



August 16, 2022

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

Re: Initial 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 May 6, 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. Add the amendment language to the signed cover sheet. **RESPONSE:** Amendment language added to signed cover.

1B. Confirm the acreage for the full street section was included in the approved plans. **RESPONSE:** The full street section for Tibet Phase 1 was dedicated as part of Phase 1. This acreage matches the cover sheet. Additional dedication will occur for the 39th Ave drop lane once the configuration is approved by the city. Additional ROW will be dedicated on both sides of the road once this configuration is approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. The site plan amendment will not be approved by public works until the civil plan revisions are ready to be approved. **RESPONSE:** Noted

Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

3A. Comments will be emailed to the applicant separately. Please contact Carl to follow-up. **RESPONSE:** Updates for the PA8-9 TIS are made which has Tibet Road drop lane warrants included in it. TIS included even though its for PA8-9

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

4A. Add note: All abandoned stubs to be disconnected and capped at the main. Abandoned storm lines must be removed. **RESPONSE:** Note added

4B. See redlines for comments regarding water tee vs. cross. **RESPONSE:** Noted

REVISIONS TO PLANS

1. Drop lane into Filing 15 along Tibet Road has been added at 39th Ave. Double turn lane on Tibet for traffic going eastbound on 38th added. Lane configurations altered to accommodate all of these updates.

END OF RESPONSES

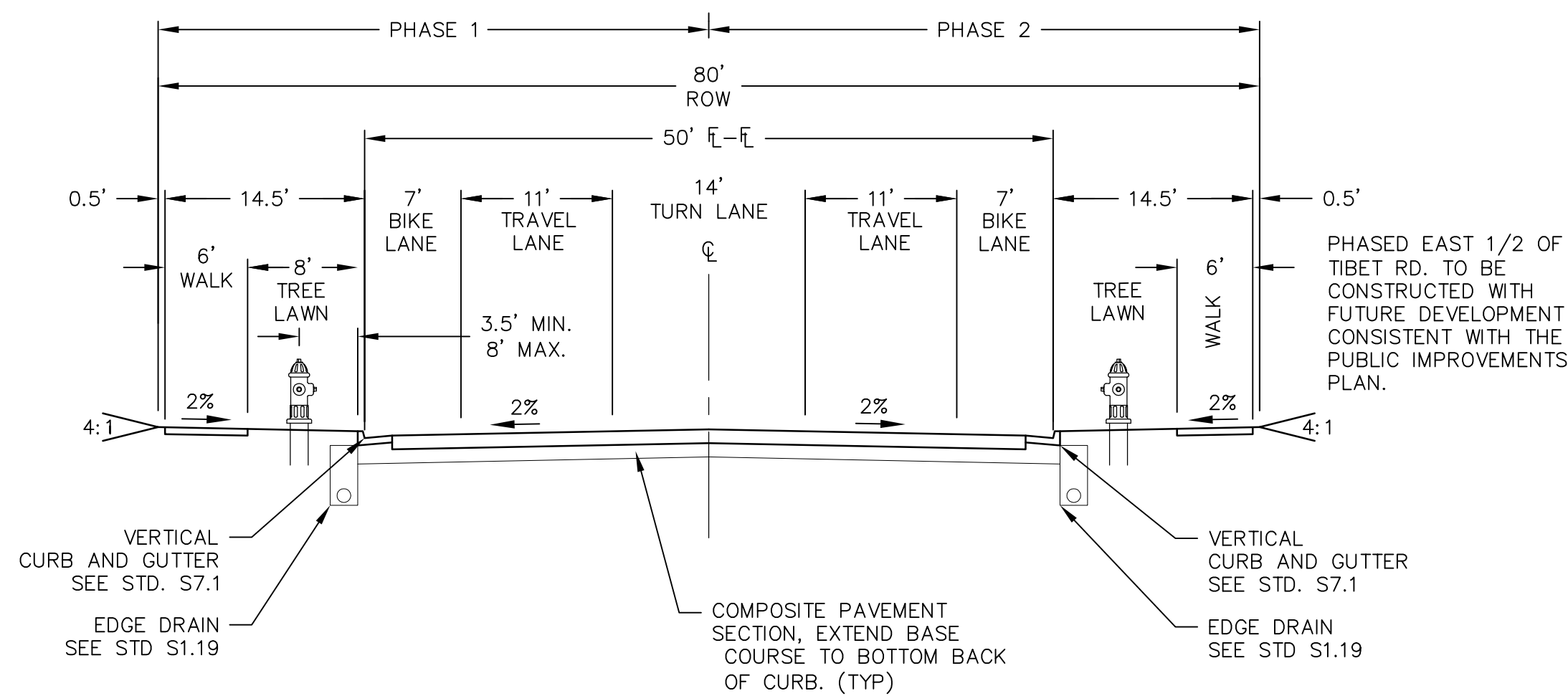
WEST HALF OF SECTION 24, TOWNSHIP 3 S, RANGE 66W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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:

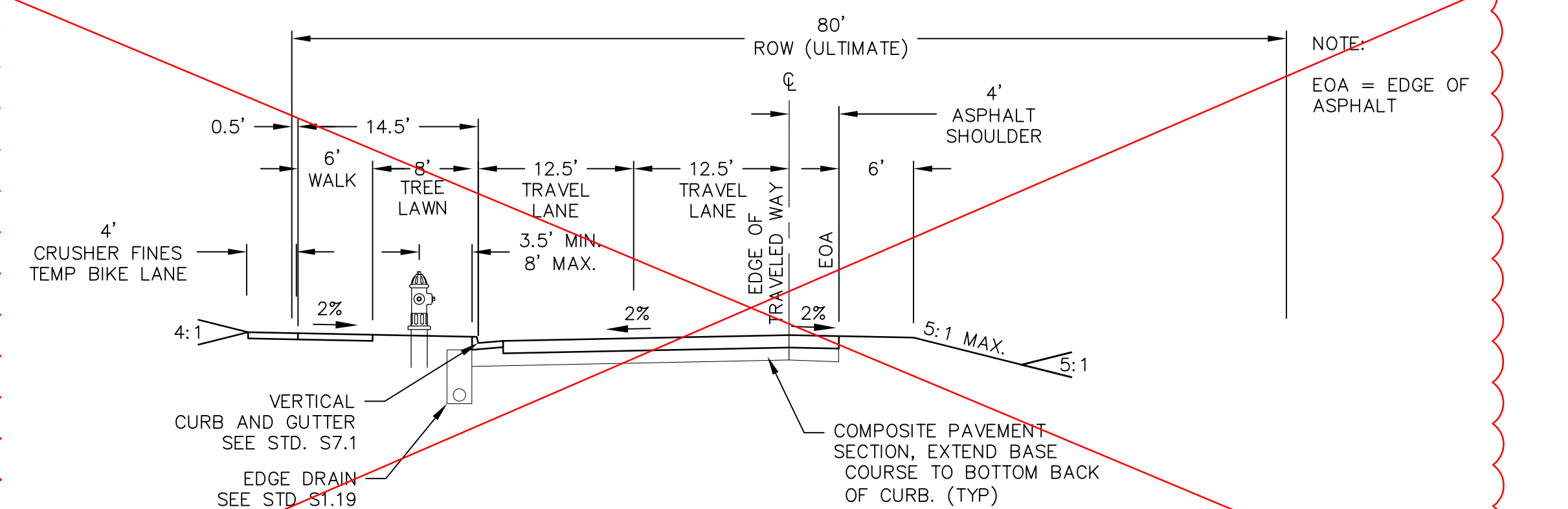
J:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-TIBET ROAD\PLAN SETS\PRIPRP-COVER.DWG 3/29/2022 3:47 PM BEACH, CHRISTOPHER

- 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.

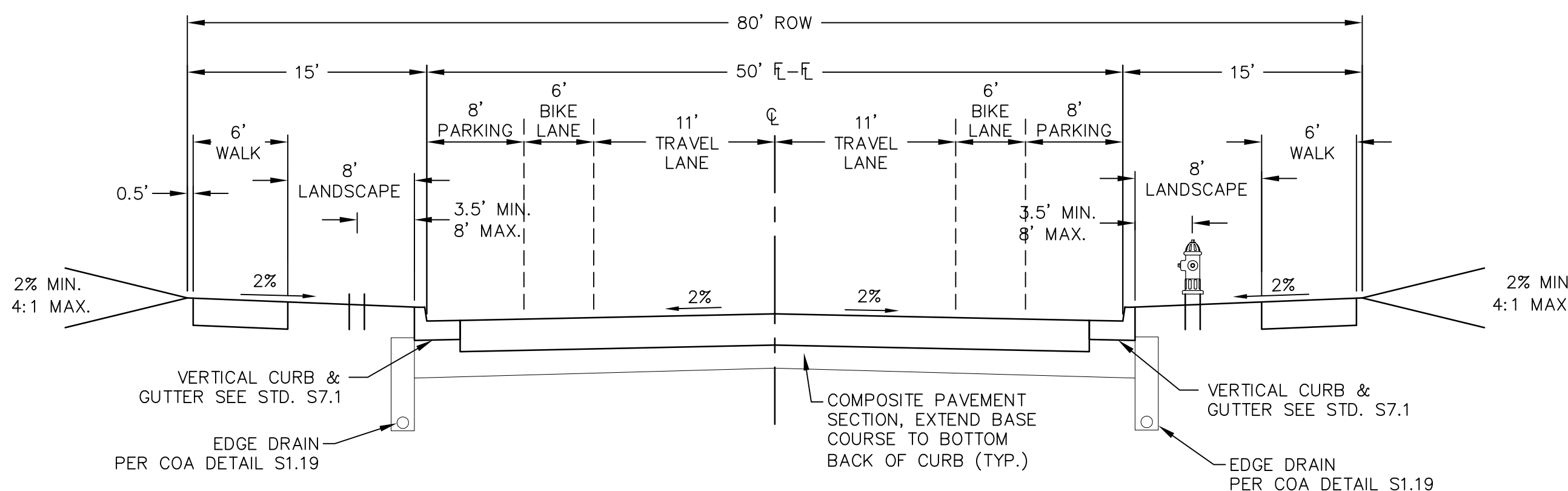
AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	LP	LOW POINT
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	MAX	MAXIMUM
AD	ALGEBRAIC DIFFERENCE	MH	MANHOLE
AC	ACR	MIN	MINIMUM
ADA	AMERICANS WITH DISABILITY ACT	NAC	NO ASSOCIATED CABLES FOUND FROM STRUCTURE
ASSY	ASSEMBLY	NAP	NO ASSOCIATED PIPING 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	FENCED 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

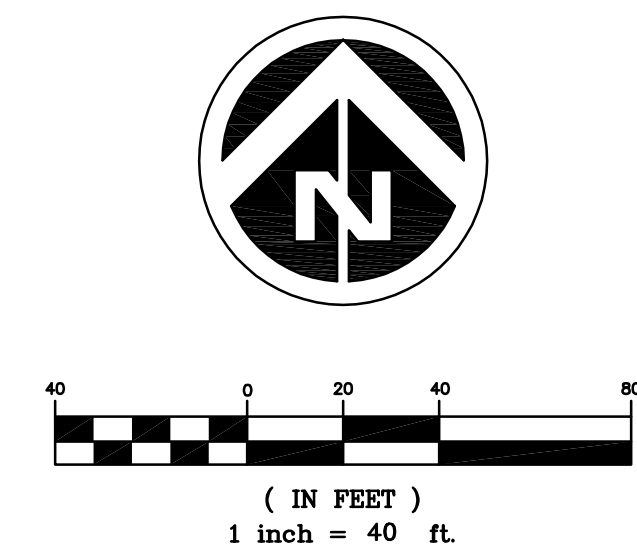
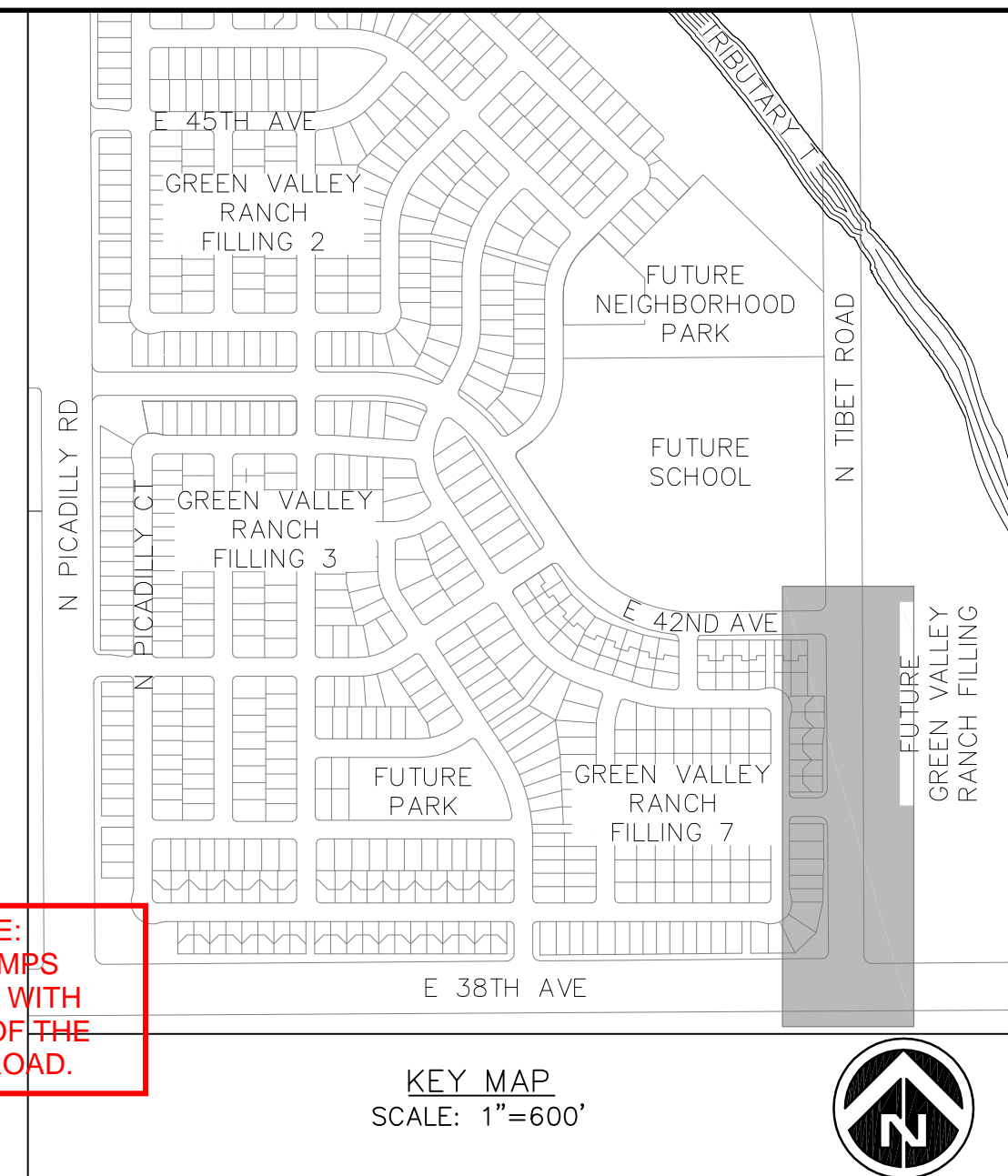
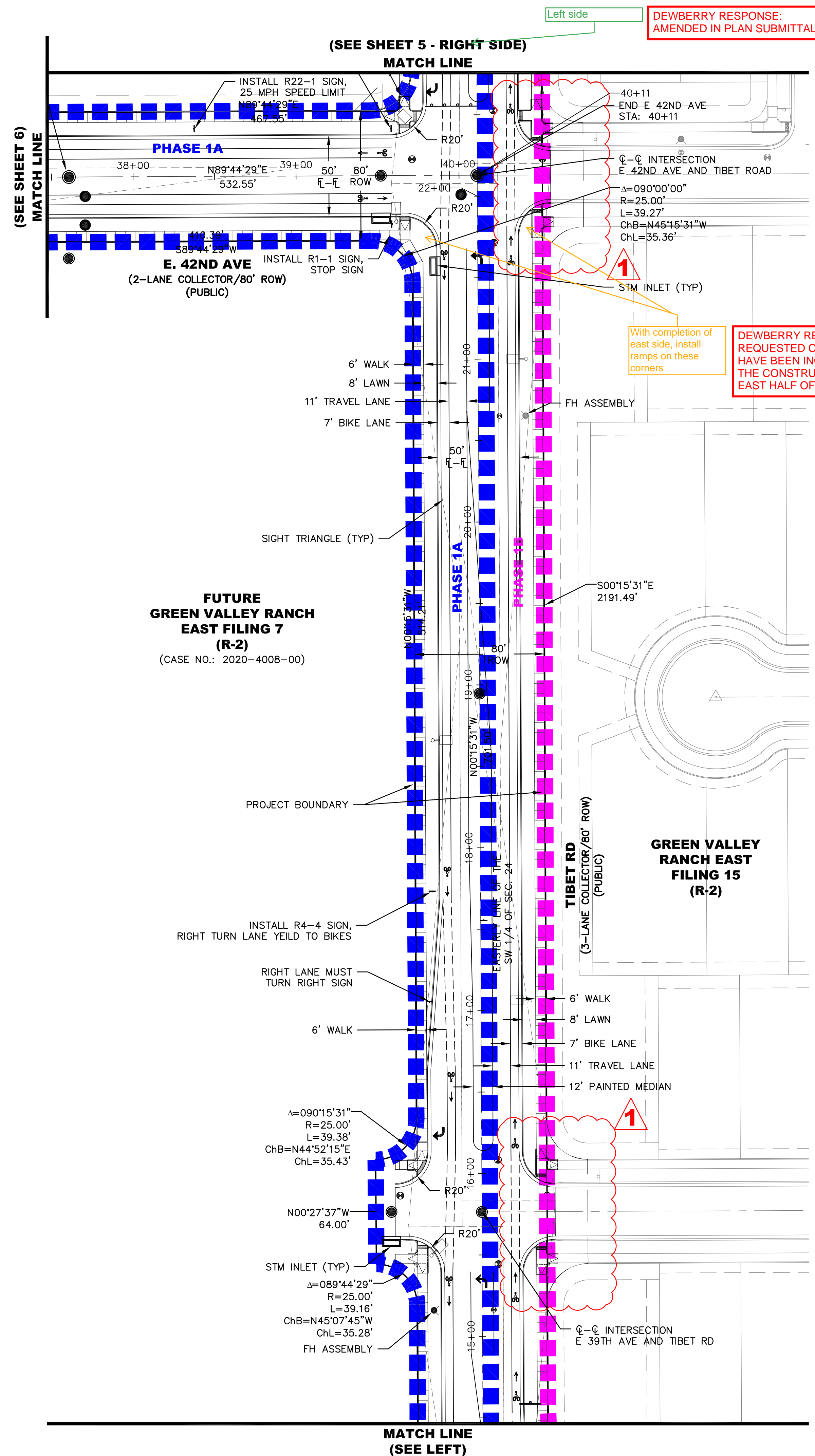
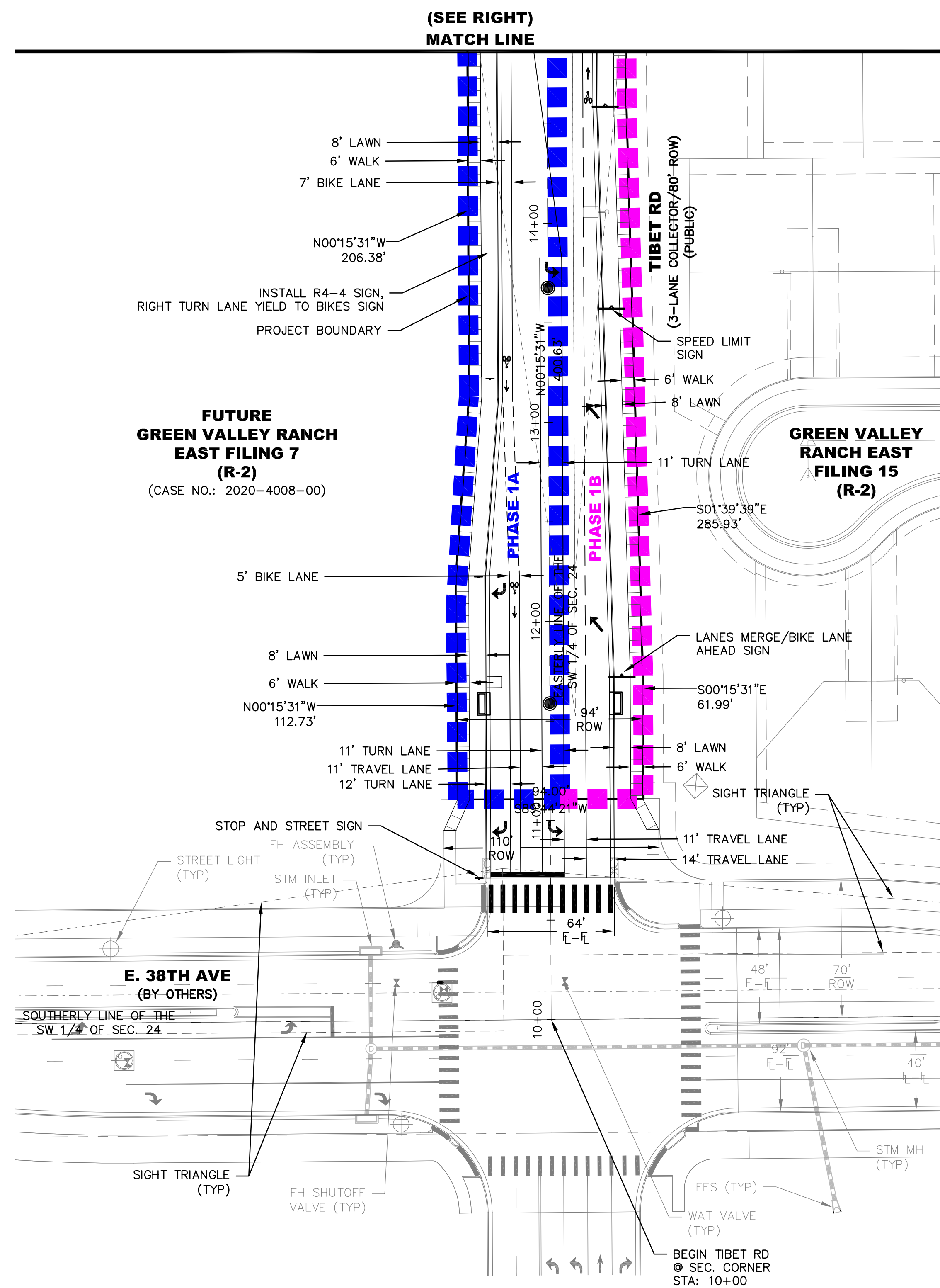


NOT TO SCALE



NOT TO SCALE

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



1 AMENDMENT 1:

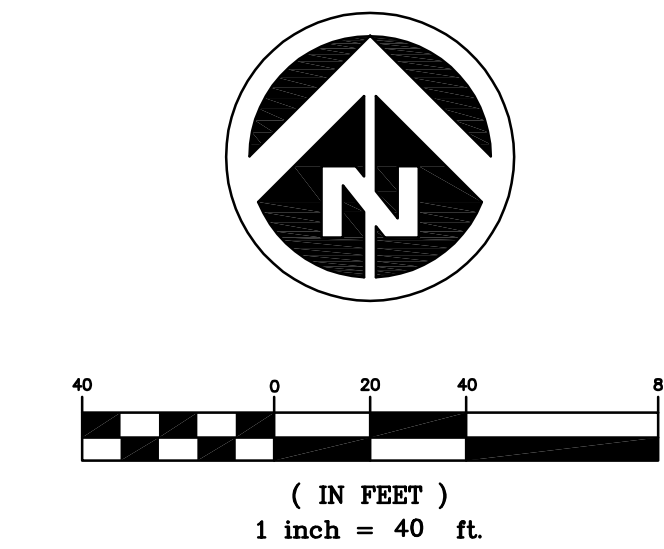
- ADDITION OF CURB RETURNS FOR FUTURE CONNECTION TO GVRE FILING 15 DEVELOPMENT AS WELL AS TEMPORARY CONSTRUCTION EASEMENT FOR ACCESS AND GRADING.

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.



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	
PHASE 1A	
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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**

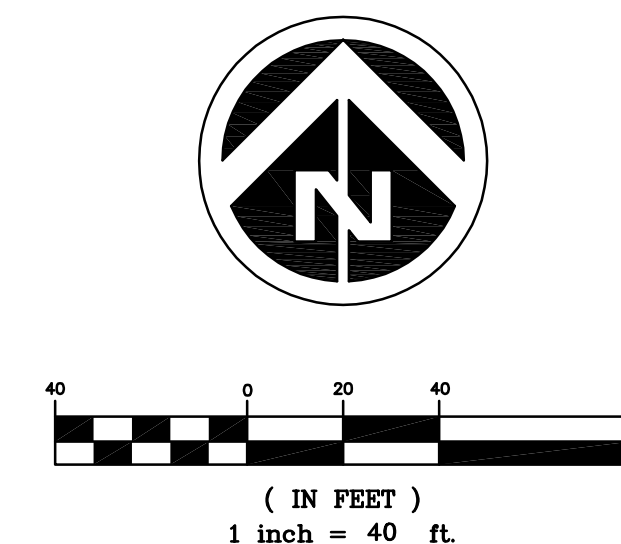
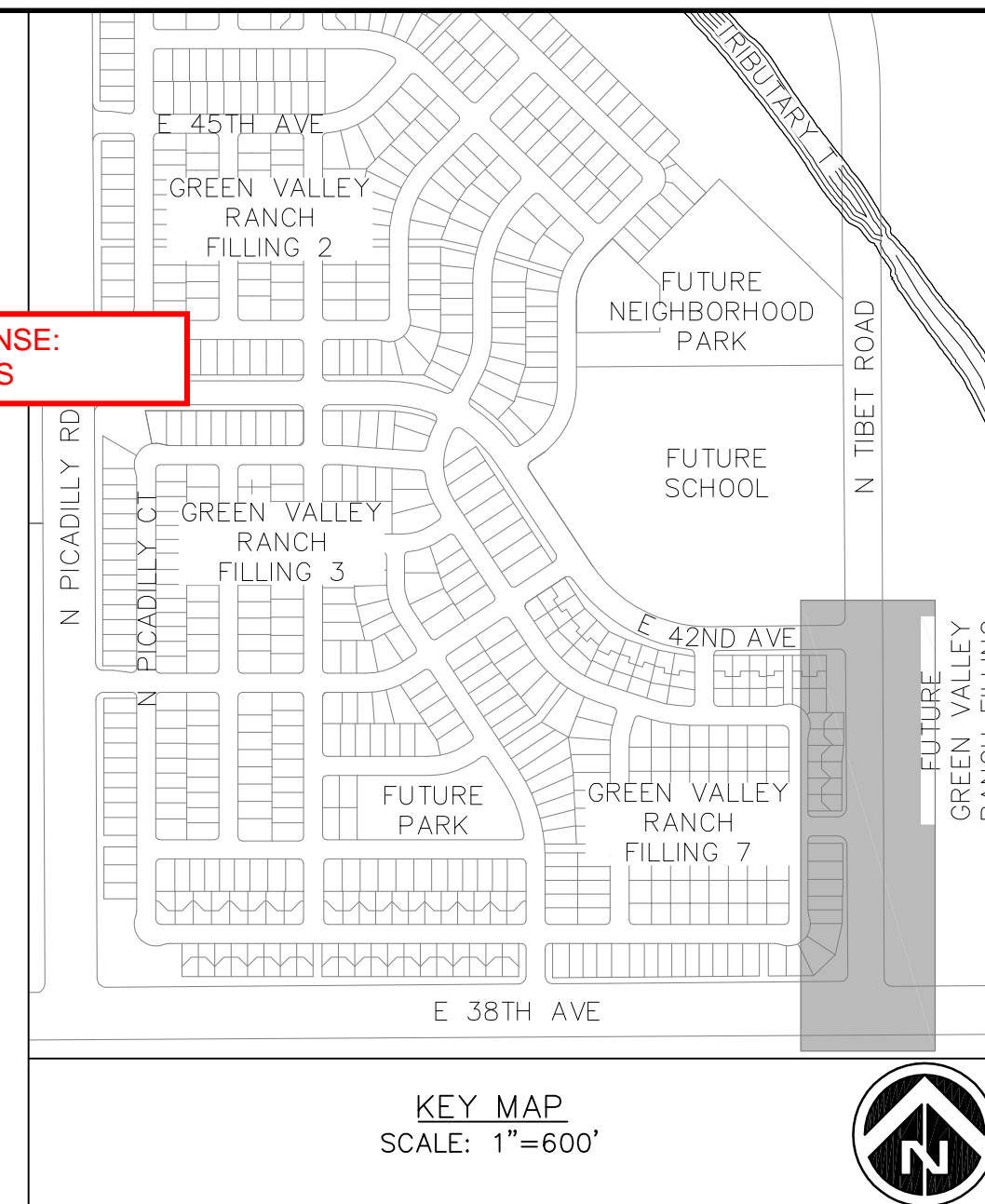
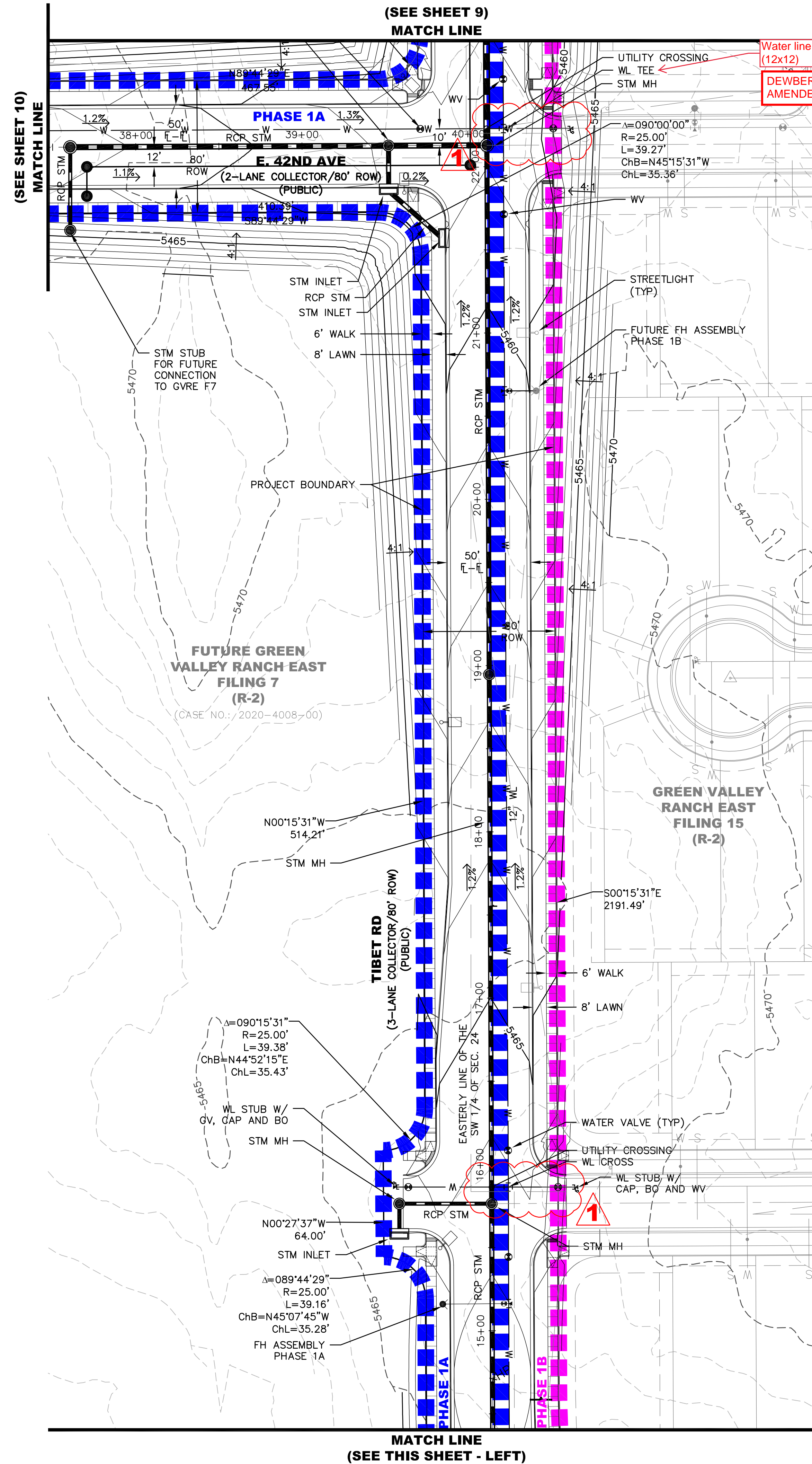
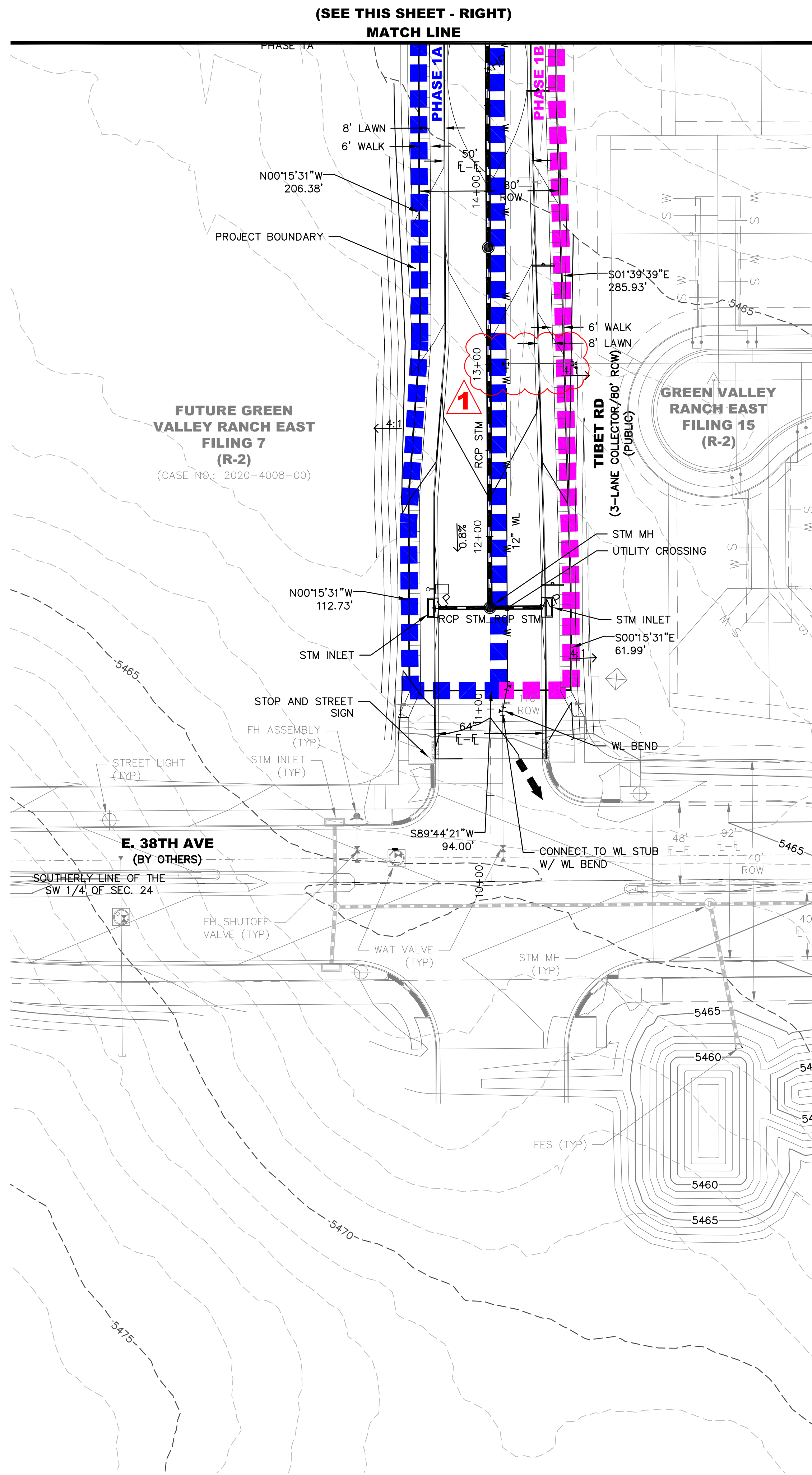
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

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

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

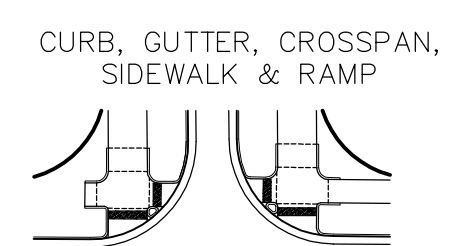
Project Number: 50116991	Designed By: OCB OCB	Checked By: CCN	Sheet Number: 6
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SYMBOLS AND LINETYPES LEGEND

Diagram illustrating the various lines associated with a standard lot:

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

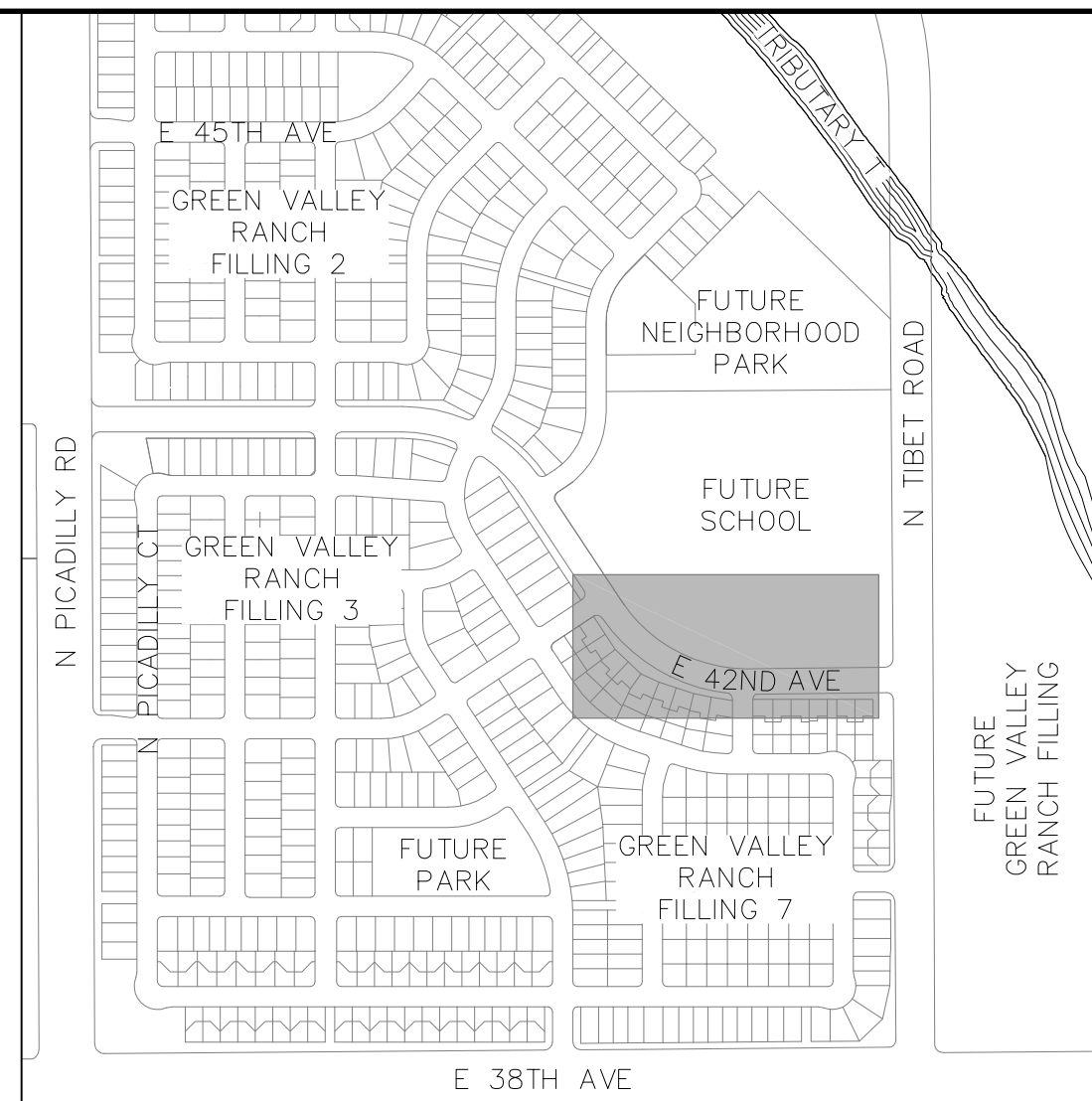


WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
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EX EASEMENT LINE	
<hr/>	
EMERGENCY OVERFLOW PATH	

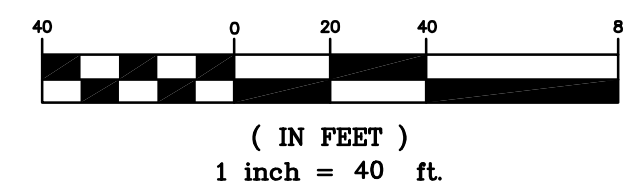
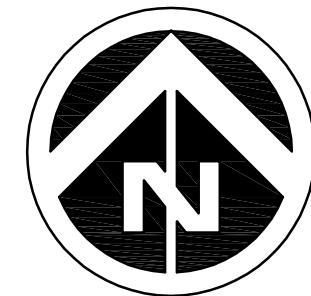
1 AMENDMENT 1:
• LOCATION OF WATERLINE STUBS UPDATED TO REFLECT PROPOSED GVRE FILING 15 LAYOUT.

NOTES:

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



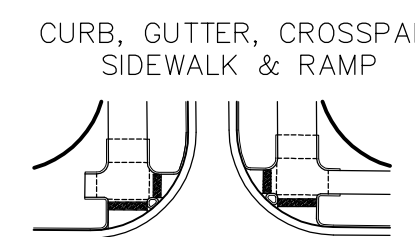
KEY MAP
SCALE: 1"=600'












SYMBOLS AND LINETYPES LEGEND

Diagram illustrating various boundary lines on a street layout:

- 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 
 _____ EX. EASEMENT LINE
 EMERGENCY OVERFLOW PATH



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

NOTES:

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 **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

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

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

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50116991	Designed By: OCB OCB	Checked By: CCN	Sheet Number: 10
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