

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

A PARCEL OF LAND VARYING IN WIDTH, SITUATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

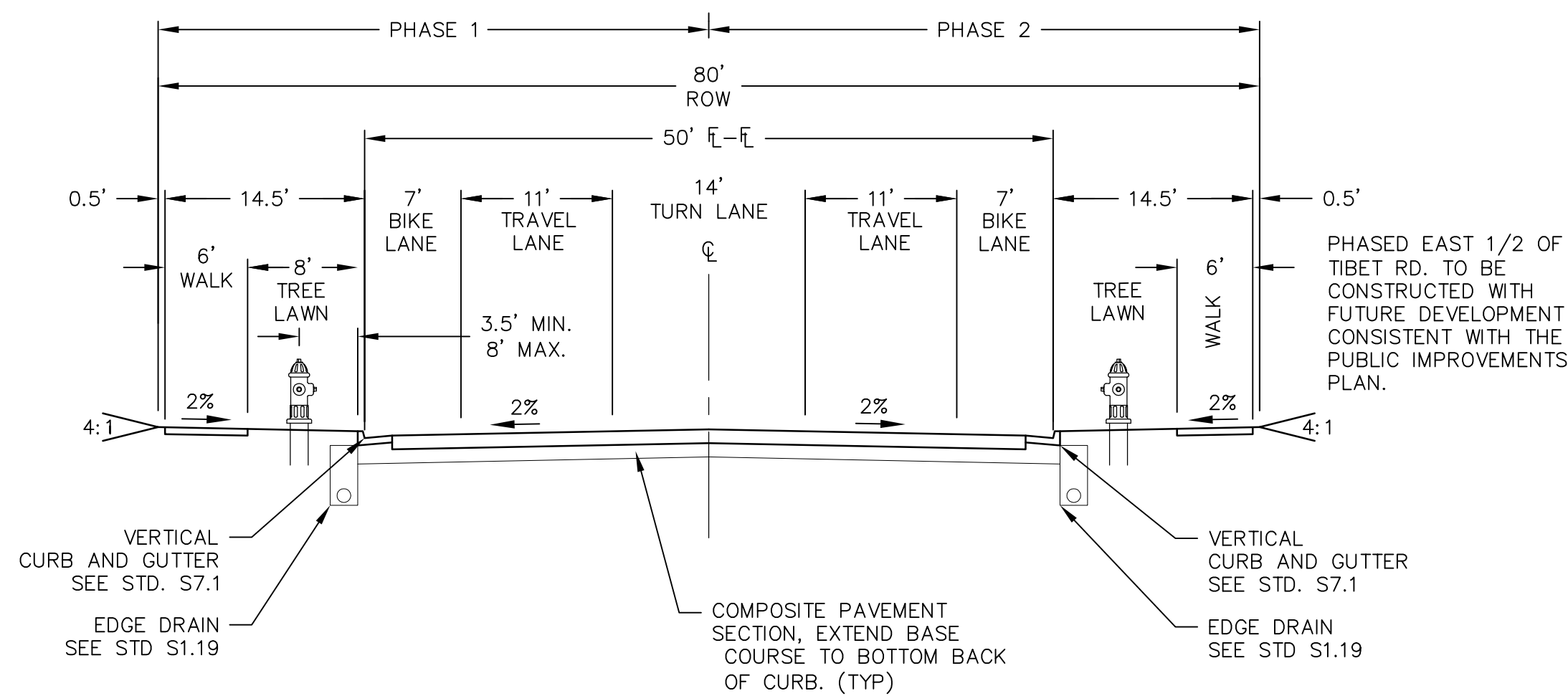
- ADDITION OF CURB RETURNS AND TEMP. CONSTRUCTION, ACCESS AND GRADING EASEMENT ON EAST SIDE OF TRIBUT RD FOR FUTURE CONNECTION TO GYRE FILING 15.
- RELOCATION OF WATER LINE STUBS FOR CONNECTION TO FUTURE GYRE FILING 15.
- RELOCATION OF SANITARY TRIP FOR FUTURE CONNECTION TO GYRE FILING 15.
- INCLUSION OF TRIBUTARY T – PHASE 1 DESIGN AND TIE GRADING OF TRIBUT RD PHASE 1 IMPROVEMENTS TO FINAL GRADE OF TRIB T – PHASE 1 IMPROVEMENTS.
- REMOVAL OF STORM SEWER TO MATCH PROPOSED GYRE FILING 7 LAYOUT.

**Project Number:**  
 50116991  
**Designed By:** Drawn By:  
 OCB OCB  
**Checked By:**  
 CCN  
**Sheet Number:** 1

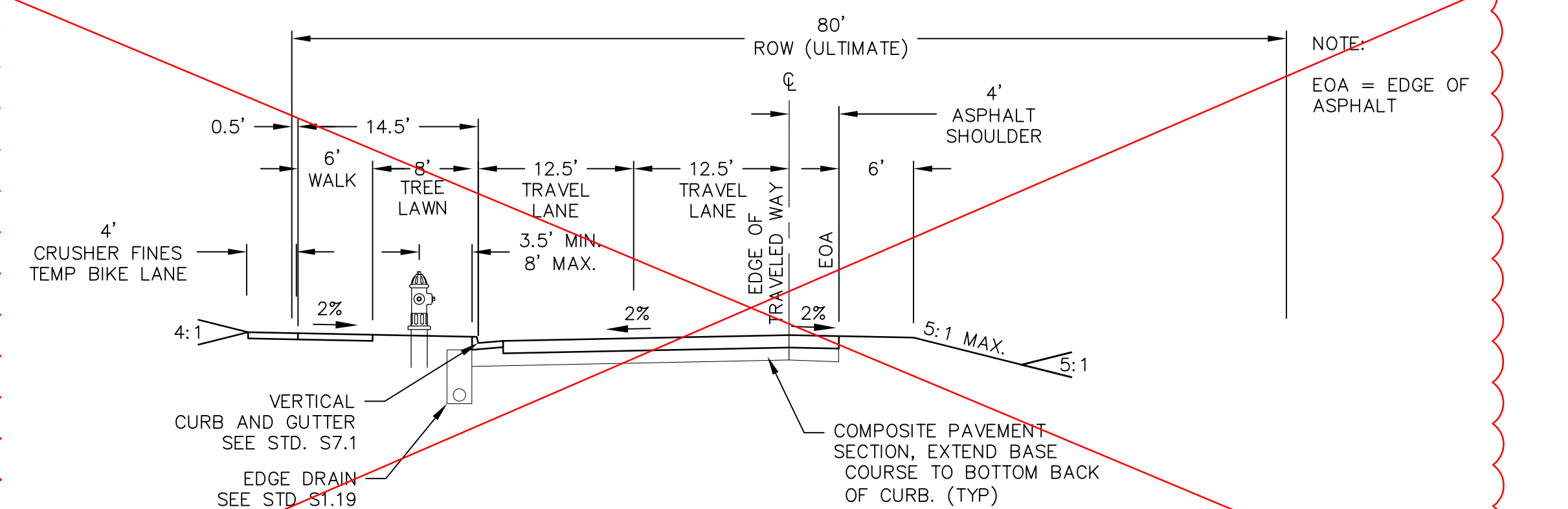


- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR 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."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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.
6. 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
9. 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.
10. 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 LANES 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWING 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.
14. 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.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. 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.
17. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREET LIGHTS. 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.
18. 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.
19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT, A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

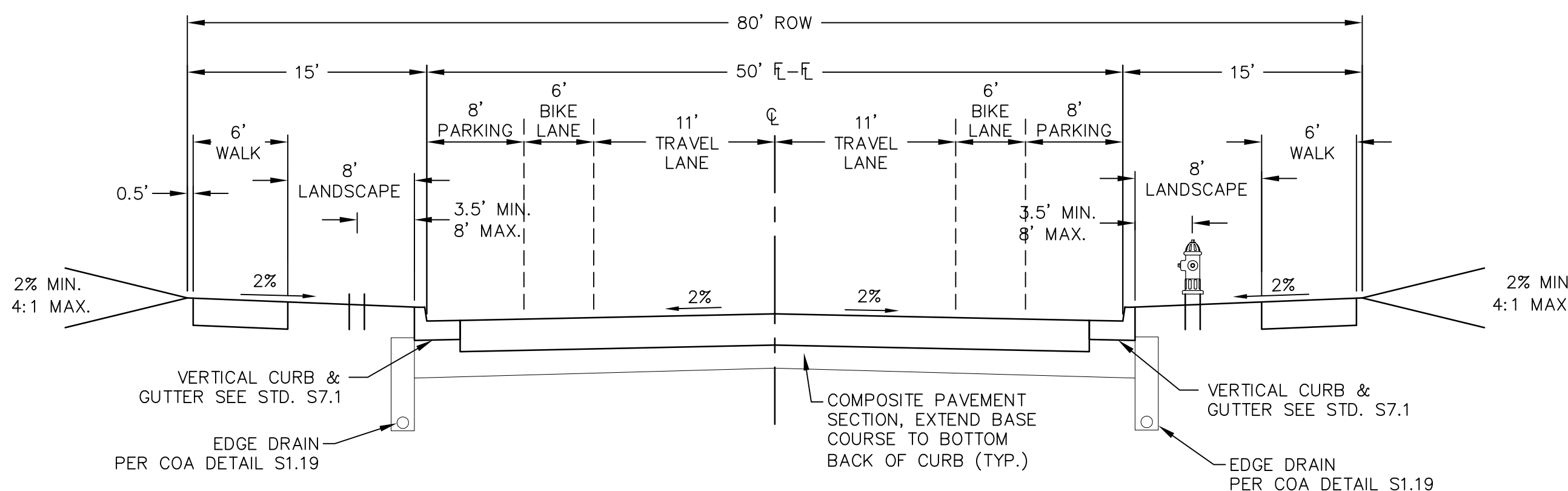
ATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	LP	LOW POINT
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	MAX	MAXIMUM
AD	ALGEBRAIC DIFFERENCE	MH	MANHOLE
AC	ACR	MIN	MINIMUM
ADA	AMERICANS WITH DISABILITY ACT	NAC	NO ASSOCIATED CABLES FOUND FROM STRUCTURE
ASSY	ASSEMBLY	NAP	NO ASSOCIATED PIPING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



NOT TO SCALE



NOT TO SCALE



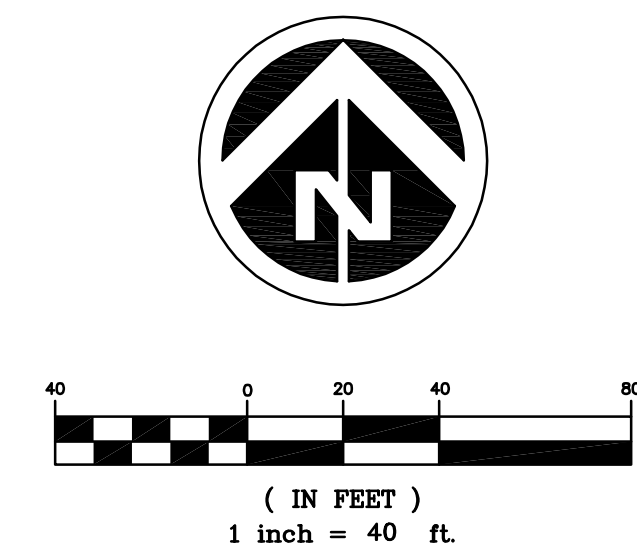
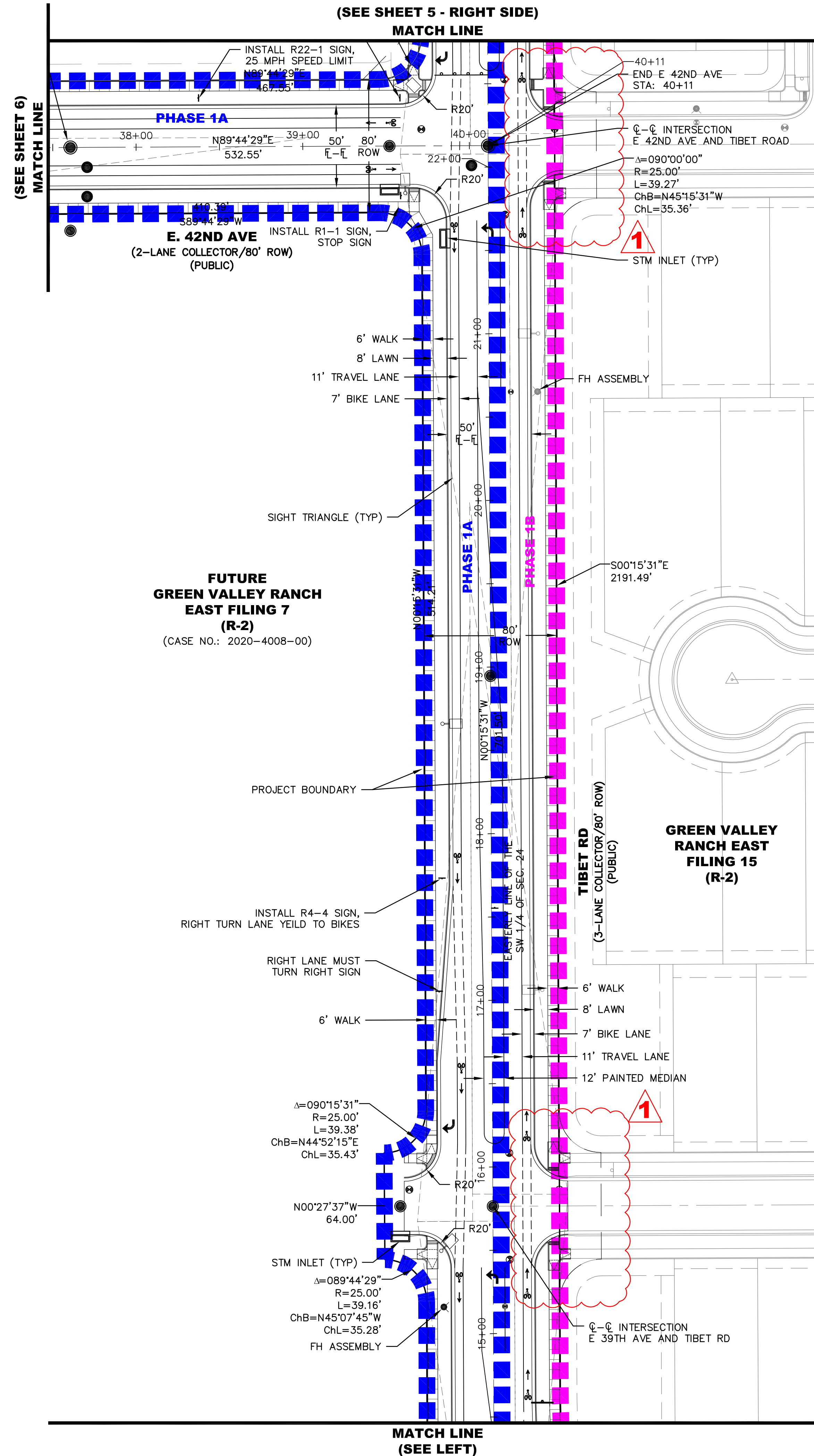
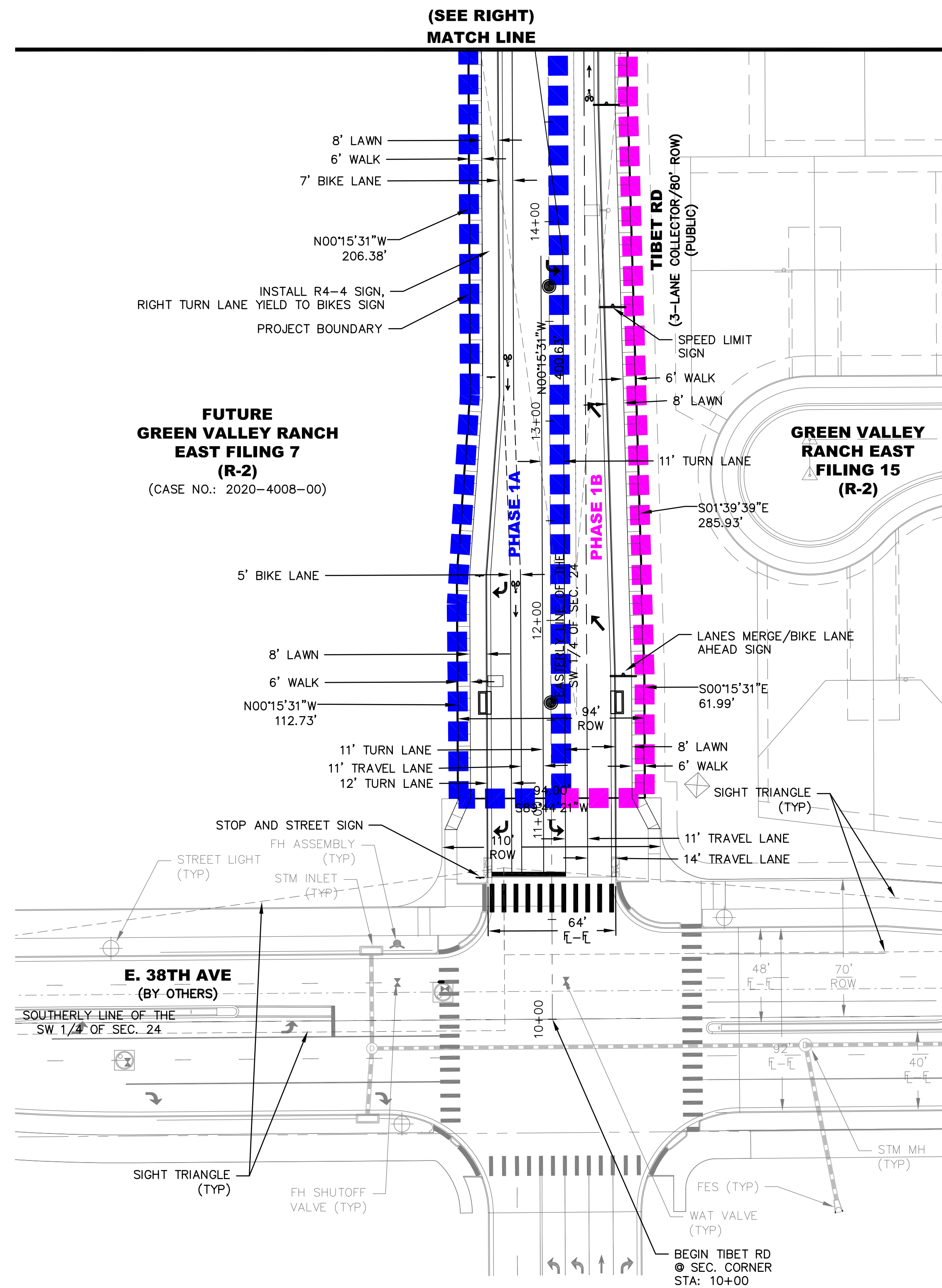
NOT TO SCALE

**1** AMENDMENT 1:  
• REMOVAL OF TYPICAL SECTION FOR INTERIM CONDITION OF 3-LANE COLLECTOR.









**1** AMENDMENT 1:

- ADDITION OF CURB RETURNS FOR FUTURE CONNECTION TO GVRE FILING 15 DEVELOPMENT AS WELL AS TEMPORARY CONSTRUCTION EASEMENT FOR ACCESS AND GRADING.

# SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	
PHASE 1A	
PHASE 1B	
EASEMENT LINE	
SECTION LINE	
RIGHT OF WAY LINE	
CENTER LINE OF STREET	
LOT LINE	
SIGHT LINE	
CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP	
STREET SIGN	
WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM/SEWER MANHOLE	
STORM INLET	
FLARED END SECTION	

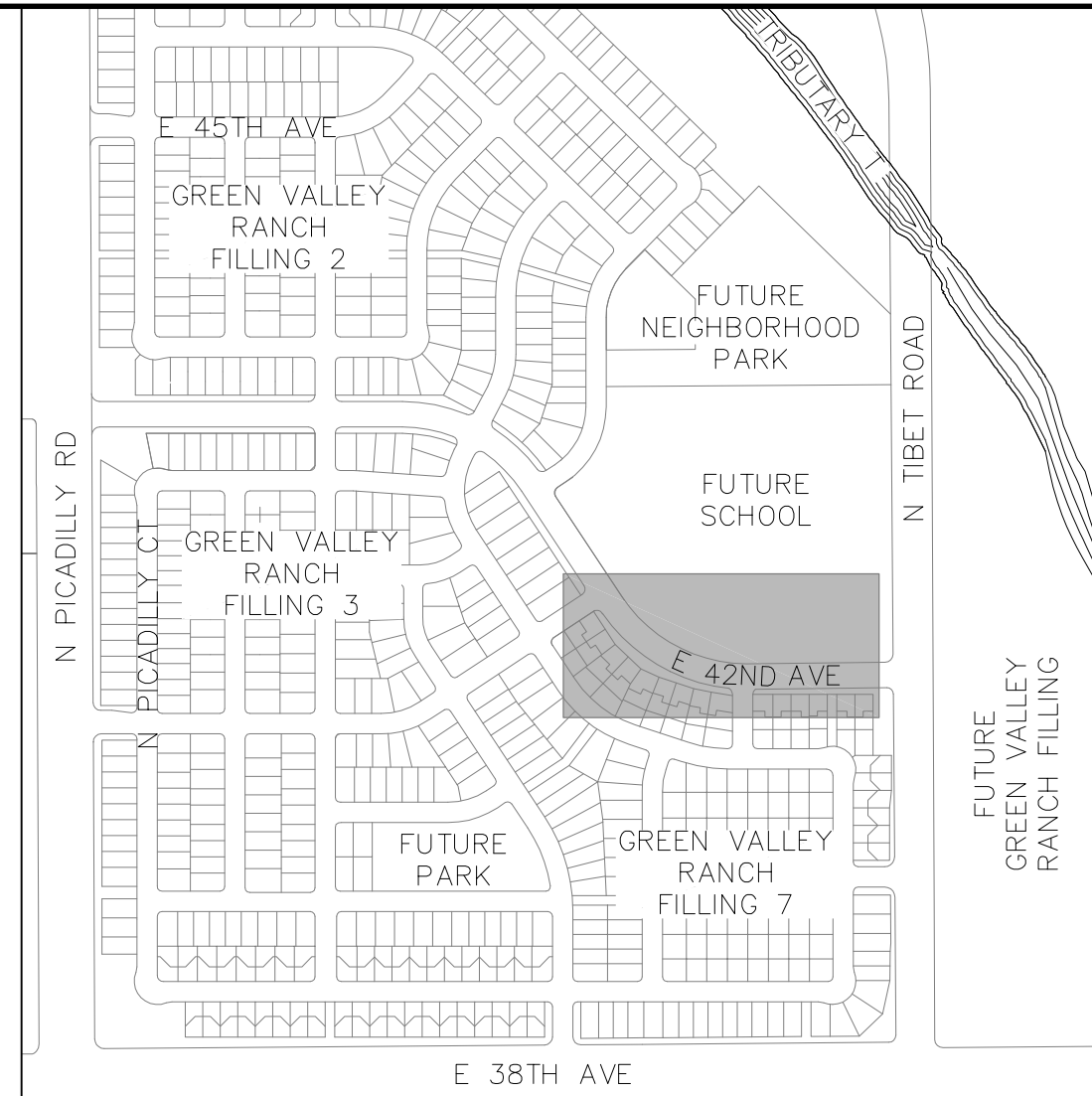
**NOTES:**

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. 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'.
3. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS.

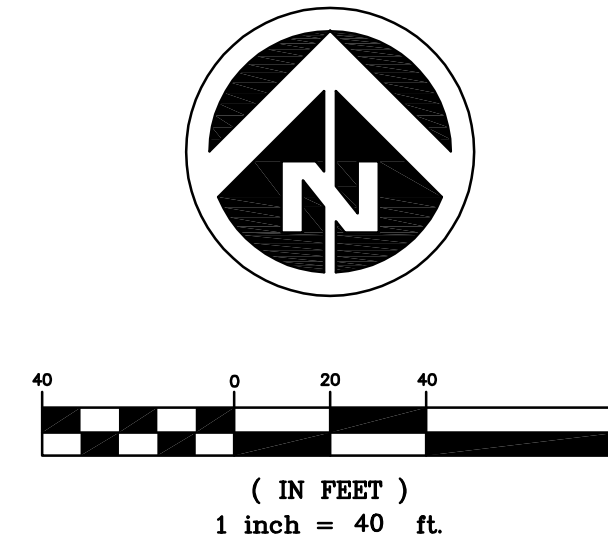








KEY MAP  
SCALE: 1"=600



BOUNDARY LINE

PHASE 1A

PHASE 1B

EASEMENT LINE

SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT LINE

SIGHT LINE

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

STREET SIGN

WATER METER

FIRE HYDRANT AND VALVE

EX. FIRE HYDRANT

WATER VALVE

STREET LIGHT

EX. STREET LIGHT

STORM/SEWER MANHOLE

STORM INLET

FLARED END SECTION

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**GREEN VALLEY RANCH EAST - TIBET ROAD  
38TH AVE TO TRIBUTARY T  
PRELIMINARY PLAT  
SITE PLAN  
SAT: 30+05.93 - 37+87.00**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249

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

[illegible]

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number:  
50116991

Designed By: Drawn By:  
OCB OCB

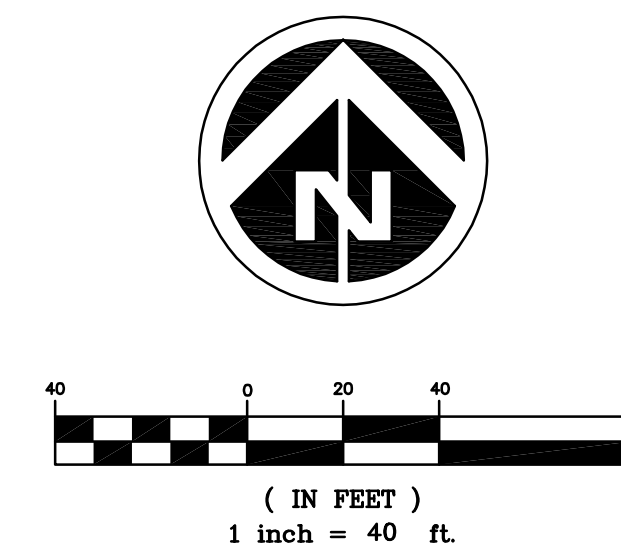
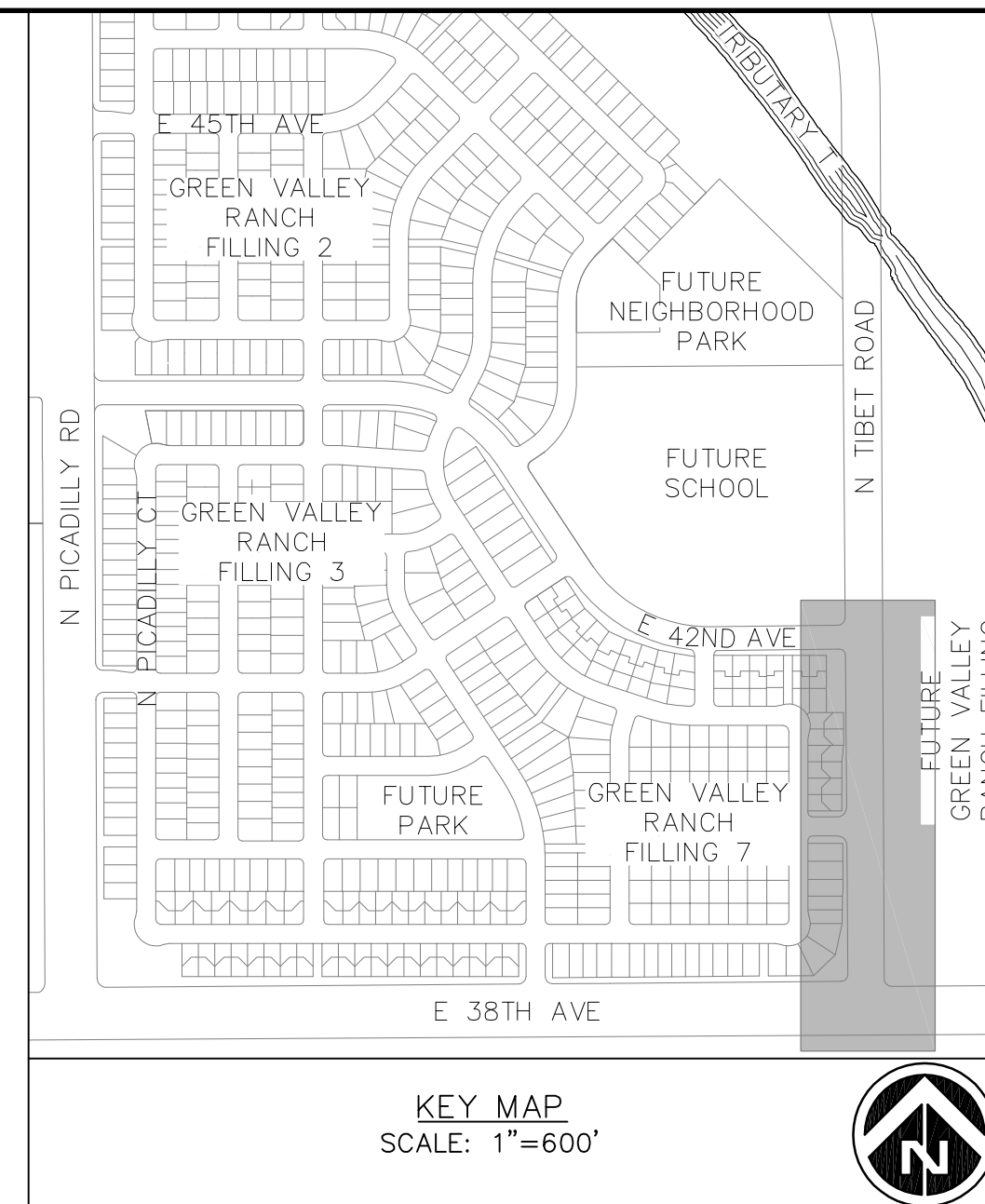
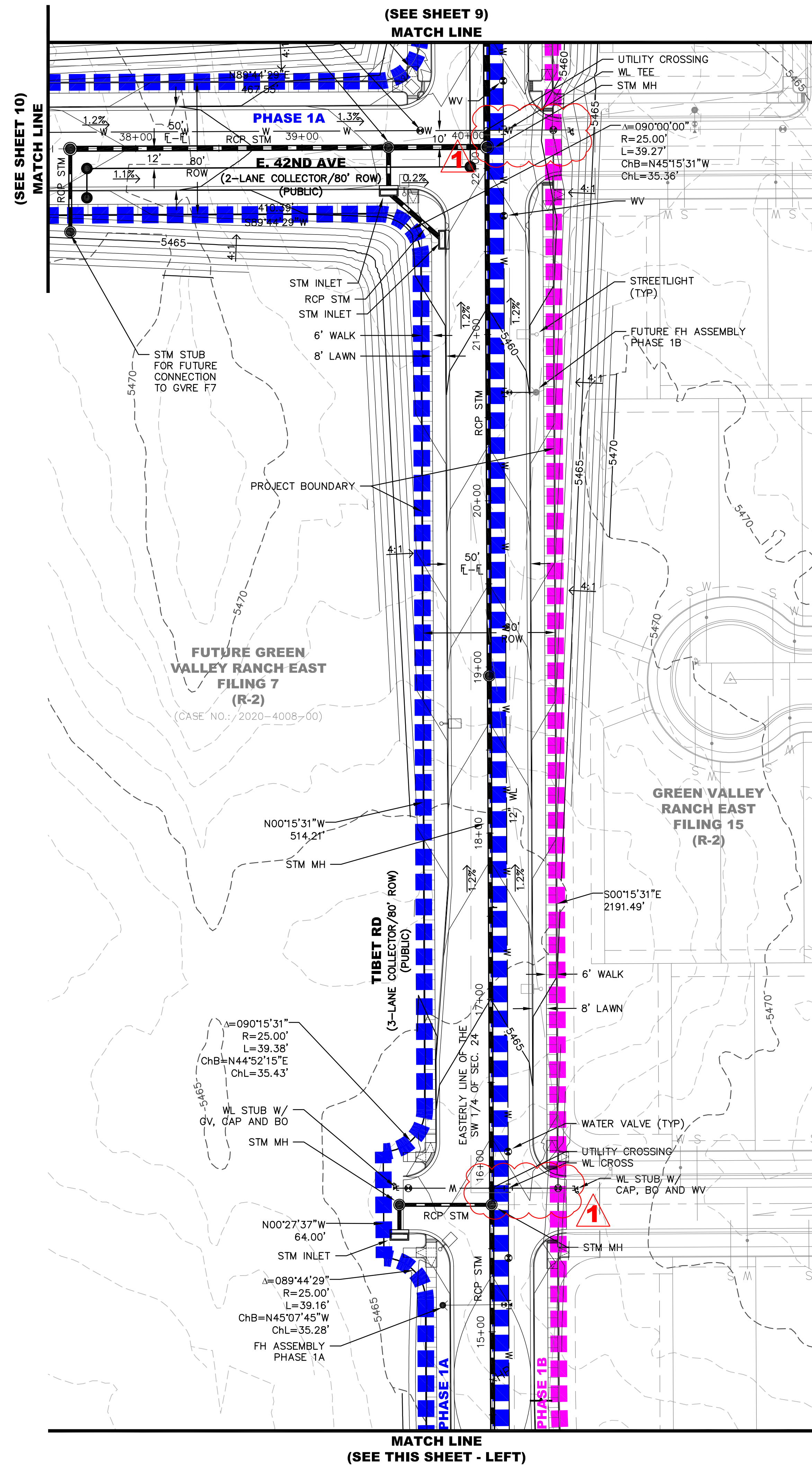
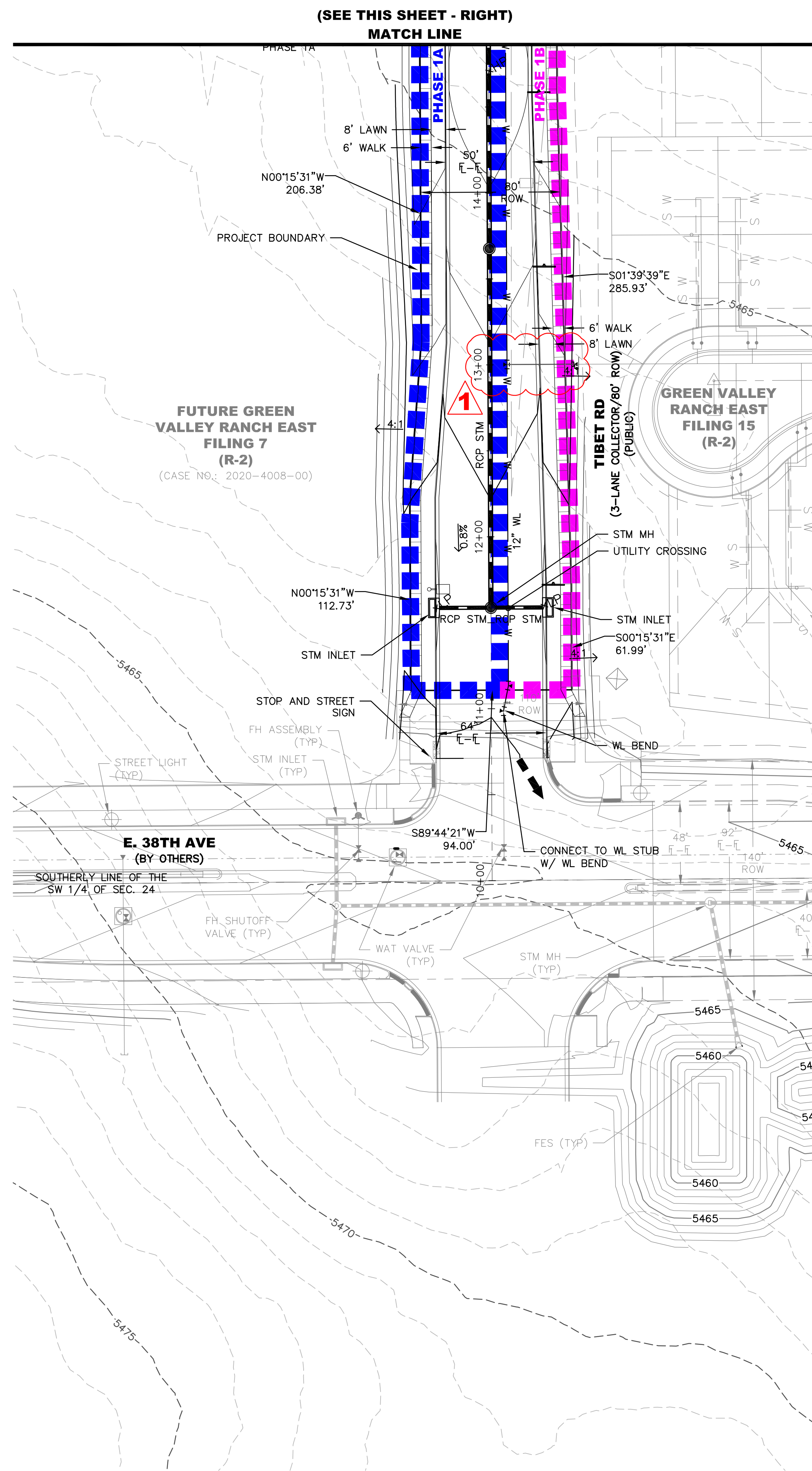
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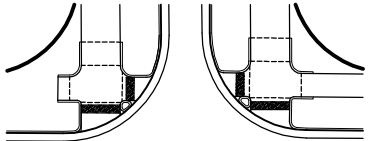









## SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	_____
EASEMENT LINE	_____
SECTION LINE	_____
HALF-SECTION LINE	_____
RIGHT OF WAY LINE	_____
CENTER LINE OF STREET	_____
LOT LINE	_____
SIGHT LINE	_____
CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP	
	
WATER METER	_____ ●
FIRE HYDRANT AND VALVE	_____ ●
EX. FIRE HYDRANT	_____ ●
WATER VALVE	_____ ●
STREET LIGHT	_____ ☐
EX. STREET LIGHT	_____ ☐
STORM MANHOLE	_____ ●
STORM INLET	_____ ●
FLARED END SECTION	_____ ▤
EX EASEMENT LINE	_____
EMERGENCY OVERTFLOW PATH	
	

**1** AMENDMENT 1:  
• LOCATION OF WATERLINE STUBS UPDATED TO REFLECT  
PROPOSED GVRE FILING 15 LAYOUT.

NOTES:

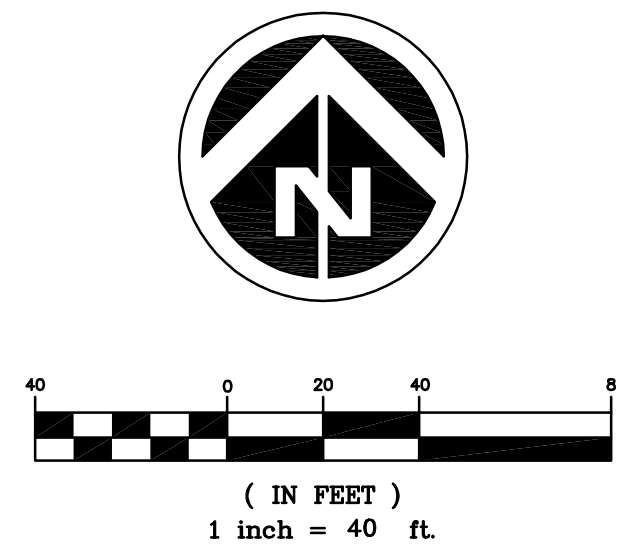
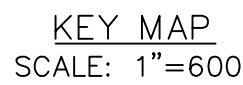
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3. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS.



**MATCH LINE**



**MATCH LINE  
(SEE SHEET 8)**



BOUNDARY LINE

EASEMENT LINE

SECTION LINE

HALE SECTION LINE

[illegible]

## RIGHT OF WAY LIFT

ENTER LINE OF STR

LOT LINE

\_\_\_\_\_ SIGHT LINE \_\_\_\_\_

CURB, GUTTER, CROSSPAN.  
SIDEWALK & RAMP

WATER METER . . . . .

FIRE HYDRANT AND VALVE . . . . .

EX. FIRE HYDRANT . . . . .

WATER VALVE . . . . .

STREET LIGHT . . . . .

EX. STREET LIGHT . . . . .

STORM MANHOLE . . . . .

STORM INLET . . . . .

FLARED END SECTION . . . . .

EX EASEMENT LINE  
EMERGENCY OVERFLOW PATH

**1** AMENDMENT 1:

- LOCATION OF WATERLINE STUBS UPDATED TO REFLECT PROPOSED GVRE FILING 15 LAYOUT.
- LOCATION OF MANHOLE STUBS UPDATED TO REFLECT PROPOSED GVRE FILING 15 LAYOUT.

NOTES:

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**VALLEY RANCH EAST - TIBET ROAD  
38TH AVE TO TRIBUTARY T  
PRELIMINARY PLAT  
GRADING AND UTILITY PLAN  
SAT: 22+75.64 - 36+50.00**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
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CONTACT:  
DAVID CARRO

[illegible]

PRELIMINARY  
NOT FOR  
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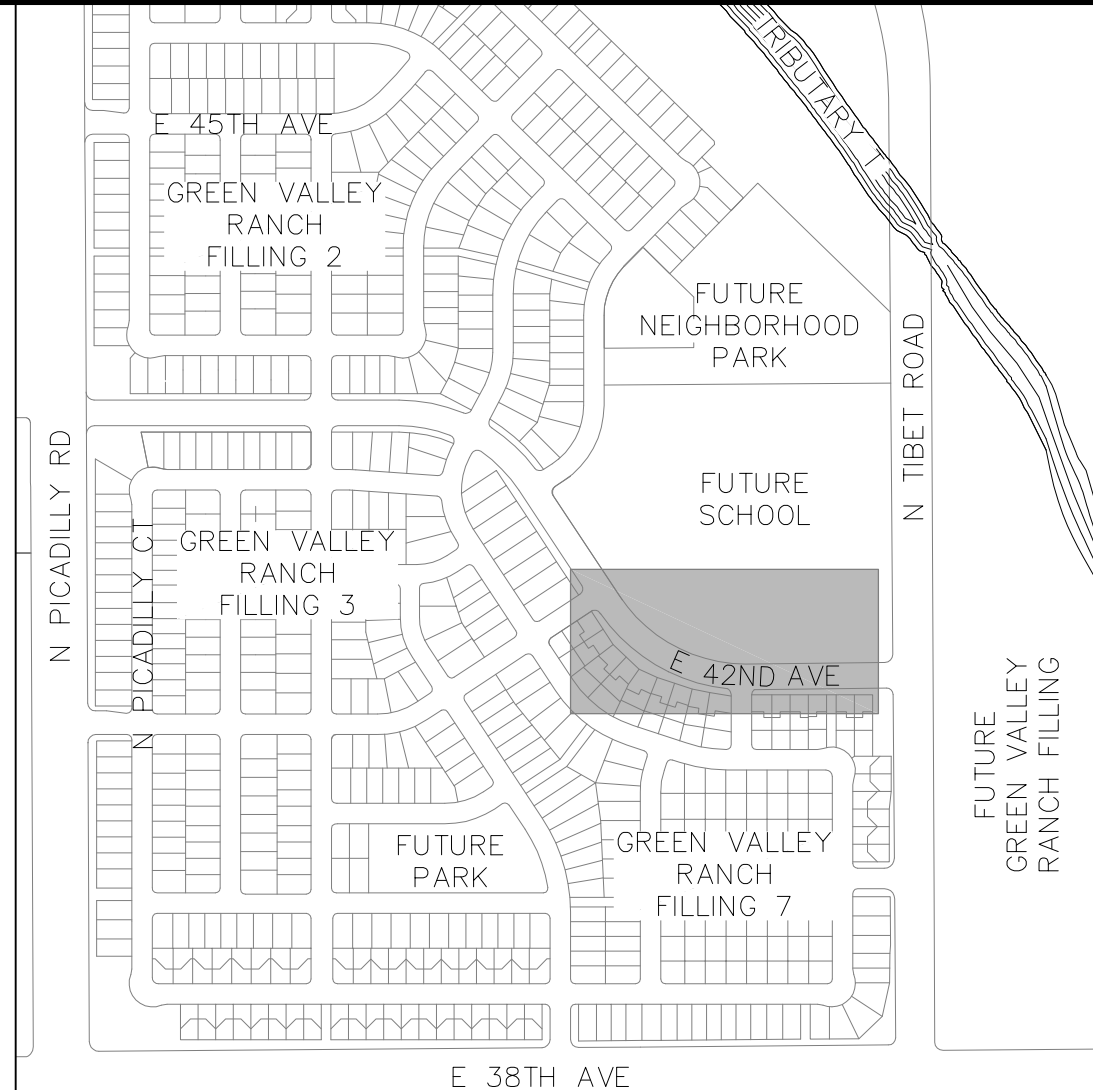
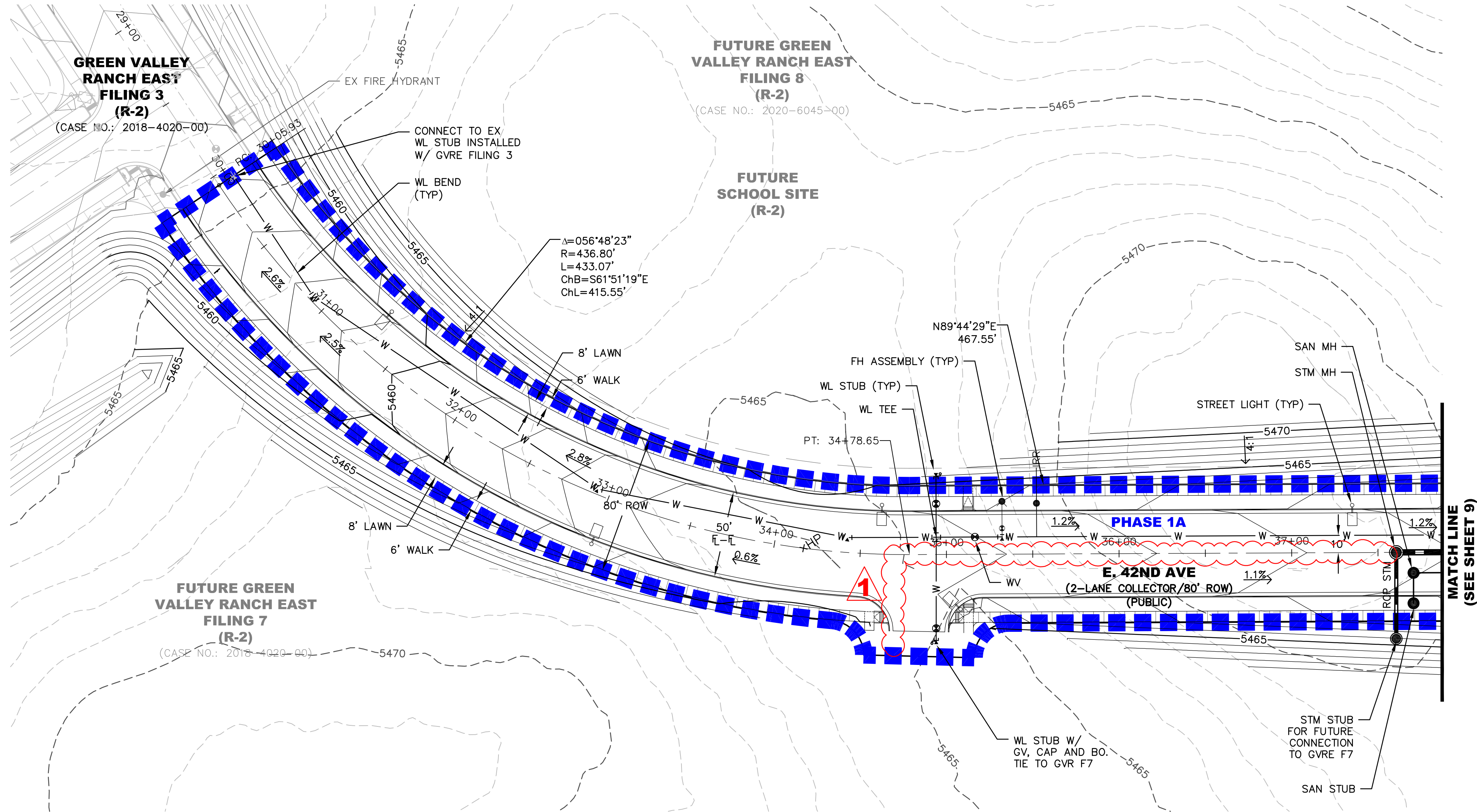
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OCB OCB

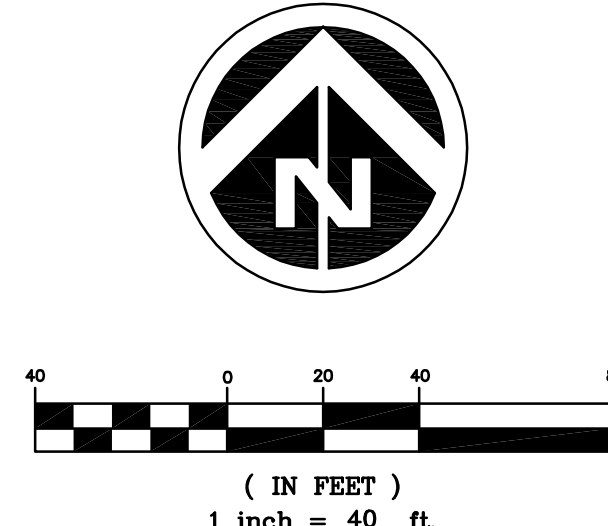
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CCN

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9





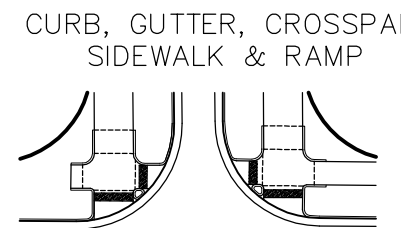
KEY MAP  
SCALE: 1"=600'












## SYMBOLS AND LINETYPES LEGEND

Diagram illustrating the vertical sequence of survey lines:

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



WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	

EMERGENCY OVERFLOW PATH



- AMENDMENT 1:
- REMOVED PORTION OF STORM SEWER TO MATCH PROPOSED GVRE FILING 7 LAYOUT

## NOTES

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. 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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50116991  
Designed By: Drawn By:

**Checked By:**

Sheet Number: 10

**OAKWOOD HOMES**

Tel: (303) 486-8500

**CONTACT:**

No.	Date	Description
77	03-28-22	REV 1 - ADD PHASE 1B

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**Dewberry.**

**GREEN VALLEY RANCH EAST - TIBET ROAD  
38TH AVE TO TRIBUTARY T  
PRELIMINARY PLAT  
GRADING AND UTILITY PLAN  
SAT: 30+05.93 - 37+87.00**

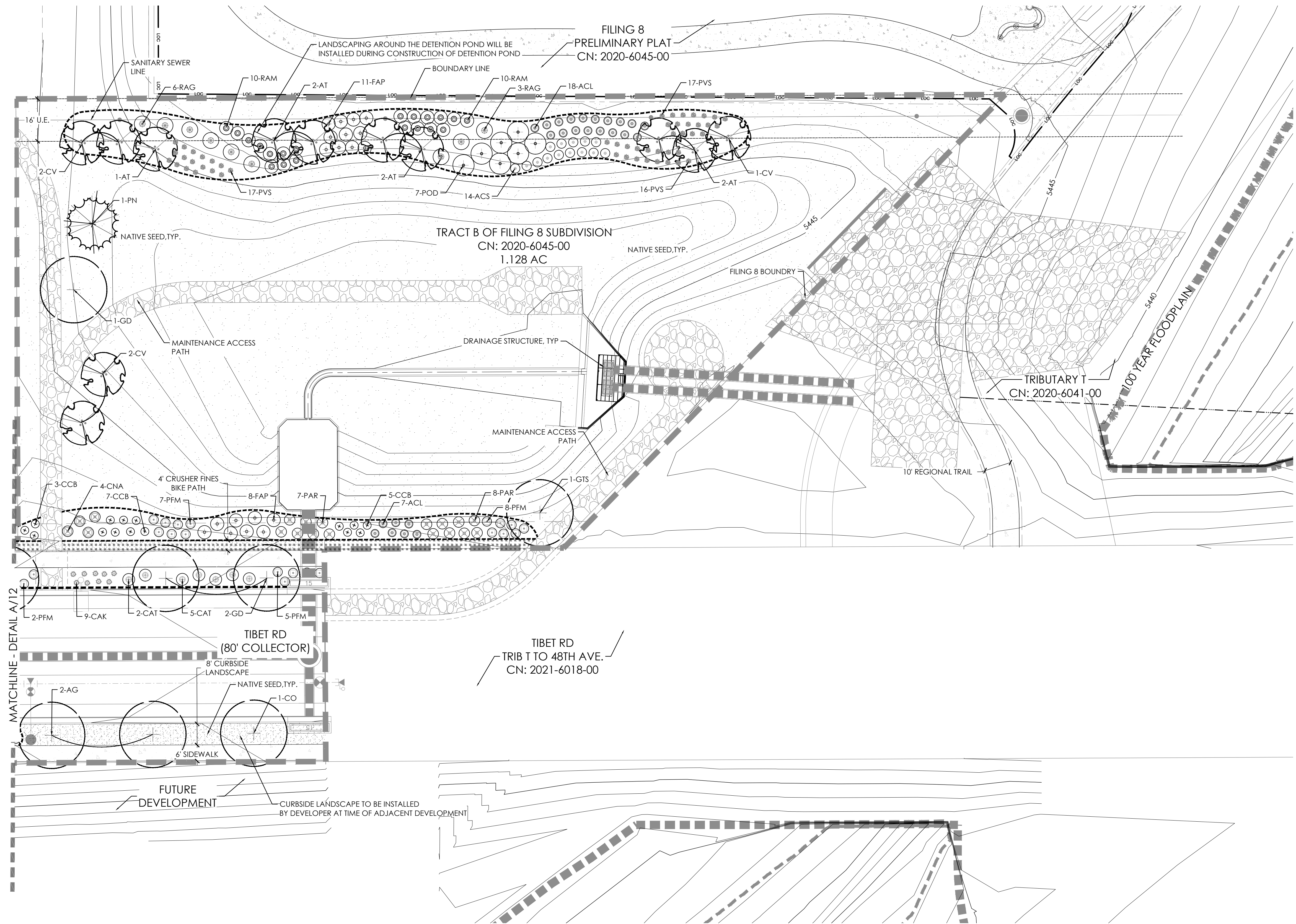


P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\TIBET ROAD\CAD\SUBMITTALS\PHASE 1 A1\GVR-E\_TIBET-RD\_LANDSCAPED.DWG  
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DILLON COOK

NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

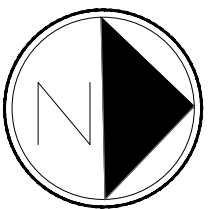
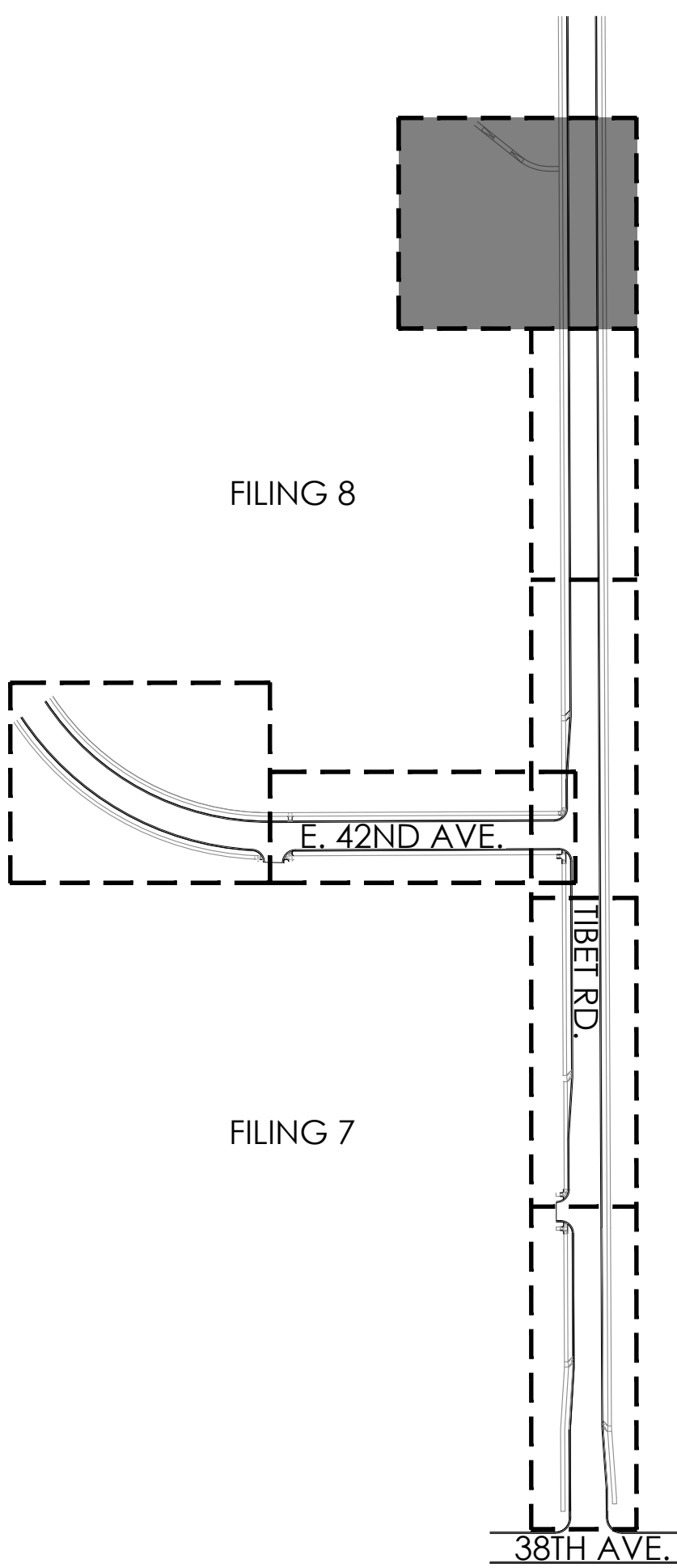
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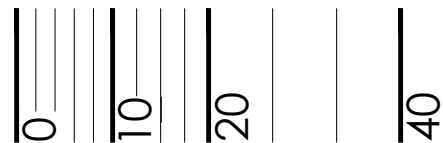
LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX
- CONCRETE WALK
- CRUSHER FINES BIKE PATH
- STEEL EDGER
- SIGHT LINE
- BOUNDARY LINE
- LIGHT POLE
- FIRE HYDRANT
- U.E. = UTILITY EASEMENT  
S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT

KEY MAP



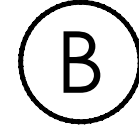
Scale: 1"= 20'-0"



GVRE TIBET ROAD  
TITLE: LANDSCAPE PLAN  
DATE: March 21, 2022

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





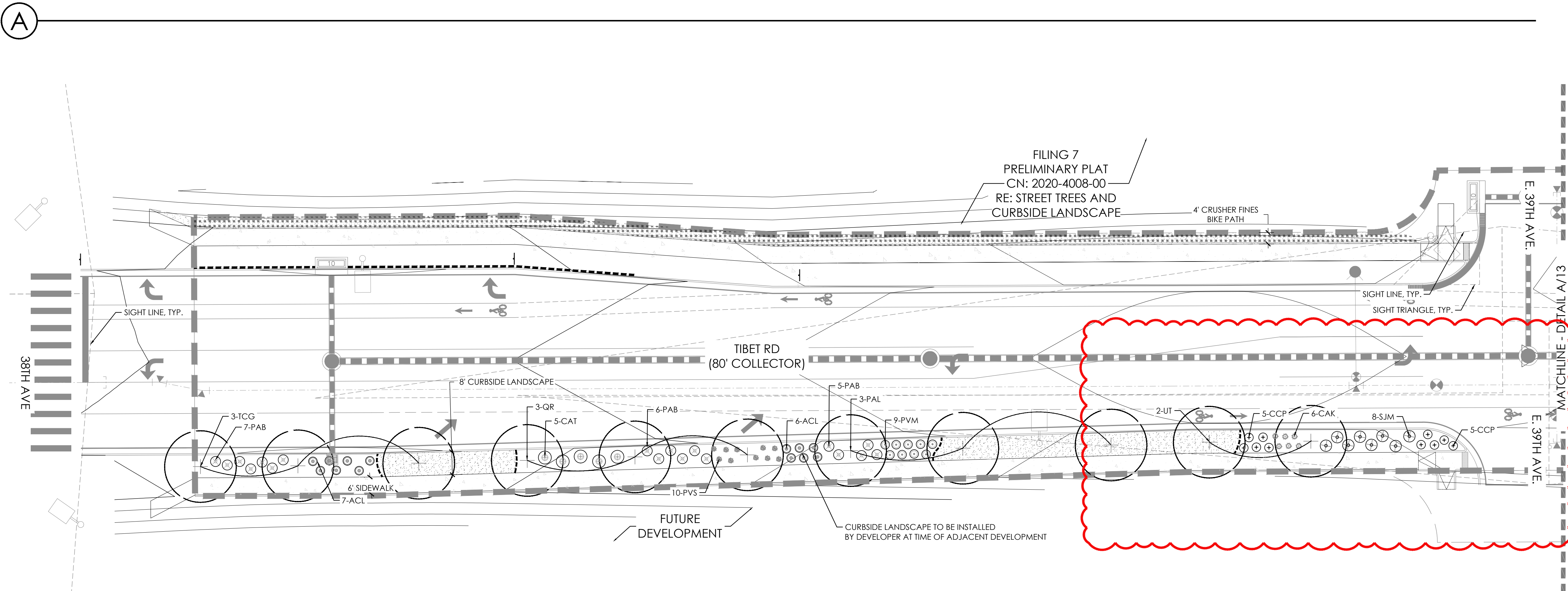
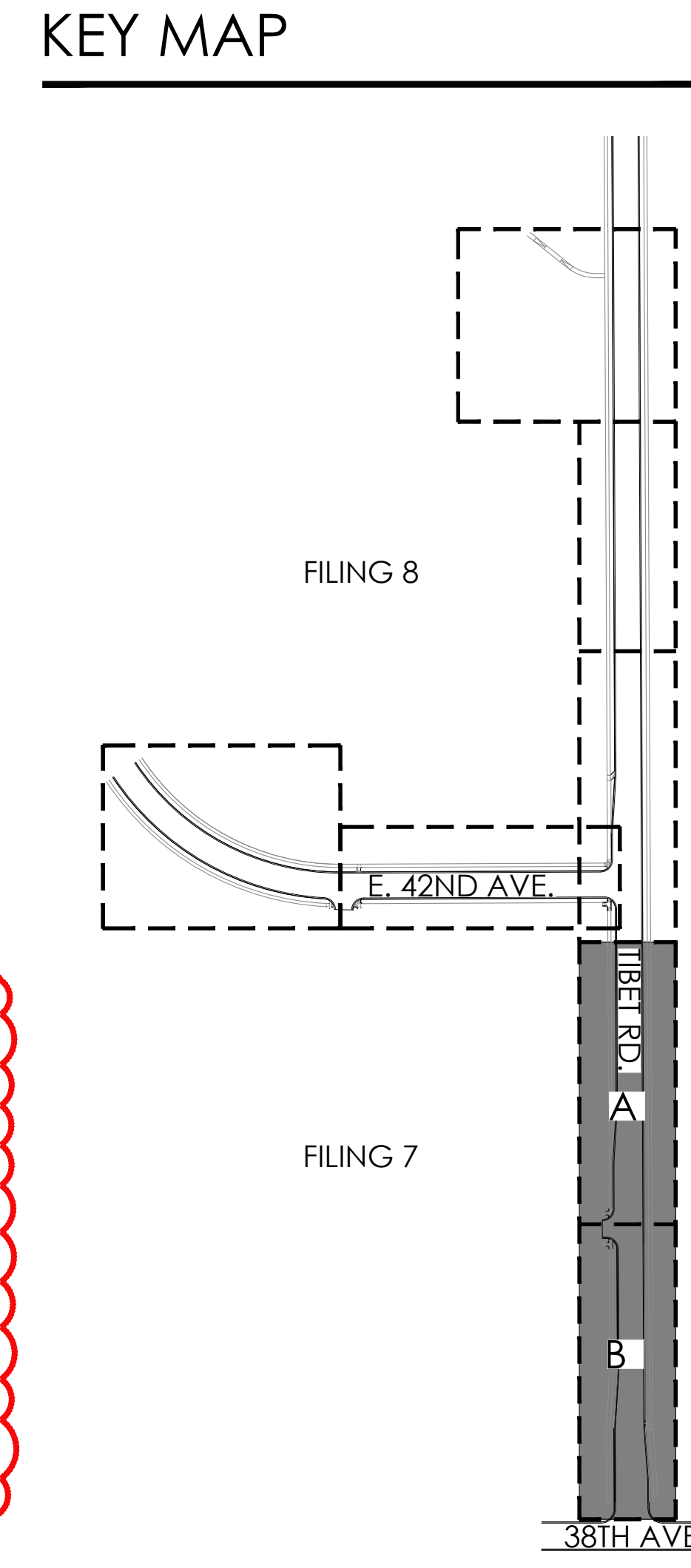
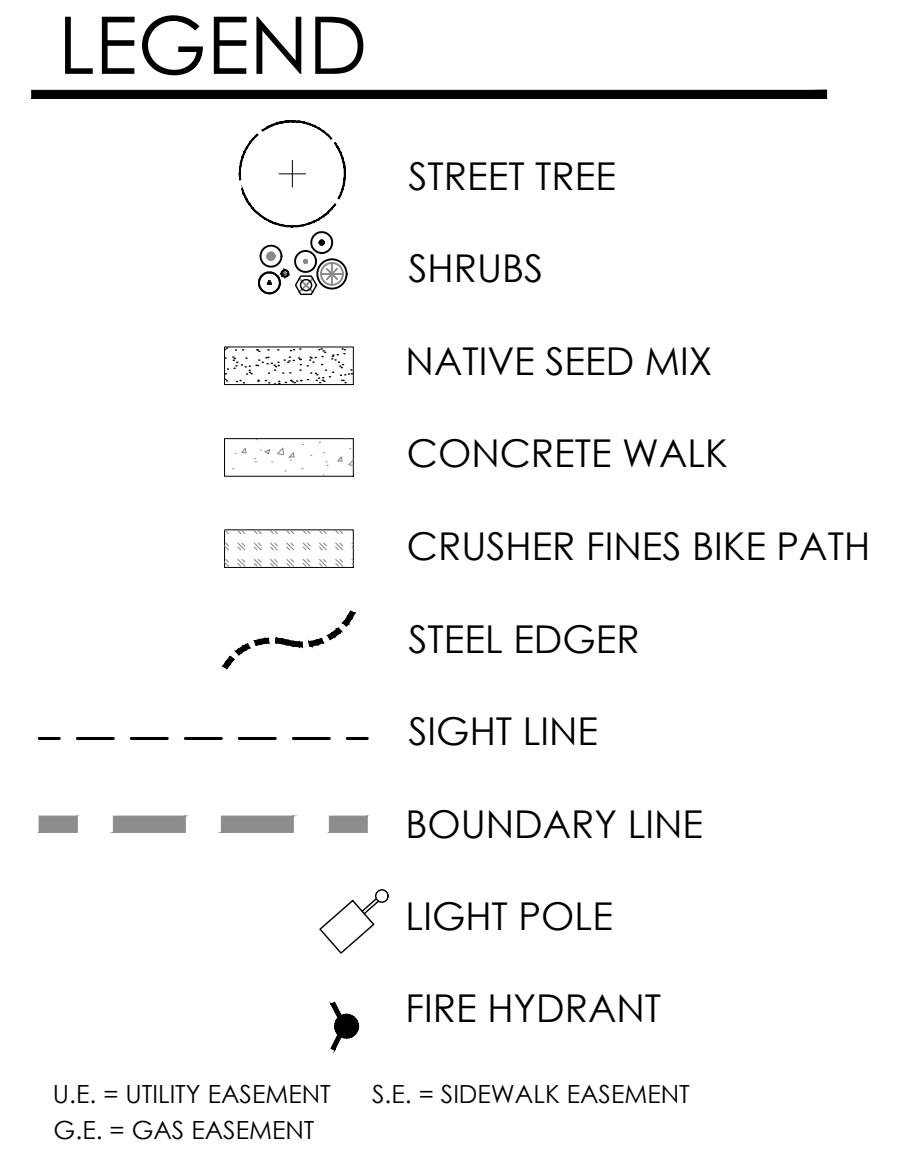
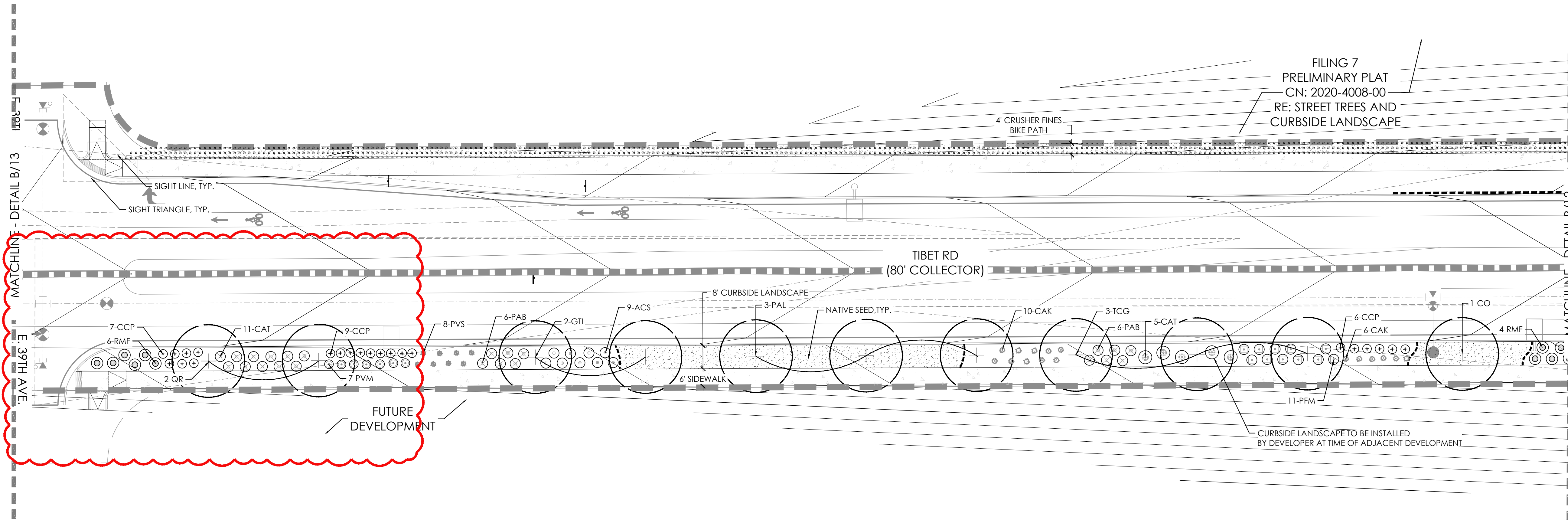
- NOT FOR CONSTRUCTION**



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DILLON COOK



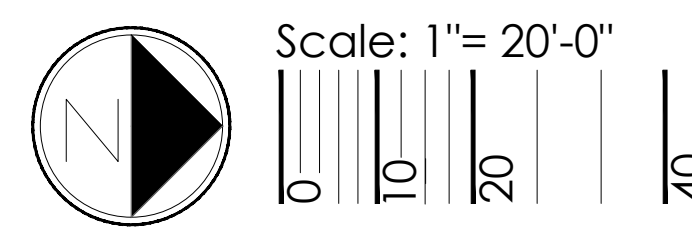
**NOTES:**

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- CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

**NOT FOR CONSTRUCTION**

**AMENDMENT 1**

- ROAD CUTS ADDED FOR FUTURE DEVELOPMENT
- TREES AND PLANTING UPDATED TO ACCOMMODATE ROAD CUTS

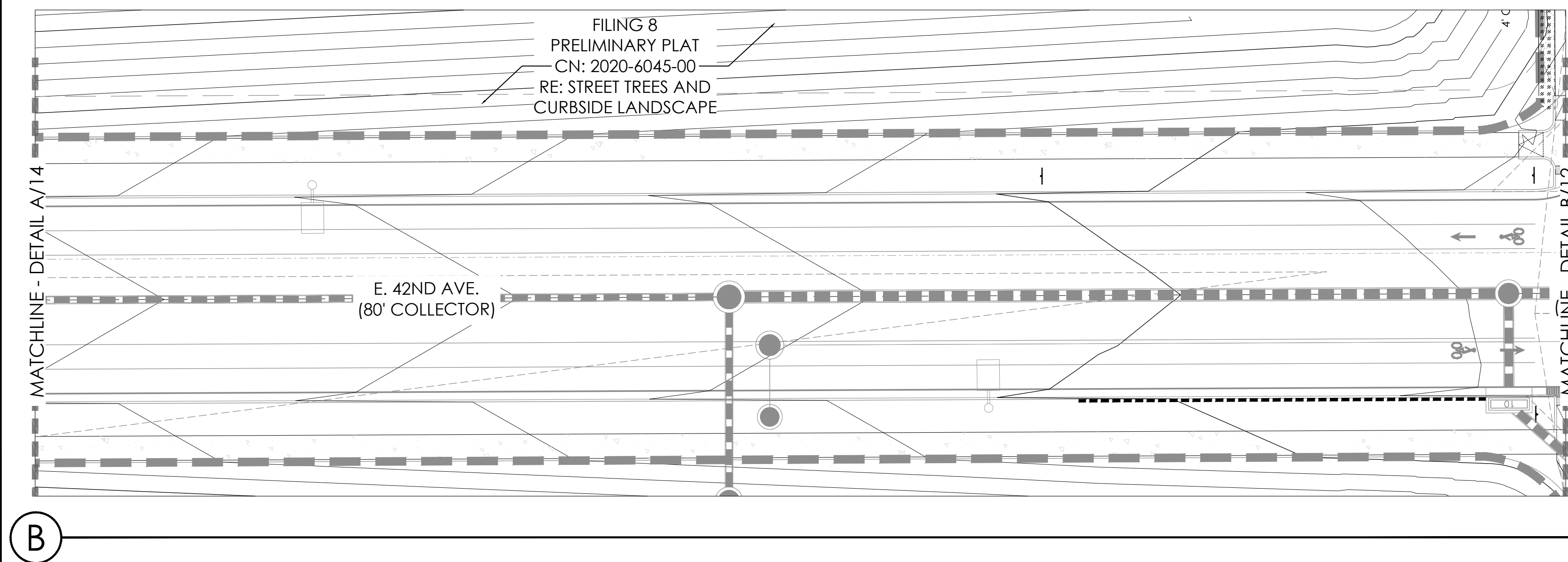
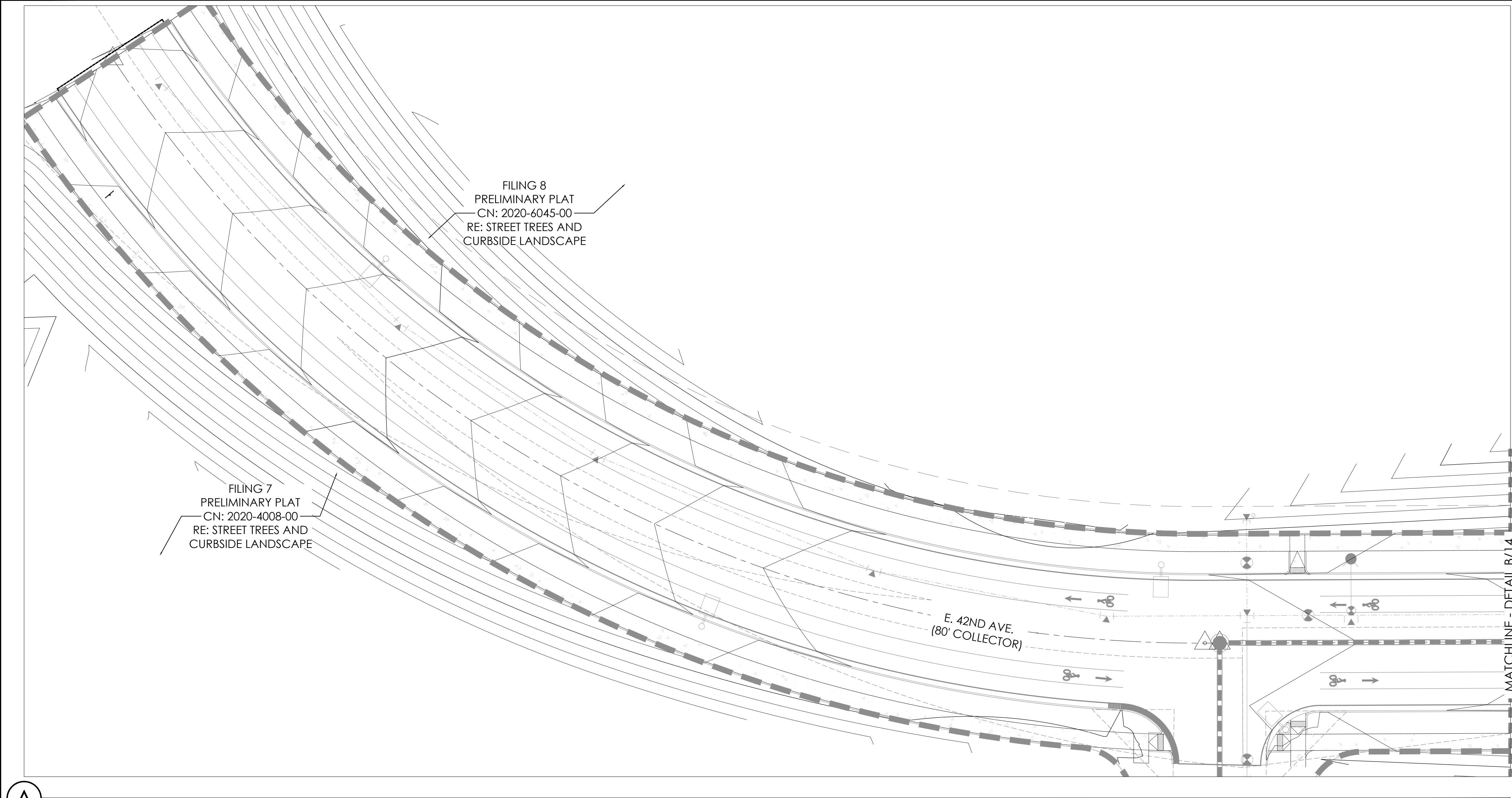


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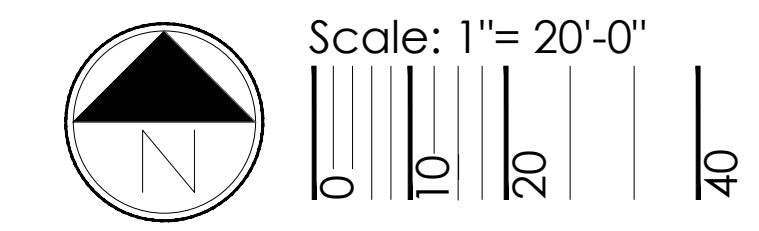
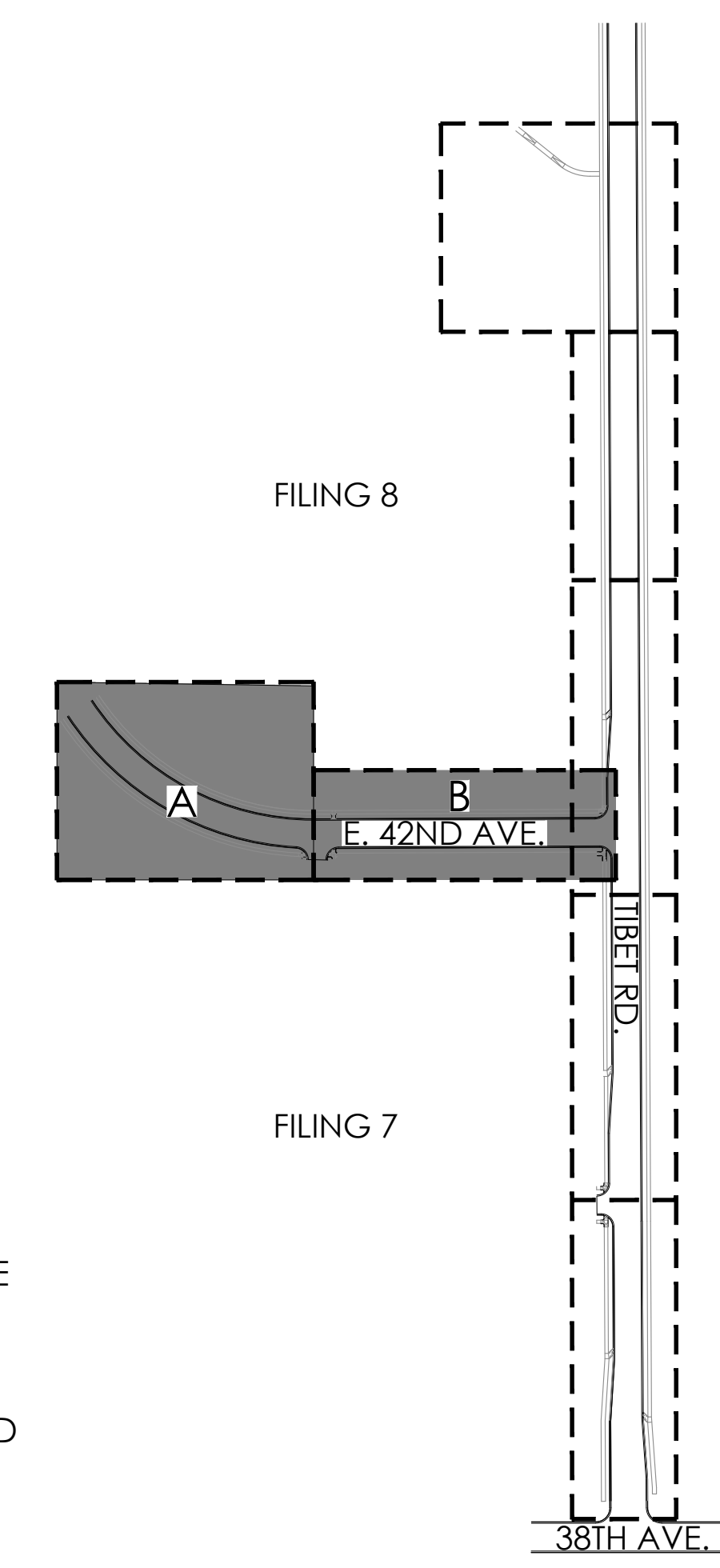


- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

## LEGEND

- STREET TREE
- SHRUBS
- NATIVE SEED MIX
- CONCRETE WALK
- CRUSHER FINES BIKE PATH
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## KEY MAP



GVRE TIBET ROAD  
TITLE: LANDSCAPE PLAN  
DATE: March 21, 2022

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Denver, CO 80231  
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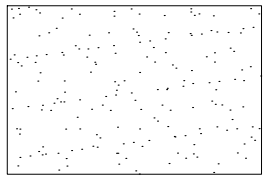
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LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. FREESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
8. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
9. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII
11. LIGHTING WILL INCLUDE STREET POLE LIGHTING. SIDEWALKS SHALL BE LIT WITH FULL CUTOFF FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

NATIVE SEED AREA: MIXTURE 2 - MID-GRASS PRAIRIE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
4	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
6	BOUTELOUA CURTIPENDULA 'BUTTE'	SIDEOTS GRAMA, BUTTE*
4	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
1	KOELERIA CRISTATA	JUNEGRASS, NATIVE
7	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
2	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	LITTLE BLUESTEM, BLAZE*
1	SPOROBOLUS CRYPTANDRUS 'NATIVE'	SAND DROPSEED, NATIVE*
5	STIPA VIRIDULA (AKA NASELLA) 'LORDORN'	GREEN NEEDLEGRASS, LORDORN
TOTAL:30		
OPTIONAL WILDFLOWERS		
1	ARTEMISIA FRIFIDA	FRINGED SAGE, NATIVE
2	ASTER LAEVIS	SMOOTH ASTER, NATIVE
1	ACHILLEA LANUGINOSA	WHITE YARROW, NATIVE
1	ARTEMISIA LUDOVISCIANA	LOUISIANA SAGE, NATIVE
4	GAILLARDIA ARISTATA	BLANKETFLOWER, NATIVE
2	HELIOMERIS MULTIFLORA (AKA VIGUIERA)	SHOWY GOLDENEYE, NATIVE
2	OXYTOPIS LAMBERTII	SHOWY LOCOWEED, NATIVE
2	OXYTOPIS SERICEA	SILKY LOCOWEED, NATIVE
2	PENSTEMON SECUNIFLORA	SIDEBELLS PENSTEMON, NATIVE
2	PENSTEMON VIRGATUS	WAND PENSTEMON, NATIVE
3	SPHAERALCEA COCCINIA	SCARLET GLOBEMALLOW, NATIVE



SEED MIX AVAILABLE THROUGH:  
PAWNEE BUTTES SEED, INC.  
605 25TH ST.  
GREELEY, COLORADO 80631  
(970) 356-7002

\*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 30 LBS/ACRE RATE FOR MIX.  
\*\*1/4 LBS MIN. PER SPECIES ORDER

CURBSIDE LANDSCAPE REQUIREMENTS

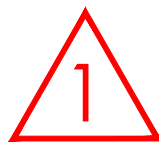
LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS / GRASSED REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED
TIBET RD. (WEST)	113	917	3	3	23	12	9
TIBET RD. (EAST)	1,892	15,346	47	48	384	310	75
TOTAL	2,005	16,263	50	51	407	324	84

ALL STREET TREES AND CURBSIDE LANDSCAPE ALONG 42ND AVE WILL BE INSTALLED WITH:  
FILING 7: CN - 2020-4008-00  
FILING 8: CN - 2020-6045-00

ALL STREET TREES AND CURBSIDE LANDSCAPE NOT SHOWN ALONG TIBET RD WILL BE INSTALLED WITH:  
FILING 7: CN - 2020-4008-00  
FILING 8: CN - 2020-6045-00

OPEN SPACE REQUIREMENTS

TRACT DATA			TREES + SHRUBS			
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	49,175	13	15	123	128



AMENDMENT 1  
- CURBSIDE LANDSCAPE REQUIREMENTS UPDATED  
- PLANT SCHEDULE QUANTITIES UPDATED

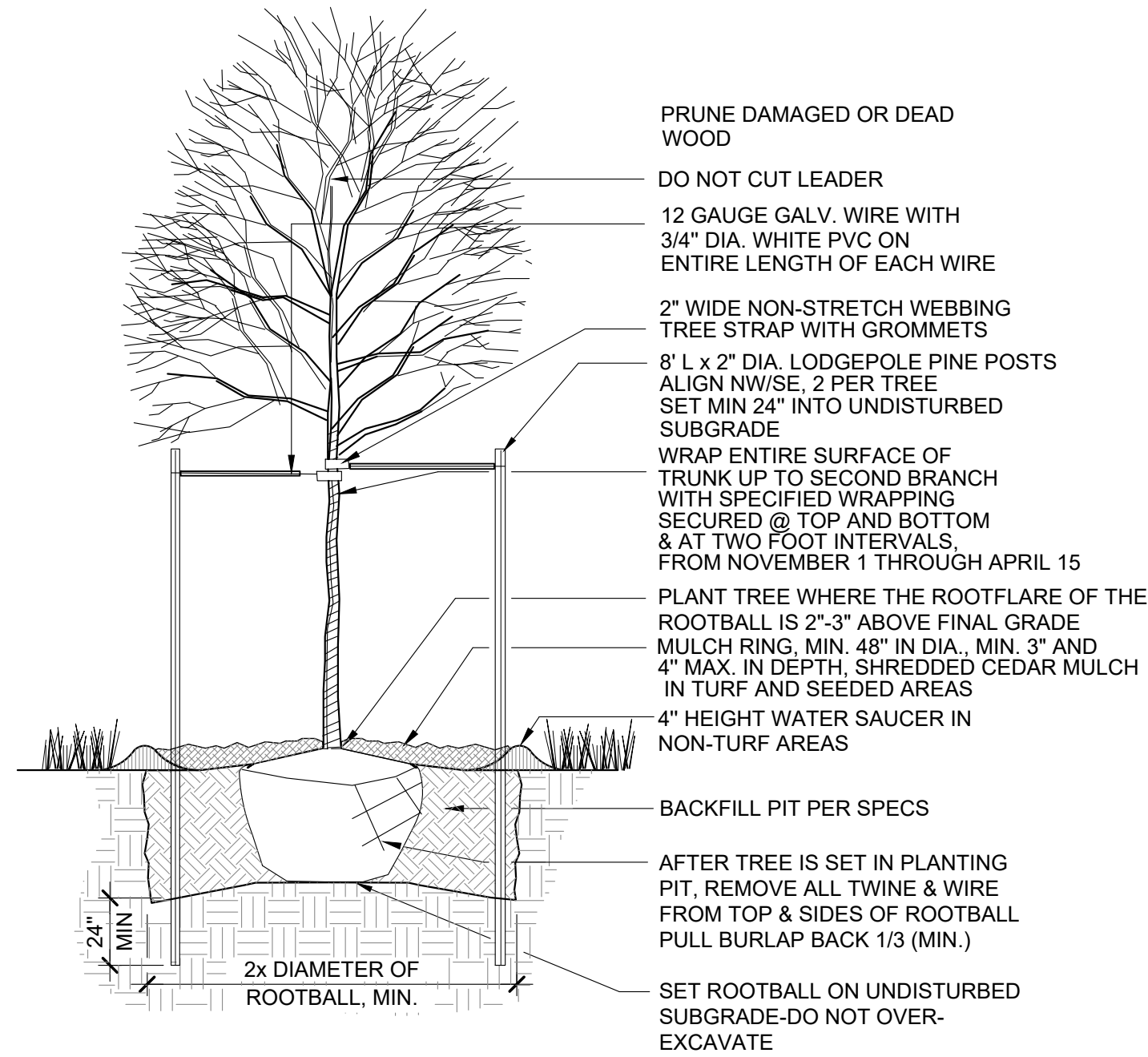
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
5	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
7	CO	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL	B&B	L
7	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
5	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
7	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
6	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
7	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	M
6	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
2	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L
DECIDUOUS ORNAMENTAL TREES						
7	AT	ACER TATARICUM	MAPLE, TATARIAN	2.0" CAL	B&B	L-M
5	CV	CRATAEGUS VIRIDUS 'WINTER KING'	BUCKEYE, OHIO	2.0" CAL	B&B	L-M
EVERGREEN TREES						
1	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
DECIDUOUS SHRUBS						
51	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L
33	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	#5	CONT.	L
32	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L
15	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L-M
66	CCP	CARYOPTERIS X CLANDONENSIS 'PETIT BLEU'	SPIREA, PETIT BLEU	#5	CONT.	L
4	CNA	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	RABBITBRUSH, TALL BLUE	#5	CONT.	L-M
19	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	L-M
52	PAB	PEROVSKIA ATRIPLICIFOLIA 'BUFFALO FEATHERS'	SAGE, BUFFALO FEATHERS RUSSIAN	#5	CONT.	L
15	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
7	POD	PHYSOCARPUS OPULIFOLIES 'DIABLO'	NINEBARK, DIABLO	#5	CONT.	L
42	PFM	POTENTILLA FRUTICOSA, MCKAY'S WHITE'	POTENTILLA, MCKAY'S WHITE	#5	CONT.	L
47	PVM	PHILADELPHUS X VIRGINALIS 'MINIATURE SNOWFLAKE'	MOCKORANGE, MINIATURE SNOWFLAKE	#5	CONT.	L
9	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
20	RAM	RIBES AUREUM	CURRENT, YELLOW FLOWERING	#5	CONT.	L
26	RMF	ROSA MEIDLAND FIRE	FIRE MEIDLAND ROSE	#5	CONT.	L
28	SJM	SPIRAEA JAPONICA MAGIC CARPET	MAGIC CARPET SPIREA	#5	CONT.	L
GRASSES						
51	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#5	CONT.	L
83	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#5	CONT.	L

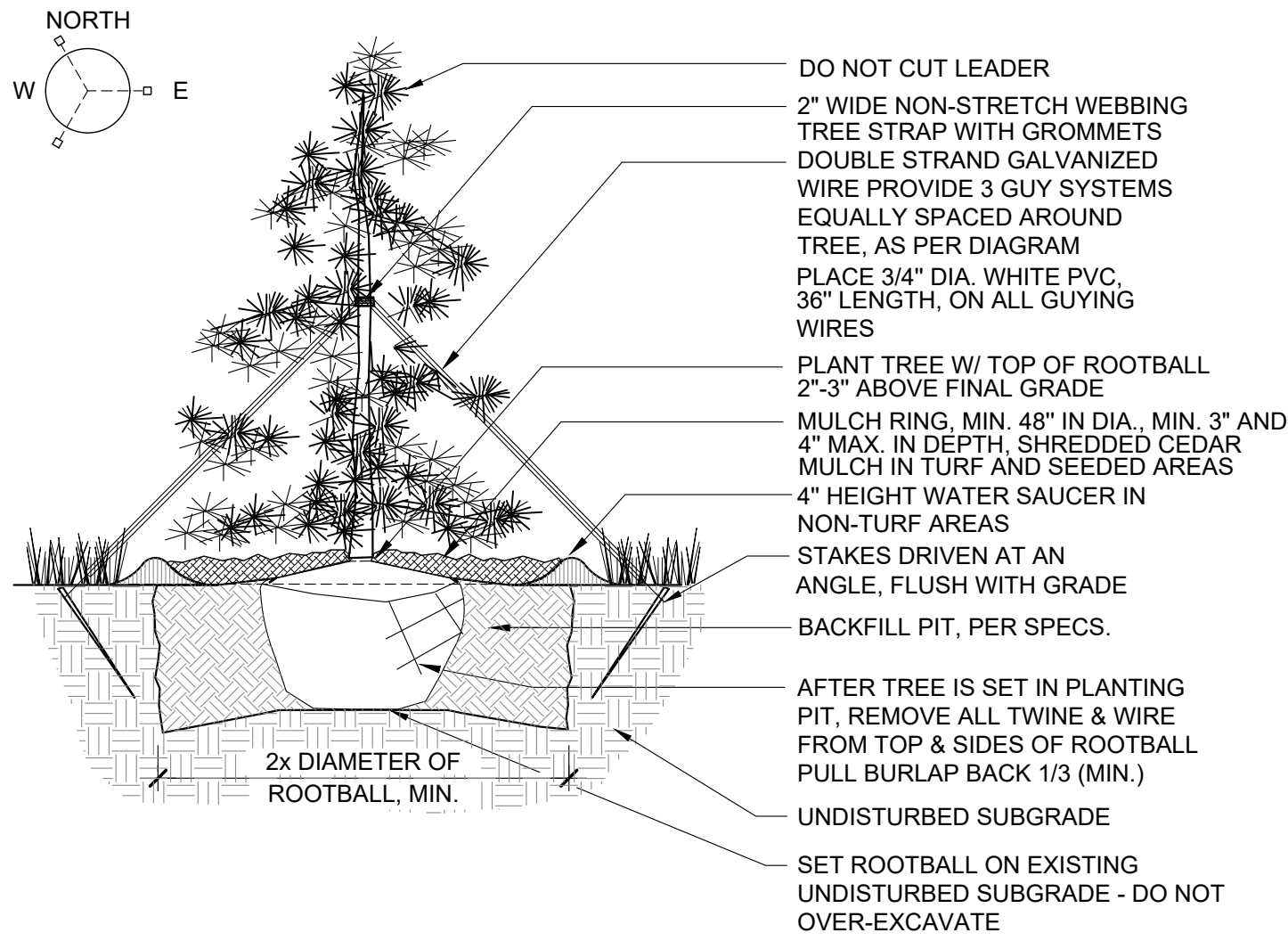
\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH  
\*\*CURBSIDE LANDSCAPE DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES TO BE A MAX. HEIGHT OF 26" AND MINIMUM OF 5 GAL. CONTAINERS. NOT TO BE PLANTED WITHIN SIGHT TRIANGLES.



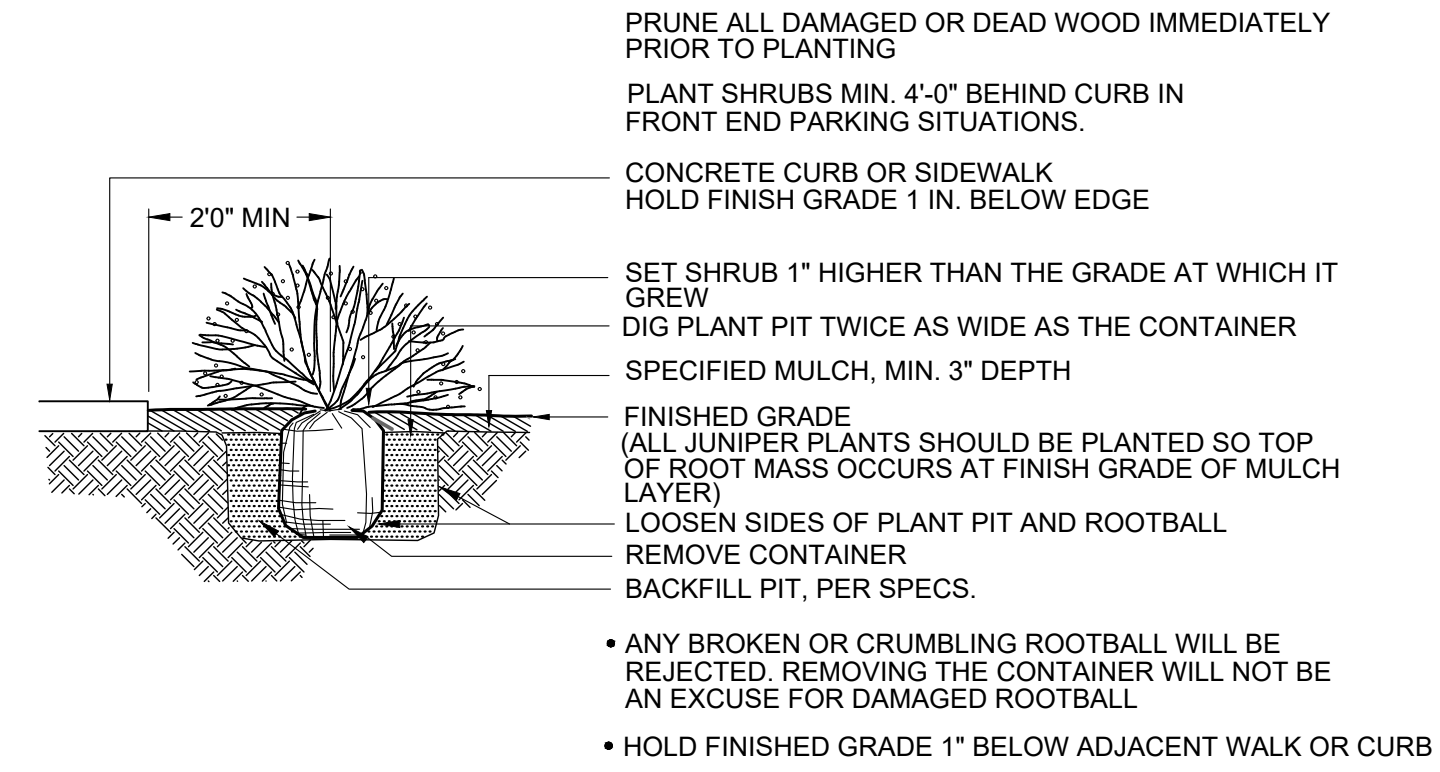
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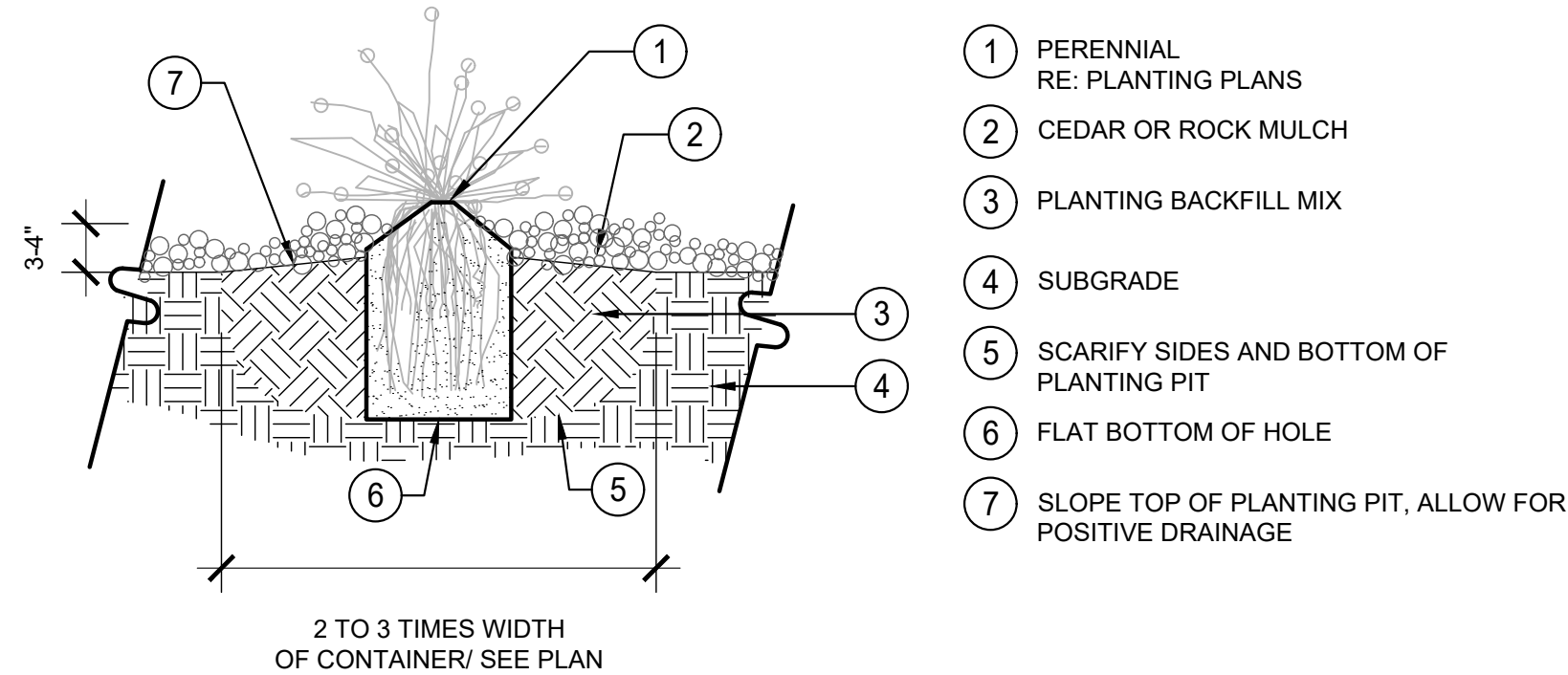
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS

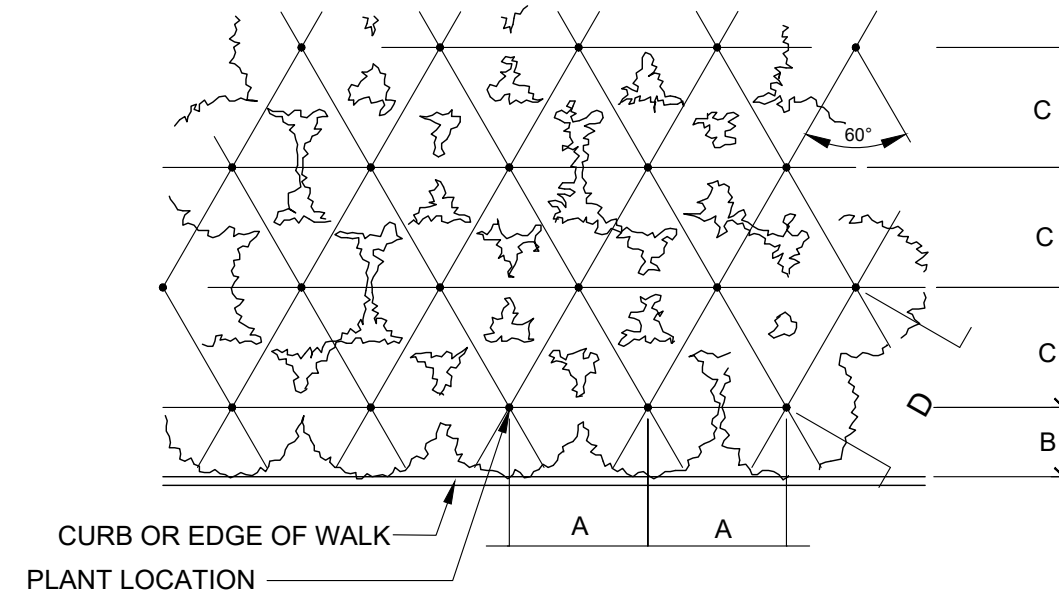


3 SHRUB PLANTING DETAIL  
SCALE: NTS



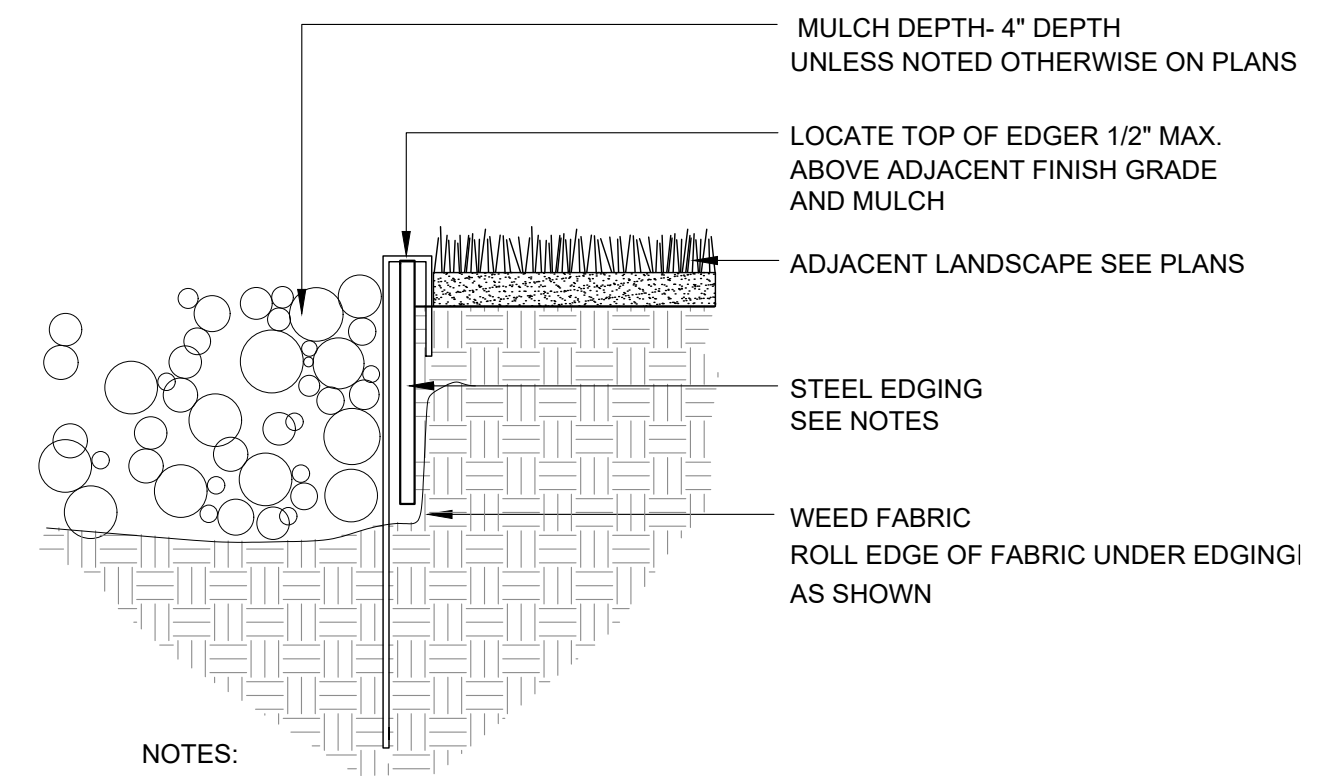
4 PERENNIAL PLANTING DETAIL  
SCALE: NTS

- NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
  2. PRUNE ALL DEAD FOLIAGE.
  3. HANDLE ONLY BY ROOTBALL.
  4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
  5. PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
  6. BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
  7. REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.



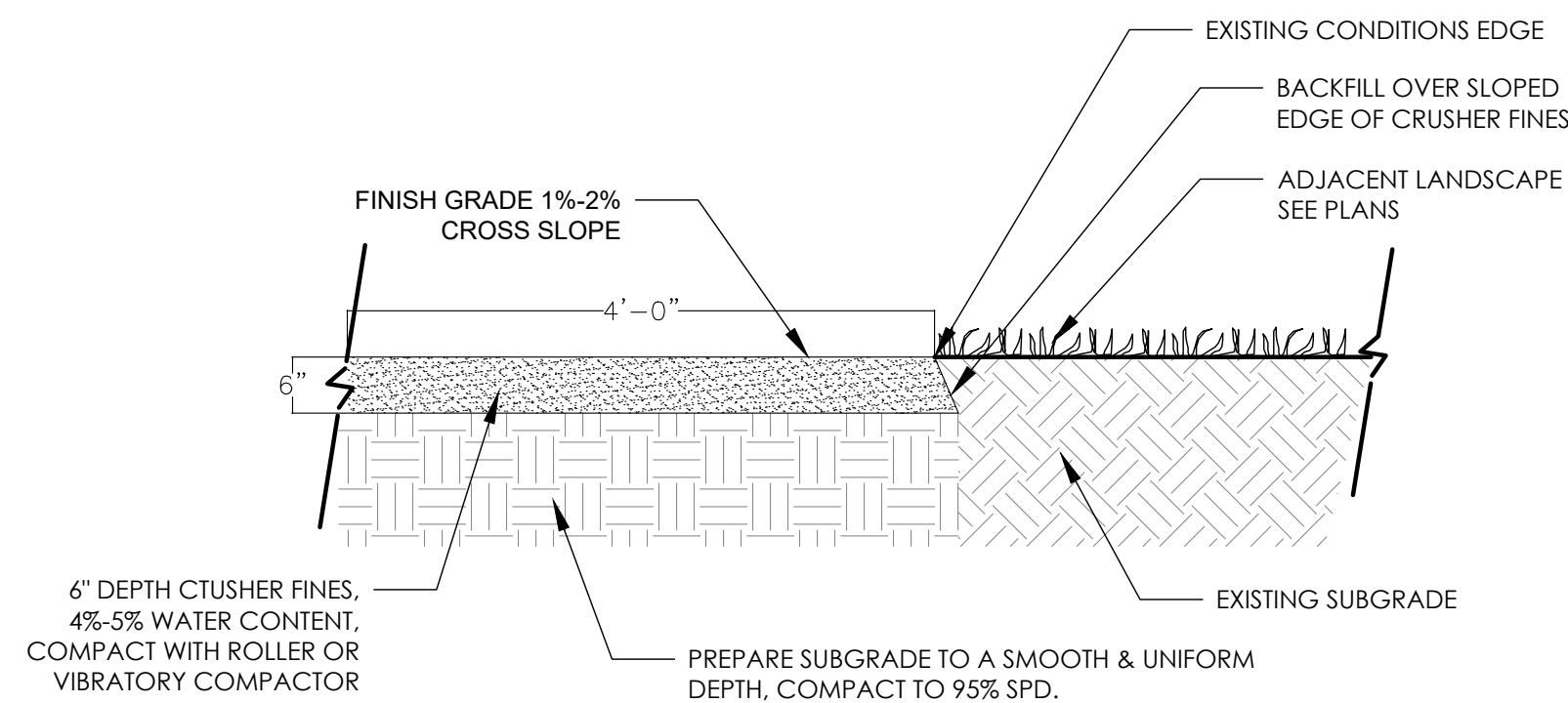
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

5 PERENNIAL PLANT SPACING DETAIL  
SCALE: NTS



- NOTES:
1. STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
  2. EDGING SHALL BE POWDER COATED, BLACK
  3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
  4. ALL JOINTS SHALL BE SECURELY STAKED.

6 STEEL EDGING  
SCALE: NTS



- NOTES:
1. DIG EDGE OF TRAIL AT AN ANGLE TO THE EXISTING CONDITIONS, APPROXIMATELY 2:1 SLOPE.
  2. DO NOT CUT, DAMAGE OR REMOVE ROOT SYSTEM(S) OF ESTABLISHED TREES WITHIN AREA OF TRAIL CONSTRUCTION.
  3. C-FINES TO BE PLACED AND COMPACTED IN 2" LIFTS UNTIL FINISH GRADE IS MET.
  4. DO NOT ANGLE SLOPE OF TRAIL TOWARD EXISTING STRUCTURES.
  5. DO NOT EXCEED SLOPE OF 1:25 FOR TRAVEL SLOPE OF TRAIL.
  6. ADD STEEL EDGER WHEN ADJACENT TO A SHRUB BED.
  7. GRADE SHALL NOT EXCEED 5%.
  8. STABILIZER ADDITIVES TO BE USED WHEN TRAIL EXCEEDS 5% SLOPE OR IN AREAS THAT ARE TO BE PLOWED.

7 CRUSHER FINES BIKE PATH  
SCALE: NTS