



September 30, 2024

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

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

Dear Mr. Fettig,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the initial submission comments dated September 11, 2024.

The following has been provided with this submittal:

- Land Use Map from the ongoing Master Plan Amendment. This shows the proposed densities for this planning area as well as the rest of the Master Plan. This also shows the parks and open space requirements and how we're meeting them throughout the master plan.

The following is a response to comments:

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat various departments
- Ensure tract size square footages match throughout documents and sheets

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

RESPONSE: Noted

2. Completeness and Clarity of the Application

2A. Staff will coordinate notice of the plat vacation in conjunction with the notice of decision for the site plan. The site plan will require a third submission and review. Upon completion of the third review, a determinization will be made on moving forward with the notice of plat vacation as that notice and the notice of decision for the site plan will be completed jointly to reduce administrative efforts. The partial plat vacation process is administrative. It includes posting a notice on the City's website and mailing notice to the following:

- The owner of the property affected;
- All owners of property abutting the property that is the subject of the application; and
- Each registered neighborhood group whose boundaries include or are located within one mile of the property affected. **RESPONSE:**Noted

2B. After the decision by the Planning Director, completion of both mailed and posted notice, the vacation document(s) will be recorded with the Adams County Clerk and Recorder. **RESPONSE: Noted**

2C. In the letter of introduction, please respond to the Vacation of a Plat without Established Street Criteria for approval:

- Criteria for Approval. A partial or complete plat vacation shall only be approved if it will not:
- Create any landlocked parcel;
- Restrict or affect the right of access of property owners within or abutting the subject subdivision so that access is unreasonable or economically prohibitive;
- Reduce the quality of public services to any property;
- Be inconsistent with any adopted transportation plan; or
- Affect the ownership of land within the subdivision. **RESPONSE: Criteria and responses added to the narrative**

Site Plan:

2D. Sheet #1: Remove the Recorder's Certificate as it is no longer needed. **RESPONSE: This has been removed.**

2E. Sheet #1: Move the project benchmark and basis of bearings info to the left of the adjustments section. Make the Amendments block larger, aligning the left edge with the cert blocks above. **RESPONSE: This portion of the page has been reformatted.**

2F. Sheet #3: Add "GREEN COURT" to the 36 green court duplex lots in the table. **RESPONSE: Table updated to call out "GREEN COURT" duplex lots.**

2G. Sheet #8: Bold TRACT F. **RESPONSE: Text style updated.**

2H. Sheet #8: Label tract from GVRE Filing No. 9 to the south. **RESPONSE: Tract label added.**

2I. Sheet #18: Add a note to the parking summary table that the provided parking includes driveway and garage parking only. **RESPONSE: Third note modified to read "Provided parking includes driveway and garage parking only. Additional street parking available on local streets."**

3. Landscaping Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal

3A. Sheet #13: Label adjacent plat/lots/tracts. GVRE Filing No. 10 is to the west of the unplatted parcel. **RESPONSE: Adjacent lots / tracts / plats labeled.**

3B. Sheet #14: Remove the cloud from the Tibet amendment. Not relevant. TYP **RESPONSE: Revcloud removed**

3C. Sheet #14: Eastern boundary along Tibet Road – landscape buffers should include 1 tree and 10 shrubs per 40 linear feet. **RESPONSE: Added additional shrubs to area within landscape buffer.**

3D. Sheet #14: Perennials may be provided as accents but may not count toward the minimum plant quantities. **RESPONSE: Noted.**

3E. Sheet #15: label. TYP. Include a detail. **RESPONSE: EVA removed. Bollards no longer necessary.**

3F. Sheet #15: Symbols/hatch too light. **RESPONSE: Hatch changed to darker color.**

3G. Sheet #15: Show the sight triangle. **RESPONSE: Sight Triangle Turned on.**

- 3H. Sheet #16: Sheet #15: Show the sight triangle. **RESPONSE: Sight Triangle Turned on.**
- 3I. Sheet #16: Label major contours on all landscape sheets. **RESPONSE: Labels added to major contours.**
- 3J. Sheet #16: Revise reference to filing no. 19. This is not a filing. Label site plan. TYP all. **RESPONSE: Reference changed to "Site Plan"**
- 3K. Sheet #17: Revise filing 19 references. **RESPONSE: Reference changed to "Site Plan"**
- 3L. Sheet #17: Add curbside landscape for areas outside of residential lot areas. **RESPONSE: Curbside Landscape added.**
- 3M. Sheet #17: Show sight triangles. **RESPONSE: Sight triangles added**
- 3N. Sheet #18: Tract areas should match the site plan and plat. **RESPONSE: Updated tracts to match current site plan and plat. Tract A contains a 100 year flood plain therefore some of the total tract area has been reduced.**
- 3O. Sheet #18: Hatches should match the plan. **RESPONSE: Hatches and legend updated to match plan.**
- 3P. Sheet #18: Add a note stating who will be responsible for tract maintenance. (metro district / HOA ?) **RESPONSE: Maintenance for each tract is called out in open space dedication table.**
- 3Q. Sheet #19: Remove vinyl from fence types and notes. Revise with "wood and/or composite." **RESPONSE: Fencing notes revised on all fencing details.**
- 3R. Sheet #23: Remove cloud from Tibet Road. **RESPONSE: Revcloud Removed.**
- 3S. Sheet #24: Shrub counts and graphics do not match. **RESPONSE: Graphics and tables revised**
- 3T. Sheet #24: Landscape is misspelled, please revise. **RESPONSE: Spelling revised on all graphics.**
- 3U. Sheet #24: Errant shrub graphic in motor court graphic drive aisle. **RESPONSE: Landscape boulder removed from driveway.**
- 3V. Sheet #25: Shrub counts and graphics do not match. **RESPONSE: Graphics and tables revised**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Sheet #2: Please show the receiving ramp (TYP.) **RESPONSE: Receiving ramp has been added.**
- 4B. Sheet #7: Ramp is not needed. There is a ped ramp further east. **RESPONSE: Per email correspondence with Jonathan Phan on 9/18/2024, additional mail kiosk ramp will stay and a receiving ramp is to be added.**
- 4C. Sheet #8: Ramp is not needed. There is a ped ramp further west. **RESPONSE: Per email correspondence with Jonathan Phan on 9/18/2024, additional mail kiosk ramp will stay and a receiving ramp is to be added.**
- 4D. Sheet #21: Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual). **RESPONSE: Copyright notes removed from detail.**

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

Site Plan:

5A. Sheet #7: Additional STOP signs needed for alley-to-local accesses, opposing ramps needed near Mail Kiosk locations. **RESPONSE: STOP signs added.**

5B. Sheet #8: Additional STOP signs needed for alley-to-local accesses, opposing ramps needed near Mail Kiosk locations. **RESPONSE: STOP signs added.**

Traffic Study:

5C. Pg 6, revise text

5D. Background growth info, provide worksheets showing background growth per various reports provided

5E. Fig 4, 2026 ADTs already show 2040 NEATS volumes, explain

5F. Fig 5, trip gen volumes grown 2026 to 2050, explain why

5G. Signal Warrants, label 4hr warrant lines, explain volume disparity of peak, 2nd highest compared to volume Figs

5H. Synchro sheets, revise 47th titles to 46th Ave, several volumes incorrect compared to build out volume Figs
RESPONSE: Response to traffic comments are pending and will come at a later date.

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

Subdivision Plat:

RESPONSE: All of Tract C is a Fire Lane easement and the call out is in the legend.

6B. Sheet #6: Add fire lane easement. **RESPONSE: All of Tract C is a Fire Lane easement and the call out is in the legend.**

6C. Sheet #7: Add fire lane easement. **RESPONSE: All of Tract C is a Fire Lane easement and the call out is in the legend.**

6D. Sheet #8: Add fire lane easement, two instances. **RESPONSE: All of Tract C is a Fire Lane easement and the call out is in the legend.**

Site Plan:

6E. Sheet #4: Please update note #11 per email with Julie Menah. Remove " temporary". **RESPONSE: Phasing plan has been revised. Two points of access has been achieved with Phase 1 and this temporary emergency access is no longer needed.**

6F. Sheet #4: Replace "heavy-duty surface materials" with: Roadway manual section 5.01.2.03.2. **RESPONSE: Phasing plan has been revised. Two points of access has been achieved with Phase 1 and this temporary emergency access is no longer needed.**

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

Site Plan:

7A. Sheet #12: The water main and blow offs need to be in a water utility easement. Extend the easement and alley to include the blow off valve. **RESPONSE: Easement extended to include the blow off value.**

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

8A. Any increase in density will require an increase in dedicated land. **RESPONSE: Noted. All land dedication**

requirements are accommodated for in the master plan amendment currently in process. See attached Tab 8 at the end of this response letter for proposed densities and land dedication requirements.

8B. Include an open space tracking chart and map highlighting the area you are seeking credit for. Show housing density on this chart. **RESPONSE:** Tract D has been highlighted as the tract we are seeking open space credit for on the Buffer Area, Open Space, and Green Courts map.

8C. Please label grades and widths on all sidewalk's trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements. **RESPONSE:** Major contours and trail widths shown.

Site Plan:

8D. Sheet#15: Show all amenities on detail sheet. **RESPONSE:** All site furnishings and amenities shown on details sheet

8E. Sheet #18: Highlight land dedication on map. **RESPONSE:** Land dedication now shown on the Buffer Area, Open Space, and Green Courts map on same sheet.

8F. Sheet #18: Include population information in open space dedication table. **RESPONSE:** Population for 180 proposed units added to notes under table. Remaining land dedication requirements met throughout the master plan.

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

General:

9A. Some of the easement names do not seem to match between the Plat and the Site Plan. This might cause some confusion because the plat dedicates these easements. **RESPONSE:** Plat updated to reflect the naming of said easements

9B. Add the needed covenants based on the Plat and Site Plan items. **RESPONSE:** Covenants on sheet 2. Please redline if these need to be updated.

9C. The easement lines should be dashed lines see the one's I have pointed out. There are many easements for the water meters and the hydrants that need to be shown, labeled and dedicated by the Plat – these are shown adjacent to Tract C on the Site Plan. **RESPONSE:** Linetype updated. Easement labeling has been added.

9D. Tract C: There is a Water facility in this Tract that may need to be covered by an easement. Confirm with Aurora Water (Typ.) **RESPONSE:** Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

Subdivision Plat:

9E. Add the information for the blanks shown on all sheets. **RESPONSE:** Blanks have been filled in where applicable. Tibet ROW is in process at the time of this submittal.

9F. Add a tie bearing and distance from an independent Section Corner to the boundary corner of the Subdivision (per Checklist) – all sheets where the comment has been made. **RESPONSE:** Addressed as noted.

9G. Sheet #1: Update the Title Commitment to match the new description on the new plat. **RESPONSE:** Will be updated closer to recording.

9H. Sheet #4: Legend: change to the "Water" type - Confirm type with Aurora Water Dept. **RESPONSE:** Response from

Aurora water was to leave as U.E.

9I. Sheet #4: Label easement. **RESPONSE:** Addressed as noted.

9J. Sheet #5: Add ordinance number. **RESPONSE:** Not addressed. Right-of-way vacation not completed.

9K. Sheet #6: Make the easement adjacent to Tract A a dashed line. **RESPONSE:** Addressed as noted.

Site Plan:

9L. Sheet #2: Confirm the easement names per comments. **RESPONSE:** Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

9M. Sheet #7: The highlighted U.E. needs to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ. **RESPONSE:** Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

9N. Sheets 7-12: Label the easements and confirm the easement names on sheets 7 – 12. **RESPONSE:** Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

9O. Sheet #7: There's a Fire Lane easement that does not match the Plat. **RESPONSE:** Fire Lane Easement removed due to updated phasing plan.

10. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

10A. All new easements are to be dedicated by plat, and releases to be submitted to releaseeasements@auroragov.org. **RESPONSE:** Noted. ROW dedication has been submitted for recording. ROW release also in process. All easements are located in the Filing 22 plat.

REFERRAL COMMENTS FROM OTHER AGENCIES

11. Xcel Energy

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **conflicts** with above captioned project.

Why is the standard note language not added to the plat? The content is not adequately addressed within the covenants as currently shown on the plat.

Additionally, all "5" foot wide gas easements must be increased to "6" feet wide, which is the minimum width required for natural gas distribution facilities. **RESPONSE:** Gas easements shown as 6' where necessary. We request further conversation with Xcel to work out a preliminary design for electric easements, pedestal locations, and pocket easements for transformers. We will reach out to Xcel separately to coordinate this.

12. DEN Aviation Noise

12A. DEN provides the following comments: • The proposed development is in the "5-Mile 'Known - Wildlife Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project

progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. **RESPONSE: Trees and shrubs have been selected to minimize attractants per above.**

12B. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33. This development is within the DEN 55 DNL noise contour and will experience significant impacts from aircraft noise and overflights. An Avigation Easement is required for this development. **RESPONSE: An avigation easement exists for this entire area. Refer to recorded document under reception #2017000108261 on 12/8/2017**

DEN Aviation Noise:

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

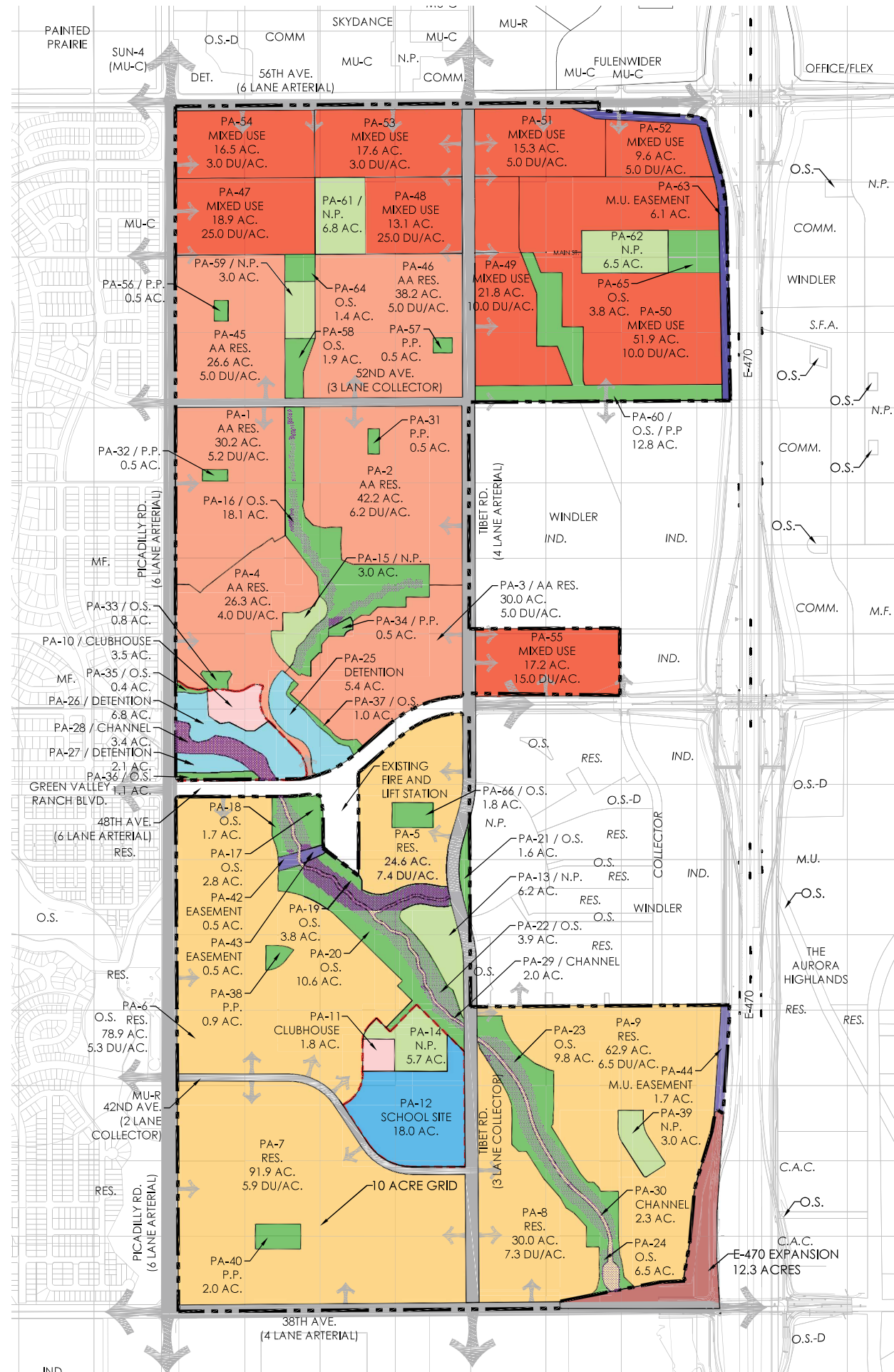
Other developments in this area have been reviewed previously, and the noise analysis still holds true. While this area is not currently under an arrival pattern, the future north-south runways on the west side of the airfield will put arrivals over the subject property. This portion of the development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

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















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

END OF RESPONSES

TAB 8.4



LEGEND

- | | | | |
|---|----------------------|---|------------------------------------|
|  | SINGLE FAMILY RES. |  | SCHOOL SITE |
|  | ACTIVE ADULT RES. |  | ROAD RIGHT OF WAY |
|  | OPEN SPACE |  | EASEMENT |
|  | DETENTION POND |  | COMMERCIAL |
|  | FLOODWAY CHANNEL |  | MIXED USE |
|  | CLUBHOUSE |  | NAC BOUNDARY |
|  | NEIGHBORHOOD PARK | | IND = INDUSTRIAL |
| | | | COMM. = COMMERCIAL |
| | | | C.A.C. = COMMUNITY ACTIVITY CENTER |
|  | 100 YEAR FLOOD PLAIN | | MU-C = MULTI USE COMMERCIAL |
- O.S. = OPEN SPACE
 N.P. = NEIGHBORHOOD PARK
 P.P. = POCKET PARK
 RES. = RESIDENTIAL
 M.F. = MULTI FAMILY
 S.F.A. = SINGLE FAMILY ATTACHED
 S.F.D. = SINGLE FAMILY DETACHED



Sheet Title:

LAND USE PLAN

OVERALL

Land Use Map, Matrix and

Standard Notes

Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

October 1, 2024 Tab 8.4

FORM D: MP Land Use Matrix

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
1. Floodway Channel	PA-28	CHANNEL	3.4				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-29	CHANNEL	2.0				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-30	CHANNEL	2.3				Storm flow conveyance. Not Credited towards public land dedication requirement.
Subtotal			7.7				
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-10	CLUBHOUSE	3.5				Amenity Area and Pool
	PA-11	CLUBHOUSE	1.8				Amenity Area and Pool
	PA-12	SCHOOL-P-8	18.0				Public School P-8
	PA-13	NEIGHBORHOOD PARK	6.2	3.0 ACRES PER 1,000 RESIDENTS			6.2 AC net Credited toward neighborhood park requirement.
	PA-14	NEIGHBORHOOD PARK	5.7	3.0 ACRES PER 1,000 RESIDENTS			5.7 AC net Credited toward neighborhood park requirement.
	PA-15	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-16	OS-D	18.1	7.8 ACRES PER 1,000 RESIDENTS			18.1 AC net Credited toward open space requirement.
	PA-17	OS-D(Corridor)	2.8	7.8 ACRES PER 1,000 RESIDENTS			2.8 AC net Credited toward open space requirement.
	PA-18	OS-D(Corridor)	1.7	7.8 ACRES PER 1,000 RESIDENTS			1.7 AC net Credited toward open space requirement.
	PA-19	OS-D (Corridor)	3.8	7.8 ACRES PER 1,000 RESIDENTS			3.8 AC net Credited toward open space requirement.
	PA-20	OS-D(Corridor)	10.6	7.8 ACRES PER 1,000 RESIDENTS			10.6 AC net Credited toward open space requirement.
	PA-21	OS-D(Corridor)	1.6	7.8 ACRES PER 1,000 RESIDENTS			1.6 AC net Credited toward open space requirement.
	PA-22	OS-D(Corridor)	3.9	7.8 ACRES PER 1,000 RESIDENTS			3.9 AC net Credited toward open space requirement.
	PA-23	OS-D(Corridor)	9.8	7.8 ACRES PER 1,000 RESIDENTS			9.8 AC net Credited toward open space requirement.
	PA-24	OS-D(Corridor)	6.5	7.8 ACRES PER 1,000 RESIDENTS			6.5 AC net Credited toward open space requirement.
	PA-25	DETENTION	5.4				0 AC net Credited toward open space requirement.
	PA-26	DETENTION	6.8				0 AC net Credited toward open space requirement.
	PA-27	DETENTION	2.1				0 AC net Credited toward open space requirement.
	PA-31	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-32	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.

FORM D: MP Land Use Matrix

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-33	OS-D	0.8	7.8 ACRES PER 1,000 RESIDENTS			0.8 AC net Credited toward open space requirement.
	PA-34	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-35	OS-D	0.4	7.8 ACRES PER 1,000 RESIDENTS			0.4 AC net Credited toward open space requirement.
	PA-36	OS-D	1.1	7.8 ACRES PER 1,000 RESIDENTS			1.1 AC net Credited toward open space requirement.
	PA-37	OS-D	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.
	PA-38	OS-POCKET PARK	0.9	7.8 ACRES PER 1,000 RESIDENTS			0.9 AC net Credited toward open space requirement.
	PA-39	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-40	OS-POCKET PARK	2.0	7.8 ACRES PER 1,000 RESIDENTS			2.0 AC net Credited toward open space requirement.
	PA-42	EASEMENT (UTILITY)	0.5				0 AC net Credited toward open space requirement.
	PA-43	EASEMENT (UTILITY)	0.5				0 AC net Credited toward open space requirement.
	PA-44	EASEMENT (MULTI-USE)	1.7				0 AC net Credited toward open space requirement.
	PA-56	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-57	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-58	OS-D(Corridor)	1.9	7.8 ACRES PER 1,000 RESIDENTS			1.9 AC net Credited toward open space requirement.
	PA-59	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-60	OS-D(Corridor)	12.8	7.8 ACRES PER 1,000 RESIDENTS			12.8 AC net Credited toward open space requirement.
	PA-61	NEIGHBORHOOD PARK	6.8	3.0 ACRES PER 1,000 RESIDENTS			6.8 AC net Credited toward neighborhood park requirement.
	PA-62	NEIGHBORHOOD PARK	6.5	3.0 ACRES PER 1,000 RESIDENTS			6.5 AC net Credited toward neighborhood park requirement.
	PA-63	EASEMENT (MULTI-USE)	6.1				0 AC net Credited toward open space requirement.
	PA-64	OS-D(Corridor)	1.4	7.8 ACRES PER 1,000 RESIDENTS			1.4 AC net Credited toward open space requirement.
	PA-65	OS-D(Corridor)	3.8	7.8 ACRES PER 1,000 RESIDENTS			3.8 AC net Credited toward open space requirement.
	PA-66	OS-D(Corridor)	1.8	7.8 ACRES PER 1,000 RESIDENTS			1.8 AC net Credited toward open space requirement.
Subtotal			169.7				

FORM D: MP Land Use Matrix

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
3a. Development Areas Subzone: R-2 Subarea-C	PA-1	AA, SFD STAND, SFD SMALL	30.2	5.2 DU/AC	241	157	Max. Potential Density is 8 DU/AC
	PA-2	AA, SFD STAND, SFD SMALL, SFA DUPLEX	42.2	6.2 DU/AC	338	261	Max. Potential Density is 8 DU/AC
	PA-3	AA, SFD STAND, SFD SMALL	30.0	5.0 DU/AC	240	150	Max. Potential Density is 8 DU/AC
	PA-4	AA, SFD STAND, SFD SMALL	26.3	4.0 DU/AC	210	105	Max. Potential Density is 8 DU/AC
	PA-5	SFD STAND, SFD SMALL	24.6	7.4 DU/AC	197	182	Max. Potential Density is 8 DU/AC
	PA-6	SFD STAND, SFD SMALL	78.9	5.3 DU/AC	631	418	Max. Potential Density is 8 DU/AC
	PA-7	SFD STAND, SFD SMALL	91.9	5.9 DU/AC	735	542	Max. Potential Density is 8 DU/AC
	PA-8	SFD STAND, SFD SMALL	30.0	7.3 DU/AC	240	219	Max. Potential Density is 8 DU/AC
	PA-9	SFD STAND, SFD SMALL	62.9	6.5 DU/AC	503	408	Max. Potential Density is 8 DU/AC
	PA-45	AA, SFD STAND, SFD SMALL, SFA DUPLEX	26.6	5.0 DU/AC	213	133	Max. Potential Density by code is 5 DU/AC
	PA-46	AA, SFD STAND, SFD SMALL, SFA DUPLEX	38.2	5.0 DU/AC	306	191	Max. Potential Density by code is 5 DU/AC
		RIGHT-OF-WAY	41.8				
Subtotal			523.6		3854	2766	
3b. Development Areas Subzone: MU-A & MU-R	PA-47	MIXED COMM, SFA-TH, MF- SMALL, MF-MED, MF-LARGE, SFA- DUPLEX, SFD-STAND, SFD-SMALL, 2-FAMILY	18.9	25.0 DU/AC	756	472	Max. Potential Density by Code is 40 DU/AC
	PA-48		13.1	25.0 DU/AC	524	327	Max. Potential Density by Code is 40 DU/AC
	PA-49		21.8	10.0 DU/AC	872	218	Max. Potential Density by Code is 40 DU/AC
	PA-50	MIXED COMM, SFA-TH, MF- SMALL, MF-MED, MF-LARGE	51.9	10.0 DU/AC	2076	519	Max. Potential Density by Code is 40 DU/AC
	PA-51		15.3	5.0 DU/AC	612	77	Max. Potential Density by Code is 40 DU/AC
	PA-52		9.6	5.0 DU/AC	384	48	Max. Potential Density by Code is 40 DU/AC
	PA-53	MIXED COMM, SFA-TH, MF- SMALL, MF-MED, MF-LARGE, SFA- DUPLEX, 2-FAMILY	17.6	3.0 DU/AC	704	53	Max. Potential Density by Code is 40 DU/AC
	PA-54		16.5	3.0 DU/AC	660	50	Max. Potential Density by Code is 40 DU/AC
	PA-55		17.2	15.0 DU/AC	688	258	Max. Potential Density by Code is 40 DU/AC
Subtotal			181.9		7276	2021	
SUB AREA TOTAL			882.9		11130	4787	

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
4. Total Map Acreage (Sub-Area Total Above)			882.9				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			16.3				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			866.6				
7. Total Floodplain Acreage			7.7				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			875.2				
9. Total Active Adult Planning Areas			225.5	1.58 PERSONS PER UNIT	2827	997	1576 Estimated Residents
10. Total Single Family Planning Areas			288.3	2.65 PERSONS PER UNIT	2306	1769	4688 Estimated Residents
12. Total Mixed Use Planning Areas			149.9	2.5 PERSONS PER UNIT	5996	2021	5052 Estimated Residents
12. Total Residential			663.7		11130	4787	11316 Estimated Residents
13. Check for avg. residential density in R-2 subzone				5 DU's/AC TIMES R-2 ACREAGE	3308	2766	
14. Small Lot Total in R-2				50% of TOTAL UNITS	1927	1383	
15. Check for maximum allowable number of multi-family units							
16. Total Retail Planning Areas			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			181.9				
20. Total Commercial			181.9				
21. Total Neighborhood Parks			34.2	3.0 AC / 1000 RESIDENTS			<div>33.9 = Required Land Dedication</div> <div>34.2 = Provided Land Dedication (remaining neighborhood park dedication will be met by applicant via cash-in-lieu payment at time of site plan of adjacent planning areas)</div>
22. Total Community Parks			0.0	1.1 AC / 1000 RESIDENTS			<div>12.45 Requirement will be met by applicant cash-in-lieu payment (6.6 AC. Cash-in-lieu payment made as part of Amendment 1) Remaining payment to be made by first residential plat of either PA45-54</div>
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			89.2	7.8 AC / 1000 RESIDENTS			<div>88.3 = Required Land Dedication</div> <div>89.2 = Provided Land Dedication</div>
24. Total Open Space			123.4				<div>134.7 = Required Land Dedication (AC.)</div> <div>123.4 = Provided Land Dedication (AC.)</div> <div>11.3 = Provided Cash-In-Lieu Payment (AC.)</div>

DEVELOPMENT SUMMARY - OVERALL		
	PROPOSED UNIT	PROPOSED
ACTIVE ADULT		
BUNGALOWS	244	37.1%
SANCTUARY	218	33.1%
VACANZA DUET	152	23.1%
ON2 DUET	44	6.7%
<i>SUBTOTAL</i>	658	100.0%
TRADITIONAL NEIGHBORHOOD		
MERIDIAN	388	25.3%
HORIZON	374	24.3%
BRIO	33	2.1%
CARRIAGE HOUSE	481	31.3%
PORCHLIGHT	84	5.5%
ON2 DUET	78	5.1%
ASCENT DUET	98	6.4%
<i>SUBTOTAL</i>	1,536	100.0%
TOTAL	2,194	

SMALL LOTS		
	PROPOSED UNIT	PROPOSED
CARRIAGE HOUSE	481	
PORCHLIGHT	18	
BUNGALOW	83	
VACANZA DUET	152	
ASCENT DUET	98	
AA ON2 DUET	44	
TRADITIONAL ON2 DUET	78	
SINGLE-FAMILY (<50')	137	
TOTAL	1091	49.73%

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD

SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 11

DEDICATION

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

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

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

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

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

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

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

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

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

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

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

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING 4 COURSES:

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

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

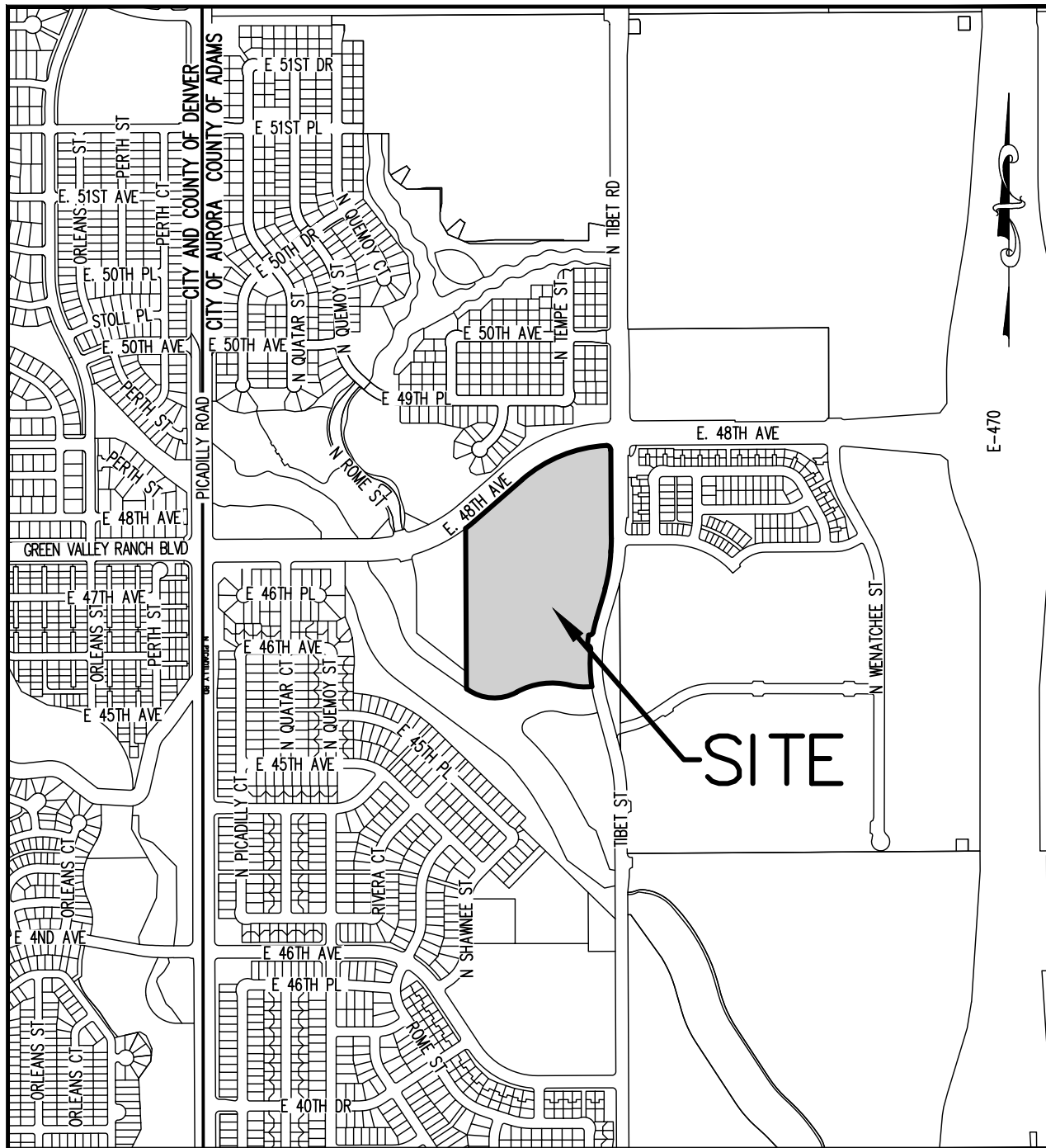
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES:

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

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

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

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



VICINITY MAP

SCALE 1" = 1000'

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 _____

OWNER:

CLAYTON PROPERTIES GROUP INC., A TENNESSEE CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

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

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SHEET INDEX

SHEET 1	TITLE SHEET/LEGAL DESCRIPTION
SHEET 2	COVENANTS
SHEET 3	OVERALL BOUNDARY
SHEETS 4-9	LOT DETAIL SHEETS
SHEET 10	UTILITY AND ACCESS EASEMENT DETAILS
SHEET 11	LINE AND CURVE TABLES

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°16'32" EAST, A DISTANCE OF 2650.24' ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24, T3S, R66W, 6TH P.M. BEING MONUMENTED AT THE SOUTH END BY A NO. 6 REBAR WITH A 3-1/2" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, INC. T3S R66W C 1/4 S24 2024 PLS 38256" AND AT THE NORTH END BY A NO. 6 REBAR WITH A 3-1/2" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, INC. T3S R66W S13 1/4 S24 2024 PLS 38256", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TOWN & COUNTRY TITLE SERVICES **COMMITMENT NO.37944 WITH A COMMITMENT DATE OF MAY 09, 2024 AT 8:00 A.M.** WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH TIBET ROAD AND E. 46TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- TRACTS A-I ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EASEMENTS HEREON SHOWN AND LABELED AS 5' GAS EASEMENT AND 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

AzTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 19324-06

Drawn By: RBA

DATE OF PREPARATION: 05/16/2024

SCALE: N/A

SHEET 1 OF 11

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22
A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

COVENANTS

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

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

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

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

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

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

COVENANTS

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<div><div>AzTEC</div><div>CONSULTANTS, INC.</div><div>AzTec Proj. No.: 19324-06</div></div>	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	05/16/2024
		SCALE:	N/A
	Drawn By: RBA	SHEET 2 OF 11	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 11

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

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

POINT OF
BEGINNING

POINT OF COMMENCEMENT

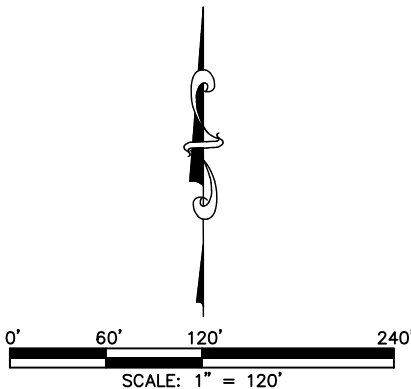
NORTH QUARTER CORNER OF SECTION 24
T3S, R66W, 6TH P.M.
SET 3-1/2" ALUMINUM CAP STAMPED "AZTEC
CONSULTANTS INC. T3S R66W 1/4 S13/S24 2024
PLS NO. 38256 ATOP A NO. 6X30" REBAR.
MONUMENT ESTABLISHED BY PREVIOUS AZTEC
CONSULTANTS SURVEYS

MONUMENT SYMBOL LEGEND

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

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

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



FOR REVIEW

FOR AND ON BEHALF OF
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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19324-06

Drawn By: RBA

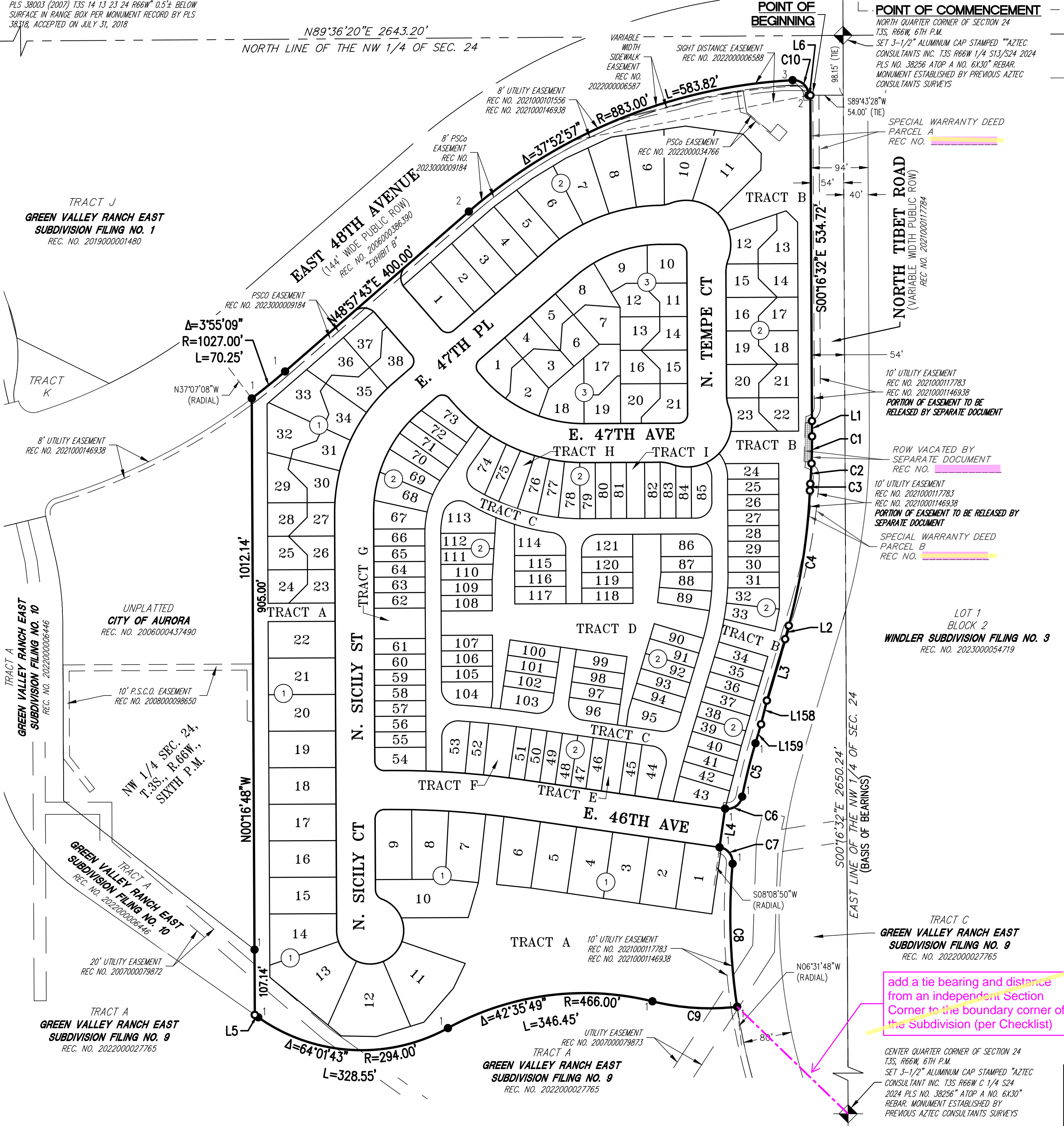
DATE OF
PREPARATION: 05/16/2024

SCALE: 1" = 120'

SHEET 3 OF 11

add a tie bearing and distance
from an independent Section
Corner to the boundary corner of
the Subdivision (per Checklist)

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



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 11

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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

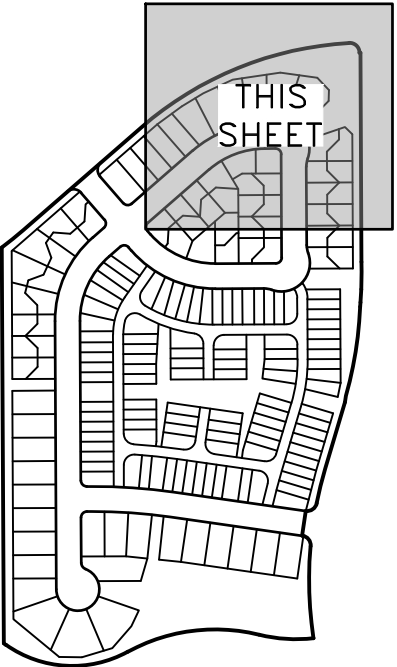
POINT OF COMMENCEMENT

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

POINT OF BEGINNING

EAST 48TH AVENUE
(144' WIDE PUBLIC ROW)
REC. NO. 2006000386390
"EXHIBIT B"

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



KEY MAP
N.T.S.

SEE SHEET 11 FOR
LINE AND CURVE
TABLES

SEE SHEET 3 FOR
MONUMENT
LEGEND

LEGEND

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

UTILITY & ACCESS
EASEMENT SEE SHEET 9

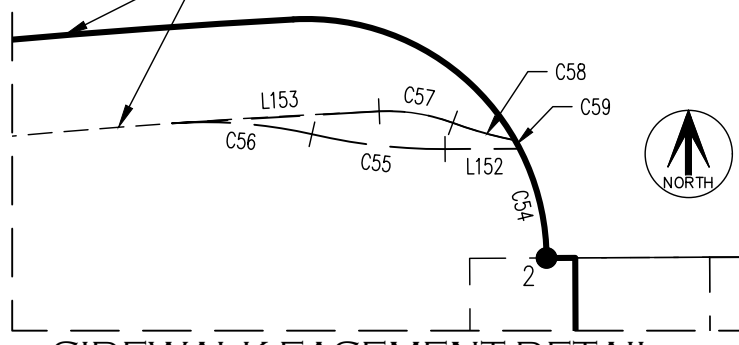
BLOCK NUMBER

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

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

EAST 48TH AVENUE

VARIABLE WIDTH SIDEWALK EASEMENT
REC. NO. 202200006587



SIDEWALK EASEMENT DETAIL
1"=20'

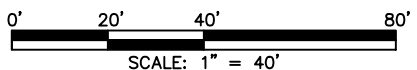
change to the
"Water" type -
Confirm type with
Aurora Water Dept.

label easement

NORTH TIBET ROAD
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 202000117784

EAST LINE OF THE NW 1/4 OF SEC. 24
S00°16'32"E 2650.24'
(BASIS OF BEARINGS)

10' UTILITY EASEMENT
REC. NO. 2021000117783
REC. NO. 2021000146938
PORTION OF EASEMENT TO BE
RELEASED BY SEPARATE DOCUMENT



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www.aztecconsultants.com

AzTec Proj. No.: 19324-06

Drawn By: RBA

DATE OF
PREPARATION: 05/16/2024

SCALE: 1" = 40'

SHEET 4 OF 11

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD

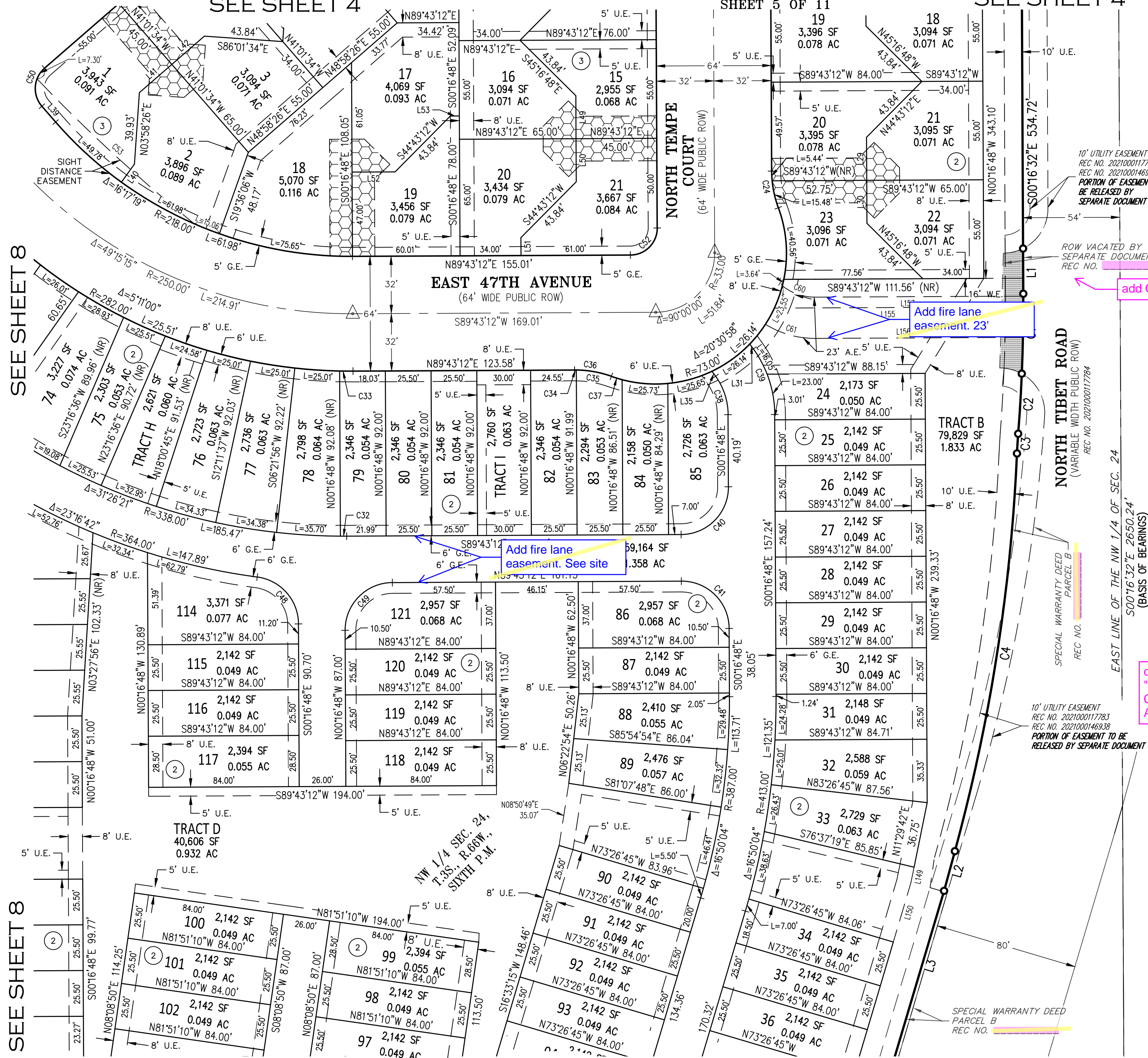
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 11

SEE SHEET 4

SEE SHEET 4



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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

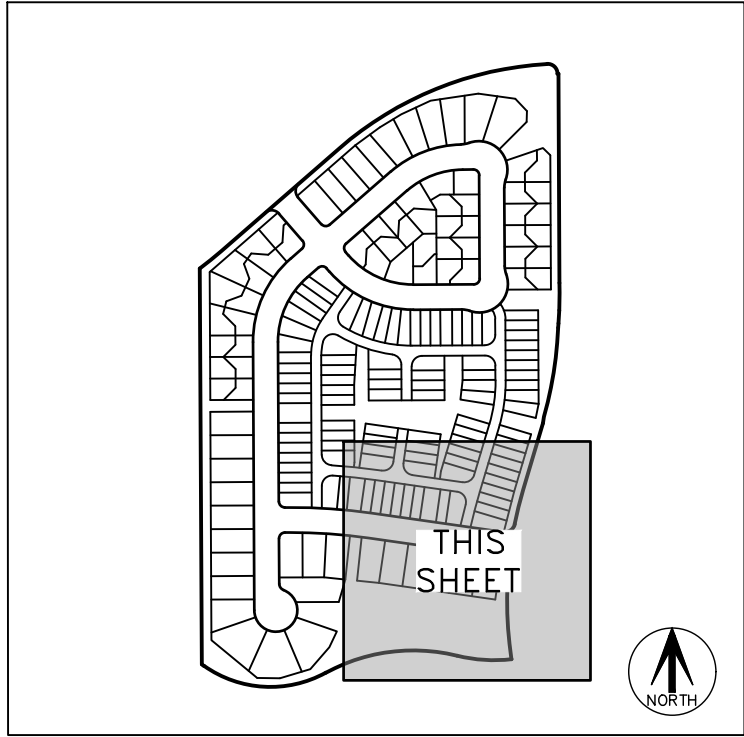
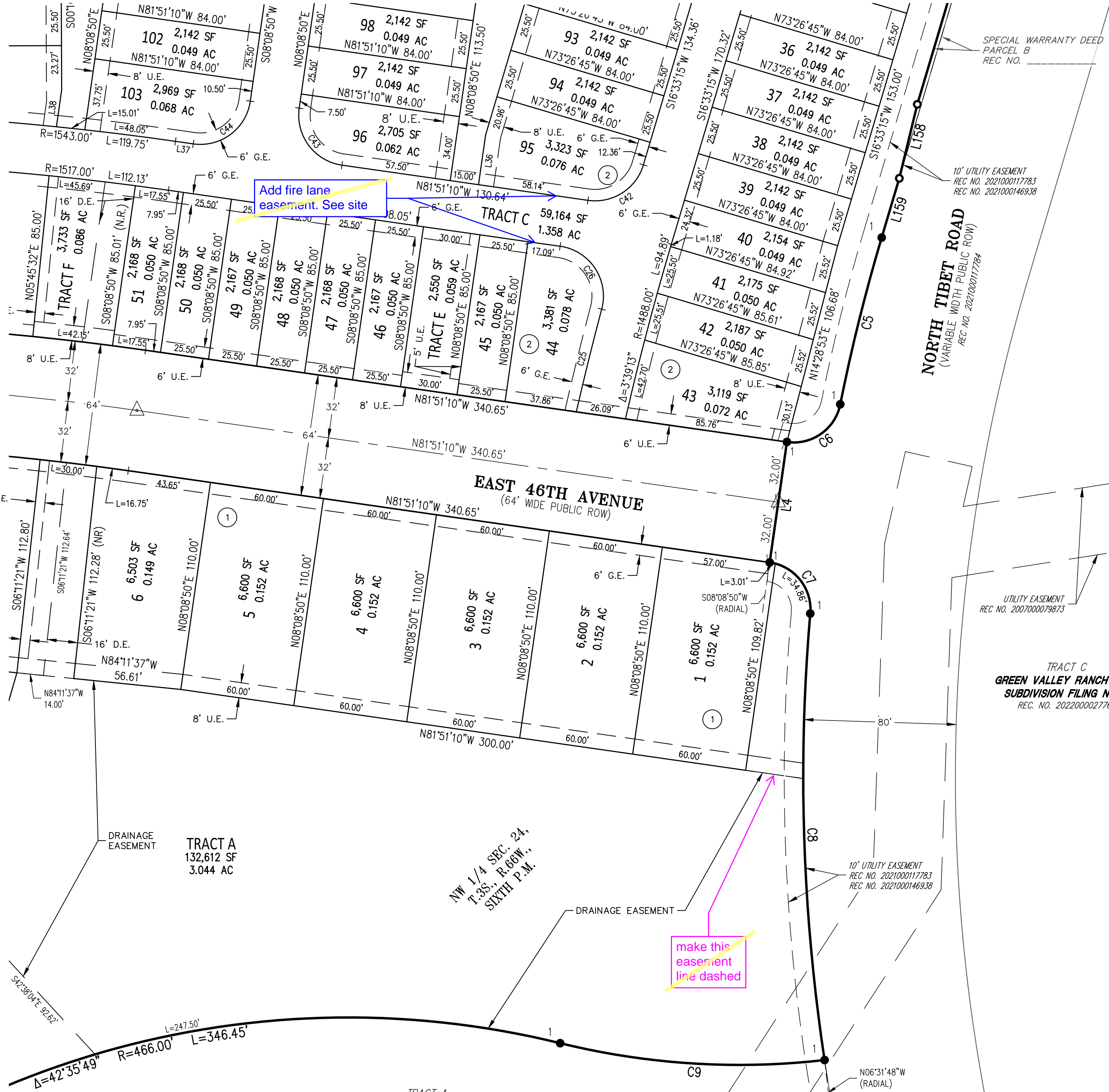
SHEET 6 OF 11

SEE SHEET 5

SEE SHEET 5

SEE SHEET 8

SEE SHEET 9



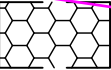
KEY MAP
N.T.S.

SEE SHEET 11 FOR
LINE AND CURVE
TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

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



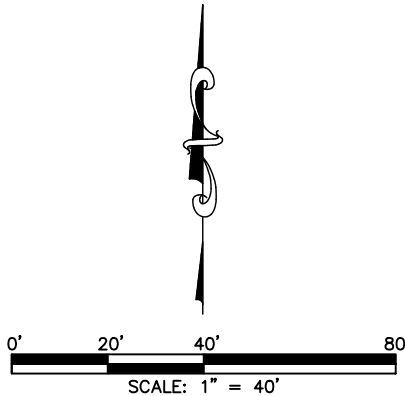
UTILITY & ACCESS
EASEMENT SEE SHEET 9

BLOCK NUMBER

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

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

FOR REVIEW



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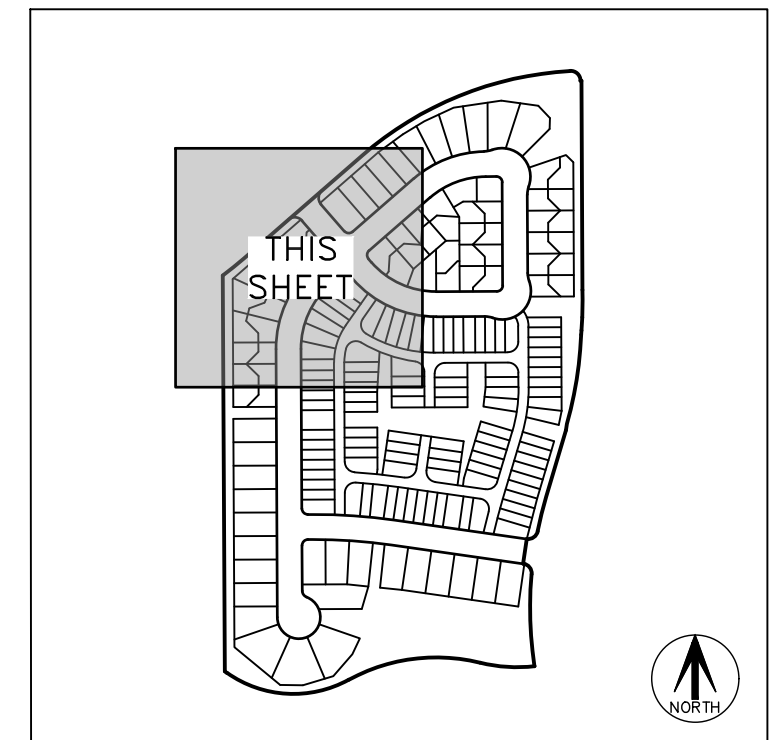
DATE OF
PREPARATION: 05/16/2024

SCALE: 1" = 40'

SHEET 6 OF 11

A RESUBDIVISION OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 11

SHEET 7 OF 11



KEY MAP
N.T.S.

SEE SHEET 11 FOR
LINE AND CURVE
TABLES

SEE SHEET 3 FOR
MONUMENT
LEGEND

LEGEND

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

UTILITY & ACCESS
EASEMENT SEE SHEET 9

BLOCK NUMBER

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

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

change to the "Water" type - Confirm type with Aurora Water Dept.

SEE SHEET 5

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

Drawn By: RBA

DATE OF PREPARATION	05/16/2024
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SCALE:	1" = 40'
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SHEET 7 OF 11

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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

SHEET 8 OF 11

SEE SHEET 7

SEE SHEET 7

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

N00°16'48"W 1012.14'

TRACT A
132,612 SF
3.044 AC

TRACT A
132,612 SF
3.044 AC

SEE SHEET 9

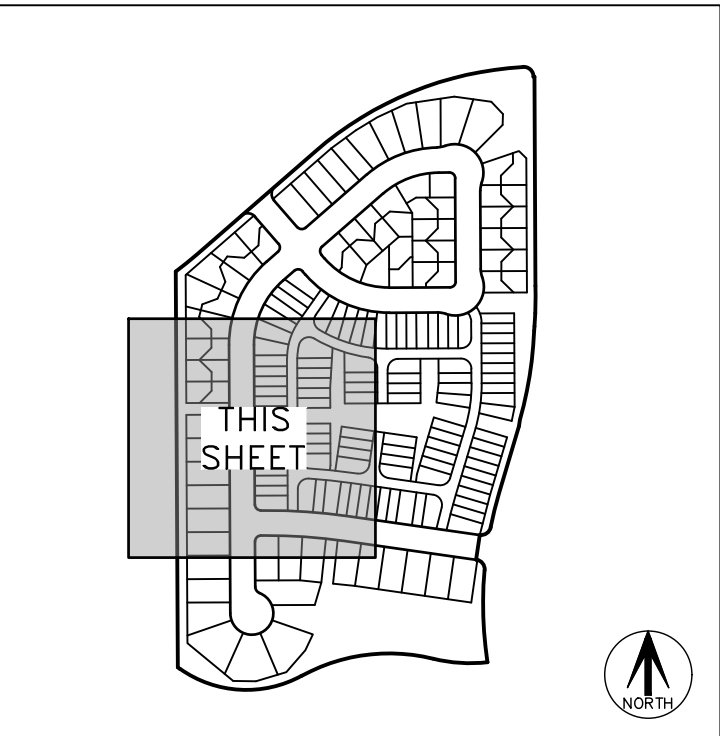
NORTH SICILY STREET
(64' WIDE PUBLIC ROW)

EAST 46TH AVENUE
(64' WIDE PUBLIC ROW)

SEE SHEET 9

SEE SHEET 5

SEE SHEET 6



KEY MAP
N.T.S.

SEE SHEET 11 FOR
LINE AND CURVE
TABLES

SEE SHEET 3 FOR
MONUMENT
LEGEND

LEGEND

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

UTILITY & ACCESS
EASEMENT SEE SHEET 9

BLOCK NUMBER

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

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

change to the
"Water" type -
Confirm type with
Aurora Water Dept.

Add fire lane
easement. See site

Add fire lane
easement. See site

UNPLATTED
CITY OF AURORA
REC. NO. 2006000437490

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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

Aztec Proj. No.: 19324-06

Drawn By: RBA

DATE OF
PREPARATION: 05/16/2024

SCALE: 1" = 40'

SHEET 8 OF 11

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

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

SHEET 9 OF 11

SEE SHEET 8

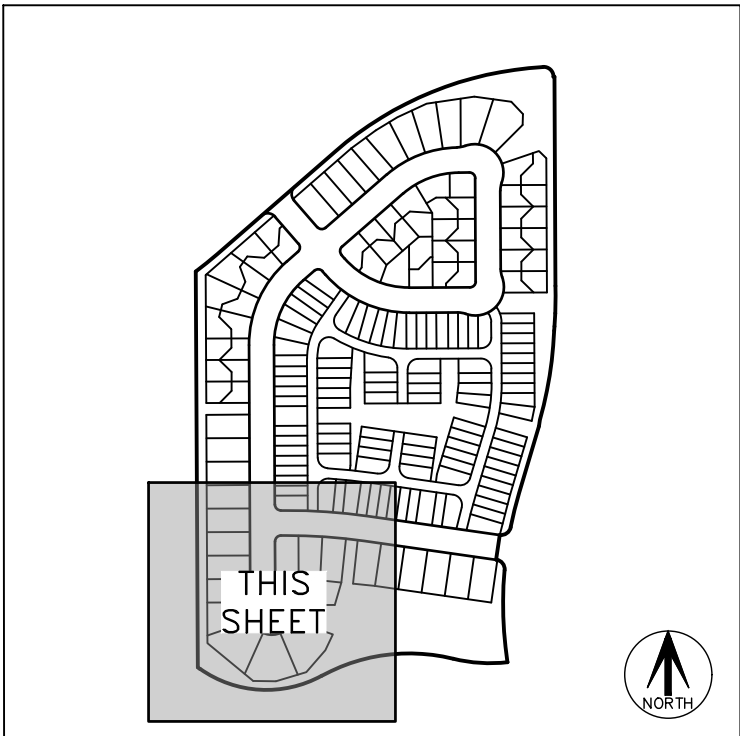
SEE SHEET 8

UNPLATTED
CITY OF AURORA
REC. NO. 2006000437490

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

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

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



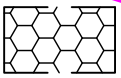
KEY MAP
N.T.S.

SEE SHEET 11 FOR
LINE AND CURVE
TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND

LEGEND

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



UTILITY & ACCESS
EASEMENT SEE SHEET 9

##

BLOCK NUMBER

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

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

change to the
"Water" type -
Confirm type with
Aurora Water Dept.

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

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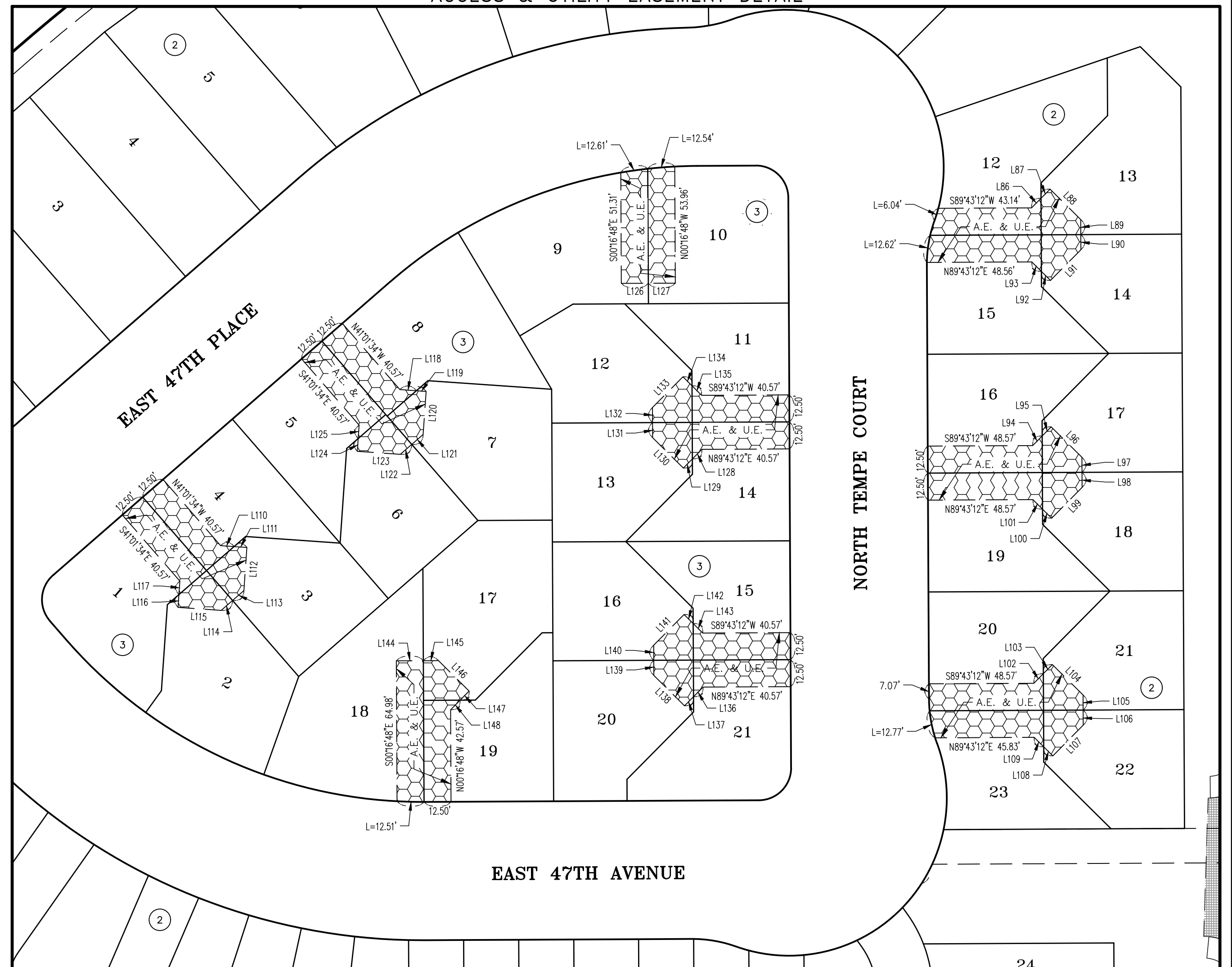
Aztec Proj. No.: 19324-06

Drawn By: RBA

DATE OF PREPARATION:	05/16/2024
SCALE:	1" = 40'
SHEET 9 OF 11	

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

SHEET 10 OF 11 ACCESS & UTILITY EASEMENT DETAIL



SEE SHEET 3
FOR MONUMENT
LEGEND

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



AzTec Proj. No.: 19324-06

AzTec Proj. No.: 19324-06

Drawn By: RBA

SCALE:	1" = 40'
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SCALE:	1" = 40'
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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S H E E T 10 O F 11

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 22

A RESUBDIVIISON OF A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND A PORTION OF VACATED NORTH TIBET ROAD
SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'32"E	25.21'
L2	S15°15'15"W	22.93'
L3	S16°33'15"W	105.23'
L4	S08°08'50"W	64.00'
L5	N54°52'49"W	6.91'
L6	N89°43'28"E	3.00'
L7	S89°43'12"W	12.54'
L8	S00°16'48"E	24.00'
L9	S00°16'48"E	24.00'
L10	S00°16'48"E	24.00'
L11	S00°16'48"E	24.00'
L12	N13°53'12"E	18.12'
L13	N13°53'12"E	15.19'
L14	S24°45'53"W	24.00'
L15	S24°45'53"W	24.00'
L16	S35°31'15"W	15.61'
L17	S35°31'15"W	16.75'
L18	S48°58'26"W	24.00'
L19	S48°58'26"W	24.00'
L20	N48°58'26"E	10.33'
L21	N48°58'26"E	36.92'
L22	S01°22'40"W	27.78'
L23	S45°16'48"E	26.47'
L24	N00°16'48"W	26.69'
L25	N00°16'48"W	24.00'
L26	N00°16'48"W	24.00'
L27	N00°16'48"W	24.00'
L28	N00°16'48"W	24.00'
L29	N00°16'48"W	24.00'
L30	N00°16'48"W	24.00'
L31	S35°47'42"E	3.43'
L32	S89°43'12"W	12.54'
L33	N48°58'26"E	36.92'
L34	S41°00'52"E	11.76'
L35	S35°47'42"E	3.43'
L36	N08°08'50"E	26.40'
L37	N81°51'10"W	9.45'
L38	N08°08'50"E	19.64'
L39	S41°01'34"E	11.70'
L40	S35°53'25"W	12.43'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N48°58'26"E	24.00'
L42	N48°58'26"E	24.00'
L43	N48°58'26"E	24.00'
L44	S48°58'26"W	25.00'
L45	S59°09'34"W	28.69'
L46	S89°43'12"W	27.12'
L47	S00°16'48"E	24.00'
L48	S00°16'48"E	24.00'
L49	S00°16'48"E	24.00'
L50	S00°16'48"E	24.00'
L51	S00°16'48"E	10.00'
L52	S89°43'12"W	24.00'
L53	N89°43'12"E	5.01'
L54	S44°43'12"W	6.26'
L55	S44°43'12"W	5.93'
L56	S45°16'48"E	20.00'
L57	N00°16'48"W	6.98'
L58	N00°16'48"W	6.98'
L59	S44°43'12"W	20.00'
L60	S45°16'48"E	5.93'
L61	S45°16'48"E	6.26'
L62	S44°43'12"W	6.26'
L63	S44°43'12"W	5.93'
L64	S45°16'48"E	20.00'
L65	N00°16'48"W	6.98'
L66	N00°16'48"W	6.98'
L67	N44°43'12"E	20.00'
L68	S45°16'48"E	5.93'
L69	S45°16'48"E	6.26'
L70	S69°45'53"W	6.26'
L71	S69°45'53"W	5.93'
L72	S20°14'07"E	20.00'
L73	N24°45'53"E	6.98'
L74	N24°45'53"E	6.98'
L75	S69°45'53"W	20.00'
L76	S20°14'07"E	5.93'
L77	S20°14'07"E	6.26'
L78	N86°01'34"W	6.26'
L79	N86°01'34"W	5.93'
L80	S03°58'26"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N48°58'26"E	6.98'
L82	N48°58'26"E	6.98'
L83	N86°01'34"W	20.00'
L84	S03°58'26"W	5.93'
L85	S03°58'26"W	6.26'
L86	N44°43'12"E	6.26'
L87	N44°43'12"E	5.93'
L88	N45°16'48"W	20.00'
L89	S00°16'48"E	6.98'
L90	S00°16'48"E	6.98'
L91	N44°43'12"E	20.00'
L92	N45°16'48"W	5.93'
L93	N45°16'48"W	6.26'
L94	N44°43'12"E	6.26'
L95	N44°43'12"E	5.93'
L96	N45°16'48"W	20.00'
L97	S00°16'48"E	6.98'
L98	S00°16'48"E	6.98'
L99	N44°43'12"E	20.00'
L100	N45°16'48"W	5.93'
L101	N45°16'48"W	6.26'
L102	N44°43'12"E	6.26'
L103	N44°43'12"E	5.93'
L104	N45°16'48"W	20.00'
L105	S00°16'48"E	6.98'
L106	S00°16'48"E	6.98'
L107	N44°43'12"E	20.00'
L108	N45°16'48"W	5.93'
L109	N45°16'48"W	6.26'
L110	S86°01'34"E	6.26'
L111	S86°01'34"E	5.93'
L112	N03°58'26"E	20.00'
L113	S48°58'26"W	6.98'
L114	S48°58'26"W	6.98'
L115	S86°01'34"E	20.00'
L116	N03°58'26"E	5.93'
L117	N03°58'26"E	6.26'
L118	S86°01'34"E	7.68'
L119	S86°01'34"E	4.52'
L120	N03°58'26"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L121	S48°58'26"W	6.98'
L122	S48°58'26"W	6.98'
L123	S86°01'34"E	20.00'
L124	N03°58'26"E	5.93'
L125	N03°58'26"E	6.26'
L126	N90°00'00"W	12.50'
L127	S89°43'12"W	12.50'
L128	S44°43'12"W	6.26'
L129	S44°43'12"W	5.93'
L130	S45°16'48"E	20.00'
L131	N00°16'48"W	6.98'
L132	N00°16'48"W	6.98'
L133	S44°43'12"W	20.00'
L134	S45°16'48"E	5.93'
L135	S45°16'48"E	6.26'
L136	S44°43'12"W	6.26'
L137	S44°43'12"W	5.93'
L138	S45°16'48"E	20.00'
L139	N00°16'48"W	6.98'
L140	N00°16'48"W	6.98'
L141	S44°43'12"W	20.00'
L142	S45°16'48"E	5.93'
L143	S45°16'48"E	6.26'
L144	N89°43'12"E	12.50'
L145	N89°43'12"E	6.98'
L146	N45°16'48"W	20.00'
L147	S44°43'12"W	5.93'
L148	S44°43'12"W	6.26'
L149	S11°29'42"W	9.06'
L150	S16°33'15"W	34.27'
L152	S89°43'28"W	7.75'
L153	N86°41'12"E	21.62'
L154	N31°42'02"E	62.26'
L155	N89°43'12"E	138.88'
L156	N89°43'12"E	115.83'
L157	N89°43'12"E	116.14'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°42'02"	946.00'	44.59'
C2	2°01'54"	946.00'	33.55'
C3	1°57'42"	322.00'	11.02'
C4	12°45'32"	1010.00'	224.91'
C5	5°12'13"	995.00'	90.36'
C6	86°47'47"	25.00'	37.87'
C7	86°47'47"	25.00'	37.87'
C8	13°33'37"	995.00'	235.49'
C9	20°22'00"	394.00'	140.05'
C10	92°52'48"	25.00'	40.53'
C11	68°49'54"	17.00'	20.42'
C12	3°31'59"	282.00'	17.39'
C13	2°43'36"	282.00'	13.42'
C14	90°00'00"	15.00'	23.56'
C15	9°19'44"	25.00'	4.07'
C16	80°40'59"	25.00'	35.20'
C17	90°00'43"	25.00'	39.28'
C18	80°42'53"	25.00'	35.22'
C19	9°16'24"	25.00'	4.05'
C20	89°59'17"	25.00'	39.26'
C21	90°00'00"	15.00'	23.56'
C22	18°46'49"	65.00'	21.31'
C23	19°58'25"	60.00'	20.92'
C24	19°58'25"	60.00'	20.92'
C25	2°06'22"	1514.00'	55.65'
C26	96°46'40"	26.50'	44.76'
C27	90°00'00"	15.00'	23.56'
C28	94°11'32"	26.50'	43.57'
C29	90°00'00"	15.00'	23.56'
C30	89°45'52"	15.00'	23.50'
C31	94°01'15"	26.50'	43.49'
C32	0°35'40"	338.00'	3.51'
C33	1°31'04"	282.00'	7.47'
C34	0°54'40"	60.00'	0.95'
C35	19°03'46"	60.00'	19.96'
C36	19°58'25"	60.00'	20.92'
C37	4°54'21"	73.00'	6.25'
C38	35°30'53"	37.00'	22.93'
C39	35°30'53"	63.00'	39.05'
C40	90°00'00"	26.50'	41.63'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	90°00'00"	26.50'	41.63'
C42	81°35'35"	26.50'	37.74'
C43	90°00'00"	26.50'	41.63'
C44	90°00'00"	26.50'	41.63'
C45	86°01'09"	26.50'	39.78'
C46	14°10'16"	137.00'	33.88'
C47	106°42'11"	26.50'	49.35'
C48	82°06'09"	26.50'	37.97'
C49	90°00'00"	26.50'	41.63'
C50	90°00'00"	15.00'	23.56'
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	7°22'03"	927.92'	119.32'
C54	27°06'59"	25.00'	11.83'
C55	13°14'58"	60.50'	13.99'
C56	16°59'48"	49.50'	14.68'
C57	23°00'34"	19.50'	7.83'
C58	9°30'16"	40.50'	6.72'
C59	2°18'19"	25.00'	1.01'
C60	38°59'34"	29.00'	19.74'
C61	32°16'26"	52.00'	29.29'

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

Drawn By: RBA

DATE OF
PREPARATION:

05/16/2024

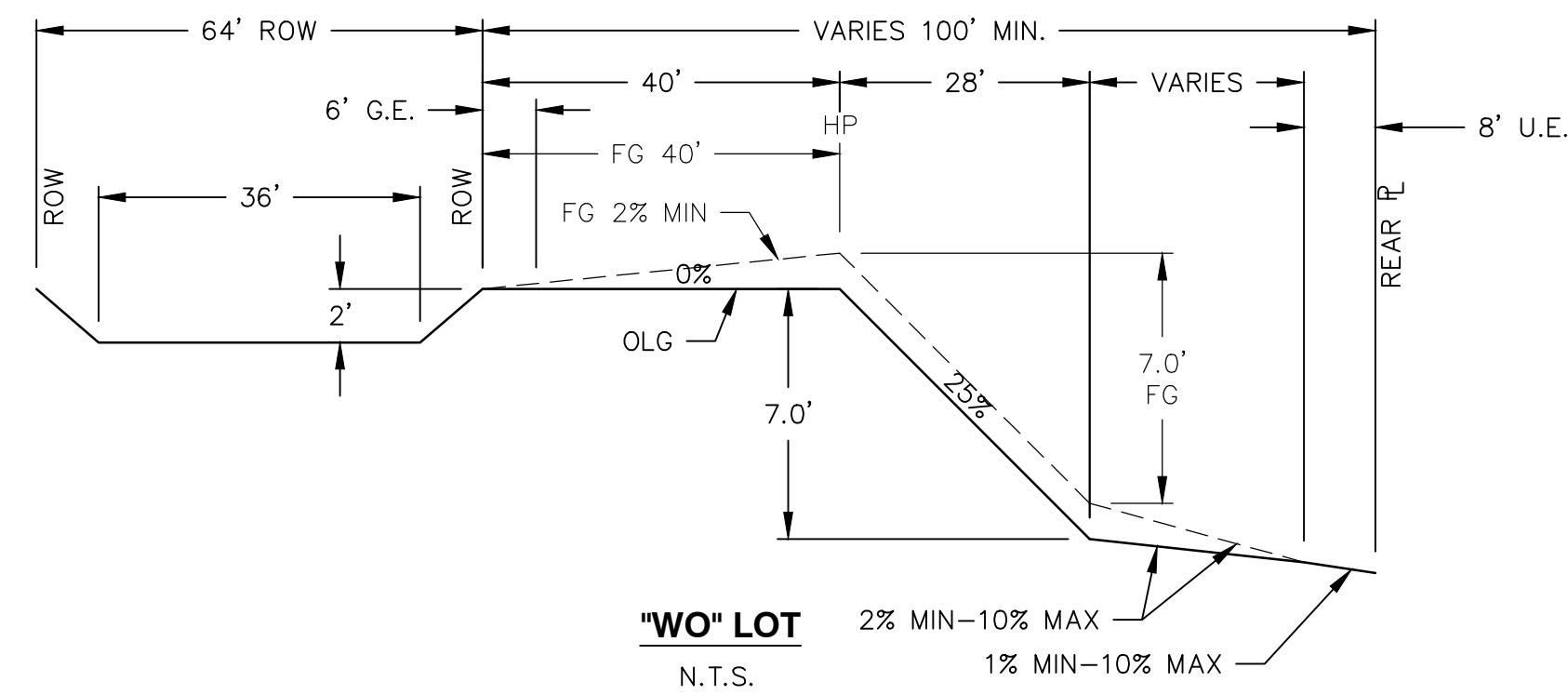
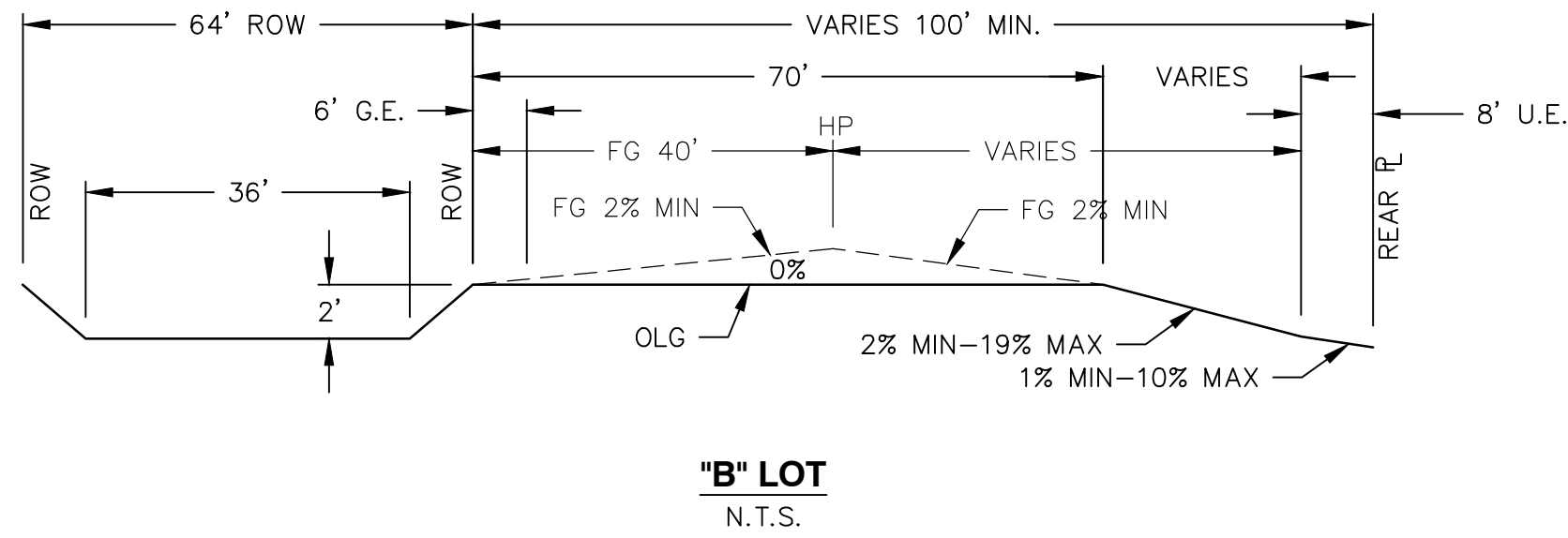
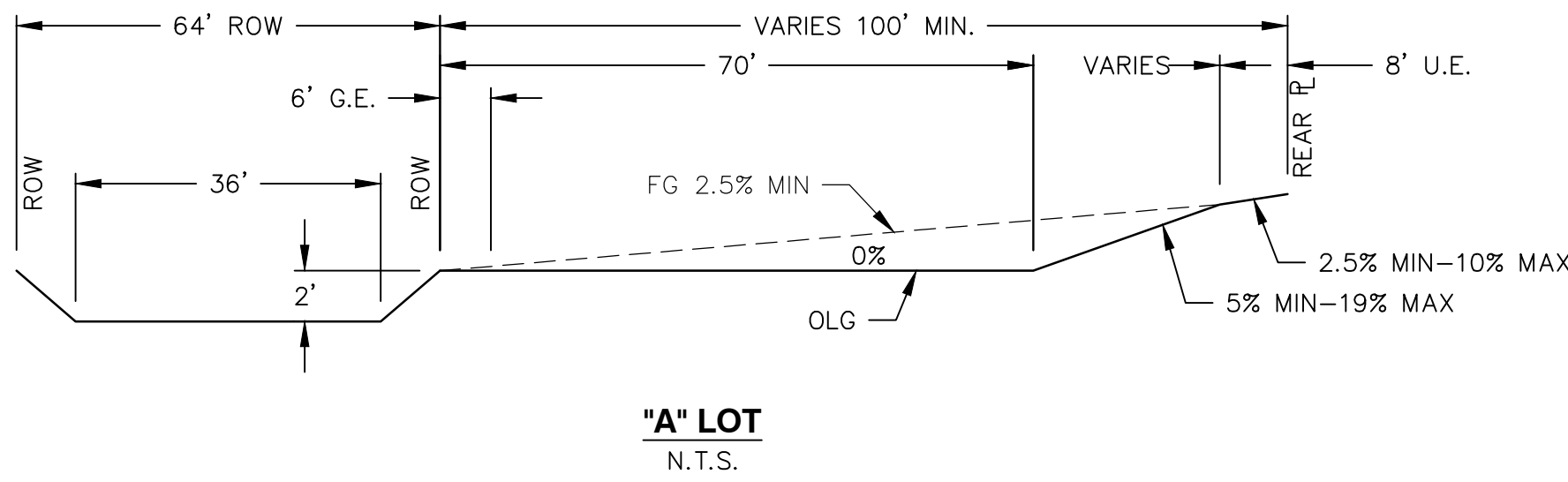
SCALE:

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SHEET 11 OF 11

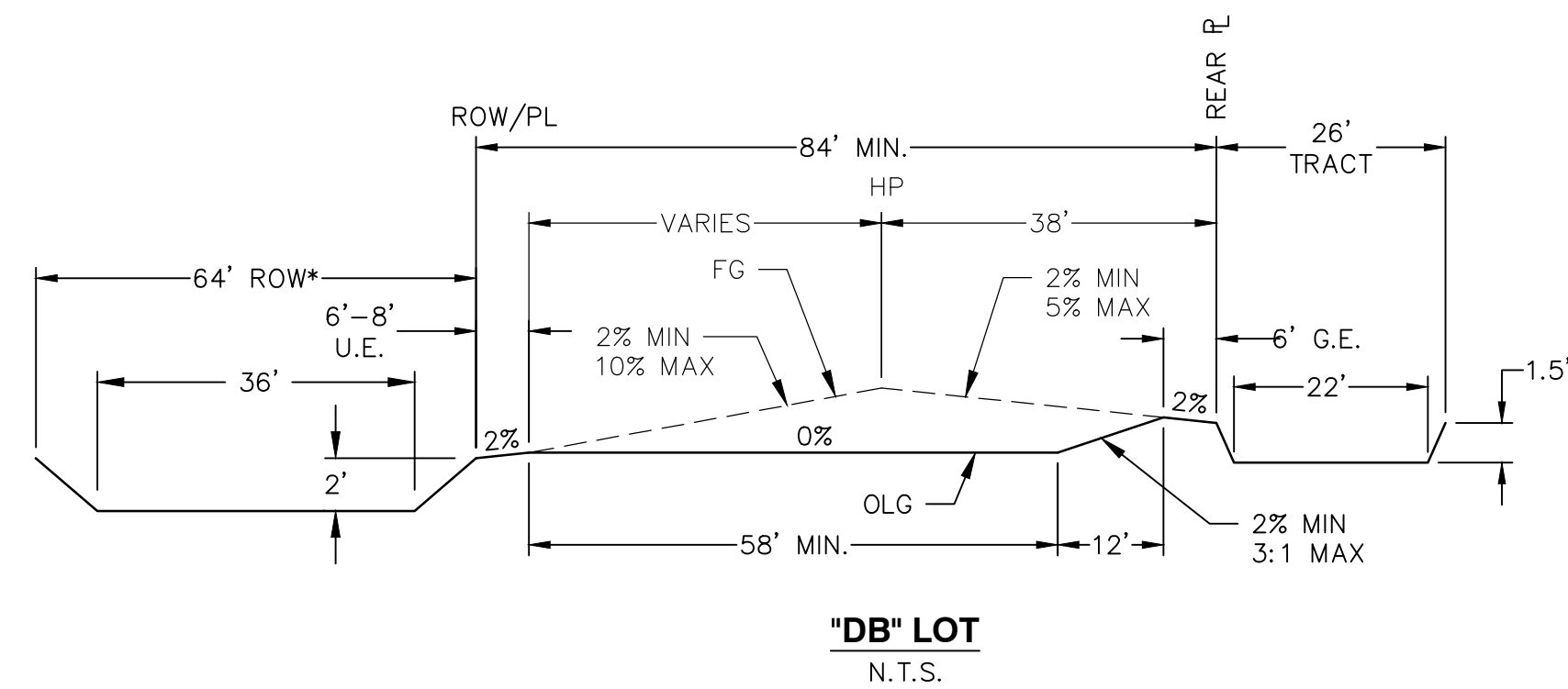
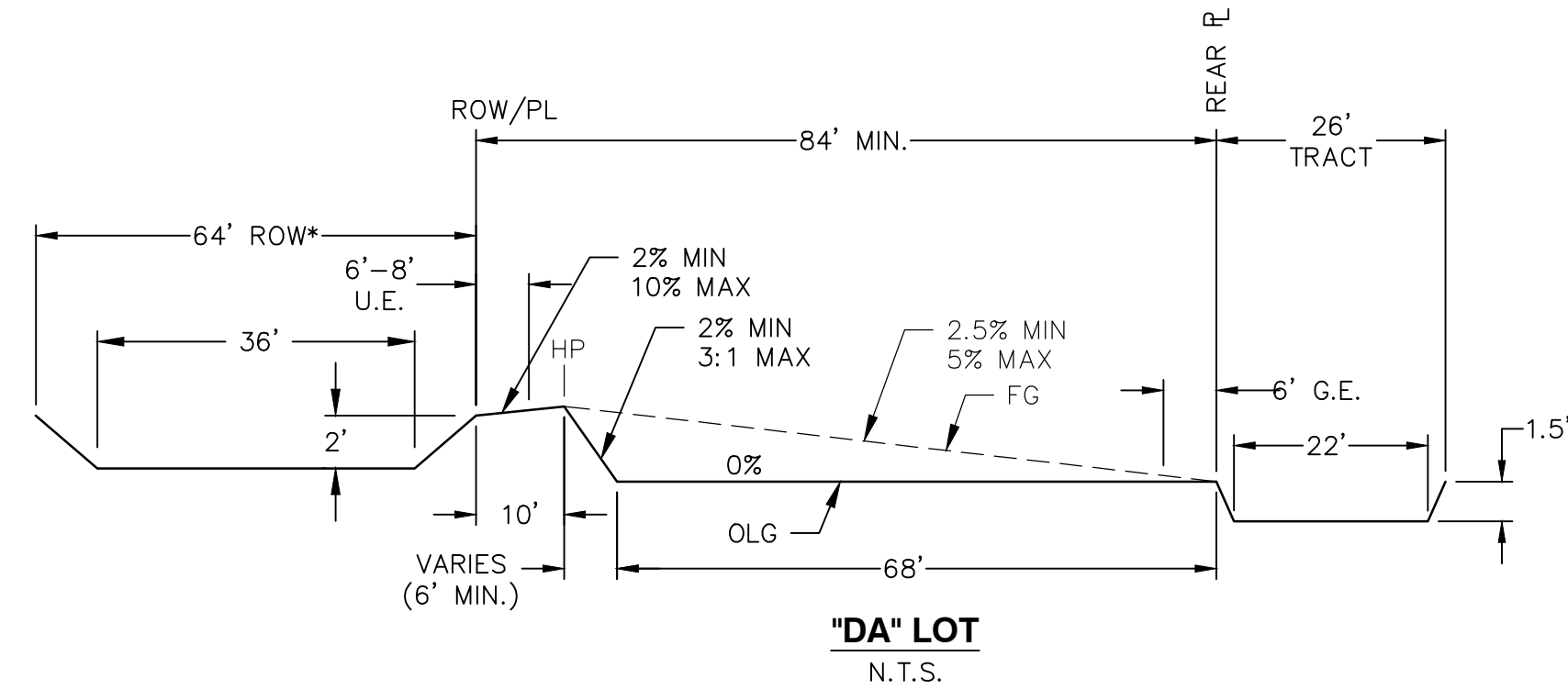
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SINGLE FAMILY DETACHED LOTS
GRADING TEMPLATES



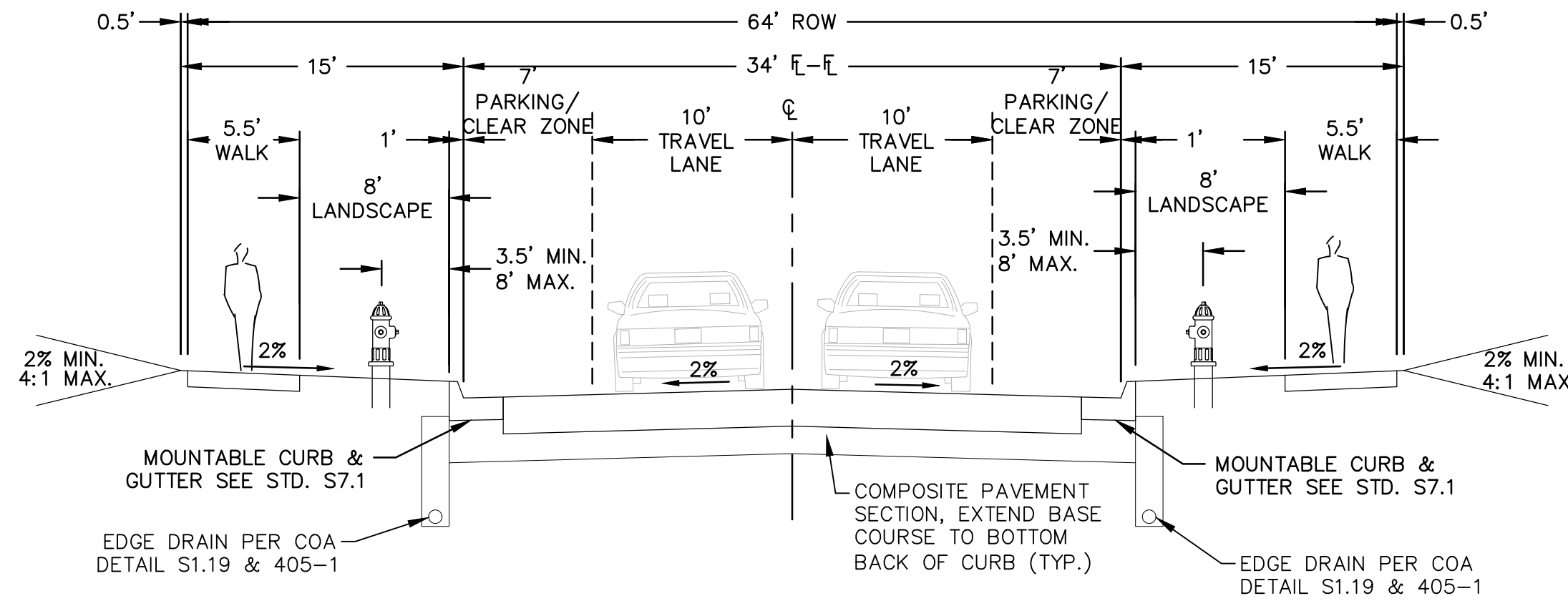
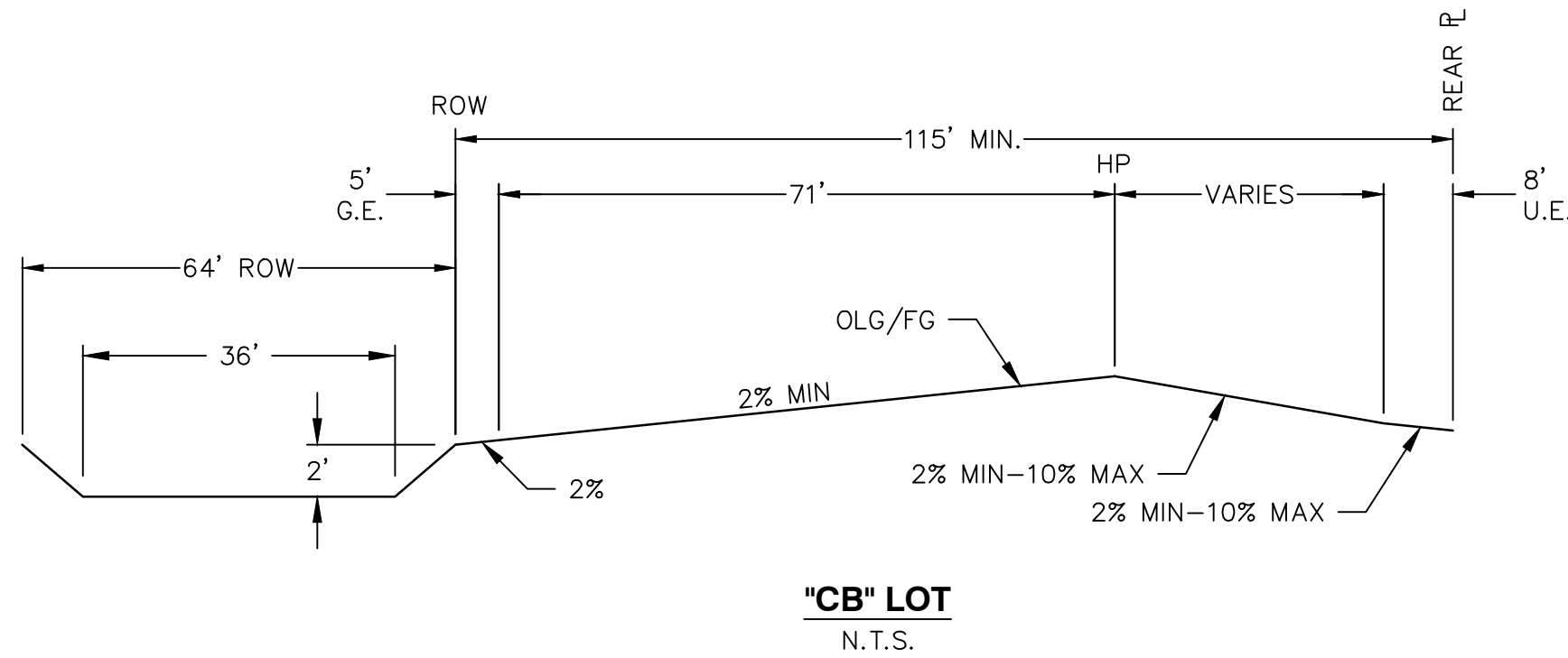
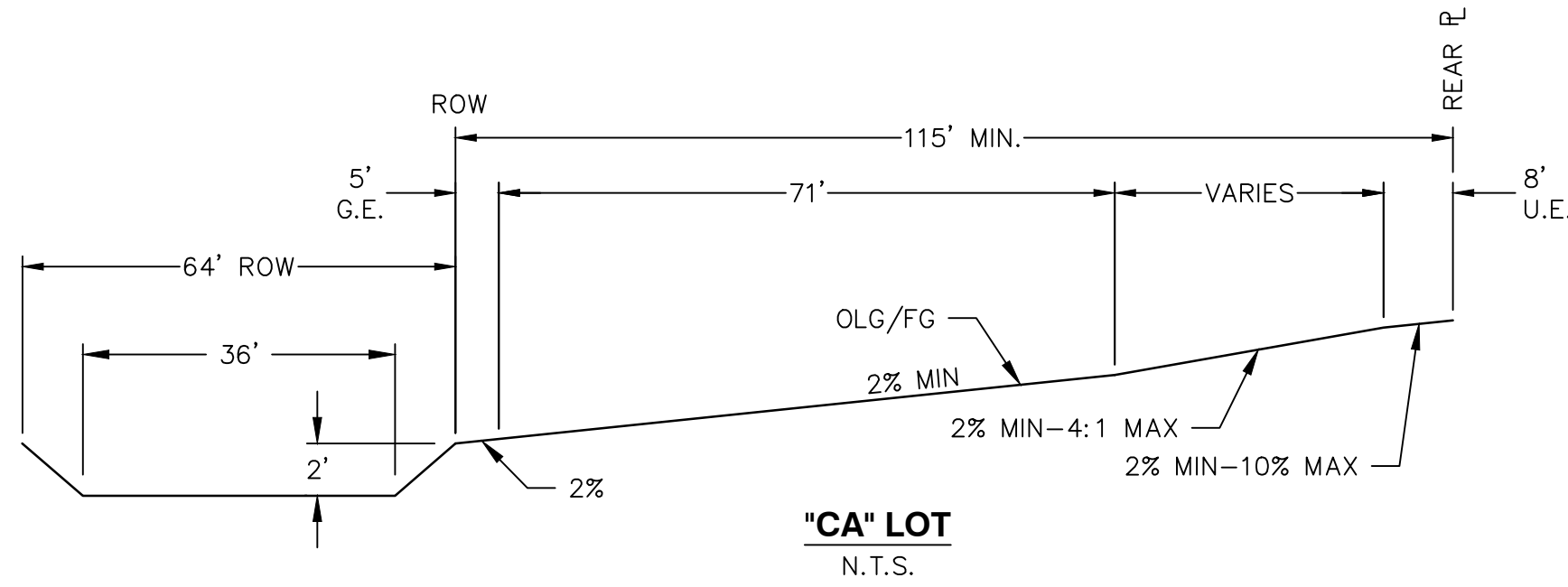
TWO FAMILY DUPLEX LOTS
GRADING TEMPLATES

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



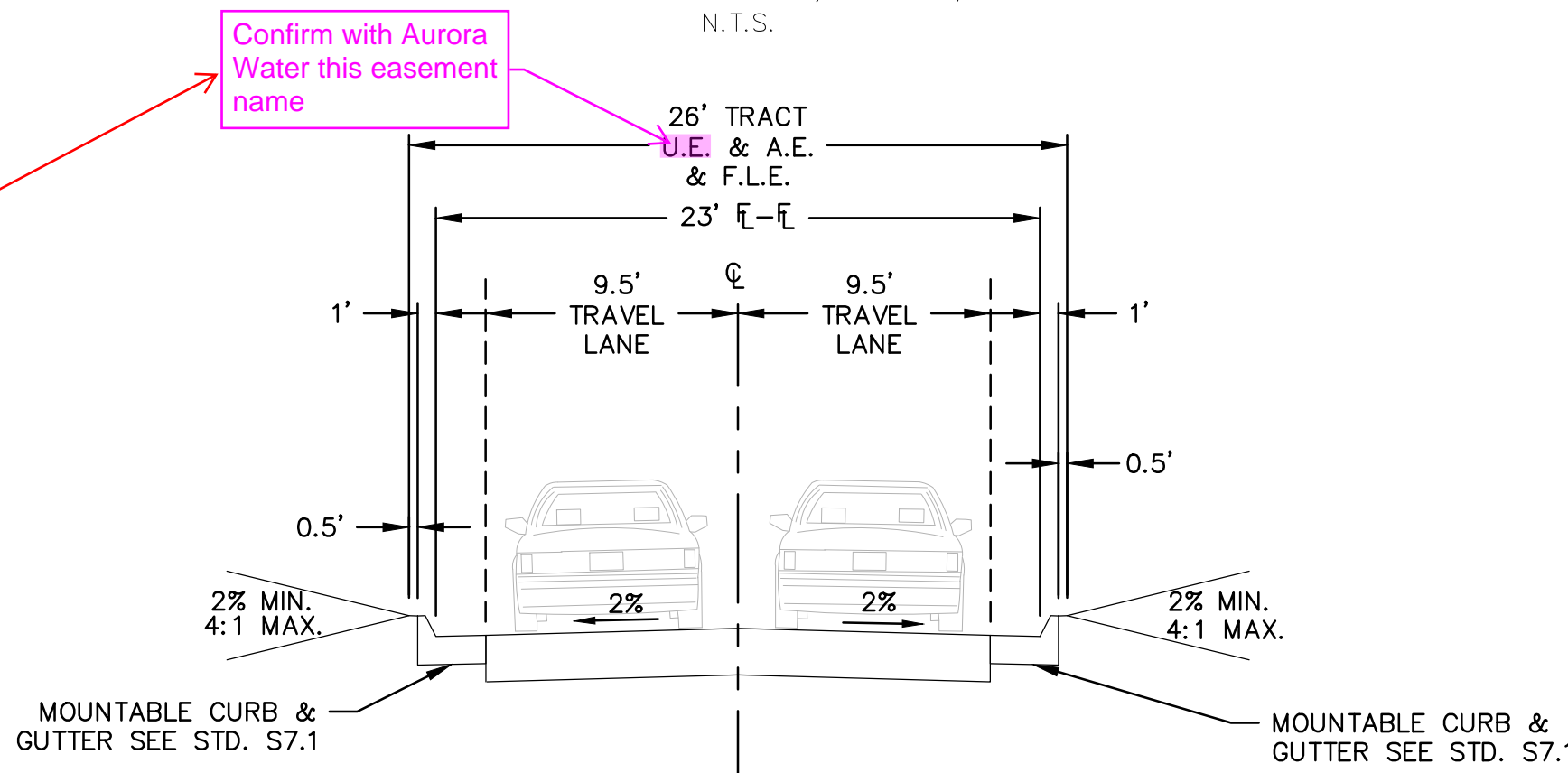
SINGLE FAMILY MOTOR COURT LOTS -
4 PLEX CLUSTER
GRADING TEMPLATES

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



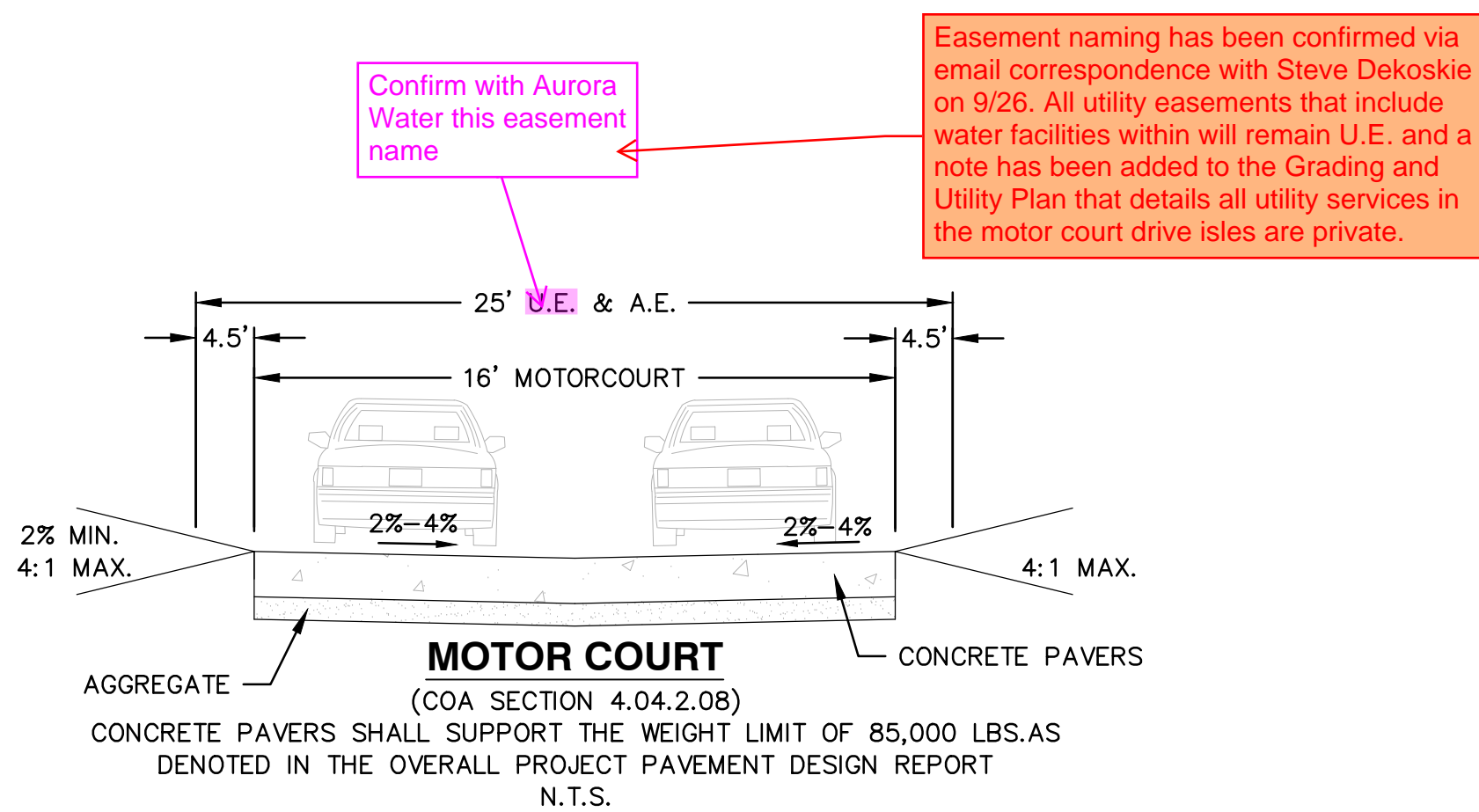
LOCAL TYPE 1 (PUBLIC)

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



TYPICAL ALLEY (TRACT C- PRIVATE)

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



Confirm with Aurora
Water this easement
name

Easement naming has been confirmed via
email correspondence with Steve Dekoskie
on 9/26. All utility easements that include
water facilities within will remain U.E. and a
note has been added to the Grading and
Utility Plan that details all utility services in
the motor court drive isles are private.

Confirm with Aurora
Water this easement
name

No.	Date	Description
1	8/15/2024	SECOND SUBMITTAL
2	8/15/2024	FIRST SUBMITTAL

No.	Date	Description
1	8/15/2024	FIRST SUBMITTAL
2	8/15/2024	SECOND SUBMITTAL

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

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
4. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY FOR ANY REASON, WHETHER BY OR FOR CONVENIENCE AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS.
9. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR CONSTRUCTED, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH. ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT, ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROJECT DEVELOPER. IF ANY ERRORS ARE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
18. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVERS, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE DEVELOPER DOES NOT MEET THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
20. PER THE GREEN VALLEY RANCH EAST PUBLIC FUNDING IMPROVEMENT AGREEMENT (PIFA) WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
21. THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO EMERGE FROM THE VEHICLE ACCESS TO THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
23. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS ARE NOT EXCEEDING 55 UNDER WORSE CASE NOISE CONDITIONS.
24. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
25. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

NOTES

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

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

LOT DATA TABLE BLOCK 3			
LOT #	AREA (SQ. FT.)	FRONTAGE	CLASSIFICATION
		FT	
1	3943	55.00	MOTOR COURT
2	3896	N/A	MOTOR COURT
3	3094	N/A	MOTOR COURT
4	2856	55.00	MOTOR COURT
5	2955	55.00	MOTOR COURT
6	3094	N/A	MOTOR COURT
7	3673	N/A	MOTOR COURT
8	4446	80.74	MOTOR COURT
9	4314	93.35	MOTOR COURT
10	4082	50.04	MOTOR COURT
11	2956	55.00	MOTOR COURT
12	3434	N/A	MOTOR COURT
13	3095	N/A	MOTOR COURT
14	2956	55.00	MOTOR COURT
15	2952	55.00	MOTOR COURT
16	3097	N/A	MOTOR COURT
17	4096	N/A	MOTOR COURT
18	5070	75.85	MOTOR COURT
19	3456	60.01	MOTOR COURT
20	3434	N/A	MOTOR COURT
21	3667	50.00	MOTOR COURT

LOT DATA TABLE BLOCK 2			
LOT #	SQ. FOOTAGE	FRONTAGE	CLASSIFICATION
1	6551	60.00	SINGLE FAMILY DETACHED
2	5060	46.00	SINGLE FAMILY DETACHED SMALL
3	5060	46.00	SINGLE FAMILY DETACHED SMALL
4	5060	46.00	SINGLE FAMILY DETACHED SMALL
5	4978	46.02	SINGLE FAMILY DETACHED SMALL
6	6312	46.05	SINGLE FAMILY DETACHED SMALL
7	6095	46.05	SINGLE FAMILY DETACHED SMALL
8	6569	46.05	SINGLE FAMILY DETACHED SMALL
9	6651	46.04	SINGLE FAMILY DETACHED SMALL
10	7921	46.91	SINGLE FAMILY DETACHED SMALL
11	9344	47.12	SINGLE FAMILY DETACHED SMALL
12	4119	56.13	MOTOR COURT
13	3962	N/A	MOTOR COURT
14	3095	N/A	MOTOR COURT
15	3388	55.13	MOTOR COURT
16	3395	55.00	MOTOR COURT
17	3095	N/A	MOTOR COURT
18	3094	N/A	MOTOR COURT
19	3395	55.00	MOTOR COURT
20	3395	55.00	MOTOR COURT
21	3094	N/A	MOTOR COURT
22	3094	N/A	MOTOR COURT
23	3096	56.04	MOTOR COURT
24	2173	26.01	TWO FAMILY DUPLEX
25	2142	25.50	TWO FAMILY DUPLEX
26	2142	25.50	TWO FAMILY DUPLEX
27	2142	25.50	TWO FAMILY DUPLEX
28	2142	25.50	TWO FAMILY DUPLEX
29	2142	25.50	TWO FAMILY DUPLEX
30	2142	25.50	TWO FAMILY DUPLEX
31	2148	25.51	TWO FAMILY DUPLEX
32	2588	25.01	TWO FAMILY DUPLEX
33	2729	26.43	TWO FAMILY DUPLEX
34	2142	25.50	TWO FAMILY DUPLEX
35	2142	25.50	TWO FAMILY DUPLEX
36	2142	25.50	TWO FAMILY DUPLEX
37	2142	25.50	TWO FAMILY DUPLEX
38	2142	25.50	TWO FAMILY DUPLEX
39	2142	25.50	TWO FAMILY DUPLEX
40	2154	25.50	TWO FAMILY DUPLEX
41	2175	25.50	TWO FAMILY DUPLEX
42	2187	25.51	TWO FAMILY DUPLEX
43	3119	42.70	TWO FAMILY DUPLEX
44	3381	37.86	TWO FAMILY DUPLEX
45	2167	25.50	TWO FAMILY DUPLEX
46	2168	25.50	TWO FAMILY DUPLEX
47	2168	25.50	TWO FAMILY DUPLEX
48	2167	25.50	TWO FAMILY DUPLEX
49	2167	25.50	TWO FAMILY DUPLEX
50	2167	25.50	TWO FAMILY DUPLEX
51	2167	25.50	TWO FAMILY DUPLEX
52	2168	25.50	TWO FAMILY DUPLEX
53	3441	38.21	TWO FAMILY DUPLEX
54	3164	39.11	TWO FAMILY DUPLEX
55	2142	25.50	TWO FAMILY DUPLEX
56	2142	25.50	TWO FAMILY DUPLEX

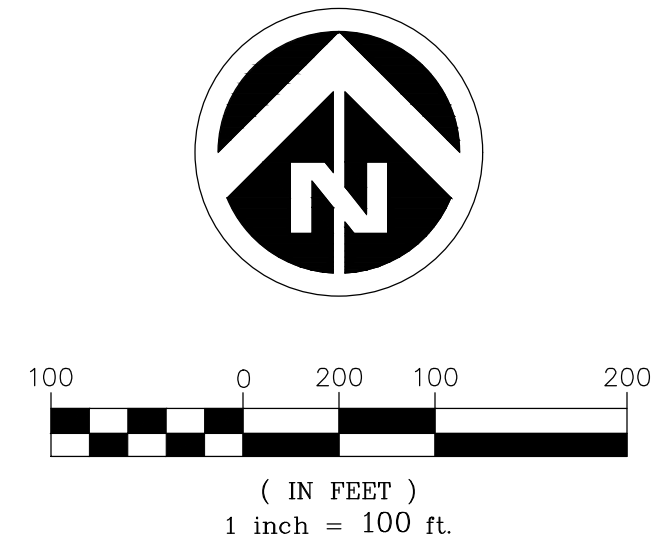
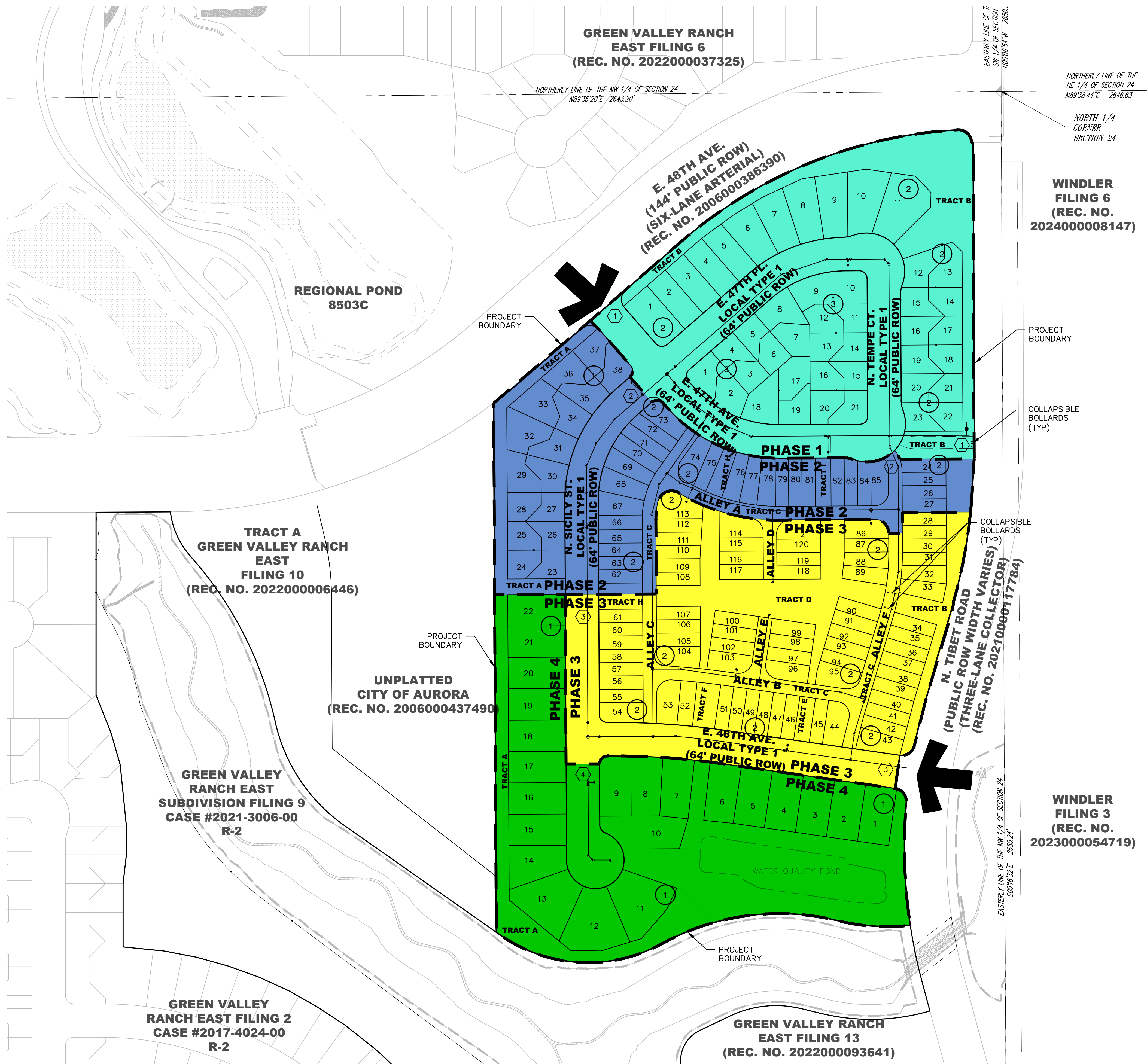
Add "GREEN COURT" to the 36 green court duplex lots in table

Table updated to call out "GREEN COURT" duplex lots.

57	2142	25.50	TWO FAMILY DUPLEX
58	2142	25.50	TWO FAMILY DUPLEX
59	2142	25.50	TWO FAMILY DUPLEX
60	2142	25.50	TWO FAMILY DUPLEX
61	2142	25.50	TWO FAMILY DUPLEX
62	2142	25.50	TWO FAMILY DUPLEX
63	2142	25.50	TWO FAMILY DUPLEX
64	2142	25.50	TWO FAMILY DUPLEX
65	2142	25.50	TWO FAMILY DUPLEX
66	2353	28.00	TWO FAMILY DUPLEX
67	3242	47.39	TWO FAMILY DUPLEX
68	3544	27.40	TWO FAMILY DUPLEX
69	3195	40.95	TWO FAMILY DUPLEX
70	2779	30.94	TWO FAMILY DUPLEX
71	2498	25.60	TWO FAMILY DUPLEX
72	2406	26.02	TWO FAMILY DUPLEX
73	3242	32.62	TWO FAMILY DUPLEX
74	3225	28.94	TWO FAMILY DUPLEX
75	2696	25.51	TWO FAMILY DUPLEX
76	2527	25.01	TWO FAMILY DUPLEX
77	2574	25.01	TWO FAMILY DUPLEX
78	2637	25.01	TWO FAMILY DUPLEX
79	2346	25.50	TWO FAMILY DUPLEX
80	2346	25.50	TWO FAMILY DUPLEX
81	2346	25.50	TWO FAMILY DUPLEX
82	2346	25.50	TWO FAMILY DUPLEX
83	2294	26.21	TWO FAMILY DUPLEX
84	2158	25.73	TWO FAMILY DUPLEX
85	2726	29.08	TWO FAMILY DUPLEX
86	2957	37.00	TWO FAMILY DUPLEX
87	2142	25.50	TWO FAMILY DUPLEX
88	2410	25.13	TWO FAMILY DUPLEX
89	2476	25.13	TWO FAMILY DUPLEX
90	2149	25.55	TWO FAMILY DUPLEX
91	2142	25.50	TWO FAMILY DUPLEX
92	2142	25.50	TWO FAMILY DUPLEX
93	2142	25.50	TWO FAMILY DUPLEX
94	2142	25.50	TWO FAMILY DUPLEX
95	3052	47.36	TWO FAMILY DUPLEX
96	2705	34.00	TWO FAMILY DUPLEX
97	2142	25.50	TWO FAMILY DUPLEX
98	2142	25.50	TWO FAMILY DUPLEX
99	2394	28.50	TWO FAMILY DUPLEX
100	2142	25.50	TWO FAMILY DUPLEX
101	2142	25.50	TWO FAMILY DUPLEX
102	2142	25.50	TWO FAMILY DUPLEX
103	2968	37.75	TWO FAMILY DUPLEX
104	3153	42.91	TWO FAMILY DUPLEX
105	2142	25.50	TWO FAMILY DUPLEX
106	2142	25.50	TWO FAMILY DUPLEX
107	2142	25.50	TWO FAMILY DUPLEX
108	2142	25.50	TWO FAMILY DUPLEX
109	2142	25.50	TWO FAMILY DUPLEX
110	2163	25.50	TWO FAMILY DUPLEX
111	2206	25.55	TWO FAMILY DUPLEX
112	2248	25.55	TWO FAMILY DUPLEX
113	3760	25.67	TWO FAMILY DUPLEX
114	3371	51.39	TWO FAMILY DUPLEX
115	2142	25.50	TWO FAMILY DUPLEX
116	2142	25.50	TWO FAMILY DUPLEX
117	2394	28.50	TWO FAMILY DUPLEX
118	2142	25.50	TWO FAMILY DUPLEX
119	2142	25.50	TWO FAMILY DUPLEX
120	2142	25.50	TWO FAMILY DUPLEX
121	2957	37.00	TWO FAMILY DUPLEX

[illegible]

Y:\DEWBERRY\OAKWOOD_HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAT\PRP-F10-PHASING PLANDWG 8/15/2024 3:26 PM DINH, GIAN



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

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

- NOTES:**
- THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
 - THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
 - EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
 - DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROAD... (2015 IFCD107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2)
 - PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
 - PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
 - PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET ROAD AND 52ND AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE FILINGS. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
 - PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY
 - ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
 - TEMPORARY BARRICADES DEPICTED FOR CONSTRUCTION PHASING.
 - IF THE THREE PHASES SHOWN HEREIN ARE NOT CONSTRUCTED CONCURRENTLY, THE TEMPORARY EMERGENCY ACCESS SHOWN FROM E. 47TH AVENUE CONNECTING TO TIBET ROAD WILL BE REQUIRED TO BE CONSTRUCTED TO ACHIEVE TWO POINTS OF ACCESS FOR PHASE 1. THIS TEMPORARY ACCESS WILL BE REQUIRED AT THE TIME OF THE 30TH BUILDING PERMIT ISSUANCE FOR PHASE 1 AND WILL BE CONSTRUCTED PER COA AND IFC REQUIREMENTS, INCLUDING HEAVY DUTY SURFACE MATERIALS, COLLAPSIBLE BOLLARDS AND MOUNTABLE CURB ON TIBET ROAD. IF THE THREE PHASES SHOWN HEREIN ARE CONSTRUCTED CONCURRENTLY, THE TEMPORARY EMERGENCY ACCESS WILL NOT BE REQUIRED SINCE E. 46TH AVENUE, N. SICILY STREET AND E. 47TH AVENUE WOULD BE CONSTRUCTED AT THE SAME TIME.

PHASING LEGEND

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

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

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

PHASE 4

ENTRY POINT

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

LOT PHASE LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

LOT LINE

100-YR WSEL

LOT NUMBER 15

BLOCK NUMBER 1

Phasing plan has been revised. Two points of access has been achieved with Phase 1 and this temporary emergency access is no longer needed.

Please update note #11 per email with Julie Menah. Remove "temporary".

Replace "heavy duty surface materials" with : Roadway manual section 5.01.2.03.2.

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

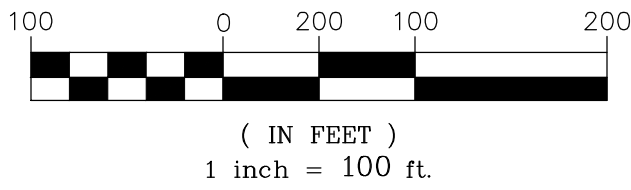
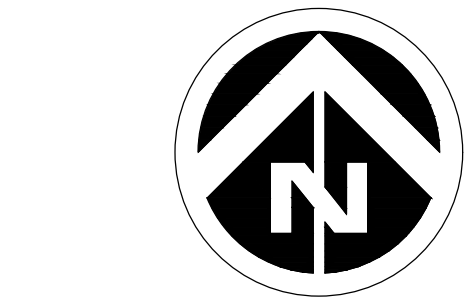
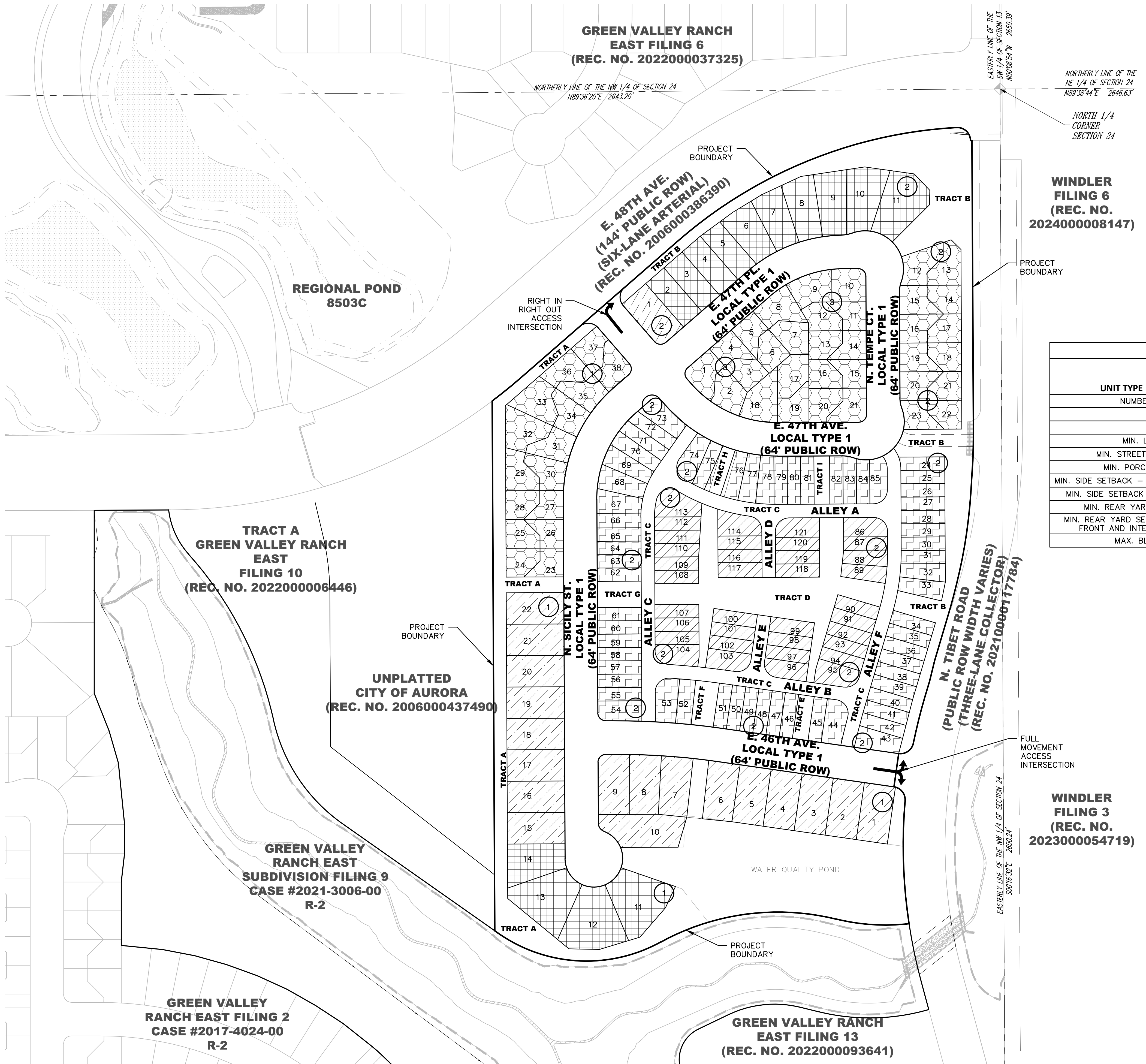
PHASING PLAN

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

No.	Date	Description
2	8/15/2024	SECOND SUBMITTAL
1	6/7/2024	FIRST SUBMITTAL

Project Number: 50171427
Designed By: Drawn By: SDK KND
Checked By: SOS
Sheet Number: 4

Y:\DEWBERRY\OAKWOOD_HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM PLAT\PRP-F10-OSP.DWG 8/15/2024 3:27 PM DINH, GANG



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

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

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



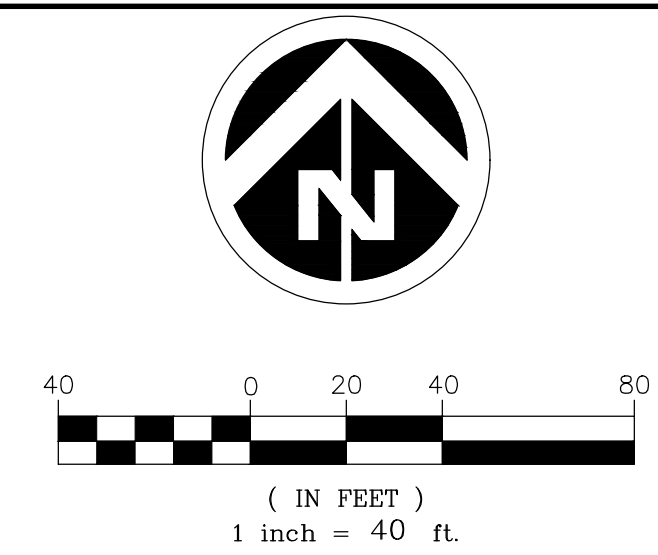
**GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS**

OVERALL SITE PLAN

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

DOCUMENT AMENDMENTS	
No.	Description
2	8/15/2024 SECOND SUBMITTAL
1	6/7/2024 FIRST SUBMITTAL

Project Number: **50171427**
Designed By: **SDC** Drawn By: **KND**
Checked By: **SOS**
Sheet Number: **6**

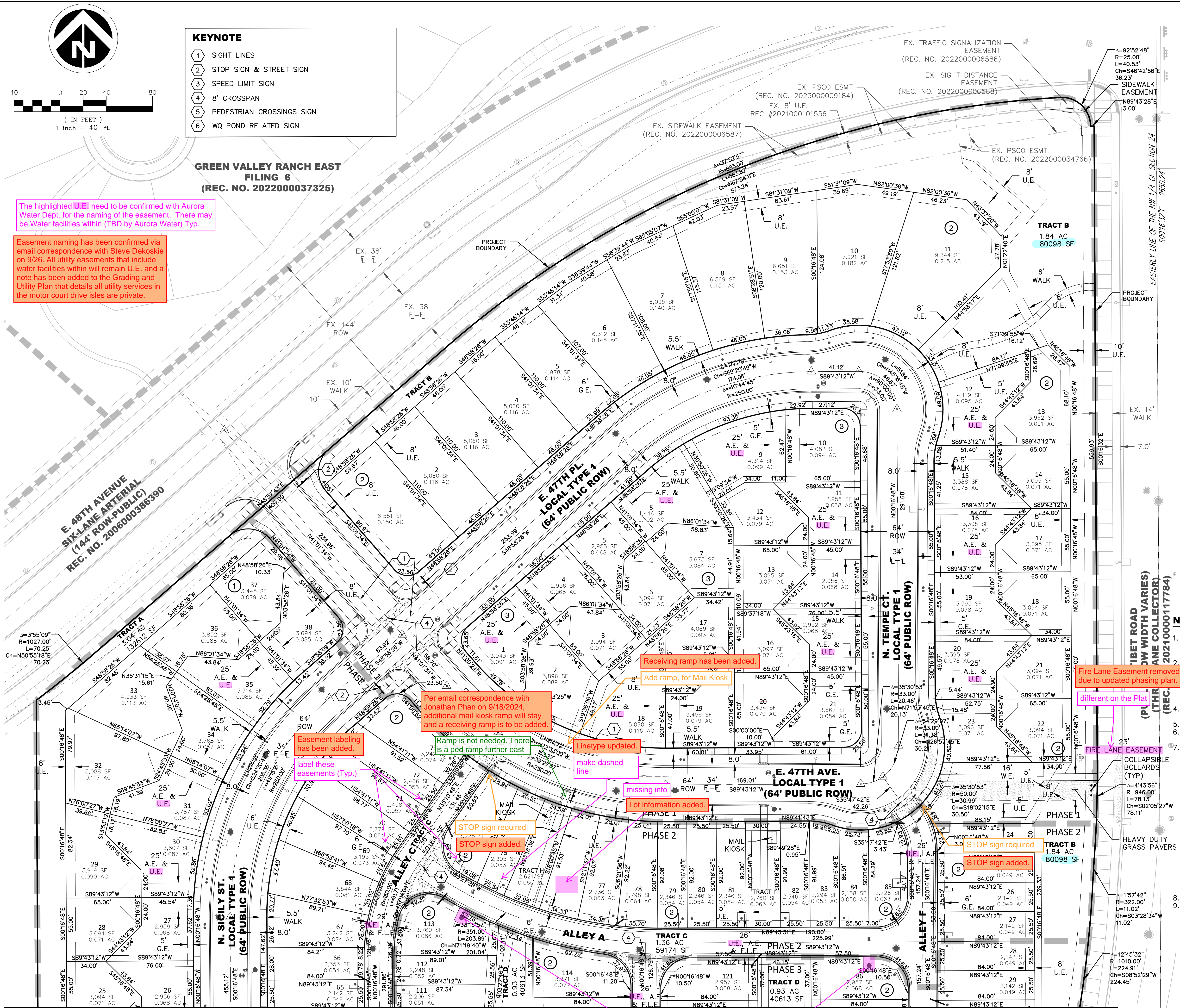


KEYNOTE	
1	SIGHT LINES
2	STOP SIGN & STREET SIGN
3	SPEED LIMIT SIGN
4	8' CROSSPAN
5	PEDESTRIAN CROSSINGS SIGN
6	WQ POND RELATED SIGN

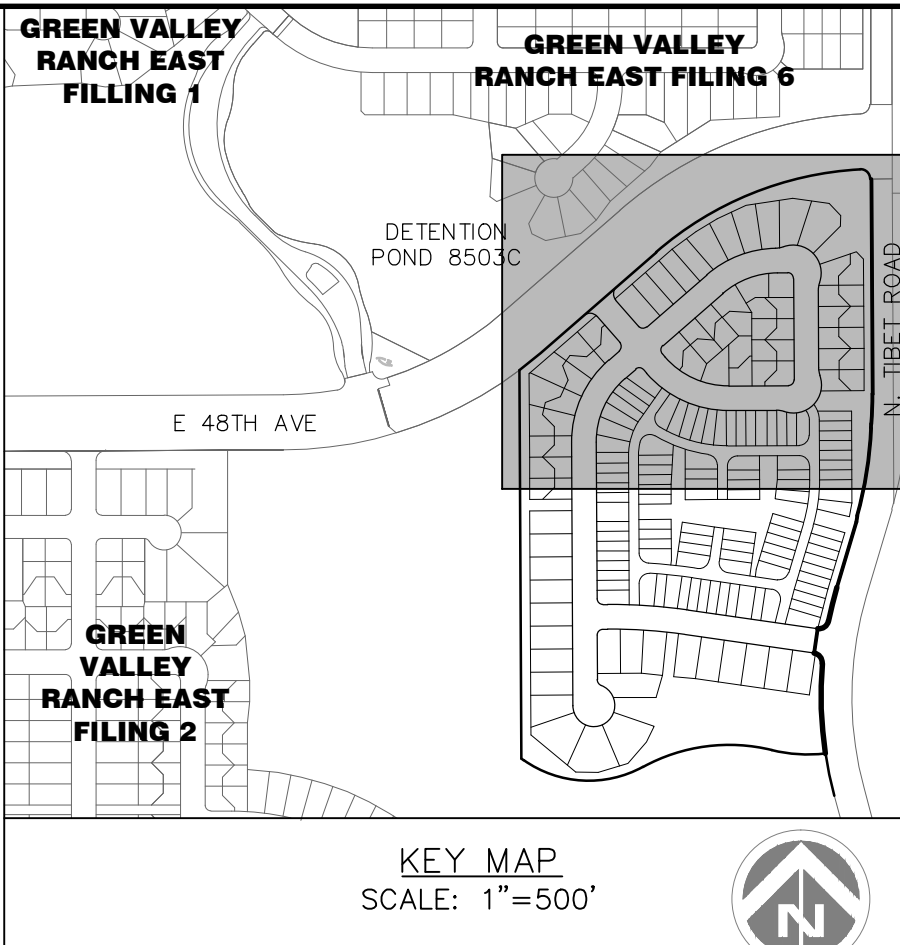
The highlighted **U.E.** need to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ.

Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

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



SEE SHEET 8



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
100-YR WSEL	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	---
WATER METER	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
EX EASEMENT LINE	---
SIDEWALK CHASE	---
MAIL KIOSK	---

NOTES:

- 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 STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
- SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.
- IF THE THREE PHASES SHOWN HEREIN ARE NOT CONSTRUCTED CONCURRENTLY, THE TEMPORARY EMERGENCY ACCESS SHOWN FROM E 47TH AVENUE CONNECTING TO TIBET ROAD WILL BE REQUIRED TO BE CONSTRUCTED TO ACHIEVE TWO POINTS OF ACCESS FOR PHASE 1. THIS TEMPORARY ACCESS WILL BE REQUIRED AT THE TIME OF THE 30TH BUILDING PERMIT ISSUANCE FOR PHASE 1 AND WILL BE CONSTRUCTED PER COA AND IFC REQUIREMENTS, INCLUDING HEAVY DUTY SURFACE MATERIALS, COLLAPSIBLE BOLLARDS AND MOUNTABLE CURB ON TIBET ROAD. IF THE THREE PHASES SHOWN HEREIN ARE CONSTRUCTED CONCURRENTLY, THE TEMPORARY EMERGENCY ACCESS WILL NOT BE REQUIRED SINCE E. 46TH AVENUE, N. SIOLLY STREET AND E. 47TH AVENUE SHOULD BE CONSTRUCTED AT THE SAME TIME.

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

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

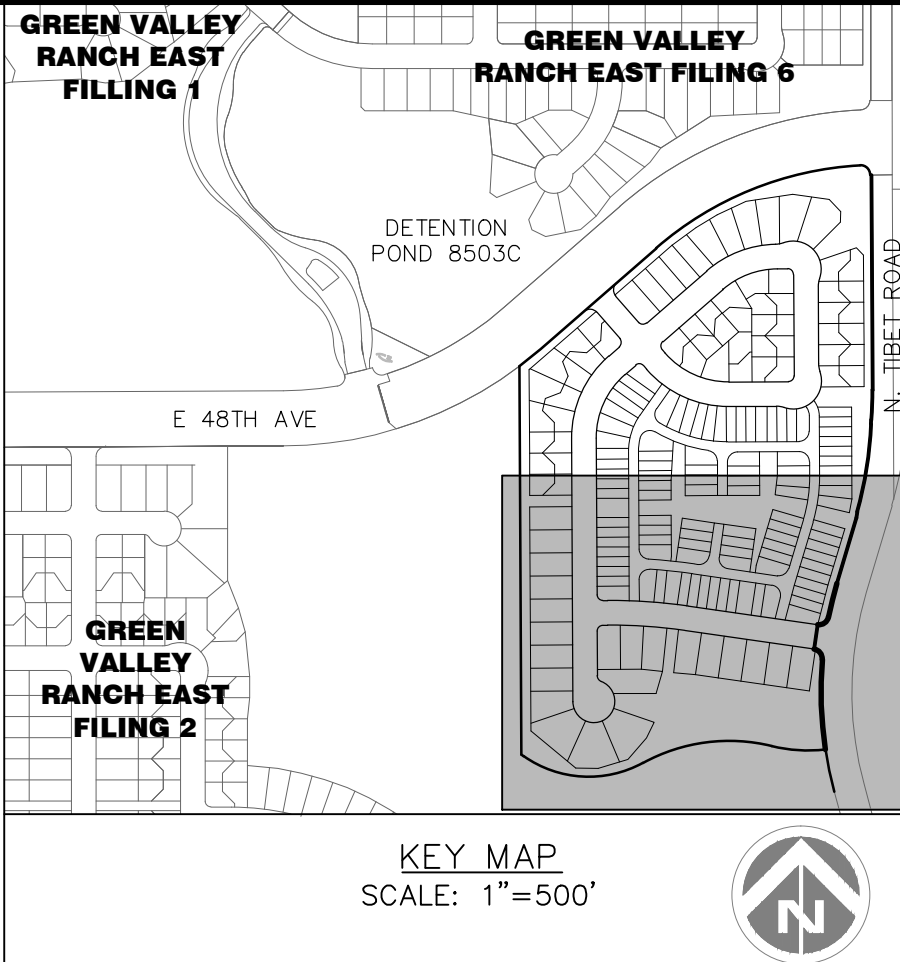
DOCUMENT AMENDMENTS	
No.	Description
1	6/7/2024 FIRST SUBMITTAL
2	8/15/2024 SECOND SUBMITTAL

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

The highlighted U.E. need to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Type.

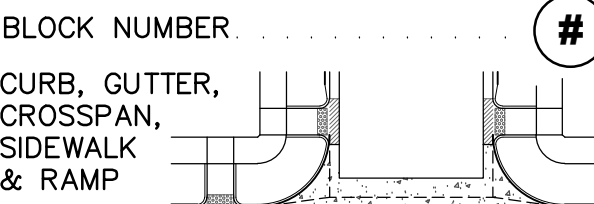
Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

SEE SHEET 7



SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
LOT PHASE LINE
EASEMENT LINE
SECTION LINE
HALF-SECTION LINE
RIGHT OF WAY LINE
CENTER LINE OF STREET
LOT LINE
BUILDING SET BACK
SIGHT LINE
100-YR WSEL



- STREET SIGN
WATER METER
FIRE HYDRANT AND VALVE
EX. FIRE HYDRANT
WATER VALVE
STREET LIGHT
EX. STREET LIGHT
STORM MANHOLE
STORM INLET
FLARED END SECTION
EX EASEMENT LINE
SIDEWALK CHASE
MAIL KIOSK

NOTES:

- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
- SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED; ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- CROSS PANS SHOWN ON SITE PLAN ARE NOT APPROVED.
- IF THE THREE PHASES SHOWN HEREIN ARE NOT CONSTRUCTED CONCURRENTLY, THE TEMPORARY EMERGENCY ACCESS SHOWN FROM E 47TH AVENUE CONNECTING TO TIBET ROAD WILL BE REQUIRED TO BE CONSTRUCTED TO ACHIEVE TWO POINTS OF ACCESS FOR PHASE 1. THIS TEMPORARY ACCESS WILL BE REQUIRED AT THE TIME OF THE 30TH BUILDING PERMIT ISSUANCE FOR PHASE 1 AND WILL BE CONSTRUCTED PER COA AND IFC REQUIREMENTS, INCLUDING HEAVY DUTY SURFACE MATERIALS, COLLAPSIBLE BOLLARDS AND MOUNTABLE CURB ON TIBET ROAD. IF THE THREE PHASES SHOWN HEREIN ARE CONSTRUCTED CONCURRENTLY, THE TEMPORARY EMERGENCY ACCESS WILL NOT BE REQUIRED SINCE E. 46TH AVENUE, N. SICILY STREET AND E. 47TH AVENUE WILL BE CONSTRUCTED AT THE SAME TIME.

KEYNOTE

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

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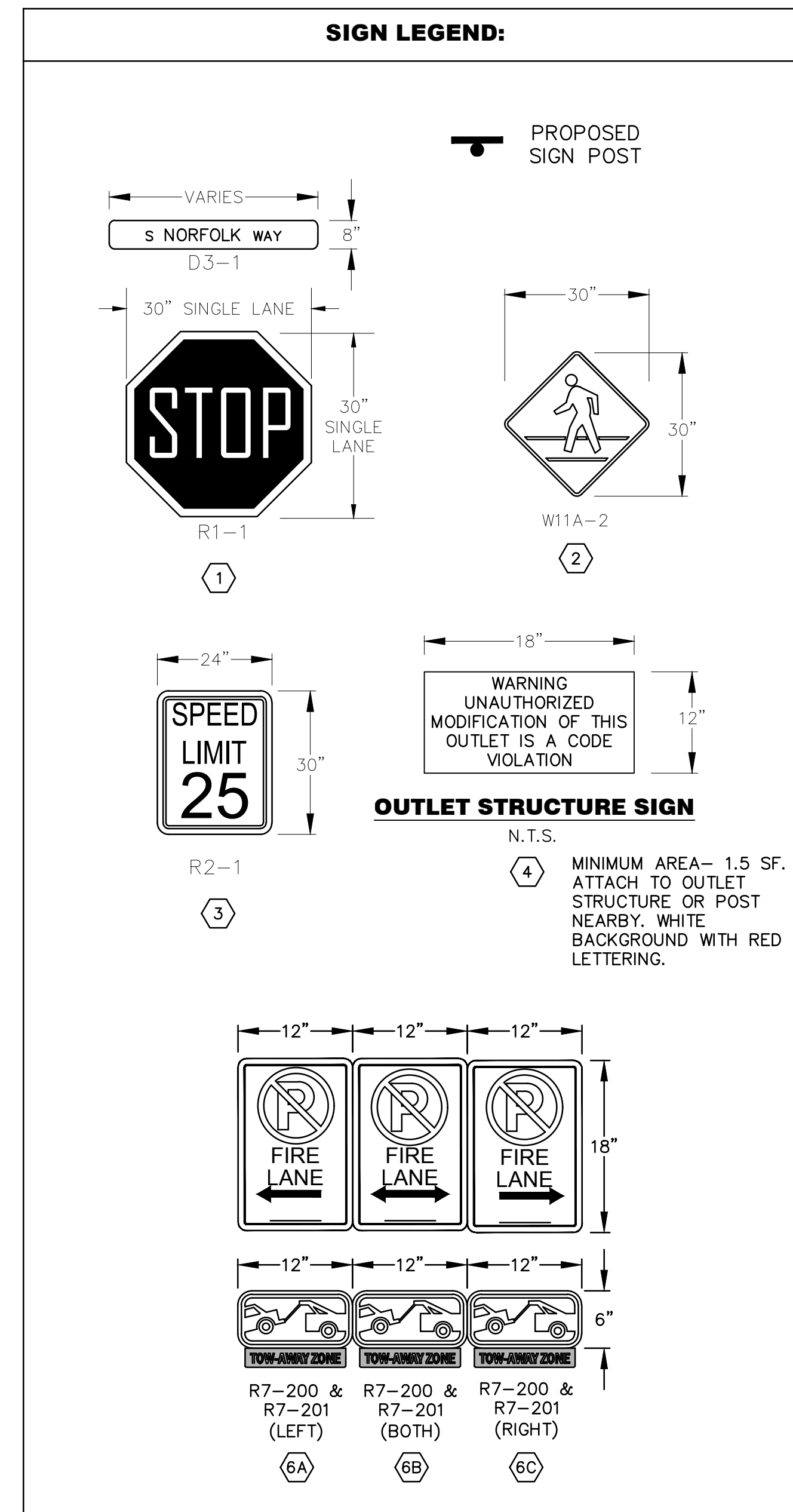
GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS

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

DOCUMENT AMENDMENTS		
No.	Date	Description
2	8/15/2024	SECOND SUBMITTAL
1	6/7/2024	FIRST SUBMITTAL

Project Number: 50171427
Designed By: Drawn By: SDK KND
Checked By: SOS
Sheet Number: 8

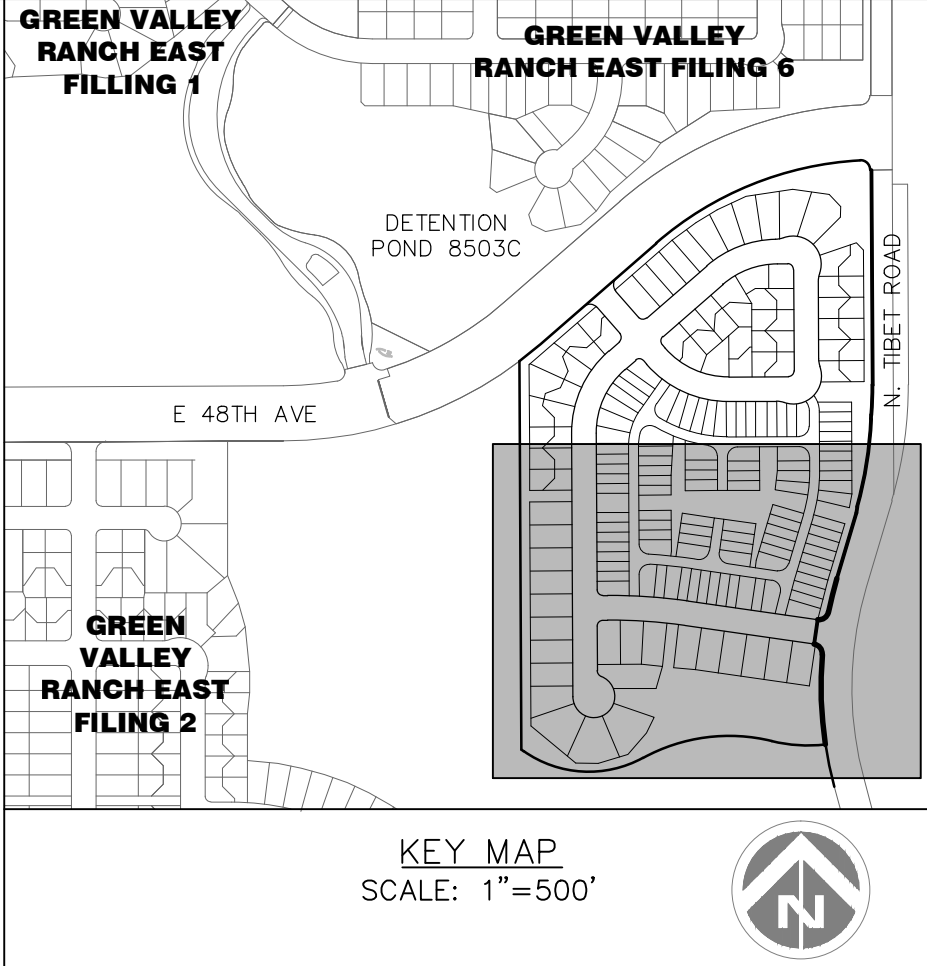


- ### **NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 200' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (100' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE OF THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

Easement naming has been confirmed via email correspondence with Steve Dekoskie on 9/26. All utility easements that include water facilities within will remain U.E. and a note has been added to the Grading and Utility Plan that details all utility services in the motor court drive isles are private.

The highlighted U.E. need to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ.

SEE SHEET 11



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

100-YR WSEL

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT LINE

BUILDING SET BACK

PROPOSED CONTOURS

5800

EXISTING CONTOURS

5700

8" WATERLINE W/ GATE VALVE & TEE

12" WATERLINE

SANITARY SEWER W/ MANHOLE

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

BLOCK NUMBER

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

WATER METER

FIRE HYDRANT

STREET LIGHT

EX WATERLINE W/ VALVE & TEE

EX SANITARY SEWER W/ MANHOLE

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

EX EASEMENT LINE

EX FIRE HYDRANT

EX STREET LIGHT

FLOW ARROW

HIGH POINT/LOW POINT + HP/+ LP

NOTES:

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

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

GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

Project Number:
50171427

Designed By:
SDC KND

Checked By:
SOS

Sheet Number:
12

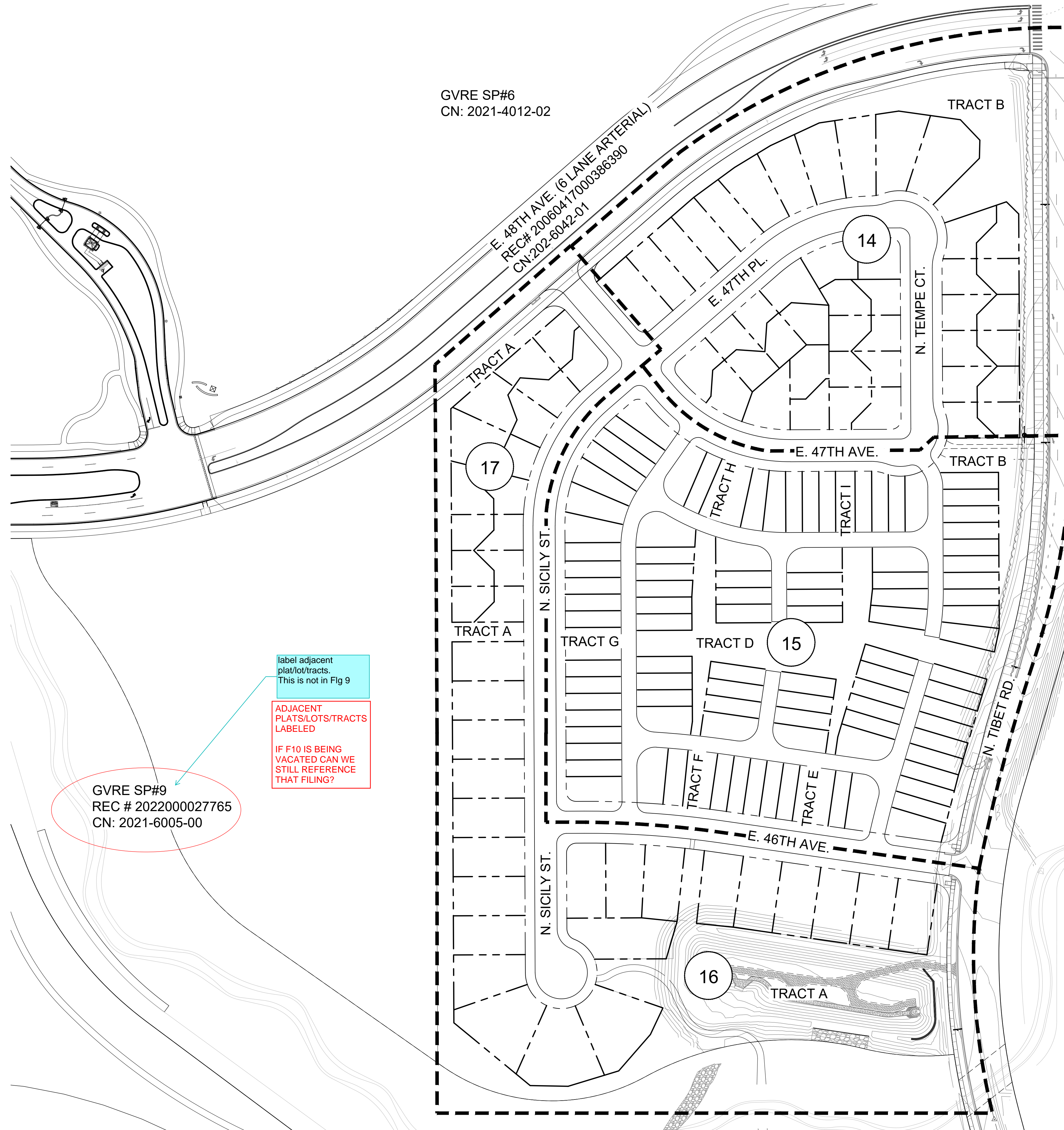
GRADING AND UTILITY PLAN

Tel: (303)486-8500

Contact: DAVID CARRO

DOCUMENT AMENDMENTS

12



LEGEND

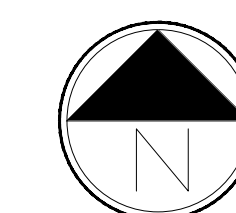


SHEET NUMBER



MATCHLINE

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL LANDSCAPE PLAN
DATE: August 15, 2024



Scale: NTS

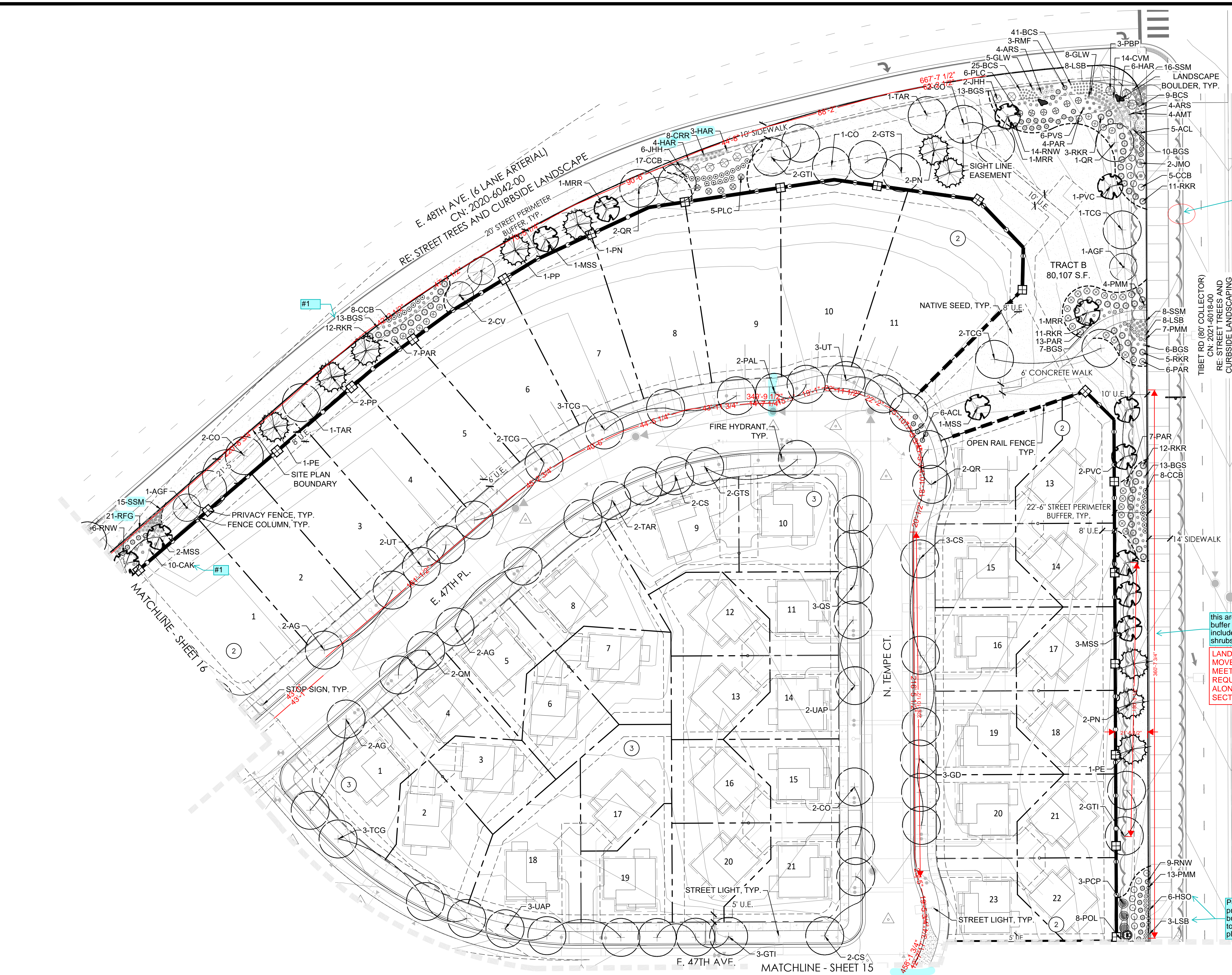
terracedesign
td
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

NOT FOR CONSTRUCTION

SHEET 13

NOTES:

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

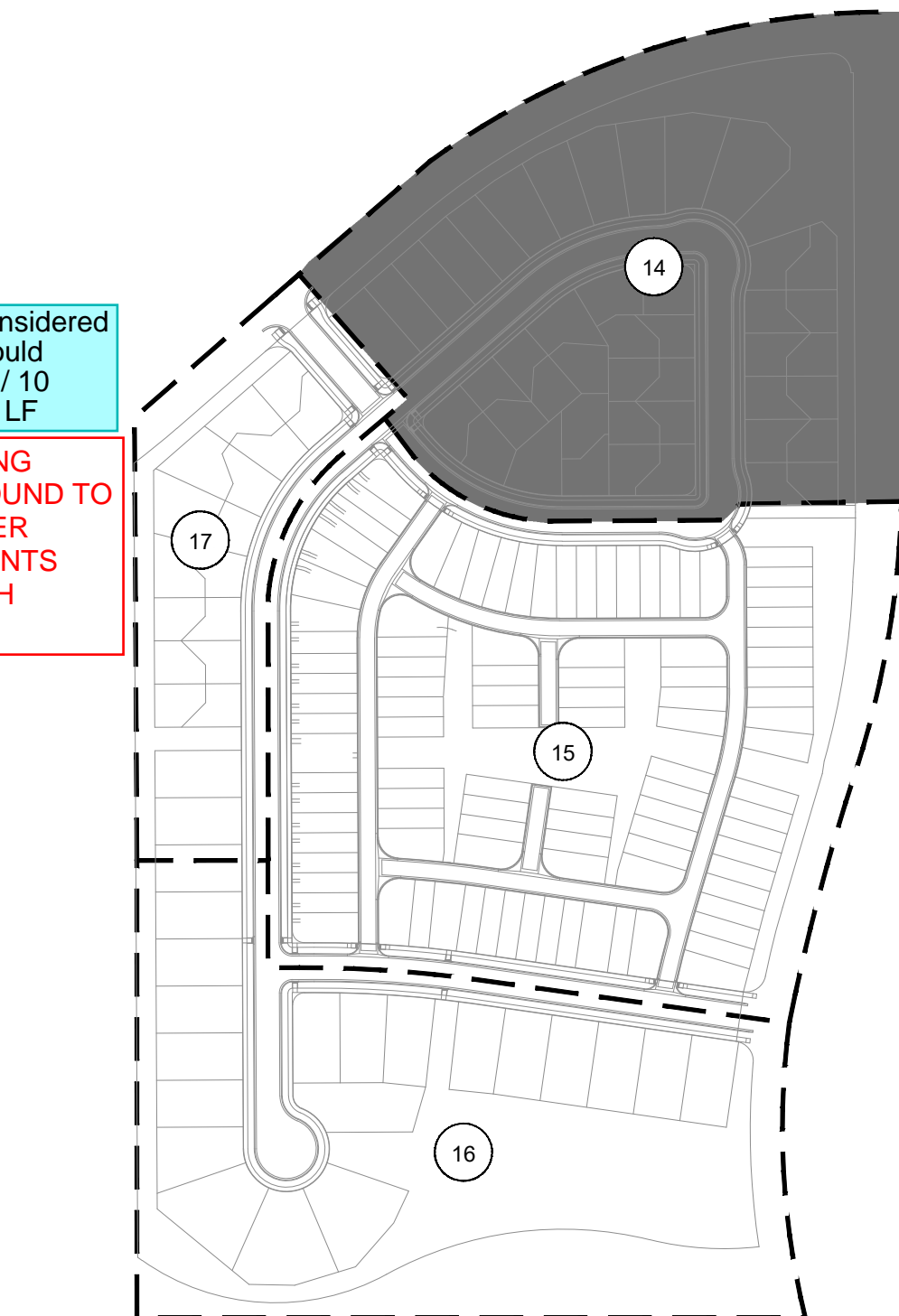


LEGEND

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

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

KEY MAP



this area is considered buffer and should include 1 tree / 10 shrubs per 40 LF

LANDSCAPING MOVED AROUND TO MEET BUFFER REQUIREMENTS ALONG EACH SECTION.

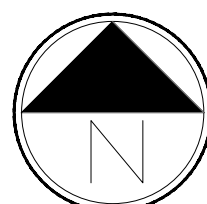
Perennials may be provided as accents but may not count toward the minimum plant quantities.

NOTED.

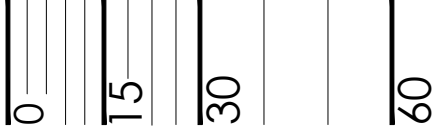
GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: August 15, 2024

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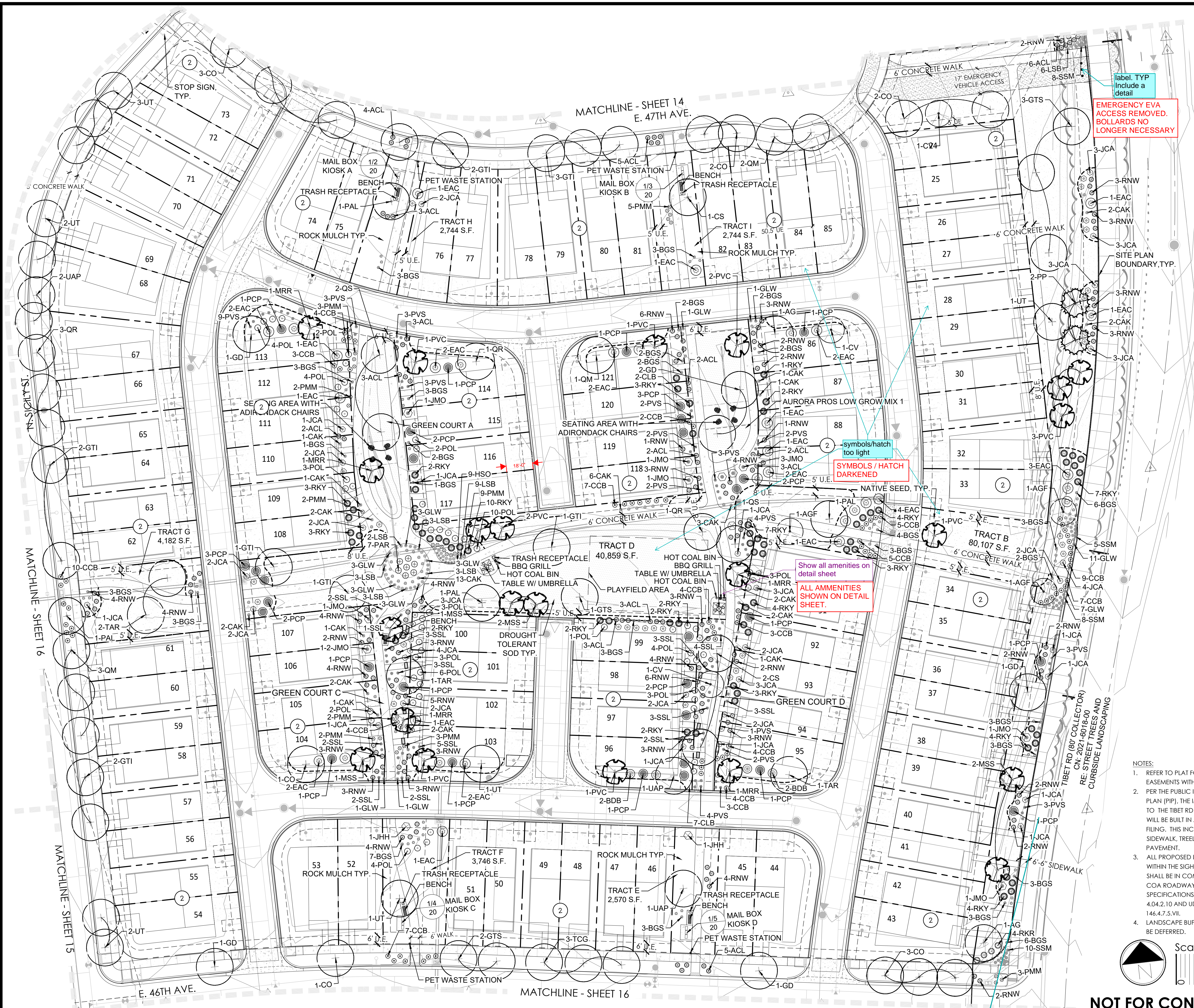
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Scale: 1"= 30'-0"



SHEET 14

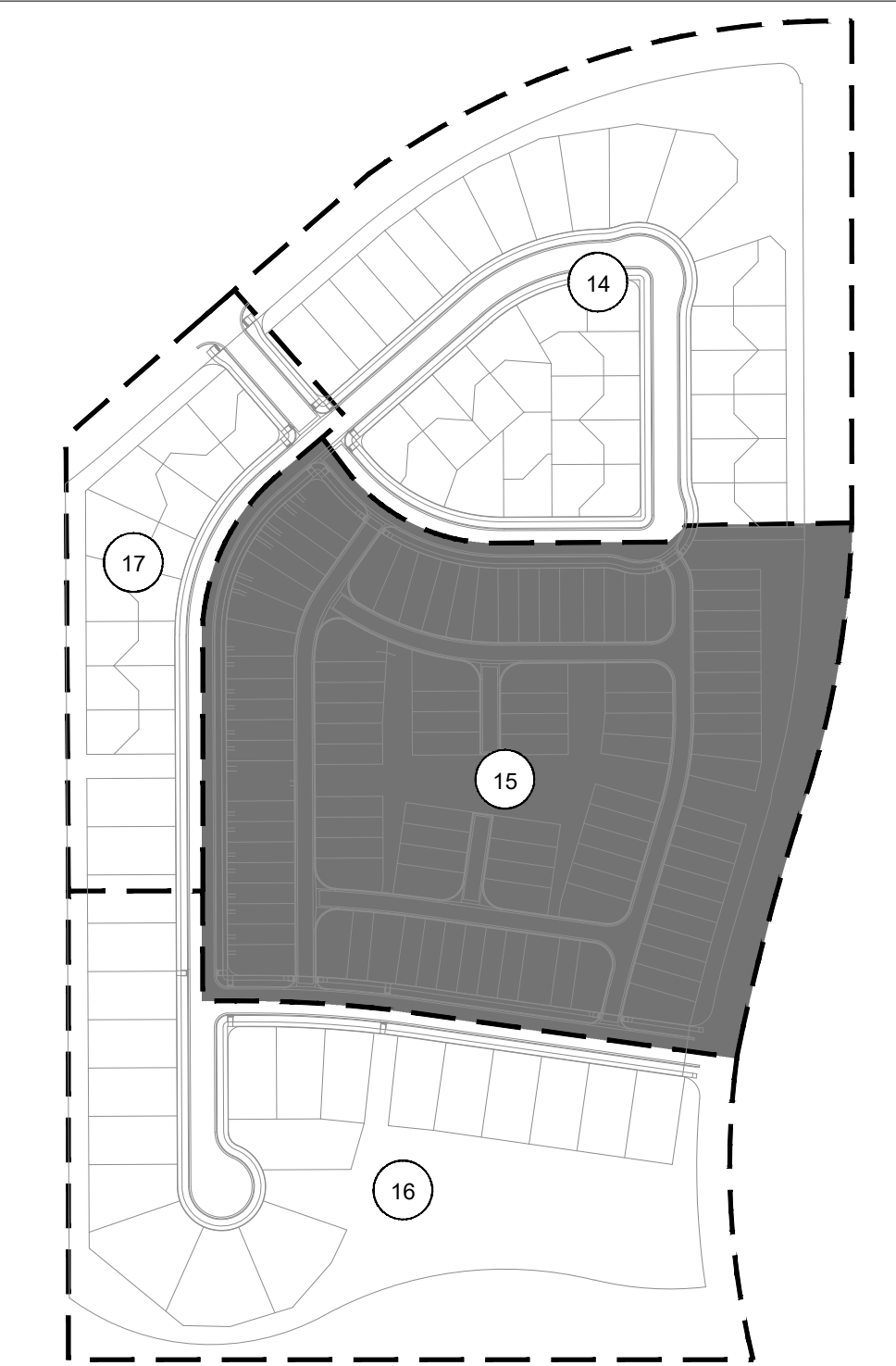


LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- LOW GROW SEED MIX
- NATIVE SEED MIX
- CONCRETE WALK
- EMERGENCY VEHICLE ACCESS
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
- SITE PLAN R.O.W.
- SITE PLAN BOUNDARY
- SIGHT LINE
- LIGHT POLE
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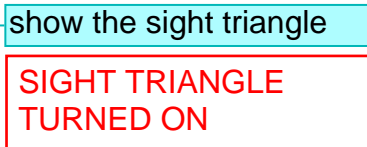
KEY MAP



- NOTES:
- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
 - PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD RIGHT OF WAY WILL BE BUILT IN A SEPARATE FILING. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
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 - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

Scale: 1"= 30'-0"

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4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

0	15	30	45
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SHEET 16

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 211 1-SHEETS\F-10 LANDSCAPE SHEETS.DWG
8/15/2024 2:06 PM
JOHN SIMMELINK

NOTES:

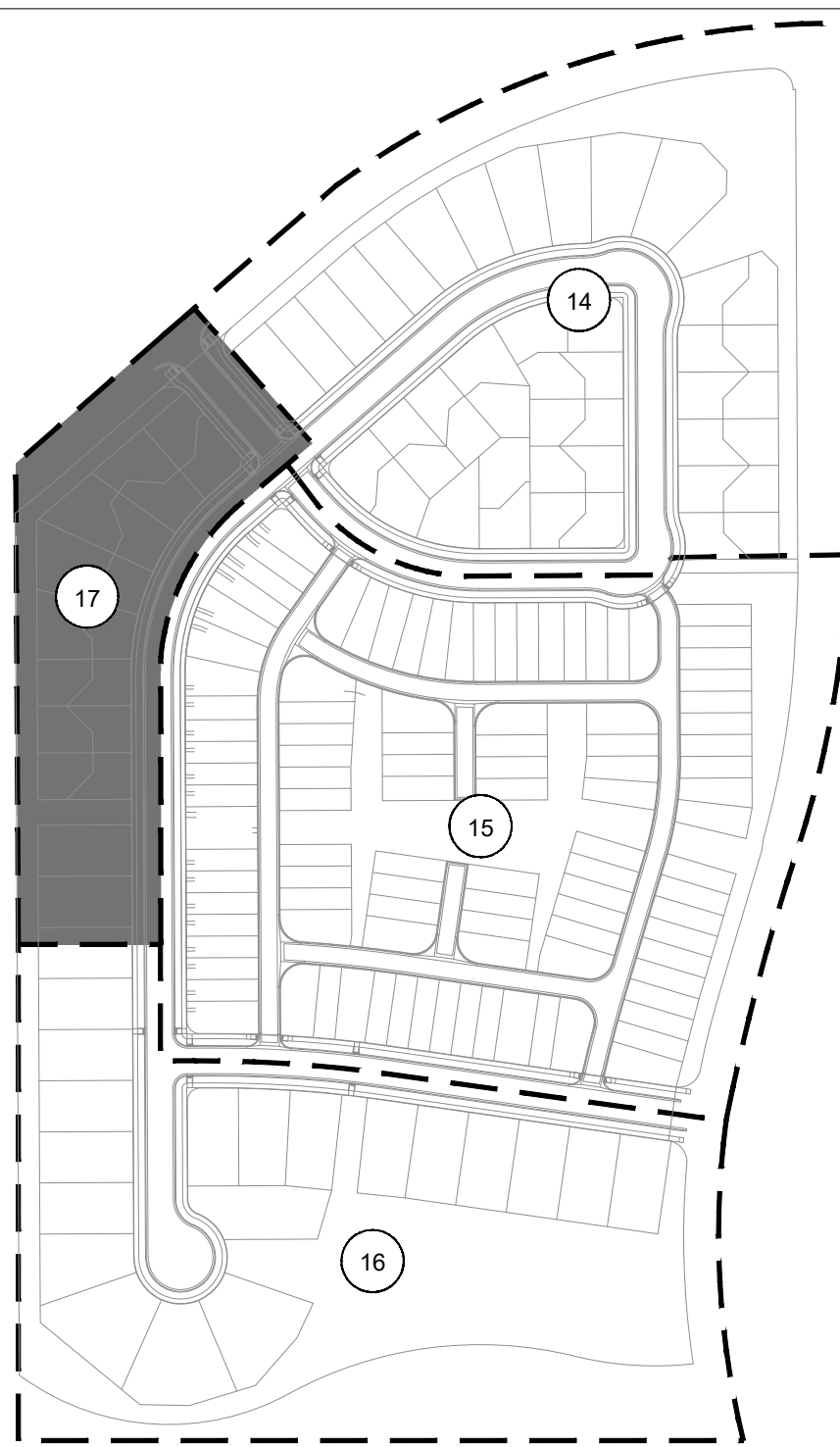
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LEGEND

- + CANOPY TREE
- ORNA ORNAMENTAL TREE
- EVERGREEN TREE
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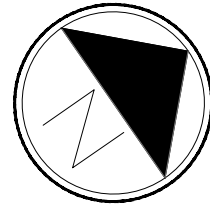
KEY MAP



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE PLAN
DATE: August 15, 2024

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Denver, CO 80231
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Scale: 1"= 30'-0"
0 15 30 45

SHEET 17

OPEN SPACE REQUIREMENT

TRACT	TRACT DESCRIPTION	TRACT AREA (SF)	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)		*SHRUBS PROVIDED	
			5 GAL	1 GAL	5 GAL	1 GAL
TRACT A	OPEN SPACE/ST. PERIMETER BUFFER	103,545	259	119	59	
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	80,095	200	316	192	
TRACT D	OPEN SPACE	40,861	102	333	148	
TRACT E	OPEN SPACE	2,550	6	5	3	
TRACT F	OPEN SPACE	3,733	9	10	7	
TRACT G	OPEN SPACE	4,200	11	9	6	
TRACT H	OPEN SPACE	2,744	7	6	3	
TRACT I	OPEN SPACE	2,760	7	6	3	
TOTALS		240,488	63	161	601	944

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

STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
TRACT A (E 48TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	240	20'	20' to 100'	6	6	60	54	18
TRACT B (E 48TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	766	20'	20' to 100'	20	26	192	94	117
TRACT B (TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	600	20'	24'-6" to 100'	15	15	150	136	47
TRACT A (TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	260	20'	20' to 30'-6"	7	8	65	50	38
TOTALS		1,366			42	49	407	334	493

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

TRACT D GREENCOURTS

GREEN COURT	TURF AREA	SHRUB BED AREA (SF)	TREES PROVIDED	SHRUBS PROVIDED	
				5 GAL	1 GAL
A	2,416	2,089	3	41	12
B	2,565	1,669	3	30	11
C	0	1,885	1	37	14
D	0	2,987	3	64	16
TOTAL	4,981	8,630	10	172	53

PROS LOW GROW MIX 1

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
GRASSES				
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARP'S	12
BLUE GRAMMA*	CHONDROSUM GRACILE	X	HACHITA	8
JUNEGRASS	KOELERIA CRISTATA	X	NATIVE	3
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	X	ARIBA	6
SAND DROPSSEED*	SPOROBOLUS CRYPTANDRUS	X	NATIVE	1
TOTAL POUNDS PLS / ACRE				30
For dry, upland, sandy loam to clay loam soils, best with 1-3%+ organic matter. Grasses are short stature. Seeding rate is 30 PLS lbs/acre. Cross drill or broadcast seed and harrow, mulch. Follow seeding specifications. Plant heights are mostly <10 inches. While not recommended, omitting				

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED	AREA	PLANTS REQ'D	PLANTS PROVIDED
E. 46TH AVE. (NORTH)	1 TREE/40 LF	421	11	11	351	9	10
E. 46TH AVE. (SOUTH)	1 TREE/40 LF	528	14	14	322	8	9
E. 47TH AVE. (NORTH)	1 TREE/40 LF	387	10	11	387	0	0
E. 47TH AVE. (SOUTH)	1 TREE/40 LF	424	11	12	316	8	8
E. 47TH PL. (EAST)	1 TREE/40 LF	420	11	11	0	0	8
E. 47TH PL. (WEST)	1 TREE/40 LF	426	11	11	0	0	8
N. TEMPE CT. (EAST)	1 TREE/40 LF	441	12	12	231	6	6
N. TEMPE CT. (WEST)	1 TREE/40 LF	292	8	8	0	0	0
N. SICILY CT. (EAST)	1 TREE/40 LF	949	24	24	592	15	15
N. SICILY CT. (WEST)	1 TREE/40 LF	959	24	24	243	6	6
TOTAL		4,288	112	114		51	70

NOTE: SEE LANDSCAPE TYPICALS FOR CURBSIDE SHRUB REQUIREMENTS

NOTE: FOR ALL STREET TREES AND CURBSIDE LANDSCAPE ALONG E. 48TH AVE AND TIBET RD PLEASE REFERENCE:
- E. 48TH AVE - N. ROME ST. TO N. TIBET RD : CN: 2020-6042-00
- N. TIBET RD TO E. 48TH AVE : CN: 2021-6018-00

OPEN SPACE DEDICATION

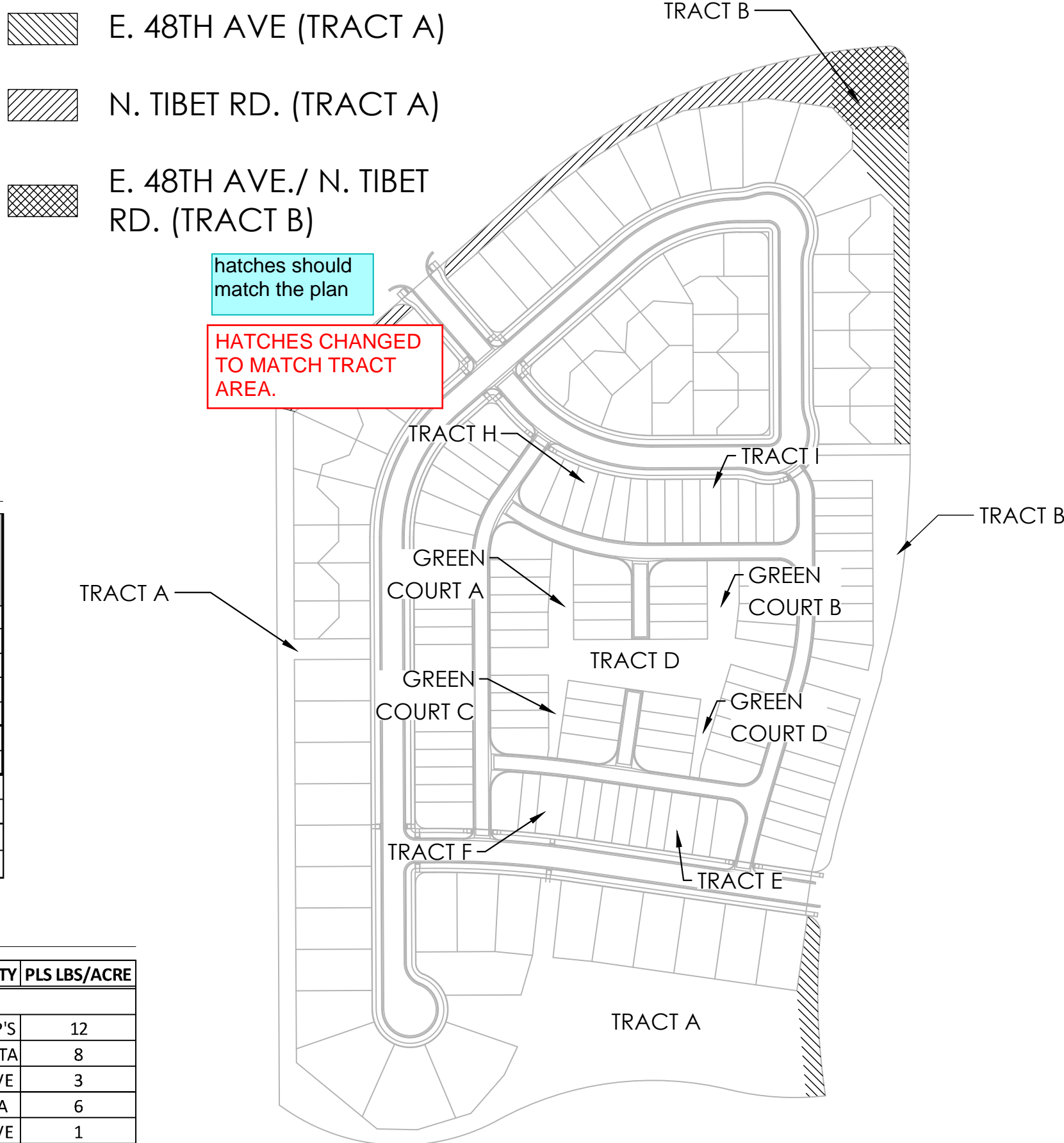
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (A.C)	OWNERSHIP	MAINTENANCE	DEDICATED
TRACT A	OPEN SPACE / STREET PERIMETER	103,545	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N
TRACT B	OPEN SPACE / STREET PERIMETER	80,095	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N
TRACT D	OPEN SPACE	40,861	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	Y
TRACT E	OPEN SPACE	2,550	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N
TRACT F	OPEN SPACE	3,733	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N
TRACT G	OPEN SPACE	4,200	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N
TRACT H	OPEN SPACE	2,744	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N
TRACT I	OPEN SPACE	2,760	CLAYTON PROPERTIES GROUP INC.	CLAYTON PROPERTIES GROUP INC.	N

PARKING SUMMARY

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

Note: 2 spaces required per unit
Note: 1 additional space per 5 dwelling units required
Note: Street parking also available, but not included in chart

BUFFER AREA, OPEN SPACE TRACTS, AND GREEN COURTS



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
12	AO	AESULUS GLABRA	BUCKEYE, OHIO	2.5' CAL	B&B	L-M
27	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B	L-M
12	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5' CAL	B&B	L-M
12	GD	GYMNOCLADUS DIOXIS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	2.5' CAL	B&B	L-M
25	OTI	OLEDITISIA TRIACANTHOS NERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
15	QTS	QLEDITISIA TRIACANTHOS NERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
11	PAL	PLATANUS XACERIFOLIA 'BLOODGOOD'	PLANTREE, BLOODGOOD	2.5' CAL	B&B	M
13	QM	QUERCLUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
12	QR	QUERCLUS ROBLUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
9	QS	QUERCLUS SCHUMMARDI	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
17	TAR	TLIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
25	TCG	TLIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
17	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
18	UT	ULMUS XTRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
ORNAMENTAL TREES						
7	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
9	CV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
8	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
17	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0' CAL	B&B	L-M
14	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOKECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M
EVERGREEN TREES						
4	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
13	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
14	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
EVERGREEN SHRUBS						
66	JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.	L
11	JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
78	PNM	PINUS MUGO MOPS	MINIATURE MUGO PINE	#5	CONT.	L
DECIDUOUS SHRUBS						
75	ACL	ANEMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
7	BDB	BUDDLEIA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
135	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPirea, BLUE MIST	#5	CONT.	L
108	CLB	PRUNUS BESSEYI 'PAWNEE BUTTES'	LENA BROOM	#5	CONT.	L
33	EAC	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#5	CONT.	L
45	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
3	PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.	L-M
37	PCP	PRUNUS X GISTENA	MOCKORANGE, CHEYENNE	#5	CONT.	L-M
14	PLC	PHILADELPHUS LEWISII 'CHEYENNE'	PLUM, PURPLE LEAF	#5	CONT.	L-M
75	POL	PHYGOCARPUS OPFOLUIS 'LITTLE DEVIL'	NINEBARK, LITTLE DEVIL	#5	CONT.	L-M
67	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
79	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
19	RWF	ROSE, FIRE MEADOWLAND FIRE	ROSE, FIRE MEADOWLAND	#5	CONT.	L-M
175	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB	#5	CONT.	L-M
PERENNIALS						
4	AMT	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	YARROW, 'TERRA COTTA'	#1	CONT.	L
22	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
8	CRR	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
14	CVM	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
1	GLW	GAULIA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	L
29	HSD	HEMEROCALLIS STELLA DE ORO	STELLA DE ORO DAYLILY	#1	CONT.	L
13	HAR	HEMEROCALLIS 'AUTUMN RED'	RED DAYLILY	#1	CONT.	L
56	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DASY, SHASTA	#1	CONT.	L
70	RFS	RUBROCKIA FILIGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	L
112	SSM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
ORNAMENTAL GRASSES						
75	BGS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS	#1	CONT.	L
173	BGS	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
74	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#1	CONT.	L
67	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
38	SBL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM 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 UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" - 3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRORACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
- LIGHTING WILL BE STREET POLE LIGHTING. SIDEWALKS AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE AS APPROPRIATE. ON- SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 20 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

add a note stating who will be responsible for tract maintenance. (metro district / HOA ?)

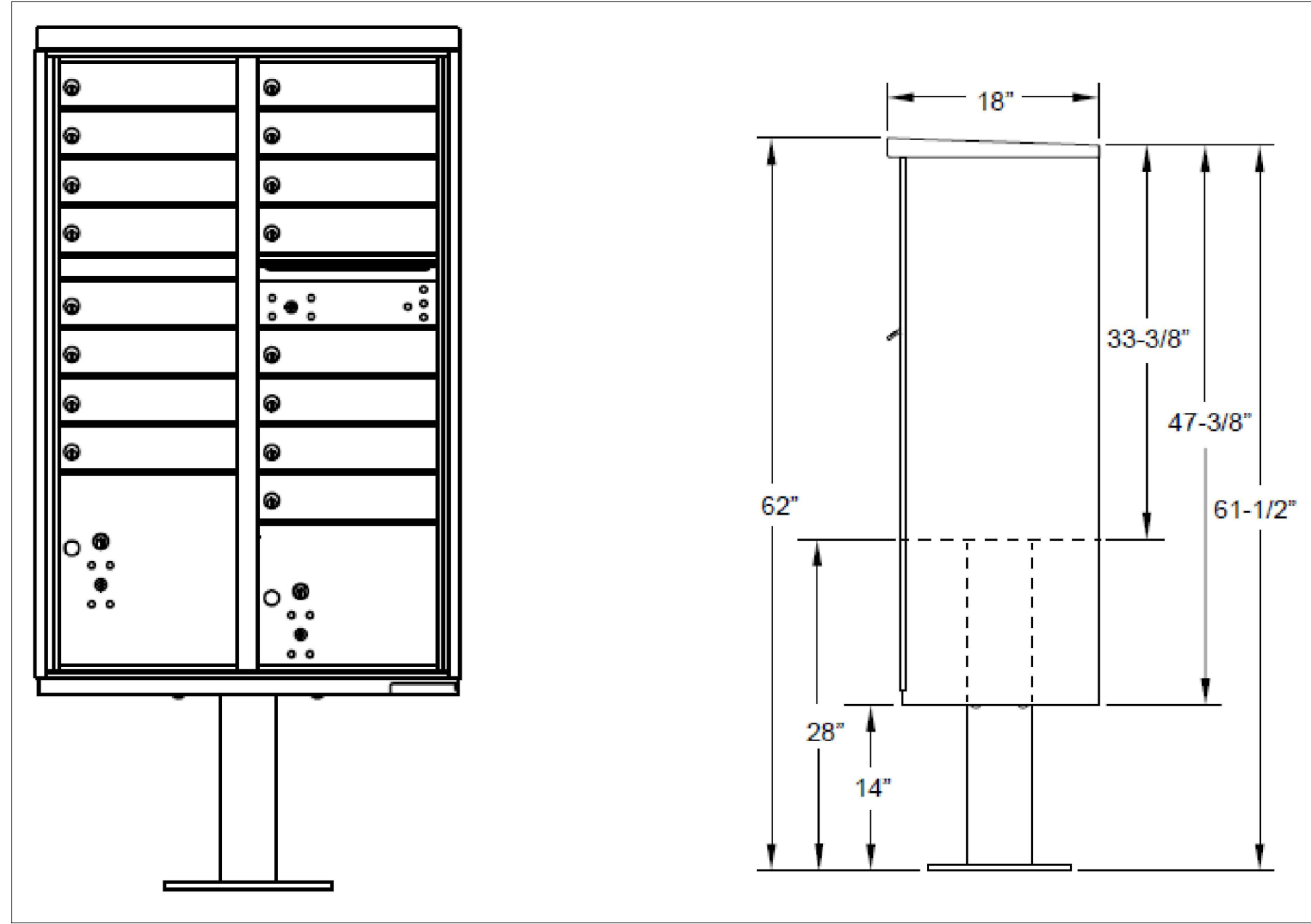
TRACT MAINTENANCE RESPONSIBILITIES NOTED IN OPEN SPACE DEDICATION TABLE.

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: August 15, 2024

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

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 211 1-SHEETS\F-10 DETAILS.DWG
8/15/2024 2:07 PM
JOHN SIMMELINK

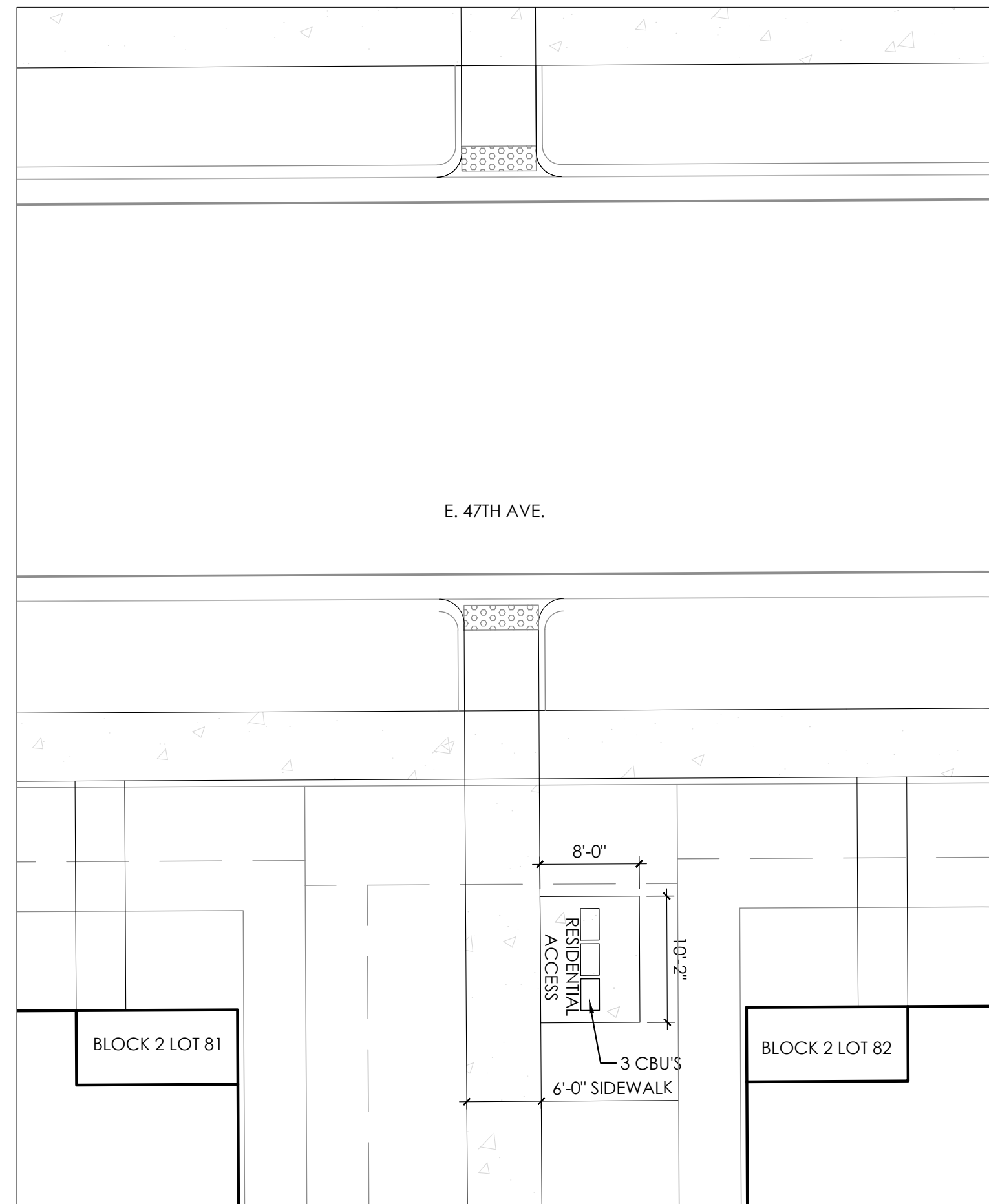
- NOTE:
1. PRODUCT TYPE: CLUSTER BOX UNITS
 2. INSTALLATION: MOUNTED ON A PEDESTAL
 3. FINISH: SANDSTONE
 4. LOCKS: STANDARD CAM LOCK, 3 KEYS
 5. DOOR ID: DECALS
 6. MASTER DOOR: PREPARED FOR USPS MASTER LOCK
 7. MODEL: 1570-16
 8. MAIL KIOSK LOCATIONS SHALL BE IN COMPLIANCE WITH ADA AND POSTAL REGULATIONS



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



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



3 MAIL BOX KIOSK LOCATION B
SCALE: 1:10



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



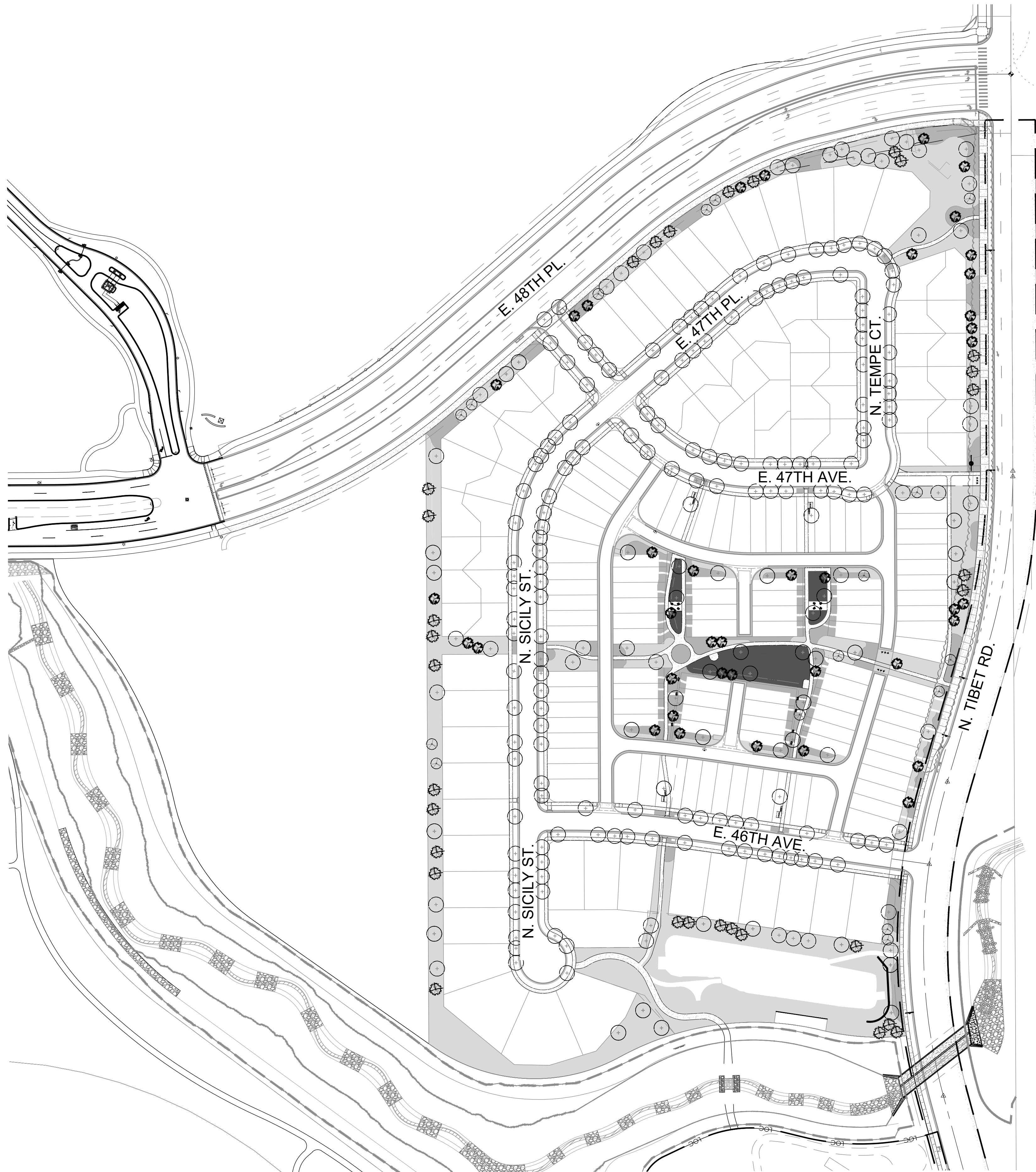
5 MAIL BOX KIOSK LOCATION D
SCALE: 1/4"=1'

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE DETAILS
DATE: August 15, 2024

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

NOT FOR CONSTRUCTION SHEET 21

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 21\1-SHEETS\F-10 HYDROZONE MAP.DWG
8/15/2024 2:07 PM
JOHN SIMMELINK



HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
LOW WATER USE NATURES CHOICE MIX	14,055	6%	
LOW WATER USE	47,800	21%	
Z-ZONE	164,634	73%	
*TOTAL	226,489	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	226	706	159,556
EVERGREEN/ORNAMENTAL TREES	86	177	15,222
TOTAL	312	883	174,778
TOTAL AREA	401,267		

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

LEGEND

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

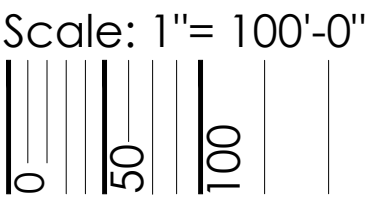
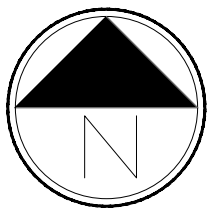
GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: HYDROZONE MAP
DATE: August 15, 2024

td

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Denver, CO 80231
ph: 303.632.8867

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RESIDENTIAL RECOMMENDED PLANT LIST

SHADE STREET TREE

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

SHADE PATIO TREE

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

ORNAMENTAL TREE - MULTI TRUNK

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

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

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

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

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

DECIDUOUS SHRUBS - MED

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

PERENNIAL GRASS - SMALL

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

PERENNIAL GRASS - MEDIUM

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

PERENNIAL SHRUB

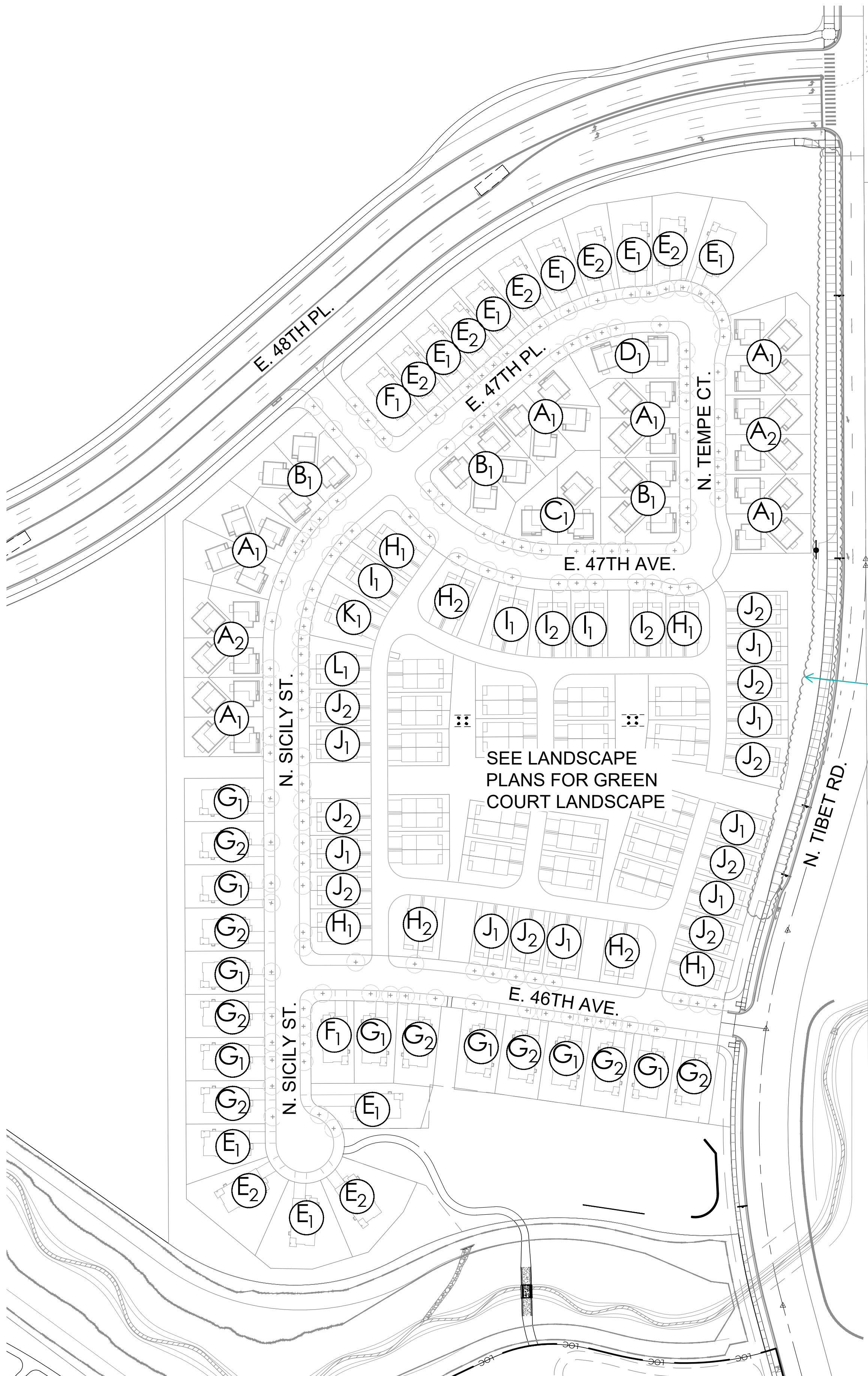
- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- ACHILLEA 'MOONSHINE', MOONSHINE YARROW
 - ECHINACEA PURPUREA, PURPLE CONEFLOWER
 - HEMEROCALLIS 'STELLA DE ORO', DWARF GOLD DAYLILY
 - LEUCANTHEMUM x SUPERBUM 'BECKY', SHASTA DAISY
 - RUDBECKIA FULGIDA 'GOLDSTURM', BLACK-EYED SUSAN
 - SALVIA NEMOROSA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

EVERGREEN GROUNDCOVER SHRUB

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

NOTE:

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



RESIDENTIAL LOT TYPE LEGEND

MOTORCOURT HOMES

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

SINGLE-FAMILY HOMES

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

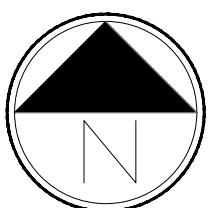
DUPLEX ALLEY-LOADED HOMES

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

NOTE:

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

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL LOT LANDSCAPE MAP
DATE: August 15, 2024



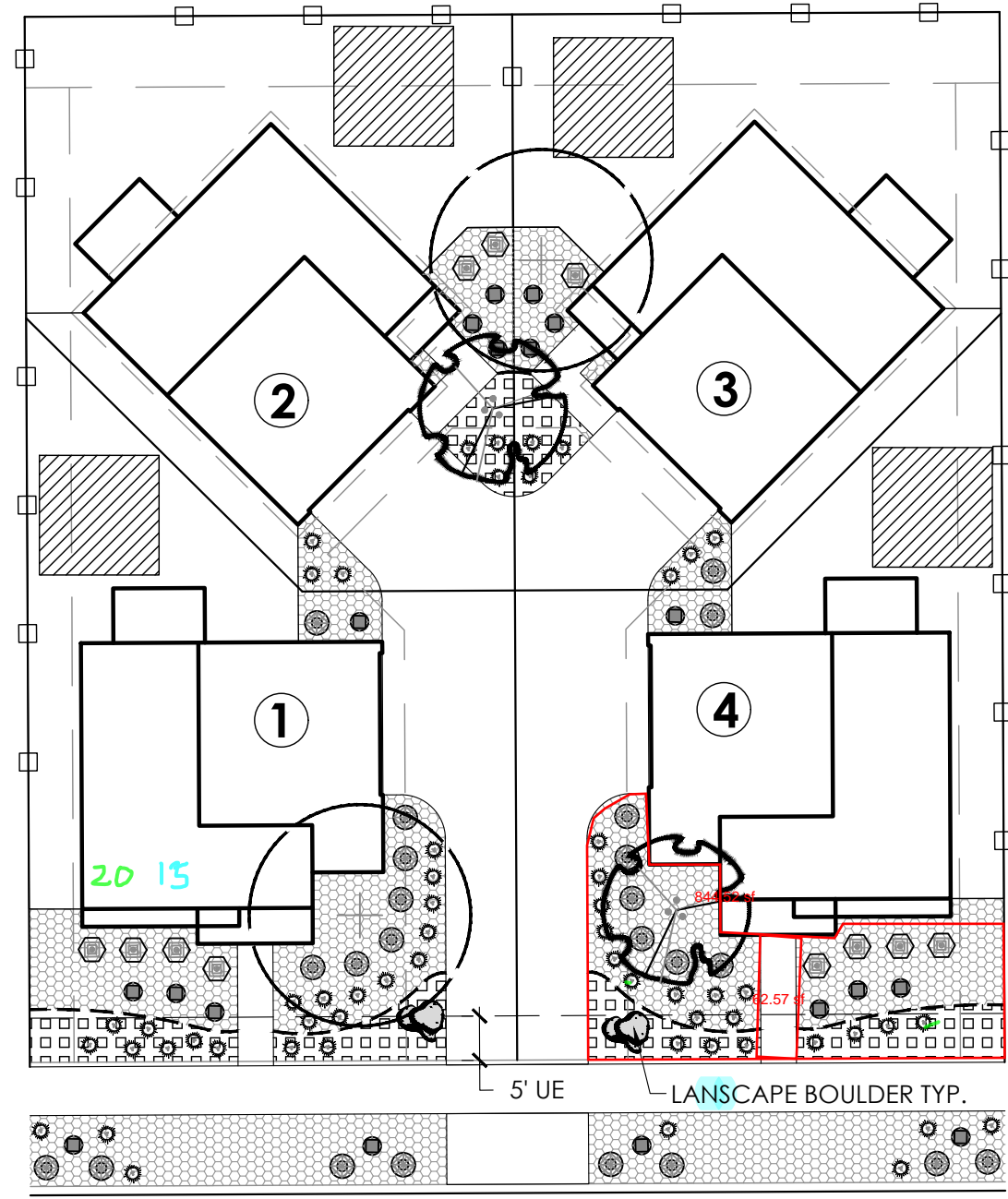
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NOT FOR CONSTRUCTION

SHEET 23

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT, FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 21 1-SHEETS\F-10 INDIVIDUAL WATER WISE SHEETS.DWG
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JOHN SIMMELINK



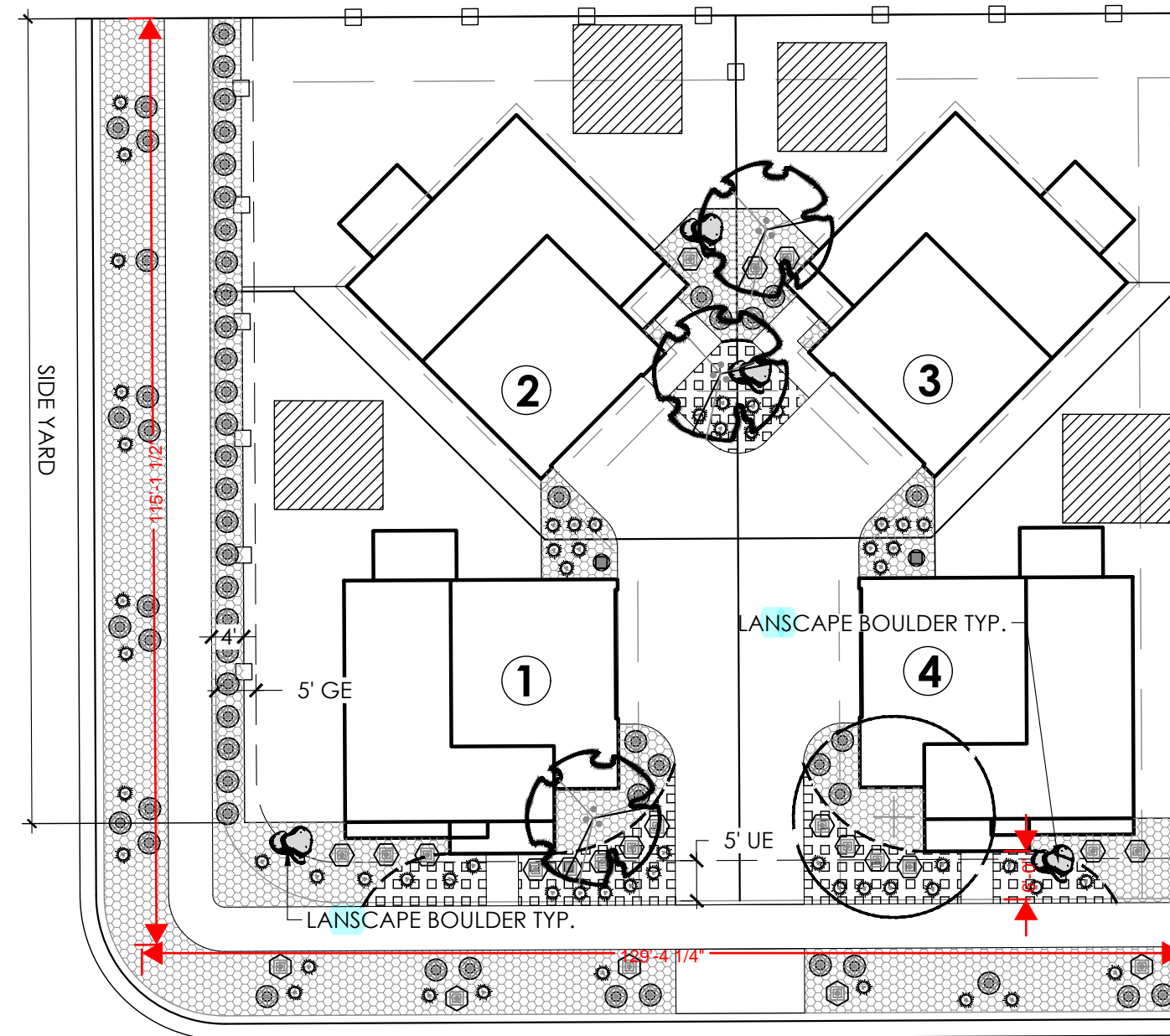
A MOTORCOURT SINGLE-FAMILY HOME (4 PACK MID BLOCK LOTS)

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

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

doesn't match graphic

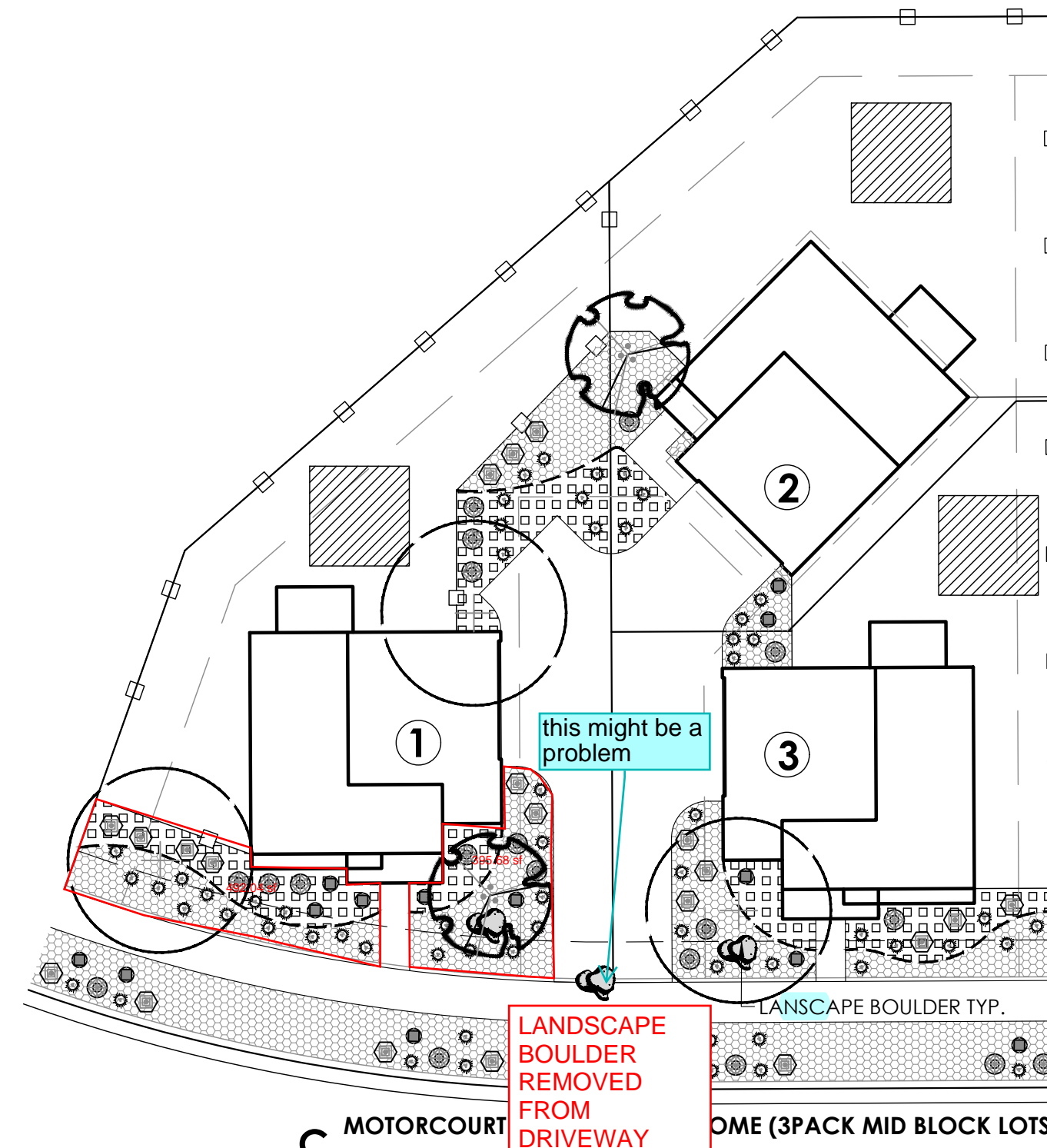
GRAPHIC AND TABLE
UPDATED TO MATCH
AND MEET
REQUIREMENTS



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

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

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



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

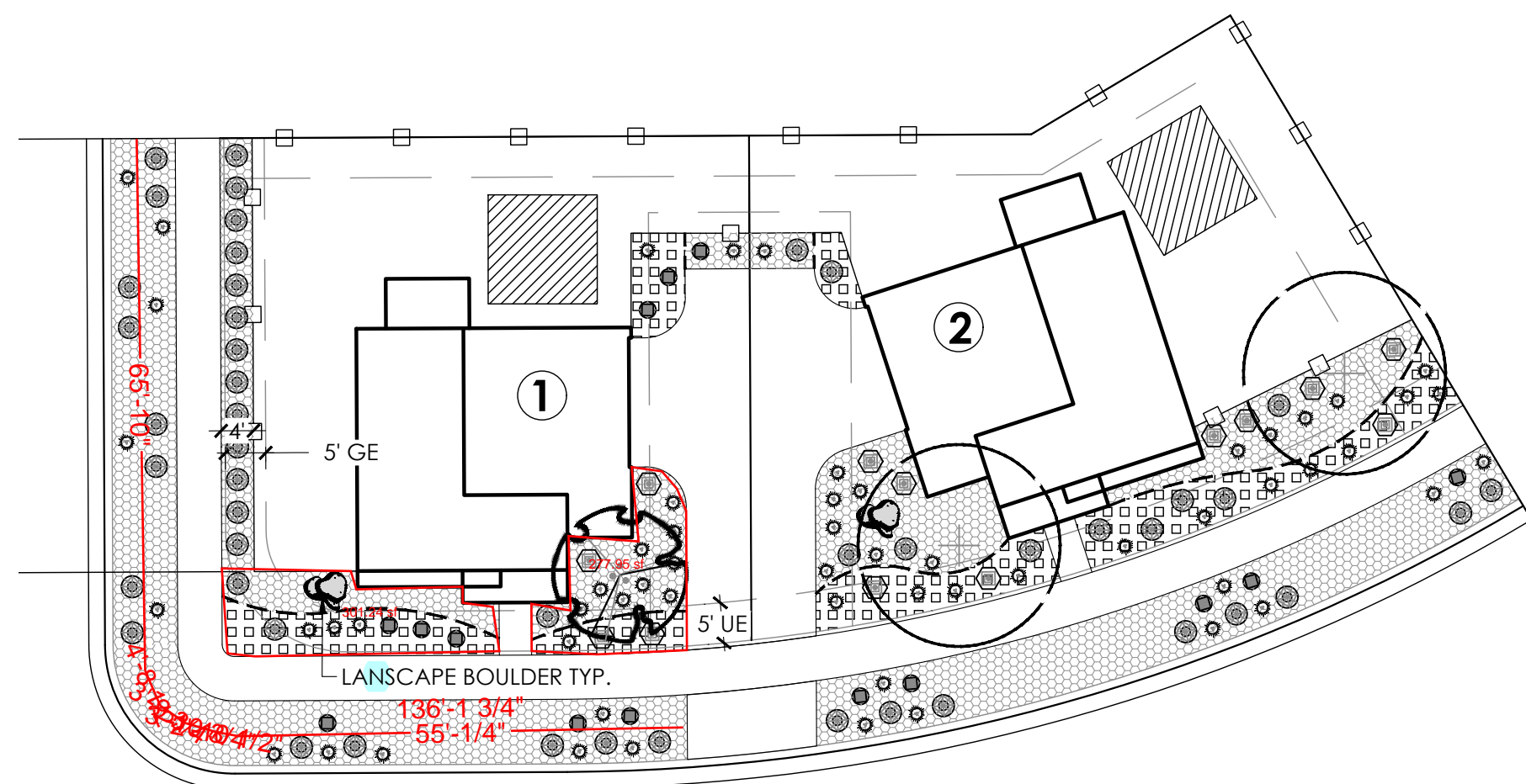
C- SINGLE FAMILY HOME (3 PACK MID BLOCK LOTS)				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	2	23	29	1,323
LOT 2	1	4	5	243
LOT 3	1	12	15	672
FRONT YARD TOTAL	4	39	49	2,238
FRONT YARD CURB SIDE LANDSCAPE	N/A	15	10	984
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	15	10	984

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

KEY

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

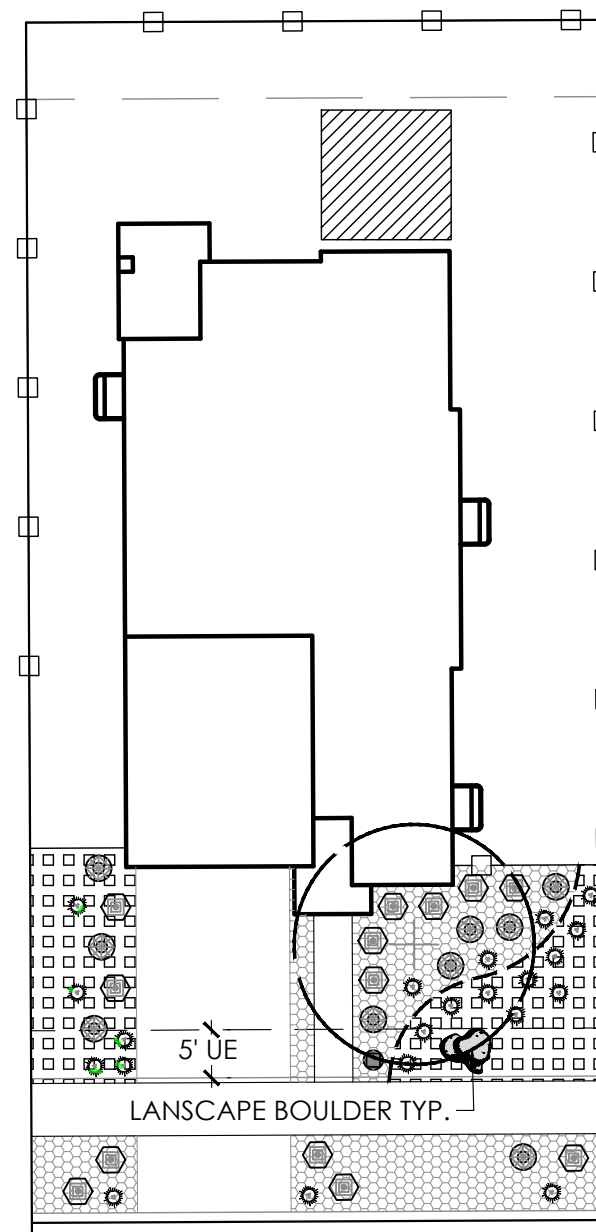
- NOTE:
- ONE (1) SPECIAL FEATURE REQUIRED PER LOT: 2.5' WALL, FENCE, BERM, OR NATURAL BOULDER.
 - CURBSIDE LANDSCAPE SHALL BE A MINIMUM 5-GALLON SIZE.
 - MAXIMUM HEIGHT OF SHRUBS AND GRASSES WITHIN THE CURBSIDE LANDSCAPE SHALL NOT EXCEED 26" AT MATURITY.
 - EXACT PLACEMENT OF PLANT MATERIAL MAY VARY.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



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

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

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



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

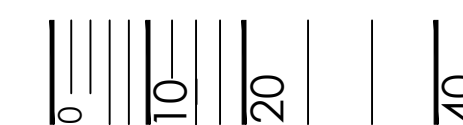
E- SINGLE FAMILY HOME (MID BLOCK LOT) 45'-50'X110'				
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
FRONT YARD TOTAL	1	16	18	883
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	2	352
SIDE YARD CURBSIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	7	2	352

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

doesn't match graphic

GRAPHIC AND TABLE
UPDATED TO MATCH
AND MEET
REQUIREMENTS

Scale: 1"= 20'-0"



GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE:LANDSCAPE TYPICALS
DATE: August 15, 2024

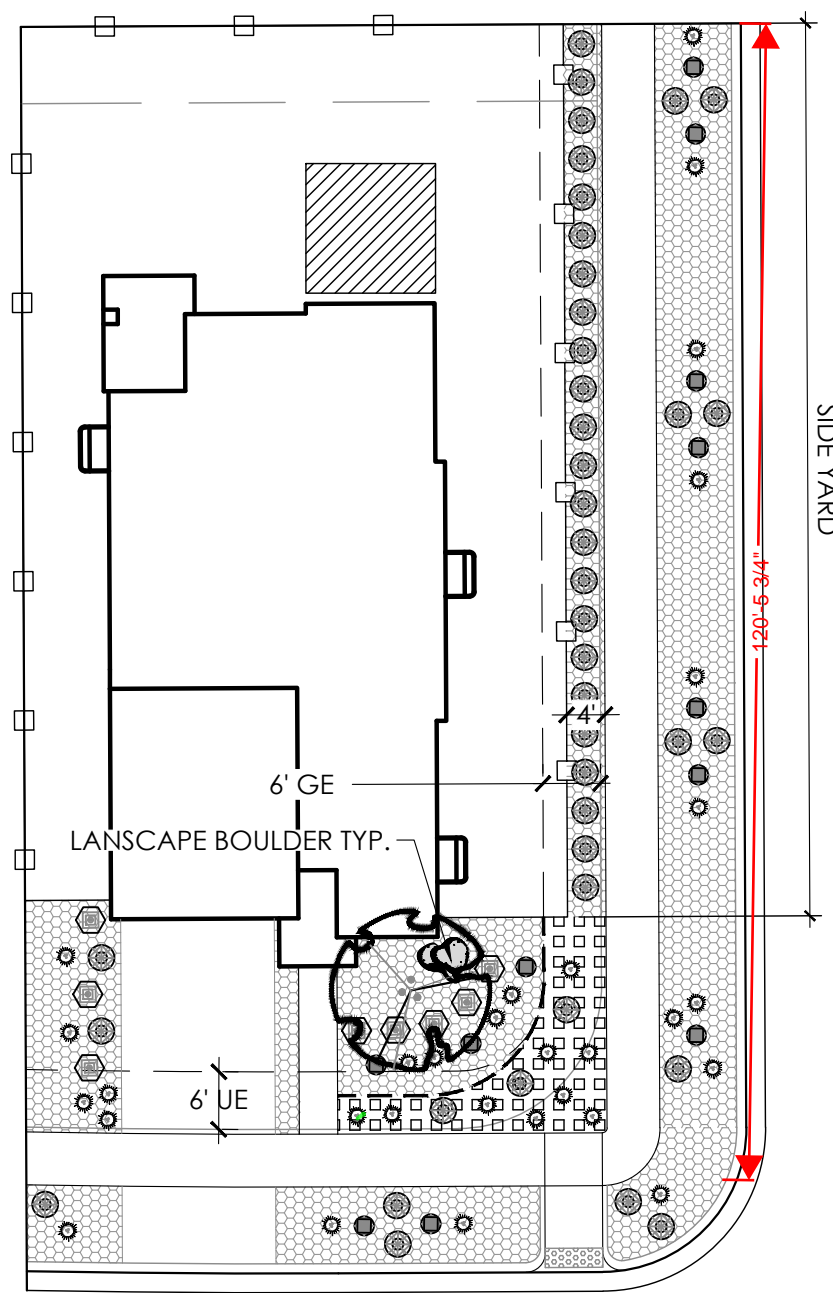
terracedesign
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

KEY

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

NOTE:

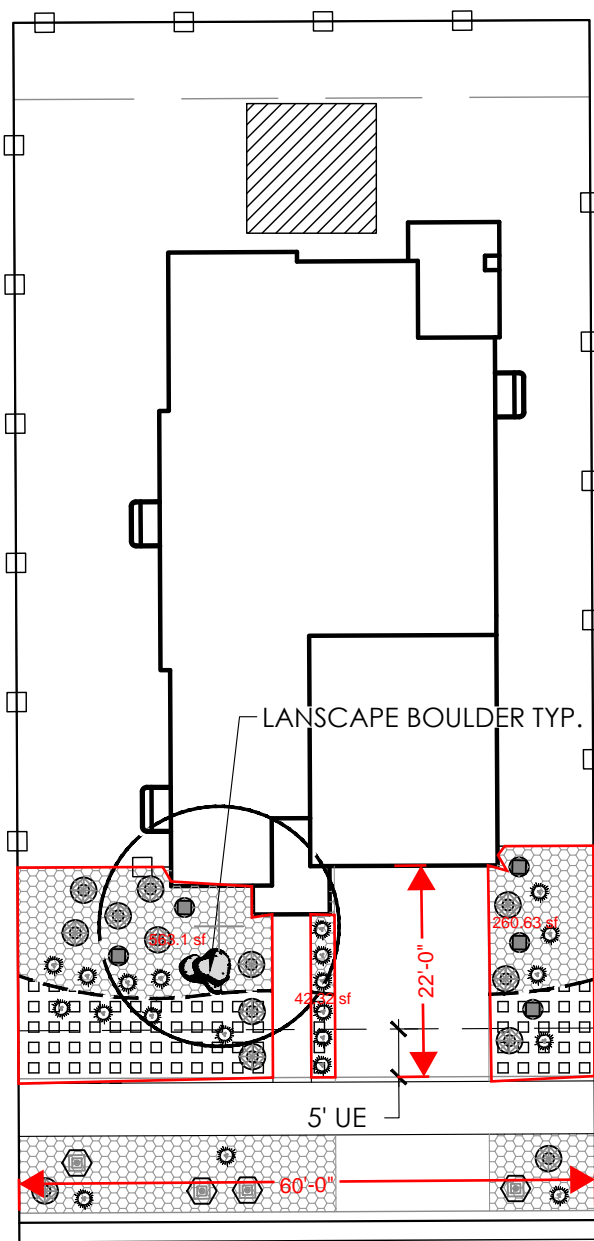
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- CURBSIDE LANDSCAPE SHALL BE A MINIMUM 5-GALLON SIZE.
- MAXIMUM HEIGHT OF SHRUBS AND GRASSES WITHIN THE CURBSIDE LANDSCAPE SHALL NOT EXCEED 26" AT MATURITY.
- EXACT PLACEMENT OF PLANT MATERIAL MAY VARY. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN THE SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
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- ONE TREE EQUIVALENT SHALL BE EQUAL TO TEN 5-GALLON SHRUBS; ONE 5 GALLON SHRUB EQUIVALENT SHALL BE EQUAL TO THREE 1 GALLON ORNAMENTAL GRASSES OR PERENNIALS.



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

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

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



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

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

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

quantity ok. doesn't match graphic

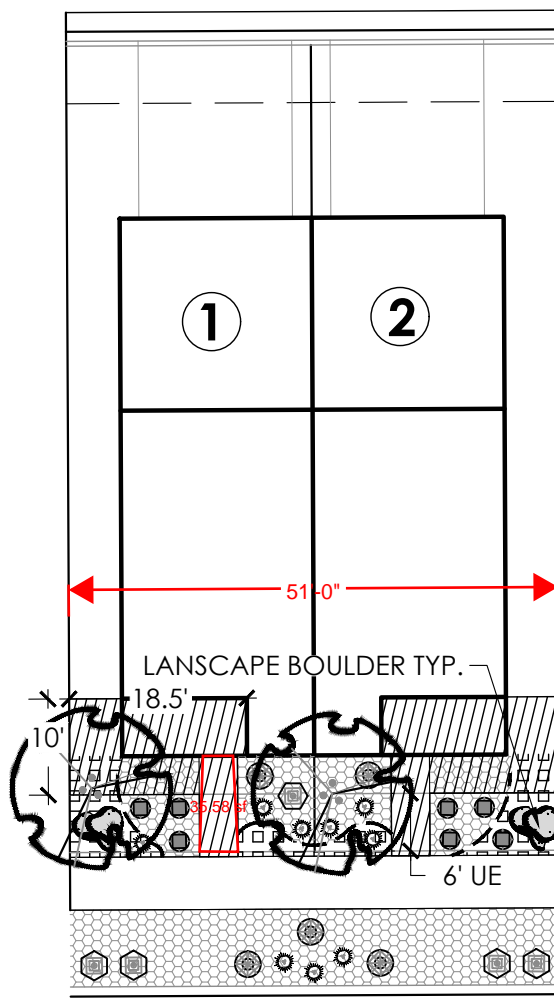
GRAPHIC AND TABLE UPDATED TO MATCH AND MEET REQUIREMENTS



H DUPLEX ALLEY-LOADED HOME (CORNER LOTS)

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

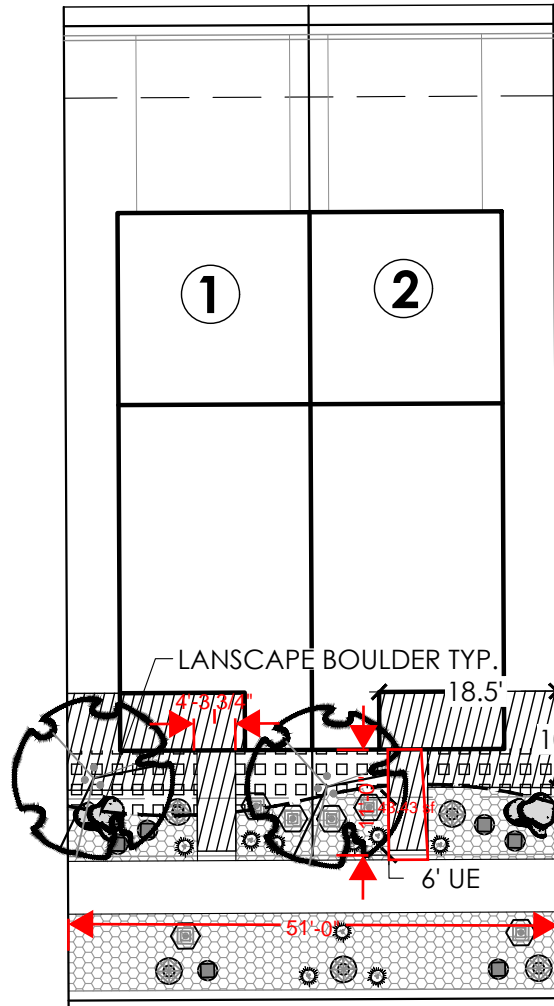
*REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES



I DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	5	3	226
LOT 2	1	5	3	226
FRONT YARD TOTAL	2	10	6	452
FRONT YARD CURB SIDE LANDSCAPE	N/A	7	3	408
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	7	3	408

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



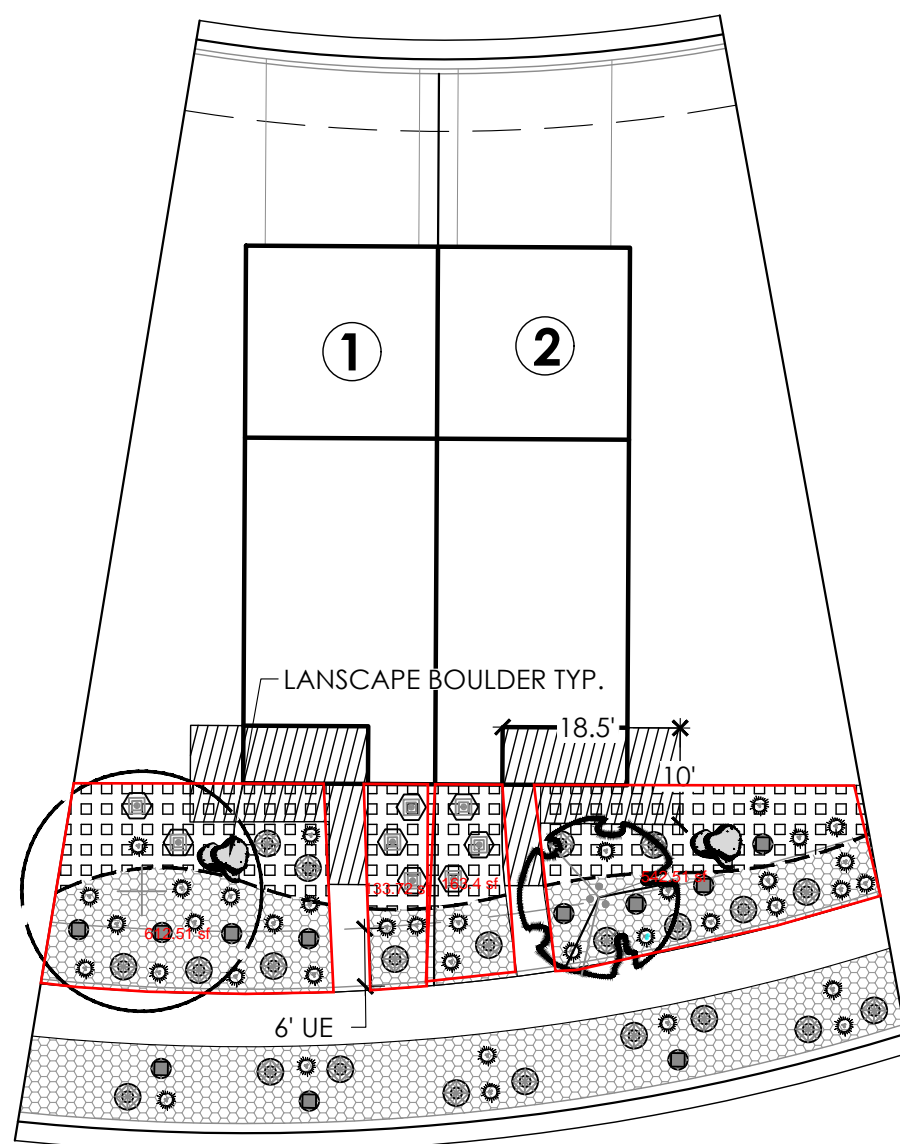
J DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	5	3	247
LOT 2	1	5	3	247
FRONT YARD TOTAL	2	10	6	494
FRONT YARD CURB SIDE LANDSCAPE	N/A	8	3	408
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	8	3	408

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

graphic doesn't match

GRAPHIC REVISED



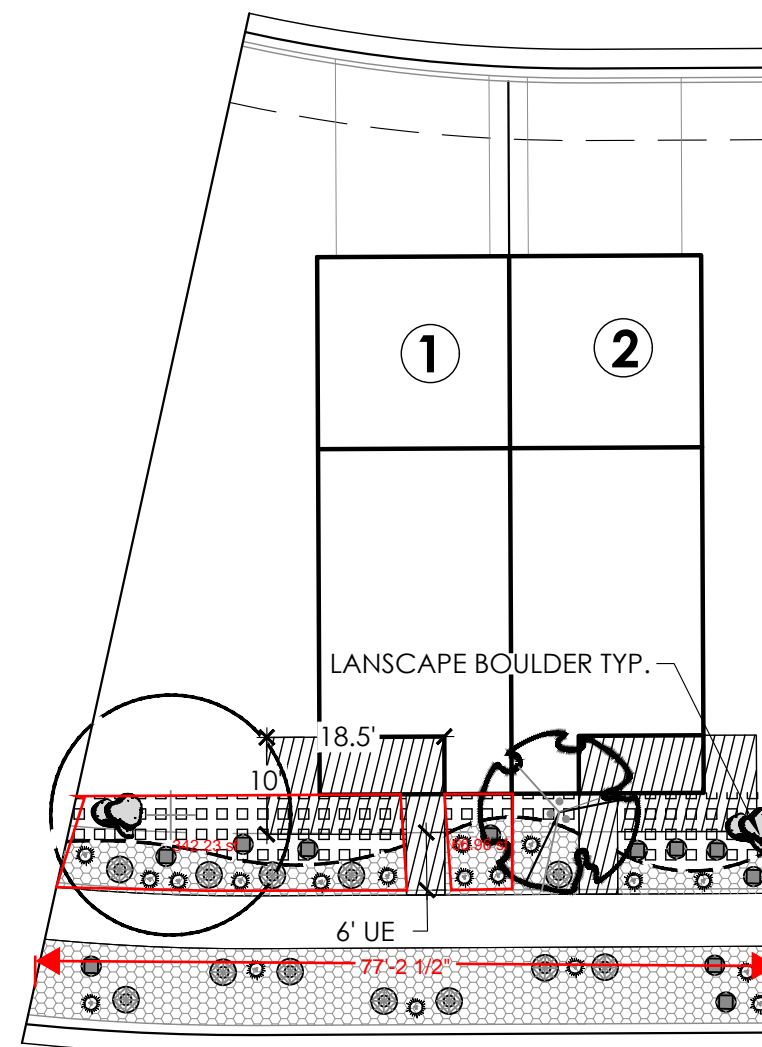
K DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	14	15	764
LOT 2	1	13	15	702
FRONT YARD TOTAL	2	27	30	1,466
FRONT YARD CURB SIDE LANDSCAPE	N/A	12	7	734
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	12	7	734

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

plant count doesn't match graphic

GRAPHIC REVISED



L DUPLEX ALLEY-LOADED HOME (MID BLOCK LOTS)

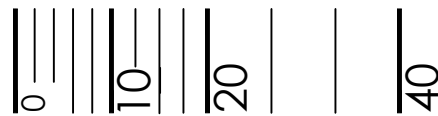
	TREES	SHRUBS	GRASSES/ PERENNIALS	TOTAL AREA
LOT 1	1	7	9	439
LOT 2	1	5	3	252
FRONT YARD TOTAL	2	12	12	691
FRONT YARD CURB SIDE LANDSCAPE	N/A	10	6	621
SIDE YARD CURB SIDE LANDSCAPE	N/A	N/A	N/A	N/A
CURB SIDE TOTAL	N/A	10	6	621

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: LANDSCAPE TYPICALS
DATE: August 15, 2024

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

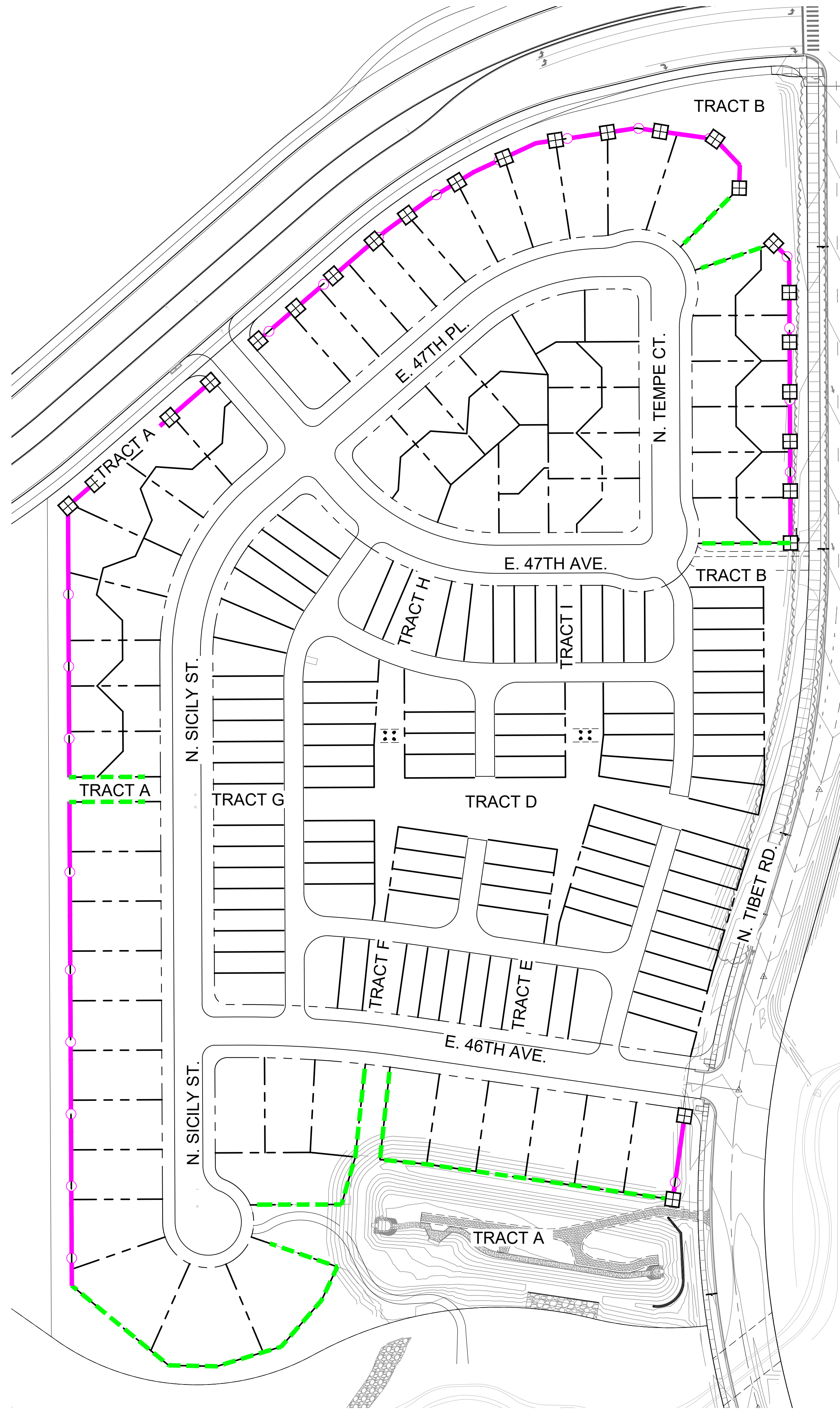
Scale: 1"= 20'-0"

NOT FOR CONSTRUCTION



SHEET 25

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\FILING 19\SUBMITTAL 211 1-SHEETS\F-10 FENCING PLAN.DWG
8/15/2024 2:08 PM
JOHN SIMMELINK



LEGEND
COLUMN



PRIVACY FENCE
MAINTAINED BY
METRO DISTRICT

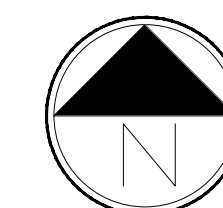


OPEN RAIL FENCE
MAINTAINED BY
DISTRICT



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

NOT FOR CONSTRUCTION



Scale: NTS

GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: OVERALL FENCING PLAN
DATE: August 15, 2024

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10200 E. Girard Ave, A-314
Denver, CO 80231
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SHEET 26