



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](mailto: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](mailto: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

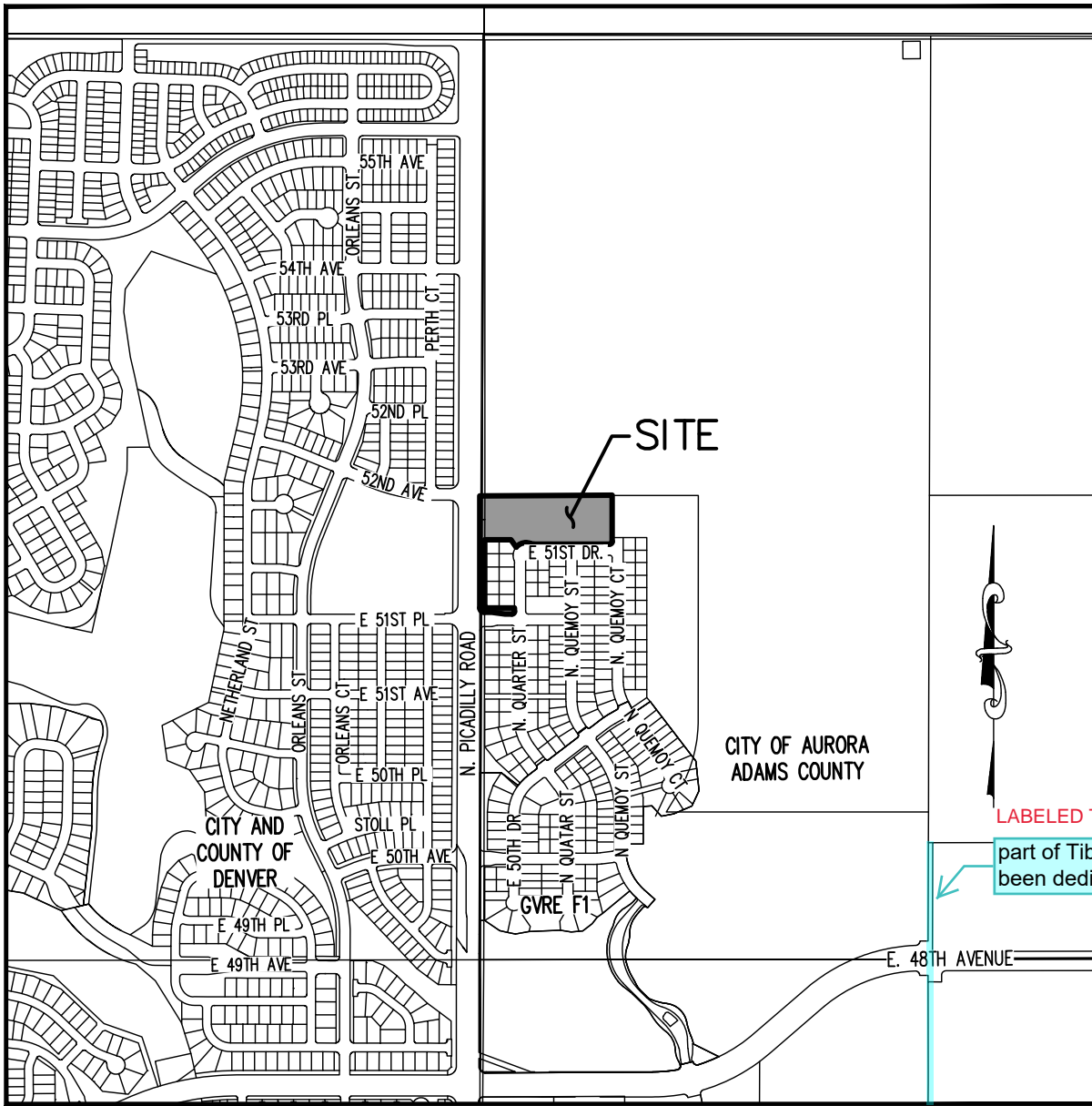
\_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_, AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



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

## 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



# 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

NW 1/4 SEC. 13, T.3S., R.66W., SIXTH P.M.

POINT OF BEGINNING  
NORTHWEST CORNER OF TRACT G  
GREEN VALLEY RANCH EAST SUBDIVISION  
FILING NO. 5, REC. NO. 2020000137533

SW 1/4 SEC. 13, T.3S., R.66W., SIXTH P.M.

TRACT A  
99,577 SF  
2.286 AC

TRACT A  
99,577 SF  
2.286 AC

GREEN VALLEY RANCH 38  
REC. NO. 202214135

SE 1/4 SEC. 14, T.3S., R.66W., SIXTH P.M.

CITY AND COUNTY OF DENVER

PICADILLY ROAD  
(132' WIDE PUBLIC ROW)  
REC. NO. 2006000386390

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

PROPOSED LOT LAYOUT  
AND EXISTING EASEMENTS

## 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"

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**  
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AzTec Proj. No.: 19321-15

Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=50'
SHEET 2 OF 4	

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

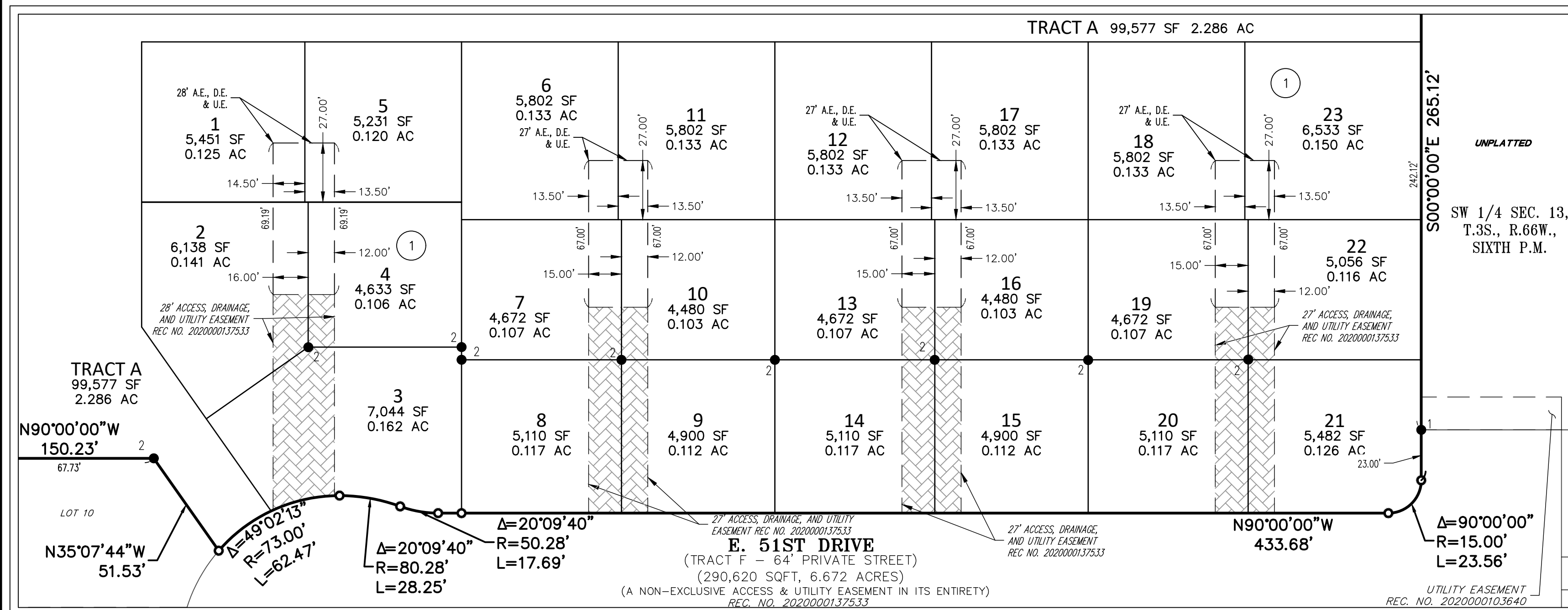
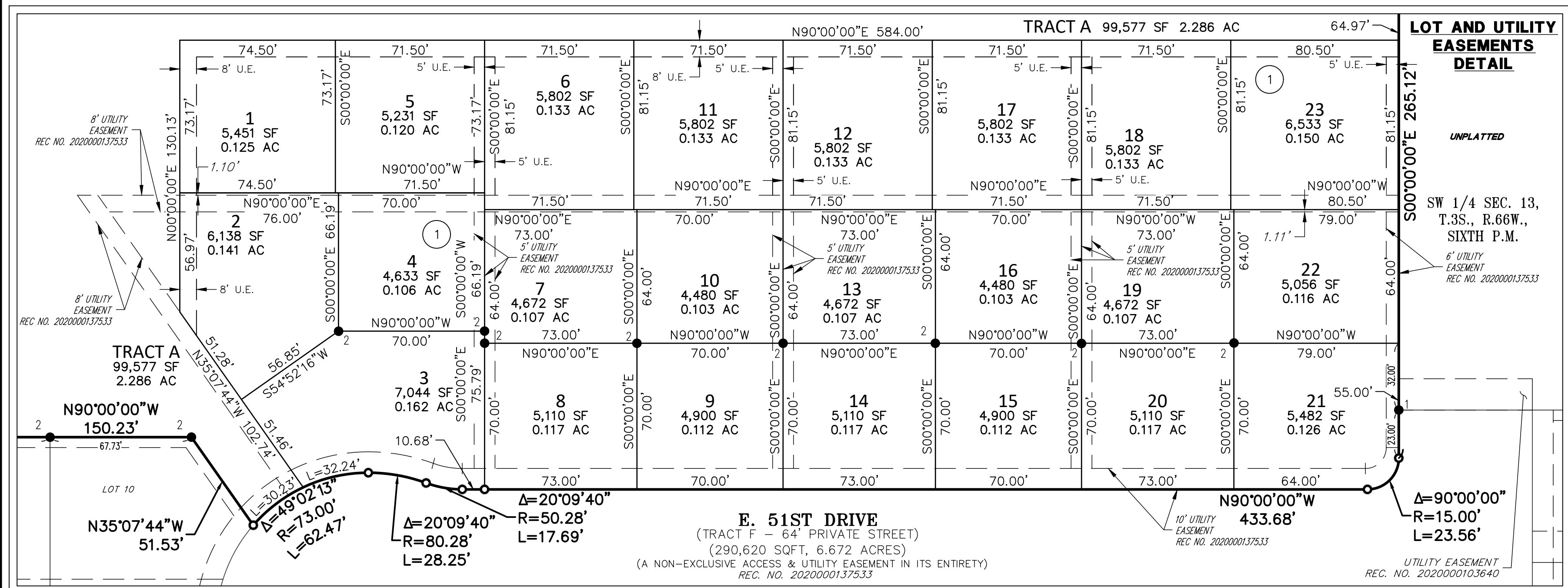
SW COR. SECTION 13, T3S, R66W, 6TH P.M. FOUND 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA T3S 14 13 23 24 R66W 2007 LS 38003" 0.5'± BELOW SURFACE IN RANGE BOX PER MONUMENT RECORD BY PLS 38318 ACCEPTED ON JULY 31, 2018

E. 51ST PLACE  
(VARIABLE WIDTH PRIVATE STREET)  
(A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY)  
REC. NO. 2020000137533

# 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 3 OF 4



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

## 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"
  - 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

## ACCESS, DRAINAGE, & UTILITY EASEMENTS DETAIL

SEE SHEET 4 FOR FIRE  
LANE EASEMENT DETAILS

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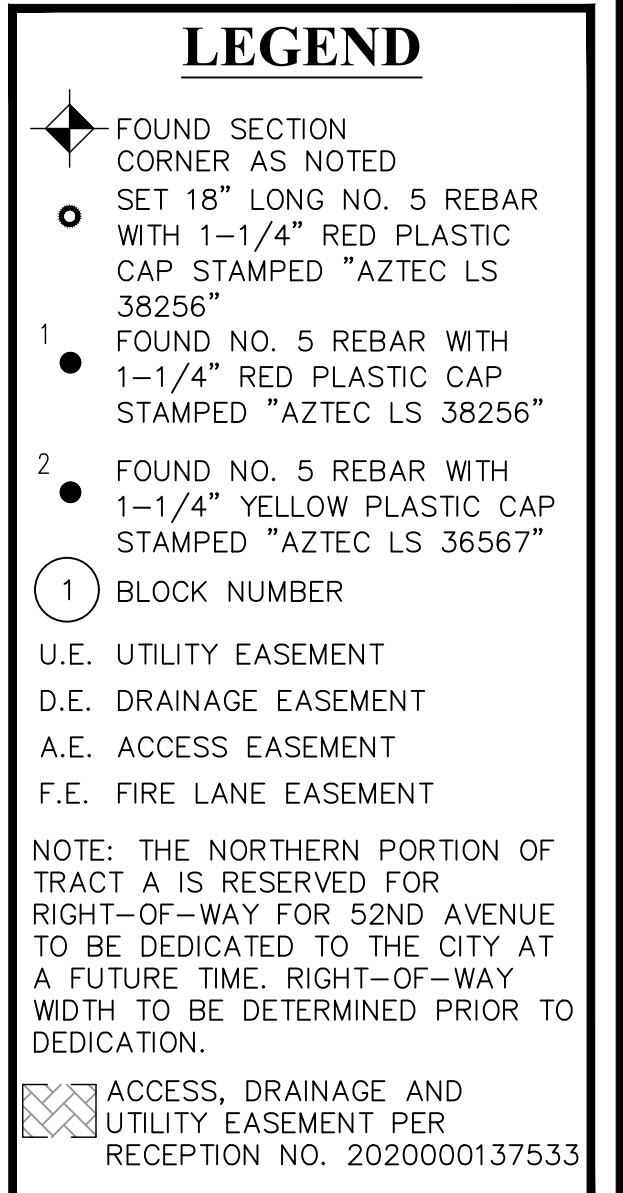
DATE OF PREPARATION: 06-03-2021

SCALE: 1"=40'


SHEET 3 OF 4



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



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

 <p><b>AZTEC</b> CONSULTANTS, INC.</p> <p>AzTec Proj. No.: 19321-15</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122</p>	<p>DATE OF PREPARATION:</p> <p>06-03-2021</p>
	<p>Phone: (303) 713-1898</p>	<p>SCALE:</p> <p>1"=40'</p>
	<p>Fax: (303) 713-1897</p> <p><a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a></p>	<p>SHEET 4 OF 4</p>
<p>Drawn By: RDR</p>		



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:

- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
- 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;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
- 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;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
- SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- 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;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
- SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- 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;
- 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, (1,311.35 SQ. FT.) TO THE POINT OF BEGINNING.

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

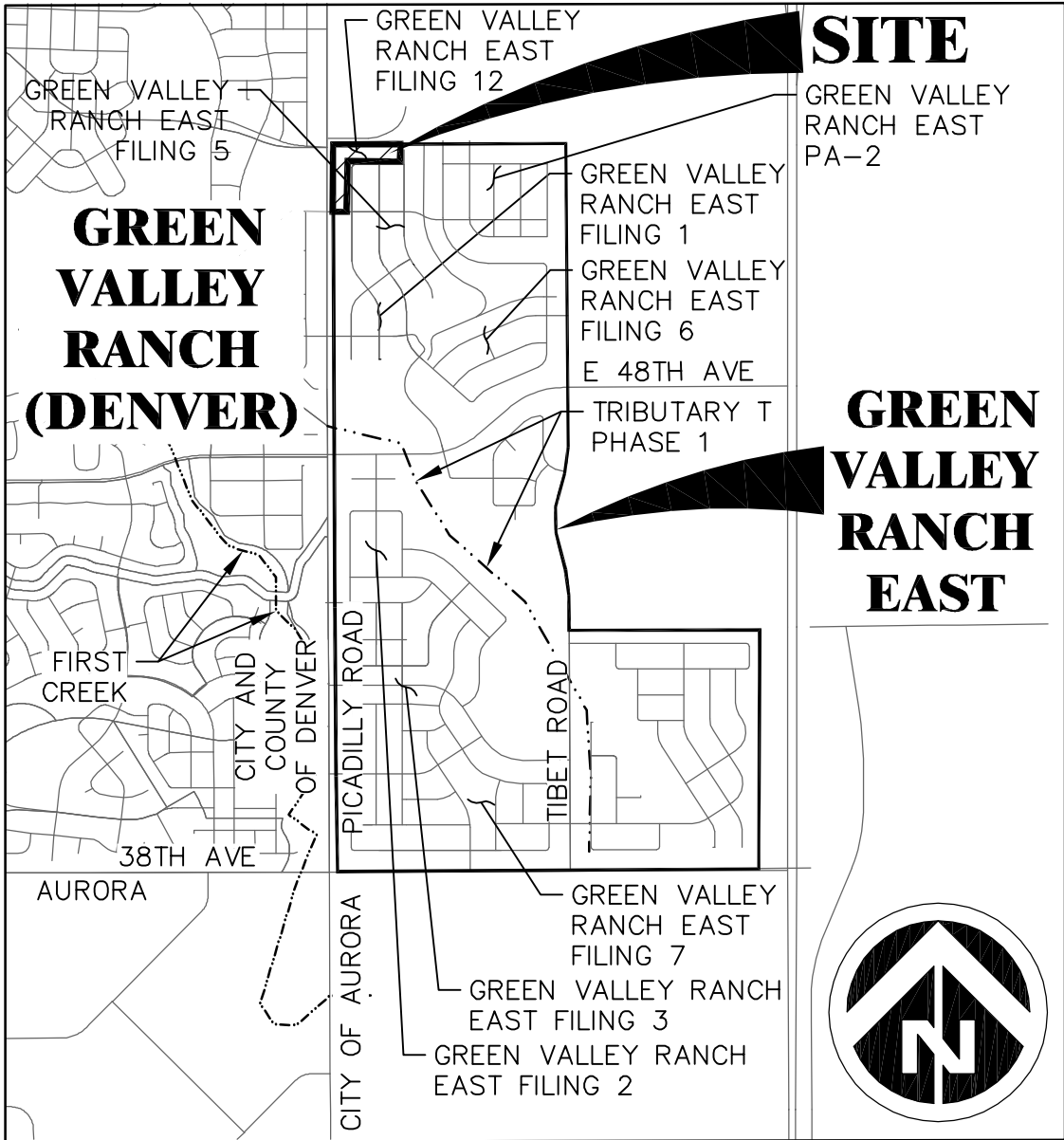
REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED.

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 14, 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

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

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

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

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

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 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 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  
Contact: Alaina Kneebone Marler, PE  
Email: amarler@dewberry.com

GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

COVER

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

AMENDMENT	Date	Description
AMENDMENT 1	12/14/22	SIXTH SUBMITTAL
AMENDMENT 2	12/14/22	FIFTH SUBMITTAL
AMENDMENT 3	12/14/22	FOURTH SUBMITTAL
AMENDMENT 4	12/14/22	THIRD SUBMITTAL
AMENDMENT 5	12/14/22	SECOND SUBMITTAL
AMENDMENT 6	12/14/22	FIRST SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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



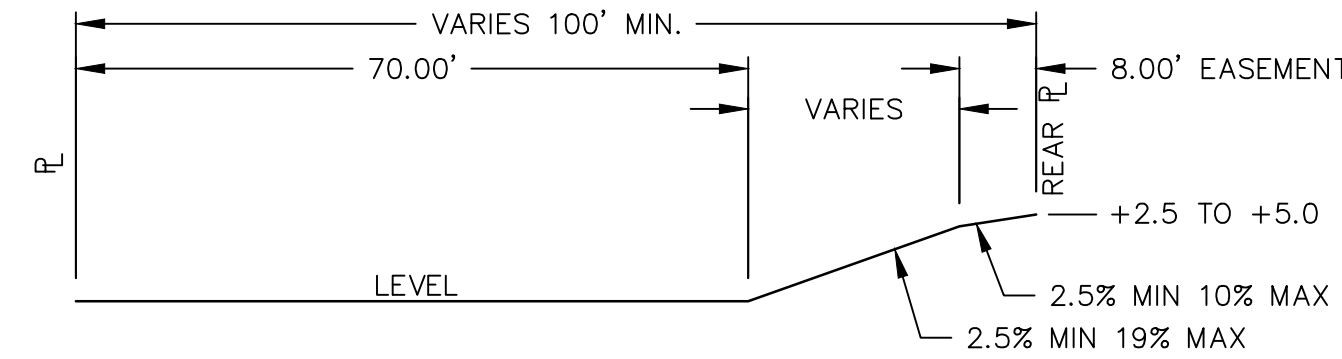
LIST OF ACRONYMS AND ABBREVIATIONS			
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY LINE
BOW	BACK OF WALK	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	THRUST 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 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 ENCROACH 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 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 LAND EASEMENT.

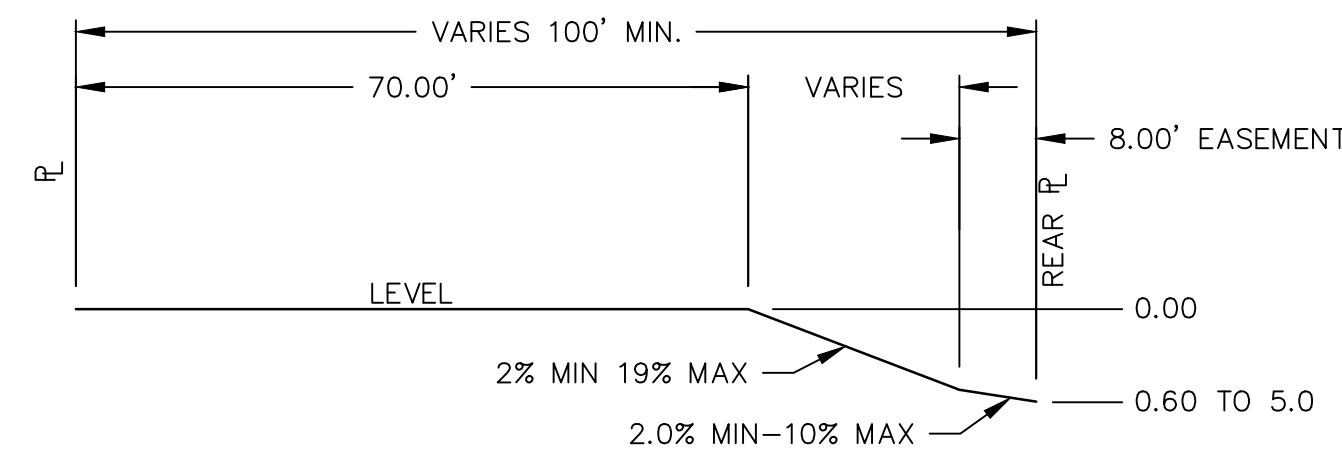
## NOTES

- 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.



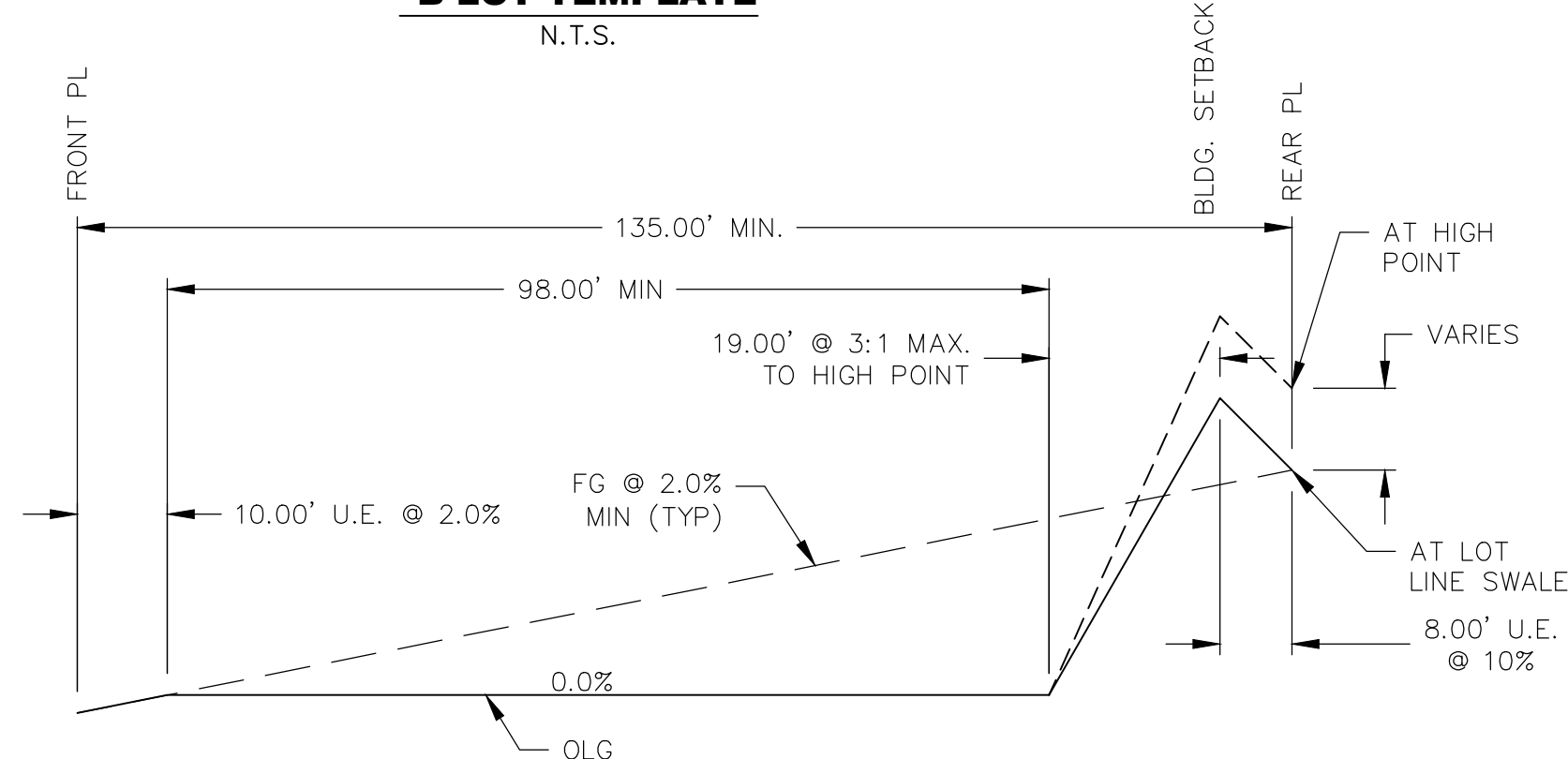
"A" LOT-TEMPLATE

N.T.S.



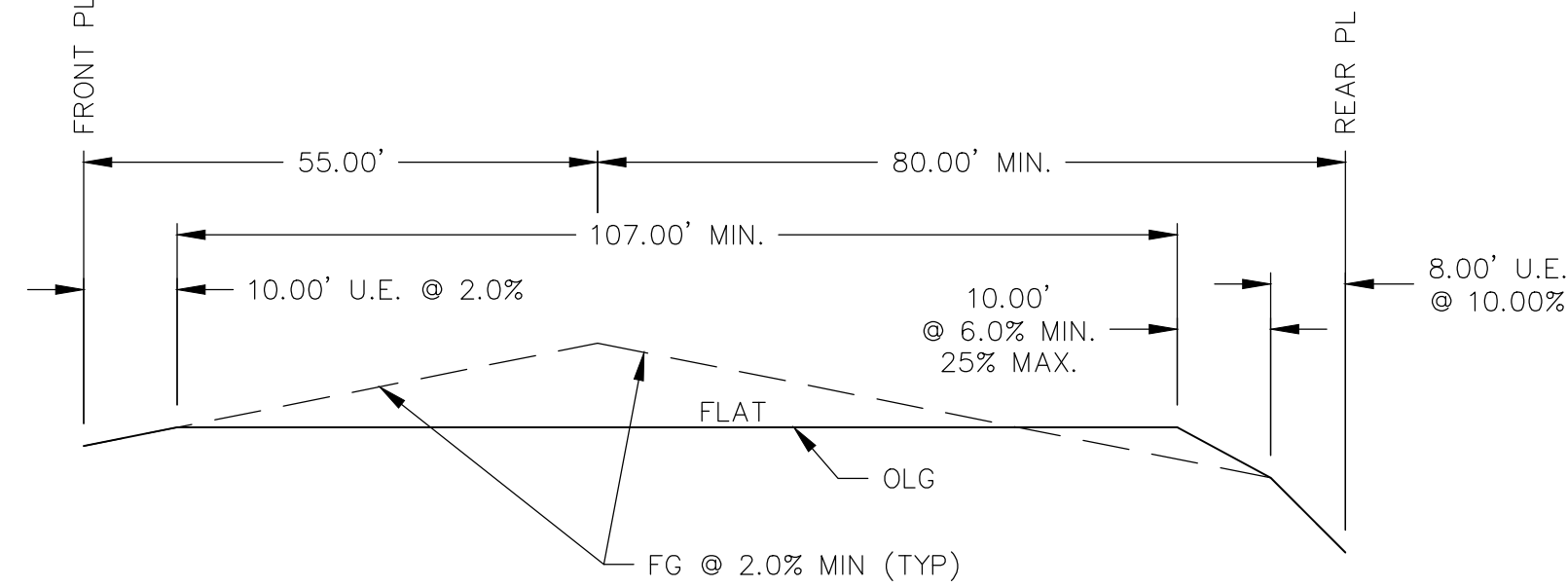
"B" LOT-TEMPLATE

N.T.S.



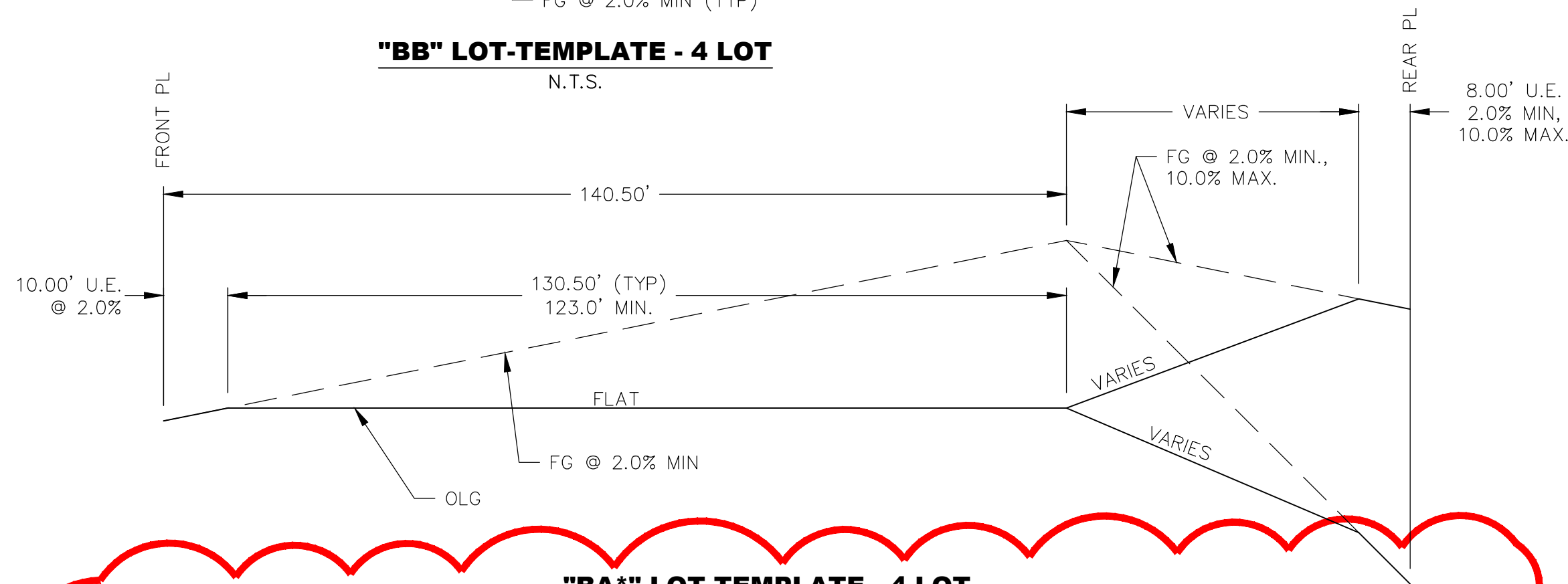
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



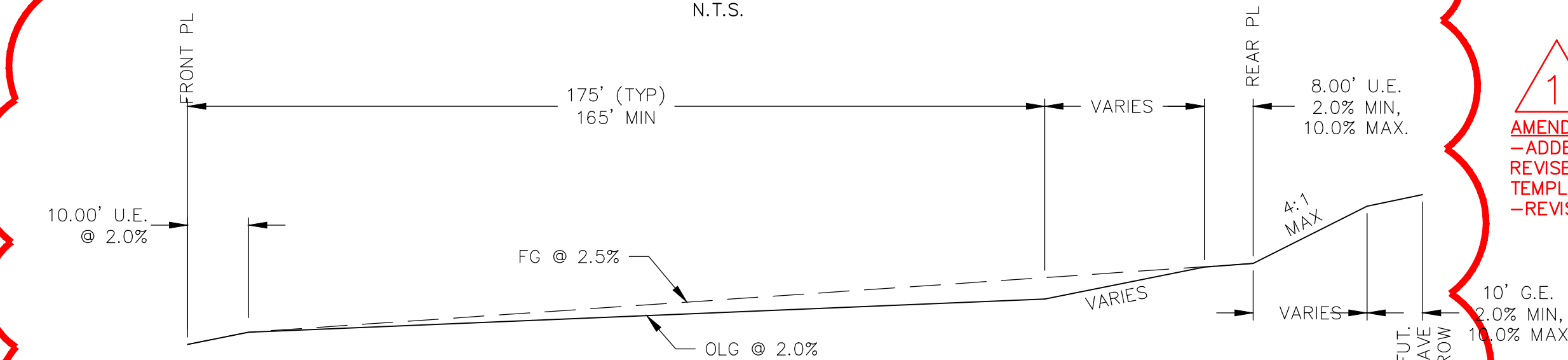
"BB" LOT-TEMPLATE - 4 LOT

N.T.S.



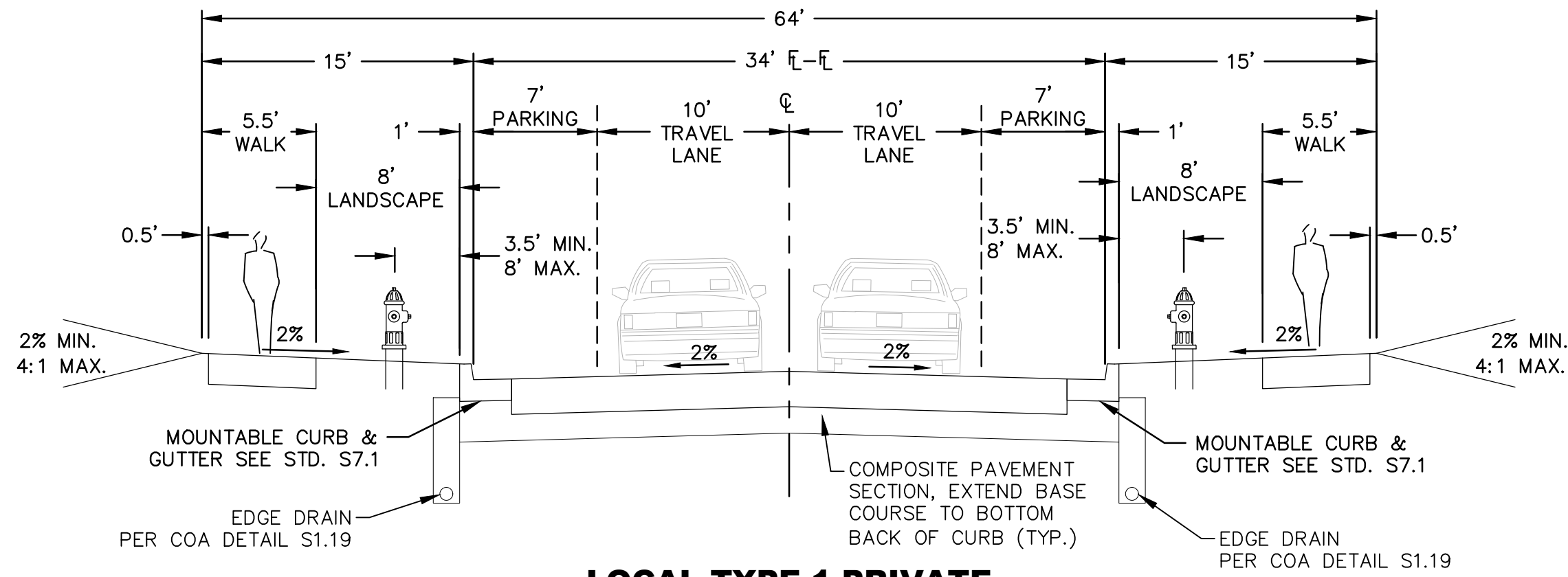
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



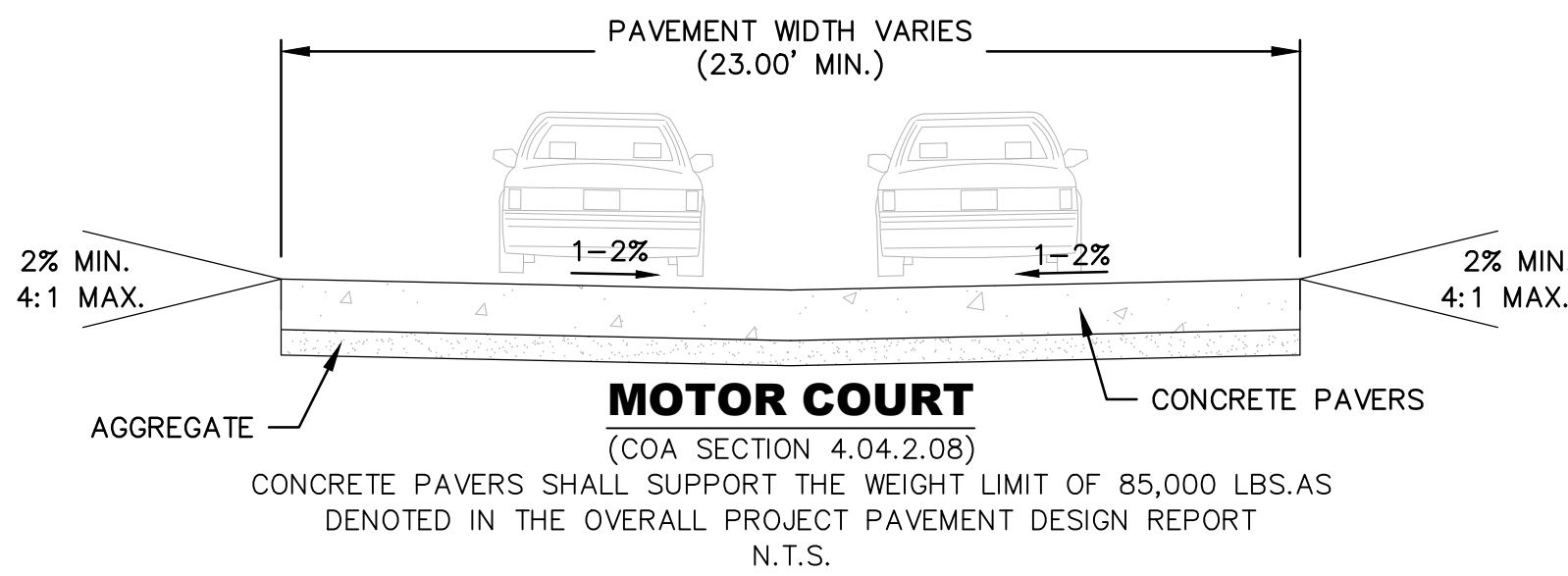
"BA" LOT-TEMPLATE - 6 LOT

N.T.S.



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.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood 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

AMENDMENT 1		AMENDMENT 2		AMENDMENT 3		AMENDMENT 4		AMENDMENT 5		AMENDMENT 6		AMENDMENT 7		AMENDMENT 8		AMENDMENT 9		AMENDMENT 10		AMENDMENT 11		AMENDMENT 12		AMENDMENT 13		AMENDMENT 14		AMENDMENT 15		AMENDMENT 16		AMENDMENT 17		AMENDMENT 18		AMENDMENT 19		AMENDMENT 20		AMENDMENT 21		AMENDMENT 22		AMENDMENT 23		AMENDMENT 24		AMENDMENT 25		AMENDMENT 26		AMENDMENT 27		AMENDMENT 28		AMENDMENT 29		AMENDMENT 30		AMENDMENT 31		AMENDMENT 32		AMENDMENT 33		AMENDMENT 34		AMENDMENT 35		AMENDMENT 36		AMENDMENT 37		AMENDMENT 38		AMENDMENT 39		AMENDMENT 40		AMENDMENT 41		AMENDMENT 42		AMENDMENT 43		AMENDMENT 44		AMENDMENT 45		AMENDMENT 46		AMENDMENT 47		AMENDMENT 48		AMENDMENT 49		AMENDMENT 50		AMENDMENT 51		AMENDMENT 52		AMENDMENT 53		AMENDMENT 54		AMENDMENT 55		AMENDMENT 56		AMENDMENT 57		AMENDMENT 58		AMENDMENT 59		AMENDMENT 60		AMENDMENT 61		AMENDMENT 62		AMENDMENT 63		AMENDMENT 64		AMENDMENT 65		AMENDMENT 66		AMENDMENT 67		AMENDMENT 68		AMENDMENT 69		AMENDMENT 70		AMENDMENT 71		AMENDMENT 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800		AMENDMENT 801		AMENDMENT 802		AMENDMENT 803		AMENDMENT 804		AMENDMENT 805		AMENDMENT 806		AMENDMENT 807		AMENDMENT 808		AMENDMENT 809		AMENDMENT 810		AMENDMENT 811		AMENDMENT 812		AMENDMENT 813		AMENDMENT 814		AMENDMENT 815		AMENDMENT 816		AMENDMENT 817		AMENDMENT 818		AMENDMENT 819		AMENDMENT 820		AMENDMENT 821		AMENDMENT 822		AMENDMENT 823		AMENDMENT 824		AMENDMENT 825		AMENDMENT 826		AMENDMENT 827		AMENDMENT 828		AMENDMENT 829		AMENDMENT 830		AMENDMENT 831		AMENDMENT 832		AMENDMENT	
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Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1P-LAN SETS\CSF\CSF-NOTES AND TYPICAL SECTIONS.DWG 21/12/22 7:35 AM DINH GIANG

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°00'00"W	46.67'
C3	80.28'	28.25'	020°09'40"	S10°04'50"E	28.10'
C4	50.28'	17.69'	020°09'40"	N10°04'50"W	17.60'
C5	73.00'	114.67'	090°00'00"	S45°00'00"W	103.24'
C7	73.00'	32.24'	025°18'23"	N77°20'48"E	31.98'
C8	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
C9	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C10	20.00'	31.42'	090°00'00"	N45°00'00"E	28.28'
C11	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C12	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C13	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C15	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C16	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C17	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C18	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C20	73.00'	10.03'	007°52'25"	N03°56'12"E	10.02'
C21	73.00'	42.16'	033°05'23"	N24°25'06"E	41.58'
C26	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C27	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C28	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C29	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C30	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C31	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C32	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C33	25.00'	39.29'	090°02'06"	S44°58'57"W	35.37'
C34	218.25'	42.44'	011°08'31"	S05°34'27"E	42.37'
C35	218.00'	38.26'	010°03'21"	S16°10'56"E	38.21'
C36	218.00'	80.70'	021°12'36"	S10°36'18"E	80.24'
C37	250.00'	92.55'	021°12'36"	S10°36'18"E	92.02'
C38	282.00'	47.76'	009°42'10"	N04°51'05"W	47.70'
C39	282.00'	51.61'	010°29'07"	N14°56'43"W	51.53'
C40	281.86'	5.03'	001°01'21"	S20°41'56"E	5.03'
C41	282.00'	104.39'	021°12'36"	S10°36'18"E	103.80'
C42	500.00'	35.48'	004°03'58"	S23°14'35"E	35.48'
C43	532.00'	37.75'	004°03'58"	S23°14'35"E	37.75'
C44	15.00'	22.27'	085°04'15"	N17°15'33"E	20.28'
C45	532.00'	39.21'	004°13'22"	S57°41'00"W	39.20'
C46	532.00'	28.92'	003°06'52"	N54°00'53"E	28.91'
C47	532.00'	68.13'	007°20'16"	N56°07'33"E	68.09'
C48	15.00'	23.56'	090°00'00"	N82°32'35"W	21.21'
C49	218.00'	87.77'	023°04'05"	S11°46'41"E	87.18'
C50	218.00'	54.15'	014°13'52"	S30°25'39"E	54.01'
C52	218.02'	141.92'	037°17'46"	S18°53'40"E	139.42'
C53	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	281.72'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	281.85'	43.00'	008°44'25"	S10°18'14"E	42.95'
C56	282.00'	43.00'	008°44'08"	S19°02'27"E	42.95'
C57	282.00'	43.00'	008°44'08"	S27°46'35"E	42.95'
C58	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C59	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C60	15.00'	23.56'	090°00'00"	S82°32'35"E	21.21'
C61	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C62	218.00'	68.09'	017°53'42"	S08°56'51"E	67.81'
C63	218.00'	74.76'	019°38'53"	S27°43'09"E	74.39'
C64	218.00'	142.84'	037°32'35"	S18°46'18"E	140.30'
C65	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C66	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C67	282.00'	21.74'	004°25'03"	S02°12'31"E	21.74'
C68	282.00'	68.66'	013°56'57"	S11°23'31"E	68.49'
C70	282.00'	76.62'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.10'	88.42'	017°57'31"	N43°28'34"E	88.06'
C73	282.00'	24.33'	004°56'39"	N35°04'16"W	24.33'
C74	282.00'	26.57'	005°23'56"	N34°50'37"W	26.56'
C75	468.00'	36.54'	004°28'23"	S27°30'46"E	36.53'
C76	468.00'	33.21'	004°03'58"	S23°14'35"E	33.21'
C79	282.00'	70.05'	014°13'57"	S25°28'58"E	69.87'
C80	470.00'	16.64'	002°01'43"	S33°08'10"E	16.64'
C82	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C84	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°00'00"E	9.28'
L4	S12°09'01"E	18.78'
L5	N00°00'00"E	14.73'
L6	S25°03'25"E	5.99'
L7	S25°03'25"E	13.53'
L9	N39°45'09"W	30.14'
L10	S37°32'35"E	11.57'
L11	S37°32'35"E	5.00'
L12	S37°32'35"E	5.00'
L13	S37°32'35"E	16.83'
L14	N37°32'35"W	16.83'
L15	N52°27'25"E	5.56'
L17	S76°53'39"W	30.87'
L18	N90°00'00"W	44.46'
L23	N00°00'00"E	12.00'
L24	S89°40'33"W	757.12'
L25	S00°02'06"E	640.85'
L26	N00°00'00"E	23.00'
L27	S82°24'07"E	75.63'

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

\* AMENDMENT 1 LOT REVISIONS

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) GARAGE/HOUSE	SIDE/CORNER (FT)	
1	1	6435	36.00	N/A	5	BUNGALOW-INTERIOR
2	1	6825	78.00	10	5	BUNGALOW-INTERIOR
3	1	6562	75.00	10	5	BUNGALOW-INTERIOR
4	1	6187	33.00	N/A	5	BUNGALOW-INTERIOR
5	1	6724	44.00	N/A	5	BUNGALOW-INTERIOR
6	1	7131	81.50	10	5	BUNGALOW-INTERIOR
7	1	6334	76.48	10	5	BUNGALOW-INTERIOR
8	1	6229	36.00	N/A	5	BUNGALOW-INTERIOR
9	1	6600	35.00	N/A	5	BUNGALOW-INTERIOR
10	1	6756	42.16	10	5	BUNGALOW-INTERIOR
1*	1	5451	43.00	N/A	5	BUNGALOW-INTERIOR
2*	1	8178	17.83	10	5	BUNGALOW-INTERIOR
3*	1	5004	53.34	10	5	BUNGALOW-INTERIOR
4*	1	4633	66.19	N/A	5	BUNGALOW-INTERIOR
5*	1	5231	39.00	N/A	5	BUNGALOW-INTERIOR
6*	1	5802	39.00	N/A	5	BUNGALOW-INTERIOR
7*	1	4672	64.00	N/A	5	BUNGALOW-INTERIOR
8*	1	5110	73.00	10	5	BUNGALOW-INTERIOR
9*	1	4900	70.00	10	5	BUNGALOW-INTERIOR
10*	1	4480	64.00	N/A	5	BUNGALOW-INTERIOR
11*	1	5802	36.00	N/A	5	BUNGALOW-INTERIOR
12*	1	5802	39.00	N/A	5	BUNGALOW-INTERIOR
13*	1	4672	64.00	N/A	5	BUNGALOW-INTERIOR
14*	1	5110	73.00	10	5	BUNGALOW-INTERIOR
15*	1	4900	70.00	10	5	BUNGALOW-INTERIOR
16*	1	4480	64.00	N/A	5	BUNGALOW-INTERIOR
17*	1	5802	36.00	N/A	5	BUNGALOW-INTERIOR
18*	1	5802	39.00	N/A	5	BUNGALOW-INTERIOR
19*	1	4672	64.00	N/A	5	BUNGALOW-INTERIOR
20*	1	5110	73.00	10	5	BUNGALOW-INTERIOR
21*	1	5482	79.00	10	5/10	BUNGALOW-CORNER
22*	1	5056	64.00	N/A	5/10	BUNGALOW-CORNER
23*	1	6533	36.00	N/A	5/10	BUNGALOW-CORNER
1	2	5840	84.65	10	5/10	BUNGALOW-CORNER
2	2	5502	38.00	N/A	5/10	BUNGALOW-CORNER
3	2	4550	35.00	N/A	5	BUNGALOW-INTERIOR
4	2	4900	70.00	10	5	BUNGALOW-INTERIOR
5	2	5530	79.00	10	5	BUNGALOW-INTERIOR
6	2	5135	46.00	N/A	5	BUNGALOW-INTERIOR
7	2	4757	50.00	15/20	5	STANDARD-INTERIOR
8	2	5708	60.00	15/20	5	STANDARD-INTERIOR
9	2	5708	60.00	15/20	5	STANDARD-INTERIOR
10	2	6007	63.65	15/20	5/10	STANDARD-CORNER
1	3	6152	62.00	15/20	5/10	STANDARD-CORNER
2	3	6000	60.00	15/20	5	STANDARD-INTERIOR
3	3	6000	60.00	15/20	5	STANDARD-INTERIOR
4	3	4600	46.00	15/18	5	SMALL-INTERIOR
5	3	4600	46.00	15/18	5	SMALL-INTERIOR
6	3	6152	62.00	15/20	5/10	STANDARD-CORNER
7	3	6186	62.00	15/20	5/10	STANDARD-CORNER
8	3	4625	46.00	15/18	5	SMALL-INTERIOR
9	3	4625	46.00	15/18	5	SMALL-INTERIOR
10	3	6033	60.00	15/20	5	STANDARD-INTERIOR
11	3	6033	60.00	15/20	5	STANDARD-INTERIOR
12	3	6186	62.00	15/20	5/10	STANDARD-CORNER
1	4	5110	73.00	10	5	BUNGALOW-INTERIOR
2	4	4745	38.00	N/A	5	BUNGALOW-INTERIOR
3	4	4550	35.00	N/A	5	BUNGALOW-INTERIOR
4	4	4900	70.00	10	5	BUNGALOW-INTERIOR
5	4	5110	73.00	10	5	BUNGALOW-INTERIOR
6	4	4745	38.00	N/A	5	BUNGALOW-INTERIOR
7	4	4550	35.00	N/A	5	BUNGALOW-INTERIOR
8	4	4900	70.00	10	5	BUNGALOW-INTERIOR
9	4	5110	73.00	10	5	BUNGALOW-INTERIOR
10	4	4745	38.00	N/A	5	BUNGALOW-INTERIOR
11	4	5135	35.00	N/A	5/10	BUNGALOW-CORNER
12	4	5482	79.00	10	5/10	BUNGALOW-CORNER
1	5	5692	82.00	10	5/10	BUNGALOW-CORNER
2	5	5330	38.00	N/A	5	BUNGALOW-CORNER
3	5	4550	35.00	N/A	5	BUNGALOW-INTERIOR
4	5	4900	70.00	10	5	BUNGALOW-INTERIOR
5	5	5110	73.00	10	5	BUNGALOW-INTERIOR
6	5	4745	38.00	N/A	5	BUNGALOW-INTERIOR
7	5	4550	35.00	N/A	5	BUNGALOW-INTERIOR
8	5	4900	70.00	10	5	BUNGALOW-INTERIOR
9	5	5052	73.37	10	5	BUNGALOW-INTERIOR
10	5	4745	38.00	N/A	5	BUNGALOW-INTERIOR
11	5	9183	114.00	10	5	BUNGALOW-INTERIOR

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.

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) HOUSE/GARAGE	SIDE/CORNER (FT)	
1	6	5952	60.00	5/20	5/10	STANDARD-CORNER
2	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
3	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
4	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
5	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
6	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
7	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
8	6	4596	45.96	5/18	5/10	SMALL-INTERIOR
9	6	5767	55.62	5/20	5/10	STANDARD-INTERIOR
10	6	7283	87.77	5/20	5/10	STANDARD-INTERIOR
11	6	7966	91.98	5/20	5/10	STANDARD-CORNER
12	6	7122	56.53	5/20	5/10	STANDARD-CORNER
13	6	6552	51.61	5/20	5/10	STANDARD-INTERIOR
14	6	7314	63.04	5/20	5/10	STANDARD-INTERIOR
15	6	6033	60.00	5/20	5/10	STANDARD-INTERIOR
16	6	5284	52.55	5/20	5/10	STANDARD-INTERIOR
17	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
18	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
19	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
20	6	5985	60.00	15/20	5/10	STANDARD-CORNER
1	7	5966	85.92	10	5/10	BUNGALOW-CORNER
2	7	5585	34.00	N/A	5	BUNGALOW-CORNER
3	7	5102	37.00	N/A	5	BUNGALOW-INTERIOR
4	7	5495	78.50	10	5	BUNGALOW-INTERIOR
5	7	5285	75.50	10	5	BUNGALOW-INTERIOR
6	7	4908	35.00	N/A	5	BUNGALOW-INTERIOR
7	7	4745	36.00	N/A	5	BUNGALOW-INTERIOR
8	7	5110	73.00	10	5	BUNGALOW-INTERIOR
9	7	5530	79.00	10	5	BUNGALOW-INTERIOR
10	7	5135	46.00	N/A	5	BUNGALOW-INTERIOR
11	7	5010	39.00	N/A	5	BUNGALOW-INTERIOR
12	7	5396	77.08	10	5	BUNGALOW-INTERIOR
13	7	7044	113.70	10	5	BUNGALOW-INTERIOR
14	7	5273	34.00	N/A	5	BUNGALOW-INTERIOR
15	7	5558	38.00	N/A	5	BUNGALOW-INTERIOR
16	7	7154	115.96	10	5	BUNGALOW-INTERIOR
17	7	5832	84.00	10	5/10	BUNGALOW-CORNER
18	7	5460	35.00	N/A	5/10	BUNGALOW-CORNER
19	7	6258	43.14	15/20	5/10	STANDARD-CORNER
20	7	5385	43.00	15/18	5	SMALL-INTERIOR
21	7	5842	43.00	15/18	5	SMALL-INTERIOR
22	7	5162	43.00	15/18	5	SMALL-INTERIOR
23	7	4677	43.95	15/18	5	SMALL-INTERIOR
24	7	4939	51.92	15/20	5	STANDARD-INTERIOR
25	7	4376	46.00	15/18	5	SMALL-INTERIOR
26	7	4376	46.00	15/18	5	SMALL-INTERIOR
27	7	4376	46.00	15/18	5	SMALL-INTERIOR
28	7	4376	46.00	15/18	5	SMALL-INTERIOR
29	7	4376	46.00	15/18	5	SMALL-INTERIOR
30	7	4376	46.00	15/18	5	SMALL-INTERIOR
31	7	6040	64.00	15/20	5/10	STANDARD-CORNER
1	8	5775	33.00	N/A	5	BUNGALOW-INTERIOR
2	8	6125	70.00	10	5	BUNGALOW-INTERIOR
3	8	6388	73.00	10	5	BUNGALOW-INTERIOR
4	8	6022	36.00	N/A	5	BUNGALOW-INTERIOR
5	8	5775	33.00	N/A	5	BUNGALOW-INTERIOR
6	8	6125	70.00	10	5	BUNGALOW-INTERIOR
7	8	6388	73.00	10	5	BUNGALOW-INTERIOR
8	8	6022	36.00	N/A	5	BUNGALOW-INTERIOR
9	8	6517	44.00	N/A	5	BUNGALOW-INTERIOR
10	8	6913	79.00	10	5	BUNGALOW-INTERIOR
11	8	6475	74.00	10	5	BUNGALOW-INTERIOR
12	8	6105	33.00	N/A	5	BUNGALOW-INTERIOR
13	8	7777	36.00	N/A	5	BUNGALOW-INTERIOR
14	8	6881	70.35	10	5	BUNGALOW-INTERIOR
15	8	6773	68.66	10	5	BUNGALOW-INTERIOR
16	8	8003	33.00	N/A	5	BUNGALOW-INTERIOR
17	8	8232	36.00	N/A	5	BUNGALOW-INTERIOR
18	8	7044	70.05	10	5	BUNGALOW-INTERIOR
19	8	5161	67.53	10	5	BUNGALOW-INTERIOR
20	8	7598	35.00	N/A	5	BUNGALOW-INTERIOR
21	8	6002	38.00	N/A	5/10	BUNGALOW-CORNER
22	8	5692	82.00	10	5/10	BUNGALOW-CORNER
1**	1	5720	82.28	10	5	BUNGALOW-INTERIOR



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SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

PHASE LINE

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT OR TRACT LINE

BUILDING SET BACK

SIGHT LINE

EX TELEVISION

EX ELECTRIC

EX TELEPHONE

EX FIBER OPTIC

EX GAS LINE

STREET SIGN

WATER METER

FH AND VALVE

EX FH

EX WATER VALVE

STREET LIGHT

EX STREET LIGHT

EX 24" STM

EX STORM MH

STORM INLET

FLARED END SECTION

EX EASEMENT LINE

BLOCK NUMBER

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

1

SIGHT LINES

2

STOP SIGN & STREET SIGN

3

MEDIAN WARNING SIGN

4

8' CROSSSPAN

5

PAINT STRIPING

6

RIGHT TURN ONLY SIGN

KEYNOTE

1

SIGHT LINES

2

STOP SIGN & STREET SIGN

3

MEDIAN WARNING SIGN

4

8' CROSSSPAN

5

PAINT STRIPING

6

RIGHT TURN ONLY SIGN

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Madewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Alana Kneebone Mailer, PE  
Email: amailer@dewberry.com

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

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

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

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



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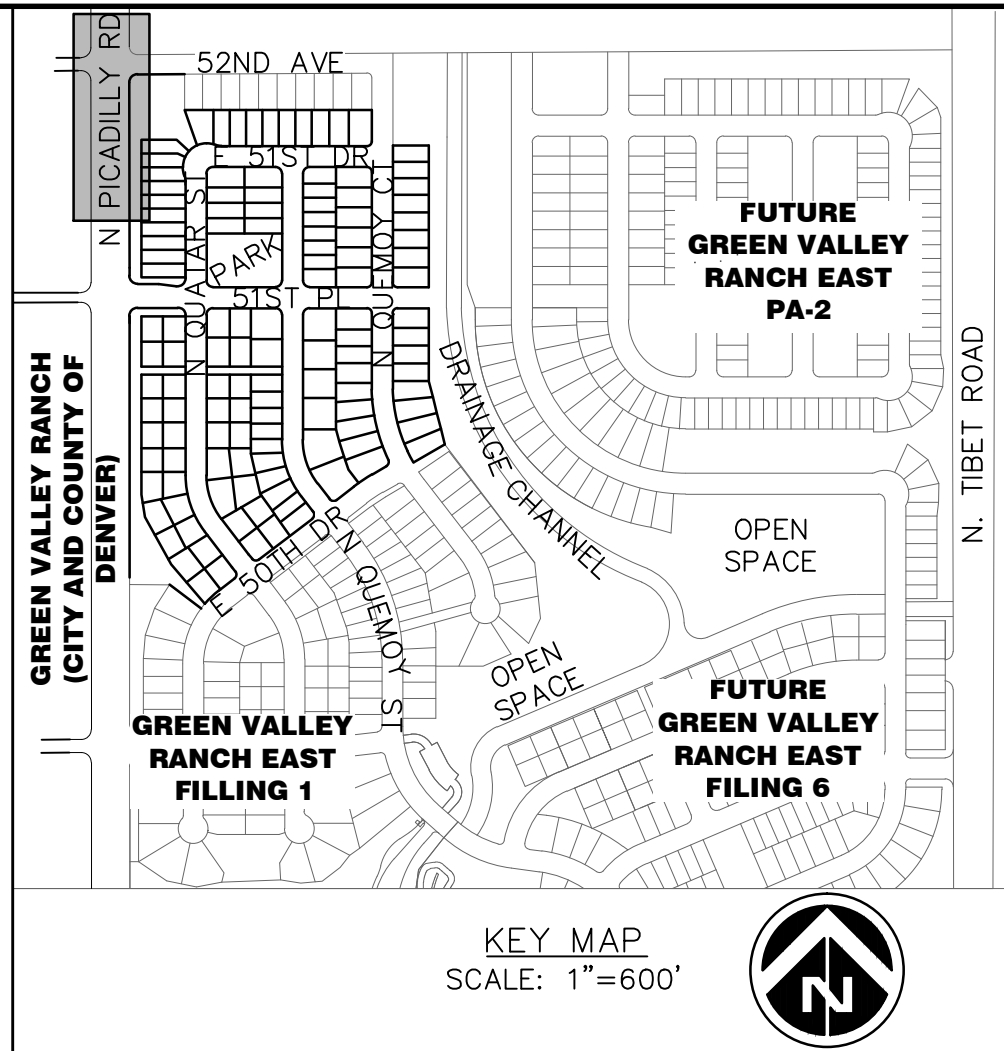
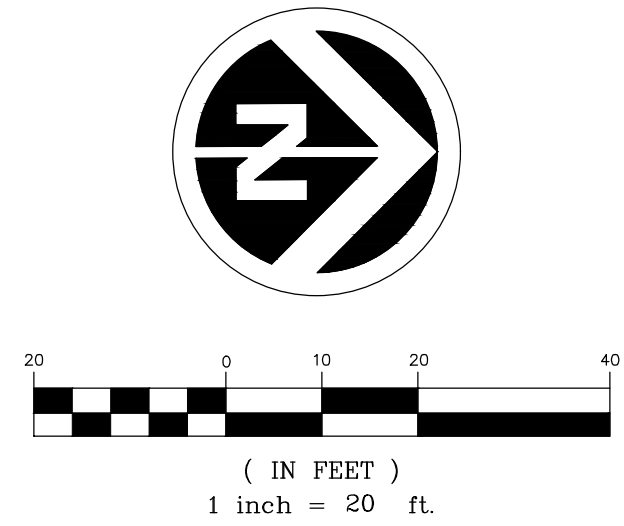
**SYMBOLS AND LINETYPES LEGEND**

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	BLOCK NUMBER
EX FIBER OPTIC	
EX GAS LINE	

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

**KEYNOTE**

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 MEDIAN WARNING SIGN
- 4 8' CROSSSPAN
- 5 PAINT STRIPING



**Dewberry**  
Dewberry Engineers Inc.  
8100 East Madewood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Alana Kneebone Maier, PE  
Email: amai@Dewberry.com

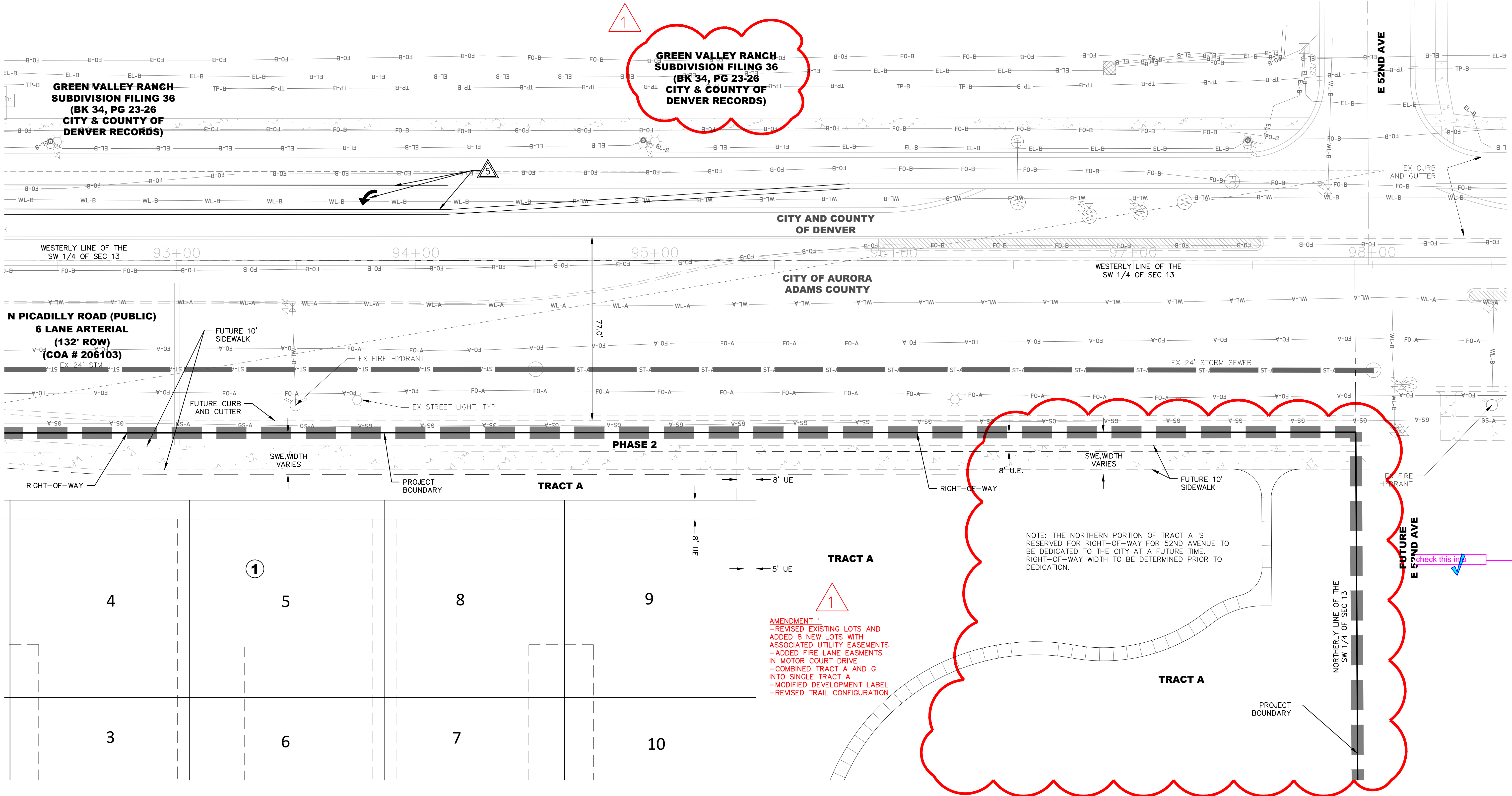
**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5 W/ ADJUSTMENTS  
TEMPORARY STREET INTERSECTION**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
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DOCUMENT AMENDMENTS	
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6	SECOND SUBMITTAL
7	FIRST SUBMITTAL

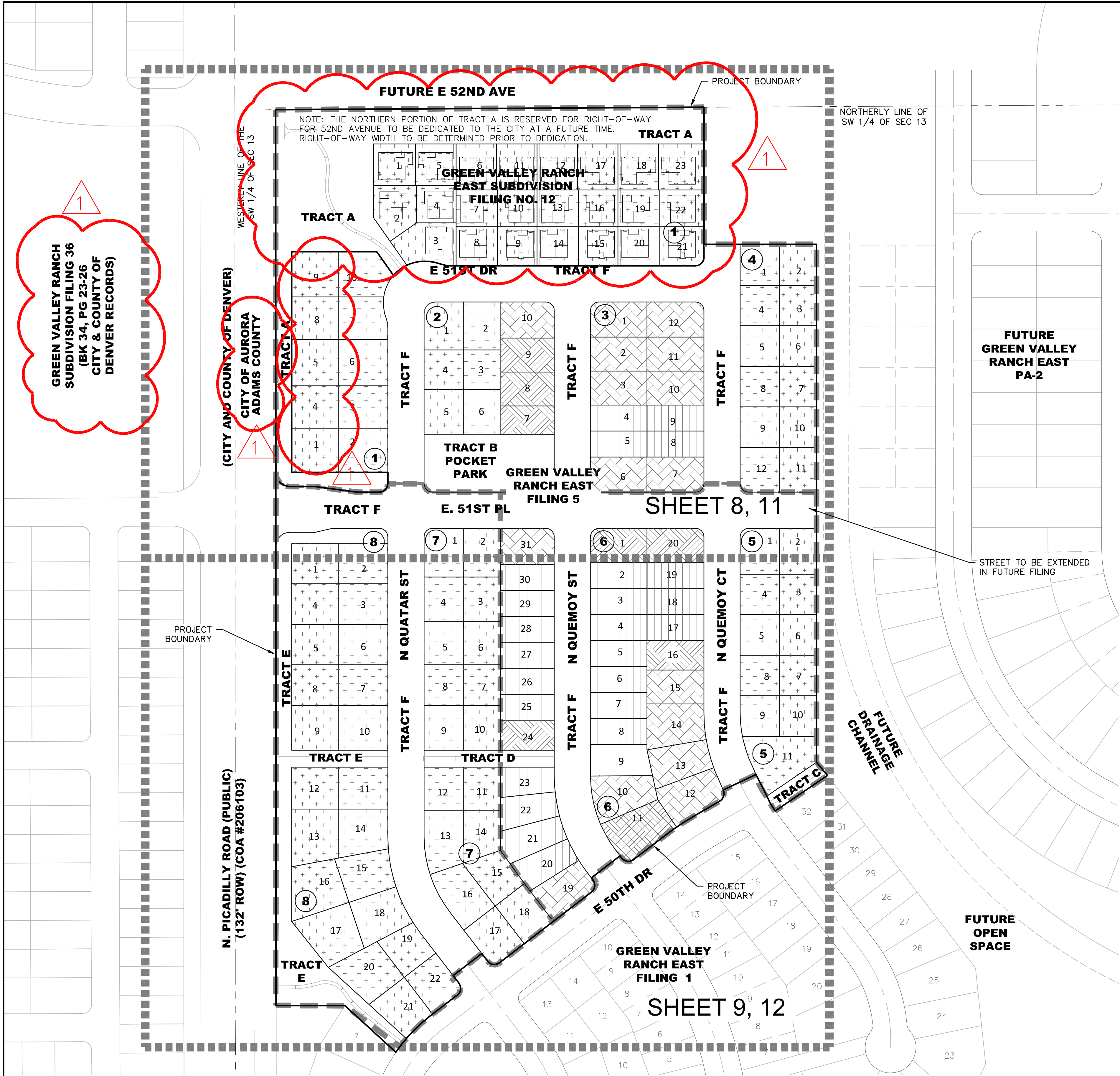
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Project Number:  
**50118860**  
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Checked By: **CCN**  
Sheet Number: **5**

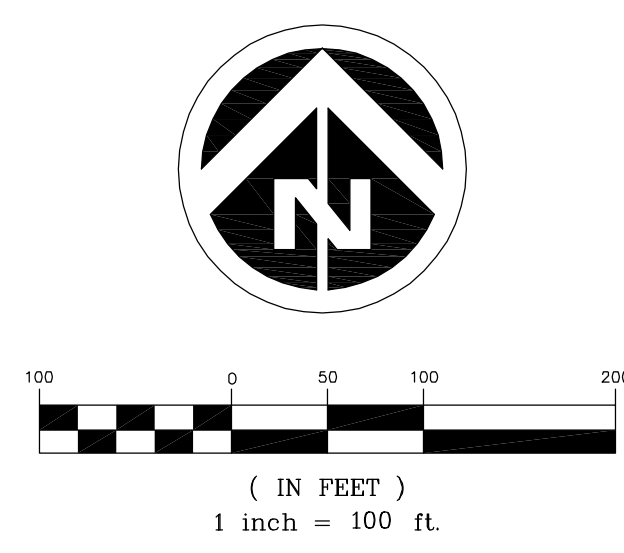




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1  
AMENDMENT 1  
-REVISED EXISTING LOTS AND  
ADDED 8 NEW LOTS WITH  
ASSOCIATED LOT RENUMBERING  
-COMBINED TRACT A AND G  
INTO SINGLE TRACT A  
-UPDATED TABLES  
-REVISED DEVELOPMENT LABEL  
-ADDED 5 NEW LOTS



	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%

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	10 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 Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Alaina Kneebone Maier, PE  
Email: amai@Dewberry.com

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

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 496-8500  
CONTACT:  
BRANDON WYSZYNSKI

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

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**BMS**

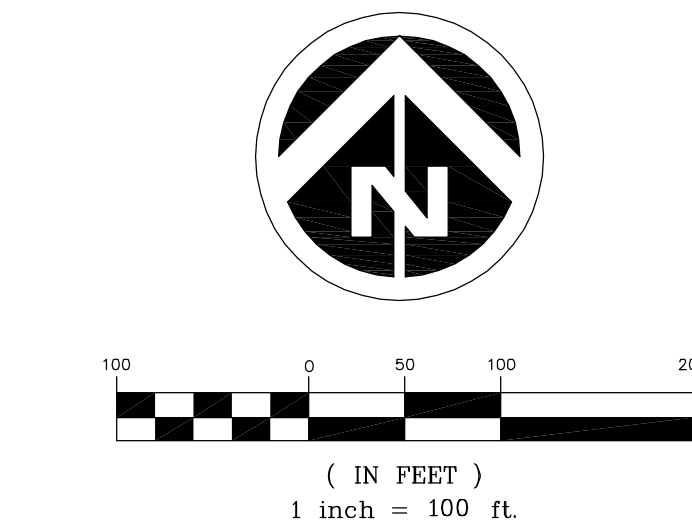
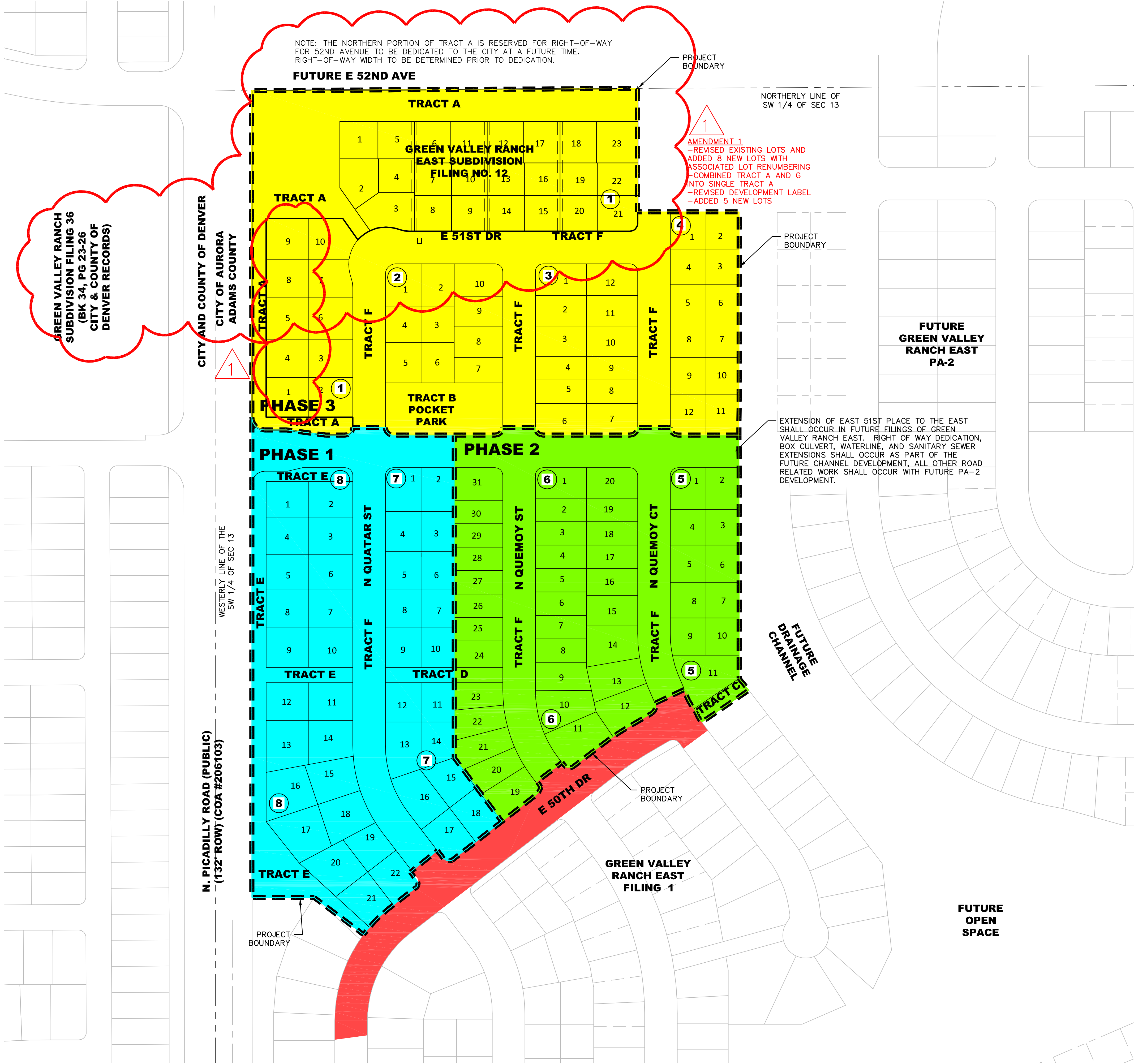
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**OVERALL SITE PLAN**



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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

- THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
- PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
- PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
- PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE PICADILLY RIGHT-OF-WAY WILL BE BUILT IN A FUTURE FILING. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
- 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.
- FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.

check this info

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Aina Kneebone-Mailer, PE  
Email: amailer@dewberry.com

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

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 496-8500  
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BRANDON WYSZYNSKI

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4	8/14/20	FOURTH SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

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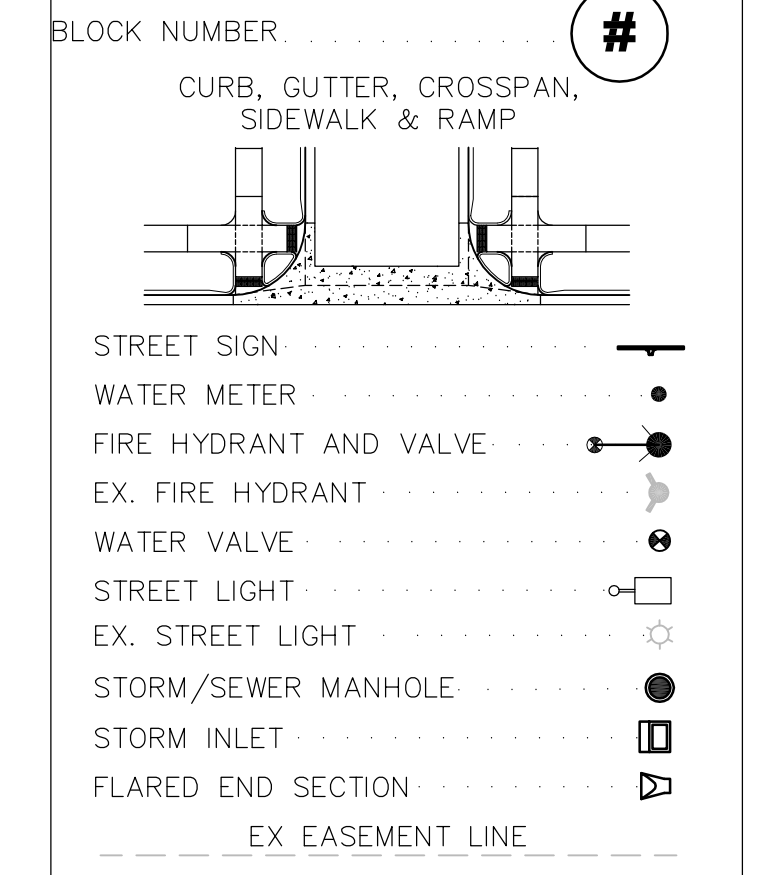
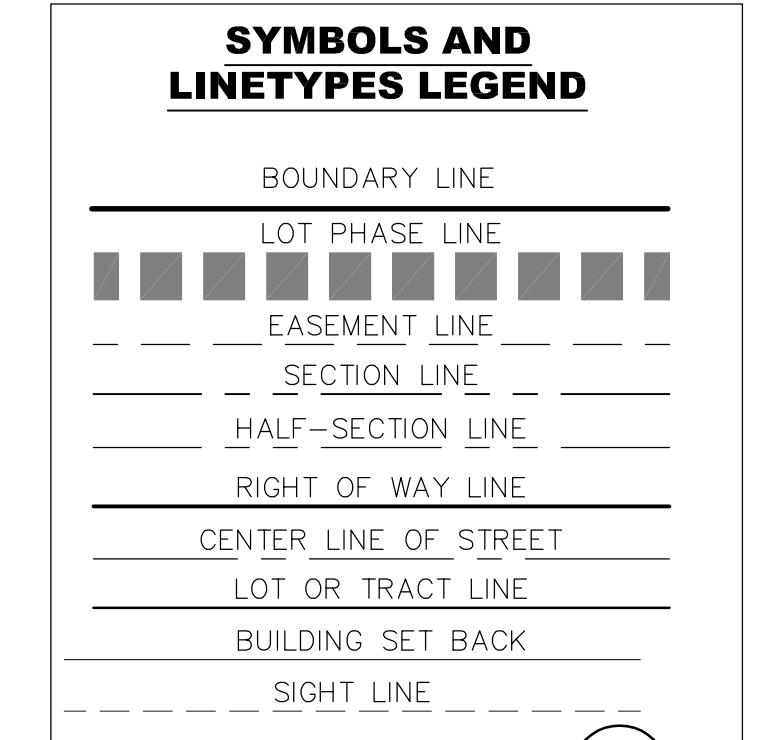
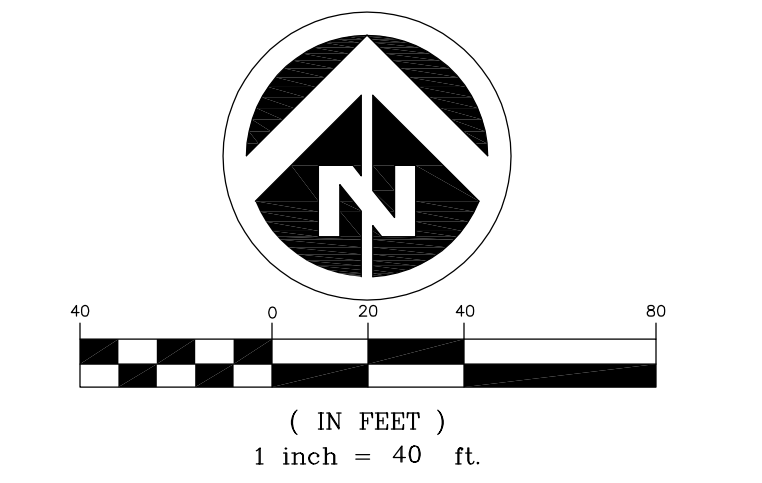
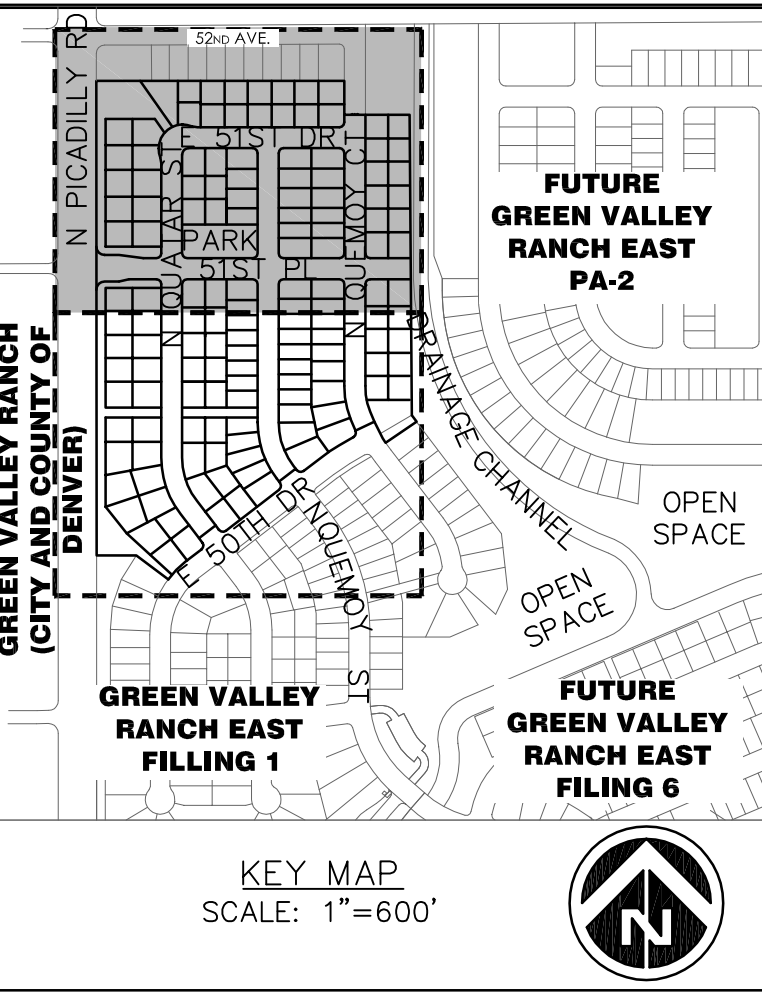
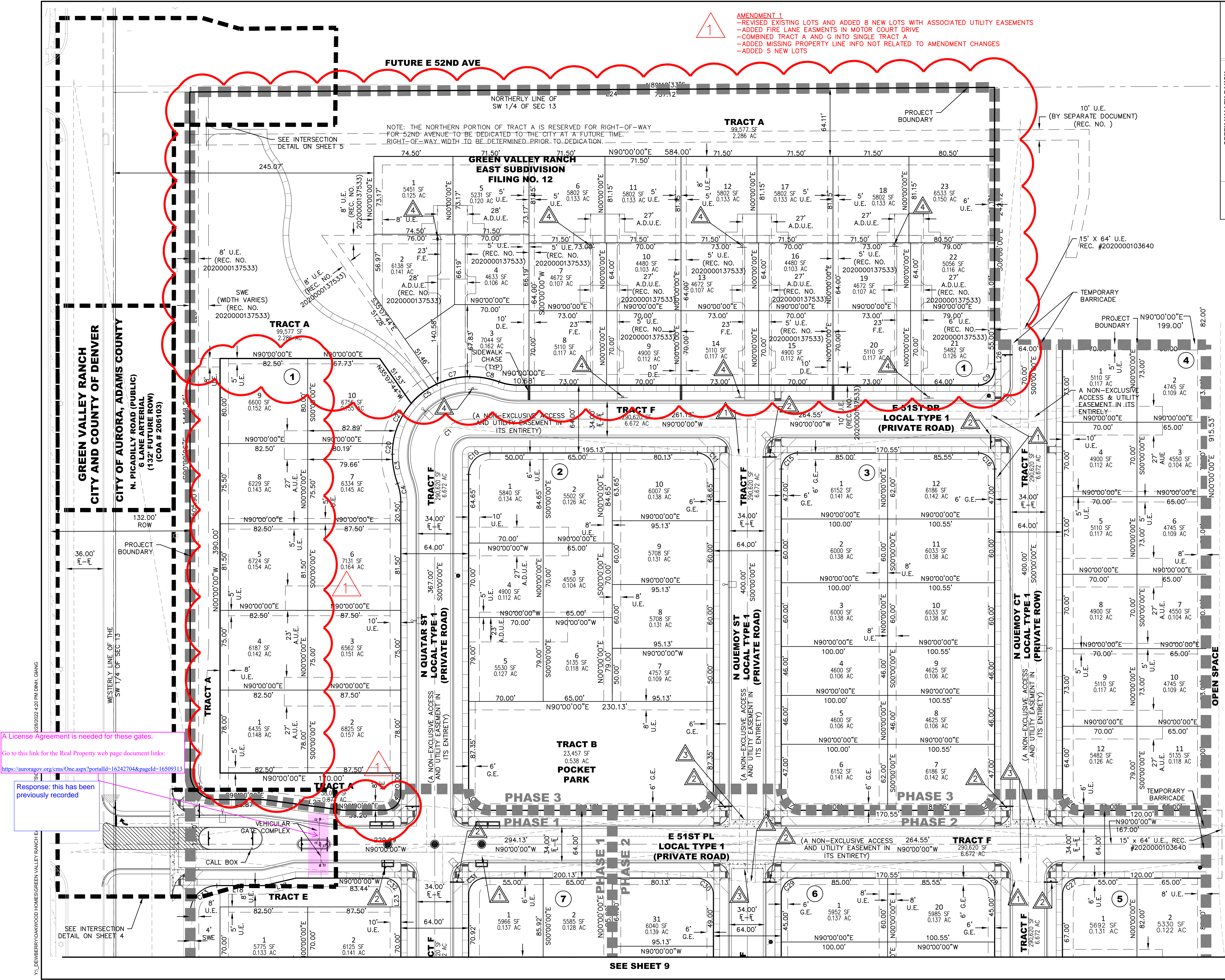
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Drawn By:  
**BMS**

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**CCN**

Sheet Number:  
**7**





- 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.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Alaina Kneebone Maier, PE  
Email: amaeir@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	DATE	DESCRIPTION
AMENDMENT 1	12/14/22	
SIXTH SUBMITTAL	6/10/19/20	
FIFTH SUBMITTAL	5/19/23/20	
FOURTH SUBMITTAL	4/8/14/20	
THIRD SUBMITTAL	6/26/20	
SECOND SUBMITTAL	2/3/21/20	
FIRST SUBMITTAL	1/12/12/19	

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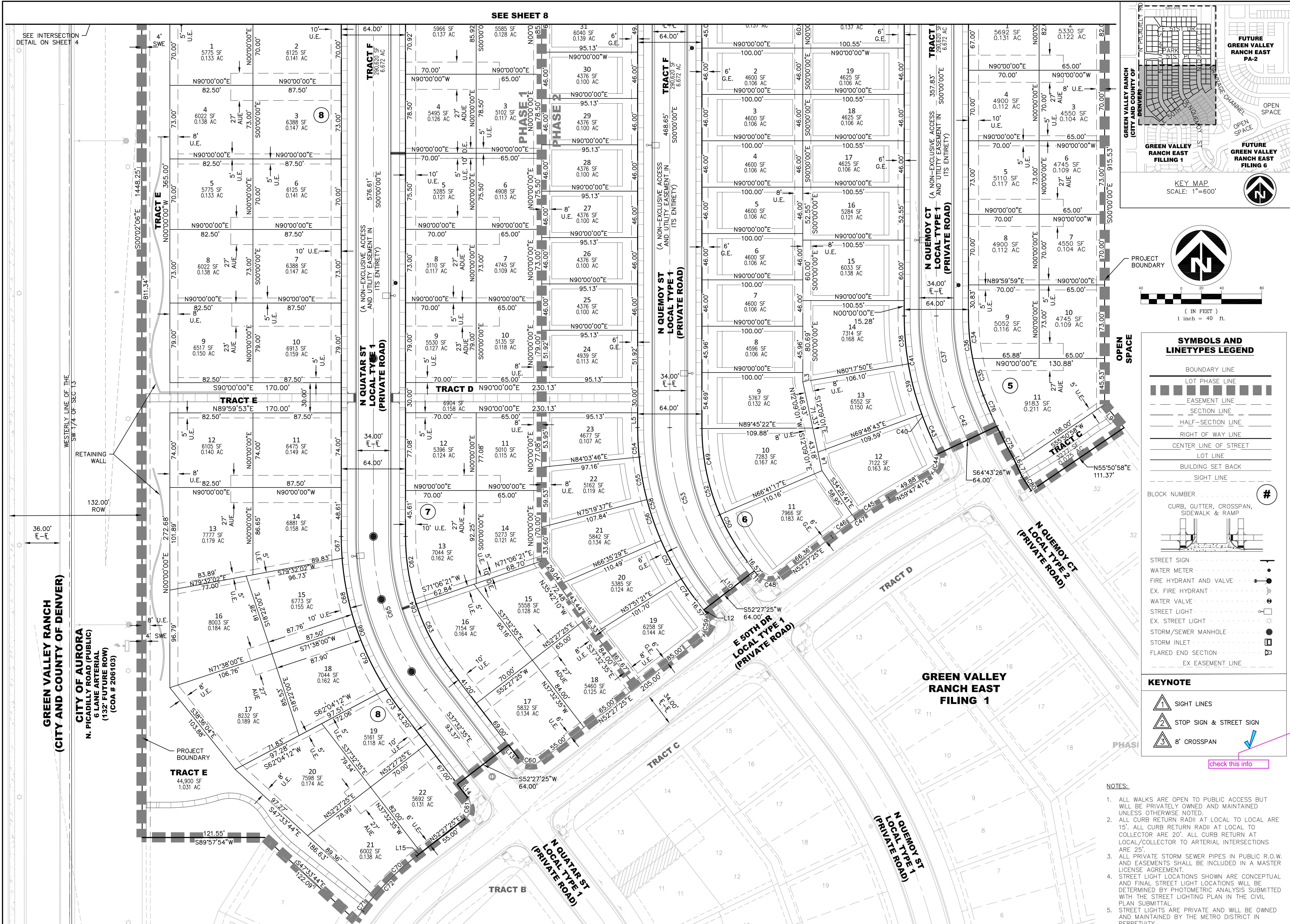
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**CCN**

Sheet Number:  
**8**

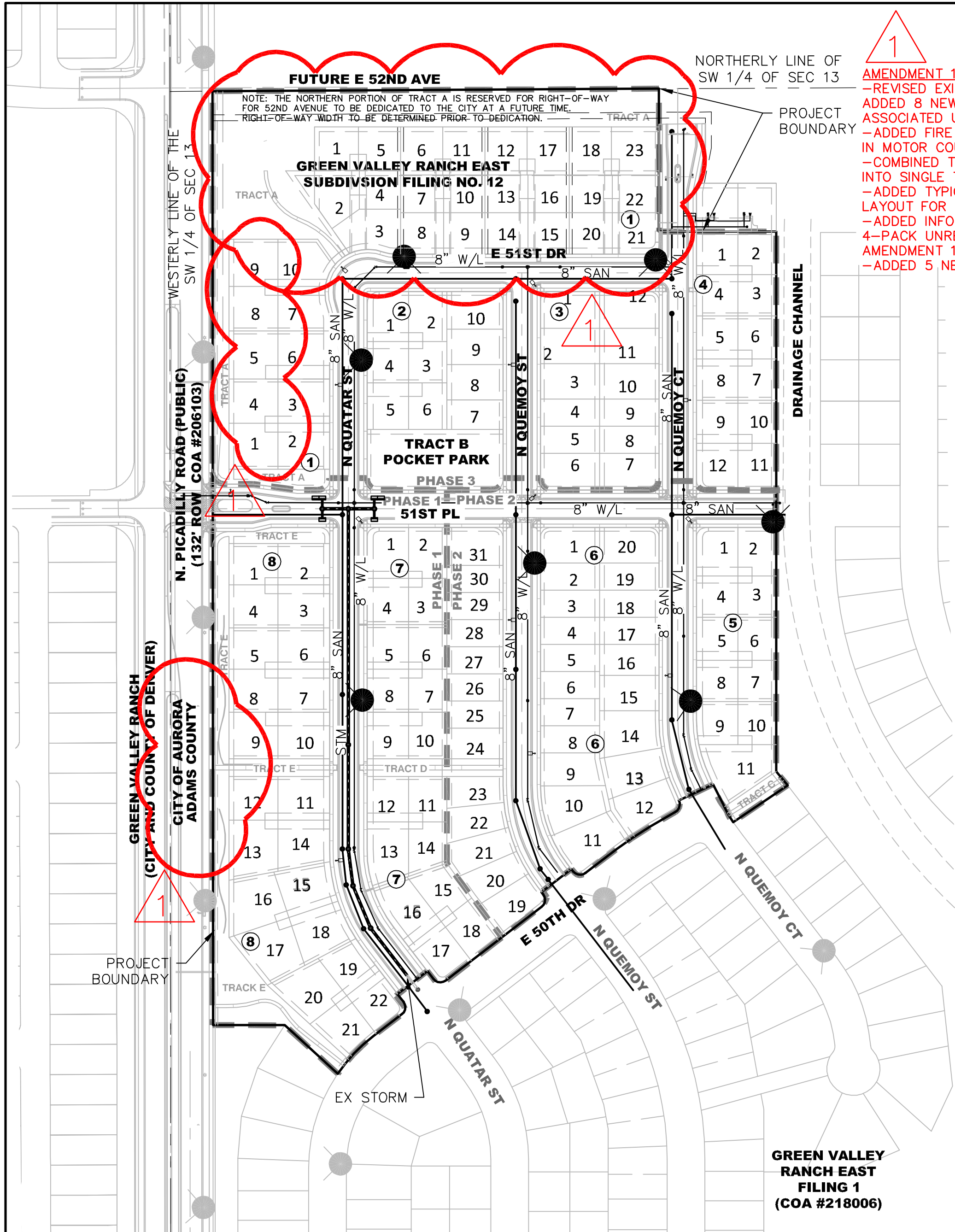
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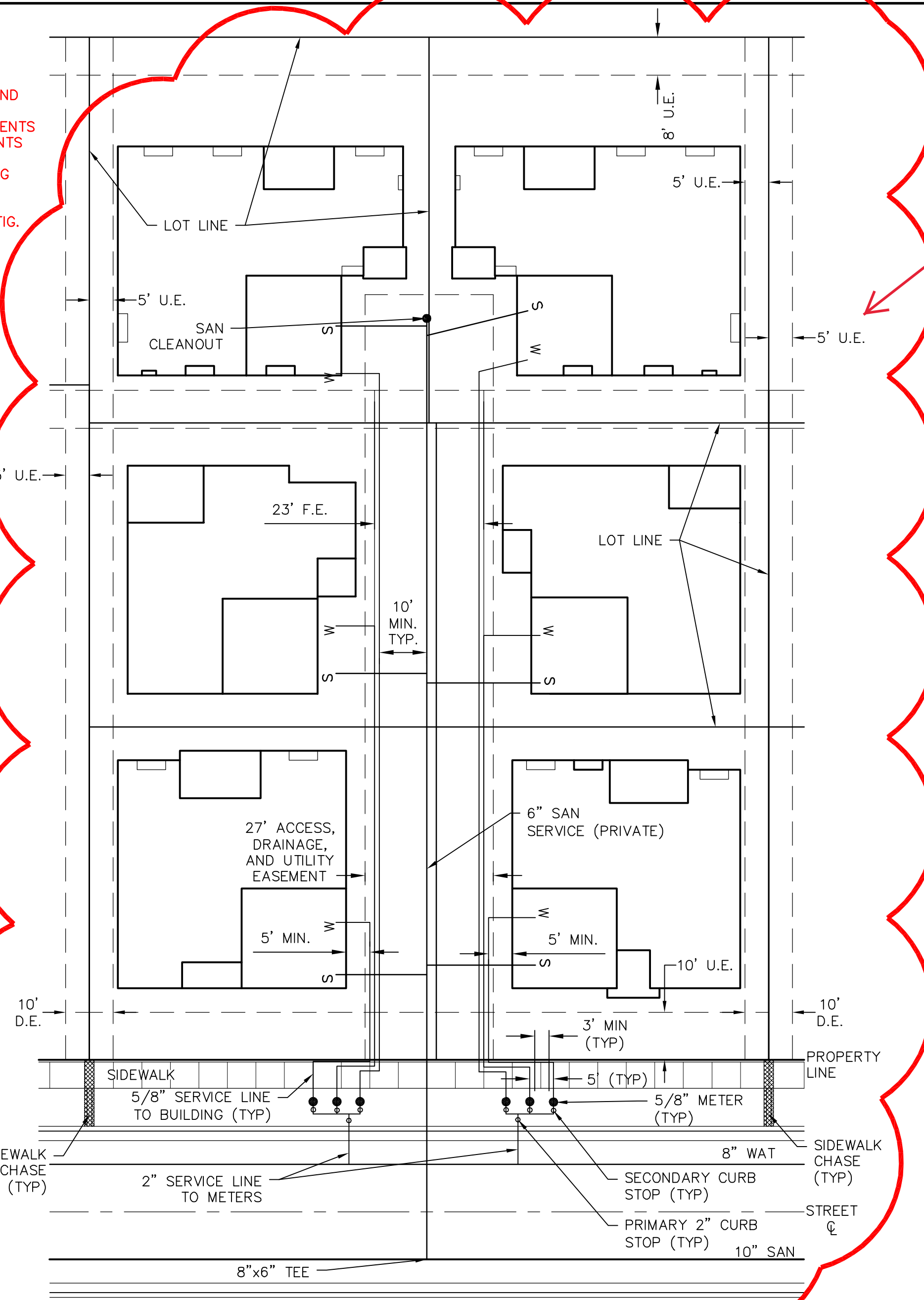




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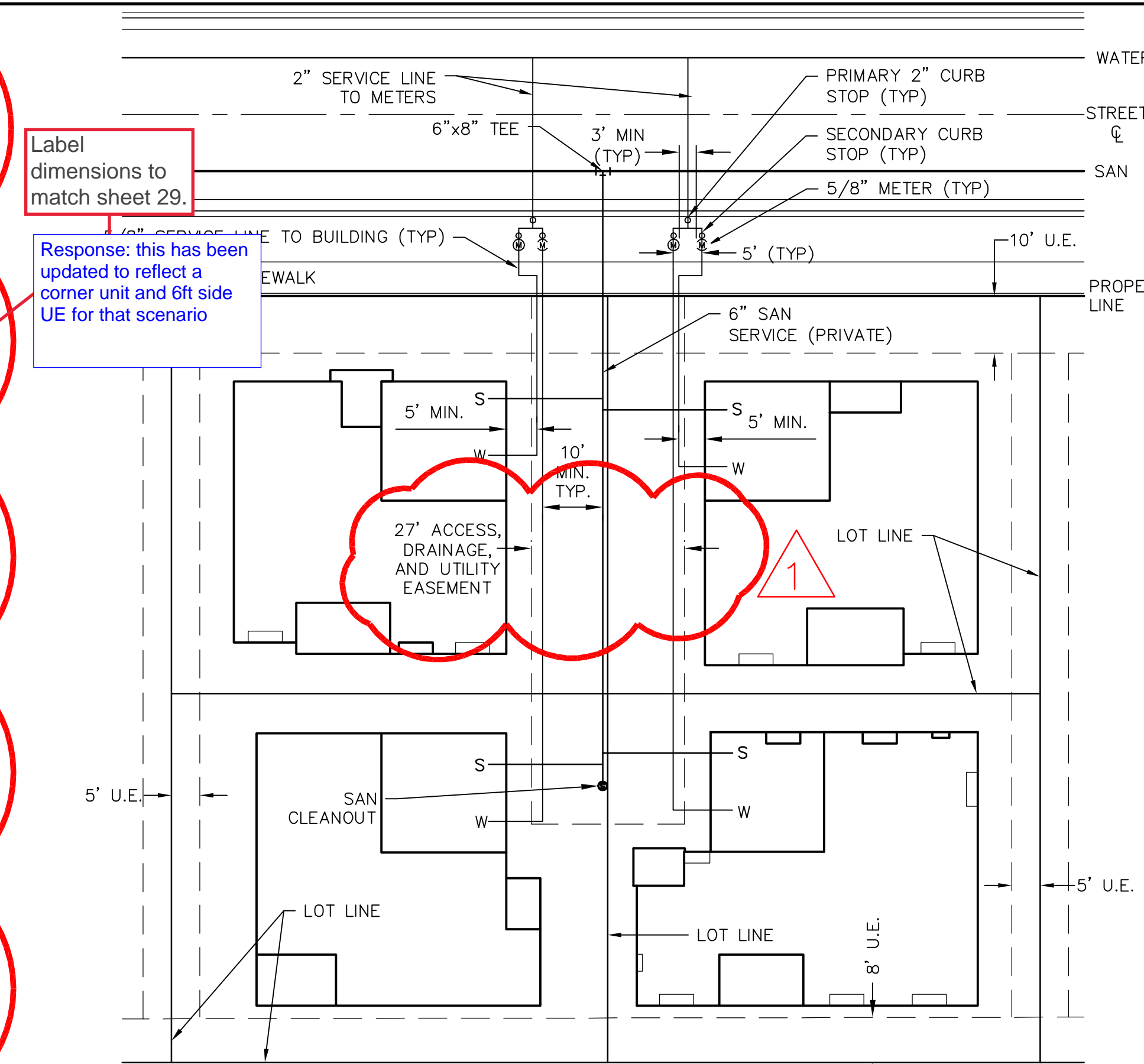


**AMENDMENT 1**  
-REVISED EXISTING LOTS AND  
ADDED 8 NEW LOTS WITH  
ASSOCIATED UTILITY EASEMENTS  
-ADDED FIRE LANE EASEMENTS  
IN MOTOR COURT DRIVE  
-COMBINED TRACT A AND G  
INTO SINGLE TRACT A  
-ADDED TYPICAL UTILITY  
LAYOUT FOR 6-PACK CONFIG.  
-ADDED INFO TO TYPICAL  
4-PACK UNRELATED TO 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



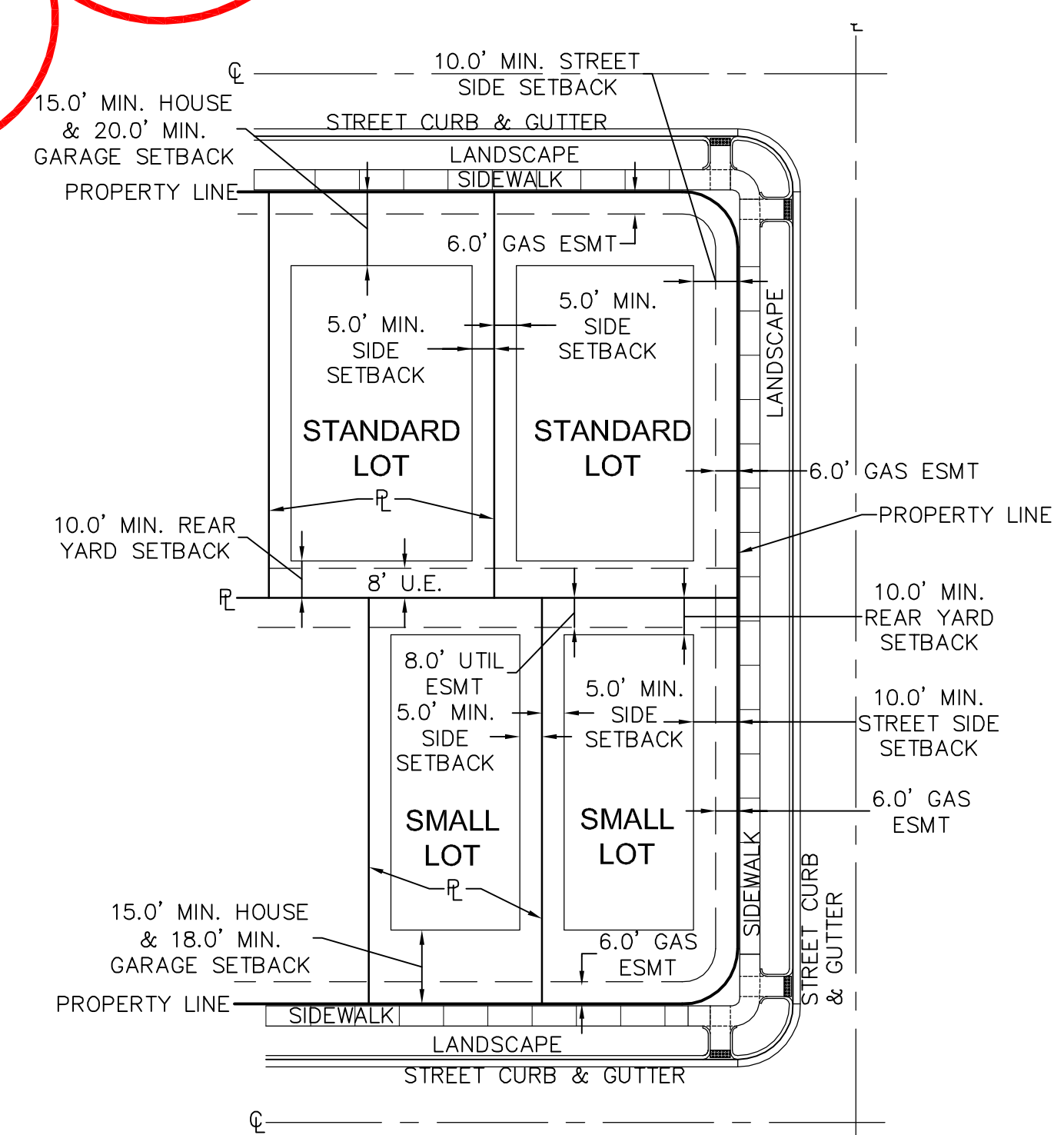
**6 LOT BUNGALOW LOT SERVICES DETAIL**

- NOTES:
- N.T.S.
1. 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.)
  2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.



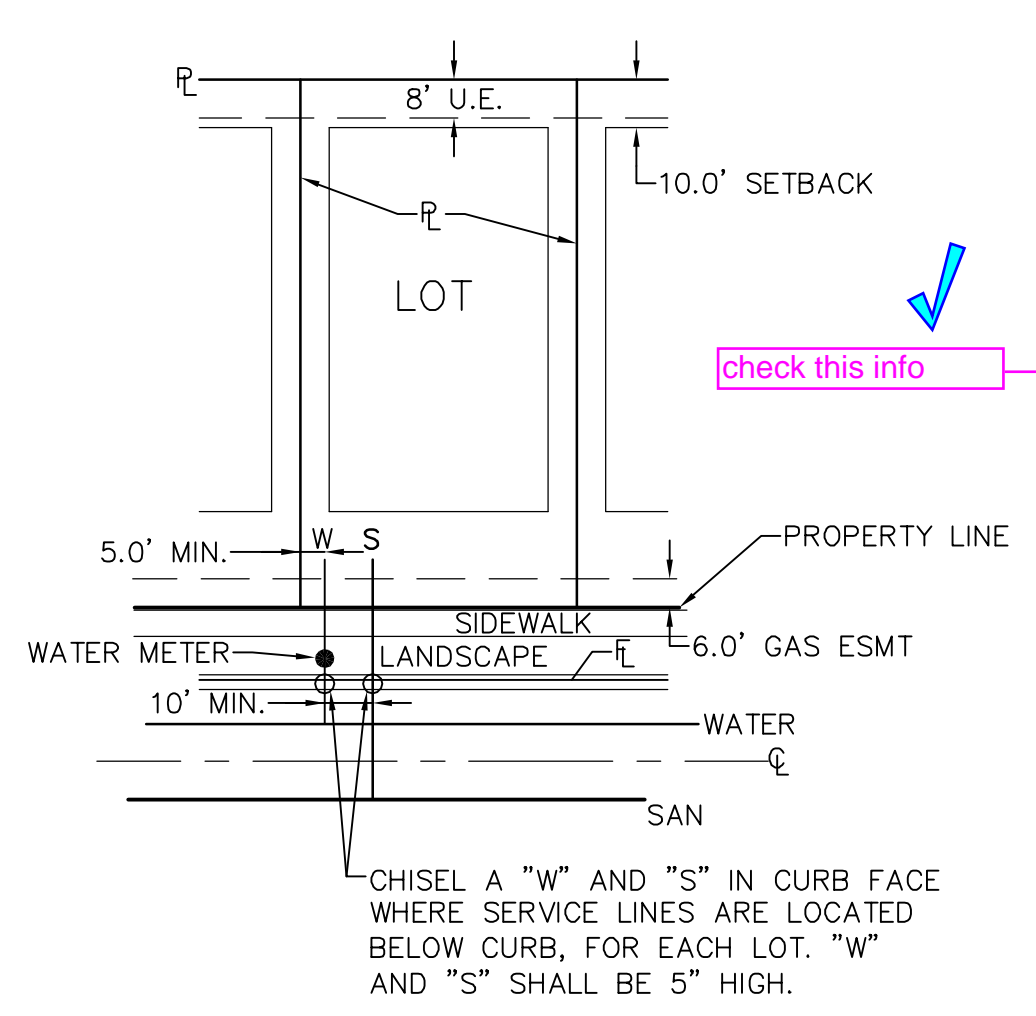
**4 LOT BUNGALOW LOT SERVICES DETAIL**

- NOTES:
- N.T.S.
1. 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.)
  2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.



**TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS**

N.T.S.



**STANDARD LOT AND STANDARD SMALL LOT TYPICAL SERVICES**

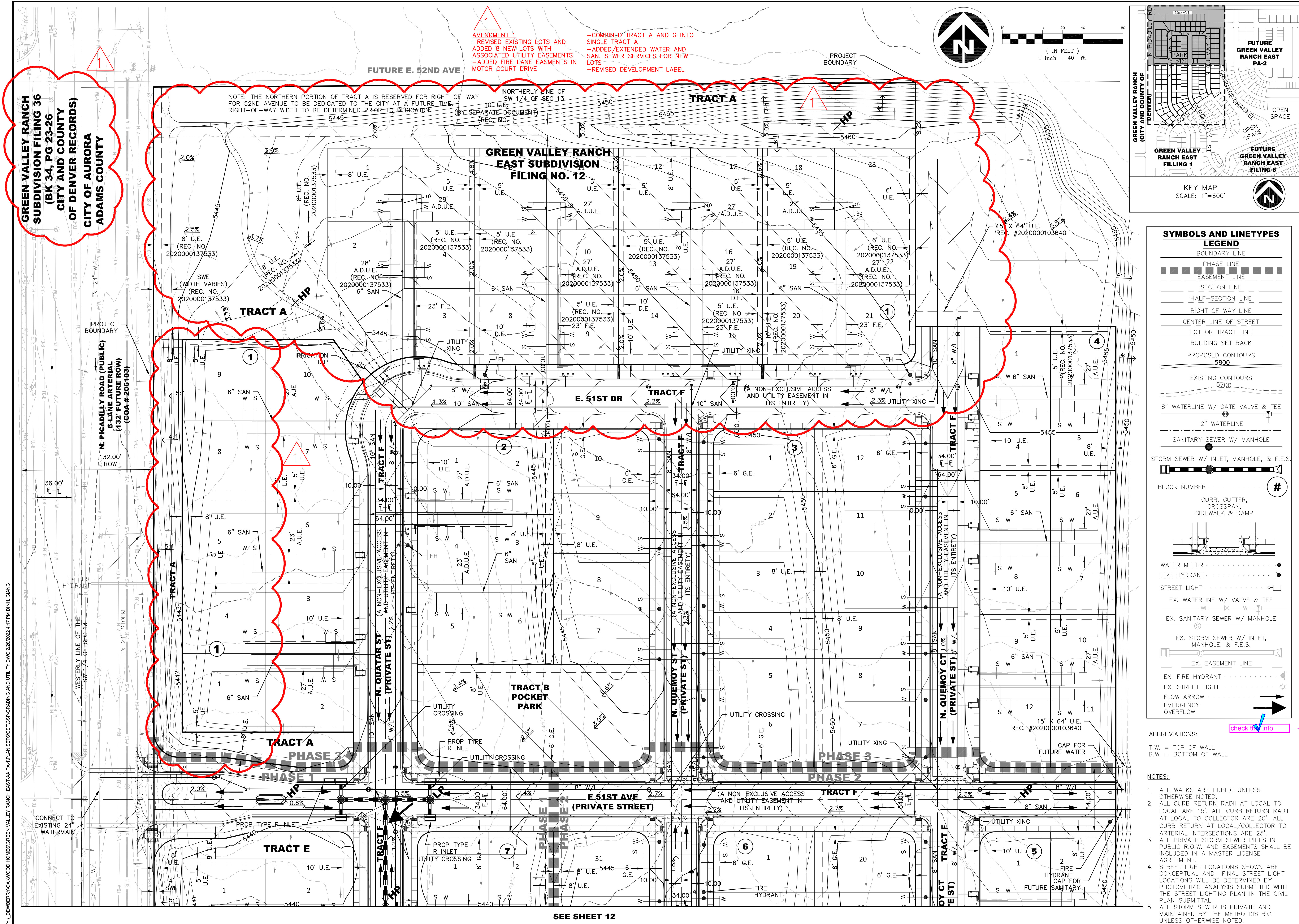
N.T.S.

DOCUMENT AMENDMENTS	
No.	Description
AMENDMENT 1	
SIXTH SUBMITTAL	
FIFTH SUBMITTAL	
FOURTH SUBMITTAL	
THIRD SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	
12/14/22	
6/10/19/20	
5/19/23/20	
4/18/14/20	
3/16/26/20	
2/3/31/20	
1/12/12/19	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



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**SYMBOLS AND LINETYPES**

**LEGEND**

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT OR TRACT 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

**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.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Alana Kneebone Mailer, PE  
Email: amailer@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	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
7	12/12/19	NO. 1

**DOCUMENT AMENDMENTS**

**Project Number:**  
50118860

**Designed By:**  
GKP

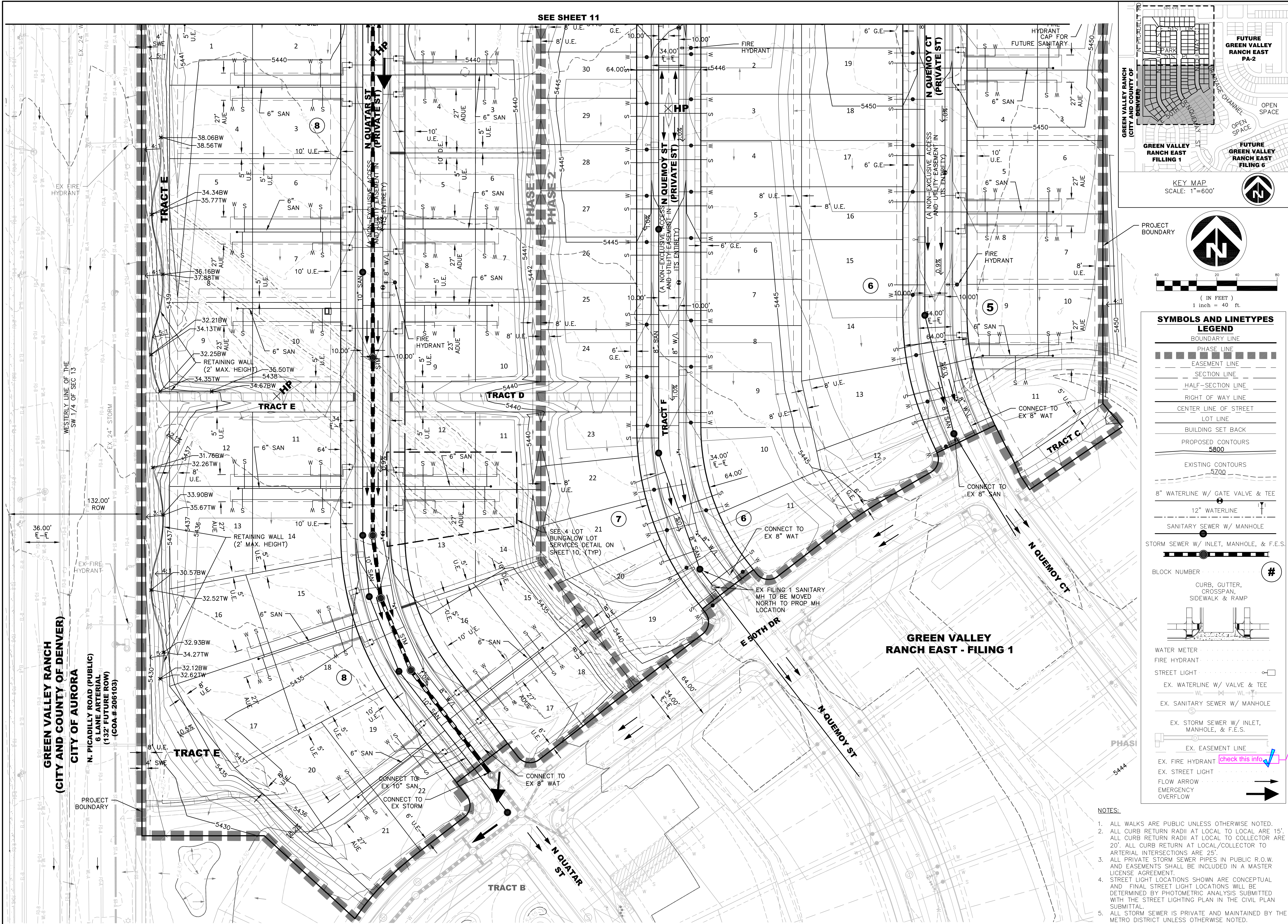
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**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Alaina Kneebone Mailer, PE  
Email: amailer@dewberry.com

**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 WYSZYNSKI

AMENDMENT	DATE	DESCRIPTION
1	12/14/22	PROJECT AMENDMENTS
2	12/14/22	PROJECT AMENDMENTS
3	12/14/22	PROJECT AMENDMENTS
4	12/14/22	PROJECT AMENDMENTS
5	12/14/22	PROJECT AMENDMENTS
6	12/14/22	PROJECT AMENDMENTS
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Project Number:**  
**50118860**

**Designed By:**  
**GKP**

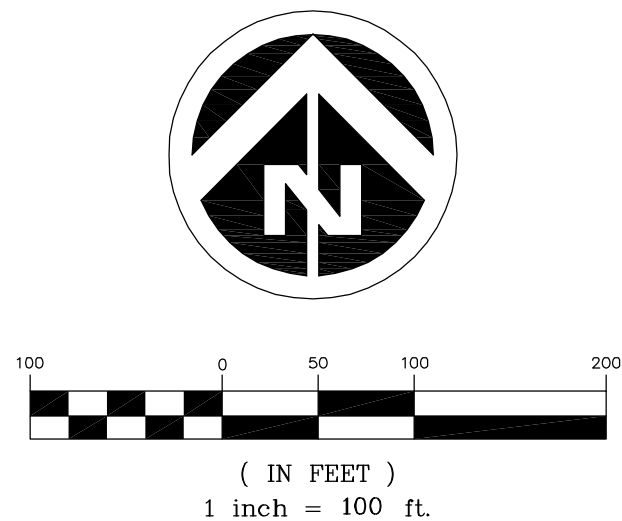
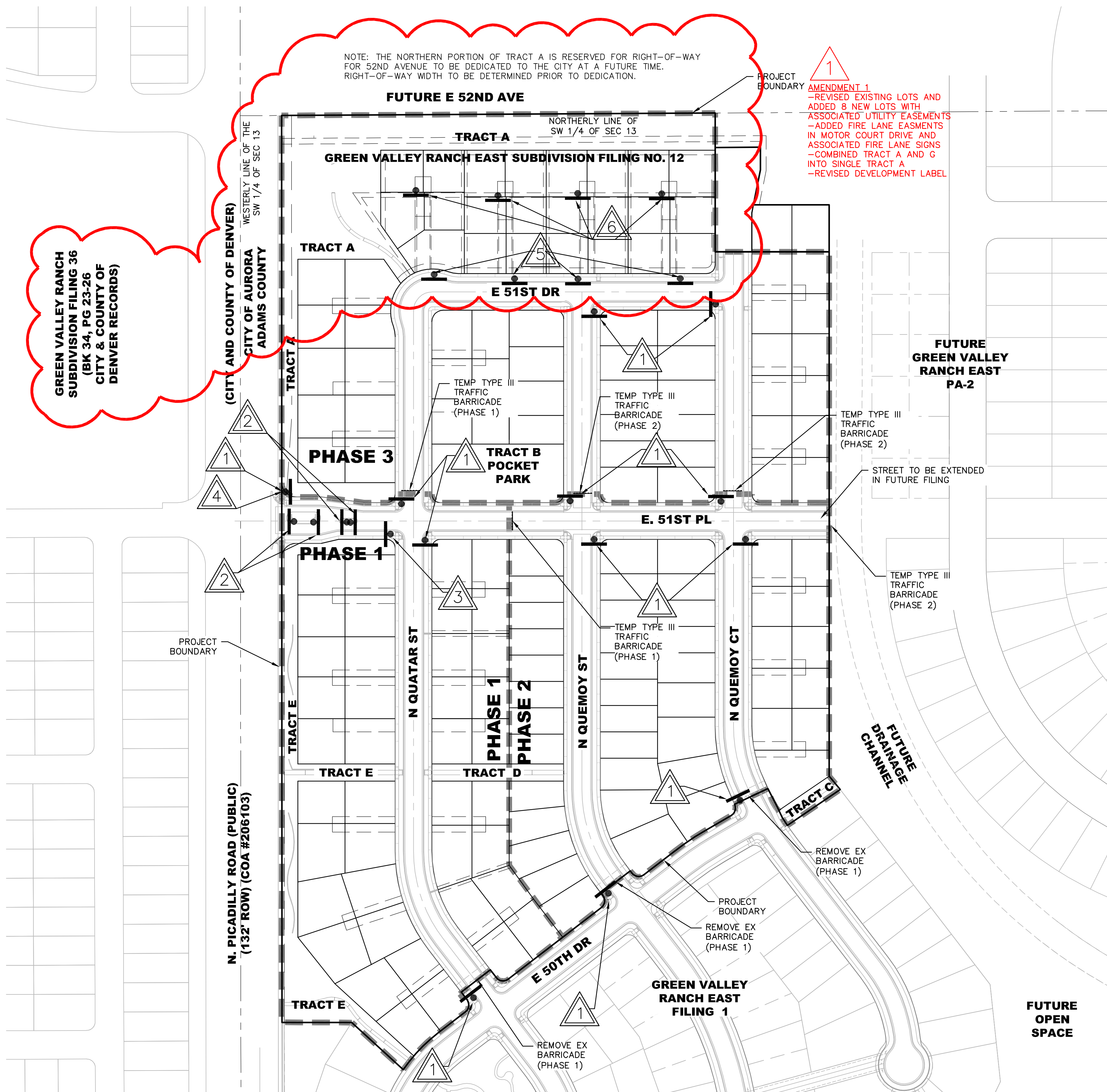
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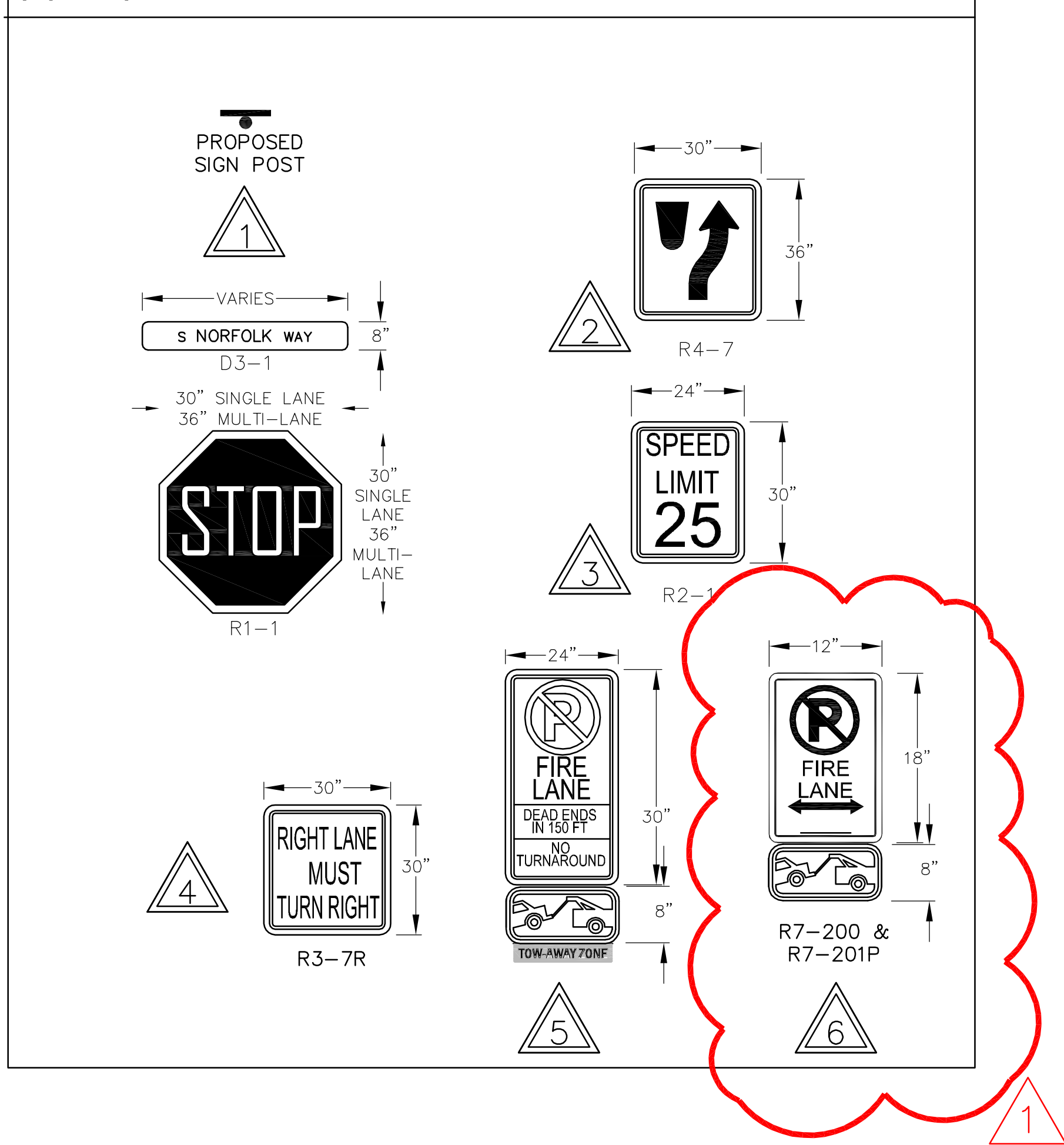
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**BMS**



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**SIGN LEGEND:**



**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5 W/ ADJUSTMENTS  
SIGNAGE AND STRIPING PLAN**

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

DOCUMENT AMENDMENTS	
No.	Description
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5	THIRD SUBMITTAL
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7	FIRST SUBMITTAL

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