



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](mailto: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**





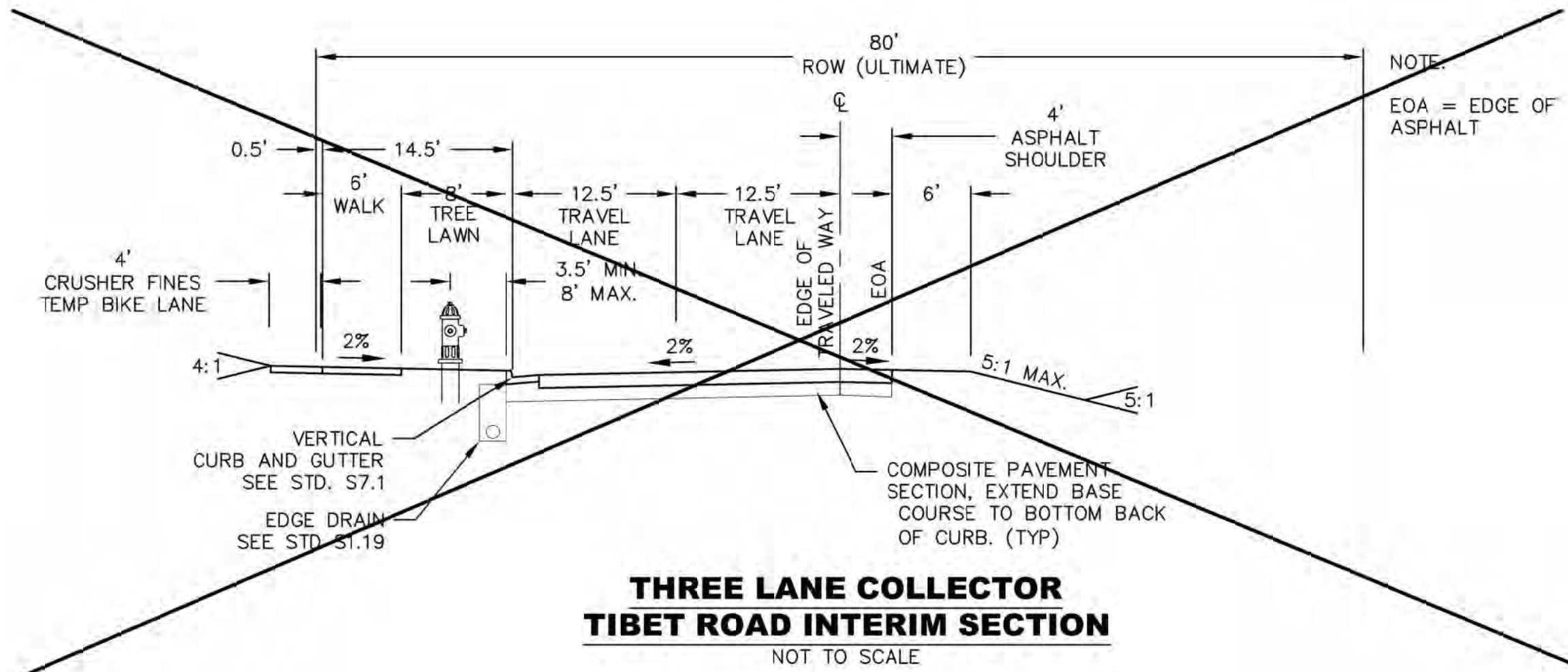
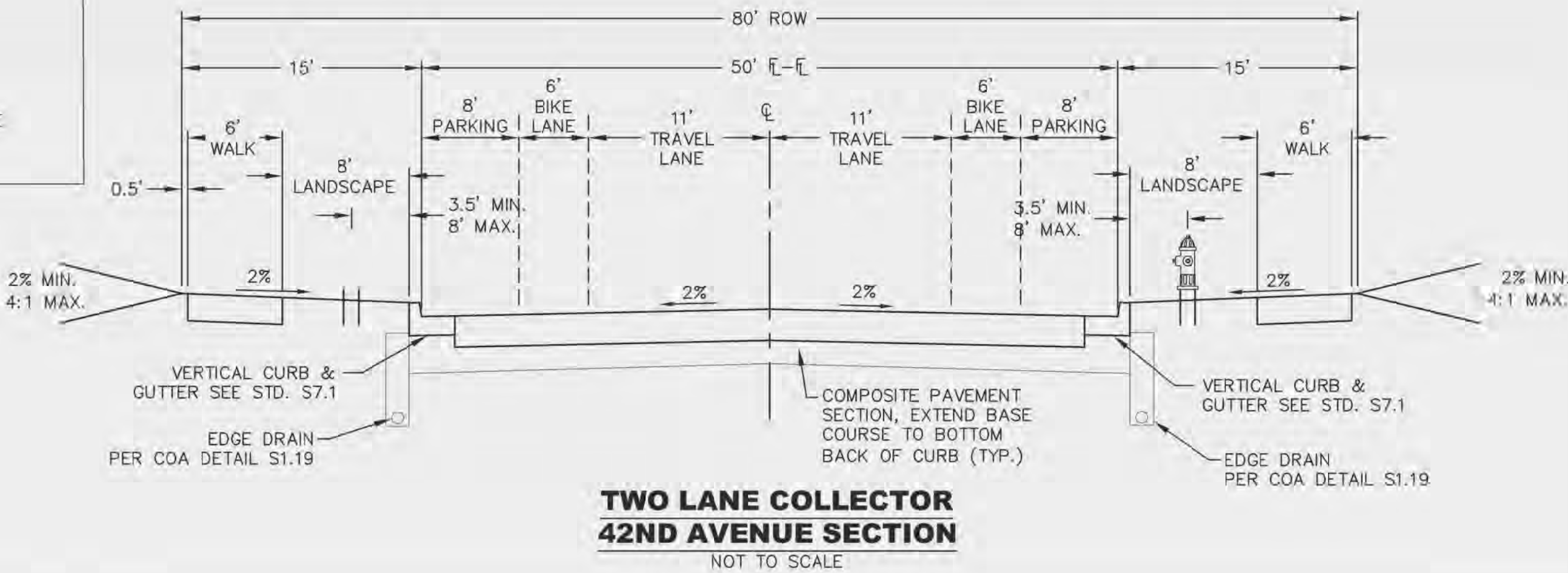
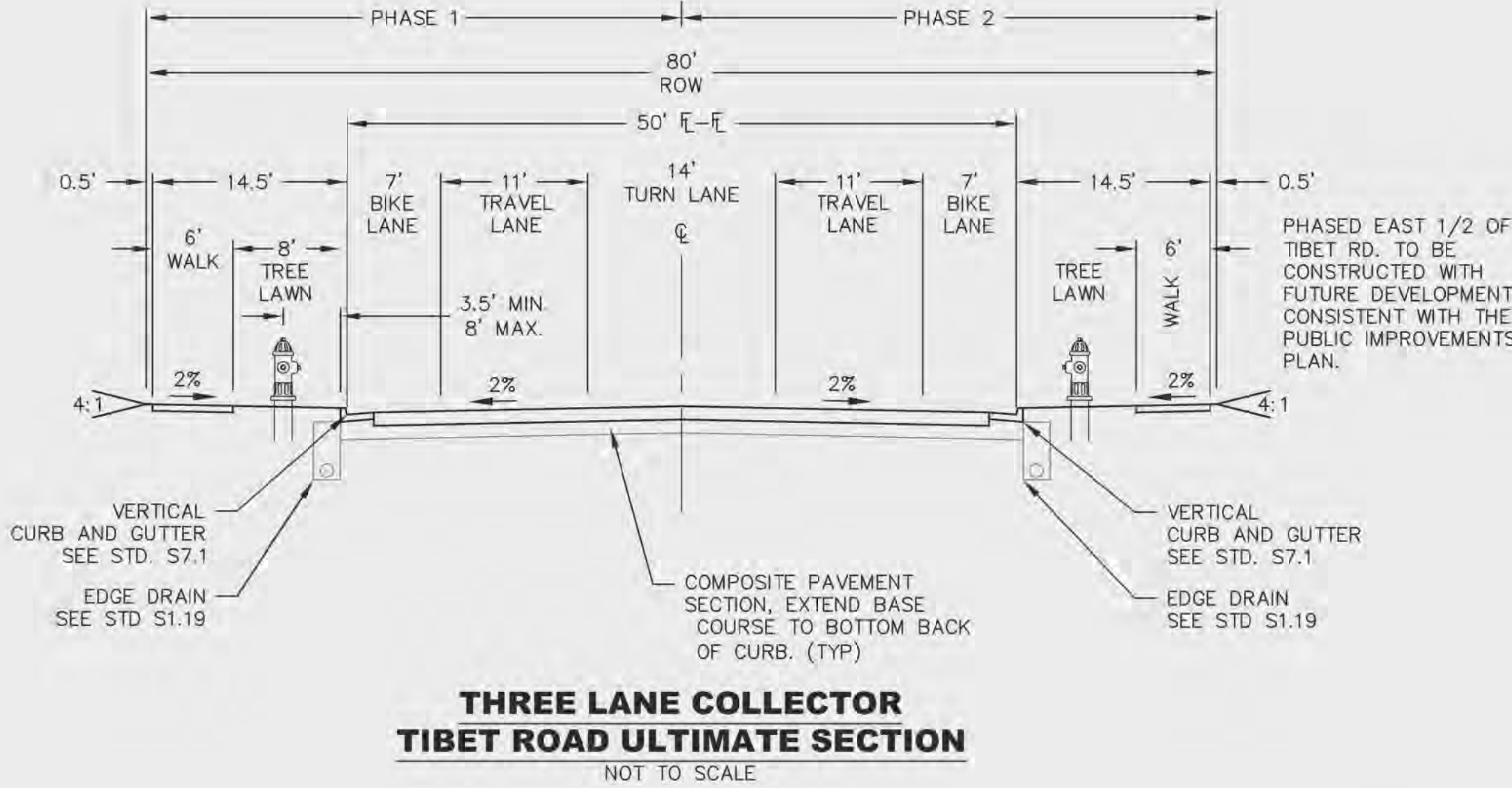


SITE PLAN NOTES:

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 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.
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 ENCROACH 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 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.

LIST OF ACRONYMS AND ABBREVIATIONS

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	ACRE	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
CFS	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
FMS	FLARED 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
GSD	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	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



DEWBERRY RESPONSE: SHADING HAS BEEN REMOVED AND AMENDMENTS ARE NOW MARKED WITH CLOUDING AND A DELTA 1 AMENDMENT GLYPH.

remove shading  
TYP

DEWBERRY RESPONSE: AMENDMENTS TO THIS SITE PLAN ARE NOW CLOUDED AND MARKED WITH A DELTA 1 AMENDMENT GLYPH.

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

AMENDMENT LEGEND

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

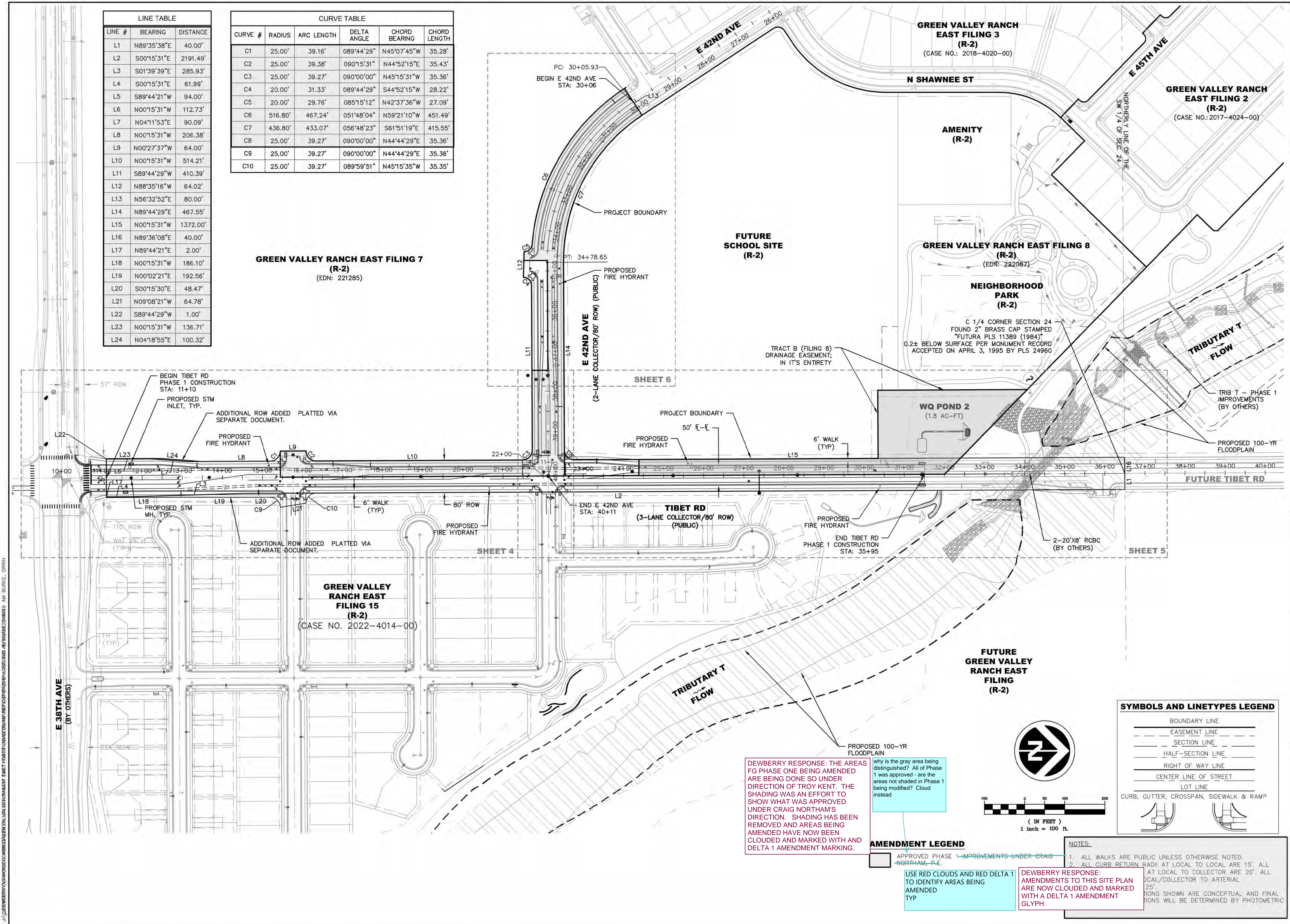
No.	Date	Description
2	08-12-2022	FULL BUILD - SUBMITTAL 2
1	06-06-2022	FULL BUILD - SUBMITTAL 1

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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'
L10	N00°15'31"W	514.21'
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	N89°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'



**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: [Kent@Dewberry.com](mailto:Kent@Dewberry.com)

**GREEN VALLEY KANCH EAST - TIBETI ROAD  
38TH AVE TO TRIBUTARY T  
PRELIMINARY PLAT  
OVERALL SITE PLAN**

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

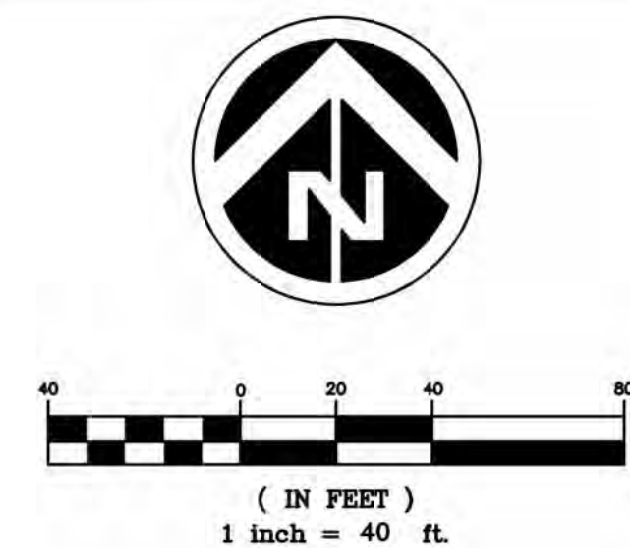
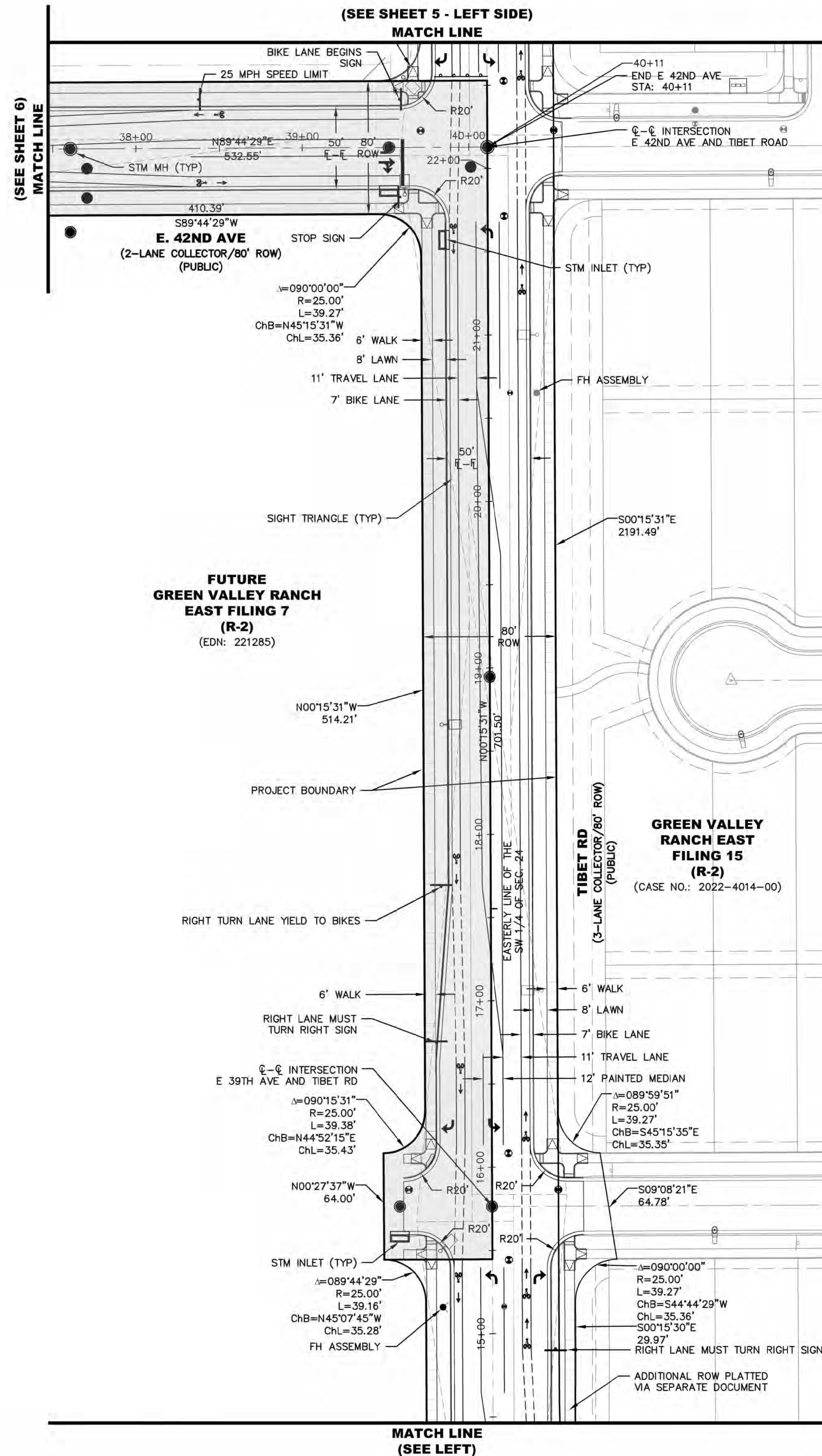
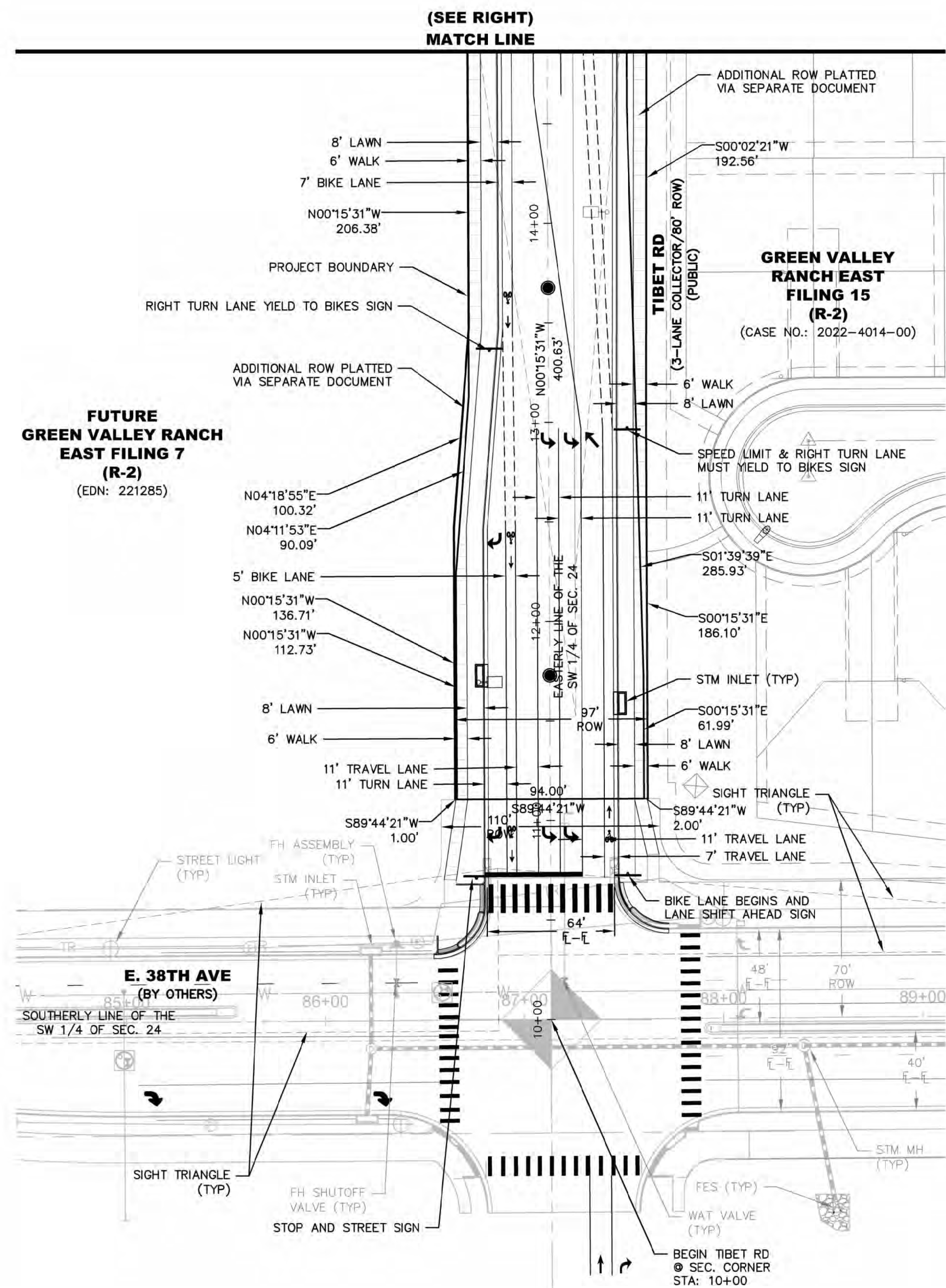
Tel: (303) 486-8500  
CONTACT:  
DAVID CARRO

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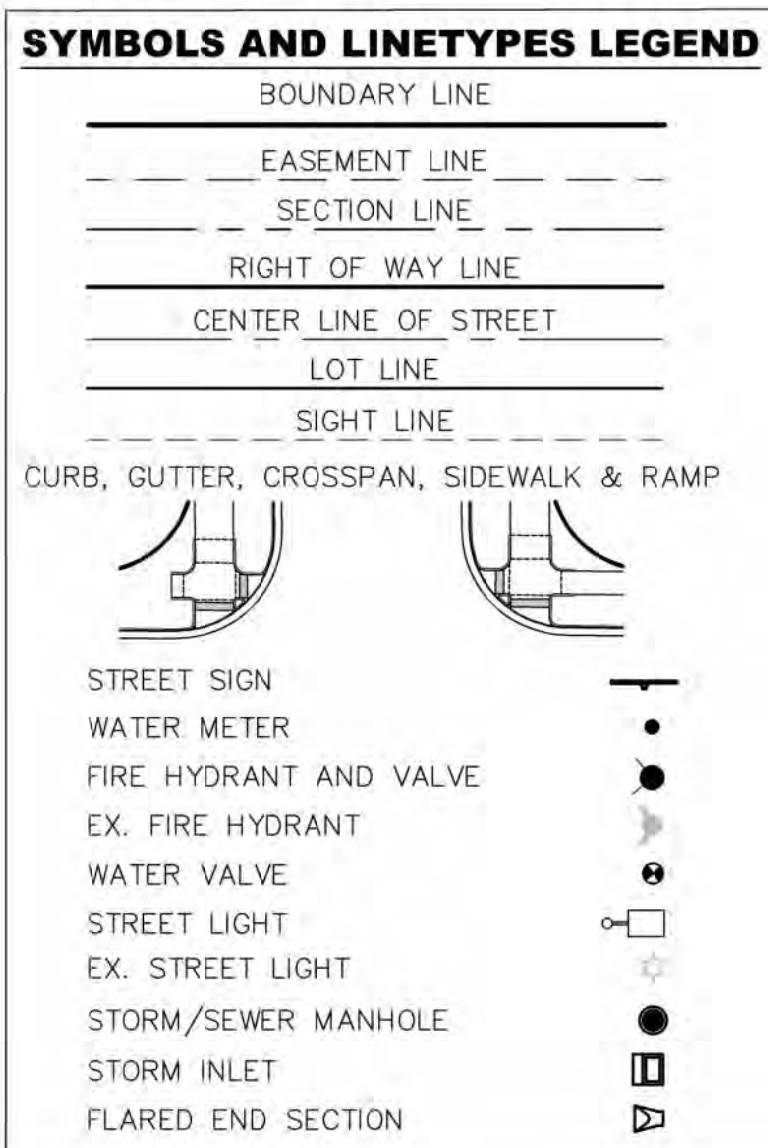
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CCN	
Sheet Number:	3





## AMENDMENT LEGEND

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

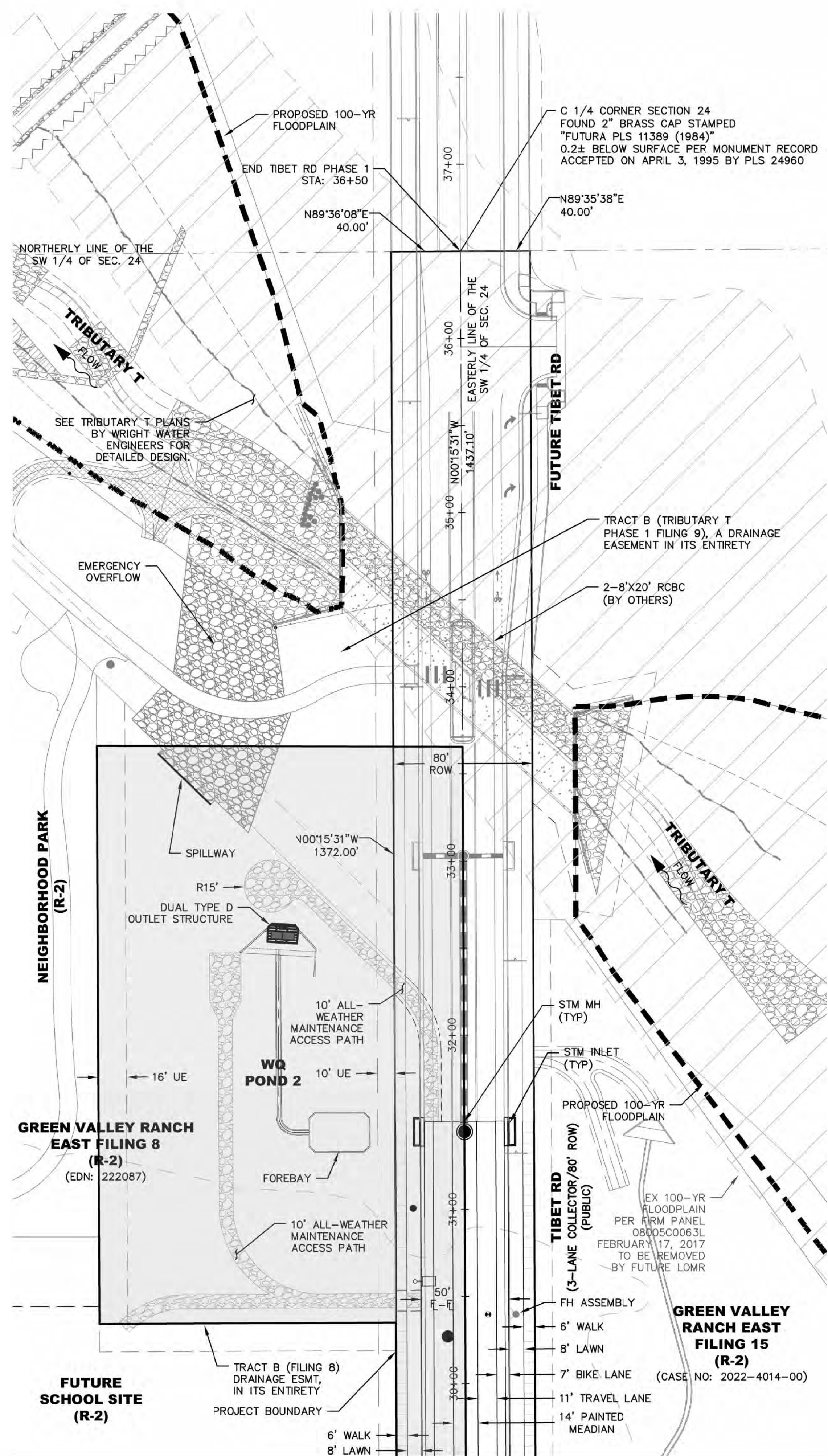


NOTES:

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

[illegible]





KEY MAP  
SCALE: 1"=600'



( IN FEET )  
1 inch = 40 ft.

## AMENDMENT LEGEND

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

### SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

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: 22+75.64 - 36+50.00**

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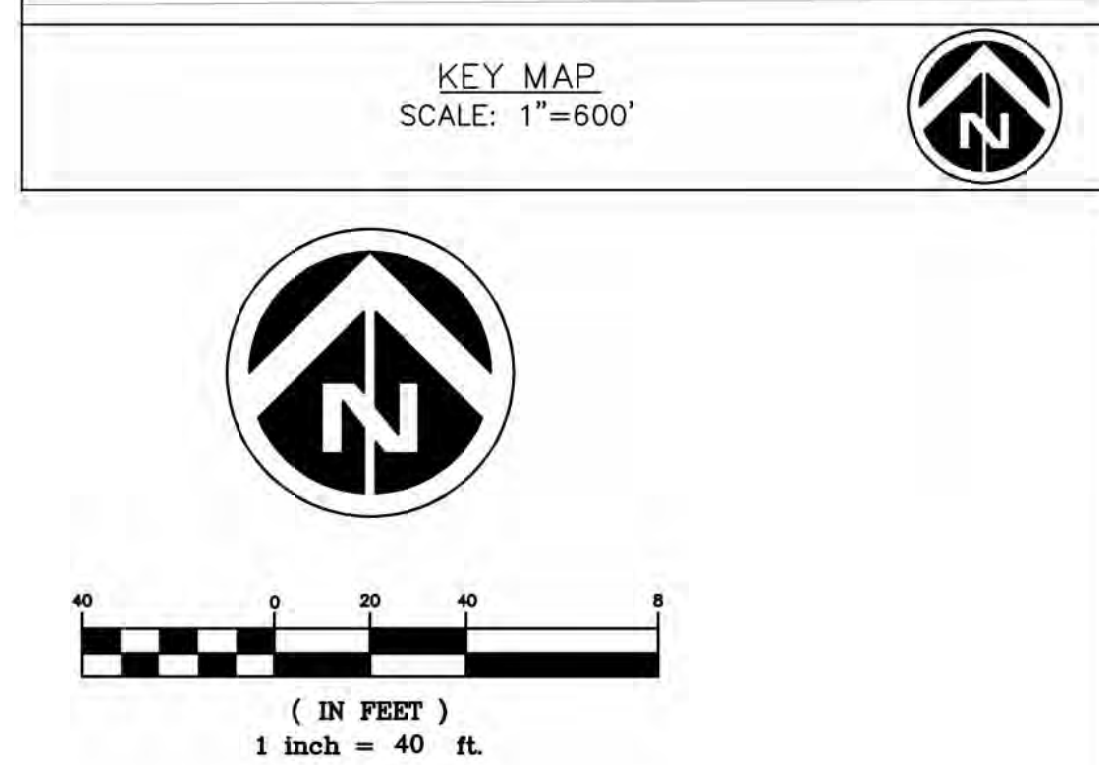
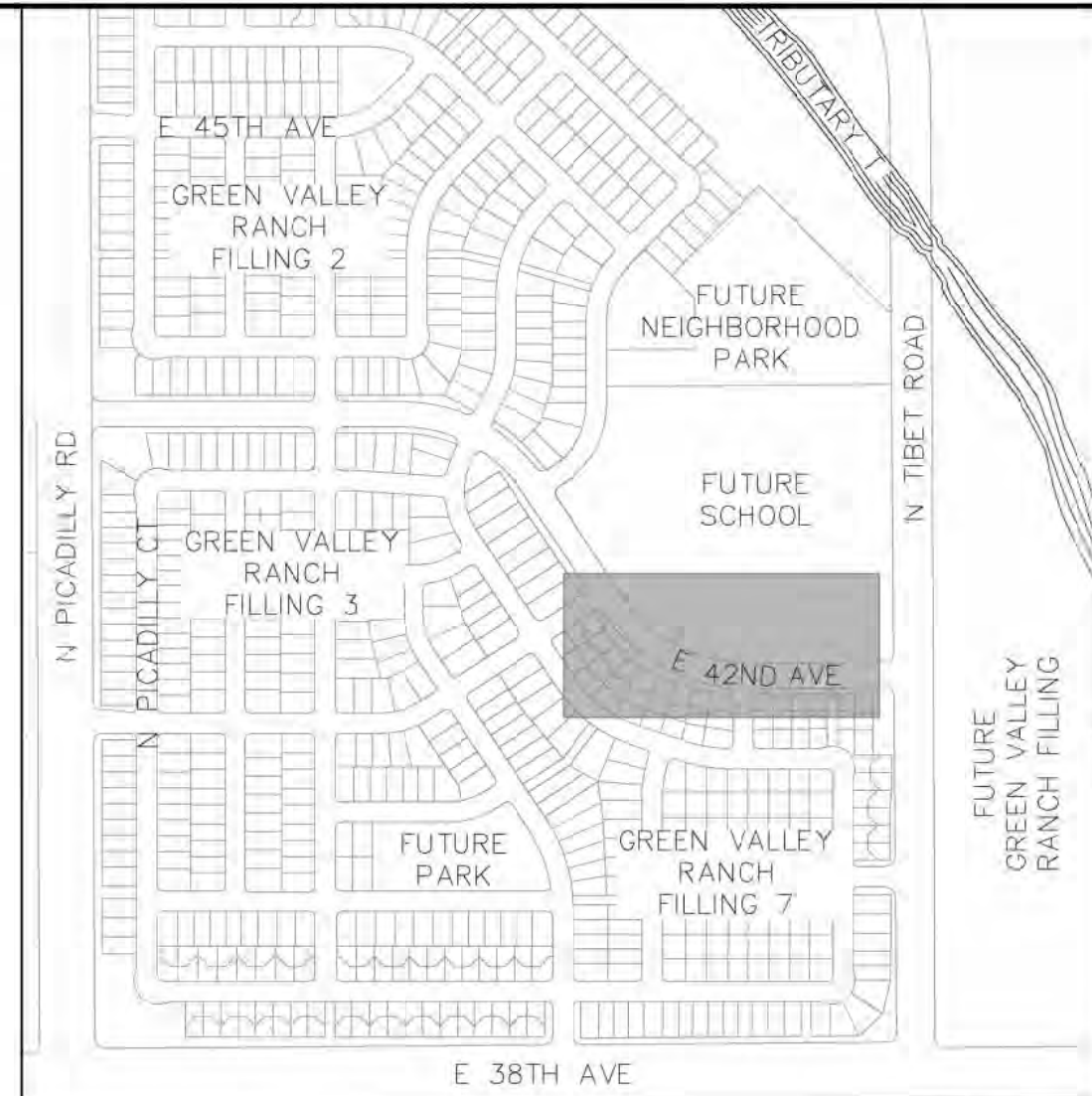
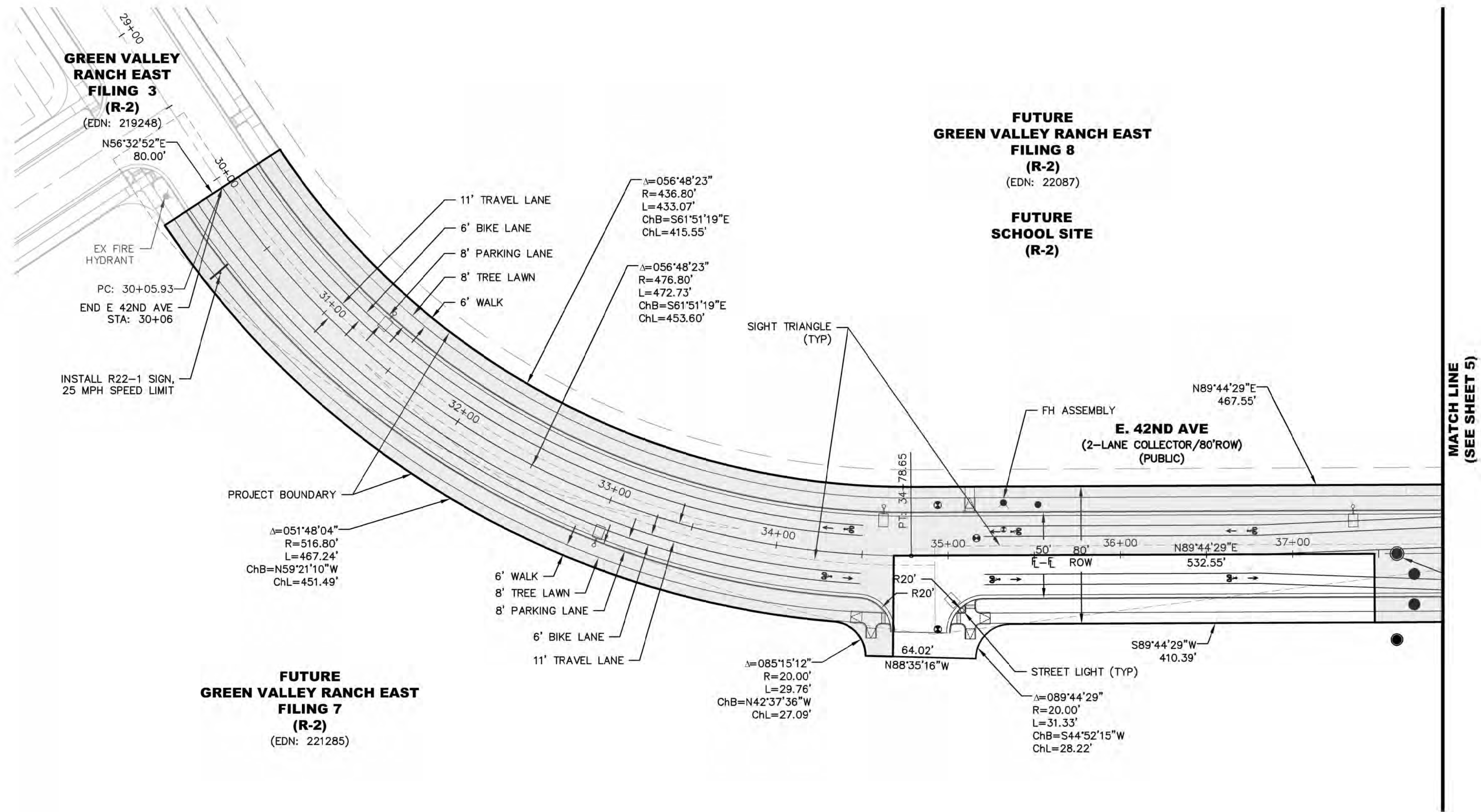
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50116991
Designed By: Drawn By: OCB OCB
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Sheet Number: 5



J:\D\DEWBERRY\OAKWOOD\DC\DWG\22\22005\AM\15\09\09.B3 TO XREF TANK\LINK\B3\TULVET.TRIM (LINDSEY)



**AMENDMENT LEGEND**

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

SYMBOLS AND LINETYPES LEGEND		
BOUNDARY LINE		
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		

- NOTES:**
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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**  
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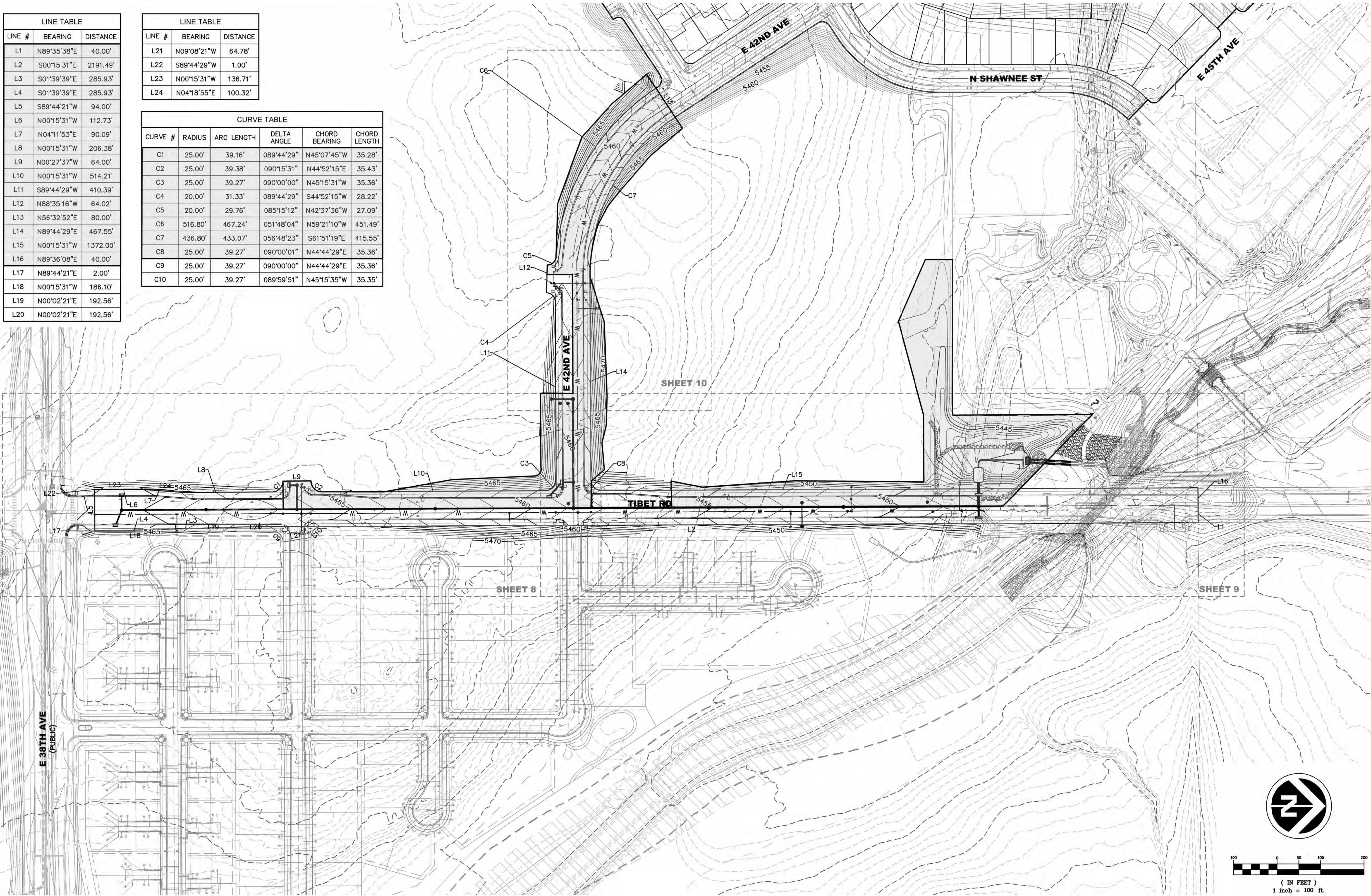


J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\TIBET ROAD\PLAN SET\SHR\PRP-CA GRADING AND UTILITY.DWG 8/12/2022 12:09 PM BURKE, ORRIN


LINE TABLE		
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L4	S01°39'39"E	285.93'
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'
L10	N00°15'31"W	514.21'
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	N00°02'21"E	192.56'

LINE TABLE		
LINE #	BEARING	DISTANCE
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°00'01"	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'



#### AMENDMENT LEGEND

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

Project Number:  
50116991

Designed By: Drawn By:  
OCB OCB

Checked By:  
CCN

Sheet Number:  
7

PRELIMINARY  
NOT FOR  
CONSTRUCTION

#### OAKWOOD HOMES

4908 TOWER ROAD  
DENVER, CO 80249

Tel: (303) 486-8500

CONTACT:

DAVID CARRO

#### GREEN VALLEY RANCH EAST - TIBET ROAD

#### 38TH AVE TO TRIBUTARY T

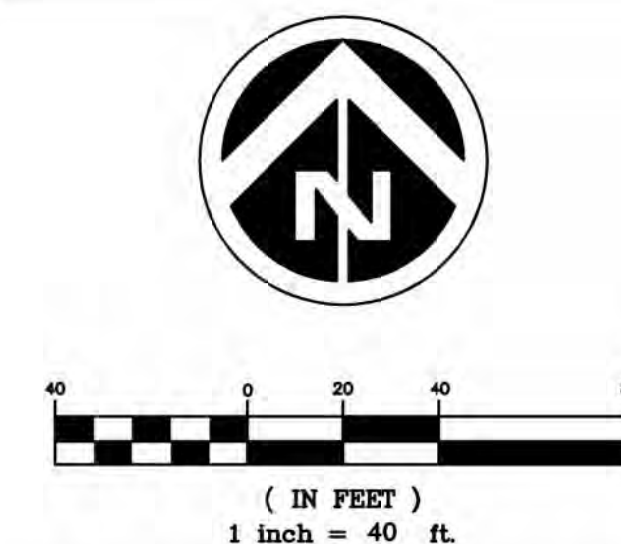
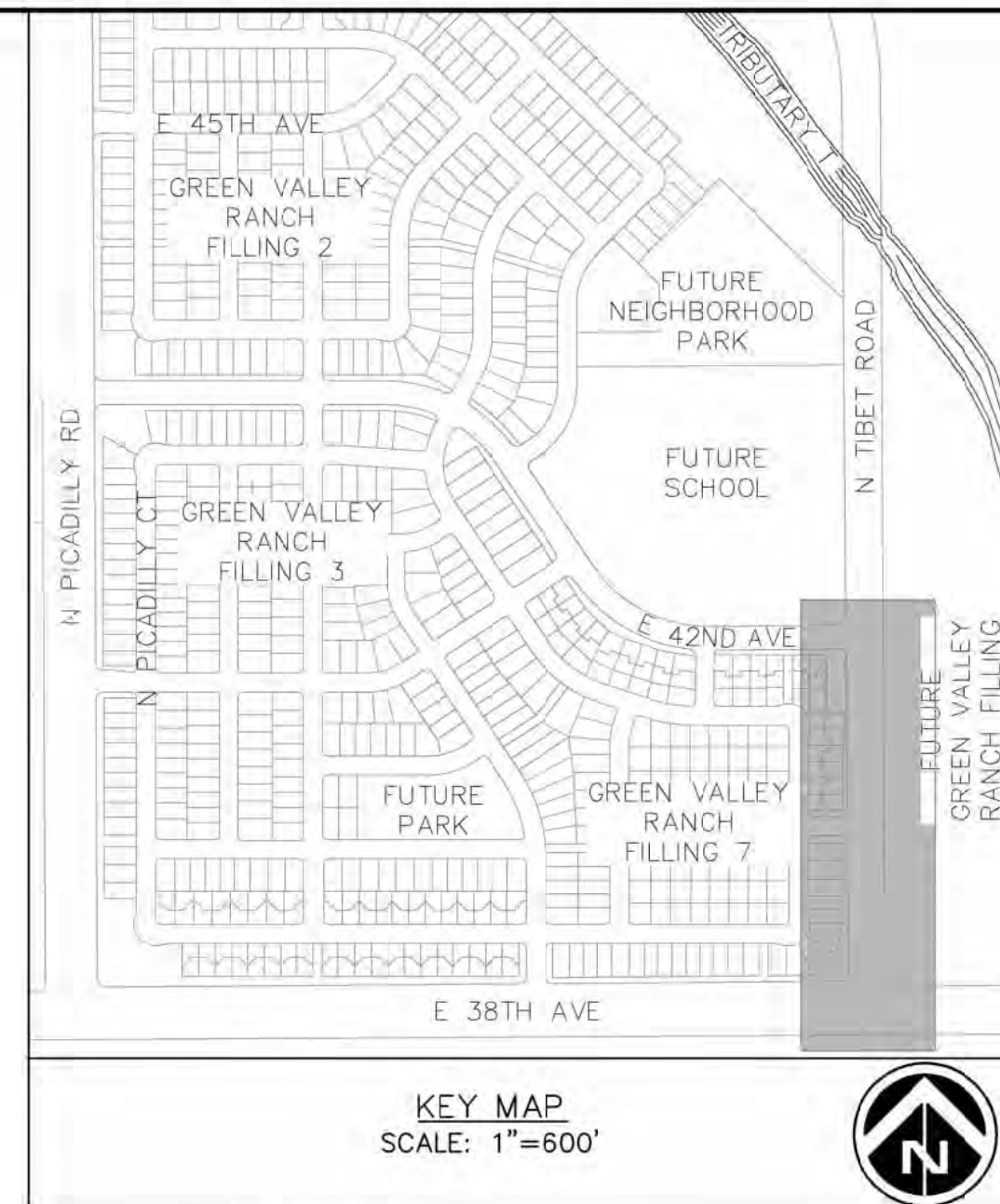
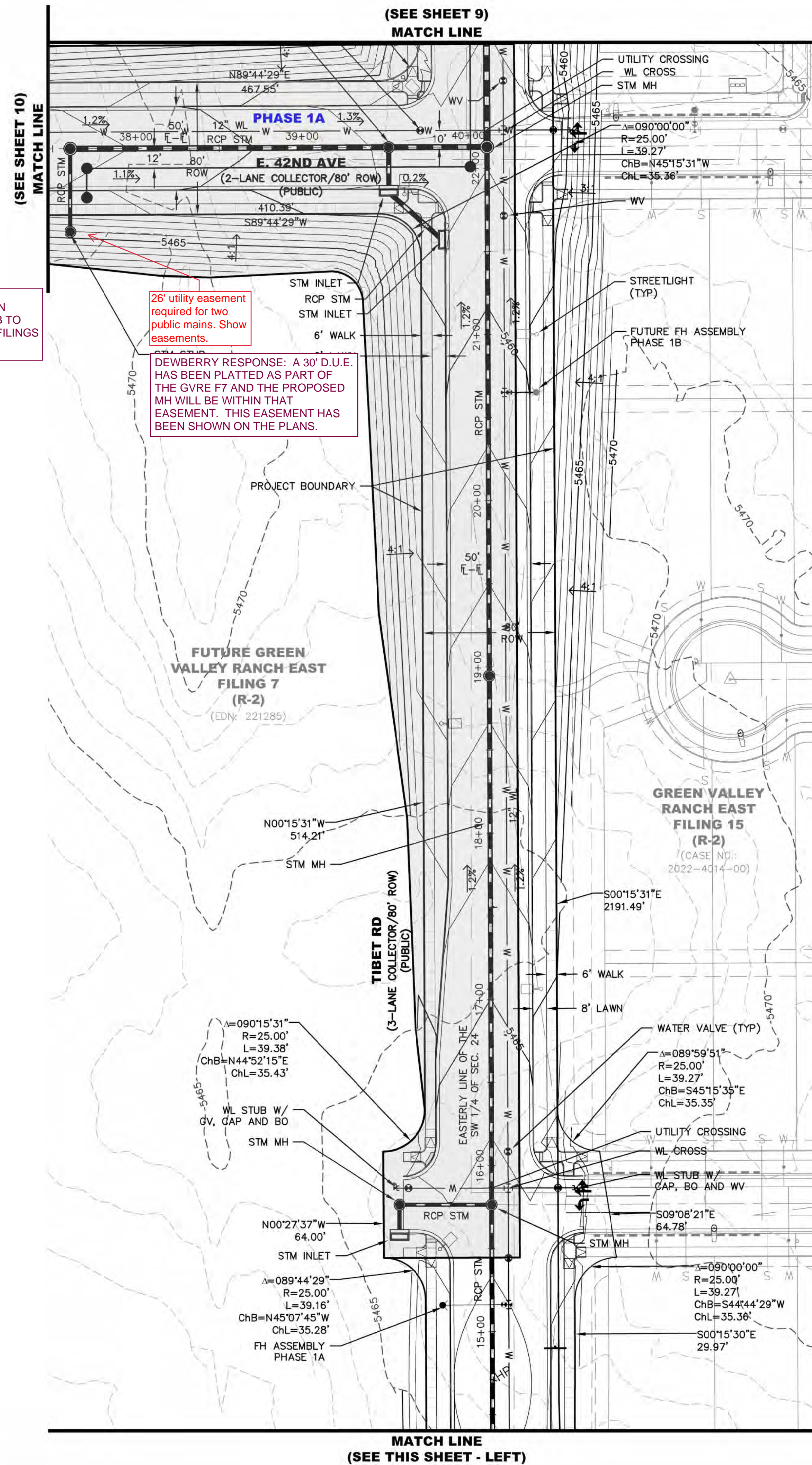
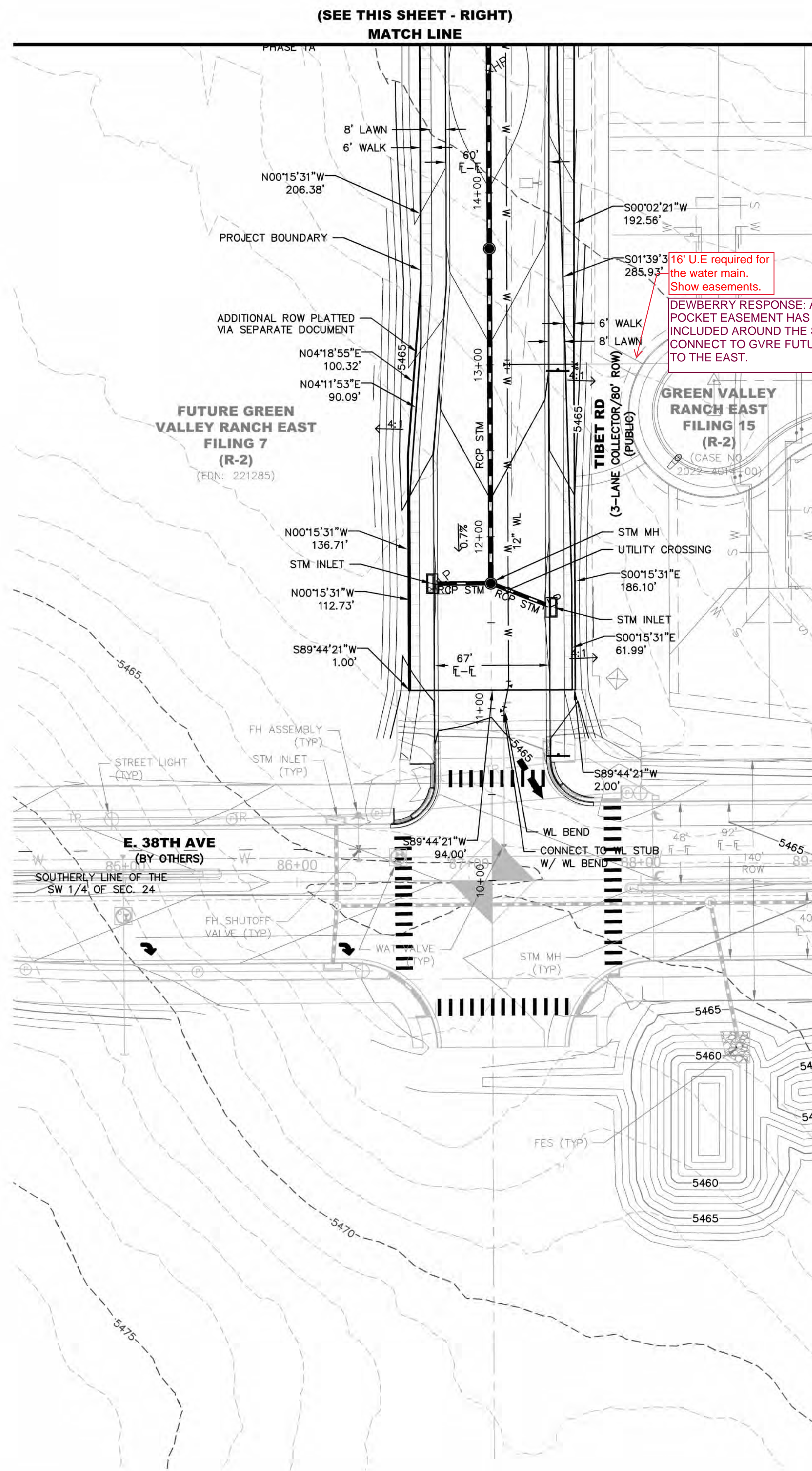
#### PRELIMINARY PLAT

#### OVERALL GRADING AND UTILITY PLAN



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





# 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	

## AMENDMENT LEGEND

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

NOTES:

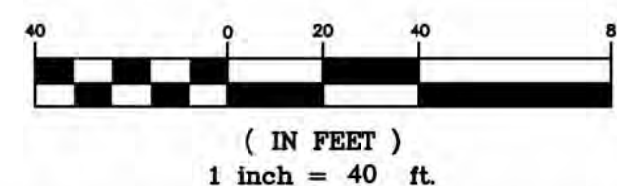
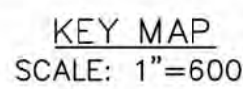
1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADIi AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADIi AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
3. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS.



**MATCH LINE**



MATCH LINE



BOUNDARY LINE

- CURB, GUTTER, CROSSPANE  
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

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

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
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Project Number:  
50116991

Designed By: Drawn By:  
OCB OCB

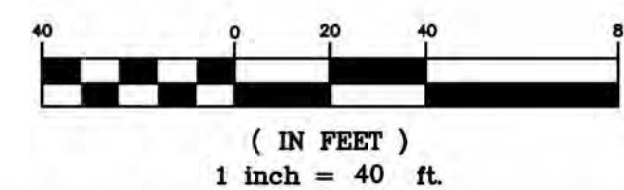
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CCN

Sheet Number:  
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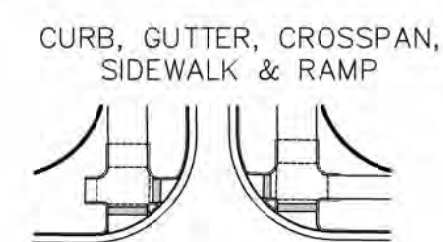
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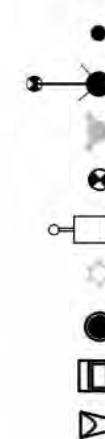
## SYMBOLS AND LINETYPES LEGEND

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 LEGEND

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

NOTES:

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26' utility easement required for two public mains. Show easements. Vehicle access is required to all manholes.

DEWBERRY RESPONSE: A 30' D.U.E. HAS BEEN PLATTED AS PART OF THE GVRE F7 AND THE PROPOSED MH WILL BE WITHIN THAT EASEMENT. ACCESS TO THIS MH HAS BEEN PROVIDED WITHIN THE 42ND AVE ROW.

 **Dewberry®**  
Dewberry Engineers Inc.  
8700 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: [kent@dewberry.com](mailto:kent@dewberry.com)

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

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

(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: Drawn By: OCB OCB	Checked By: CCN	Sheet Number: 10
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J:\DEWEBER\KONGWOMBOWERS\GRIFFIN\NEW ESN\CHASSIS-TRIMET-ROAD\PIPGRASE\TSU\PIPGREP2\GRIFFIN\GRIFFIN\GRIFFIN.DWG 8/18/2022 11:03:48 AM BURKE, ORRIN