

GREEN VALLEY RANCH EAST SITE PLAN #19 W/ ADJUSTMENTS

NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION, RECORDED JANUARY 21, 2022 AT RECEPTION NO. 2022000006446, IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54", AN ARC LENGTH OF 33.55 FEET;
- SOUTH 03°28'34" WEST, A DISTANCE OF 11.02 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS, NORTH 87°30'17" WEST;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'25", AN ARC LENGTH OF 231.34 FEET;
- SOUTH 08°11'02" WEST, A DISTANCE OF 16.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021000117784, IN SAID OFFICIAL RECORDS;

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

- SOUTH 16°33'15" WEST, A DISTANCE OF 178.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
- SOUTH 08°08'50" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°08'50" WEST;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET TO THE NORTHERLY BOUNDARY OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 9, RECORDED MARCH 29, 2022 AT RECEPTION NO. 2022000027765, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 394.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°31'48" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING 4 COURSES:

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

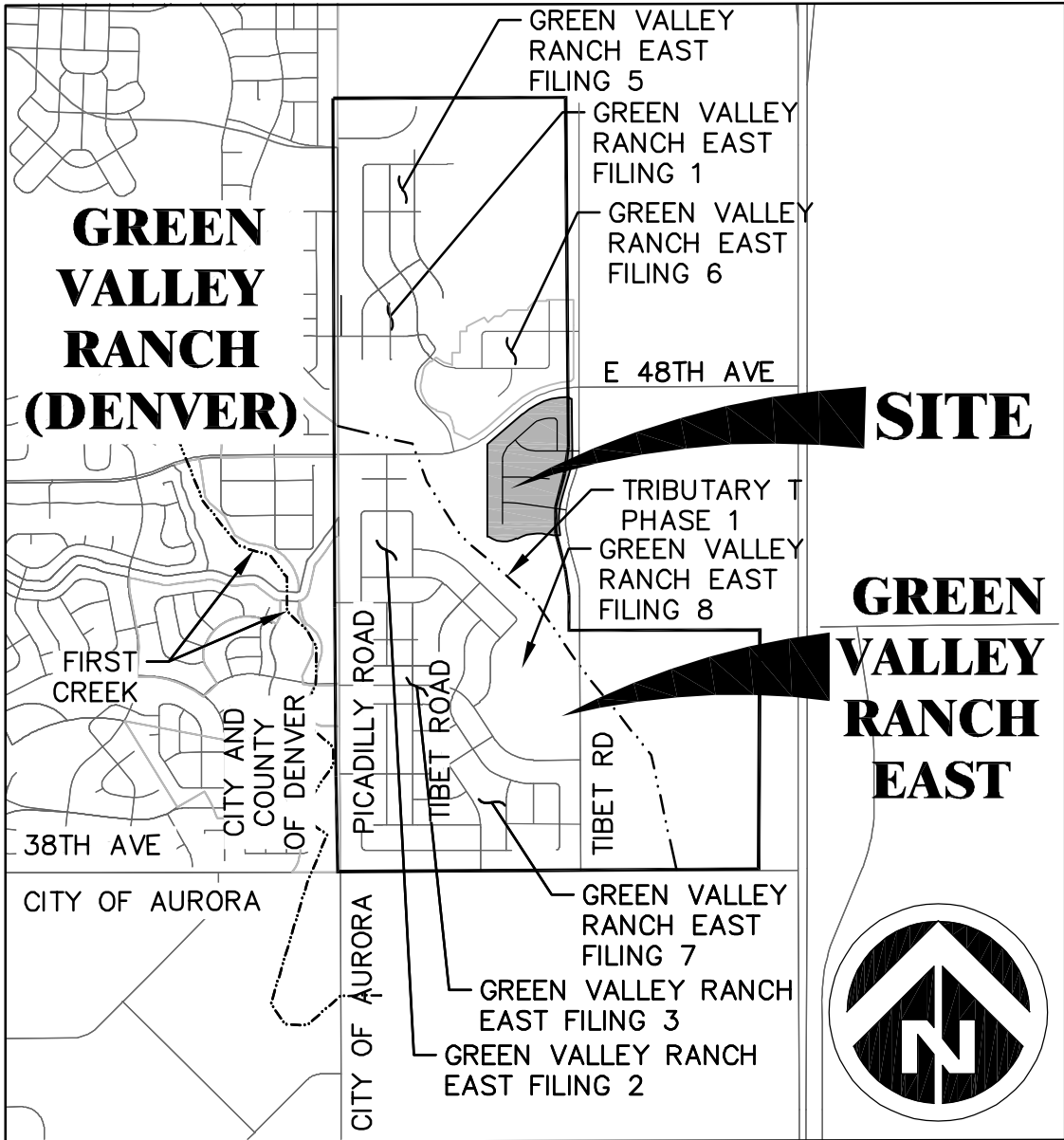
THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAST DESCRIBED TRACT A AND THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JUNE 1, 2006 AT RECEPTION NO. 20060601000437490, IN SAID OFFICIAL RECORDS, NORTH 00°16'48" WEST, A DISTANCE OF 1,012.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY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

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

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

CONTAINING AN AREA OF 26.804 ACRES, (1,167,582 SQUARE FEET), MORE OR LESS.

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



VICINITY MAP

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTIONS
3	NOTES AND LOT TABLES
4	PHASING PLAN
5	OVERALL SITE PLAN
6	COACH HOUSE TYPICALS
7 – 8	SITE PLAN
9	OVERALL UTILITY PLAN
10	SIGNING AND STRIPING PLAN
11 – 12	GRADING AND UTILITY PLAN
13	OVERALL LANDSCAPE PLAN
14 – 17	LANDSCAPE PLAN
18 – 21	LANDSCAPE DETAILS
22	HYDROZONE MAP
23	OVERALL LOT LANDSCAPE MAP
24 – 25	LANDSCAPE TYPICAL

PROJECT TEAM

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

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LOUISVILLE, CO 80027
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SURVEYOR:
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CONTACT: DAN DAVIS, P.L.S.
PHONE: (303) 713-1897

GEOTECHNICAL ENGINEER:
A.G. WASSENAAR, INC.
2180 S. IVANHOE ST.
DENVER, CO 80222
CONTACT: ROBERT BRANSON
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PLANNER/LANDSCAPE ARCHITECT:
TERRACINA DESIGN
10200 E. GIRARD AVE,
SUITE A-314
DENVER, CO 80231
CONTACTS:
MIKE WEIHER & LAYLA ROSALES
PHONE: (303) 632-8867

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

*SIDEWALKS, STREETS, CURB AND GUTTER

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

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

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ CHAIRMAN _____ DATE: _____

ATTEST: _____ MAYOR _____ DATE: _____

CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK, __ M,

THIS _____ DAY OF _____ AD. 20 _____.

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT: _____

AMENDMENTS

PROJECT BENCHMARK

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

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

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

Dewberry
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720.976.0177
Contact: Suzanne O. Sibel, PE
Email: Ssibel@dewberry.com

GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS

COVER SHEET

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303) 486-8500

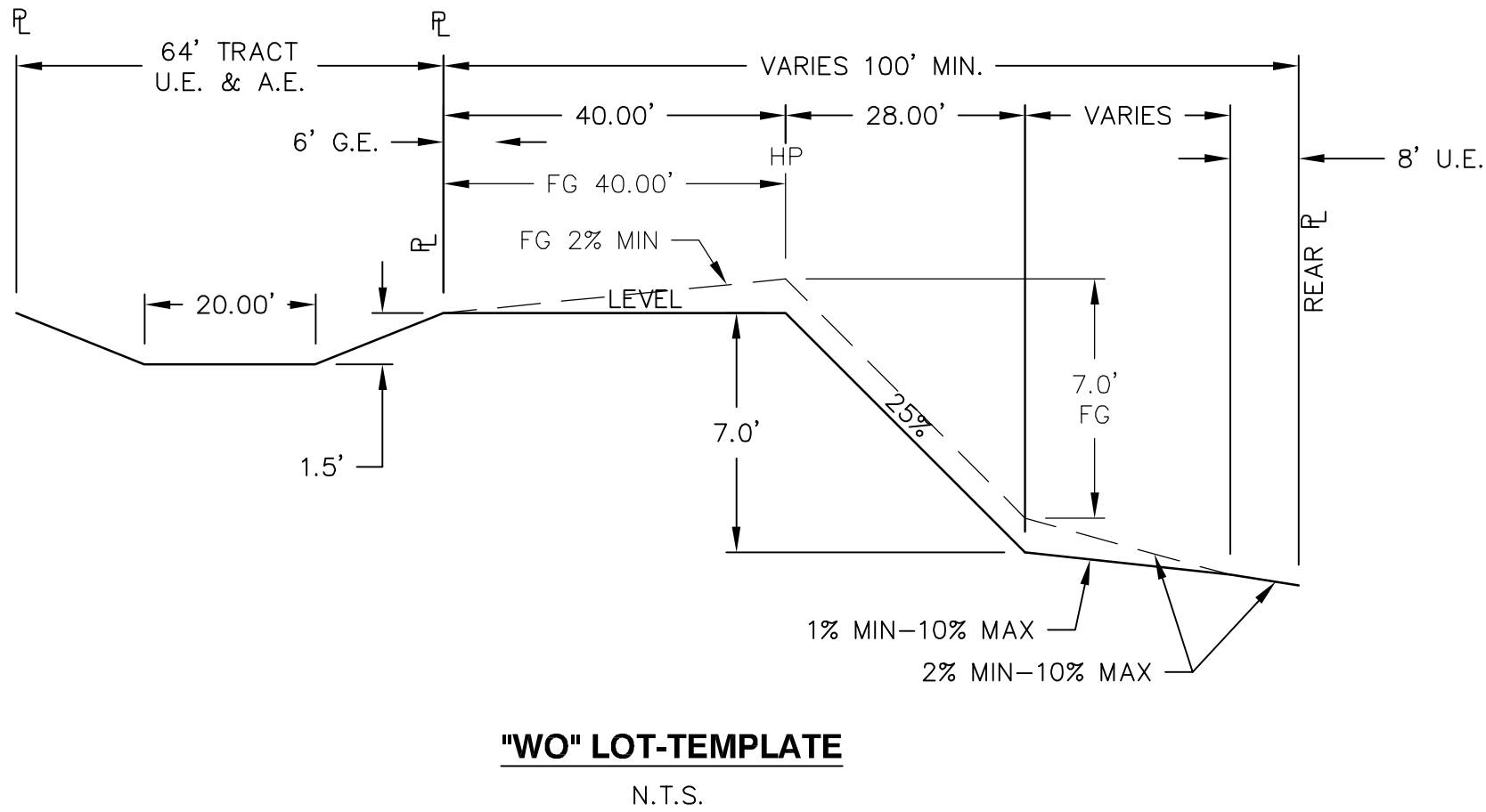
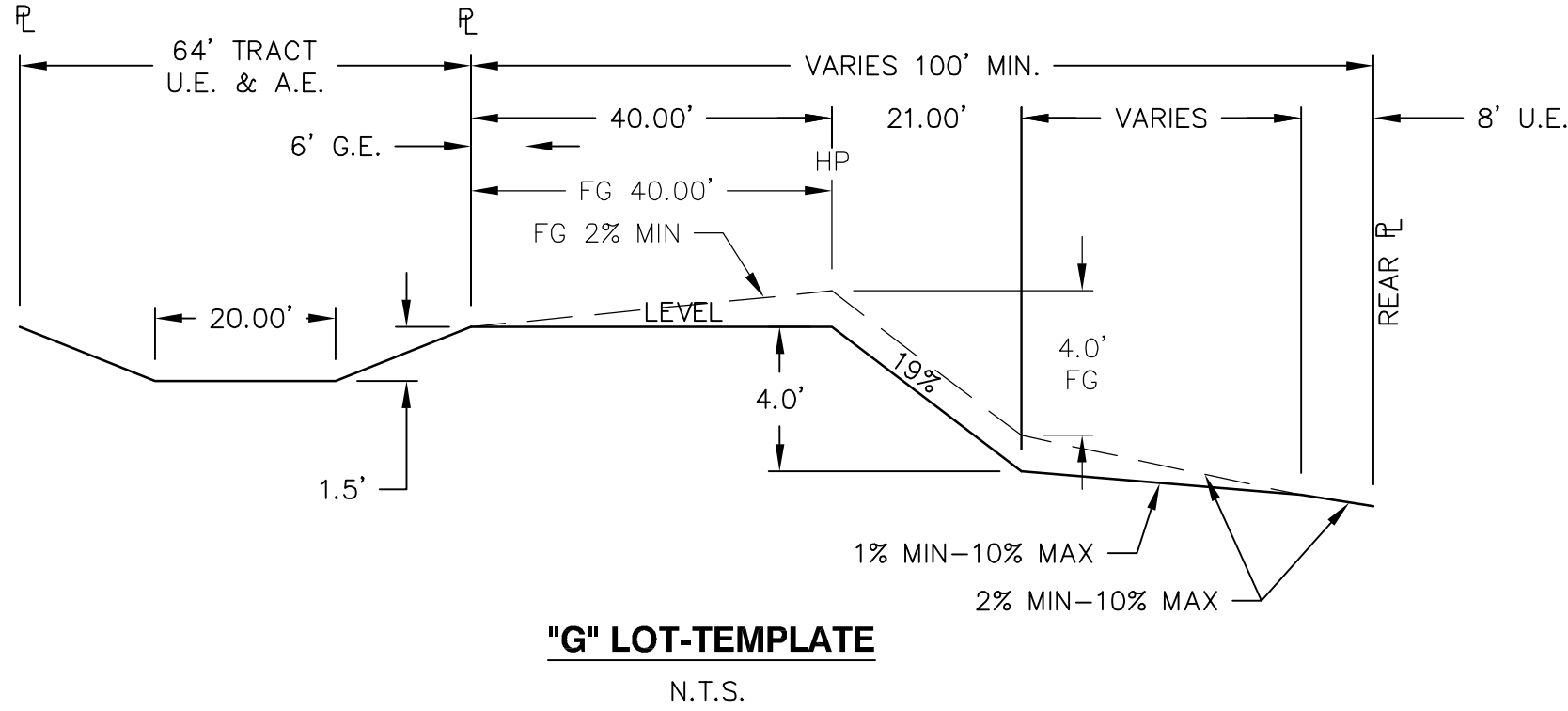
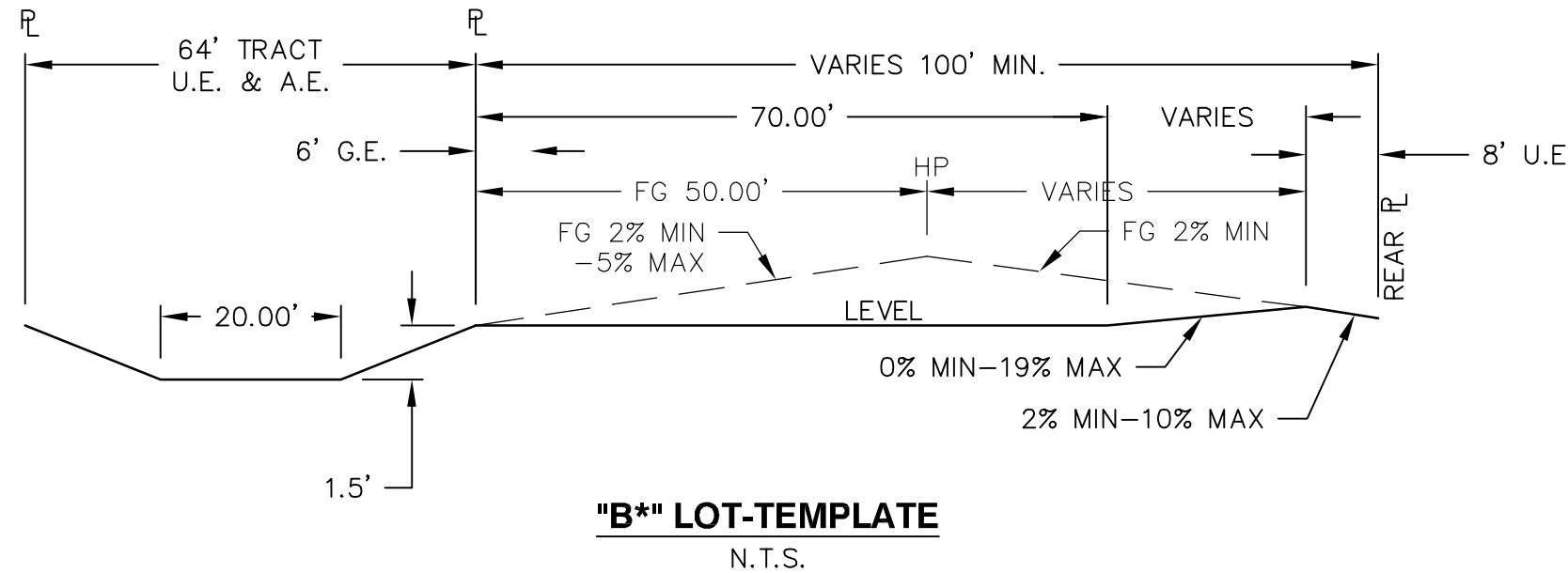
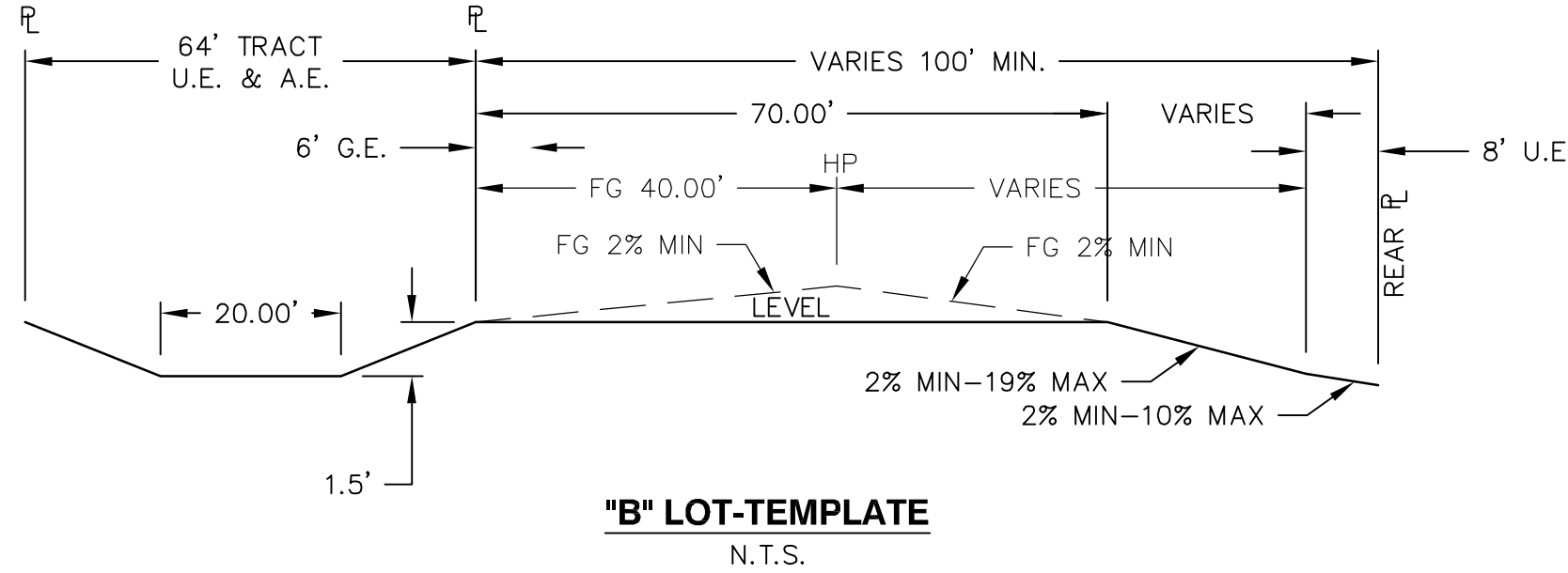
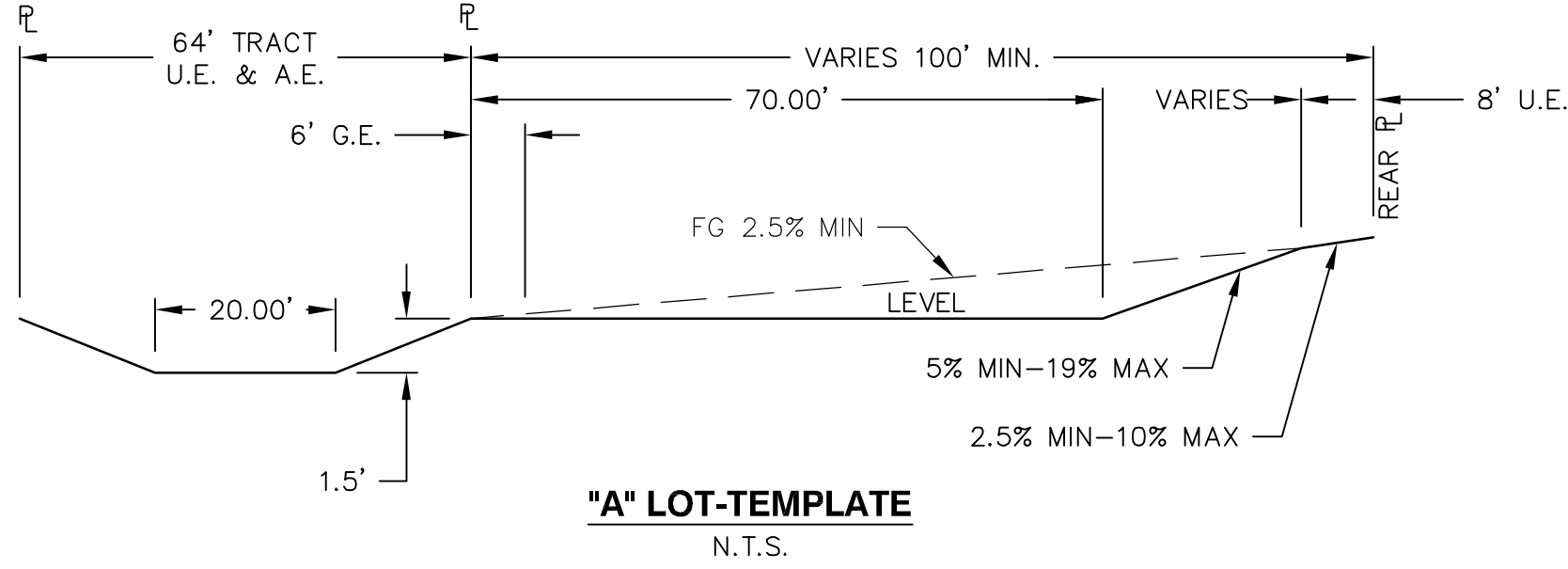
Contact: DAVID CARRO

DOCUMENT AMENDMENTS	
No.	Date
1	6/7/2024

Project Number: 50171427	Designed By: SDC KND	Checked By: SOS	Sheet Number: 1
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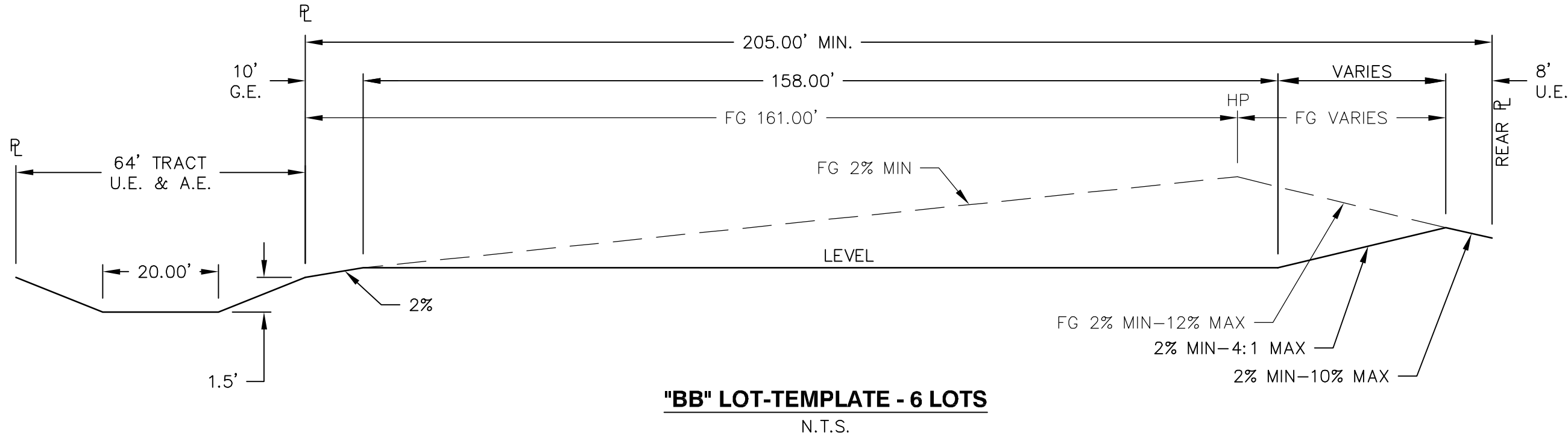
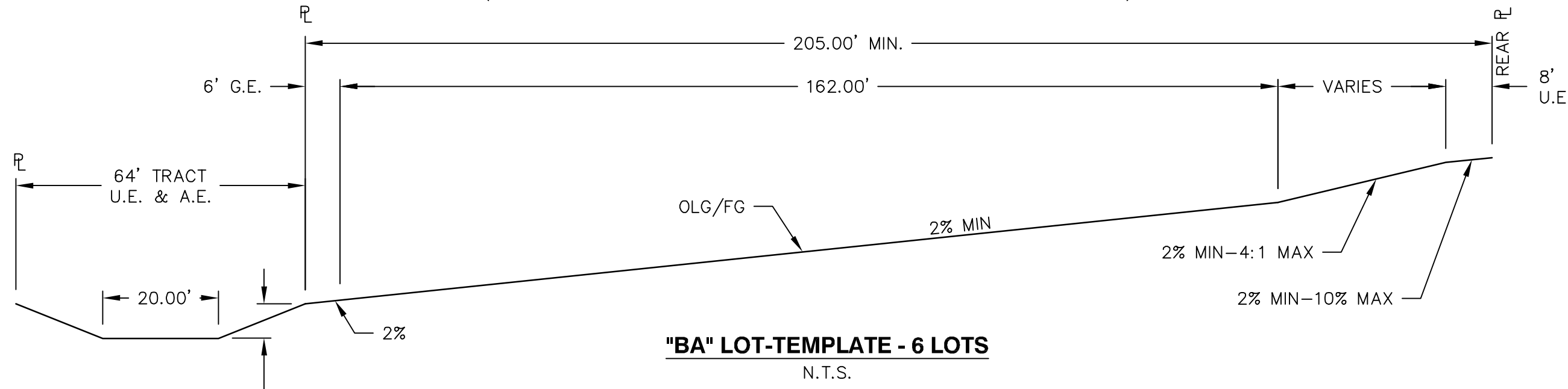
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SINGLE FAMILY DETACHED LOTS



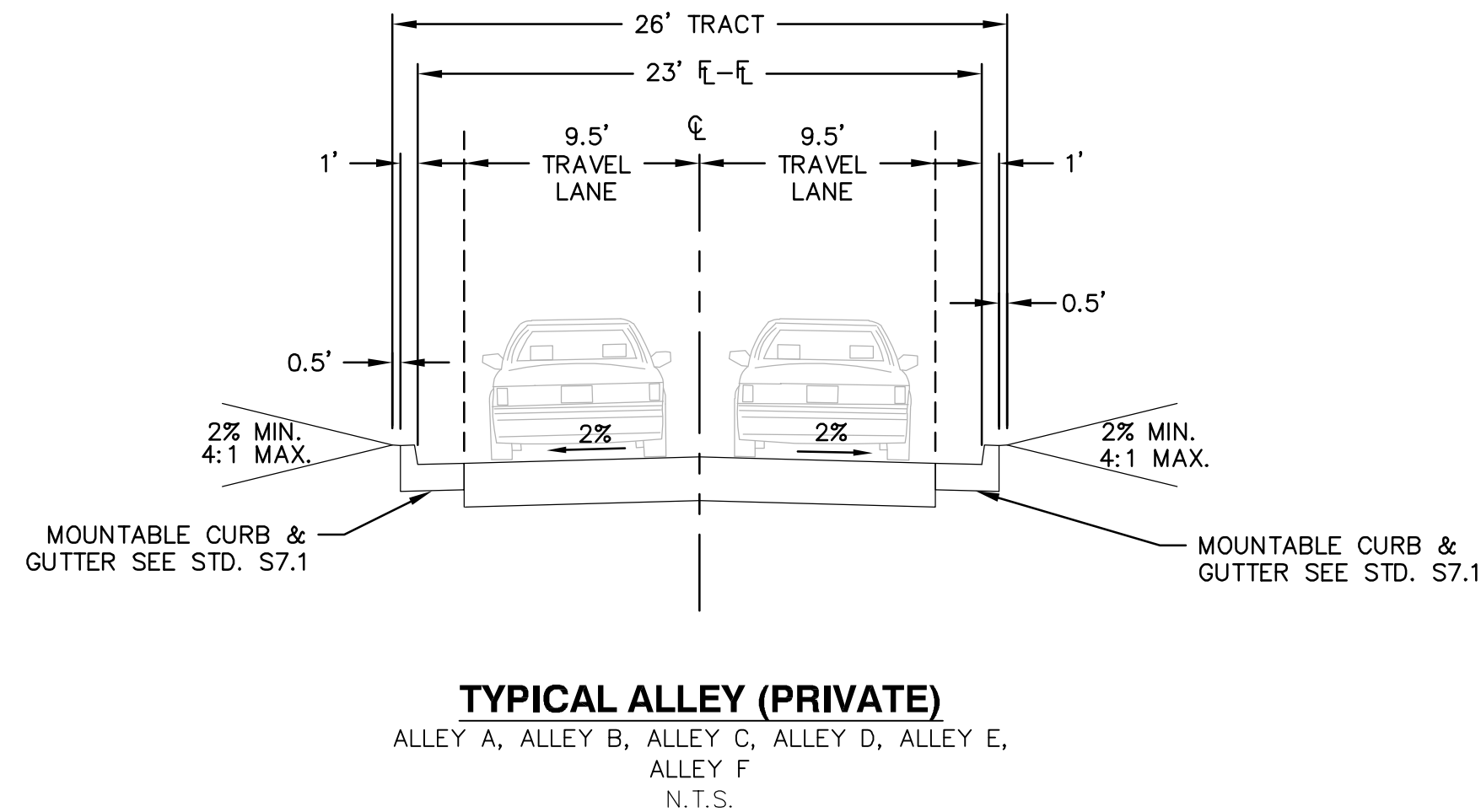
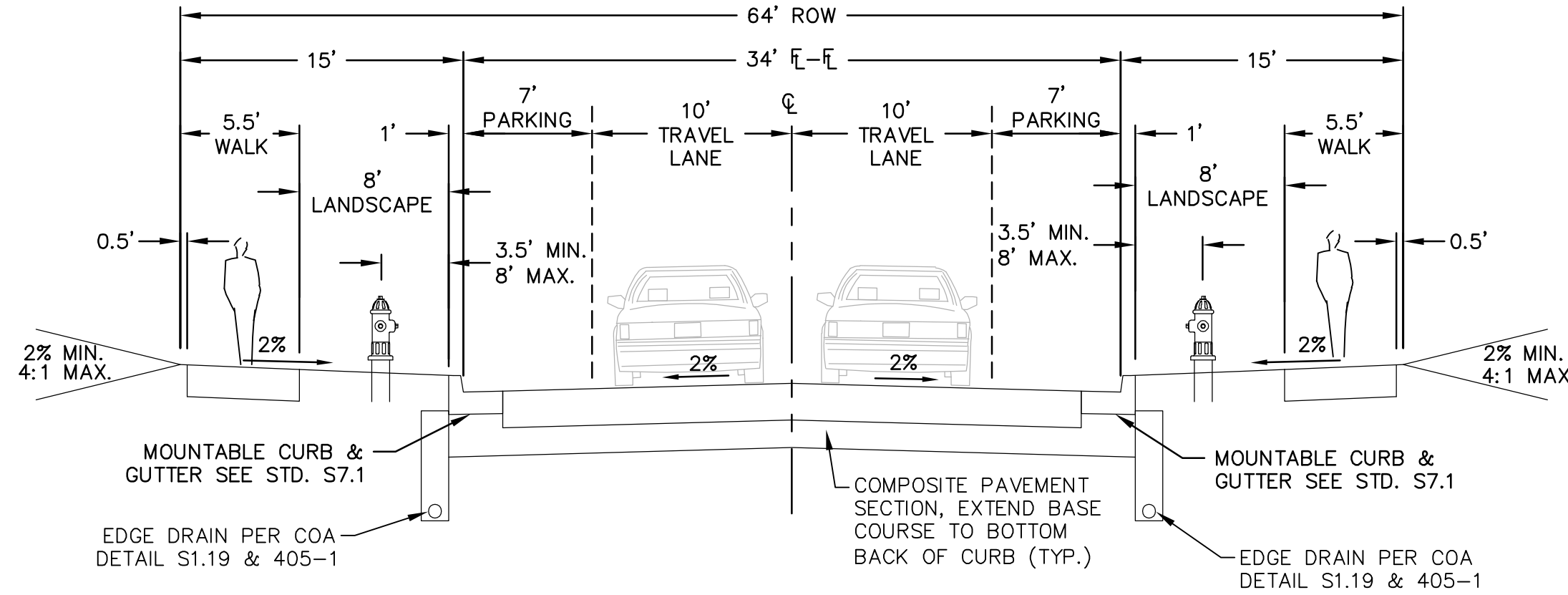
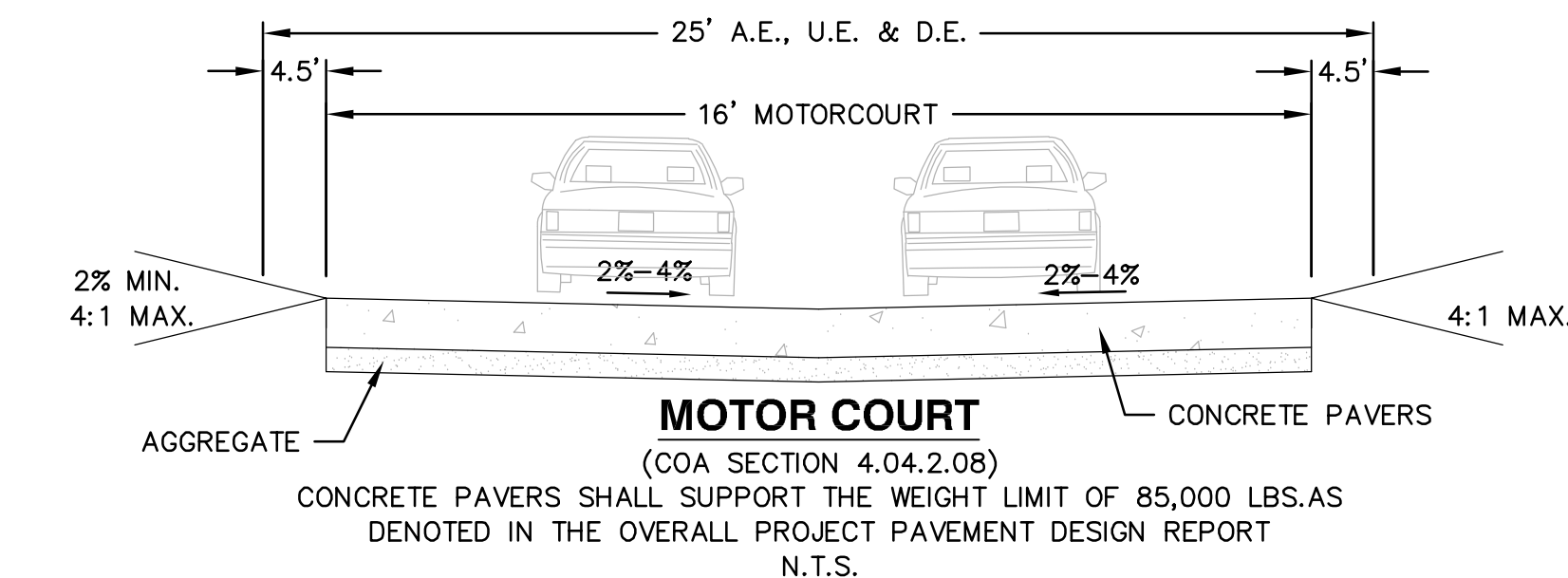
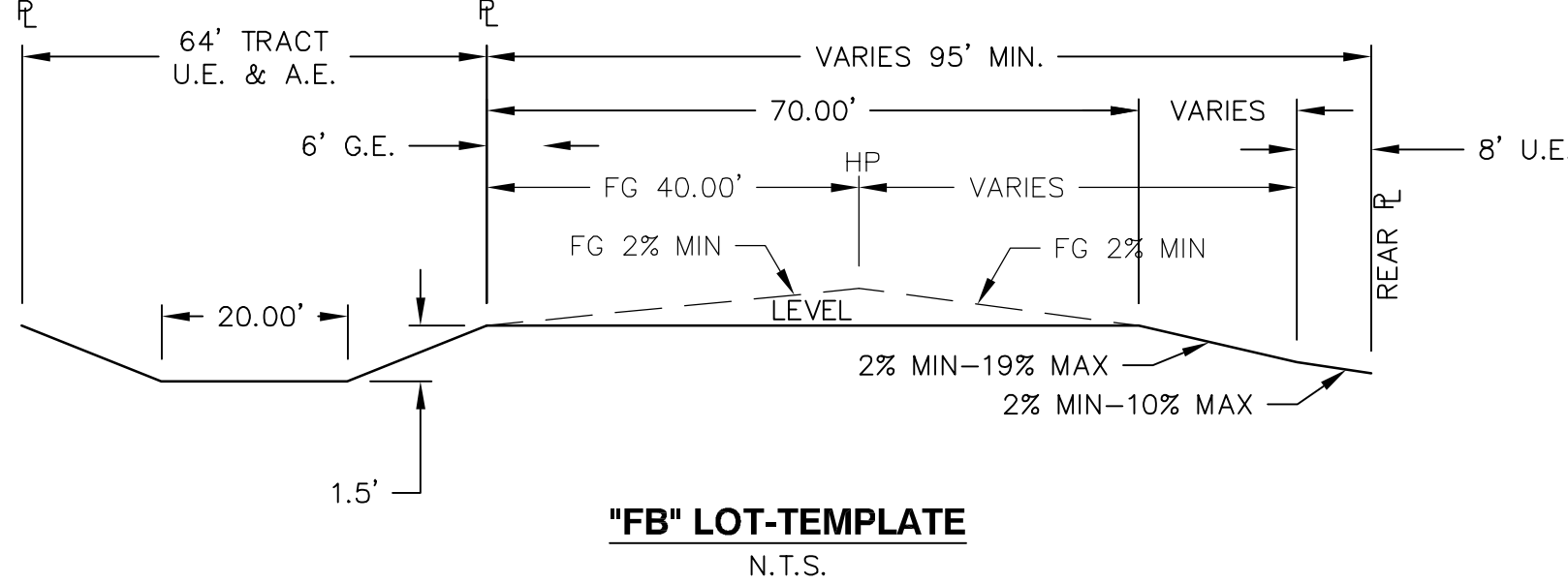
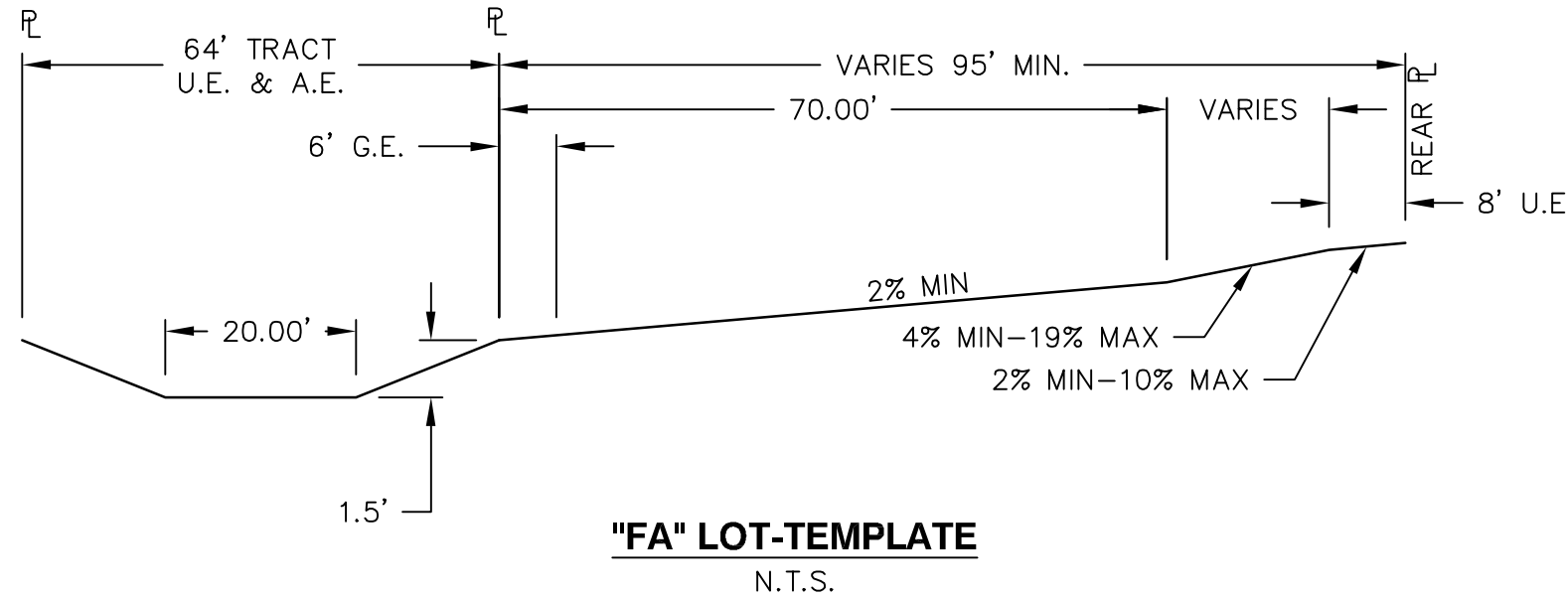
SINGLE FAMILY DETACHED MOTOR COURT

(A GROUPING OF 5-6, OR 3 IN A ROW, SINGLE FAMILY DWELLING UNIT)



TWO-FAMILY ATTACHED LOTS

(STREET FRONT-LOAD, DUPLEX DWELLING UNIT)



DOCUMENT AMENDMENTS	
No.	Date
1	6/7/2024

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LIST OF ACRONYMS AND ABBREVIATIONS

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

REQUIRED SITE PLAN NOTES

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

NOTES

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

LOT DATA TABLE BLOCK 1			
LOT #	AREA (SQ. FT.)	FRONTAGE	CLASSIFICATION
1	6600	57.00	SINGLE FAMILY DETACHED
2	6600	60.00	SINGLE FAMILY DETACHED
3	6600	60.00	SINGLE FAMILY DETACHED
4	6600	60.00	SINGLE FAMILY DETACHED
5	6600	60.00	SINGLE FAMILY DETACHED SMALL
6	6503	60.40	SINGLE FAMILY DETACHED SMALL
7	6511	61.00	SINGLE FAMILY DETACHED SMALL
8	6558	61.00	SINGLE FAMILY DETACHED
9	6848	45.00	SINGLE FAMILY DETACHED
10	9009	81.84	SINGLE FAMILY DETACHED
11	10471	46.10	SINGLE FAMILY DETACHED SMALL
12	11053	45.11	SINGLE FAMILY DETACHED SMALL
13	10516	45.03	SINGLE FAMILY DETACHED SMALL
14	7217	46.07	SINGLE FAMILY DETACHED 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	MOTORCOURT
24	3094	N/A	MOTORCOURT
25	3094	N/A	MOTORCOURT
26	2956	55.00	MOTORCOURT
27	2959	55.01	MOTORCOURT
28	3094	N/A	MOTORCOURT
29	3919	N/A	MOTORCOURT
30	3807	52.86	MOTORCOURT
31	3787	53.02	MOTORCOURT
32	5088	N/A	MOTORCOURT
33	4933	N/A	MOTORCOURT
34	3768	52.94	MOTORCOURT
35	3714	52.79	MOTORCOURT
36	3852	N/A	MOTORCOURT
37	3445	N/A	MOTORCOURT
38	3694	36.92	MOTORCOURT

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

LOT DATA TABLE BLOCK 2			
LOT #	SQ. FOOTAGE	FRONTAGE	CLASSIFICATION
1	6551	45.00	SINGLE FAMILY DETACHED
2	5060	46.00	SINGLE FAMILY DETACHED SMALL
3	5060	46.00	SINGLE FAMILY DETACHED SMALL
4	5060	46.00	SINGLE FAMILY DETACHED SMALL
5	4978	46.02	SINGLE FAMILY DETACHED SMALL
6	6312	46.05	SINGLE FAMILY DETACHED SMALL
7	6095	46.05	SINGLE FAMILY DETACHED SMALL
8	6569	46.05	SINGLE FAMILY DETACHED SMALL
9	6651	46.04	SINGLE FAMILY DETACHED SMALL
10	7921	46.91	SINGLE FAMILY DETACHED SMALL
11	9344	47.12	SINGLE FAMILY DETACHED SMALL
12	4119	56.13	MOTORCOURT
13	3962	N/A	MOTORCOURT
14	3095	N/A	MOTORCOURT
15	3388	55.13	MOTORCOURT
16	3395	55.00	MOTORCOURT
17	3095	N/A	MOTORCOURT
18	3094	N/A	MOTORCOURT
19	3395	55.00	MOTORCOURT
20	3395	49.57	MOTORCOURT
21	3094	N/A	MOTORCOURT
22	3094	N/A	MOTORCOURT
23	3096	56.04	MOTORCOURT
24	2173	26.01	TWO FAMILY DUPLEX
25	2142	25.50	TWO FAMILY DUPLEX
26	2142	25.50	TWO FAMILY DUPLEX
27	2142	25.50	TWO FAMILY DUPLEX
28	2142	25.50	TWO FAMILY DUPLEX
29	2142	25.50	TWO FAMILY DUPLEX
30	2142	25.50	TWO FAMILY DUPLEX
31	2148	25.51	TWO FAMILY DUPLEX
32	2588	25.01	TWO FAMILY DUPLEX
33	2729	26.43	TWO FAMILY DUPLEX
34	2142	25.50	TWO FAMILY DUPLEX
35	2142	25.50	TWO FAMILY DUPLEX
36	2142	25.50	TWO FAMILY DUPLEX
37	2142	25.50	TWO FAMILY DUPLEX
38	2142	25.50	TWO FAMILY DUPLEX
39	2142	25.50	TWO FAMILY DUPLEX
40	2154	25.50	TWO FAMILY DUPLEX
41	2175	25.50	TWO FAMILY DUPLEX
42	2187	25.51	TWO FAMILY DUPLEX
43	3119	42.70	TWO FAMILY DUPLEX
44	3381	37.86	TWO FAMILY DUPLEX
45	2167	25.50	TWO FAMILY DUPLEX
46	2168	25.50	TWO FAMILY DUPLEX
47	2168	25.50	TWO FAMILY DUPLEX
48	2167	25.50	TWO FAMILY DUPLEX
49	2167	25.50	TWO FAMILY DUPLEX
50	2167	25.50	TWO FAMILY DUPLEX
51	2167	25.50	TWO FAMILY DUPLEX
52	2168	25.50	TWO FAMILY DUPLEX
53	3441	38.21	TWO FAMILY DUPLEX
54	3164	23.00	TWO FAMILY DUPLEX
55	2142	25.50	TWO FAMILY DUPLEX
56	2142	25.50	TWO FAMILY DUPLEX

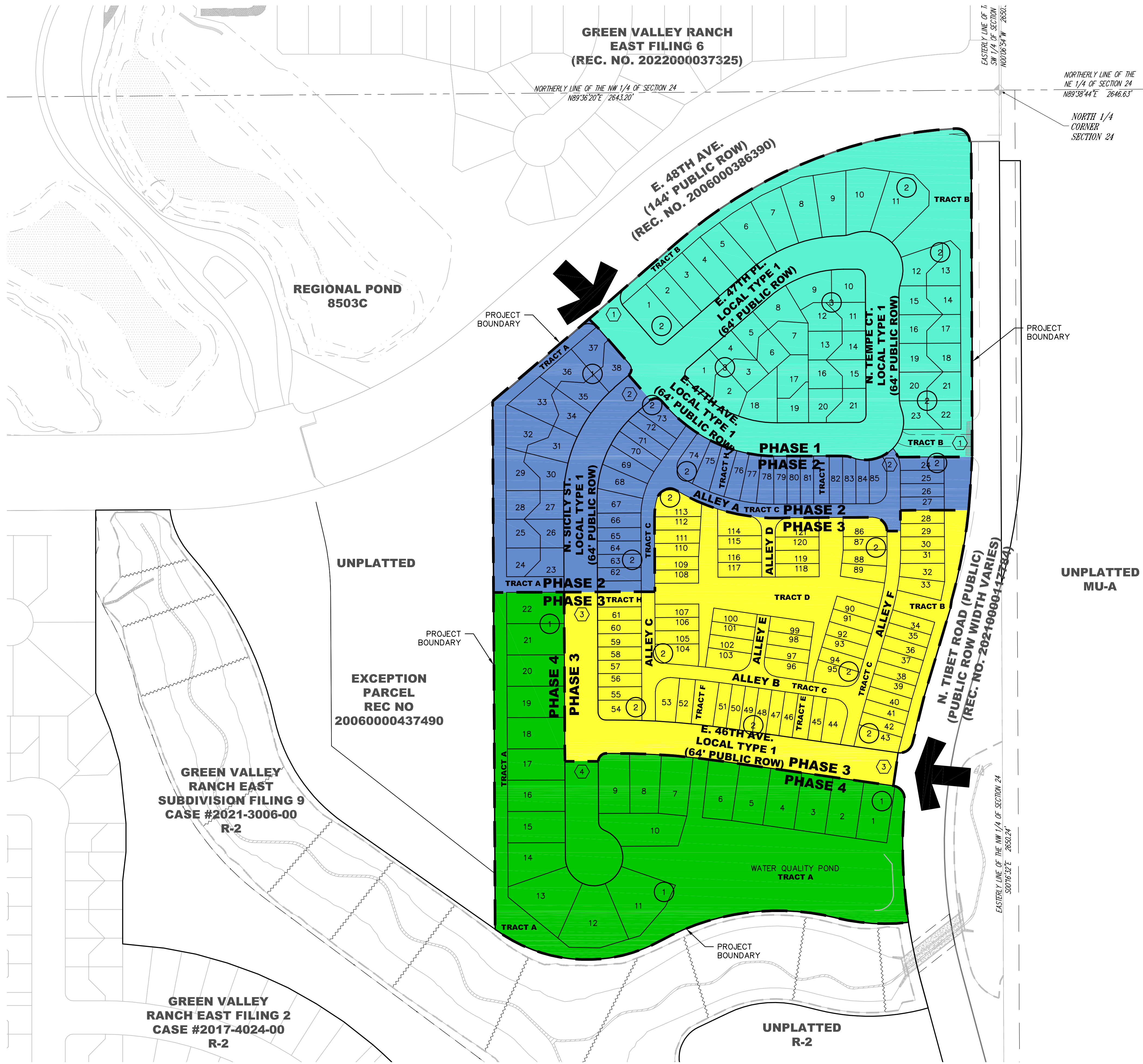
57	2142	25.50	TWO FAMILY DUPLEX
58	2142	25.50	TWO FAMILY DUPLEX
59	2142	25.50	TWO FAMILY DUPLEX
60	2142	25.50	TWO FAMILY DUPLEX
61	2142	25.50	TWO FAMILY DUPLEX
62	2142	25.50	TWO FAMILY DUPLEX
63	2142	25.50	TWO FAMILY DUPLEX
64	2142	25.50	TWO FAMILY DUPLEX
65	2142	25.50	TWO FAMILY DUPLEX
66	2353	28.00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

GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

NOTES

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



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

KEYNOTE

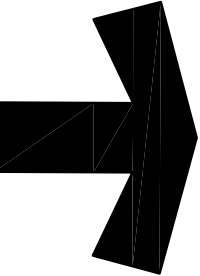
- E. 48TH AVE. AND AN EMERGENCY ACCESS TO N. TIBET RD. TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 1. WATER LINE BETWEEN E.48TH AVE. AND N. TIBET RD. WILL CREATE THE REQUIRED LOOPED WATER SUPPLY. SEE SHEET 9 FOR WATER LINE ROUTING.
- N. SICILY ST. AND ALLEY F TO PROVIDE 2 POINTS OF ACCESS FOR PHASE 2 CONSTRUCTION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

NOTES:

- THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF THE BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROAD...(2015 IFCD107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN 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.

PHASING LEGEND

- PHASE 1 - WATER QUALITY POND AND SANITARY SEWER ALONG N. SICILY ST. AND E. 46TH AVE, OUTSIDE OF PHASE 1 LIMITS. WILL ALSO BE BUILT WITH PHASE 1
- PHASE 2 - ALL REMAINING WET UTILITIES ALONG SICILY ST., E. 46TH AVE., ALLEY A, ALLEY C, AND ALLEY F, OUTSIDE OF THE PHASE 2 LIMITS, WILL ALSO BE BUILT WITH PHASE 2
- PHASE 3 - ALL REMAINING WET UTILITIES ALONG ALLEY B, ALLEY D, ALLEY E, AND TRACT D WILL BE BUILT WITH PHASE 3
- PHASE 4



ENTRY POINT

SYMBOLS AND LINETYPES LEGEND

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

Dewberry
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Contact: Suzanne O. Sibel, PE
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GREEN VALLEY RANCH EAST SITE PLAN #19 W/ ADJUSTMENTS

PHASING PLAN

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

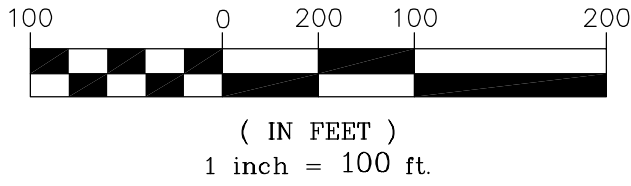
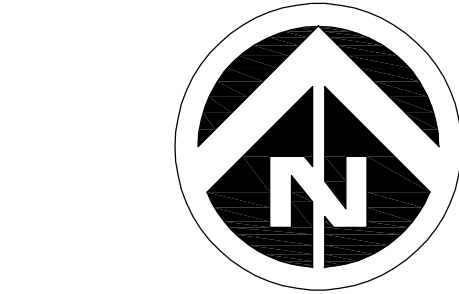
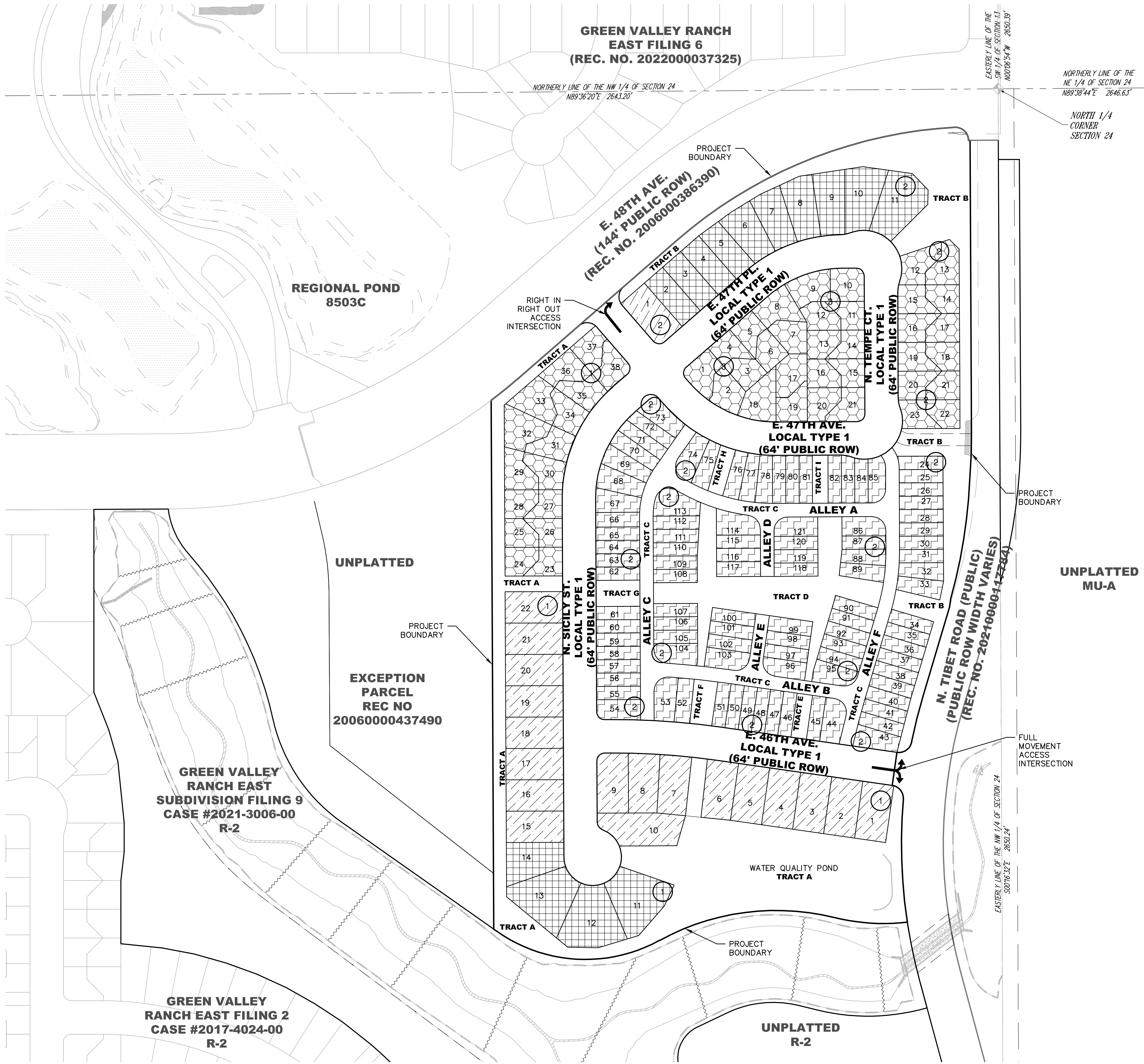
Tel: (303)486-8500

Contact: DAVID CARRO

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

Project Number: 50171427	Designed By: SDC	Drawn By: KND	Checked By: SOS	Sheet Number: 4
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J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAN-PTO-OSP.DWG 6/11/2024 4:28 PM MENAH, JULIE

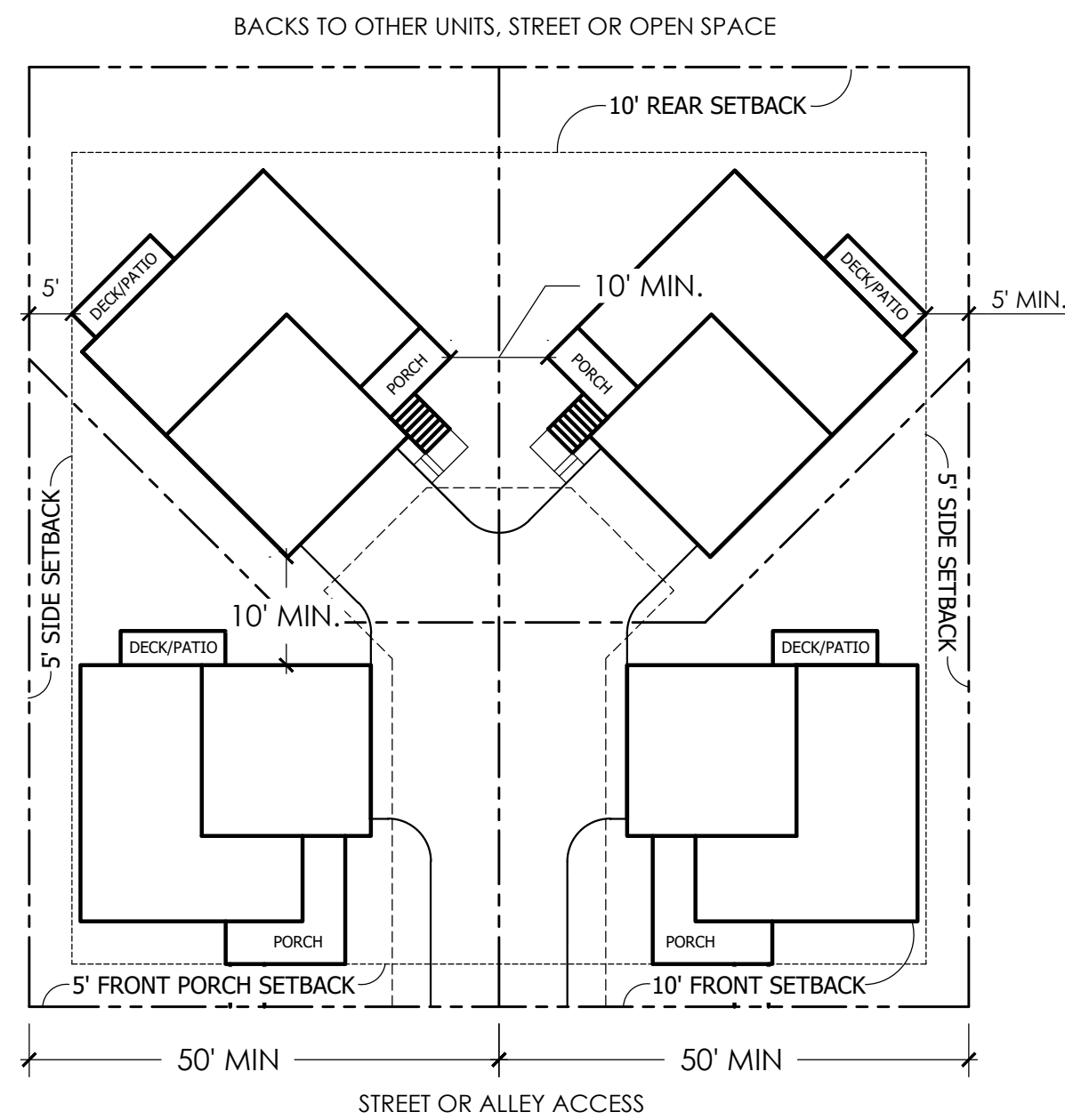


GREEN VALLEY RANCH EAST FILING 22 LOT SUMMARY TABLE				
DESCRIPTION	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
SINGLE FAMILY DETACHED SMALL	14	7.78%	14	
SINGLE FAMILY DETACHED	19	10.56%		
SINGLE FAMILY MOTORCOURT	49	27.22%	49	
TWO FAMILY DUPLEX	98	54.44%	98	
SUBTOTAL	180	100%	161	89%

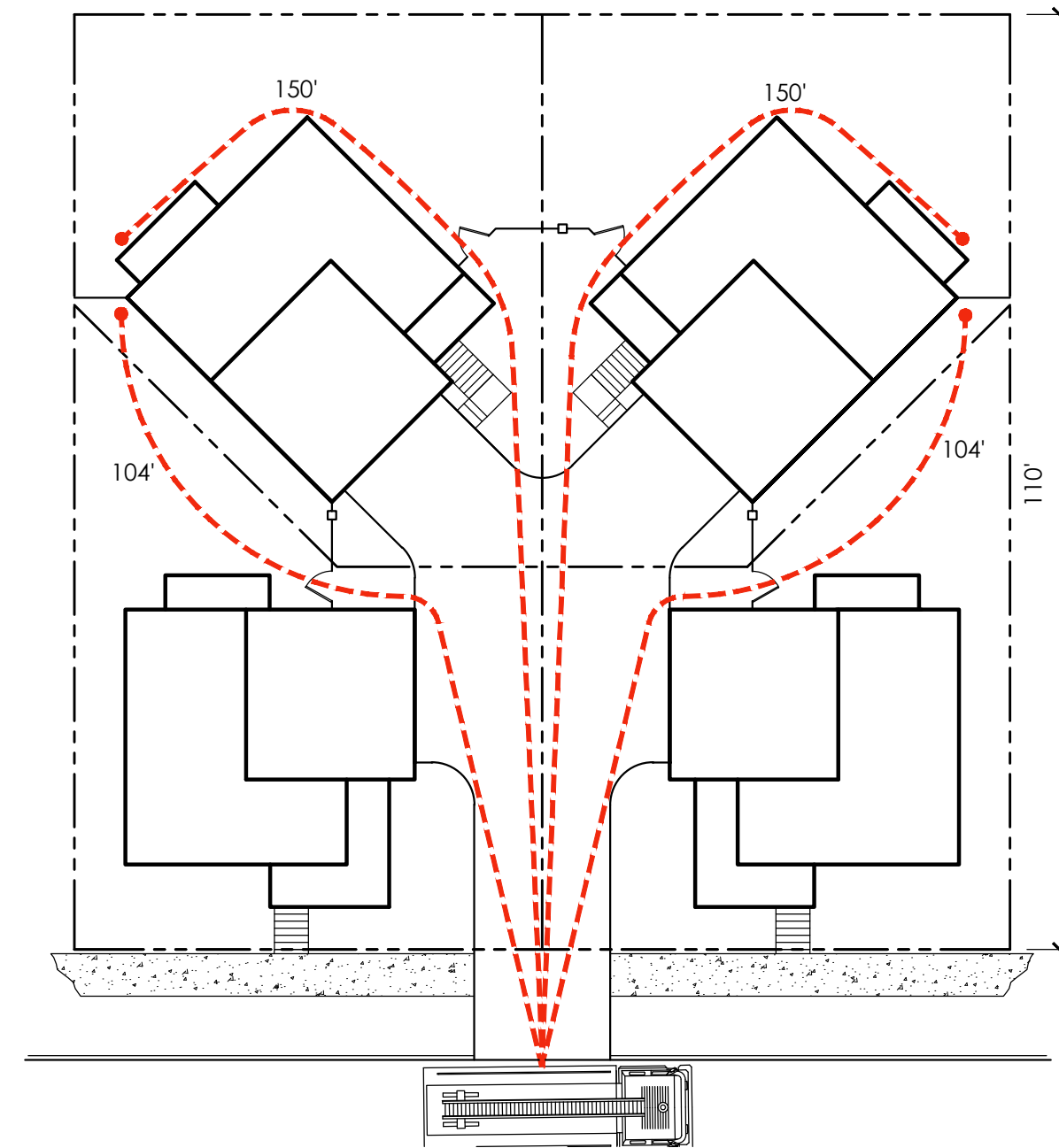
LOT CLASSIFICATION		
BLOCK	LOT	CLASSIFICATION
1	1-10, 15-22	SFD
1	11-14	SFD SMALL
1	23-38	MOTORCOURT
2	1	SFD
2	2-11	SFD SMALL
2	12-23	MOTORCOURT
2	24-121	TWO FAMILY DUPLEX
3	1-21	MOTORCOURT

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

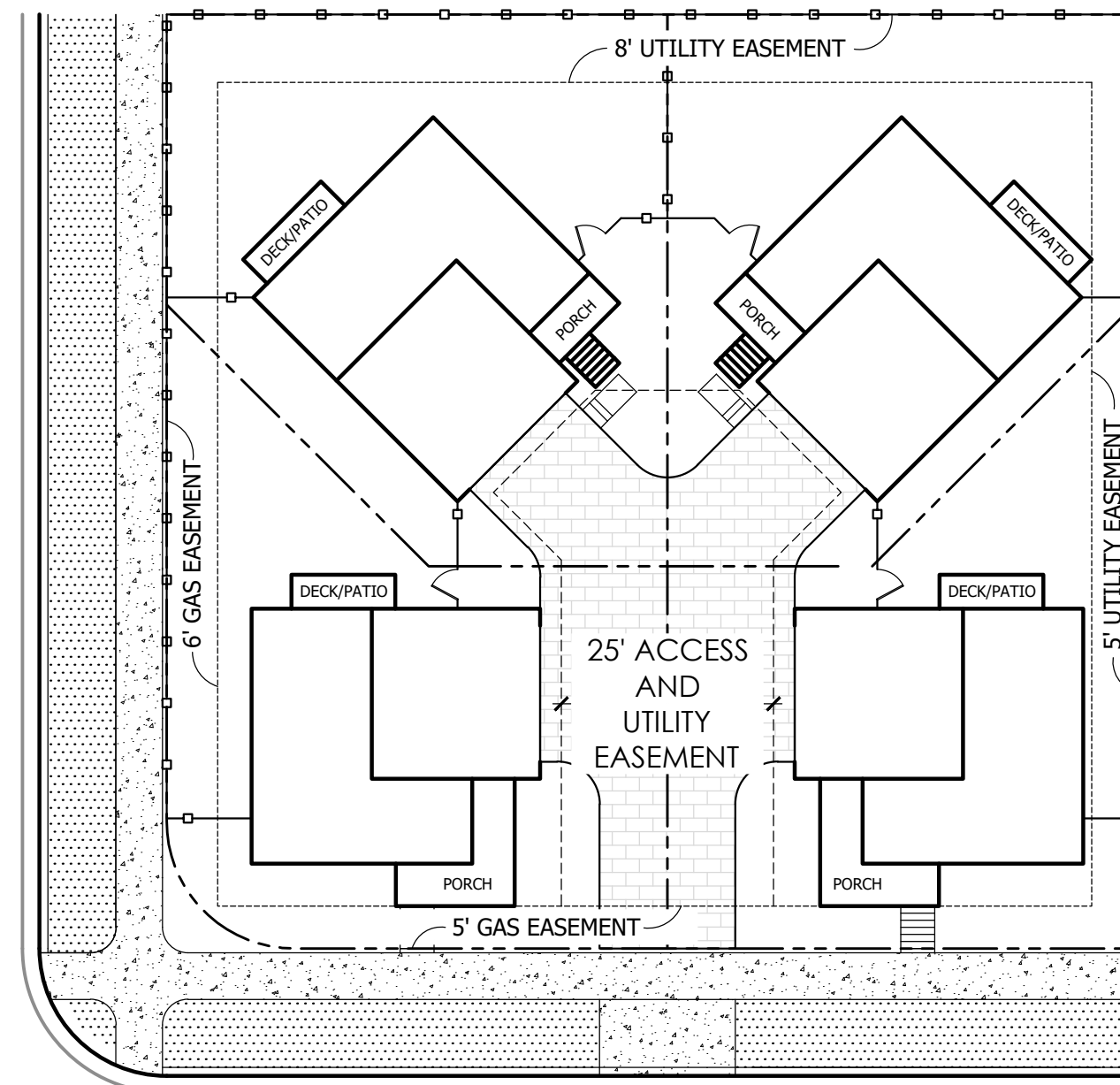
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 10\CAD\SUBMITTALS\SITE PLAN SUB 111.1-SHEETS\F.10 ARCHITECTURE.DWG
6/24/2024 1:01 PM
MIKE WEIHER



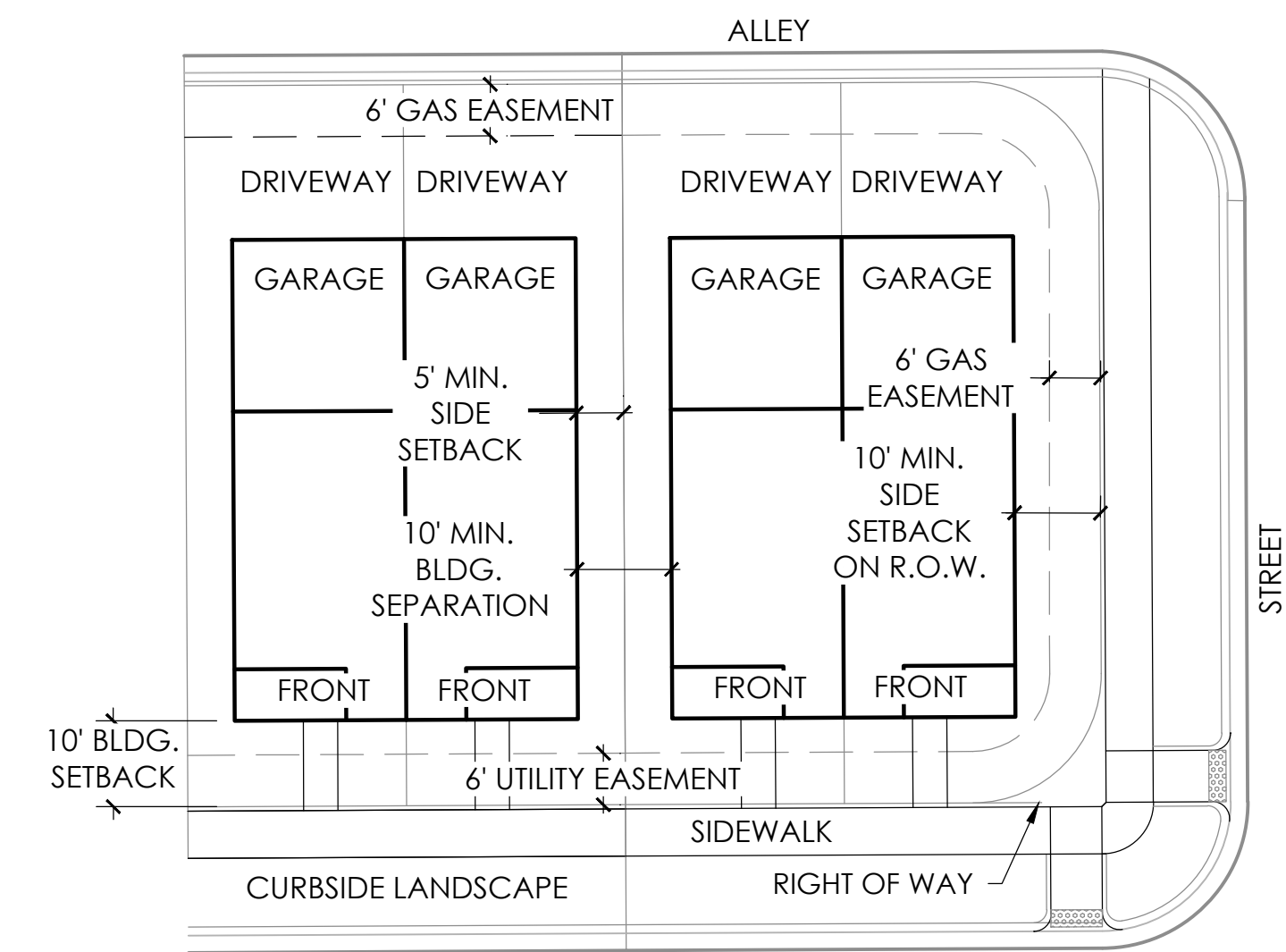
TYPICAL CARRIAGE HOUSE POD SETBACKS



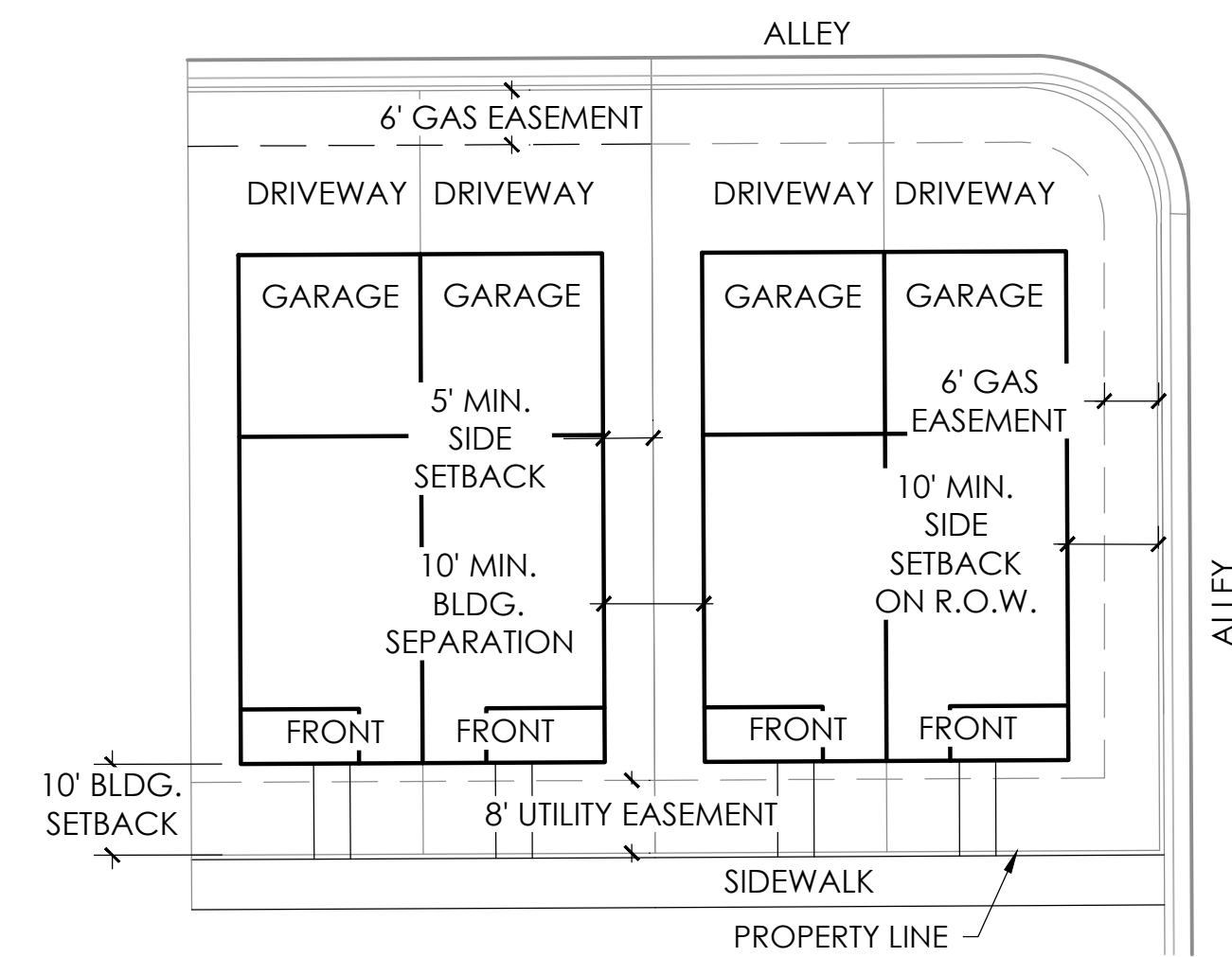
TYPICAL CARRIAGE HOUSE
HOSE PULL



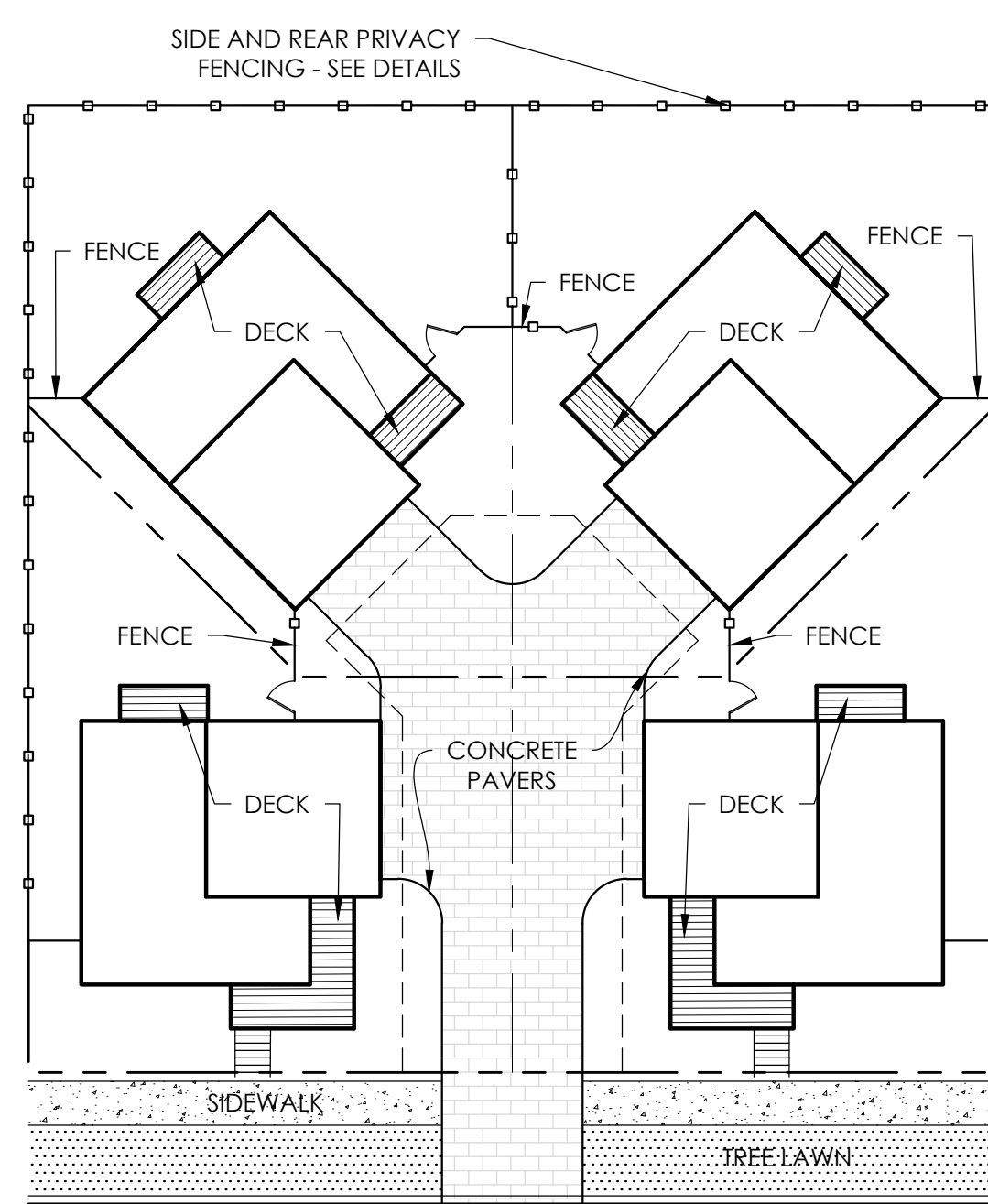
TYPICAL CARRIAGE HOUSE
EASEMENTS



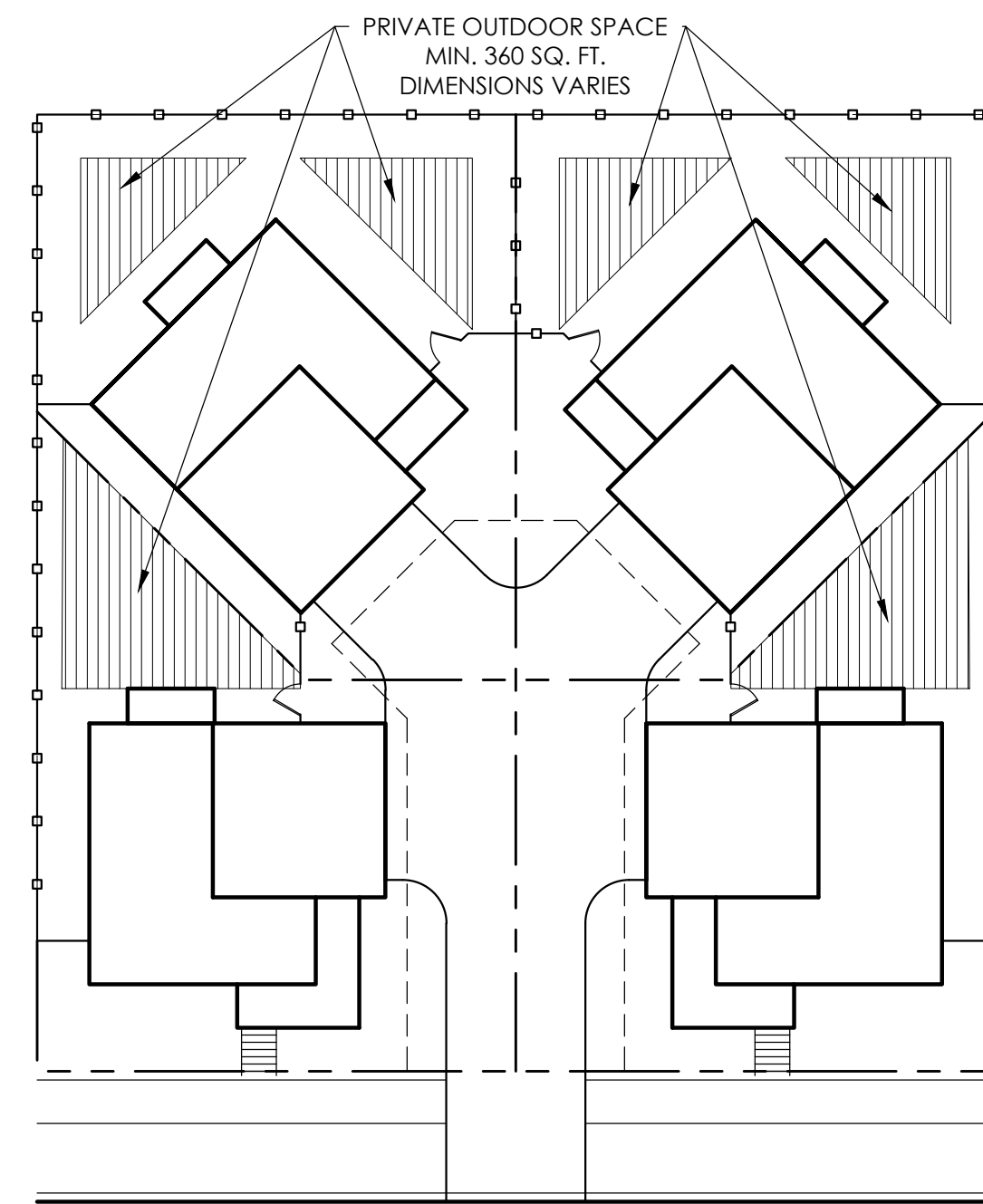
TYPICAL ALLEY LOADED DUPLEX SETBACKS



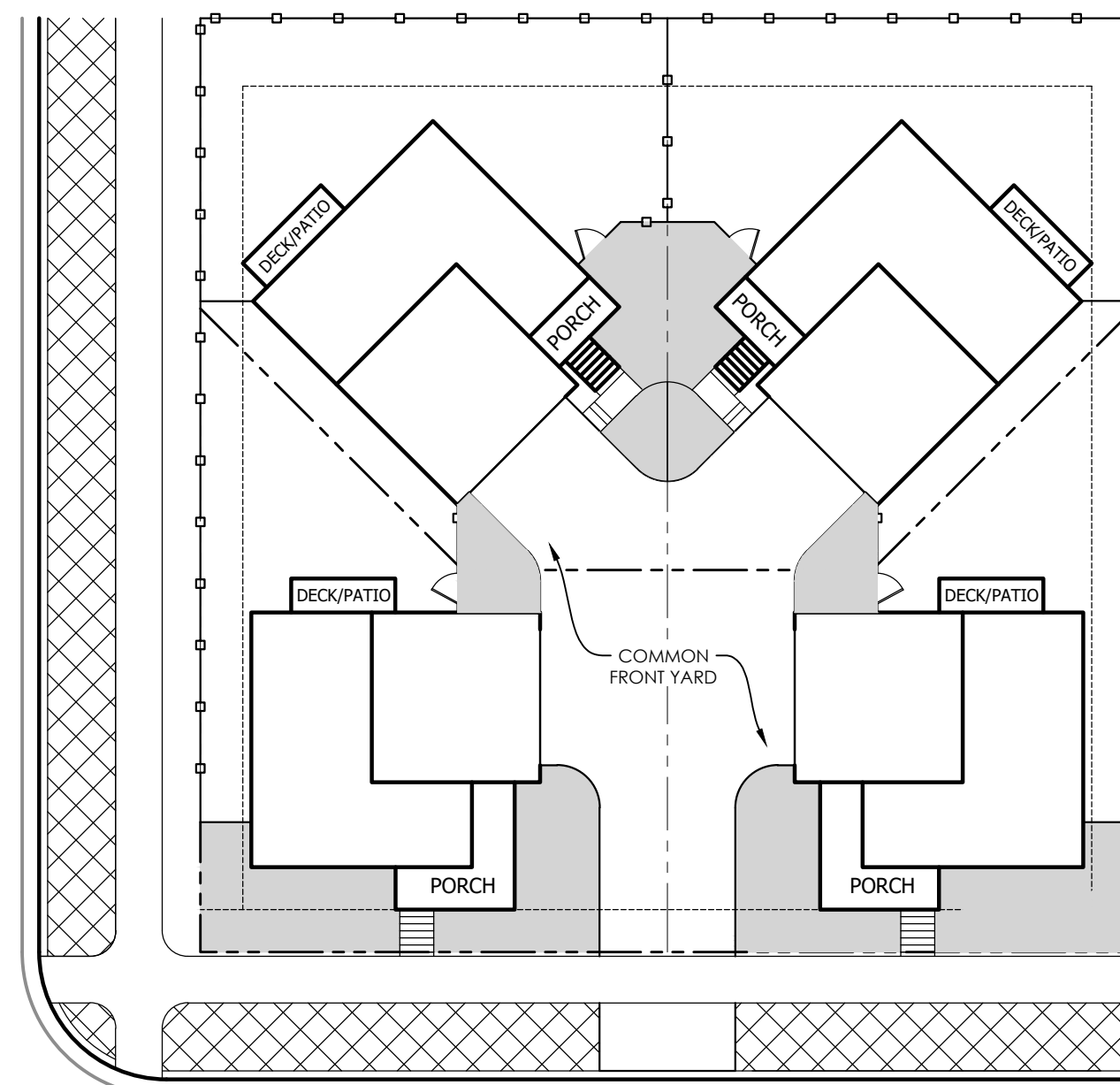
TYPICAL GREENCOURT DUPLEX SETBACKS



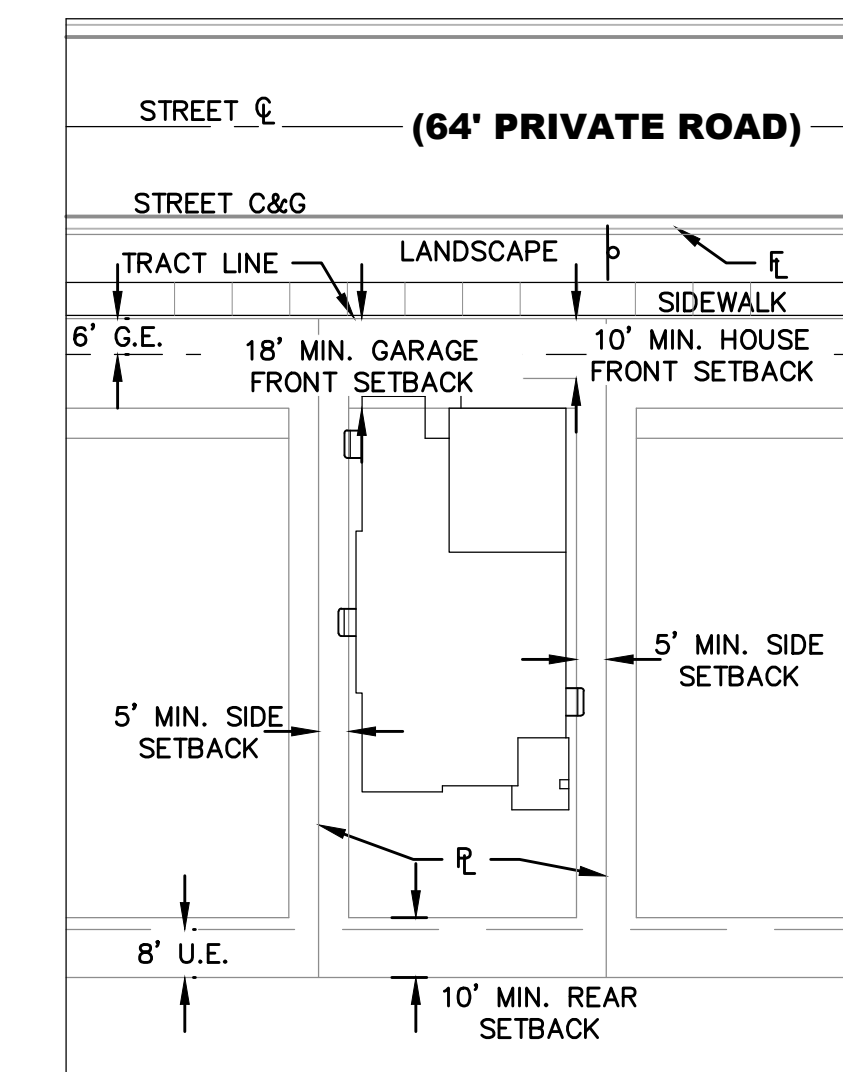
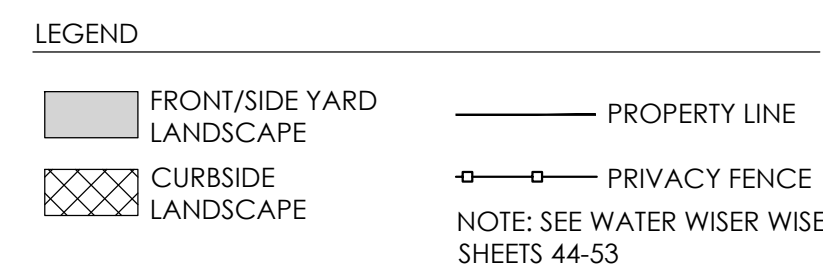
TYPICAL CARRIAGE HOUSE
MATERIALS AND FENCING



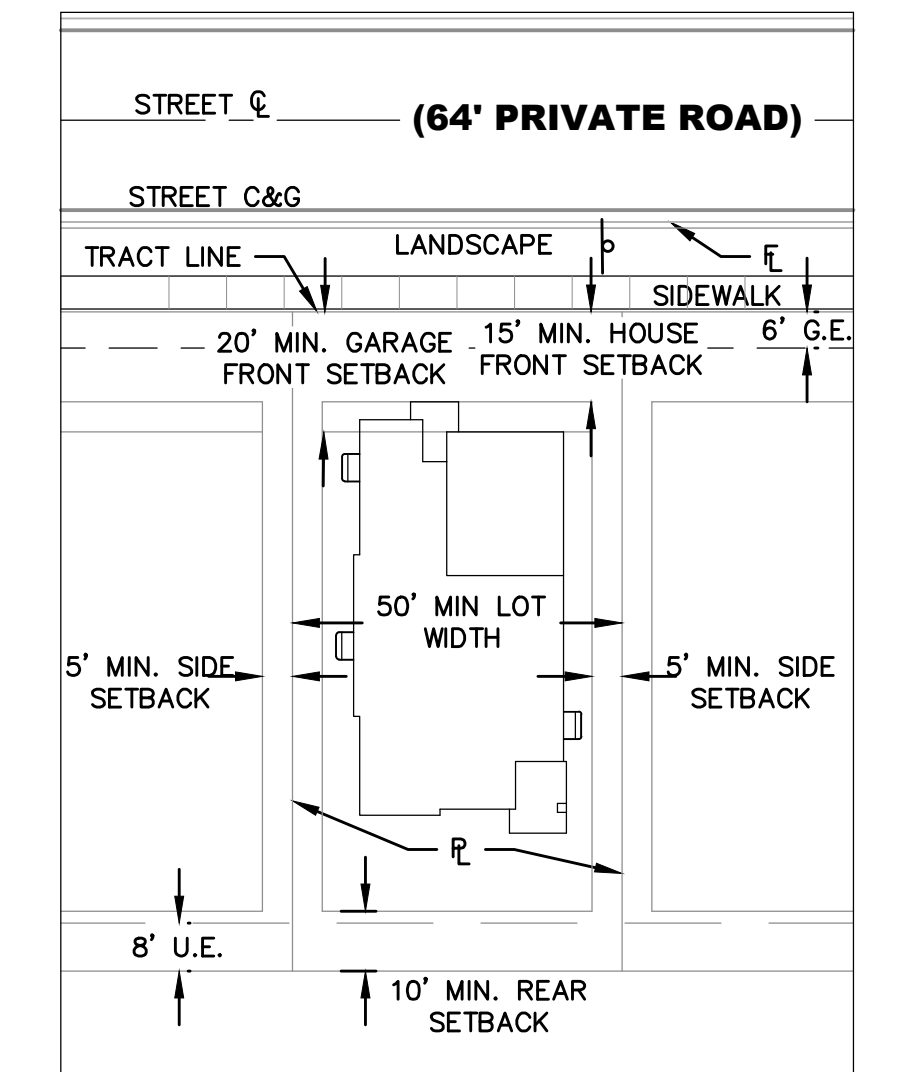
TYPICAL CARRIAGE HOUSE
PRIVATE OUTDOOR SPACE



TYPICAL CARRIAGE HOUSE LANDSCAPE



TYPICAL SINGLE FAMILY
DETACHED SMALL LOT: SETBACKS
AND EASEMENTS DETAIL



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

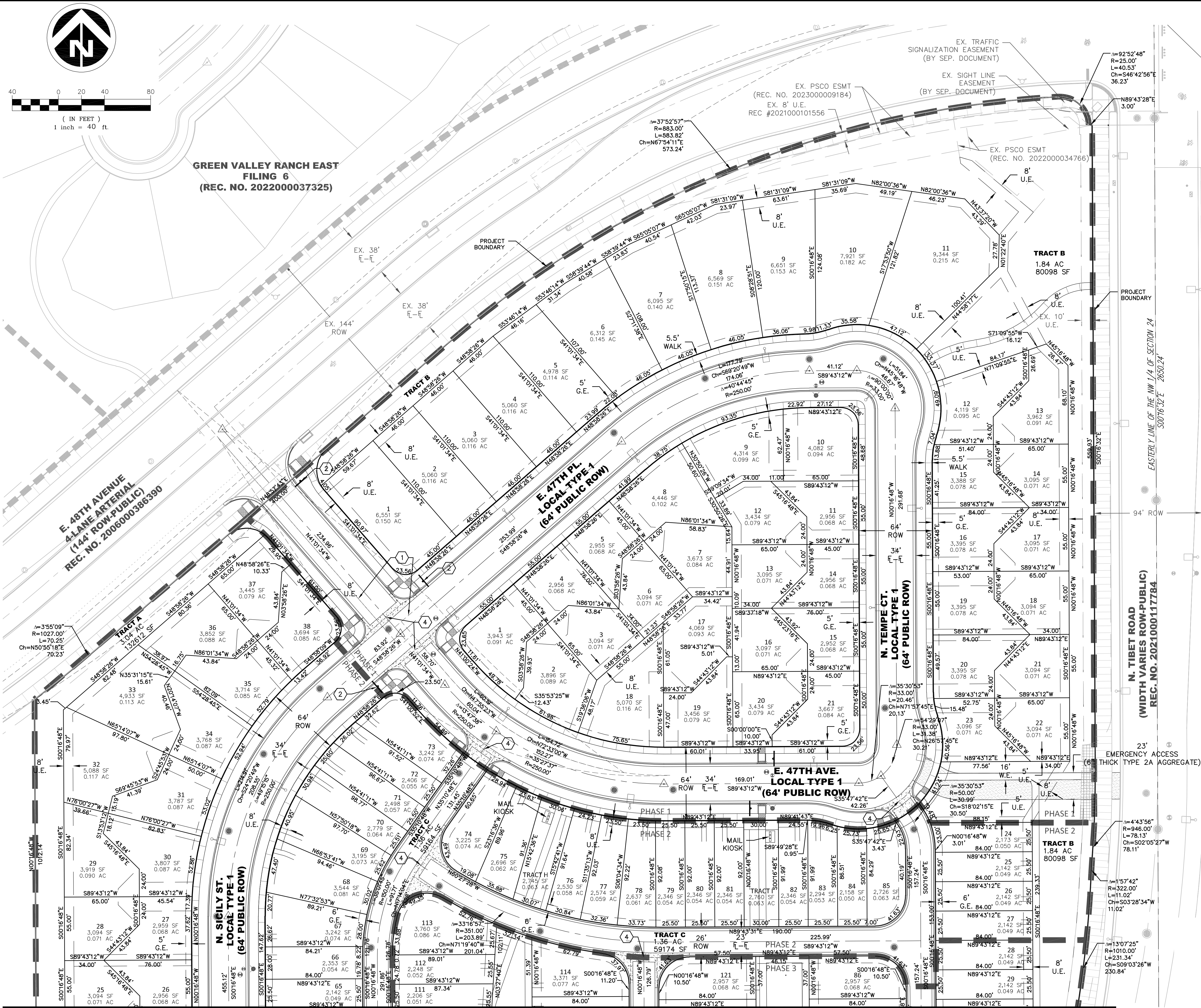
NOT FOR
CONSTRUCTION

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

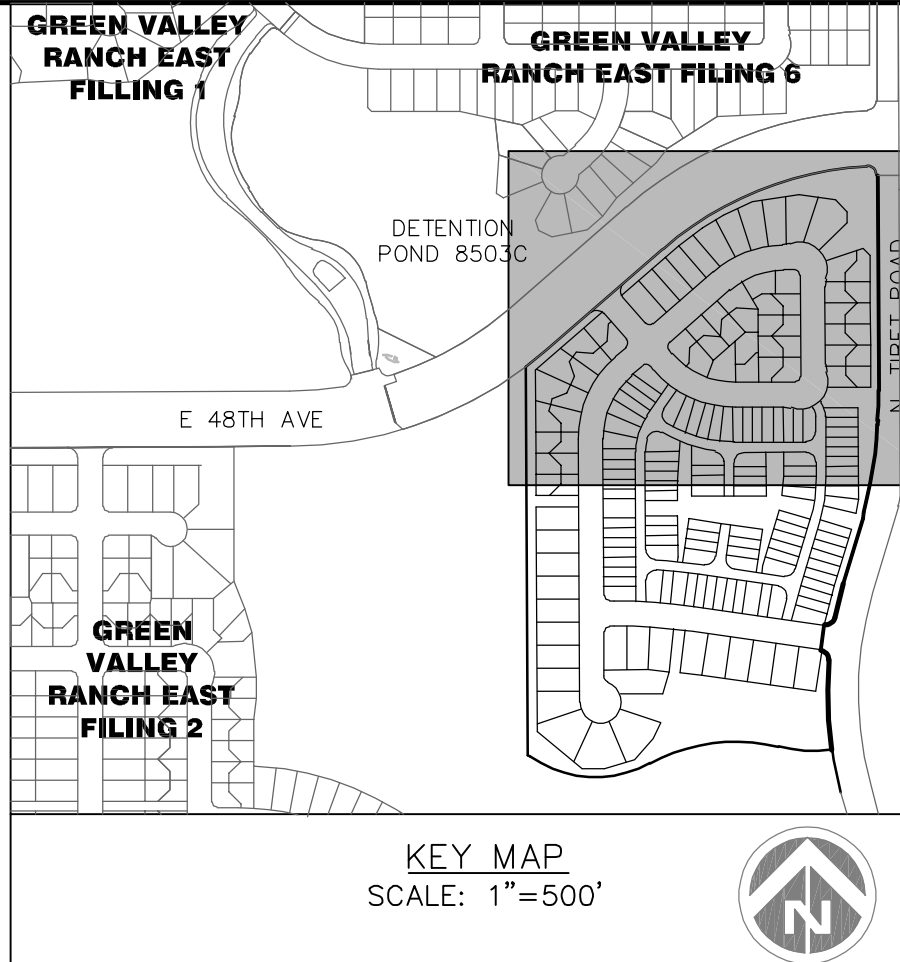
GREEN VALLEY RANCH EAST
SITE PLAN #19
TITLE: CARRIAGE HOUSE TYPICALS
DATE: June 24, 2024

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-EAST-OVERLOOK\PLAN SETS\PRELIM\PLAN SETS\DWG 6/11/2024 4:28 PM MENAH, JULIE

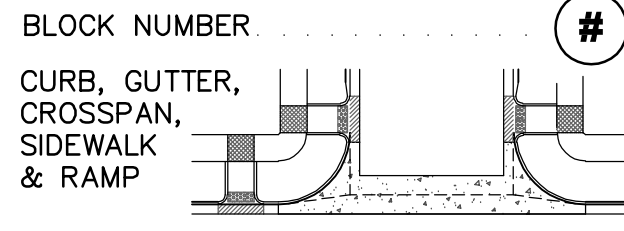


SEE SHEET 8



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



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

KEYNOTE

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

NOTES:

- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
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GREEN VALLEY RANCH EAST FILING 1

GREEN VALLEY RANCH EAST FILING 6

GREEN VALLEY RANCH EAST FILING 2

KEY MAP
SCALE: 1"=500'

SYMBOLS AND LINETYPES LEGEND

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

BLOCK NUMBER #

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

STREET SIGN

WATER METER

FIRE HYDRANT AND VALVE

EX. FIRE HYDRANT

WATER VALVE

STREET LIGHT

EX. STREET LIGHT

STORM MANHOLE

FLARED END SECTION

EX EASEMENT LINE

SIWALK CHASE

KEYNOTE

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Project Number: 50171427

Designed By: SDK

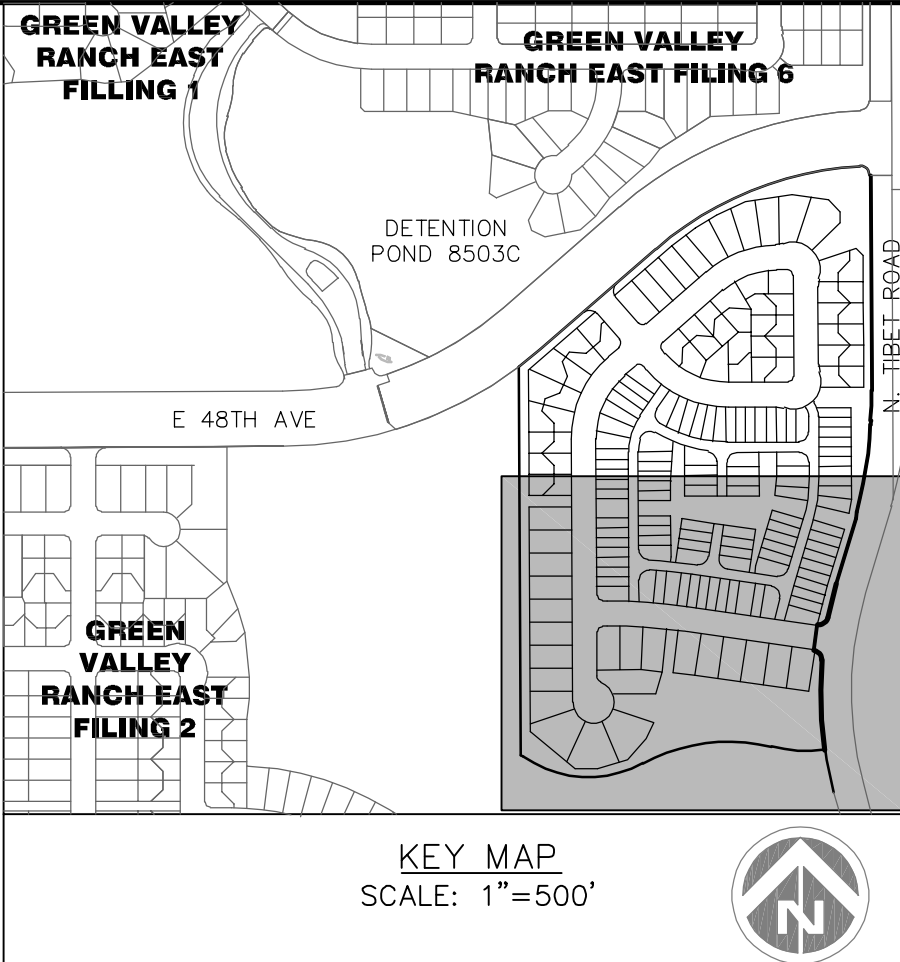
Checked By: KND

Sheet Number: 7

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

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SEE SHEET 7



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Louisville, CO 80027
Contact: Suzanne O. Sibel, PE
Email: Sabel@dewberry.com

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

SITE PLAN

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

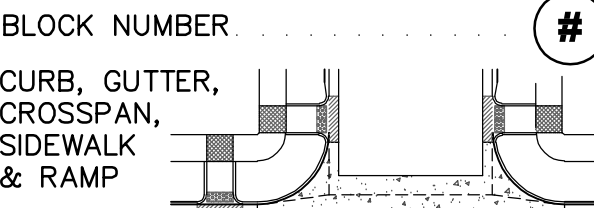
Tel: (303)486-8500

Contact: DAVID CARRO

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

SYMBOLS AND LINETYPES LEGEND

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



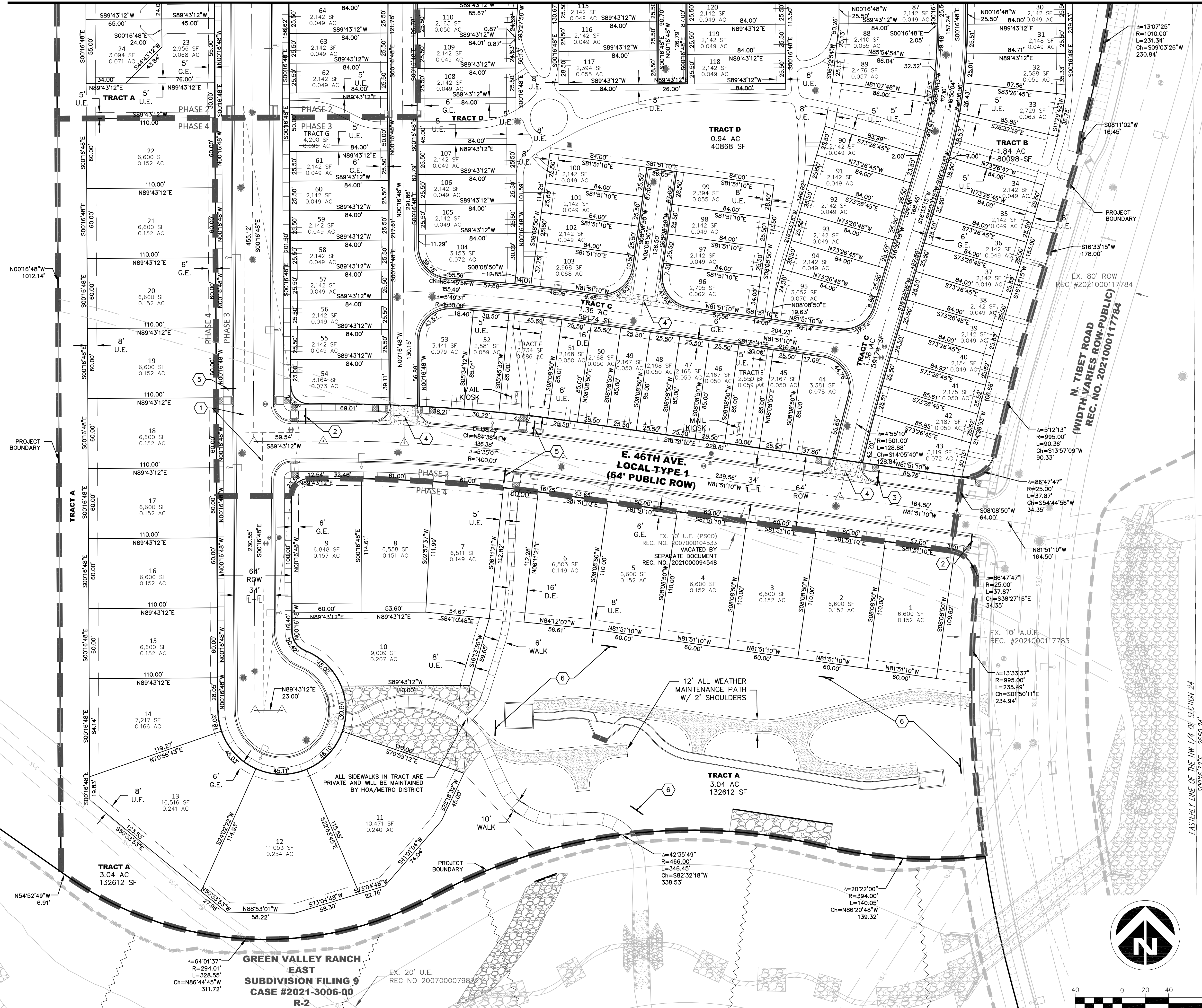
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STREET LIGHT
EX. STREET LIGHT
STORM MANHOLE
STORM INLET
FLARED END SECTION
EX EASEMENT LINE
SIDEWALK CHASE

KEYNOTE

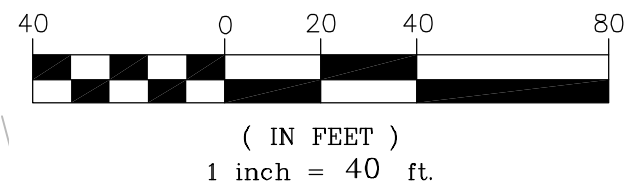
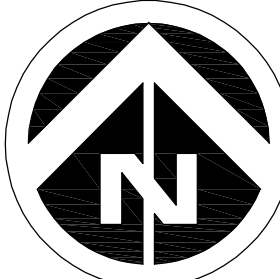
- 1 SIGHT LINES
2 STOP SIGN & STREET SIGN
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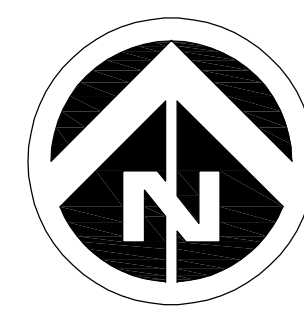
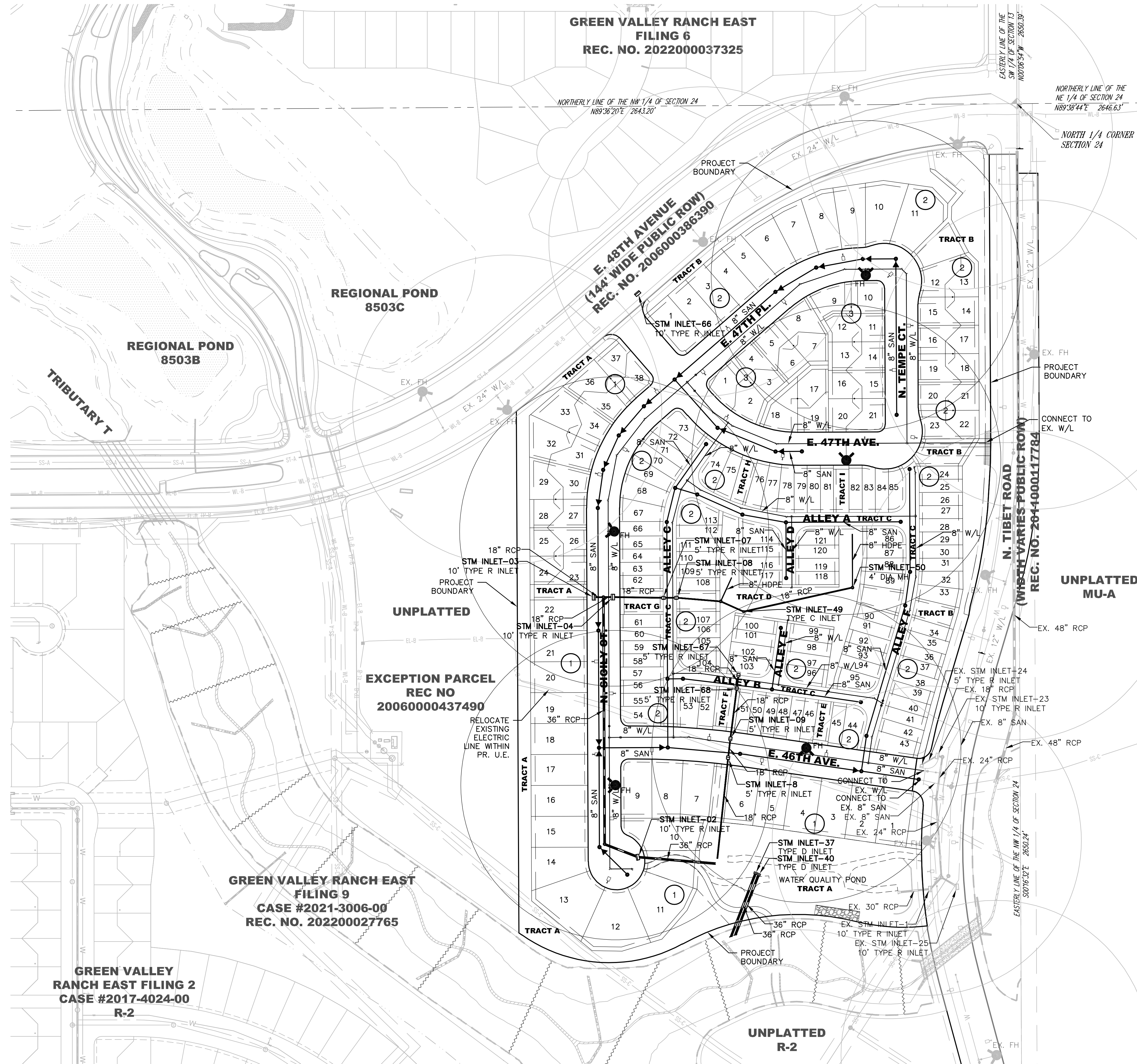
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EASTERLY LINE OF THE NW 1/4 OF SECTION 24
S0016'32"E 2650.24'

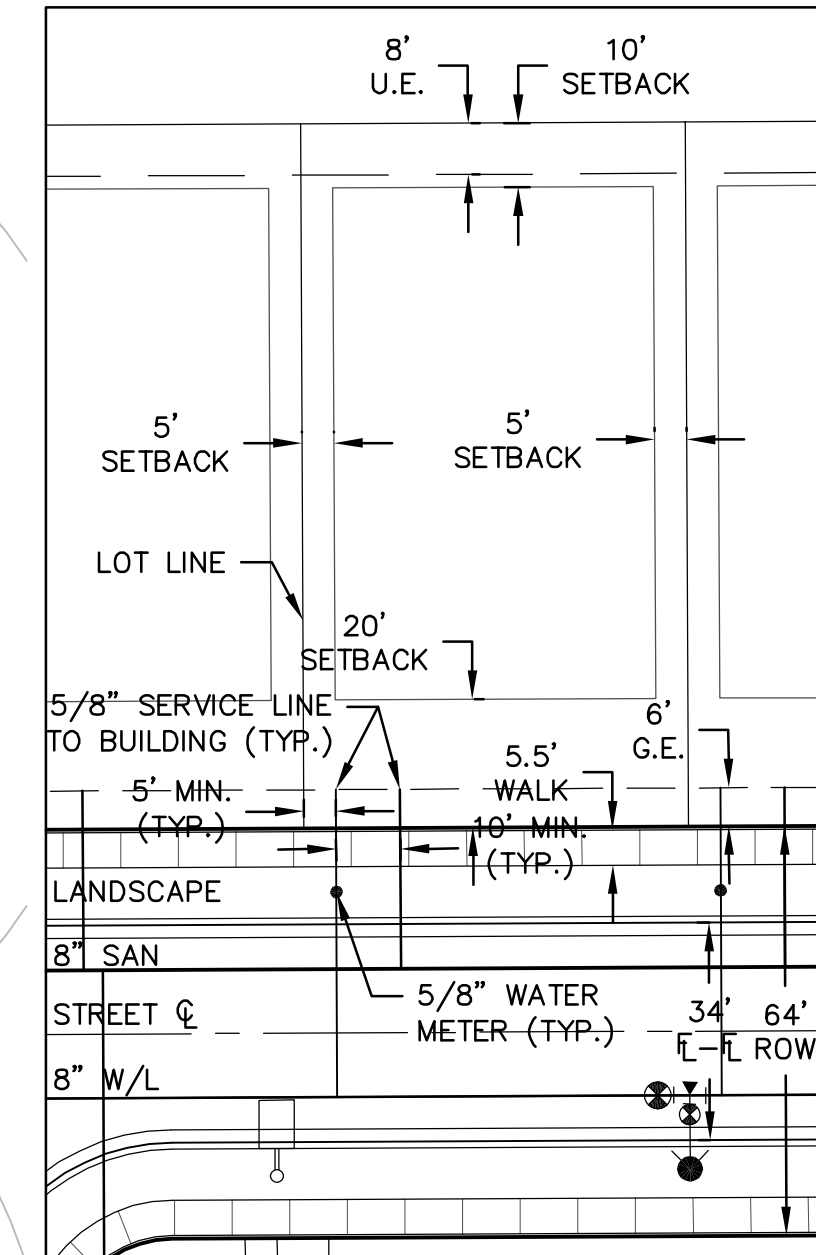




(IN FEET)
1 inch = 100 ft.

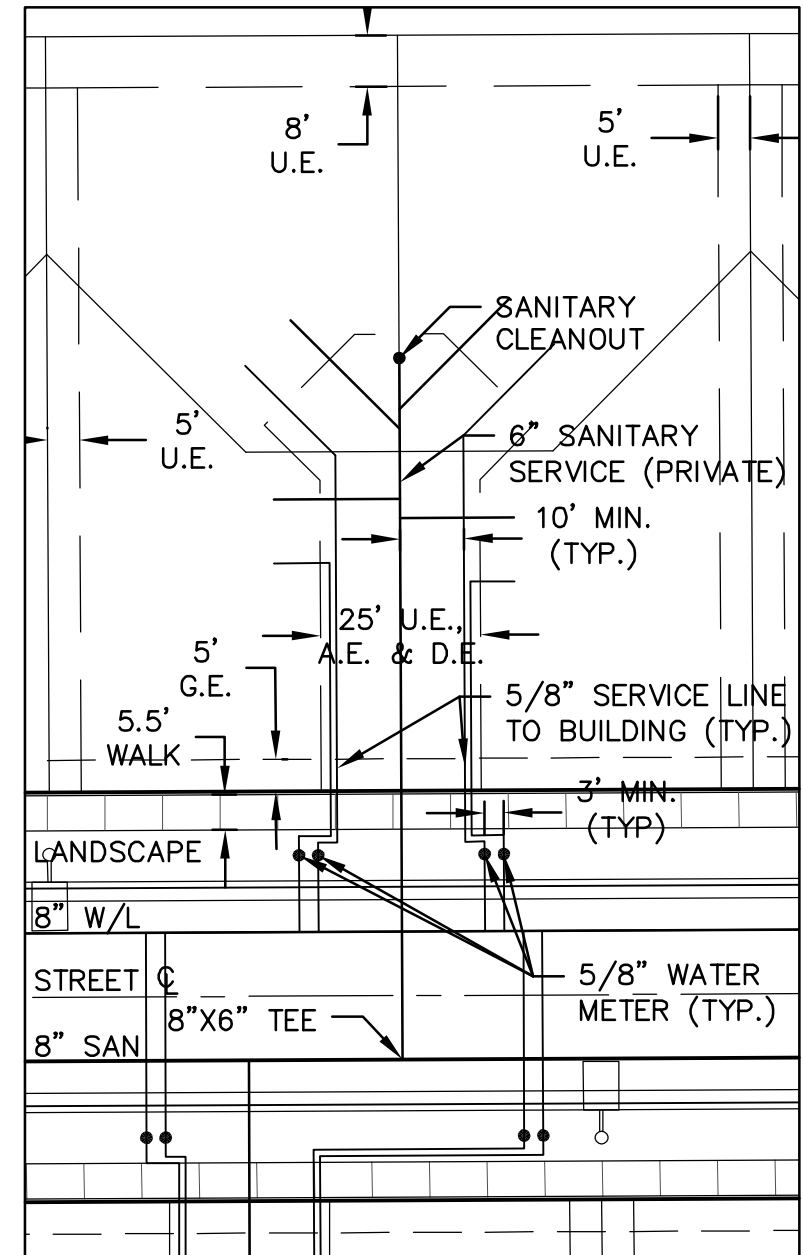
NOTES:

1. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
2. FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.

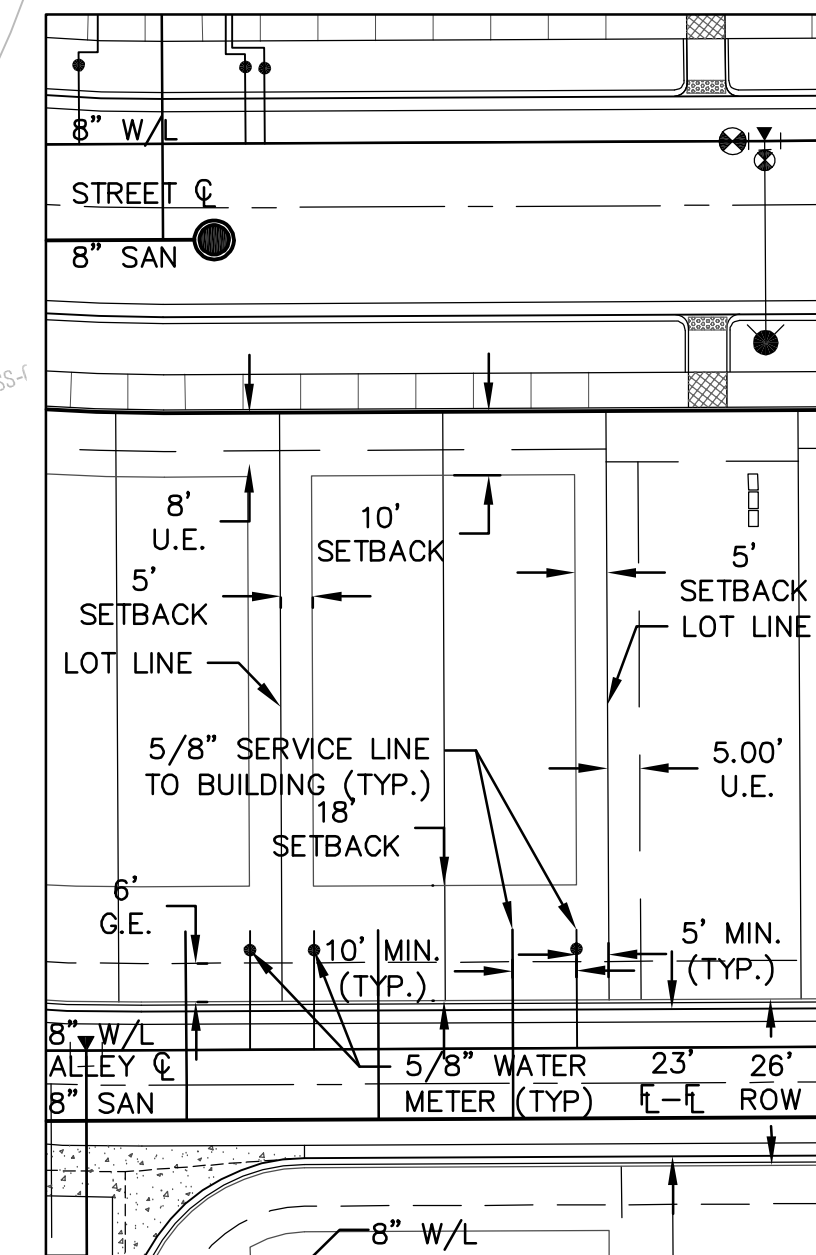


TYPICAL SERVICE & SETBACK DETAIL

SINGLE FAMILY LOT
SCALE 1"=30'



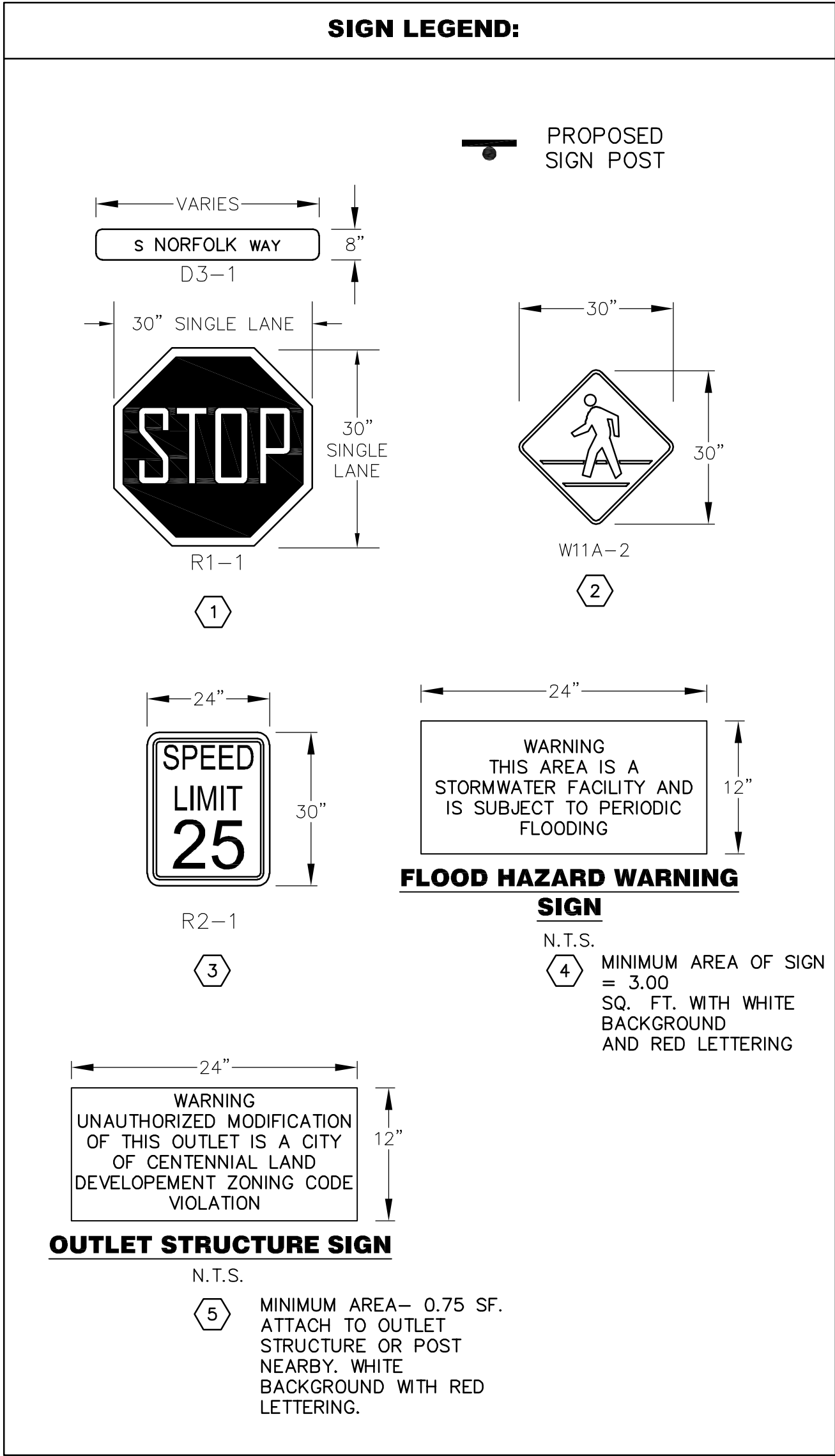
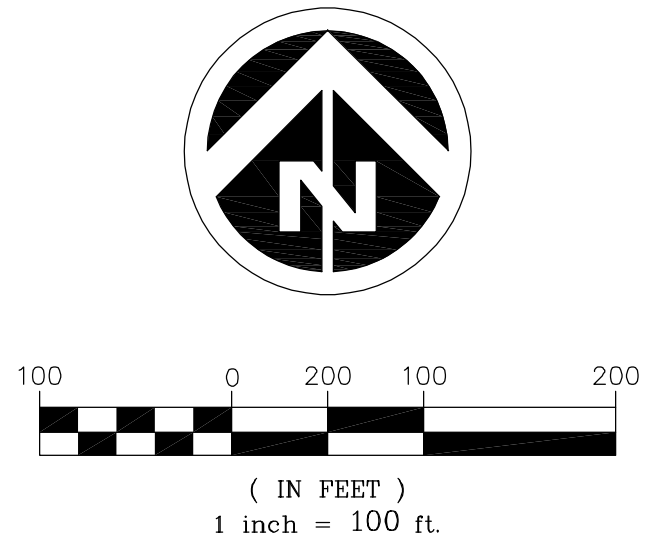
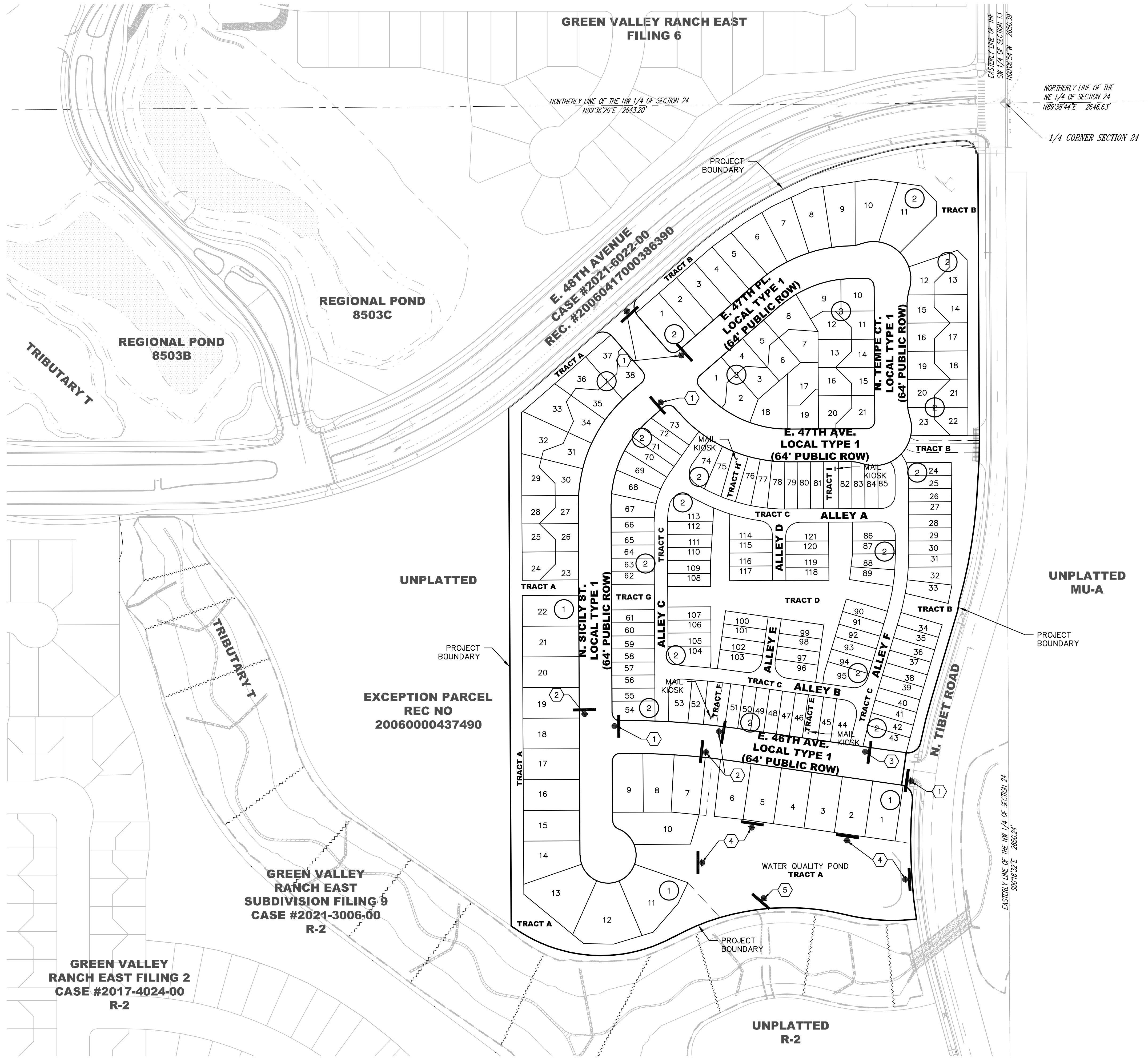
TYPICAL SERVICES DETAIL
4 PACK MOTORCOURT
SCALE 1"=30'



TYPICAL SERVICE & SETBACK DETAIL

TWO FAMILY DUPLEX
SCALE 1"=30'

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-OVERLOOK\PLAN SETS\PRELIM\PLAN-PTO-SENDWG 6/11/2024 4:30 PM MENAH, JULIE



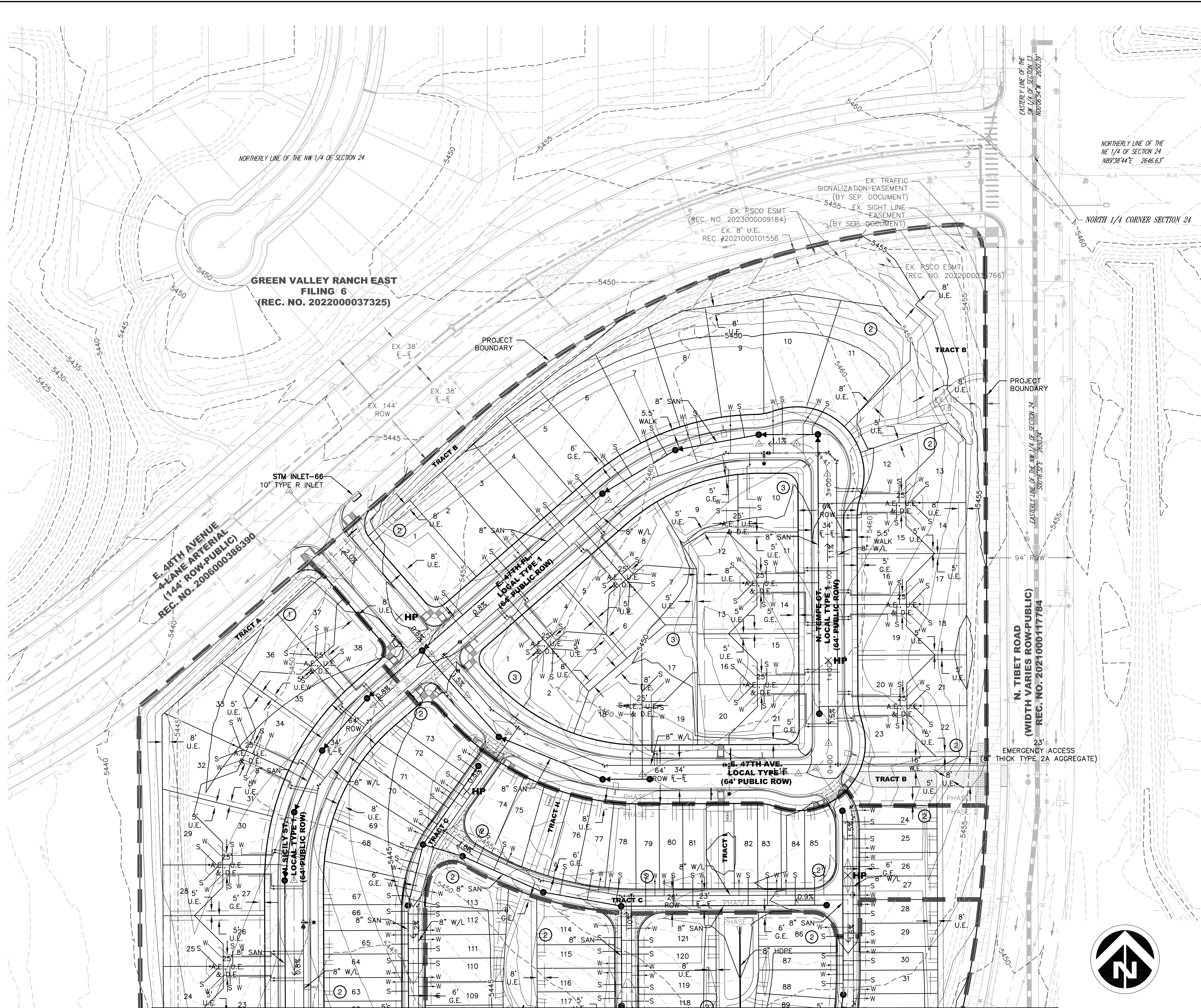
**GREEN VALLEY RANCH EAST
SITE PLAN #19 W/ ADJUSTMENTS**

SIGNING AND STRIPING PLAN

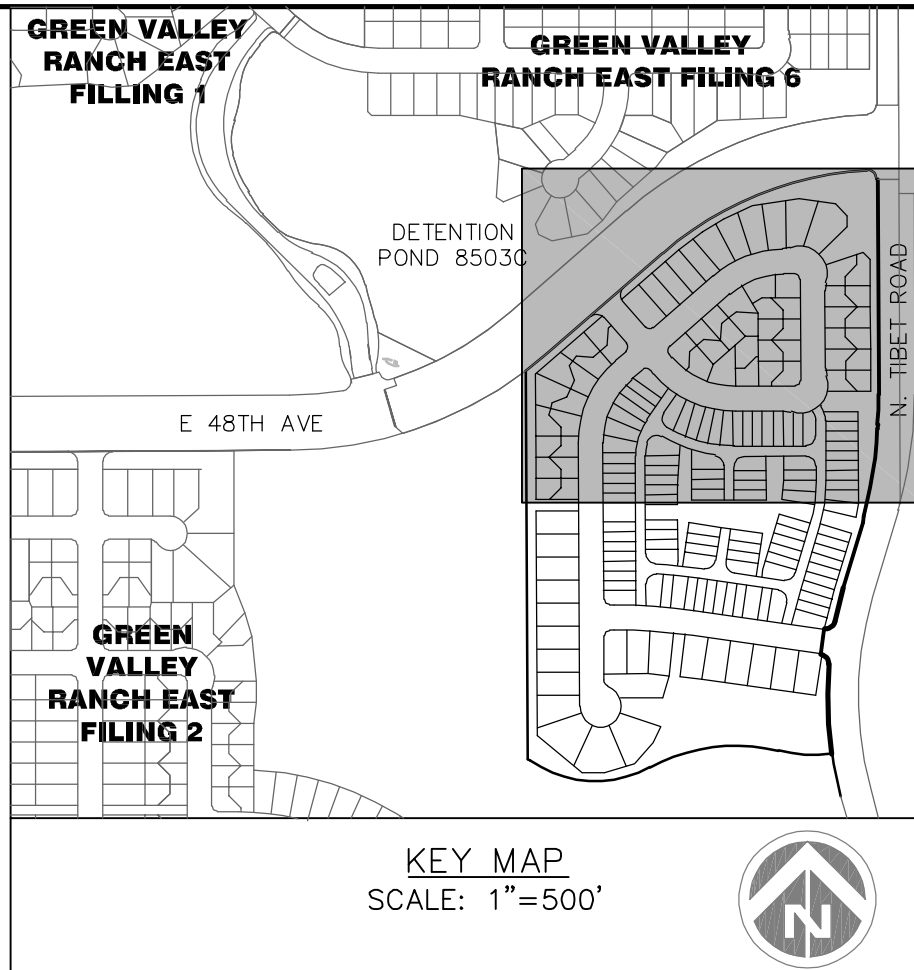
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: DAVID CARRO

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

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



SEE SHEET 8



SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- PROPOSED CONTOURS 5800
- EXISTING CONTOURS 5700
- 8" WATERLINE W/ GATE VALVE & TEE
- 12" WATERLINE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- BLOCK NUMBER
- CURB, CUTTER, CROSSSPAN, SIDEWALK & RAMP
- WATER METER
- FIRE HYDRANT
- STREET LIGHT
- EX WATERLINE W/ VALVE & TEE
- EX SANITARY SEWER W/ MANHOLE
- EX STORM SWR W/ INLET, MANHOLE, & F.E.S.
- EX EASEMENT LINE
- EX FIRE HYDRANT
- EX STREET LIGHT
- FLOW ARROW
- HIGH POINT/LOW POINT + HP/+ LP

NOTES:

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

Dewberry
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Louisville, CO 80027
720.976.0177
Contact: Suzanne O. Sibel, PE
Email: Ssibel@dewberry.com

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SITE PLAN #19 W/ ADJUSTMENTS

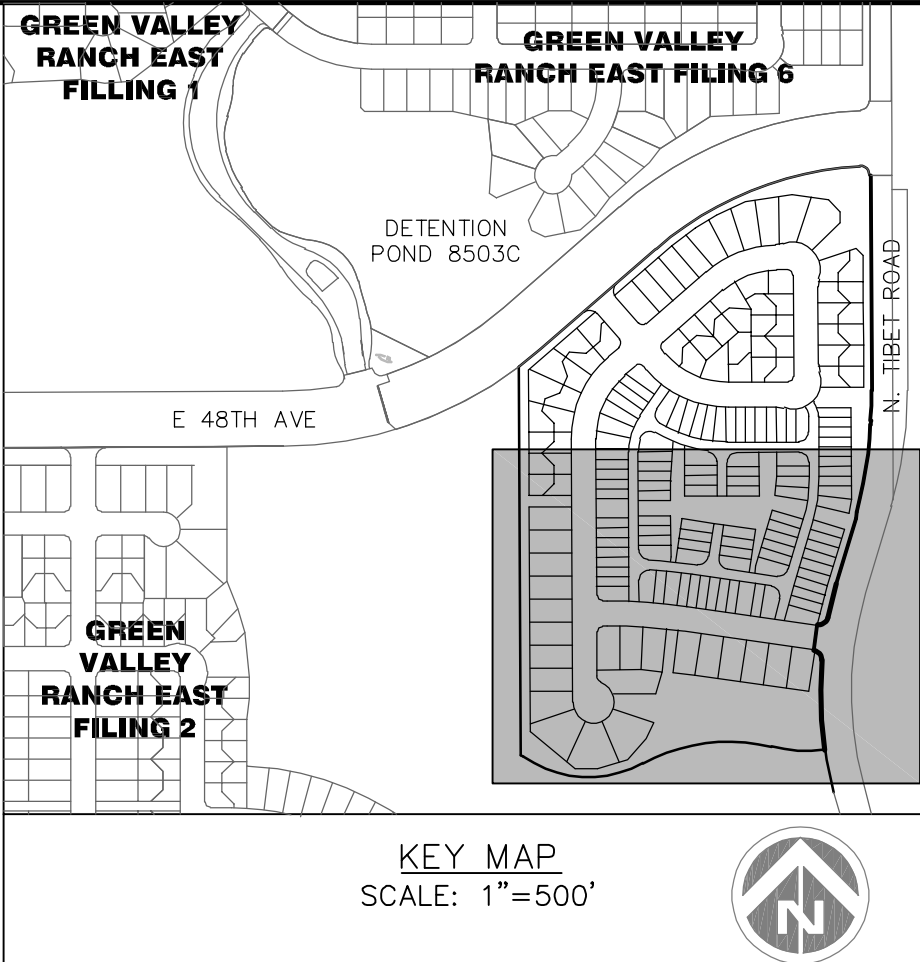
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PROJECT NUMBER: 50171427
DESIGNED BY: SDK
CHECKED BY: SOS
SHEET NUMBER: 11

DOCUMENT AMENDMENTS

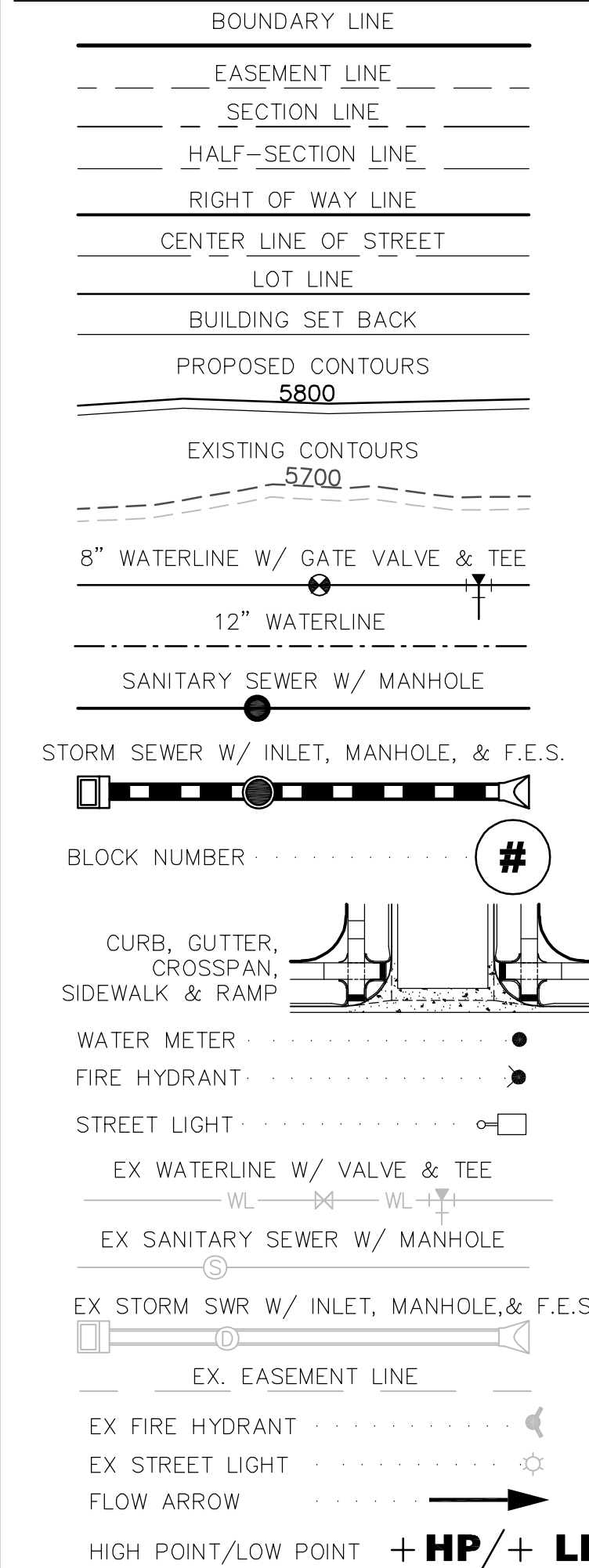
No.	Date	Description
1	6/7/2024	FIRST SUBMITTAL

SEE SHEET 7



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Contact: Suzanne O. Sibel, PE
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- 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.

