



August 4, 2021

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: First Technical Review: Green Valley Ranch East – Tibet Road (38th Ave to Trib T) Preliminary Plat
Application Number: DA-1662-12
Case Number: 2020-6041-00

Dear Ms. Bickmire,

The following are written responses to the City comments dated July 23, 2021 for your review. We have also included responses on the redlines PDF for your review.

First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Add a typical street section for 42nd Avenue. **RESPONSE: Addressed**

1B. The notes stating 42nd Avenue curbside landscape is provided with GVRE Site Plans #7 and #8 are fine. Follow-up shows the curbside landscape is designed in both Site Plans, but the curbside landscape is not included in the Site Plan #7 curbside landscape table. Please add the plant material to the GVRE #7 landscape table. **RESPONSE: Plant material has been included in the GVRE Filing 7 landscape tables.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Aurora Water (Steve Dekoskie / 303-739-7470 / sdekoski@auroragov.org / Comments in red)

2A. Show the continuation (north) of the water main in Tibet Road. **RESPONSE: Addressed**

2B. The water main in Tibet Road must be installed in a casing pipe under the box culverts and include a 2" blow-off with the stub. **RESPONSE: The blowoff has been added, but the waterline doesn't cross box culverts in this phase, but is included in the Trib T CD set which has already been reviewed once by the City**

3. Real Property (Andy Niquette/ 303-739-7325- / aniquette@auroragov.org / Comments in magenta)

3A. Continue to work with Andy Niquette on right-of-way and easement dedications. **RESPONSE: ROW has already been dedicated. Other related easements are covered by either the Filing 7 or 8 plats which are currently in the City review process.**

END OF RESPONSES

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD\PLAN SETS\PR\PRP COVER.DWG 6/10/2021 1:31 AM BURKE, ORRIN

GREEN VALLEY RANCH EAST - TIBET ROAD (38TH AVE TO TRIBUTARY T) PRELIMINARY PLAT

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

LEGAL DESCRIPTION:

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:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 24, WHENCE THE NORTH--SOUTH CENTERLINE OF SAID SOUTH HALF BEARS SOUTH 00°15'31" EAST, A DISTANCE OF 2,650.01 FEET WITH ALL BEARINGS REFERENCED HEREON BEING RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 89°35'38" EAST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET EASTERLY OF SAID NORTH--SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°15'31" EAST, A DISTANCE OF 2,191.49 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 01°39'39" EAST, A DISTANCE OF 285.93 FEET;

THENCE SOUTH 00°15'31" EAST, A DISTANCE OF 61.99 FEET;

THENCE SOUTH 89°44'21" WEST, A DISTANCE OF 94.00 FEET TO A LINE PARALLEL WITH AND DISTANT 47.00 FEET WESTERLY OF SAID NORTH--SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 112.73 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 04°11'53" EAST, A DISTANCE OF 90.09 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF SAID NORTH--SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 206.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'29", AN ARC LENGTH OF 39.16 FEET;

THENCE NON--TANGENT TO SAID CURVE, NORTH 00°27'37" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON--TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'00" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'31", AN ARC LENGTH OF 39.38 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF SAID NORTH--SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 514.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 89°44'29" WEST, A DISTANCE OF 410.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'29", AN ARC LENGTH OF 31.33 FEET;

THENCE NON--TANGENT TO SAID CURVE, NORTH 88°35'16" WEST, A DISTANCE OF 64.02 FEET TO THE BEGINNING OF A NON--TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 90°00'00" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'12", AN ARC LENGTH OF 29.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 516.80 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'04", AN ARC LENGTH OF 467.24 FEET TO THE SOUTHEASTERLY RIGHT--OF--WAY OF 42ND AVENUE AS DEPICTED ON GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3 RECORDED JUNE 2, 2020 AT RECEPTION NO. 2020000049283 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHEASTERLY RIGHT--OF--WAY NON--TANGENT TO SAID CURVE, NORTH 56°32'52" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON--TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 436.80 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°32'52" EAST;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT--OF--WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°48'23", AN ARC LENGTH OF 433.07 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 467.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF SAID NORTH--SOUTH CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°15'31" WEST, A DISTANCE OF 1,372.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG SAID NORTH LINE, NORTH 89°36'08" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.575 ACRES, (286,412 SQUARE FEET), MORE OR LESS.

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

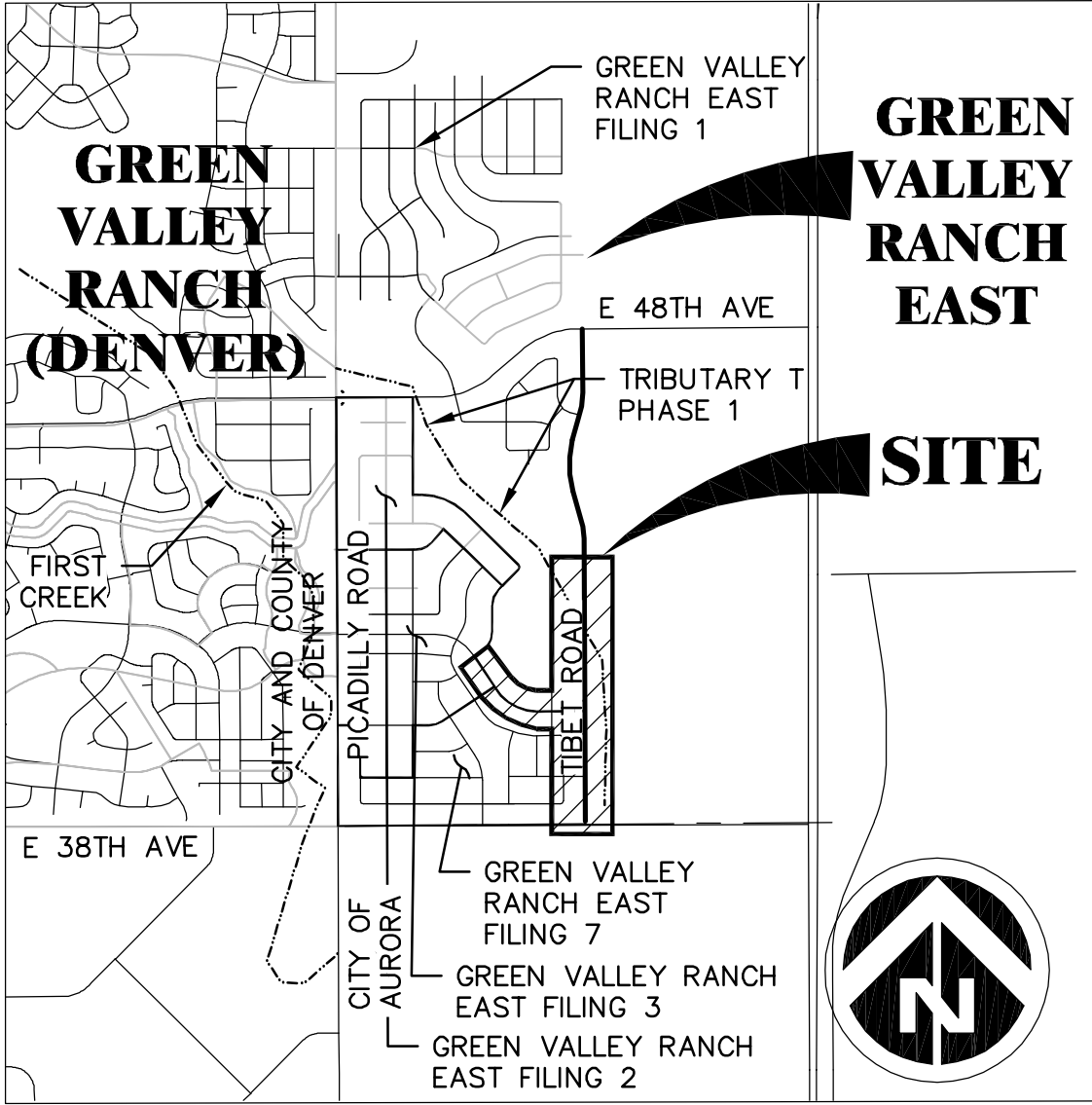
PROJECT BENCHMARK:

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

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS:

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



VICINITY MAP

SCALE: 1"=2000'

SHEET LIST TABLE

| Sheet Number | Sheet Title |
|--------------|----------------------------------|
| 1 | COVER |
| 2 | NOTES AND TYPICAL SECTIONS |
| 3 | OVERALL SITE PLAN |
| 4 | SITE PLAN |
| 5 | SITE PLAN |
| 6 | SITE PLAN |
| 7 | OVERALL GRADING AND UTILITY PLAN |
| 8 | GRADING AND UTILITY PLAN |
| 9 | GRADING AND UTILITY PLAN |
| 10 | GRADING AND UTILITY PLAN |
| 11 | LANDSCAPE PLAN |
| 12 | LANDSCAPE PLAN |
| 13 | LANDSCAPE PLAN |
| 14 | LANDSCAPE PLAN |
| 15 | LANDSCAPE DETAILS |
| 16 | LANDSCAPE DETAILS |

PROJECT TEAM

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

ENGINEER:
DEWBERRY ENGINEERS, INC.
8100 E. MAPLEWOOD AVE., SUITE. 150
GREENWOOD VILLAGE, CO 80111
CONTACTS:
JASON MARGRAF & TROY KENT
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

AGENCY LIST

MUNICIPALITY:
CITY OF AURORA PUBLIC WORKS
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739--7000
CONTACT: JANET BENDER, P.E.

WATER AND SANITATION:
AURORA WATER
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (720) 859--4324
CONTACT: VERN ADAM

FIRE PROTECTION:
AURORA FIRE DEPARTMENT
15151 E. ALAMEDA PKWY.
AURORA, CO 80017
PHONE: (303) 326--8999
CONTACT: MIKE DEAN

ELECTRIC & GAS COMPANY:
XCEL ENERGY
1123 W. 3RD AVE. STE 103
DENVER, CO 80223
PHONE: (303) 571--3927

MUNICIPALITY:
CITY OF AURORA PLANNING
DIVISION
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739--7000
CONTACT: DEBBIE BICKMIRE

LAND USE DATA

| | |
|---|---|
| LAND AREA OF TIBET RD & 42 AVE ROW | 286,412.40 SQ FT (6.58 AC) |
| NUMBER OF LOTS PROPOSED | 0 |
| BUILDING HEIGHT | N.A. |
| LOT AREA | N.A. |
| HARD SURFACE AREA OF TIBET RD & 42 AVE* | 5.55 AC -- 84.35% (ULTIMATE STREET SECTION) |
| LANDSCAPE AREA | 1.03 AC -- 15.65% |
| PRESENT ZONING CLASSIFICATION | R--2 |
| MAXIMUM PERMITTED SIGN AREA | N.A. |
| 2015 IBC OCCUPANCY CLASSIFICATION | N.A. |
| CONSTRUCTION TYPE | N.A. |

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST TIBET ROAD INFRASTRUCTURE SITE PLAN
LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20 _____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ CHAIRMAN DATE: _____

CITY COUNCIL: _____ MAYOR DATE: _____

ATTEST: _____ CITY CLERK DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

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

THIS _____ DAY OF _____ AD. 20 _____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT NUMBER: _____

AMENDMENTS:

| No. | Date | Description |
|-----|------------|---------------|
| 4 | 06/15/2021 | PP - 4TH SUB. |
| 3 | 04/01/2021 | PP - 3RD SUB. |
| 2 | 12/21/2020 | PP - 2ND SUB. |
| 1 | 07/31/2020 | PP - 1ST SUB. |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTABILITY 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 ENCRACH 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 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.
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 PLANT 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 FROM 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.

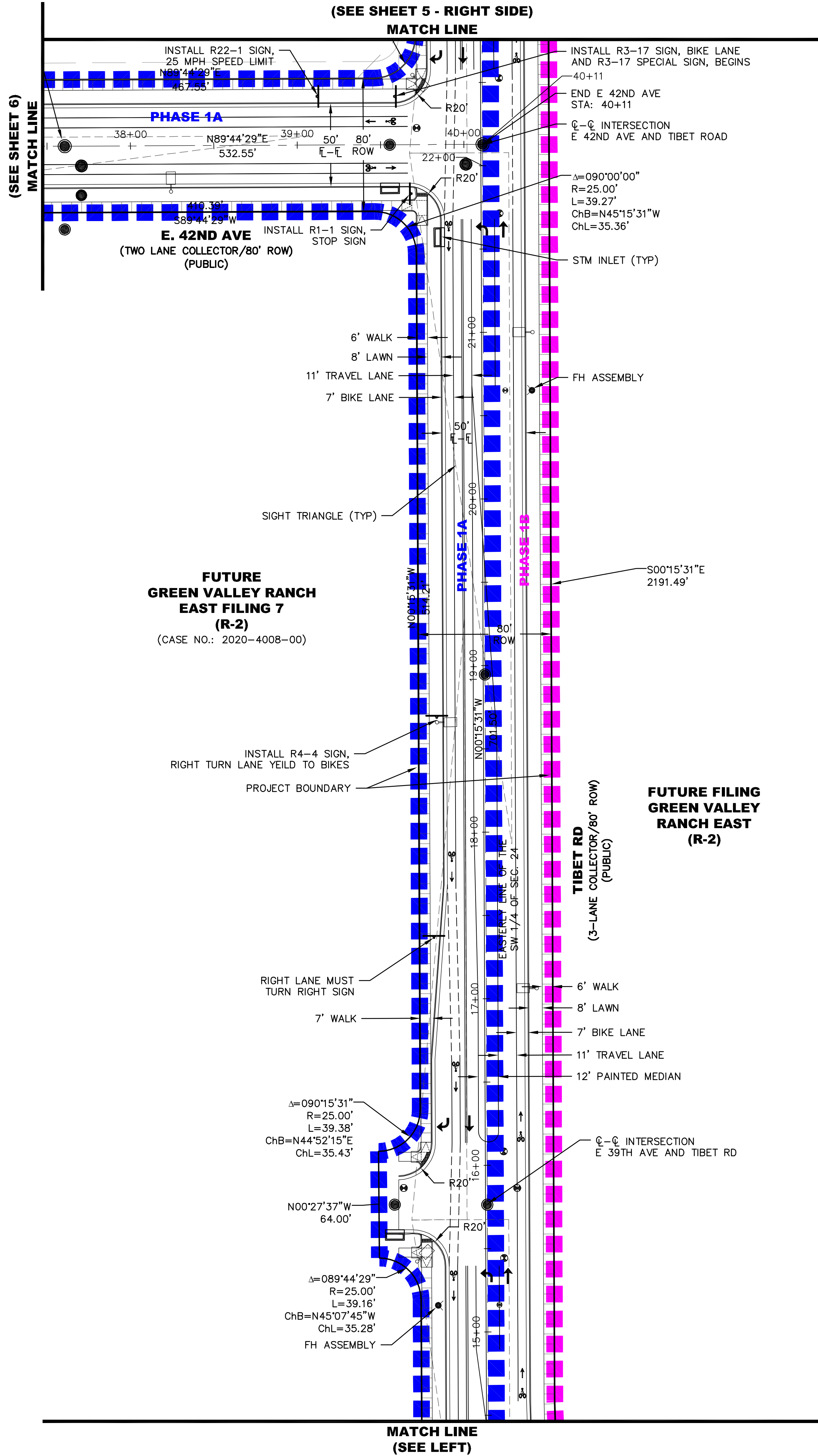
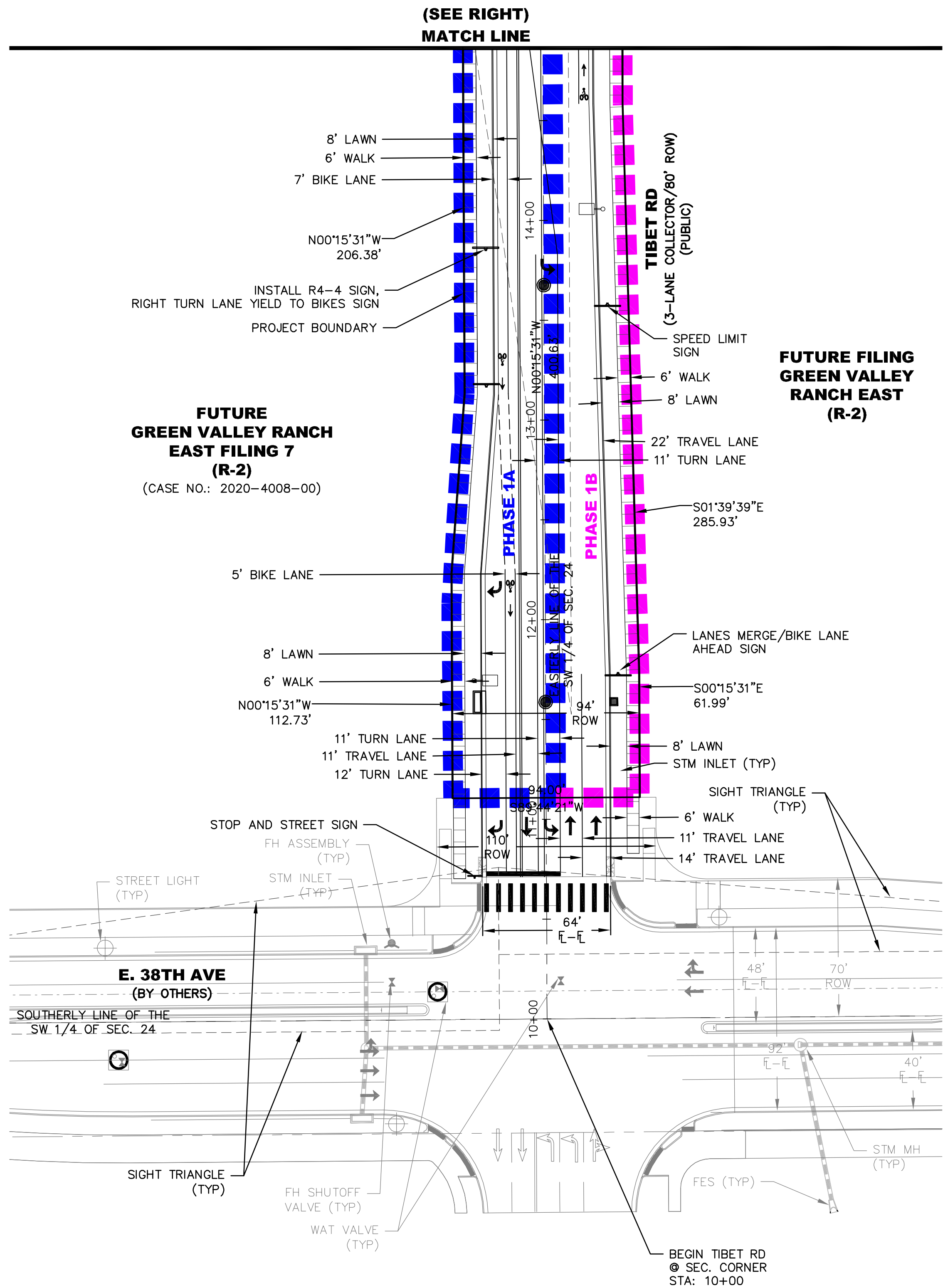
| | | | |
|--------|---|----------|---|
| AATFI | UTILITY ABANDONED ACCORDING TO FIELD INSPECTION | LP | LOW POINT |
| AATUR | UTILITY ABANDONED ACCORDING TO UTILITY RECORDS | MAX | MAXIMUM |
| AD | ALGEBRAIC DIFFERENCE | MH | MANHOLE |
| AC | ACR | MIN | MINIMUM |
| ADA | AMERICANS WITH DISABILITY ACT | NAC | NO ASSOCIATED CABLES FOUND FROM STRUCTURE |
| ASSY | ASSEMBLY | NAT | 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 |
| CFSFT | 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 |
| FEMD | 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 | TOS | TOP OF SLAB |
| FT | FOOT | TW | 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 CONTROL DISTRICT |
| HERCP | HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE | VC | VERTICAL CURVE |
| HGL | HYDRAULIC GRADE LINE | VCP | VITRIFIED CLAY PIPE |
| HORZ | HORIZONTAL | VERT | VERTICAL |
| HP | HEAD 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 |



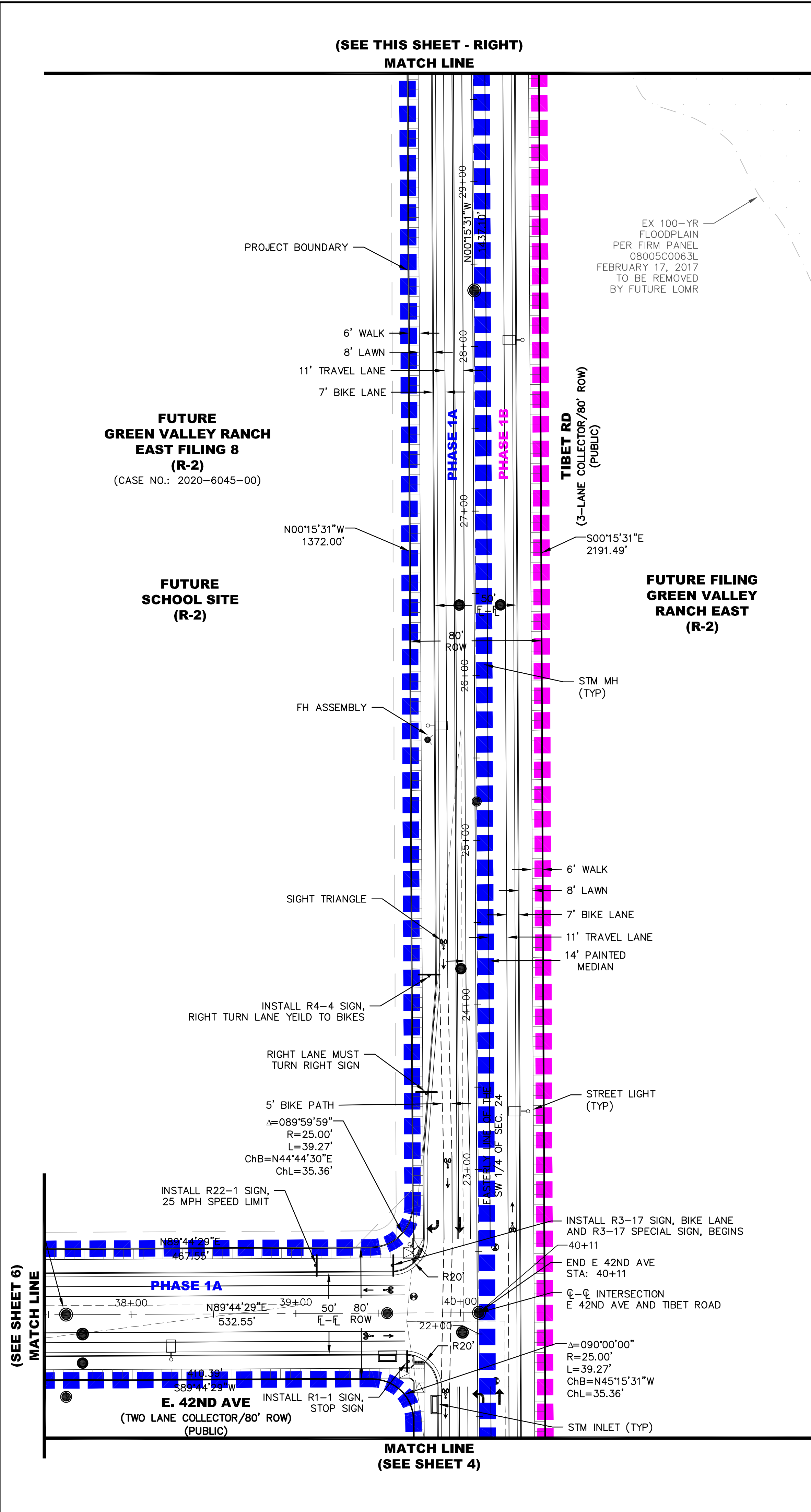
Add a detail for 42nd Ave. The one below is what is included in Flg #3

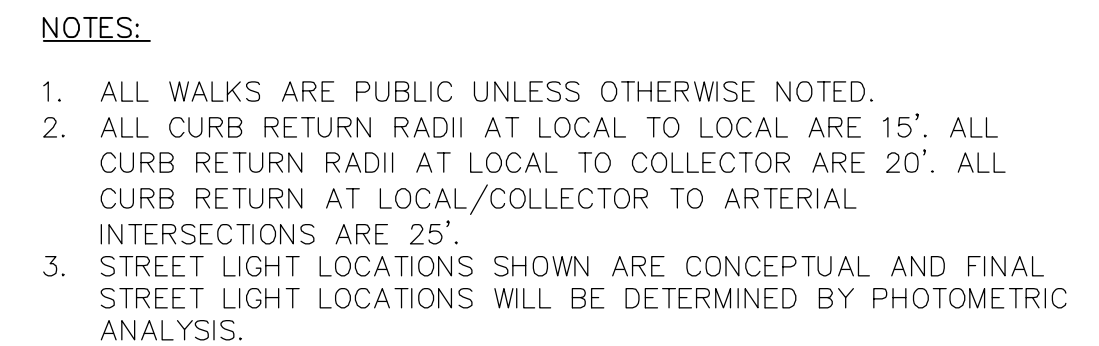


U:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET RD\DWG\DWG-2020-4008-00.DWG AM BURKE, ORRIN



\\D:\Dewberry\OAKWOOD\HOMES\GREEN VALLEY RANCH EAST\TIBET RD\TIBET RD PRELIMINARY PLAT\DWG\22+75.64 - 36+50.00.DWG AM BURKE, ORRIN

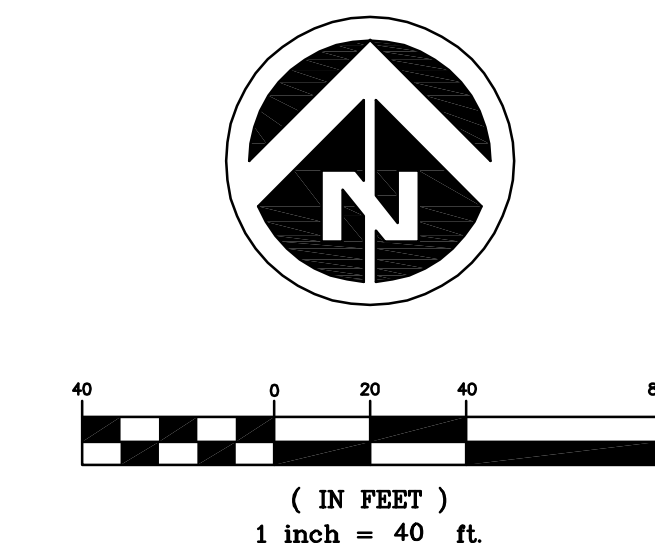




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|-----------------|----------|
| Project Number: | 50116991 |
| Designed By: | OCB OCB |
| Checked By: | CCN |
| Sheet Number: | 6 |

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.



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, CROSSSPAN,
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

| | | | |
|------------------------------------|--|---------------------------|---------------------------|
| Project Number: 50116991 | Designed By: Drawn By: OCB OCB | Checked By: CCN | Sheet Number: C |
|------------------------------------|--|---------------------------|---------------------------|

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| | | | |
| | | | |
| | | | |
| 4 | 06/15/2021 | | PP - 4TH SUB. |
| 3 | 04/01/2021 | | PP - 3RD SUB. |
| 2 | 12/21/2020 | | PP - 2ND SUB. |
| 1 | 07/31/2020 | | PP - 1ST SUB. |
| No. | Date | | Description |

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

**GREEN VALLEY RANCH EAST - TIBET ROAD
38TH AVE TO TRIBUTARY T
PRELIMINARY PLAT
GRADING AND UTILITY PLAN
SAT- 10+00 00 - 22+75.64**

 **Dewberry.**
Dewberry Engineers Inc.
818100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: kent@Dewberry.com

MATCH LINE



MATCH LINE

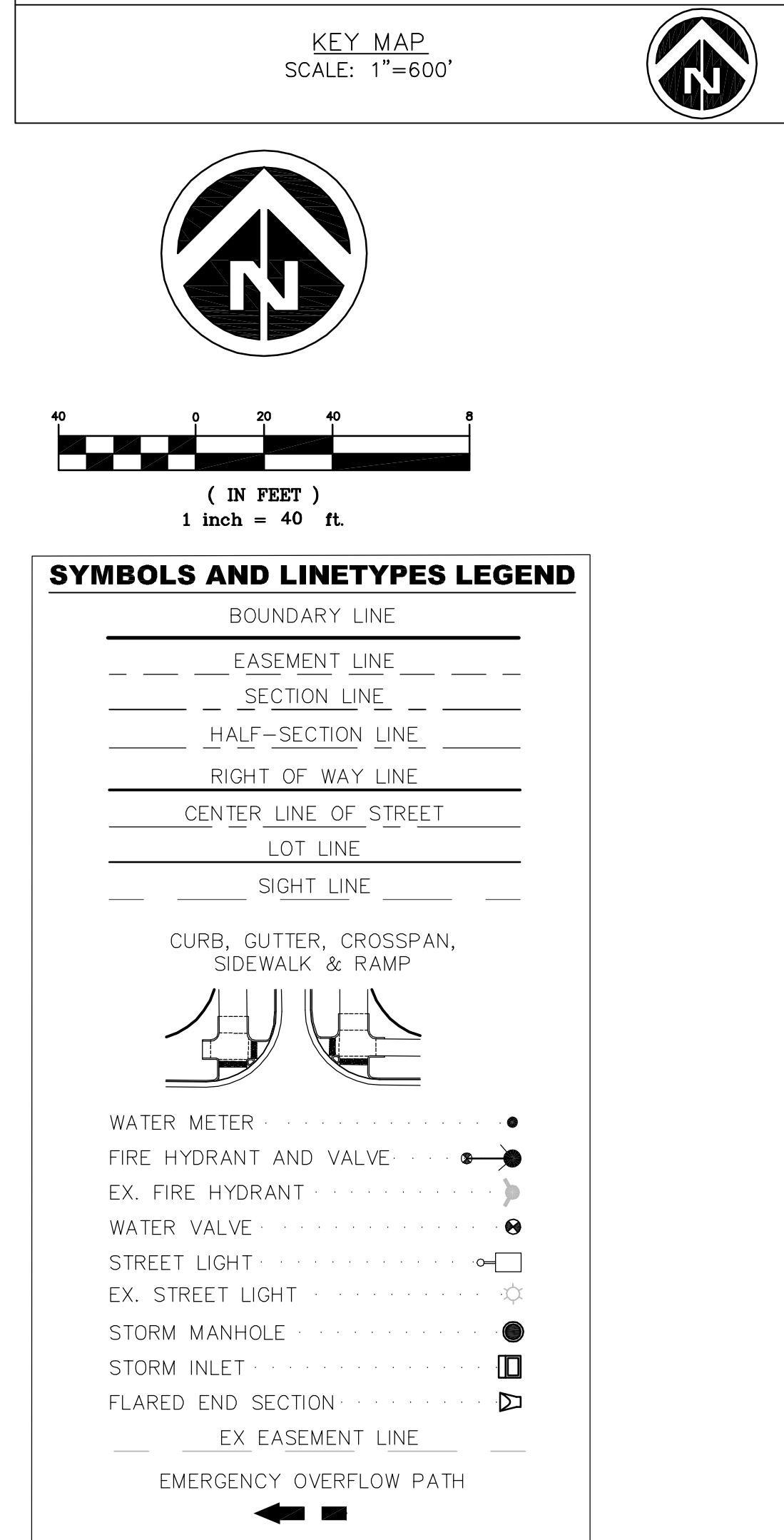


DEWBERRY RESPONSE: THE BLOWOFF HAS BEEN ADDED BUT WATER LINE CROSSINGS UNDER CULVERTS DON'T OCCUR IN THIS PHASE BUT WILL BE INCLUDED IN THE TRIB T CD PLAN SET WHICH HAS BEEN REVIEWED ONCE ALREADY.



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Project Number:
 50116991
Designed By: Drawn By:
 OCB OCB
Checked By:
 CCN
Sheet Number: 9



NOTES:

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