



October 26, 2022

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

Re: Initial Submission Review – Green Valley Ranch East Site Plan No. 18 - Site Plan and Plat
Application Number: **DA-1662-30**
Case Number(s): 2022-4023-00; 2022-3058-00

Dear Ms. Bickmire,

On behalf of Oakwood Homes, Aztec Consultants, Dewberry Engineering and Terracina Design, we have reviewed the comments dated September 16, 2022. The following is a response to comments.

Initial Submission Review

- Show lot dimensions and revise lot data (Planning)
- Label drainage structures, 100-year WSEL, and slopes (Civil Engineering)
- Label access movements, show sight triangles, and revise signage (Traffic)
- Provide 12' maintenance access to all manholes and drainage structures (Water)
- Summarize Master Plan open space and review slopes in open space and parks (PROS)
- Add scale and north arrow (Landscape)
- Clarify phasing and show mail kiosk locations (Life/Safety)
- Match Site Plan and Plat, provide monument records and a closure report (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to five (5) adjacent property owners, six (6) community associations, and eight (8) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Four (4) responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission. **RESPONSE: Noted**

2. Completeness and Clarity of Application

Narrative/Letter of Introduction

2A. The Site Plan includes an adjustment request. If an adjustment is being requested, please include the request and a justification in the narrative. **RESPONSE: Adjustment request has been removed from cover sheet. There are no double frontage lots in this filing.**

2B. The letter references a different lot total and more than one phase. Please revise the letter and/or the Site Plan to be consistent. **RESPONSE: Revised**

2C. Please identify the tracts that are within the floodplain and what lot type is proposed within each upon approval of the LOMR. **RESPONSE: Floodplain lots identified along with future type.**

2D. Address comments and notations on the redlines. **RESPONSE: Revised**

Site Plan

2E. Label boundary and lot lines with dimensions, bearings, and curve data. **RESPONSE: Boundary has been labeled on the plans. Individual lots have been dimensioned on the plat.**

2F. Check the frontage lengths referenced on Sheet 9. There are discrepancies, primarily on the motor court lots. **RESPONSE: Frontages revised**

2G. Revise phasing and lot count discrepancy referenced above. **RESPONSE: Revised. Phasing for this project has been removed as it is intended to be built in 1 phase.**

2H. Add a setback table that includes setbacks for each lot type proposed. **RESPONSE: Per comment from Aja Tibbs on the Second Submission of the Green Valley Ranch East – Site Plan No. 6 and Final Plat – CN 2021-3025-00;2021-4012-00, dated July 16, 2021. We were asked to place the Lot data table with our setback diagrams. Left the setback table with the setback diagrams to keep consistent with all other submittals.**

2I. Are there any 4-pack Carriage House motor courts? If not, please remove the typical lot diagrams. **RESPONSE: Yes, there are now Carriage house 4 packs.**

2J. Revise Carriage House 6-pack diagrams need to be consistent with the plat. Additionally, duplicated information should be eliminated. **RESPONSE: Revised**

2K. Revise the Lot Data Table on Sheet 8 and move it to Sheet 4. A motor court lot must have street frontage, a minimum 50' width and greater than 4,500 square feet to be considered standard. **RESPONSE: Revised. Table moved to sheet 4**

2L. Lot types, standard vs. small, will be verified with the next review since they are not labeled on the Site Plan. **RESPONSE: Noted**

2M. Add adjacent subdivision plat, lot, block information where applicable. Label adjacent Site Plan with case number if it is not approved yet. **RESPONSE: The adjacent developments have been labeled with reception number and or planning case number.**

2N. Label adjacent zoning. **RESPONSE: Adjacent zoning has been labeled on the plans.**

Plat

2O. Change the settings so the scale ratio can be set for measurements. **RESPONSE: Revised.**

3. Landscape

3A. Please orient the overall site plan sheets so north is in the same direction as on the civil site plan sheets. **RESPONSE: The sheets are oriented in a way to maximize the information shown on each sheet at a readable scale. If sheets are oriented so north is up on every sheet then the scale on most of them will change and the number of sheets will increase unnecessarily.**

3B Why is there an unnamed gap between the northern property line and the lot lines? A buffer should be labeled and landscaped. **RESPONSE: Lots will abut up to Windler property and will have no gap.**

3C. Add a scale and north arrow to all sheets. **RESPONSE: Added**

3D. Show and label all stop signs. **RESPONSE: Revised**

3E. Show streetlights. They are in the legend, but do not show up on the plans. **RESPONSE: Added**

3F. Symbols are too light. Please darken so they are more readable. **RESPONSE: Revised**

3G. Clarify fence materials and if different materials will be used in different locations. **RESPONSE: Revised**

3H. Clarify the height of streetlights and where security lighting will be used. **RESPONSE: Revised**

3I. Address comments and notations on the redlines. **RESPONSE: Revised**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7306 / JBingham@auroragov.org / comments in green)

Site Plan

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. **RESPONSE: Acknowledged, PDR has been submitted for review.**

4B. Clarify street labels. Will the streets be public or private? **RESPONSE: Streets are Public**

4C. Match the standard COA section (also included in the approved PIP). 8' parking lanes, 6' bike lanes, 11' travel lanes. **RESPONSE: The section for the Collector road has been removed since no collector roads are proposed as part of this development.**

4D. Sidewalks on collectors are required to be 6' wide. **RESPONSE: Collector Road has been converted to a local street per discussions with the city.**

4E. Add the notes provided on Sheets 3 and 5 of the redlines. **RESPONSE: The notes provided on sheer 3 and 5 have been added to the plans.**

4F. Add a note that all pavers shall be owned and maintained by the Metro District. **RESPONSE: Pavers are owned by each property, but maintained by the District.**

4G. Show the proposed location(s) of all mail kiosks. **RESPONSE: Mail Kiosk locations provided**

4H. Show the locations of all public streetlights. Include the fixture type and identify the pole height. **RESPONSE: Revised**

4I. Add the note about streetlights provided on Sheet 9. **RESPONSE: Street light design is still being coordinated with the lighting consultant. Street lights will be presented on subsequent submittals of the plans.**

4J. Label and dimension all existing and proposed sidewalks. **RESPONSE: All existing and proposed sidewalks have been labeled.**

4K. Show and label the maintenance access to the top and bottom of the pond, and the required drainage easement. **RESPONSE: Maintenance Access has been provided to the top and bottom of all pond and all associated structures. Easements will be dedicated once pond design is more refined with subsequent submittals.**

4L. Show flow line-flow line dimensions and right-of-way dimensions as noted on the redlines. **RESPONSE: The requested dimensions have been added to the plans.**

4M. Sidewalks located outside of the right-of-way should be labeled as private. **RESPONSE: Acknowledged, notes have been added stating that all sidewalk outside the easement is private and to be maintained by the district**

4N. Is all of the storm shown proposed to be built with this application? **RESPONSE: No, plans have been revised such that storm proposed as part of future filing 19 to the East has been removed. Stubs to the adj filing have been included for future connection.**

4O. Label longitudinal slope as noted on the redlines. It is advised to avoid longitudinal roadway grades of less than 0.8% to minimize maintenance and icing problems. **RESPONSE: Road grades have been revised such that min slope is not less than 0.8% grade. All longitudinal grades have been labeled on the plans.**

4P. Provide existing contour labels. **RESPONSE: Existing contour labels have been added to the plans.**

4Q. Label proposed drainage facilities, the 100-year WSEL in the pond, and the slope at the bottom of the pond. Maintenance access is required to the top of the outlet structure and to the bottom of the pond. Maximum 10% slope. **RESPONSE: Proposed drainage facilities have been labeled on the plans. Additional details of pond design forthcoming with subsequent submittals of the plans**

4R. Label the pond private. **RESPONSE: Pond has been labeled as private on these plans**

4S. Provide and label a drainage easement for the water quality pond. Provide an access easement connecting the pond to the right-of-way. **RESPONSE: The requested easements will be presented in the subsequent submittal**

4T. Check and/or note slopes per comments on the redlines. **RESPONSE: Slopes have been checked and amended where needed**

4U. If applicable, label proposed retaining walls. **RESPONSE: proposed retaining wall design is still in coordination with the adj Trib T design. Detailed info of proposed retaining walls will be included in subsequent submittals of these plans**

5. Traffic Engineering (Steve Gomez / 303-739-7336 / Segomez@auroragov.org / Comments in Amber) Site Plan

5A. Per the pre-app notes, internal roads are assumed to be public. **RESPONSE: Noted**

5B. Add a note on Sheet 3: Owner/developer shall install two (2) 2" conduits and pull boxes to be owned/maintained by the City of Aurora for future fiber optic interconnect of traffic signals along 38th Ave. Edit other notes per comments on the redlines. **RESPONSE: The requested comment has been added**

5C. Label access movements at all intersections. Show adjacent and opposing access points. **RESPONSE: Movements have been shown at intersection that are controlled. All local – local intersections allow for movement in all directions without restriction beyond stop signs for the non through street**

5D. Show all proposed streetlights. **RESPONSE: Street light design is still being coordinated with the lighting consultant. Street lights will be presented on subsequent submittals of the plans**

5E. Show and label all mail kiosks, if applicable. **RESPONSE: Location of mail kiosks is still being coordinated with the USPS and will appear on subsequent submittals of the plans**

5F. Add sight distance triangles for all intersections. Relocate triangles per comments. **RESPONSE: Sight distance triangles have been included at all intersections**

5G. Show/label street signs. Add street name signs as noted on the redlines. **RESPONSE: Street name signs have been added at the requested location on the plans**

5H. Remove trail portions between the sidewalk and the curb as noted on the redlines. **RESPONSE: This portion of trail is present as the trail is intended to be used as maintenance access and will remain**

5I. Relocate Street crossings as noted. **RESPONSE: the street crossing has been revised such that conflict with adjacent driveways is avoided and the crossing is aligned as requested**

5J. Revise signage per comments on Sheet 16. **RESPONSE: Signage has been revised per the redlines**

Traffic Impact Study

5K. Per pre-app responses, interim evaluation was provided in GVRE Filings 6, 7, and 10. However, per pre-app notes, a build-out (short range) scenario is to be evaluated for Areas 8 and 9. This would also satisfy any evaluation of interim roadway networks planned near this development. **RESPONSE: Comments to be addressed in future submittal.**

5L. Pre-app notes, the E-470 and 38th Ave ramps are to be included in the analysis. **RESPONSE: Comments to be addressed in future submittal.**

5M. Please include references to Filings 6, 7, and 10 in this study. Please discuss the contents and relevance to this study. **RESPONSE: Comments to be addressed in future submittal.**

5N. Address comments throughout the report. **RESPONSE: Comments to be addressed in future submittal.**

6. Parks and Open Space (PROS) (Alez Grimsman / 303-739-7154 / agrimzman@auroragov.org / comments in purple)

Site Plan

6A. Provide standards notes included within the redlines. **RESPONSE: Added**

6B. The pocket park is noted as a neighborhood park in the master plan as well as the landscape sheets. Clarify. **RESPONSE: It is a neighborhood park**

6C. Any areas being credited for open space or park land dedications shall not exceed a 4:1 slope. Many areas within the park space are far exceeding this limit. **RESPONSE: The neighborhood park is mostly gentle slopes. We will evaluate the pinch point in southeast corner of park.**

Landscape Plan

6D. Provide a table providing a summary of all tracts (for open space) and parks provided to meet the required land dedication per the master plan. Include the amenities provided. **RESPONSE: Table is on sheet provided**

6E. What is planned for Tract F? Why is this enclosed by a privacy fence? **RESPONSE: These are future lots within the existing floodplain. Will be replatted once LOMR is approved. This is how we handled floodplain lots in Filing 15, Filing 7, Filing 10.**

6F. Tracts being used to meet the required open space land dedication must have some type of amenities planned for the area. This can include trail connections to the regional trail with benches, pet waste stations, educational signage, etc. **RESPONSE: Benches and trash cans have been provided along the regional trail and other trail connections.**

6G. Is the regional trail being installed as part of this project or with the Tributary T project? **RESPONSE: Trail to be installed with the Green Valley Ranch East Filing 16 (Tributary T Phase 2). This will provide necessary maintenance access to the channel as well as connectivity for Filing 18.**

6H. Note the slope of all trail connections within open space tracts and park areas. Slopes for trails may not exceed 2% cross slope or exceed 5% longitudinally. **RESPONSE: Noted. Final grading being worked thru.**

6I. Neighborhood Park shall include play equipment for both pre-schooled ages children (2-5) and school age children (5-12) and include at minimum one inclusive play feature/equipment. **RESPONSE: Revised**

Plat

6J. Include a tract table noting the ownership of each tract and use. **RESPONSE: Tract tables not permitted on plat in COA.**

6K. Provide standard notes provided in the redlines. **RESPONSE: Revised**

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

7A. How 12' maintenance access to all manholes and to the top of the outlet structure. Access to the outlet structure to be above the 100yr WSEL. Maximum cross slope on maintenance access is 2%. **RESPONSE: Acknowledged, maintenance as been provided to all manholes and structures. Detailed outlet design forthcoming with subsequent submittals**

7B. Try to move meter bank(s) closer to the drive aisle to shorten service line runs. **RESPONSE: Acknowledged, this area has been amended due to realignment of the local road**

7C. Is the storm line referenced on Sheet 14 going to be constructed with this Site Plan? **RESPONSE: No, this has been removed from plans and will be proposed with the future filing of GVRE**

8. Life/Safety (Will Polk / 303-739-7374 / wpolk@auroragov.org / comments in blue)

Site Plan

8A. Will this site be gated? If this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates. **RESPONSE: This site will not be a gated community**

8B. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations. **RESPONSE: To be provided**

8C. Any proposed use of alternative surfacing materials (e.g. concrete paver, etc.) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. A license agreement must be obtained through Real Property (Public Works Department) for the installation of any alternative surfacing material used within dedicated fire lane easements. Submitted plans must be wet stamped by a Colorado licensed Professional Engineer and accompanied by an Alternative Surface Fire Apparatus report. Please work with City Engineer to address all other Alternative Fire Lane Surfaces requirements identified in the COA Roadway Design and Specifications Manual. **RESPONSE: Acknowledged, this material has been approved on other GVRE filings completed by Oakwood**

8D. In order to ensure the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase to include adjacent filings. **RESPONSE: Acknowledged, a brief narrative of how access and looped water shall be achieved has been provided**

8E. The phasing plan must indicate which roadways from the adjacent filing will be utilized to achieve the two points of access and that issuance beyond the 30th certificate of occupancy is contingent upon the two separate and approved points of access are established. **RESPONSE: Acknowledged, points of access have been shown on the plans**

8F. Relocate fire hydrant as noted on Sheet 12. **RESPONSE: FH relocated**

8G. Add the dead-end fire lane sign to the sign package. Also, revise the fire lane sign placement by showing the dead-end signs at the entrance of the 6-pack motor courts fire lane easements. **RESPONSE: Requested**

sign has been added

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in Magenta)
Site Plan

9A. The perimeter of the boundary lines should be labeled with dimensions, bearings and curve data.

RESPONSE: The requested data has been included on the plans

9B. Label all existing and proposed easements. Be consistent with the plat. **RESPONSE: Acknowledged. ALL easements have been labeled**

9C. Concrete pavers within easements must be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org for License Agreement concerns. **RESPONSE: Acknowledged, when the site plan is approved we will begin to process MLA's through COA that will be accepted prior to acceptance of Construction Plans.**

Plat

9D. Provide a closure report and the most recent AES Board Monument Records. **RESPONSE: Closure report provided.**

9E. Provide Certificate of Taxes Due obtained from the County. **RESPONSE: Certificate of taxes due will be submitted at or near recordation to avoid having to update them again.**

9F. Adjust view of the Vicinity Map and label all publicly dedicated road. **RESPONSE: Revised.**

9G. Add street names. **RESPONSE: Added.**

9H. Remove logo from north arrows. **RESPONSE: Removed.**

9I. Revise text per comments and notations on the redlines. **RESPONSE: Revised.**

10. Revenue / Aurora water TAPS (Diana Porter / 303-739-7395 / dporter@auroragov.org)

10A. Storm Drain Development Fees: 30.338 acres x \$1,242.00 = \$37,679.80

Storm Drain Development Fees credited per Vern Adam per Green Valley East Annexation agreement. No Fees due.

RESPONSE: Noted

11. Xcel Energy (Donna George / 303-571-3306 / donna.1.george@xcelenergy.com)

11A. See attached comment letter.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

August 9, 2022

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

Attn: Debbie Bickmire

Re: **Green Valley Ranch East Site Plan and Subdivision Filing No. 18, Case # DA-1662-30**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **Green Valley Ranch 18**, 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.

PSCo request that Tracts A and G are dedicated for utility use for crossing and contiguous service purposes, OR, dedicate 10' wide utility easements abutting the public road right-of-way areas.

It is also requested that Tracts B, C, D, E, F and H are either changed from 5' "GE" to 10' "UE" (utility easement), OR, dedicate an additional 5' UE behind this 5' GE abutting the public road right-of-way areas to accommodate both natural gas and electric distribution facilities.

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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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: Tract A has no street frontage or utilities planned through it. No utility easements necessary. Tract G has a UE added in along the street. Tracts C,D,E,F are designated for future lots and have standard 5' UE and 8' rear esmts. Tract B and H are for parks and open space. 10' UE provided along all street frontage.

12. Adams County Departments of Planning and Developments (developmentsubmittals@adcogov.org)

12A. Thank you for including Adams County in the review for Project Number: 1636122. We have no comment on the subject referral. **RESPONSE: Noted**

13. Aurora Public Schools (Josh Hensley / jdhensley@aurorak12.org)

13A. 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 this phase of the development if the total school land obligation of 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: Noted**

AURORA PUBLIC SCHOOLS - STUDENT YIELD									
8/9/2022									
Green Valley Ranch East - Site Plan 18 (DA-1662-30)									
Dwelling Type	Units	Yield Ratio	Student Yield						
SFD	116	0.7	81						
MF-LOW		0.3	0						
MF-HIGH		0.146	0						
TOTAL	116		81						
YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12	
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL	
SF	0.34	39	0.16	19	58	0.2	23	81	
MF-LOW	0.17	0	0.08	0	0	0.05	0	0	
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0	
TOTAL		39		19	58		23	81	
SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED						
ELEMENTARY	39	0.0175	0.6802						
MIDDLE	19	0.026	0.4640						
HIGH	23	0.032	0.7424						
TOTAL	81		1.8966						
Green Valley Ranch East (Non-Active Adult) Development Tracking - 8/9/2022									
Filing	SFD	MFL	MFH	Units	K-8	HS	Total Yield	Total Dedication Requirement	Status
CSP 2 (Amnd NO 2)	235			235	118	47	165	3.8423	Approved
CSP 3	376			376	188	75	263	6.1476	Approved
Site Plan #10 (DA-1662-16)	92			92	46	18	64	1.5042	Approved
Plat #7 (DA-1662-10)	297			297	149	59	208	4.856	Approved
Site Plan NO 15 (DA-1662-26)	134			134	67	27	94	2.1909	2nd Submittal
Site Plan NO 18 (DA-1662-30)	116			116	58	23	81	1.8966	1st Submittal
Total	1,250	0	0	1,250	626	249	875	20.4376	

14. E-470 Public Highway Authority (Chuch Weiss / 303-537-3420 / cweiss@e-470.com)

14A. Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the Green Valley Ranch Filing 18 project. Currently, E-470 has the following comments pertaining to this development referral:

- E-470 discourages residential uses adjacent to the roadway. **RESPONSE: Noted**
- E-470 is not responsible for noise mitigation. **RESPONSE: Noted. A sound wall will be provided along the property line in future Filing to east.**
- A comment/response document would be helpful to track the revisions to each submittal. **RESPONSE: Provided**
- Additional comments will be issued as the design progresses. **RESPONSE: Noted**

For any questions concerning our responses to this project’s request for comments, please contact the reviewing engineer Chuck Weiss at 303.537.3420 or cweiss@e-470.com.

END OF RESPONSES

LEGAL DESCRIPTION

A PARCEL OF LAND OVER THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF PARCEL I AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015453 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°15'31" EAST, A DISTANCE OF 2650.01 FEET WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, SOUTH 00°15'31" EAST, A DISTANCE OF 257.84 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°44'29" EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY OF TIBET ROAD, 80 FEET WIDE, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958 IN SAID OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°15'31" WEST, A DISTANCE OF 257.95 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°35'38" EAST, A DISTANCE OF 937.66 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°15'31" EAST, A DISTANCE OF 247.57 FEET;

THENCE SOUTH 89°44'29" WEST, A DISTANCE OF 48.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°15'31" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 97.00 FEET;

THENCE SOUTH 00°15'31" EAST, A DISTANCE OF 570.00 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°44'29" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°44'29" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 00°15'31" EAST, A DISTANCE OF 1,070.54 FEET;

THENCE SOUTH 89°44'29" WEST, A DISTANCE OF 40.98 FEET;

THENCE SOUTH 00°15'30" EAST, A DISTANCE OF 107.33 FEET;

THENCE SOUTH 57°04'26" WEST, A DISTANCE OF 32.89 FEET;

THENCE SOUTH 12°05'01" WEST, A DISTANCE OF 123.19 FEET;

THENCE SOUTH 11°01'22" EAST, A DISTANCE OF 94.76 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 6, 2022 AT RECEPTION NO. 2022000001995 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID LAST DESCRIBED NORTH LINE, SOUTH 78°58'38" WEST, A DISTANCE OF 172.63 FEET TO THE SOUTHEAST CORNER OF TRACT B, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 16, PER PLAT RECORDED IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EAST BOUNDARY OF SAID TRACT B THE FOLLOWING 6 COURSES:

1) NORTH 30°32'54" WEST, A DISTANCE OF 22.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;

2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°10'46", AN ARC LENGTH OF 92.18 FEET;

3) TANGENT TO SAID CURVE, NORTH 00°22'08" WEST, A DISTANCE OF 167.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°33'08" WEST;

4) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°16'42", AN ARC LENGTH OF 76.28 FEET;

5) NON-TANGENT TO SAID CURVE, NORTH 48°41'08" WEST, A DISTANCE OF 43.05 FEET;

6) SOUTH 89°44'29" WEST, A DISTANCE OF 74.03 FEET TO THE EAST BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15, PER PLAT RECORDED AT RECEPTION NO. IN SAID OFFICIAL RECORDS;

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

THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID TRACT A, THE FOLLOWING 17 COURSES:

1) NORTH 89°44'29" EAST, A DISTANCE OF 75.41 FEET;

2) NORTH 45°00'00" EAST, A DISTANCE OF 26.50 FEET;

3) NORTH 00°00'00" EAST, A DISTANCE OF 103.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 215.00 FEET;

4) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'08", AN ARC LENGTH OF 121.84 FEET;

5) TANGENT TO SAID CURVE, NORTH 32°28'08" WEST, A DISTANCE OF 5.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,125.00 FEET;

6) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'06", AN ARC LENGTH OF 284.41 FEET;

7) TANGENT TO SAID CURVE, NORTH 46°57'14" WEST, A DISTANCE OF 45.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.00 FEET;

8) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'30", AN ARC LENGTH OF 163.49 FEET;

9) TANGENT TO SAID CURVE, NORTH 33°16'44" WEST, A DISTANCE OF 400.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.00 FEET;

10) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°29'24", AN ARC LENGTH OF 209.10 FEET;

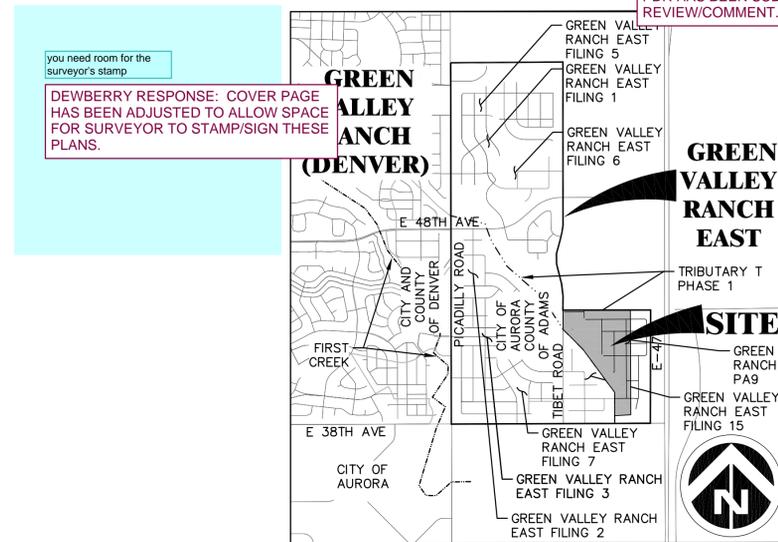
11) TANGENT TO SAID CURVE, NORTH 15°47'20" WEST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,051.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°58'32" WEST;

GREEN VALLEY RANCH EAST SITE PLAN #18

- 12) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°04'46", AN ARC LENGTH OF 442.01 FEET;
13) NON-TANGENT TO SAID CURVE, NORTH 39°36'38" WEST, A DISTANCE OF 76.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 261.18 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°33'24" WEST;
14) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC LENGTH OF 210.17 FEET;
15) NON-TANGENT TO SAID CURVE, NORTH 81°20'58" WEST, A DISTANCE OF 43.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 179.45 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°32'53" EAST;
16) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°43'03", AN ARC LENGTH OF 11.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 144.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°03'29" WEST;
17) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'43", AN ARC LENGTH OF 59.60 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 30.338 ACRES, (1,321,504 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table with columns for Sheet Number and Sheet Title. Includes entries for Cover Sheet, Typical Sections, General Notes & Lot Tables, Overall Site Plan, Phasing Plan, Architectural Typicals, Site Plan, Overall Utility Plan, Grading and Utility Plan, Signage and Striping Plan, Landscape Plans, and Landscape Notes and Details.

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS BE ALLOWED OVERALL LOT COUNT.

STANDARD: CITY OF AURORA, ARTICLE 11, SECTION 146-4.3. SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS. WHERE DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, BUFFERING BACK YARDS FROM THOSE STREETS SHALL INCLUDE A LANDSCAPED BUFFER AT LEAST 20 FEET IN WIDTH BETWEEN THE REAR LOT LINE OF ANY RESIDENTIAL LOT AND THE CLOSEST EDGE OF CURBSIDE LANDSCAPING AREA ADJACENT TO THE STREET PER SECTION 146-4.7.3.

JUSTIFICATION: THE UNIQUE SHAPE OF THIS SITE IN THE NORTH HALF CREATES A PINCH POINT WHERE DOUBLE FRONTAGE LOTS ARE THE ONLY SOLUTION TO UTILIZE THE LAND. WHILE THE NUMBER OF DOUBLE FRONTAGE LOTS WITHIN THE SITE PLAN EXCEEDS WHAT IS ALLOWED UNDER CODE, LESS THAN 4% OF THE OVERALL LOTS ARE DOUBLE FRONTING ONTO A COLLECTOR STREET. A 25' MINIMUM LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK IS ALSO PROVIDED ALONG TIBET RD TO MEET THE STANDARD.

Where are these lots?

DEWBERRY RESPONSE: THESE NOTES HAVE BEEN REMOVED AS THEY ARE NOT APPLICABLE TO THIS FILING OF GVRE.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

DEWBERRY RESPONSE: UNDERSTOOD, PDR HAS BEEN SUBMITTED FOR REVIEW/COMMENT.

DEWBERRY RESPONSE: NO, THE SITE WILL NOT BE GATED.

Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations

DEWBERRY RESPONSE: USPS REVIEW AND APPROVAL ON-GOING.

PROJECT TEAM:

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

ENGINEER: DEWBERRY, 8100 EAST MAPLEWOOD AVENUE, SUITE 150, GREENWOOD VILLAGE, CO 80111, CONTACTS: TROY D. KENT, PHONE: (720) 501-5749

SURVEYOR: AZTEC CONSULTANTS, INC., 300 E. MINERAL AVE, SUITE 1, LITTLETON, CO 80122, CONTACT: DAN DAVIS, FAX: (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

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 (NAD 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.

Match Plat Basis of Bearing?

DEWBERRY RESPONSE: THE BASIS OF BEARINGS HAS BEEN UPDATED TO MATCH THE PLAT.

DEWBERRY RESPONSE: LOT COUNT UPDATED TO MATCH NARRATIVE.

differs in Narrative

LAND USE DATA

Table with 2 columns: Category and Value. Includes rows for Land Area Within Property Lines (1,321,504 Sq Ft), Number of Lots Proposed (116), Building Height (35' Max), Lot Area (13.72 AC - 45%), Hard Surface Area* (7.41 AC - 25%), Landscape Area (9.21 AC - 30%), Present Zoning Classification (R-2), Maximum Permitted Sign Area (96 Sq. Ft. & 6' Max. Height/2 Per Entrance), 2015 IBC Occupancy Classification (Single Family R-3), and 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 SITE PLAN #18
LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS WHEREOF, 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: CHAIRMAN DATE:

CITY COUNCIL: MAYOR DATE:

ATTEST: CITY CLERK DATE:

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: (delete. No longer being used by Adams County)

INSTRUMENT:

DEWBERRY RESPONSE: ACKNOWLEDGED, THIS SIGNATURE BLOCK HAS BEEN REMOVED.

AMENDMENTS

GREEN VALLEY RANCH EAST SITE PLAN #18

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

DOCUMENT AMENDMENTS table with columns for No., Date, Description, and a grid of empty cells.

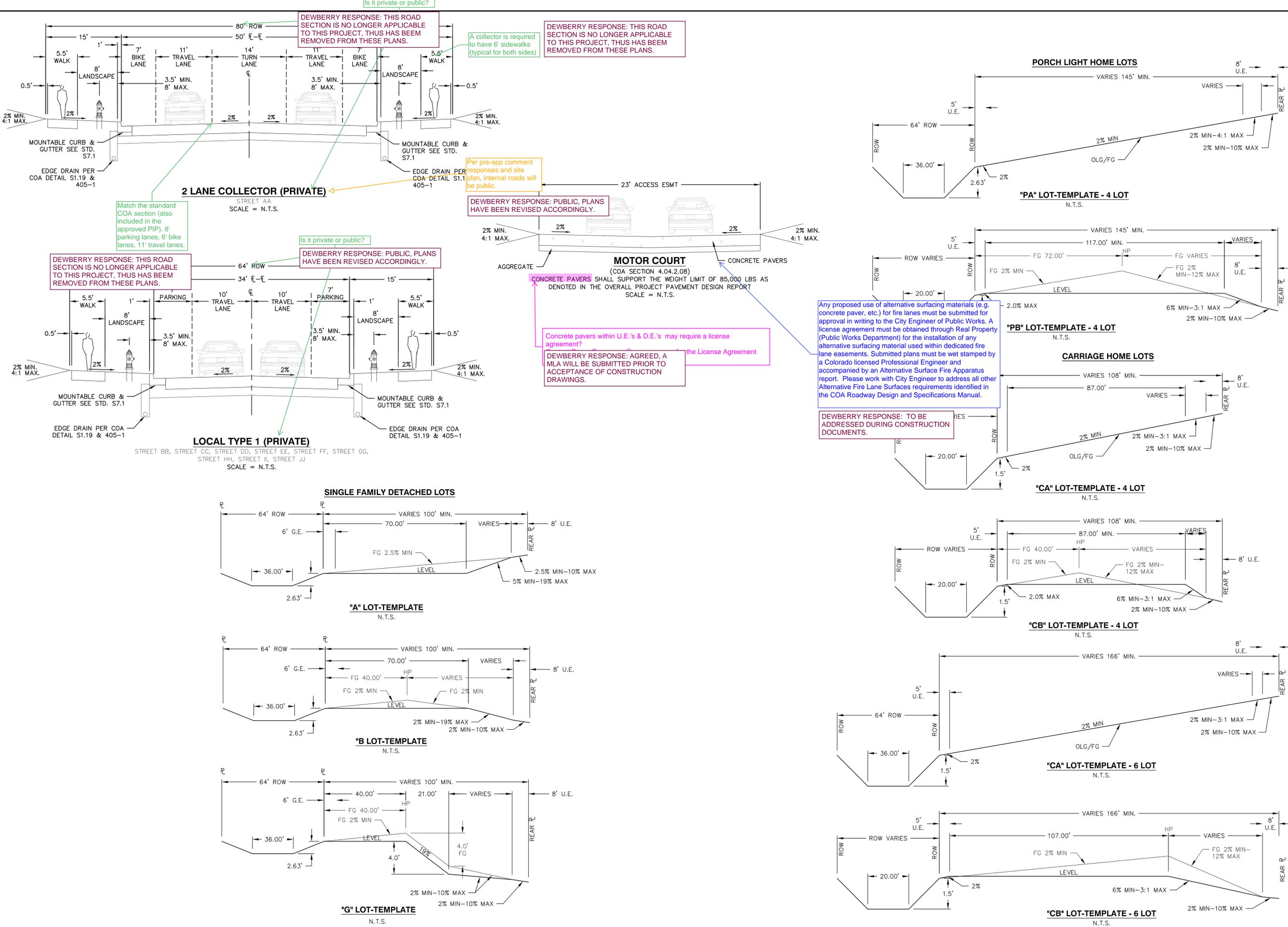
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50152273
Designed By: Drawn By: OCB LTTN
Checked By: TDK
Sheet Number: 1

COVER SHEET

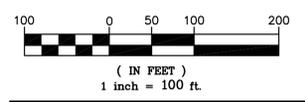
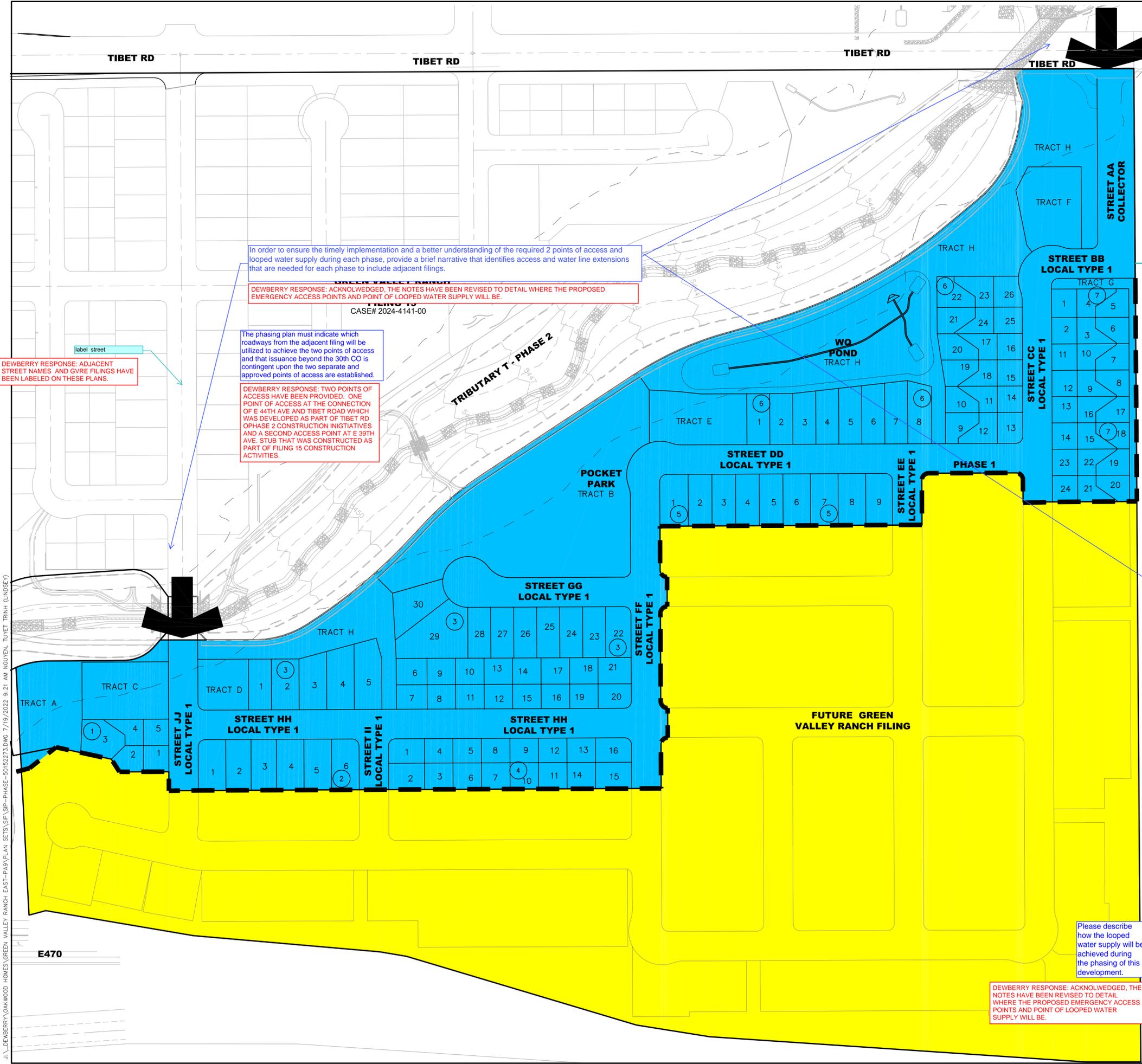
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&S\PLAN SETS\SIP\SIP-SEC-50152273.DWG 7/19/2022 9:19 AM NGUYEN, TUYET TRINH (LINDSEY)



DOCUMENT AMENDMENTS	
No.	Description
1	xx
xx	xx

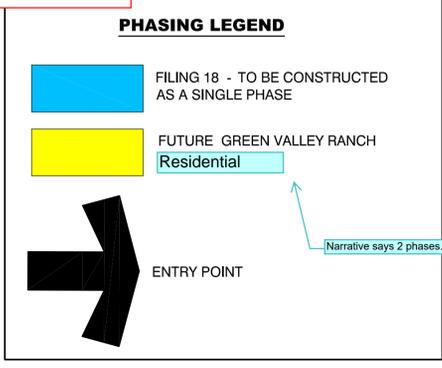
PRELIMINARY
NOT FOR
CONSTRUCTION



SYMBOLS AND LINETYPES LEGEND

—	BOUNDARY LINE
- - -	LOT PHASE LINE
- · - · -	SECTION LINE
- · - · -	HALF-SECTION LINE
- · - · -	RIGHT OF WAY LINE
- · - · -	LOT LINE
○	NUMBER
⊕	NUMBER

DEWBERRY RESPONSE: CONNECTION TO ADJ FILING (BY OTHERS) IS NOW SHOWN BUT INTENDED TO BE BARRICADED OFF AS THE ADJACENT DEVELOPMENT WILL NOT BE CONSTRUCTED AT TIME OF CONSTRUCTION OF GVRE F18. FOR THIS REASON WE HAVE NOT SHOWN THIS AS A POINT OF ACCESS OR LOOPED WATER SUPPLY.



DEWBERRY RESPONSE: THIS WILL NO LONGER BE A PHASED DEVELOPMENT PLAN. INSTEAD, THE FUTURE FILING IS INTENDED TO BE USED AS A BORROW SITE IN AN EFFORT TO BALANCE EARTHWORKS WITH GVRE FILING 18.

DEWBERRY RESPONSE: COA CASE NUMBERS HAVE BEEN PROVIDED FOR FILINGS THAT PROVIDE DIRECTLY CONNECT AND PROVIDE ACCESS TO THIS FILING.

provide name of site plan and include the case number

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.
- 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 AND E 38TH AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE PHASES INCLUDING SIDEWALK, TREE LAWN, AND PAVEMENT. *Include the EDN's for the separate filings for Tibet and 38th.*
- FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.
- 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-ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING AND 52 FT. OUTSIDE, A HAMMERHEAD OR THREE-POINT TURN. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN. *Include the EDN's for the separate filings for Tibet and 38th.*
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY VEHICULAR ACCESS TO THIS SITE. *DEWBERRY RESPONSE: THE REQUESTED NOTE HAS BEEN ADDED TO THIS PLAN.*
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE THREE DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION, EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE. *DEWBERRY RESPONSE: NOTE CHANGED TO REFLECT "TWO" POINTS OF ACCESS.*
- 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.
- DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROAD. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).

In order to ensure the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase to include adjacent filings.

DEWBERRY RESPONSE: ACKNOWLEDGED, THE NOTES HAVE BEEN REVISED TO DETAIL WHERE THE PROPOSED EMERGENCY ACCESS POINTS AND POINT OF LOOPED WATER SUPPLY WILL BE.

The phasing plan must indicate which roadways from the adjacent filing will be utilized to achieve the two points of access and that issuance beyond the 30th CO is contingent upon the two separate and approved points of access are established.

DEWBERRY RESPONSE: TWO POINTS OF ACCESS HAVE BEEN PROVIDED. ONE POINT OF ACCESS AT THE CONNECTION OF E 44TH AVE AND TIBET ROAD WHICH WAS DEVELOPED AS PART OF TIBET RD OPHASE 2 CONSTRUCTION INITIATIVES AND A SECOND ACCESS POINT AT E 39TH AVE. STUB THAT WAS CONSTRUCTED AS PART OF FILING 15 CONSTRUCTION ACTIVITIES.

DEWBERRY RESPONSE: ADJACENT STREET NAMES AND GVRE FILINGS HAVE BEEN LABELED ON THESE PLANS.

Please describe how the looped water supply will be achieved during the phasing of this development.

DEWBERRY RESPONSE: ACKNOWLEDGED, THE NOTES HAVE BEEN REVISED TO DETAIL WHERE THE PROPOSED EMERGENCY ACCESS POINTS AND POINT OF LOOPED WATER SUPPLY WILL BE.

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Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #18

PHASING PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: David Carro, RLA

PROJECT INFORMATION

Project Number:	50152273
Designed By:	OCB
Drawn By:	LITN
Checked By:	TDK
Sheet Number:	5

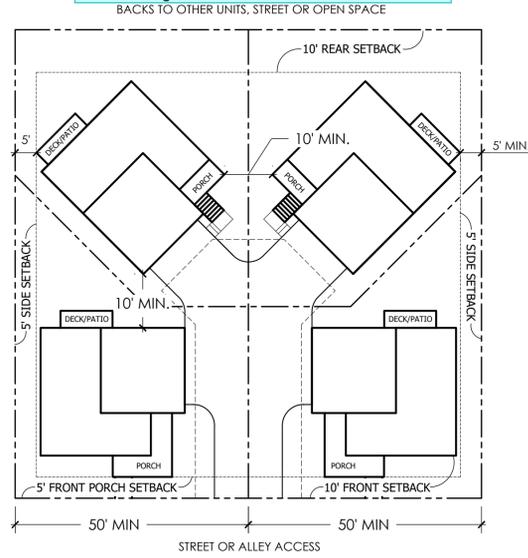
DOCUMENT AMEND

No.	Date	Description
1	xx/xx/xx	xx

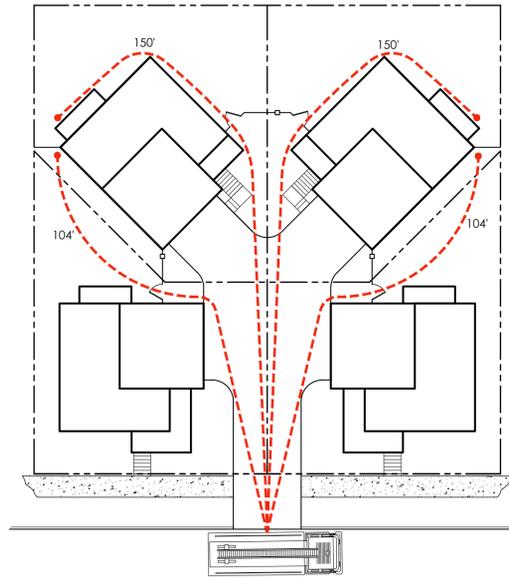
PRELIMINARY CONSTRUCTION

Tract F to become future 4 Pack carriage house lots with the approval of the CLOMR

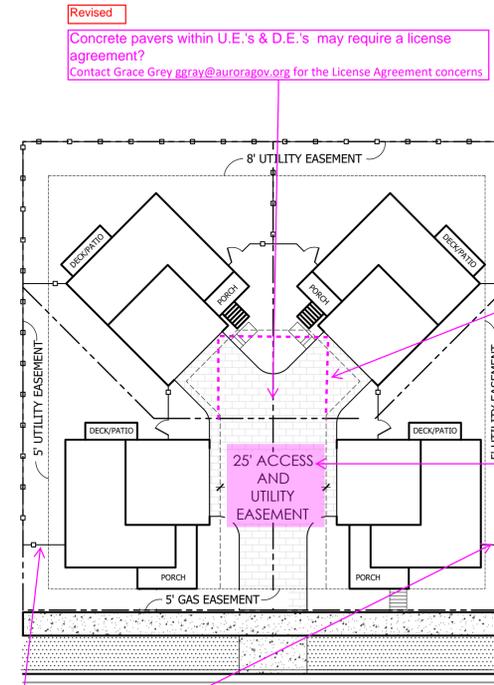
Are there any 4 pack carriage house lots? If not, please delete these details. If there are, see comments on 6-packs and apply to these diagrams.



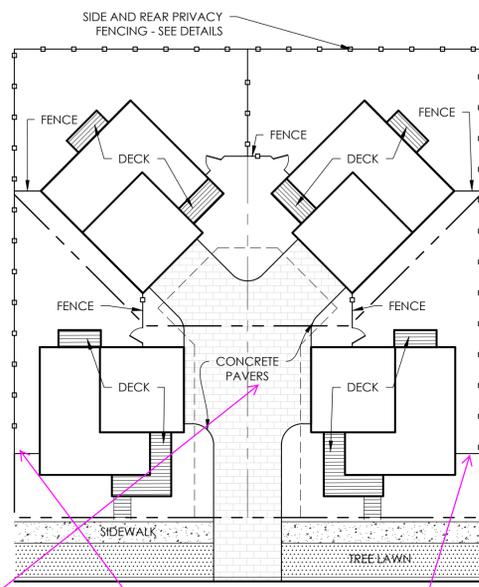
TYPICAL CARRIAGE HOUSE MOTORCOURT SETBACKS



TYPICAL CARRIAGE HOUSE HOSE PULL

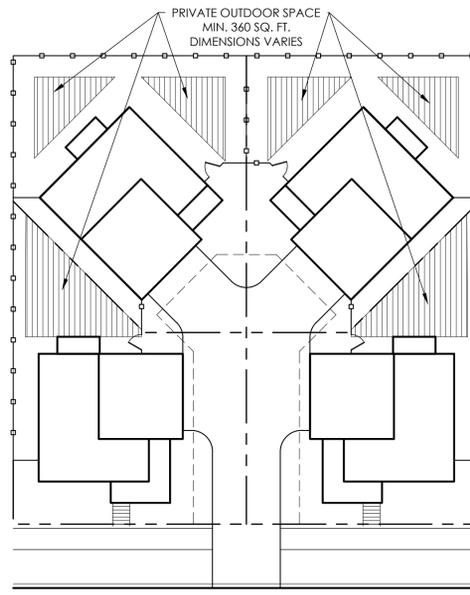


TYPICAL CARRIAGE HOUSE EASEMENTS

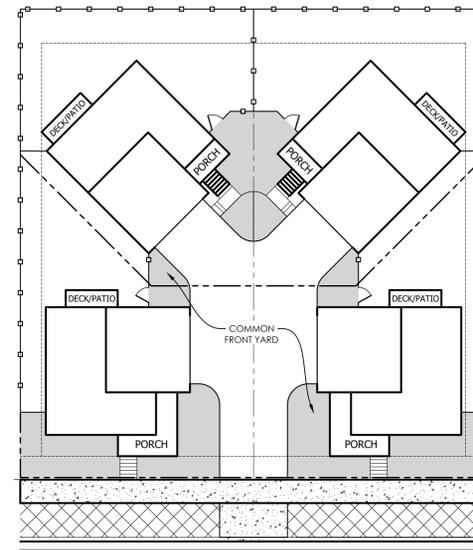


NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LBS.

TYPICAL CARRIAGE HOUSE MATERIALS AND FENCING



TYPICAL CARRIAGE HOUSE PRIVATE OUTDOOR SPACE



TYPICAL CARRIAGE HOUSE LANDSCAPE

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

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

Add a note that all pavers shall be owned and maintained by the Metro District.

Revised
Detail type of fencing as this may also require a license agreement?

Revised
match the easement shown on the plat

Revised
Concrete pavers within U.E.'s & D.E.'s may require a license agreement?
Contact Grace Grey ggray@auroragov.org for the License Agreement concerns

Revised
Match Plat easements (Typical)

Revised
26' on subdivision plat and includes Drainage Easement?

P:\OAKWOOD MASTER FOLDER\OAK EAST-CURRENT\PLING - 18\OAK\SUBMITTALS\OAK EAST SITE PLAN\SHEETS\F.B ARCHITECTURE.DWG 6/29/2022 3:40 PM DILLON COOK

Revised
Concrete pavers within U.E.'s & D.E.'s may require a license agreement?
Contact Grace Grey ggray@auroragov.org for the License Agreement concerns

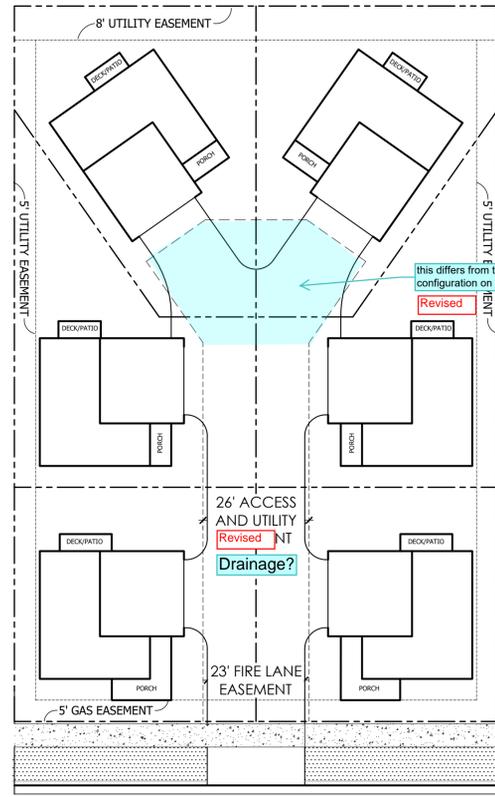
Revised
Detail type of fencing as this may also require a license agreement?

No.	Date	Description
1	06/28/22	1ST SUBMITTAL

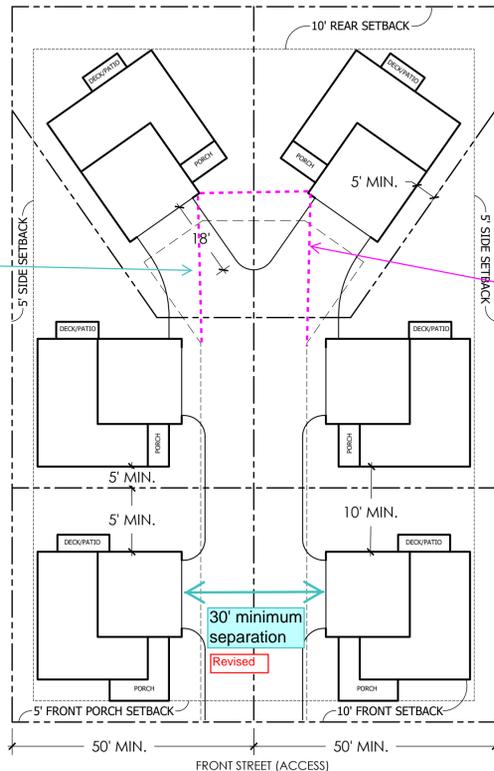
DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

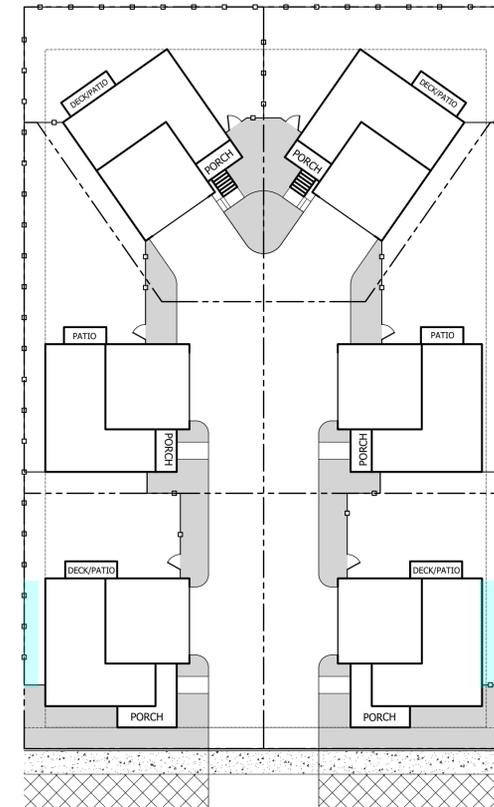
P:\OAKWOOD MASTER FOLDER\OVR EAST-CURRENT\FLING 18\OAD\SUBMITTALS\OVR E F18 SITE PLAN\SHEETS\F18 ARCHITECTURE.DWG 6/29/2022 3:44 PM DILLON COOK



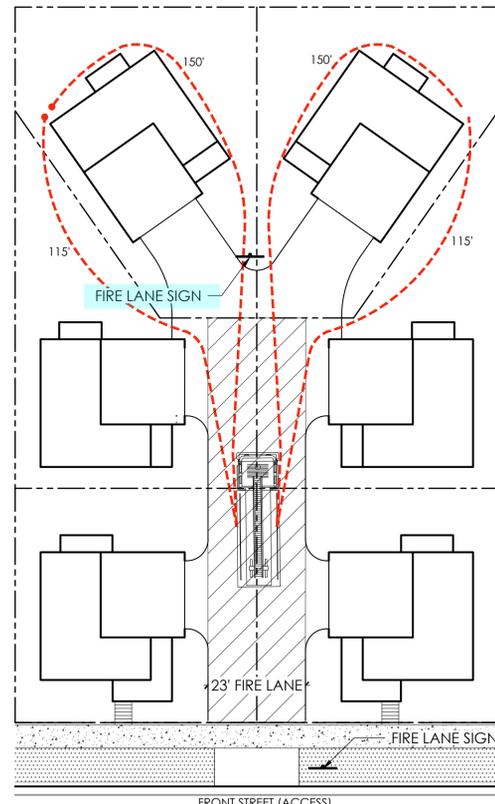
TYPICAL CARRIAGE HOUSE MOTORCOURT EASEMENTS



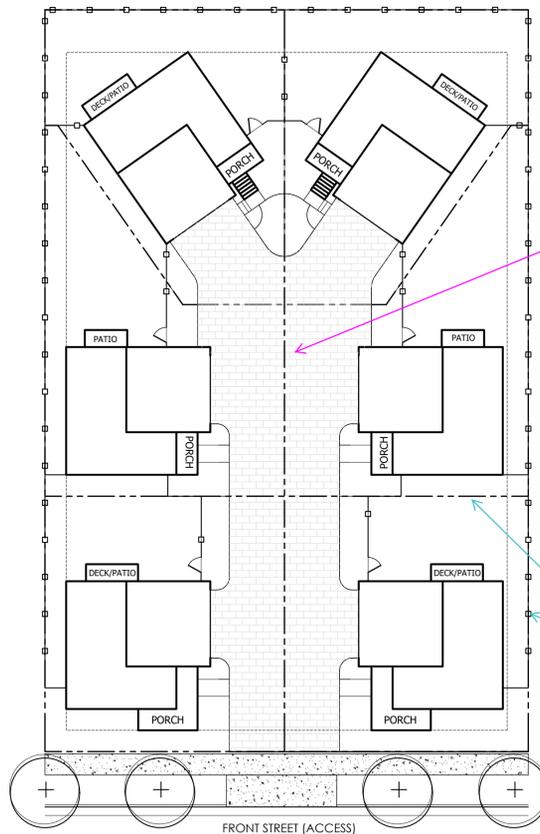
TYPICAL CARRIAGE HOUSE MOTORCOURT SETBACKS



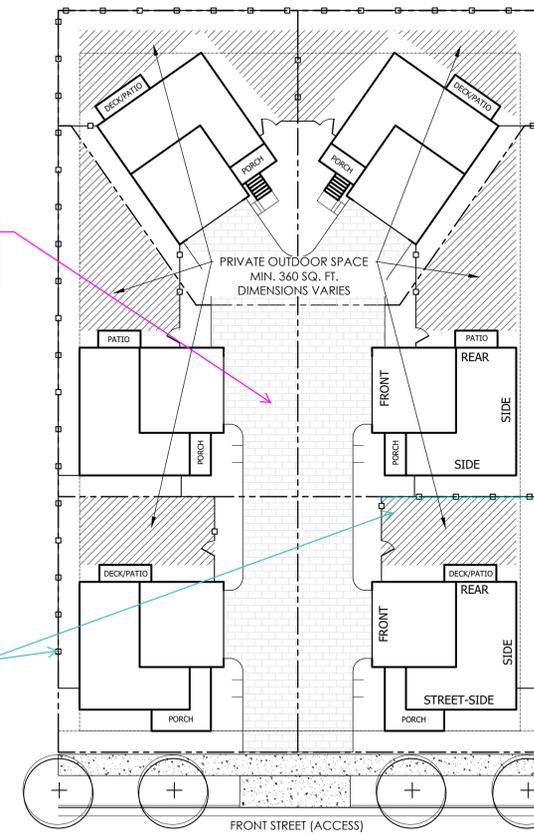
TYPICAL CARRIAGE HOUSE MOTORCOURT LANDSCAPE



TYPICAL CARRIAGE HOUSE MOTORCOURT 6-PACK HOSE PULL



TYPICAL CARRIAGE HOUSE MOTORCOURT MATERIALS AND FENCING



TYPICAL CARRIAGE HOUSE MOTORCOURT OPEN SPACE

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

NOTE: SEE WATER WISER WISE SHEETS 44-53. this is shown 3x in these exhibits. Once would be better. Revised

Match plat easements (Typical) Revised

verify location Revised

match the easement shown on the plat Revised

Concrete pavers within U.E.'s & D.E.'s may require a license agreement? Contact Grace Grey ggray@auroragov.org for the License Agreement concerns. Revised

be consistent with fence locations Revised

Add a note that all pavers shall be owned and maintained by the Metro District. Revised

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

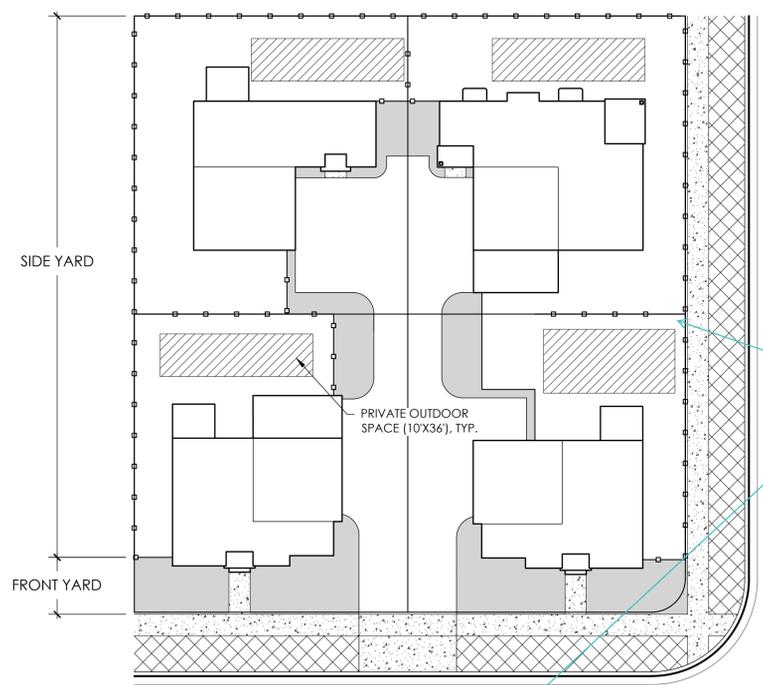
Table with 2 columns: No., Date. Row 1: 1, 06/28/22. Column 2: 1ST SUBMITTAL Description

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	1ST SUBMITTAL Description
1	06/28/22	

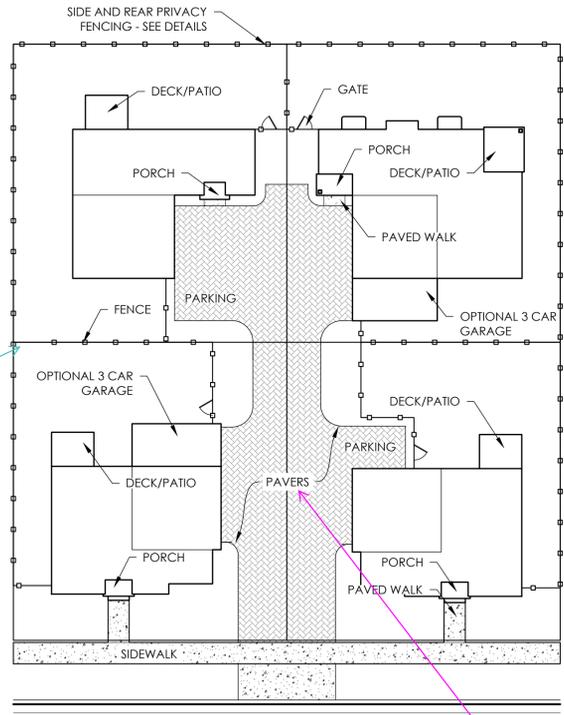
DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

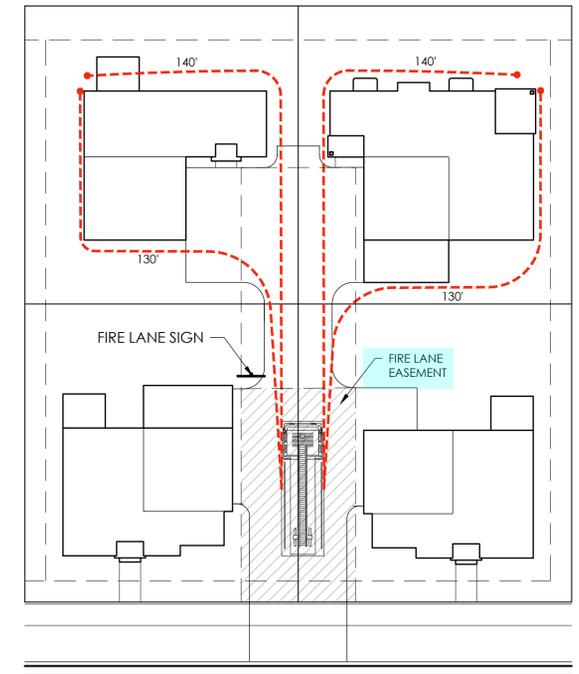


TYPICAL PORCHLIGHT MOTORCOURT LANDSCAPE

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



TYPICAL PORCHLIGHT MOTORCOURT MATERIALS AND FENCING



TYPICAL PORCHLIGHT MOTORCOURT HOSEPULL

be consistent with fence locations
Revised

Concrete pavers within U.E.'s & D.E.'s may require a license agreement? Contact Grace Grey ggray@auroragov.org for the License Agreement concerns
Revised

match the easement shown on the plat
Revised

Per comment from Aja Tibbs on the Second Submission of the Green Valley Ranch East - Site Plan No. 6 and Final Plat - CN 2021-3025-00; 2021-4012-00, dated July 16, 2021. We were asked to place the Lot data table with our setback diagrams. Left the setback table with the setback diagrams to keep consistent with all other submittals

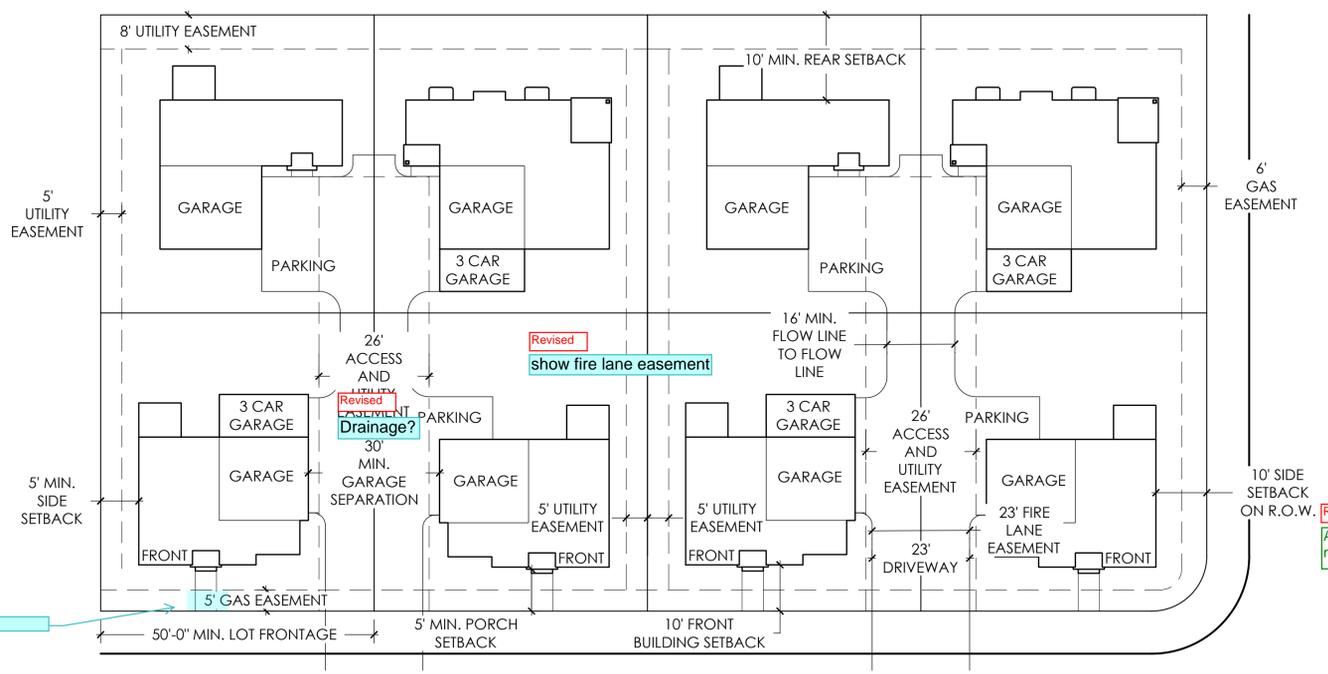
LOT DATA TABLE AND SETBACK TAB this should be shown on Sheet 4

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	13	23	69%	0
LOT %	0%	11%	20%	69%	0%
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	0 FT
MIN. FRONT SETBACK	10 FT - HOUSE 18 FT - GARAGE	15 FT - HOUSE 20 FT - GARAGE	15 FT - HOUSE 20 FT - GARAGE	10 FT	NA
MIN. PORCH SETBACK	10 FT	10 FT	10 FT	5 FT	NA
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

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

- * MINIMUM 10' BUILDING SEPARATION
- ** MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.
- *** NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45-FT IN WIDTH
- **** LOTS ARE CONSIDERED "SMALL" IF THEY DO NOT MEET THE MINIMUM LOT SQUARE FOOTAGE OR MINIMUM LOT FRONTAGE REQUIREMENTS FOR A STANDARD LOT.
- ***** MOTOR COURT LOTS ARE CONSIDERED "SMALL MOTOR COURT" WHEN THEY HAVE LESS THAN 50' OF STREET FRONTAGE OR ARE LESS THAN 4500SF.

must have street frontage to be considered standard
Revised



TYPICAL PORCHLIGHT MOTORCOURT SETBACKS AND EASEMENTS

Add a note that all pavers shall be owned and maintained by the Metro District.
Revised

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

P:\OAKWOOD MASTER FOLDER\OVR EAST-CURRENT_FLING 18\OAD\SUBMITTALS\OVR E F18 SITE PLAN\SHEETS\F18 ARCHITECTURE.DWG 6/29/2022 3:41 PM DILLON COOK

DEWBERRY RESPONSE: SITE DISTANCE TRIANGLE HAS BEEN INCLUDED.

DEWBERRY RESPONSE: THIS SIGN HAS BEEN LABELED.

UNPLATTED

ADD ADJACENT ZONING TYP

DEWBERRY RESPONSE: ADJ DEVELOPMENT AND ZONING INFORMATION HAS BEEN ADDED TO THE PLANS.

show sight triangles. TYP

Label sign

DEWBERRY RESPONSE: PLEASE REFERENCE THE LEGEND FOUND ON THIS SHEET TO DISTINGUISH NUMERICAL CALLOUT.

Add road ends object markers

DEWBERRY RESPONSE: ROAD ENDS BARRICADE AND MARKER SIGNS HAVE BEEN ADDED AT ALL ROAD STOBBS.

Show the proposed location of all mail kiosks.

DEWBERRY RESPONSE: LOCATION OF PROPOSED MAIL KIOSKS STILL UNDER COORDINATION WITH USPS AND WILL BE SHOWN OF FUTURE SUBMITTALS OF THIS SITE PLAN.

Show the location of all public streetlights. Identify the pole height and fixture type.

DEWBERRY RESPONSE: LOCATION OF PROPOSED STREET LIGHTS STILL UNDER COORDINATION WITH LIGHTING CONSULTANT AND WILL BE SHOWN OF FUTURE SUBMITTALS OF THIS SITE PLAN.

DEWBERRY RESPONSE: THIS CURB RAMP HAS BEEN REMOVED.

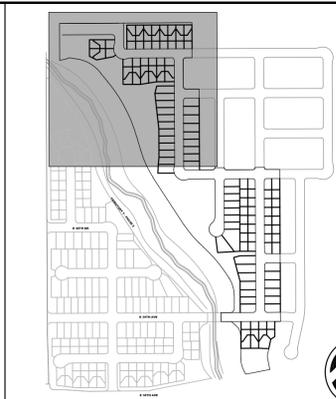
DEWBERRY RESPONSE: THIS LABEL HAS BEEN AMENDED.

DEWBERRY RESPONSE: SINCE THIS IS INTENDED TO BE MAINT ACCESS, THE CONNECTION BETWEEN SIDEWALK AND TBC WILL REMAIN UNLESS REQUESTED TO BE REMOVED IN SUBSEQUENT REVIEW.

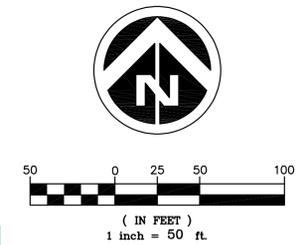
UNPLATTED

ADD ADJACENT ZONING TYP

DEWBERRY RESPONSE: ADJ DEVELOPMENT AND ZONING INFORMATION HAS BEEN ADDED TO THE PLANS.



KEY MAP SCALE: 1"=600'



SYMBOLS AND LINETYPES LEGEND

Table with 2 columns: Symbol/Line Type and Description. Includes 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, Curbs, Gutters, Crosspans, Sidewalk & Ramp, Street Sign, Water Meter, Fire Hydrant and Valve, Ex. Fire Hydrant, Water Valve, Street Light, Ex. Street Light, Storm Manhole, Storm Inlet, Flared End Section, Ex Easement Line.

KEYNOTE

- 1) SIGHT LINES
2) STOP SIGN & STREET SIGN
3) SPEED LIMIT SIGN
4) DEAD END SIGN
5) KEEP RIGHT SIGN

NOTES:

- 1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
3. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS OR SPACING SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
5. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
6. INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF± OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE.

Update all sheets

DEWBERRY RESPONSE: THIS LEGEND HAS BEEN UPDATED ON ALL SHEETS.

Please add the following note: Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.

DEWBERRY RESPONSE: THE REQUESTED NOTE HAS BEEN ADDED TO THESE PLANS.

DEWBERRY RESPONSE: AMENDED TO READ G.E.

(SEE SHEET 10)

GREEN VALLEY RANCH EAST SUBDIVISION FILING 15 CASE# 2020-4008-00

ADD ADJACENT ZONING TYP

DEWBERRY RESPONSE: ADJ DEVELOPMENT AND ZONING INFORMATION HAS BEEN ADDED TO THE PLANS.

DEWBERRY RESPONSE: MAINT. ACCESS PATH AND ALL ASSOCIATED EASEMENTS HAVE BEEN SHOWN ON THE SUBSEQUENT SUBMITTAL.

Include the EDN for the application that includes the Trib T improvements.

DEWBERRY RESPONSE: TRIB T PHASE 2 IS IN SITE PLAN PHASE. THE COA CASE NUMBER HAS BEEN INCLUDED AT THIS TIME. ONCE AN EDN HAS BEEN RECORDED DEWBERRY WILL UPDATE THESE PLANS.

Show/label the maintenance access to the top of the pond and to the bottom of the pond. Show/label the required drainage easement.

DEWBERRY RESPONSE: EASEMENT HAS BEEN LABELED.

Label Easement?

DEWBERRY RESPONSE: THE LOCATION OF THIS CROSSING HAS BEEN COORDINATED AS SUCH THAT IT DOES NOT INTERFERE WITH THE ADJACENT DRIVEWAY.

Shift crossing further south to be closer to intersection

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED.

UNPLATTED

FUTURE GREEN VALLEY RANCH RESIDENTIAL

DEWBERRY RESPONSE: IT HAS BEEN NOTED THAT THIS FUTURE FILING IS CURRENTLY UNPLATTED BUT WILL BE ZONED RESIDENTIAL ONCE DEVELOPED.

DEWBERRY RESPONSE: THESE SIGNS HAVE BEEN REMOVED FROM THE PLANS.

Where are these?

DEWBERRY RESPONSE: THESE SIGNS HAVE BEEN REMOVED FROM THE PLANS.

Add lot dimensions TYP

DEWBERRY RESPONSE: LOT DIMENSION INFORMATION CAN BE FOUND ON THE PLAT.

DEWBERRY RESPONSE: THIS LABEL HAS BEEN AMENDED.

Sight triangle is for wrong approach. Please

DEWBERRY RESPONSE: SIGHT TRIANGLE HAS BEEN REVISED.

Remove portion of trail between sidewalk and curb

DEWBERRY RESPONSE: THIS LABEL HAS BEEN AMENDED.

Relocate this fire lane sign to the other side of the road. TYP

DEWBERRY RESPONSE: FIRE LANE SIGNS MOVED TO THE RIGHT SIDE. TYP

DEWBERRY RESPONSE: SINCE THIS IS INTENDED TO BE MAINT ACCESS AS WELL, THE CONNECTION BETWEEN SIDEWALK AND TBC WILL REMAIN UNLESS REQUESTED TO BE REMOVED IN SUBSEQUENT REVIEW.

DEWBERRY RESPONSE: THIS DASHED LINE REPRESENTS THE SHOULDER OF THE MAINT ACCESS PATH. THE MAINT. ACCESS PATH WAS MISLABELED ON THESE PLANS. SUBSEQUENT SUBMITTAL HAS BEEN AMENDED.

What are the dashed lines?

Remove portion of trail between sidewalk and curb

Label/dimension all existing and proposed sidewalks.

DEWBERRY RESPONSE: EX. REGIONAL TRAIL HAS BEEN LABELED ON THE SUBSEQUENT SUBMITTAL.

DEWBERRY RESPONSE: AS THESE ARE LOCAL STREETS ACCESS MOVEMENTS ARE NOT RESTRICTED. THERE ARE NO ADJACENT OR OPPOSING ACCESS POINT ASIDE FROM THE NORTH CONNECTION TO TIBET ROAD. ALL OTHER CONNECTIONS ARE EXTENSIONS OF ROADS THAT WERE DEVELOPED AS PART OF F15 CONSTRUCTION. PROPOSED STREET LIGHTING IS BEING COORDINATED AND WILL BE PRESENTED ON THE NEXT SUBMITTAL. MAIL KIOSKS ARE STILL BEING COORDINATED WITH USPS. THERE ARE NO ALLEYS PROPOSED AS PART OF THIS DEVELOPMENT.

Label access movements at all intersections
Show adjacent and opposing access points
Show all proposed streetlights
Show and label all mail kiosks, if applicable
Sight distance triangles need to be added for all alleys

DEWBERRY RESPONSE: STRIPING AT THE THREWAY INTERSECTION HAS BEEN DEFINED ON THE PLANS CONSISTENT TO THE TIS.

TIS shows separate left and right turn lanes at this intersection. Please revise

DEWBERRY RESPONSE: SITE DISTANCE TRIANGLE HAS BEEN INCLUDED.

Include sight distance triangle

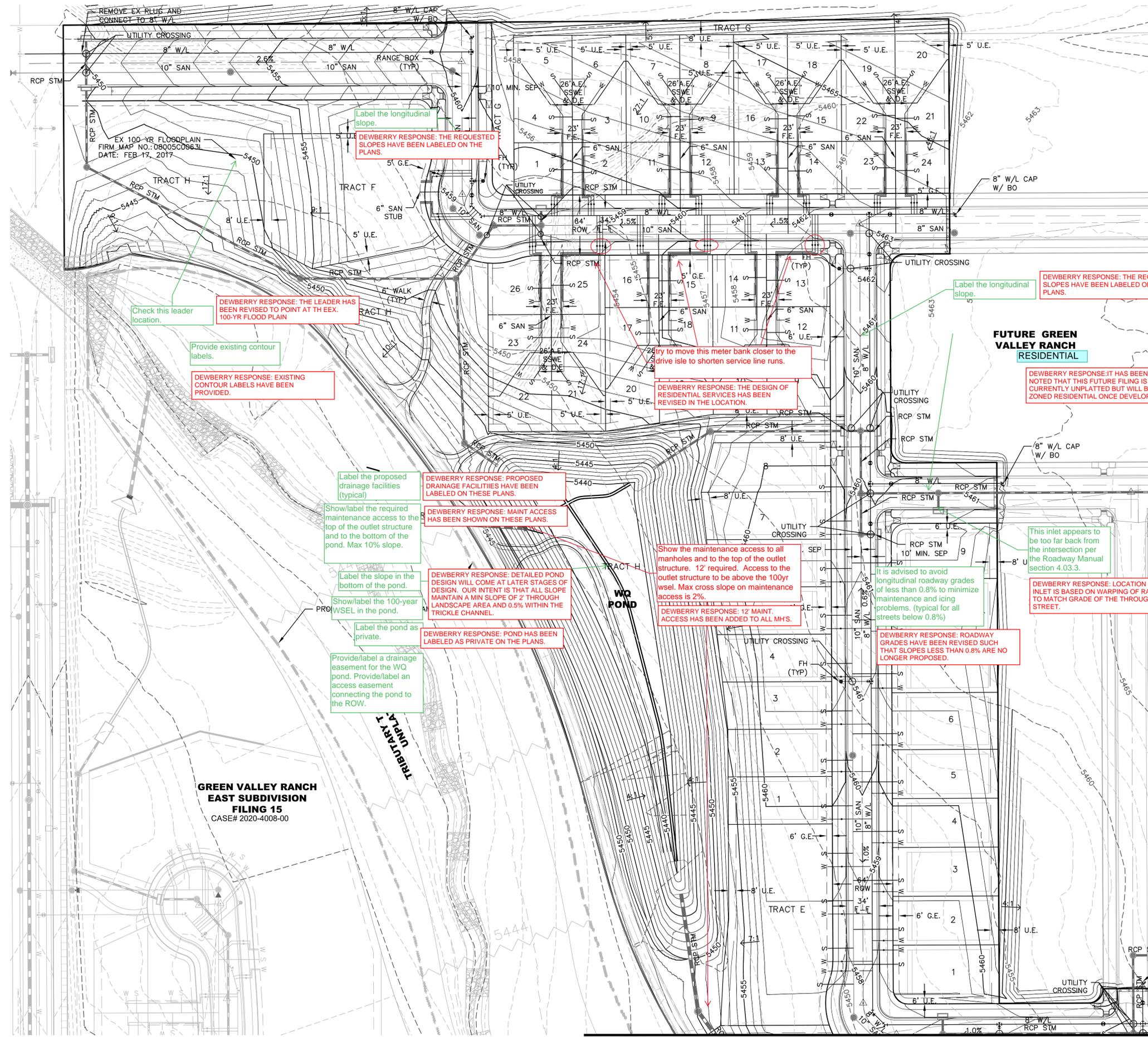
LABEL ADJACENT PLAT INFO, ZONING

DEWBERRY RESPONSE: ADJ DEVELOPMENT AND ZONING INFORMATION HAS BEEN ADDED TO THE PLANS.

Table with 2 columns: No., Date, Description. Includes entries for SIGHT LINES, STOP SIGN & STREET SIGN, SPEED LIMIT SIGN, DEAD END SIGN, KEEP RIGHT SIGN.

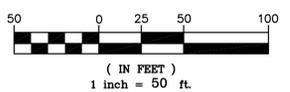
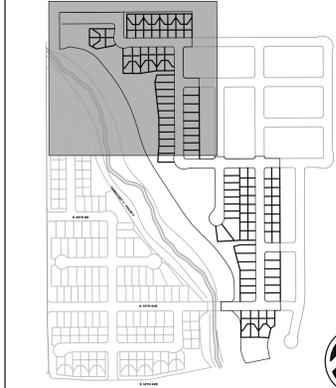
J:\DEWBERRY\OAKWOOD_HOMES\GREEN VALLEY RANCH EAST-P&S\PLAN SET\TIS\SP-DTL SP-50152273.DWG 7/19/2022 9:21 AM NGUYEN, TUYET TRINH (LINDSEY)

J:\DEWBERRY\OAKWOOD_HOMES\GREEN VALLEY RANCH EAST-P&P\PLAN SETS\515\515-GRAD-UTIL-50152273.DWG 7/19/2022 9:27 AM INDYEN, TUVET TRINH (UNDOSEY)



GREEN VALLEY RANCH EAST SUBDIVISION FILING 15
CASE# 2020-4008-00

(SEE SHEET 14)



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, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	+
WATER METER	+
FIRE HYDRANT AND VALVE	+
EX. FIRE HYDRANT	+
WATER VALVE	+
STREET LIGHT	+
EX. STREET LIGHT	+
STORM MANHOLE	+
STORM INLET	+
FLARED END SECTION	+
EX EASEMENT LINE	---

- NOTES:**
- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
 - ALL PRIVATE STORM 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.
 - ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE.
 - ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
 - ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
 - ALL STORM DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE METROPOLITAN 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 FOOT ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAN REGULATION.
 - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #18

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: David Carro, RLA

DOCUMENT AMENDMENTS

No.	Date	Description
1	xx/xx/xx	

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50152273
Designed By: OCB
Drawn By: LTTN
Checked By: TDK
Sheet Number: 13

GRADING AND UTILITY PLAN

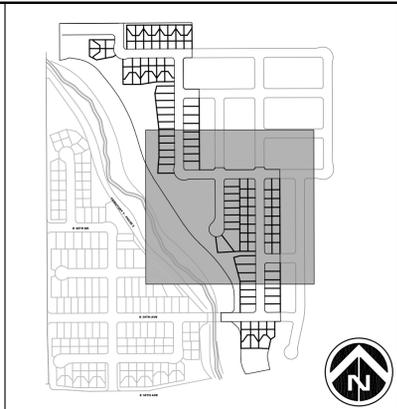
(SEE SHEET 13)

FUTURE GREEN VALLEY RANCH RESIDENTIAL

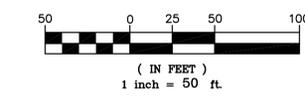
DEWBERRY RESPONSE: IT HAS BEEN NOTED THAT THIS FUTURE FILING IS CURRENTLY UNPLATTED BUT WILL BE ZONED RESIDENTIAL ONCE DEVELOPED.

Is the storm line going to be constructed with Filing 18?

DEWBERRY RESPONSE: NO, THIS FUTURE DEVELOPMENT HAS BEEN REMOVED FROM THESE PLANS AND IS NOW SHOWN TO A ROUGH GRADE CONDITION AS THE FUTURE FILING IS NEEDED AS AN EARTHWORK BORROW AREA.



KEY MAP SCALE: 1"=600'

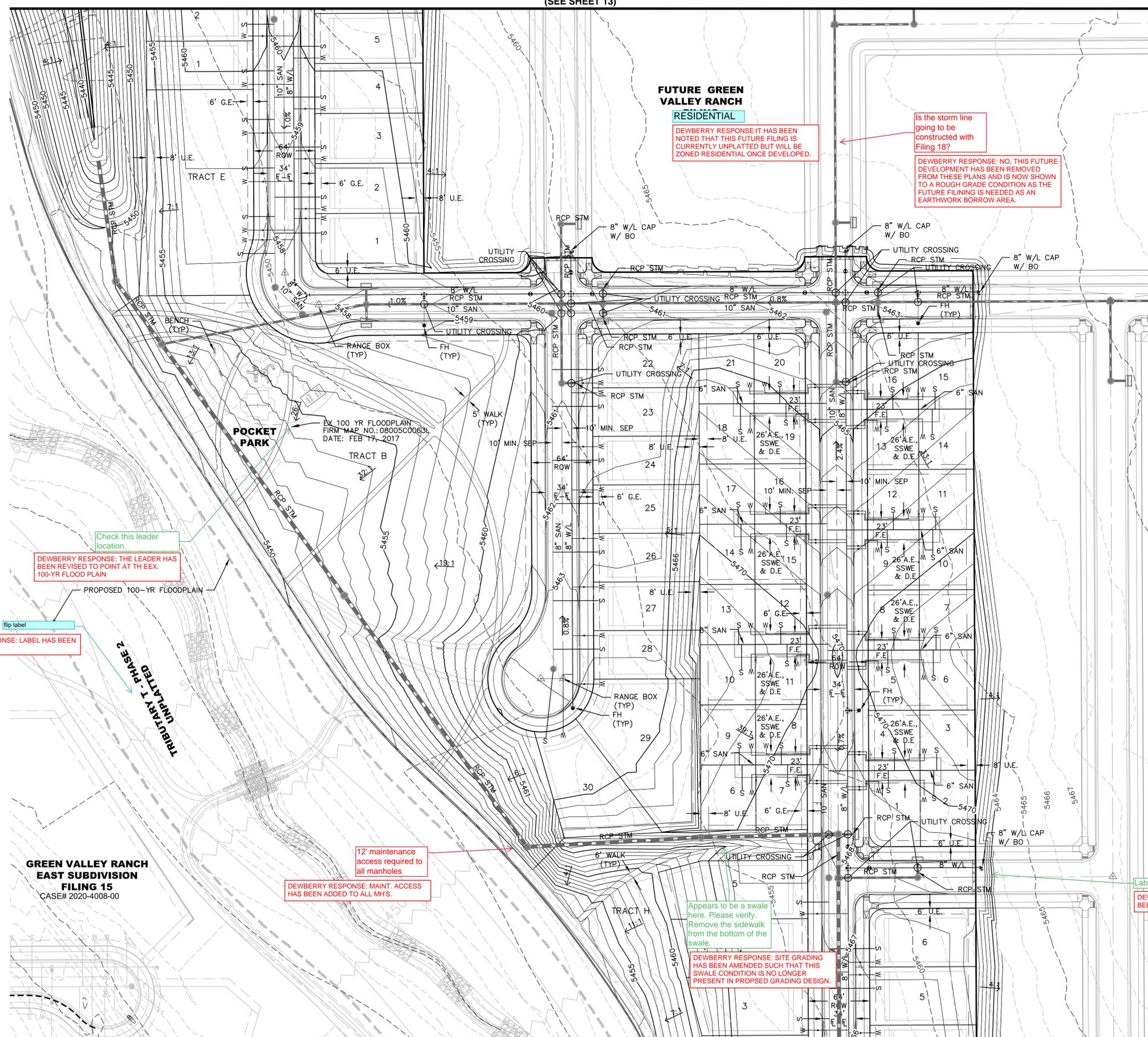


SYMBOLS AND LINETYPES LEGEND

- 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, CROSSSPAN, SIDEWALK & RAMP
- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE

NOTES:

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- WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).



(SEE SHEET 15)

GREEN VALLEY RANCH EAST SUBDIVISION FILING 15
CASE# 2020-4008-00

DEWBERRY RESPONSE: THE LEADER HAS BEEN REVISED TO POINT AT THE EX. 100-YR FLOOD PLAIN

DEWBERRY RESPONSE: LABEL HAS BEEN FLIPPED.

12' maintenance access required to all manholes
DEWBERRY RESPONSE: MAINT. ACCESS HAS BEEN ADDED TO ALL MHS.

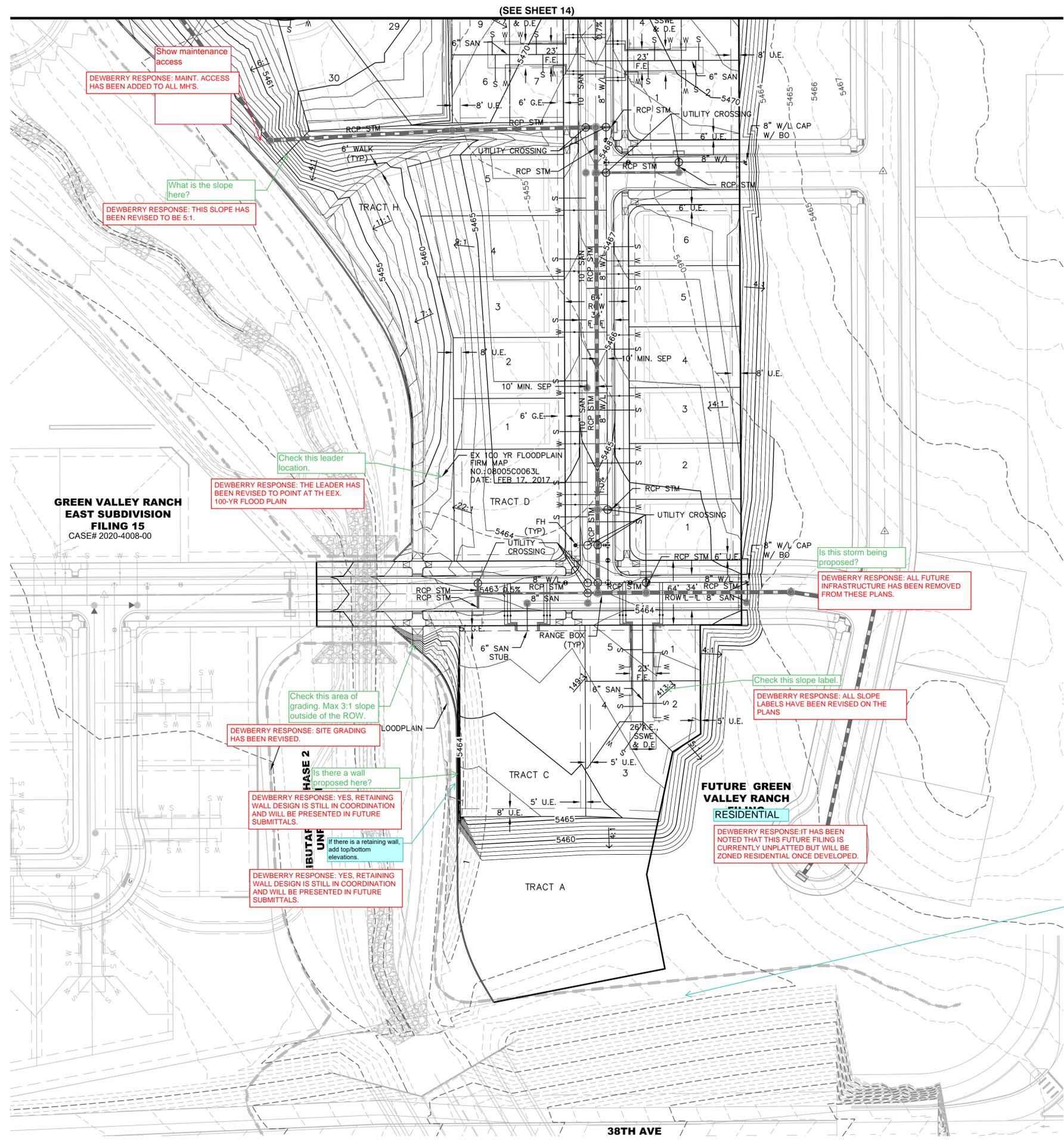
DEWBERRY RESPONSE: SITE GRADING HAS BEEN AMENDED SUCH THAT THIS SWALE CONDITION IS NO LONGER PRESENT IN PROPOSED GRADING DESIGN.

DEWBERRY RESPONSE: SLOPES HAVE BEEN LABELED ON THE PLANS.

No.	Date	Description
1	xx/xx/xx	DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&S\PLAN SETS\SP\GRAD-UTIL-50152273.DWG 7/19/2022 9:25 AM NGUYEN, TUJET TRINH (UNDOSE)



Show maintenance access
DEWBERRY RESPONSE: MAINT. ACCESS HAS BEEN ADDED TO ALL MH'S.

What is the slope here?
DEWBERRY RESPONSE: THIS SLOPE HAS BEEN REVISED TO BE 5:1.

Check this leader location.
DEWBERRY RESPONSE: THE LEADER HAS BEEN REVISED TO POINT AT THE EX. 100-YR FLOODPLAIN

Is this storm being proposed?
DEWBERRY RESPONSE: ALL FUTURE INFRASTRUCTURE HAS BEEN REMOVED FROM THESE PLANS.

Check this slope label.
DEWBERRY RESPONSE: ALL SLOPE LABELS HAVE BEEN REVISED ON THE PLANS

DEWBERRY RESPONSE: SITE GRADING HAS BEEN REVISED.

Is there a wall proposed here?
DEWBERRY RESPONSE: YES, RETAINING WALL DESIGN IS STILL IN COORDINATION AND WILL BE PRESENTED IN FUTURE SUBMITTALS.

If there is a retaining wall, add top/bottom elevations.

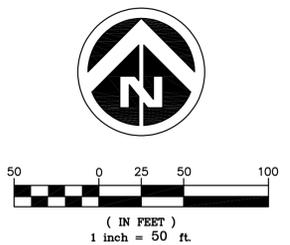
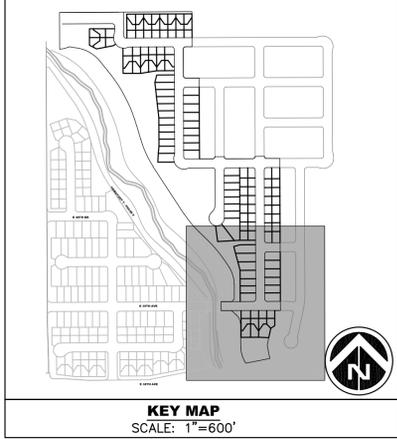
DEWBERRY RESPONSE: YES, RETAINING WALL DESIGN IS STILL IN COORDINATION AND WILL BE PRESENTED IN FUTURE SUBMITTALS.

DEWBERRY RESPONSE: IT HAS BEEN NOTED THAT THIS FUTURE FILING IS CURRENTLY UNPLATTED BUT WILL BE ZONED RESIDENTIAL ONCE DEVELOPED.

show adjacent ROW
DEWBERRY RESPONSE: ADJ ROW HAS BEEN SHOWN WHERE DATA IS AVAILABLE.

GREEN VALLEY RANCH EAST SUBDIVISION
FILING 15
CASE# 2020-4008-00

(SEE SHEET 14)



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, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	+
WATER METER	+
FIRE HYDRANT AND VALVE	+
EX. FIRE HYDRANT	+
WATER VALVE	+
STREET LIGHT	+
EX. STREET LIGHT	+
STORM MANHOLE	+
STORM INLET	+
FLARED END SECTION	+
EX EASEMENT LINE	---

- NOTES:**
- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
 - ALL PRIVATE STORM 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.
 - ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
 - ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
 - ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
 - ALL STORM DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE METROPOLITAN 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 FOOT ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAN REGULATION.
 - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #18

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: David Carro, RLA

No.	Date	Description
1	xx/xx/xx	DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50152273
Designed By: Drawn By: OCB LTTN
Checked By: TDK
Sheet Number: 15

GRADING AND UTILITY PLAN

TIBET RD

TIBET RD

GREEN VALLEY RANCH
EAST SUBDIVISION
FILING 15
CASE# 2020-4008-00



100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN
STRIPING PLAN
SIGNA

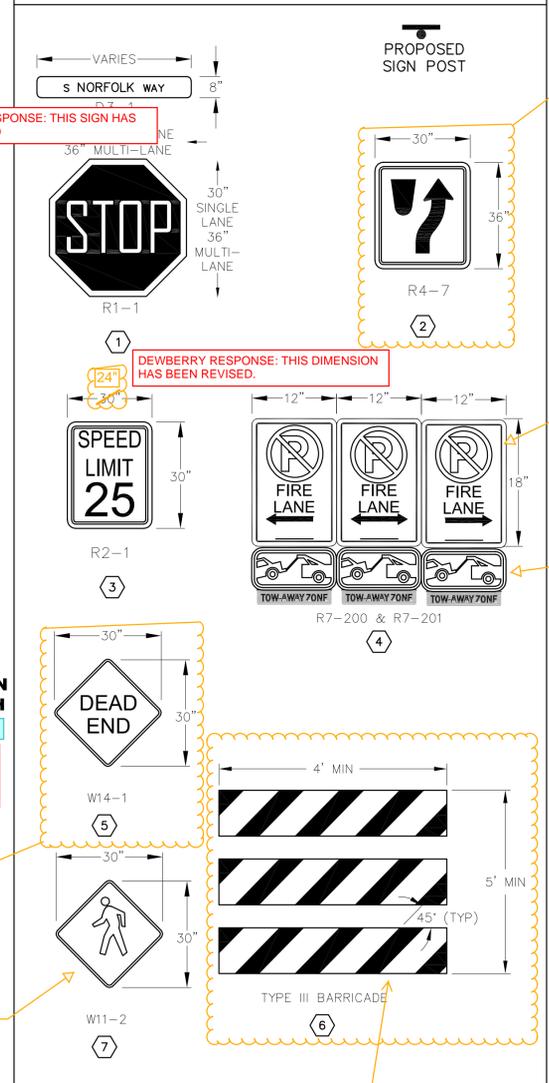
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: David Carro, RLA

No.	Date	Description
1	xx/xx/xx	DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50152273
Designed By: OCB
Drawn By: LTTN
Checked By: TDK
Sheet Number: 16

SIGN LEGEND:



Remove since not being used

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED FROM THE PLANS.

Not labeled on site plan

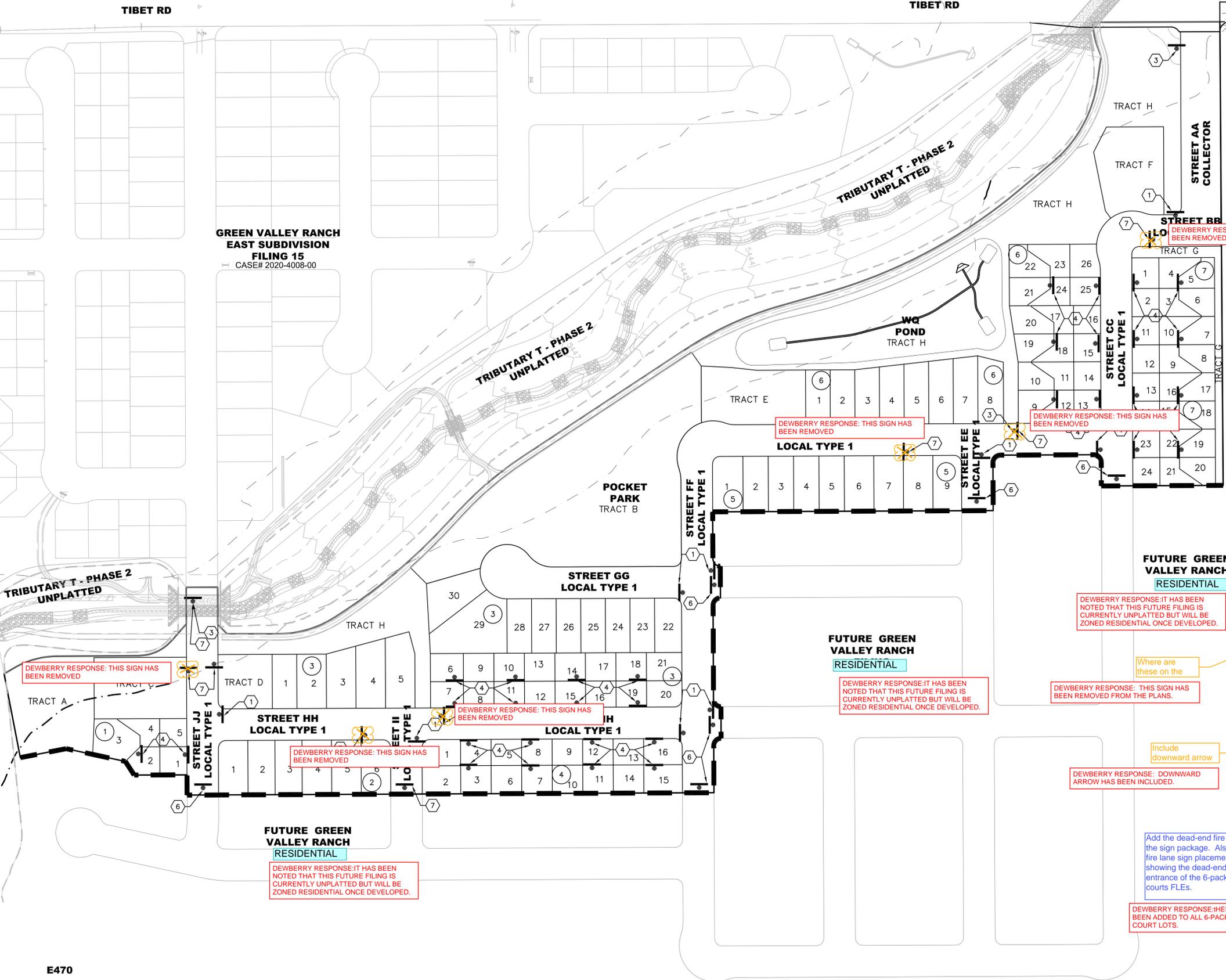
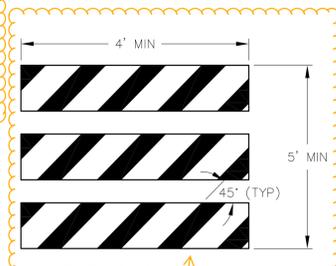
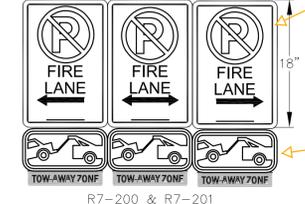
DEWBERRY RESPONSE: THESE SIGN DIMENSIONS HAVE BEEN LABELED ON PLANS.

Provide dimensions

DEWBERRY RESPONSE: THESE SIGN DIMENSIONS HAVE BEEN PROVIDED.

VARIES

PROPOSED SIGN POST



DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED

DEWBERRY RESPONSE: IT HAS BEEN NOTED THAT THIS FUTURE FILING IS CURRENTLY UNPLATTED BUT WILL BE ZONED RESIDENTIAL ONCE DEVELOPED.

DEWBERRY RESPONSE: IT HAS BEEN NOTED THAT THIS FUTURE FILING IS CURRENTLY UNPLATTED BUT WILL BE ZONED RESIDENTIAL ONCE DEVELOPED.

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED FROM THE PLANS.

DEWBERRY RESPONSE: DOWNWARD ARROW HAS BEEN INCLUDED.

DEWBERRY RESPONSE: THESE SIGN HAVE BEEN ADDED TO ALL 6-PACK MOTOR COURT LOTS.

DEWBERRY RESPONSE: THESE SIGN HAVE BEEN ADDED TO ALL 6-PACK MOTOR COURT LOTS.

Where are these on the

Include downward arrow

Add Road Closed signs to barricades

DEWBERRY RESPONSE: THE REQUESTED MARKERS HAVE BEEN ADDED TO THESE PLANS.

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED

DEWBERRY RESPONSE: IT HAS BEEN NOTED THAT THIS FUTURE FILING IS CURRENTLY UNPLATTED BUT WILL BE ZONED RESIDENTIAL ONCE DEVELOPED.

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED

DEWBERRY RESPONSE: THIS SIGN HAS BEEN REMOVED

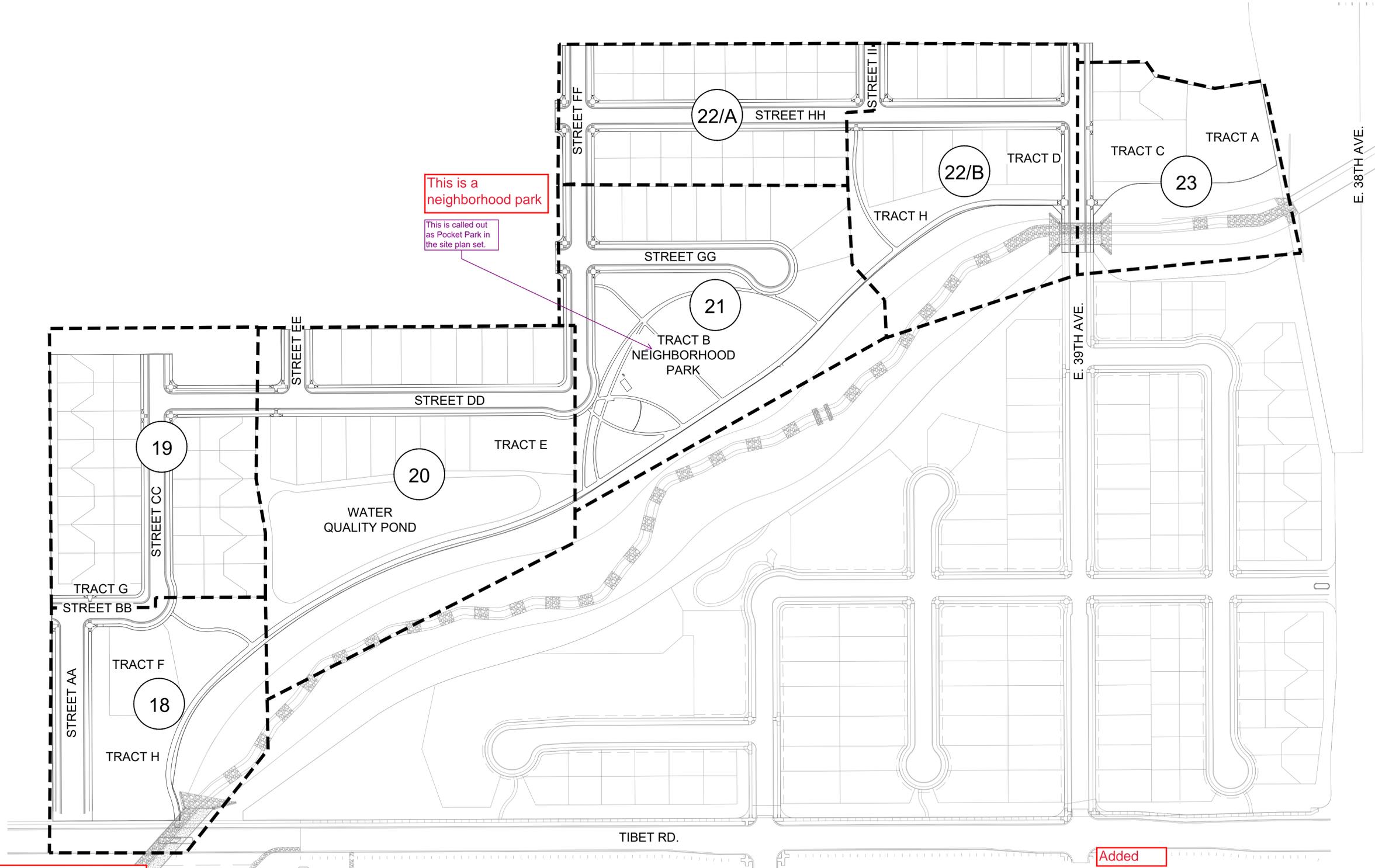
DEWBERRY RESPONSE: THIS DIMENSION HAS BEEN REVISED.

E470

LEGEND

13 SHEET NUMBER

--- MATCHLINE



This is a neighborhood park

This is called out as Pocket Park in the site plan set.

Revised to match civil

try to keep north orientation consistent with the civil site plan sheets

Added

Add scale and north arrow

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PROJECT NAME

GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

OVERALL
LANDSCAPE PLAN

SHEET NUMBER

L.1

SHEET 17 OF 34

MAY 27, 2022

NOT FOR CONSTRUCTION

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Refer to sheet 25. "Open Space Requirements" table for this information

Provide a table of all open space and park acreage being provided within this filing. This is help keep tract of all acreage being provided vs. what is required per the FDP.

Added Show sight triangles TYP all sheets

Added Show stop sign

Added Show all intersection infrastructure (curb, gutter, sidewalk, etc.)

Added Include sight distance triangle

if tracts are being used to meet the open space land dedication, it needs to have some type of amenitized space, whether this is seating, trail connections with pet waste stations, recreational amenities with educational features, etc..

Benches added along trail

Revised move labels so protected crossing is visible.

Revised FILING 18 BOUNDARY

Revised Site Plan

Callout pointing to AASHTO is provided below. this is referring to the 30'x30' site triangle

Adjust leader to point to AASHTO triangle. Revise all

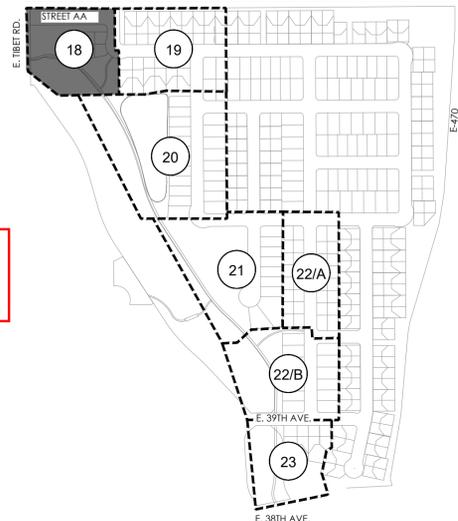
These are future lots that will be platted once the CLOMR is approved

what is planned for Tract F? why does it have a privacy fence and not the open style fence?

To be added are these shown?

Added Provide scale and north arrow. Update all sheets

KEY MAP



LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - CONCRETE WALK
 - CRUSHER FINES
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
 - FILING 18 R.O.W.
 - FILING 18 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
 - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT



GREEN VALLEY RANCH EAST FILING 18 AURORA, COLORADO LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.2

SHEET 18 OF 34

MAY 27, 2022

Buffer removed. Lots about property boundary

buffer? label and dimension. Provide landscape

Road network redesigned

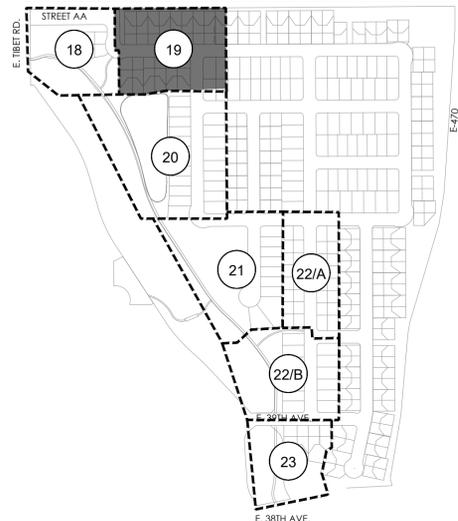
Road network redesigned

there should be one more tree in this segment

Added

Add scale and north arrow. ALL SHEETS

KEY MAP



LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
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G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT



GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

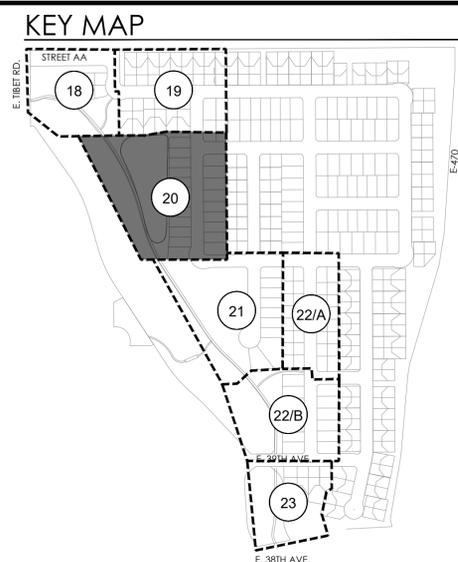
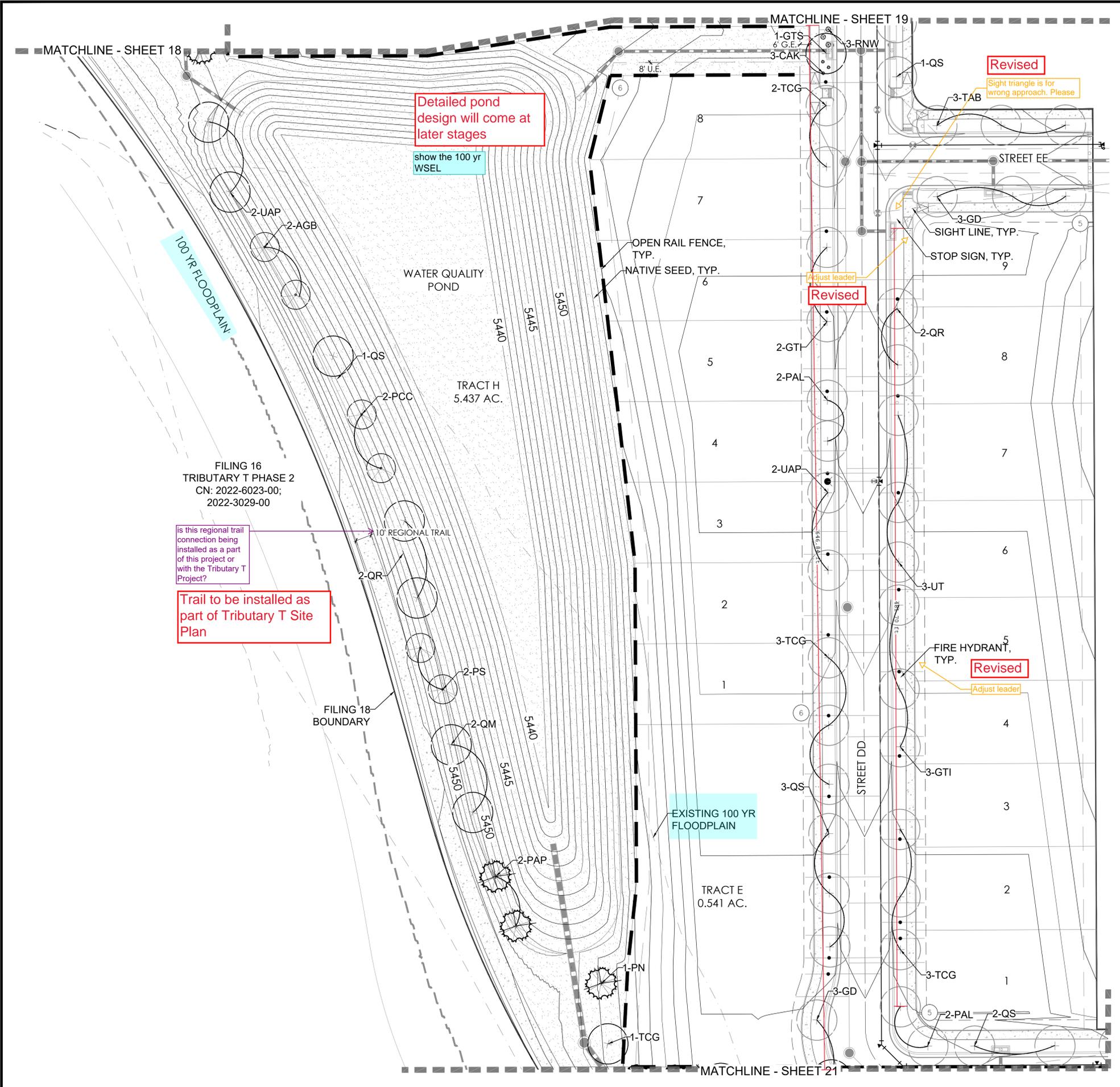
L.3

SHEET 19 OF 34

MAY 27, 2022

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LEGEND

	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUBS
	IRRIGATED TURF MIX
	NATIVE SEED MIX
	CONCRETE WALK
	CRUSHER FINES
	STEEL EDGER
	FENCE COLUMN
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	OPEN RAIL FENCE
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	LANDSCAPE BOULDER
	MAILBOX KIOSK

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

FILING 16
TRIBUTARY T PHASE 2
CN: 2022-6023-00;
2022-3029-00

is this regional trail connection being installed as a part of this project or with the Tributary T Project?

Trail to be installed as part of Tributary T Site Plan

NOT FOR CONSTRUCTION

terraccina design
10200 E. Grand Ave., Ste A-314
Denver, CO 80231
ph: 303.632.8667

811 Know what's below. Call before you dig.

PROJECT NAME

**GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS**

SHEET TITLE

LANDSCAPE PLANS

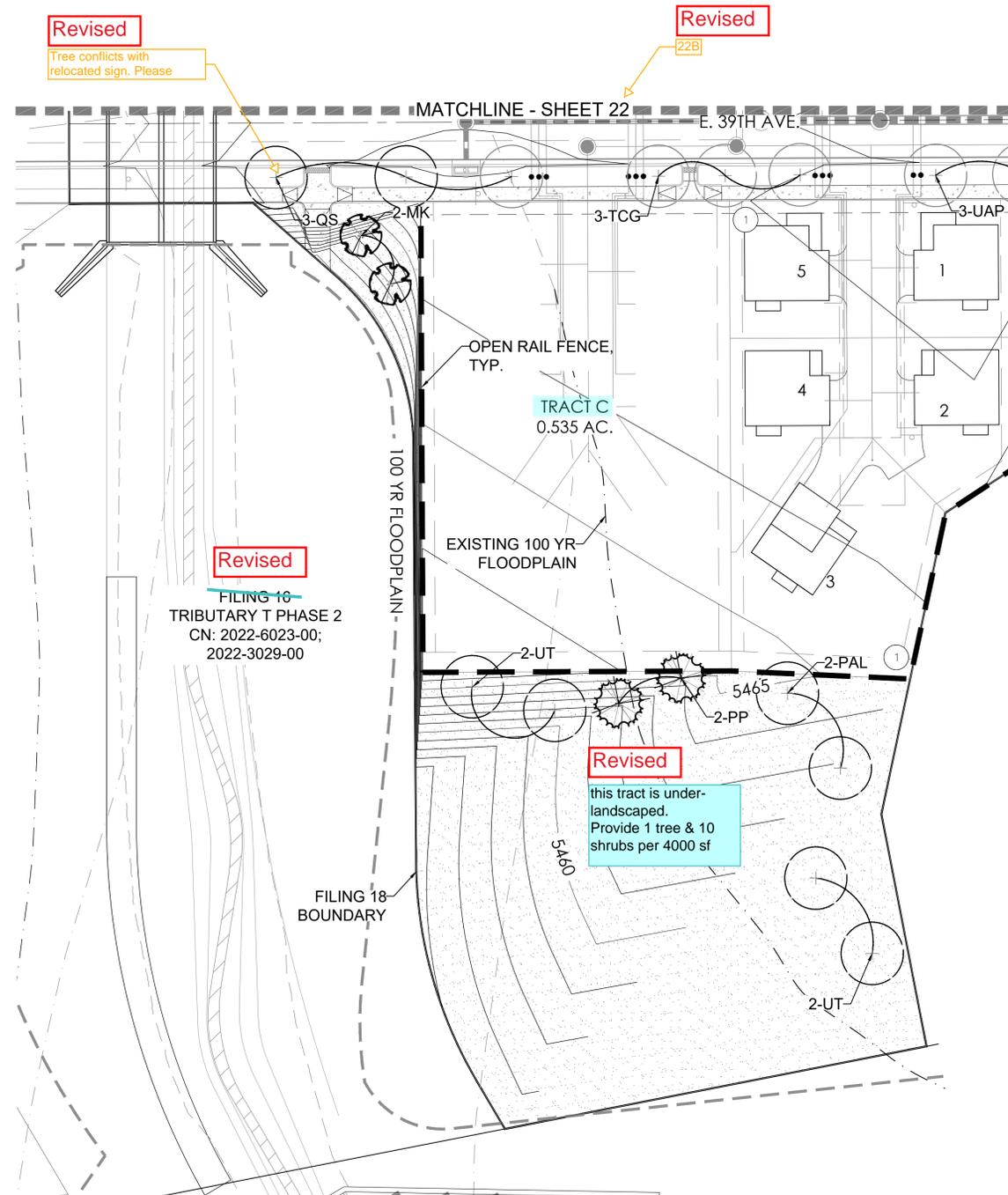
SHEET NUMBER

L.4

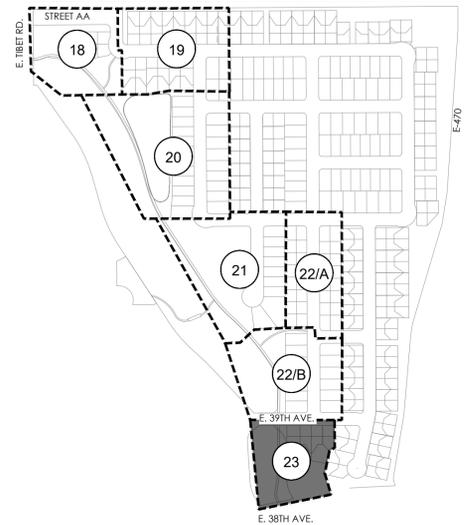
SHEET 20 OF 34

MAY 27, 2022

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KEY MAP



LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - CONCRETE WALK
 - CRUSHER FINES
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PROJECT NAME

GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE PLANS

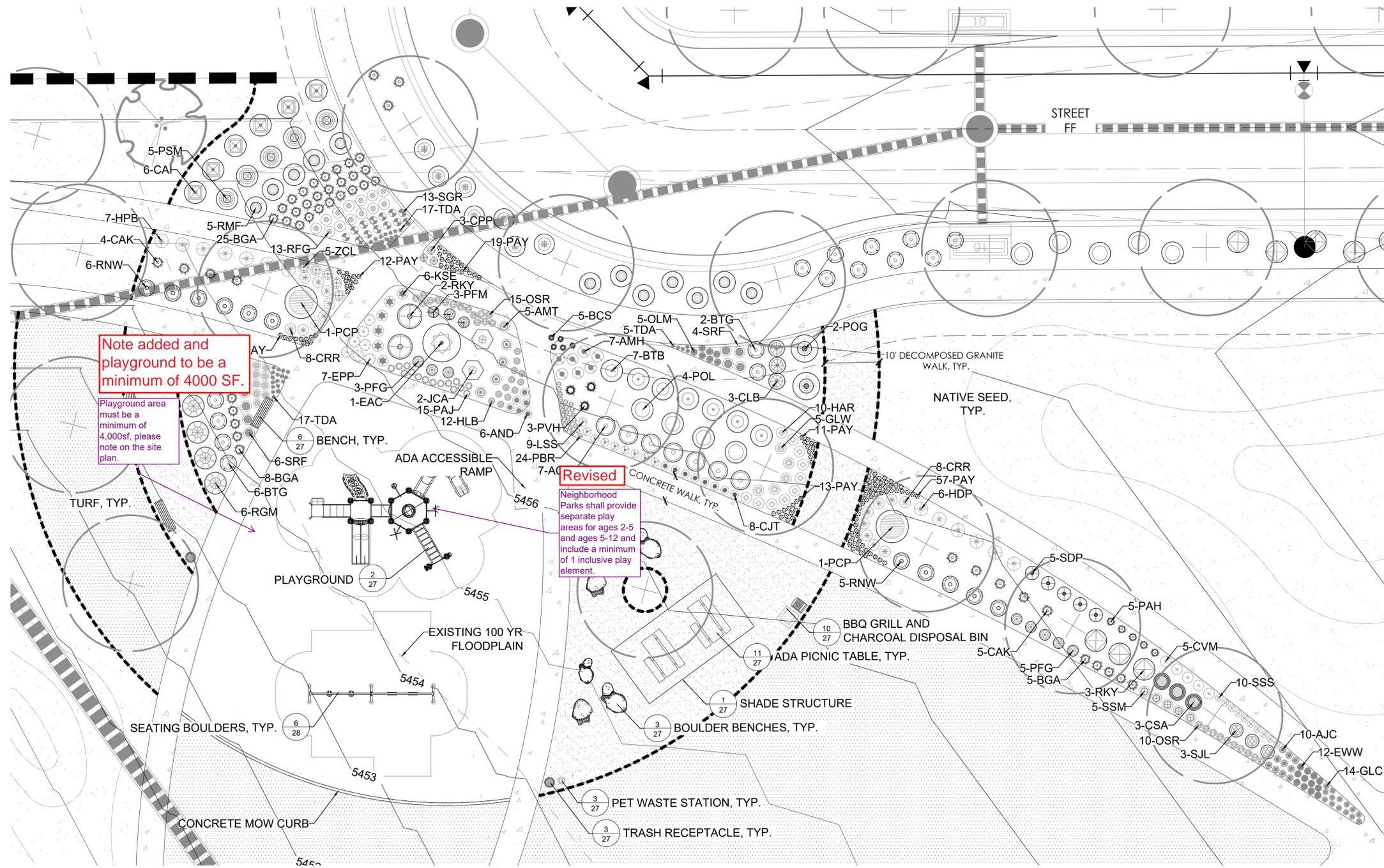
SHEET NUMBER

L.7

SHEET 23 OF 34

MAY 27, 2022

NOT FOR CONSTRUCTION



Note added and playground to be a minimum of 4000 SF.

Playground area must be a minimum of 4,000sf, please note on the site plan.

Revised
Neighborhood Parks shall provide separate play areas for ages 2-5 and ages 5-12 and include a minimum of 1 inclusive play element.

Revised
L.5 is previously used for a different sheet. Please revise

Revised
either add a Key Map or reference the sheet that this is pulled from

NOT FOR CONSTRUCTION

LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
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- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

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 SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA STREETWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

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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 B	NEIGHBORHOOD PARK	130,719	0	27	0	96	183
TRACT G	OPEN SPACE/ST. PERIMETER BUFFER	11,023	3	6	28	15	24
TRACT H	OPEN SPACE/ST. PERIMETER BUFFER	160,840	40	55	402	171	153
TOTAL				88	430	282	360

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (3) 1 GAL. GRASS

NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENT. EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN REQUIRED.

**ANY PARK OR OPEN SPACE BEING DEDICATED TO PROS DOES NOT COUNT TOWARDS REQUIREMENT.

* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)

Note redundant. Removed. Equivalencies in first note.

NATIVE SEED AREAS: DRY / UPLAND GRASSES

LBS/ACRE	BOTANICAL NAME	COMMON NAME
6	BUCHLOE DACTYLOIDES 'SHARPS'	BUFFALOGRASS, SHARPS
7	BOUTELOUA CURTINPENDULA 'BUTTE'	SIDE-OATS GRAMA, BUTTE*
5	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
8	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
1	SPOROBOLUS AIROIDES	ALKALI SACATON
TOTAL:27		

NATIVE SEED AREAS: WET / DRAINAGE GRASSES

LBS/ACRE	BOTANICAL NAME	COMMON NAME
2	BUCHLOE DACTYLOIDES	BUFFALOGRASS
1	CAREX NEBRASCENSIS	NEBRASKA SEDGE*
0.5	JUNCUS BALTICUS	BALTIC RUSH*
6	PASCOPYRIUM SMITHII	WESTERN WHEATGRASS*
6	PANICUM VIRGATUM	SWITCHGRASS*
3	ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS
2	PUCCELLIA DISTANS	ALKALIGRASS
2	PUCCELLIA AIROIDES	NUTTALL ALKALIGRASS
TOTAL:22.5		

NOTE: FOR PERCENTAGE OF COOL SEASON GRASSES REFER TO SHEET 29

OPEN SPACE DEDICATION

TRACT DATA				
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT B	NEIGHBORHOOD PARK	130,576	2,998	CLAYTON PROPERTIES GROUP II INC.
TRACT H	OPEN SPACE	236,816	5,437	CLAYTON PROPERTIES GROUP II INC.

SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	30.34	100.0%
LOT AREA	13.72	45.2%
HARD SURFACE AREA*	7.41	24.4%
LANDSCAPE AREA	9.21	30.4%

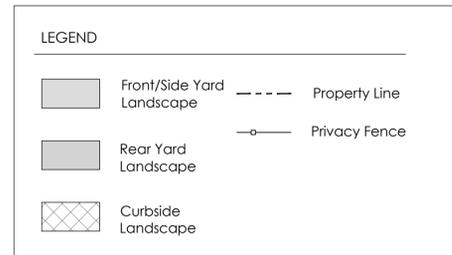
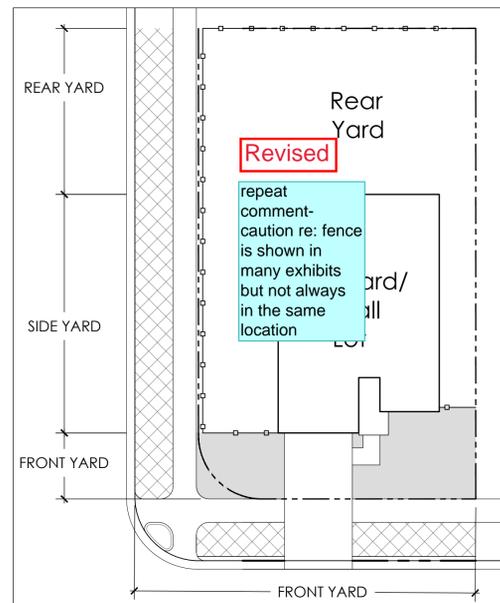
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
STREET AA	1 TREE/40 LF	740	19	20
STREET BB	1 TREE/40 LF	354	9	9
STREET CC	1 TREE/40 LF	941	24	24
STREET EE	1 TREE/40 LF	209	6	6
STREET FF	1 TREE/40 LF	1,109	28	28
STREET II	1 TREE/40 LF	164	5	5
STREET DD	1 TREE/40 LF	1,466	37	38
STREET GG	1 TREE/40 LF	788	20	21
STREET HH	1 TREE/40 LF	1,694	43	43
E. 39TH AVE.	1 TREE/40 LF	608	16	16
TOTAL		8,073	207	210

NOTE: SEE WATER WISE LANDSCAPE FOR CURBSIDE SHRUB REQUIREMENTS SHEET 30-34

SINGLE FAMILY LS AREAS



NOTE:
1. SEE WATER WISE LANDSCAPE REQUIREMENT 30-34
2. FENCE SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
33	GD	GYMNOCALYPSUS DOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5" CAL	B&B	L-M
28	GTI	GLYCYSTRA TRIANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L-M
13	GTS	GLEDITSIA TRIANTHOS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L-M
37	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANE TREE, BLOODGOOD	2.5" CAL	B&B	M
12	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
15	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	L-M
19	QS	QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B	L-M
26	TAB	TILIA AMERICANA 'BOULEVARD'	LINDEN, BOULEVARD	2.5" CAL	B&B	M
29	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
27	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON AMERICAN	2.5" CAL	B&B	L-M
24	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L-M
ORNAMENTAL TREES						
5	AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	2.0" CAL	B&B	L-M
4	AGF	ACER GINNALA	MAPLE, AMUR	2.0" CAL	B&B	L-M
4	CCH	CRATAGEUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6-8" MULTI-STEM	B&B	L-M
5	MK	MALUS 'KELSEY'	CRABAPPLE, KELSEY	6-8" MULTI-STEM	B&B	L-M
3	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0" CAL	B&B	L-M
3	PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	2.0" CAL	B&B	L-M
5	PS	PRUNUS ARGENTEA	CHERRY, ARGENTEA	2.0" CAL	B&B	L-M
2	PMC	PRUNUS MAACKII	CHOKECHERRY, AMUR	2.0" CAL	B&B	L-M
EVERGREEN TREES						
2	PAP	PINUS ARISTATA	PINE, BRISLECONE	6' HT.	B&B	L-M
4	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
5	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
9	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
EVERGREEN SHRUBS						
25	JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTONG	#5	CONT.	L
3	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L
DECIDUOUS SHRUBS						
14	ACL	AMPORPHA CANESCENS	LEADPLANT	#5	CONT.	L
3	BDB	Buddleia Davidi 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
65	BTB	Berberis thunbergii 'BURGUNDY CAROUSEL'	BARBERRY, BURGUNDY CAROUSEL JAPANESE	#5	CONT.	L
26	BTG	Berberis thunbergii 'GOLDEN NUGGET'	GOLDEN NUGGET DWARF JAPANESE BARBERRY	#5	CONT.	L
27	CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.	L
3	COB	CORYLUS CORNUS 'HAUSEOSUS 'ALBICAULIS'	SPirea, BLUE MIST	#5	CONT.	L
20	CLB	CYTISUS PURGANS	LENA BROOM	#5	CONT.	L
3	CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.	L
2	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#5	CONT.	L
6	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M
6	PPG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR	#5	CONT.	L
3	PFM	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L-M
6	POD	PHYSOCARPUS OPUULIFOLIUS 'DIABOLO'	NINEBARK, DIABOLO	#5	CONT.	L
2	POG	PHYSOCARPUS OPUULIFOLIUS 'DART'S GOLD'	NINEBARK, DART'S GOLD	#5	CONT.	L
50	POL	PHYSOCARPUS OPUULIFOLIUS 'LITTLE DEVIL'	NINEBARK, LITTLE DEVIL	#5	CONT.	L
28	PSM	PHILADELPHUS X SNOWBELLE	PHILADELPHUS X SNOWBELLE	#5	CONT.	L
22	RFC	ROSA FLOWER CARPET CORAL	ROSE, FLOWER CARPET CORAL	#5	CONT.	L-M
6	RGM	RIESES ALPINUM 'GREEN MOUND'	CURRANT, GREEN MOUND	#5	CONT.	L
35	RKO	ROSA 'KNOCK OUT'	ROSE, KNOCK OUT	#5	CONT.	L-M
11	RKY	ROSA SUNNY KNOCK OUT	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
68	RMF	ROSA 'MIDLAND FIRE'	ROSE, FIRE MIDLAND	#5	CONT.	L-M
68	RNW	ROSA NEARLY WILD	ROSE, NEARLY WILD SHRUB	#5	CONT.	L-M
16	SDC	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY	#5	CONT.	L-M
3	SJL	SPIREA JAPONICA 'LITTLE PRINCESS'	SPIREA, LITTLE PRINCESS	#5	CONT.	L-M
PERENNIALS						
10	AJC	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.	L
7	AMH	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	#1	CONT.	L
5	AND	ANHYDROLIS PYRETHRUM VAR. DEPRESSUS	MOUNTAIN DASY	#1	CONT.	L
21	CJT	COREOPSIS 'JETHRO TULL'	COREOPSIS, JETHRO TULL	#1	CONT.	L
3	CPP	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	#1	CONT.	L
26	CRR	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
5	CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1	CONT.	L
7	EPP	ECHINACEA PURPUREA	CONEFLOWER, PURPLE	#1	CONT.	L
12	EWV	ERIOGONUM WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.	L
14	GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.	L
13	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	L
10	HAR	HEMEROCALLIS 'AUTUMN RED'	DAYLILY, RED	#1	CONT.	L
12	HLB	HEMEROCALLIS 'LITTLE BUSINESS'	DAYLILY, RASPBERRY	#1	CONT.	L
45	HPB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	#1	CONT.	L
21	KSE	KNIPHOFIA 'STAR'S EARLY HYBRIDS'	RED TORCH LILY	#1	CONT.	L
9	LSS	LEUCANTHEMUM X SUPERBUM 'SILVER PRINCESS'	SILVER PRINCESS DAISY	#1	CONT.	L
22	OLM	OSTEOSPERMUM LAVENDER MIST P006S'	SUN DAISY, LAVENDER MIST	#1	CONT.	L
25	OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.	L
15	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.	L
24	PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.	L
31	PNW	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUEFOIL, MISS WILMOTT	#1	CONT.	L
111	RFG	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	#1	CONT.	L
30	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	L
26	SRF	SOLIDAGO RUJOSA 'FIREWORKS'	GOLDENROD FIREWORKS	#1	CONT.	L
5	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
10	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#1	CONT.	L
73	TDA	TANACETUM DENSUM AMANI	PARTRIDGE FEATHER	#1	CONT.	L
5	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
ORNAMENTAL GRASSES						
5	BCS	BOUTELOUA CURTINPENDULA	SIDE-OATS GRAMA GRASS	#1	CONT.	L
159	BGA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1	CONT.	L
7	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
11	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1	CONT.	L
123	PAY	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	MINIATURE FOUNTAIN GRASS	#1	CONT.	L
50	PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.	L
11	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

*WATER USE TABLE 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

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. SEEDED 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 ENCRUCH 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. 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.

reference ped light

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Call before you dig.

PROJECT NAME

GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE NOTES & DETAILS

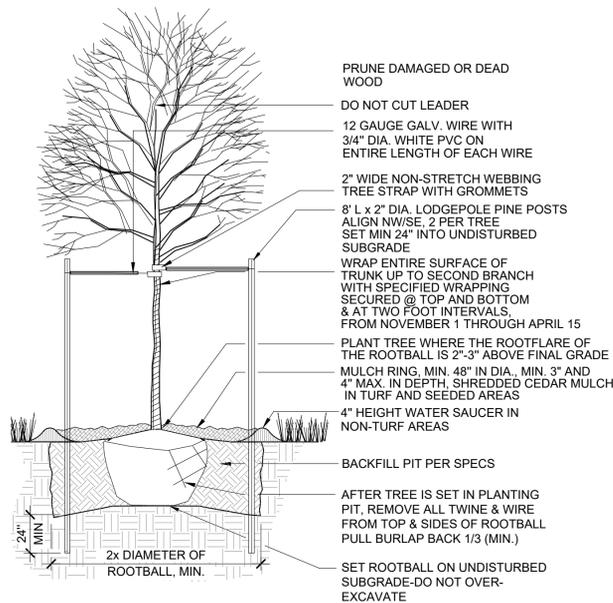
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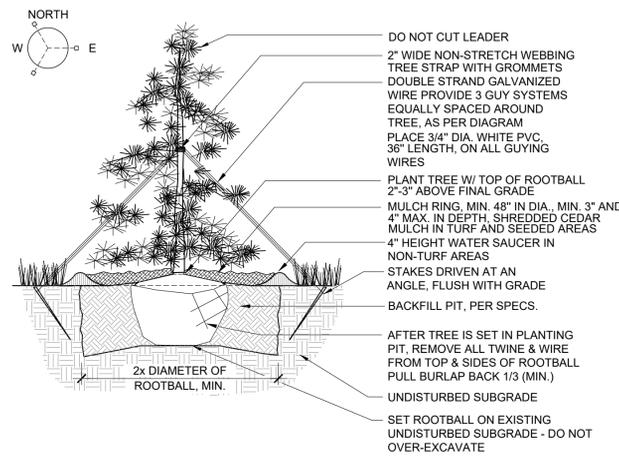
SHEET 25 OF 34

MAY 27, 2022

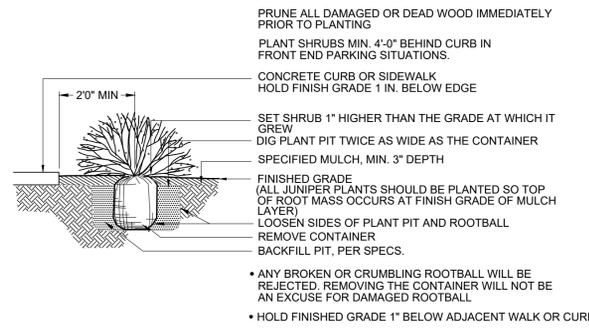
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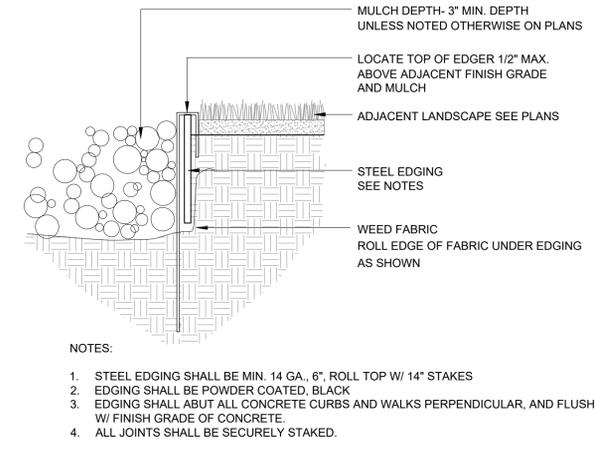
1 DECIDUOUS TREE PLANTING
SCALE: NTS



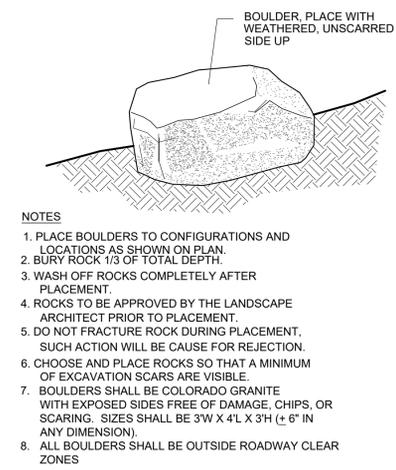
2 EVERGREEN TREE PLANTING
SCALE: NTS



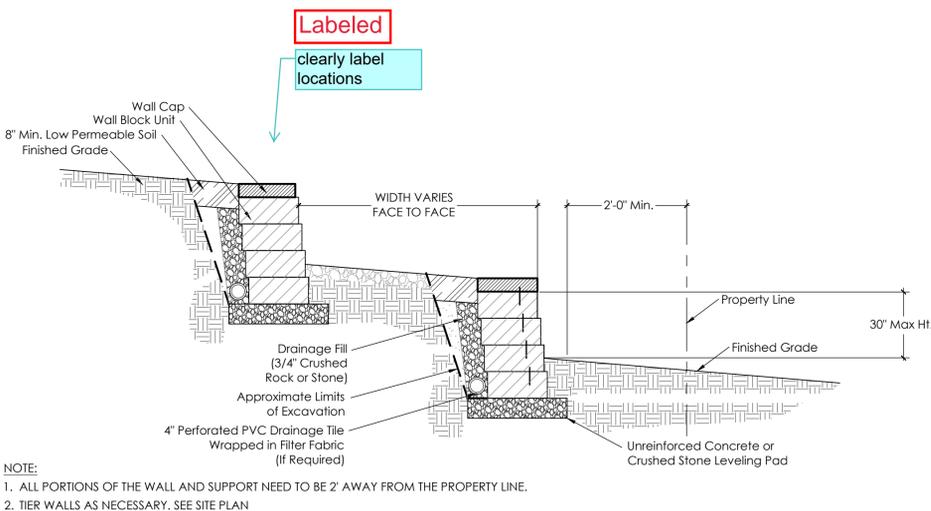
3 TYPICAL SHRUB PLANTING
SCALE: NTS



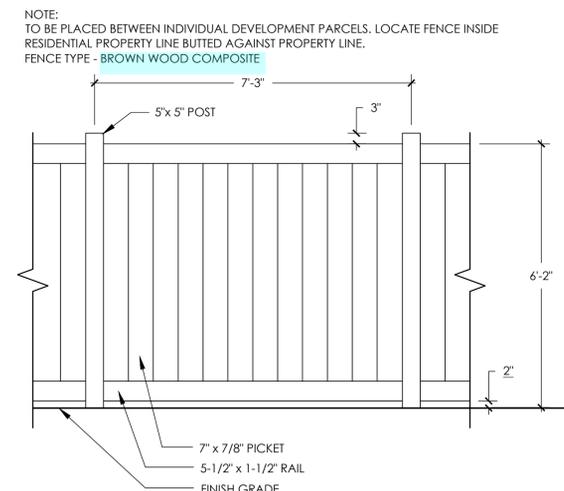
4 STEEL EDGER
SCALE: NTS



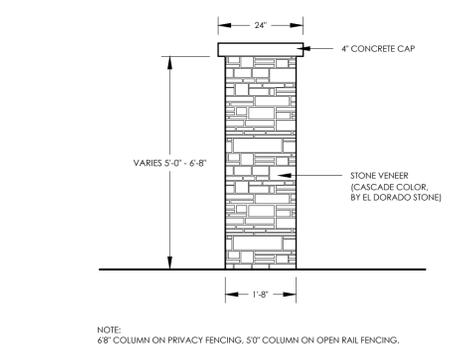
5 LANDSCAPE BOULDER
SCALE: NTS



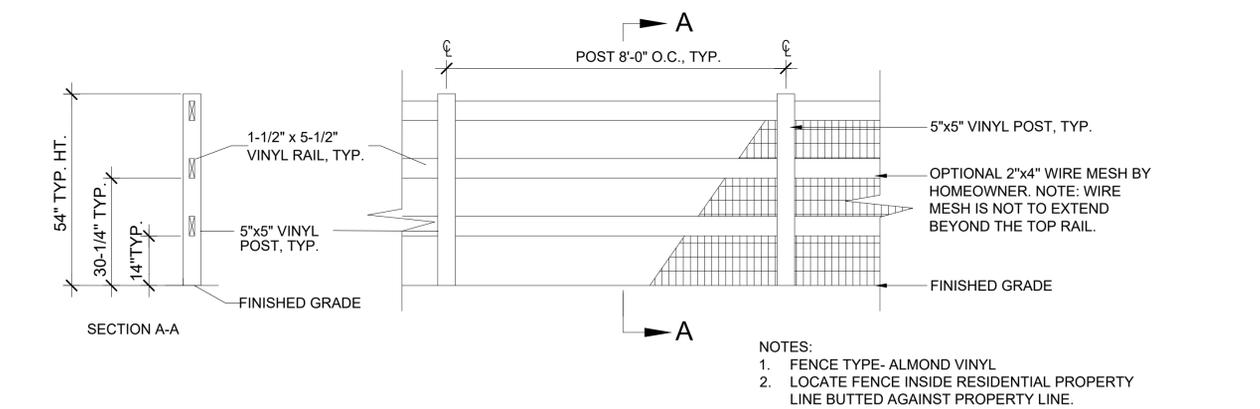
6 LANDSCAPE RETAINING / SEAT WALL
SCALE: NTS



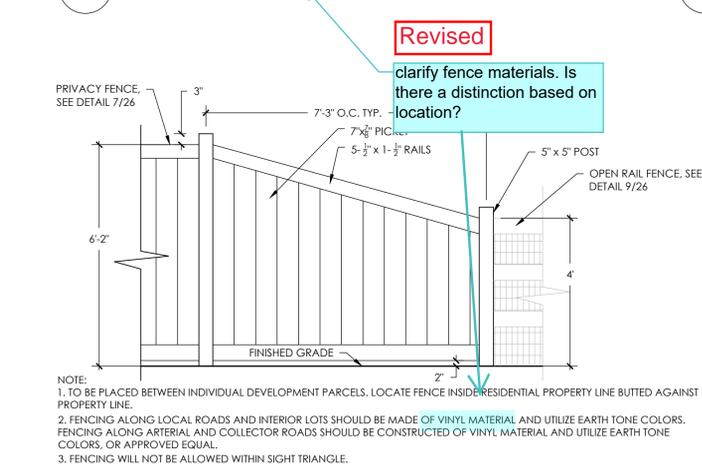
7 PRIVACY FENCE
SCALE: NTS



8 FENCE COLUMN
SCALE: NTS



9 OPEN RAIL FENCE
SCALE: NTS



10 FENCE TRANSITION DETAIL
SCALE: NTS

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Labeled
clearly label locations

Revised
clarify fence materials. Is there a distinction based on location?

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12' x 24'. Height to be determined

1 SHADE STRUCTURE
SCALE: NTS
provide dimensions and height



2 PLAYGROUND PLAY AREA
SCALE: NTS
Height to be determined
height?



3 BOULDER BENCHES
SCALE: NTS



4 TRASH RECEPTACLE
SCALE: NTS



5 BIKE REPAIR STATION
SCALE: NTS



6 BENCH
SCALE: NTS



7 SECURITY LIGHTING
SCALE: NTS
reference on Sheet 258



8 PET WASTE STATION
SCALE: NTS



9 ENVIRONMENTAL SIGNS AND DISPLAYS
SCALE: NTS



10 BBQ GRILL AND CHARCOAL DISPOSAL BIN
SCALE: NTS



11 ADA PICNIC TABLE
SCALE: NTS

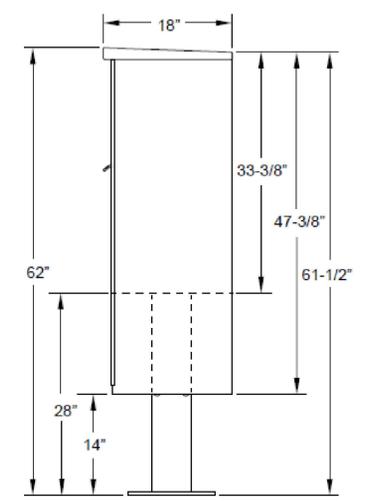
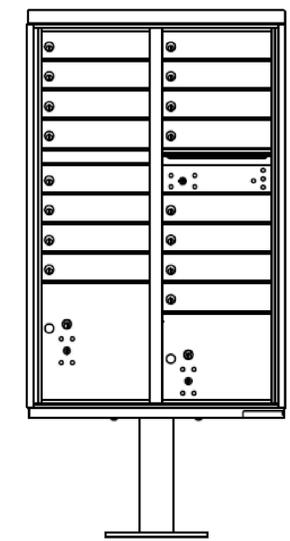


12 BICYCLE RACK
SCALE: NTS

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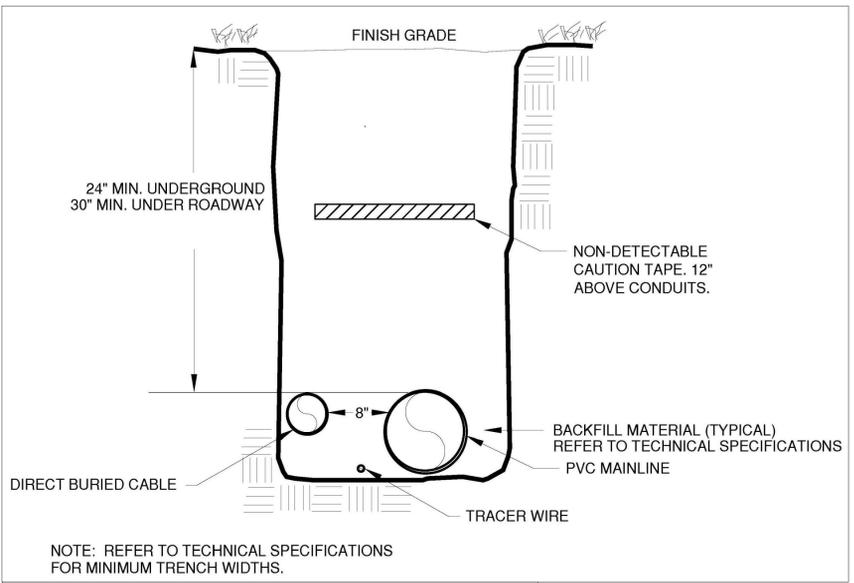
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To be added
Show and label
these on the site plan
and landscape plan



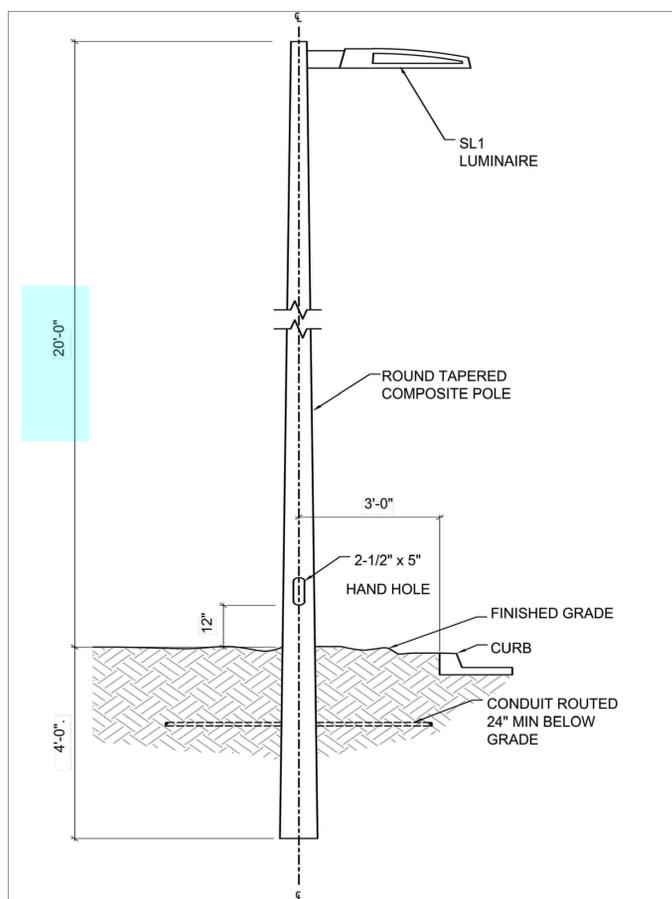
- NOTE:
1. PRODUCT TYPE: CLUSTER BOX UNITS
 2. INSTALLATION: MOUNTED ON A PEDESTAL
 3. FINISH: SANDSTONE
 4. LOCKS: STANDARD CAM LOCK, 3 KEYS
 5. DOOR ID: DECALS
 6. MASTER DOOR: PREPARED FOR USPS MASTER LOCK
 7. MODEL: 1570-16
 8. MAIL KIOSK LOCATIONS SHALL BE IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS

1 MAIL BOX KIOSK
SCALE: NTS



- TRENCH GENERAL NOTES:
1. IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
 2. THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
 3. 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.
 4. PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEBIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

2 TYPICAL TRENCH DETAIL
SCALE: NTS



3 LIGHT POLE AND FIXTURE
SCALE: NTS

Quazite
Dimensions / Data 12" x 12" PC Style Polymer Concrete (Stackable) Assembly
Hex Head Bolts are Standard

Composite Box Cover Part #
PC1212HA00G84 - 12X12 TIER 15 PULL BOX LID, "COA LIGHTING"

Covers					
DESCRIPTION	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
W/ 2 Bolts	8	8,000 / 12,000	12	60	PC1212CA00**
W/ 2 Bolts	15	15,000 / 22,500	12	60	PC1212HA00**
No Bolts	8	8,000 / 12,000	12	60	PC1212WA00**

To order gasketed covers, replace the letter "A" with the letter "G".
Gaskets reduce the inflow of fluids but do not make the enclosure water tight.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

Boxes						
DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
Standard Open Bottom	12"	15	15,000 / 22,500	36	30	PC1212BA12
Solid Bottom	12 1/2"	15	15,000 / 22,500	41	30	PC1212DA12

To order gasketed boxes, replace the letter "A" with the letter "G".
Gaskets reduce the inflow of fluids but do not make the enclosure water tight.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

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4 ELECTRICAL BOXES
SCALE: NTS

Quazite
Dimensions / Data 11" x 18" PG Style Polymer Concrete (Stackable) Assembly
Hex Head Bolts are Standard

PG1118HA00G84 - 11X18 TIER 15 PULL BOX LID, "COA LIGHTING"

Covers					
DESCRIPTION	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
W/ 2 Bolts	8	8,000 / 12,000	27	40	PG1118CA00**
W/ 2 Bolts	15	15,000 / 22,500	27	40	PG1118HA00**
No Bolts	8	8,000 / 12,000	27	40	PG1118WA00**
W/ 2 Bolts	22	22,500 / 33,750	27	40	PG1118HA00**

To order gasketed covers, replace the letter "A" with the letter "G".
Replace ** with a logo code found on page 60. See page 65 for meter and touch/radio read cover options.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

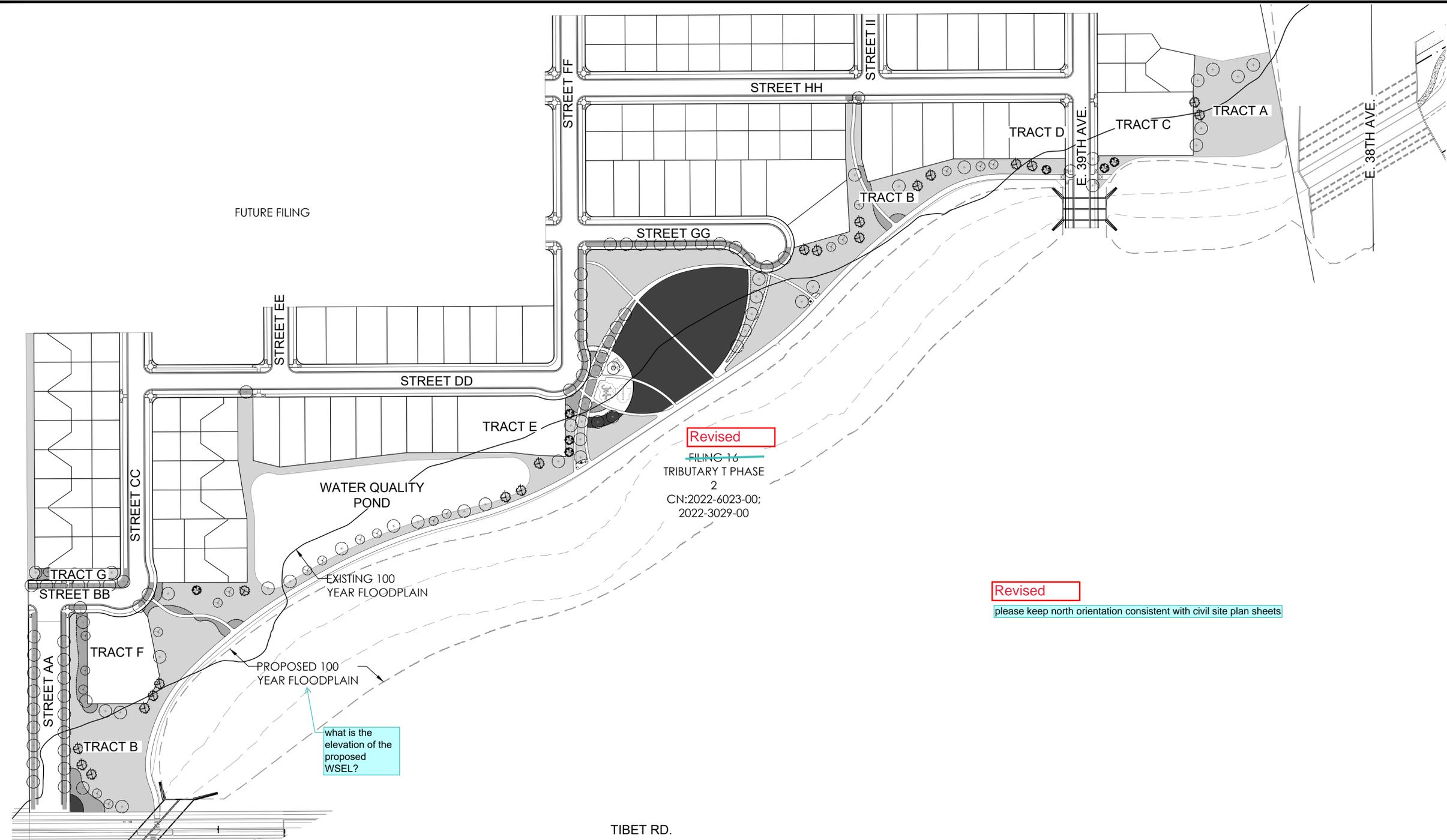
Boxes						
DESCRIPTION	DEPTH	TIER	DESIGN / TEST LOAD #	WEIGHT #	PALLET QTY	PART NO.
Standard Open Bottom	12"	22	22,500 / 33,750	40	30	PG1118BA12
Solid Bottom	12 1/2"	22	22,500 / 33,750	43	30	PG1118DA12
Solid Bottom	18 1/2"	22	22,500 / 33,750	60	24	PG1118DA18
Frosted Box	18 1/2"	22	22,500 / 33,750	55	24	PG1118JA18

To order boxes with 2 standard mouseholes, replace the letter "A" with the letter "B".
To order gasketed boxes, replace the letter "A" with the letter "G".
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

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5 LANDSCAPE NOTES & DETAILS
SCALE: NTS

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HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	51,205	17%	
LOW WATER USE	31,271	10%	
Z-ZONE	217,300	72%	
*TOTAL	299,776	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	98	706	69,188
EVERGREEN/ORNAMENTAL TREES	51	177	9,027
TOTAL			78,215
TOTAL AREA	377,991		

*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 IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.

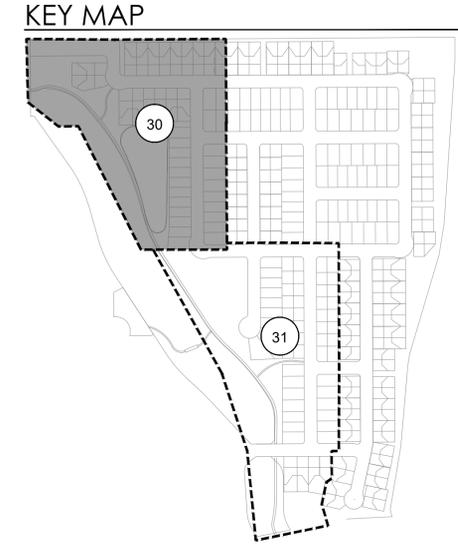
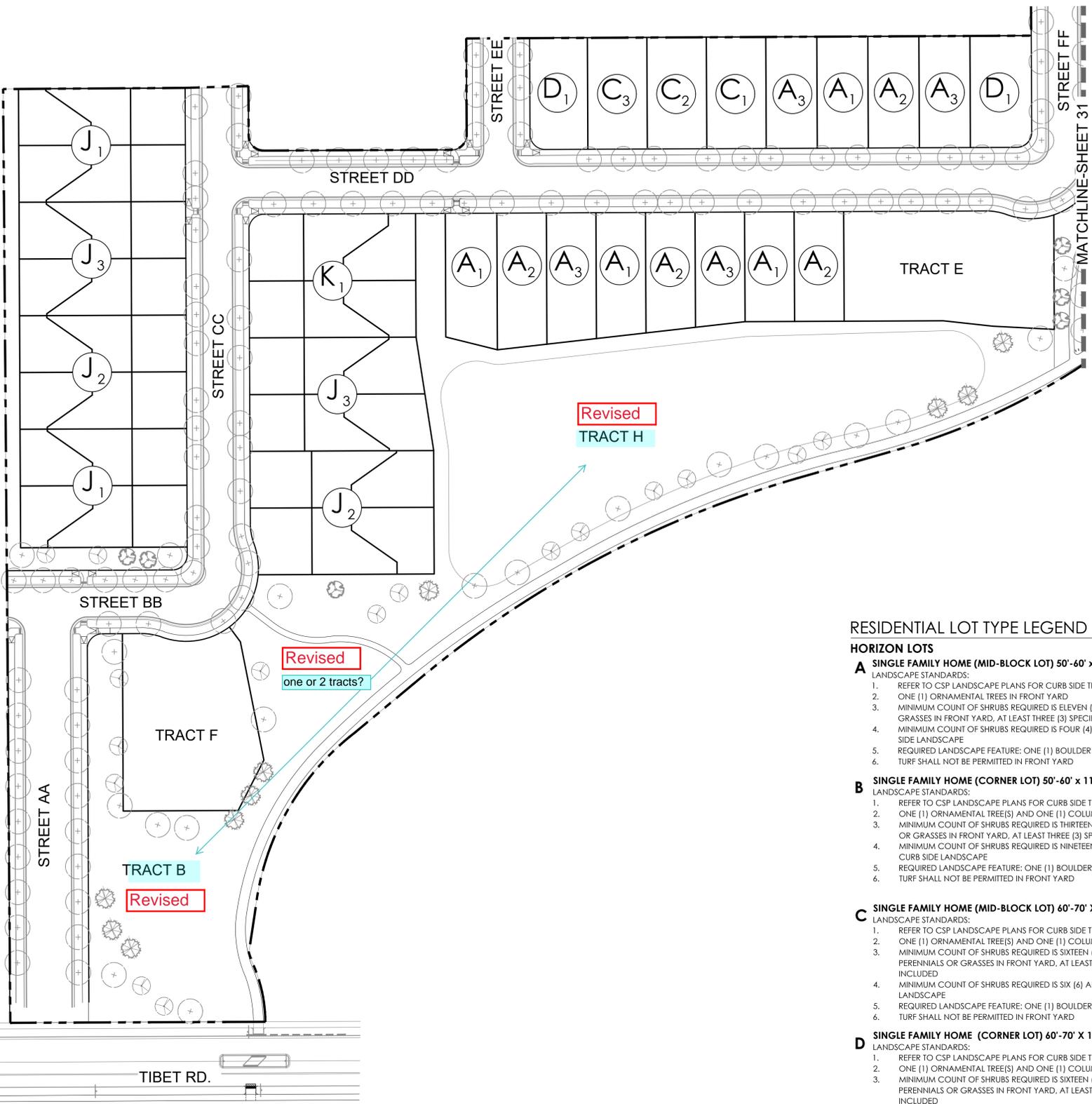
TIBET RD. LEGEND

- HIGH WATER USE: COOL SEASON GRASSES
- LOW WATER USE: SHRUB BED
- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREES
98 TREES
- ORNAMENTAL TREES
31 TREES
- EVERGREEN TREES
20 TREES

Revised
please keep north orientation consistent with civil site plan sheets



NOT FOR CONSTRUCTION



RESIDENTIAL LOT TYPE LEGEND

HORIZON LOTS

- A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' x 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREES IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- B SINGLE FAMILY HOME (CORNER LOT) 50'-60' x 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- C SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND FOUR (4) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- D SINGLE FAMILY HOME (CORNER LOT) 60'-70' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND THIRTEEN(13) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

PORCHLIGHT MOTORCOURTS

- G SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FOUR (4) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND FORTY-TWO (42) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS IS REQUIRED IS THIRTEEN (13) AND NINE (9) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

H SINGLE FAMILY HOME (4 PACK CORNER LOT)

- LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. FOUR (4) ORNAMENTAL TREES AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARDS
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-SIX (36) AND FORTY-FIVE (45) PERENNIALS OR GRASS PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND TWENTY (20) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CARRIAGE HOUSE MOTOR COURTS

- J SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-THREE (43) AND FIFTY-FOUR (54) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

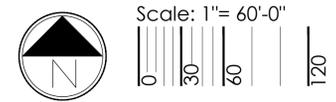
K SINGLE FAMILY HOME (6 PACK CORNER LOT)

- LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY (50) AND SIXTY-THREE (63) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND TWENTY-TWO (22) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

L SINGLE FAMILY HOME (5 PACK MID-BLOCK LOT)

- LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY-FOUR (54) AND SIXTY-NINE (69) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND SEVEN (7) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FIVE (5) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

Revised
try to keep north orientation consistent with the civil site plan sheets



NOT FOR CONSTRUCTION

GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS

terraccina design
10200 E. Grand Ave., Ste A-314
Denver, CO 80231
ph: 303.632.8667

83 Know what's below.
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PROJECT NAME

SHEET TITLE

SHEET NUMBER

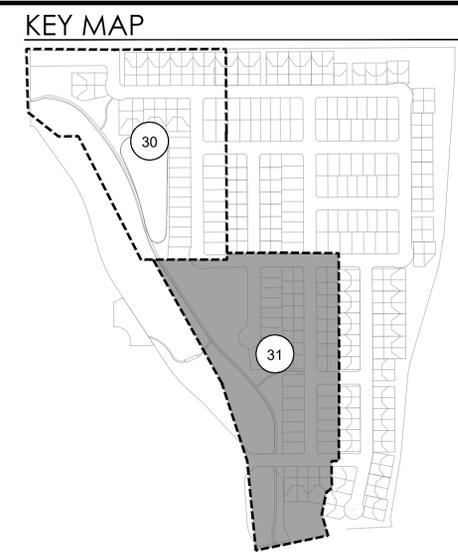
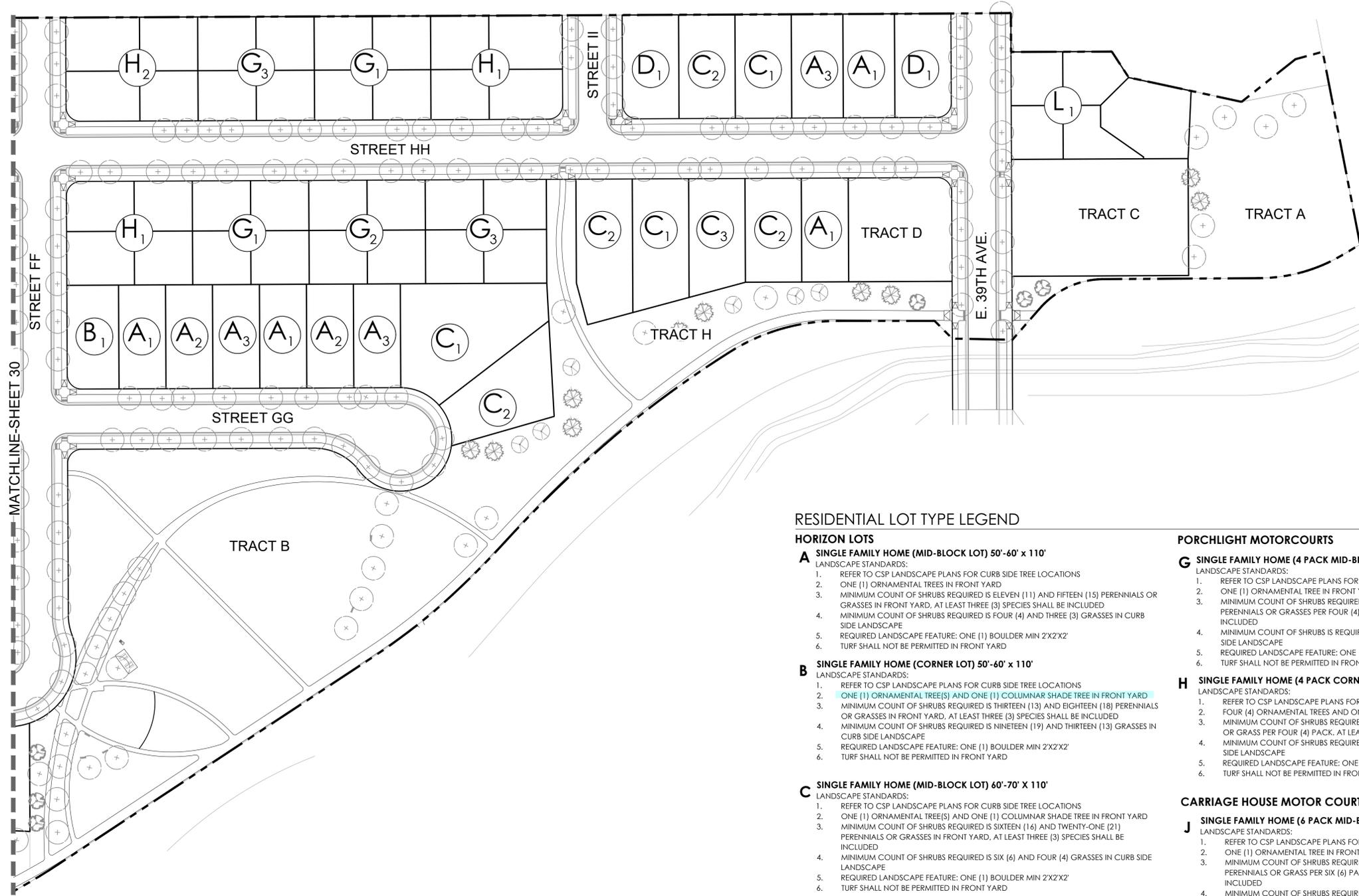
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SHEET 30 OF 34

MAY 27, 2022

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RESIDENTIAL LOT TYPE LEGEND

HORIZON LOTS

- A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' x 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREES IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- B SINGLE FAMILY HOME (CORNER LOT) 50'-60' x 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- C SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND FOUR (4) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- D SINGLE FAMILY HOME (CORNER LOT) 60'-70' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND THIRTEEN(13) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

PORCHLIGHT MOTORCOURTS

- G SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FOUR (4) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND FORTY-TWO (42) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS IS REQUIRED IS THIRTEEN (13) AND NINE (9) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- H SINGLE FAMILY HOME (4 PACK CORNER LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. FOUR (4) ORNAMENTAL TREES AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARDS
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-SIX (36) AND FORTY-FIVE (45) PERENNIALS OR GRASS PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND TWENTY (20) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CARRIAGE HOUSE MOTOR COURTS

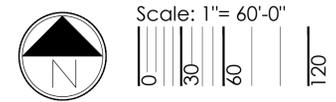
- J SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-THREE (43) AND FIFTY-FOUR (54) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- K SINGLE FAMILY HOME (6 PACK CORNER LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY (50) AND SIXTY-THREE (63) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND TWENTY-TWO (22) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

L SINGLE FAMILY HOME (5 PACK MID-BLOCK LOT)

- L SINGLE FAMILY HOME (5 PACK MID-BLOCK LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY-FOUR (54) AND SIXTY-NINE (69) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
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5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FIVE (5) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

Revised

try to keep north orientation consistent with the civil site plan sheets



NOT FOR CONSTRUCTION

terraccina design
10200 E. Grand Ave., Ste A-314
Denver, CO 80231
ph: 303.632.8667

831 Know what's below. Call before you dig.

PROJECT NAME

GREEN VALLEY RANCH EAST FILING 18
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

OVERALL WATER WISE EXHIBIT

SHEET NUMBER

WW.2

SHEET 31 OF 34

MAY 27, 2022

General: Fence locations on sf detached lots don't need to be shown. Per code they can't go beyond front of house. The only lots that may be subject to inspection are fences around motor court lots.

Revised

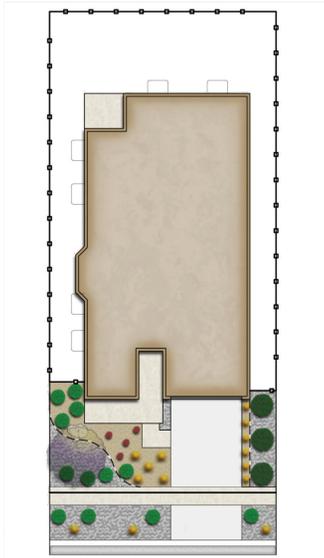
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Mid-Block Lot Type 1 (50'-60' x 110')
Not to Scale June 2022 A1

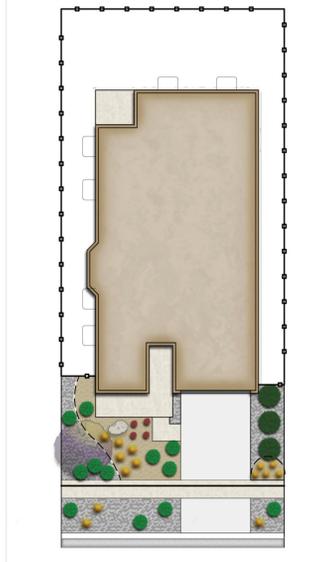
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Legend

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- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Mid-Block Lot Type 2 (50'-60' x 110')
Not to Scale June 2022 A2

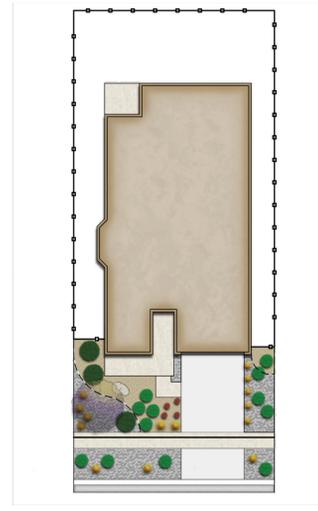
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Mid-Block Lot Type 3 (50'-60' x 110')
Not to Scale June 2022 A3

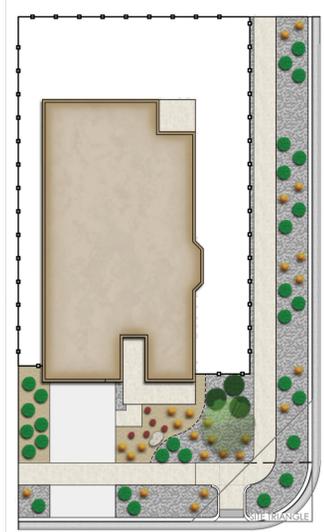
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	13
Front Yard Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	13
Front Curbside Landscape Shrubs	#5 Cont	5
Front Curbside Landscape Grasses	#5 Cont	4
Side Curbside Landscape Shrubs	#5 Cont	14
Side Curbside Landscape Grasses	#5 Cont	9



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Corner Lot Type 1 (50'-60' x 110')
Not to Scale June 2022 B1

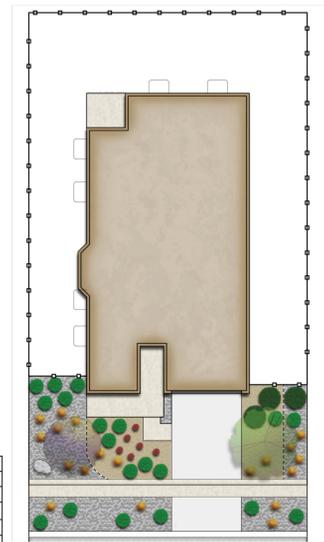
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	22
Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	15
Curbside Grasses	#5 Cont	4



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Large Mid-Block Lot Type 1 (60'-70' x 110')
Not to Scale June 2022 C1

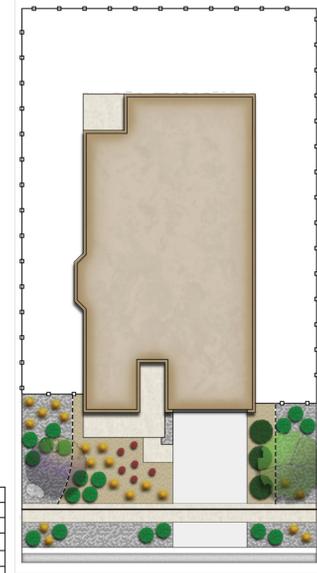
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	22
Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	15
Curbside Grasses	#5 Cont	4



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Large Mid-Block Lot Type 2 (60'-70' x 110')
Not to Scale June 2022 C2

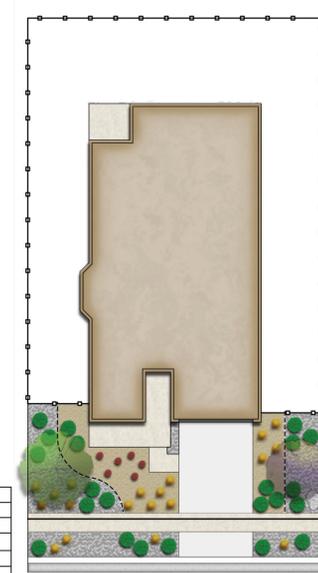
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	22
Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	15
Curbside Grasses	#5 Cont	4



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Large Mid-Block Lot Type 3 (60'-70' x 110')
Not to Scale June 2022 C3

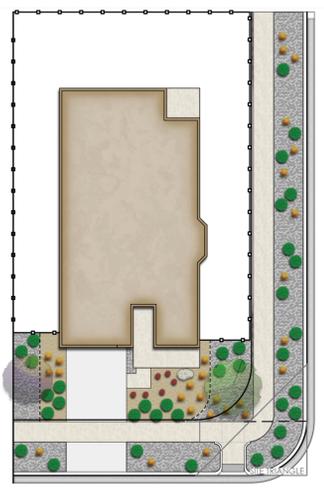
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

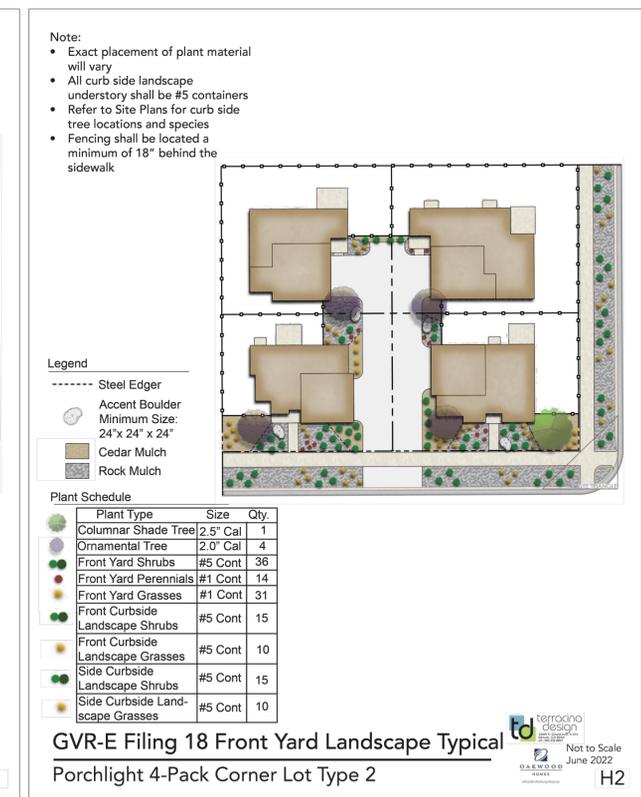
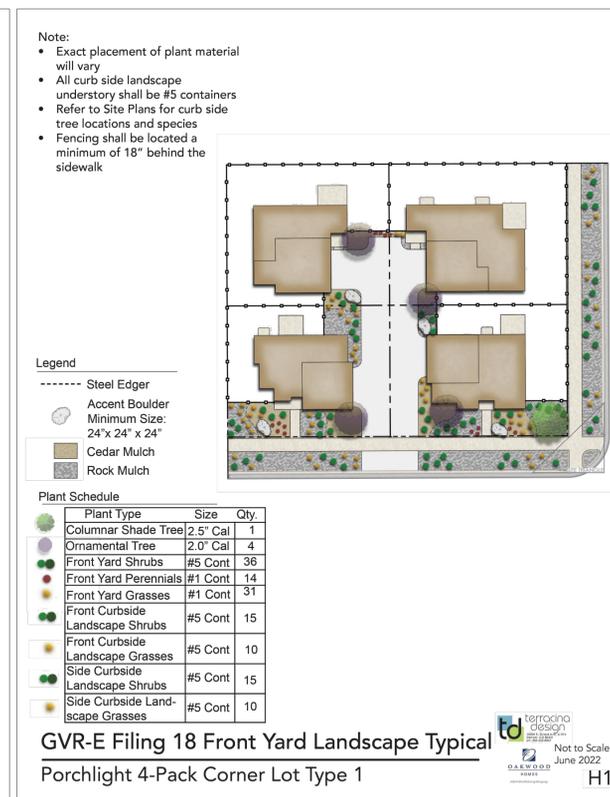
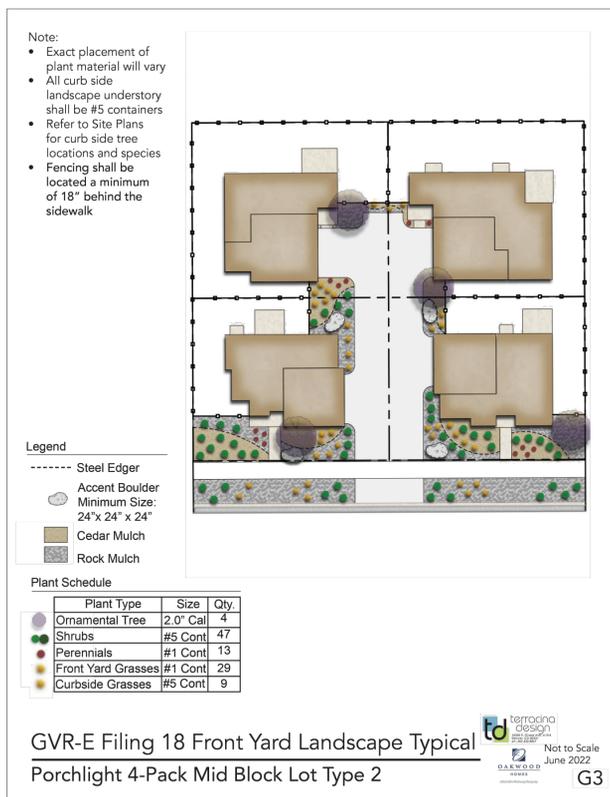
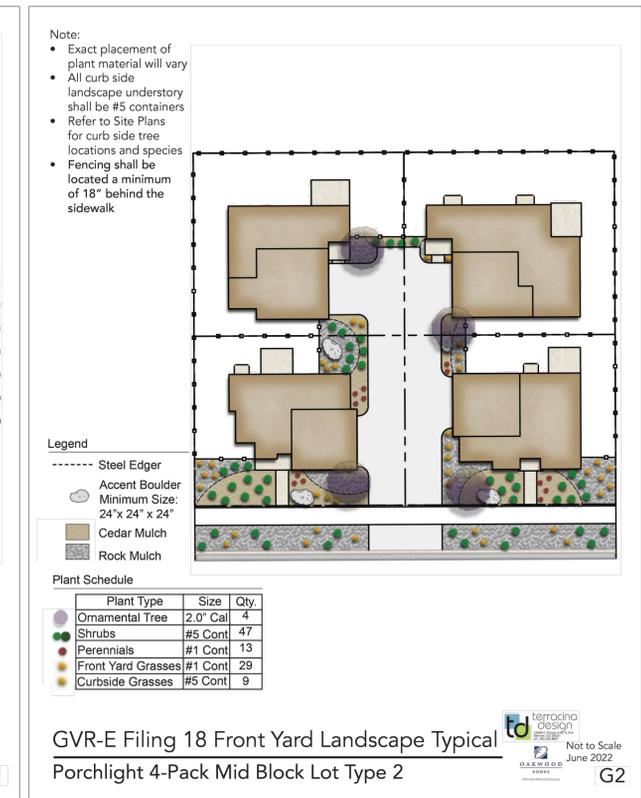
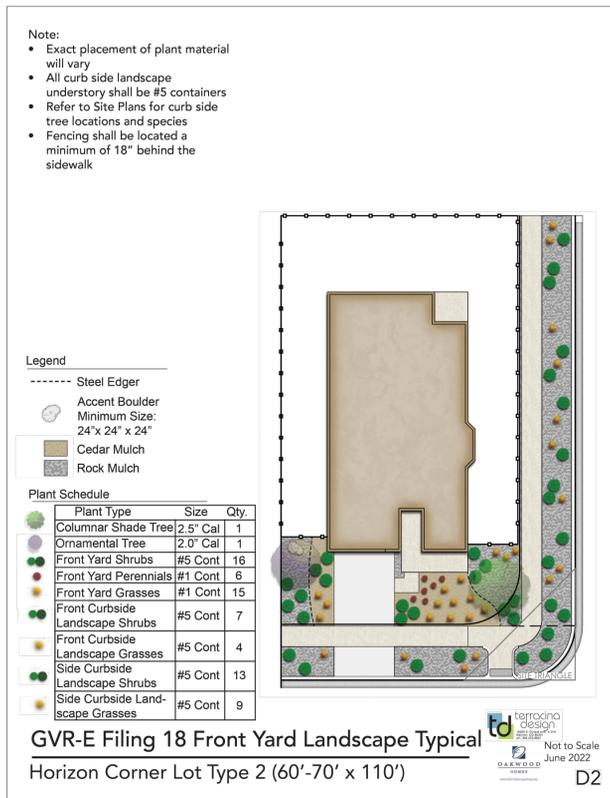
Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	16
Front Yard Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	15
Front Curbside Landscape Shrubs	#5 Cont	7
Front Curbside Landscape Grasses	#5 Cont	3
Side Curbside Landscape Shrubs	#5 Cont	13
Side Curbside Landscape Grasses	#5 Cont	10



GVR-E Filing 18 Front Yard Landscape Typical
Horizon Corner Lot Type 1 (60'-70' x 110')
Not to Scale June 2022 D1

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Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	54
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	38
Curbside Grasses	#5 Cont	8

GVR-E Filing 18 Front Yard Landscape Typical
Carriage House 6-Pack Mid Block Lot Type 1

Not to Scale
June 2022

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	54
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	38
Curbside Grasses	#5 Cont	8

GVR-E Filing 18 Front Yard Landscape Typical
Carriage House 6-Pack Mid Block Lot Type 2

Not to Scale
June 2022

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	54
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	38
Curbside Grasses	#5 Cont	8

GVR-E Filing 18 Front Yard Landscape Typical
Carriage House 6-Pack Mid Block Lot Type 3

Not to Scale
June 2022

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0' Cal	6
Front Yard Shrubs	#5 Cont	50
Front Yard Perennials	#1 Cont	19
Front Yard Grasses	#1 Cont	44
Front Curbside Landscape Shrubs	#5 Cont	14
Front Curbside Landscape Grasses	#5 Cont	10
Side Curbside Landscape Shrubs	#5 Cont	20
Side Curbside Landscape Grasses	#5 Cont	12

GVR-E Filing 18 Front Yard Landscape Typical
Carriage House 6-Pack Corner Lot Type 1

Not to Scale
June 2022

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	65
Perennials	#1 Cont	21
Front Yard Grasses	#1 Cont	48
Curbside Grasses	#5 Cont	7

GVR-E Filing 18 Front Yard Landscape Typical
Carriage House 5-Pack Mid Block Lot Type 1

Not to Scale
June 2022

NOT FOR CONSTRUCTION

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

ED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 13

Provide closure report.
Provide most recent AES Board Monument Records.
Provide certificate of taxes due.

Only required to show up to Picadilly Road and 40 Ave.

Tract table? include use and ownership.

Tract table not permitted on COA plats. See Maurice Brooks in real property.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION OF THAT CERTAIN "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 201800015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

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. 18, 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.

COVENANTS

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

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 ENCRAGEMENTS, 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.

Unable to verify pipe diameter due to being below surface

3" Diameter Galvanized Pipe (per monument record 23-J received November 20, 1989) in Concrete with?

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

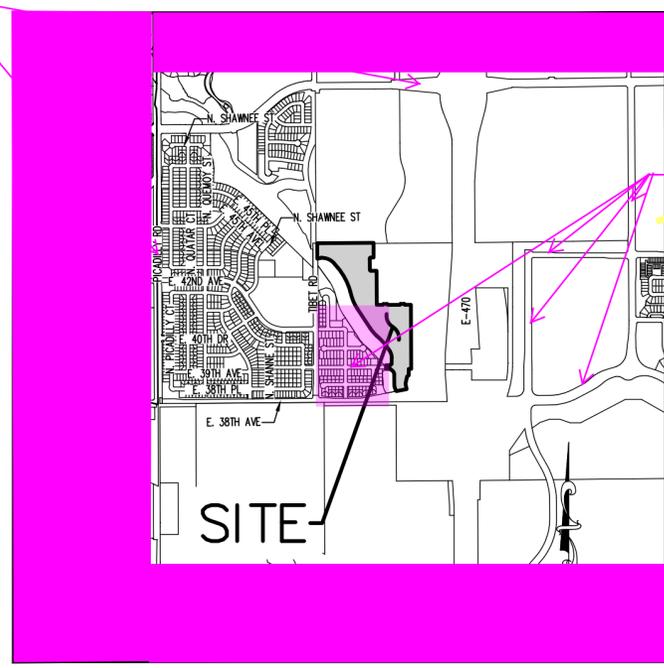
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____ AS _____

OF _____ AS AGENT OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1" = 2000'

Unable to verify pipe diameter due to being below surface

1" Pipe (per monument record 23-L received January 30, 1986) in Concrete with?

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°15'31" EAST, A DISTANCE OF 2,650.01 FEET, MONUMENTED ON THE NORTH BY A 2" BRASS CAP STAMPED "T3S R66W C1/4 S24 FUTURA .ENG 11389 (1984)", AND ON THE SOUTH BY A 3" BRASS CAP STAMPED "T3S R66W 1/4 24-25 CITY OF AURORA LS 16848 (1989)", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 5', 6' AND 10' 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.
- 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.
- STEWART TITLE COMPANY COMMITMENT NO. 22000310467 WITH AN EFFECTIVE DATE OF JUNE 17, 2022 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 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 DESCRIBED HEREIN.
- 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, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- TRACTS A-G ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 39TH AVENUE, NORTH UKRAINE STREET, NORTH TIBET COURT, EAST 38TH PLACE, EAST 40TH PLACE, EAST 40TH DRIVE AND NORTH VERMILION COURT 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.

Confirm Street Names with graphic once labeled?

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3	OVERALL BOUNDARY SHEET
SHEET 4-12	LOT DETAIL SHEETS
SHEET 13	TRACT B DETAIL SHEET/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 SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

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 _____, 20____.

(See COA 2022 Subdivision Plat Checklist Item #11).
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 GUARANTY, 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.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

delete the recorders certificate

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.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	N.T.S.
SHEET 1 OF 13	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 13

"Over" could be misunderstood to mean above ground?

REVISED

LEGAL DESCRIPTION

Being a?

A PARCEL OF LAND, ~~OVER THAT~~ PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF PARCEL I AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°15'31" EAST, A DISTANCE OF 2650.01 FEET WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, SOUTH 00°15'31" EAST, A DISTANCE OF 257.84 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°44'29" EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY OF TIBET ROAD, 80 FEET WIDE, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°15'31" WEST, A DISTANCE OF 257.95 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°35'38" EAST, A DISTANCE OF 937.66 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°15'31" EAST, A DISTANCE OF 247.57 FEET;

THENCE SOUTH 89°44'29" WEST, A DISTANCE OF 48.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°15'31" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 97.00 FEET;

THENCE SOUTH 00°15'31" EAST, A DISTANCE OF 570.00 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°44'29" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°44'29" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°44'29" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 00°15'31" EAST, A DISTANCE OF 1,070.54 FEET;

THENCE SOUTH 89°44'29" WEST, A DISTANCE OF 40.98 FEET;

THENCE SOUTH 00°15'30" EAST, A DISTANCE OF 107.33 FEET;

LEGAL DESCRIPTION (CONT.)

THENCE SOUTH 57°04'26" WEST, A DISTANCE OF 32.89 FEET;

THENCE SOUTH 12°05'01" WEST, A DISTANCE OF 123.19 FEET;

THENCE SOUTH 11°01'22" EAST, A DISTANCE OF 94.76 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 6, 2022 AT RECEPTION NO. 2022000001995 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID LAST DESCRIBED NORTH LINE, SOUTH 78°58'38" WEST, A DISTANCE OF 172.63 FEET TO THE SOUTHEAST CORNER OF TRACT B, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 16, PER PLAT RECORDED [REDACTED] AT RECEPTION NO. [REDACTED] IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EAST BOUNDARY OF SAID TRACT B THE FOLLOWING 6 COURSES:

- 1) NORTH 30°32'54" WEST, A DISTANCE OF 22.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;
- 2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°10'46", AN ARC LENGTH OF 92.18 FEET;
- 3) TANGENT TO SAID CURVE, NORTH 00°22'08" WEST, A DISTANCE OF 167.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°33'08" WEST;
- 4) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°16'42", AN ARC LENGTH OF 76.28 FEET;
- 5) NON-TANGENT TO SAID CURVE, NORTH 48°41'08" WEST, A DISTANCE OF 43.05 FEET;
- 6) SOUTH 89°44'29" WEST, A DISTANCE OF 74.03 FEET TO THE EAST BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15, PER PLAT RECORDED [REDACTED] AT RECEPTION NO. [REDACTED] IN SAID OFFICIAL RECORDS;

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

THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID TRACT A, THE FOLLOWING 17 COURSES:

- 1) NORTH 89°44'29" EAST, A DISTANCE OF 75.41 FEET;
- 2) NORTH 45°00'00" EAST, A DISTANCE OF 26.50 FEET;
- 3) NORTH 00°00'00" EAST, A DISTANCE OF 103.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 215.00 FEET;
- 4) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'08", AN ARC LENGTH OF 121.84 FEET;
- 5) TANGENT TO SAID CURVE, NORTH 32°28'08" WEST, A DISTANCE OF 5.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,125.00 FEET;
- 6) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'06", AN ARC LENGTH OF 284.41 FEET;
- 7) TANGENT TO SAID CURVE, NORTH 46°57'14" WEST, A DISTANCE OF 45.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.00 FEET;
- 8) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'30", AN ARC LENGTH OF 163.49 FEET;
- 9) TANGENT TO SAID CURVE, NORTH 33°16'44" WEST, A DISTANCE OF 400.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.00 FEET;
- 10) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°29'24", AN ARC LENGTH OF 209.10 FEET;
- 11) TANGENT TO SAID CURVE, NORTH 15°47'20" WEST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,051.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°58'32" WEST;
- 12) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°04'46", AN ARC LENGTH OF 442.01 FEET;
- 13) NON-TANGENT TO SAID CURVE, NORTH 39°36'38" WEST, A DISTANCE OF 76.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 261.18 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°33'24" WEST;

LEGAL DESCRIPTION (CONT.)

14) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC LENGTH OF 210.17 FEET;

15) NON-TANGENT TO SAID CURVE, NORTH 81°20'58" WEST, A DISTANCE OF 43.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 179.45 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°32'53" EAST;

16) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°43'03", AN ARC LENGTH OF 11.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 144.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°03'29" WEST;

17) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'43", AN ARC LENGTH OF 59.60 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 30.338 ACRES, (1,321,504 SQUARE FEET), MORE OR LESS.

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.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	N.T.S.
SHEET 2 OF 13	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 13

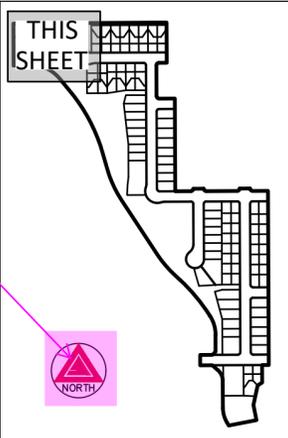
NOTE: THIS SHEET HAS CHANGED SIGNIFICANTLY
DUE TO LOT LAYOUT.

UNPLATTED

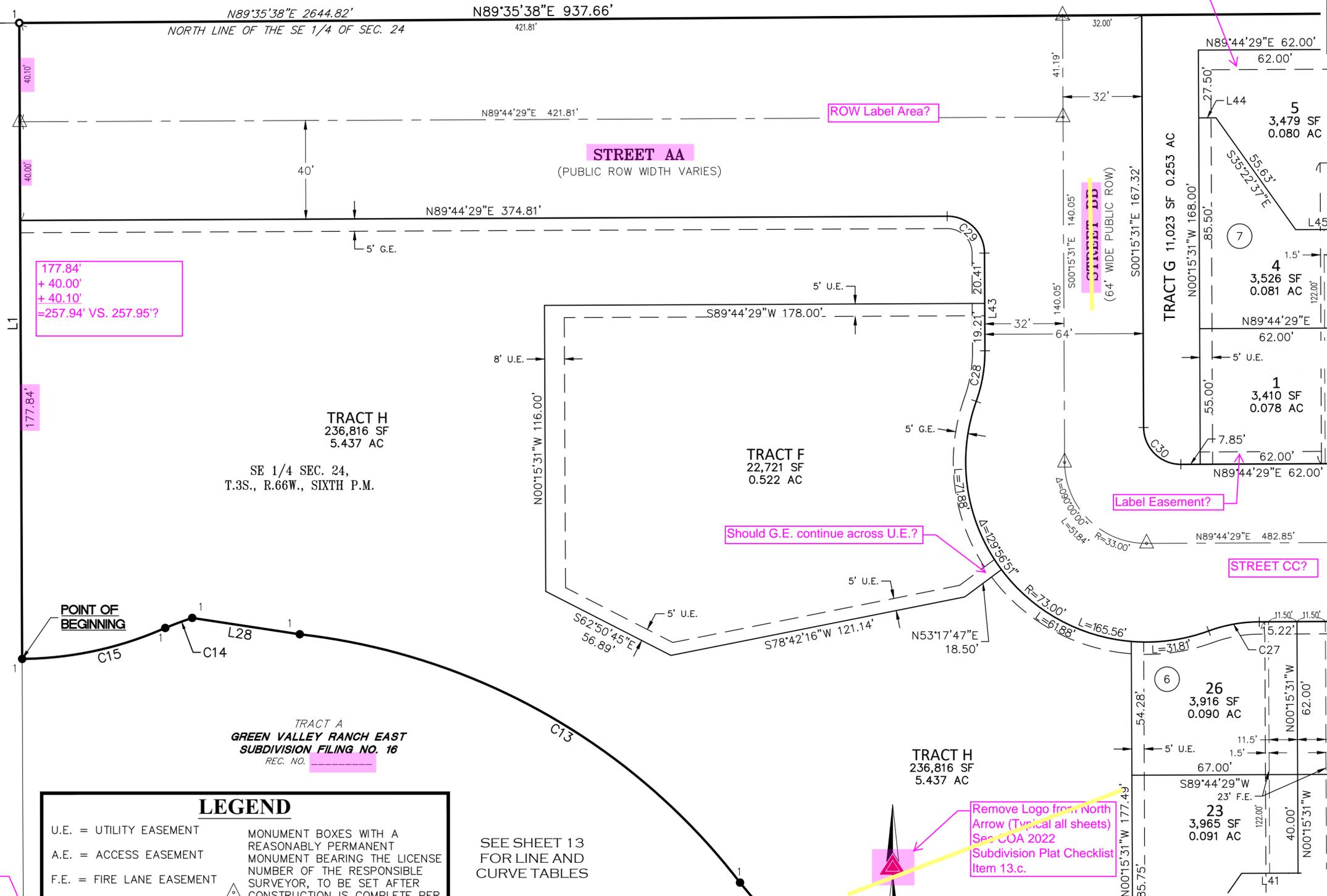
NE 1/4 SEC. 24,
T.3S., R.66W., SIXTH P.M.

Remove Logo from North Arrow (Typical all sheets)
See COA 2022 Subdivision Plat Checklist Item 13.c.

Label Easement?



KEY MAP
N.T.S.



177.84'
+ 40.00'
+ 40.10'
=257.94' VS. 257.95'?

ROW width?
See Item # 13.a.

TIBET ROAD
REC. NO. 2021000076358

Should G.E. continue across U.E.?

Label Easement?

STREET CC?

SEE SHEET 5

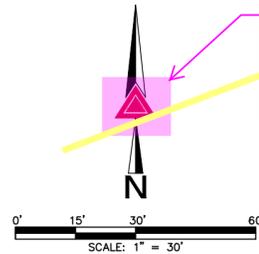
NOT
ADDRESSED.
NOT A COA
REQUIREMENT

Add linetypes to
legend (Typical)

LEGEND	
U.E. = UTILITY EASEMENT	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.
A.E. = ACCESS EASEMENT	
F.E. = FIRE LANE EASEMENT	
G.E. = GAS EASEMENT	
ROW = RIGHT-OF-WAY	
## BLOCK NUMBER	

SEE SHEET 13
FOR LINE AND
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND



Remove Logo from North
Arrow (Typical all sheets)
See COA 2022
Subdivision Plat Checklist
Item 13.c.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

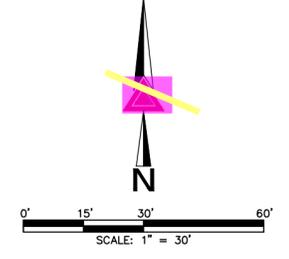
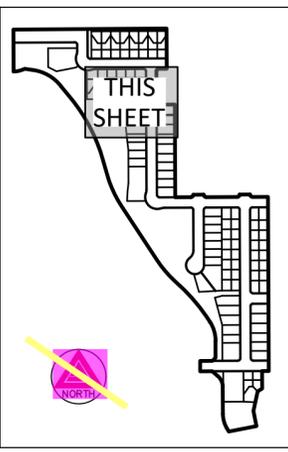
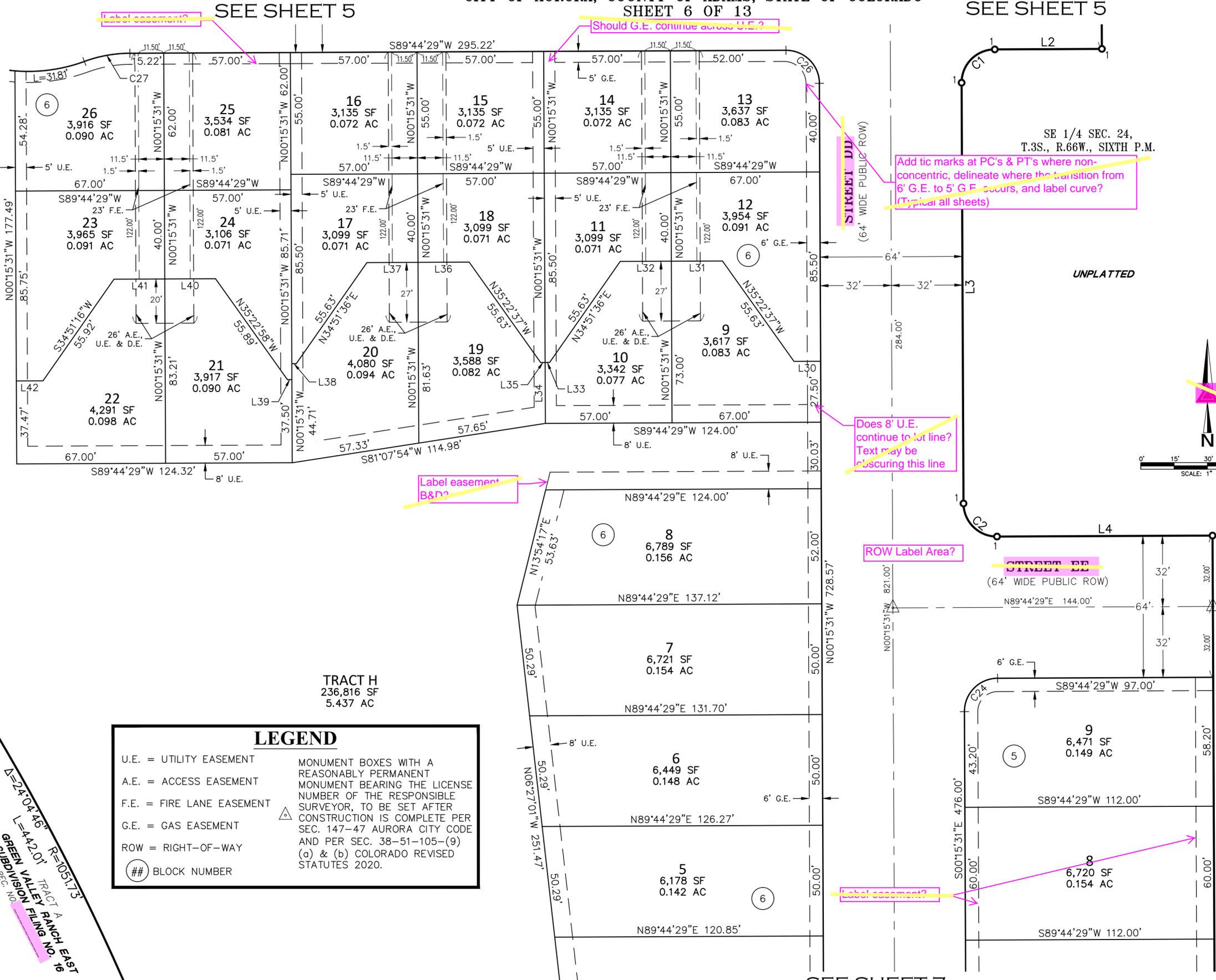
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 4 OF 13	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER 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 13



LEGEND	
U.E. = UTILITY EASEMENT	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.
A.E. = ACCESS EASEMENT	
F.E. = FIRE LANE EASEMENT	
G.E. = GAS EASEMENT	
ROW = RIGHT-OF-WAY	
## BLOCK NUMBER	

TRACT A
236,816 SF
5.437 AC

TRACT H
236,816 SF
5.437 AC

GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 18

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.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 6 OF 13	

SEE SHEET 7

SEE SHEET 5

SEE SHEET 5

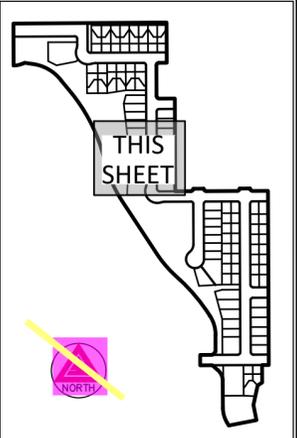
SEE SHEET 13
FOR LINE AND
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

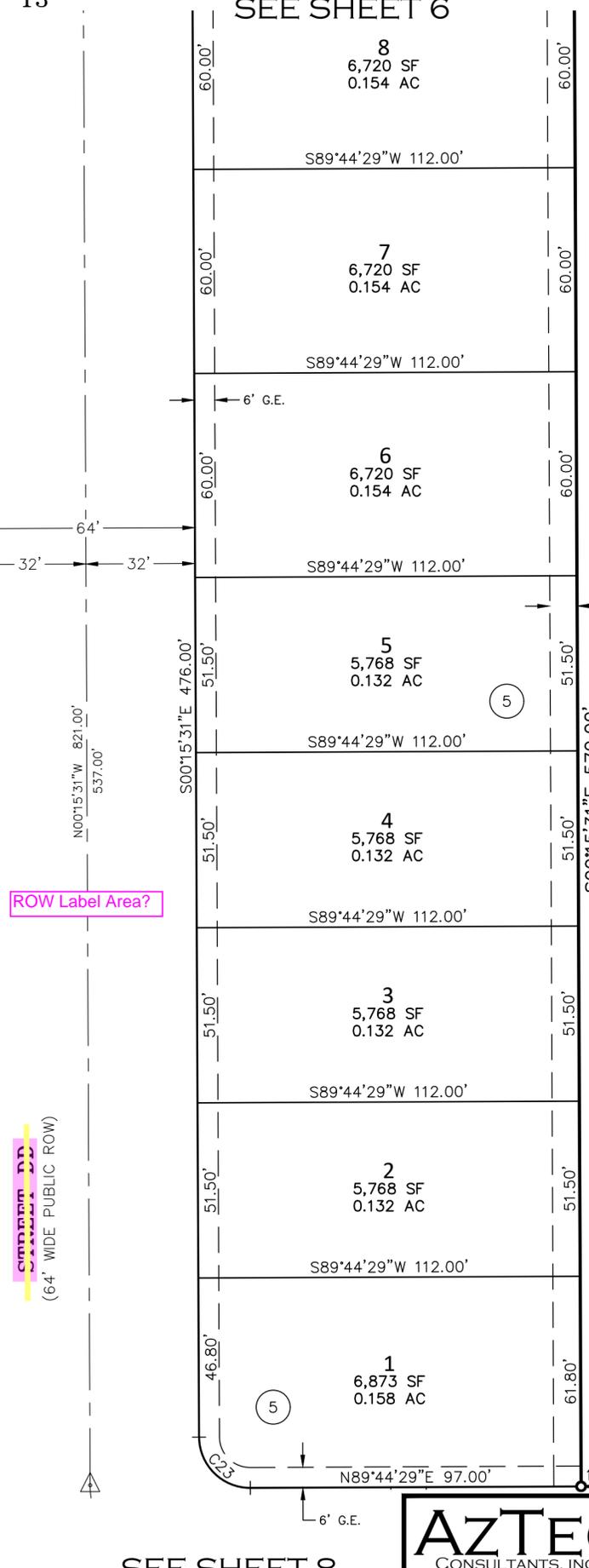
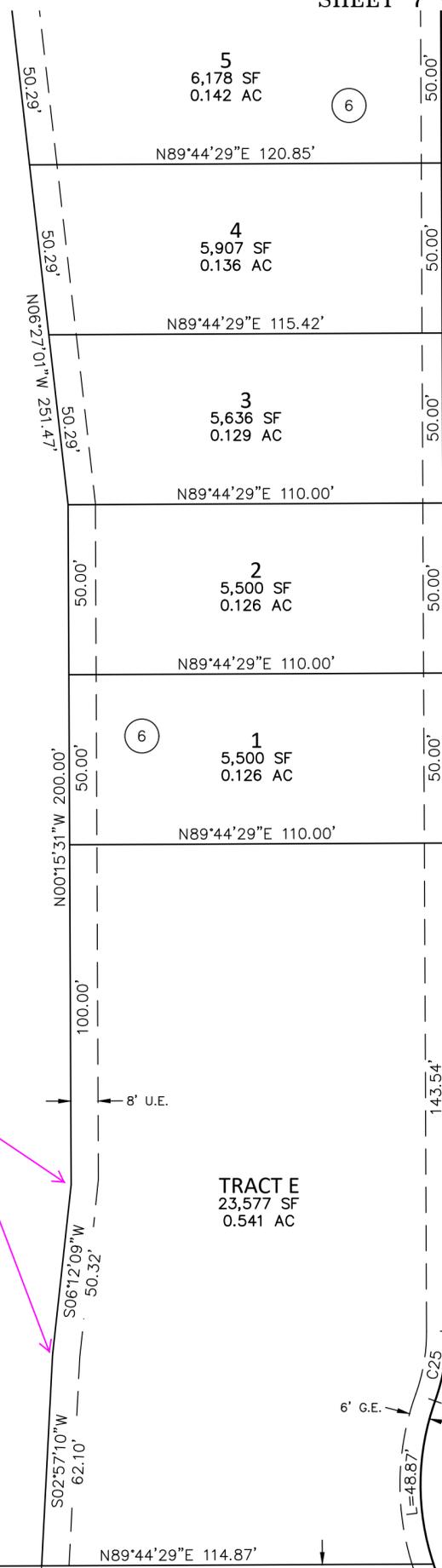
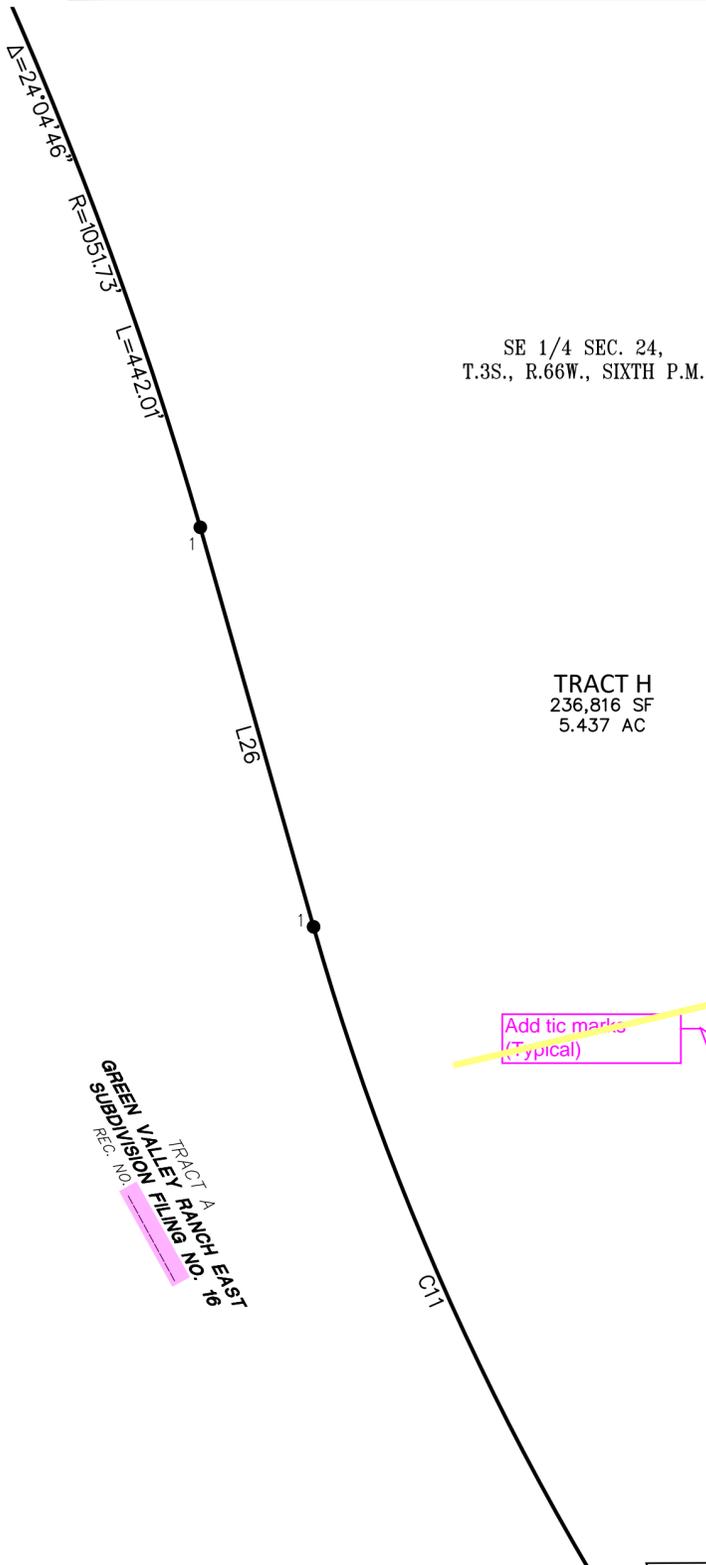
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER 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 13

LEGEND	
U.E. = UTILITY EASEMENT	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.
A.E. = ACCESS EASEMENT	
F.E. = FIRE LANE EASEMENT	
G.E. = GAS EASEMENT	
ROW = RIGHT-OF-WAY	
## BLOCK NUMBER	



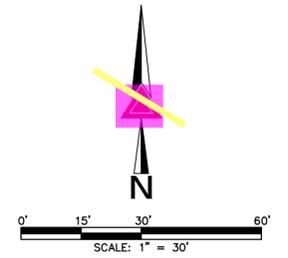
KEY MAP
N.T.S.



SEE SHEET 13
FOR LINE AND
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

UNPLATTED



SEE SHEET 8

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.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 7 OF 13	

SEE SHEET 8

SEE SHEET 6

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

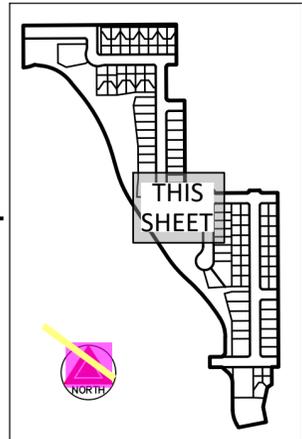
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 13

SEE SHEET 7

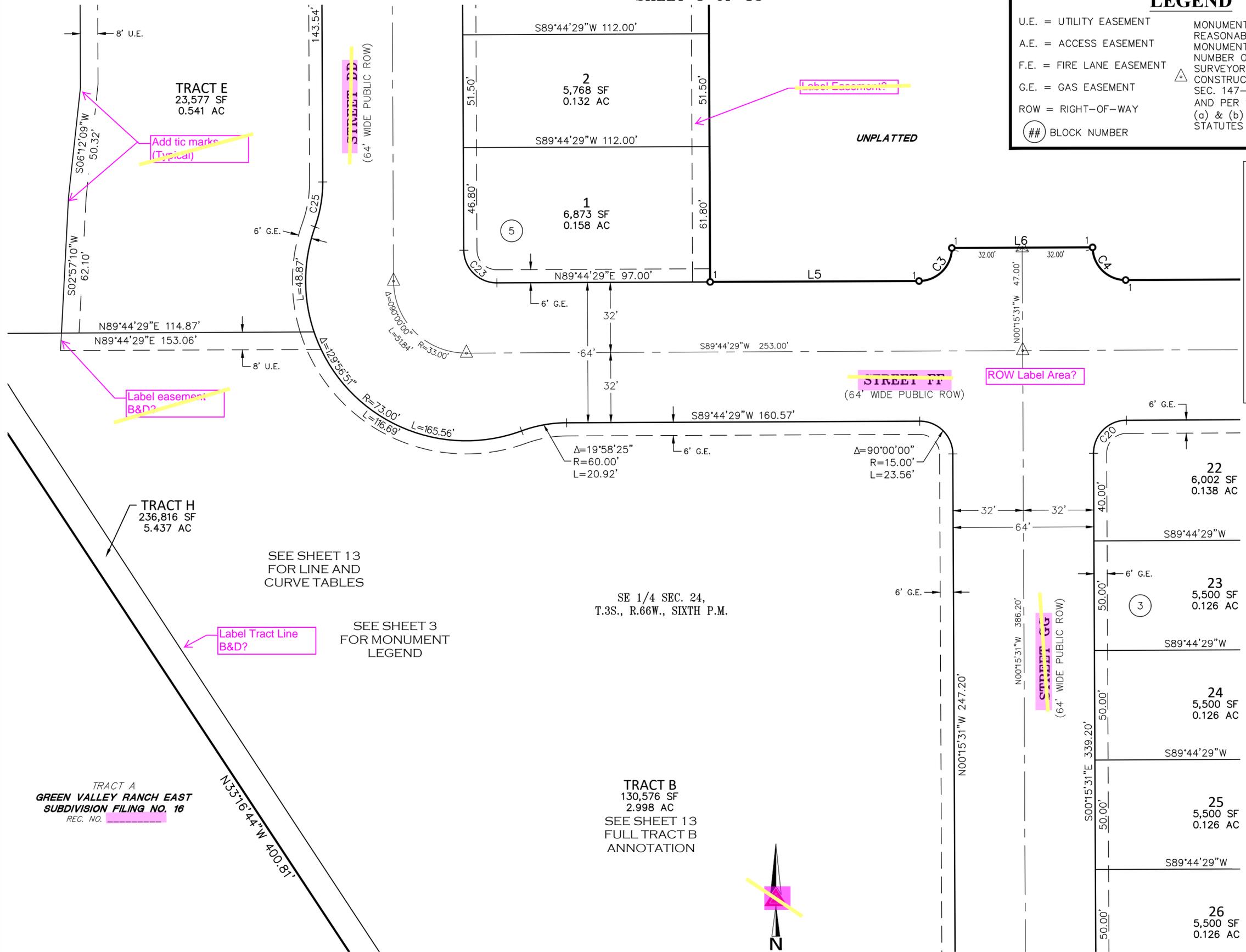
LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
F.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
ROW = RIGHT-OF-WAY
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.



KEY MAP
N.T.S.



Add tic marks (Typical)

Label Easement?

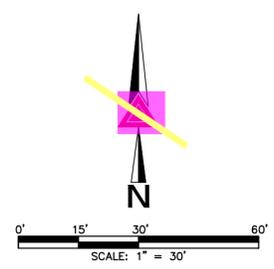
Label easement B&D?

ROW Label Area?

Label Tract Line B&D?

SEE SHEET 9

FOR REVIEW



AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 8 OF 13	

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

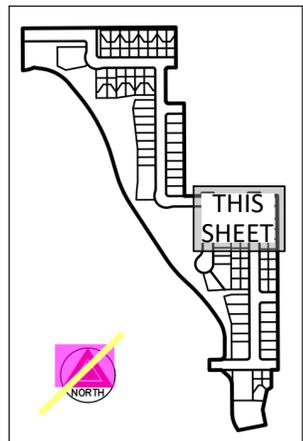
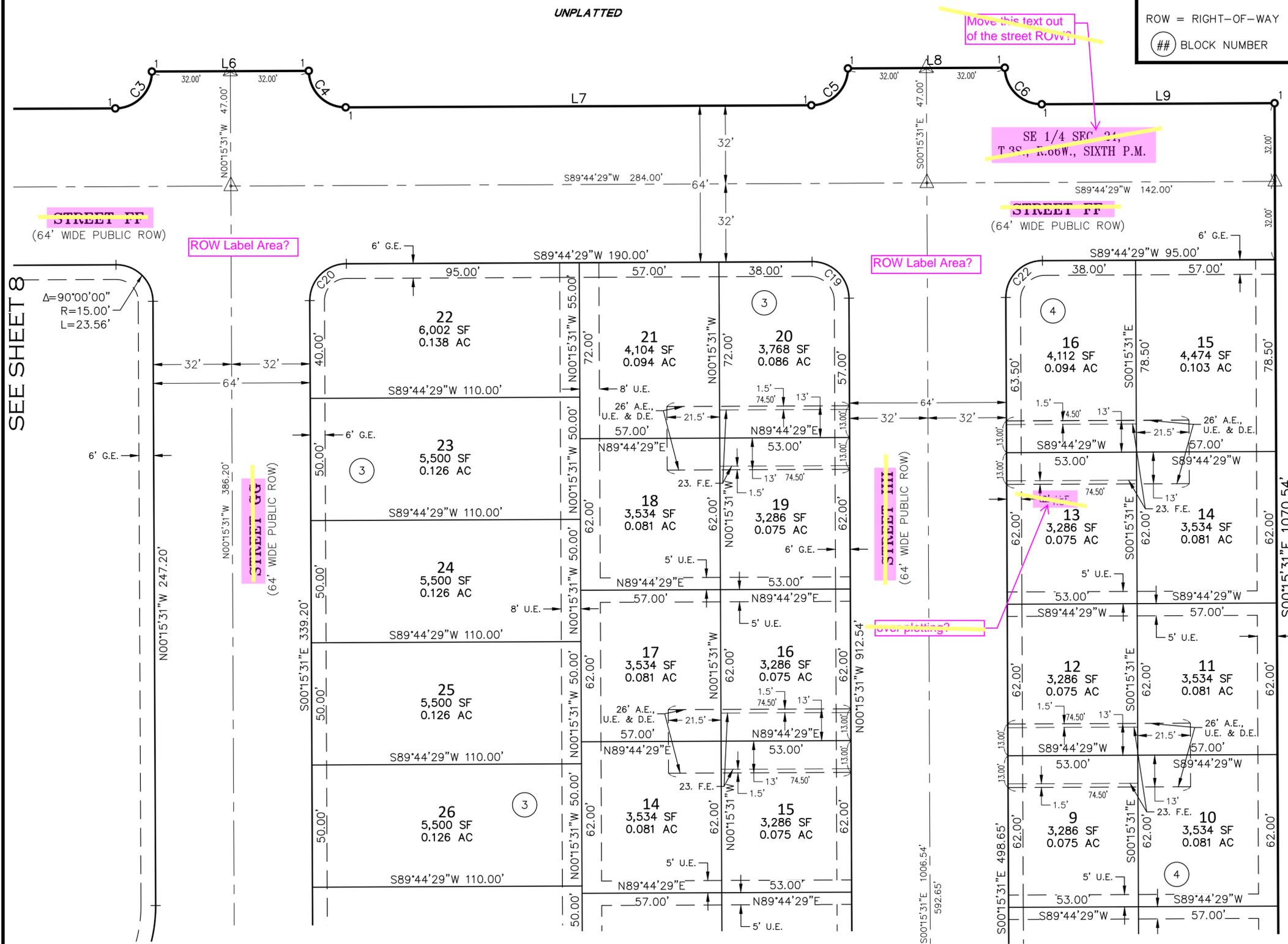
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 13

LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
F.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
ROW = RIGHT-OF-WAY
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.



SEE SHEET 8

SEE SHEET 10

SEE SHEET 13
FOR LINE AND
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

SEE SHEET 10

AZTEC
CONSULTANTS, INC.

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AzTec Proj. No.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 9 OF 13	

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

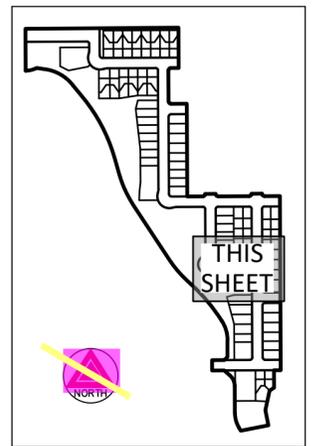
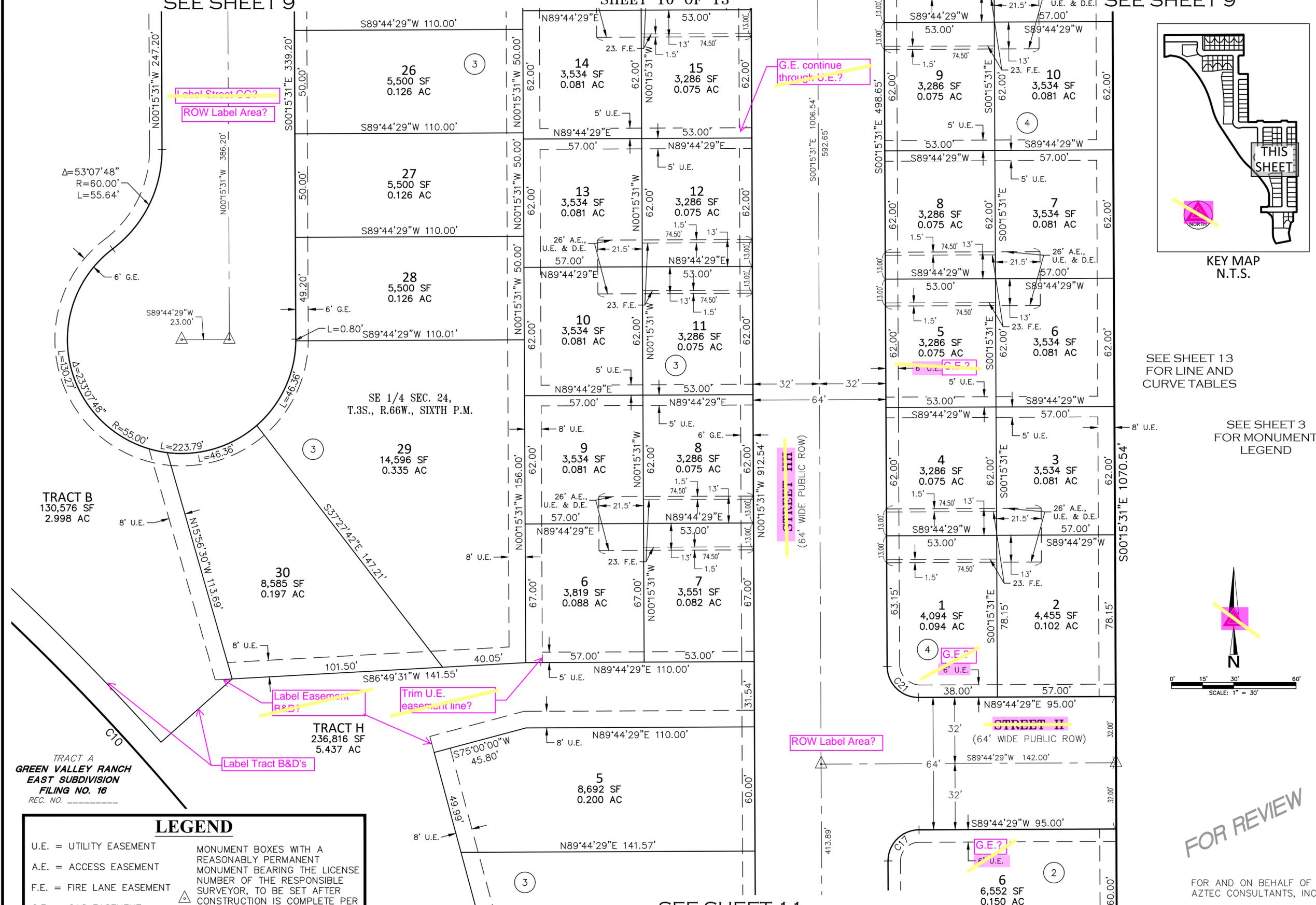
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER 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 9

SHEET 10 OF 13

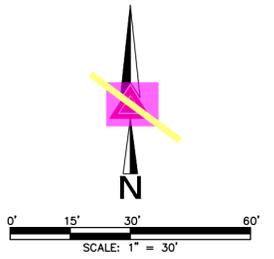
SEE SHEET 9



KEY MAP N.T.S.

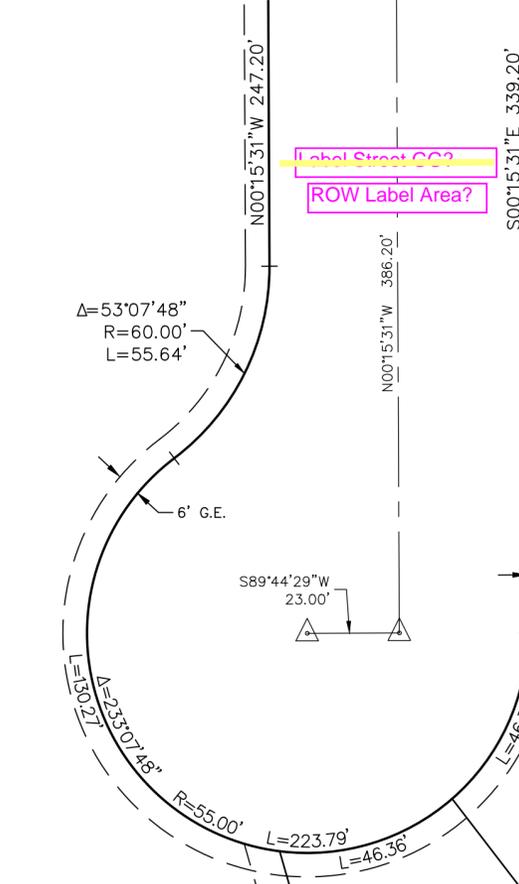
SEE SHEET 13 FOR LINE AND CURVE TABLES

SEE SHEET 3 FOR MONUMENT LEGEND



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



TRACT B
130,576 SF
2.998 AC

TRACT H
236,816 SF
5.437 AC

TRACT A
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 16
REC. NO. _____

LEGEND

- U.E. = UTILITY EASEMENT
 - A.E. = ACCESS EASEMENT
 - F.E. = FIRE LANE EASEMENT
 - G.E. = GAS EASEMENT
 - ROW = RIGHT-OF-WAY
 - ## 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.

SEE SHEET 11

AZTEC
CONSULTANTS, INC.

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AzTec Proj. No.: 19322-18
Drawn By: RBA

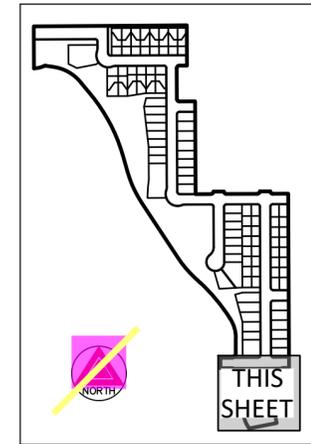
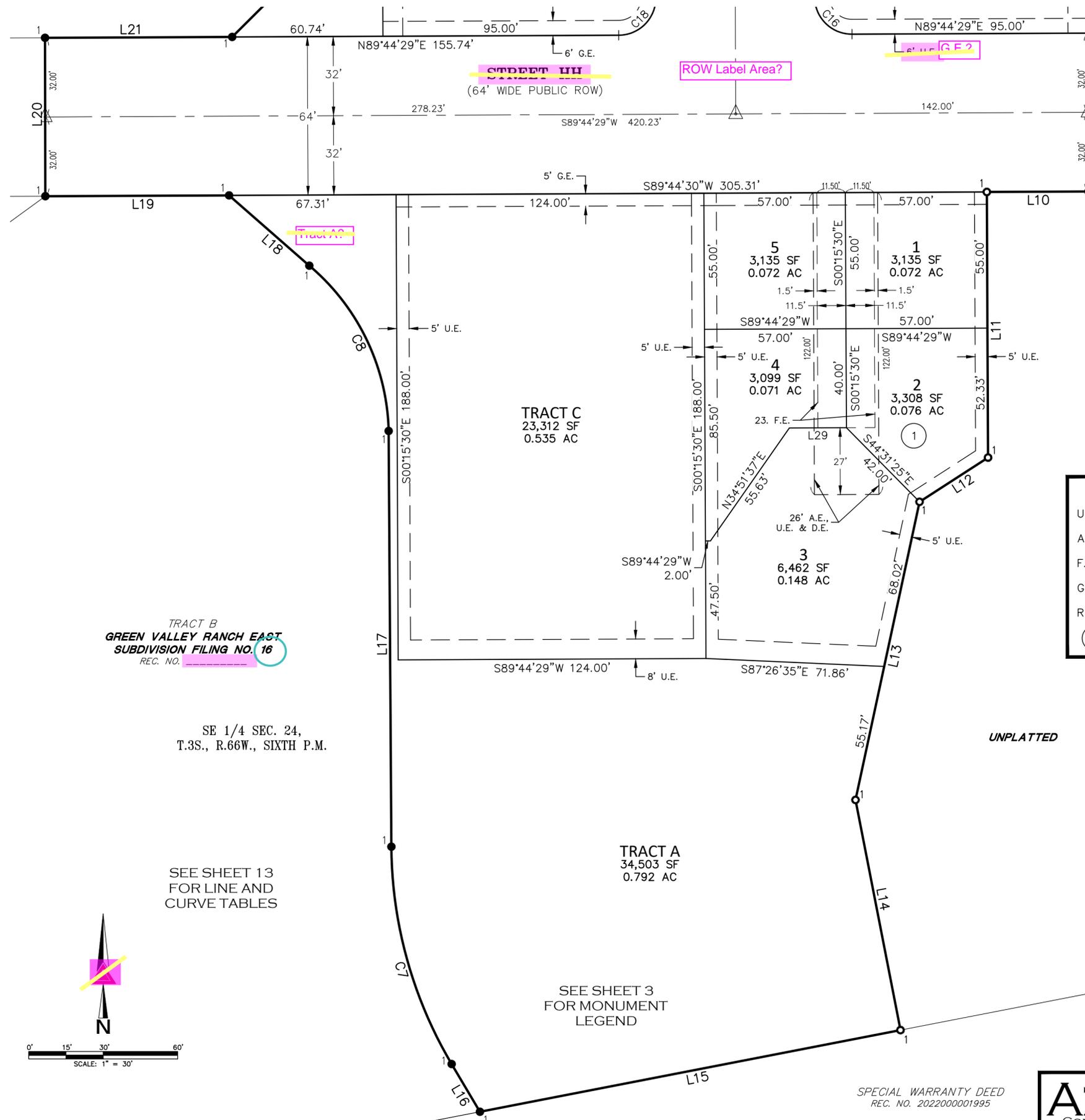
DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 10 OF 13	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13

SEE SHEET 11

SEE SHEET 11

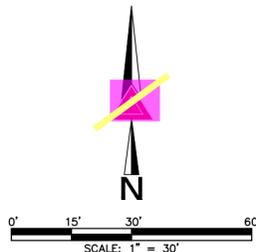


TRACT B
GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 16
REC. NO. [REDACTED]

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

SEE SHEET 13
FOR LINE AND
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND



LEGEND	
U.E. = UTILITY EASEMENT	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.
A.E. = ACCESS EASEMENT	
F.E. = FIRE LANE EASEMENT	
G.E. = GAS EASEMENT	
ROW = RIGHT-OF-WAY	
(##) BLOCK NUMBER	

UNPLATTED

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

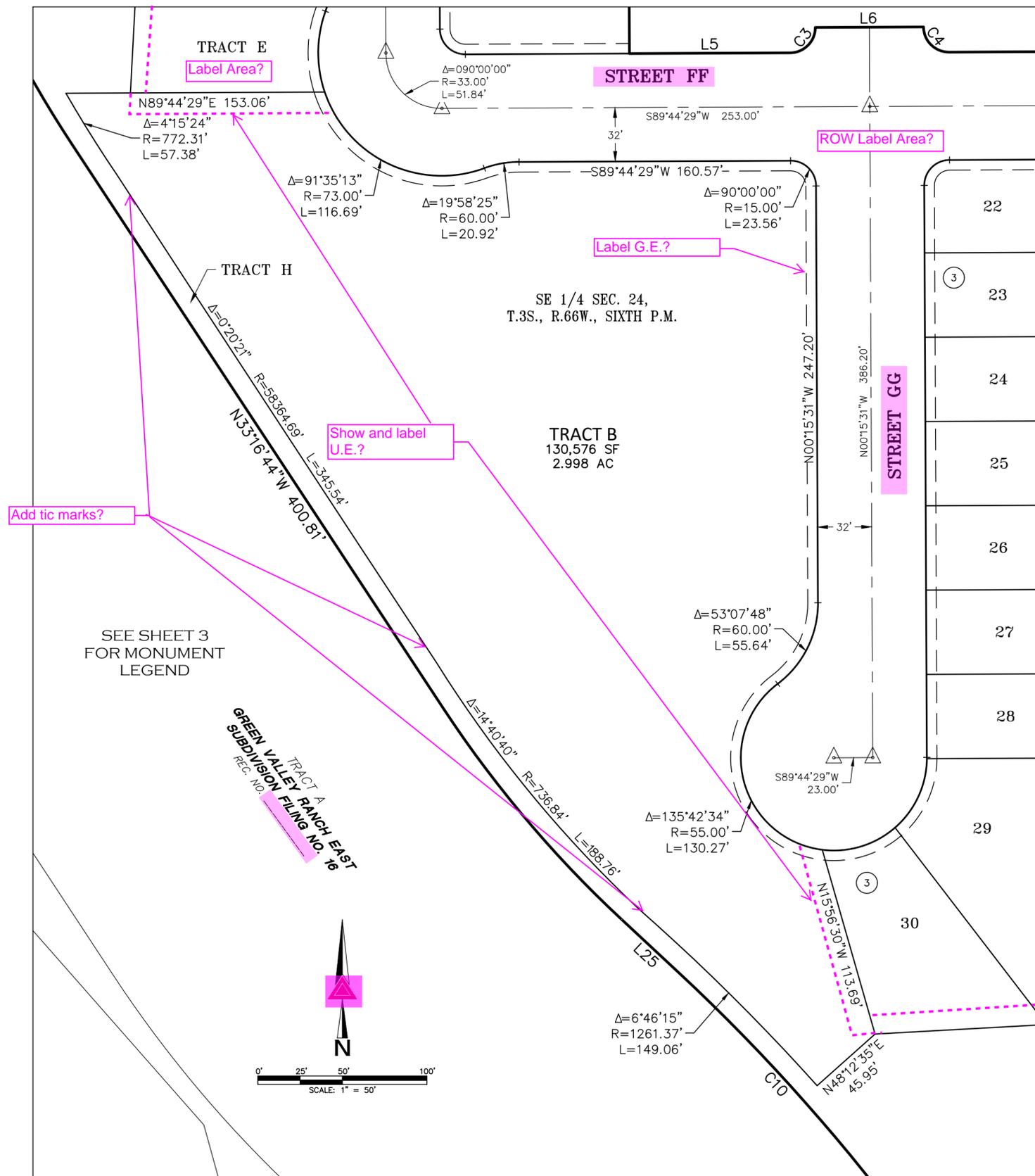
SPECIAL WARRANTY DEED
REC. NO. 2022000001995

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
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AzTec Proj. No.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 30'
SHEET 12 OF 13	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 18

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 13



DETAIL A
SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'31"W	257.95'
L2	S89°44'29"W	48.20'
L3	S00°15'31"E	190.00'
L4	N89°44'29"E	97.00'
L5	N89°44'29"E	95.00'
L6	N89°44'29"E	64.00'
L7	N89°44'29"E	190.00'
L8	N89°44'29"E	64.00'
L9	N89°44'29"E	95.00'
L10	S89°44'29"W	40.98'
L11	S00°15'30"E	107.33'
L12	S57°04'26"W	32.89'
L13	S12°05'01"W	123.19'
L14	S11°01'22"E	94.76'
L15	S78°58'38"W	172.63'
L16	N30°32'54"W	22.41'
L17	N00°22'08"W	167.99'
L18	N48°41'08"W	43.05'
L19	S89°44'29"W	74.03'
L20	N00°06'03"W	64.00'
L21	N89°44'29"E	75.41'
L22	N45°00'00"E	26.50'
L23	N00°00'00"E	103.79'
L24	N32°28'08"W	5.59'
L25	N46°57'14"W	45.70'
L26	N15°47'20"W	103.97'
L27	N39°36'38"W	76.53'
L28	N81°20'58"W	43.97'
L29	S89°44'29"W	23.00'
L30	S89°44'29"W	12.00'
L31	S89°44'29"W	23.00'

LINE TABLE		
LINE	BEARING	LENGTH
L32	S89°44'29"W	23.00'
L33	S89°44'29"W	2.00'
L34	N00°15'31"W	27.50'
L35	S89°44'29"W	2.00'
L36	S89°44'29"W	23.00'
L37	S89°44'29"W	23.00'
L38	S89°44'29"W	2.00'
L39	S89°44'29"W	2.00'
L40	S89°44'29"W	22.84'
L41	S89°44'29"W	22.83'
L42	S89°44'29"W	12.00'
L43	N00°15'31"W	39.62'
L44	N89°44'29"E	7.00'
L45	N89°44'29"E	23.00'
L46	N89°44'29"E	23.00'
L47	N89°44'29"E	2.00'
L48	N00°15'31"W	27.50'
L49	N89°44'29"E	2.00'
L50	N89°44'29"E	23.00'
L51	N89°44'29"E	23.00'
L52	N89°44'29"E	2.00'
L53	N00°15'31"W	27.50'
L54	N89°44'29"E	2.00'
L55	N89°44'29"E	23.00'
L56	N89°44'29"E	23.00'
L57	N89°44'29"E	2.00'
L58	N00°15'31"W	27.50'
L59	N89°44'29"E	2.00'
L60	N89°44'29"E	22.99'
L61	N89°44'29"E	23.00'
L62	N89°44'29"E	2.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	30°10'46"	175.00'	92.18'
C8	48°16'42"	90.53'	76.28'
C9	32°28'08"	215.00'	121.84'
C10	14°29'06"	1125.00'	284.41'
C11	13°40'30"	685.00'	163.49'
C12	17°29'24"	685.00'	209.10'
C13	46°06'20"	261.18'	210.17'
C14	3°43'03"	179.45'	11.64'
C15	23°37'43"	144.53'	59.60'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	15.00'	23.56'
C25	19°58'25"	60.00'	20.92'
C26	90°00'00"	15.00'	23.56'
C27	19°58'25"	60.00'	20.92'
C28	19°58'25"	60.00'	20.92'
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	15.00'	23.56'

FOR REVIEW

FOR AND ON BEHALF OF
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AzTec Proj. No.: 19322-18
Drawn By: RBA

DATE OF PREPARATION:	06-15-2022
SCALE:	1" = 50'
SHEET 13 OF 13	