

RECEPTION #: 2019000001481,
1/7/2019 at 11:24 AM, 1 OF 48,
REC: 5483.00
TD Pgs: 0 Stan Martin, Adams County, CO.

GREEN VALLEY RANCH EAST

CONTEXTUAL SITE PLAN #1 W/ WAIVERS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, AND THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER NORTH 89°36'20" EAST A DISTANCE OF 72.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT 'A' IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2008 AT RECEPTION NO. 2006000386390 OF SAID OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°02'06" WEST, A DISTANCE OF 1,070.67 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY NORTH 89°57'54" EAST, A DISTANCE OF 121.55 FEET;

THENCE SOUTH 53°06'35" EAST, A DISTANCE OF 121.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 53°06'35" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'59", AN ARC LENGTH OF 76.62 FEET;

THENCE NORTH 52°27'25" EAST, A DISTANCE OF 60.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;

THENCE NORTH 52°27'25" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 37°32'35" EAST, A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 52°27'25" EAST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 52°27'25" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 37°32'35" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 52°27'25" EAST, A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 532.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;

THENCE NORTH 59°47'41" EAST, A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;

THENCE NORTH 64°43'26" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 64°43'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;

THENCE SOUTH 25°03'25" EAST, A DISTANCE OF 19.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°52'41" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;

THENCE NORTH 55°50'58" EAST, A DISTANCE OF 111.37 FEET;

THENCE SOUTH 37°32'35" WEST, A DISTANCE OF 429.24 FEET;

THENCE SOUTH 06°05'30" EAST, A DISTANCE OF 170.62 FEET;

THENCE SOUTH 25°21'35" WEST, A DISTANCE OF 96.39 FEET;

THENCE SOUTH 66°26'10" WEST, A DISTANCE OF 146.29 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 144.63 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 158.79 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 318.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°27'14", AN ARC LENGTH OF 268.93 FEET;

THENCE SOUTH 48°27'14" EAST, A DISTANCE OF 80.33 FEET;

THENCE SOUTH 41°32'46" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 48°27'14" WEST, A DISTANCE OF 5.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 41°32'46" WEST, A DISTANCE OF 38.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 318.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°31'01", AN ARC LENGTH OF 41.72 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°31'10", AN ARC LENGTH OF 90.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°21'22", AN ARC LENGTH OF 81.68 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°21'22", AN ARC LENGTH OF 89.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 318.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°17'54", AN ARC LENGTH OF 107.11 FEET

PROJECT BENCHMARK

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE 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)

CITY OF AURORA

ENGINEERING DIVISION
15151 E. ALAMEDA PARKWAY,
AURORA, CO 80012
PHONE: (303) 739-7000

DEVELOPER/BUILDER ENGINEER

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
PHONE: (303) 486-8556
CONTACT: BRANDON S. WYSZYNSKI

LANDSCAPE ARCHITECT

TERRACINA DESIGN
10200 E. GIRARD AVE. STE A-314
DENVER, CO 80231
PHONE: (303) 632-8867
CONTACT: LAYLA ROSALES

TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'09", AN ARC LENGTH OF 10.35 FEET;

THENCE SOUTH 27°01'10" EAST, A DISTANCE OF 27.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 99.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'54", AN ARC LENGTH OF 31.86 FEET;

THENCE SOUTH 45°22'04" EAST, A DISTANCE OF 62.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 49.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°45'46", AN ARC LENGTH OF 18.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 334.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°26'23", AN ARC LENGTH OF 95.83 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 131.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°33'02", AN ARC LENGTH OF 165.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 409.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'09", AN ARC LENGTH OF 72.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 231.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'47", AN ARC LENGTH OF 55.76 FEET;

THENCE SOUTH 63°42'41" EAST, A DISTANCE OF 189.08 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE DESCRIBED AS EXHIBIT 'B' IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006000386390 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°34'25" WEST

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°09'59", AN ARC LENGTH OF 125.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
 2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°02'29", AN ARC LENGTH OF 41.03 FEET;
 3. SOUTH 76°18'03" WEST, A DISTANCE OF 74.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°48'33" WEST;
 4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°44'17", AN ARC LENGTH OF 40.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 883.00 FEET;
 5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'05", AN ARC LENGTH OF 141.29 FEET;
 6. SOUTH 89°42'55" WEST, A DISTANCE OF 957.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
 7. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO SAID EASTERLY RIGHT-OF-WAY;
- THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°17'05" WEST, A DISTANCE OF 622.09 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 44.921 ACRES, (1,956,743 SQUARE FEET), MORE OR LESS.

NOTES

1. (OAKWOOD HOMES, 4908 TOWER RD. DENVER CO 80249, PHONE: (303) 486-8556) SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF PICADILLY ROAD AND 48TH, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES, FOR WARRANT PURPOSES. THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF THE CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY THE CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
2. (OAKWOOD HOMES, 4908 TOWER RD. DENVER CO 80249, PHONE: (303) 486-8556) SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF PICADILLY ROAD AND 50TH, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES, FOR WARRANT PURPOSES. THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF THE CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY THE CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
3. (OAKWOOD HOMES, 4908 TOWER RD. DENVER CO 80249, PHONE: (303) 486-8556) SHALL BE RESPONSIBLE FOR PAYMENT OF 75% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ROME STREET AND 48TH AVE. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES, FOR WARRANT PURPOSES. THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF THE CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY THE CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
4. THIS CONTEXTUAL SITE PLAN IS FOR AN AGE RESTRICTED, ACTIVE ADULT COMMUNITY.
5. NO CO'S FOR GREEN VALLEY RANCH EAST FILING NO. 1 SHALL BE ISSUED UNTIL ROME STREET MEDIAN LEFT TURN BAY DESIGN FOR CLUBHOUSE IS APPROVED IN FUTURE AMENDMENTS.



VICINITY MAP
SCALE: 1" = 4000'
SHEET INDEX

- 1 COVER SHEET
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- 3 TYPICAL STREET SECTIONS
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- 42-48 ARCHITECTURAL ELEVATIONS

L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48	
LAND AREA WITHIN PROPERTY LINES	44.9 AC 100%
NUMBER OF UNITS PROPOSED	103
NUMBER OF BUILDINGS PROPOSED	103
CONSTRUCTION TYPE (V-B)	103
OCCUPANCY CLASS (R-3)	103
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	35 FT
* HARD SURFACE AREA	5.62 AC
DRY DETENTION/OPEN SPACE	11.84 AC
WET DETENTION/FLOODPLAIN	5.74 AC
LANDSCAPE AREA	6.10 AC
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 RESIDENTIAL MEDIUM DENSITY
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT & 6" MAX HEIGHT/2 PER ENTRANCE
PROPOSED SIGN, TYPE AND SQ. FT.	NEIGHBORHOOD DISTRICT IDENTIFICATION
** PARKING SPACES REQUIRED	2 PER UNIT + 2 GUEST SPACES (BUNGALOWS - 1 GUEST PER UNIT)
PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET)	2 PER UNIT + 2 GUEST SPACES MINIMUM
OFF STREET PARKING	206
PRIVATE DRIVEWAY (GUEST)	150
ON STREET PARKING (GUEST)	130
TOTAL GUEST PARKING	280
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	15.6 AC 34.7%
TRACT AREA	29.3 AC 65.3%
PUBLIC R.O.W. AREA	0.0 AC 0.00%
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER AND SIDEWALK	

AMENDMENTS

1. FILING NO. 1 AMENDMENT NO. 1 WAS NECESSARY TO CHANGE THE LEFT TURN INTO THE GREEN VALLEY RANCH EAST A EACH CLUBHOUSE AND TO REVISE THE LANDSCAPE THROUGHOUT THE SITE. AFFECTED SHEETS INCLUDE: SHT 1 AMENDMENT BLOCK; SHT 5-6; SHT 11; SHT 19; SHT 22-35 LANDSCAPE PLANS, NOTES AND DETAILS; ADDITIONAL 48TH AVE. LANDSCAPE INCLUDED ON L1; ADDITIONAL POND PLANTING IS FOUND ON SHTS L2-L3
2. FILING NO. 1 AMENDMENT NO. 2 WAS NECESSARY TO CHANGE LOT LINES FOR NEW PRODUCT, ADD A SMALL TRACT FOR OPEN SPACE ADJACENT TO NEXT FILING, AND THE FOLLOWING: SHT 1 AMENDMENT BLOCK; SHT 4 LOT SETBACK TYPICALS, LOT TABLE, SMALL LOTS; SHT 5 LOT DATA TABLE; SHT 6 LOT DESIGNATIONS; SHT 7-9, 10, 12, 20, 29 FOREBAY G REMOVAL; SHT 11-14, 21, 31, 48 GUARDHOUSE; SHT 15 TRACT A; SHT 16-19 UTILITIES; SHT 22 OVERALL; SHT 24-27, 29 LANDSCAPE; SHT 34 PLANT SCHEDULE, OPEN SPACE, OPEN SPACE TABLE; SHT 40 PARKING; SHT 46-47 DUPLEX REMOVAL, SHEET 26-27 ADDITIONAL FENCING.
3. FILING NO. 1 AMENDMENT NO. 3 WAS NECESSARY TO ENHANCE THE ENTRY AT E. 50TH DR. AVENUE BY INCREASING THE PLANTINGS IN BOTH THE CURBSIDE LANDSCAPE AND ADJACENT TRACT LANDSCAPE AND THE FOLLOWING: SHT 1 AMENDMENT BLOCK; SHT 22 AND 28 LANDSCAPE; SHT 33 PLANT SCHEDULE, BUFFER TABLE, CURBSIDE REQUIREMENTS.

OWNERS SIGNATURE

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

GVRE CONTEXTUAL SITE PLAN #1

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, David Bracht HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 5th DAY OF December AD. 2018

BY: [Signature]
(PRINCIPAL OR OWNERS)

STATE OF COLORADO } SS
COUNTY OF 5th

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December AD. 2018 BY

David Bracht
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

RAIKEIS FATIMA MUHAMMAD-TIMM
Notary Public
State of Colorado
Notary ID # 20144001619
My Commission Expires 01-13-2022

MY COMMISSION EXPIRES 01/13/2022
NOTARY BUSINESS ADDRESS: 4908 Tower Rd Denver 80249

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12/21/18
PLANNING DIRECTOR: [Signature] DATE: 12/20/18
PLANNING COMMISSION: [Signature] DATE: 12/20/19
CITY COUNCIL: N/A DATE: N/A
ATTEST: N/A DATE: N/A

DATEBASE APPROVAL DATE: 4/11/18

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF ADAMS COLORADO AT 11:24 O'CLOCK AM, THIS 7 DAY OF January, AD.
CLERK AND RECORDER: [Signature] DEPUTY: [Signature]

RECEPT 2019000001481



TITLE: TITLE SHEET
DATE: DECEMBER 22, 2017

Calibre
Calibre Engineering, Inc.
8990 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

SHEET 1 OF 48