



September 16, 2021

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

**Re: Initial Submission Review – Green Valley Ranch East Site Plan No. 5 - Site Plan Amendment with Adjustment and Replat**  
Application Number: **DA-1662-22**  
Case Number(s): 2019-4022-01; 2021-3043-00

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated August 26, 2021. The following is a response to comments.

## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to eleven (11) adjacent property owners, two (2) community associations and nine (9) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Four responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission. **RESPONSE: Noted**

#### **2. Completeness and Clarity of the Application**

2A. Revise the Narrative to identify the requested adjustment and include a justification; and, discuss how the proposed Site Plan with an adjustment meets the Approval Criteria found in Section 146-5.4.3.B.2. **RESPONSE: Narrative revised**

2B. Add the requested adjustment, code section reference and justification to the cover sheet of the Site Plan.

**RESPONSE: Addressed**

2C. Make sure all amended areas/items are clouded. **RESPONSE: Addressed**

2D. Revise the Lot Type Summary and the notes on Sheet 6 to distinguish motorcourt standard lots must have street frontage. **RESPONSE: Addressed**

2E. The Public Improvement Plan (PIP) identifies 52<sup>nd</sup> Avenue as a 3-lane collector, which requires an 80' right-of-way. Show and label the general location of the southern right-of-way line and add a note that a 20-foot or greater buffer shall be provided along the north side of the proposed lots. **RESPONSE: Shown and labeled**

#### **3. Landscape Plans** (Chad Giron / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / 303-739-7185 / comments in teal)

3A. Copy the note from the Site Plan that states the northern portion of Tract A is reserved for right-of-way for 52<sup>nd</sup> Avenue, to be dedicated to the City at a future time. Right-of-way width to be determined prior to dedication.

**RESPONSE: Added**

3B. Add an additional note stating the required Curbside Landscape, Tract Landscaping and/or Street Frontage Buffer shall be installed and maintained by the developer with the completion of 52<sup>nd</sup> Avenue. **RESPONSE: Added**

3C. Per the Amendment Notes on the Overall Site Plan, Tracts A and G have been combined into a single Tract A. Tract landscaping must be spread out more evenly than what is shown on this landscape plan. **RESPONSE: Revised**

3D. Add a North arrow to the Key Map on all sheets for clarification. Fix the North Arrow direction on Sheet 17. **RESPONSE: Added**

3E. Label "Future 52<sup>nd</sup> Avenue" on all applicable sheets. **RESPONSE: Labeled**

3F. Add a note stating the required Curbside Landscape, Tract Landscaping and/or Street Frontage Buffer shall be installed and maintained by the developer with the completion of 52<sup>nd</sup> Avenue. **RESPONSE: Added**

**4. Addressing** (Phil Turner / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / 303-739-7271)

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels and street line layers at a minimum. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org). **RESPONSE: This will be submitted shortly**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Public Works** (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)

5A. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved. **RESPONSE: Acknowledged**

5B. The minimum required slope for a swale is 2%. **RESPONSE: Acknowledged. We have a conc. Pan where this doesn't occur.**

5C. Label contours. **RESPONSE: Addressed**

**6. Traffic** (Steve Gomez / [segomez@auroragov.org](mailto:segomez@auroragov.org) / 303-739-7336 / comments in amber)

**Site Plan**

6A. Ensure the sidewalk, shown connecting toward 52<sup>nd</sup> Avenue, will connect to a future walkway. **RESPONSE: This is now connecting to the existing Picadilly Road.**

6B. Advisory comment: A northbound right-turn lane may be required from Picadilly to 52<sup>nd</sup> Avenue in the future. **RESPONSE: We are aware of this possibility and have accounted for this future impact, but this turn lane will be addressed when the eastern half of Picadilly is designed/constructed.**

6C. Provide a dimension from the lot lines to the quarter section along 52<sup>nd</sup> Avenue. **RESPONSE: Addressed**

**7. Life/Safety** (Will Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / comments in blue)

**Site Plan**

7A. The fire lane easements are not shown on the plat. Please add all fire lane easements to the plat document. **RESPONSE: Addressed on the plat.**

7B. Show and label the fire lane signs on the Site Plan sheet. **RESPONSE: Addressed**

7C. Provide the width of the fire lane easement in the hose pull diagram on Sheet 29. **RESPONSE: Added**

**Plat**

7D. The plat does not match the Site Plan. Please revise the fire lane easements shown on the Site Plan. **RESPONSE: Revised**

**8. Aurora Water** (Steve Dekoskie / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739-7490 / comments in red)

**Site Plan**

8A. Add note: All water service lines are to be sleeved under driveway aprons. **RESPONSE: A note has been added reflecting this.**

8B. Residual water pressures will be required for the multi-lot configurations on the civil plans. **RESPONSE: Acknowledged**

**9. Revenue/ Aurora Water/TAPS (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) / 303-739-7395)**

9A. Storm Drain Development Fees: 5.103 acres x \$1,242.00 = \$6,337.93.

No Storm Drain Development Fees due per Vern Adam. Adding 8 lots to GVRE 5. **RESPONSE: Noted**

**10. Real Property (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / comments in magenta)**  
**Site Plan**

10A. There are no monuments shown in the Basis of Bearings. **RESPONSE: The note has been revised**

10B. Match acronyms and abbreviations in the graphics. **RESPONSE: Addressed**

10C. Add adjacent subdivision information. **RESPONSE: Addressed**

10D. Reference the proposed subdivision plat number. **RESPONSE: This is an amendment to Filing 5 Site Plan**

10E. Revise references to Tract "G". **RESPONSE: Addressed**

10F. Add bearings, distances and curve data on Sheet 7, as noted. **RESPONSE: While this is well beyond the scope of this amendment, this revision has been made.**

10G. Address easement comments in lot typicals on Sheet 8. **RESPONSE: Addressed**

**Plat**

10H. Extend the Vicinity Map to encompass ½ mile around the site. **RESPONSE: Addressed as note.**

10I. Match the dedication title to the subdivision title. **RESPONSE: Addressed as note.**

10J. Edit the legal description per the redlines. **RESPONSE: See notes on plat redlines. See new map check.**

10K. Add the complete stamping per the AES Board rule. **RESPONSE: Addressed as noted.**

10L. Add/edit bearings and distances as noted. **RESPONSE: Addressed as noted. See new map check.**

10M. Add tic marks on easement lines. **RESPONSE: Added within the plat boundary.**

10N. Do easements need to be extended in motorcourt lots? **RESPONSE: See additional sheet 4.**

10O. There is a 1.1' gap between the southerly lines of Lots 1 & 5 that needs to be resolved. **RESPONSE: There is no gap between the lots.**

10P. Label private street tracts. **RESPONSE: Addressed as noted.**

10Q. Contact Andy Niquette at ([releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org)) to dedicate or release easements. **RESPONSE: No easements are being released or dedicated.**

10R. Address all notations and comments on the redlines. **RESPONSE: Redlines addresses.**

**11. Parks and Open Space (Michelle Teller / [mteller@auroragov.org](mailto:mteller@auroragov.org) / 303-739-7437)**

11A. PROS doesn't have any issues. This tract isn't identified as dedicated open space. **RESPONSE: Noted**

**12. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)**

12A. Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the replat and site plan for **Green Valley Ranch East Site Plan No. 5**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event. **RESPONSE: Noted**

**13. Adams County Department of Planning and Development ([developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org))**

13A. Thank you for including Adams County in the subject referral. We have no comment. **RESPONSE: Noted**

**14. Mile High Flood District ([submittals@udfed.org](mailto:submittals@udfed.org))**

14A. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project. **RESPONSE: Noted**

**15. Aurora Public Schools (APS) (Josh Hensley / 303-365-7812 / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))**

15A. Site Plan No. 5 is within the active adult portion of Green Valley Ranch East. There is no school land dedication requirement for this portion of the development. **RESPONSE: Noted**

**END OF RESPONSES**

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5  
LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TRACTS A AND G, AND LOTS 11-25, INCLUSIVE, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. 202000137533, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS: ← Follows. ?

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRACT G;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT G AND THE EASTERLY BOUNDARY OF SAID BLOCK 1, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 265.12 FEET TO THE NORTHERLY BOUNDARY OF TRACT F, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT F, THE FOLLOWING FIVE (5) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 433.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.28 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'40", AN ARC LENGTH OF 17.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.28 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'40", AN ARC LENGTH OF 28.25 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 73.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'13", AN ARC LENGTH OF 62.47 FEET TO THE BOUNDARY OF SAID TRACT A;

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TEN (10) COURSES:

1. NORTH 35°07'44" WEST, A DISTANCE OF 51.53 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 150.23 FEET;
3. SOUTH 00°00'00" EAST, A DISTANCE OF 390.00 FEET;
4. NORTH 90°00'00" EAST, A DISTANCE OF 170.00 FEET;
5. SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. NORTH 90°00'00" WEST, A DISTANCE OF 39.20 FEET;
8. NORTH 82°24'07" WEST, A DISTANCE OF 75.63 FEET;
9. NORTH 90°00'00" WEST, A DISTANCE OF 43.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'54", AN ARC LENGTH OF 39.23 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006000386390 IN SAID OFFICIAL RECORDS AND THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID TRACT G, NORTH 00°02'06" WEST, A DISTANCE OF 640.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.102 ACRES, (222,263 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, AMENDMENT NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_ AS \_\_\_\_\_

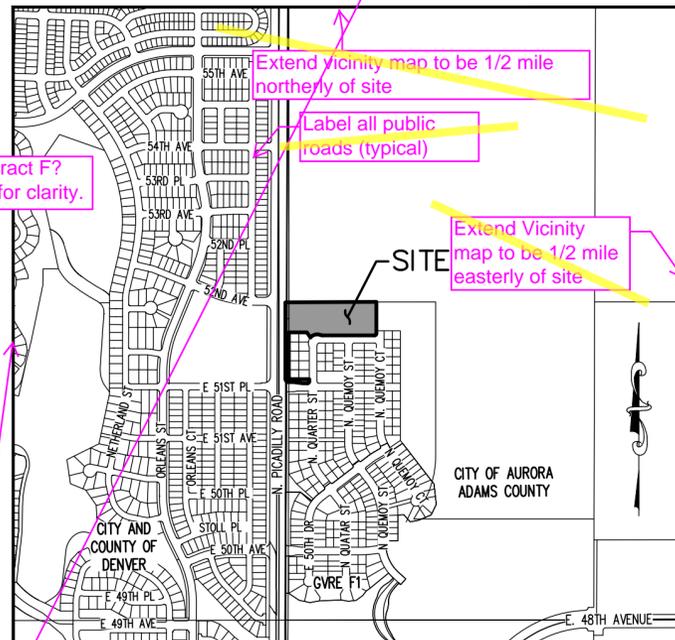
OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNE: 1.6.H. Basis of Bearing Statements.

2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

MY C

Graphics also show the north line of Tract G?



VICINITY MAP  
SCALE 1" = 2000'

## GENERAL NOTES

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. 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, 1992) REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 13 BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA PLS 38003 (2007)", 1.5± BLOW SURFACE AND MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 13 BY A 2" BRASS CAP STAMPED "LS 11389 (1984)" 0.5± BELOW SURFACE, TAKEN TO BEAR NORTH 89°40'33" EAST, A DISTANCE OF 2639.49 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 21000310635 - REVISION NO. 1 WITH AN EFFECTIVE DATE OF JULY 2, 2021 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
7. TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.
8. AN AVIGATION EASEMENT AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN RECORDED DECEMBER 8, 2017 AT RECEPTION NO. 2017000108261.
9. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

## SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BOUNDARY SHEET
SHEET 3	LOT AND EASEMENT DETAIL SHEETS

## COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ CITY \_\_\_\_\_  
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
Move to precede Engineer

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_, 20\_\_\_\_

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
Add date last observed in the field.

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,  
COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_  
INSTRUMENT NO.: \_\_\_\_\_

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19321-15  
Drawn By: RDR

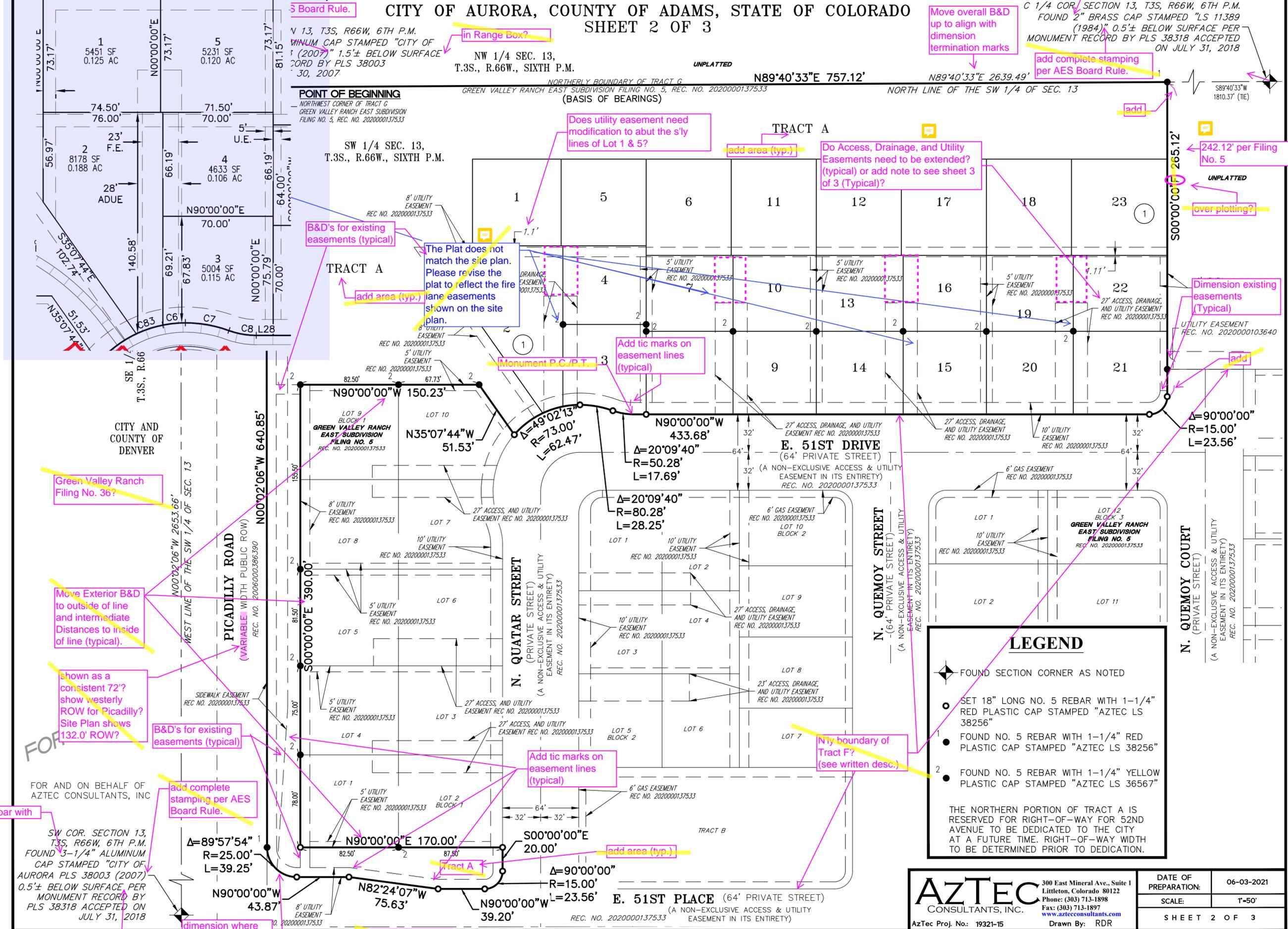
DATE OF PREPARATION:	06-03-2021
SCALE:	N/A
SHEET 1 OF 3	

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3



1" pipe in concrete (provide dimension of concrete) with?

Move overall B&D up to align with dimension termination marks

add complete stamping per AES Board Rule.

Does utility easement need modification to about the s'ly lines of Lot 1 & 5?

Do Access, Drainage, and Utility Easements need to be extended? (typical) or add note to see sheet 3 of 3 (Typical)?

242.12' per Filing No. 5

over plotting?

Dimension existing easements (Typical)

add

A=90°00'00" R=15.00' L=23.56'

The Plat does not match the site plan. Please revise the plat to reflect the fire lane easements shown on the site plan.

Add tic marks on easement lines (typical)

Green Valley Ranch Filing No. 36?

Move Exterior B&D to outside of line and intermediate Distances to inside of line (typical).

shown as a consistent 72'? show westerly ROW for Picadilly? Site Plan shows 132.0' ROW?

B&D's for existing easements (typical)

add complete stamping per AES Board Rule.

#6 rebar with

SW COR. SECTION 13, T3S, R66W, 6TH P.M. FOUND 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA PLS 38003 (2007) 0.5± BELOW SURFACE PER MONUMENT RECORD BY PLS 38318 ACCEPTED ON JULY 31, 2018

dimension where existing easements intersect

Show entire E. 51st Place ROW

### LEGEND

- FOUND SECTION CORNER AS NOTED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"

THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

## AZTEC CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 19321-15  
Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=50'
SHEET 2 OF 3	

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5  
 LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

Is an easement required to cover the 1.1' gap between the S'y lines of Lots 1 & 5

make this to the hundredth of a foot

Label B&D's for existing easements (typical)

Formerly 65.10' and rear lot line moved 1.1' or 1.19' northerly? 66.20' or 66.19'?

### LOT AND UTILITY EASEMENTS DETAIL

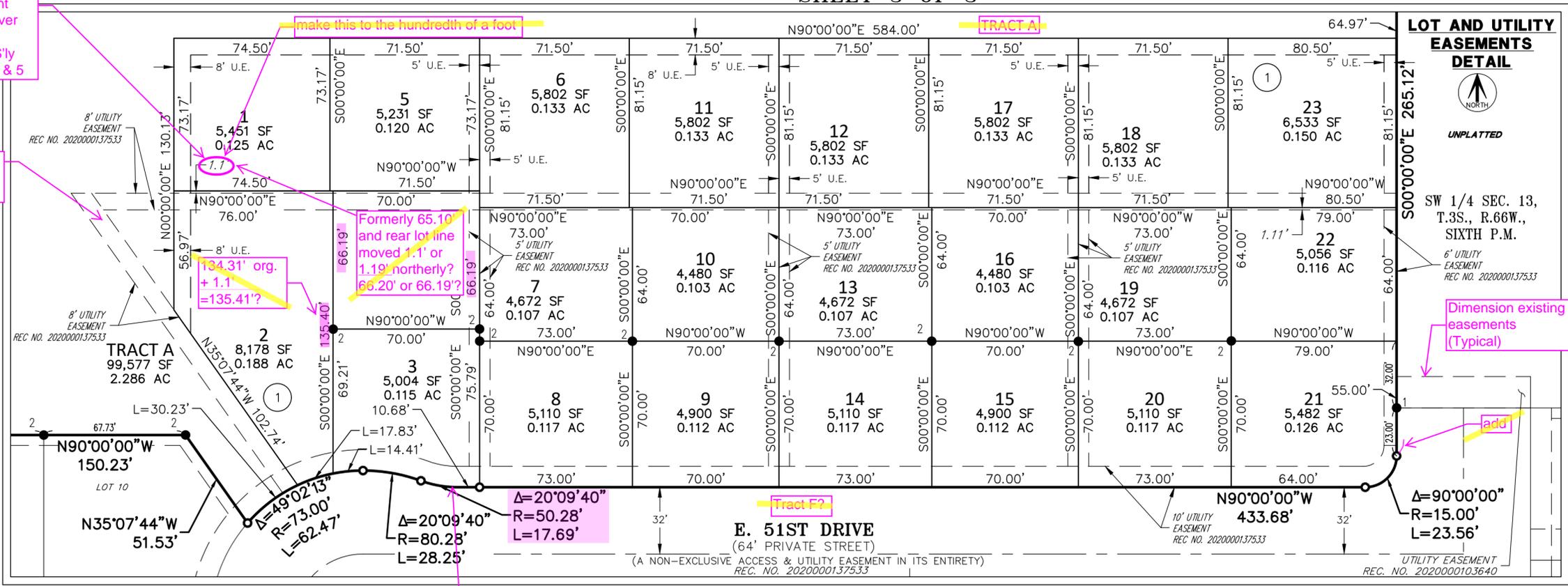


SW 1/4 SEC. 13, T.3S., R.66W., SIXTH P.M.  
 6' UTILITY EASEMENT REC. NO. 2020000137533

Dimension existing easements (Typical)

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

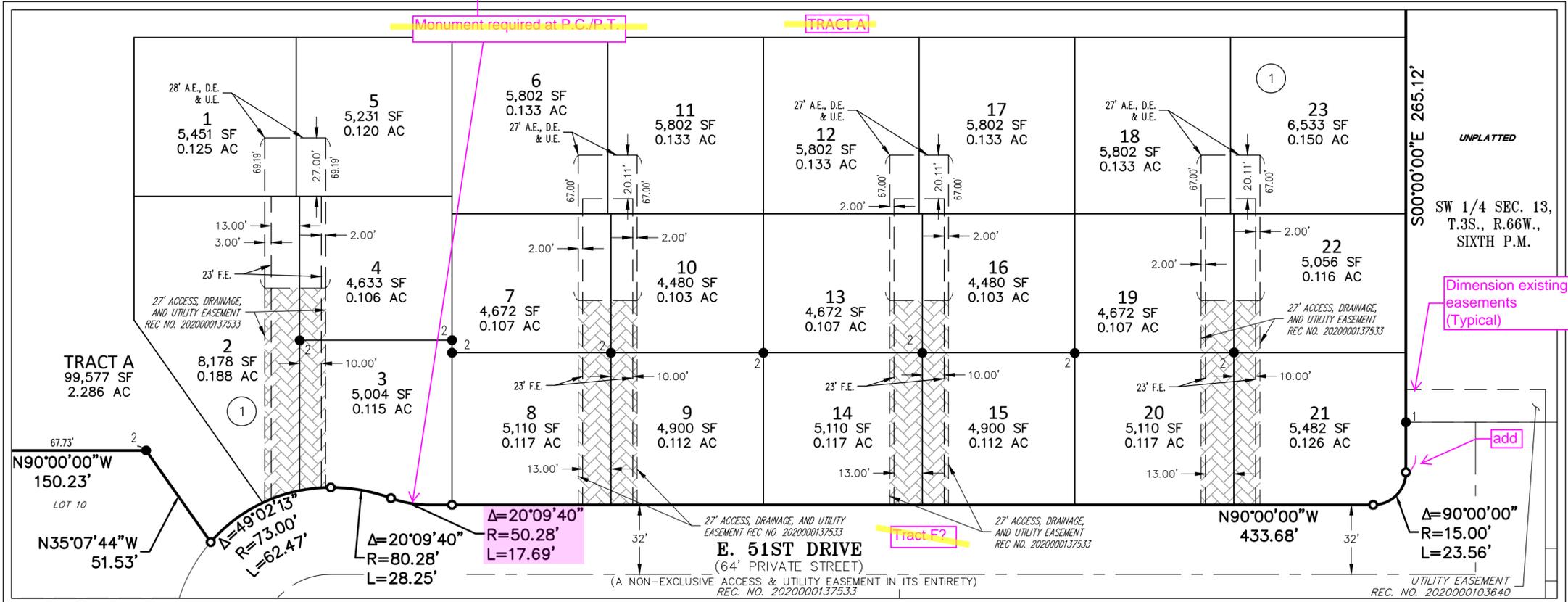


Monument required at P.C./P.T.

### LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
  - SET 18" LONG NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
  - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
  - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
  - ① BLOCK NUMBER
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - A.E. ACCESS EASEMENT
  - F.E. FIRELANE EASEMENT
- NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.
- ▨ ACCESS, DRAINAGE AND UTILITY EASEMENT PER RECEPTION NO. 2020000137533

Dimension existing easements (Typical)



### ACCESS, DRAINAGE, & UTILITY EASEMENTS, AND FIRELANE EASEMENTS DETAIL



two words

**AZTEC**  
 CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com  
 AzTec Proj. No.: 19321-15  
 Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=40'
SHEET 3 OF 3	

**LEGAL DESCRIPTION**

A PORTION OF THAT CERTAIN "PARCEL 1" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 AND ALL OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, RECORDED SEPTEMBER 1, 2020 AT RECEPTION NO. 2020000086087, BOTH BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°02'06" WEST, A DISTANCE OF 1070.82 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°57'54" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 RECORDED FEBRUARY 07, 2019 AT RECEPTION NO. 2019000001480 AND THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT "A" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 2006000386390, BOTH BEING RECORDED IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'06" WEST, A DISTANCE OF 1,583.20 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG SAID NORTH LINE, NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 242.12 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 915.33 FEET;

THENCE SOUTH 39°45'09" EAST, A DISTANCE OF 30.14 FEET TO THE MOST NORTHERLY CORNER OF LOT 32, BLOCK 4 OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. SOUTH 55°50'58" WEST, A DISTANCE OF 111.37 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 55°50'58" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
3. NORTH 25°03'25" WEST, A DISTANCE OF 19.52 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 60°15'03" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
5. SOUTH 64°43'26" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°43'26" WEST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
7. SOUTH 59°47'41" WEST, A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 532.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
9. SOUTH 52°27'25" WEST, A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
12. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
13. SOUTH 37°32'35" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
14. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. SOUTH 52°27'25" WEST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
17. NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
18. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
19. SOUTH 37°32'35" EAST, A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
20. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
21. SOUTH 52°27'25" WEST, A DISTANCE OF 60.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET;
22. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'54", AN ARC LENGTH OF 88.42 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 AMENDMENT NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, NORTH 47°33'44" WEST, A DISTANCE OF 122.09 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°57'54" WEST, A DISTANCE OF 121.55 FEET TO THE POINT OF BEGINNING.

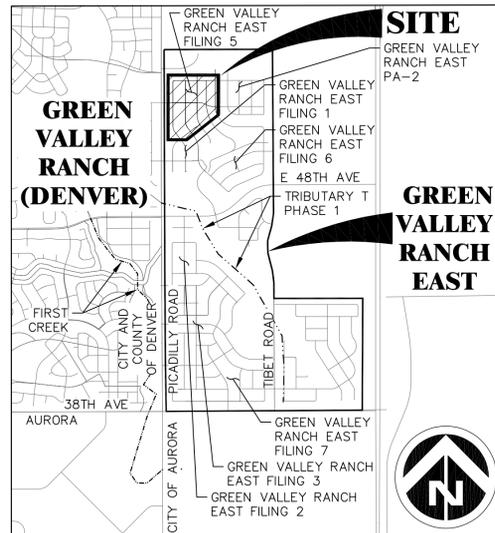
CONTAINING AN AREA OF 30.191 ACRES, (1,315,139 SQUARE FEET), MORE OR LESS.

**Adjustment**  
Add adjustment request to UDO section ---- and justification

ADDRESSED

**GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5** with Adjustment ADDRESSED

SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**VICINITY MAP**  
SCALE: 1"=2000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES AND TYPICAL SECTIONS
3	LOT, LINE AND CURVE TABLES
4	TEMPORARY STREET INTERSECTION
5	TEMPORARY STREET INTERSECTION
6	OVERALL SITE PLAN
7	PHASING PLAN
8	SITE PLAN
9	SITE PLAN
10	OVERALL UTILITY PLAN
11	GRADING AND UTILITY PLAN
12	GRADING AND UTILITY PLAN
13	SIGNAGE AND STRIPING PLAN
14	KEYMAP
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	DETAILS
22	DETAILS
23	DETAILS
24	DETAILS
25	DETAILS
26	HYDROZONE MAP
27	IRRIGATION REBATE EXHIBIT
28	ARCHITECTURE

**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.

No monuments are shown?

NOTE HAS BEEN REVISED.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

ACKNOWLEDGED

**PROJECT TEAM:**

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

**ENGINEER:**  
DEWBERRY  
8100 E. MAPLEWOOD AVE., SUITE 150  
GREENWOOD VILLAGE, CO 80111  
CONTACTS:  
JASON MARGRAF & CRAIG NORTHAM  
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

**OWNER'S CERTIFICATE:**

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5  
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, \_\_\_\_\_ 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 COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ 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: \_\_\_\_\_

ADDRESSED

Add 8 lots by revising motorcourts from 4-pack to 6-pack

AMENDMENTS

AMENDMENT 1 - 6/11/21 4-PACK TO 6-PACK MODIFICATION ALONG THE NORTH SIDE OF 51ST DRIVE.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5001  
Contact: Craig C. Northam, PE  
Email: cnortham@dewberry.com

**GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

AMENDMENT	No.	Date	Description
AMENDMENT 1	1	06/19/21	
SIXTH SUBMITTAL	6	10/19/20	
FIFTH SUBMITTAL	5	09/23/20	
FOURTH SUBMITTAL	4	08/14/20	
THIRD SUBMITTAL	3	06/26/20	
SECOND SUBMITTAL	2	03/31/20	
FIRST SUBMITTAL	1	12/12/19	

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50118860**  
Designed By: **GKP** Drawn By: **BMS**  
Checked By: **CCN**  
Sheet Number: \_\_\_\_\_

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\SPCS-NOTES AND TYPICAL SECTIONS.DWG 07/20/21 11:40 AM NORTHAM\_CRMG

**LIST OF ACRONYMS AND ABBREVIATIONS**

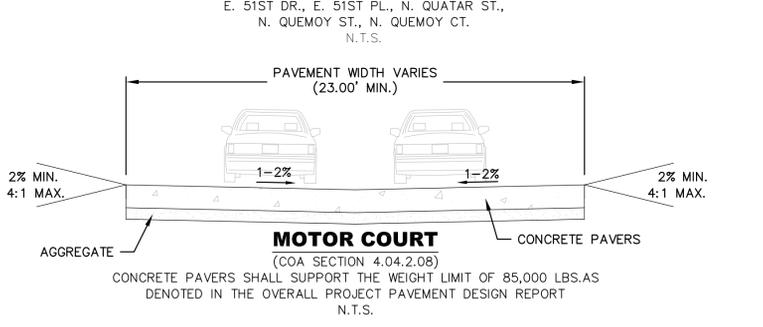
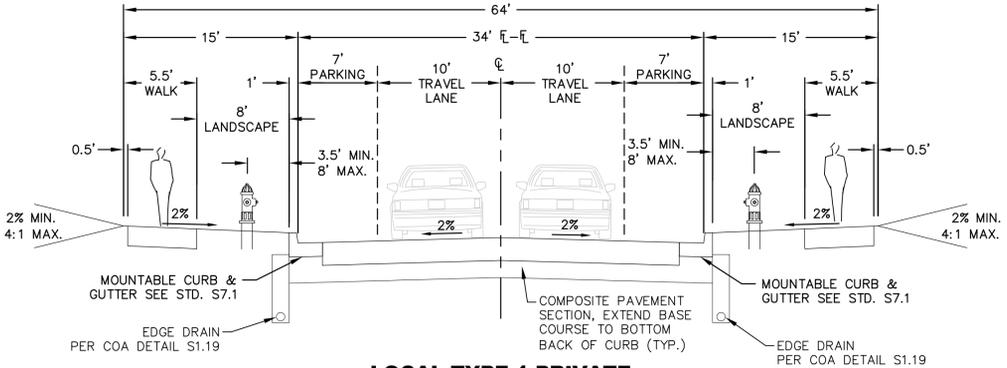
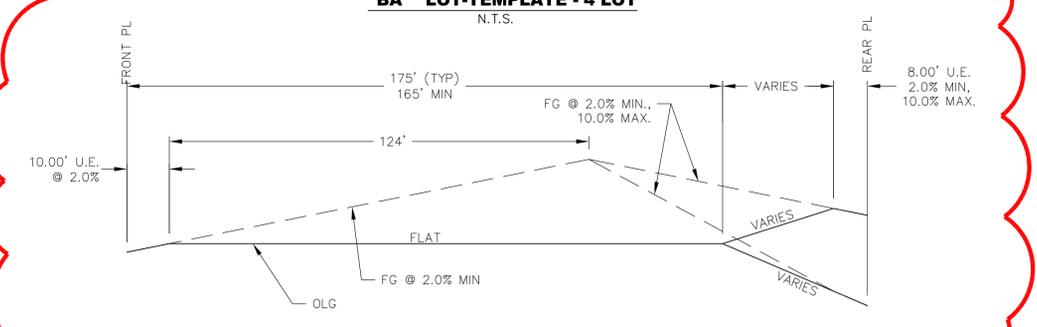
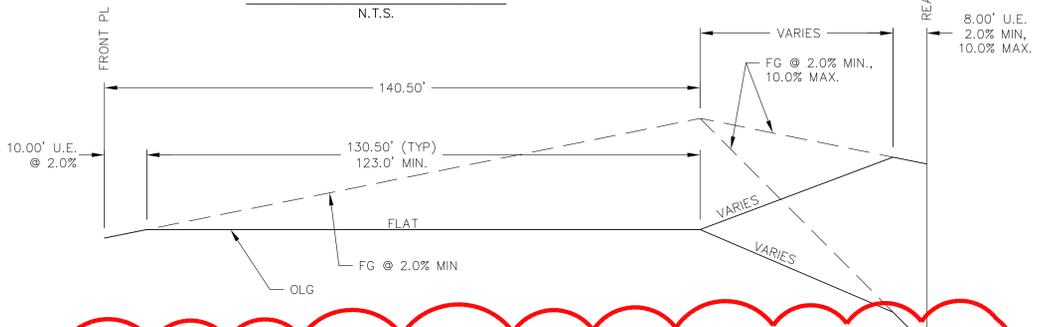
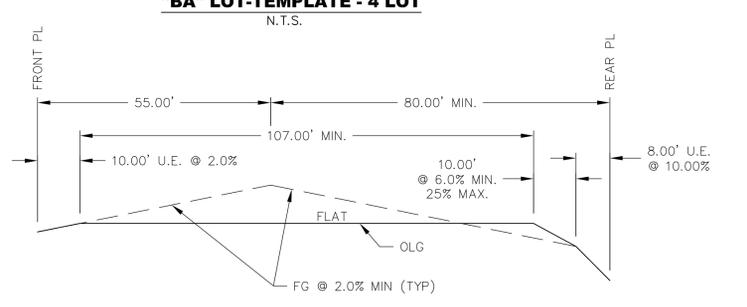
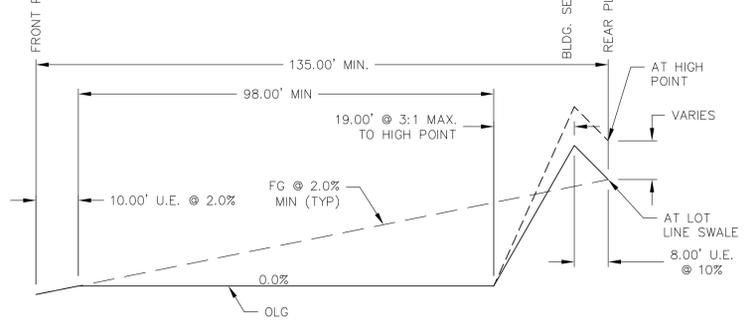
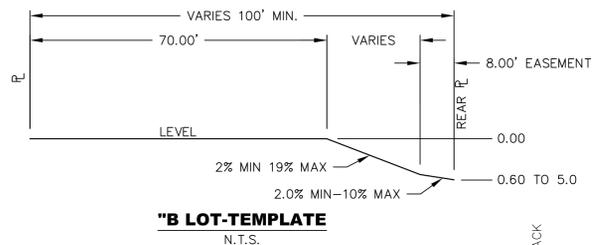
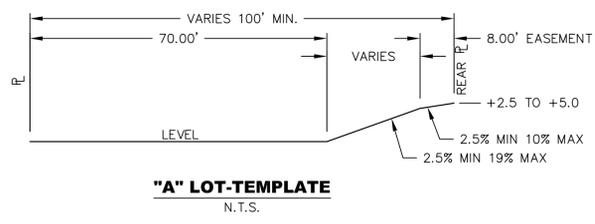
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSEL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY LINE
BOW	BACK OF WALL	PMF	PROBABLE MAXIMUM FLOOD
BP	BEGINNING POINT	PROP	PROPOSED
BW	BOTTOM OF WALL	PVC	POLY VINYL CHLORIDE
CFS	CUBIC FEET PER SECOND	Q10	10 YEAR DISCHARGE
CL	CENTERLINE	Q100	100 YEAR DISCHARGE
CONC	CONCRETE	R	RADIUS
D.U.E.	DRAINAGE AND UTILITY EASEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
E.A.E.	EMERGENCY ACCESS EASEMENT	SAN	SANITARY SEWER
ELEV.	ELEVATION	SB	STILLING BASIN
EX	EXISTING	SEC.	SECTION
FE	FIRE LANE EASEMENT	STA	STATION
FEMA	FEDERAL EMERGENCY ASSISTANCE DISASTER RELIEF ACT	STM	STORM SEWER
FES	FLARED END SECTION	SWE	SIDEWALK EASEMENT
FG	FINISHED GRADE	TB	THRUST BLOCK
FH	FIRE HYDRANT	TBC	TOP BACK OF CURB
FHAD	FLOOD HAZARD AREA DELINEATION	TEMP	TEMPORARY
FIRM	FLOOD INSURANCE RATE MAP	TOF	TOP OF FOUNDATION
FL	FLOW LINE	TOP	TOP OF PIPE
FS	FIRE SERVICE	TOS	TOP OF SLAB
FT	FOOT	TW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
G.B.	GRADE BREAK	U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GV	GATE VALVE	UTIL	UTILITY
HC	HANDICAP	VERT	VERTICAL
HORZ	HORIZONTAL	VN	NORMAL VELOCITY
HP	HIGH POINT	W/	WITH
HW	HEAD WALL	W/L	WATER LINE
INT	INTERSECTION OR INTERCEPT	WQ	WATER QUALITY
INV	INVERT	WQCV	WATER QUALITY CAPTURE VOLUME
IRR	IRRIGATION	WSL	WATER SURFACE ELEVATION
LP	LOW POINT	YEAR	YEAR
MAX	MAXIMUM		
MH	MANHOLE		

**REQUIRED SITE PLAN NOTES**

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- 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 UNOBTURATED 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 LINES 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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 THE BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

**NOTES**

- REFER TO SHEET 10 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
- 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.
- STREET ISLANDS LOCATED WITHIN CITY ROW, SHALL BE MAINTAINED BY THE DEVELOPER/OWNER/METRO DISTRICT.
- ALL MAIL KIOSKS SERVING FILING 5 ARE LOCATED AT THE CLUBHOUSE. REFERENCE FILING 4 DOCUMENTS FOR INFORMATION REGARDING POSTAL AND ADA REQUIREMENT CONFORMANCE.



**1**  
AMENDMENT 1  
-ADDED 8 NEW LOTS WITH  
REVISED LOT GRADING  
TEMPLATE

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.385.5001  
Contact: Craig C. Northam, PE  
Email: cnortham@dewberry.com

**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5  
NOTES AND TYPICAL SECTIONS**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Description
1	12/12/19
2	3/31/20
3	6/26/20
4	8/14/20
5	9/23/20
6	10/19/20
7	10/19/20
8	06/19/21

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Project Number:  
**50118860**  
Designed By: **GKP** Drawn By: **BMS**  
Checked By: **CCN**  
Sheet Number:  
**2**

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\PCSP-NOTES AND TYPICAL SECTIONS.DWG 01/17/2021 11:40 AM NORTHAM\_CRMG

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C48.

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C49 through C80.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L3 through L28.

LOT #, BLOCK #, SQ. FOOTAGE, FRONTAGE, SETBACKS, SETBACKS, CLASSIFICATION. Columns include FRONT (FT) GARAGE/HOUSE, SIDE/CORNER (FT). Rows 1 through 115.

LOT #, BLOCK #, SQ. FOOTAGE, FRONTAGE, SETBACKS, SETBACKS, CLASSIFICATION. Columns include FRONT (FT) HOUSE/GARAGE, SIDE/CORNER (FT). Rows 1 through 22.

AMENDMENT 1 -REVISED EXISTING LOTS AND ADDED 8 NEW LOTS TO BLOCK 1 WITH ASSOCIATED TABLE UPDATES

AMENDMENT 1 LOT REVISIONS

NOTE: FOR THIS CHART, FRONTAGE IS DEFINED AS THE LOT WIDTH AT THE STREET PROPERTY LINE FOR SMALL, STANDARD, AND FRONT BUNGALOW LOTS. FOR REAR BUNGALOW LOTS, FRONTAGE IS DEFINED AS THE ACCESS EASEMENT FRONTAGE LENGTH.



GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 LOT, LINE AND CURVE TABLES

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

AMENDMENT 1 table with columns: No., Date, Description. Rows 1 through 6.

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860 Designed By: GKP Drawn By: BMS Checked By: CCN Sheet Number: 3

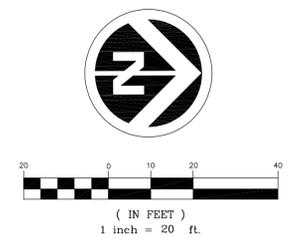
### SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	STREET SIGN	
PHASE LINE	WATER METER	
EASEMENT LINE	FH AND VALVE	
SECTION LINE	EX FH	
HALF-SECTION LINE	EX WATER VALVE	
RIGHT OF WAY LINE	STREET LIGHT	
CENTER LINE OF STREET	EX STREET LIGHT	
LOT LINE	EX 24" STM	
BUILDING SET BACK	EX STORM MH	
SIGHT LINE	STORM INLET	
EX TELEVISION	FLARED END SECTION	
EX ELECTRIC	EX EASEMENT LINE	
EX TELEPHONE	BLOCK NUMBER	
EX FIBER OPTIC		
EX GAS LINE		

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

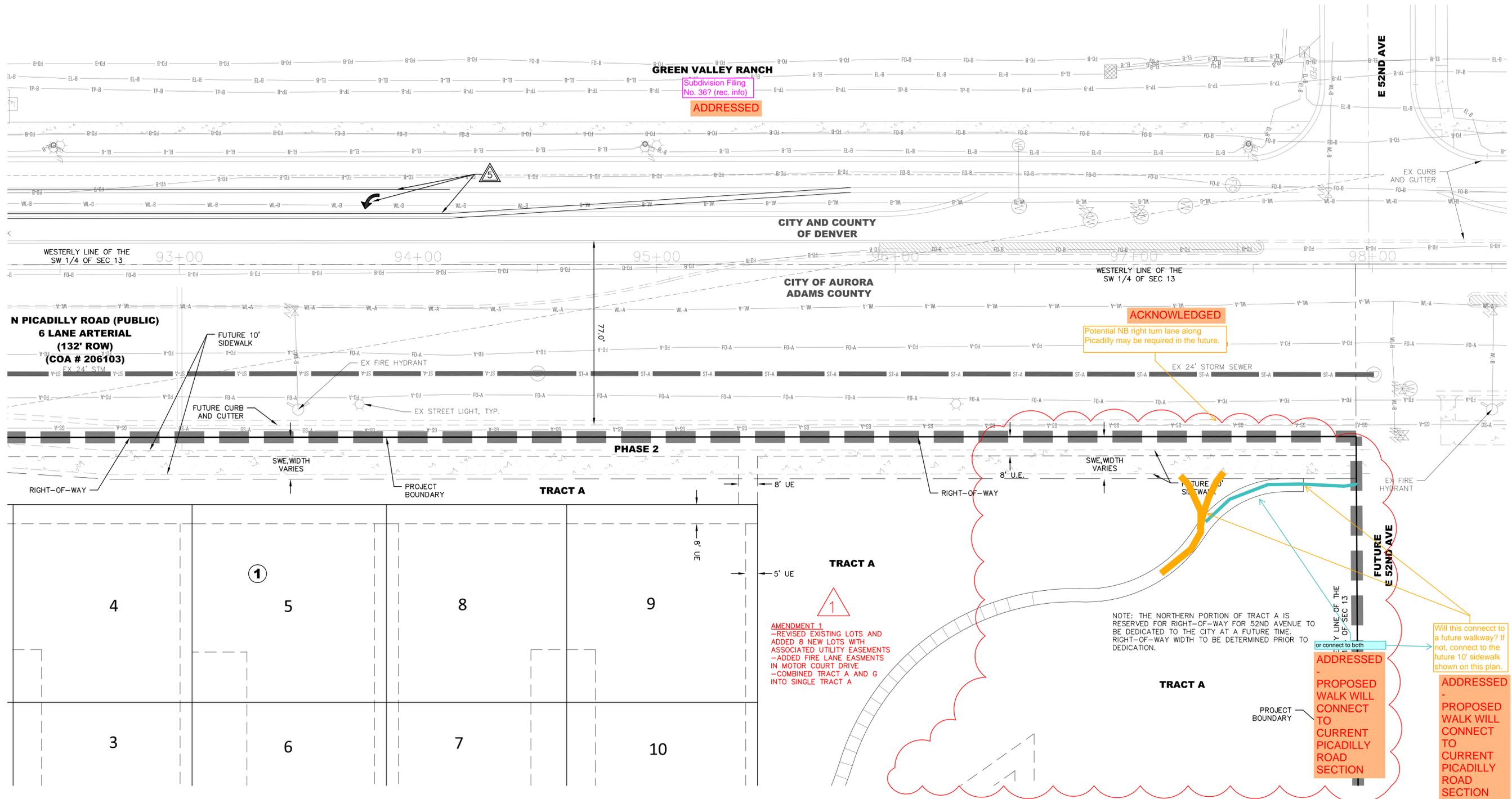
### KEYNOTE

	SIGHT LINES
	STOP SIGN & STREET SIGN
	MEDIAN WARNING SIGN
	8' CROSSSPAN
	PAINT STRIPING



**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.386.5001  
Contact: Craig C. Northam, PE  
Email: cnortham@dewberry.com

**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5  
TEMPORARY STREET INTERSECTION**



**ACKNOWLEDGED**  
Potential NB right turn lane along Picadilly may be required in the future.

**ADDRESSED**  
- PROPOSED WALK WILL CONNECT TO CURRENT PICADILLY ROAD SECTION

**ADDRESSED**  
- Will this connect to a future walkway? If not, connect to the future 10' sidewalk shown on this plan.  
- PROPOSED WALK WILL CONNECT TO CURRENT PICADILLY ROAD SECTION

**AMENDMENT 1**  
-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS  
-ADDED FIRE LANE EASEMENTS IN MOTOR COURT DRIVE  
-COMBINED TRACT A AND G INTO SINGLE TRACT A

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZINSKI

DOCUMENT AMENDMENTS	
No.	Description
1	12/12/19
2	3/31/20
3	6/26/20
4	8/14/20
5	9/23/20
6	10/19/20
7	06/19/21

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number:  
**50118860**  
Designed By: **GKP** Drawn By: **BMS**  
Checked By: **CCN**  
Sheet Number:  
**5**

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\PCSP-TEMP-STREET INTERSECTION.DWG 01/17/2021 11:40 AM NORTHAM, CRAIG

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-PA-1\PLAN SETS\PCSP-OSF.DWG 07/2021 11:41 AM NORTHAM\_CRMG

GREEN VALLEY RANCH

Subdivision Filing No. 36? (rec. info) ADDRESSED

(CITY AND COUNTY OF DENVER) CITY OF AURORA

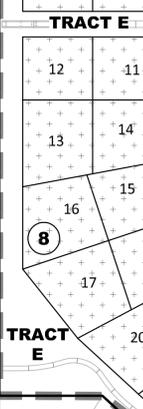
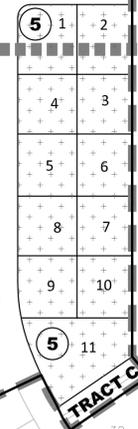
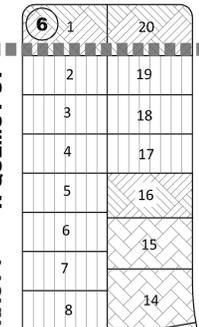
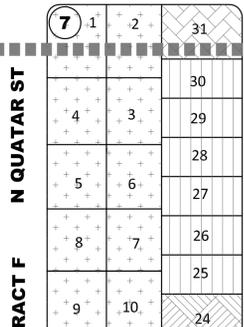
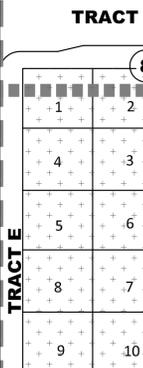
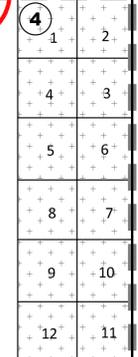
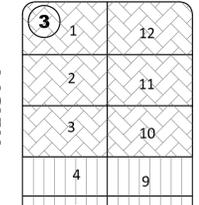
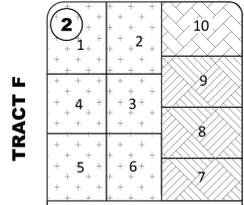
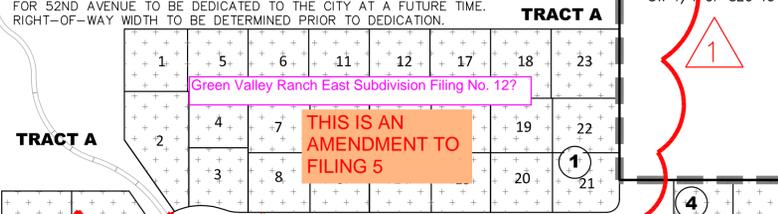
N. PICADILLY ROAD (PUBLIC) (132' ROW) (COA #206103)

NOTE: THE NORTHERN PORTION OF TRACT G IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

FUTURE E 52ND AVE Tract A? ADDRESSED

PROJECT BOUNDARY

NORTHERLY LINE OF SW 1/4 OF SEC 13



GREEN VALLEY RANCH EAST FILING 1

SHEET 9, 12

FUTURE GREEN VALLEY RANCH EAST PA-2

STREET TO BE EXTENDED IN FUTURE FILING

FUTURE DRAINAGE CHANNEL

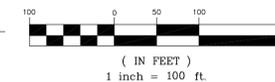
FUTURE OPEN SPACE

ADDRESSED

distinguish motorcourts that have frontage, w/o frontage is considered a small lot.

Update

ADDRESSED



1 AMENDMENT 1 -REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED LOT RENUMBERING -COMBINED TRACT A AND G INTO SINGLE TRACT A -UPDATED TABLES

	STANDARD LOT-60'+ -	17
	STANDARD -	8
	SMALL LOT -	24
	BUNGALOW LOT -	102
	TOTAL -	151

BLOCK	LOT	CLASSIFICATION
1	1-33	BUNGALOW
2	1-6	BUNGALOW
2	7-6	STANDARD
2	10	STANDARD-60'+
3	1-3, 6-7, 10-12	STANDARD-60'+
3	4-5, 8-9	SMALL
4	1-12	BUNGALOW
5	1-11	BUNGALOW
6	10-15	STANDARD-60+
6	1, 9, 16 & 20	STANDARD
6	2-8, 17-19	SMALL
7	1-18	BUNGALOW
7	19 & 31	STANDARD-60'+
7	24	STANDARD
7	20-23, 25-30	SMALL
8	1-22	BUNGALOW

GREEN VALLEY RANCH EAST - ACTIVE ADULT LOT TYPE SUMMARY

	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
<b>FILING NO. 1</b>				
SINGLE-FAMILY DETACHED <50'	14	14%	14	
SINGLE-FAMILY DETACHED 50-60'	42	41%		
SINGLE-FAMILY DETACHED 60-70'	11	11%		
SINGLE-FAMILY DETACHED >70'	7	7%		
MOTORCOURT >35' (>4500 SF)	29	28%		
MOTORCOURT >35'	0	0%		
<b>SUBTOTAL:</b>	<b>103</b>	<b>100%</b>	<b>14</b>	<b>14%</b>
<b>FILING NO. 5</b>				
SINGLE-FAMILY DETACHED <50'	24	16%	24	
SINGLE-FAMILY DETACHED 50-60'	7	5%		
SINGLE-FAMILY DETACHED 60-70'	16	11%		
SINGLE-FAMILY DETACHED >70'	2	1%		
MOTORCOURT >35' (>4500 SF)	102	67%		
MOTORCOURT >35'	0	0%		
<b>SUBTOTAL:</b>	<b>151</b>	<b>100%</b>	<b>24</b>	<b>16%</b>
<b>ACTIVE ADULT</b>				
SINGLE-FAMILY DETACHED <50'	36	15%	38	
SINGLE-FAMILY DETACHED 50-60'	49	20%		
SINGLE-FAMILY DETACHED 60-70'	27	11%		
SINGLE-FAMILY DETACHED >70'	9	4%		
MOTORCOURT >35' (>4500 SF)	123	50%		
MOTORCOURT >35'	0	0%		
<b>TOTAL:</b>	<b>246</b>	<b>100%</b>	<b>38</b>	<b>15%</b>

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.386.5001  
Tommaso Craig, C. Northam, PE  
Email: craigt@dewberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5

OVERALL SITE PLAN

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

No.	Date	Description
AMENDMENT 1		
SIXTH SUBMITTAL		
FIFTH SUBMITTAL		
FOURTH SUBMITTAL		
THIRD SUBMITTAL		
SECOND SUBMITTAL		
FIRST SUBMITTAL		

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860  
Designed By: GKP Drawn By: BMS  
Checked By: CCN  
Sheet Number: 6

NUMBER OF LOTS	LOT %	UNIT TYPE	LOT TYPE	MIN. LOT SQ. FT.	MIN. STREET FRONTAGE	MIN. FRONT SETBACK	MIN. PORCH SETBACK	MIN. SIDE SETBACK ** INTERIOR	MIN. SIDE SETBACK ** CORNER	MIN. REAR YARD SETBACK	MAX. BLDG HT.
17	12%	STANDARD LOTS-60'+	FRONT LOAD	6,000 SF	60 FEET	15 FEET - HOUSE 20 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
8	6%	STANDARD LOTS	FRONT LOAD	4,500 SF	50 FEET	15 FEET - HOUSE 20 FEET - GARAGE	10 FEET	5 FEET *	10 FEET	10 FEET	35 FEET
24	16%	SMALL LOTS***	FRONT LOAD	<4,500 SF OR <50 FEET		15 FEET - HOUSE 18 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
102	67%	BUNGALOW	ALT LOADED	2,500 SF	50 FEET		5 FEET	5 FEET*	10 FEET	10 FEET	35 FEET

- \* MINIMUM 10' BUILDING SEPARATION
- \*\* MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.
- \*\*\* NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45'-FT IN WIDTH
- \*\*\*\* LOTS ARE CONSIDERED "SMALL" WHEN EITHER THE LOT FRONTAGE OR LOT SQUARE FOOTAGE ARE MET.

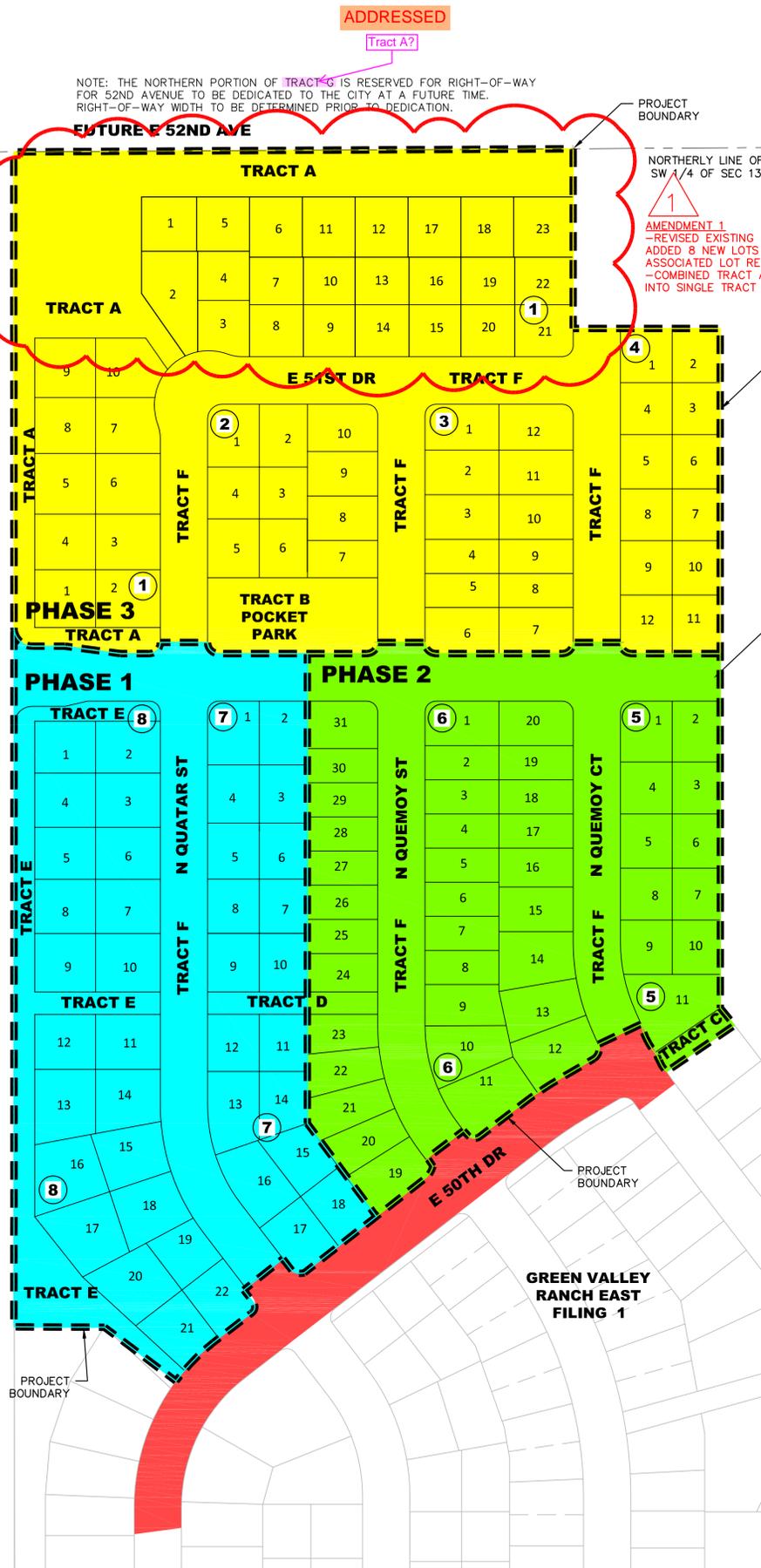
GREEN VALLEY RANCH

Subdivision Filing  
No. 36? (rec. info)  
**ADDRESSED**

N. PICADILLY ROAD (PUBLIC)  
(132' ROW) (COA #206103)

CITY AND COUNTY OF DENVER  
CITY OF AURORA

WESTERLY LINE OF THE  
SW 1/4 OF SEC 13



**ADDRESSED**

Tract A?

NORTHERLY LINE OF  
SW 1/4 OF SEC 13

**AMENDMENT 1**  
-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED LOT RENUMBERING  
-COMBINED TRACT A AND G INTO SINGLE TRACT A

PROJECT BOUNDARY

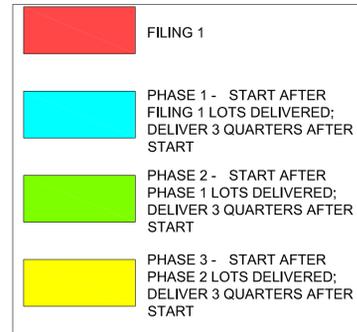
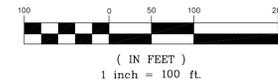
**FUTURE GREEN VALLEY RANCH EAST PA-2**

EXTENSION OF EAST 51ST PLACE TO THE EAST SHALL OCCUR IN FUTURE FILINGS OF GREEN VALLEY RANCH EAST. RIGHT OF WAY DEDICATION, BOX CULVERT, WATERLINE, AND SANITARY SEWER EXTENSIONS SHALL OCCUR AS PART OF THE FUTURE CHANNEL DEVELOPMENT. ALL OTHER ROAD RELATED WORK SHALL OCCUR WITH FUTURE PA-2 DEVELOPMENT.

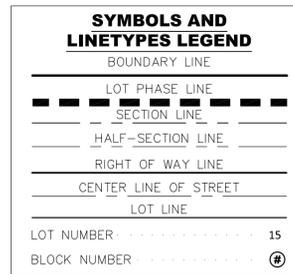
**FUTURE DRAINAGE CHANNEL**

**GREEN VALLEY RANCH EAST FILING 1**

**FUTURE OPEN SPACE**



FILING 1 STREETS SHALL BE CONSTRUCTED PRIOR TO THE COMPLETION OF PHASE 1, PROVIDING THE TWO POINTS OF ACCESS NEEDED TO MEET THE IFC REQUIREMENTS



**NOTES**

1. THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
2. PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
3. PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
4. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE PICADILLY RIGHT-OF-WAY WILL BE BUILT IN A FUTURE FILING. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
5. GREEN VALLEY RANCH EAST IS RESPONSIBLE FOR THE COMPLETION OF PICADILLY ROAD MEDIANS TO PROS STANDARDS, INCLUSIVE OF SPLASHBLOCK, LANDSCAPE AND IRRIGATION DESIGN AND IMPLEMENTATION AS PART OF A SEPARATE SUBMITTAL. PICADILLY ROAD WILL BE CONSTRUCTED WITHIN GROUP F OF THE APPROVED PUBLIC IMPROVEMENT PLAN.
6. FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.

**GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5**

**PHASING PLAN**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Description
1	AMENDMENT 1
2	SIXTH SUBMITTAL
3	FIFTH SUBMITTAL
4	FOURTH SUBMITTAL
5	THIRD SUBMITTAL
6	SECOND SUBMITTAL
7	FIRST SUBMITTAL

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

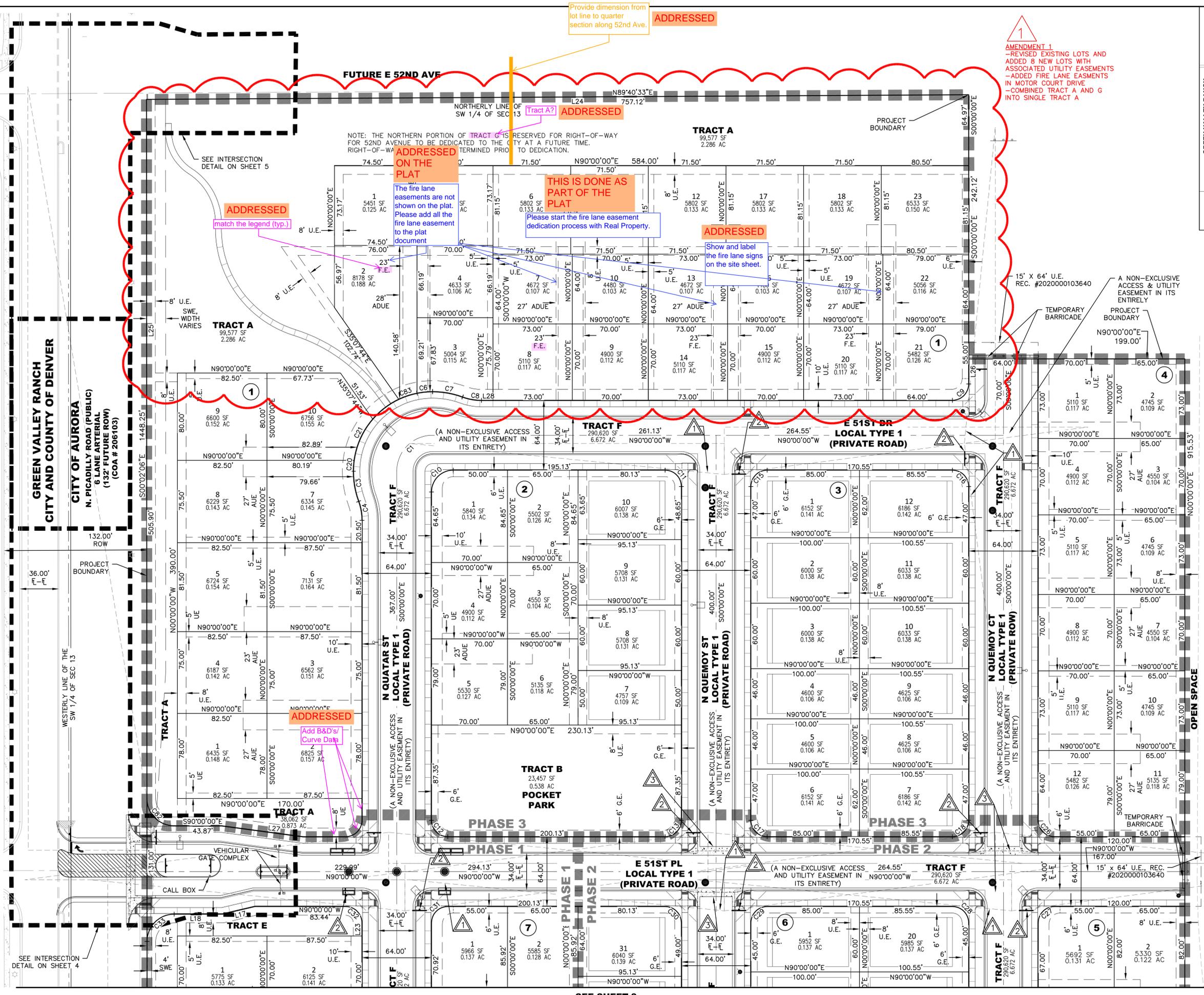
Project Number:  
**50118860**

Designed By: **GKP** Drawn By: **BMS**

Checked By: **CCN**

Sheet Number:  
**7**

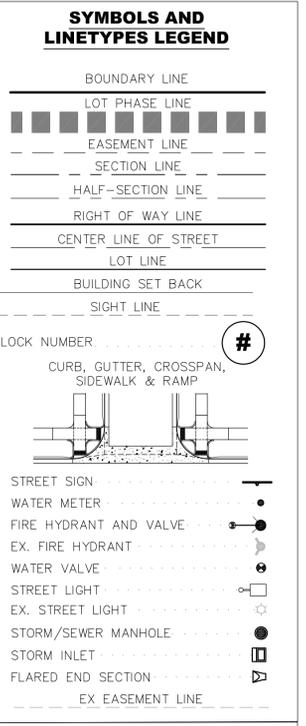
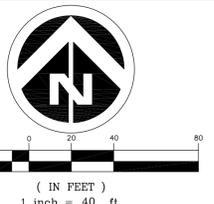
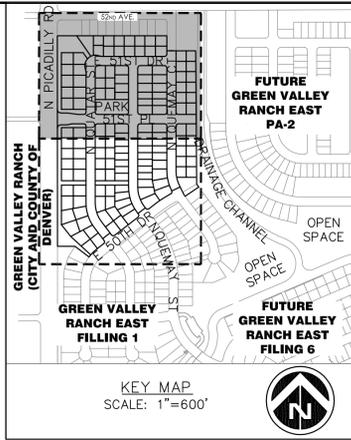
31. DEWBERRY/OAKWOOD HOMES/GREEN VALLEY RANCH EAST-AA-PA-1 PLAN SET/PCS/SP-SF-DWG 6/17/2021 11:41 AM NORTHAM CRANG



Provide dimension from lot line to quarter section along 52nd Ave.

ADDRESSED

AMENDMENT 1  
-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS  
-ADDED FIRE LANE EASEMENTS IN MOTOR COURT DRIVE  
-COMBINED TRACT K AND G INTO SINGLE TRACT A



- NOTES:
1. ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED 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. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
5. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.

Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.386.5001
jmac@deberry.com
craig@deberry.com
Email: craigm@deberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5

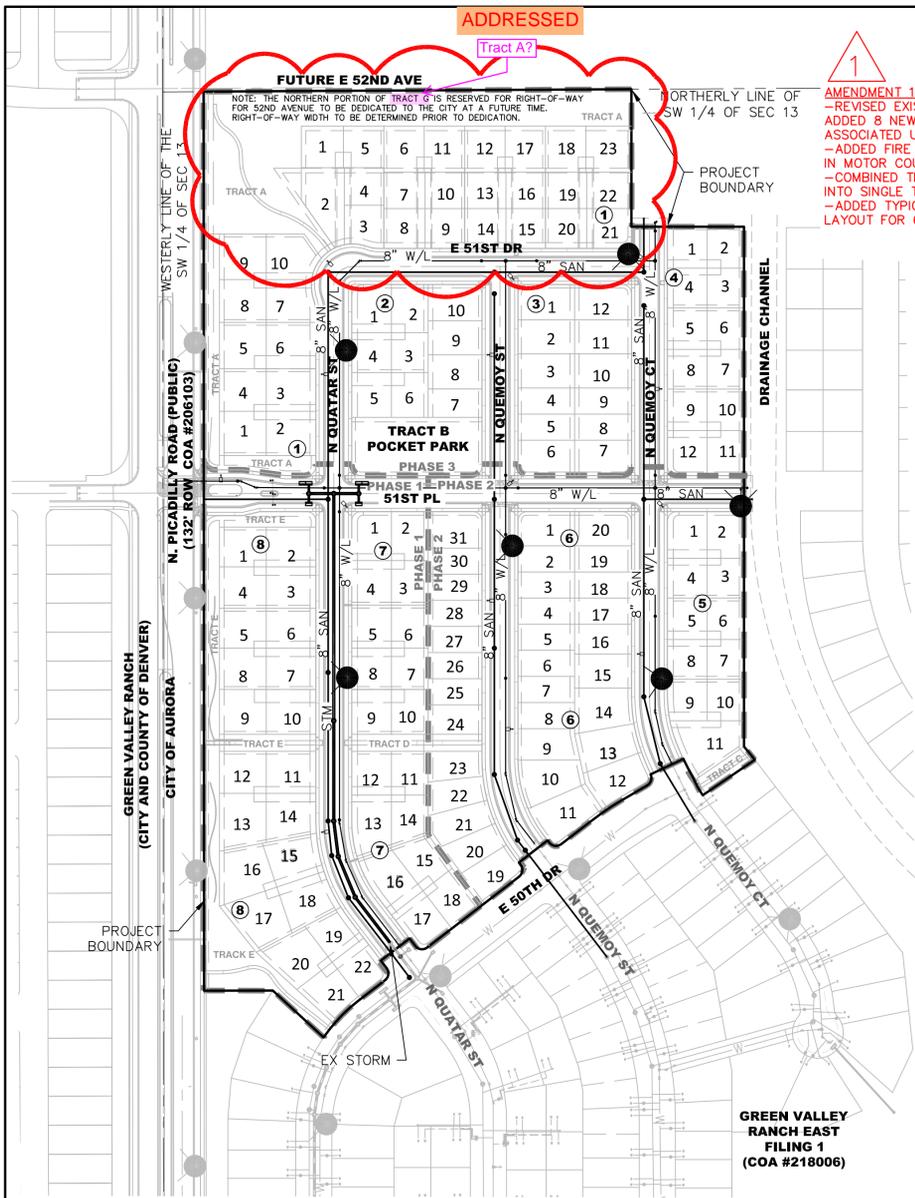
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT: BRANDON WYSZINSKI

DOCUMENT AMENDMENTS table with columns for No., Date, Description.

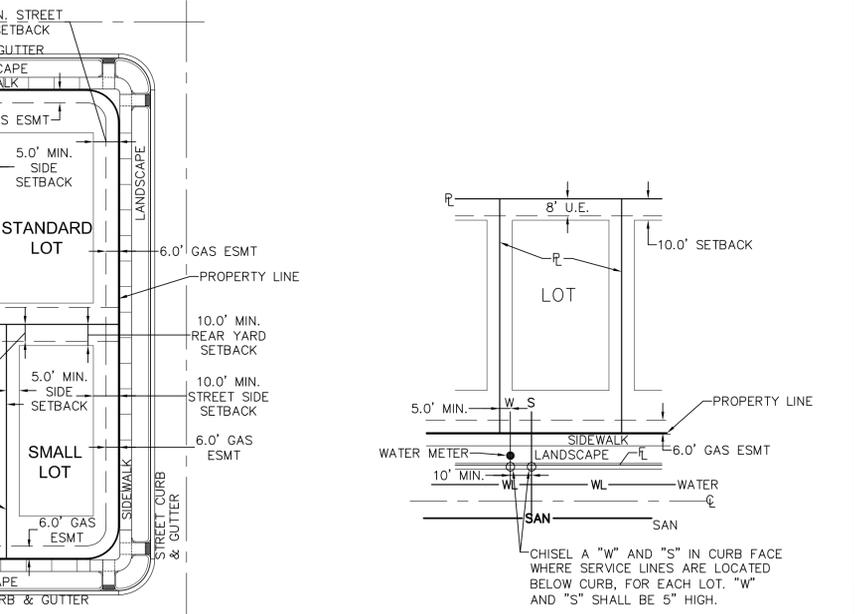
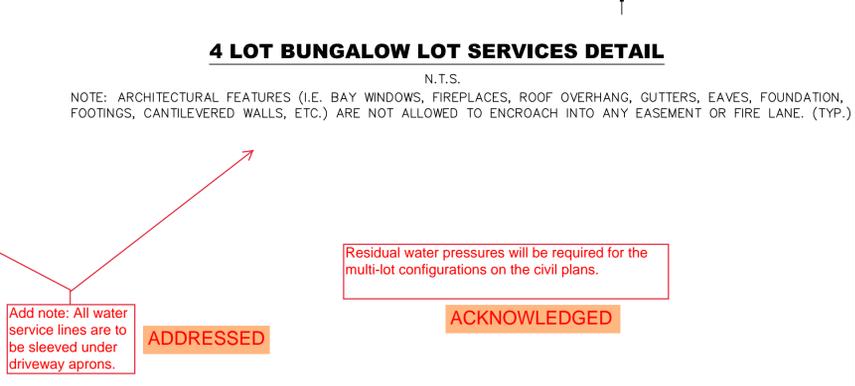
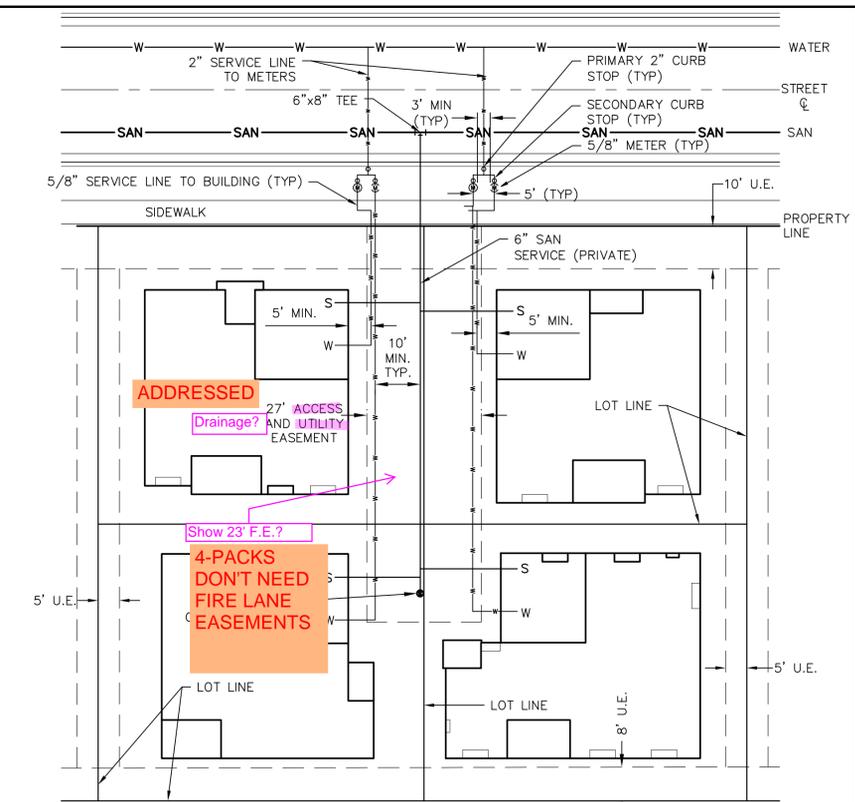
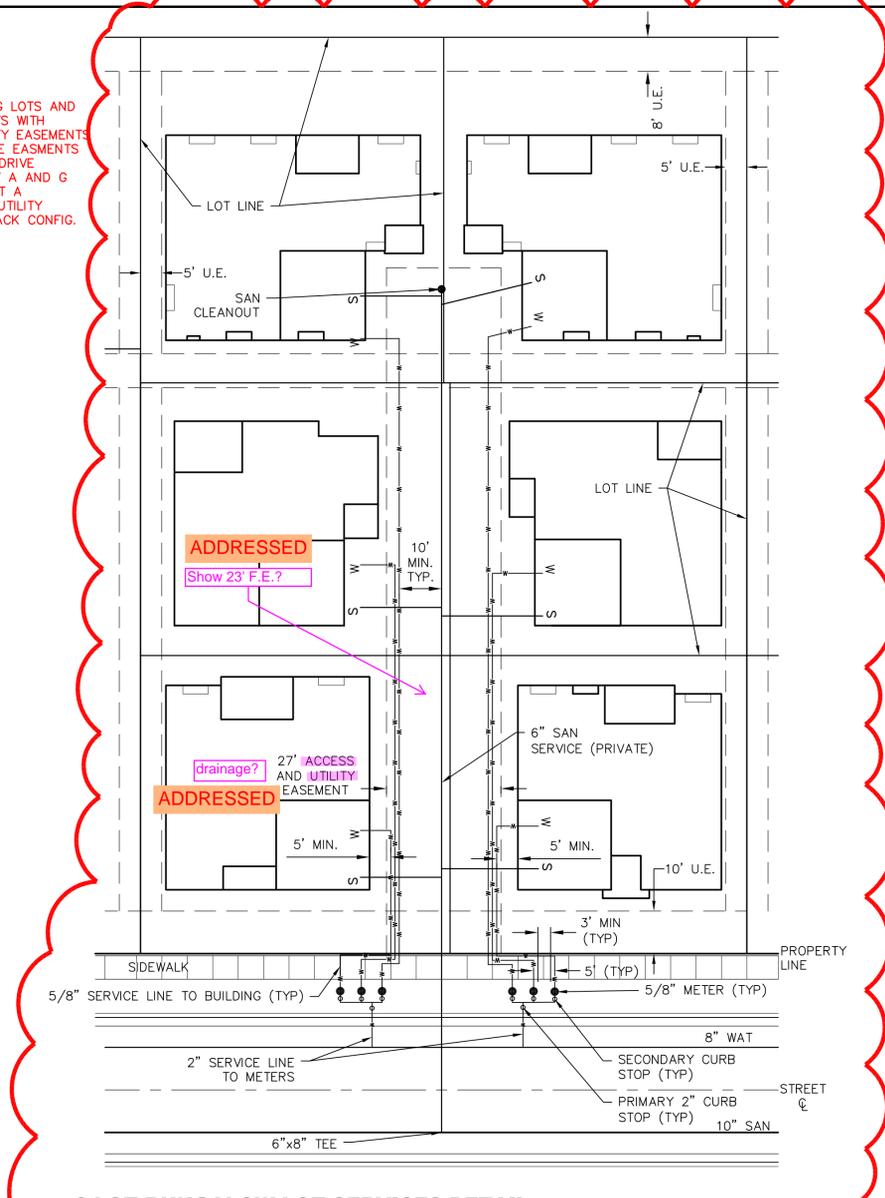
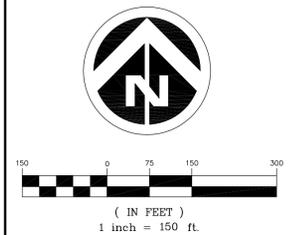
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP Drawn By: BMS
Checked By: CCN
Sheet Number: 8

D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-PLAN SETS\PCSP-Overall Utility Plan.dwg (6/17/2021 11:42 AM) NORTHMAN, CRANG



- NOTES:**
- ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
  - FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.
  - PHASE 1 STREET AND WATERLINE CONSTRUCTION INCLUDES NORTH QUATAR STREET SOUTH OF EAST 51ST PLACE ALONG WITH EAST 51ST PLACE FROM PICADILLY ROAD TO NORTH QUATAR STREET. PHASE 2 INCLUDES NORTH QUEMOY STREET AND NORTH QUEMOY COURT SOUTH OF EAST 51ST PLACE ALONG WITH THE REMAINING PORTION OF EAST 51ST PLACE. PHASE 3 STREET AND WATERLINE CONSTRUCTION INCLUDES ALL REMAINING STREET/WATERLINE CONSTRUCTION.



**ADD note: All water service lines are to be sleeved under driveway aprons.**  
**ADDRESSSED**

**Residual water pressures will be required for the multi-lot configurations on the civil plans.**  
**ACKNOWLEDGED**

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.386.5001  
Contact: Craig C. Northman, PE  
Email: crnorthm@dewberry.com

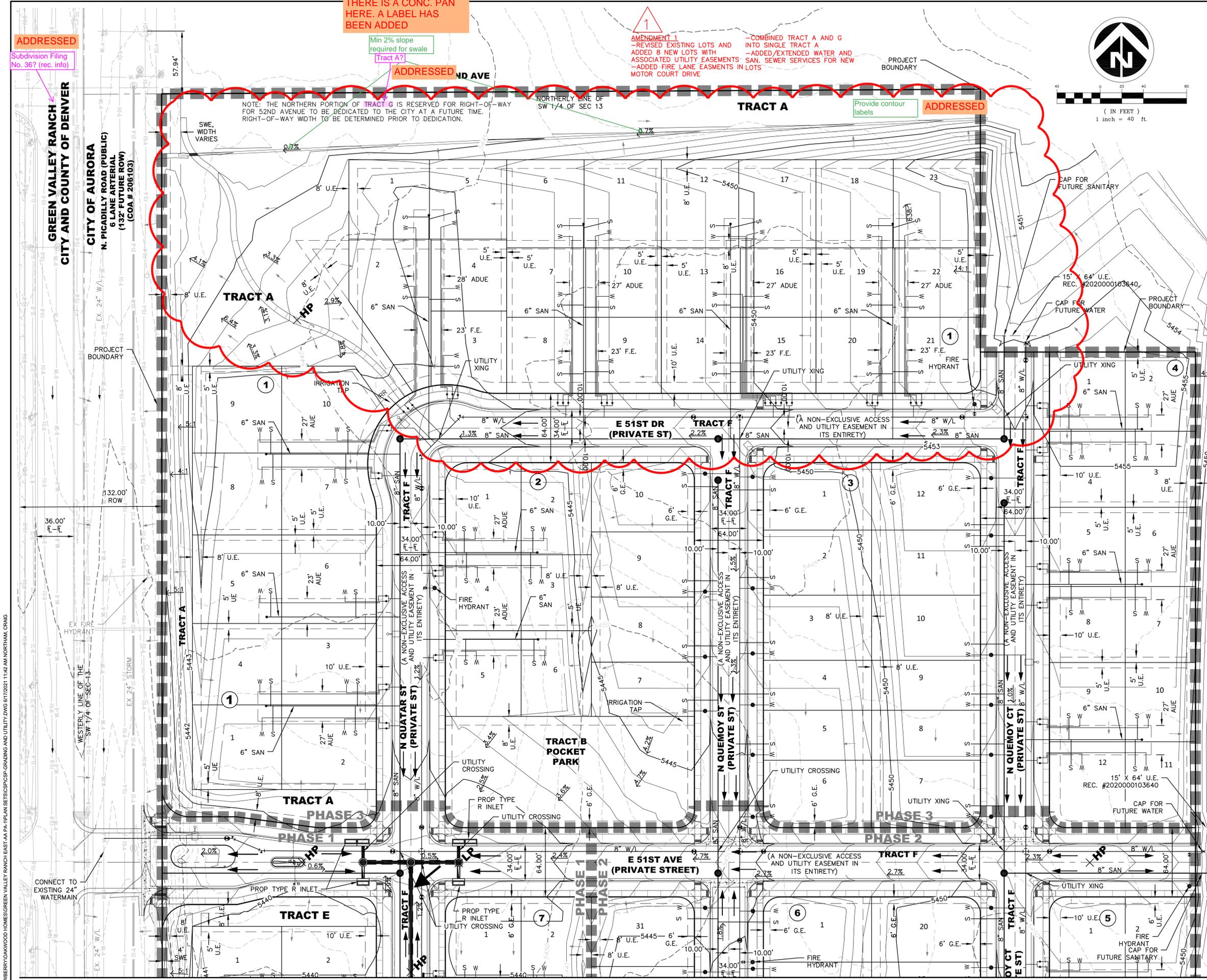
**GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5**  
**OVERALL UTILITY PLAN**

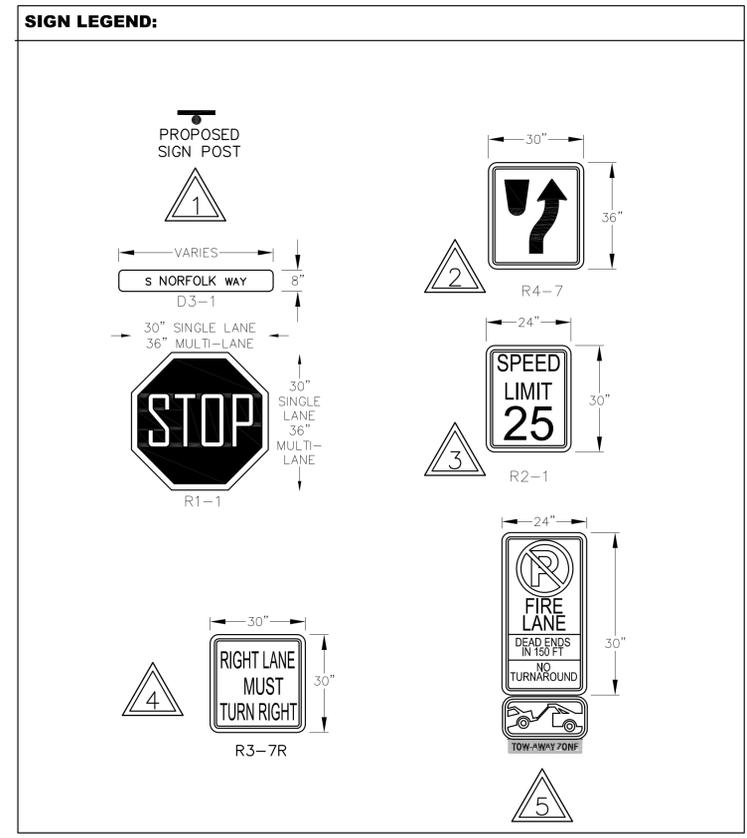
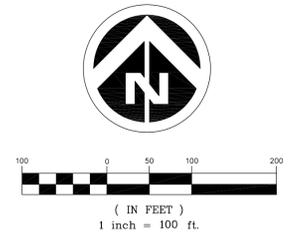
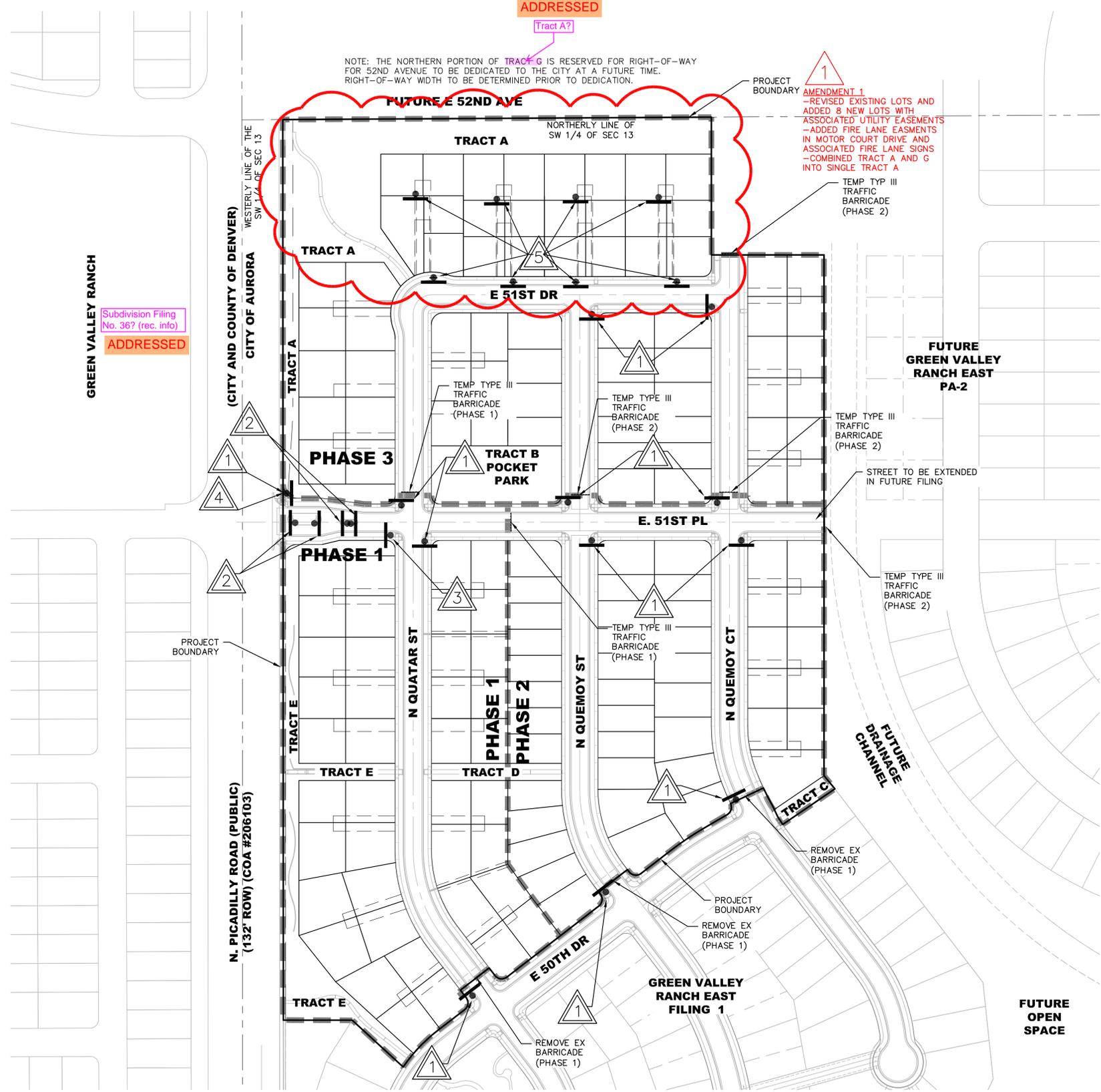
**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
TEL: (303) 486-8500  
CONTACT:  
BRANDON WYSZINSKI

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	06/19/21	AMENDMENT 1

**PRELIMINARY NOT FOR CONSTRUCTION**

Project Number: **50118860**  
Designed By: **GKP** Drawn By: **BMS**  
Checked By: **CCN**  
Sheet Number: **10**





**AMENDMENT 1**  
 -REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS  
 -ADDED FIRE LANE EASEMENTS IN MOTOR COURT DRIVE AND ASSOCIATED FIRE LANE SIGNS  
 -COMBINED TRACT A AND G INTO SINGLE TRACT A

Subdivision Filing No. 367 (rec. info)  
**ADDRESSSED**

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	06/19/21	AMENDMENT 1

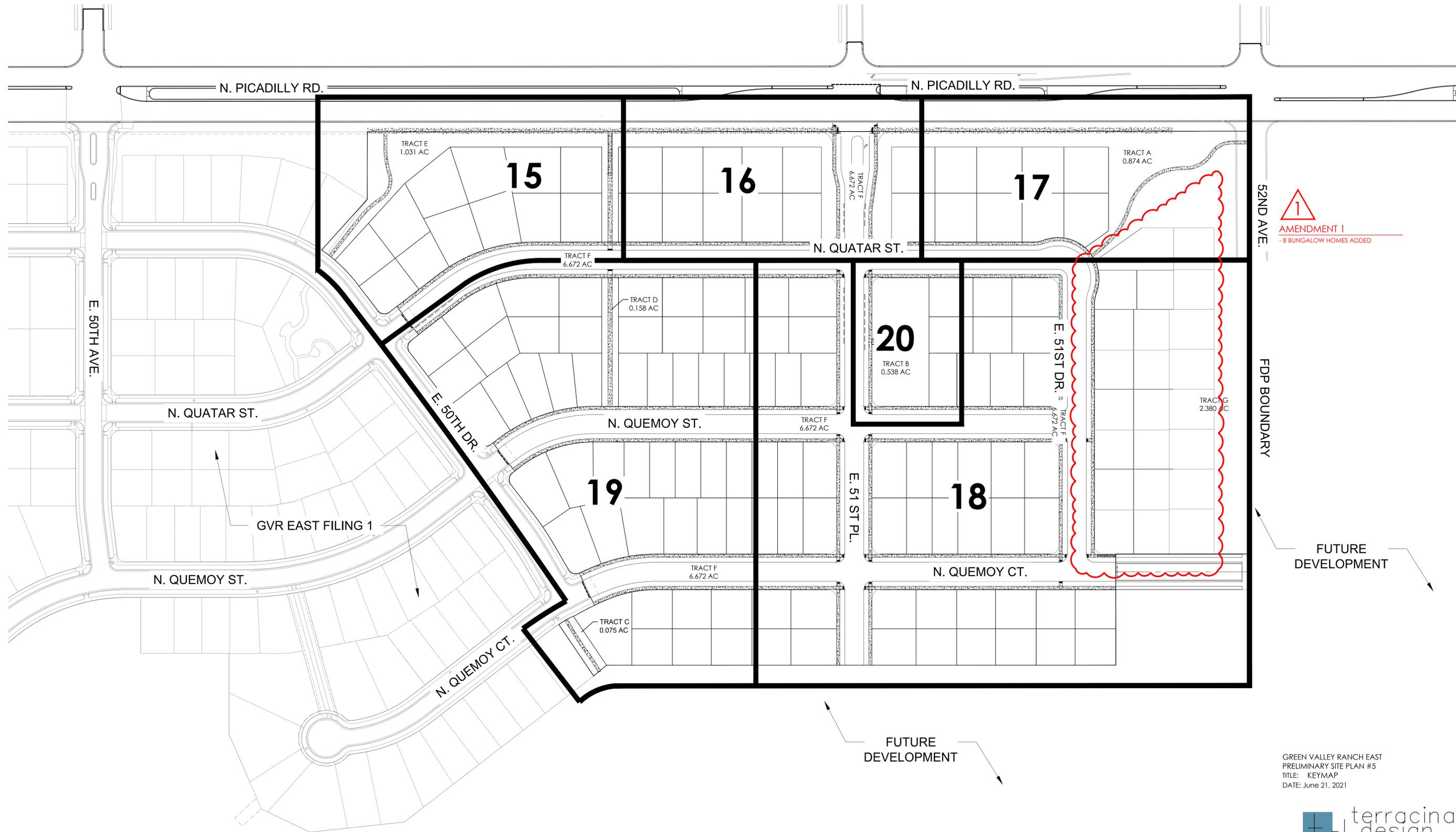
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

Project Number:	50118860
Designed By:	GKP
Drawn By:	BMS
Checked By:	CCN
Sheet Number:	13

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DILLON COOK

# LEGEND

EXTENTS OF SHEET



AMENDMENT 1  
- 8 BUNGALOW HOMES ADDED

52ND AVE.

FDP BOUNDARY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: KEYMAP  
DATE: June 21, 2021

terraccina design  
10200 E. Girard Ave, A-314  
Denver, CO 80231  
ph: 303.632.8867



Scale: 1"= 80'-0"  
0 40 80 120

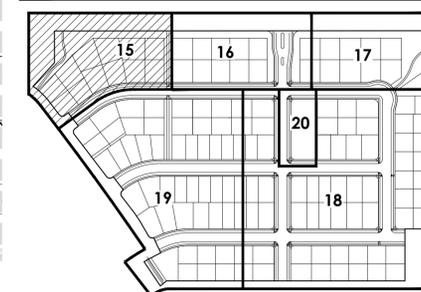
NOT FOR CONSTRUCTION

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DILLON COOK

### LEGEND

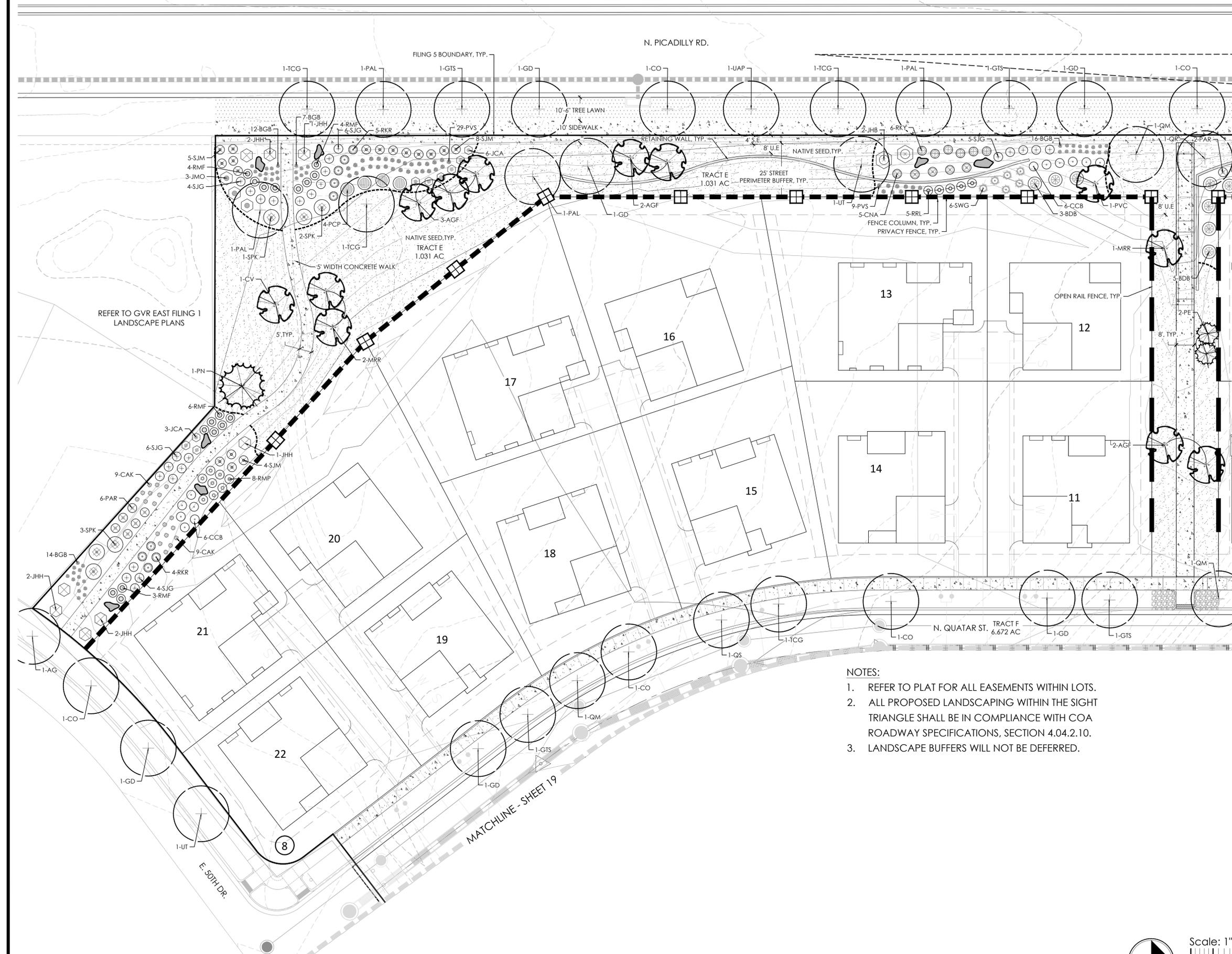
- CANOPY TREE
  - LOCAL CANOPY TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - IRRIGATED TURF
  - NATIVE SEED MIX
  - CRUSHER FINES
  - CONCRETE WALK
  - ROCK MULCH
  - STEEL EDGER
  - FENCE COLUMN
  - PRIVACY FENCE
  - OPEN RAIL FENCE
  - FILING 5 R.O.W.
  - FILING 5 BOUNDARY
  - SIGHT LINE
  - LIGHT POLE
  - SECURITY LIGHTING
  - FIRE HYDRANT
  - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT    A.F.E. = ACCESS AND FIRE LANE EASEMENT

### KEY MAP



### NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



NOT FOR CONSTRUCTION



Scale: 1" = 20'-0"



GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021



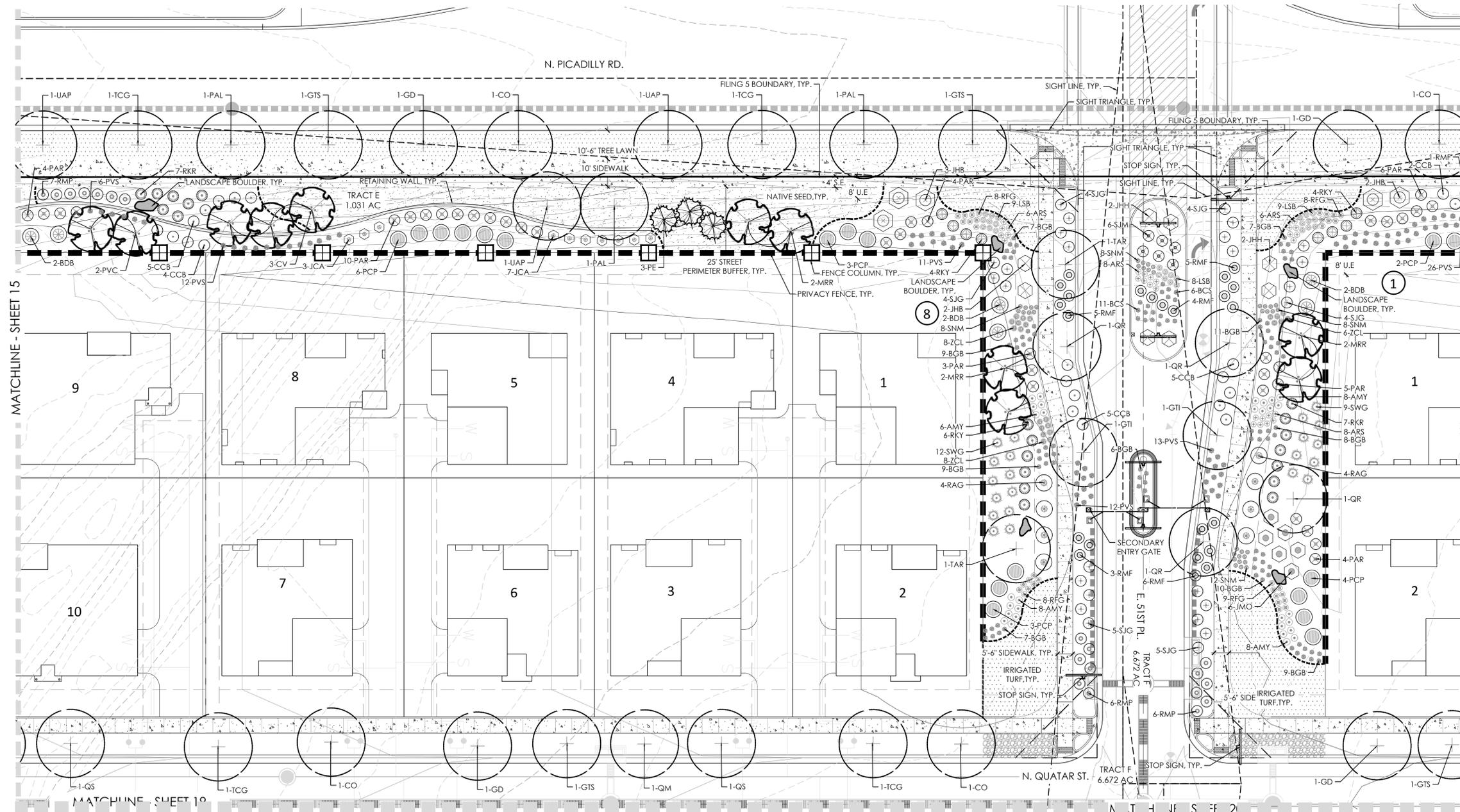
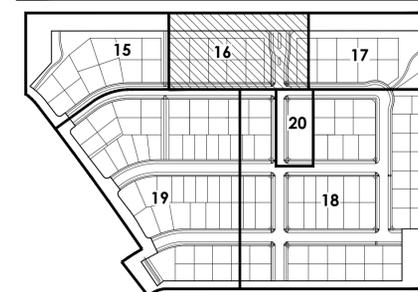
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DILLON COOK

### LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- STEEL EDGER
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- PRIVACY FENCE
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- FILING 5 R.O.W.
- FILING 5 BOUNDARY
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- SECURITY LIGHTING
- FIRE HYDRANT
- LANDSCAPE BOULDER

U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT    A.F.E. = ACCESS AND FIRE LANE EASEMENT

### KEY MAP



#### NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021



Scale: 1"= 20'-0"



NOT FOR CONSTRUCTION

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DILLON COOK

# LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
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- FILING 5 BOUNDARY
- SIGHT LINE
- LIGHT POLE
- SECURITY LIGHTING
- FIRE HYDRANT
- LANDSCAPE BOULDER

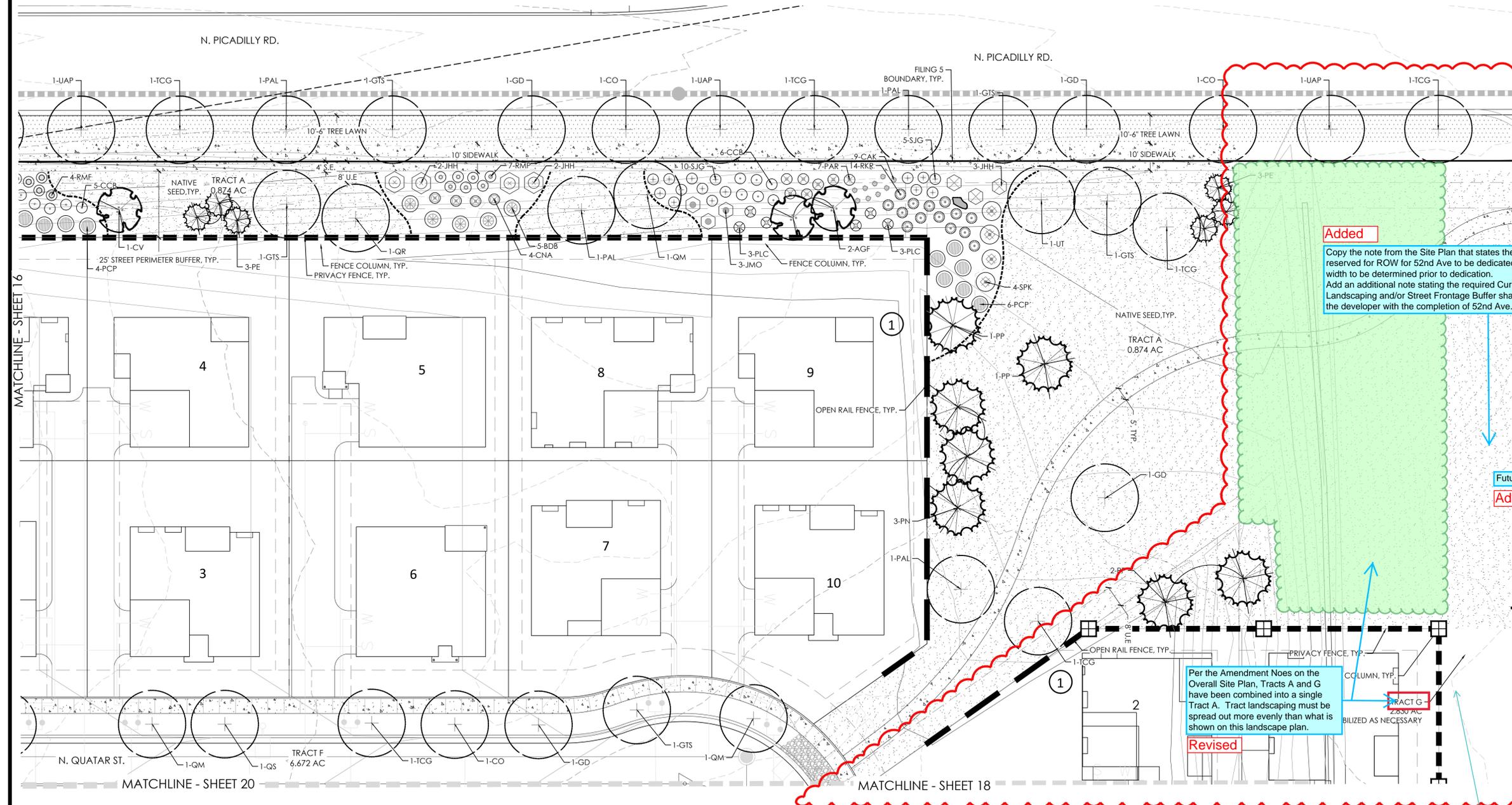
U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT      A.F.E. = ACCESS AND FIRE LANE EASEMENT

# KEY MAP



Add a North Arrow to the Key Map on all sheets.  
**Added**

show the general location of the future 52nd Ave ROW and add a note that a buffer no less than 20' will be provided in this tract.  
**Shown**



**Added**  
Copy the note from the Site Plan that states the northern portion of Tract (A) is reserved for ROW for 52nd Ave to be dedicated to the City at a future time. ROW width to be determined prior to dedication.  
Add an additional note stating the required Curbside Landscape, Tract Landscaping and/or Street Frontage Buffer shall be installed and maintained by the developer with the completion of 52nd Ave.

Future 52nd Ave  
**Added**

Per the Amendment Noes on the Overall Site Plan, Tracts A and G have been combined into a single Tract A. Tract landscaping must be spread out more evenly than what is shown on this landscape plan.  
**Revised**

**AMENDMENT 1**  
- 7 BUNGALOW HOMES ADDED  
- TREES AND NATIVE SEED ADDED

- NOTES:
- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
  - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

**Revised**  
Fix North Arrow Direction



Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021



Revised

show the general location of the future 52nd Ave ROW and add a note that a buffer no less than 20' will be provided in this tract.

Future 52nd Ave

Revised

TRACT G

2.830 AC  
TO BE STABILIZED AS NECESSARY

Per the Amendment Notes on the Overall Site Plan, Tracts A and G have been combined into a single Tract A. Copy the note from the Site Plan that states the northern portion of Tract (A) is reserved for 52nd Ave to be dedicated to the City at a future time. ROW width to be determined prior to dedication. Add an additional note stating the required Curbside Landscape, Tract Landscaping and/or Street Frontage Buffer shall be installed and maintained by the developer with the completion of 52nd Ave.

Revised and added



AMENDMENT 1

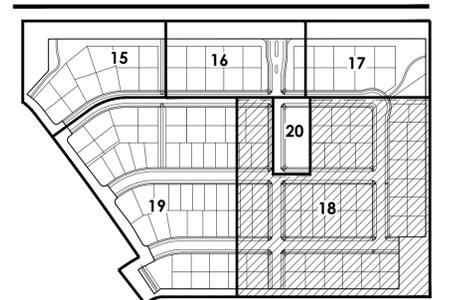
- 7 BUNGALOW HOMES ADDED  
- FENCE AND COLUMNS ADDED ON REAR OF LOTS

### LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
- FILING 5 R.O.W.
- FILING 5 BOUNDARY
- SIGHT LINE
- LIGHT POLE
- SECURITY LIGHTING
- FIRE HYDRANT
- LANDSCAPE BOULDER

U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT    A.F.E. = ACCESS AND FIRE LANE EASEMENT

### KEY MAP



### NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021



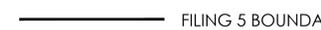
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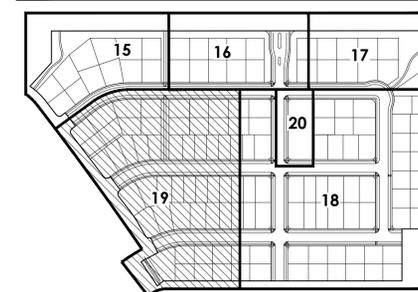
NOT FOR CONSTRUCTION

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6/21/2021 5:32 PM  
DILLON COOK

### LEGEND

-  CANOPY TREE
  -  LOCAL CANOPY TREE
  -  ORNAMENTAL TREE
  -  EVERGREEN TREE
  -  SHRUBS
  -  IRRIGATED TURF
  -  NATIVE SEED MIX
  -  CRUSHER FINES
  -  CONCRETE WALK
  -  ROCK MULCH
  -  STEEL EDGER
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- U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT    A.F.E. = ACCESS AND FIRE LANE EASEMENT

### KEY MAP



#### NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



Scale: 1"= 40'-0"



GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021

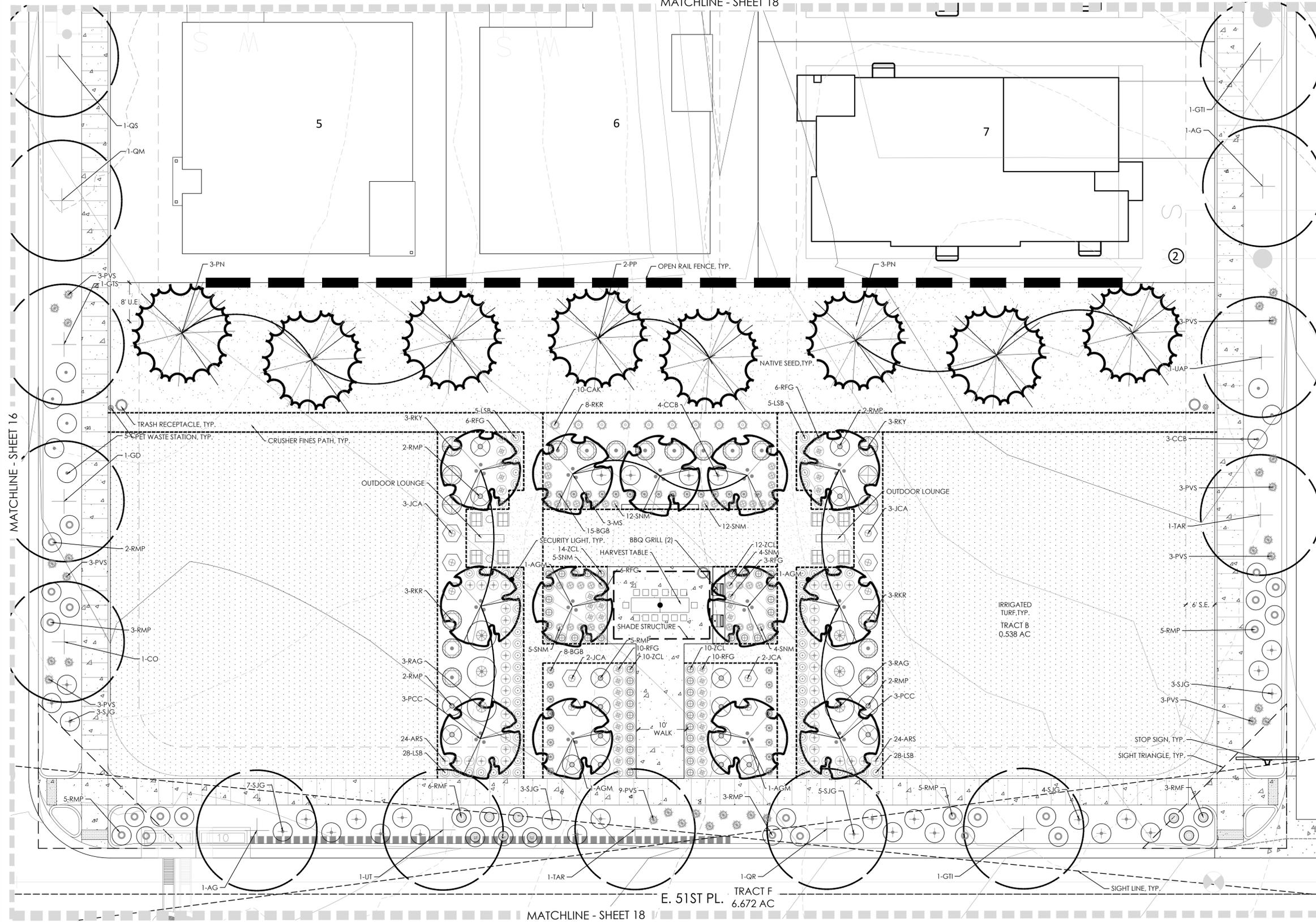


NOT FOR CONSTRUCTION

SHEET 19 OF 28

P:\OAKWOOD MASTER FOLDER\IGV EAST-CURRENT\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\1-SHEETS\IGV EAST PREPLAT 5 LANDSCAPE SHEETS.DWG  
6/21/2021 5:30 PM  
DILLON COOK

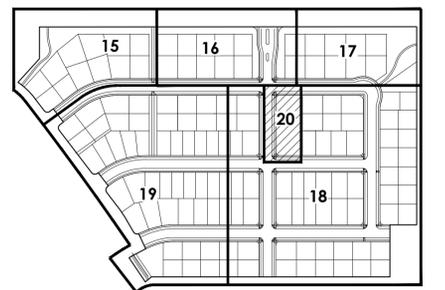
MATCHLINE - SHEET 18



**LEGEND**

- CANOPY TREE
  - LOCAL CANOPY TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - IRRIGATED TURF
  - NATIVE SEED MIX
  - CRUSHER FINES
  - CONCRETE WALK
  - ROCK MULCH
  - STEEL EDGER
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- U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT    A.F.E. = ACCESS AND FIRE LANE EASEMENT

**KEY MAP**



MATCHLINE - SHEET 16

MATCHLINE - SHEET 18

MATCHLINE - SHEET 18

E. 51ST PL. TRACT F 6.672 AC

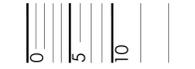
**NOTES:**

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

**NOT FOR CONSTRUCTION**



Scale: 1" = 10'-0"



GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021



# OPEN SPACE REQUIREMENTS TABLE

TRACT DATA			TREES + SHRUBS				
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED	
TRACT A	OPEN SPACE/ST. PERIMETER BUFFER	54,762	14	29	137	152	186
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	93,052	20	20	56	56	64
TRACT C	OPEN SPACE	3,277	1	3	9	0	0
TRACT D	OPEN SPACE	6,904	2	5	18	0	0
TRACT E	OPEN SPACE/ST. PERIMETER BUFFER	44,900	12	33	113	245	167
<b>TOTALS</b>		<b>133,300</b>	<b>35</b>	<b>90</b>	<b>336</b>	<b>455</b>	<b>637</b>

NOTE: [1]2.5 CAL. TREE = [10]5 GAL. SHRUBS, [1]5 GAL. SHRUB = [3]1 GAL. SHRUB  
 NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.  
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.  
 \* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL)/3

# STREET PERIMETER BUFFER TABLE

TRACT DATA			TREES AND SHRUBS					
TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDED (5 GAL/1 GAL)*
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	94
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	71
<b>TOTALS</b>		<b>#REF!</b>			<b>27</b>	<b>30</b>	<b>265</b>	<b>240</b>

NOTE: [1]2.5 CAL. TREE = [10]5 GAL. SHRUBS, [1]5 GAL. SHRUB = [3]1 GAL. SHRUB  
 NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.  
 NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE GREATER THAN 20 FEET PER UDO SECTION 146-4.7.5.VII  
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.  
 \* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL)/3 + (2 TREES)

# CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E. 51ST DR.	1 TREE/40 LF	1,704	36	36
N PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N QUENMOY ST.	1 TREE/40 LF	9,269	52	52
N QUENMOY ST.	1 TREE/40 LF	1,789	45	45
N QUENMOY CT.	1 TREE/40 LF	1,698	43	43
E. 51ST DR.	1 TREE/40 LF	1,015	26	26
E. 50TH DR.	1 TREE/40 LF	574	15	15

NOTE:  
 SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

# SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	30.191	100.0%
LOT AREA	17.90	59.3%
HARD SURFACE AREA*	6.37	21.1%
LANDSCAPE AREA	5.92	19.6%
COOL SEASON GRASSES	0.64	

\* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.



- AMENDMENT 1**
- OPEN SPACE TRACT A REQUIREMENTS UPDATED
  - STREET PERIMETER BUFFER REQUIREMENTS UPDATED
  - TREE QUANTITIES UPDATED
  - TREES ADDED TO PICADILLY RD CURBSIDE LANDSCAPE REQUIREMENTS
  - SITE DATA AREA UPDATED

# RESIDENTIAL RECOMMENDED PLANT LIST

## SHADE STREET TREE

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR', AUTUMN SPLENDOR HORSE CHESTNUT
  - PLATANUS X ACERIFOLIA BLOODGOOD, BLOODGOOD PLANETREE
  - CATALPA SPECIOSA, WESTERN CATALPA
  - GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST

## SHADE PATIO TREE

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST
  - TILIA CORDATA GREENSPIRE, LINDEN, GREENSPIRE
  - ULMUS X TRIUMPH, TRIUMPH ELM

## ORNAMENTAL TREE - MULTI TRUNK

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AMELANCHIER ANIFOLIA, SASKATOON SERVICEBERRY
  - MALUS ROYAL RAINDROPS, ROYAL RAINDROPS CRABAPPLE

## ORNAMENTAL TREE - SINGLE TRUNK, 15' DIA MAX. FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CRATAEGUS CRUS-GALLI INERMIS, THORNLESS COCKSPUR HAWTHORN
  - MALUS RADIANT, RADIANT CRABAPPLE
  - MALUS THUNDERCHILD, THUNDERCHILD CRABAPPLE
  - \*ALTERNATE THROUGHOUT CORRIDOR

## ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE @ BUILDING ELEVATION
  - MALUS 'RED BARRON', RED BARRON CRABAPPLE @ BUILDING ELEVATION
  - PYRUS CALLERYANA 'REDSPIRE', REDSPIRE FLOWERING PEAR @ BUILDING ELEVATION
  - PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM @ BUILDING CORRIDORS
- NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.

## DECIDUOUS SHRUBS - MED

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CARYOPTERIS X CLANDONENSIS 'BLUE MIST', BLUE MIST SPIREA
  - PHYSOCARPUS OPULIFOLIUS DART'S GOLD, DART'S GOLD NINEBARK
  - PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE', LITTLE SPIRE RUSSIAN SAGE
  - ROSA SPP., KNOCKOUT OR MEIDLILAND ROSES, NO WHITE FLOWERS

## PERENNIAL GRASS - SMALL

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- BOUTELOUA GRACILIS, BLUE GRAMA GRASS
  - PENNISETUM ALOPECUROIDES 'HAMELN', DWARF FOUNTAIN GRASS

## PERENNIAL GRASS - MEDIUM

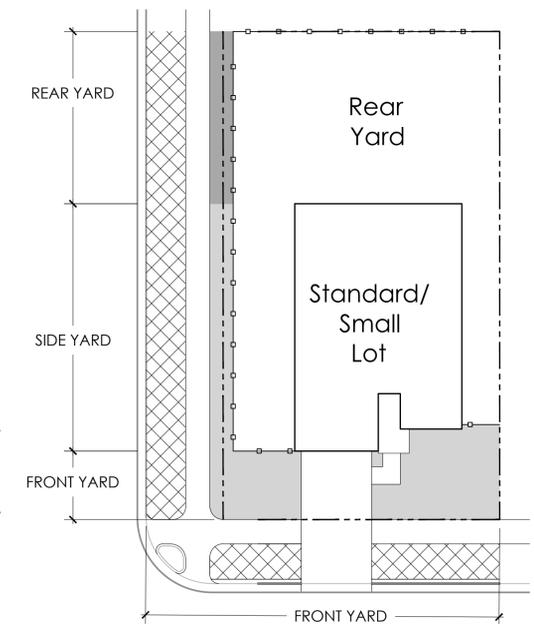
- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER', FEATHER REED GRASS
  - PANICUM VIRGATUM 'HEAVY METAL', HEAVY METAL BLUE SWITCH GRASS
  - SCHIZACHYRIUM SCOPARIUM 'THE BLUES', THE BLUES LITTLE BLUESTEM GRASS

# PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
<b>DECIDUOUS SHADE TREES</b>						
15	AG	AESCULUS GLABRA	BUCKEYE, CHO	2.5' CAL	B&B	L-M
25	CO	GELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B	L-M
28	GD	GYMNOCALADUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	L-M
13	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
25	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
27	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5' CAL	B&B	M
19	QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
18	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
16	QS	QUERCUS SCHUMMARDI	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
28	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
24	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
19	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
23	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
<b>ORNAMENTAL TREES</b>						
9	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
4	AGM	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
1	ATH	ACER TARTARIAN 'HOT WINGS'	MAPLE, HOT WINGS TARTARIAN	6-8' MULTI	B&B	L-M
7	CV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
11	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
3	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0' CAL	B&B	L-M
6	PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2.0' CAL	B&B	M
4	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOCHECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M
<b>EVERGREEN TREES</b>						
13	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
10	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
6	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
<b>EVERGREEN SHRUBS</b>						
29	JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.	L
11	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L
19	JHM	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
<b>DECIDUOUS SHRUBS</b>						
19	BDB	BUTDLIEA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
52	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
9	CNA	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	RABBITRUSH, TALL BLUE	#5	CONT.	L
51	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
32	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M
6	PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.	L
14	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
57	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
20	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
54	RMF	ROSA 'MEIDLAND FIRE'	ROSE, FIRE MEIDLAND	#5	CONT.	L-M
57	RMP	ROSA 'MEIDLAND MAGIC'	ROSE, MAGIC MEIDLAND	#5	CONT.	L-M
5	RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.	L
95	SJG	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	SPIREA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L
<b>PERENNIALS</b>						
30	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	L
76	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
92	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
74	RFQ	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	L
78	SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
68	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
<b>ORNAMENTAL GRASSES</b>						
181	BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
37	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#1	CONT.	L
148	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
27	SWG	SPOROBOLEUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

# LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" - 3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- FREESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING, BOLLARD LIGHTING, AND ACCENT LIGHTING FOR ENTRY FEATURES, LANDSCAPE, AND OTHER IMPORTANT ELEMENTS. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.



- LEGEND**
- Front/Side Yard Landscape
  - Rear Yard Landscape
  - Curbside Landscape
  - Property Line
  - Privacy Fence
- NOTE:  
 SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

# SINGLE FAMILY LANDSCAPE AREAS

## PERENNIAL SHRUB

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- ACHILLEA 'MOONSHINE', MOONSHINE YARROW
  - ECHINACEA PURPUREA, PURPLE CONEFLOWER
  - HEMEROCALLIS 'STELLA DE ORO', DWARF GOLD DAYLILY
  - LEUCANTHEMUM X SUPERBUM 'BECKY', SHASTA DAISY
  - RUDEBECKIA FULGIDA 'GOLDSTURM', BLACK-EYED SUSAN
  - SALVIA NEMOROSA 'MAY NIGHT', MAY NIGHT PURPLE SALVIA

## EVERGREEN GROUND COVER SHRUB

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- JUNIPERUS HORIZONTALIS BAR HARBOUR, BAR HARBOUR JUNIPER
  - JUNIPERUS HORIZONTALIS YOUNGSTOWN, ANDORRA YOUNGSTOWN JUNIPER

NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.

GREEN VALLEY RANCH EAST  
 PRELIMINARY SITE PLAN #5  
 TITLE: LANDSCAPE DETAILS  
 DATE: June 21, 2021







P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_FILING 5\CAD\SUBMITTALS\PRELIMINARY\PLAT1\1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG  
6/21/2021 5:32 PM  
DILLON COOK



1 SHADE STRUCTURE  
NTS (Images for reference only)  
DIMENSIONS: 14' X 20'  
MATERIALS:  
VENEER: STONE  
BEAMS: WOOD  
ROOF: STEEL



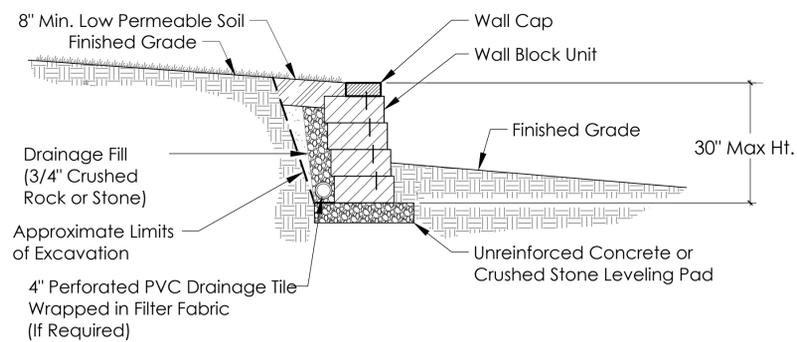
2 HARVEST TABLE  
NTS (Images for reference only)



3 OUTDOOR LOUNGE  
NTS (Images for reference only)



4 BBQ GRILL AREA  
NTS (Images for reference only)



5 RETAINING WALL  
NTS

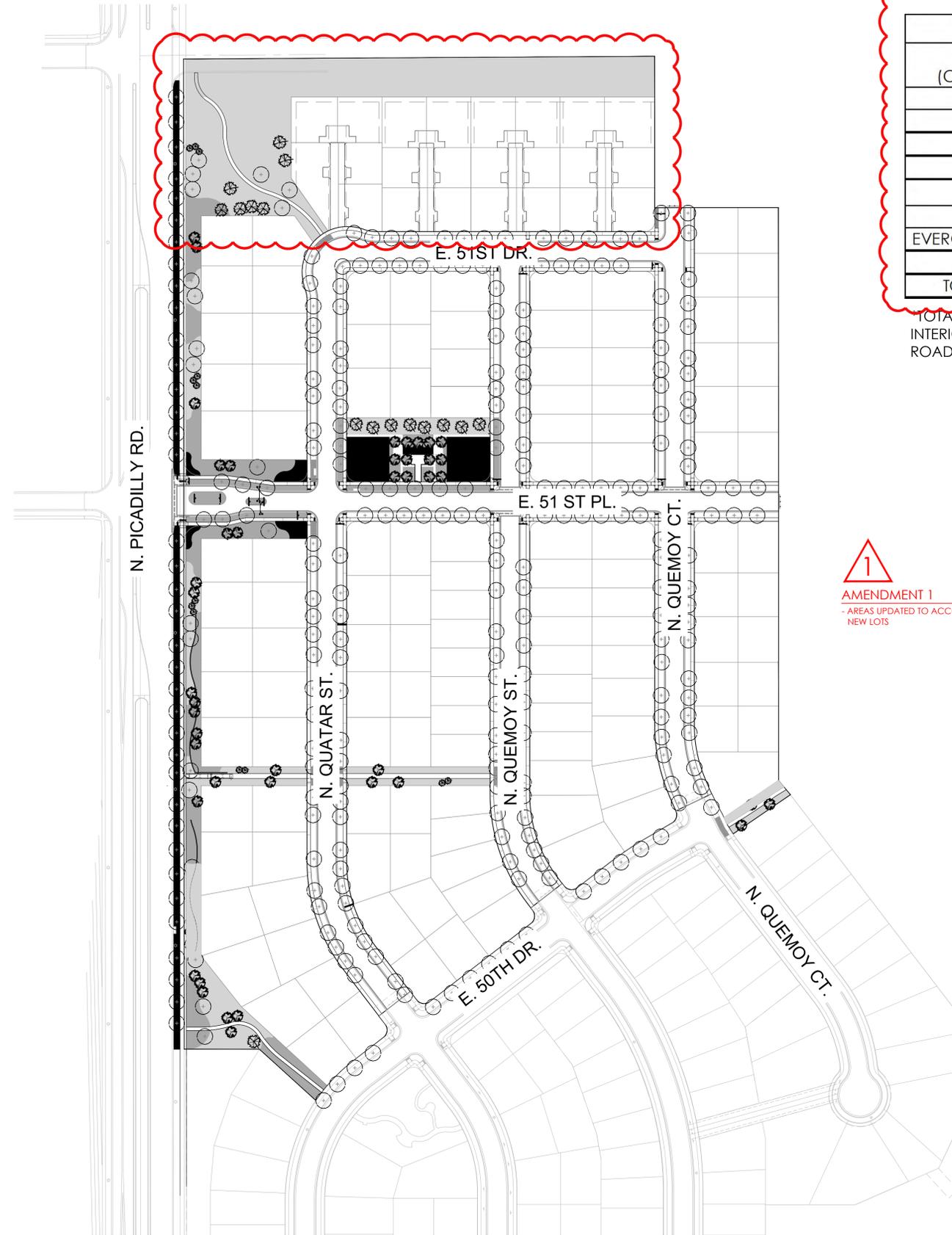
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE DETAILS  
DATE: June 21, 2021

NOTE:  
IMAGES ARE FOR REFERENCE ONLY.  
DIMENSIONS, MATERIALS, COLOR, AND  
STYLE ARE TBD.





P:\OAKWOOD MASTER FOLDER\IGVR EAST-CURRENT\_L FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\1-1-SHEETS\IGVR EAST PREPLAT 5 HYDROZONE.DWG  
6/21/2021 5:31 PM  
DILLON COOK

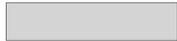


## HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	28,959	15%	
LOW WATER USE	41,880	22%	
Z-ZONE	116,774	62%	
TOTAL*	187,613	100%	
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	74	706	52,244
EVERGREEN/ORNAMENTAL TREES	74	177	13,098
TOTAL			65,342
TOTAL LANDSCAPE AREA	252,955		

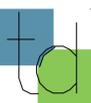
\*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND ALONG PICADILLY ROAD.

## LEGEND

-  HIGH WATER USE: COOL SEASON GRASSES
-  LOW WATER USE: SHRUB BED
-  Z-ZONE: NATIVE SEED AREA
-  DECIDUOUS CANOPY TREES  
74 TREES
-  ORNAMENTAL TREES  
45 TREES
-  EVERGREEN TREES  
29 TREES

  
**AMENDMENT 1**  
- AREAS UPDATED TO ACCOMMODATE  
NEW LOTS

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: HYDROZONE MAP  
DATE: June 21, 2021

 terracina  
design  
10200 E. Girard Ave, A-314  
Denver, CO 80231  
ph: 303.632.8867

NOT FOR CONSTRUCTION

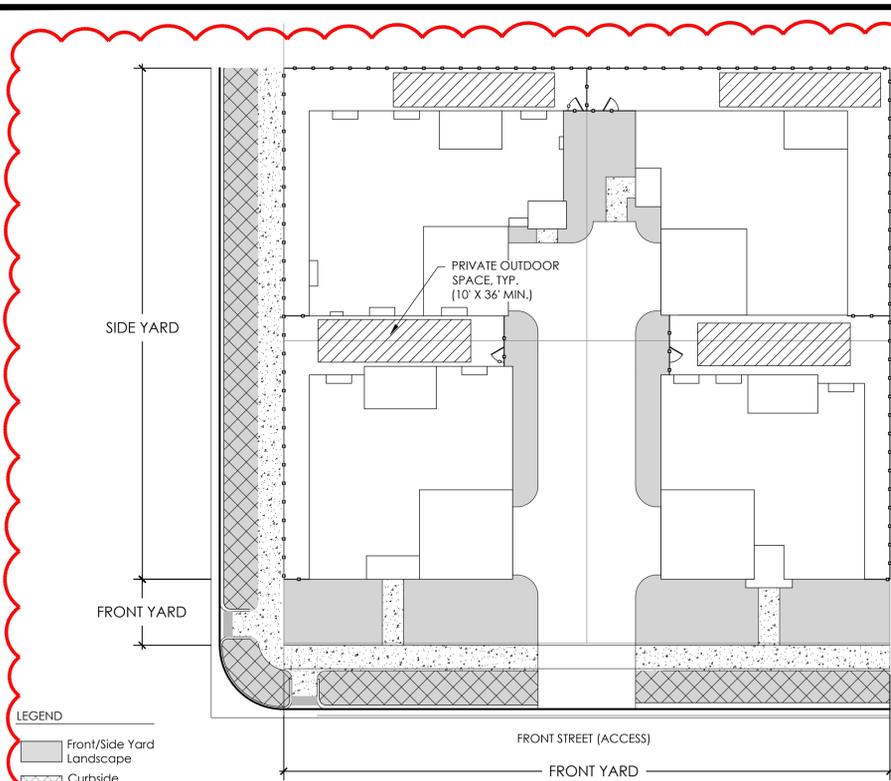


Scale: 1"= 100'-0"  

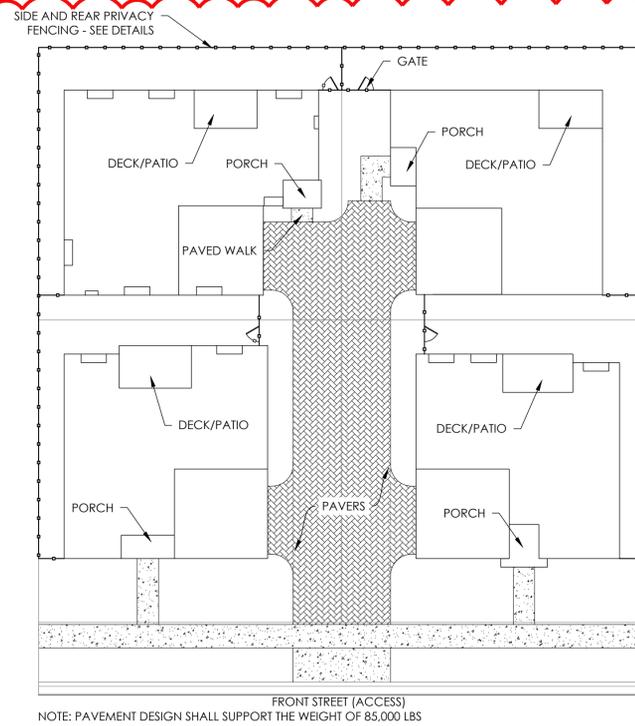

SHEET 26 OF 33



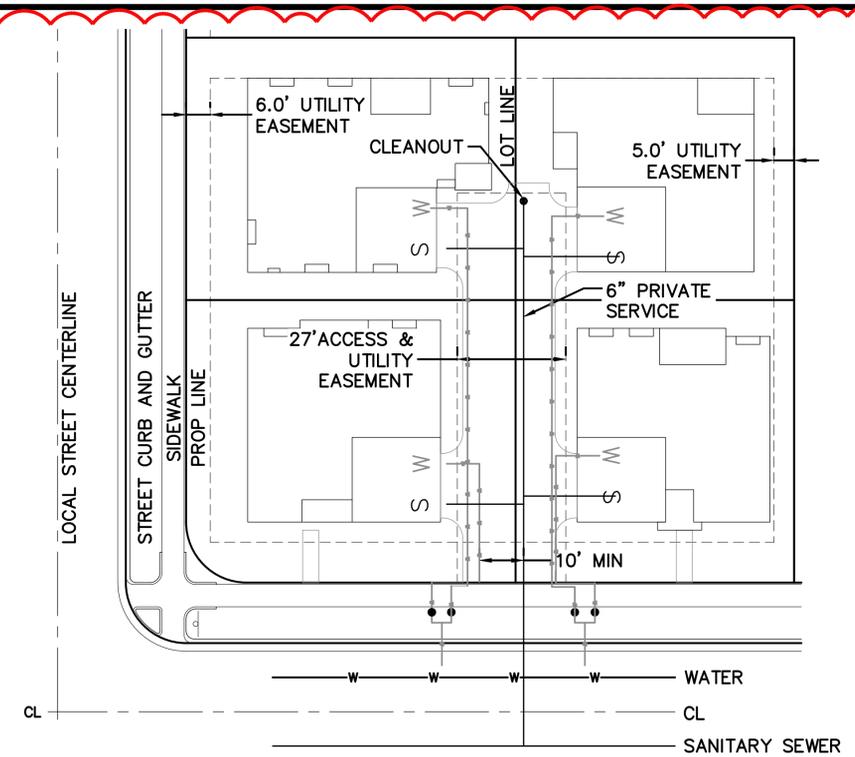
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6/21/2021 5:33 PM  
DILLON COOK



TYPICAL BUNGALOW 4-PACK LANDSCAPE



TYPICAL BUNGALOW 4-PACK MATERIALS AND FENCING



BUNGALOW LOT SERVICES

N.T.S.

ARCHITECTURAL STANDARDS

- ELEVATIONS SHALL MEET CODE STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
- IN A SUBDIVISION PLAT OF 50 OR MORE LOTS, AT LEAST FOUR DIFFERENT HOME MODEL VARIETIES SHALL BE CONSTRUCTED, EACH WITH A DISTINCT FLOOR PLAN AND ELEVATIONS.
- NO IDENTICAL MODEL HOME ELEVATION SHALL BE REPEATED DIRECTLY ACROSS THE STREET.
- APPROVED PAINT SCHEMES SHALL NOT BE REPEATED MORE THAN ONCE EVERY FOUR LOTS OR DIRECTLY ACROSS THE STREET.
- NO MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FOUR LOTS.
- AT LEAST 30 PERCENT OF THE MODEL/ELEVATION COMBINATIONS MUST HAVE VARIATION IN THE ROOF LINE. EXCEPTIONS TO ACCOMMODATE ROOFTOP SOLAR APPLICATIONS WILL BE PERMITTED
- ALL OF THE NET FAÇADE AREA SHALL HAVE DURABLE SIDING MATERIALS. MANUFACTURED SIDING SHALL HAVE AT LEAST A 25 YEAR WRITTEN MANUFACTURER'S LIMITED WARRANTY. SHEATHING OR BRACING SHALL NOT BE USED AS AN EXTERIOR WALL COVERING. DURABLE SIDING MATERIALS INCLUDE CEMENT FIBER, ENGINEERED COMPOSITE WOOD, MASONRY, RUST RESISTANT ARCHITECTURAL METALS, STUCCO, ANY OTHER MATERIAL APPROVED BY THE CITY AS BEING OF SIMILAR QUALITY, APPEARANCE, AND DURABILITY, AND COMBINATION OF THESE LISTED MATERIALS. VINYL IS NOT AN APPROVED MATERIAL.
- A MINIMUM AVERAGE OF 15 PERCENT OF THE NET FAÇADE AREA OF ALL RESIDENTIAL DESIGN PLANS WITHIN A SUBDIVISION PLAT SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLANS SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION. CALCULATIONS TO BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
- ALL RESIDENTIAL DESIGN PLANS WITH SIDE OR REAR ELEVATIONS ADJACENT TO STREETS, PARKS, GOLF COURSES, OR OPEN SPACE SHALL DISTRIBUTE ARCHITECTURAL FEATURES AND MATERIALS SO AS TO ACHIEVE SIDE-SPECIFIC DESIGN FOR EACH SIDE THAT FACES SUCH STREET, PARK, GOLF COURSE OR OPEN SPACE. IN ADDITION, EXCEPT FOR ANY RESIDENTIAL DESIGN PLAN WITH A SIDE ELEVATION ADJACENT TO A STREET, THERE SHALL BE A FOUR-FOOT CHANGE IN THE DEPTH OF THE FRONT ELEVATION, ACHIEVED THROUGH A RECESSED OR ALTERNATELY LOADED GARAGE, COVERED PORCH, OR OTHER ARCHITECTURAL FEATURE.
- EACH ELEVATION SHALL CONTAIN WINDOWS.
- MAXIMUM GARAGE PERCENTAGE ON THE FRONT FAÇADE DOES NOT APPLY AS LONG AS THE GARAGES OF THE STREET SIDE HOMES FACE THE MOTOR COURT.
- FRONT DOORS WILL BE ORIENTED TOWARDS THE STREET.

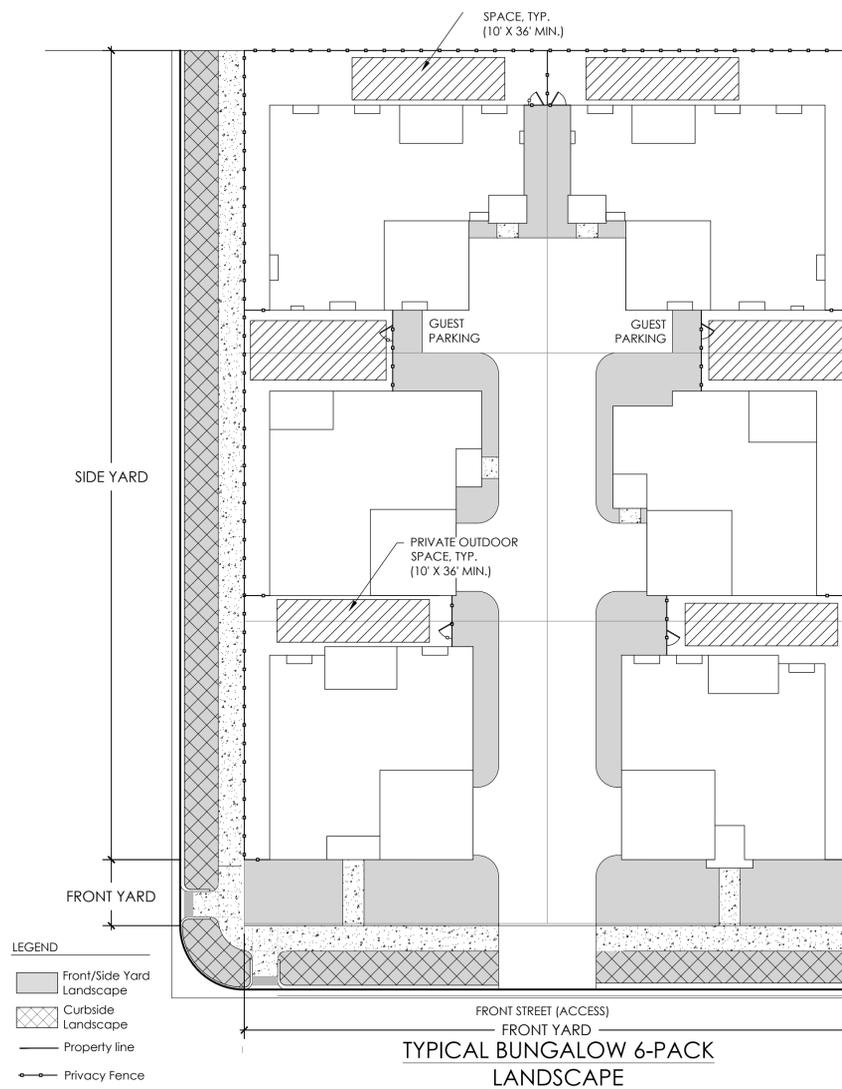
NOTE:

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- SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27
- LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY. FINAL DESIGN TO BE DETERMINED BY HOME BUILDER/OWNER.

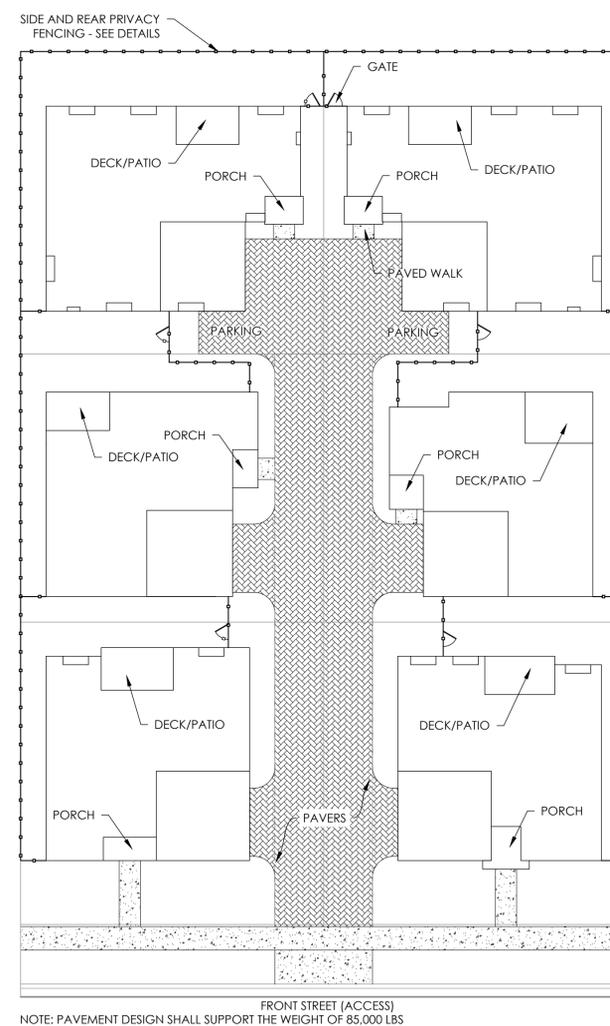
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: ARCHITECTURE  
DATE: June 21, 2021



**1**  
AMENDMENT 1  
- BUNGALOW 6 PACK TYPICALS ADDED

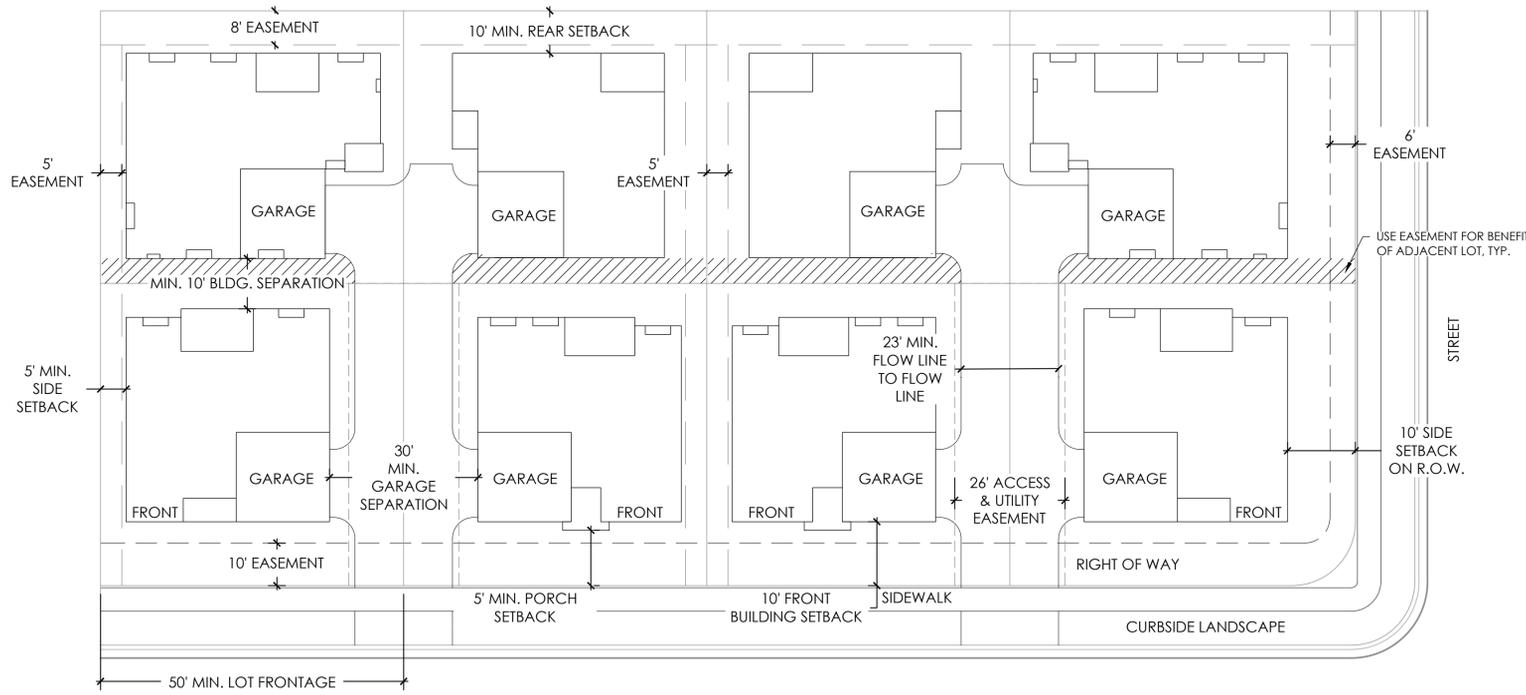


TYPICAL BUNGALOW 6-PACK LANDSCAPE

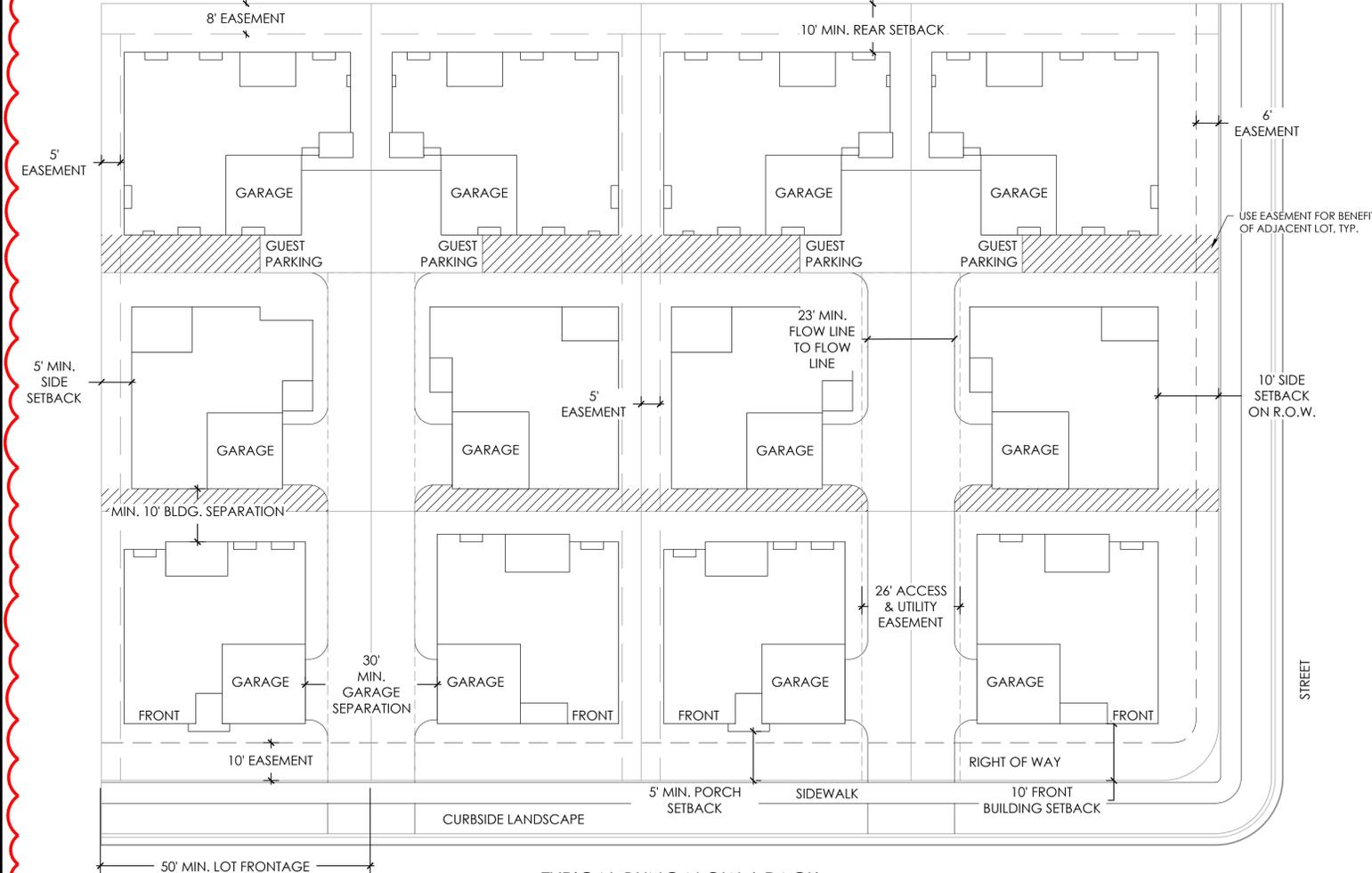


TYPICAL BUNGALOW 6-PACK MATERIALS AND FENCING

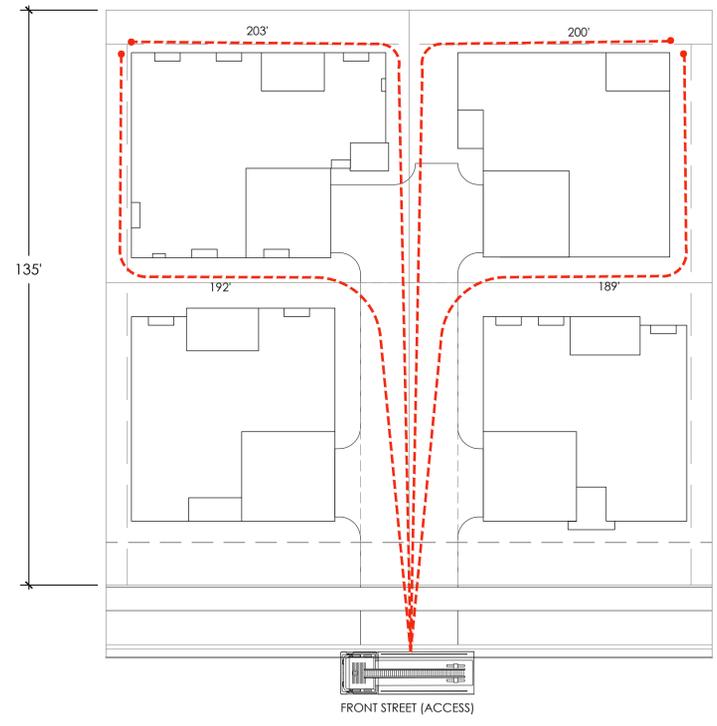
P:\0AKWOOD MASTER FOLDER\GVR EAST-CURRENT\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\1-SHEETS\GVR EAST PREPLAT 5 ARCHITECTURE.DWG  
6/21/2021 5:30 PM  
DILLON COOK



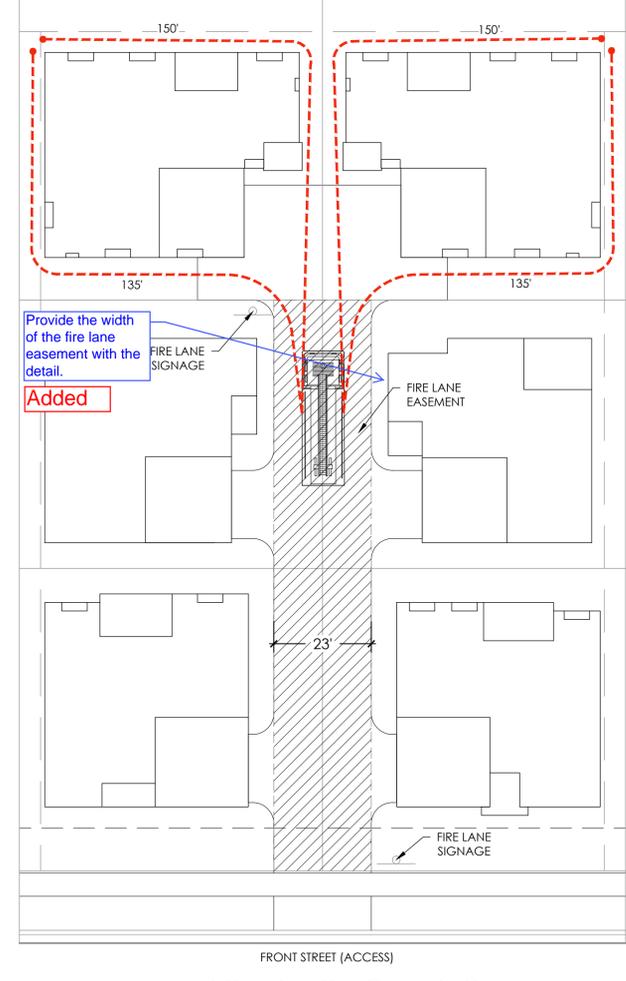
TYPICAL BUNGALOW 4-PACK  
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 6-PACK  
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 4-PACK  
HOSEPULL



TYPICAL BUNGALOW 6-PACK  
HOSEPULL

ARCHITECTURAL STANDARDS

- ELEVATIONS SHALL MEET CODE STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
- IN A SUBDIVISION PLAT OF 50 OR MORE LOTS, AT LEAST FOUR DIFFERENT HOME MODEL VARIETIES SHALL BE CONSTRUCTED, EACH WITH A DISTINCT FLOOR PLAN AND ELEVATIONS.
- NO IDENTICAL MODEL HOME ELEVATION SHALL BE REPEATED DIRECTLY ACROSS THE STREET.
- APPROVED PAINT SCHEMES SHALL NOT BE REPEATED MORE THAN ONCE EVERY FOUR LOTS OR DIRECTLY ACROSS THE STREET.
- NO MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FOUR LOTS.
- AT LEAST 30 PERCENT OF THE MODEL/ELEVATION COMBINATIONS MUST HAVE VARIATION IN THE ROOF LINE. EXCEPTIONS TO ACCOMMODATE ROOFTOP SOLAR APPLICATIONS WILL BE PERMITTED.
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- SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27
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AMENDMENT 1  
- BUNGALOW 6 PACK TYPICALS ADDED

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: ARCHITECTURE  
DATE: June 21, 2021



Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	1
Shrubs	14
Perennials	4
Grasses	13

**GVR-E Filing 5 Front Yard Landscape**

Retreat Small Mid-Block Lot Type 1 (45'-50' x 110')

A1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	1
Shrubs	14
Perennials	4
Grasses	13

**GVR-E Filing 5 Front Yard Landscape**

Retreat Small Mid-Block Lot Type 2 (45'-50' x 110')

A2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	1
Shrubs	14
Perennials	4
Grasses	13

**GVR-E Filing 5 Front Yard Landscape**

Retreat Small Mid-Block Lot Type 3 (45'-50' x 110')

A3

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	14

**GVR-E Filing 5 Front Yard Landscape**

Retreat Mid-Block Lot Type 1 (50'-60' x 110')

B1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	14

**GVR-E Filing 5 Front Yard Landscape**

Retreat Mid-Block Lot Type 2 (50'-60' x 110')

B2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	14

**GVR-E Filing 5 Front Yard Landscape**

Retreat Mid-Block Lot Type 3 (50'-60' x 110')

B3

Note:

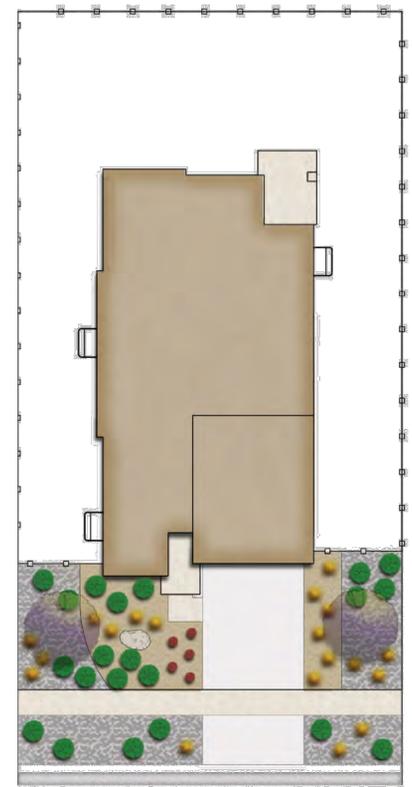
- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	21
Perennials	5
Grasses	19



GVR-E Filing 5 Front Yard Landscape  
Retreat Large Mid-Block Lot Type 1 (60'-70' x 110')

C1

Note:

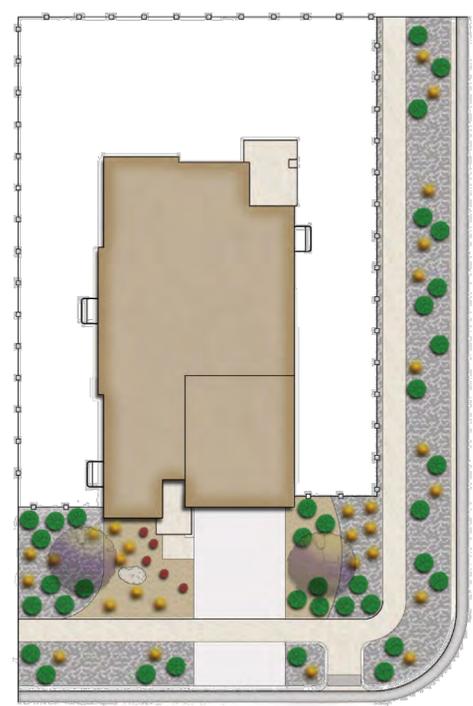
- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	17
Front Yard Perennials	5
Front Yard Grasses	16
Front Street Shrubs	7
Front Street Grasses	4
Side Street Shrubs	13
Side Street Grasses	9



GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 1 (60'-70' x 110')

D1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	17
Front Yard Perennials	5
Front Yard Grasses	16
Front Street Shrubs	8
Front Street Grasses	2
Side Street Shrubs	12
Side Street Grasses	11



GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 2 (60'-70' x 110')

D2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	17
Front Yard Perennials	5
Front Yard Grasses	16
Front Street Shrubs	5
Front Street Grasses	4
Side Street Shrubs	15
Side Street Grasses	9



GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 3 (60'-70' x 110')

D3

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	24
Front Yard Perennials	8
Front Yard Grasses	22
Front Street Shrubs	8
Front Street Grasses	6
Side Street Shrubs	14
Side Street Grasses	9



GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 1 (80'-90' x 110')

E1

Note:

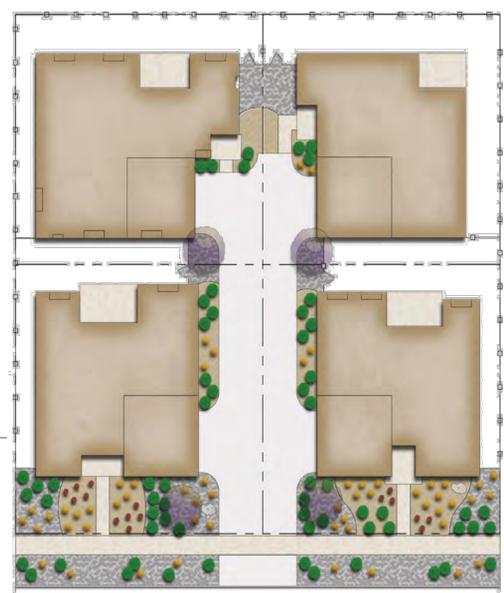
- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55



GVR-E Filing 5 Front Yard Landscape  
Bungalow 4-Pack Mid-Block Lot Type 1

F1

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55

**GVR-E Filing 5 Front Yard Landscape**  
 Bungalow 4-Pack Mid-Block Lot Type 2 F2

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55

**GVR-E Filing 5 Front Yard Landscape**  
 Bungalow 4-Pack Mid-Block Lot Type 3 F3

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Front Yard Shrubs	52
Front Yard Perennials	17
Front Yard Grasses	49
Front Street Shrubs	16
Front Street Grasses	7
Side Street Shrubs	14
Side Street Grasses	13

**GVR-E Filing 5 Front Yard Landscape Typical**  
 Bungalow 4-Pack Corner Lot Type 1 G1

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Front Yard Shrubs	52
Front Yard Perennials	17
Front Yard Grasses	49
Front Street Shrubs	16
Front Street Grasses	7
Side Street Shrubs	14
Side Street Grasses	13

**GVR-E Filing 5 Front Yard Landscape Typical**  
 Bungalow 4-Pack Corner Lot Type 2 G2

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	3
Shrubs	77
Perennials	19
Grasses	70

**GVR-E Filing 5 Front Yard Landscape**  
 Bungalow 3-Pack Mid-Block Lot Type 2 H1

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

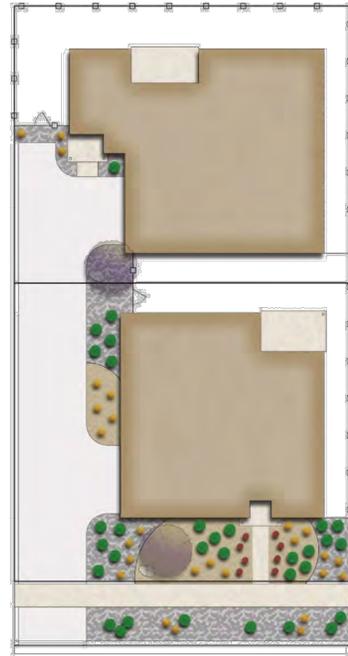
Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Shrubs	99
Perennials	32
Grasses	97

**GVR-E Filing 5 Front Yard Landscape Typical**  
 Bungalow 5-Pack Mid-Block Lot Type 1 J1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations



Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	32
Perennials	8
Grasses	26

Scale: Not to Scale  
September 2020



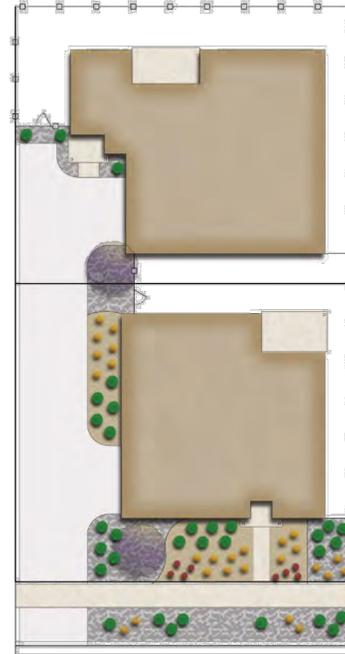
GVR-E Filing 5 Front Yard Landscape

Bungalow 2-Pack Mid-Block Lot Type 1

K1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations



Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	32
Perennials	8
Grasses	26

Scale: Not to Scale  
September 2020



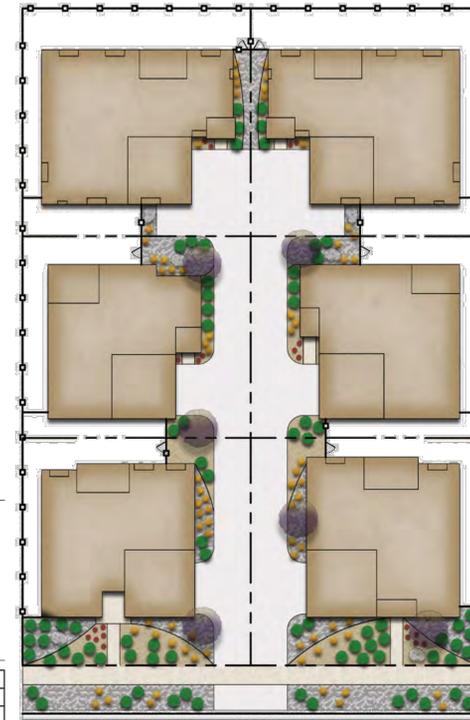
GVR-E Filing 5 Front Yard Landscape

Bungalow 2-Pack Mid-Block Lot Type 2

K2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations



Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	6
Shrubs	78
Perennials	18
Grasses	73

Scale: Not to Scale  
June 2021



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 1

L1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations



Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	6
Shrubs	78
Perennials	18
Grasses	73

Scale: Not to Scale  
June 2021



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 2

L2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations



Legend

- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	6
Shrubs	98
Perennials	19
Grasses	92

Scale: Not to Scale  
June 2021



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Corner Lot Type 1

M1

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: FRONT YARD IRRIGATION AND  
LANDSCAPE DESIGN  
DATE: OCTOBER 2020

