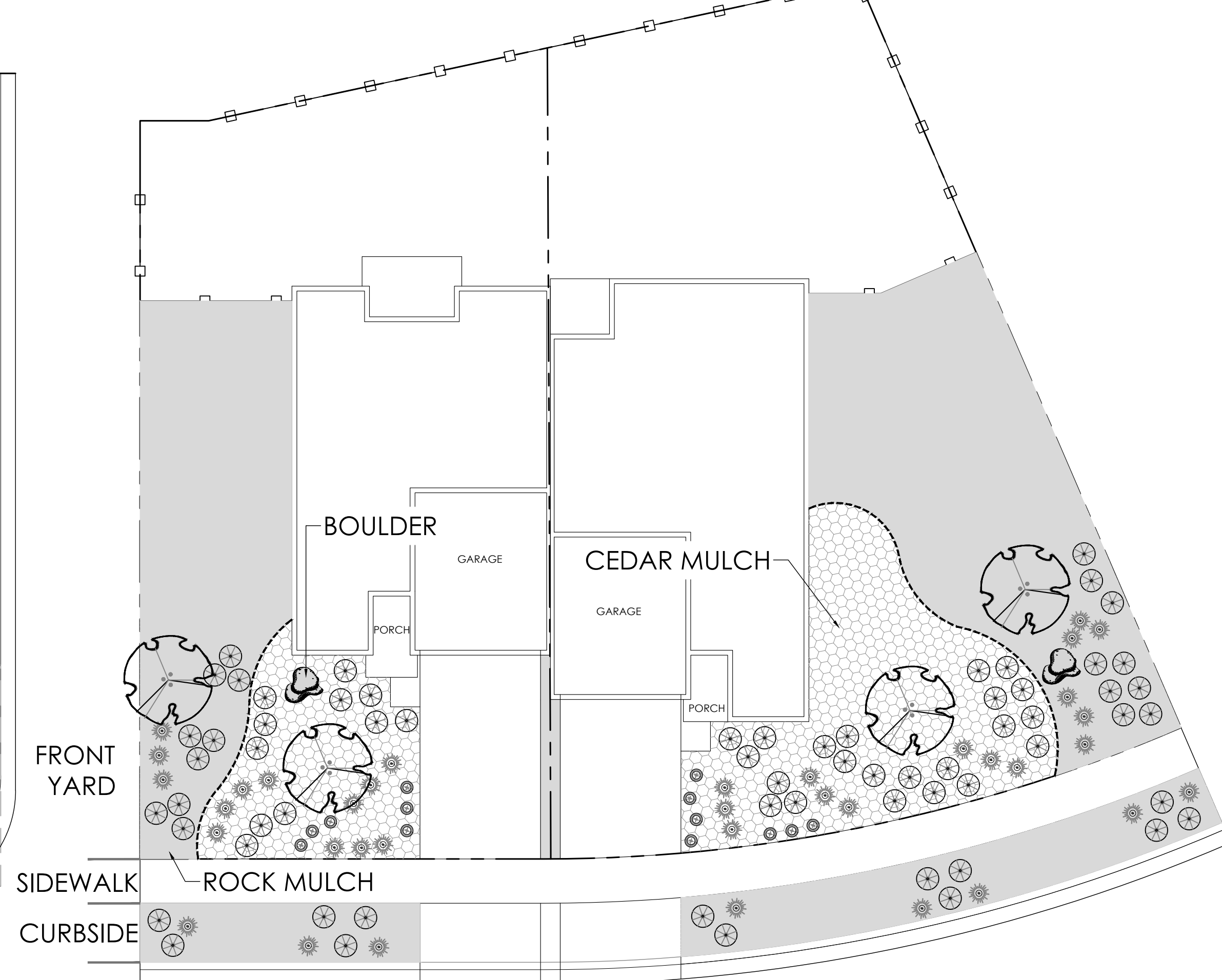
**N3 TWO-FAMILY HOME (MID-BLOCK) 85'-100' X 95'**  
NTS



**O1 TWO-FAMILY HOME (CORNER LOT) 100'-110' X 95'**  
NTS



**O2 TWO-FAMILY HOME (CORNER LOT) 100'-110' X 95'**  
NTS



**P1 TWO-FAMILY HOME (LARGE CUSTOM MID-BLOCK LOT) 140' X 100'**  
NTS

**LEGEND**

	CANOPY TREE		PERENNIAL		CEDAR MULCH
	SHRUB		ACCENT BOULDER - MINIMUM DIMENSIONS 24" X 24" X 24"		ROCK MULCH
	GRASS		STEEL EDGER		

- NOTES**
- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
  - ALL CURB SIDE LANDSCAPE UNDERSTORY SHALL BE #5 CONTAINERS.
  - REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
  - FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.