



March 23, 2022

Elizabeth Fuselier
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Third Submission Review – Green Valley Ranch East Site Plan No. 5, Amendment 1 - Site Plan Amendment with Adjustment and Replat
Application Number: DA-1662-22
Case Number(s): 2019-4022-01; 2021-3043-00

Dear Ms. Fuselier,

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

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Vicinity Map needs to show all of Filing 5 plus red clouded amended area. **RESPONSE: The vicinity map was updated.**

1B. The easements for 6-packs on Sheet 29 need to be consistent with Sheet 10. **RESPONSE: This has been updated to reflect a corner unit and 6ft side UE for that scenario.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Public Works (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green) 3A. The Preliminary 2A. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. **RESPONSE: Noted.**

3. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta) **Plat**

3A. Send in the updated Title Commitment for the plat. **RESPONSE: TC has been updated.**

Site Plan

3B. The gates need to be covered by a License Agreement. Go to this link for the Real Property web page document: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>. **RESPONSE: This has been previously recorded.**

3C. See redlines and address all comments, edits or notation on the site plan. **RESPONSE: Noted.**

END OF RESPONSES

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5
 LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 4

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TRACTS A AND G, AND LOTS 11-25, INCLUSIVE, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. 2020000137533, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT G;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT G AND THE EASTERLY BOUNDARY OF SAID BLOCK 1, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 265.12 FEET TO THE NORTHERLY BOUNDARY OF TRACT F, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT F, THE FOLLOWING FIVE (5) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 433.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.28 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'40", AN ARC LENGTH OF 17.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.28 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'40", AN ARC LENGTH OF 28.25 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 73.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'13", AN ARC LENGTH OF 62.47 FEET TO THE BOUNDARY OF SAID TRACT A;

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TEN (10) COURSES:

1. NORTH 35°07'44" WEST, A DISTANCE OF 51.53 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 150.23 FEET;
3. SOUTH 00°00'00" EAST, A DISTANCE OF 390.00 FEET;
4. NORTH 90°00'00" EAST, A DISTANCE OF 170.00 FEET;
5. SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. NORTH 90°00'00" WEST, A DISTANCE OF 39.20 FEET;
8. NORTH 82°24'07" WEST, A DISTANCE OF 75.63 FEET;
9. NORTH 90°00'00" WEST, A DISTANCE OF 43.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'54", AN ARC LENGTH OF 39.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006000386390 IN SAID OFFICIAL RECORDS AND THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID TRACT G, NORTH 00°02'06" WEST, A DISTANCE OF 640.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 5.102 ACRES, (222,263 SQUARE FEET), MORE OR LESS.

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. 12**, 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.

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

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

_____ 20____ AD. BY _____, AS _____

OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

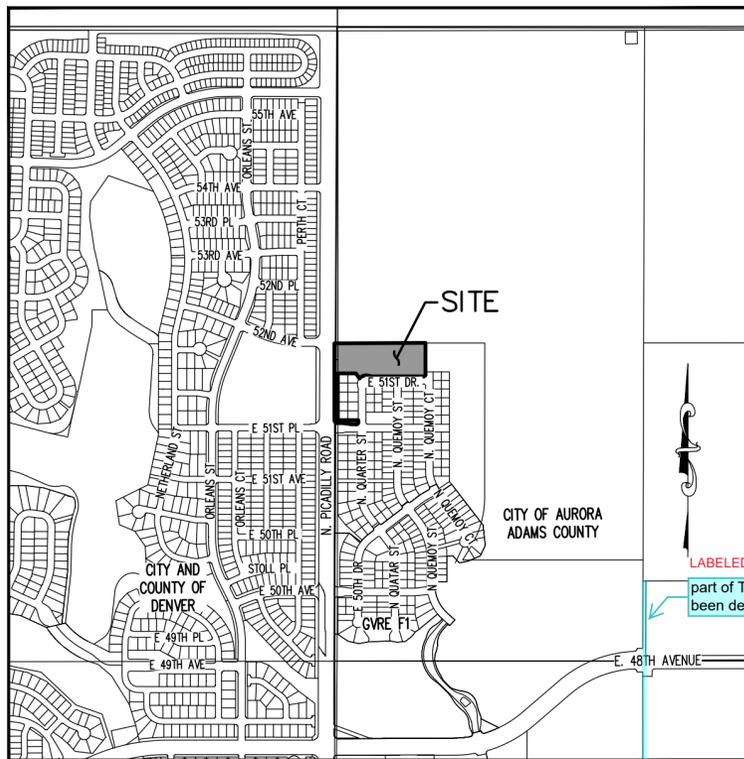
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

update the Title Commitment to be within 120 calendar days of the plat approval date

TC HAS BEEN UPDATED



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

1. 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".
2. 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, 1992) REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 13 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA T3S 1/4 S14 S13 R66W 2007 PLS 38003", 1.5'± BELOW SURFACE IN RANGE BOX AND MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 13 BY A 2" BRASS CAP STAMPED "C 1/4 SEC 13 T3S R66W LS 11389 1984" 0.5'± BELOW SURFACE IN CONCRETE, TAKEN TO BEAR NORTH 89°40'33" EAST, A DISTANCE OF 2639.49 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. 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.
5. STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 21000310635 - REVISION NO. 1 WITH AN EFFECTIVE DATE OF JULY 2, 2021 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. 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.
7. TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.
8. AN AVIGATION EASEMENT AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN RECORDED DECEMBER 8, 2017 AT RECEPTION NO. 2017000108261.
9. 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.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BOUNDARY SHEET, PROPOSED LOT LAYOUT AND EXISTING EASEMENTS
SHEETS 3-4	LOT AND EASEMENT DETAIL SHEETS

COVENANTS

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

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

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

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

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20____

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.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT

_____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY

INSTRUMENT NO.: _____

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.: 19321-15
 Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	N/A
SHEET 1 OF 4	

FOR REVIEW

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

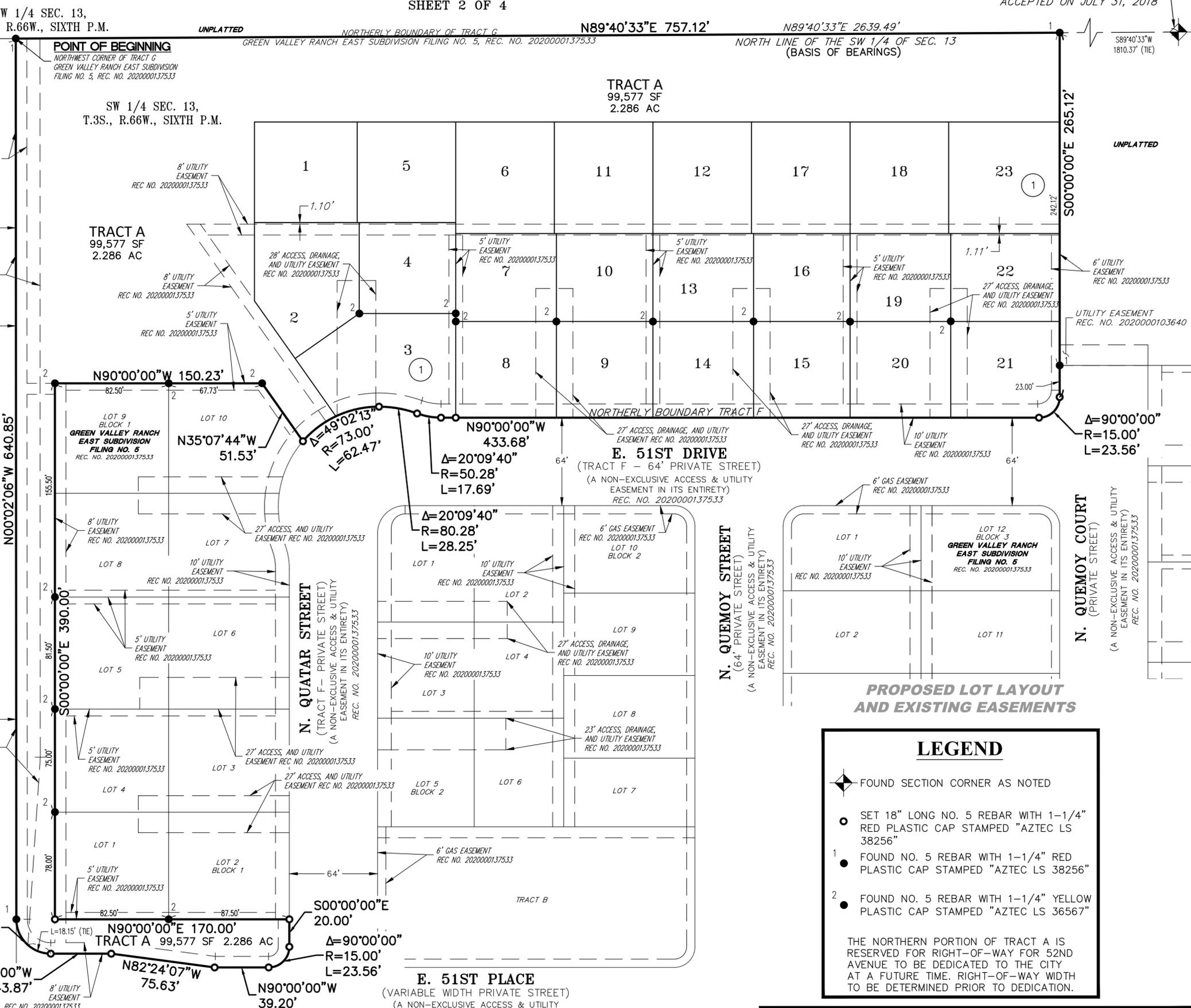
A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5
 LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4

C 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M. FOUND 2" BRASS CAP STAMPED "C 1/4 SEC 13 T3S R66W LS 11389 1984" 0.5'± BELOW SURFACE IN CONCRETE PER MONUMENT RECORD BY PLS 38318 ACCEPTED ON JULY 31, 2018

W 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M. FOUND NO. 6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "CITY OF AURORA T3S 1/4 S14 S13 R66W 2007 PLS 38003" 1.5'± BELOW SURFACE IN RANGE BOX PER MONUMENT RECORD BY PLS 38003 ACCEPTED ON JUNE 30, 2007

UNPLATTED
 NORTHERLY BOUNDARY OF TRACT G
 GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, REC. NO. 2020000137533
 N89°40'33"E 757.12'
 N89°40'33"E 2639.49'
 NORTH LINE OF THE SW 1/4 OF SEC. 13 (BASIS OF BEARINGS)
 589°40'33"W 1810.37' (TIE)
 UNPLATTED
 TRACT A 99,577 SF 2.286 AC
 TRACT A 99,577 SF 2.286 AC
 SW 1/4 SEC. 13, T.3S., R.66W., SIXTH P.M.
 GREEN VALLEY RANCH 38 REC. NO. 202214135
 SE 1/4 SEC. 14, T.3S., R.66W., SIXTH P.M.
 CITY AND COUNTY OF DENVER
 WEST LINE OF THE SW 1/4 OF SEC. 13
 N00°02'06"W 2653.66'
 PICADILLY ROAD (132' WIDE PUBLIC ROW) REC. NO. 2006000386390
 N00°02'06"W 640.85'
 N. QUATAR STREET (TRACT F - PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533
 N. QUEMOY STREET (64' PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533
 N. QUEMOY COURT (PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533
 E. 51ST DRIVE (TRACT F - 64' PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533
 E. 51ST PLACE (VARIABLE WIDTH PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533
 SW COR. SECTION 13, T3S, R66W, 6TH P.M. FOUND 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA T3S 14 13 23 24 R66W 2007 LS 38003" 0.5'± BELOW SURFACE IN RANGE BOX PER MONUMENT RECORD BY PLS 38318 ACCEPTED ON JULY 31, 2018



FOR REVIEW

LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- 2 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"

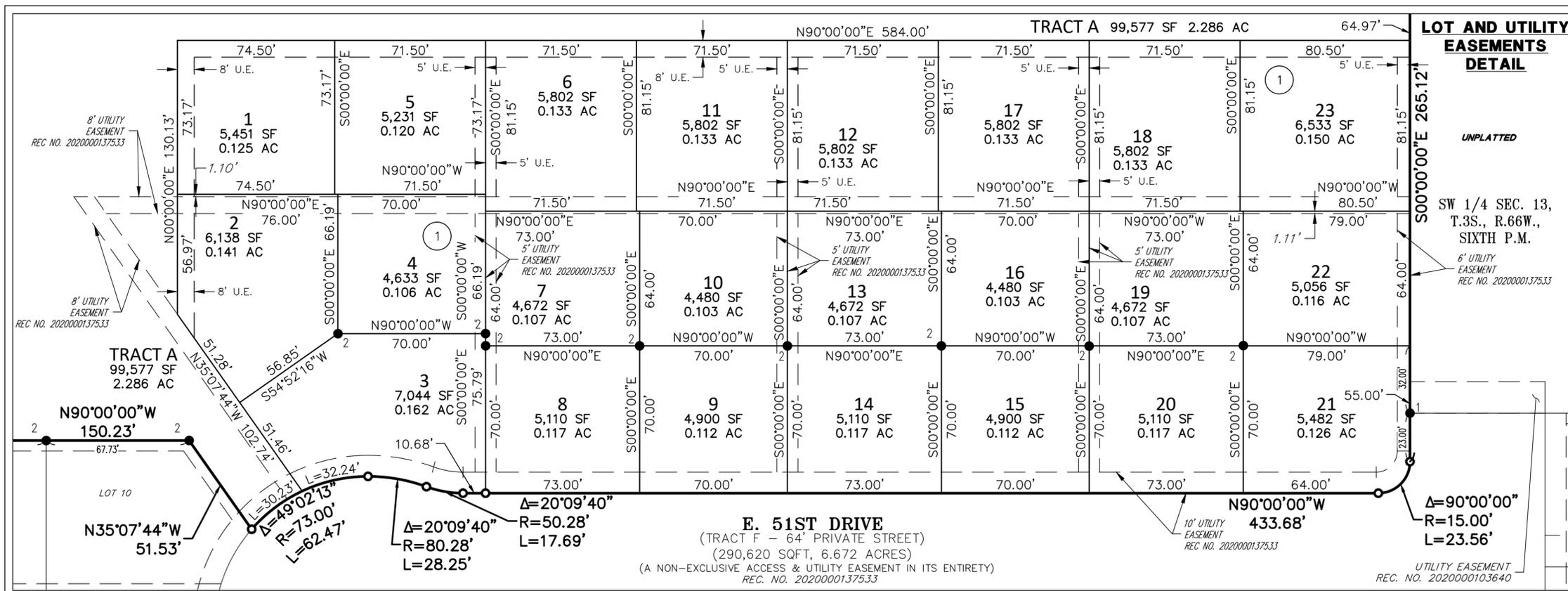
THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

AZTEC CONSULTANTS, INC. AzTec Proj. No.: 19321-15	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 06-03-2021 SCALE: 1"=50' SHEET 2 OF 4
	Drawn By: RDR	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

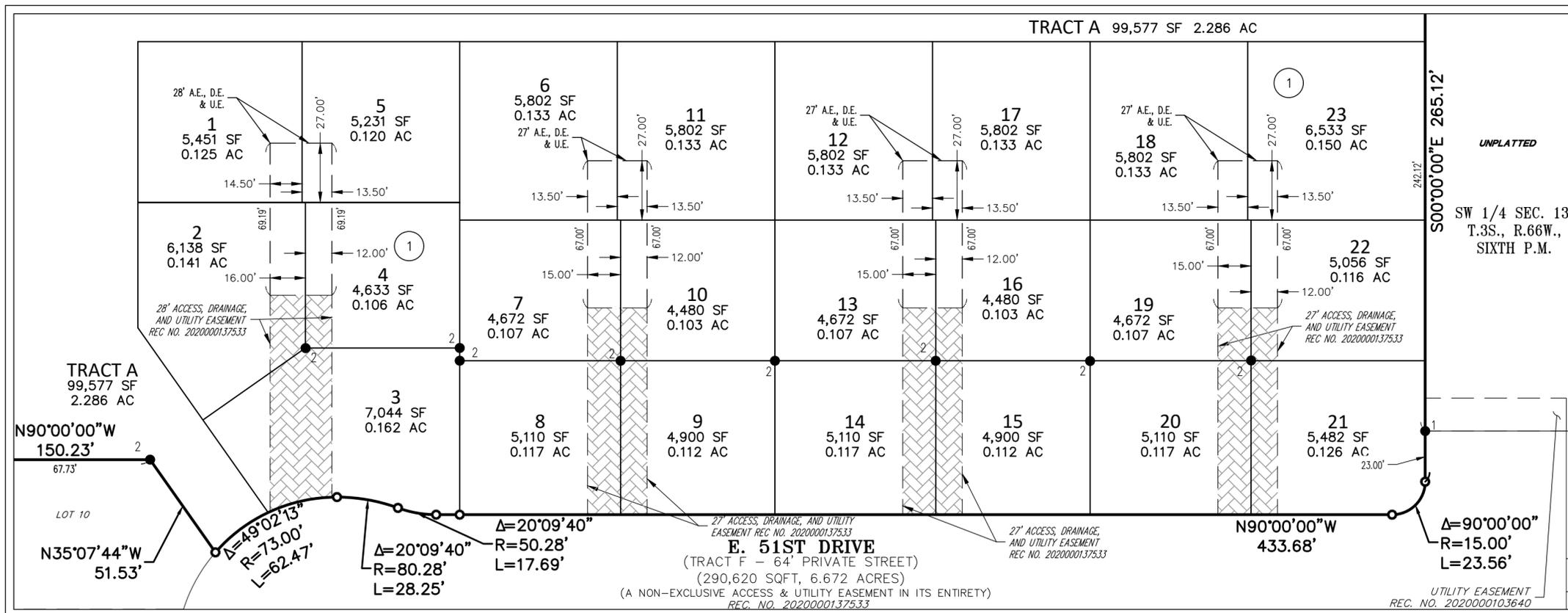
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 4



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC



ACCESS, DRAINAGE, & UTILITY EASEMENTS DETAIL

SEE SHEET 4 FOR FIRE
 LANE EASEMENT DETAILS

LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
- SET 18" LONG NO. 5 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" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
- ① BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.E. FIRE LANE EASEMENT

NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

ACCESS, DRAINAGE AND UTILITY EASEMENT PER RECEPTION NO. 2020000137533

AZTEC

CONSULTANTS, INC.

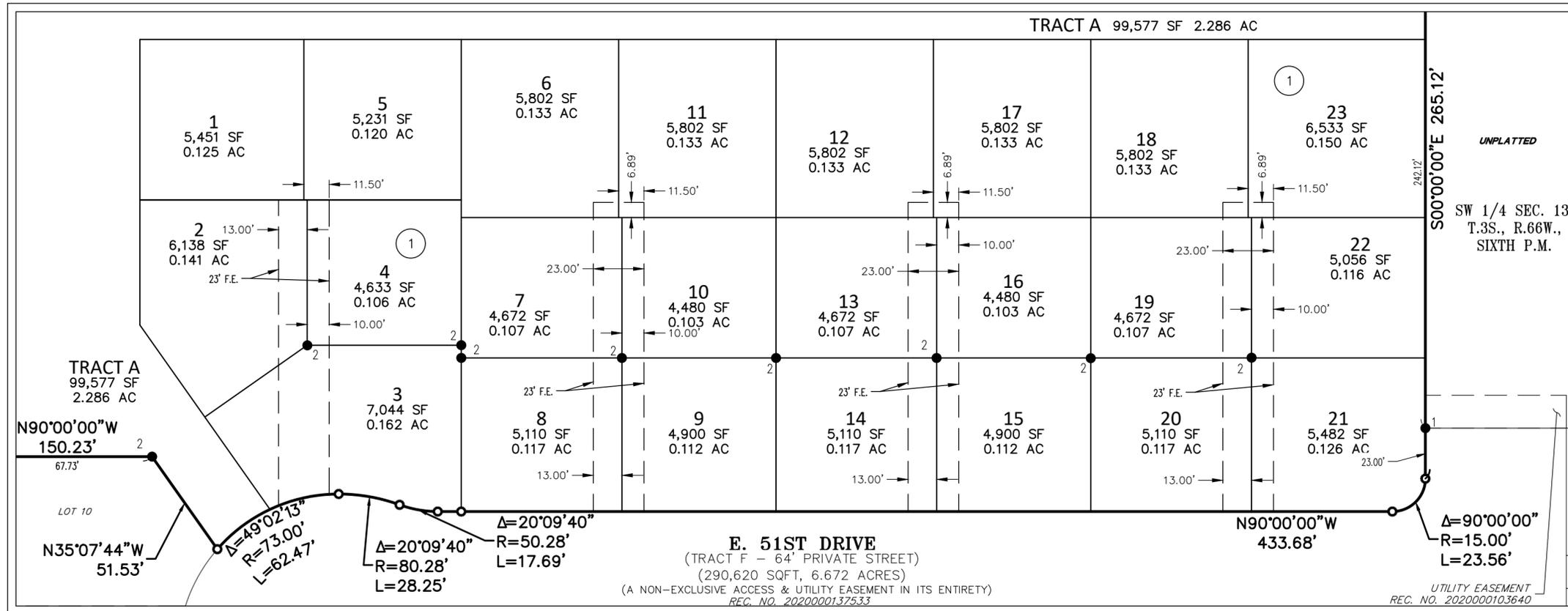
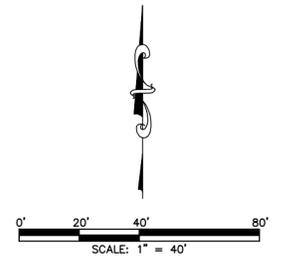
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www.aztecconsultants.com

AzTec Proj. No.: 19321-15 Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=40'
SHEET 3 OF 4	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5
 LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 4



FIRE LANE EASEMENTS DETAIL

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
- BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.E. FIRE LANE EASEMENT

NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

ACCESS, DRAINAGE AND UTILITY EASEMENT PER RECEPTION NO. 202000137533

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.: 19321-15 Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=40'
SHEET 4 OF 4	

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°02'06" WEST, A DISTANCE OF 1070.82 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°57'54" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 RECORDED FEBRUARY 07, 2019 AT RECEPTION NO. 2019000001480 AND THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT "A" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 2006000386390, BOTH BEING RECORDED IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'06" WEST, A DISTANCE OF 1,583.20 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG SAID NORTH LINE, NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 242.12 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 915.33 FEET;

THENCE SOUTH 39°45'09" EAST, A DISTANCE OF 30.14 FEET TO THE MOST NORTHERLY CORNER OF LOT 32, BLOCK 4 OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

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

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, NORTH 47°33'44" WEST, A DISTANCE OF 121.35 FEET TO THE POINT OF BEGINNING.

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°57'54" WEST, A DISTANCE OF 121.35 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 30.191 ACRES, (1.31 **CITY OF AURORA, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 146-4, SECTION 4.3.10-C. DOUBLE FRONTAGE.....**)

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

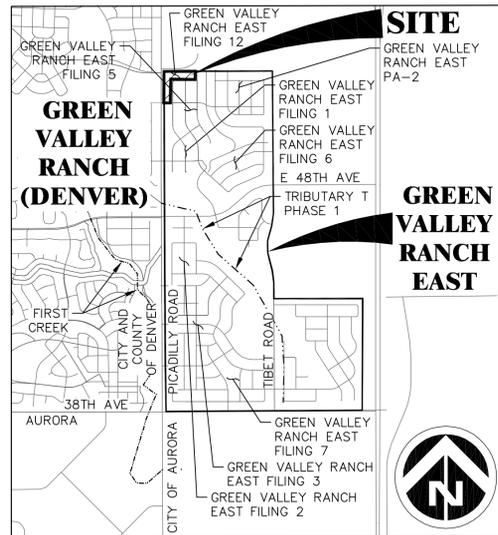
REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED.

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 146, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS..

JUSTIFICATION: E. 52ND AVE IS DESIGNATED AS A COLLECTOR STREET IN THE GREEN VALLEY RANCH EAST MASTER PLAN. THE DEVELOPER HAD HOPED TO REALIGN ACCESS AND HAVE 52ND AVENUE RE-DESIGNATED AS A LOCAL STREET. TRAFFIC ANALYSIS DETERMINED 52ND AVENUE COULD NOT BE A LOCAL STREET, RESULTING IN LOTS NOT BEING ABLE TO FRONT ONTO 52ND AVENUE. THIS AMENDMENT PROPOSES TO CONVERT 4 PACK BUNGALOW LOTS (MOTORCOURT) INTO 6 PACK BUNGALOW LOTS (MOTORCOURT) ALONG THE NORTH SIDE OF E. 51ST DRIVE. THE RESULT OF THIS IS 8 DOUBLE FRONTAGE LOTS. A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENT

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



VICINITY MAP
SCALE: 1"=2000'

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

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, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,315,139 SQ FT (30.191 AC)
NUMBER OF LOTS PROPOSED	151
BUILDING HEIGHT	35' MAX.
LOT AREA	17.90 AC - 59.3%
HARD SURFACE AREA*	6.37 AC - 21.1%
LANDSCAPE AREA	5.92 AC - 19.6%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

NOTE: THE NORTHERN PORTION OF TRACT G IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

PROJECT TEAM:

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

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

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

ENGINEER:
DEWBERRY
8100 E. MAPLEWOOD AVE., SUITE 150
GREENWOOD VILLAGE, CO 80111
CONTACTS:
SUE SIBEL & ALAINA KNEEBONE MARLER
PHONE: (303) 368-5601
FAX: (303) 368-5603

GEOTECHNICAL ENGINEER:
A.G. WASSenaar, INC.
2180 S. IVANHOE ST.
DENVER, CO 80222
CONTACT: ROBERT BRANSON
PHONE: (303) 759-8100

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

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

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

IN WITNESS WHEREOF, _____ 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 COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK

THIS _____ DAY OF _____ AD. 20____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT: _____

Change to black; this implies it is part of the amendment. When this is an internal review.

AMENDMENTS

AMENDMENT 1 - ADDED 8 LOTS BY REVISING MOTORCOURTS FROM 4-PACK TO 6-PACK ALONG THE NORTH SIDE OF 51ST DRIVE. ADDED 5 SHEETS TO THE PLAN SET. UPDATED LAND USE TABLE. ADDED ADJUSTMENT NOTE. MODIFIED BASIS OF BEARING NOTE.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Alaina Kneebone Marler, PE
Email: amarler@dewberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

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

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

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50118860**

Designed By: **GKP** Drawn By: **BMS**

Checked By: **CCN**

Sheet Number: _____

Y:\DEWBERRY\OAKWOOD_HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\CSP-COVER\DWG 2282022 3:59 PM.DWG. GJMG

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-PA\PLAN SETS\CS\SP-NOTES AND TYPICAL SECTIONS.DWG 21/11/2022 7:35 AM DINH GIANG

LIST OF ACRONYMS AND ABBREVIATIONS

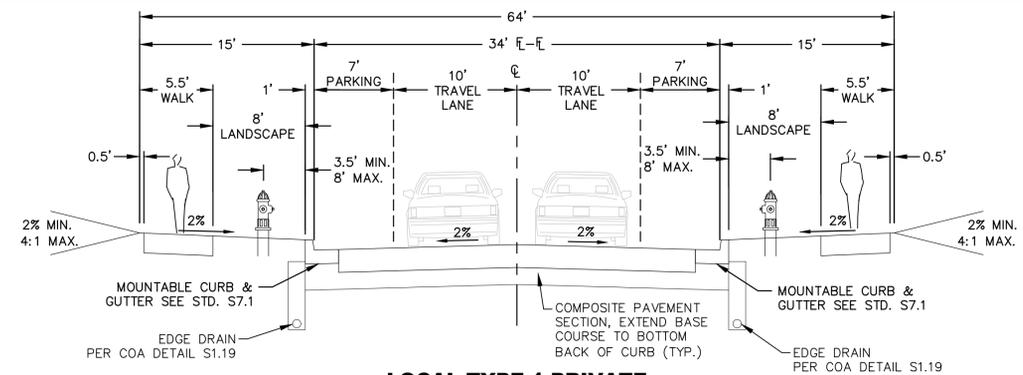
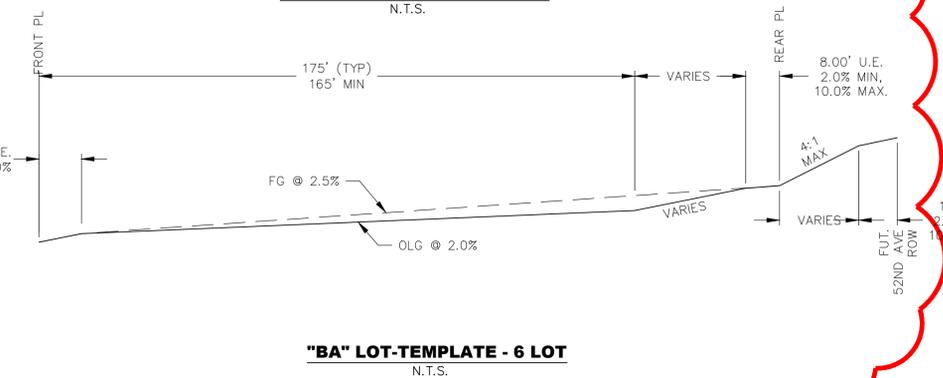
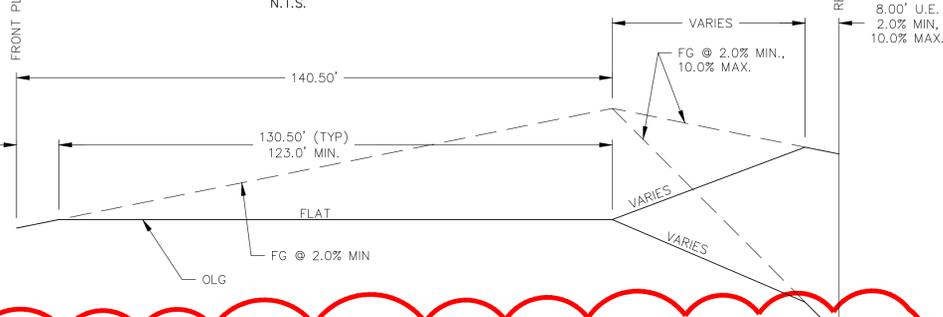
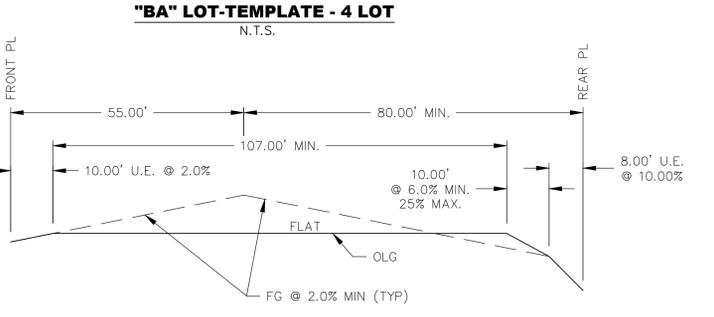
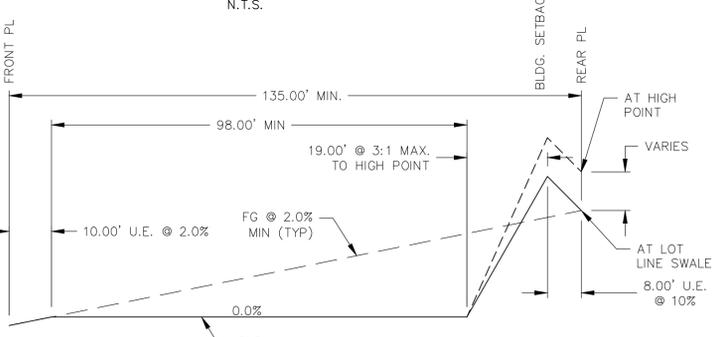
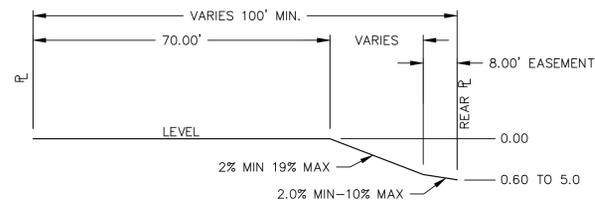
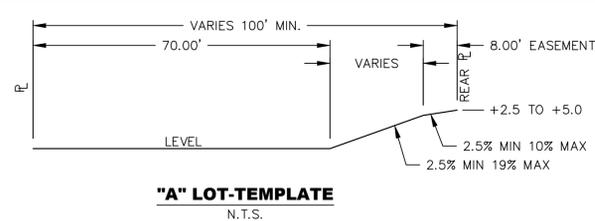
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY LINE
BOW	BACK OF WALL	PMF	PROBABLE MAXIMUM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

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING 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 UNOBTURATED 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 ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGNS 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 OWNER, HIS OR HER SUCCESSOR OR ASSIGNS 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.

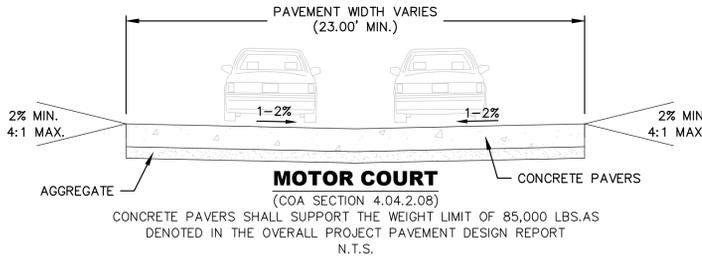
NOTES

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



LOCAL TYPE 1 PRIVATE

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



MOTOR COURT

(COA SECTION 4.04.2.08)

CONCRETE PAVERS SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LBS. AS DENOTED IN THE OVERALL PROJECT PAVEMENT DESIGN REPORT N.T.S.

1
AMENDMENT 1
 -ADDED 8 NEW LOTS WITH REVISED LOT GRADING TEMPLATE
 -REVISE ABBREV.

Change to black; this implies it is part of the amendment. When this is an internal review. Do this on all sheets

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

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

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

DOCUMENT AMENDMENTS	
No.	Description
1	12/14/22
2	10/19/20
3	9/23/20
4	8/14/20
5	6/26/20
6	3/31/20
7	12/12/19

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Project Number:
50118860
 Designed By: **GKP** Drawn By: **BMS**
 Checked By: **CCN**
 Sheet Number:
2

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-P\PLAN SETS\CSPP-NOTES AND TYPICAL SECTIONS.DWG 21/11/2022 7:35 AM DINH GIANG

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curves C1 through C53.

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curves C54 through C88.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Contains lines L3 through L27.

Main table with columns: LOT #, BLOCK #, SQ. FOOTAGE, FRONTAGE, SETBACKS, SETBACKS, CLASSIFICATION. Contains lots 1 through 11* and 1**.

Main table with columns: LOT #, BLOCK #, SQ. FOOTAGE, FRONTAGE, SETBACKS, SETBACKS, CLASSIFICATION. Contains lots 1 through 1**.

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

* AMENDMENT 1 LOT REVISIONS

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

check this info

Dewberry Dewberry Engineers Inc. 8100 East Maplewood Avenue, Suite 150 Greenwood Village, CO 80111

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS LOT, LINE AND CURVE TABLES

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

Table with columns: AMENDMENT, No., Date, Description. Lists amendments 1 through 6.

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860 Designed By: GKP Drawn By: BMS Checked By: CCN Sheet Number: 3

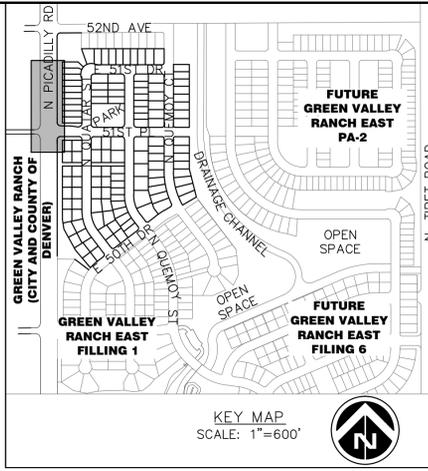
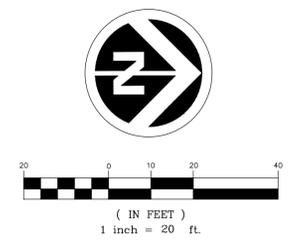
SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	STREET SIGN	
PHASE LINE	WATER METER	
EASEMENT LINE	FH AND VALVE	
SECTION LINE	EX FH	
HALF-SECTION LINE	EX WATER VALVE	
RIGHT OF WAY LINE	STREET LIGHT	
CENTER LINE OF STREET	EX STREET LIGHT	
LOT OR TRACT LINE	EX 24" STM	
BUILDING SET BACK	EX STORM MH	
SIGHT LINE	STORM INLET	
EX TELEVISION	FLARED END SECTION	
EX ELECTRIC	EX EASEMENT LINE	
EX TELEPHONE		
EX FIBER OPTIC		
EX GAS LINE		

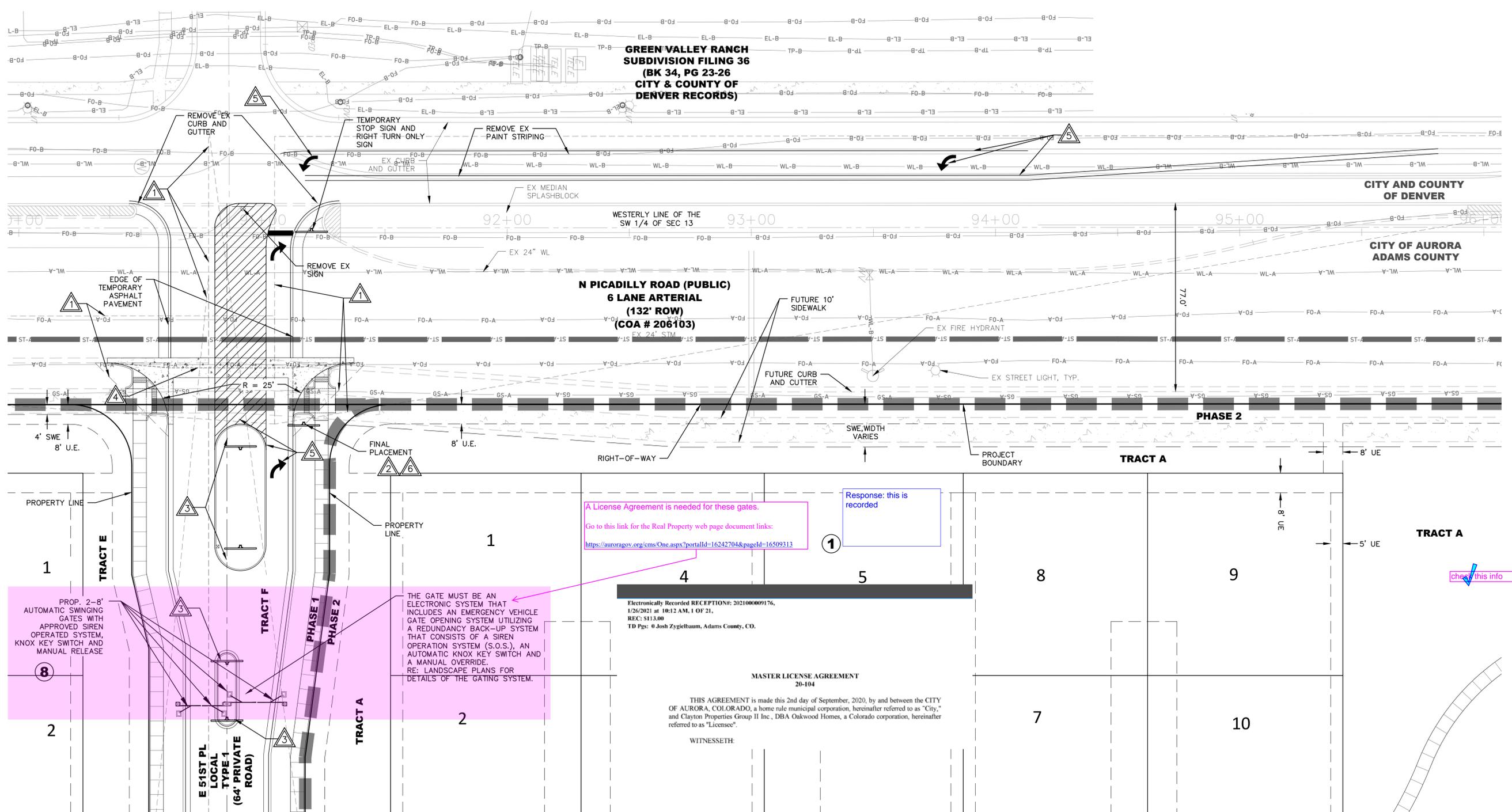
KEYNOTE

	SIGHT LINES
	STOP SIGN & STREET SIGN
	MEDIAN WARNING SIGN
	8' CROSSSPAN
	PAINT STRIPING
	RIGHT TURN ONLY SIGN

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP



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 Email: amalfer@dewberry.com



A License Agreement is needed for these gates.
 Go to this link for the Real Property web page document links:
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Response: this is recorded

Electronically Recorded RECEPTION#: 2021080009176,
 1/26/2021 at 10:12 AM, 1 OF 21,
 REC#: S113.009
 TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

MASTER LICENSE AGREEMENT
 20-104

THIS AGREEMENT is made this 2nd day of September, 2020, by and between the CITY OF AURORA, COLORADO, a home rule municipal corporation, hereinafter referred to as "City," and Clayton Properties Group II Inc., DBA Oakwood Homes, a Colorado corporation, hereinafter referred to as "Licensee".

WITNESSETH:

PROP. 2'-8" AUTOMATIC SWINGING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE

THE GATE MUST BE AN ELECTRONIC SYSTEM THAT INCLUDES AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATION SYSTEM (S.O.S.), AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE.
 RE: LANDSCAPE PLANS FOR DETAILS OF THE GATING SYSTEM.

check this info

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

DOCUMENT AMENDMENTS	
No.	Description
1	FIRST SUBMITTAL
2	SECOND SUBMITTAL
3	THIRD SUBMITTAL
4	FOURTH SUBMITTAL
5	FIFTH SUBMITTAL
6	SIXTH SUBMITTAL
12/14/20	

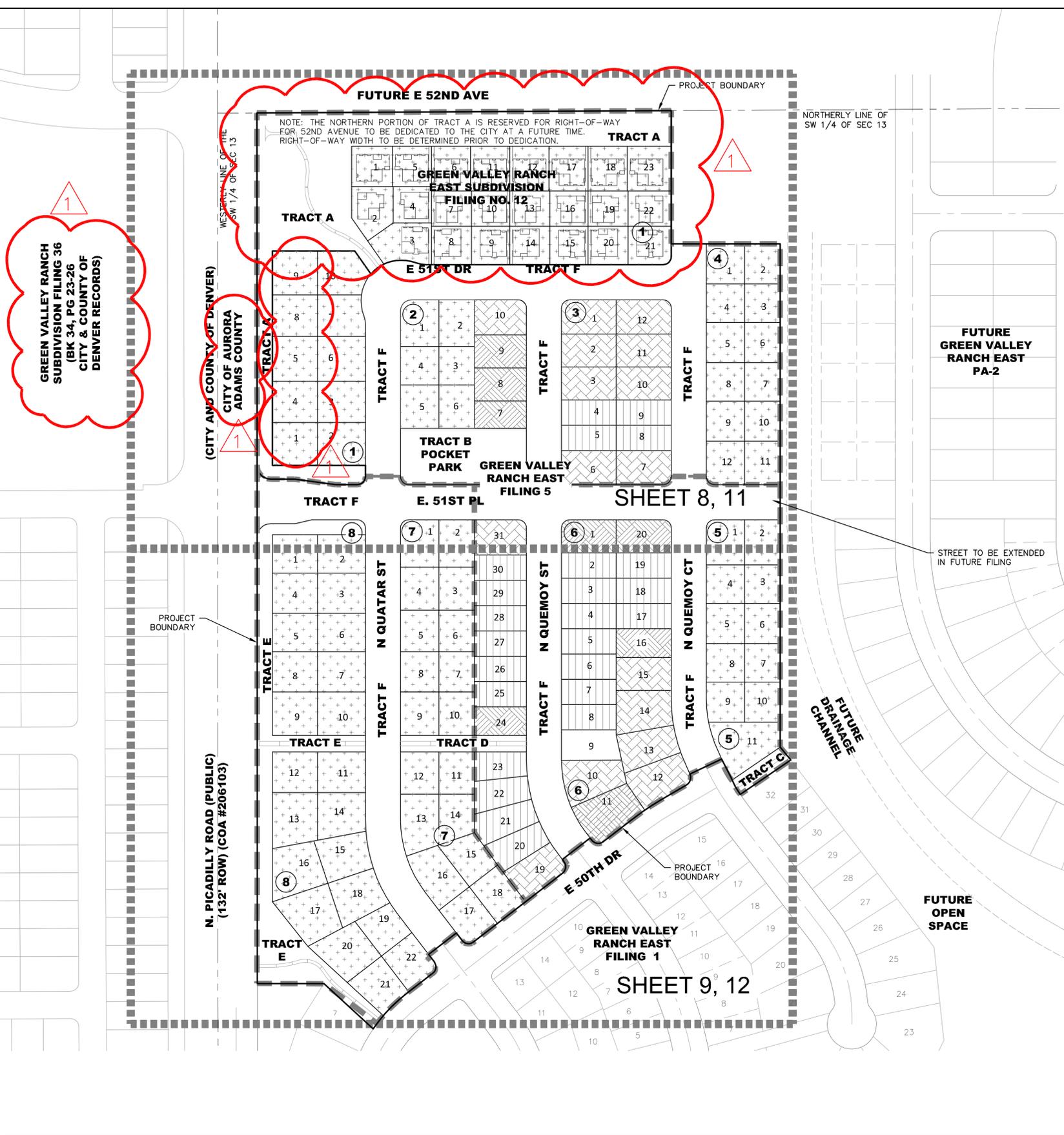
PRELIMINARY NOT FOR CONSTRUCTION

Project Number:
50118860
 Designed By: **GKP** Drawn By: **BMS**
 Checked By: **CCN**
 Sheet Number:
4

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA\PA\IP\PLAN SETS\CSP\TEMP-STRT\INT\INTERSECTION.DWG 211202Z 8:06 AM DMH, GIANG

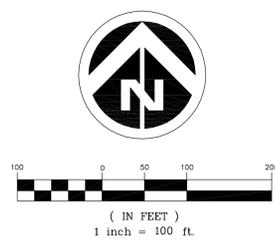
GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS
TEMPORARY STREET INTERSECTION

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA\PLAN SETS\CCSP\OSF.DWG 2/20/2022 3:59 PM DINH, GIANG



NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

1
AMENDMENT 1
 -REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED LOT RENUMBERING
 -COMBINED TRACT A AND G INTO SINGLE TRACT A
 -UPDATED TABLES
 -REVISED DEVELOPMENT LABEL
 -ADDED 5 NEW LOTS



	STANDARD LOT-60'+ -	17
	STANDARD -	8
	SMALL LOT -	24
	BUNGALOW LOT -	102
	TOTAL -	151

GREEN VALLEY RANCH EAST FILING 5 LOT SUMMARY TABLE

	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
SINGLE-FAMILY DETACHED <50'	24	16%	24	
SINGLE-FAMILY DETACHED 50-60'	8,000	5%		
SINGLE-FAMILY DETACHED 60-70'	15,000	10%		
SINGLE-FAMILY DETACHED >70'	2	1%		
MOTORCOURT STANDARD	86	57%		
MOTORCOURT SMALL	16	11%	16	
SUBTOTAL	151	100%	40	26%

1
 GREEN VALLEY RANCH SUBDIVISION FILING 36 (BK 34, PG 23-26 CITY & COUNTY OF DENVER RECORDS)

1
 (CITY AND COUNTY OF DENVER) CITY OF AURORA ADAMS COUNTY

1
 N. PICADILLY ROAD (PUBLIC) (132' ROW) (COA #206103)

LOT DATA TABLE

NUMBER OF LOTS	LOT %	UNIT TYPE	LOT TYPE	MIN. LOT SQ. FT.	MIN. STREET FRONTAGE	MIN. FRONT SETBACK	MIN. PORCH SETBACK	MIN. SIDE SETBACK** INTERIOR	MIN. SIDE SETBACK** CORNER	MIN. REAR YARD SETBACK	MAX. BLDG HT.
17	11%	STANDARD LOTS-60'+	FRONT LOAD	6,000 SF	60 FEET	15 FEET - HOUSE 20 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
8	5%	STANDARD LOTS	FRONT LOAD	4,500 SF	50 FEET	15 FEET - HOUSE 20 FEET - GARAGE	10 FEET	5 FEET *	10 FEET	10 FEET	35 FEET
24	16%	SMALL LOTS***	FRONT LOAD	<4,500 SF OR <50 FEET		15 FEET - HOUSE 18 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
102	68%	BUNGALOW	ALT LOADED	2,500 SF	50 FEET		5 FEET	5 FEET*	10 FEET	10 FEET	35 FEET

- * MINIMUM 10' BUILDING SEPARATION
- ** MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.
- *** NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45-FT IN WIDTH
- **** LOTS ARE CONSIDERED "SMALL" WHEN EITHER THE LOT FRONTAGE OR LOT SQUARE FOOTAGE ARE MET.

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

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS
OVERALL SITE PLAN

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

DOCUMENT AMENDMENTS

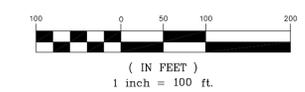
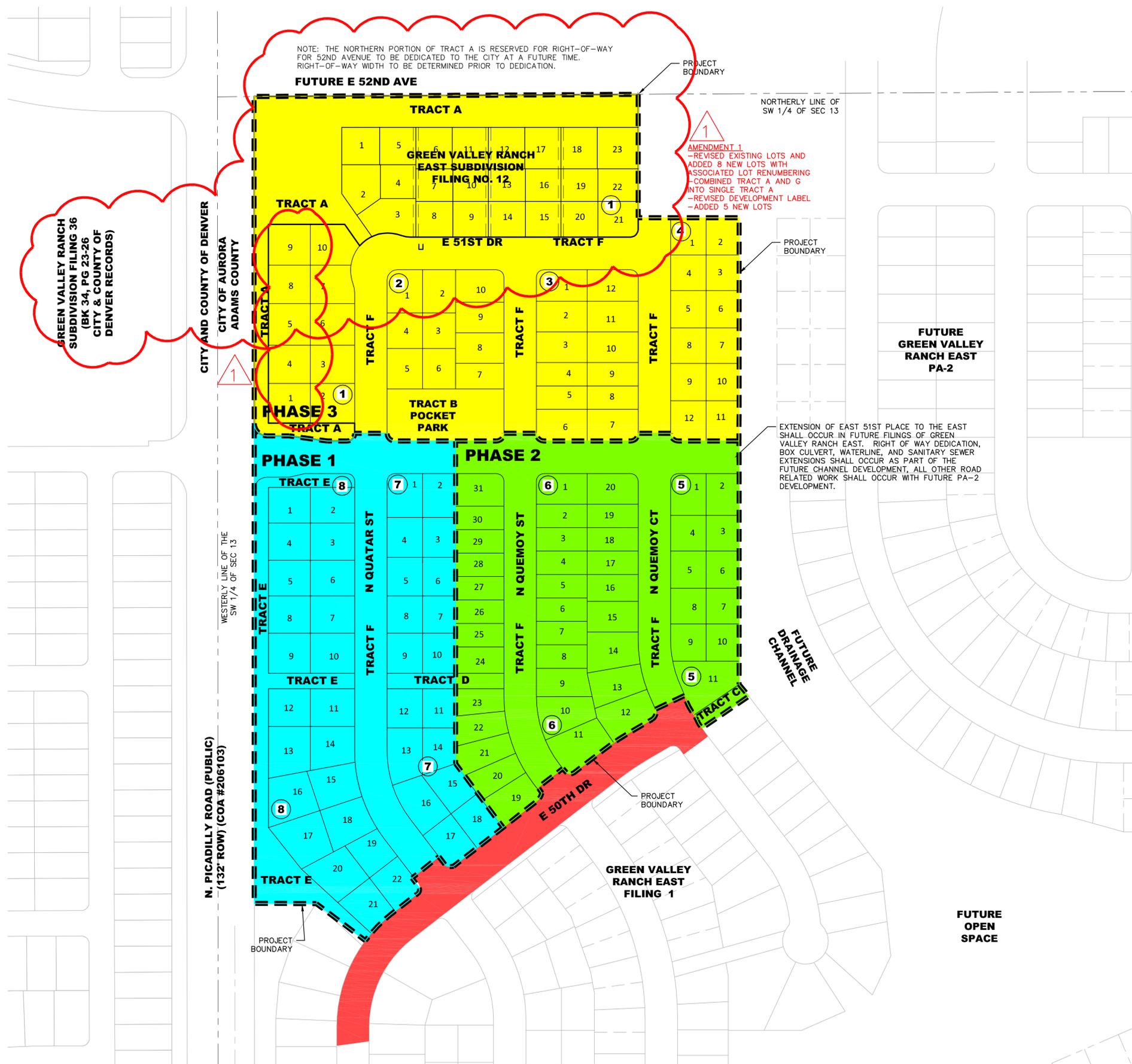
No.	Date	Description
1	12/14/22	AMENDMENT 1
2	10/19/20	SIXTH SUBMITTAL
3	10/23/20	FIFTH SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	6/26/20	THIRD SUBMITTAL
6	3/31/20	SECOND SUBMITTAL
7	12/12/19	FIRST SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50118860**
 Designed By: **GKP** Drawn By: **BMS**
 Checked By: **CCN**
 Sheet Number: **6**

check this info

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	FILING 1
	PHASE 1 - START AFTER FILING 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
	PHASE 2 - START AFTER PHASE 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
	PHASE 3 - START AFTER PHASE 2 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
	PHASE 4 - START AFTER PHASE 3 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START

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

SYMBOLS AND LINETYPES LEGEND	
	BOUNDARY LINE
	LOT PHASE LINE
	SECTION LINE
	HALF-SECTION LINE
	RIGHT OF WAY LINE
	CENTER LINE OF STREET
	LOT OR TRACT LINE
LOT NUMBER 15
BLOCK NUMBER #

NOTES

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

check this info

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

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

No.	Date	Description
AMENDMENT 1		
1	12/14/22	
2	10/19/20	SIXTH SUBMITTAL
3	09/23/20	FIFTH SUBMITTAL
4	08/14/20	FOURTH SUBMITTAL
5	06/26/20	THIRD SUBMITTAL
6	03/31/20	SECOND SUBMITTAL
7	12/12/19	FIRST SUBMITTAL

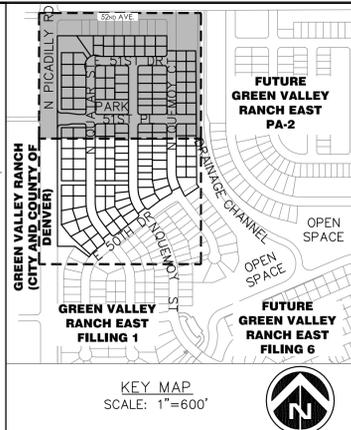
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Project Number:
50118860
 Designed By: **GKP** Drawn By: **BMS**
 Checked By: **CCN**
 Sheet Number:
7

PHASING PLAN

1

AMENDMENT 1
-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
-ADDED FIRE LANE EASEMENTS IN MOTOR COURT DRIVE
-COMBINED TRACT A AND G INTO SINGLE TRACT A
-ADDED MISSING PROPERTY LINE INFO NOT RELATED TO AMENDMENT CHANGES
-ADDED 5 NEW LOTS



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303.368.5601
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Email: amalfer@dewberry.com

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

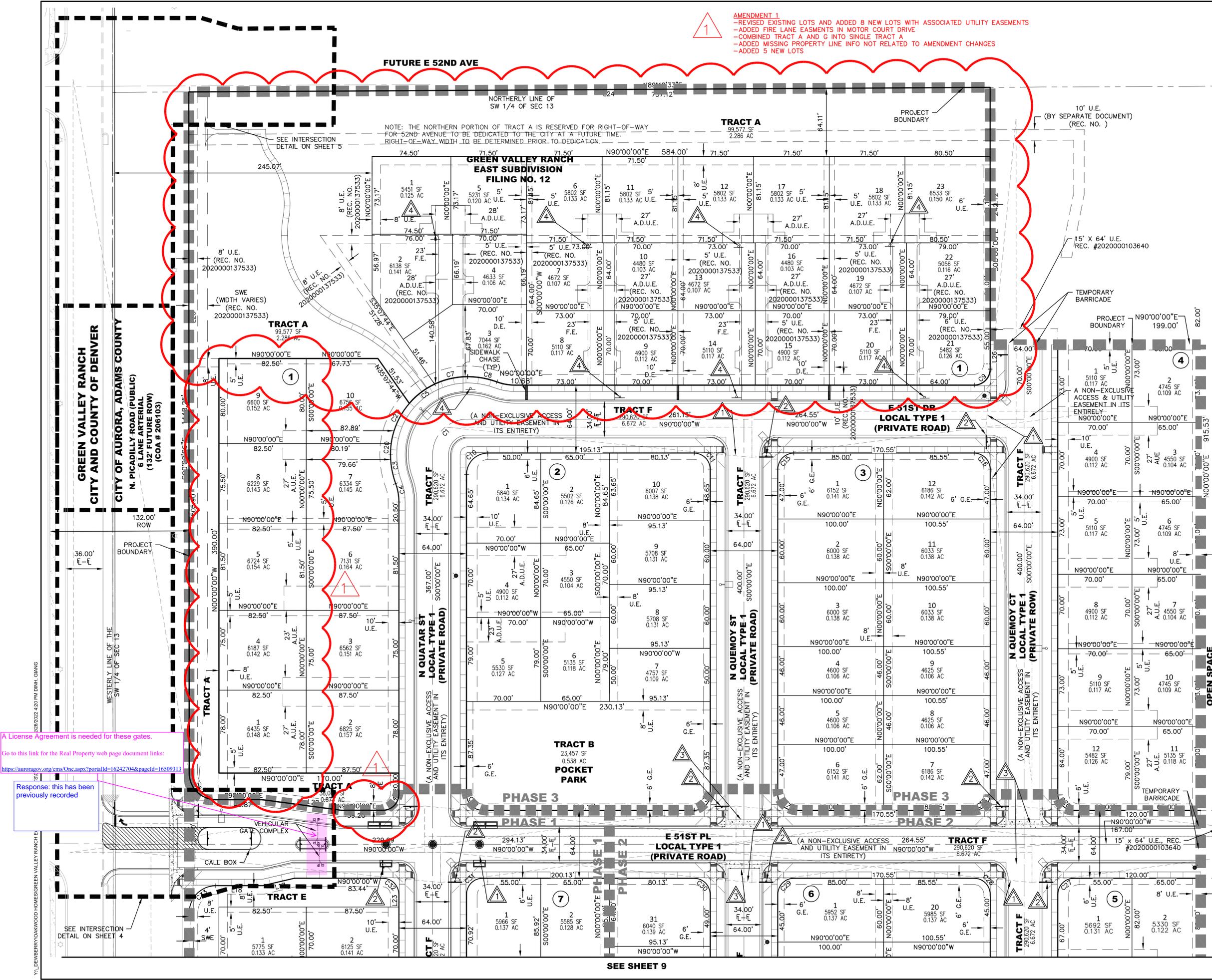
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DENVER, CO 80249
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CONTACT:
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DOCUMENT AMENDMENTS

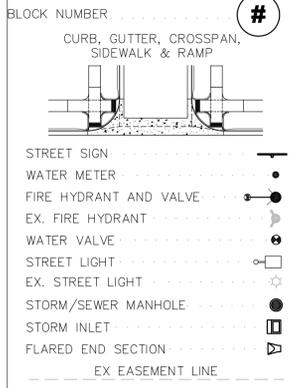
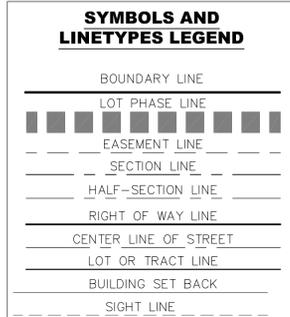
No.	Date	Description
AMENDMENT 1	12/14/22	
SIXTH SUBMITTAL	6/10/19/20	
FIFTH SUBMITTAL	5/19/23/20	
FOURTH SUBMITTAL	4/18/14/20	
THIRD SUBMITTAL	3/6/26/20	
SECOND SUBMITTAL	2/3/31/20	
FIRST SUBMITTAL	1/12/19	

**PRELIMINARY
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Project Number: **50118860**
Designed By: **GKP** Drawn By: **BMS**
Checked By: **CCN**
Sheet Number: **8**



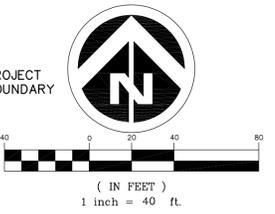
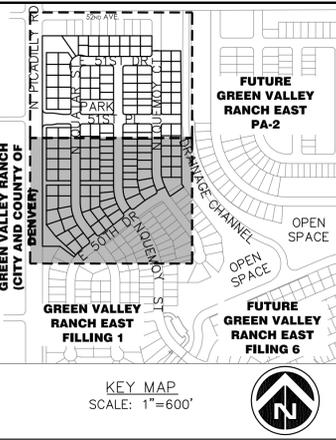
A License Agreement is needed for these gates.
Go to this link for the Real Property web page document links:
<https://aurora.gov.org/cms/One.aspx?portalId=16242704&pageId=16509313>
Response: this has been previously recorded



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

SEE SHEET 9

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\PA-1\PLAN SETS\PCSP-SP.DWG 2/11/2022 10:22 AM DMH, GHM



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

KEYNOTE

- 1. SIGHT LINES
- 2. STOP SIGN & STREET SIGN
- 3. 8' CROSSSPAN

- NOTES:**
- ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
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 - STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.

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 8100 East Markwood Avenue, Suite 160
 Greenwood Village, CO 80111
 Contact: Alaina Kneebone Malfer, PE
 Email: amalfer@dewberry.com

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

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

DOCUMENT AMENDMENTS	
No.	Description
1	AMENDMENT 1
2	SIXTH SUBMITTAL
3	FIFTH SUBMITTAL
4	FOURTH SUBMITTAL
5	THIRD SUBMITTAL
6	SECOND SUBMITTAL
7	FIRST SUBMITTAL

**PRELIMINARY
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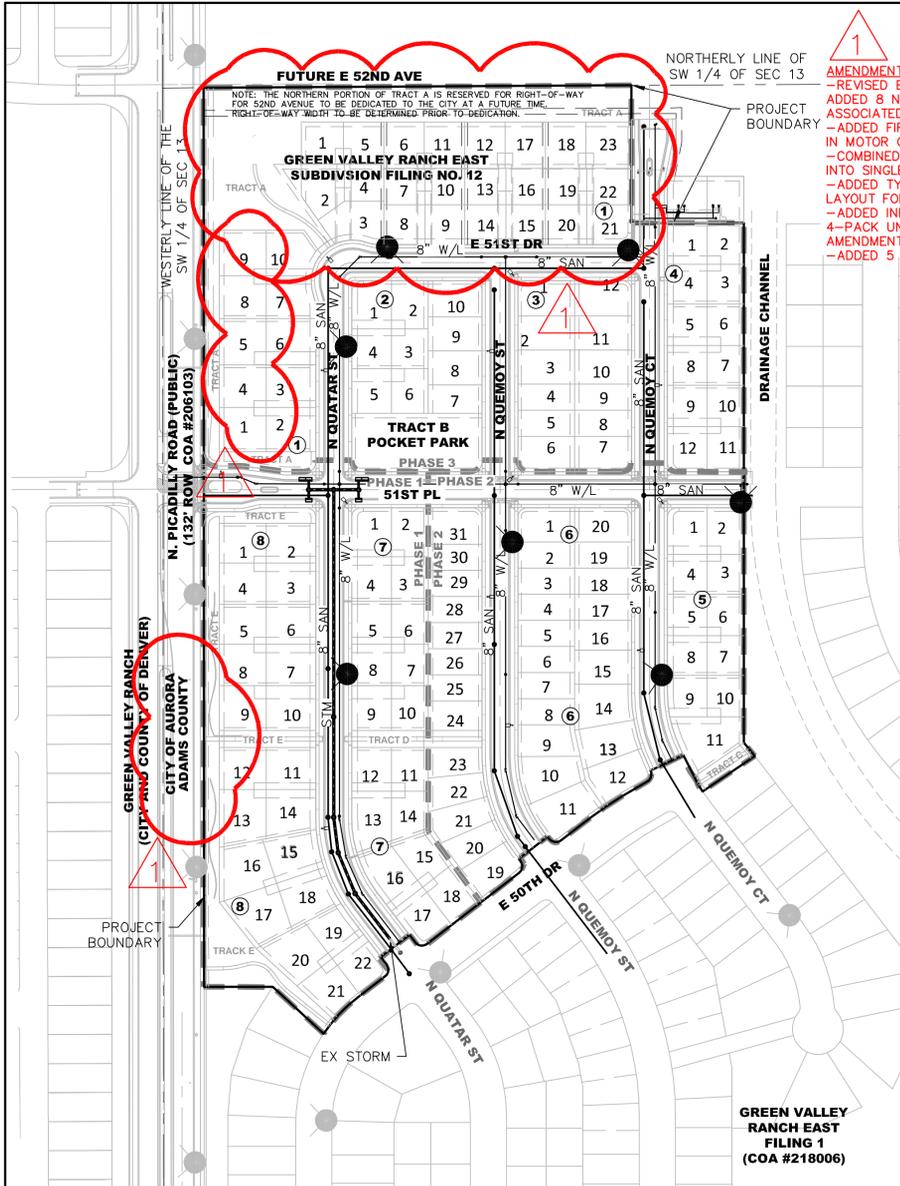
Project Number:
50118860

Designed By:
GKP

Checked By:
CCN

Sheet Number:
9

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\SP\POWERALL UTILITY PLAN.DWG 2/28/2022 4:00 PM DINH GIANG

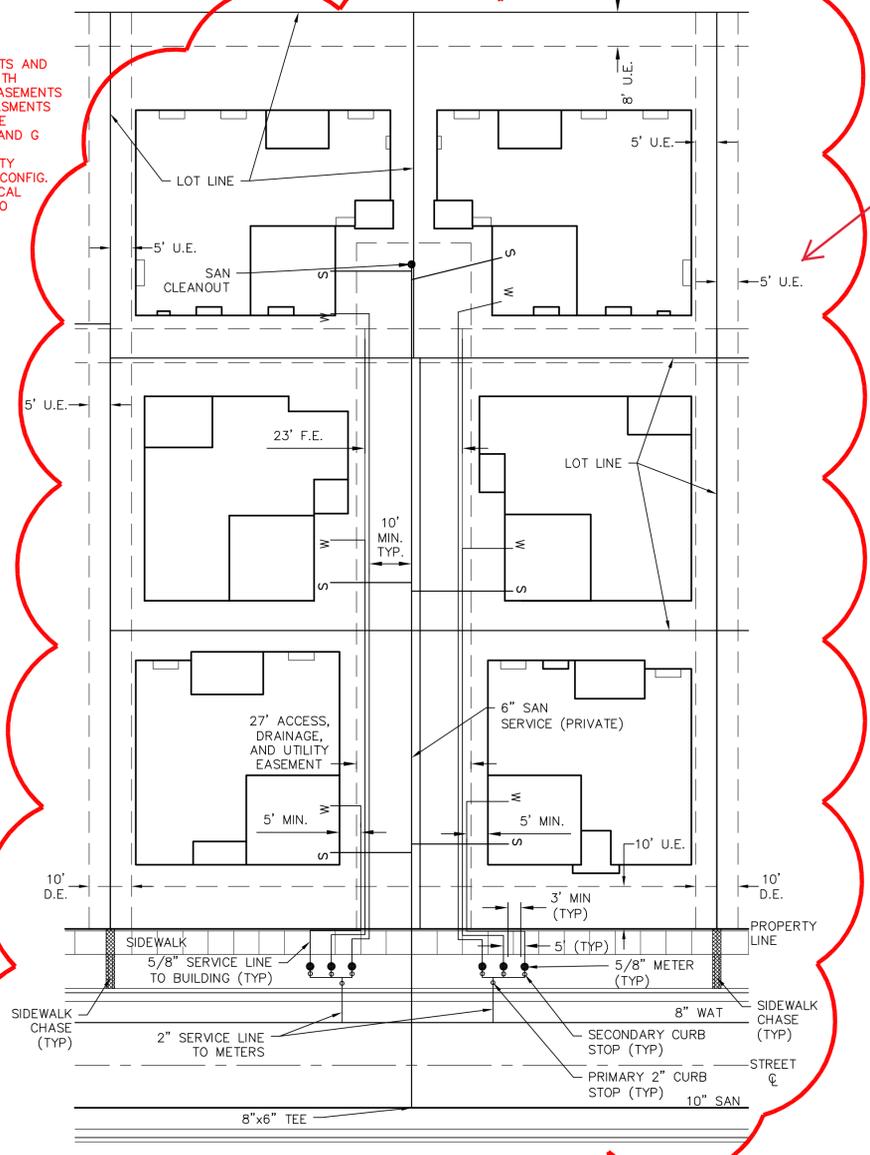


- NOTES:**
- ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 - FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.
 - PHASE 1 STREET AND WATERLINE CONSTRUCTION INCLUDES NORTH QUATAR STREET SOUTH OF EAST 51ST PLACE ALONG WITH EAST 51ST PLACE FROM PICADILLY ROAD TO NORTH QUATAR STREET. PHASE 2 INCLUDES NORTH QUEMOY STREET AND NORTH QUEMOY COURT SOUTH OF EAST 51ST PLACE ALONG WITH THE REMAINING PORTION OF EAST 51ST PLACE. PHASE 3 STREET AND WATERLINE CONSTRUCTION INCLUDES ALL REMAINING STREET/WATERLINE CONSTRUCTION.

AMENDMENT 1
-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
-ADDED FIRE LANE EASEMENTS IN MOTOR COURT DRIVE
-COMBINED TRACT A AND G INTO SINGLE TRACT A
-ADDED TYPICAL UTILITY LAYOUT FOR 6-PACK CONFIG.
-ADDED INFO TO TYPICAL 4-PACK UNRELATED TO AMENDMENT 1
-ADDED 5 NEW LOTS

6 LOT BUNGALOW LOT SERVICES DETAIL

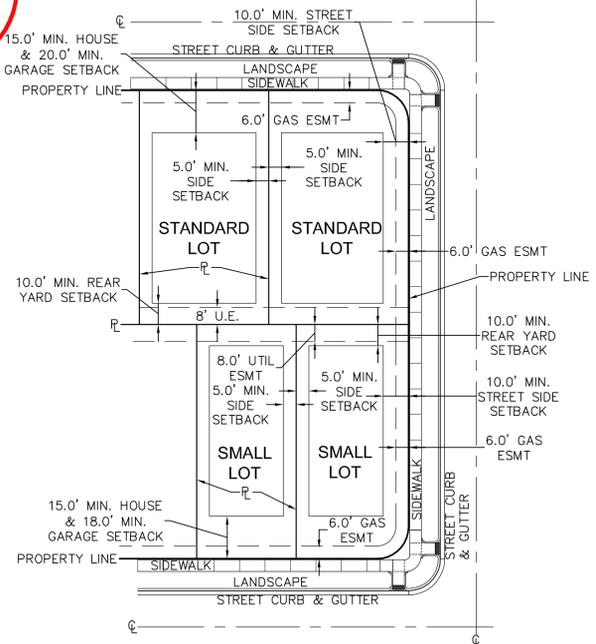
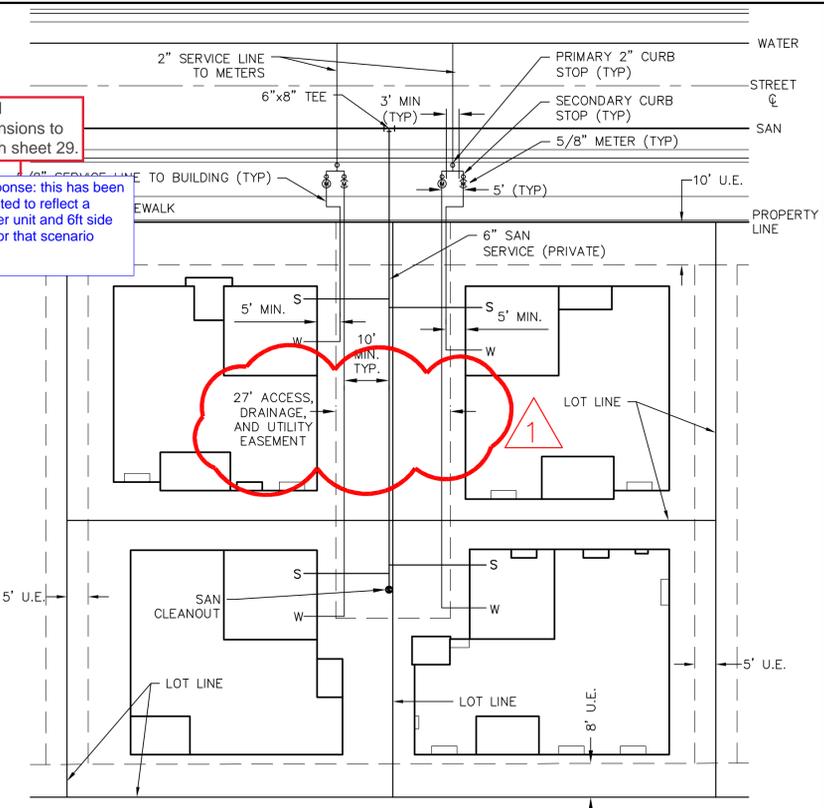
- NOTES:** N.T.S.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)
 - ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.



Label dimensions to match sheet 29.
Response: this has been updated to reflect a corner unit and 6ft side UE for that scenario

4 LOT BUNGALOW LOT SERVICES DETAIL

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



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

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS
OVERALL UTILITY PLAN

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

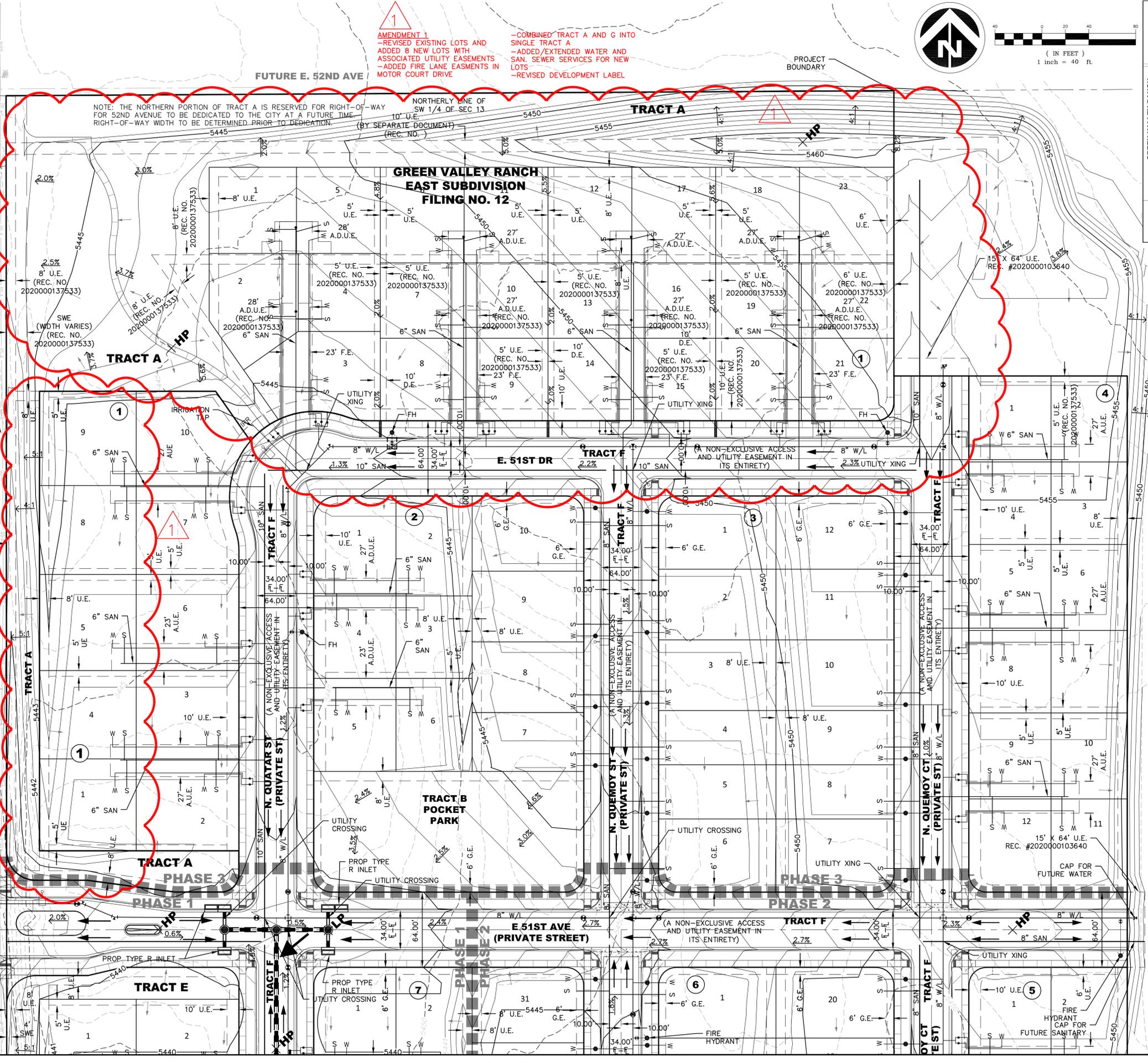
No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	12/14/22	AMENDMENT 1

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50118860**
Designed By: **GKP** Drawn By: **BMS**
Checked By: **CCN**
Sheet Number: **10**

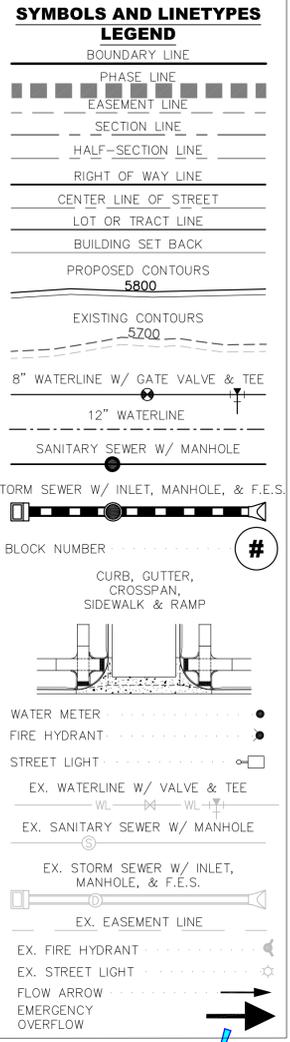
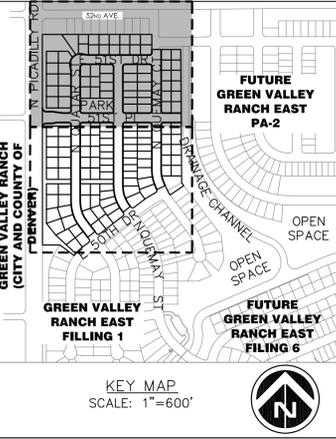
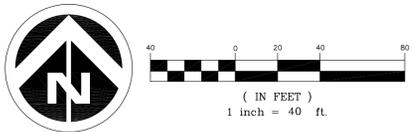
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**GREEN VALLEY RANCH
SUBDIVISION FILING 36
(BK 34, PG 23-26
CITY AND COUNTY
OF DENVER RECORDS)
ADAMS COUNTY**



AMENDMENT 1
-REVISED EXISTING LOTS AND
ADDED 8 NEW LOTS WITH
ASSOCIATED UTILITY EASEMENTS
-ADDED FIRE LANE EASEMENTS IN
MOTOR COURT DRIVE
-COMBINED TRACT A AND G INTO
SINGLE TRACT A
-ADDED EXTENDED WATER AND
SAN. SEWER SERVICES FOR NEW
LOTS
-REVISED DEVELOPMENT LABEL

NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.
(BY SEPARATE DOCUMENT)
(REC. NO.)



ABBREVIATIONS:
T.W. = TOP OF WALL
B.W. = BOTTOM OF WALL

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

SEE SHEET 12

Dewberry
Dewberry Engineers Inc.
8100 East Meadowwood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Alaina Kneebone Valdez, PE
Email: amvaldez@dewberry.com

**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS
GRADING AND UTILITY PLAN**

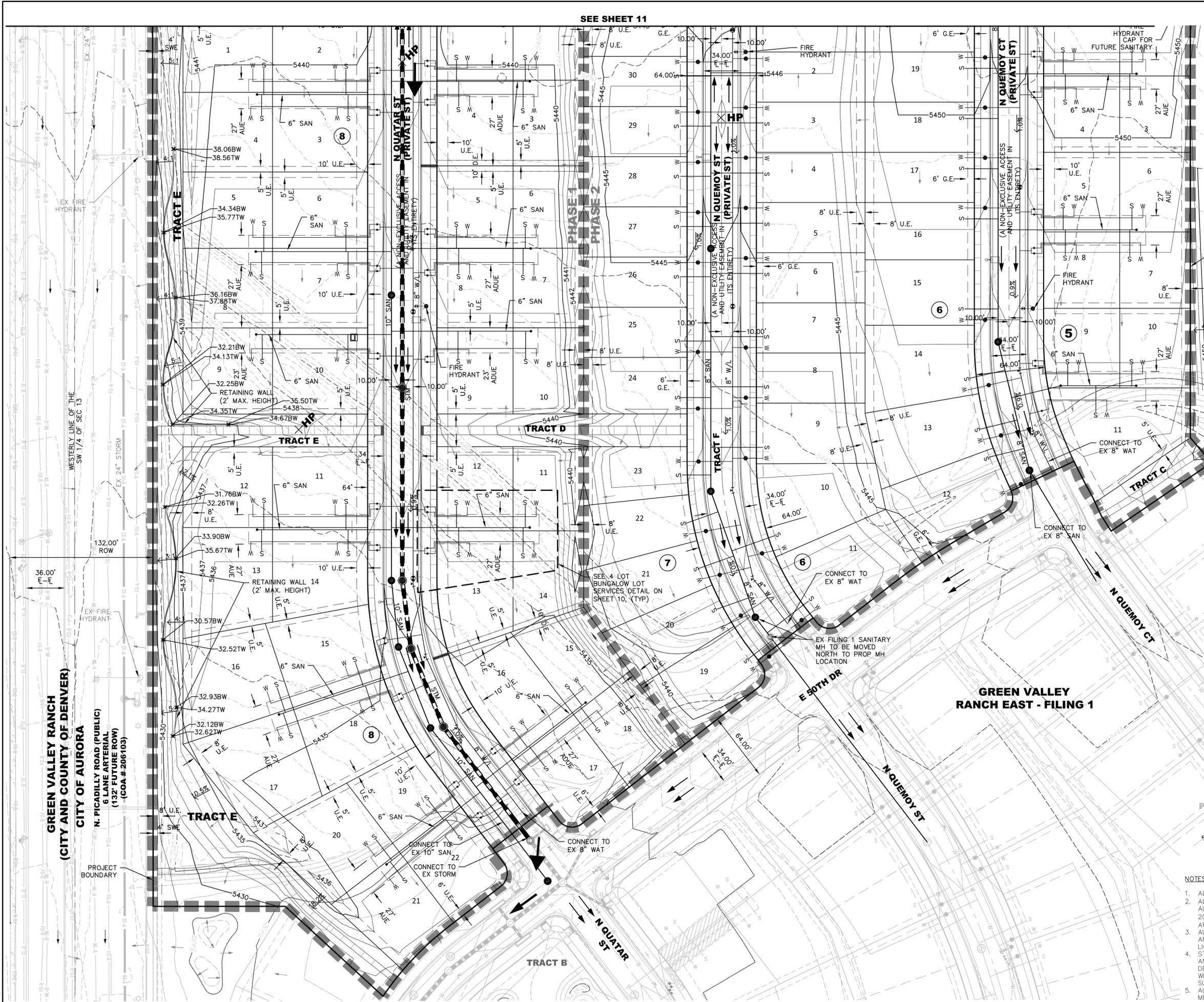
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZMANSKI

AMENDMENT	Date	Description
1	12/14/22	SIXTH SUBMITTAL
2	10/19/20	FIFTH SUBMITTAL
3	9/23/20	FOURTH SUBMITTAL
4	8/14/20	THIRD SUBMITTAL
5	6/26/20	SECOND SUBMITTAL
6	3/31/20	FIRST SUBMITTAL

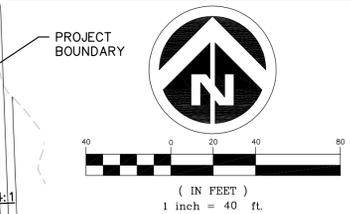
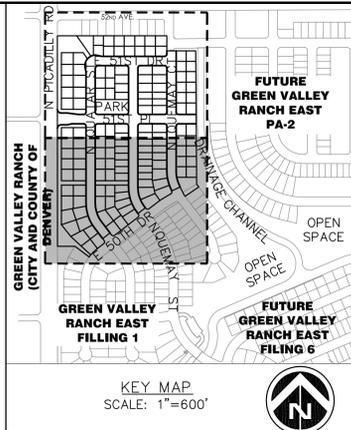
**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number:
50118860
Designed By: **GKP** Drawn By: **BMS**
Checked By: **CCN**
Sheet Number:
11

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SEE SHEET 11



SYMBOLS AND LINETYPES LEGEND

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

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

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 Greenwood Village, CO 80111
 303.368.5601
 Email: amatef@dewberry.com

**GREEN VALLEY RANCH EAST
 PRELIMINARY PLAT #5 W/ ADJUSTMENTS
 GRADING AND UTILITY PLAN**

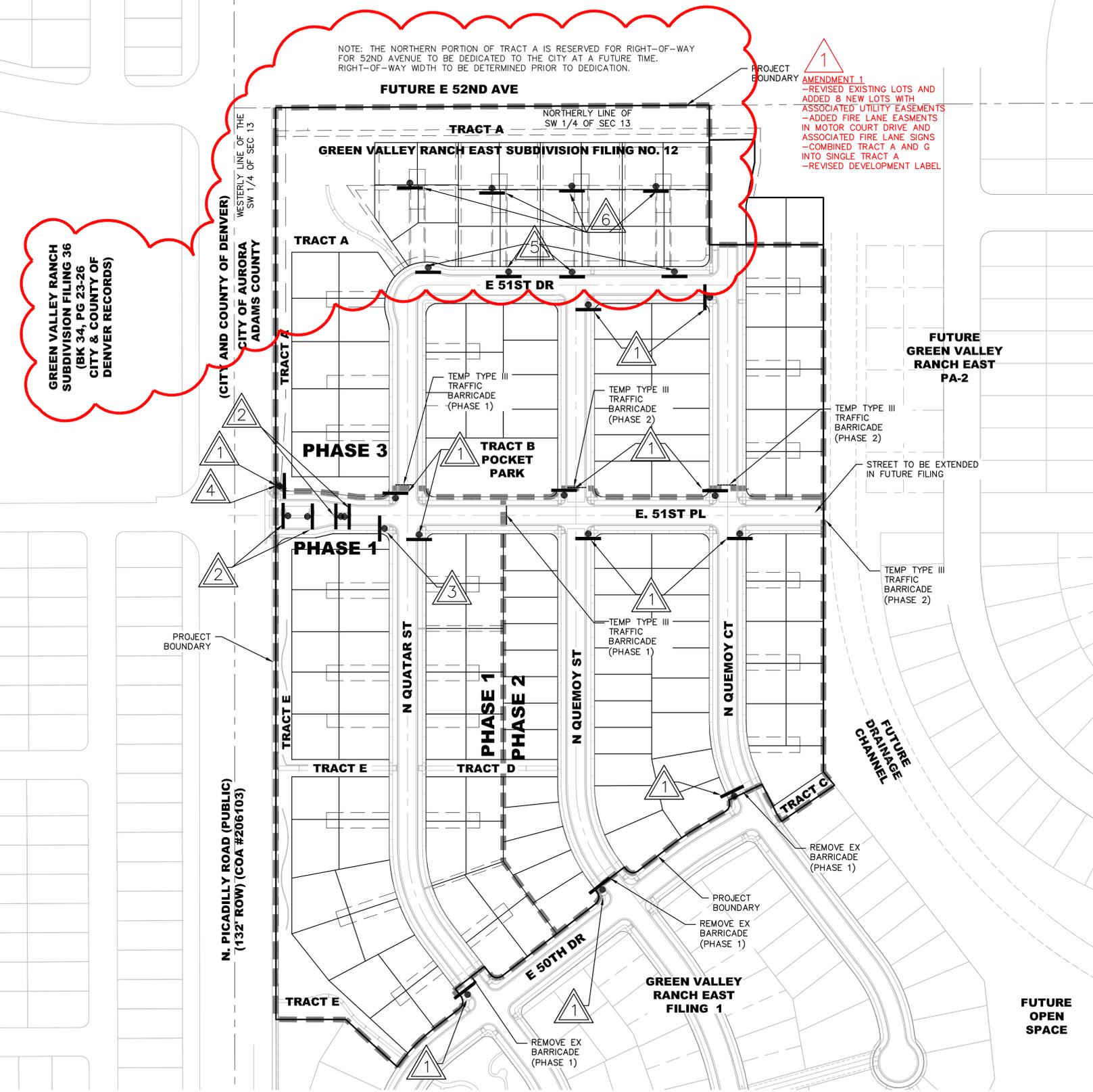
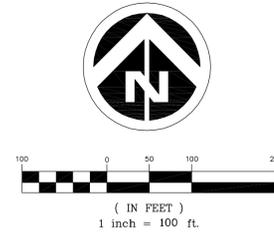
OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, CO 80249
 TEL: (303) 486-8500
 CONTACT:
 BRANDON WYSZNSKI

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

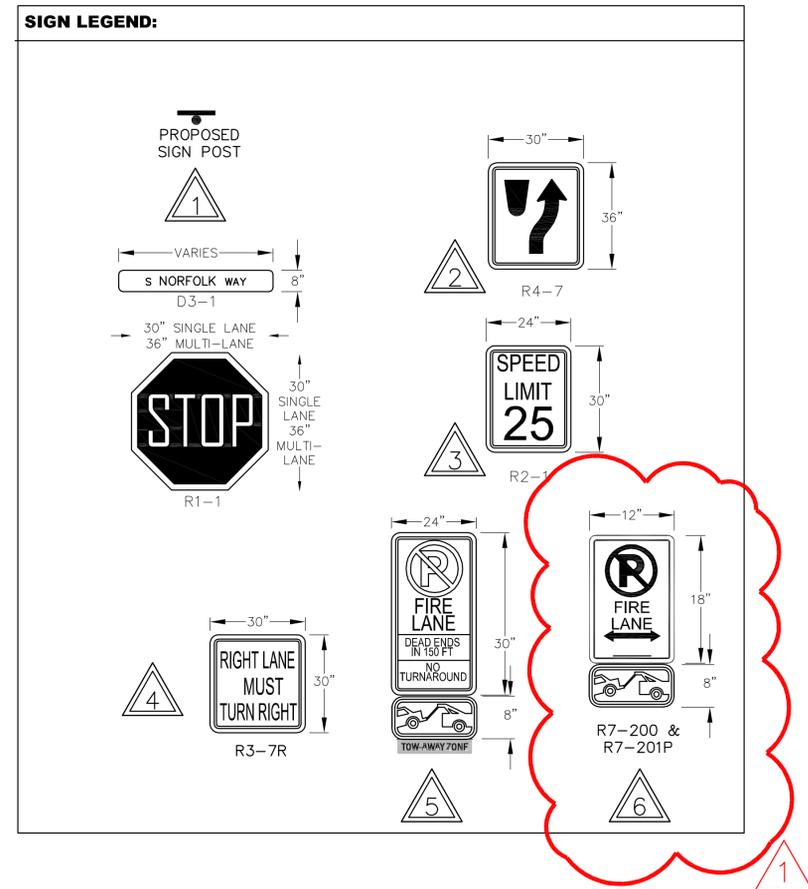
**PRELIMINARY
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 CONSTRUCTION**

Project Number: **50118860**
 Designed By: **GKP** Drawn By: **BMS**
 Checked By: **CCN**
 Sheet Number: **12**

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AMENDMENT 1
 -REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
 -ADDED FIRE LANE EASMENTS IN MOTOR COURT DRIVE AND ASSOCIATED FIRE LANE SIGNS
 -COMBINED TRACT A AND G INTO SINGLE TRACT A
 -REVISED DEVELOPMENT LABEL



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

(CITY AND COUNTY OF DENVER) WESTERLY LINE OF THE CITY OF AURORA ADAMS COUNTY SW 1/4 OF SEC 13

N. PICADILLY ROAD (PUBLIC) (132' ROW) (COA #206103)

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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Project Number:
50118860
 Designed By: **GKP** Drawn By: **BMS**
 Checked By: **CCN**
 Sheet Number:
13

check this info