



August 14, 2024

Jeremiah Fettig
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. 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 initial submission comments dated July 16, 2024. The following is a response to comments.

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat various departments
- Update Open Space tracking (PROS)
- Provide closure report, start easement release(s) (Real Property)
- Green Court requirements

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Five (5) registered neighborhood organizations and fourteen abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by three (3) outside agencies and have been incorporated into this letter. **RESPONSE: Noted**

2. Completeness and Clarity of the Application

Narrative/Letter of Introduction

2A. Revise the narrative title and redlines accordingly. **RESPONSE: Narrative revised accordingly.**

2B. The partial plat vacation will be approved administratively. There are no formal comments on the plat vacation at this time. We will coordinate notice of the plat vacation in conjunction with the notice of decision for the site plan, unless you would like to move forward with the plat vacation separate from the site plan approval. **RESPONSE: Noted**

3. Site Plan Comments

3A. Sheet #1: Breakout duplexes and SFD in Land Use Data table. **RESPONSE: SFD & Duplexes have been broken out separately.**

- 3B. Sheet #1: Is density compatible with the Master Plan? **RESPONSE: We are in the process of amending the master plan to accommodate the proposed densities.**
- 3C. Sheet #1: In sheet List Table- revise the title to "Architectural Typicals" and include sheet after Phasing Plan sheet. **RESPONSE: Sheet list revised with name change and order change. This will be sheet 5 now.**
- 3D. Sheet #2: Label alleys on the site plan sheets. **RESPONSE: Title has been revised.**
- 3E. Sheet #3: Lot 9, Block 1 and Lot 1, Block 2 are below the minimum lot frontage and would fall into the small lot category. Please revise the classification and any table calculations/counts. **RESPONSE: Frontage Dimensions have been revised.**
- 3F. Sheet #3: Lot 38, Block 1 must have a minimum 50' lot frontage, revise. **RESPONSE: Frontage Dimensions have been revised.**
- 3G. Sheet #3: Lot 20, Block 2 must have a minimum 50' lot frontage, revise. **RESPONSE: Frontage Dimensions have been revised.**
- 3H. Sheet #3: Remove the extra period for the frontage dimension for Lot 113, Block 2 in the lot data table. **RESPONSE: Removed.**
- 3I. Sheet #3 Lots 54, 75, 76, 77, 78, 95, 109, 110 of Block 2 must be a minimum of 25', Revise. **RESPONSE: Frontage Dimensions have been revised.**
- 3J. Sheet #3: Add a space between Motor and Court. In the UDO it is Motor Court vs. Motorcourt. Make this change for all instances. **RESPONSE: A space has been added between Motor and Court.**
- 3K. Sheet #3: General note – ensure all lot dimensions are shown for all lots and that they match the plat. **RESPONSE: Lot dimensions have been added for all lots and match the plat.**
- 3L. Sheet #5: Add a label for the remaining area of Green Valley Ranch East #10 that isn't being vacated. **RESPONSE: Labeling for Tract A GVRE Filing 10 has been added.**
- 3M. Sheet #5: Add Windler No. 6 info east of Tibet Road. **RESPONSE: Label has been added.**
- 3N. Sheet #5: Add Windler No. 3 info east of Tibet Road. **RESPONSE: Label has been added.**
- 3O. Sheet #5: Remove Filing 22 from the title of the lot summary table. **RESPONSE: Removed.**
- 3P. Sheet #5: Add a space between the Motor and Court for consistency. **RESPONSE: Space added.**
- 3Q. Sheet #5: Remove the lot classification table as it is duplicative. **RESPONSE: Table removed.**
- 3R. Sheet #5: In the lot type key, add another category differentiating between green court duplexes and street-facing duplexes. **RESPONSE: Additional category added to differentiate between green court duplexes and street facing duplexes.**
- 3S. Sheet #5: In the lot type key, revise 46.00 X 110.00' to Frontage <50FT. **RESPONSE: Label updated.**
- 3T. Sheet #5: In the lot type key, add (Alternate-Loaded) in parenthesis below Two-Family Duplex. **RESPONSE: Added.**

3U. Sheet #5: Add table with setbacks and lot data to plan set - information can be found in the pre-app notes and section 146-4.2.3 of the UDO. **RESPONSE: Lot data & setback table added.**

~~3V. Sheet #5: No more than 14 dwelling units may face the same Green Court Open Space, which has a maximum allowable length of 360 feet. One end of a green court must have direct frontage onto a public street.~~

3W. Sheet #5: The distance between building units in green courts is a minimum of 30'. **RESPONSE: The buildings are proposed at a minimum of 30' from building face to building face per code.**

3X. Sheet #5: Due to the only full access movement to the development being 46th Ave to N Tibet, Alley F as currently proposed would inadvertently collect more traffic from the north. A north/south street connection meeting criteria for public streets should be made between E 47th Ave and E. 46th Ave. Adding an additional street will create an enhanced block layout and offer the ability to meet Green Court requirements. **RESPONSE: Layout revised to sever Alley F to ensure no additional traffic is collected from the north but that emergency access is still maintained.**

3Y. Sheet #7: Gray back phase lines as it covers other information. **RESPONSE: Revised.**

3Z. Sheet #7: Emergency access is not shown on the plat. **RESPONSE: Plat updated to show 23' access easement.**

3AA. Sheet #7: Mail kiosks shall be within 50' of an accessible ramp. TYP. **RESPONSE: Accessible ramp added.**

3BB. Site plan and plat Sheet #1: Add street names for all streets within ½ mile of the site in the vicinity map for the plat and site plan. **RESPONSE: Label has been added.**

3CC. Remove any reception number referencing vacated easements, lots, etc. **RESPONSE: Removed.**

3DD. Combine the Site Plan and Landscape Plan into a single document, with all sheets in order with the next submittal. **RESPONSE: Sheet sets will be combined. Doing this can be an issue with the city's limitation on Amanda to 90 mb.**

3EE. Provide locations for monument signs. Monument signs will be approved through a separate sign permitting process. **RESPONSE: Signs will be shown on the site plan.**

3FF. Provide an overall fencing plan, including details for individual lots. **RESPONSE: Fencing plan provided. Detailed fencing shown on architectural typicals. Overall fencing plan provided. This shows similar information found on landscape plans.**

3GG. Provide an on-street parking plan demonstrating how guest parking requirements are being met. **RESPONSE: Parking chart provided showing how guest parking is met. There is an abundance of parking on site.**

3HH. Provide a table either as a sheet with the site plan or as a separate attachment that calculates the total number and percentages of small lots allowed in the development, how many exist and how many are being proposed. **RESPONSE: Separate table provided within the narrative showing small lot counts for the development.**

3II. Add porch open space and driveway dimensions to lot typicals. Add sheet to overall plan set with next resubmission, per redline comment on Sheet 1. **RESPONSE: Revised and added**

3JJ. Per previous discussions relating to platting lots in the floodplain, the plat and site plan will not be approved until the LOMR is completed. **RESPONSE: Noted**

3KK. Provide information on what is occurring to the west on the unplatted parcel. **RESPONSE: The unplatted parcel is to be future fire station.**

4. Landscaping (Debbie Bickmire / 303-739-7261 / dbickmire@auroragov.org / Comments in teal)

4A. Revise the Key Map and matchlines to show the correct sheet numbers. **RESPONSE: Revised**

4B. Plant "CCP" is not included in the Plant Schedule. **RESPONSE: Revised**

4C. Review measurements for street trees. Several segments are deficient. **RESPONSE: Street trees added as necessary.**

4D. Revise the Curbside Tree table to identify north/south or east/west sides of the streets; and, to separate E. 47th Place and Sicily Street. **RESPONSE: Separated**

4E. Clarify whether that perennials have not been counted in the buffer landscape. **RESPONSE: Perennials not counted in buffers.**

4F. Revise linework to make lot lines darker and building footprints lighter. **RESPONSE: Revised**

4G. Replace "Filing 19" references with "Site Plan 19." This is not a plat. **RESPONSE: Revised**

4H. Add a note stating whom is responsible for the maintenance of the tracts and common areas. **RESPONSE: Chart added**

4I. Note 10 indicates there may be sidewalk lighting. Include a detail. **RESPONSE: Detail 2 Sheet 21**

4J. Note 10 identifies the height of street lights as 25' but the detail on Sheet 21 states 20'. Please resolve. **RESPONSE: Detail revised**

4K. Revise the fence detail notes per the redlines. Vinyl fencing will only be permitted between private lots. **RESPONSE: Revised**

4L. Move the notes on Sheet 23 below the legend. **RESPONSE: Revised**

4M. Show the street trees screened back on the Overall Lot Landscape Map, and identify the green court area that is included in the overall landscape plans. **RESPONSE: Trees now shown greyed back. Greencourts labeled on sheet 15&18.**

4N. Add notes below to the lot landscape typical sheets. **RESPONSE: Revised**

4O. One (1) special feature required per lot: 2.5' wall, fence, berm or natural boulder. **RESPONSE: Boulders added**

4P. Curbside landscape shall be a minimum 5-gallon size. **RESPONSE: Revised**

4Q. Maximum height of shrubs and grasses within the curbside landscape shall not exceed 26" at maturity. **RESPONSE: Plants will not be greater than 26"**

4R. 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. **RESPONSE: Noted**

4S. When 9 or more shrubs are required, 3 plant species must be included to provide seasonal/visual interest.

RESPONSE: Note added

4T. 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. **RESPONSE:** Per code we have been going off the understanding that:

- One (1) 2.5" Cal. Shade tree or one (1) 8'-10' tall Evergreen tree = twelve (12) 5-gallon shrubs
- One (1) 2" Cal. Shade tree or 6' tall Evergreen tree = ten (10) 5-gallon shrubs

4U. Use multiple symbols for shrubs and grasses in the lot typicals to indicate variety. **RESPONSE:** Symbols added

4V. Please include organic mulch as an option for residential front yards. Additionally, be more specific about rock mulch types. Different sizes are required. **RESPONSE:** Cedar mulch and rock mulch are the two types of mulches on residential lots now.

4W. Revise the front and side curbside landscape areas per the redline notations. **RESPONSE:** Landscape typicals have been updated.

4X. For side yards with public view: Front yard standards apply + 1 tree per 25 linear feet. Revise the side yard landscape for Lot Types B, D and F. **RESPONSE:** Typicals revised. Where fencing is only 4' off walk trees do not fit in these areas due to easements. Shrubs and grasses are provided at the rate required, but not trees.

4Y. Please confirm if any fencing will be permitted in the side yard of lot type H. **RESPONSE:** These duplex products will not have fenced in yards. Fencing not permitted.

4Z. Lots 67, 68 and 69, Block 2 are significantly wider than other duplex lots. Provide separate typicals for these lots. **RESPONSE:** Separate typical has been created for these lot types.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Sheet #2: The typical section shall identify the ADT and the corresponding clear zone (2.06.1.15 of the 2023 COA Roadway Manual). **RESPONSE:** The typical section has been updated to identify the ADT and clear zone.

5B. Sheet #5: Label the roadway classification. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual). **RESPONSE:** Roadway classification has been added.

5C. Sheet #6: Label and dimension existing sidewalk and landscape (TYP.). **RESPONSE:** Labels added.

5D. Sheet #6: Ensure no cross pan are shown on the site plan or add a note that the cross pan shown on site plan is not approved (TYP.). **RESPONSE:** A note has been added to all applicable sheets.

5E. Sheet #6: There's an existing sidewalk easement. Please label it. **RESPONSE:** Label added.

5F. Sheet #7: Show roadway names. Label the roadway classification. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual). **RESPONSE:** Labels added.

5G. Sheet #7: Label the drainage easement (TYP.). **RESPONSE:** Labels added.

5H. Landscape Sheet #9: Advisory: If this is a public pole and fixture it is to be included in the civil plan and not shown on the site plan. **RESPONSE:** Light poles have always been included with the landscape detail section to date.

Please advise what sheet number this should be on.

6. Traffic Engineering (Joshua Hoffman / 303-739-1770 / jhoffman@auroragov.org / Comments in orange)

6A. Sheet #6: Should have ped head W11-2 Signs with plaque 155 feet away for all mid-block crossings Call out STOP signs, RLMTR and additional signs noted on the sheet. **RESPONSE: Sign has been relocated.**

6B. Sheet #6: Show mail kiosks in legend. **RESPONSE: Mail kiosk added to legend.**

6C. Sheet #7: Provide Ped Crossing Sign – multiple locations. **RESPONSE: Signs added.**

6D. Sheet #7: Show mail kiosks in legend. **RESPONSE: Mail kiosk added to legend.**

6E. Sheet #7: Move sight line back to be level with stop sign. **RESPONSE: Revised.**

6F. Sheet #7: Provide Ped Ahead Sign – multiple locations. **RESPONSE: Signs added.**

Traffic Study

6H. Horizon year should be 2050. **RESPONSE: Report and graphics were updated with the 2050 horizon year.**

6I. Talk about other modes of transportation. **RESPONSE: Text was added to the report describing the transit services provided to the development.**

6J. Distribution in II.B does not match the figure. **RESPONSE: Distributions were updated to match figure 3.**

6K. Show a worksheet on how background traffic is developed. **RESPONSE: Site generated trips and distribution figures from the studies for the surrounding developments are now provided in Appendix B. These volumes were used to develop background conditions for our GVRE F19 study.**

6L. Use city criteria for volume reduction on signal warrants. **RESPONSE: Signal warrants and text was updated with the city criteria of 50% right turn reduction.**

6M. Check volumes in synchro. Some do not match the figures. **RESPONSE: Figures and our synchro files were updated to the correct volumes.**

7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in Blue)

Sheet 4 -Phasing

7A. See comment to show the water connections on the phasing map. **RESPONSE: Watermain layout added to the phasing map.**

7B. See comment to include the water looping into the different phases. **RESPONSE: Water looping details has been added to phases 2 & 3. No loops are added with phase 4.**

Sheet 6 -Site Plan

7C. See notes for fire lane needed for tract C. **RESPONSE: Easement labels added.**

7D. See comment to dedicate a fire lane easement for the second point of access. The easement must be labeled as Fire Lane. **RESPONSE: Label revised to reflect Fire Lane Easement.**

7E. See comment for the light pole encroaching into the fire lane easement. **RESPONSE: Light has been relocated.**

7F. Will there be gating or bollards in the fire lane, if so show on the plans. **RESPONSE: Collapsible bollards are proposed.**

7G. Provide mountable curbs and 29' inside turning radii for the fire lane easement. **RESPONSE: A construction timing note has been added to the phasing plan where if the phasing is not concurrent, the temporary emergency access shown from E 47th Avenue connecting to Tibet Road will be required to be constructed to achieve two points of access for Phase 1.**

7H. The alternate surface material and the gate or bollards will need license agreements through Land Development Review Services. **RESPONSE: Heavy duty grass paves are proposed.**

Sheet 7 -Site Plan

7I. See notes for fire lane needed for tract C. **RESPONSE: Easement labels added.**

Sheet 9 -Signage

7J. Show the fire lane sign locations. **RESPONSE: Fire lane signs added.**

7K. Add fire lane sign to the legend. **RESPONSE: Fire lane signs added.**

7L. See fire lane sign details and notes. **RESPONSE: Fire lane sign details and notes added. Per coordination with Mark Apodaca - fire lane signage placed 200' on one side and 100' alternating.**

Sheet 11 -Grading Plan

7M. See comment to label the Fire Lane easement. **RESPONSE: Labels added.**

7N. See new fire hydrant locations. **RESPONSE: Fire hydrants have been relocated.**

Sheet 12 -Site Plan

7O. See new fire hydrant locations. **RESPONSE: Fire hydrants have been relocated.**

7P. Please label the fire hydrants. **RESPONSE: Labels added.**

Sheet 20 -Mail Kiosk

7Q. Please show a wider view of the mail kiosk details to include the mid-block curb ramps. **RESPONSE: Revised**

Sheet 4-5 - Plat

7R. Show fire lane in the legend. **RESPONSE: Added to legend**

7S. See site plan for required fire lane easements. Tract C and second point of access. **RESPONSE: Noted added to legend per redlines.**

8. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in Red)

8A. Sheet #8: Extend water main to make this looped water supply connection (8x8 cross). Provide water utility easement as needed to make this connection. **RESPONSE: Water main extended for looped system.**

8B. Sheet #8: 26" water and sewer easement required for 2 public mains located in alleys and not in ROW. (typ). **RESPONSE: Easement added.**

8C. Sheet #8: Use 2 -45 degree bends, not 90's in cul-de-sac. **RESPONSE: Revised.**

8D. Sheet #10: Add a water sampling station 5' off the fire hydrant. **RESPONSE: Sampling station added.**

8E. Sheet #10: Make a looped water connection near southeast corner of E 47th Ave. **RESPONSE: Water main**

extended for looped system.

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in Mauve)

9A. Landscape Sheet #3: Public trail encroaches onto private lots. **RESPONSE: Trail shifted out of lots**

9B. Landscape Sheet #3: Include more amenities in the open space. **RESPONSE: Amenities within greencourts revised. Greencourt A now includes Adirondak chairs on a bed of decomposed granite. Greencourt B also now includes Adirondak chairs on a bed of decomposed granite. Greencourt C now includes one bench and Greencourt D now includes a table with umbrella, bbq grill, hot coal bin and trash can. In the middle of all 4 of these greencourts is active open space with an area for a playfield along with a table with umbrella, bbq grill, hot coal bin and trash can. These middle areas should satisfy the active use requirements of Greencourts C&D.**

9C. Landscape Sheet #3: Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements. **RESPONSE: Labeled**

9D. Landscape Sheet #6: Include an open space tracking chart and map highlighting the area you are seeking credit for. **RESPONSE: Chart Added**

9E. Landscape Sheet #6: Please note that drainage infrastructure cannot be counted for OS or parks credit. **RESPONSE: Tract A Water Quality pond area not being sought for open space credit. Only Tract D internal to the site is being requested to be credited open space.**

10. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in Magenta)

10A. Advisory Comment: The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed. **RESPONSE: Plat updated per 2024 checklist.**

10B. 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.) per COA 2024 Subdivision Plat Checklist Item 19.b. **RESPONSE: Updated title commitment will be provided closer to recording.**

10C. Advisory Comment: Provide statement of authority for person signing on behalf of the entity named in the title commitment. **RESPONSE: Noted.**

10D. 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a. **RESPONSE: Noted.**

10E. Advisory Comment: Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. **RESPONSE: Noted.**

10F. Advisory Comment: Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d. **RESPONSE: Updated closure report added.**

10G. Advisory Comment: Send in the State Monument Records for the aliquot corners used in the plat per COA

2024 Subdivision Plat Checklist Item #19.e. (Only one record provided). **RESPONSE: The other 2 section corners noted are "To Be set". Once the monuments are set we will provide the monument record.**

10H. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical). **RESPONSE: Noted.**

10I. See the red line comments on the plat and site plan. **RESPONSE: Comments added.**

Subdivision Plat

10J. Sheet 1: Revise title to include "a portion of vacated N. Tibet Road". **RESPONSE: Addressed as noted.**

10K. Sheet 1: Revise property description preamble to include "a portion of vacated N. Tibet Road". **RESPONSE: Addressed as noted.**

10L. Sheet 1: Revise property description or closure report to match one another. **RESPONSE: Updated closure report provided.**

10M. Sheet 1: See advisory comment to make property description clearer. **RESPONSE: See comments on plat.**

10N. Sheet 1: Add bar scale or NTS to the legend. **RESPONSE: Addressed as noted.**

10O. Sheet 1: Covenants – Add COA 2024 required covenants. **RESPONSE: Addressed as noted.**

10P. Sheet 1: General Notes – Basis of Bearing monument description should match the graphics and correct reference to "South and North" monuments. **RESPONSE: Addressed as noted.**

10Q. Sheet 1: General Notes – Revise the fence note to reflect "N. Tibet Road" and add E. 46th Avenue. **RESPONSE: Addressed as noted.**

10R. Sheet 1: General Notes – Add required sidewalk note. **RESPONSE: Addressed as noted.**

10S. Sheet 2: Fully describe the monument stamping for all aliquot section monuments. **RESPONSE: Addressed as noted.**

10T. Sheet 2: Add note beneath the legend reflecting that Tract C is Access, Utility, and Fire Lane easements in it's entirety. **RESPONSE: Addressed as noted.**

10U. Sheet 2: Revise curve table to match the closure report or revise the closure report to match the curve table. **RESPONSE: Curve table is correct. Updated closure report provided.**

10V. Sheet 3: Be consistent with the easement label text size. **RESPONSE: Noted.**

10W. Sheet 3: Add the easement widths for existing easements. **RESPONSE: Addressed as noted.**

10X. Sheet 3: Fully describe the monument stamping for all aliquot section monuments. **RESPONSE: Addressed as noted.**

10Y. Sheet 3: Label all easements. **RESPONSE: Addressed as noted.**

10Z. Sheet 3: Some Gas Easements are labeled as 5' and the standard width is 6'. **RESPONSE: This is correct. 5' and 6' gas easements are being dedicated.**

10AA. Sheet 3: Only show remaining portions of easements that are being released. **RESPONSE: Once easements have been released, we will revise.**

10BB. Sheet 4: Label all easements. **RESPONSE: Addressed as noted.**

10CC. Sheet 4: Some Gas Easements are labeled as 5' and the standard width is 6'. **RESPONSE: This is correct.**

10DD. Sheet 4: Only show remaining portions of easements that are being released. **RESPONSE: Once easements have been released, we will revise.**

10EE. Sheet 4: Add the arc length where existing easements cross the boundary. **RESPONSE: Per 2024 subdivision plat checklist, existing easements no longer need to be tied to a boundary or tract line.**

10FF. Sheet 4: Add the Bearing & Distance for the easement between Lot 89 & 90. **RESPONSE: Per 2024 subdivision plat checklist, existing easements no longer need to be tied to a boundary or tract line.**

10GG. Sheet 4: Add note beneath the legend reflecting that Tract C is Access, Utility, and Fire Lane easements in it's entirety. **RESPONSE: Addressed as noted.**

10HH. Sheet 5: Label the Tracts and easements. **RESPONSE: Addressed as noted where applicable.**

10II. Sheet 5: Is the 10' U.E. existing? **RESPONSE: No. Label removed.**

10JJ. Sheet 5: Add the arc length where existing easements cross the boundary. **RESPONSE: Per 2024 subdivision plat checklist, existing easements no longer need to be tied to a boundary or tract line.**

10KK. Sheet 6: Some Gas Easements are labeled as 5' and the standard width is 6'. **RESPONSE: This is correct.**

10LL. Sheet 6: Label the easements and Tracts. **RESPONSE: Addressed as noted where applicable.**

10MM. Sheet 6: Label non-radial lines. **RESPONSE: Addressed as noted.**

10NN. Sheet 7: Label the Tracts. **RESPONSE: Addressed as noted where applicable.**

10OO. Sheet 7: Label non-radial lines. **RESPONSE: Addressed as noted.**

10PP. Sheet 7: There are conflicting labels for the U.E. and G.E.? **RESPONSE: Addressed. Labeled G.E.**

10QQ. Sheet 7: Label the lots at the bottom of the sheet. **RESPONSE: Addressed as noted where applicable.**

10RR. Sheet 7: Label the distances along the westerly boundary between the shown monument. **RESPONSE: That monument has been destroyed and removed from the plat.**

10SS. Sheet 8: Label non-radial lines. **RESPONSE: Addressed as noted.**

10TT. Sheet 8: There are conflicting labels for the U.E. and G.E.? **RESPONSE: Addressed. Labeled G.E.**

10UU. Sheet 8: Label the distances along the westerly boundary between the shown monument and easement crossings. **RESPONSE: That monument has been destroyed and removed from the plat.**

10VV. Sheet 8: Label the Tracts. **RESPONSE: Addressed as noted where applicable.**

10WW. Sheet 9: Confirm the arc length shown along the front of access easements. **RESPONSE: Confirmed.**

10XX. Sheet 9: Title the page. **RESPONSE: Addressed as noted.**

Site Plan

10YY. Sheet 1: Match the plat property description. **RESPONSE: The legal description has been updated.**

10ZZ. Sheet 2: Revise the detail cross sections to reflect what is shown on the plat. **RESPONSE: Labels and linework has been revised.**

10AAA. Sheet 6: Confirm easement widths and labels to match the plat. **RESPONSE: Label updated.**

10BBB. Sheet 6: Add reception numbers for existing easements. **RESPONSE: Label updated.**

10CCC. Sheet 6: Label Block Numbers. **RESPONSE: Label added.**

10DDD. Sheet 6: Label Access & Utility Easements. **RESPONSE: Label added.**

10EEE. Sheet 6: Revise Tract C ROW reference to "Access, Utility and Fire Lane Easement? **RESPONSE: Label added.**

10FFF. Sheet 6: Label the drainage easement. **RESPONSE: Label added.**

10GGG. Sheet 6: Add the reception number for GVRE F9. **RESPONSE: Label added.**

11. Land Development Services (Grace Gray / 720-739-7277 / ggray@auroragov.org)

11A. All new easements to be dedicated by plat, releases to be submitted to releaseeasements@auroragov.org.
RESPONSE: Noted

REFERRAL COMMENT FROM OTHER AGENCIES

12. Aurora Public Schools

12A. The total school land requirement for the non-active adult portion of the approved Green Valley Ranch East Master Plan is approximately 28 acres. The master plan includes an 18-acre school site. This school site is sufficient for the district to construct a P-8 school with the capacity to serve the Green Valley Ranch East community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 18 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Green Valley Ranch. Cash-in-lieu may be required for Site Plan NO19 if the total school land obligation of all approved non-active adult residential units exceeds 18 acres. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording. **RESPONSE: Understood. We expect This filing to be finalized before Filing 15 and 18 so fees will most likely occur with those filings.**

12B. Additional calculation information is attached.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
7/5/2024

Green Valley Ranch East - Site Plan 19 (DA-1662-35)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	82	0.7	57
MF-LOW	98	0.3	29
MF-HIGH		0.145	0
TOTAL	180		87

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	28	0.16	13	41	0.2	16	57
MF-LOW	0.17	17	0.08	8	25	0.05	5	29
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		45		21	66		21	87

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	45	0.0175	0.7795
MIDDLE	21	0.025	0.5240
HIGH	21	0.032	0.6816
TOTAL	87		1.9851

Green Valley Ranch East (Non-Active Adult) Development Tracking - 7/02/2024

Filing

CSP 2 Amendment No. 1 (DA-1662-06)

CSP 3

Site Plan #10 (DA-1662-16) Voided

Plat #7 (DA-1662-10)

Site Plan NO 15 (DA-1662-26)

Site Plan NO 18 (DA-1662-30)

Site Plan NO 19 (DA-1662-35)

Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
241			241	121	48	169	3.9404	Approved
376			376	188	75	263	6.1476	Approved
			0			0		Void?
319			319	160	64	224	5.2157	Approved
134			134	67	27	94	2.1909	Tech Submittal
120			120	60	24	84	1.962	2nd Submittal
82	98		180	66	21	87	1.9851	1st Submittal
1,272	0	0	1,370	662	259	921	21.4417	

RESPONSE: Thank you.

13. DEN Aviation Noise

13A. 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 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. **RESPONSE: Planting has been chose to reduce attractants for wildlife.**

13B. The site is found within/under the navigable airspace associated with DEN, as promulgated, and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. This development will be significantly impacted by aircraft noise and overflights. An Avigation Easement is required for this development. **RESPONSE:**

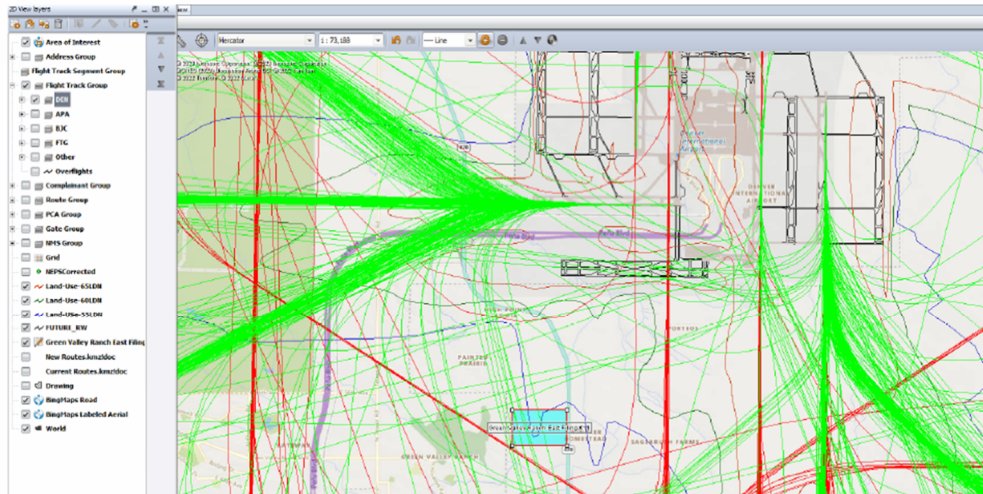
13C. Additional referral comment letter attached. **RESPONSE:**

Green Valley Ranch East Filing #11

DEN Aviation Noise:

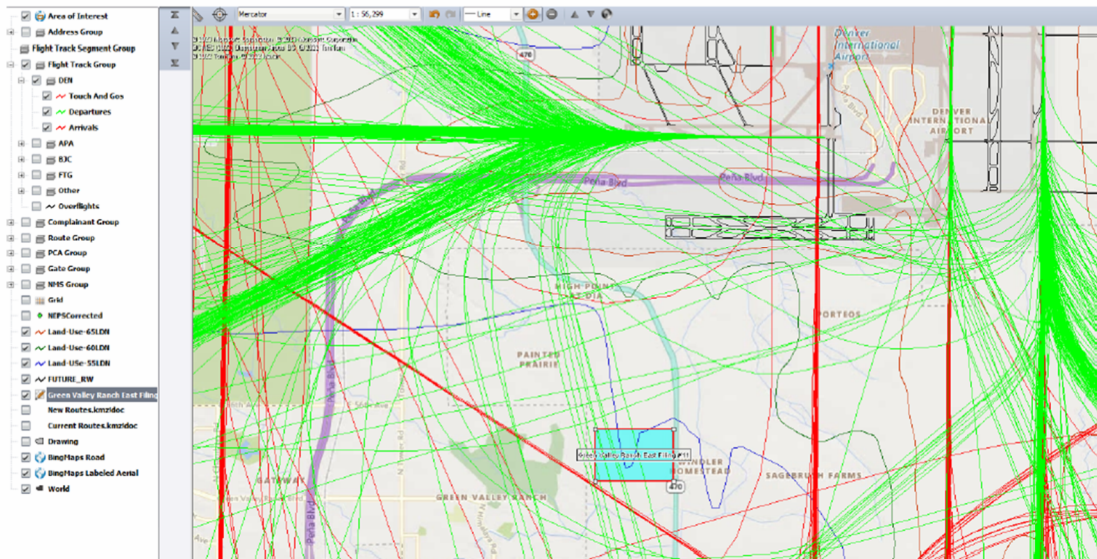
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included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

Other developments in this area have been reviewed previously, and the noise analysis still holds true. While this park area is not currently under and arrival patter, 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.



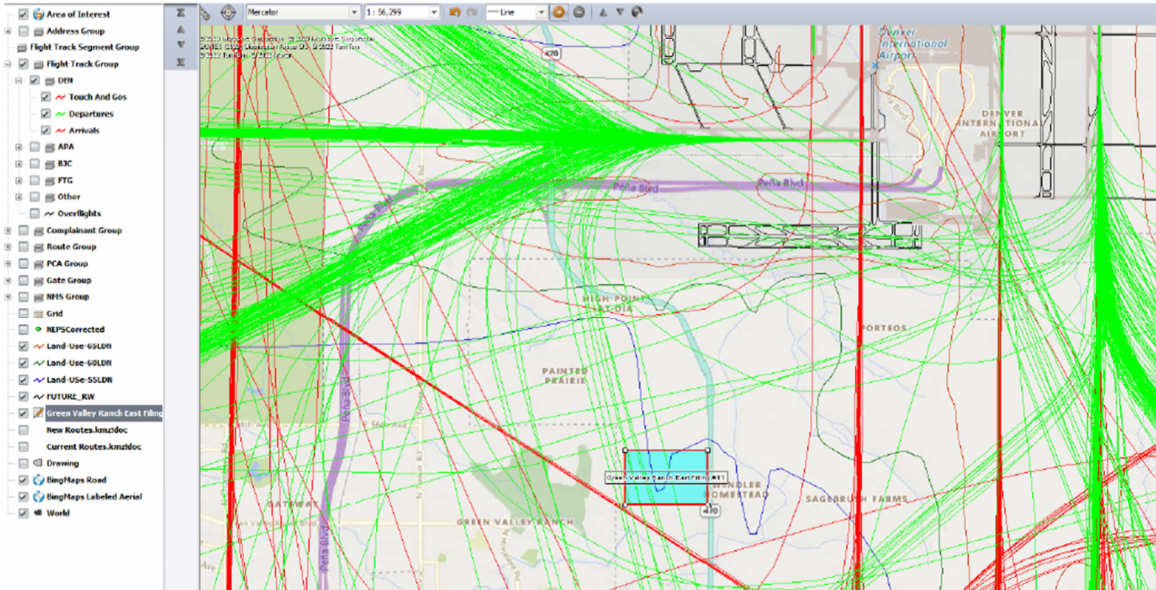
DEN Aviation Noise:

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.



DEN Aviation Noise:

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 then turn to the south to then get them onto their final assigned pattern.



14. Xcel Energy

14A. Comment Letter Attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

June 26, 2024

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

Attn: Jeremiah Fettig

Re: Green Valley Ranch East Subdivision Filing No. 10 and Site Plan No. 19
Case # DA-1662-35

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan, plat vacation, and plat for **Green Valley Ranch East Subdivision F10 and SP19** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East 48th Avenue and North Tibet Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

PSCo has no conflict with this plat vacation.

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

RESPONSE: Note not added at this time.

END OF RESPONSES

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAT-PP-FTO-CURDWS 6/11/2024 4:26 PM MENAH, JULIE

The legal description has been updated.

and a portion of vacated Tibet Road? (See comments on the plat and match)

Reception numbers will be updated once recorded.

Fill in missing reception numbers (Typical)

LEGAL DESCRIPTION

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, RECORDED JANUARY 21, 2022 AT RECEPTION NO. 2022000006446, 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 _____ AT RECEPTION NO. _____, 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 4 COURSES:

- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54", AN ARC LENGTH OF 33.55 FEET;
- SOUTH 03°28'34" WEST, A DISTANCE OF 11.02 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS, NORTH 87°30'17" WEST;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'25", AN ARC LENGTH OF 231.34 FEET;
- SOUTH 08°11'02" WEST, A DISTANCE OF 16.45 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 178.00 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 SOUTHWESTERLY HAVING 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 THE BEGINNING OF 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 THE NORTHERLY BOUNDARY OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 9, RECORDED MARCH 29, 2022 AT RECEPTION NO. 2022000027765, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS 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;

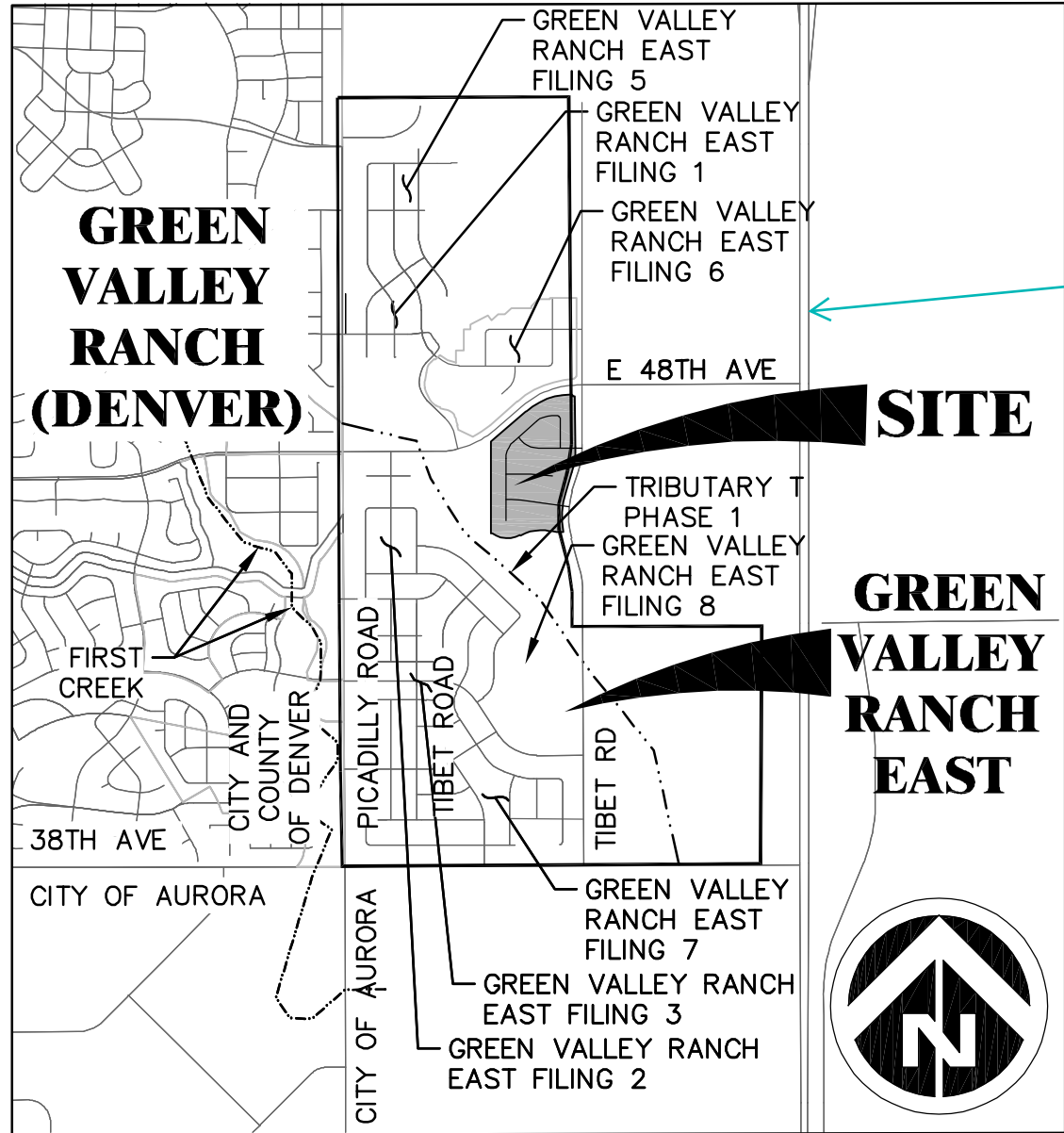
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES:

- 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 26.804 ACRES, (1,167,582 SQUARE FEET), MORE OR LESS.

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

GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS
NORTHWEST QUARTER OF SECTION 24, 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 SHEET
2	TYPICAL SECTIONS
3	NOTES AND LOT TABLES
4	PHASING PLAN
5	OVERALL SITE PLAN
6	COACH HOUSE TYPICALS
7 – 8	SITE PLAN
9	OVERALL UTILITY PLAN
10	SIGNING AND STRIPING PLAN
11 – 12	GRADING AND UTILITY PLAN
13	OVERALL LANDSCAPE PLAN
14 – 17	LANDSCAPE PLAN
18 – 21	LANDSCAPE DETAILS
22	HYDROZONE MAP
23	OVERALL LOT LANDSCAPE MAP
24 – 25	LANDSCAPE TYPICAL

PROJECT TEAM

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

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

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

GEOTECHNICAL ENGINEER:
A.G. WASSENAAR, 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

Please contact Steve DeKoskie for questions regarding Water's comments in RED.
sdekoski@auroragov.org

Is density compatible with Master Plan?

Breakout duplexes and SFD

SFD & Duplexes have been broken out separately.

label E-470

Label has been added.

Revise title to "Architectural Typicals" and include sheet after Phasing Plan sheet

Title has been revised.

Add a tract summary table with use, ownership and maintenance responsibilities.

An 'open space dedication' and 'landscape maintenance' table have been added to the landscape sheets to keep track of ownership and maintenance responsibilities.

LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	1,167,582 SQ FT (26.80 AC)
NUMBER OF LOTS PROPOSED	180
BUILDING HEIGHT	35' MAX.
LOT AREA	14.71 AC – 54.9%
HARD SURFACE AREA*	5.94 AC – 22.2%
LANDSCAPE AREA	6.15 AC – 22.9%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT/2 PER ENTRANCE
2015 IRC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

*SIDEWALKS, STREETS, CURB AND GUTTER

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST FILING SITE PLAN #19 W/ ADJUSTMENTS
LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
CHAIRMAN _____

CITY COUNCIL: _____ DATE: _____
MAYOR _____

ATTEST: _____ DATE: _____
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

PROJECT BENCHMARK

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

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

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

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

GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS

COVER SHEET

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

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

DOCUMENT AMENDMENTS			
No.	Date	Description	
1	6/7/2024	FIRST SUBMITTAL	

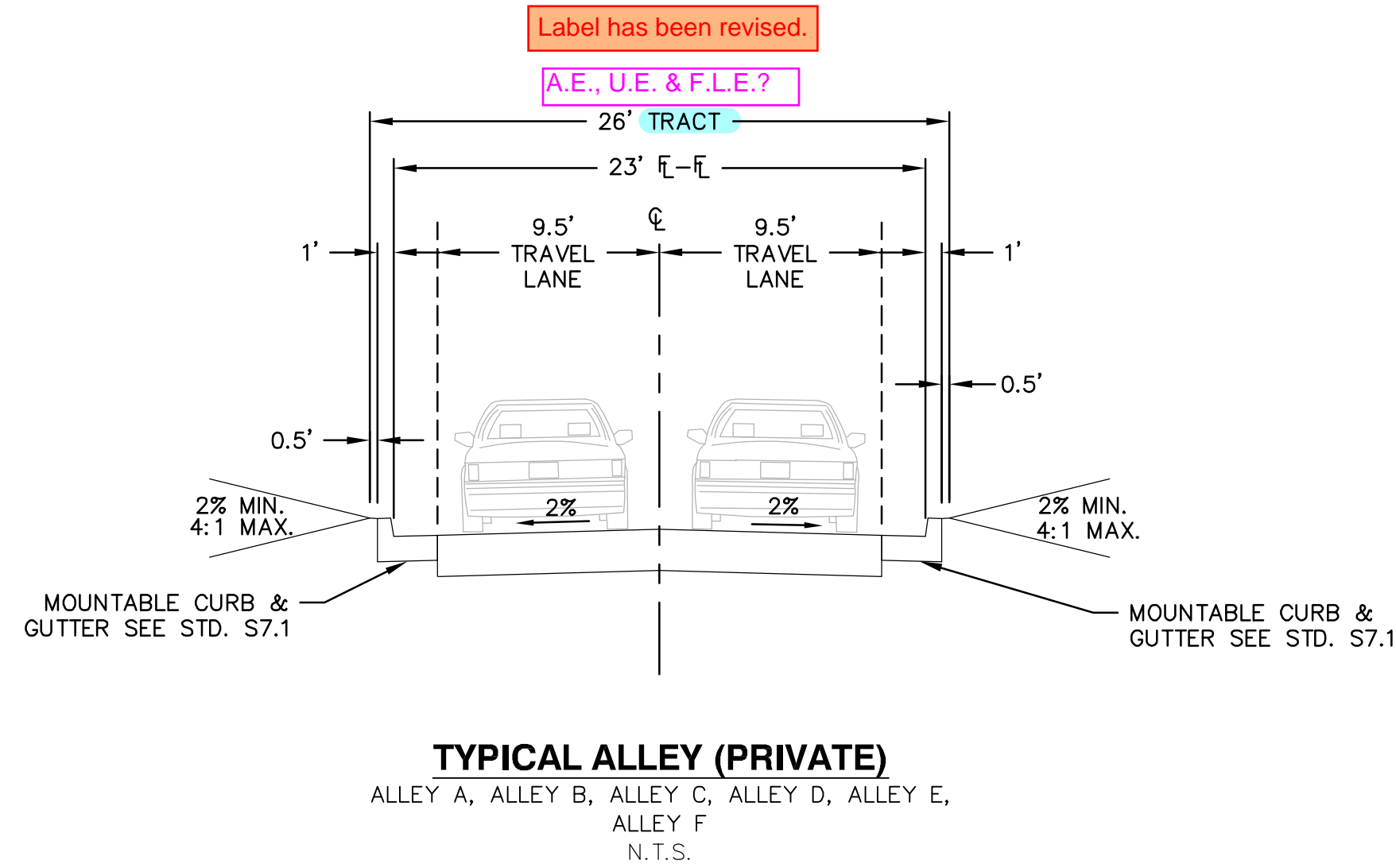
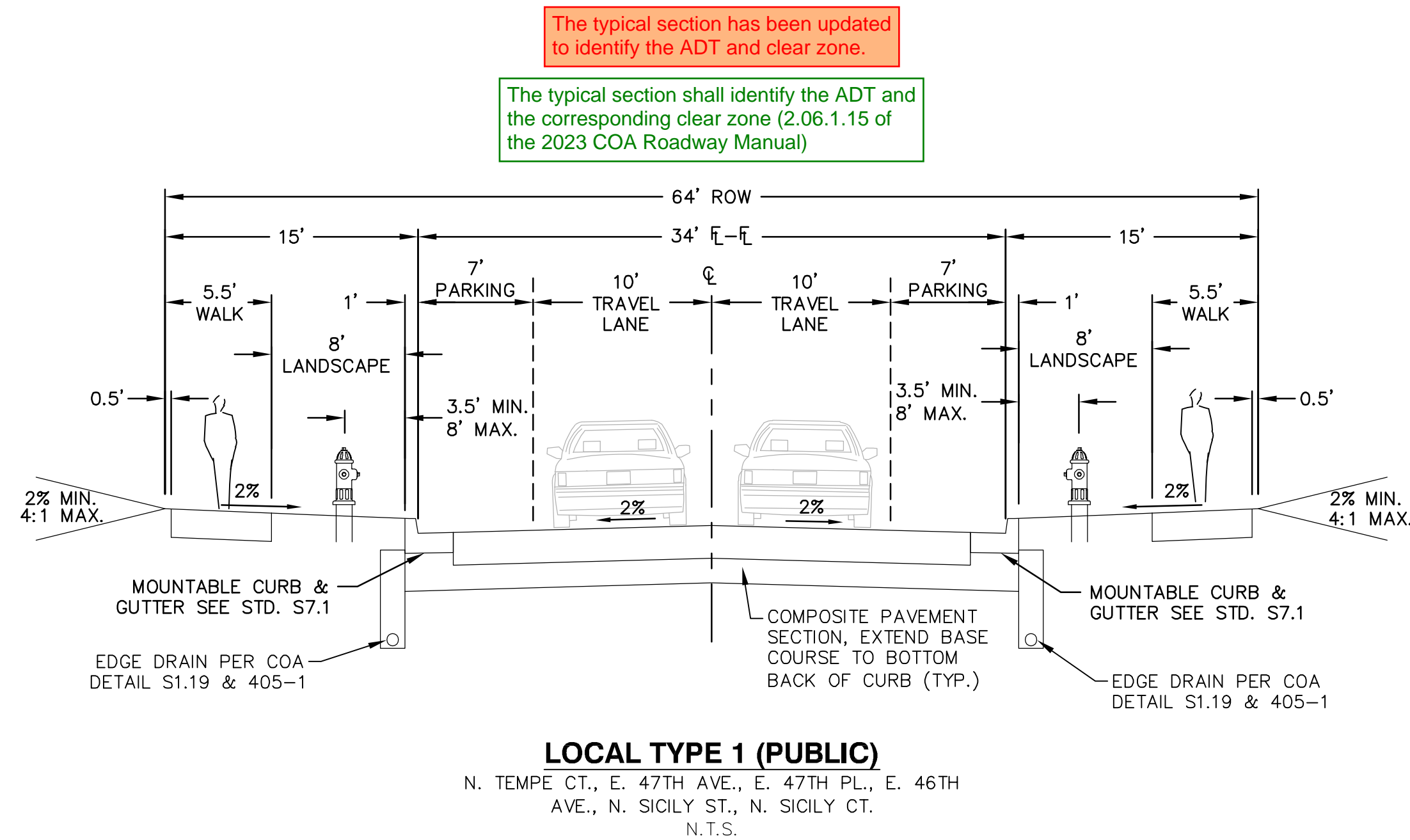
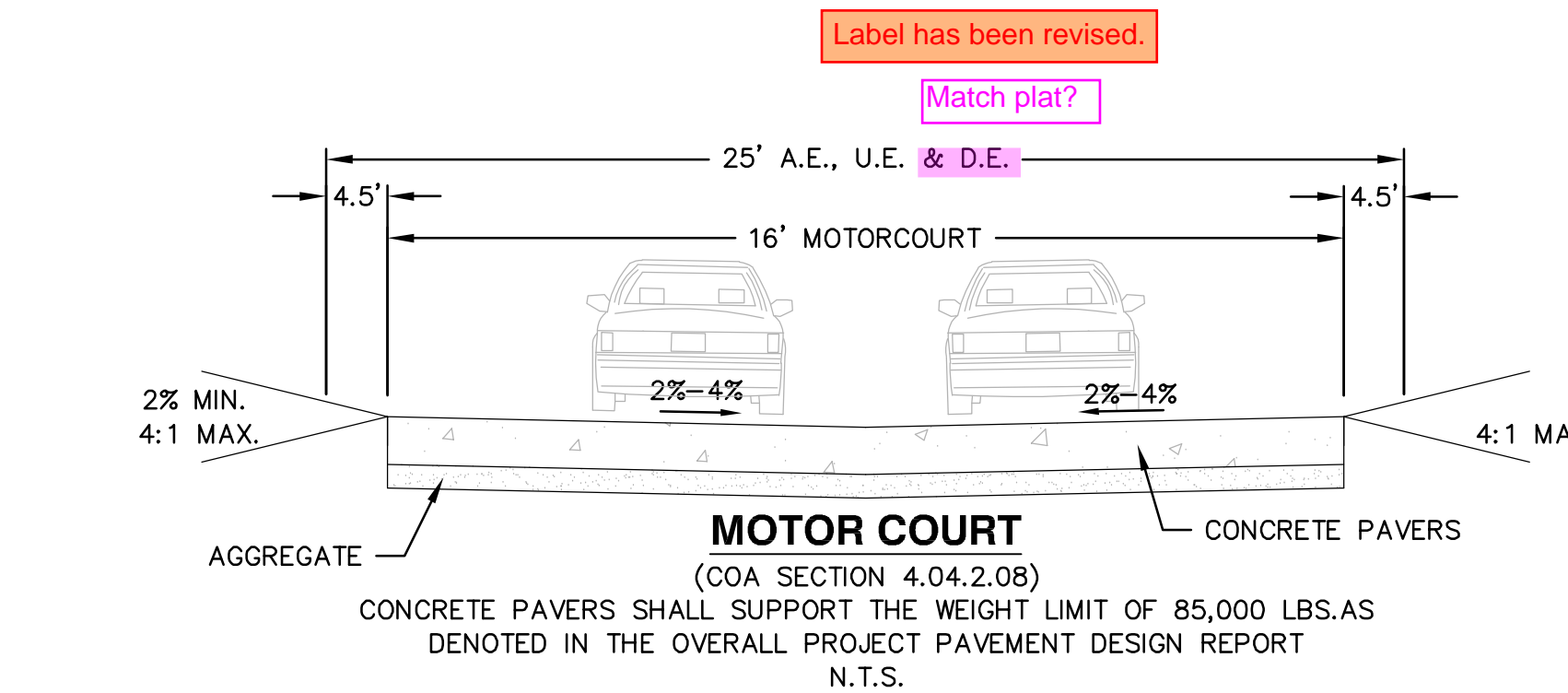
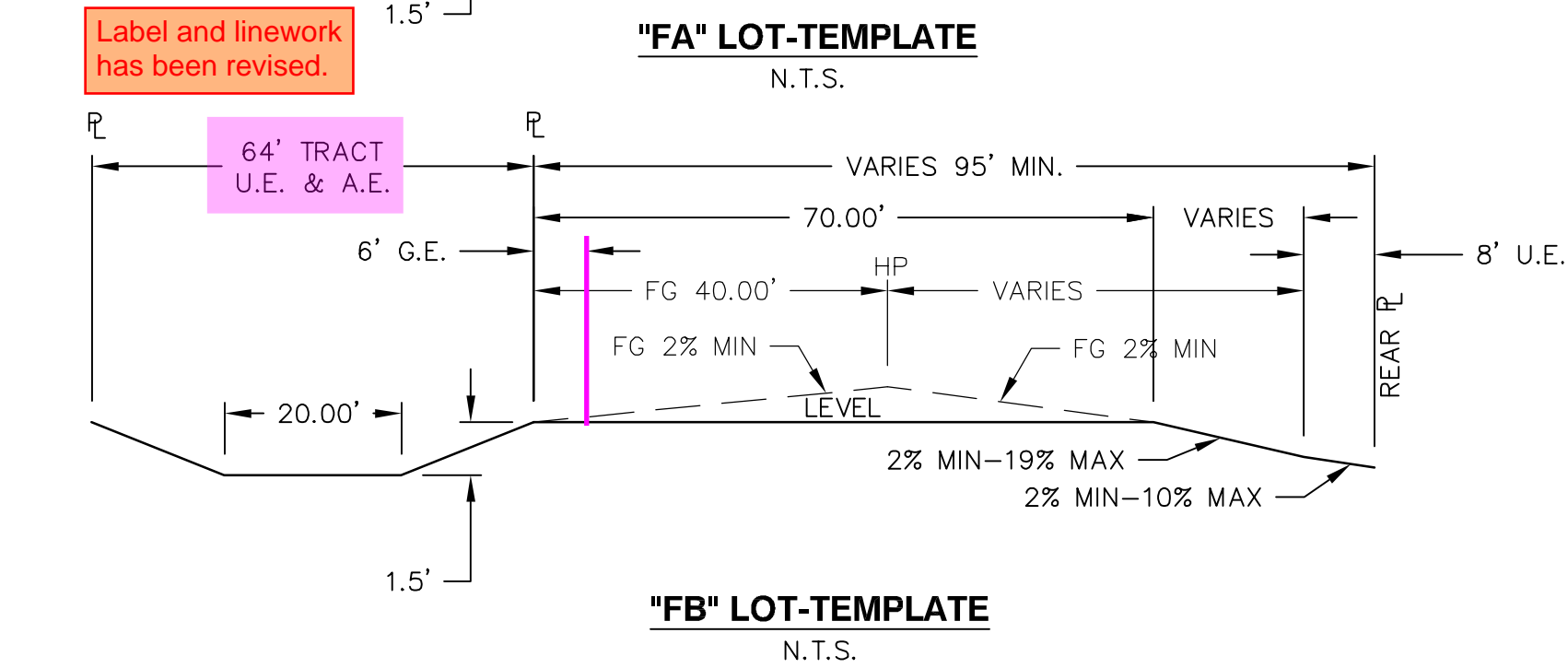
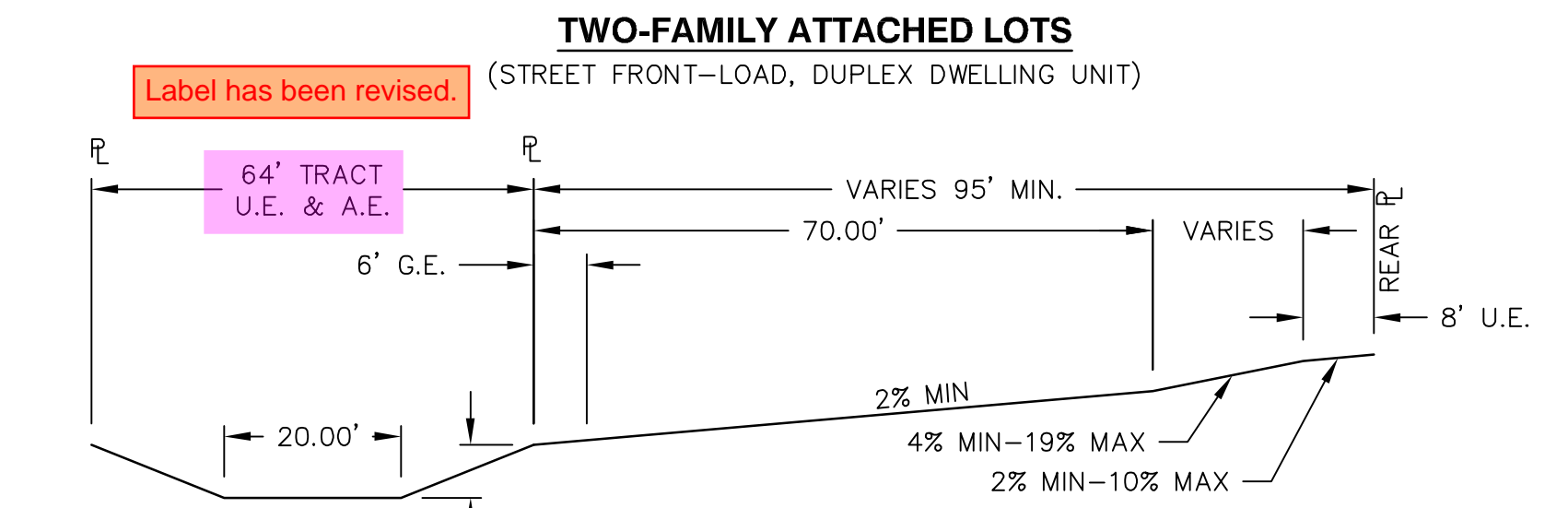
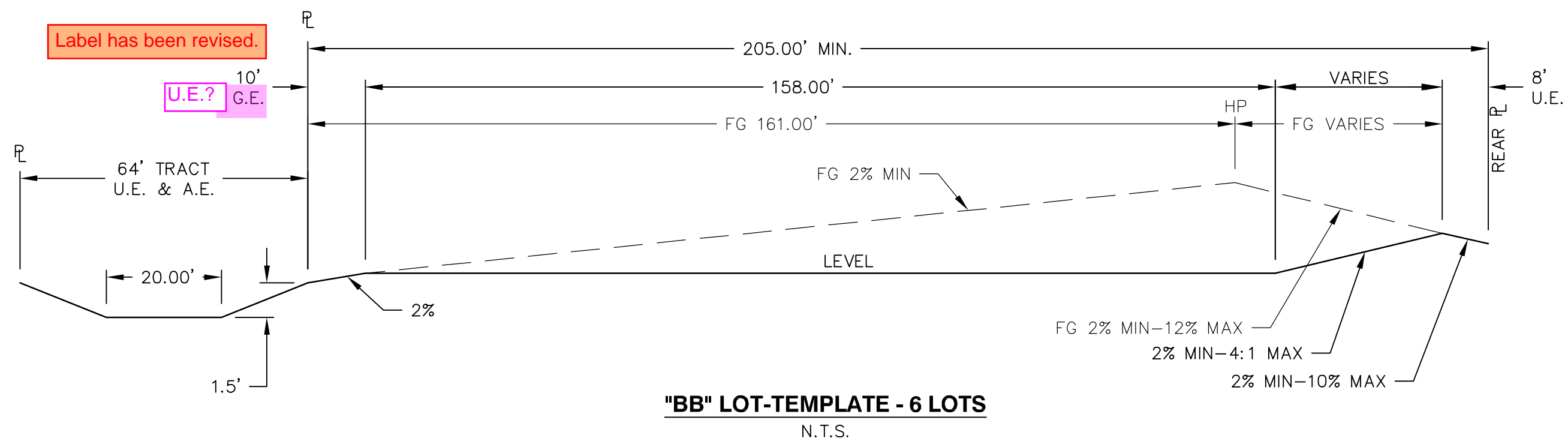
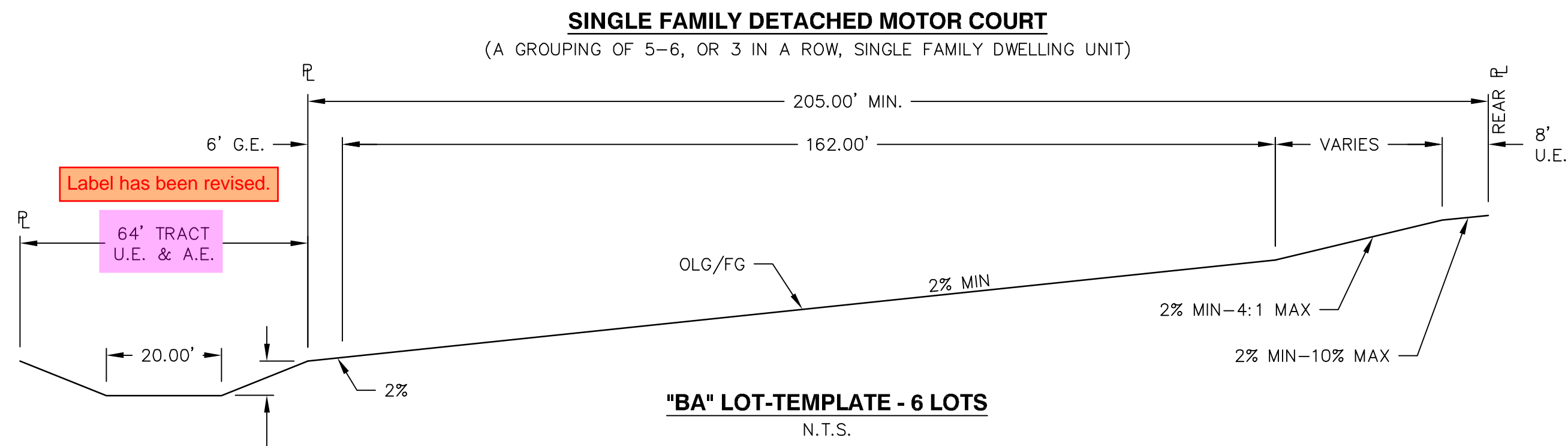
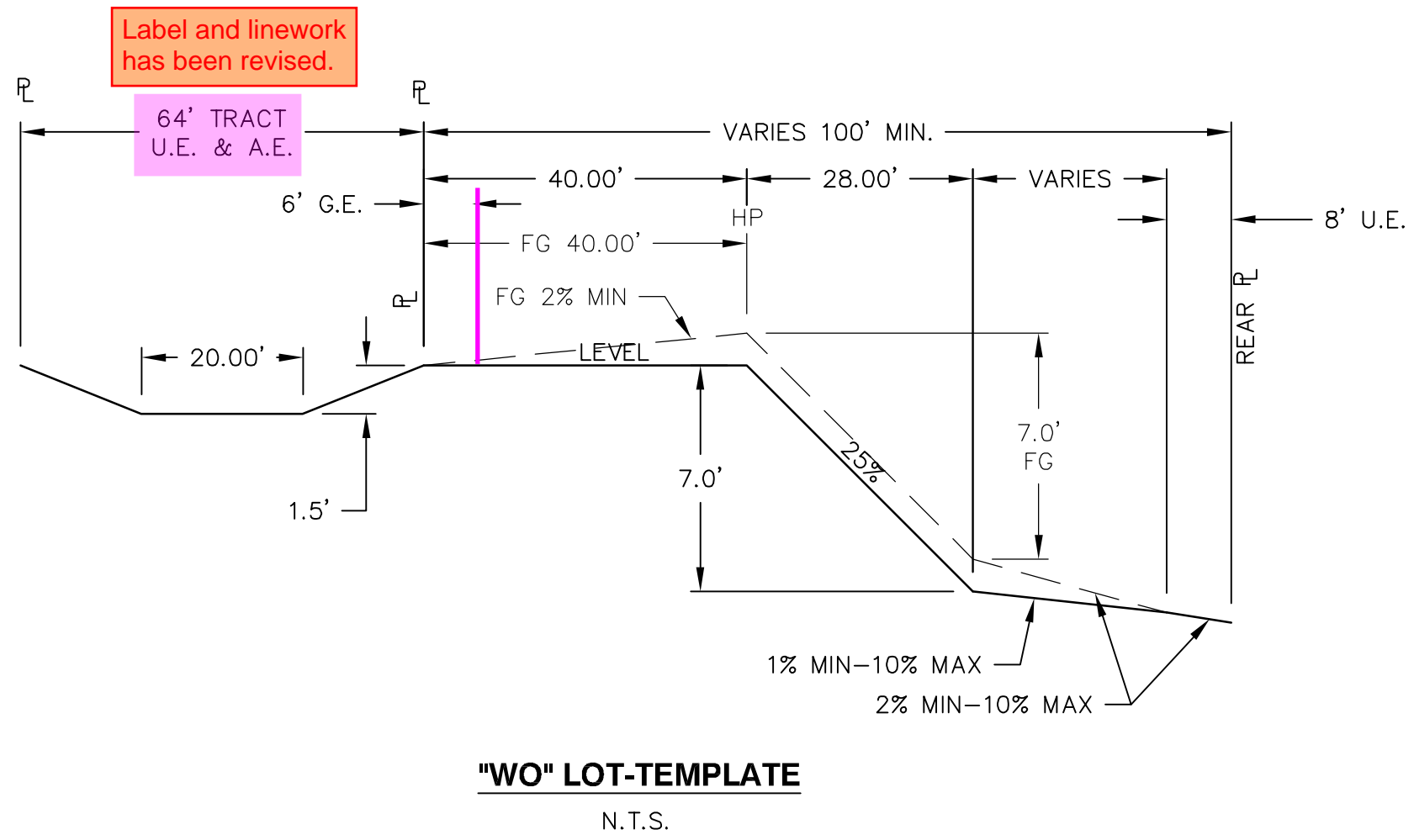
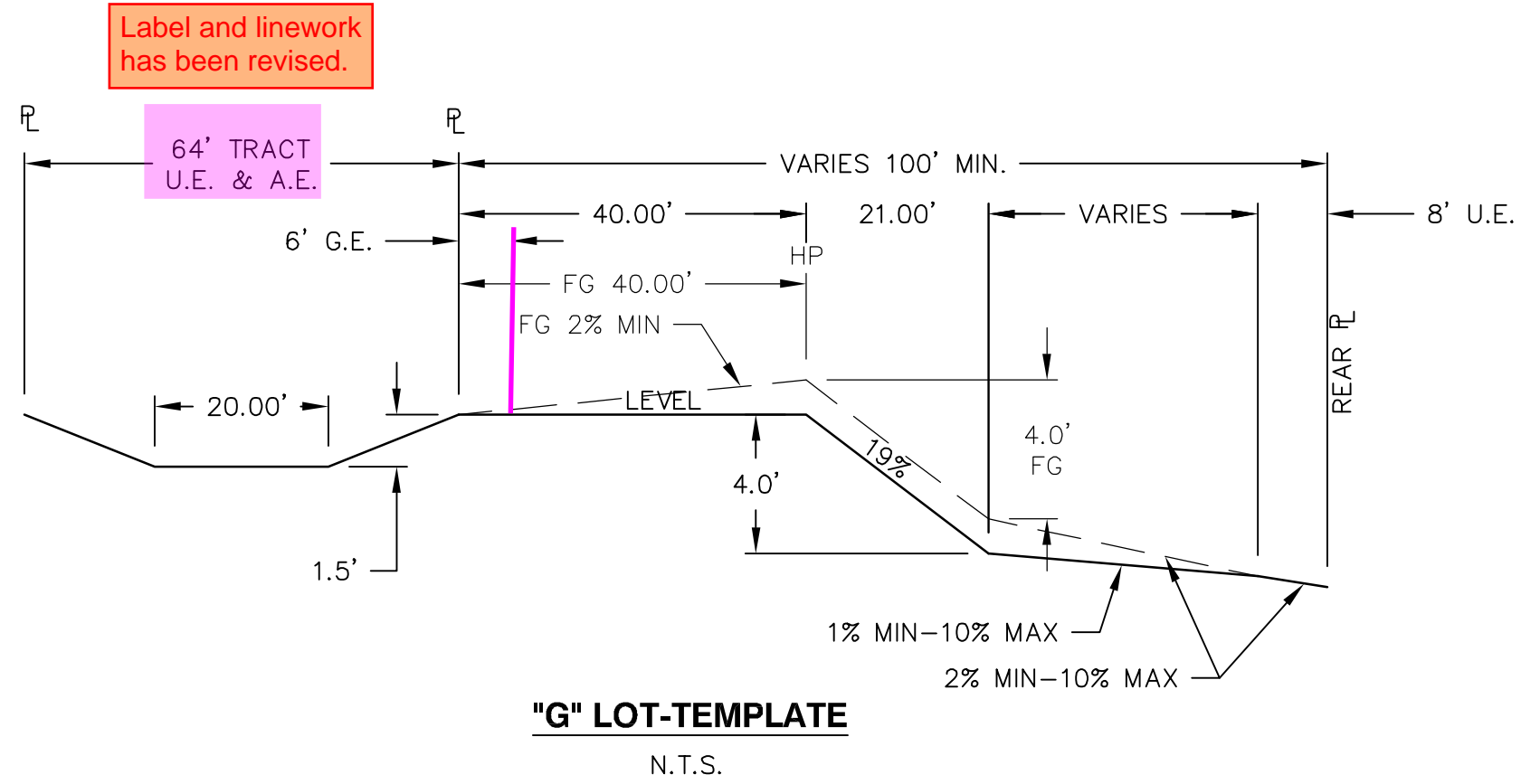
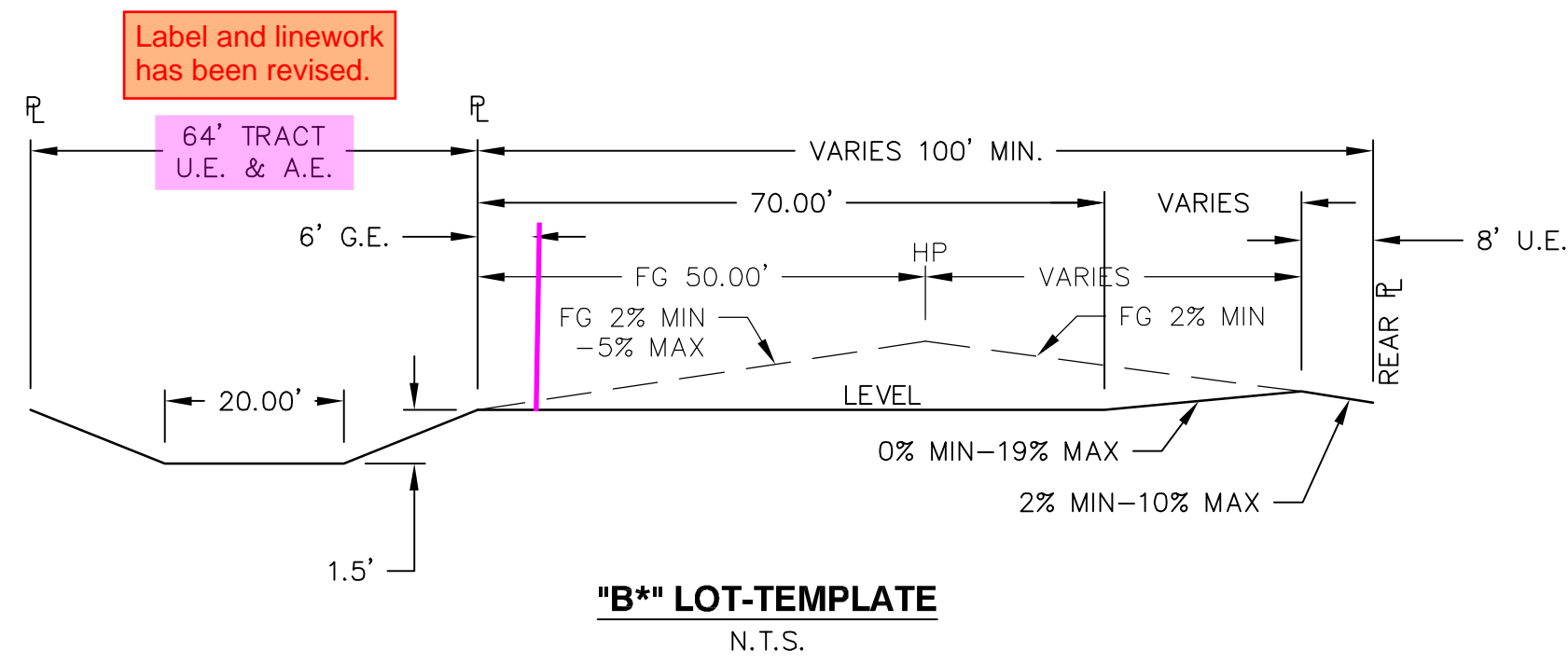
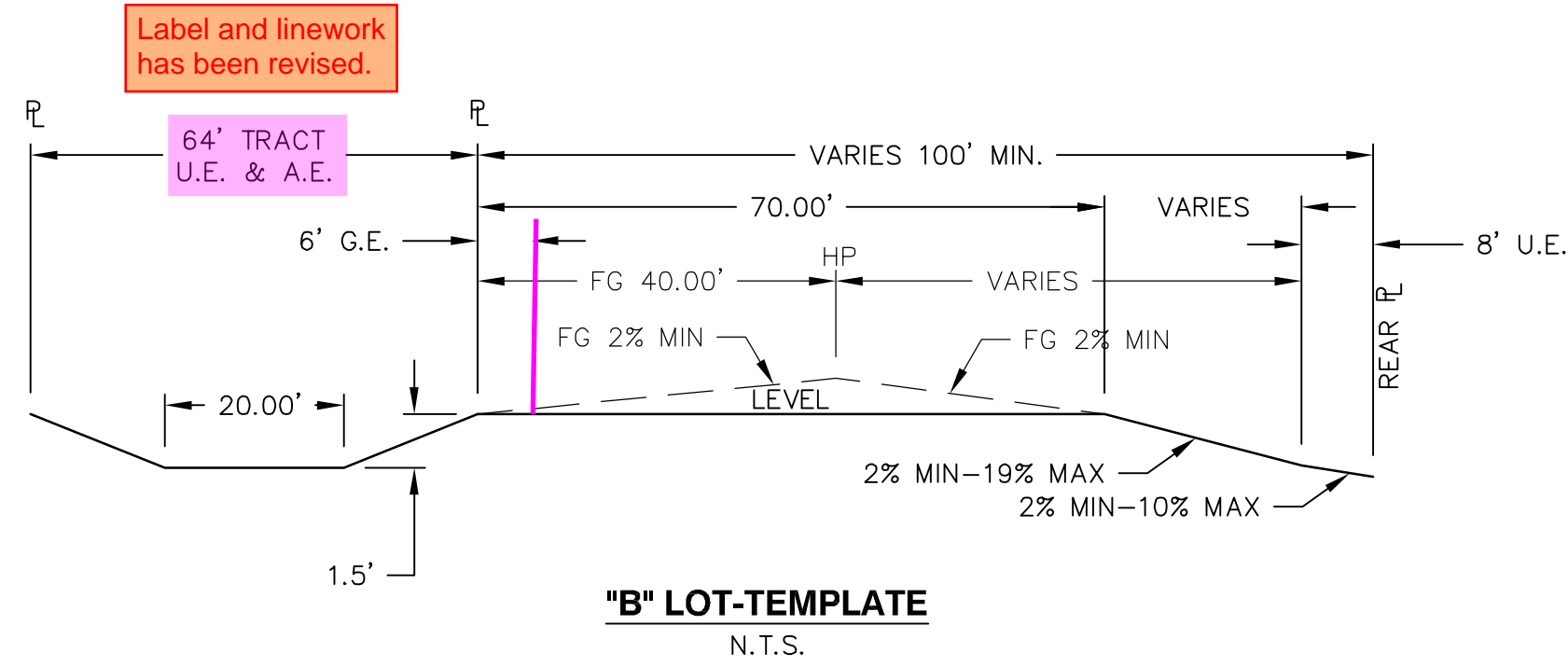
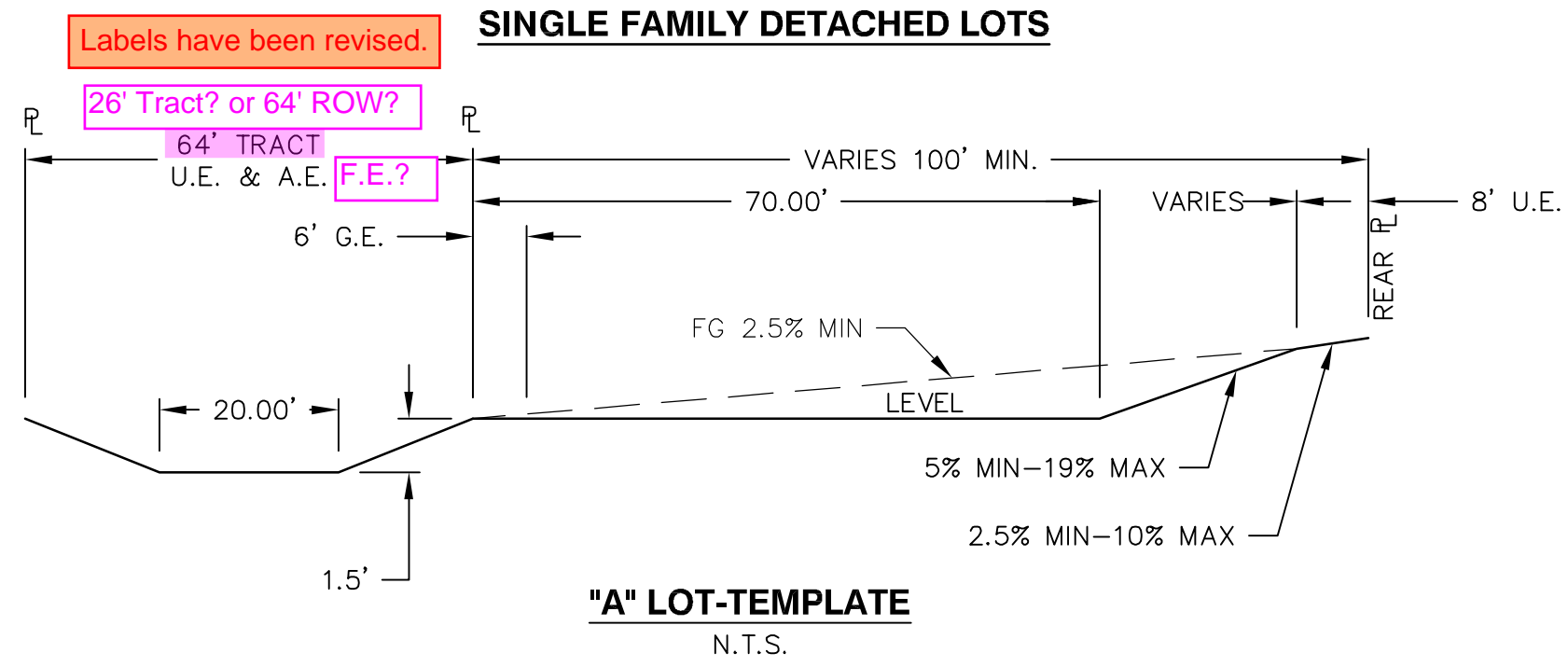
Project Number:
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Designed By:
SDC KND

Checked By:
SOS

Sheet Number:
1

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label alleys on site plan sheets

Labels have been added to plan sheets.

No.	Date	Description
1	6/7/2024	FIRST SUBMITTAL

No.	Date	Description
1	6/7/2024	FIRST SUBMITTAL

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM PLAT\PRP-FTO-NIS.DWG 6/11/2024 4:39 PM MENAH, JULIE

LIST OF ACRONYMS AND ABBREVIATIONS

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

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 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 VI – NUMBERING OF BUILDINGS.
- ALL ROOFTOP 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 PLAN 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 ENDOACH 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	45.00	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 SM
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	MOTORCOURT
24	3094	N/A	MOTORCOURT
25	3094	N/A	MOTORCOURT
26	2956	55.00	MOTORCOURT
27	2959	55.01	MOTORCOURT
28	3094	N/A	MOTORCOURT
29	3919	N/A	MOTORCOURT
30	3807	52.86	MOTORCOURT
31	3787	53.02	MOTORCOURT
32	5088	N/A	MOTORCOURT
33	4933	N/A	MOTORCOURT
34	3768	52.94	MOTORCOURT
35	3714	52.79	MOTORCOURT
36	3852	N/A	MOTORCOURT
37	3445	N/A	MOTORCOURT
38	3694	36.92	MOTORCOURT

OT DATA TABLE BLOCK 3			
LOT #	REA (SQ. FT.)	FRONTAGE	CLASSIFICATION
		FT	
1	3943	55.00	MOTORCOURT
2	3896	N/A	MOTORCOURT
3	3094	N/A	MOTORCOURT
4	2856	55.00	MOTORCOURT
5	2955	55.00	MOTORCOURT
6	3094	N/A	MOTORCOURT
7	3673	N/A	MOTORCOURT
8	4446	80.74	MOTORCOURT
9	4314	93.35	MOTORCOURT
10	4082	50.04	MOTORCOURT
11	2956	55.00	MOTORCOURT
12	3434	N/A	MOTORCOURT
13	3095	N/A	MOTORCOURT
14	2956	55.00	MOTORCOURT
15	2952	55.00	MOTORCOURT
16	3097	N/A	MOTORCOURT
17	4096	N/A	MOTORCOURT
18	5070	75.65	MOTORCOURT
19	3456	60.01	MOTORCOURT
20	3434	N/A	MOTORCOURT
21	3667	50.00	MOTORCOURT

LOT DATA TABLE BLOCK 2			
LOT #	SQ. FOOTAGE	FRONTAGE	CLASSIFICATION
1	6551	45.00	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	MOTORCOURT
13	3962	N/A	MOTORCOURT
14	3095	N/A	MOTORCOURT
15	3388	55.13	MOTORCOURT
16	3395	55.00	MOTORCOURT
17	3095	N/A	MOTORCOURT
18	3094	N/A	MOTORCOURT
19	3395	55.00	MOTORCOURT
20	3395	49.57	MOTORCOURT
21	3094	N/A	MOTORCOURT
22	3094	N/A	MOTORCOURT
23	3096	56.04	MOTORCOURT
24	2173	26.01	TWO FAMILY DUPLEX
25	2142	25.50	TWO FAMILY DUPLEX
26	2142	25.50	TWO FAMILY DUPLEX
27	2142	25.50	TWO FAMILY DUPLEX
28	2142	25.50	TWO FAMILY DUPLEX
29	2142	25.50	TWO FAMILY DUPLEX
30	2142	25.50	TWO FAMILY DUPLEX
31	2148	25.51	TWO FAMILY DUPLEX
32	2588	25.01	TWO FAMILY DUPLEX
33	2729	26.43	TWO FAMILY DUPLEX
34	2142	25.50	TWO FAMILY DUPLEX
35	2142	25.50	TWO FAMILY DUPLEX
36	2142	25.50	TWO FAMILY DUPLEX
37	2142	25.50	TWO FAMILY DUPLEX
38	2142	25.50	TWO FAMILY DUPLEX
39	2142	25.50	TWO FAMILY DUPLEX
40	2154	25.50	TWO FAMILY DUPLEX
41	2175	25.50	TWO FAMILY DUPLEX
42	2187	25.51	TWO FAMILY DUPLEX
43	3119	42.70	TWO FAMILY DUPLEX
44	3381	37.86	TWO FAMILY DUPLEX
45	2167	25.50	TWO FAMILY DUPLEX
46	2168	25.50	TWO FAMILY DUPLEX
47	2168	25.50	TWO FAMILY DUPLEX
48	2167	25.50	TWO FAMILY DUPLEX
49	2167	25.50	TWO FAMILY DUPLEX
50	2167	25.50	TWO FAMILY DUPLEX
51	2167	25.50	TWO FAMILY DUPLEX
52	2168	25.50	TWO FAMILY DUPLEX
53	3441	38.21	TWO FAMILY DUPLEX
54	3164	23.00	TWO FAMILY DUPLEX
55	2142	25.50	TWO FAMILY DUPLEX
56	2142	25.50	TWO FAMILY DUPLEX

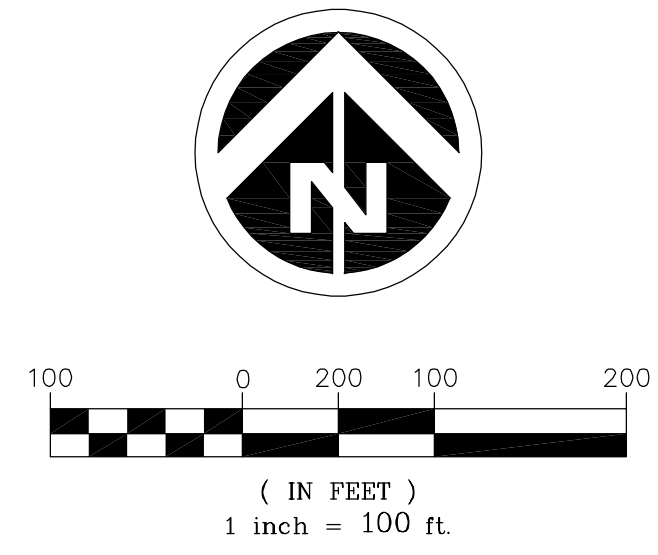
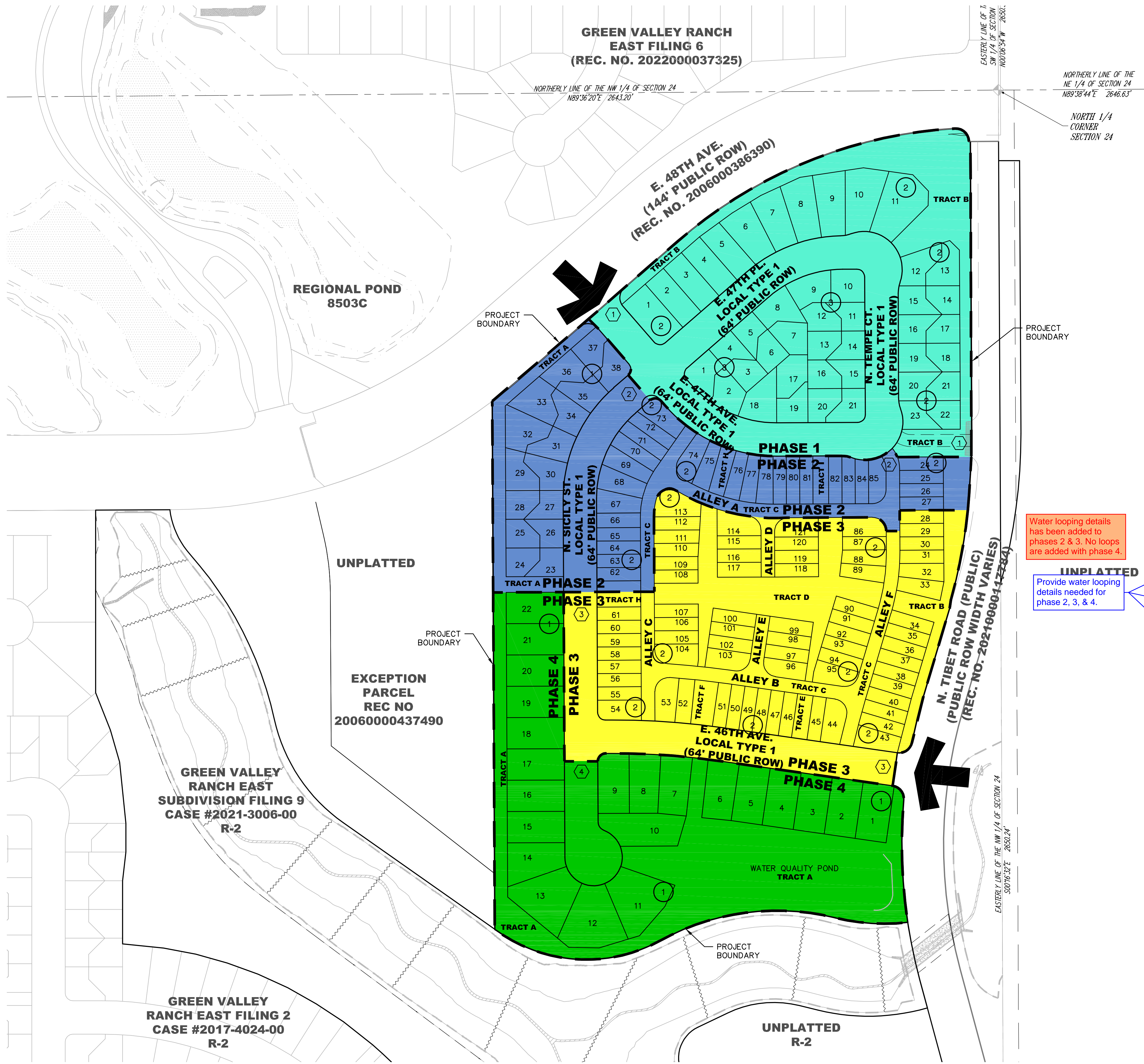
57	2142	25.50	TWO FAMILY DUPLEX
58	2142	25.50	TWO FAMILY DUPLEX
59	2142	25.50	TWO FAMILY DUPLEX
60	2142	25.50	TWO FAMILY DUPLEX
61	2142	25.50	TWO FAMILY DUPLEX
62	2142	25.50	TWO FAMILY DUPLEX
63	2142	25.50	TWO FAMILY DUPLEX
64	2142	25.50	TWO FAMILY DUPLEX
65	2142	25.50	TWO FAMILY DUPLEX
66	2353	28.00	TWO FAMILY DUPLEX
67	3242	47.39	TWO FAMILY DUPLEX
68	3544	27.40	TWO FAMILY DUPLEX
69	3195	40.95	TWO FAMILY DUPLEX
70	2779	30.94	TWO FAMILY DUPLEX
71	2498	25.60	TWO FAMILY DUPLEX
72	2406	26.02	TWO FAMILY DUPLEX
73	3242	32.62	TWO FAMILY DUPLEX
74	3225	28.94	TWO FAMILY DUPLEX
75	2696	23.83	TWO FAMILY DUPLEX
76	2527	24.23	TWO FAMILY DUPLEX
77	2574	23.50	TWO FAMILY DUPLEX
78	2637	23.50	TWO FAMILY DUPLEX
79	2346	25.50	TWO FAMILY DUPLEX
80	2346	25.50	TWO FAMILY DUPLEX
81	2346	25.50	TWO FAMILY DUPLEX
82	2346	25.45	TWO FAMILY DUPLEX
83	2294	26.21	TWO FAMILY DUPLEX
84	2158	25.73	TWO FAMILY DUPLEX
85	2726	29.08	TWO FAMILY DUPLEX
86	2957	37.00	TWO FAMILY DUPLEX
87	2142	25.50	TWO FAMILY DUPLEX
88	2410	25.13	TWO FAMILY DUPLEX
89	2476	25.13	TWO FAMILY DUPLEX
90	2149	25.55	TWO FAMILY DUPLEX
91	2142	25.50	TWO FAMILY DUPLEX
92	2142	25.50	TWO FAMILY DUPLEX
93	2142	25.50	TWO FAMILY DUPLEX
94	2142	25.50	TWO FAMILY DUPLEX
95	3052	24.30	TWO FAMILY DUPLEX
96	2705	34.00	TWO FAMILY DUPLEX
97	2142	25.50	TWO FAMILY DUPLEX
98	2142	25.50	TWO FAMILY DUPLEX
99	2394	28.50	TWO FAMILY DUPLEX
100	2142	25.50	TWO FAMILY DUPLEX
101	2142	25.50	TWO FAMILY DUPLEX
102	2142	25.50	TWO FAMILY DUPLEX
103	2968	37.75	TWO FAMILY DUPLEX
104	3153	42.94	TWO FAMILY DUPLEX
105	2142	25.50	TWO FAMILY DUPLEX
106	2142	25.50	TWO FAMILY DUPLEX
107	2142	25.50	TWO FAMILY DUPLEX
108	2142	25.50	TWO FAMILY DUPLEX
109	2142	24.63	TWO FAMILY DUPLEX
110	2163	24.69	TWO FAMILY DUPLEX
111	2206	25.55	TWO FAMILY DUPLEX
112	2248	25.55	TWO FAMILY DUPLEX
113	3760	25.67	TWO FAMILY DUPLEX
114	3371	51.39	TWO FAMILY DUPLEX
115	2142	25.50	TWO FAMILY DUPLEX
116	2142	25.50	TWO FAMILY DUPLEX
117	2394	28.50	TWO FAMILY DUPLEX
118	2142	25.50	TWO FAMILY DUPLEX
119	2142	25.50	TWO FAMILY DUPLEX
120	2142	25.50	TWO FAMILY DUPLEX
121	2957	37.00	TWO FAMILY DUPLEX

GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS

OAKWOOD HOMES

4908 TOWER ROAD
DENVER,

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAN-FTO-PHASEING PLANDWG 6/11/2024 4:27 PM MENAH, JULIE



PHASING LEGEND

PHASE 1 - WATER QUALITY POND AND SANITARY SEWER ALONG N. SICILY ST. AND E. 46TH AVE, OUTSIDE OF PHASE 1 LIMITS. WILL ALSO BE BUILT WITH PHASE 1

PHASE 2 - ALL REMAINING WET UTILITIES ALONG SICILY ST., E. 46TH AVE., ALLEY A, ALLEY C, AND ALLEY F, OUTSIDE OF THE PHASE 2 LIMITS, WILL ALSO BE BUILT WITH PHASE 2

PHASE 3 - ALL REMAINING WET UTILITIES ALONG ALLEY B, ALLEY D, ALLEY E, AND TRACT D WILL BE BUILT WITH PHASE 3

PHASE 4

ENTRY POINT

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 TO THE SITE. WATERMAIN LAYOUT ADDED TO THE PHASING MAP.

Please show the water connections on the phasing map. Typical

- KEYNOTE**
- E. 48TH AVE. AND AN EMERGENCY ACCESS TO N. TIBET RD. TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 1. WATER LINE BETWEEN E.48TH AVE. AND N. TIBET RD. WILL CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE SHEET 9 FOR WATER LINE ROUTING.
 - N. SICILY ST. AND ALLEY F TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 2 CONSTRUCTION
 - N. SICILY ST. AND N. TIBET RD. TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 3 CONSTRUCTION
 - N. SICILY ST. TO PROVIDE 1 POINTS OF ACCESS FOR PHASE 4 CONSTRUCTION

Water looping details has been added to phases 2 & 3. No loops are added with phase 4.

UNPLATTED Provide water looping details needed for phase 2, 3, & 4.

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
LOT PHASE LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
LOT LINE	---
LOT NUMBER	15
BLOCK NUMBER	1

- NOTES:**
- THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
 - 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 THE 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 ACCESSSES (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 52ND 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 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.
 - TEMPORARY BARRICADES DEPICTED FOR CONSTRUCTION PHASING.

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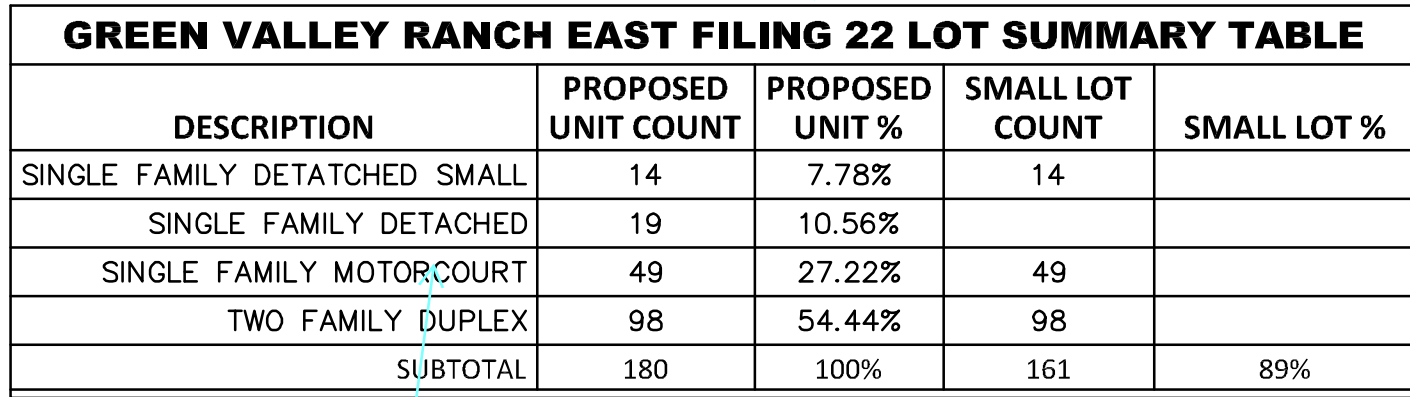
**GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS**

OAKWOOD HOMES
4908 TOWER ROAD
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Contact: DAVID CARRO


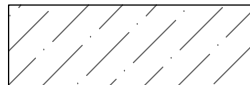
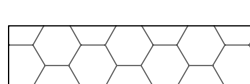

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Designed By:	SDC KND
Checked By:	SOS
Sheet Number:	4

No.	Date	Description
1	6/7/2024	FIRST SUBMITTAL

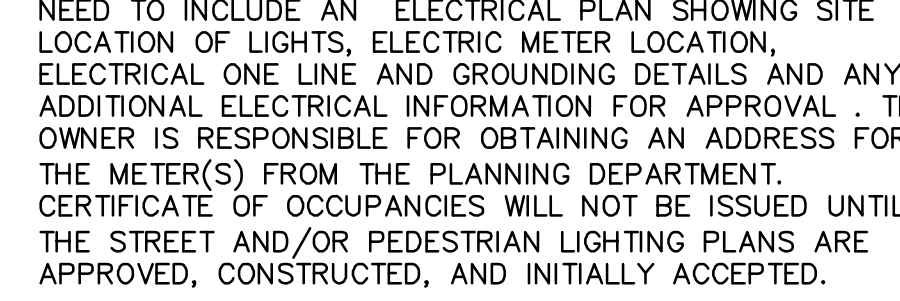
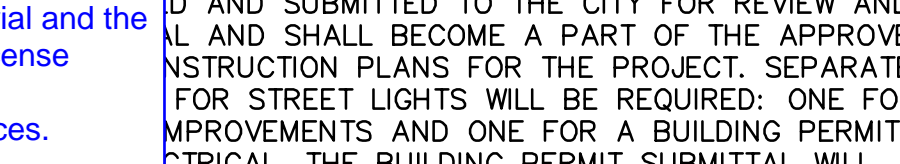
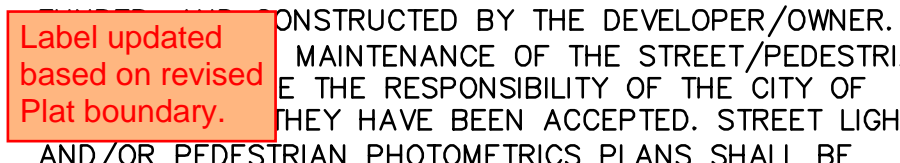
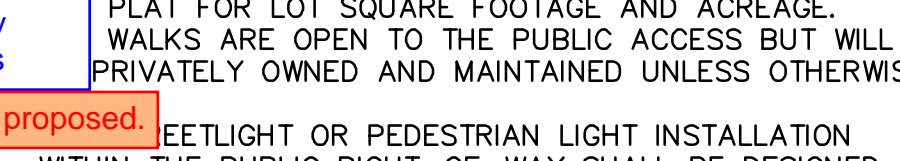
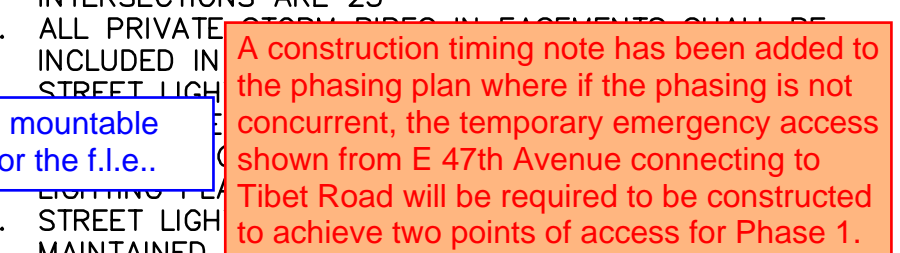
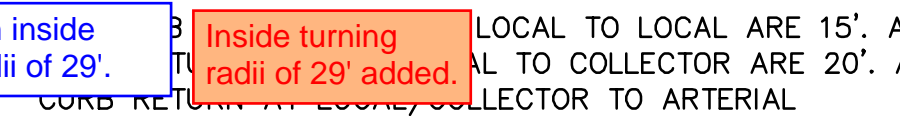
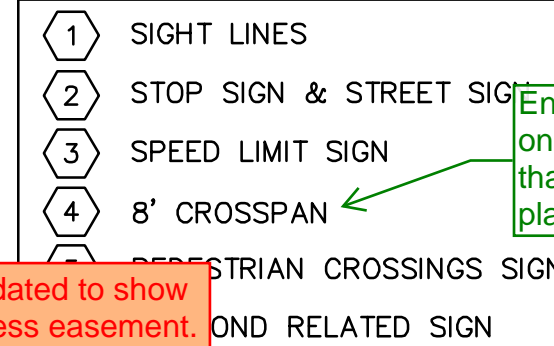
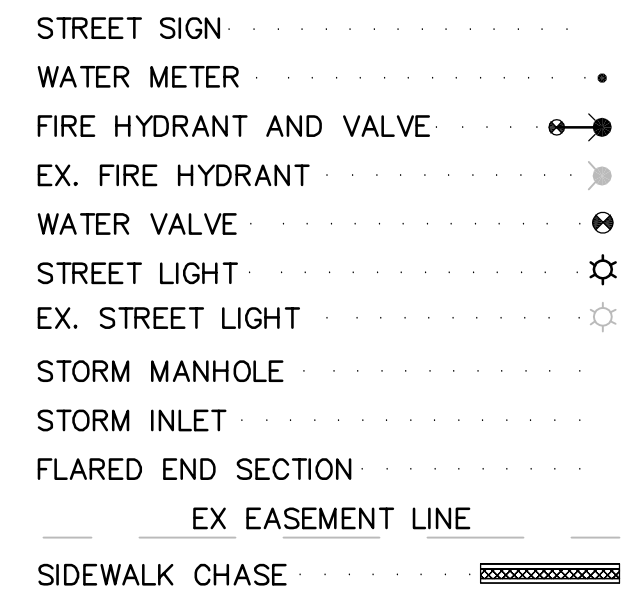
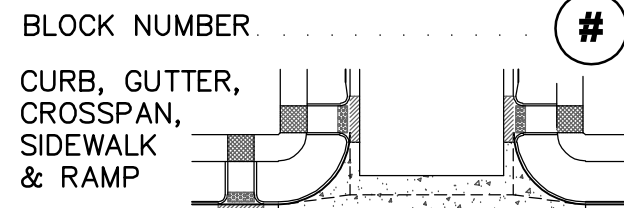
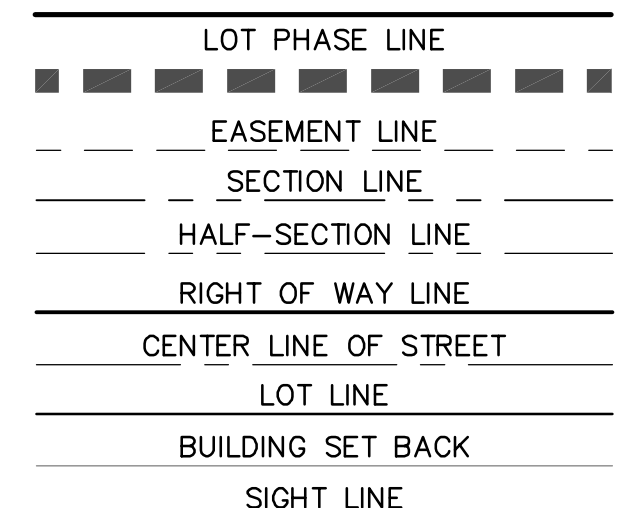
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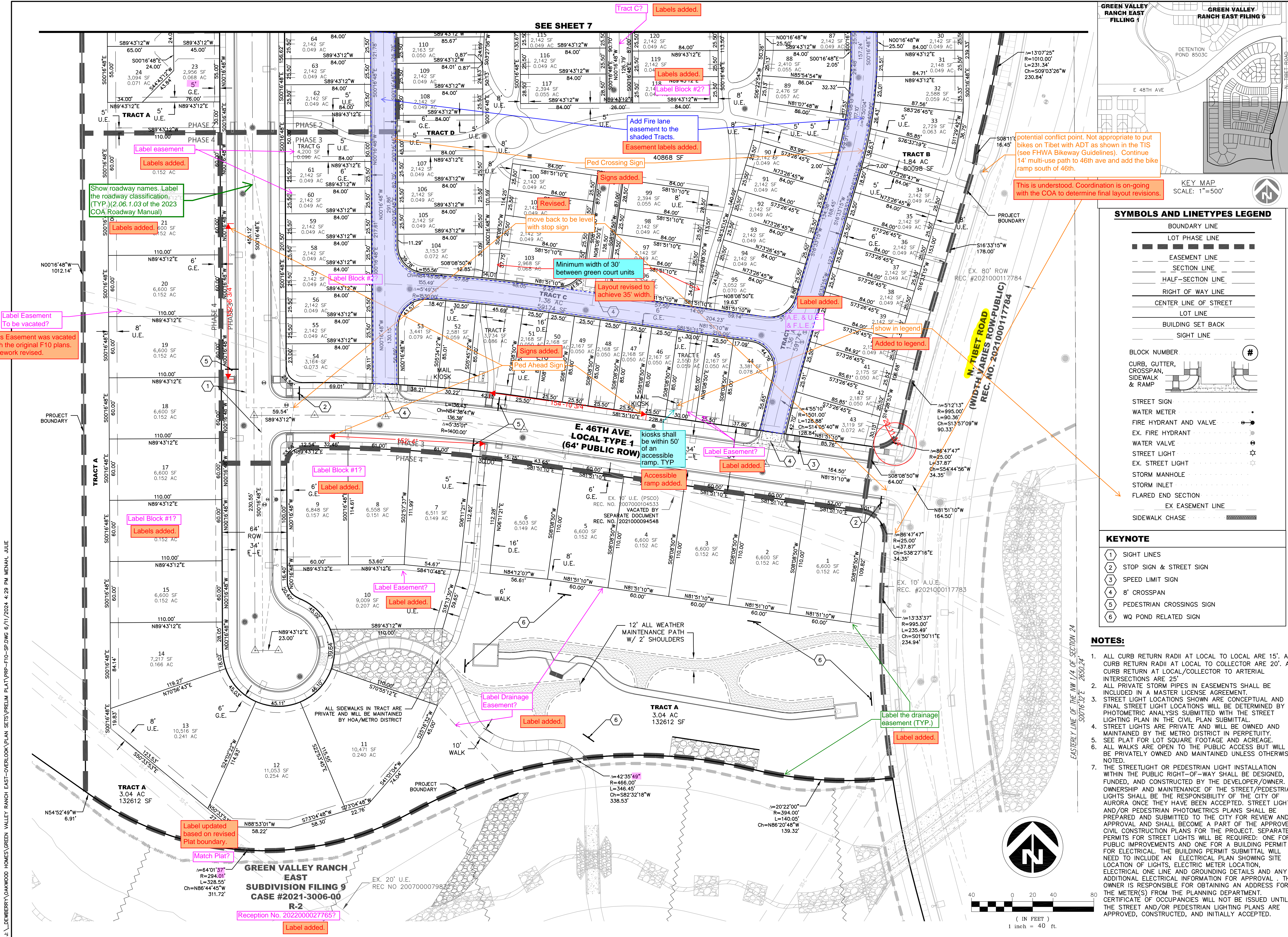


LOT CLASSIFICATION		
BLOCK	LOT	CLASSIFICATION
1	1-10, 15-22	SFD
1	11-14	SFD SMALL
1	23-38	MOTORCOURT
2	1	SFD
2	2-11	SFD SMALL
2	12-23	MOTORCOURT
2	24-121	TWO FAMILY DUPLEX
3	1-21	MOTORCOURT

	SINGLE FAMILY DETACHED SMALL 46.00' X 110.00'	14
	SINGLE FAMILY DETACHED 60.00' X 110.00'	19
	SINGLE FAMILY MOTORCOURT	49
	TWO FAMILY DUPLEX	98
TOTAL		180

UNIT TYPE:	SINGLE FAMILY DETACHED SMALL LOT	SINGLE FAMILY DETACHED STANDARD LOT	SINGLE FAMILY DETACHED STANDARD LOT - 60'+	SINGLE FAMILY MOTOR COURT STANDARD LOT	SINGLE FAMILY MOTOR COURT SMALL LOT
NUMBER OF LOTS	0	27	16	0	97
LOT %	0%	19%	12%	0%	69%
LOT TYPE	FRONT LOAD	FRONT LOAD	FRONT LOAD	ALT LOADED	ALT LOADED
MIN. LOT SQ. FT.	< 4,500 SF	4,500 SF	6,000 SF	4,500 SF	2,500 SF
MIN. STREET FRONTAGE	45 FT	50 FT	60 FT	50 FT	50 FT
MIN. FRONT SETBACK	10 FT - HOUSE 18 FT - GARAGE	15 FT - HOUSE 20 FT - GARAGE	15 FT - HOUSE 20 FT - GARAGE	10 FT	10 FT
MIN. PORCH SETBACK	10 FT	10 FT	10 FT	5 FT	5 FT
MIN. SIDE SETBACK - INTERIOR **	5 FT*	5 FT*	5 FT*	5 FT*	5 FT*
MIN. SIDE SETBACK - CORNER **	10 FT	10 FT	10 FT	10 FT	10 FT
MIN. REAR YARD SETBACK	10 FT	10 FT	10 FT	10 FT	10 FT
MIN. REAR YARD SETBACK FOR FRONT AND INTERNAL LOTS	N/A	N/A	N/A	5 FT	5 FT
MAX. BLDG HEIGHT	35 FT	35 FT	35 FT	35 FT	35 FT





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

BLOCK NUMBER	
CURB, GUTTER, CROSSPANK, SIDEWALK & RAMP	#
STREET SIGN	#
WATER METER	#
FIRE HYDRANT AND VALVE	#
EX. FIRE HYDRANT	#
WATER VALVE	#
STREET LIGHT	#
EX. STREET LIGHT	#
STORM MANHOLE	#
FLARED END SECTION	#
EX EASEMENT LINE	#
SIDEWALK CHASE	#

KEYNOTE	
1	SIGHT LINES
2	STOP SIGN & STREET SIGN
3	SPEED LIMIT SIGN
4	8' CROSSPANK
5	PEDESTRIAN CROSSINGS SIGN
6	WQ POND RELATED SIGN

NOTES:

- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
- SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED. ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

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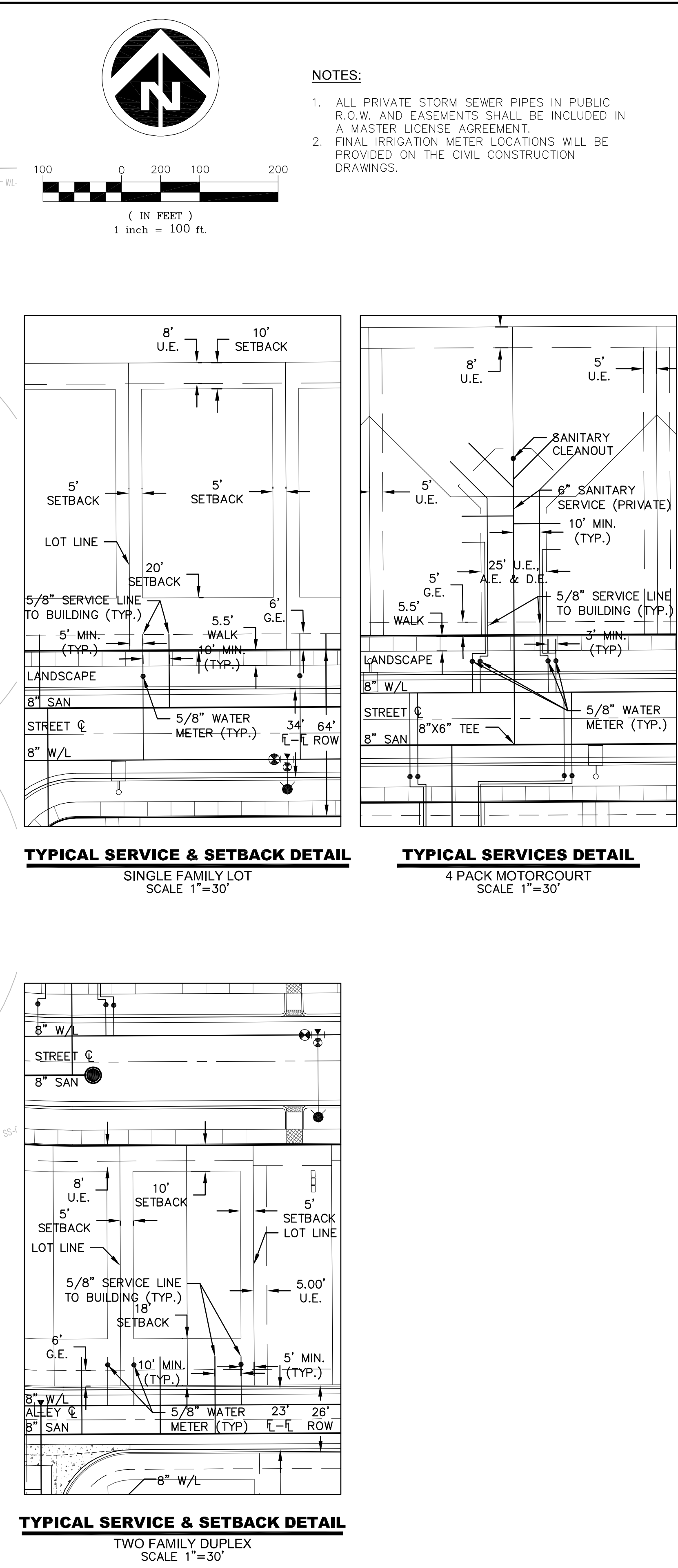
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SDC KND

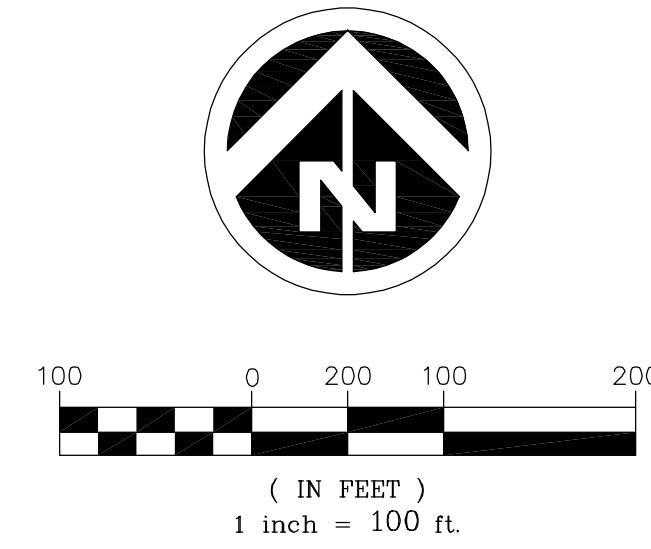
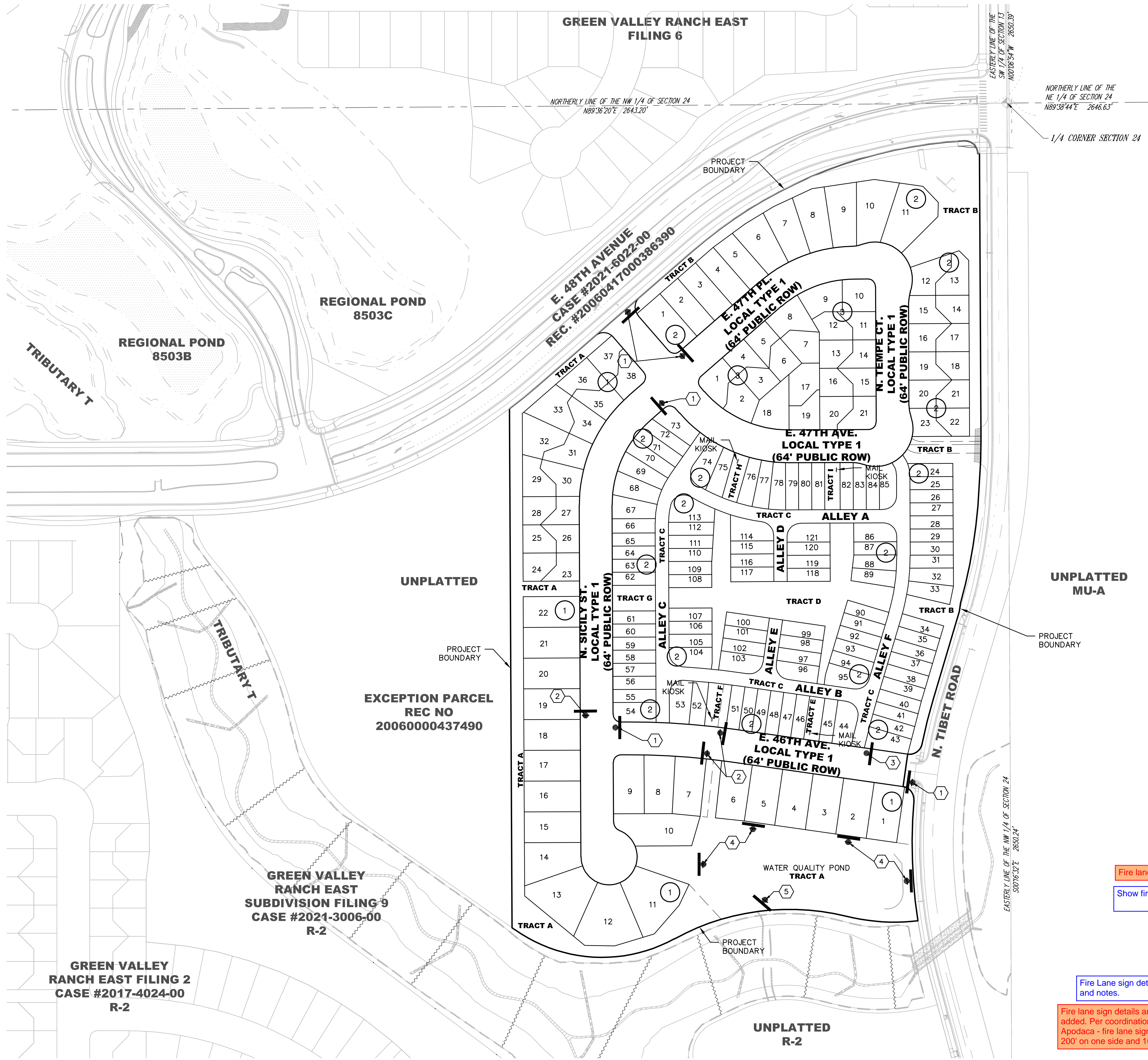
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First Submittal
Date
6/11/2024

Document Amendments

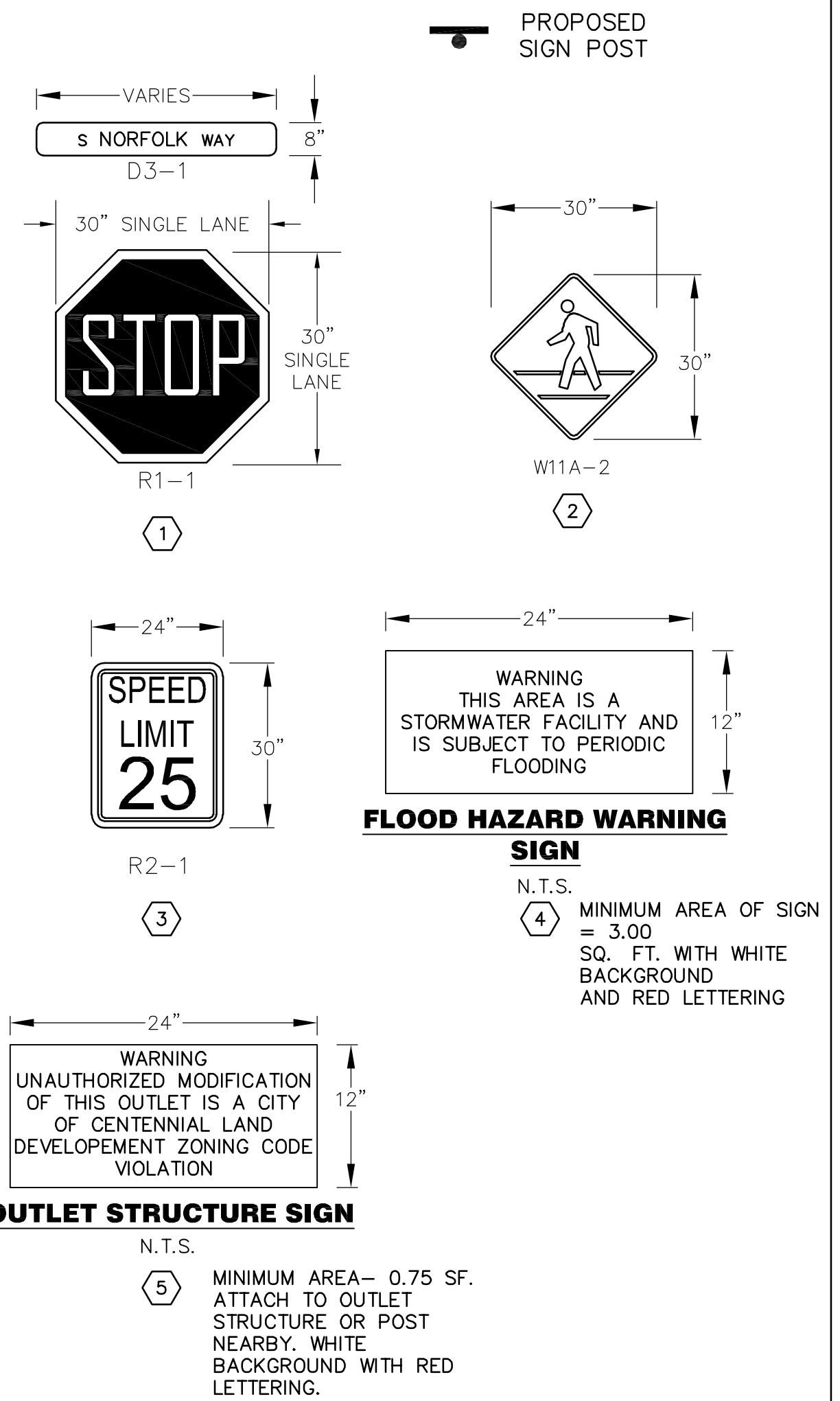




Fire lane signs added.

Add fire lane sign to the legend.

SIGN LEGEND:

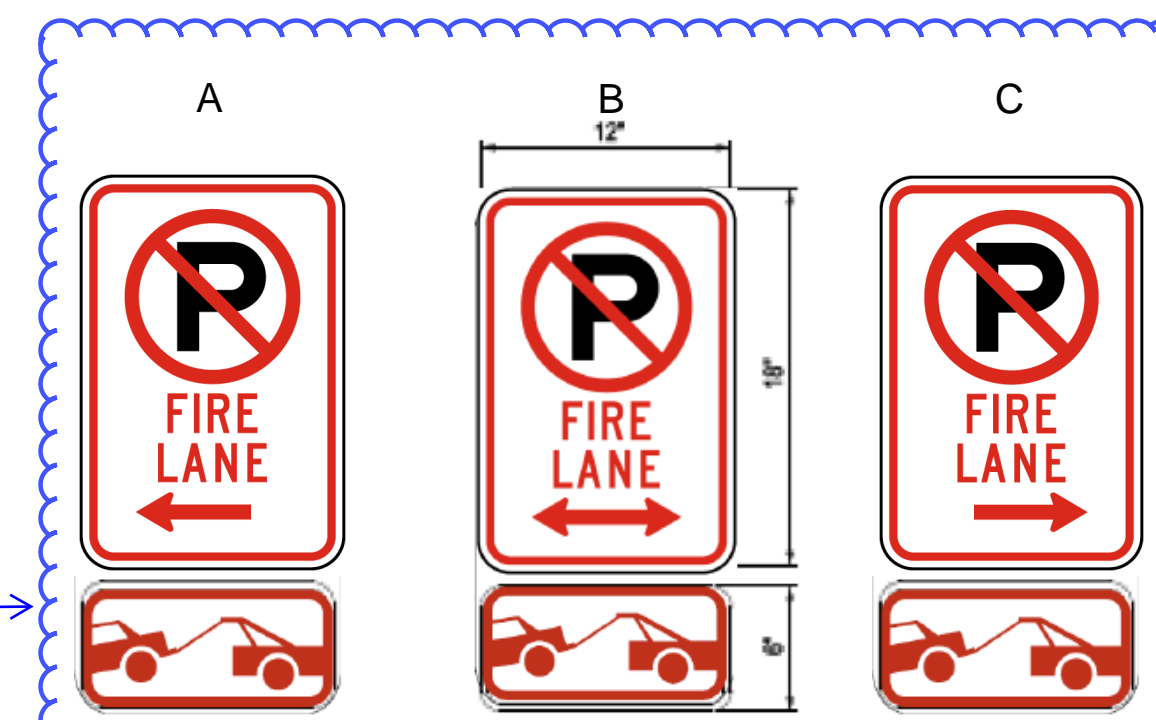


Fire lane signs added.

Show fire lane sign locations.

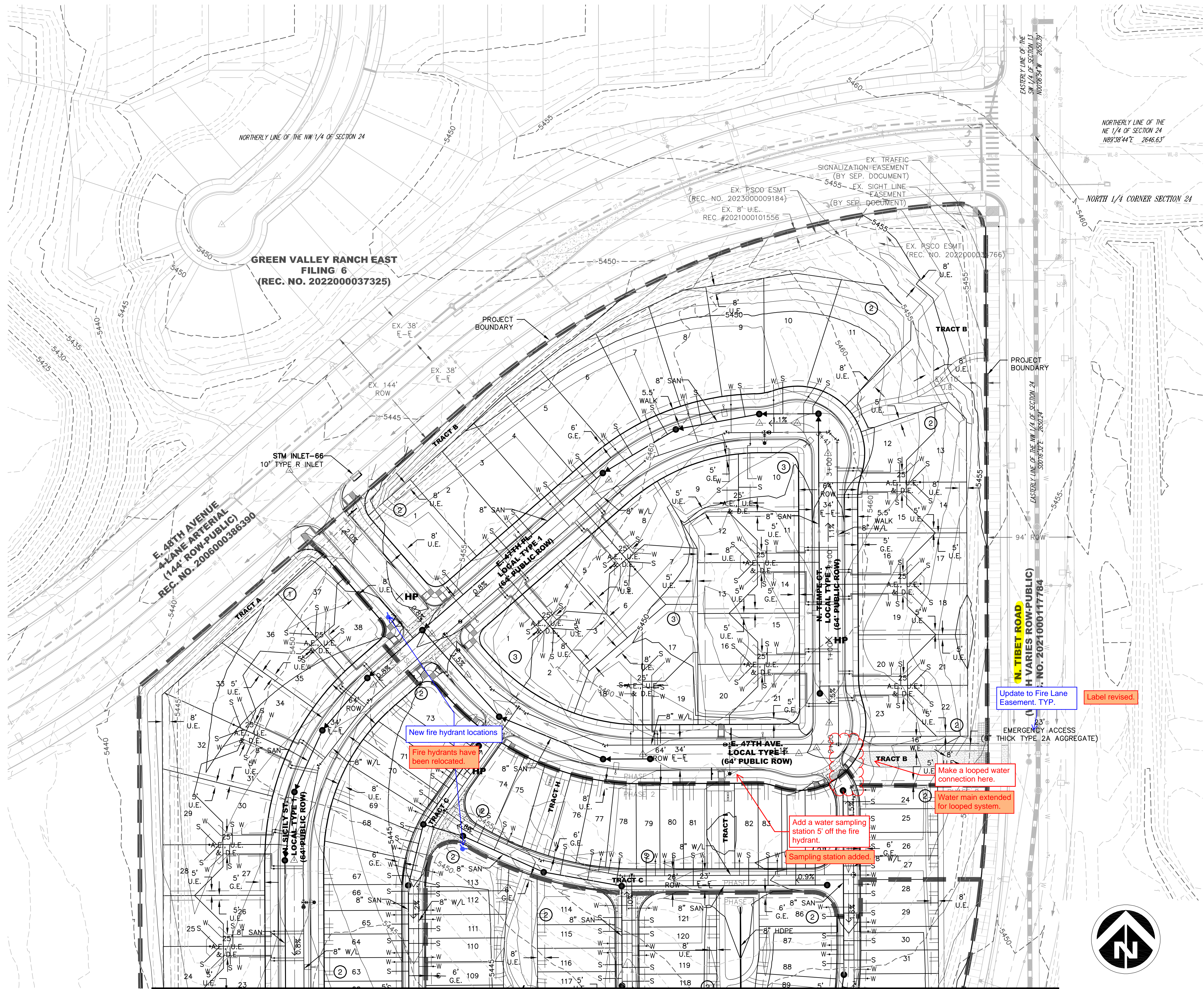
Fire Lane sign details and notes.

Fire lane sign details and notes added. Per coordination with Mark Apodaca - fire lane signage placed 200' on one side and 100' alternating.



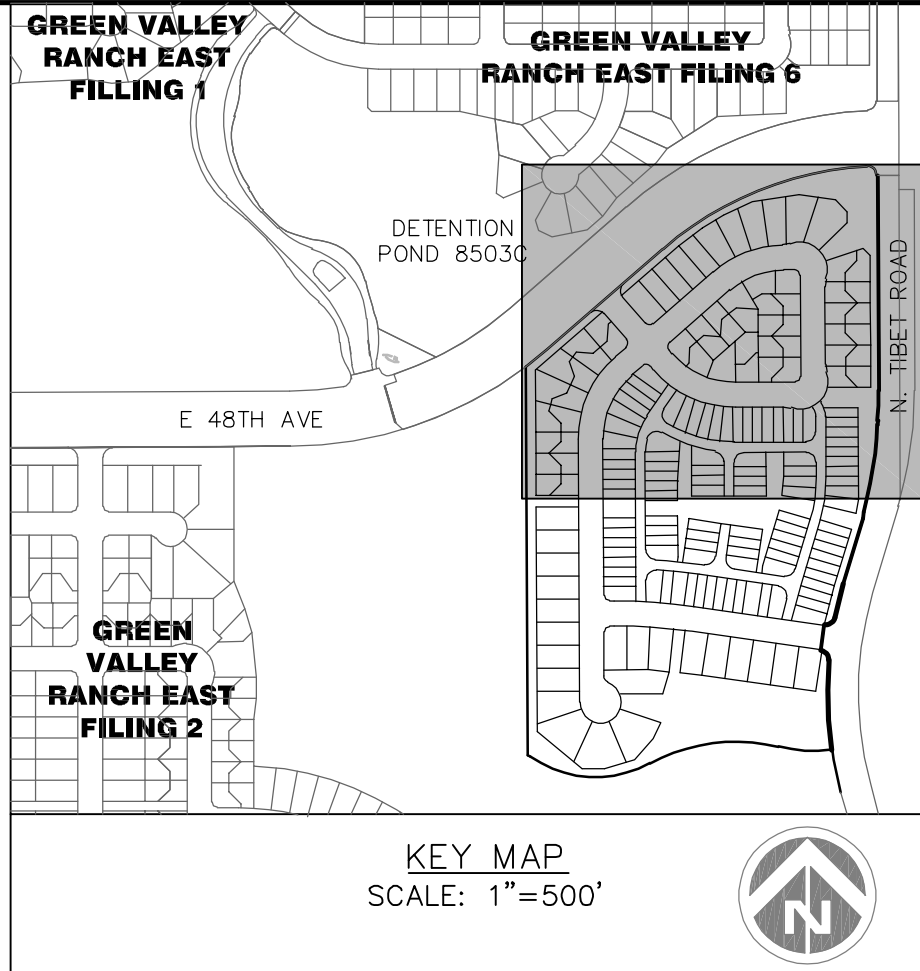
1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
4. The fire lane signs should be installed 2' behind curb or sidewalk.
5. The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAN-PTO-GRD-UTL.DWG 6/1/2024 4:30 PM MENAH, JULIE



SEE SHEET 8

Revised



SYMBOLS AND LINETYPES LEGEND

BOUNDARY 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, CUTTER, CROSSSPAN, SIDEWALK & RAMP	
WATER METER	
FIRE HYDRANT	
STREET LIGHT	
EX WATERLINE W/ VALVE & TEE	
EX SANITARY SEWER W/ MANHOLE	
EX STORM SWR W/ INLET, MANHOLE, & F.E.S.	
EX EASEMENT LINE	
EX FIRE HYDRANT	
EX STREET LIGHT	
FLOW ARROW	
HIGH POINT/LOW POINT + HP/+ LP	

NOTES:

- ALL WATER LINE IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL STORM DRAINAGE FACILITIES ARE PUBLIC AND MAINTAINED BY COA UNLESS OTHERWISE NOTED. PRIVATE STORM FACILITIES WILL BE MAINTAINED BY THE METRO DISTRICT.
- FOR ANY RESIDENTIAL LOT IN OR ADJACENT TO A REGULATED FLOOD PLAIN, PROVIDE THE BASE FLOOD ELEVATION (B.F.E.) APPROPRIATE FOR ANY PROPOSED STRUCTURE, LOWEST LOT ELEVATION SHALL BE ONE FOOT ABOVE B.F.E., LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE SHALL BE TWO FEET ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAIN REGULATION.
- WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE, TYPICAL.
- THE MAXIMUM SLOPE WITHIN THE ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE ROW IS 3:1.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

GREEN VALLEY RANCH EAST
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OAKWOOD HOMES
4908 TOWER ROAD
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Designed By:
SDC KND

Checked By:
SOS

Sheet Number:
11

Tel: (303)486-8500

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GREEN VALLEY RANCH EAST FILING 1
GREEN VALLEY RANCH EAST FILING 2
GREEN VALLEY RANCH EAST FILING 6

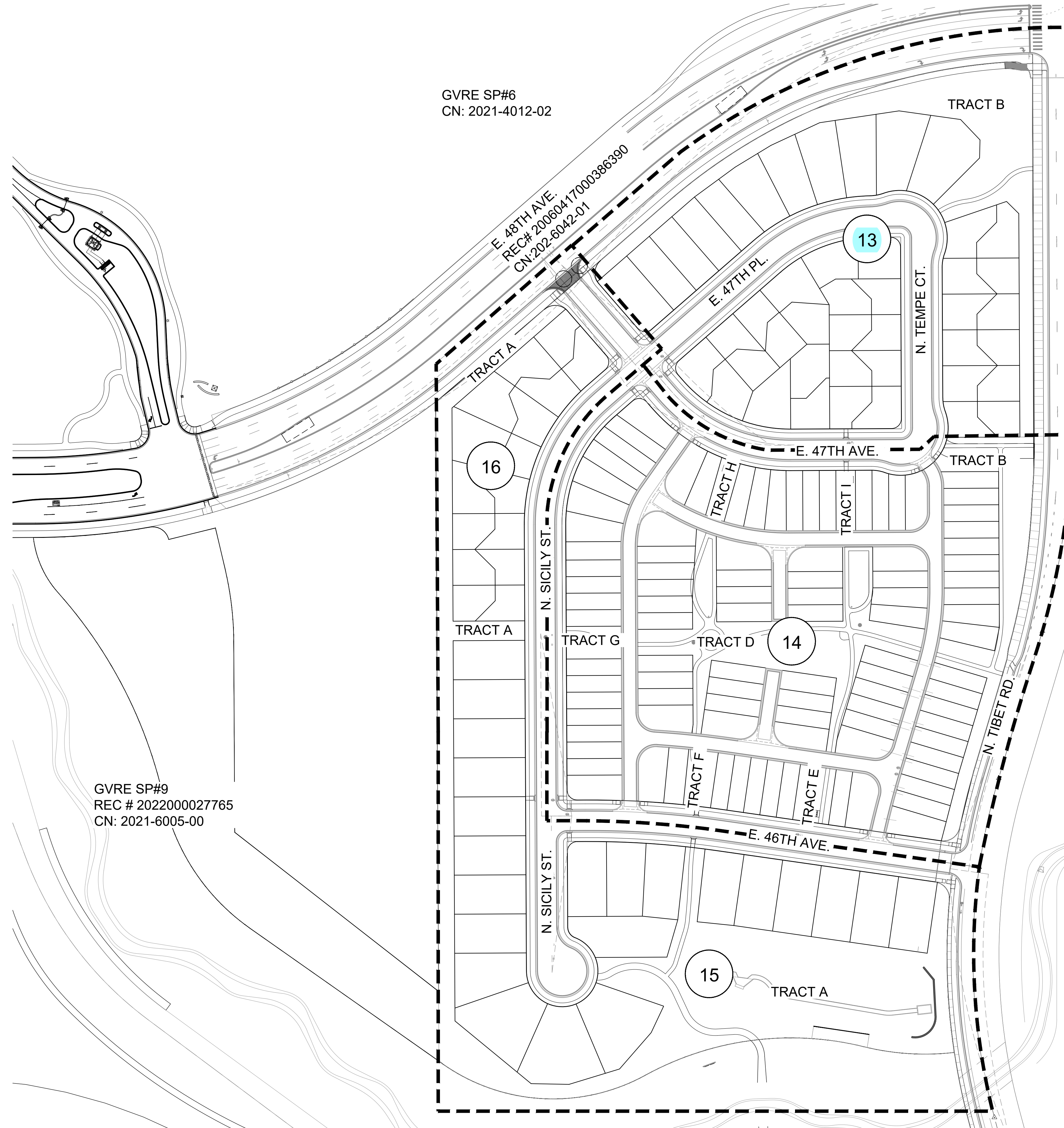


BOUNDARY LINE

- #

1. ALL WATER LINE IS 8" PVC UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
3. ALL STORM DRAINAGE FACILITIES ARE PUBLIC AND MAINTAINED BY COA UNLESS OTHERWISE NOTED. PRIVATE STORM FACILITIES WILL BE MAINTAINED BY THE METRO DISTRICT.
4. FOR ANY RESIDENTIAL LOT IN OR ADJACENT TO A REGULATED FLOOD PLAIN, PROVIDE THE BASE FLOOD ELEVATION (B.F.E.) APPROPRIATE FOR ANY PROPOSED STRUCTURE. LOWEST LOT ELEVATION SHALL BE ONE FOOT ABOVE B.F.E., LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE SHALL BE TWO FEET ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAIN REGULATION.
5. WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE, TYPICAL.
6. THE MAXIMUM SLOPE WITHIN THE ROW IS 4:1; THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE ROW IS 3:1.
7. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
8. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUN-OFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
9. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

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JOHN SIMMELINK

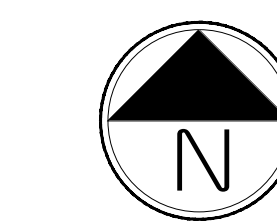


LEGEND

- 13 SHEET NUMBER
- MATCHLINE

Revise Sheet
number
references and
matchlines

REVISED



Scale: NTS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL LANDSCAPE PLAN
DATE: June 7, 2024

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

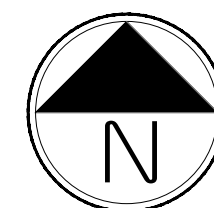
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SHEET 13

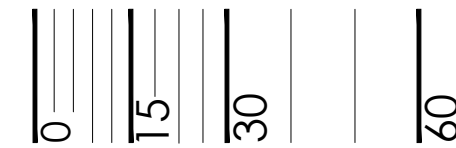
NOTES:

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



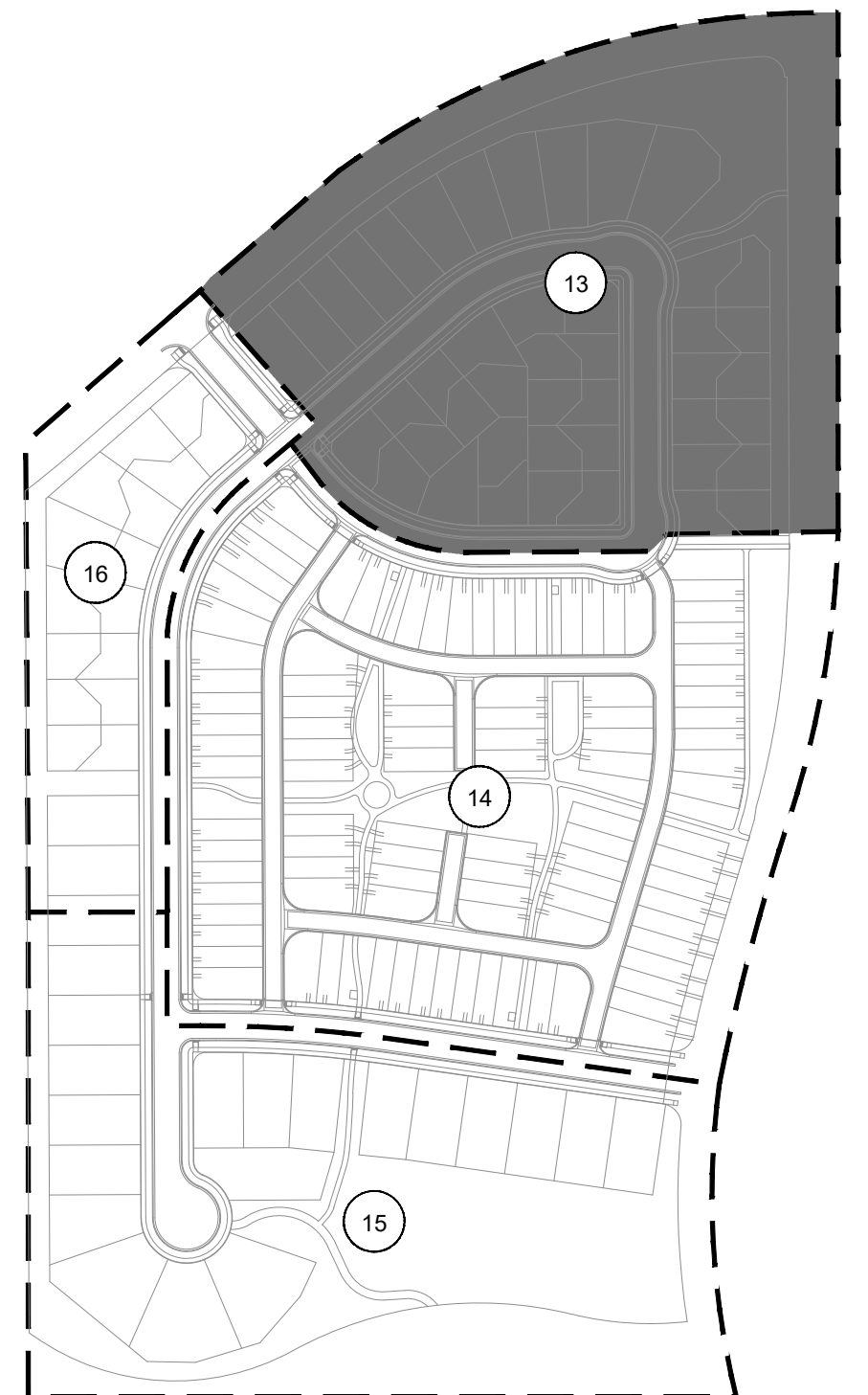
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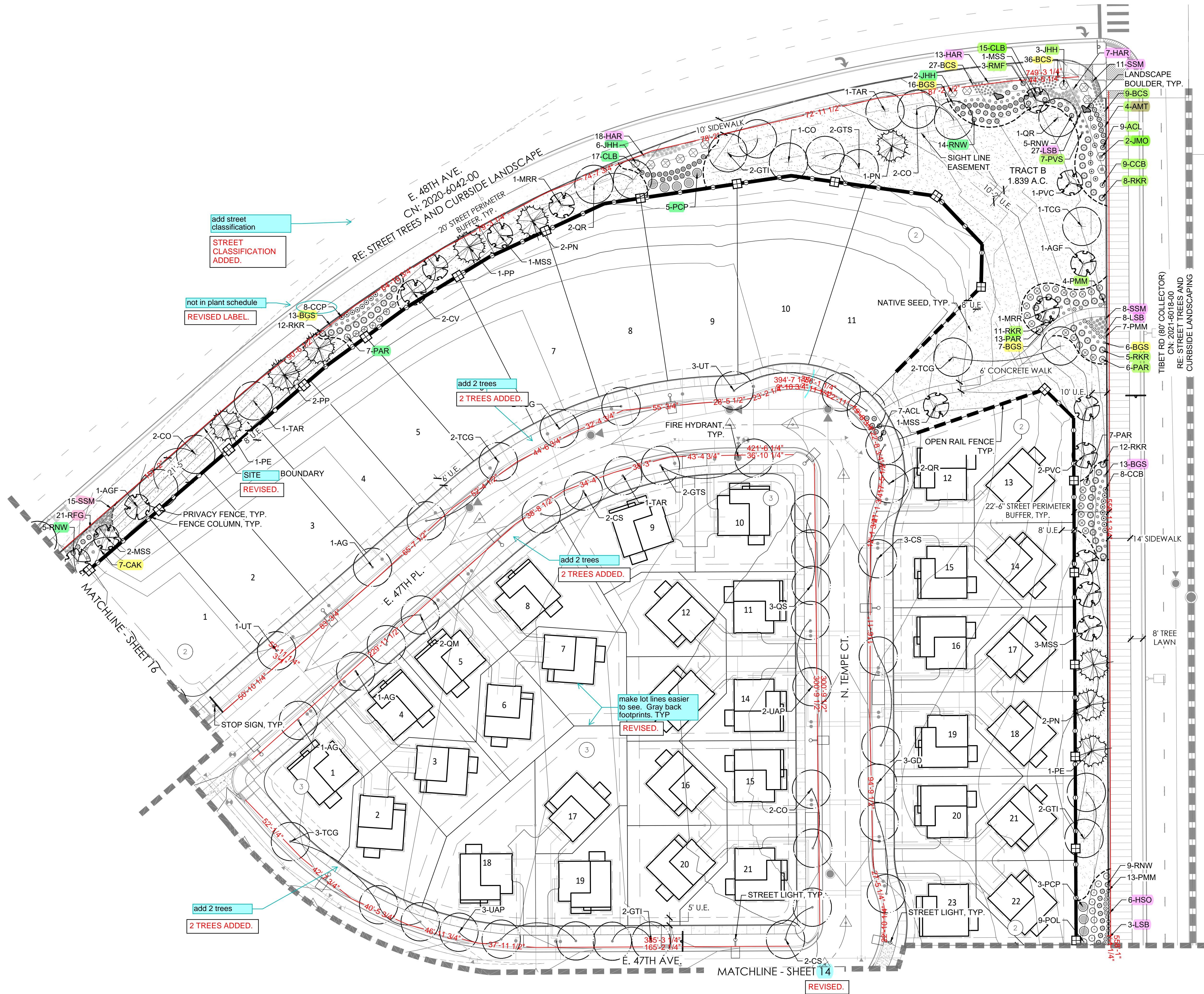
LEGEND

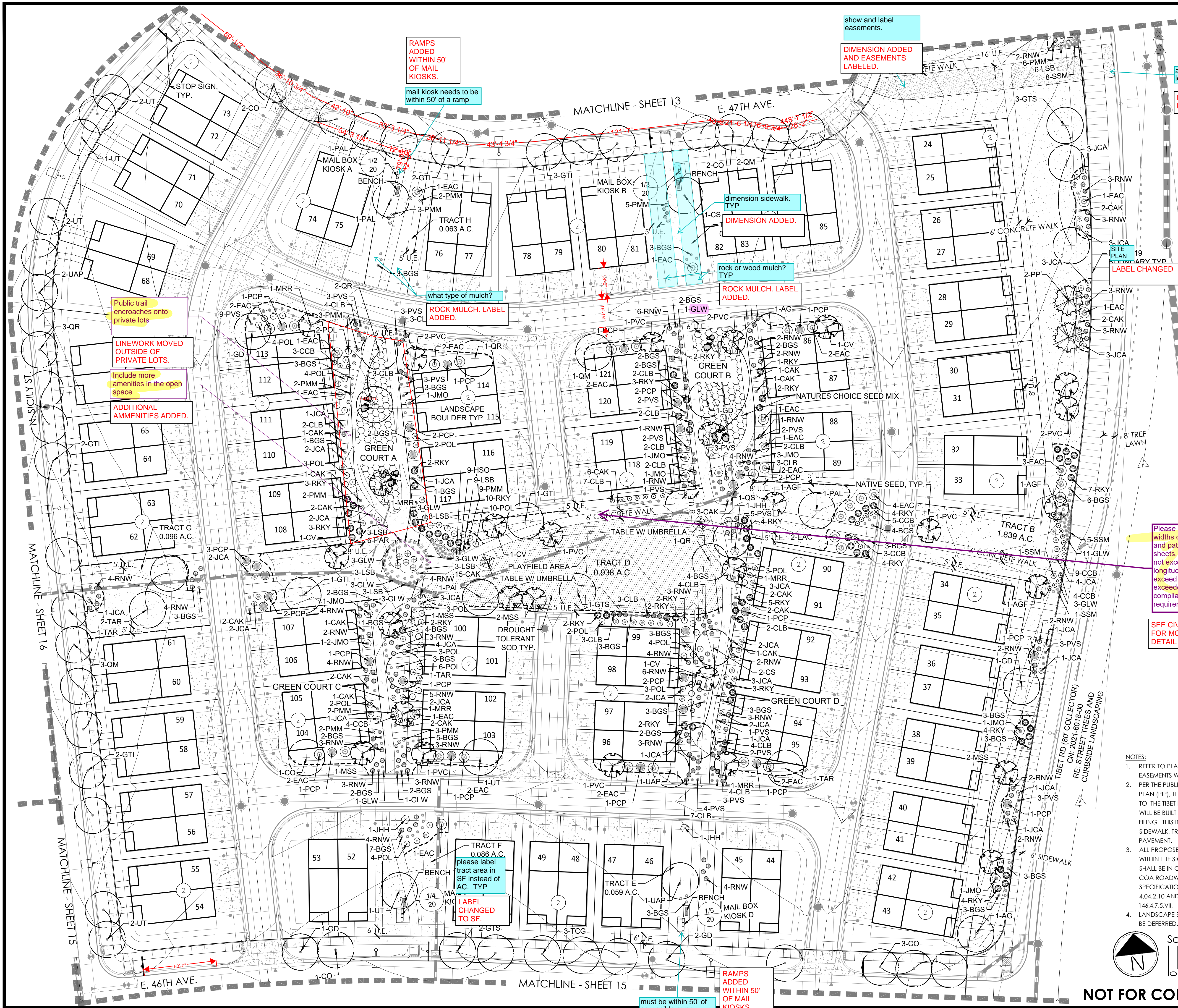
- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX, SEE SHEET 17
 - ROCK MULCH
 - CONCRETE WALK
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
 - FILING 19 R.O.W.
 - FILING 19 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

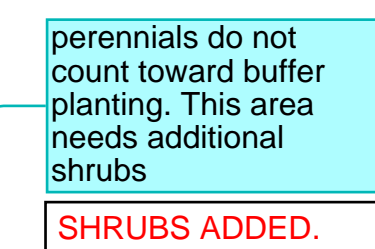
KEY MAP



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: June 7, 2024







not in Plant Schedule

REVISED LABEL.

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.
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4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: June 7, 2024

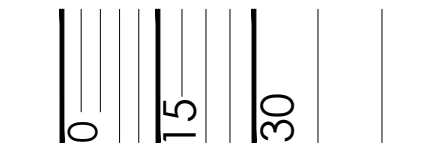


SHEET 16

NOT FOR CONSTRUCTION



Scale: 1"= 30'-0"



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JOHN SIMMELINK

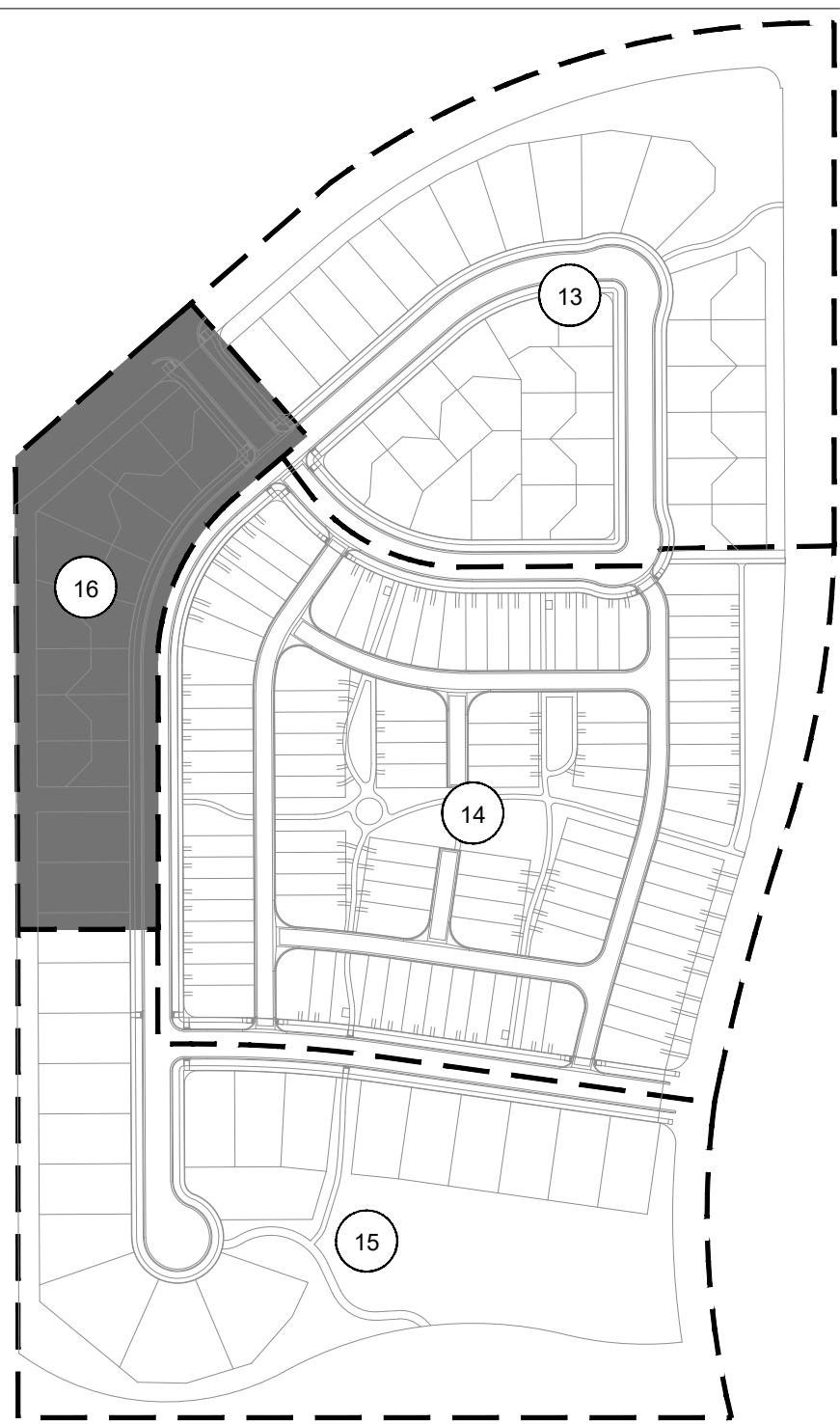
NOTES:

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.

LEGEND

- + CANOPY TREE
 - ORNA ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX, SEE SHEET 17
 - ROCK MULCH
 - CONCRETE WALK
 - STEEL EDGER
 - FENCE COLUMN
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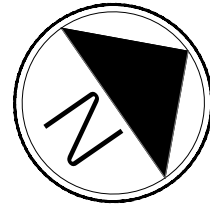
KEY MAP



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: June 7, 2024

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

NOT FOR CONSTRUCTION



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

SHEET 17



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JOHN SIMMELINK

OPEN SPACE REQUIREMENTS TABLE

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	132,612	33	58	332	111	59
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	80,095	20	58	200	315	170
TRACT D	OPEN SPACE	40,861	11	42	102	395	151
TRACT E	OPEN SPACE	2,550	1	1	6	5	3
TRACT F	OPEN SPACE	3,733	1	1	9	10	7
TRACT G	OPEN SPACE	4,200	2	2	11	9	6
TRACT H	OPEN SPACE	2,744	1	1	7	6	3
TRACT I	OPEN SPACE	2,760	1	1	7	6	3

TOTALS		269,555	70	164	674	857	402
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NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. GRASS OR PERENNIAL
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
TRACT A (E 48TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	273	20'	20' to 100'	7	7	68	62	18
TRACT B (E 48TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	806	20'	20' to 100'	21	28	202	99	100
TRACT B (TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	600	20'	24'-6" to 100'	15	27	150	143	42
TRACT A (TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	273	20'	24'-6"	7	9	68	40	38

TOTALS		1,406			43	64	420	344	493
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NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. GRASS
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

BUFFER AREA

E. 48TH AVE (TRACT A)

N. TIBET RD. (TRACT A)

E. 48TH AVE./ N. TIBET RD. (TRACT B)



CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES	SHRUBS
E. 46TH AVE.	1 TREE/40 LF	953	24	24
E. 47TH AVE.	1 TREE/40 LF	1,065	27	27
N. TEMPE CT.	1 TREE/40 LF	598	15	15
N. SICILY CT. / E. 47TH PL.	1 TREE/40 LF	2,791	70	70
TOTAL		5,407	136	136

NOTE: SEE LANDSCAPE TYPICALS FOR CURBSIDE SHRUB REQUIREMENTS

NOTE: FOR ALL STREET TREES AND CURBSIDE LANDSCAPE ALONG E. 48TH AVE.
REFERENCE:
- 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 D GREENCOURTS

GREEN COURT	TURF AREA	SHRUB BED AREA	SHRUBS PROVIDED	
			5 GAL	1 GAL
A	2,416	2,089	41	12
B	2,565	1,669	30	11
C	0	1,885	37	14
D	0	2,987	64	16
TOTAL	4,981	8,630	172	53

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 ATRIPLICIFOLIA '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

TRACT LABELS ADDED TO BUFFER AREA MAP.

PLANT LIST

Please note that drainage infrastructure cannot be counted for OS or parks credit.

NOTED.

	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
TREES					
1	ESCOLUS GLABRA	BUCKEYE, OHIO	2.5' CAL	B&B	L-M
2	ELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B	L-M
3	ATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B	L-M
4	'YUNOCLOUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B	L-M
5	GLEDITSIA 'TRICANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
6	GLEDITSIA 'TRICANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
7	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5' CAL	B&B	M
8	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
9	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
10	QUERCUS SCHUMMARDI	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
11	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
12	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
13	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
14	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
ORNAMENTAL TREES					
15	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
16	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
17	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
18	MALUS SPRING SNOW	CHOKECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M
19	PRUNUS VIRGINIANA 'SCHUBERT'		6-8' MULTI	B&B	L-M
EVERGREEN TREES					
20	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
21	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
22	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
EVERGREEN SHRUBS					
23	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.	L
24	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
25	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
26	PINUS MUGO MOPS	MINIATURE MUGO PINE	#5	CONT.	L
DECIDUOUS SHRUBS					
27	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
28	BUTTERFLY BUSH, PURPLE		#5	CONT.	L
29	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		#5	CONT.	L
30	PRUNUS BESSEYI 'PAWNEE BUTTES'	LENA BROOM	#5	CONT.	L
31	DWARF BURNING BUSH, RUSSIAN		#5	CONT.	L
32	PEROVSKIA ATRIPLICIFOLIA		#5	CONT.	L
33	PLUM, PURPLE LEAF		#5	CONT.	L-M
34	NINEBARK, LITTLE DE		#5	CONT.	L-M
35	ROSE, DOUBLE KNOCK		#5	CONT.	L-M
36	ROSE, SUNNY KNOCK OUT		#5	CONT.	L-M
37	ROSE, FIRE MEIDLAND PIRE		#5	CONT.	L-M
38	ROSE, NEARLY WILD SHRUB		#5	CONT.	L-M
PERENNIALS					
39	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	'YARROW', TERRA COTTA	#1	CONT.	L
40	WHIRLING BUTTERFLIES		#1	CONT.	L
41	STELLA DE ORO DAYLILY		#1	CONT.	L
42	RED DAYLILY		#1	CONT.	L
43	DAISY, SHASTA		#1	CONT.	L
44	BLACK-EYED SUSAN		#1	CONT.	L
45	MAY NIGHT PURPLE SALVIA		#1	CONT.	L
ORNAMENTAL GRASSES					
46	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS	#1	CONT.	L
47	BLUE GRAMA GRASS		#1	CONT.	L
48	FEATHER REED GRASS		#1	CONT.	L
49	SHEANDOH RED SWITCH GRASS		#1	CONT.	L
*WATER USE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH					

NATIVE SEED MIX: (DRY UPLAND GRASSES)

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
6	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
7	BOUTELOUA CURTIPENDULA 'BUTTE'	SIDEOTS GRAMA, BUTTE*
5	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
8	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
1	SPOROBOLUS AIROIDES	ALKALI SACATON
TOTAL:27		

NATURES CHOICE MIX

ARKANSAS VALLEY SEED INC

4300 NORTH MONACO STREET
DENVER, CO 80216

PHONE: (303) 320-7500
TOLL FREE: (877) 907-3337
FAX: (303) 320-7516

is this a trademarked blend?

BLEND CHANGED TO AURORA PROS LOW GROW MIX 1.

LANDSCAPE NOTES

- 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.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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. SEEDDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2"-3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- 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.
- 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).
- 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.
- 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 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

Add a note about who is responsible for maintenance of the tracts and common areas.

NOTE ADDED.

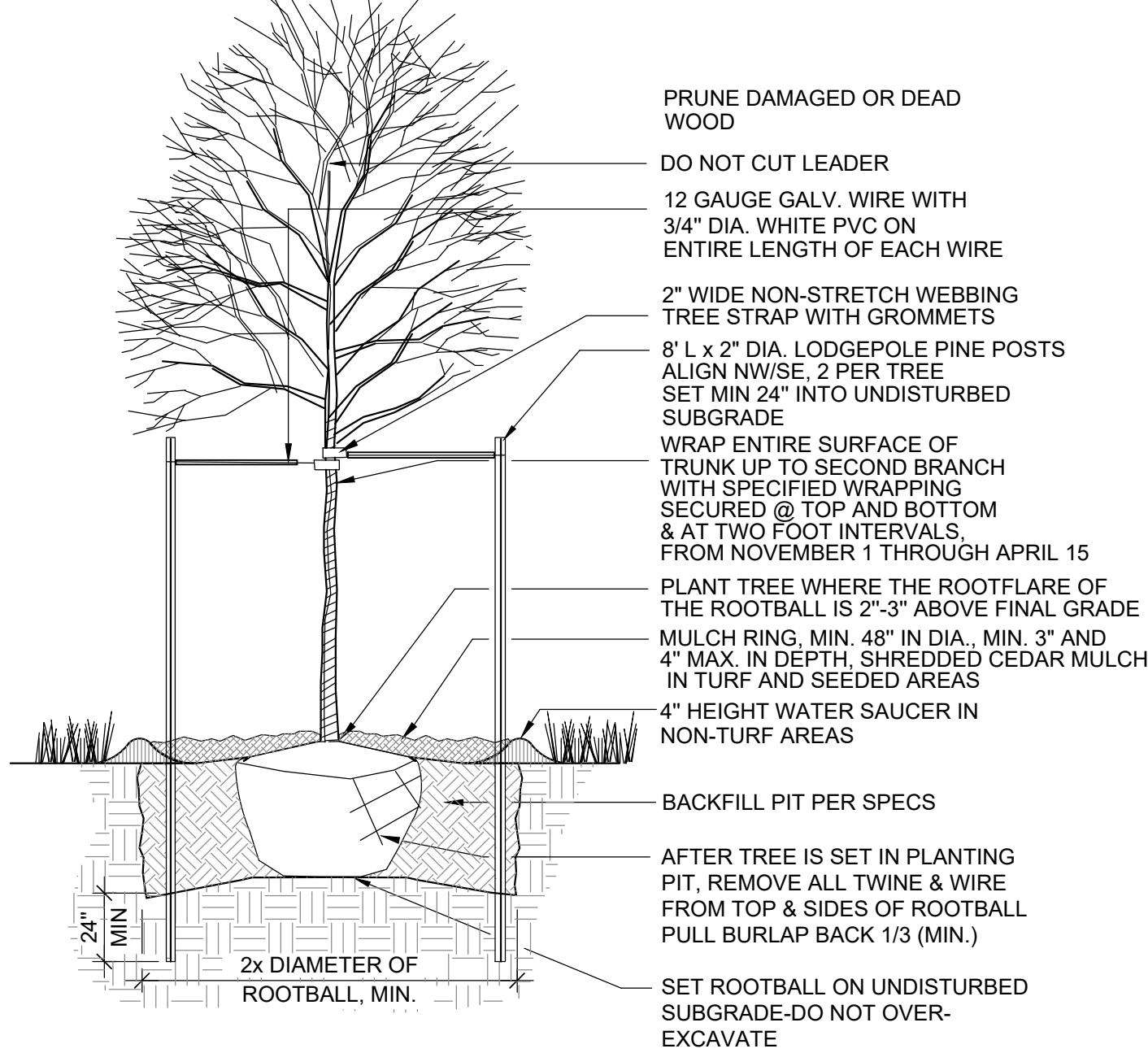
is this a different fixture than the one used on the streets?

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: June 7, 2024

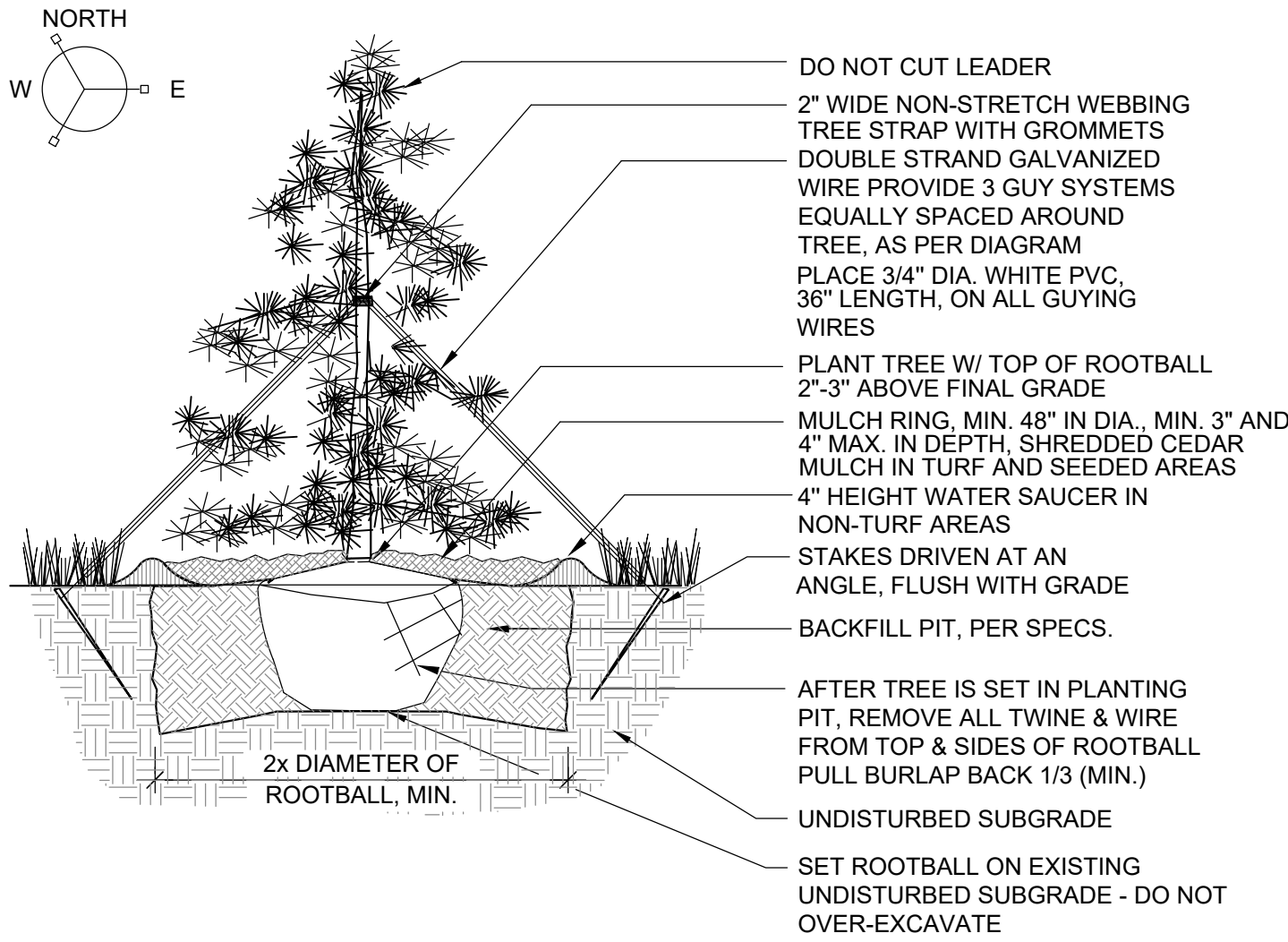
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NOT FOR CONSTRUCTION SHEET 18

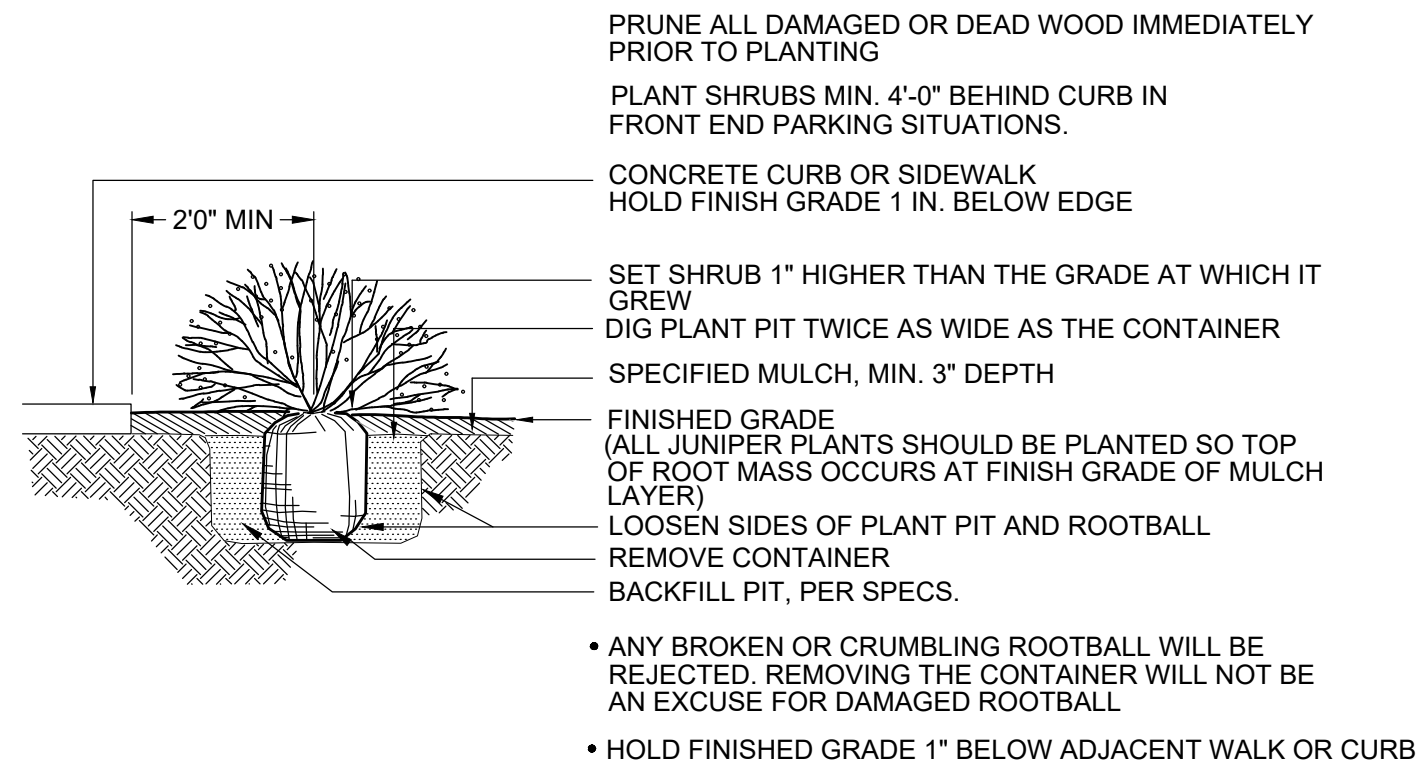
* IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS



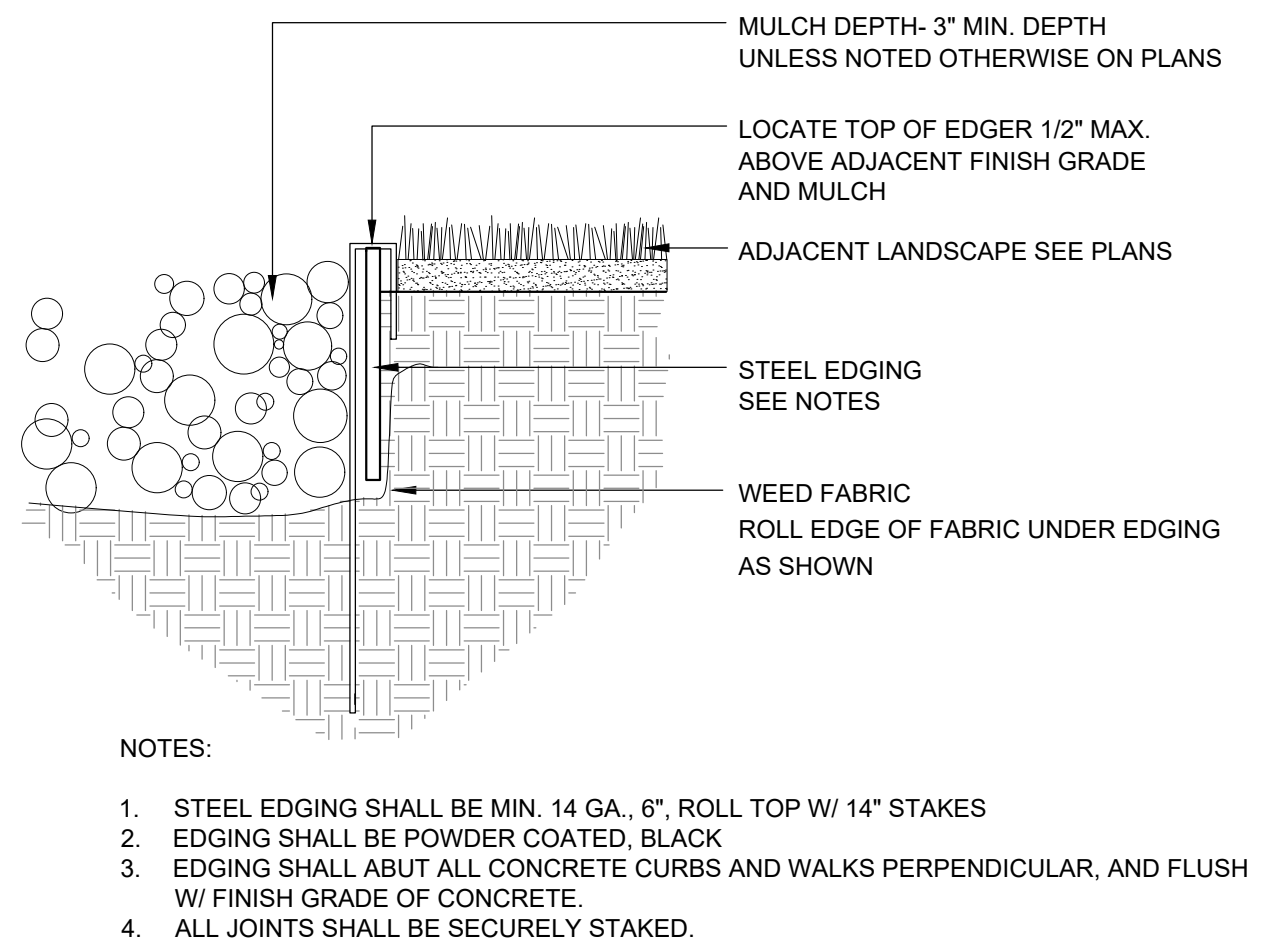
1 DECIDUOUS TREE PLANTING
SCALE: NTS



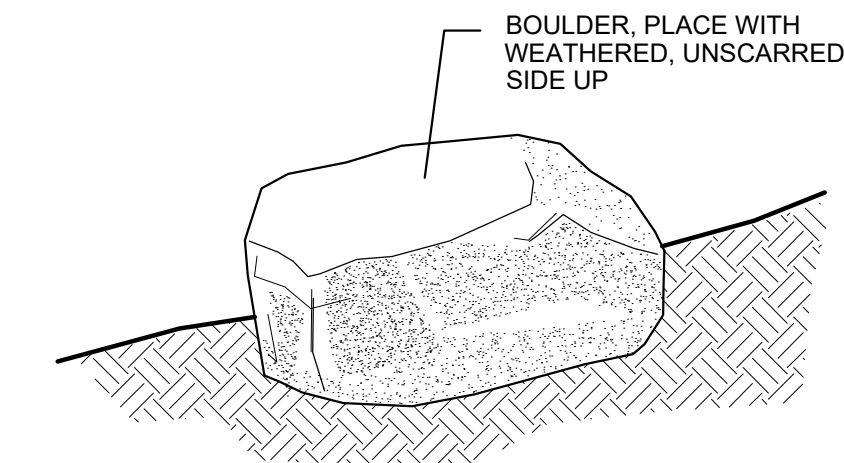
2 EVERGREEN TREE PLANTING
SCALE: NTS



3 TYPICAL SHRUB PLANTING
SCALE: NTS

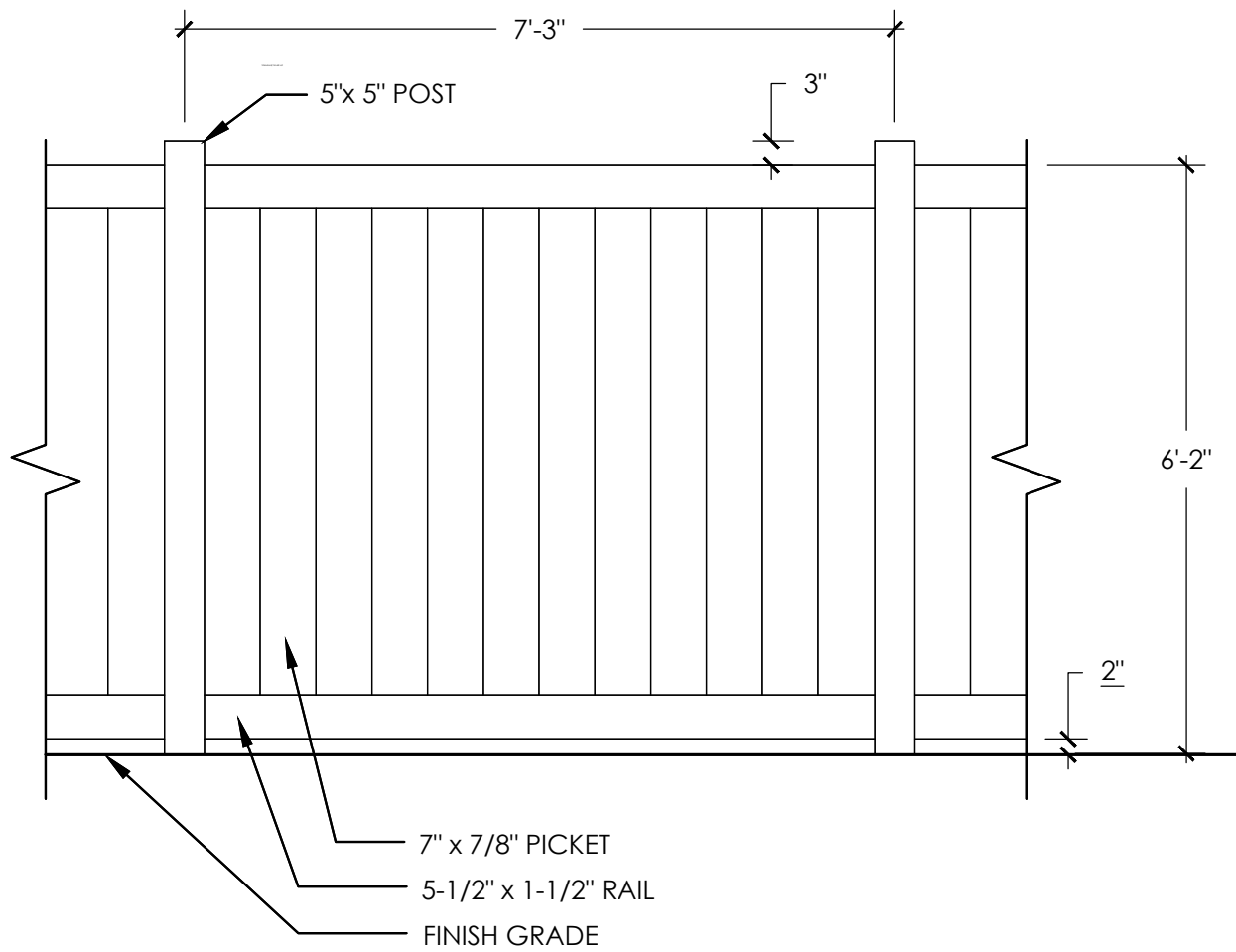


4 STEEL EDGER
SCALE: NTS



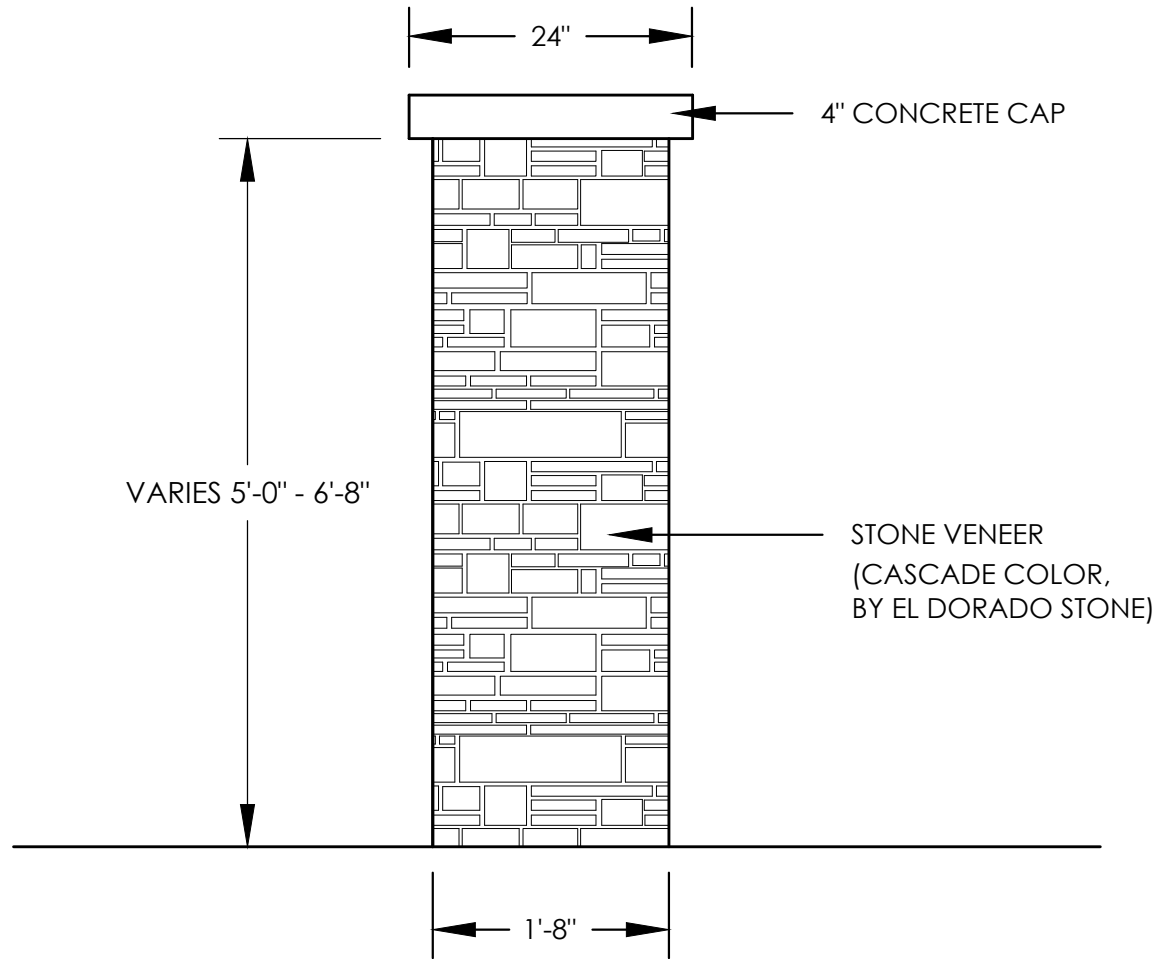
- NOTES
1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
 2. BURY ROCK 1/3 OF TOTAL DEPTH.
 3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
 4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
 5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR 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\"/>
 8. ALL BOULDERS SHALL BE OUTSIDE ROADWAY CLEAR ZONES

5 LANDSCAPE BOULDER
SCALE: NTS



- NOTE:
1. TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.
 2. FENCING VISIBLE TO THE PUBLIC SHOULD BE MADE COMPOSITE MATERIAL OR WOOD AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF COMPOSITE MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL. FENCING NOT VISIBLE FROM PUBLIC MAY BE CONSTRUCTED OF VINYL AND UTILIZE EARTHTONE COLORS, OR APPROVED EQUAL.
 3. FENCING WILL NOT BE ALLOWED WITHIN SIGHT TRIANGLE.
 4. FENCING TO BE PLACED 4' FROM BACK OF SIDEWALK.

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



- NOTE:
- 68\"/>

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



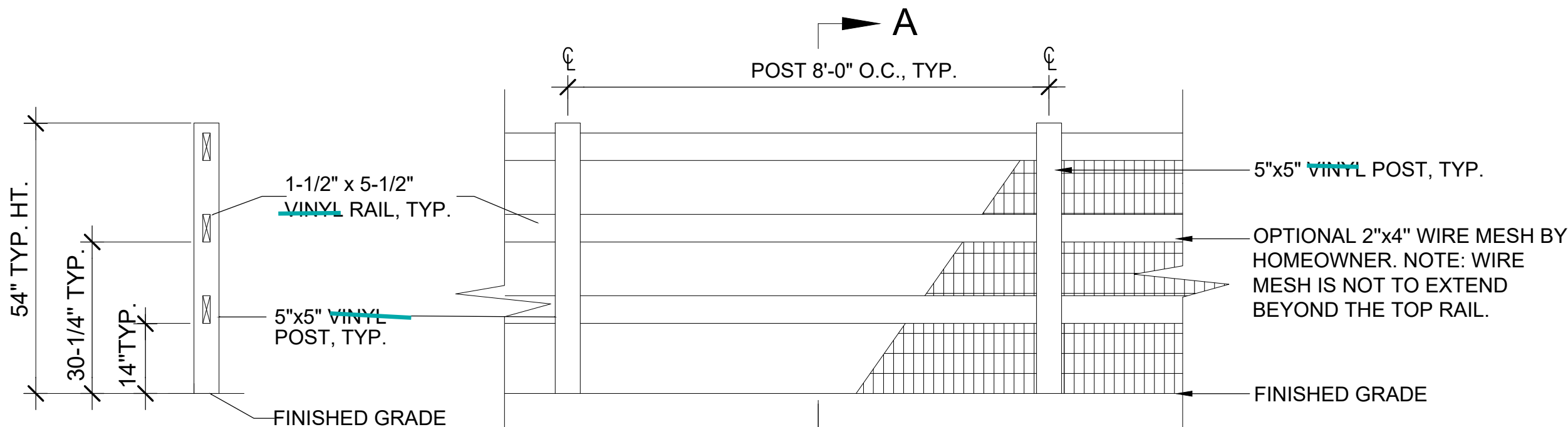
11 TABLE
SCALE: NTS



10 BENCH
SCALE: NTS



10 BENCH
SCALE: NTS

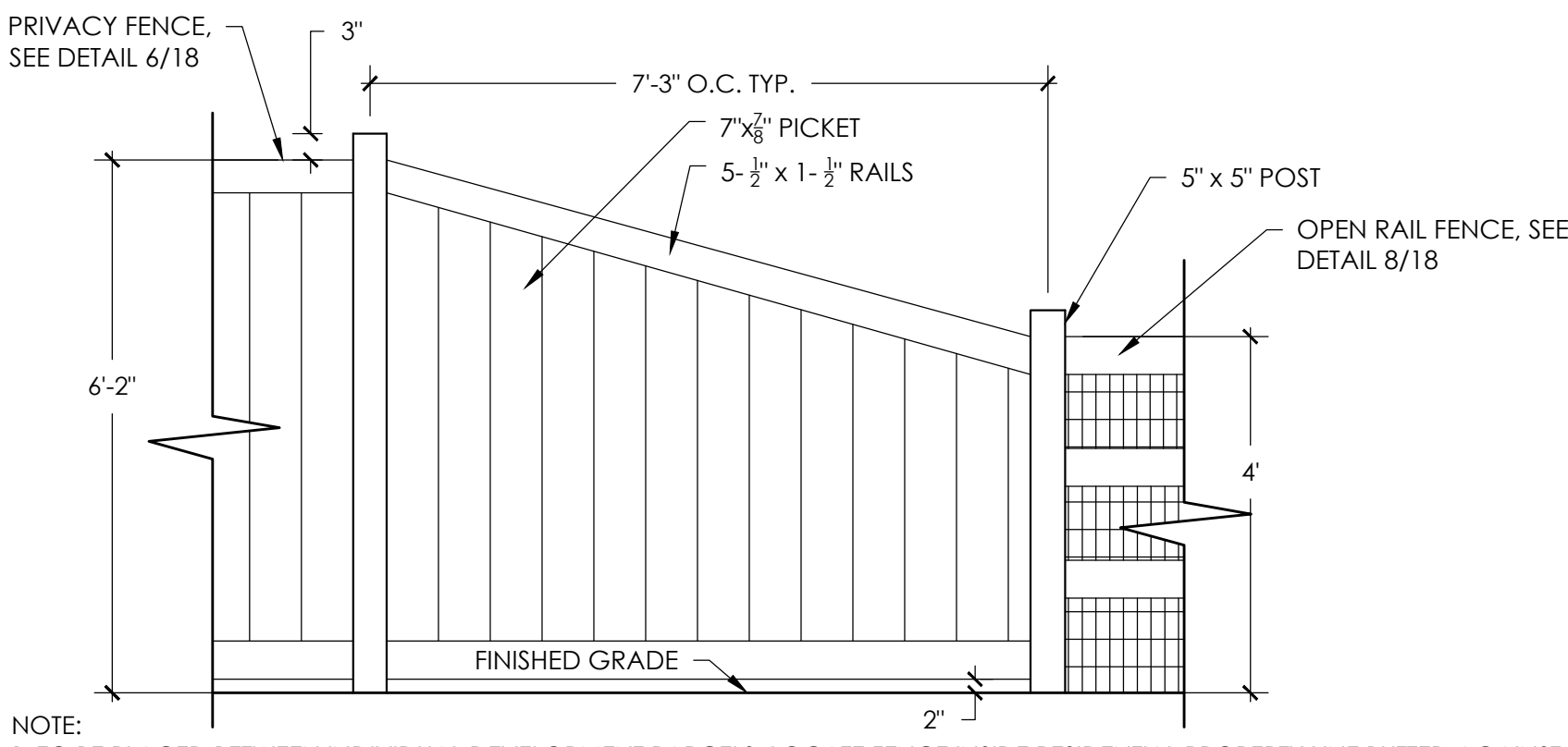


- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK OR BEHIND THE REQUIRED BUFFER.
 2. SIDE YARD FENCES FOR SIDE YARD SETBACK SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
 3. ALL FENCES THAT FACE AN ARTERIAL OR STREET SHALL INCLUDE 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'

- NOTES:
1. FENCE TYPE- **At composite or wood**
 2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST **RESIDENTIAL** LINE.

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



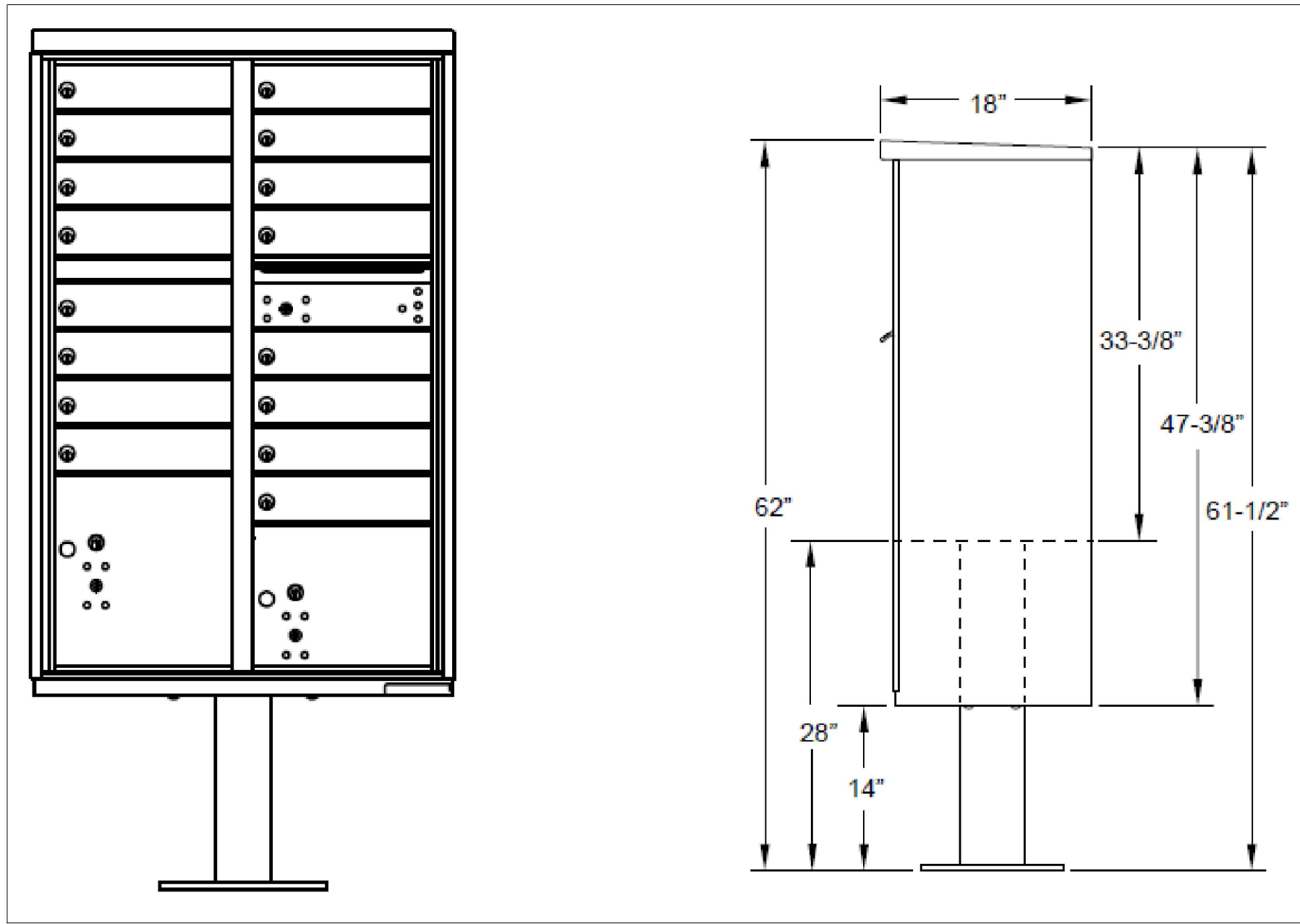
- NOTE:
1. TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.
 2. FENCING VISIBLE TO THE PUBLIC SHOULD BE MADE COMPOSITE MATERIAL OR WOOD AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF COMPOSITE MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL. FENCING NOT VISIBLE FROM PUBLIC MAY BE CONSTRUCTED OF VINYL AND UTILIZE EARTHTONE COLORS, OR APPROVED EQUAL.

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: June 12, 2024

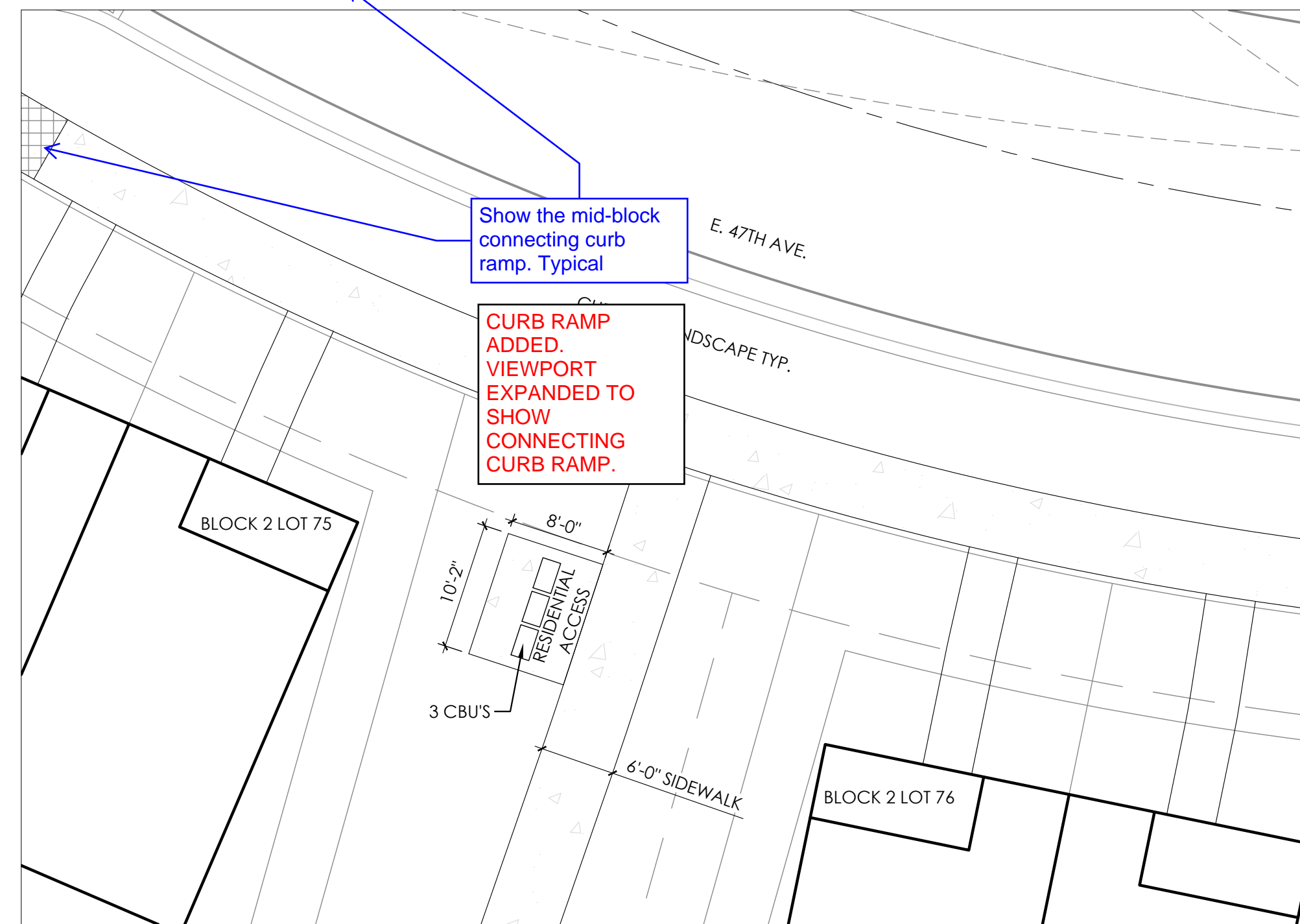
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ph: 303.632.8867

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_ FILING 10\CAD\SUBMITTALS\SITE PLAN SUB 11.1-SHEETS\F 10 DETAILS.DWG
6/7/2024 5:39 PM
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



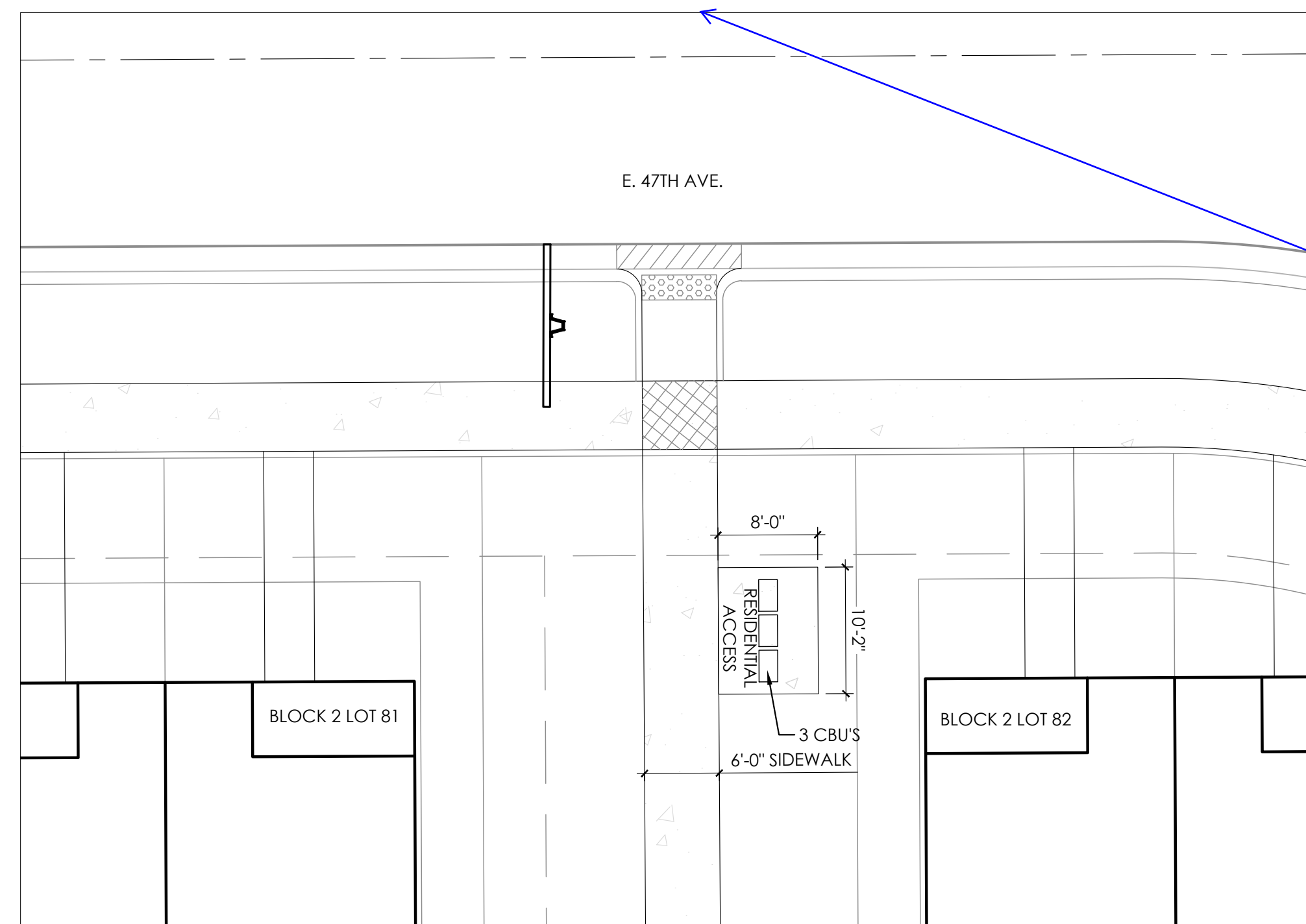
1 MAIL BOX KIOSK
SCALE: 1/2"=1'



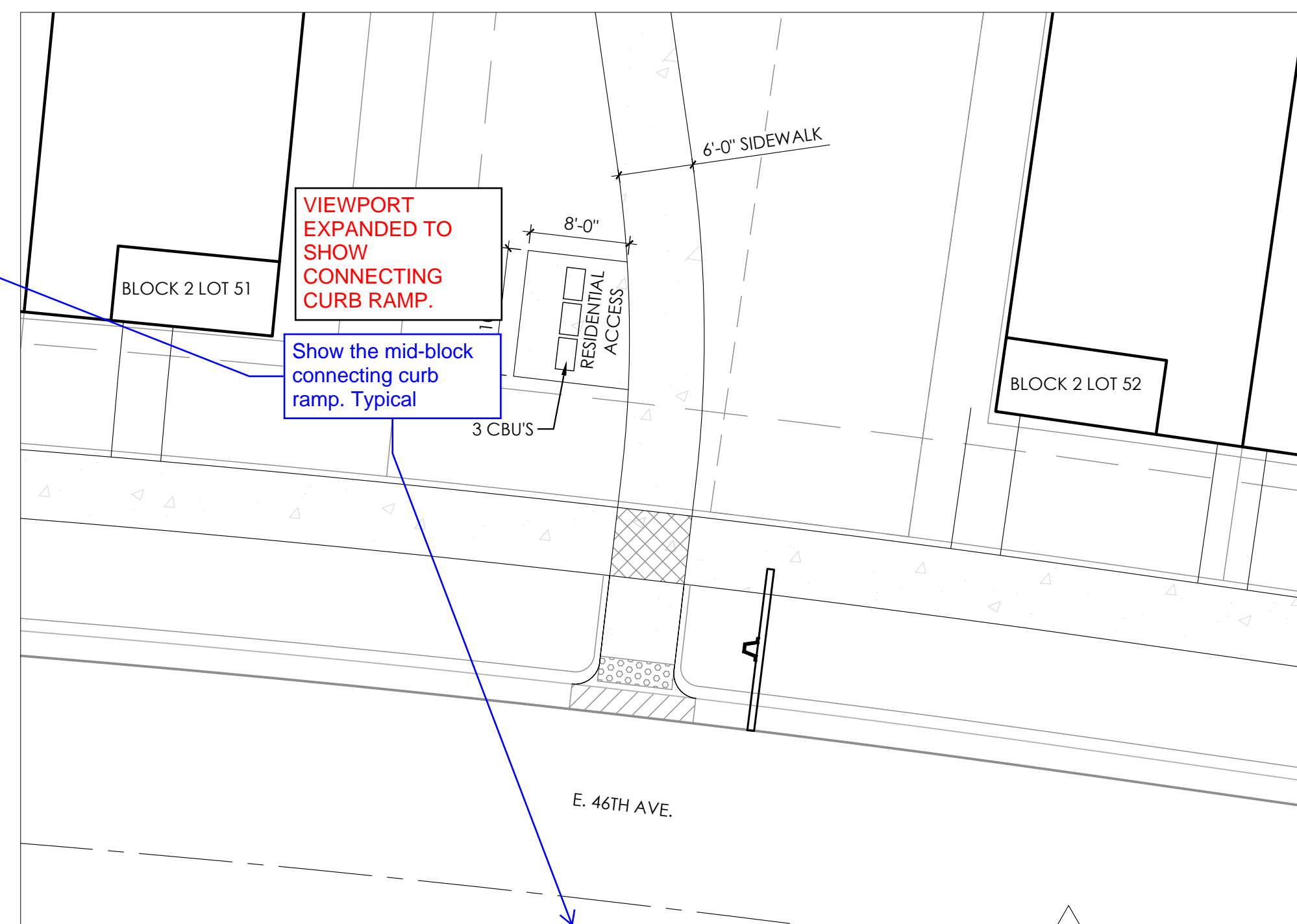
2 MAIL BOX KIOSK LOCATION A
SCALE: 1/4"=1'

CURB RAMP ADDED. VIEWPORT EXPANDED TO SHOW CONNECTING CURB RAMP.

Show curb ramps.



3 MAIL BOX KIOSK LOCATION B
SCALE: 1:10



4 MAIL BOX KIOSK LOCATION C



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

Curb Ramp Requirements for Mail Kiosks and Clustered Mailboxes:

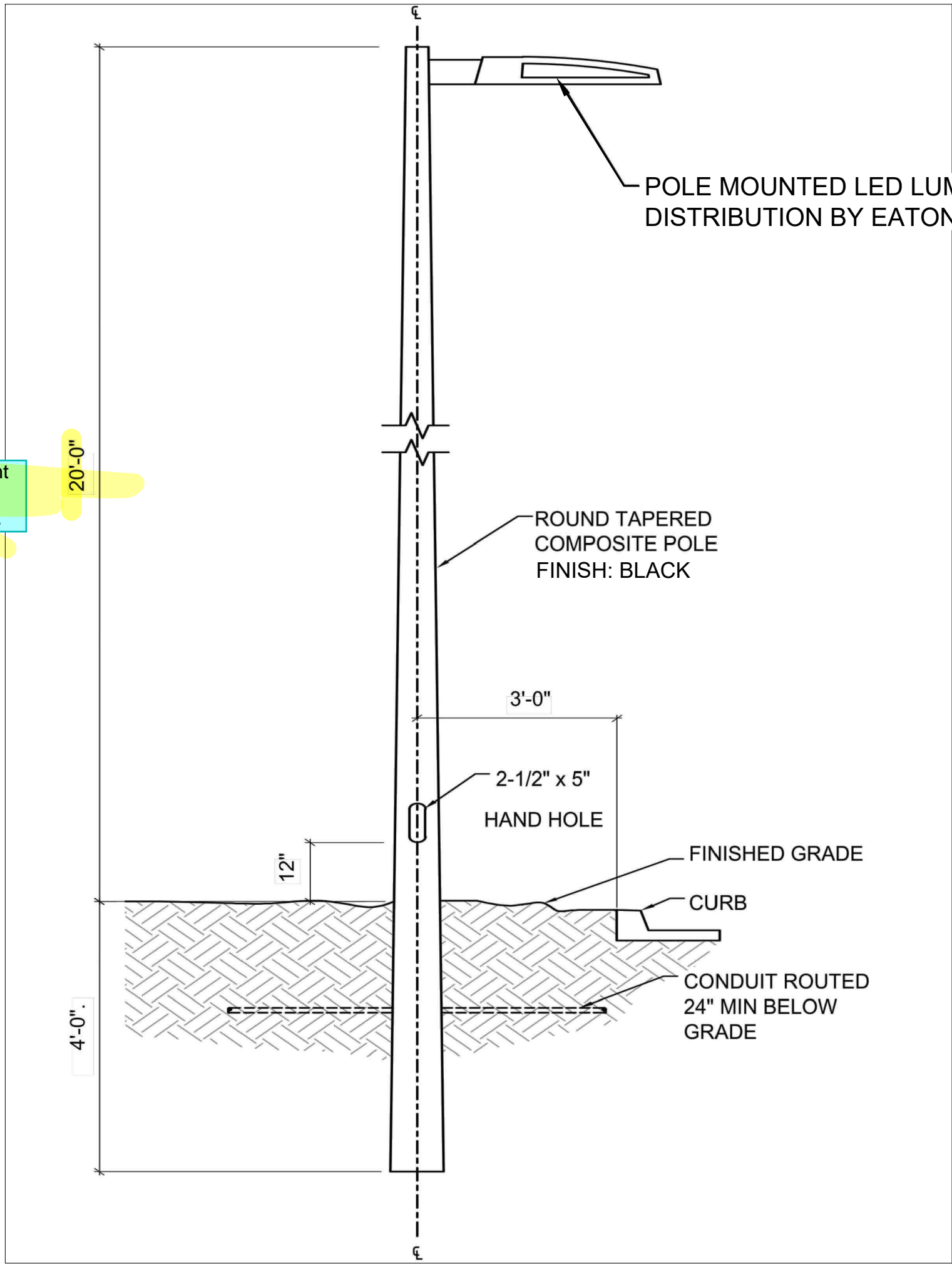
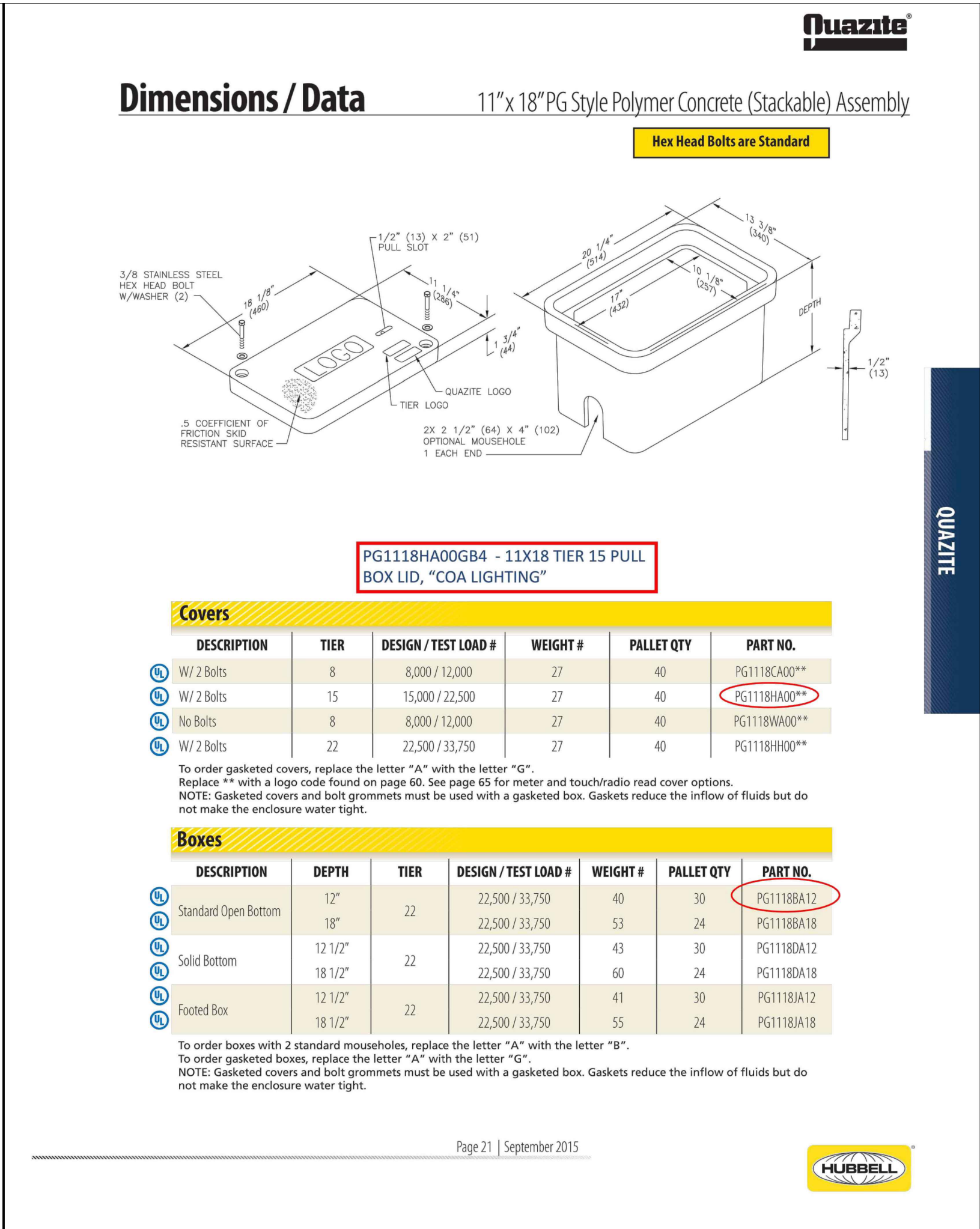
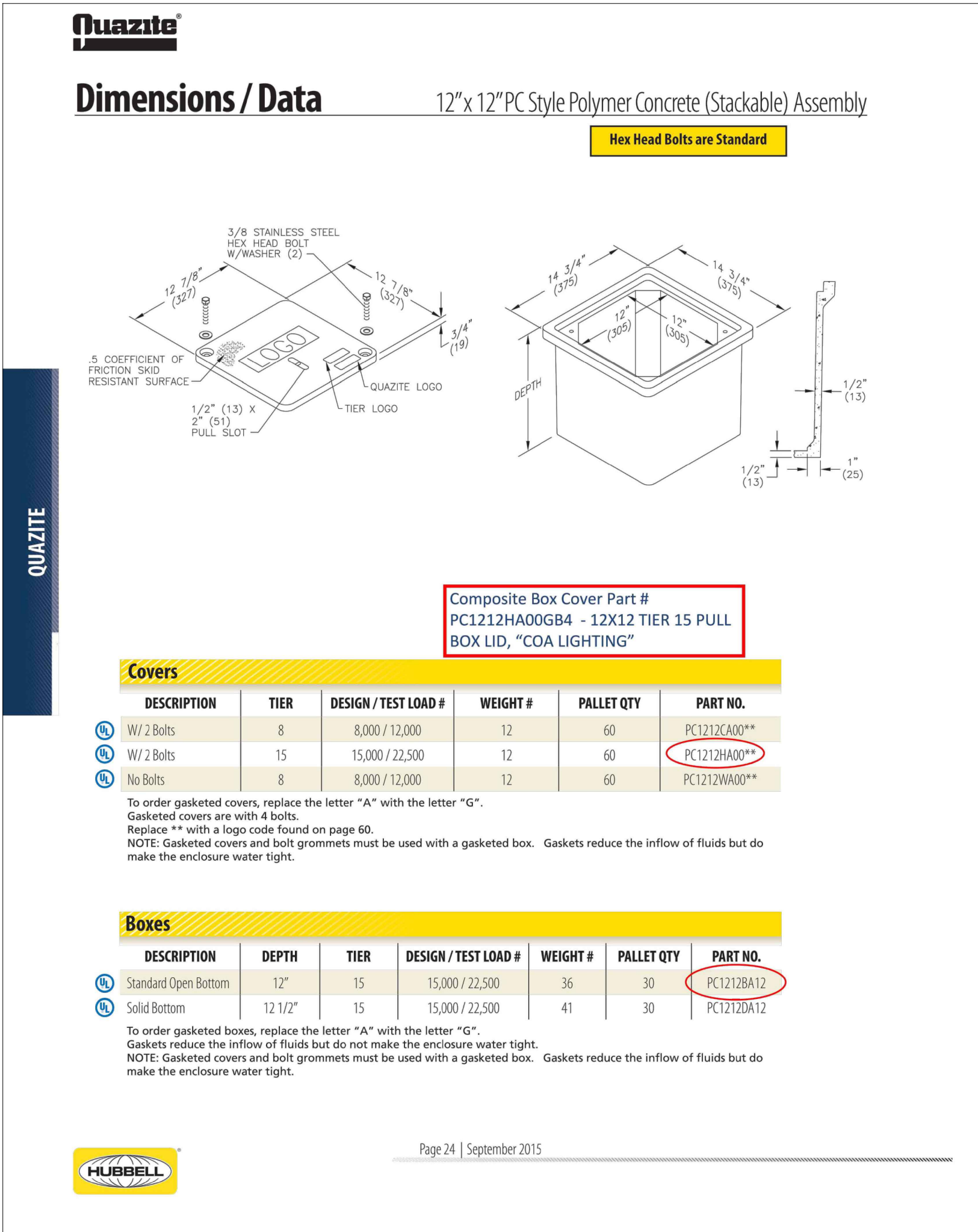
ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS, Jan 2023. Section 4.02.3:

Curb Ramps Americans with Disabilities Act requires curb ramps be installed at all pedestrian crosswalks for all new construction or reconstruction of curb and sidewalk. Curb ramps shall be shown at all curb returns, "T" intersections, at mid-block pedestrian crossing within Urban Centers or TOD's and any other location of public necessity. **Curb ramps shall be provided within an acceptable distance of residential mail kiosks or clustered mailboxes, as approved by the City Engineer. Curb ramps must be shown (located) on the drawings. Curb ramp types shall be called out on the drawings by the specific standard detail S9.1, et seq. Mid-block curb ramps in residential subdivisions shall not be located at the lot property lines where property swales drain to the back of walk. Residential driveway placement shall not interfere with the location of the proposed ramps at mid-block. Uncontrolled mid-block pedestrian crossings within Urban Centers or TOD's shall not be used on multiple lane roadways. At "T" intersections the curb ramp located at the top of the "T" shall be located across from one of the two other ramp locations, typically to the right side of the top of the "T".**

Mail kiosks shall be within 50' of an accessible ramp

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: June 7, 2024

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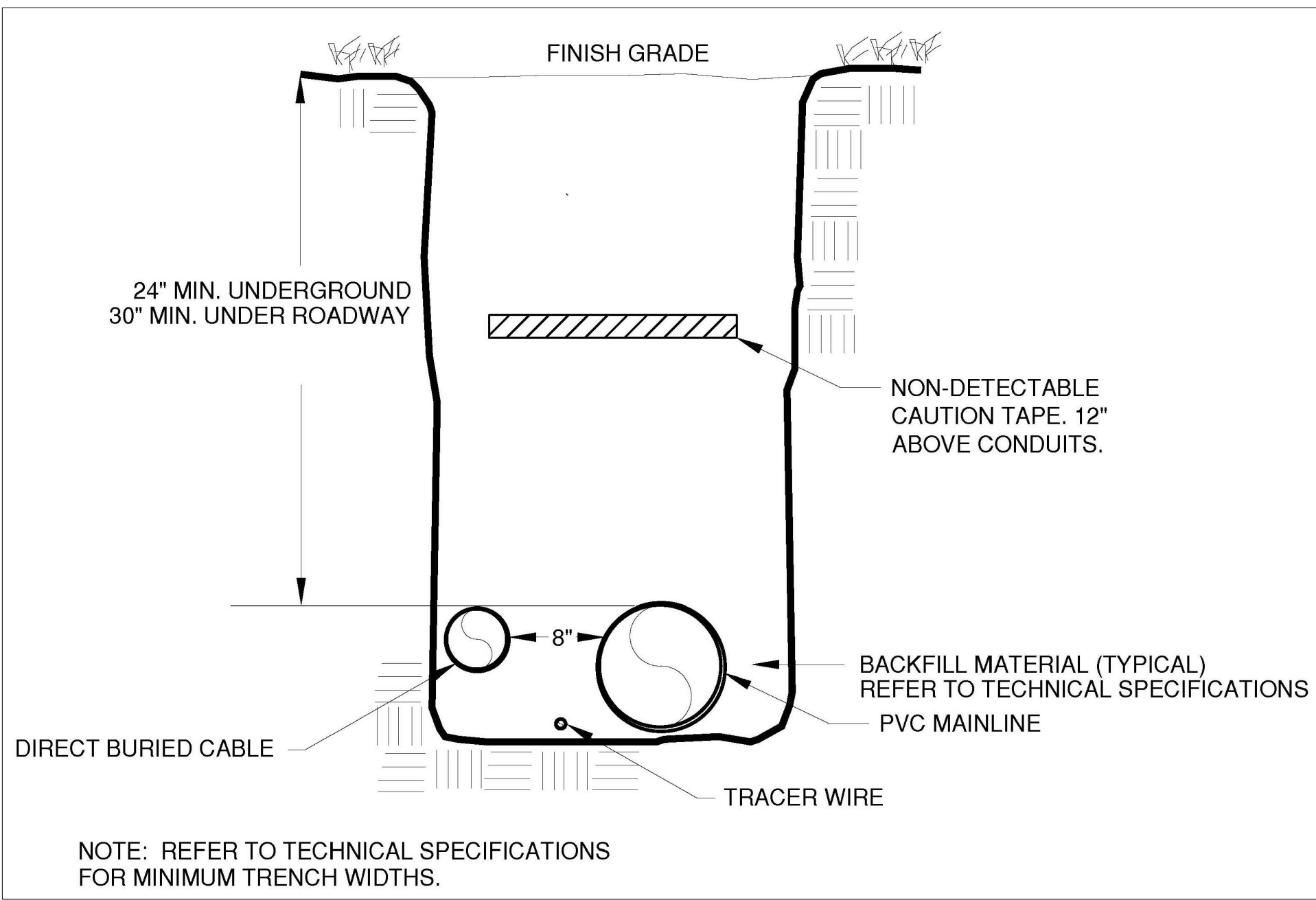


Advisory: If this is a
public pole and fixture
it is to be included in
the civil plan and not
shown on the site plan

2 LIGHT POLE AND FIXTURE
SCALE: NTS

include a detail
for any proposed
pedestrian lights.
Max. height = 16'

1 ELECTRICAL BOXES
SCALE: NTS



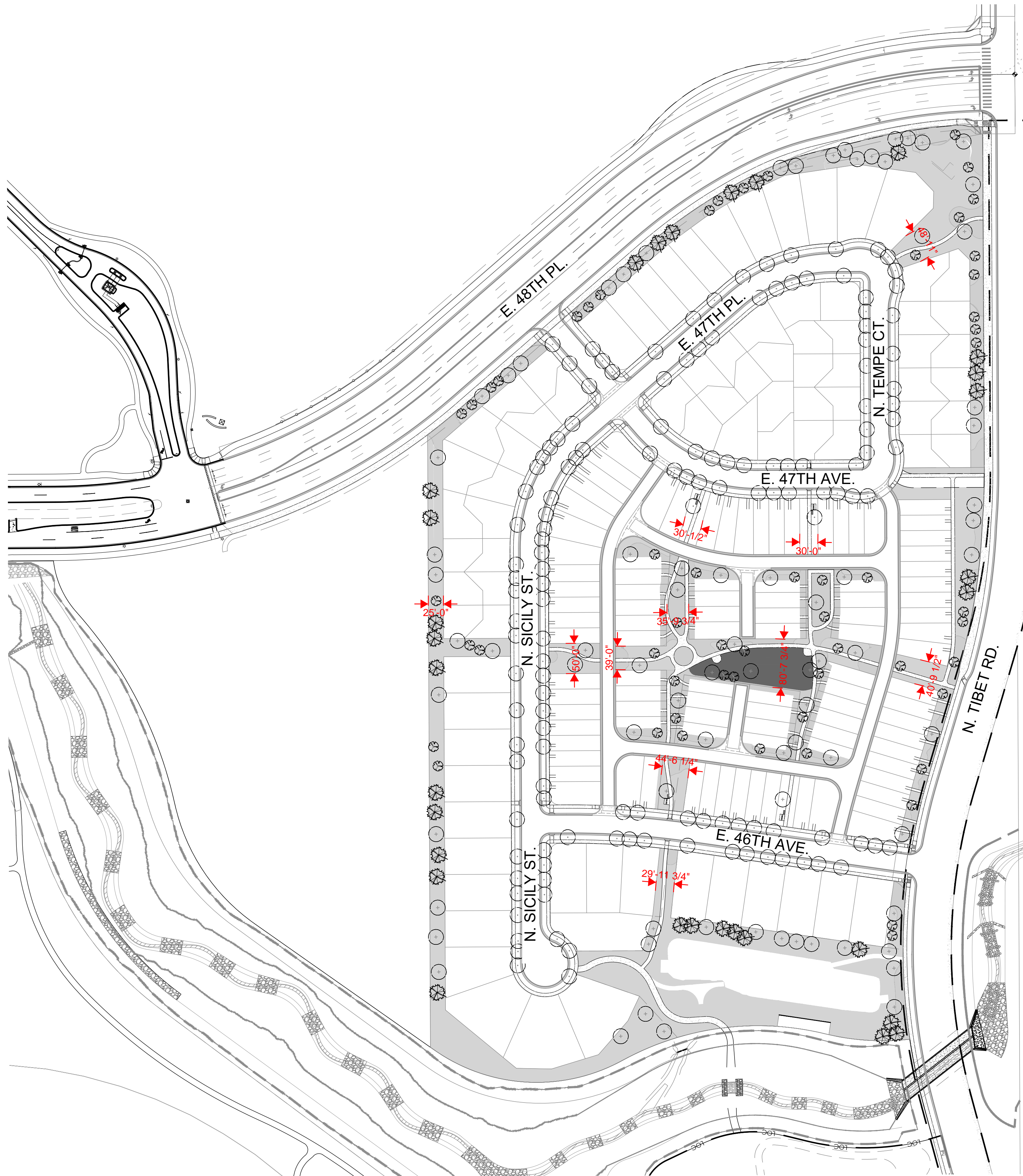
- TRENCH GENERAL NOTES:**
- IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
 - THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
 - PROVIDE UTILITY TAPE, WHICH SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ELEMENTS, AND TO BE PLACED ABOVE THE ELECTRICAL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

3 TYPICAL TRENCH DETAIL
SCALE: NTS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: June 7, 2024

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Denver, CO 80231
ph: 303.632.8867

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\SITE PLAN SUB 11.1-SHEETS\F 10 HYDROZONE MAP.DWG
JOHN SIMMELINK
6/7/2024 5:39 PM



HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
LOW WATER USE NATURES CHOICE MIX	15,151	7%	
LOW WATER USE	46,162	20%	
Z-ZONE	166,842	73%	
*TOTAL	228,155	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	215	706	151,790
EVERGREEN/ORNAMENTAL TREES	86	177	15,222
TOTAL	301	883	167,012
TOTAL AREA	395,167		

- 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.

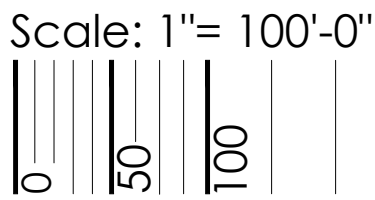
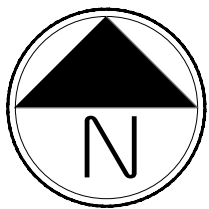
LEGEND

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

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: HYDROZONE MAP
DATE: June 7, 2024

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Denver, CO 80231
ph: 303.632.8867

NOT FOR CONSTRUCTION



SHEET 22

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\SITE PLAN SUB 11.1-SHEETS\F 10 WATER WISE OVERALL EXHIBIT.DWG
6/11/2024 12:30 PM
JOHN SIMMELINK

- 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

move notes

NOTES MOVED.

these lots are significantly wider than other I lots. Provide separate typical.

ADDITIONAL TYPICALS CREATED.

See Landscape Plans for Green Court landscape

NOTE ADDED.

show street tree locations screened back

STREET TREES ADDED.

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'

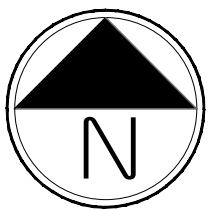
DUPLEX ALLEY-LOADED HOMES

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

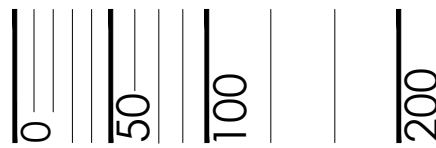
GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL LOT LANDSCAPE MAP
DATE: June 11, 2024

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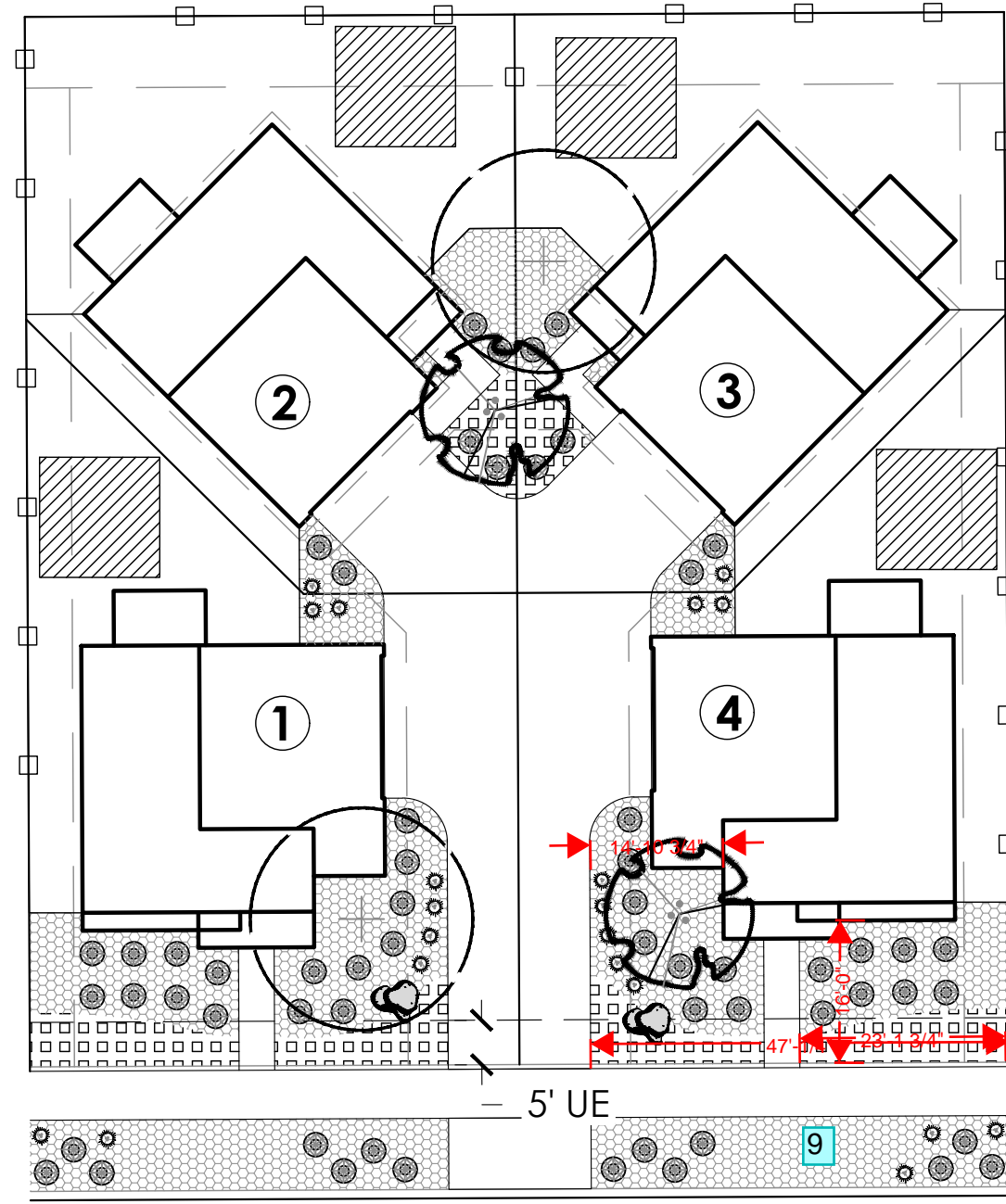
NOT FOR CONSTRUCTION



Scale: 1"= 100'-0"



SHEET 23



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

A- MOTORCOURT SINGLE FAMILY HOME (PACK MID BLOCK)				
	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	1	16	4	797
LOT 2	1	6	3	354
LOT 3	1	6	3	347
LOT 4	1	16	5	823
FRONT YARD TOTAL	4	44	15	2321
FRONT YARD CURB SIDE LANDSCAPE	N/A	14	5	752
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURBSIDE TOTAL	N/A	14	5	752

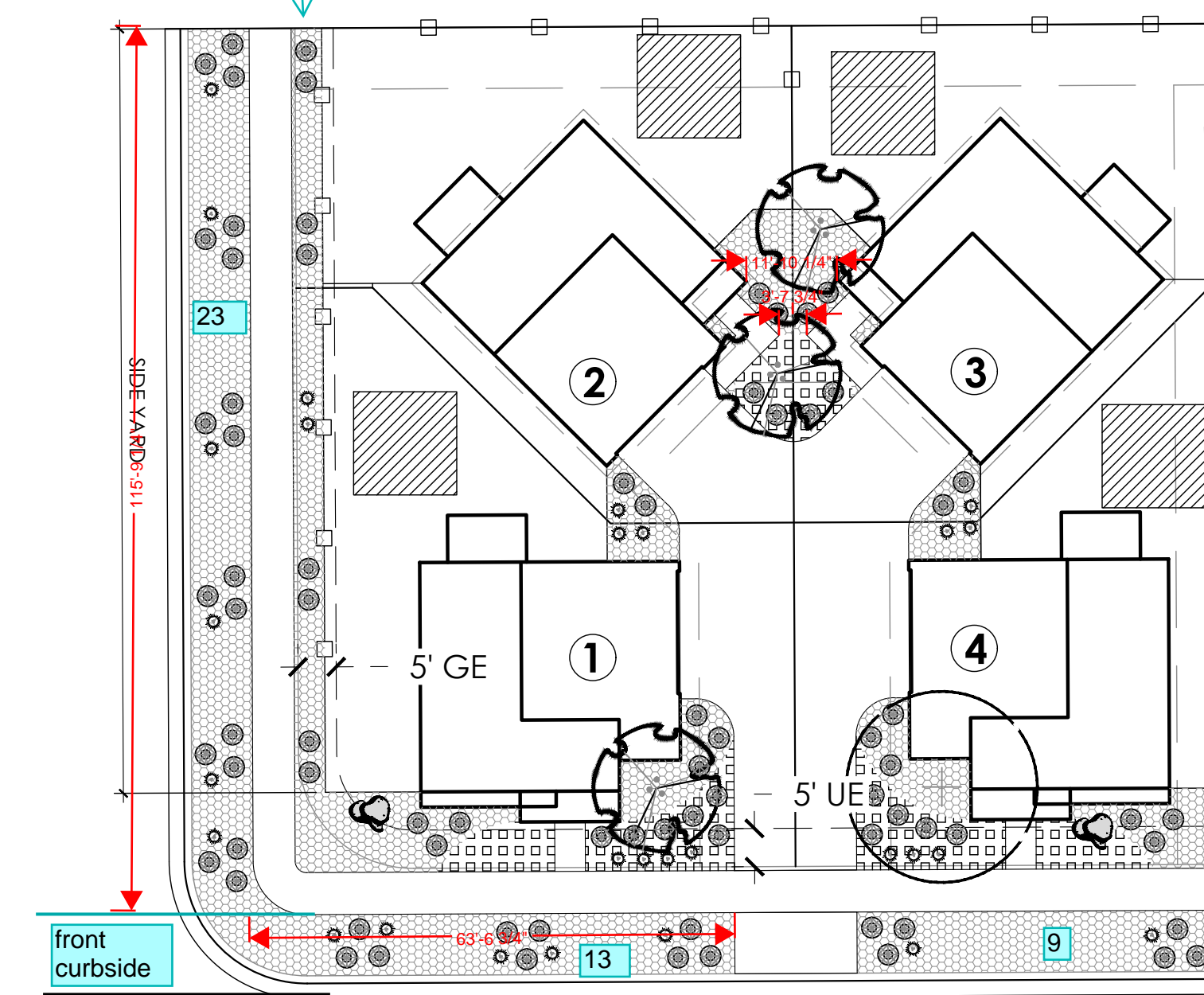
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES

short if grasses are 1 gal.

PLANT MATERIAL
ADDED TO MEET
REQUIREMENT.

Side yards with
public view: Front
yard standards
apply + 1 tree per
25 linear feet.

Revise



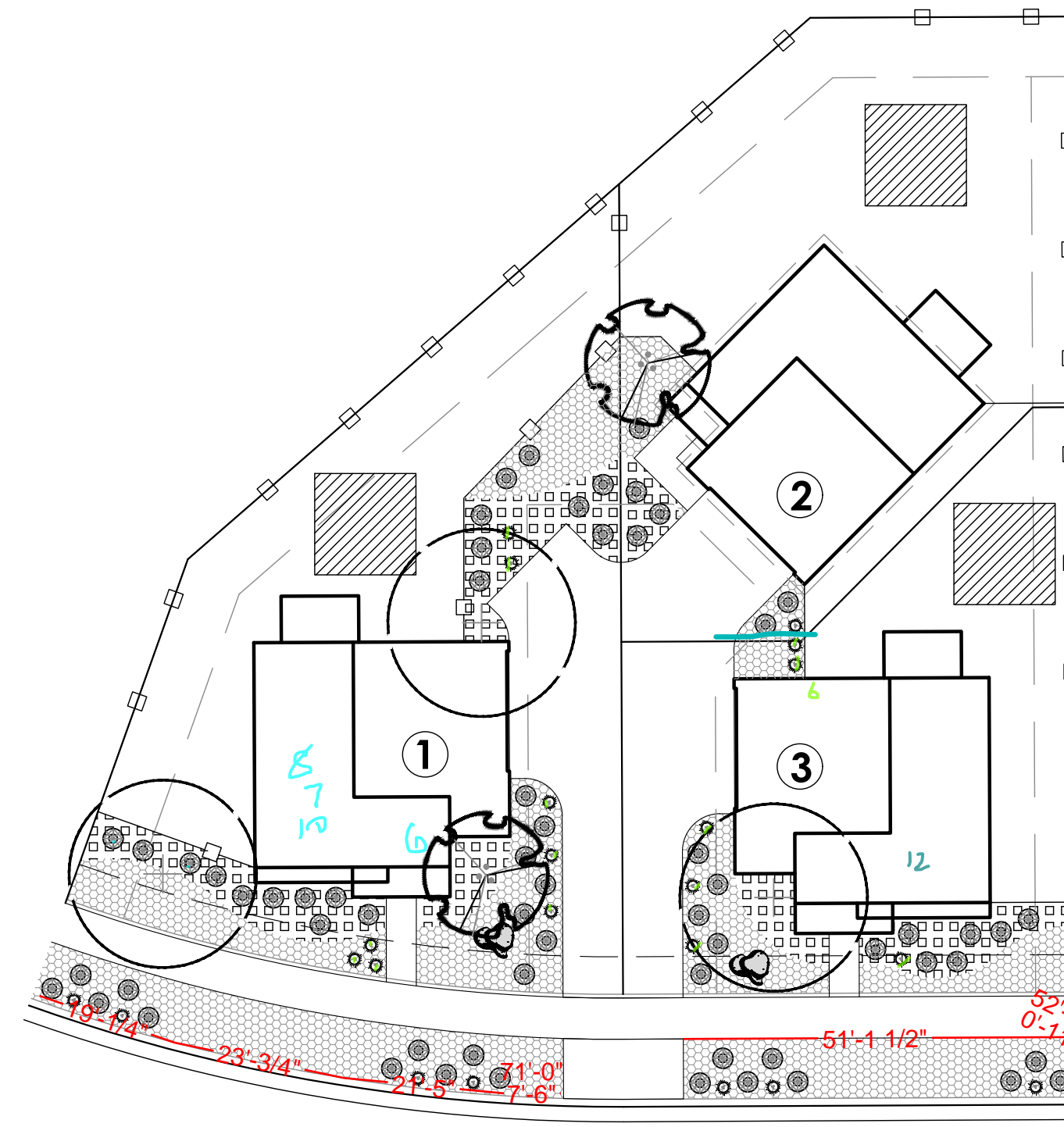
B MOTORCOURT SINGLE-FAMILY HOME (4 PACK CORNER LOTS)

B- MOTORCOURT SINGLE FAMILY HOME (4 PACK CORNER LOTS)				
	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	1	12	4	610
LOT 2	1	6	3	347
LOT 3	1	6	3	347
LOT 4	1	11	3	526
FRONT YARD TOTAL	4	35	13	1,830
SIDE YARD TOTAL	0	8	2	400
FRONT YARD CURB SIDE LANDSCAPE	N/A	18	8	1,034
SIDE YARD CURBSIDE LANDSCAPE	N/A	15	5	800
CURBSIDE TOTAL	N/A	33	13	1,834

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

numbers above indicate
requirement

PLANT MATERIAL
DIVIDED TO MEET
REQUIREMENT FOR
EACH SECTION.



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

C- MOTORCOURT SINGLE FAMILY HOME (3 PACK MID BLOCK LOTS)				
	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	2	25	8	1,323
LOT 2	1	6	3	346
LOT 3	1	12	4	625
FRONT YARD TOTAL	4	43	15	2,294
FRONT YARD CURB SIDE LANDSCAPE	N/A	18	7	984
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURBSIDE TOTAL	N/A	18	7	984

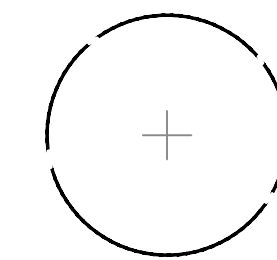
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES

revise per lot
line location.
TYP all lots

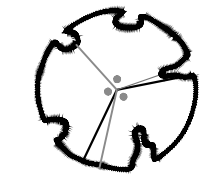
PLANT MATERIAL
RELOCATED TO
MEET MINIMUM ON
ALL LOTS.

Mulch is required and may be organic or
inorganic. If all inorganic mulch is proposed, 2
different types and sizes are required. White
rock, red lava rock and rubber mulches are not
permitted. When rock mulch is used and abuts a
hard surface (concrete, curb, pavers, sidewalk)
it must be a minimum size of 1/2 in. screened.

KEY



DECIDUOUS TREE



ORNAMENTAL TREE



SHRUB

Use multiple
different
symbols to
indicate variety

OTHER SHRUB
SYMBOLS ADDED.

ORNAMENTAL GRASSES

ROCK MULCH TYPE 1

ROCK MULCH TYPE 2

PRIVATE OUTDOOR SPACE



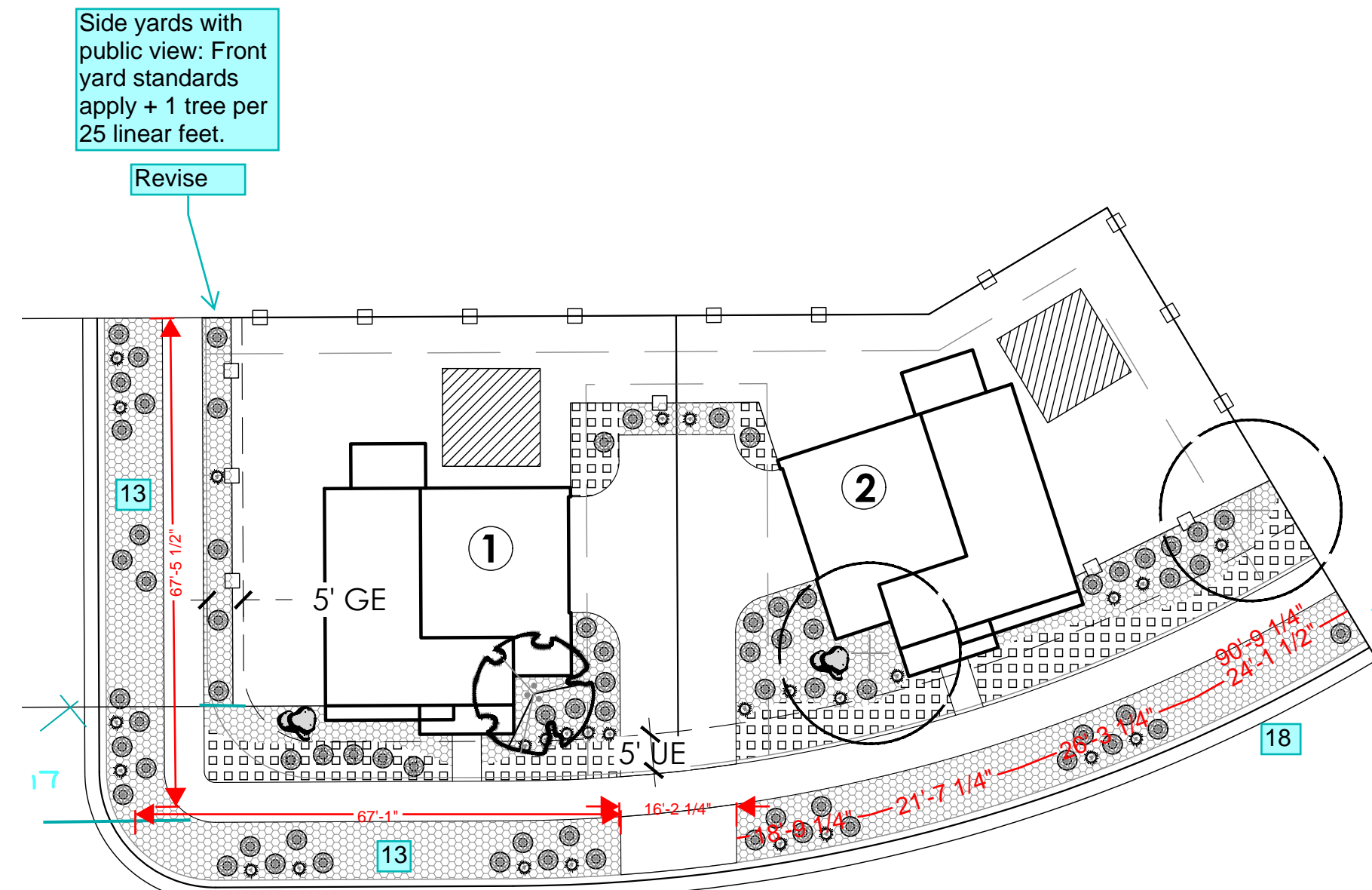
FENCE



UNITS

edger ?

NO EDGER NEEDED
BETWEEN TWO
TYPES OF ROCK
MULCH.



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

D- MOTORCOURT SINGLE FAMILY HOME (2 PACK MID CORNER LOTS)				
	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	1	13	6	726
LOT 2	2	19	8	1,074
FRONT YARD TOTAL	3	32	14	1,800
SIDE YARD TOTAL	0	5	1	214
FRONT YARD CURB SIDE LANDSCAPE	N/A	25	10	1,383
SIDE YARD CURBSIDE LANDSCAPE	N/A	9	2	429
CURBSIDE TOTAL	N/A	34	12	1,812

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

All Curbside shrubs and grasses shall be 5-gal. minimum.

NOTED, ADDED TO
OVERALL NOTES.

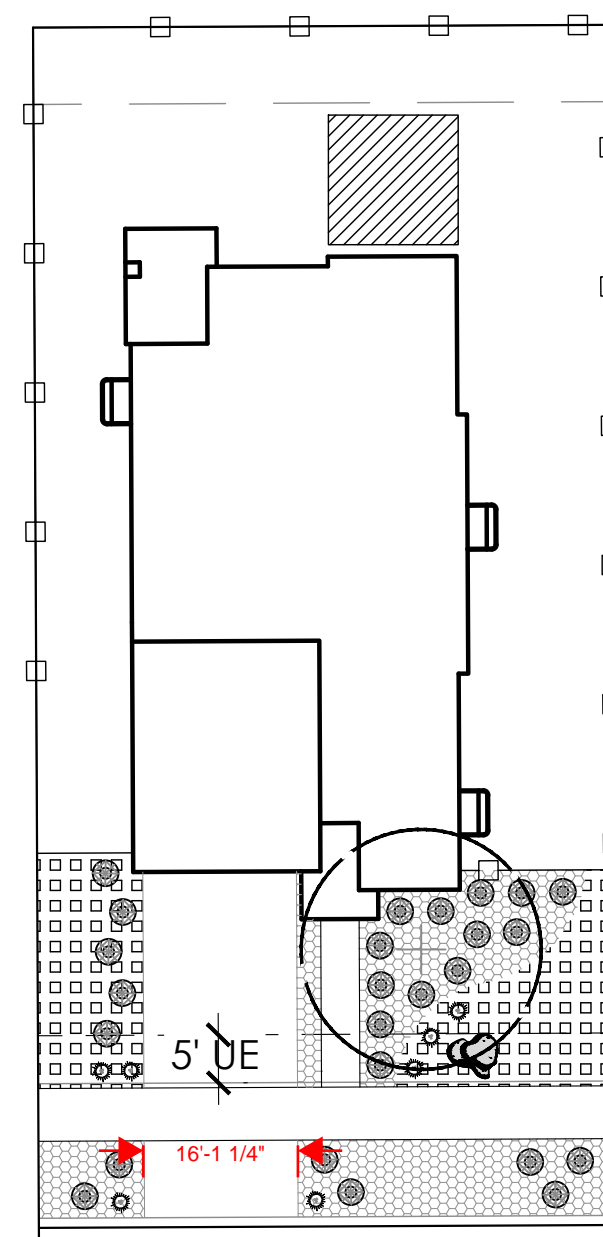
ADDED CALLOUT
FOR SPECIAL
FEATURE ON EACH
TYPICAL.

include special
feature for each lot.
List of eligible items
is ok.

Add to all or add notes
applicable to all lots

add plant equivalents and
clarify counts. Are
grasses counted as 1 gal.?

PLANT MATERIAL
ADDED TO MEET
MINIMUMS IN YARD.
ALL GRASSES IN
YARD ARE 1 GAL.



E SINGLE-FAMILY HOME (MID BLOCK LOT) 45'-50'X110'

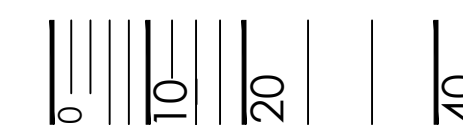
E- SINGLE FAMILY HOME (MID BLOCK LOT) 45'-50'X110'				
	TREES	SHRUBS	GRASSES	TOTAL AREA
FRONT YARD TOTAL	1	18	5	883
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	2	352
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURBSIDE TOTAL	N/A	7	2	352

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

Add notes below to the lot landscape typical sheets.
•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.

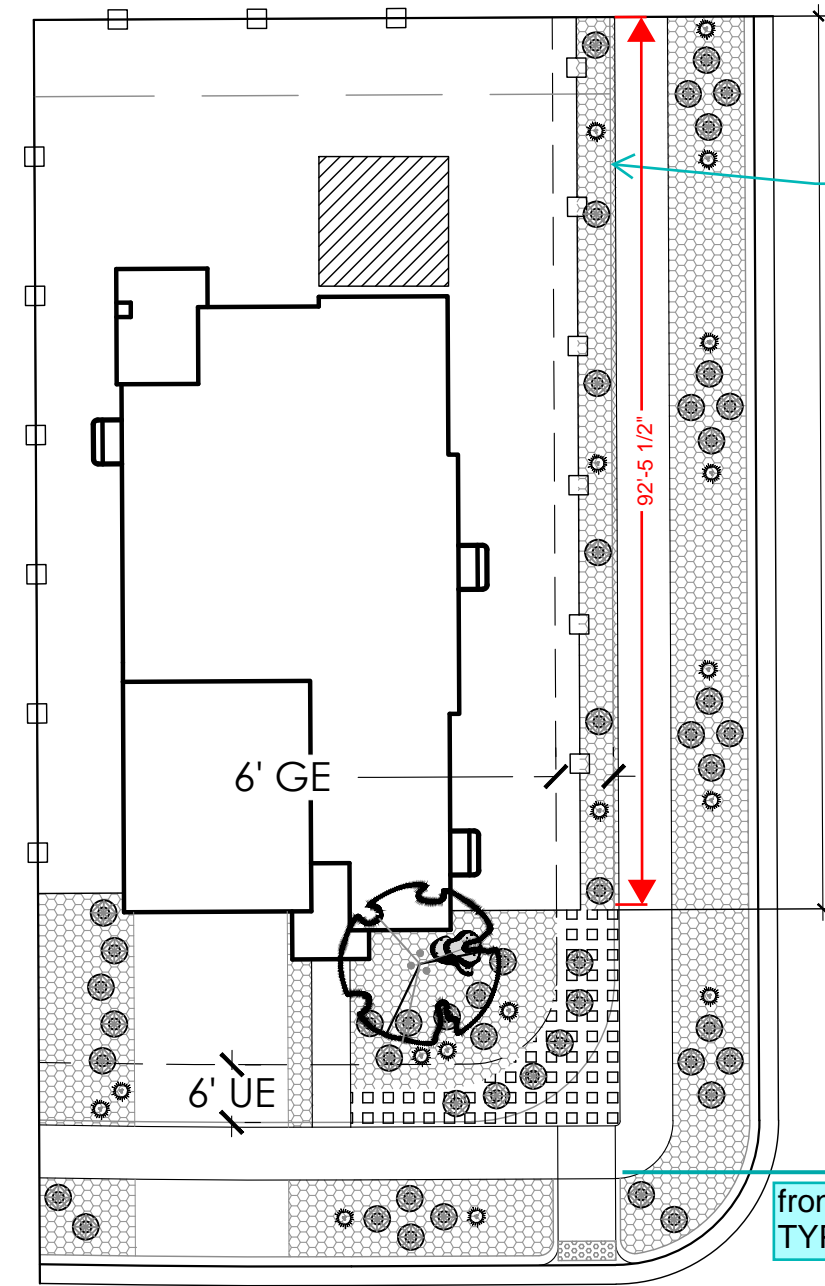
NOTES ADDED.

Scale: 1"= 20'-0"



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE:LANDSCAPE TYPICALS
DATE: June 11, 2024

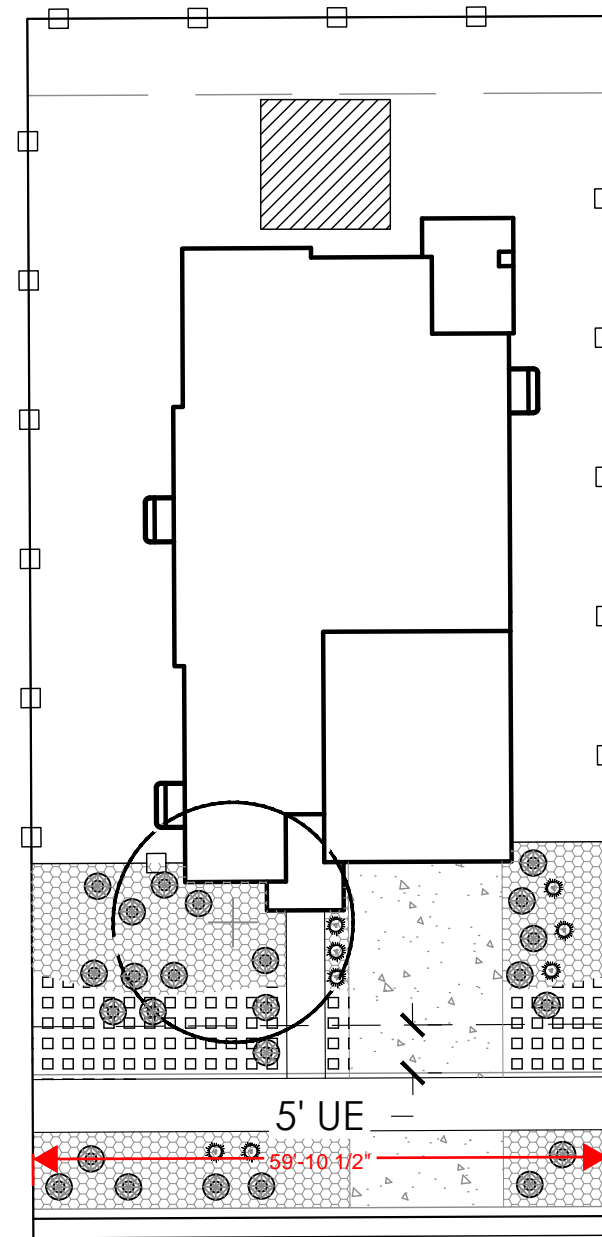
terraccina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867



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

	TREES	SHRUBS	GRASSES	TOTAL AREA
FRONT YARD TOTAL	1	18	5	889
SIDE YARD TOTAL	1	6	3	372
FRONT YARD CURB SIDE LANDSCAPE	N/A	12	3	597
SIDE YARD CURBSIDE LANDSCAPE	N/A	12	6	744
CURBSIDE TOTAL	N/A	24	9	1,341

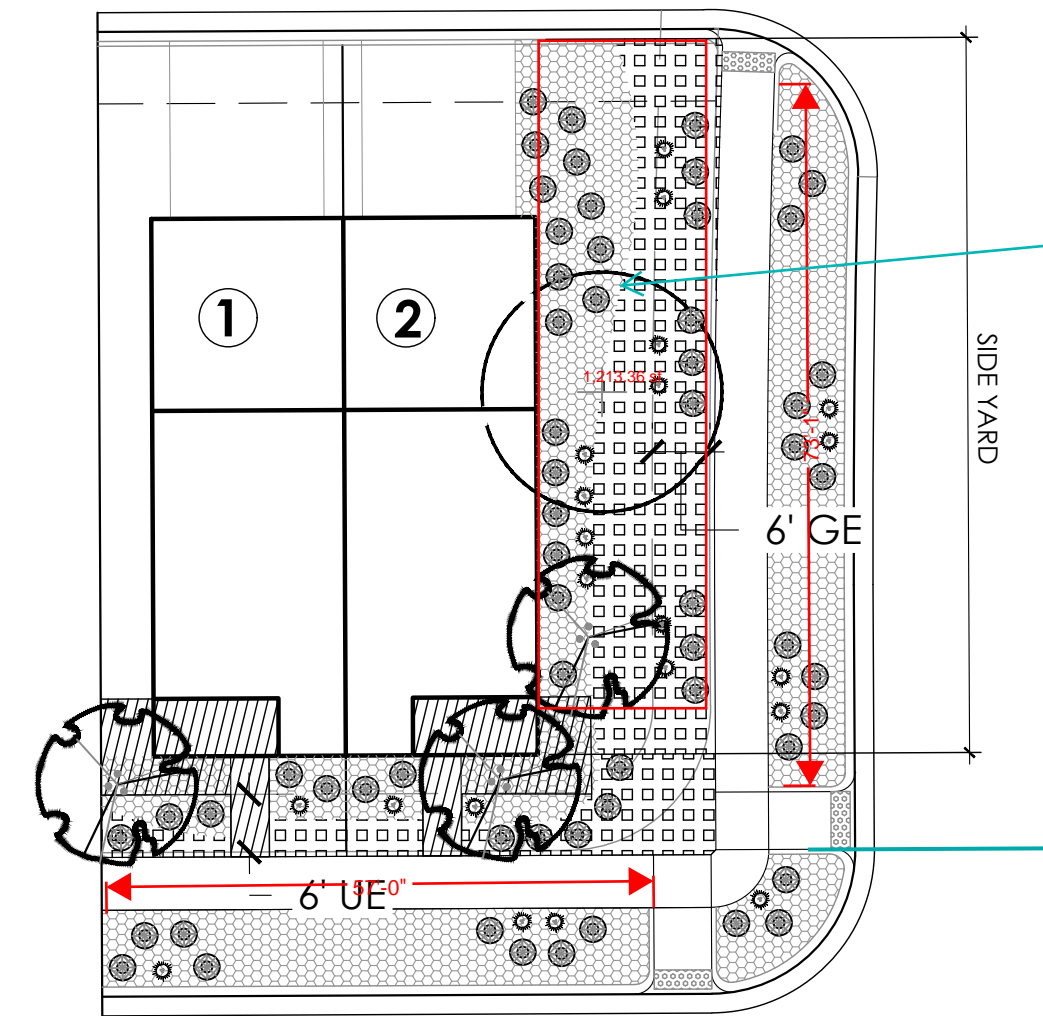
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



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

	TREES	SHRUBS	GRASSES	TOTAL AREA
FRONT YARD TOTAL	1	17	6	882
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	2	352
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURBSIDE TOTAL	N/A	7	2	352

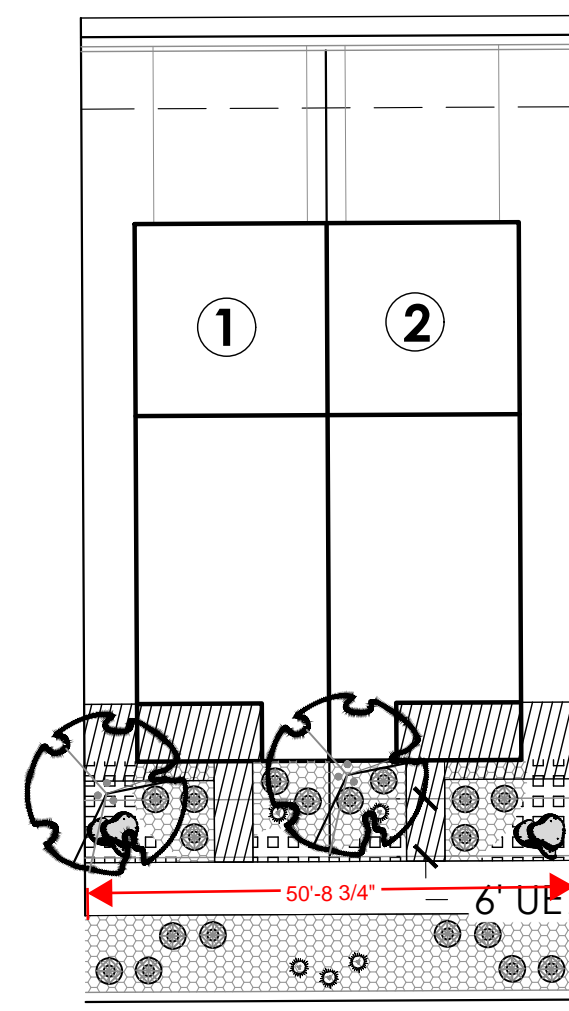
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



H DUPLEX ALLEY-LOADED HOME (CORNER LOTS)

	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	1	5	1	226
LOT 2	1	7	2	362
FRONT YARD TOTAL	2	12	3	588
SIDE YARD TOTAL	2	26	10	1,436
FRONT YARD CURB SIDE LANDSCAPE	N/A	11	4	572
SIDE YARD CURBSIDE LANDSCAPE	N/A	11	4	577
CURBSIDE TOTAL	N/A	22	8	1,149

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



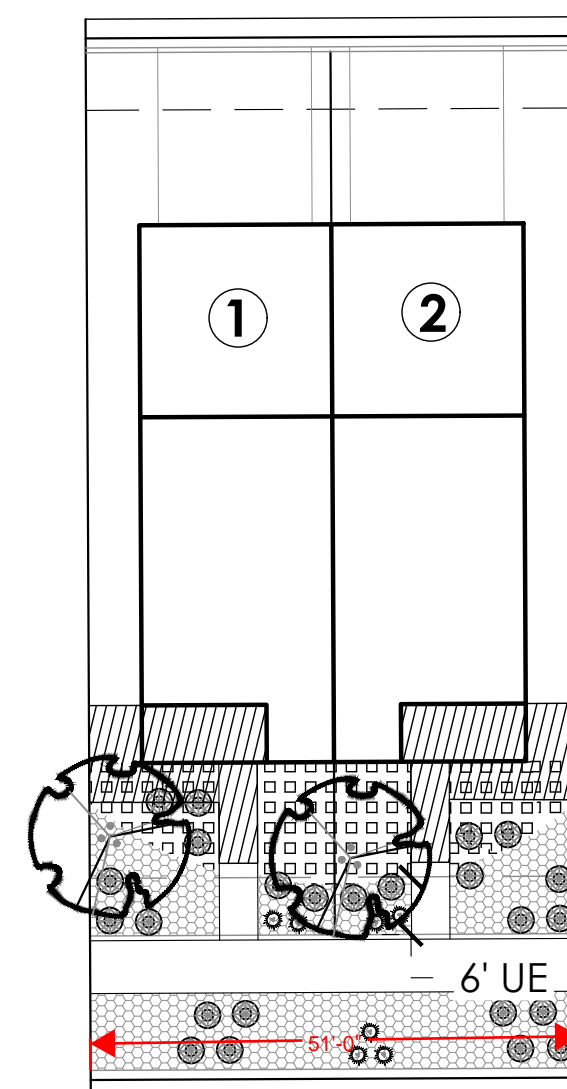
I- DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	1	5	1	226
LOT 2	1	5	1	226
FRONT YARD TOTAL	2	10	2	452
FRONT YARD CURB SIDE LANDSCAPE	N/A	8	3	408
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURBSIDE TOTAL	N/A	8	3	408

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

Lots 67, 68 and 69, Block 2 are significantly wider than other 1 lots. Provide separate typicals.

TYPICALS ADDED.

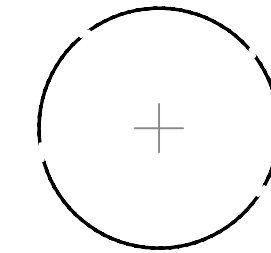


J- DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

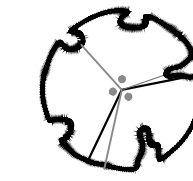
	TREES	SHRUBS	GRASSES	TOTAL AREA
LOT 1	1	8	2	387
LOT 2	1	8	2	387
FRONT YARD TOTAL	2	16	4	774
FRONT YARD CURB SIDE LANDSCAPE	N/A	8	3	408
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURBSIDE TOTAL	N/A	8	3	408

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

KEY



DECIDUOUS TREE



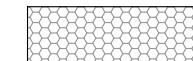
ORNAMENTAL TREE



SHRUB



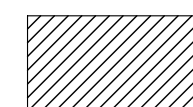
ORNAMENTAL GRASSES



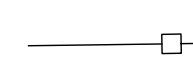
ROCK MULCH TYPE 1



ROCK MULCH TYPE 2



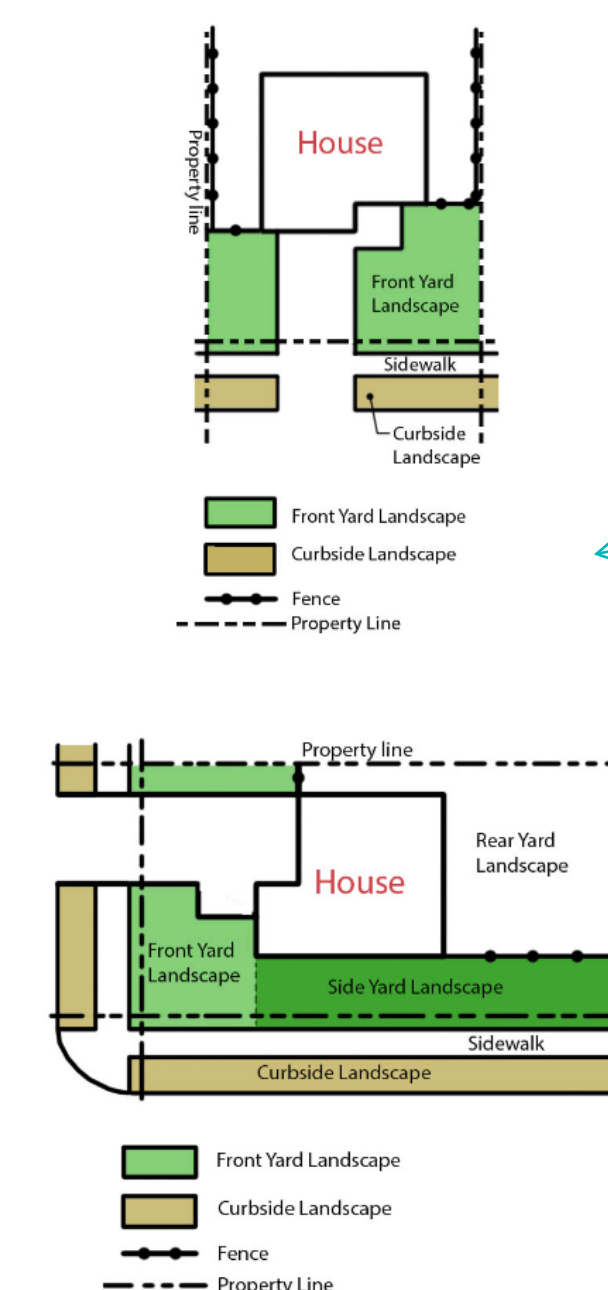
PRIVATE OUTDOOR SPACE



FENCE



UNITS



FYI. front yard vs. front curbside delineated differently. Revise tables accordingly/

REVISED.

Scale: 1"= 20'-0"



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE:LANDSCAPE TYPICALS
DATE: June 11, 2024

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

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 N. 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 10

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. 202200006446, 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 _____ AT RECEPTION NO. _____, 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 4 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 REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'25", AN ARC LENGTH OF 231.34 FEET;
- SOUTH 08°11'02" WEST, A DISTANCE OF 16.45 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 178.00 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 SOUTHWESTERLY HAVING 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 THE BEGINNING OF 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 THE NORTHERLY BOUNDARY OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 9, RECORDED MARCH 29, 2022 AT RECEPTION NO. 2022000027765, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS 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 MOST SOUTHERLY CORNER OF TRACT A, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, RECORDED MARCH 29, 2022 AT RECEPTION NO. 2022000027765, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,027.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°07'08" WEST;

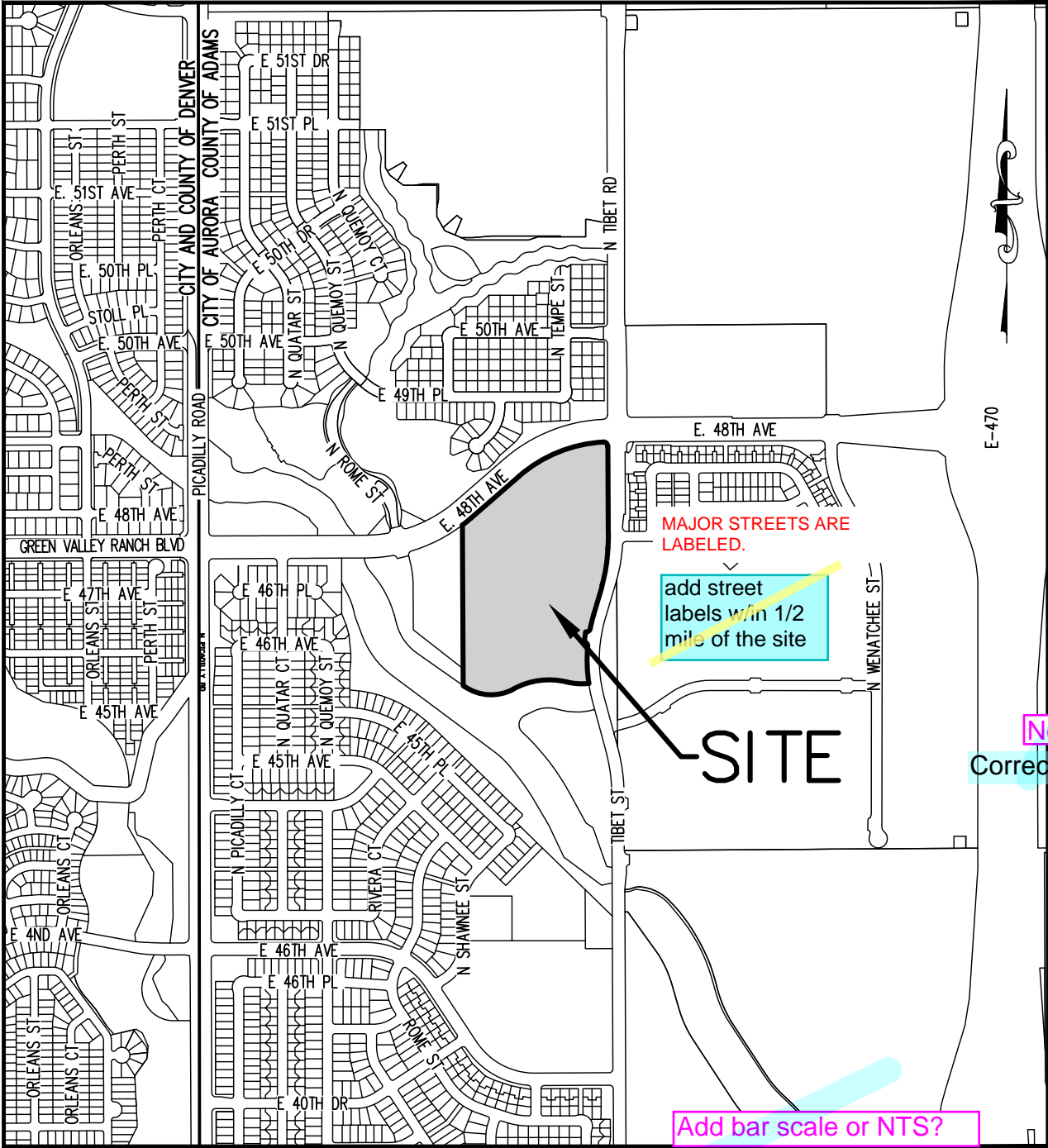
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES:

- 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 26.804 ACRES, (1,167,582 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	TITLE SHEET/LEGAL DESCRIPTION
SHEET 1	OVERALL BOUNDARY/
SHEET 2	OVERALL BOUNDARY/
SHEETS 3-8	LOT DETAIL SHEETS
SHEET 9	UTILITY AND ACCESS EASEMENT DETAILS
SHEET 10	LINE AND CURVE TABLES

CITY OF AURORA APPROVALS

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

CITY ENGINEER	DATE
NOT ALL OF GVRE FIL 10 IS BEING VACATED. TRACT A OF GVRE FIL 10 IS NOT BEING VACATED.	DATE

OWNER:

CLAYTON PROPERTIES GROUP INC., A TENNESSEE CORPORATION
BY: _____
NAME: _____
TITLE: _____
STATE OF _____
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: _____

Add COA 2024 Subdivision Checklist required covenants for Drainage & Utility easements and possibly Fire Lane.

Added

(Collectively hereafter "Owner")

COVENANTS

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

("City") Added

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

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

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

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LINES 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 ASSUMPTION THAT THE 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 NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, INC. T3S R66W C 1/4 S24 2024 PLS 38256" AND AT THE SOUTH END BY A 3-1/4" 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 SHOWN ON THIS PLAT 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. IT TITLE WILL BE UPDATED CLOSER TO RECORDING
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, VIBRATION, OR OTHER MATTER, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH TIBET STREET 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.
- TRACTS A-I ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EASEMENTS HEREON SHOWN AND LABELED "G" 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.

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.

AzTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION:	05/16/2024
SCALE:	N/A
SHEET	1 OF 10

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 10

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

Fully describe monument and cap stamping COA
2024 Subdivision Plat Checklist Item #13.d.(1)

Added

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

Tract C is an access easement and
Fire Lane Easement in it's entirety?

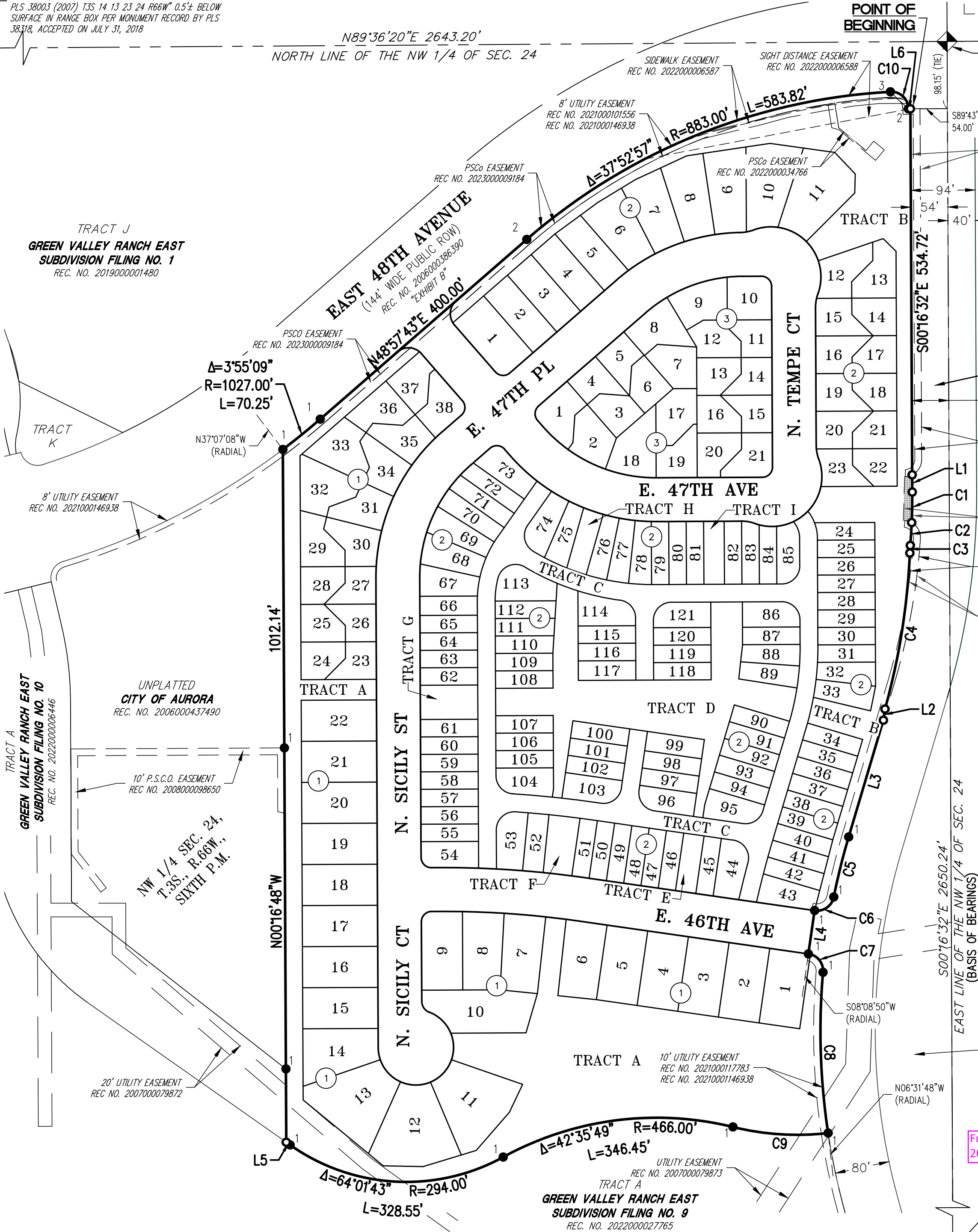
Added

Closure report
shows this as B&D
and not a curve?

Updated Closure
report will be sent

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'32"E	25.21'
L2	S08°11'02"W	16.45'
L3	S16°33'15"W	178.00'
L4	S08°08'50"W	64.00'
L5	N54°52'49"W	6.91'
L6	N89°43'28"E	3.00'

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	13°07'25"	1010.00'	231.34'
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'



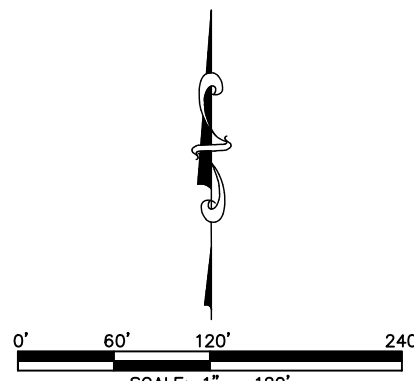
LOT 1
BLOCK 2
WINDLER SUBDIVISION FILING NO. 3
REC. NO. 2023000054719

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

Fully describe monument and cap stamping COA
2024 Subdivision Plat Checklist Item #13.d.(1)

Added

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



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 2 OF 10	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 10

FOR REVIEW

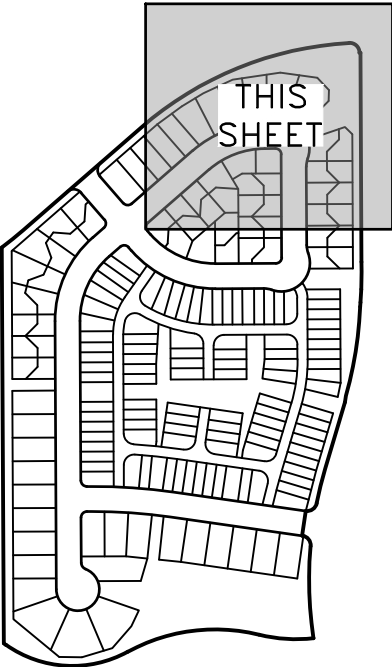
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

Be consistent with utility
label text sizes?

Noted

Added

Fully describe monument and cap stamping COA 2024
Subdivision Plat Checklist Item #13.d.(1)



KEY MAP
N.T.S.

SEE SHEET 10 FOR
LINE AND CURVE
TABLES

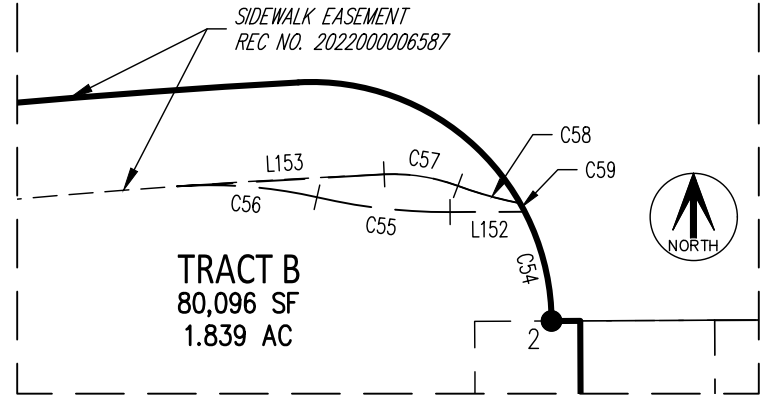
SEE SHEET 2
FOR MONUMENT
LEGEND

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS
EASEMENT SEE SHEET 9
- ## 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.

EAST 48TH AVENUE



TRACT B
80,096 SF
1.839 AC

SHEET 3 OF 10

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

DATE OF
PREPARATION: 05/16/2024

SCALE: 1" = 40'

Drawn By: RBA

AzTec Proj. No.: 19324-06

SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4

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

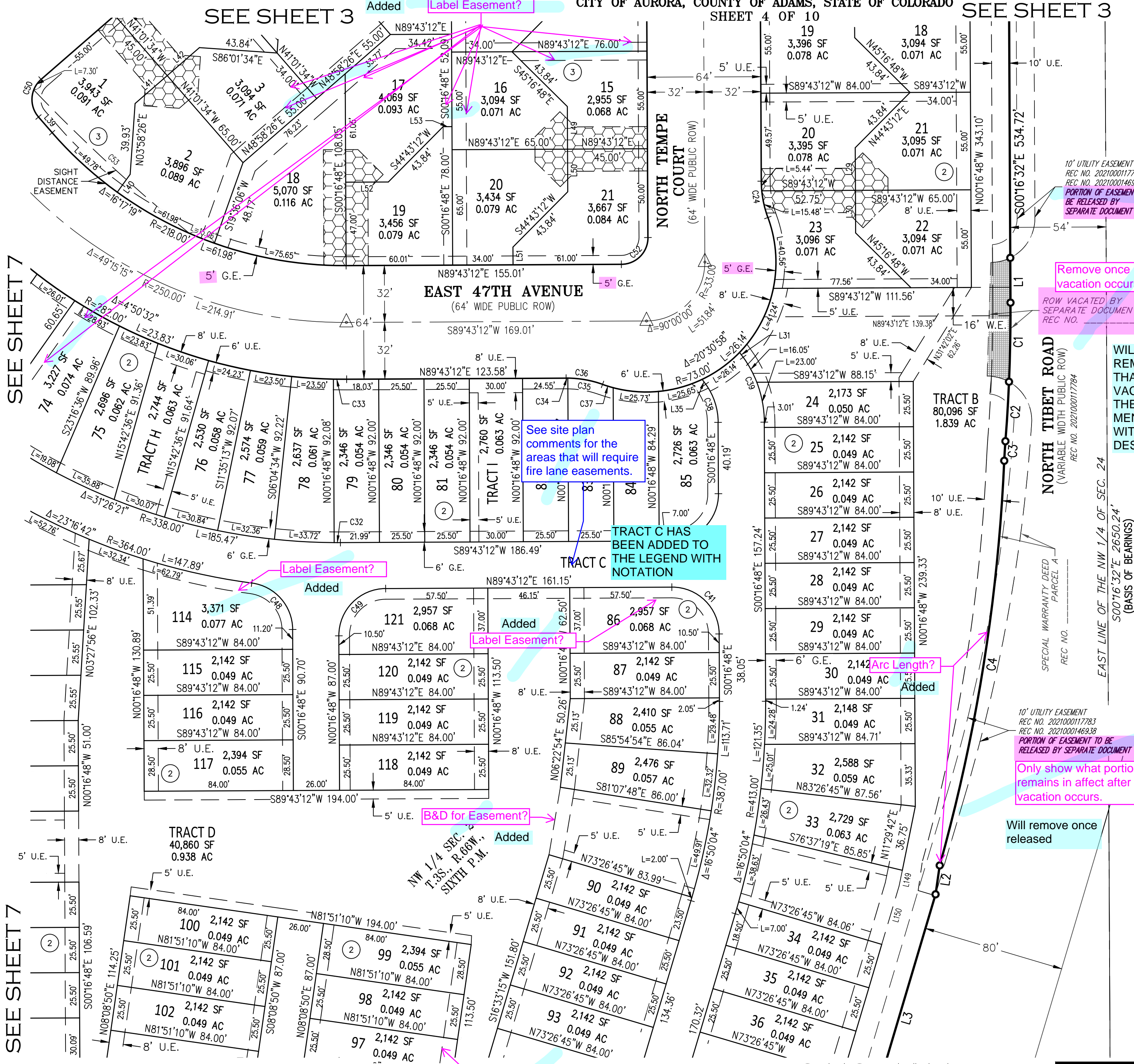
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 10

SEE SHEET 3

SEE SHEET 3



Will remove once released

Only show what portion remains in affect after vacation occurs.

Remove once vacation occurs.

ROW VACATED BY SEPARATE DOCUMENT REC NO.

WILL NOT REMOVE BEING THAT THE VACATION OF THE ROW IS MENTION WITHIN THE DESCRIPTION

Add Fire Lane Easement to the legend.

Added

LEGEND

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

UTILITY & ACCESS EASEMENT SEE SHEET 9

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.

Tract C is an access easement and Fire Lane Easement in it's entirety?

Added

FOR REVIEW

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

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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Fax: (303) 713-1897
www.aztecconsultants.com

Aztec Proj. No.: 19324-06

Drawn By: RBA

DATE OF PREPARATION: 05/16/2024

SCALE: 1" = 40'

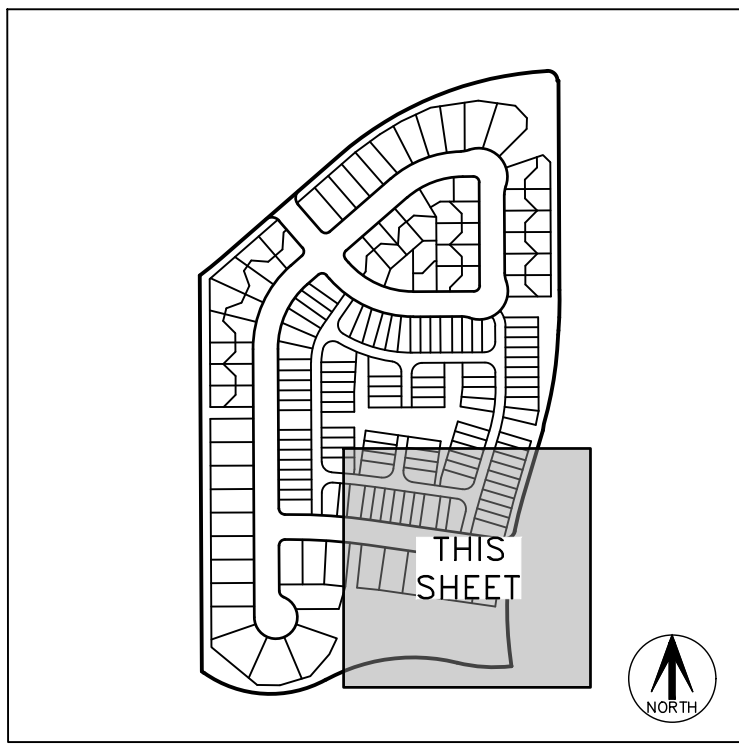
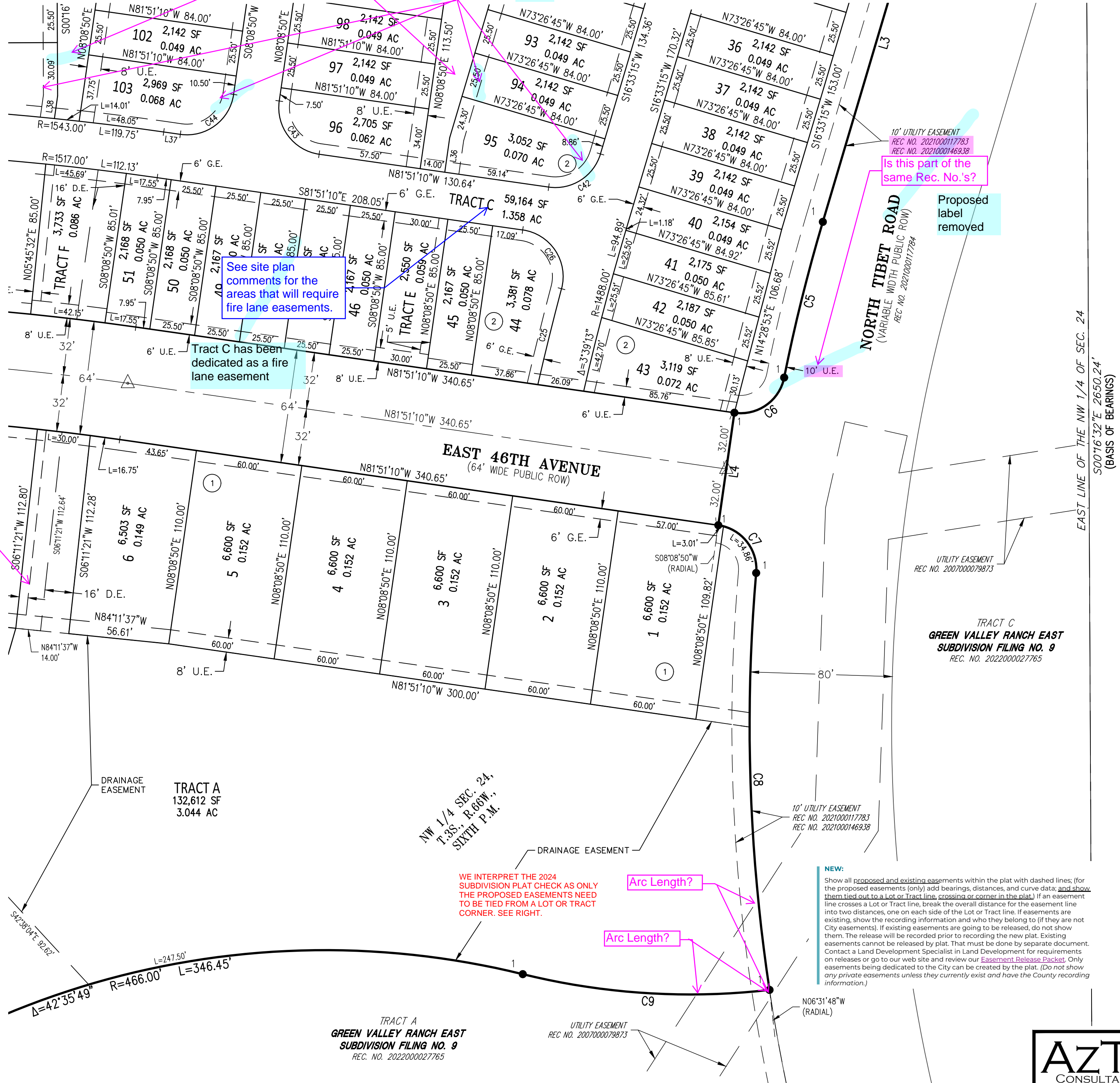
SHEET 4 OF 10

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 5 OF 10

SEE SHEET 8

SEE SHEET 8



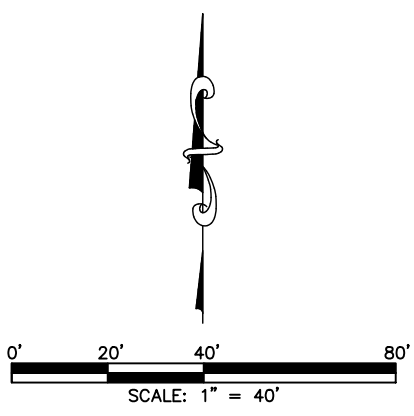
SEE SHEET 10 FOR
LINE AND CURVE
TABLES

SEE SHEET 2
FOR MONUMENT
LEGEND

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS EASEMENT SEE SHEET 9
- ## 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.

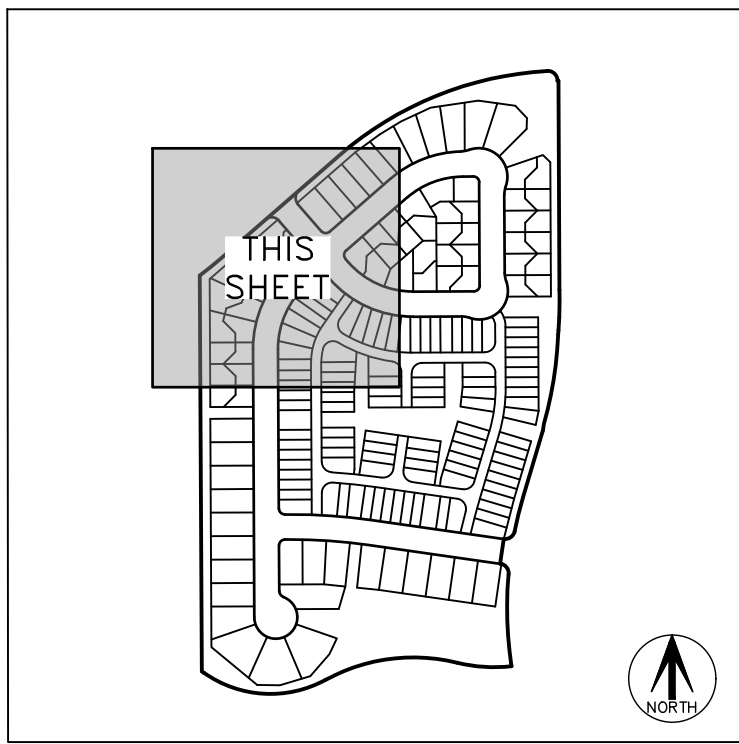
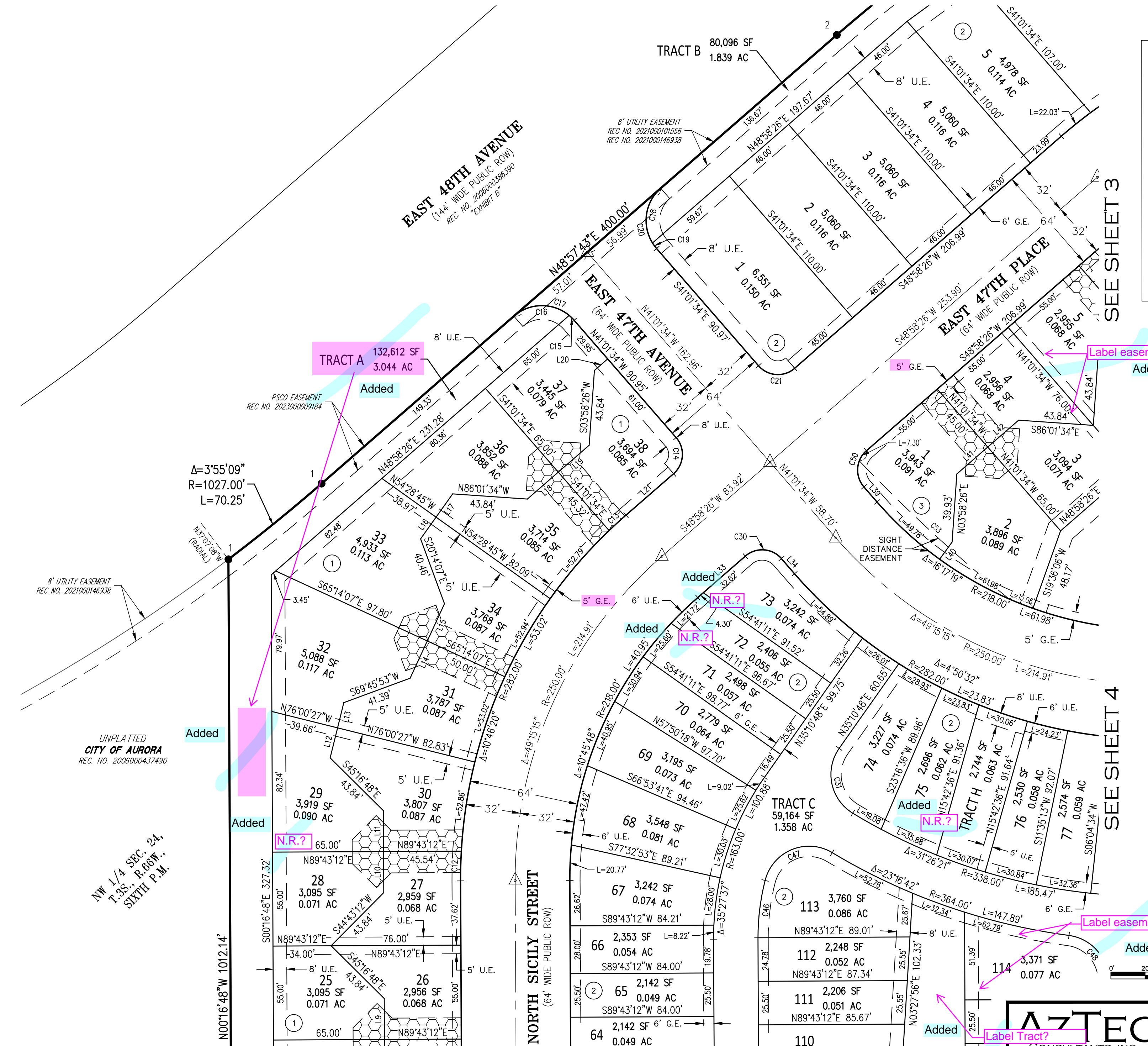


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www.aztecconsultants.com
Aztec Proj. No.: 19324-06
Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 40'
SHEET	5 OF 10

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 6 OF 10



SEE SHEET 10 FOR
LINE AND CURVE
TABLES

SEE SHEET 2
FOR MONUMENT
LEGEND

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS
EASEMENT SEE SHEET 9
- ## 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.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
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Littleton, Colorado 80122
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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 6 OF 10	

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 7 OF 10

SEE SHEET 6

See new sheet 7

SEE SHEET 6

N.R.?

Fax: (303) 713-1897
www.aztecconsultants.com



SEE SHEET 4

SEE SHEET 5
25/168 CF

SEE SHEET 8

SEE SHEET 8

FOR REVIEW

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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

SEE SHEET 7

SHEET 8 OF 10

SEE SHEET 7

UNPLATTED
CITY OF AURORA
REC. NO. 2006000437490

There is no
sub-distanc
e needed
here

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. 202200002765

EAST 46TH AVENUE
(64' WIDE PUBLIC ROW)

NORTH SICILY COURT
(64' WIDE PUBLIC ROW)

TRACT A
132,612 SF
3.044 AC

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- ROW = RIGHT-OF-WAY
- UTILITY & ACCESS EASEMENT SEE SHEET 9

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.

FOR REVIEW

FOR AND ON BEHALF OF
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CONSULTANTS, INC.

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Aztec Proj. No.: 19324-06

Drawn By: RBA

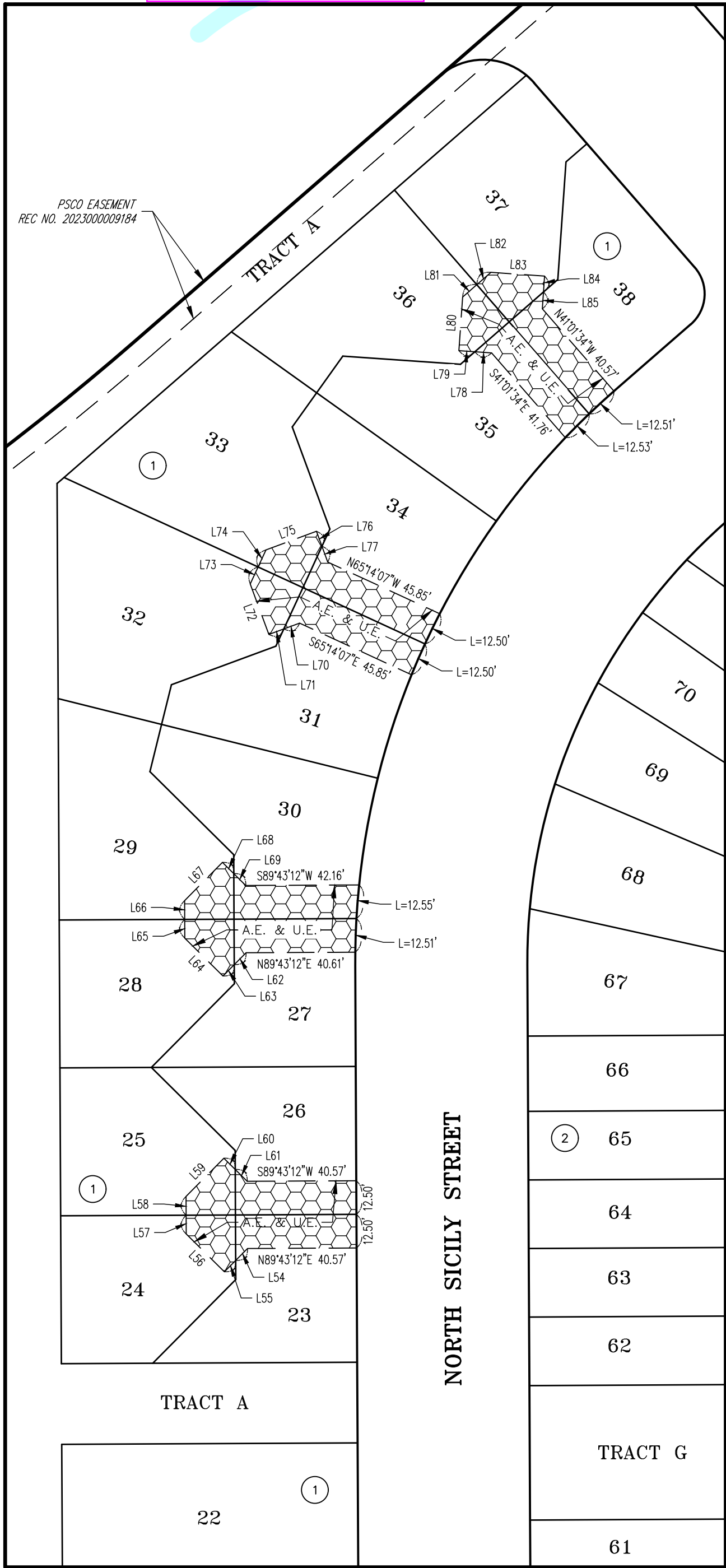
DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 40'
SHEET	8 OF 10

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 10

Access & Utility Easement Detail? Added

Access & Utility Easement Detail? Added



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10,
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 10 OF 10

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'32"E	25.21'
L2	S08°11'02"W	16.45'
L3	S16°33'15"W	178.00'
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	3.43'
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	3.43'
L36	N08°08'50"E	19.63'
L37	N81°51'10"W	9.45'
L38	N08°08'50"E	12.85'
L39	S41°01'34"E	11.70'
L40	S35°53'25"W	12.43'

LINE TABLE		
LINE	BEARING	LENGTH
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'
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'

LINE TABLE		
LINE	BEARING	LENGTH
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'
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'

LINE TABLE		
LINE	BEARING	LENGTH
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'
L152	S89°43'28"W	7.75'
L153	N86°41'12"E	21.62'

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	13°07'25"	1010.00'	231.34'
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'
C11	68°49'54"	17.00'	20.42'
C12	3°31'59"	282.00'	17.39'
C13	2°43'36"	282.00'	13.42'
C14	90°00'00"	15.00'	23.56'
C15	9°19'44"	25.00'	4.07'
C16	80°40'59"	25.00'	35.20'
C17	90°00'43"	25.00'	39.28'
C18	80°42'53"	25.00'	35.22'
C19	9°16'24"	25.00'	4.05'
C20	89°59'17"	25.00'	39.26'
C21	90°00'00"	15.00'	23.56'
C22	18°46'49"	65.00'	21.31'
C23	19°58'25"	60.00'	20.92'
C24	19°58'25"	60.00'	20.92'
C25	2°06'22"	1514.00'	55.65'
C26	96°46'40"	26.50'	44.76'
C27	90°00'00"	15.00'	23.56'
C28	94°11'32"	26.50'	43.57'
C29	90°00'00"	15.00'	23.56'
C30	89°45'52"	15.00'	23.50'
C31	94°01'15"	26.50'	43.49'
C32	0°35'40"	338.00'	3.51'
C33	1°31'04"	282.00'	7.47'
C34	0°54'40"	60.00'	0.95'
C35	19°03'46"	60.00'	19.96'
C36	19°58'25"	60.00'	20.92'
C37	4°54'21"	73.00'	6.25'
C38	35°30'53"	37.00'	22.93'
C39	35°30'53"	63.00'	39.05'
C40	90°00'00"	26.50'	41.63'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	90°00'00"	26.50'	41.63'
C42	81°35'35"	26.50'	37.74'
C43	90°00'00"	26.50'	41.63'
C44	90°00'00"	26.50'	41.63'
C45	86°01'09"	26.50'	39.78'
C46	14°10'16"	137.00'	33.88'
C47	106°42'11"	26.50'	49.35'
C48	82°06'09"	26.50'	37.97'
C49	90°00'00"	26.50'	41.63'
C50	90°00'00"	15.00'	23.56'
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	7°22'03"	927.92'	119.32'
C54	27°06'59"	25.00'	11.83'
C55	13°14'58"	60.50'	13.99'
C56	16°59'48"	49.50'	14.68'
C57	23°00'34"	19.50'	7.83'
C58	9°30'16"	40.50'	6.72'
C59	2°18'19"	25.00'	1.01'

FOR AND ON BEHALF OF
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Drawn By: RBA

DATE OF
PREPARATION:

05/16/2024

SCALE:

N/A

SHEET 10 OF 10