



October 14, 2022

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

Re: Second Submission Review: Green Valley Ranch East – Tibet Road Preliminary Plat - Minor Amendment 1
Case Number: 2020-6041-01

Dear Ms. Bickmire,

The following are written responses to the City comments dated September 20, 2022 for your review. We have also included responses on the redlines PDF for your review.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Completeness and Clarity of the Application

1A. Use red clouds and red Delta 1 to identify specific areas being amended. **RESPONSE: Amendments are now marked with clouding and Delta 1 amendment glyph.**

1B. What is the significance of the gray shading? All of Phase 1 was previously approved, so does the shading represent those areas of Phase 1 that are not being modified? Per the above, use clouds to indicate the areas being modified and remove the shading. **RESPONSE: Shading has been removed**

1C. The linework on the plans is light and not like the approved plans, which were in black. Please revise the linework so it resembles the previous plans. Areas outside of this site plan can be shown in shades of gray. **RESPONSE: Revised**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

2A. A 16' easement is required for the water main. Show easements as noted on Sheet 8. **RESPONSE: A 16' pocket easement has been included around the stub to connect to GVRE future filings to the east.**

2B. A 26' utility easement is required for two public mains. Show easements in locations noted on Sheets 8 and 10. **RESPONSE: A 30' D.U.E. has been platted as part of the GVRE F.7 and the proposed Manhole will be within that easement. This easement has been shown on the plans.**

END OF RESPONSES

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

USE RED CLOUDS AND RED DELTA 1 TO IDENTIFY AREAS BEING AMENDED

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 THERE TO;

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.

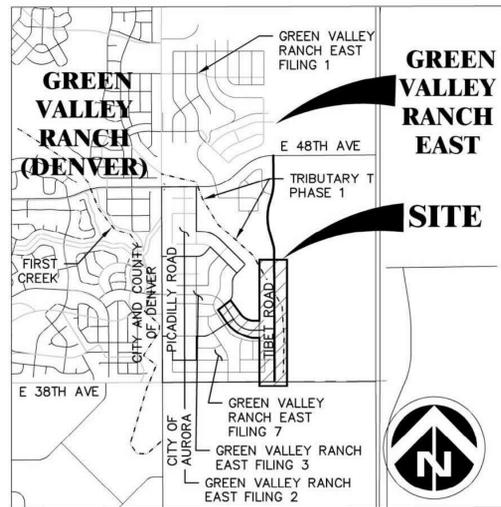
PROJECT BENCHMARK:

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

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

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

FIRE PROTECTION:
AURORA FIRE DEPARTMENT
DIVISION
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

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

LAND USE DATA	
LAND AREA 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 WHEREOF, Donald Carpenter HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 24 DAY OF September AD. 2021

BY: Donald Carpenter

STATE OF COLORADO () SS

COUNTY OF (Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 24 DAY OF September AD. 2021

BY: Donald Carpenter

WITNESS MY HAND AND OFFICIAL SEAL

Joelyn Hung
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-15-25 ADDRESS: 4908 Tower Rd

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 10/14/21

PLANNING DIRECTOR: A.P. Carpenter DATE: 10/14/21

PLANNING & ZONING COMMISSION: _____ DATE: N/A

CITY COUNCIL: _____ DATE: N/A

ATTEST: _____ DATE: N/A

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:

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



Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Troy Kent, PE
Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST - TIBET ROAD
38TH AVE TO TRIBUTARY T
PRELIMINARY PLAT
COVER**

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

No.	Date	Description
2	08-12-2022	FULL BUILD - SUBMITTAL 2
1	06-06-2022	FULL BUILD - SUBMITTAL 1

**PRELIMINARY
NOT FOR
CONSTRUCTION**

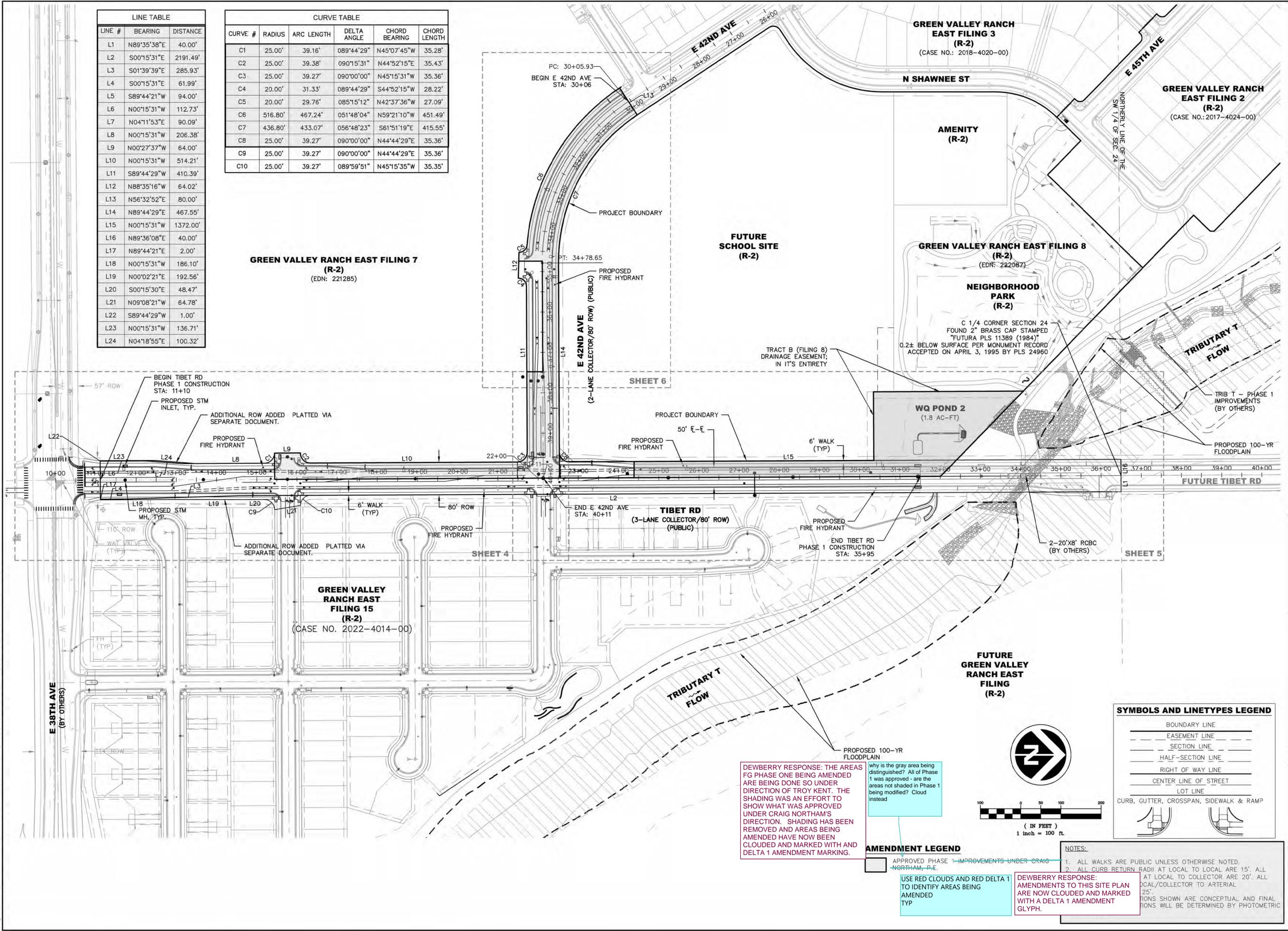
Project Number:
50116991
Designed By: **OCB**
Checked By: **CCN**
Sheet Number: **1**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°35'38"E	40.00'
L2	S00°15'31"E	2191.49'
L3	S01°39'39"E	285.93'
L4	S00°15'31"E	61.99'
L5	S89°44'21"W	94.00'
L6	N00°15'31"W	112.73'
L7	N04°11'53"E	90.09'
L8	N00°15'31"W	206.38'
L9	N00°27'37"W	64.00'
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L11	S89°44'29"W	410.39'
L12	N88°35'16"W	64.02'
L13	N56°32'52"E	80.00'
L14	N89°44'29"E	467.55'
L15	N00°15'31"W	1372.00'
L16	N89°36'08"E	40.00'
L17	N89°44'21"E	2.00'
L18	N00°15'31"W	186.10'
L19	N00°02'21"E	192.56'
L20	S00°15'30"E	48.47'
L21	N09°08'21"W	64.78'
L22	S89°44'29"W	1.00'
L23	N00°15'31"W	136.71'
L24	N04°18'55"E	100.32'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.16'	089°44'29"	N45°07'45"W	35.28'
C2	25.00'	39.38'	090°15'31"	N44°52'15"E	35.43'
C3	25.00'	39.27'	090°00'00"	N45°15'31"W	35.36'
C4	20.00'	31.33'	089°44'29"	S44°52'15"W	28.22'
C5	20.00'	29.76'	085°15'12"	N42°37'36"W	27.09'
C6	516.80'	467.24'	051°48'04"	N59°21'10"W	451.49'
C7	436.80'	433.07'	056°48'23"	S61°51'19"E	415.55'
C8	25.00'	39.27'	090°00'00"	N44°44'29"E	35.36'
C9	25.00'	39.27'	090°00'00"	N44°44'29"E	35.36'
C10	25.00'	39.27'	089°59'51"	N45°15'35"W	35.35'

GREEN VALLEY RANCH EAST FILING 7 (R-2)
(EDN: 221285)

GREEN VALLEY RANCH EAST FILING 15 (R-2)
(CASE NO. 2022-4014-00)



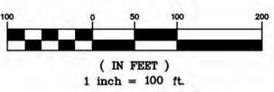
SHEET 4

SHEET 6

SHEET 5

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
EASEMENT LINE	- - - -
SECTION LINE	- · - · -
HALF-SECTION LINE	- · - -
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	---



DEWBERRY RESPONSE: THE AREAS FG PHASE ONE BEING AMENDED ARE BEING DONE SO UNDER DIRECTION OF TROY KENT. THE SHADING WAS AN EFFORT TO SHOW WHAT WAS APPROVED UNDER CRAIG NORTHAM'S DIRECTION. SHADING HAS BEEN REMOVED AND AREAS BEING AMENDED HAVE NOW BEEN CLOUDED AND MARKED WITH A DELTA 1 AMENDMENT MARKING.

AMENDMENT LEGEND
 APPROVED PHASE 1 IMPROVEMENTS UNDER CRAIG NORTHAM, P.E.
 USE RED CLOUDS AND RED DELTA 1 TO IDENTIFY AREAS BEING AMENDED TYP

NOTES:
 1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL CURB RETURN RADI AT LOCAL TO LOCAL ARE 15'. ALL AT LOCAL TO COLLECTOR ARE 20'. ALL COLLECTOR TO ARTERIAL 25'.
 TONS SHOWN ARE CONCEPTUAL AND FINAL TONS WILL BE DETERMINED BY PHOTOMETRIC

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 8100 East Meadow Avenue, Suite 150
 Greenwood Village, CO 80111
 Contact: Troy Kent, PE
 Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST - TIBET ROAD 38TH AVE TO TRIBUTARY T PRELIMINARY PLAT OVERALL SITE PLAN

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

No.	Date	Description
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DOCUMENT AMENDMENTS

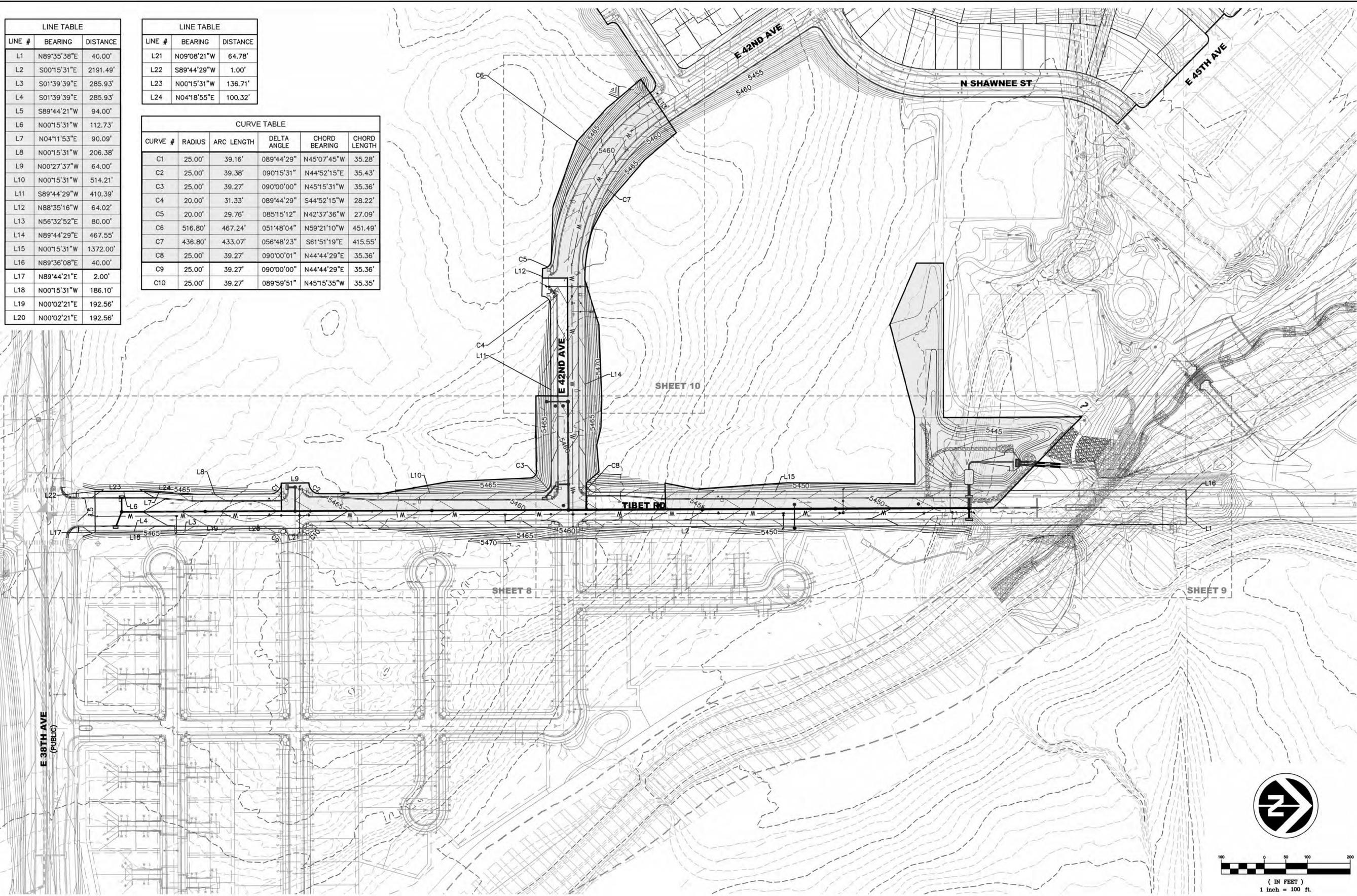
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50116991
 Designed By: OCB
 Checked By: CCN
 Sheet Number: 3

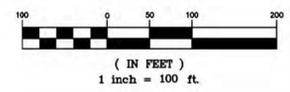
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C7	436.80'	433.07'	056°48'23"	S61°51'19"E	415.55'
C8	25.00'	39.27'	090°00'01"	N44°44'29"E	35.36'
C9	25.00'	39.27'	090°00'00"	N44°44'29"E	35.36'
C10	25.00'	39.27'	089°59'51"	N45°15'35"W	35.35'



J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD\PLAN SET\PIRIPR\CA GRADING AND UTILITY.DWG 8/12/2022 12:09 PM BURKE, ORRIN



AMENDMENT LEGEND
 [Symbol] APPROVED PHASE 1 IMPROVEMENTS UNDER CRAIG NORTHAM, P.E.,

Dewberry
 Dewberry Engineers Inc.
 8100 East Meadow Avenue, Suite 150
 Greenwood Village, CO 80111
 Contact: Troy Kent, P.E.
 303.366.5601
 Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST - TIBET ROAD
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 OVERALL GRADING AND UTILITY PLAN**

OAKWOOD HOMES
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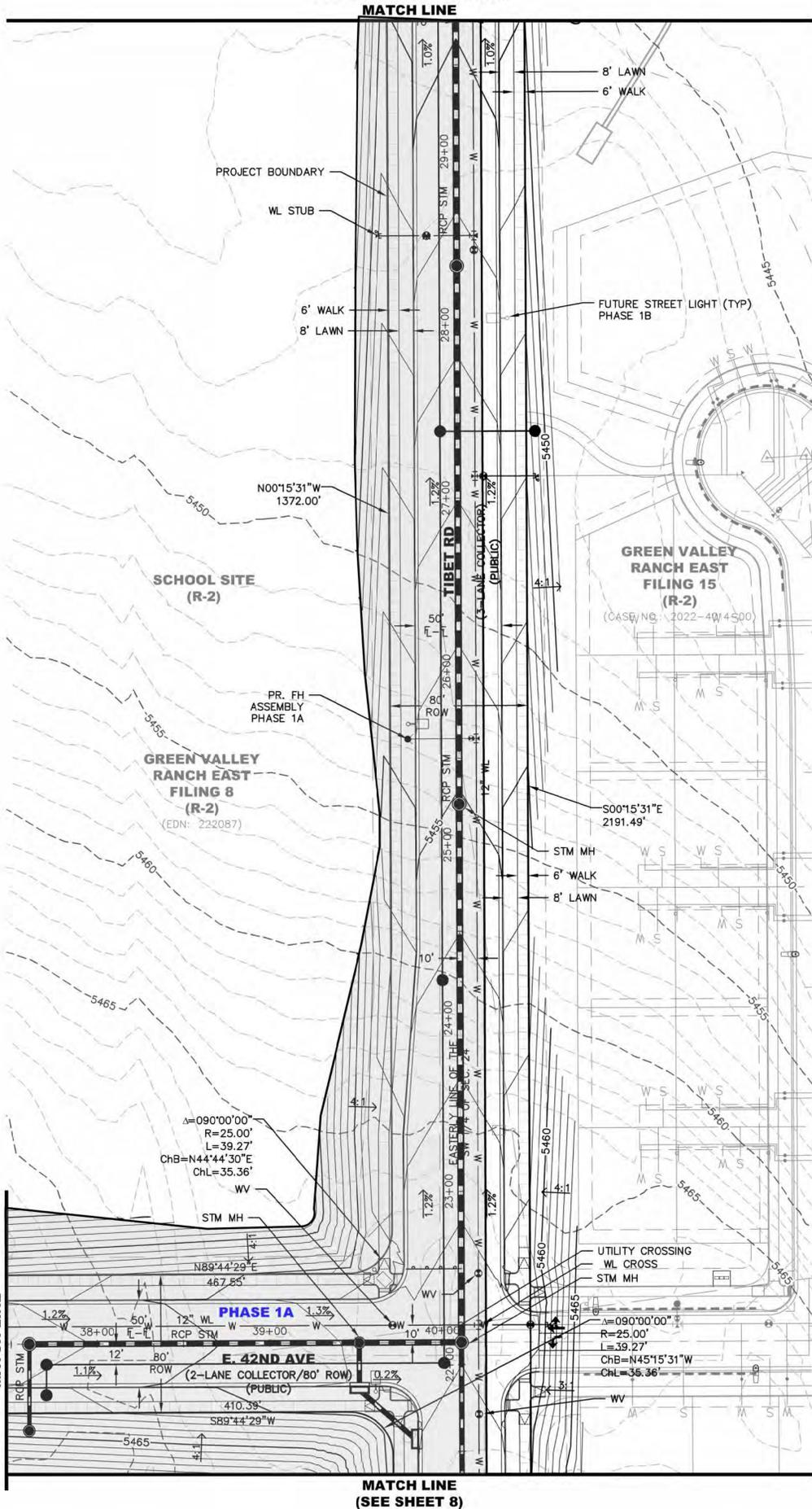
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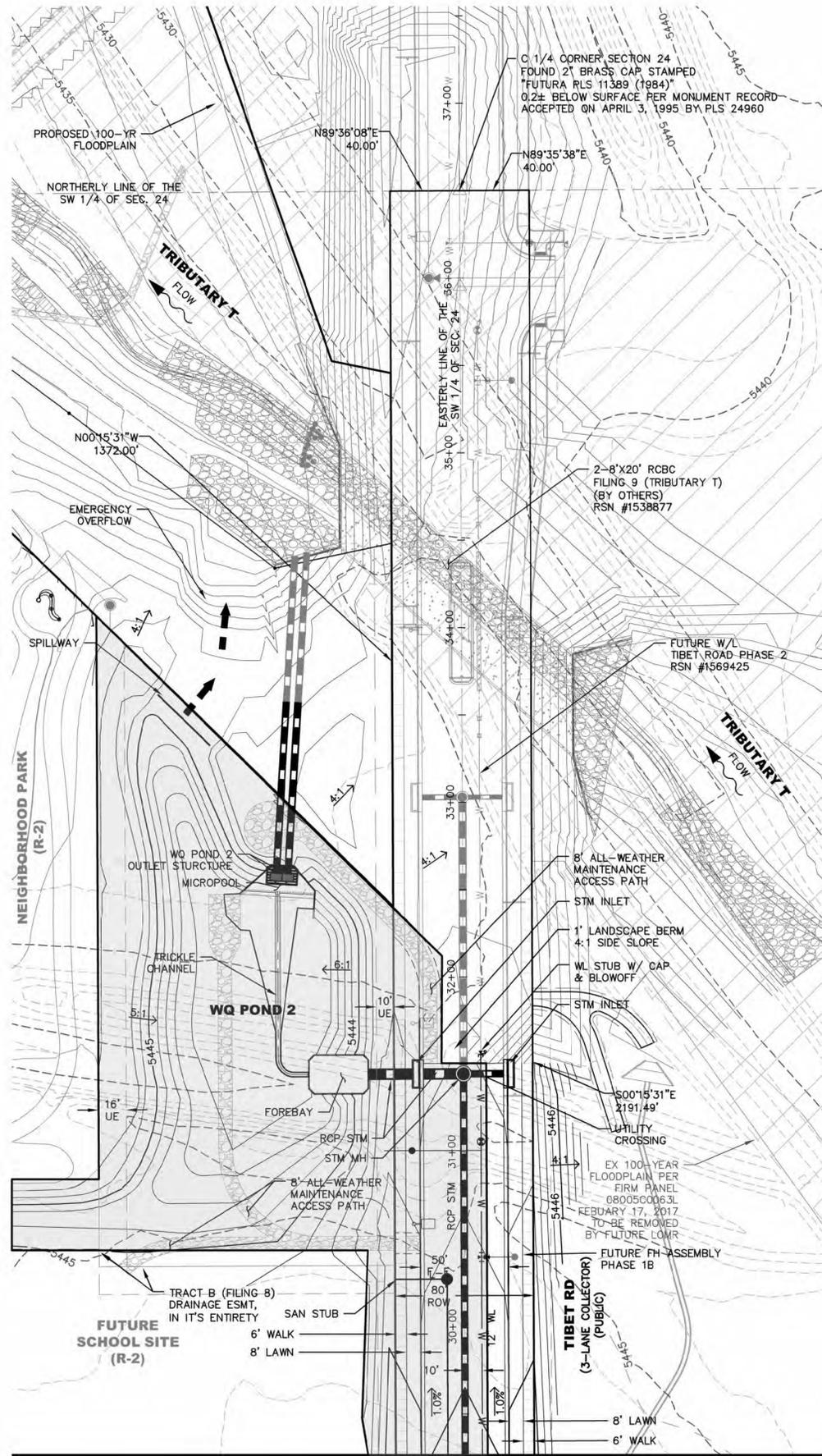
PRELIMINARY
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 CONSTRUCTION

Project Number: 50116991
 Designed By: OCB
 Drawn By: OCB
 Checked By: CCN
 Sheet Number: 7

(SEE THIS SHEET - RIGHT)



MATCH LINE (SEE SHEET 8)



MATCH LINE (SEE THIS SHEET - LEFT)



KEY MAP SCALE: 1"=60'



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 OVERFLOW PATH	---

AMENDMENT LEGEND

APPROVED PHASE 1 IMPROVEMENTS UNDER CRAIG NORTHAM, P.E.

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

Dewberry
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**GREEN 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
 DENVER, CO 80249
 Tel: (303) 486-8500
 CONTACT:
 DAVID CARRO

DOCUMENT AMENDMENTS	
No.	Description
2	08-12-2022 FULL BUILD - SUBMITTAL 2
1	06-06-2022 FULL BUILD - SUBMITTAL 1

PRELIMINARY NOT FOR CONSTRUCTION

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

J:\Dewberry\Projects\2022\Green Valley Ranch East - Tibet Road\Drawings\Grading and Utility\50116991_01_Preliminary Plat - Grading and Utility Plan.dwg, 3/5 AM, BURKLE, DORIN

