



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](https://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. 2020000137533, 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 FOLLOW:

**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 39.25 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 \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

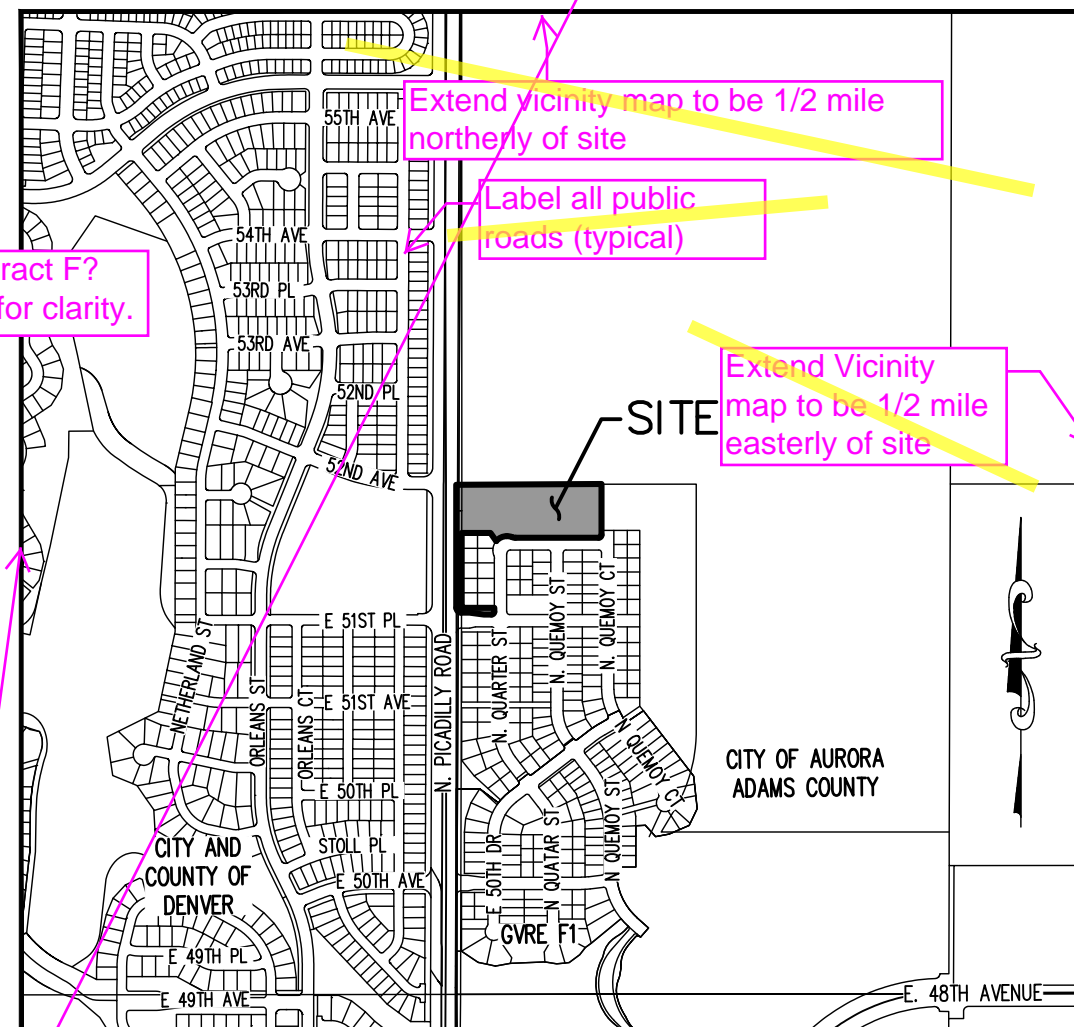
\_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_ AS \_\_\_\_\_

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.

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. A NAVIGATION 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\_\_\_\_.

Add date last observed in the field.

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**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.

AzTec Proj. No.: 19321-15

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

C 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M. FOUND 2" BRASS CAP STAMPED "LS 11389 (1984)" 0.5'± BELOW SURFACE PER MONUMENT RECORD BY PLS 38318 ACCEPTED ON JULY 31, 2018

add complete stamping per AES Board Rule.

589°40'33"W 1810.37' (TIE)

242.12' per Filing No. 5

over plotting?

Dimension existing easements (Typical)

add

Δ=90°00'00" R=15.00' L=23.56'

N. QUEMOY COURT (PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533

## 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	

3 Board Rule.

in Range Box?

Does utility easement need modification to abut 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)?

B&D's for existing easements (typical)

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

Monument P.C./P.T.

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

Nty boundary of Tract F? (see written desc.)

add area (typ.)

E. 51ST PLACE (64' PRIVATE STREET) (A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY) REC. NO. 2020000137533

# 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

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

make this to the hundredth of a foot

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

134.31' org.  
+ 1.1  
= 135.41'?

## 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)

SCALE: 1" = 40'

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

## 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"
- 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

two words

## 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  
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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:

- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
- 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;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
- 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;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
- SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- 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;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
- SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- 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;
- 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 BEGRIMING.

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

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

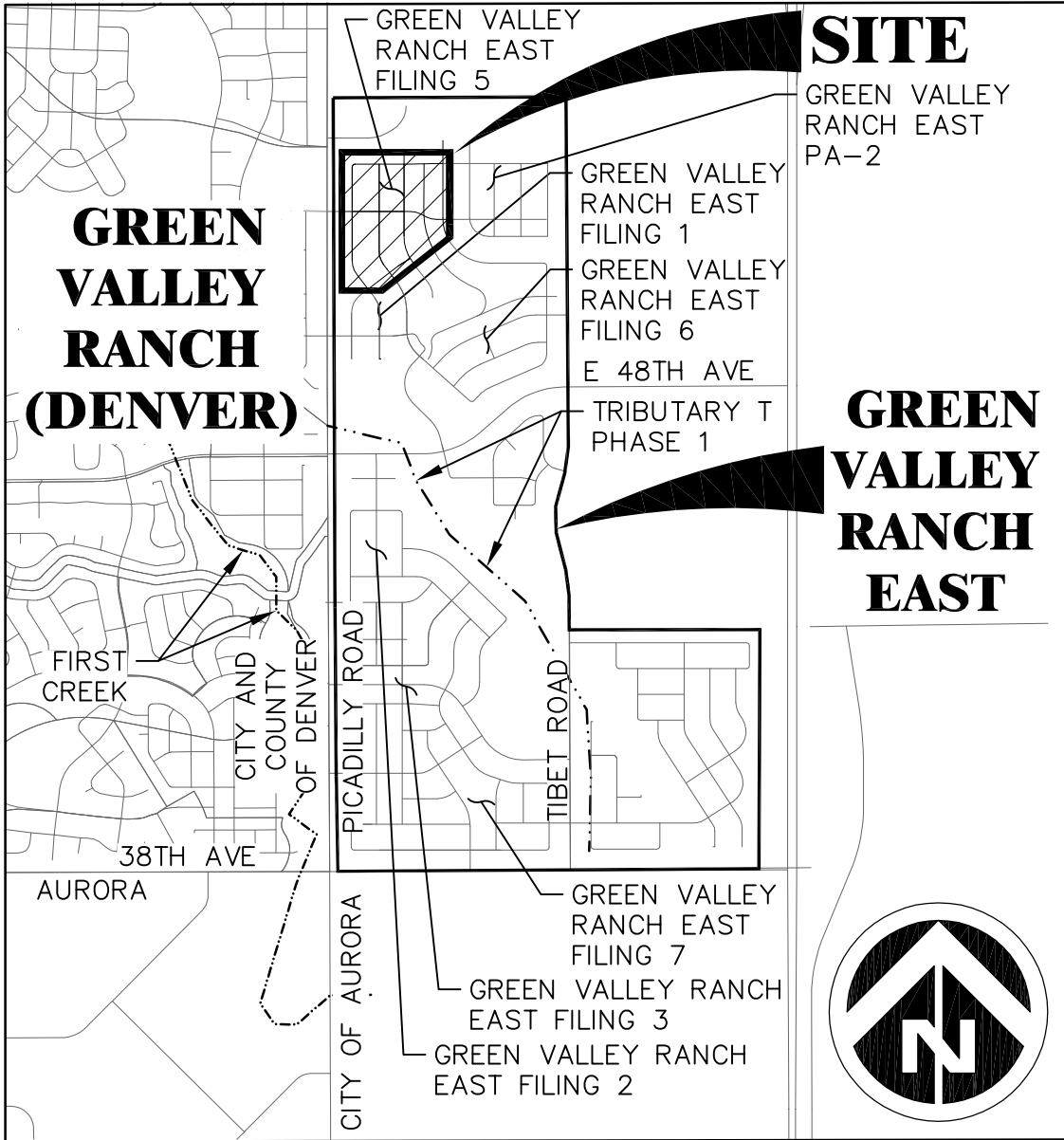
ADDRESSED

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 2850.39 FEET.

No monuments are shown?

NOTE HAS  
BEEN  
REVISED.

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,315,139 SQ FT (30.191 AC)
NUMBER OF LOTS PROPOSED	151
BUILDING HEIGHT	35' MAX.
LOT AREA	16.93 AC -- 56.1%
HARD SURFACE AREA*	6.35 AC -- 21.0%
LANDSCAPE AREA	6.91 AC -- 22.9%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

\*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

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.

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 THEREOF, \_\_\_\_\_ 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: \_\_\_\_\_  
CITY CLERK

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  
Contact: Craig C. Northam, PE  
Email: cnortham@dewberry.com

GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5

COVER

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

No.	Date	Description
1	12/31/19	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	06/18/21	AMENDMENT 1

DOCUMENT AMENDMENTS

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1 PLAN SET\CPGSP-NOTES AND TYPICAL SECTIONS.DWG 6/17/2021 11:40 AM NORTHAM - CRAG

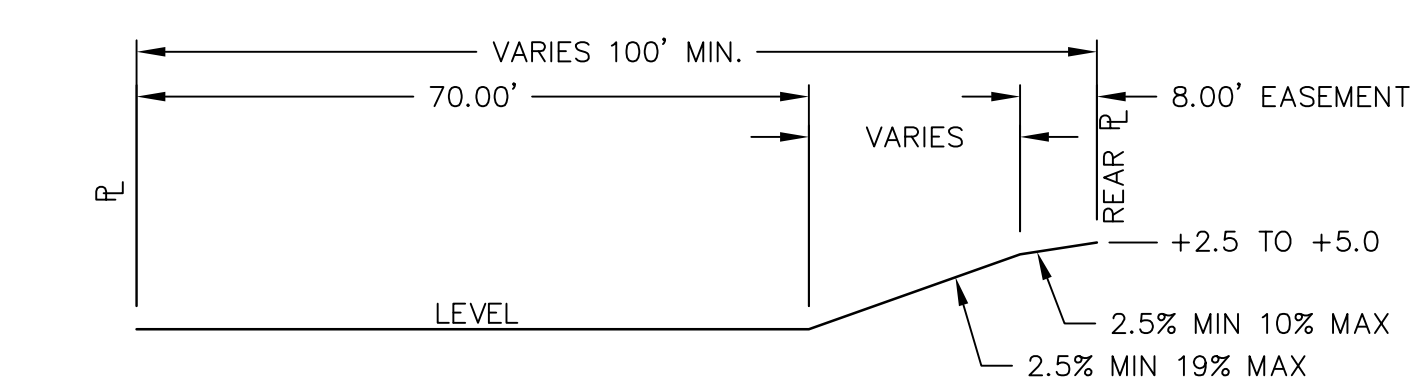
LIST OF ACRONYMS AND ABBREVIATIONS			
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY LINE
BOW	BACK OF WALK	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 AGENCY	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	UTL	UTILITY
HC	HANDICAP	VERT	VERTICAL
HORIZ	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	YR	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 UNOBTSTRUCTED 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 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 ENCR OACH 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 ASSIGN 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 ASSIGN 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 LAND EASEMENT.

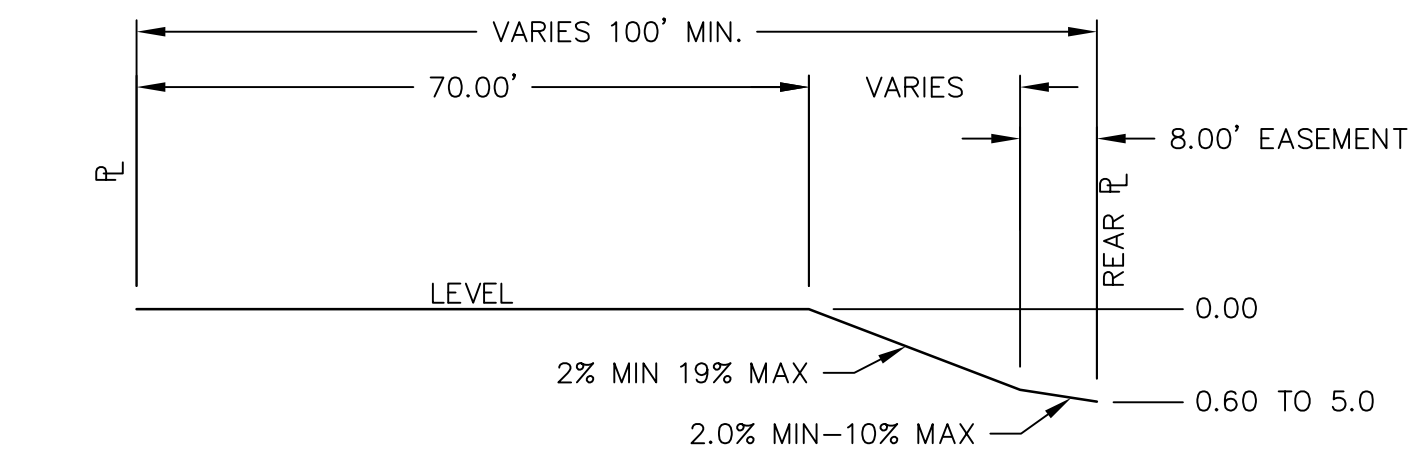
## NOTES

- 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.



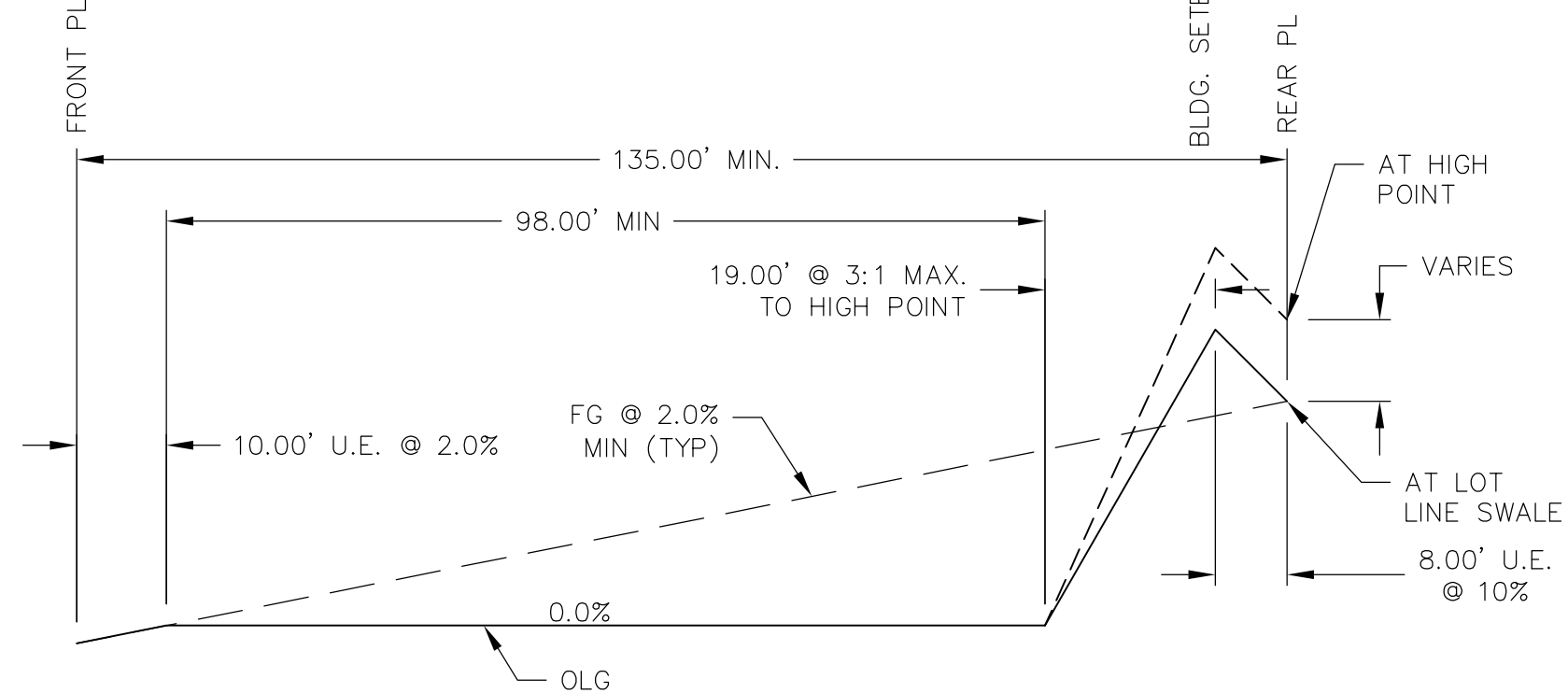
"A" LOT-TEMPLATE

N.T.S.



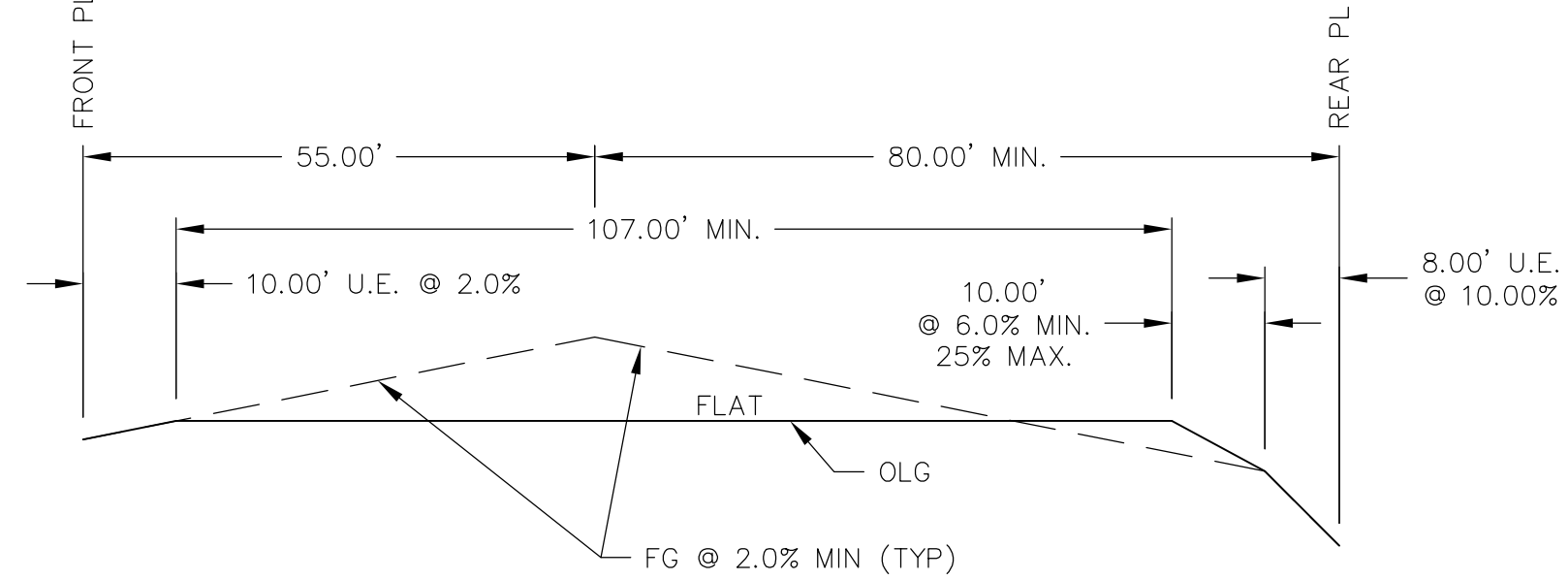
"B" LOT-TEMPLATE

N.T.S.



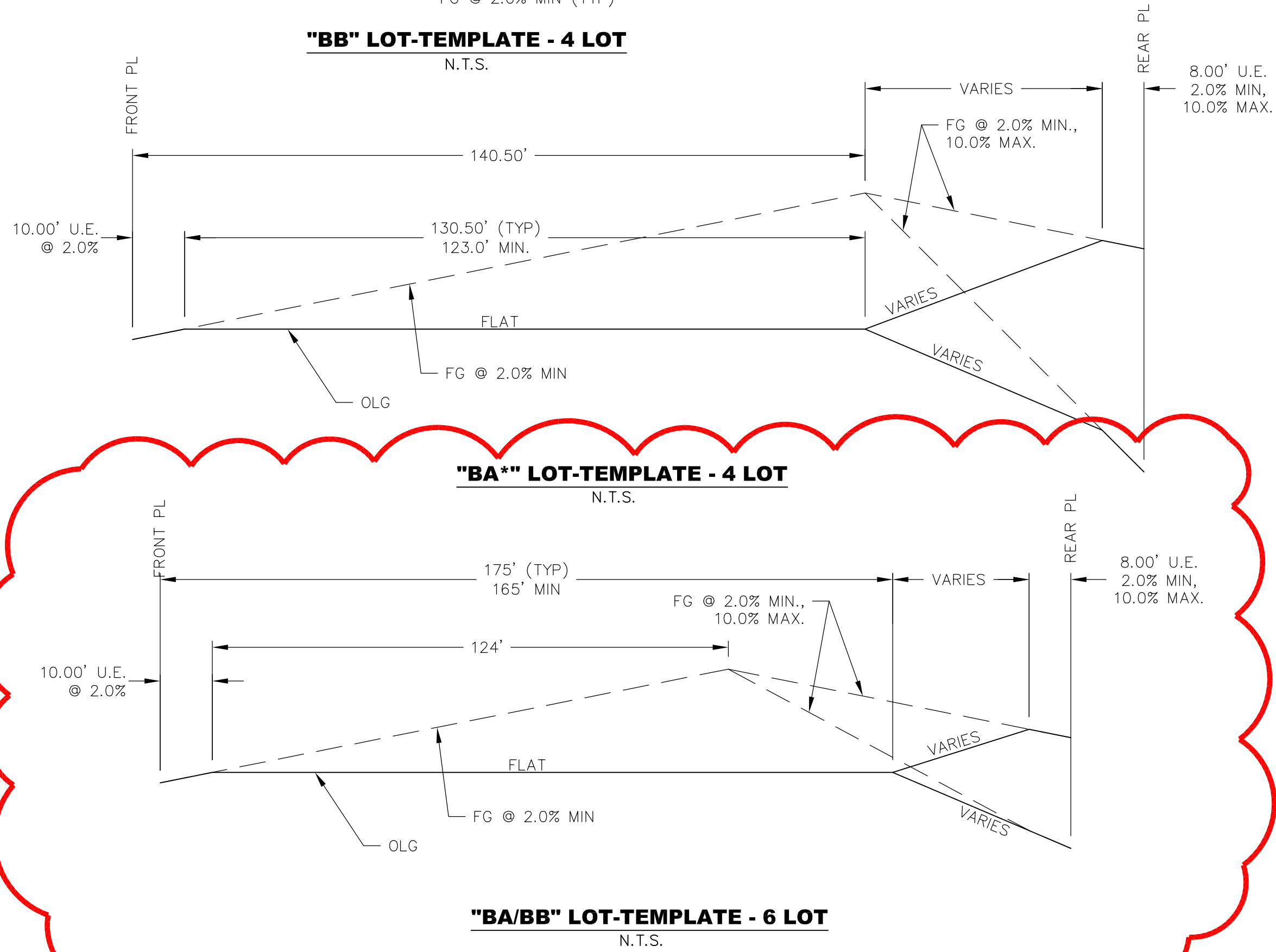
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



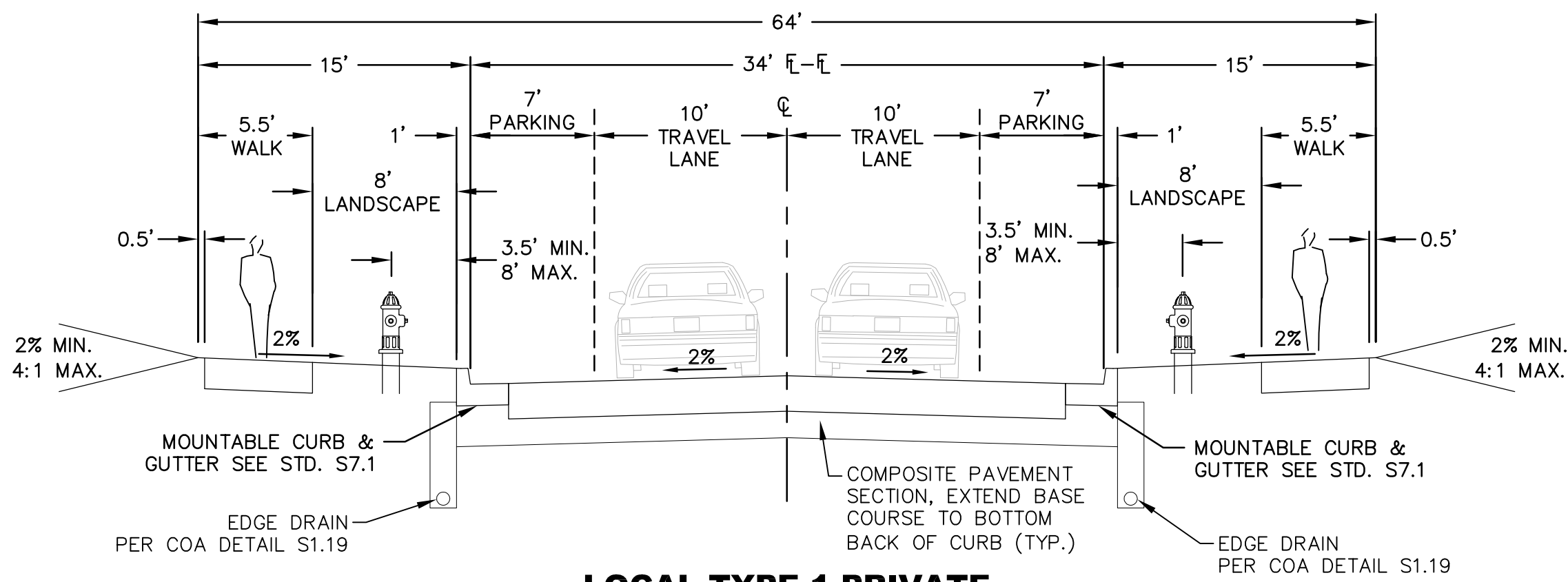
"BB" LOT-TEMPLATE - 4 LOT

N.T.S.



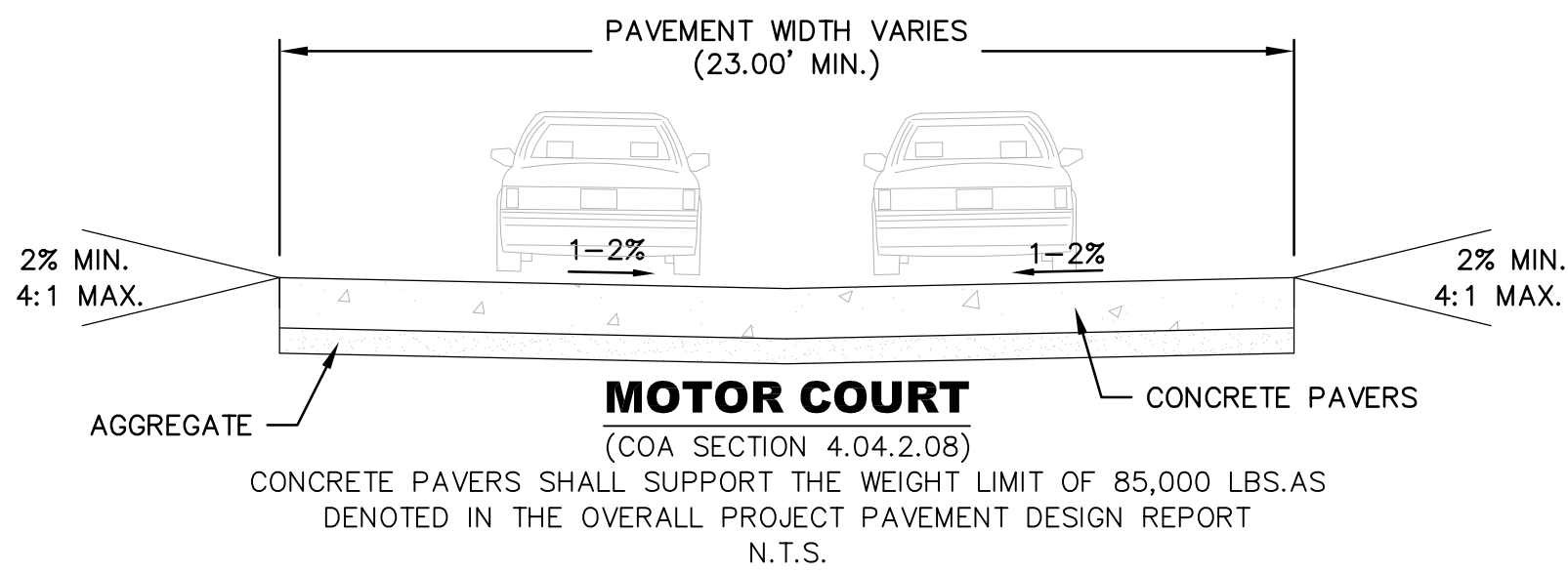
"BA/BB" LOT-TEMPLATE - 6 LOT

N.T.S.



LOCAL TYPE 1 PRIVATE

E. 51ST DR., E. 51ST PL., N. QUATAR ST.,  
N. QUEMOY ST., N. QUEMOY CT.  
N.T.S.



MOTOR COURT

(COA SECTION 4.04.2.08)  
CONCRETE PAVERS SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LBS.AS  
DENOTED IN THE OVERALL PROJECT PAVEMENT DESIGN REPORT  
N.T.S.

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.365.5001  
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.	Date
Description	
	AMENDMENT 1
6	06/18/21
5	10/19/20
5	9/23/20
4	8/14/20
3	6/26/20
2	3/31/20
1	12/12/19
	SIXTH SUBMITTAL
	FIFTH SUBMITTAL
	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\CPSP-NOTES AND TYPICAL SECTIONS.DWG 6/17/2021 11:40 AM NORTHAM -CRAG

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°00'00"W	46.67'
C3	80.28'	28.25'	020°09'40"	S10°04'50"E	28.10'
C4	50.28'	17.69'	020°09'40"	N10°04'50"W	17.60'
C5	73.00'	17.83'	013°59'37"	N71°41'26"E	17.78'
C6	73.00'	14.41'	011°18'46"	N84°20'37"E	14.39'
C7	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
C8	50.28'	17.69'	020°09'40"	S79°55'10"E	17.60'
C9	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C10	20.00'	31.42'	090°00'00"	N45°00'00"E	28.28'
C11	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C12	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C13	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C14	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C15	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C16	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C17	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C18	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C20	73.00'	10.03'	007°52'25"	N03°56'12"E	10.02'
C21	73.00'	42.16'	033°05'23"	N24°25'06"E	41.58'
C22	73.00'	30.23'	023°43'50"	N52°49'42"E	30.02'
C25	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C26	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C27	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C28	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C29	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C30	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C31	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C32	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C33	25.00'	39.29'	090°02'06"	S44°58'57"W	35.37'
C34	218.00'	42.44'	011°08'31"	S05°34'27"E	42.37'
C35	218.00'	38.26'	010°03'21"	S16°10'56"E	38.21'
C36	218.00'	80.70'	021°12'36"	S10°36'18"E	80.24'
C37	250.00'	92.55'	021°12'36"	S10°36'18"E	92.02'
C38	282.00'	47.76'	009°42'10"	N04°51'05"W	47.70'
C39	282.00'	51.61'	010°29'07"	N14°56'43"W	51.53'
C40	282.00'	5.03'	001°01'21"	S20°41'56"E	5.03'
C41	282.00'	104.39'	021°12'36"	S10°36'18"E	103.80'
C42	500.00'	35.48'	004°03'58"	S23°14'35"E	35.48'
C43	532.00'	37.75'	004°03'58"	S23°14'35"E	37.75'
C44	15.00'	22.27'	085°04'15"	N17°15'33"E	20.28'
C45	532.00'	39.21'	004°13'22"	S57°41'00"W	39.20'
C46	532.00'	28.92'	003°06'52"	N54°00'53"E	28.91'
C47	532.00'	68.13'	007°20'16"	N56°07'33"E	68.09'
C48	15.00'	23.56'	090°00'00"	N82°32'35"W	21.21'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C49	218.00'	87.77'	023°04'05"	S11°46'41"E	87.18'
C50	218.00'	54.15'	014°13'52"	S30°25'39"E	54.01'
C52	218.00'	141.92'	037°17'46"	S18°53'40"E	139.42'
C53	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C54	282.00'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	282.00'	43.00'	008°44'25"	S10°18'14"E	42.95'
C56	282.00'	43.00'	008°44'08"	S19°02'27"E	42.95'
C57	282.00'	43.00'	008°44'08"	S27°46'35"E	42.95'
C58	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C59	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C60	15.00'	23.56'	090°00'00"	S82°32'35"E	21.21'
C61	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C62	218.00'	68.09'	017°53'42"	S08°56'51"E	67.81'
C63	218.00'	74.76'	019°38'53"	S27°43'09"E	74.39'
C64	218.00'	142.84'	037°32'35"	S18°46'18"E	140.30'
C65	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C66	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C67	282.00'	21.74'	004°25'03"	S02°12'31"E	21.74'
C68	282.00'	68.66'	013°56'57"	S11°23'31"E	68.49'
C70	282.00'	58.30'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.00'	88.42'	017°57'31"	N43°28'34"E	88.06'
C73	282.00'	24.33'	004°56'39"	N35°04'16"W	24.33'
C74	282.00'	26.57'	005°23'56"	N34°50'37"W	26.56'
C75	468.00'	36.54'	004°28'23"	S27°30'46"E	36.53'
C76	468.00'	33.21'	004°03'58"	S23°14'35"E	33.21'
C79	282.00'	70.05'	014°13'57"	S25°28'58"E	69.87'
C80	470.00'	16.64'	002°01'43"	S33°08'10"E	16.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°00'00"E	9.28'
L4	S12°09'01"E	18.78'
L5	N00°00'00"E	14.73'
L6	S25°03'25"E	5.99'
L7	S25°03'25"E	13.53'
L9	N39°45'09"W	30.14'
L10	S37°32'35"E	11.57'
L11	S37°32'35"E	5.00'
L12	S37°32'35"E	5.00'
L13	S37°32'35"E	16.83'
L14	N37°32'35"W	16.83'
L15	N52°27'25"E	5.56'
L17	S76°53'39"W	30.87'
L18	N90°00'00"W	44.45'
L23	N00°00'00"E	12.00'
L24	S90°00'00"E	43.87'
L25	S82°24'07"E	75.63'
L26	N00°00'00"E	23.00'
L27	N00°00'00"E	20.00'
L28	N90°00'00"E	10.68'

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

\* AMENDMENT 1 LOT REVISIONS

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) GARAGE/HOUSE	SIDE/CORNER (FT)	
1	1	6435	36.00	N/A	5	BUNGALOW-INTERIOR
2	1	6825	78.00	10	5	BUNGALOW-INTERIOR
3	1	6562	75.00	10	5	BUNGALOW-INTERIOR
4	1	6187	33.00	N/A	5	BUNGALOW-INTERIOR
5	1	6724	44.00	N/A	5	BUNGALOW-INTERIOR
6	1	7131	81.50	10	5	BUNGALOW-INTERIOR
7	1	6334	76.48	10	5	BUNGALOW-INTERIOR
8	1	6229	36.00	N/A	5	BUNGALOW-INTERIOR
9	1	6600	35.00	N/A	5	BUNGALOW-INTERIOR
10	1	6756	42.16	10	5	BUNGALOW-INTERIOR
1*	1	5451	43.00	N/A	5	BUNGALOW-INTERIOR
2*	1	8178	17.83	10	5	BUNGALOW-INTERIOR
3*	1	5004	53.34	10	5	BUNGALOW-INTERIOR
4*	1	4633	66.19	N/A	5	BUNGALOW-INTERIOR
5*	1	5231	39.00	N/A	5	BUNGALOW-INTERIOR
6*	1	5802	39.00	N/A	5	BUNGALOW-INTERIOR
7*	1	4672	64.00	N/A	5	BUNGALOW-INTERIOR
8*	1	5110	73.00	10	5	BUNGALOW-INTERIOR
9*	1	4900	70.00	10	5	BUNGALOW-INTERIOR
10*	1	4480	64.00	N/A	5	BUNGALOW-INTERIOR
11*	1	5802	36.00	N/A	5	BUNGALOW-INTERIOR
12*	1	5802	39.00	N/A	5	BUNGALOW-INTERIOR
13*	1	4672	64.00	N/A	5	BUNGALOW-INTERIOR
14*	1	5110	73.00	10	5	BUNGALOW-INTERIOR
15*	1	4900	70.00	10	5	BUNGALOW-INTERIOR
16*	1	4480	64.00	N/A	5	BUNGALOW-INTERIOR
17*	1	5802	36.00	N/A	5	BUNGALOW-INTERIOR
18*	1	5802	39.00	N/A	5	BUNGALOW-INTERIOR
19*	1	4672	64.00	N/A	5	BUNGALOW-INTERIOR
20*	1	5110	73.00	10	5	BUNGALOW-INTERIOR
21*	1	5482	79.00	10	5/10	BUNGALOW-CORNER
22*	1	5056	64.00	N/A	5/10	BUNGALOW-CORNER
23*	1	6533	36.00	N/A	5/10	BUNGALOW-CORNER
1	2	5840	84.65	10	5/10	BUNGALOW-CORNER
2	2	5502	38.00	N/A	5/10	BUNGALOW-CORNER
3	2	4550	35.00	N/A	5	BUNGALOW-INTERIOR
4	2	4900	70.00	10	5	BUNGALOW-INTERIOR
5	2	5530	79.00	10	5	BUNGALOW-INTERIOR
6	2	5135	46.00	N/A	5	BUNGALOW-INTERIOR
7	2	4757	50.00	15/20	5	STANDARD-INTERIOR
8	2	5708	60.00	15/20	5	STANDARD-INTERIOR
9	2	5708	60.00	15/20	5	STANDARD-INTERIOR
10	2	6007	63.65	15/20	5/10	STANDARD-CORNER
1	3	6152	62.00	15/20	5/10	STANDARD-CORNER
2	3	6000	60.00	15/20	5	STANDARD-INTERIOR
3	3	6000	60.00	15/20	5	STANDARD-INTERIOR
4	3	4600	46.00	15/18	5	SMALL-INTERIOR
5	3	4600	46.00	15/18	5	SMALL-INTERIOR
6	3	6152	62.00	15/20	5/10	STANDARD-CORNER
7	3	6186	62.00	15/20	5/10	STANDARD-CORNER
8	3	4625	46.00	15/18	5	SMALL-INTERIOR
9	3	4625	46.00	15/18	5	SMALL-INTERIOR
10	3	6033	60.00	15/20	5	STANDARD-INTERIOR
11	3	6033	60.00	15/20	5	STANDARD-INTERIOR
12	3	6186	62.00	15/20	5/10	STANDARD-CORNER
1	4	5110	73.00	10	5	BUNGALOW-INTERIOR
2	4	4745	38.00	N/A	5	BUNGALOW-INTERIOR
3	4	4550	35.00	N/A	5	BUNGALOW-INTERIOR
4	4	4900	70.00	10	5	BUNGALOW-INTERIOR
5	4	5110	73.00	10	5	BUNGALOW-INTERIOR
6	4	4745	38.00	N/A	5	BUNGALOW-INTERIOR
7	4	4550	35.00	N/A	5	BUNGALOW-INTERIOR
8	4	4900	70.00	10	5	BUNGALOW-INTERIOR
9	4	5110	73.00	10	5	BUNGALOW-INTERIOR
10	4	4745	38.00	N/A	5	BUNGALOW-INTERIOR
11	4	5135	35.00	N/A	5/10	BUNGALOW-CORNER
12	4	5482	79.00	10	5/10	BUNGALOW-CORNER
1	5	5692	82.00	10	5/10	BUNGALOW-CORNER
2	5	5330	38.00	N/A	5	BUNGALOW-CORNER
3	5	4550	35.00	N/A	5	BUNGALOW-INTERIOR
4	5	4900	70.00	10	5	BUNGALOW-INTERIOR
5	5	5110	73.00	10	5	BUNGALOW-INTERIOR
6	5	4745	38.00	N/A	5	BUNGALOW-INTERIOR
7	5	4550	35.00	N/A	5	BUNGALOW-INTERIOR
8	5	4900	70.00	10	5	BUNGALOW-INTERIOR
9	5	5052	73.37	10	5	BUNGALOW-INTERIOR
10	5	4745	38.00	N/A	5	BUNGALOW-INTERIOR
11	5	9183	114.00	10	5	BUNGALOW-INTERIOR

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.

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) HOUSE/GARAGE	SIDE/CORNER (FT)	
1	6	5952	60.00	5/20	5/10	STANDARD-CORNER
2	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
3	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
4	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
5	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
6	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
7	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
8	6	4596	45.96	5/18	5/10	SMALL-INTERIOR
9	6	5767	55.62	5/20	5/10	STANDARD-INTERIOR
10	6	7283	87.77	5/20	5/10	STANDARD-INTERIOR
11	6	7966	91.98	5/20	5/10	STANDARD-CORNER
12	6	7122	56.53	5/20	5/10	STANDARD-CORNER
13	6	6552	51.61	5/20	5/10	STANDARD-INTERIOR
14	6	7314	63.04	5/20	5/10	STANDARD-INTERIOR
15	6	6033	60.00	5/20	5/10	STANDARD-INTERIOR
16	6	5284	52.55	5/20	5/10	STANDARD-INTERIOR
17	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
18	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
19	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
20	6	5985	60.00	15/20	5/10	STANDARD-CORNER
1	7	5966	85.92	10	5/10	BUNGALOW-CORNER
2	7	5585	34.00	N/A	5	BUNGALOW-CORNER
3	7	5102	37.00	N/A	5	BUNGALOW-INTERIOR
4	7	5495	78.50	10	5	BUNGALOW-INTERIOR
5	7	5285	75.50	10	5	BUNGALOW-INTERIOR
6	7	4908	35.00	N/A	5	BUNGALOW-INTERIOR
7	7	4745	36.00	N/A	5	BUNGALOW-INTERIOR
8	7	5110	73.00	10	5	BUNGALOW-INTERIOR
9	7	5530	79.00	10	5	BUNGALOW-INTERIOR
10	7	5135	46.00	N/A	5	BUNGALOW-INTERIOR
11	7	5010	39.00	N/A	5	BUNGALOW-INTERIOR
12	7	5396	77.08	10	5	BUNGALOW-INTERIOR
13	7	7044	113.70	10	5	BUNGALOW-INTERIOR
14	7	5273	34.00	N/A	5	BUNGALOW-INTERIOR
15	7	5558	38.00	N/A	5	BUNGALOW-INTERIOR
16	7	7154	115.96	10	5	BUNGALOW-INTERIOR
17	7	5832	84.00	10	5/10	BUNGALOW-CORNER
18	7	5460	35.00	N/A	5/10	BUNGALOW-CORNER
19	7	6258	43.14	15/20	5/10	STANDARD-CORNER
20	7	5385	43.00	15/18	5	SMALL-INTERIOR
21	7	5842	43.00	15/18	5	SMALL-INTERIOR
22	7	5162	43.00	15/18	5	SMALL-INTERIOR
23	7	4677	43.95	15/18	5	SMALL-INTERIOR
24	7	4939	51.92	15/20	5	STANDARD-INTERIOR
25	7	4376	46.00	15/18	5	SMALL-INTERIOR
26	7	4376	46.00	15/18	5	SMALL-INTERIOR
27	7	4376	46.00	15/18	5	SMALL-INTERIOR
28	7	4376	46.00	15/18	5	SMALL-INTERIOR
29	7	4376	46.00	15/18	5	SMALL-INTERIOR
30	7	4376	46.00	15/18	5	SMALL-INTERIOR
31	7	6040	64.00	15/20	5/10	STANDARD-CORNER
1	8	5775	33.00	N/A	5	BUNGALOW-INTERIOR
2	8	6125	70.00	10	5	BUNGALOW-INTERIOR
3	8	6388	73.00	10	5	BUNGALOW-INTERIOR
4	8	6022	36.00	N/A	5	BUNGALOW-INTERIOR
5	8	5775	33.00	N/A	5	BUNGALOW-INTERIOR
6	8	6125	70.00	10	5	BUNGALOW-INTERIOR
7	8	6388	73.00	10	5	BUNGALOW-INTERIOR
8	8	6022	36.00	N/A	5	BUNGALOW-INTERIOR
9	8	6517	44.00	N/A	5	BUNGALOW-INTERIOR
10	8	6913	79.00	10	5	BUNGALOW-INTERIOR
11	8	6475	74.00	10	5	BUNGALOW-INTERIOR
12	8	6105	33.00	N/A	5	BUNGALOW-INTERIOR
13	8	7777	36.00	N/A	5	BUNGALOW-INTERIOR
14	8	6881	70.35	10	5	BUNGALOW-INTERIOR
15	8	6773	68.66	10	5	BUNGALOW-INTERIOR
16	8	8003	33.00	N/A	5	BUNGALOW-INTERIOR
17	8	8232	36.00	N/A	5	BUNGALOW-INTERIOR
18	8	7044	70.05	10	5	BUNGALOW-INTERIOR
19	8	5161	67.53	10	5	BUNGALOW-INTERIOR
20	8	7598	35.00	N/A	5	BUNGALOW-INTERIOR
21	8	6002	38.00	N/A	5/10	BUNGALOW-CORNER
22	8	5692	82.00	10	5/10	BUNGALOW-CORNER

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CD\SP-TEMP-STRT-INT-INTERSECTION.DWG 6/17/2021 11:40 AM NORTHAH CRAIG

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

PHASE LINE

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT LINE

BUILDING SET BACK

SIGHT LINE

EX TELEVISION

EX ELECTRIC

EX TELEPHONE

EX FIBER OPTIC

EX GAS LINE

STREET SIGN

WATER METER

FH AND VALVE

EX FH

EX WATER VALVE

STREET LIGHT

EX STREET LIGHT

EX 24" STM

EX STORM MH

STORM INLET

FLARED END SECTION

EX EASEMENT LINE

BLOCK NUMBER

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

KEYNOTE

1

SIGHT LINES

2

STOP SIGN & STREET SIGN

3

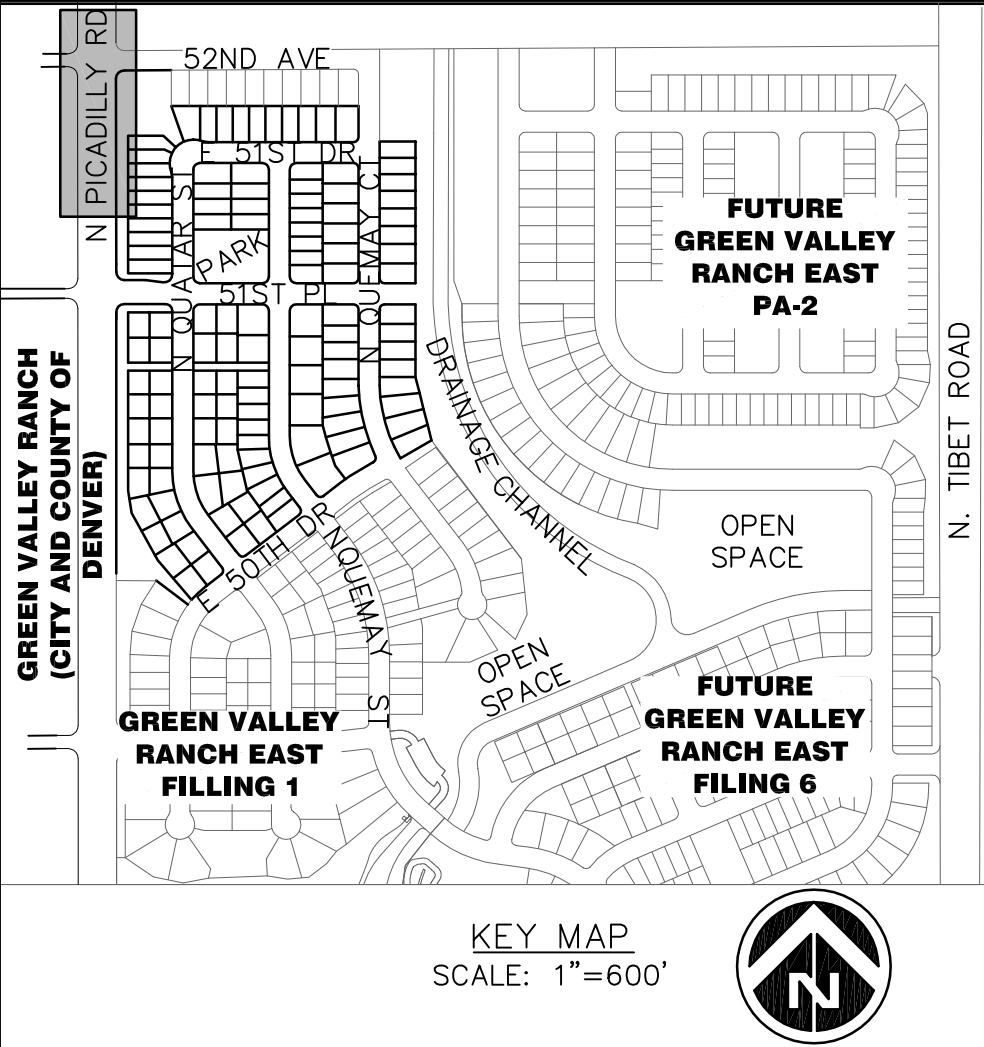
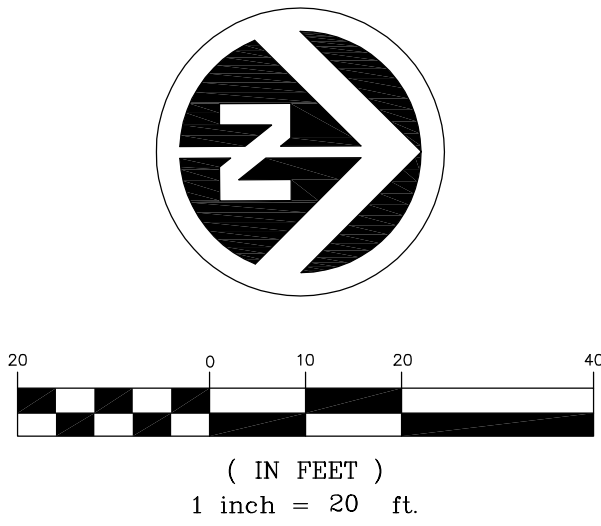
MEDIAN WARNING SIGN

4

8' CROSSSPAN

5

PAINT STRIPING



Dewberry

Dewberry Engineers Inc.

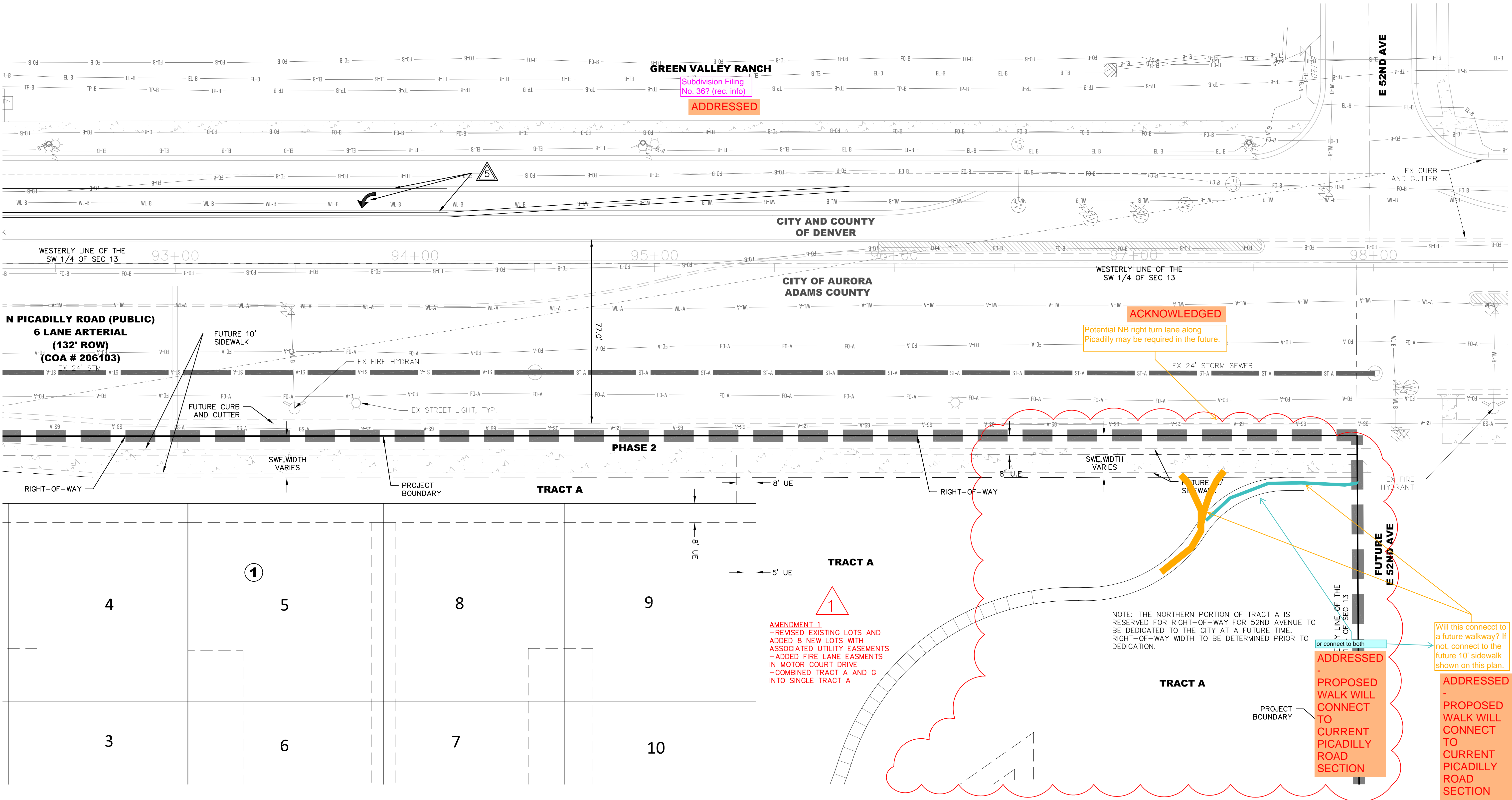
8100 East Maplewood Avenue, Suite 150

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

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

AMENDMENT 1		DOCUMENT AMENDMENTS	
No.	Date	Description	
1	06/19/21	AMENDMENT 1	
2	10/19/20	SIXTH SUBMITTAL	
3	09/23/20	FIFTH SUBMITTAL	
4	08/14/20	FOURTH SUBMITTAL	
5	06/26/20	THIRD SUBMITTAL	
6	03/31/20	SECOND SUBMITTAL	
7	12/12/19	FIRST SUBMITTAL	

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number:  
50118860

Designed By:  
GKP

Checked By:  
CCN

Sheet Number:  
5

Drawn By:  
BMS

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\PCSP-OSP.DWG 8/17/2021 11:41 AM NORTHAM, CRAIG

LOT DATA TABLE												
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	10 FEET		5 FEET	5 FEET*	10 FEET	10 FEET	35 FEET

1

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

Green Valley Ranch East Subdivision Filing No. 12?

THIS IS AN AMENDMENT TO FILING 5

Tract A? ADDRESSED

NORTHERLY LINE OF SW 1/4 OF SEC 13

SHEET 8, 11

E. 51ST PL

GREEN VALLEY RANCH EAST FILING 5

N QUATAR ST

N QUEMOY ST

N QUEMOY CT

TRACT D

E 50TH DR

GREEN VALLEY RANCH EAST FILING 1

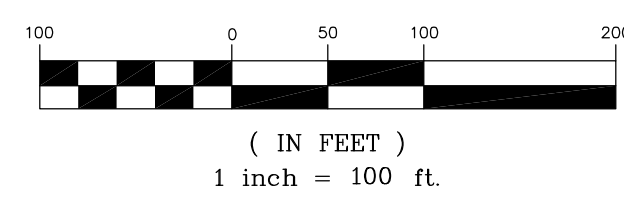
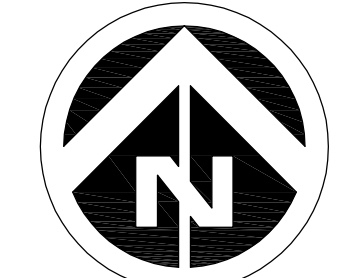
SHEET 9, 12

FUTURE GREEN VALLEY RANCH EAST PA-2

STREET TO BE EXTENDED IN FUTURE FILING

FUTURE DRAINAGE CHANNEL

FUTURE OPEN SPACE



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 %
FILING NO. 1				
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%		
SUBTOTAL:	103	100%	14	14%
FILING NO. 5				
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%		
SUBTOTAL:	151	100%	24	16%
ACTIVE ADULT				
SINGLE-FAMILY DETACHED <50'	36	15%	36	
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%		
TOTAL:	246	100%	38	15%

ADDRESSED

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

1

Update

ADDRESSED

- \* 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.

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

GREEN VALLEY RANCH EAST  
PRELIMINARY PLAT #5

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

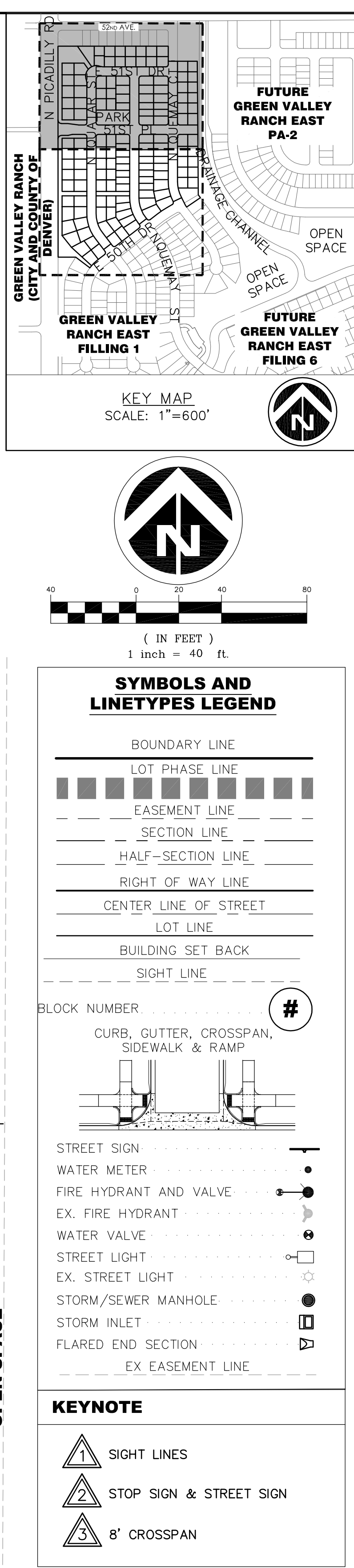
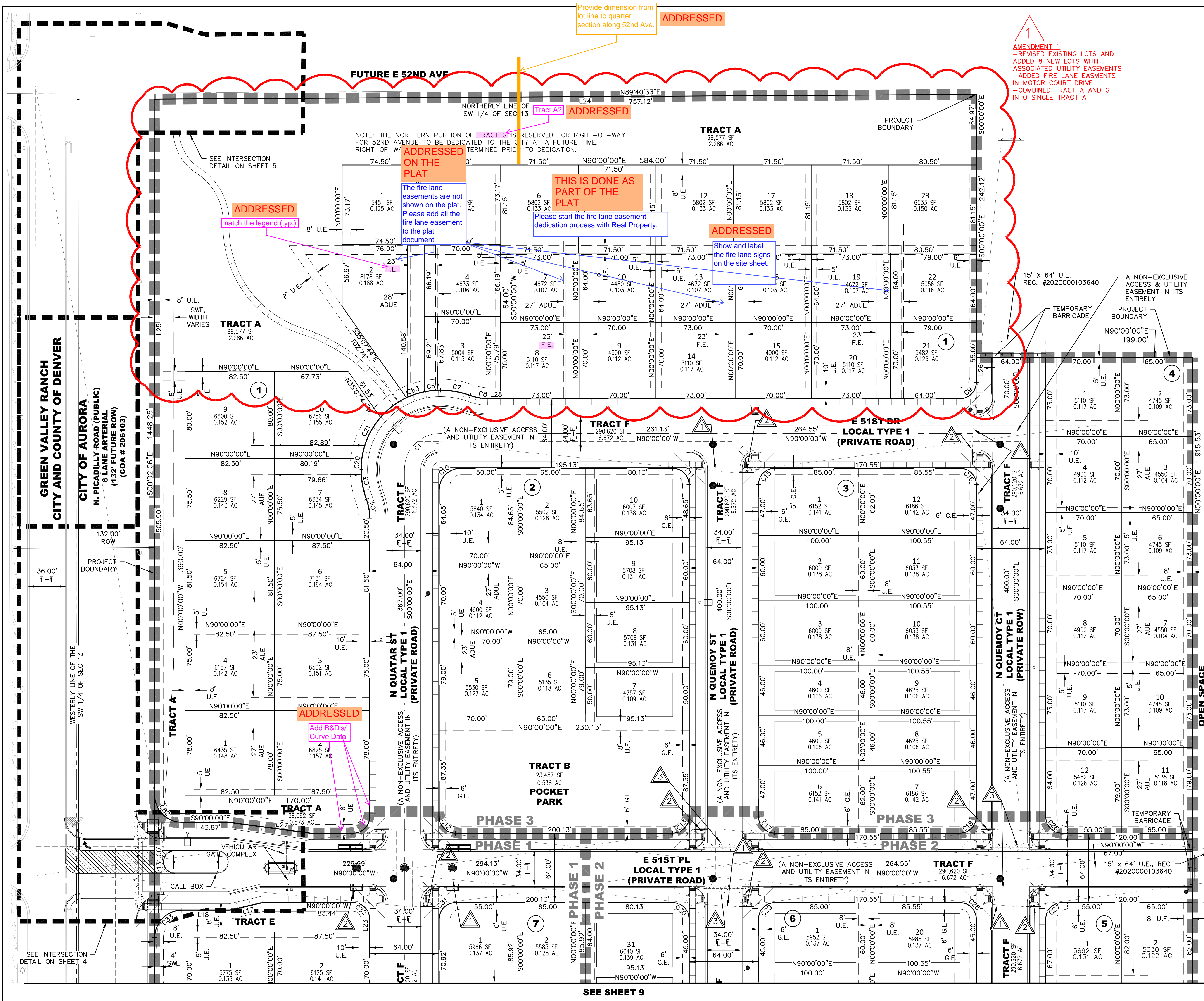
AMENDMENT 1		SIXTH SUBMITTAL		FIFTH SUBMITTAL		FOURTH SUBMITTAL		THIRD SUBMITTAL		SECOND SUBMITTAL		FIRST SUBMITTAL		DOCUMENT AMENDMENTS	
6/19/21	1	10/19/20	6	9/23/20	5	9/14/20	4	6/26/20	3	3/31/20	2	1/12/19	1	No.	Description
														Date	

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

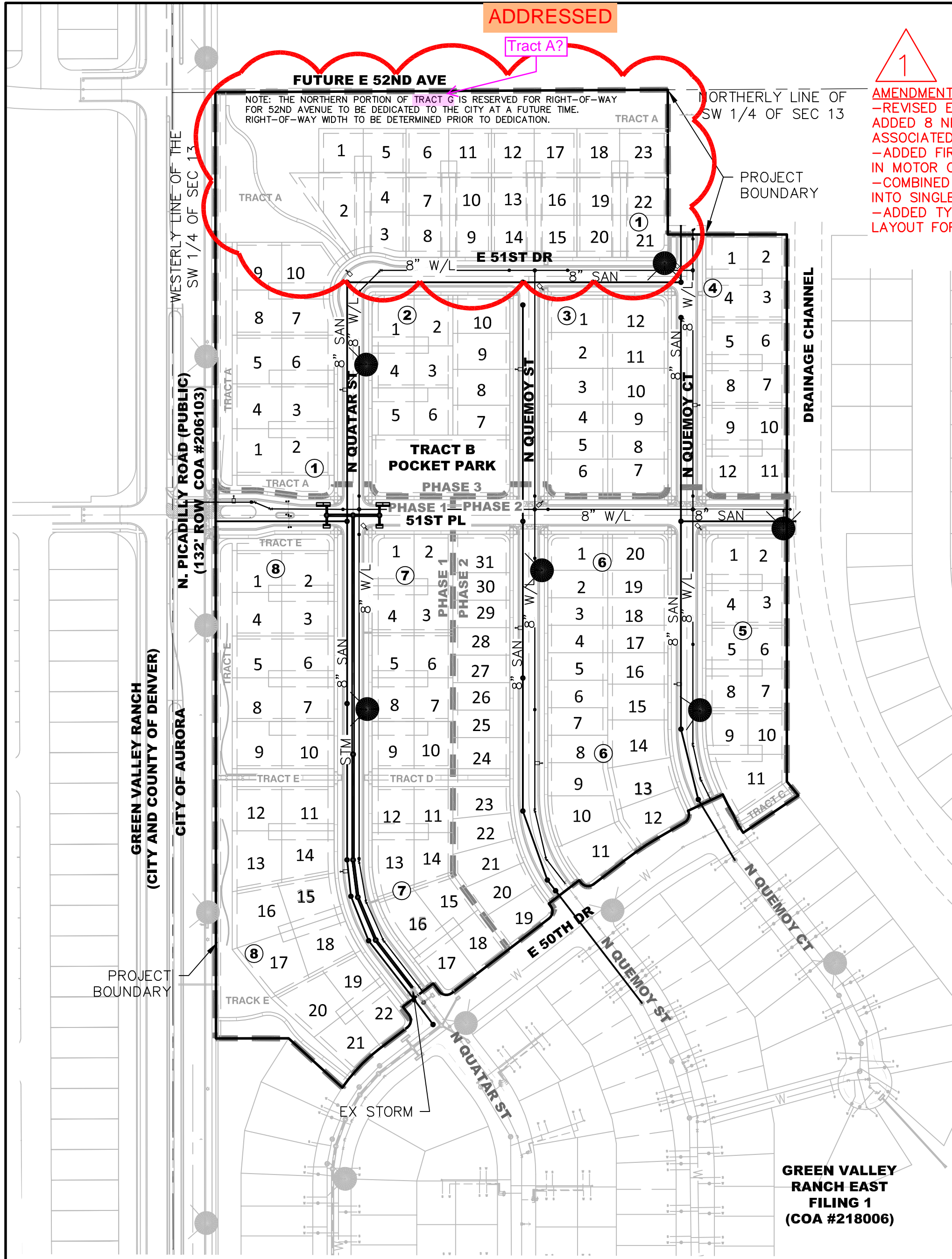
OVERALL SITE PLAN





- 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 SCHEDULE 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.

D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1P\PLAN SETS\PCSP-Overall UTILITY PLAN.DWG 6/17/2021 11:42 AM NORTHAM CRAIG

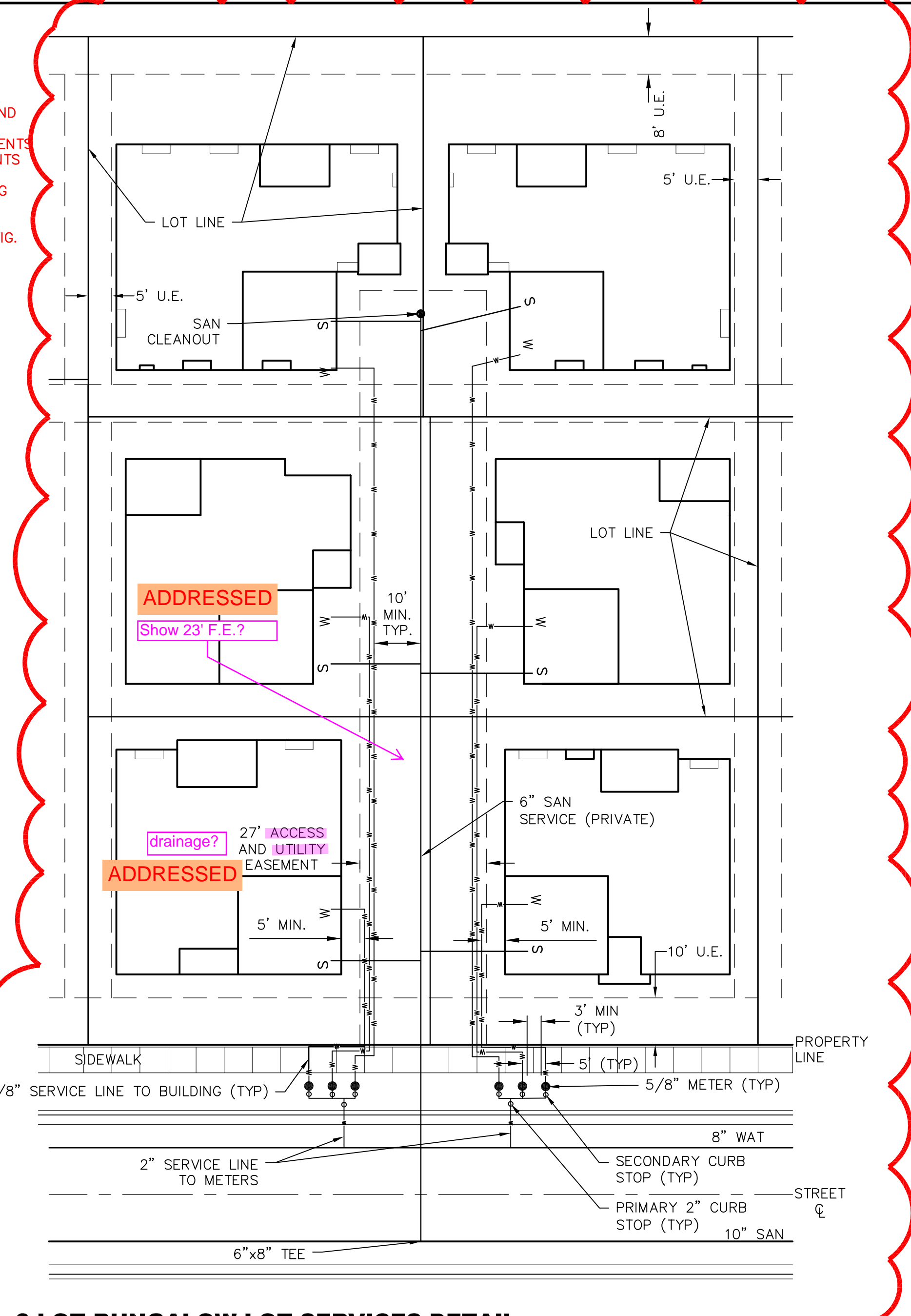


ADDRESSED

Tract A?

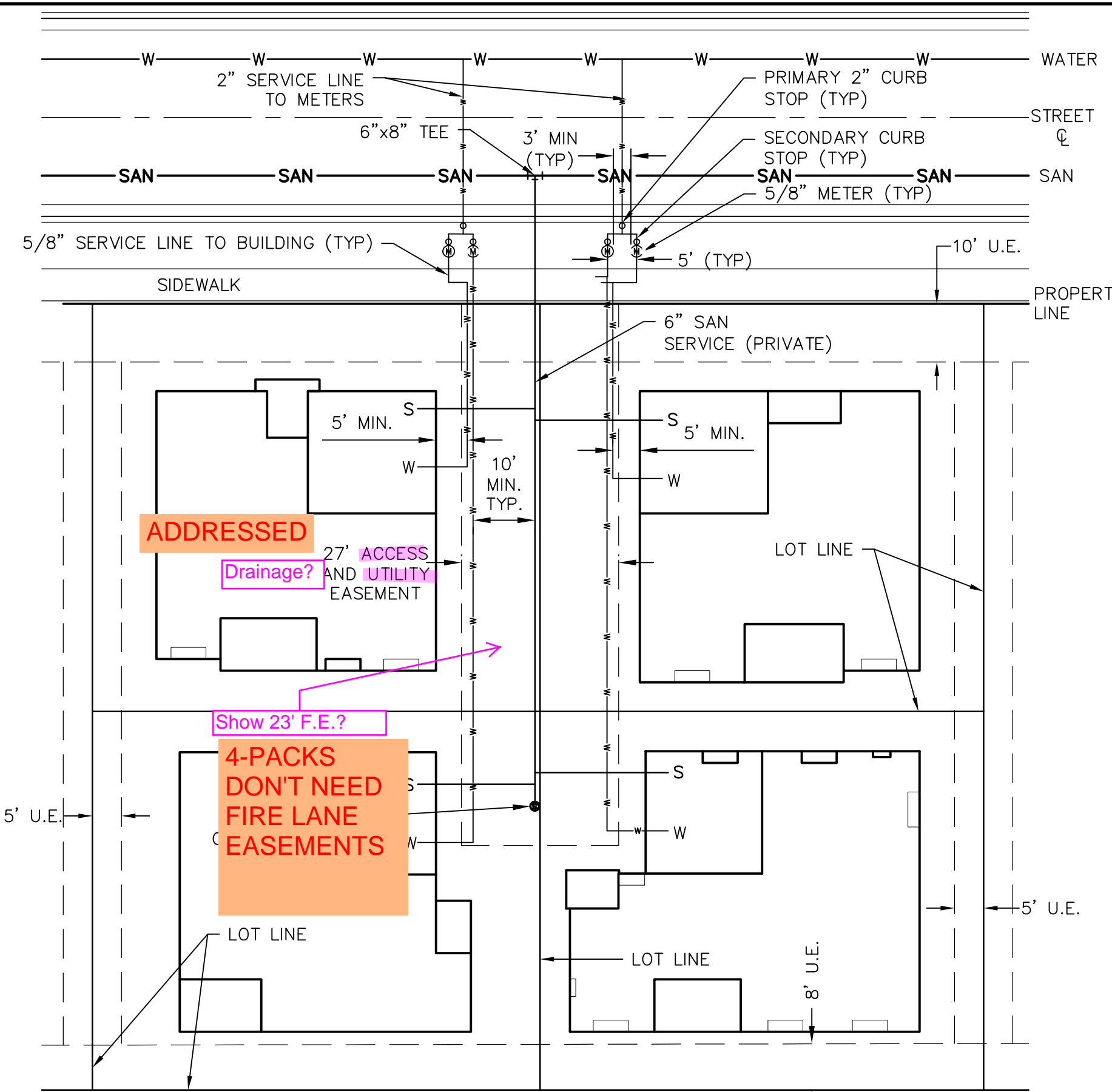
1

**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  
-ADDED TYPICAL UTILITY LAYOUT FOR 6-PACK CONFIG.



**6 LOT BUNGALOW LOT SERVICES DETAIL**

N.T.S.  
NOTE: ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)



**4 LOT BUNGALOW LOT SERVICES DETAIL**

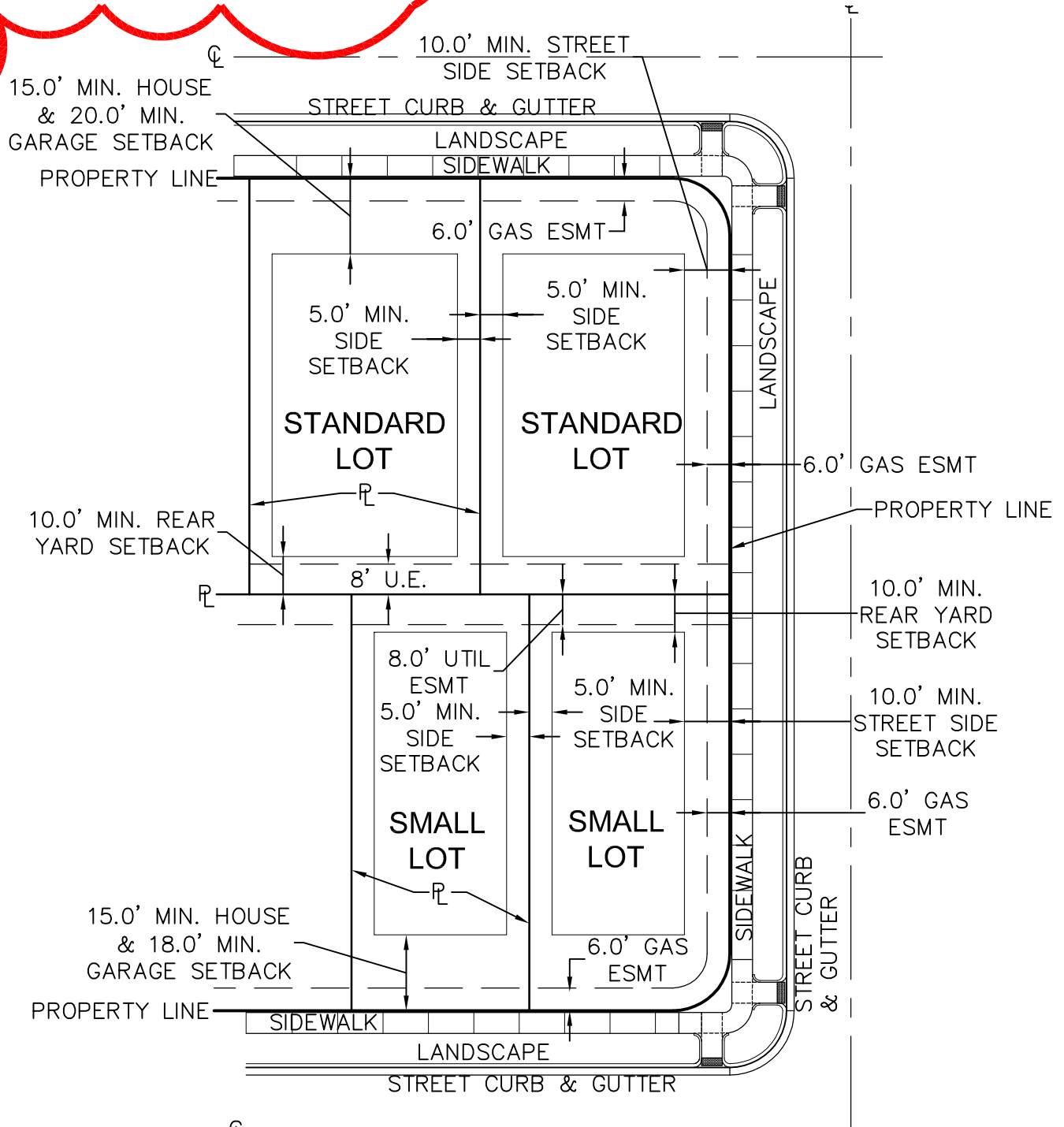
N.T.S.  
NOTE: ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)

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

ADDRESSED

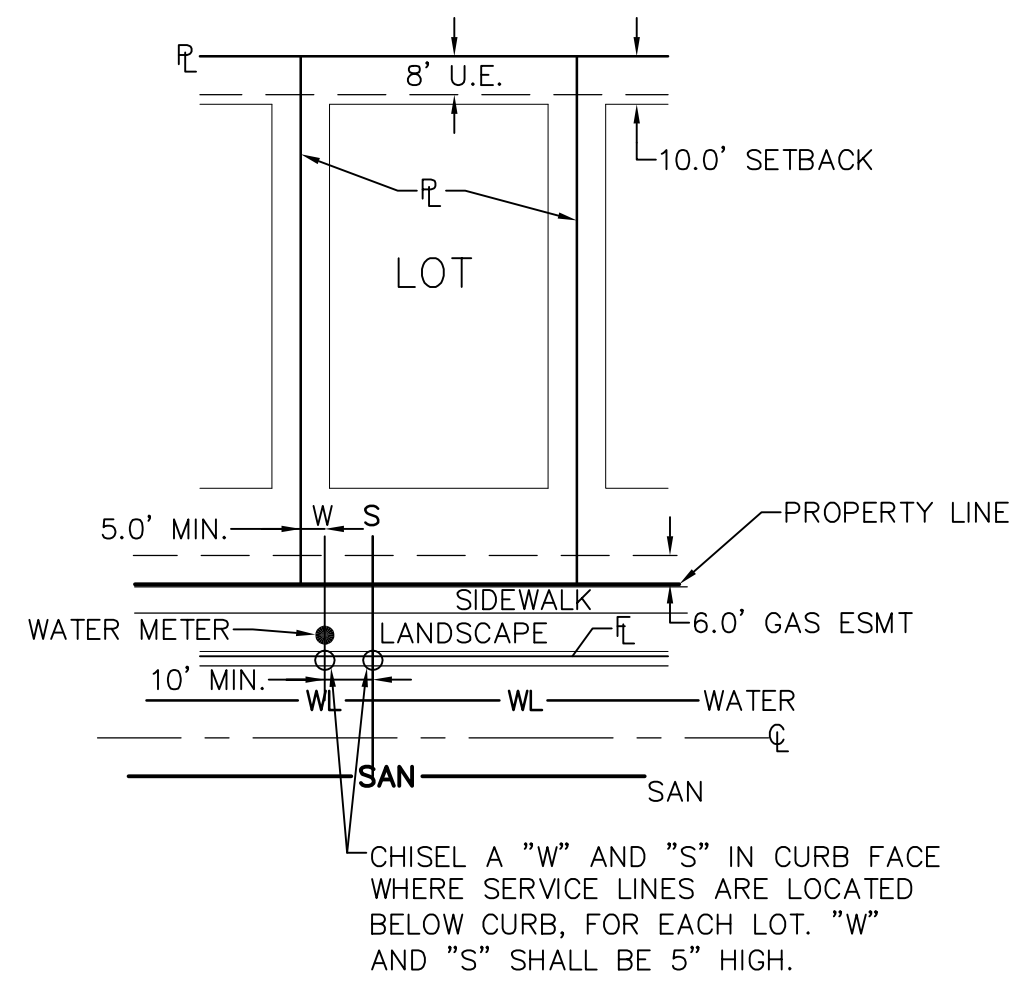
Residual water pressures will be required for the multi-lot configurations on the civil plans.

ACKNOWLEDGED



**TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS**

N.T.S.



**STANDARD LOT AND STANDARD SMALL LOT TYPICAL SERVICES**

N.T.S.

**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**

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

AMENDMENT	DATE	DESCRIPTION
AMENDMENT 1	06/19/21	AMENDMENT 1
SIXTH SUBMITTAL	10/19/20	SIXTH SUBMITTAL
FIFTH SUBMITTAL	9/23/20	FIFTH SUBMITTAL
FOURTH SUBMITTAL	8/14/20	FOURTH SUBMITTAL
THIRD SUBMITTAL	6/26/20	THIRD SUBMITTAL
SECOND SUBMITTAL	3/31/20	SECOND SUBMITTAL
FIRST SUBMITTAL	1/12/19	FIRST SUBMITTAL

**PRELIMINARY NOT FOR CONSTRUCTION**

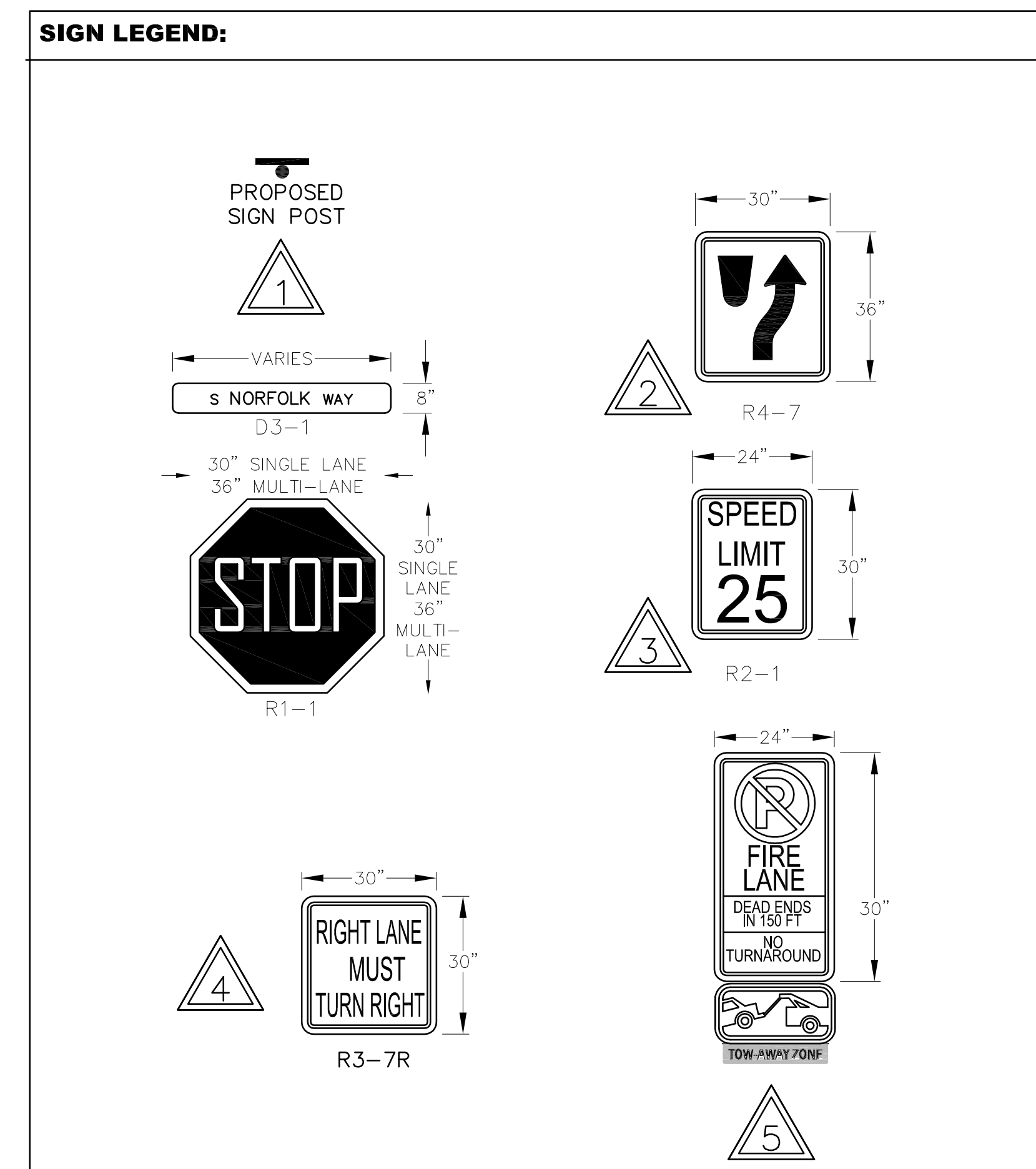
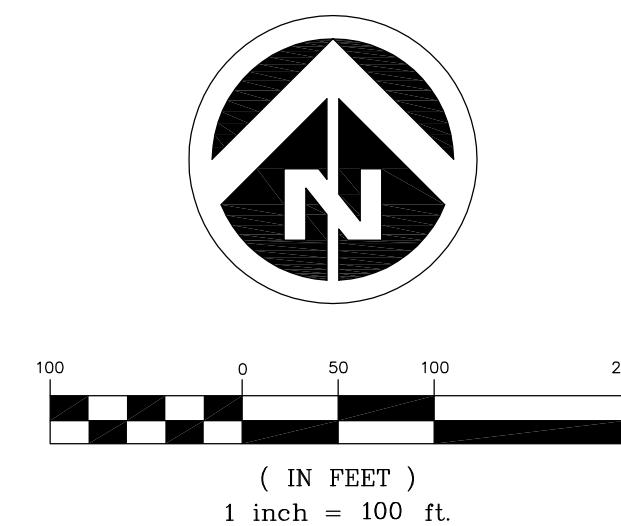
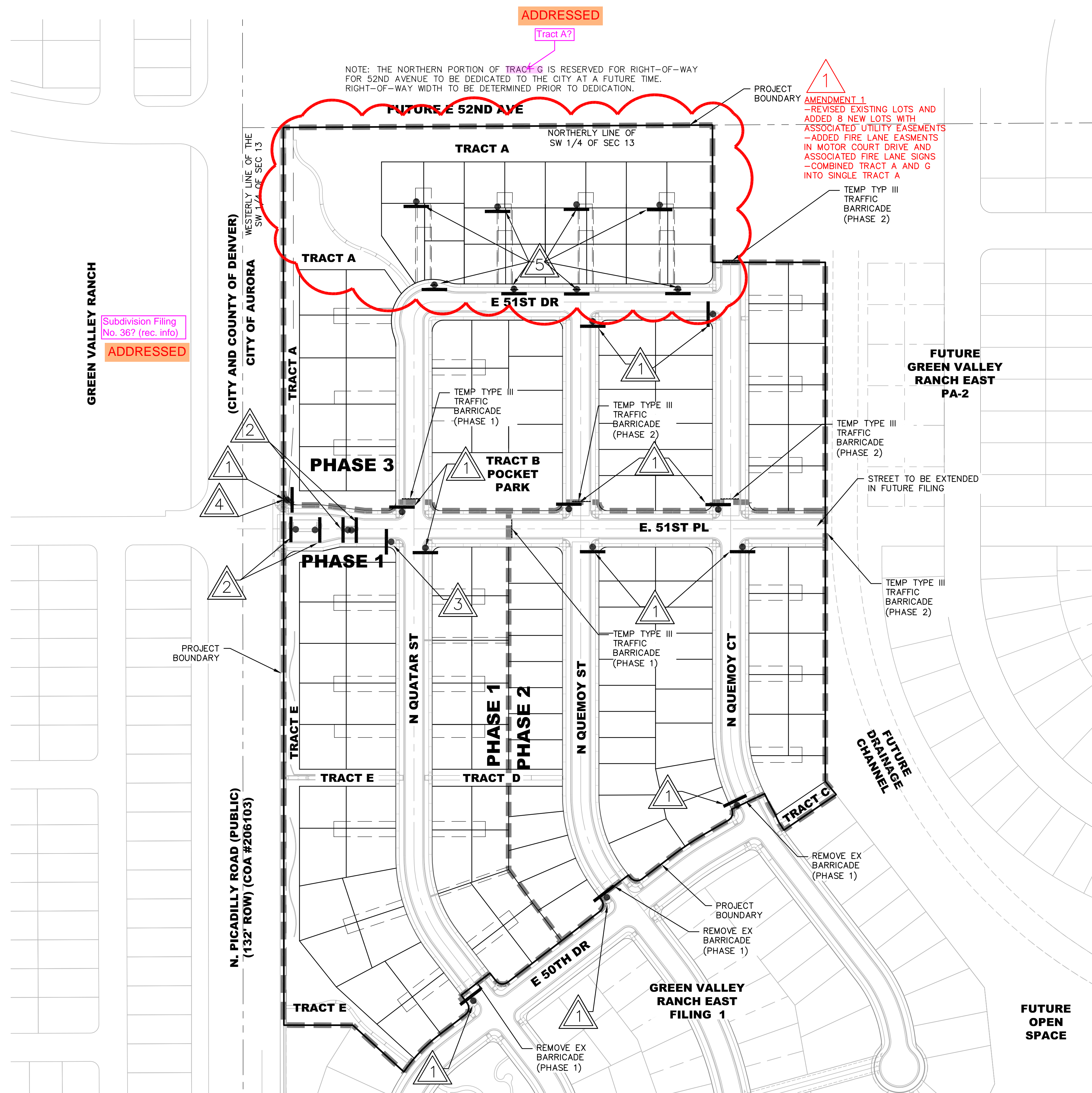
Project Number: **50118860**

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

Checked By: **CCN**

Sheet Number: **10**





No.	Date
6	06/18/21
7	AMENDMENT 1
8	SIXTH SUBMITTAL
9	FIFTH SUBMITTAL
10	FOURTH SUBMITTAL
11	THIRD SUBMITTAL
12	SECOND SUBMITTAL
13	FIRST SUBMITTAL
14	Description

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\11-SHEETS\GVR EAST PREPLAT 5 LANDSCAPE SHEETS.DWG  
6/21/2021 5:29 PM  
DILLON COOK

## LEGEND

EXTENTS OF SHEET

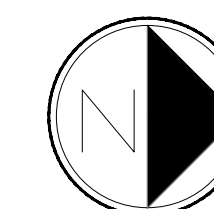
**1**  
AMENDMENT 1  
- 8 BUNGALOW HOMES ADDED

FDP BOUNDARY

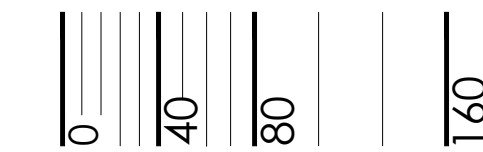
FUTURE  
DEVELOPMENT

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

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

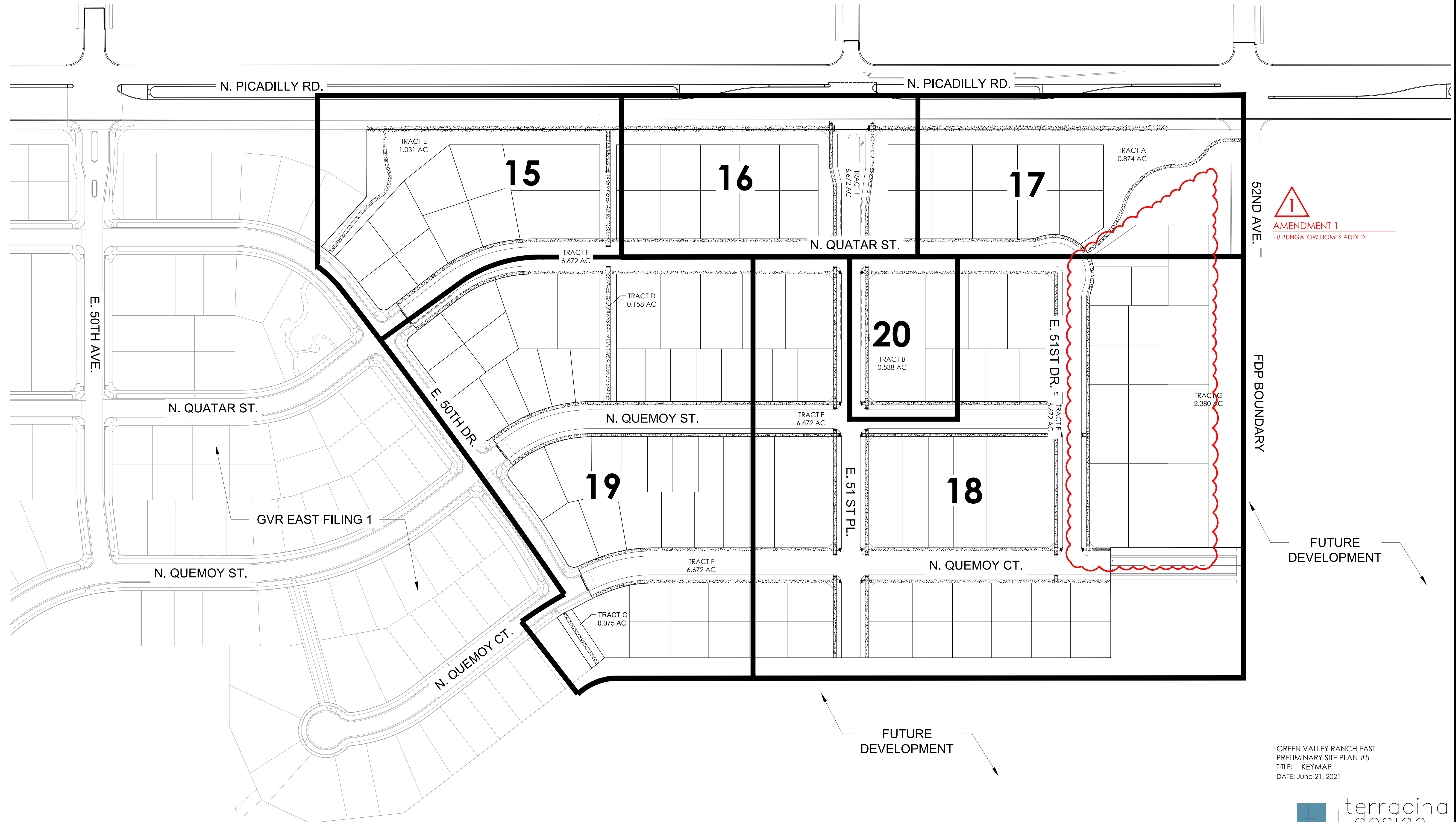


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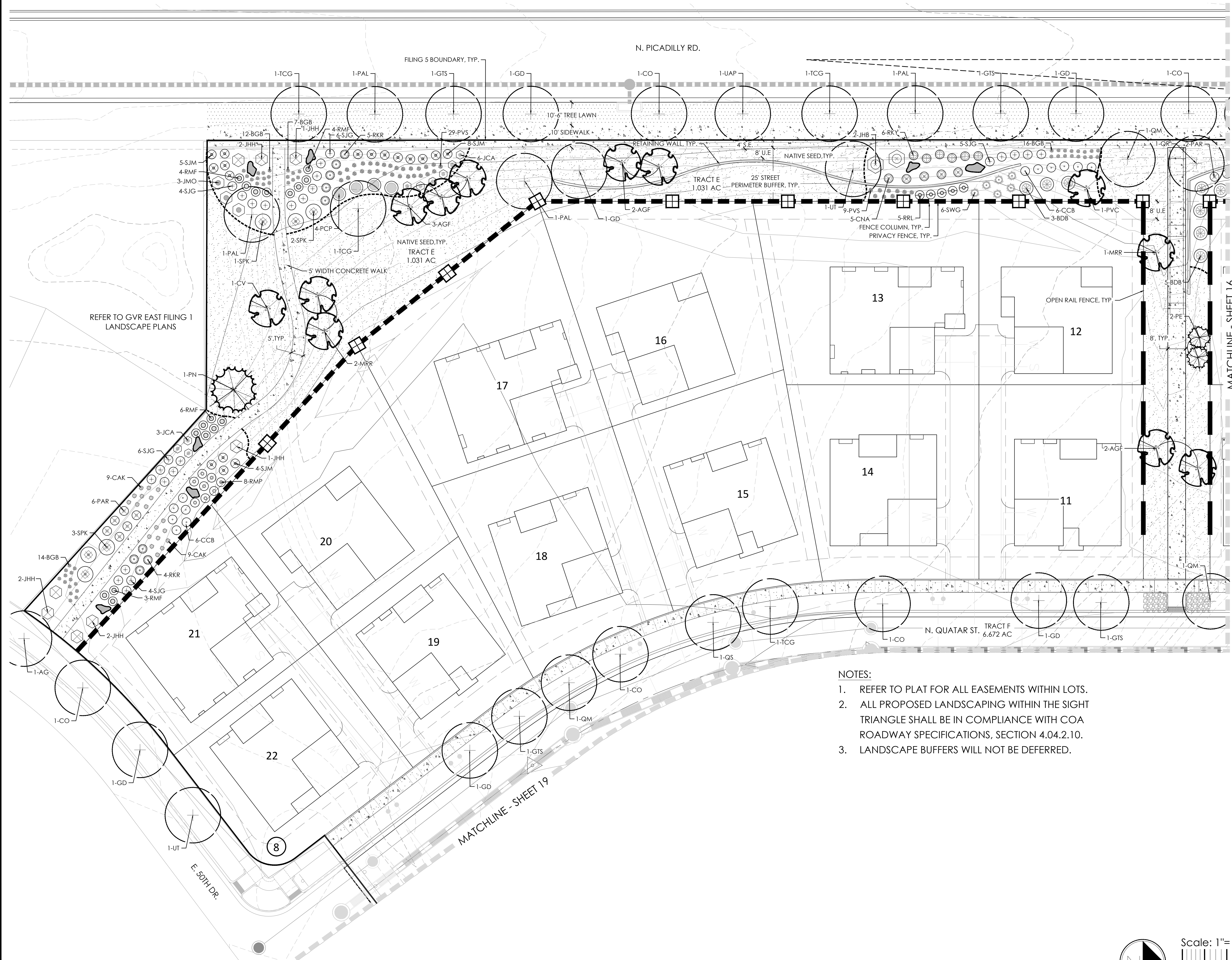


NOT FOR CONSTRUCTION

SHEET 14 OF 33



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\_L\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\11-SHEETS\GVR EAST PREPLAT 5 LANDSCAPE SHEETS.DWG  
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

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  
G.E. = GAS EASEMENT

S.E. = SIDEWALK 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

N

Scale: 1"= 20'-0"

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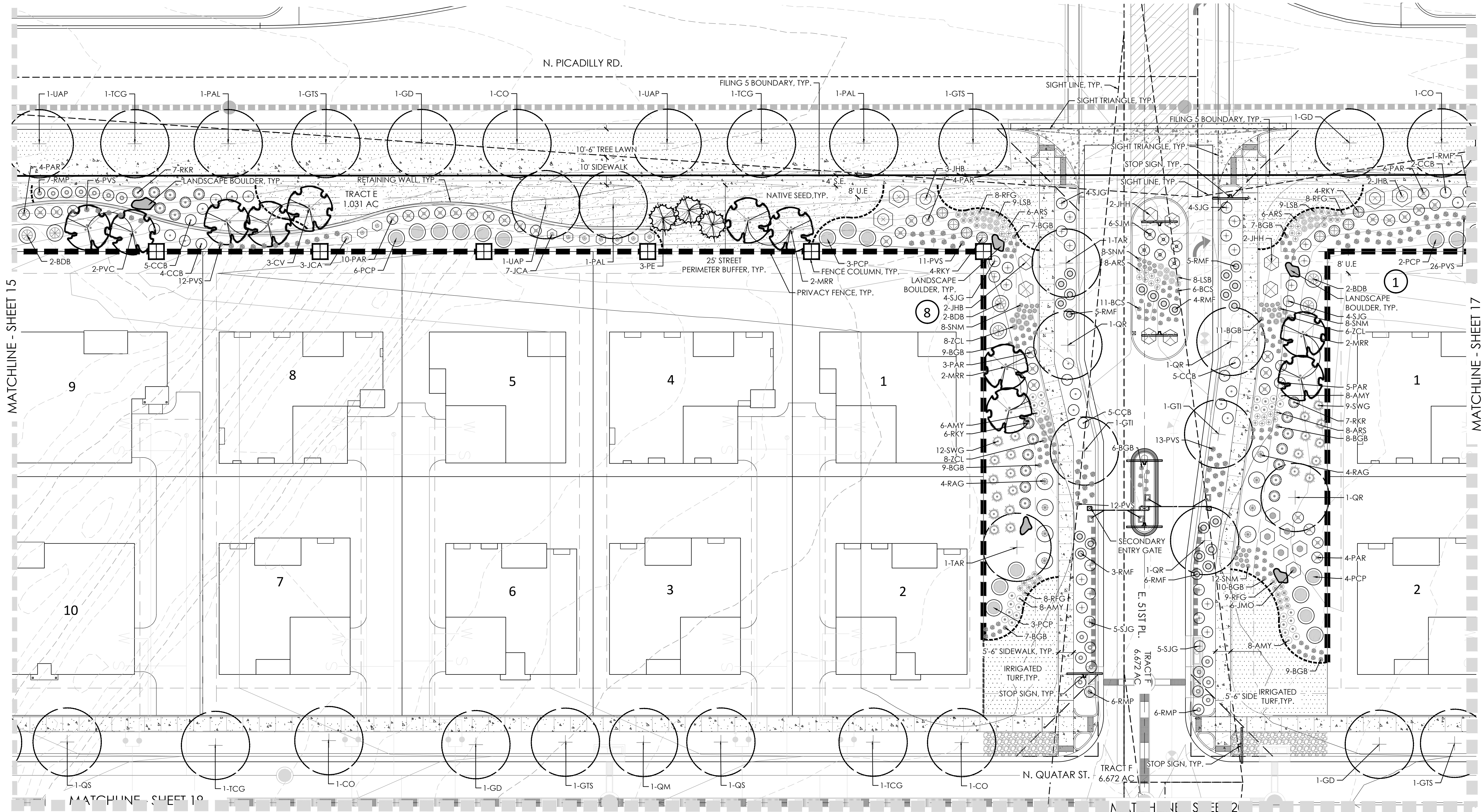
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: June 21, 2021

terracedesign

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

SHEET 15 OF 28

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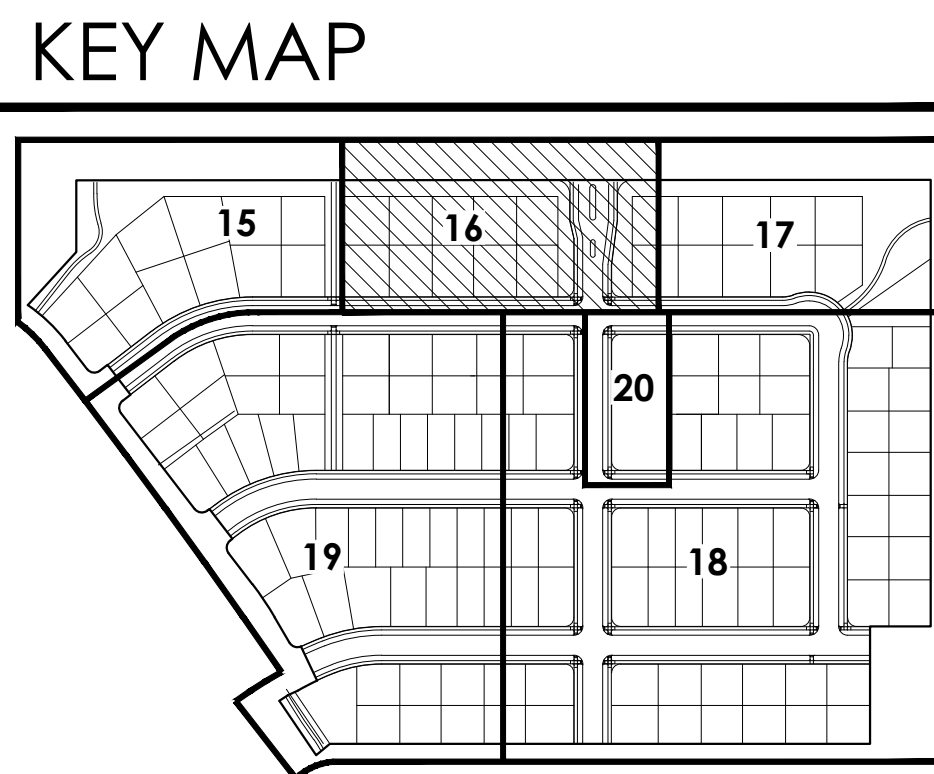


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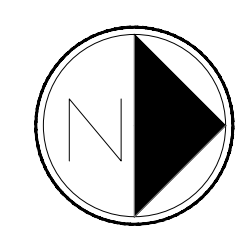
### LEGEND

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



NOT FOR CONSTRUCTION



Scale: 1"= 20'-0"

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

**terraccina**  
design

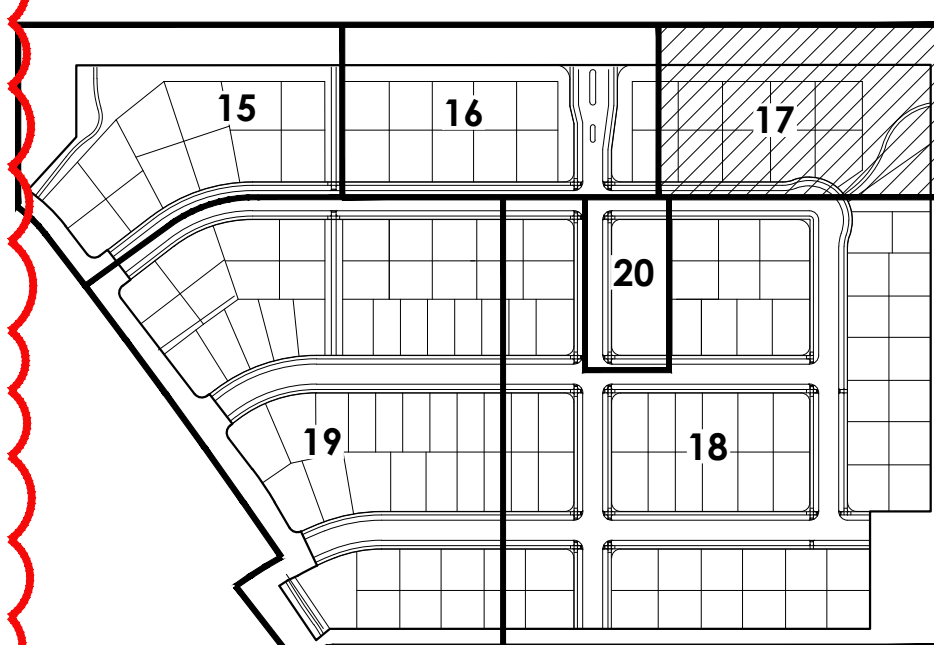
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# LEGEND

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# KEY MAP



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

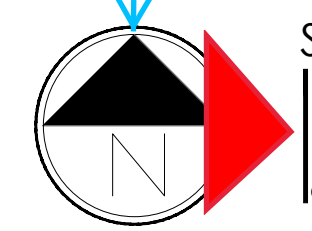
show the general location of the future 52nd Ave ROW and add a note that a buffer no less than 20' will be provided in this tract.  
Shown

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.

Revised  
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.

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

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 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.

Revised and added

1

AMENDMENT 1

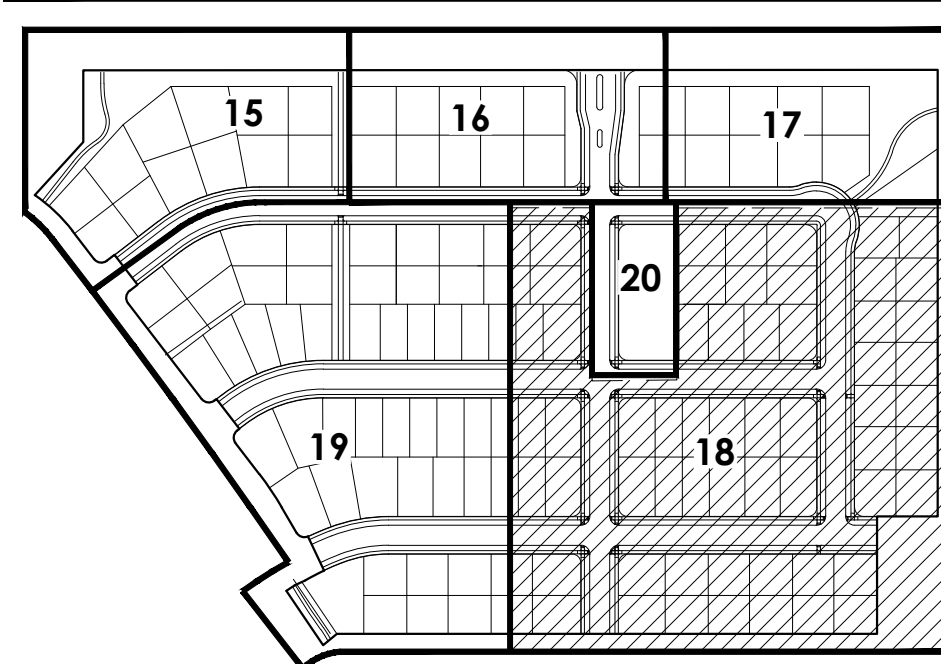
- 7 BUNGALOW HOMES ADDED  
- FENCE AND COLUMNS ADDED ON REAR OF LOTS

## LEGEND

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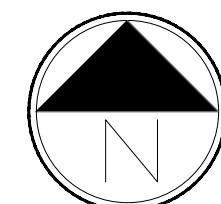
## KEY MAP



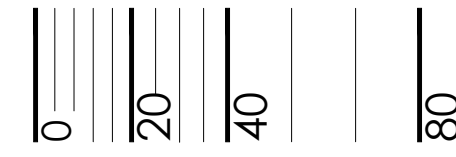
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NOT FOR CONSTRUCTION



Scale: 1"= 40'-0"



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



SHEET 18 OF 28

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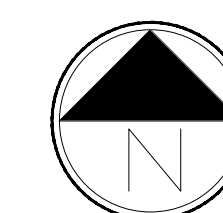
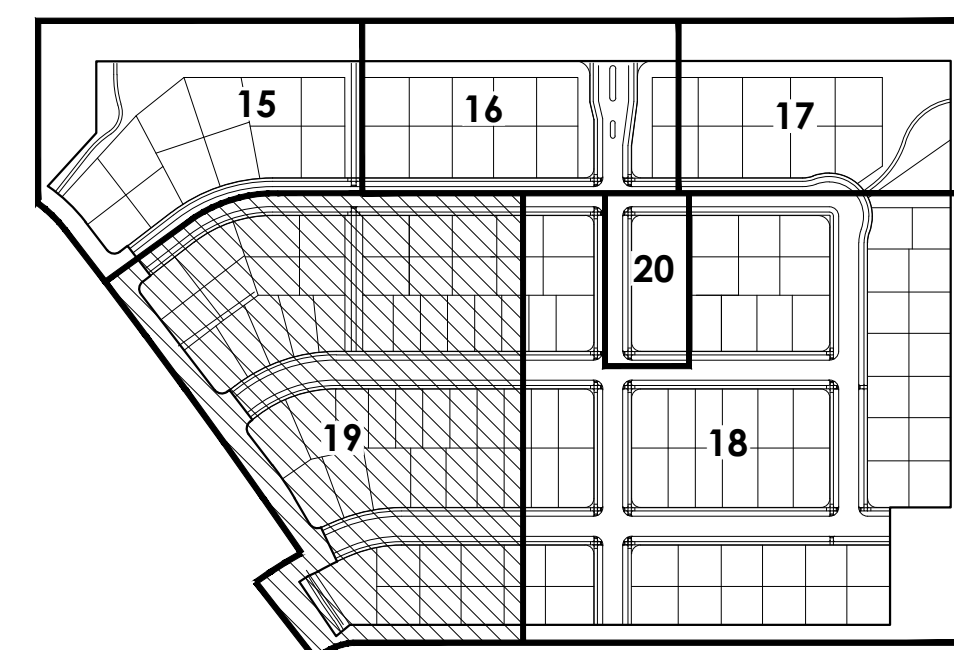
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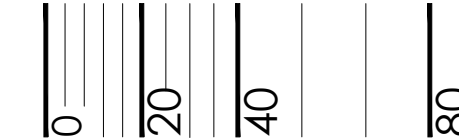
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KEY MAP



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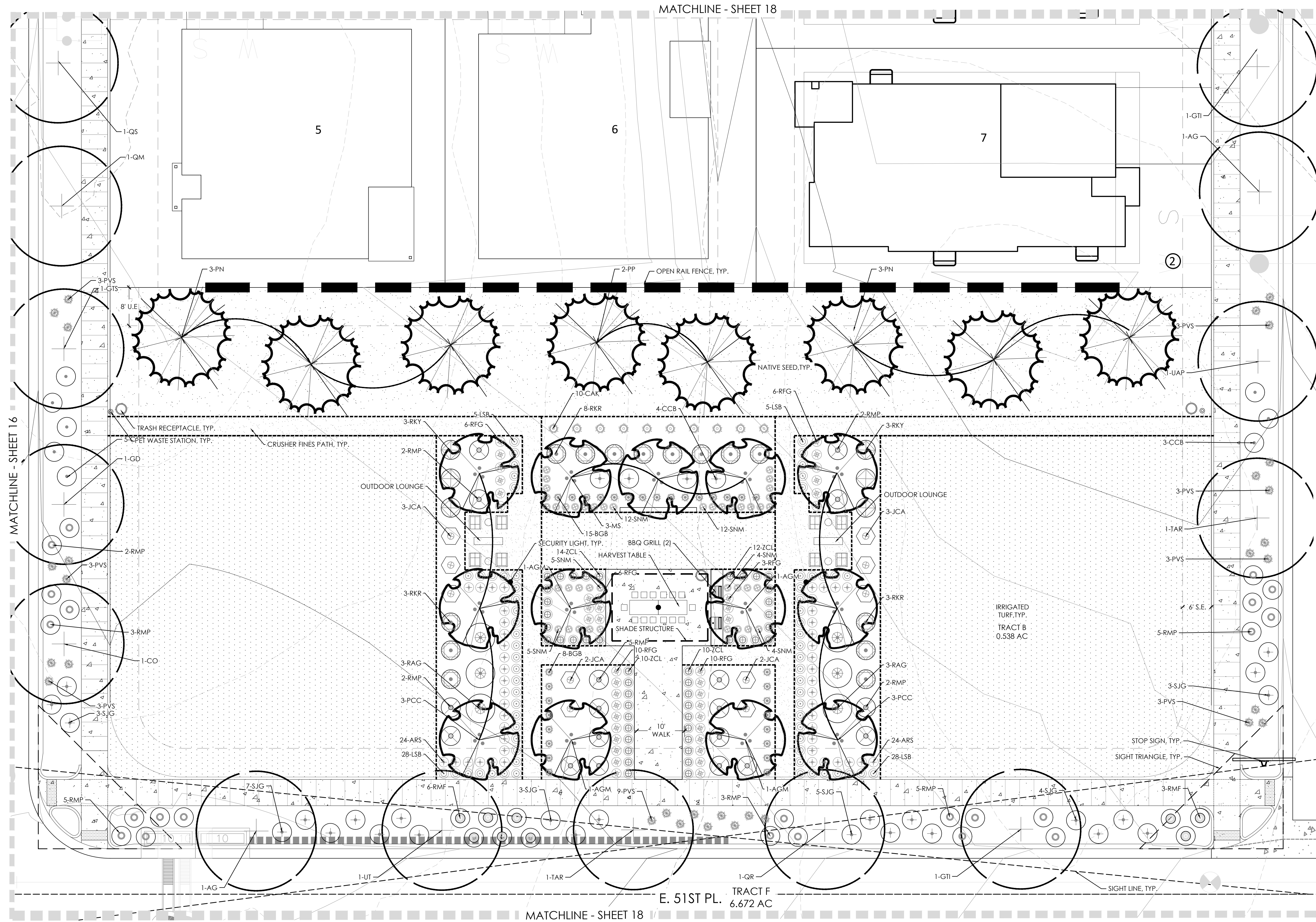
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
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DATE: June 21, 2021



NOT FOR CONSTRUCTION

SHEET 19 OF 28

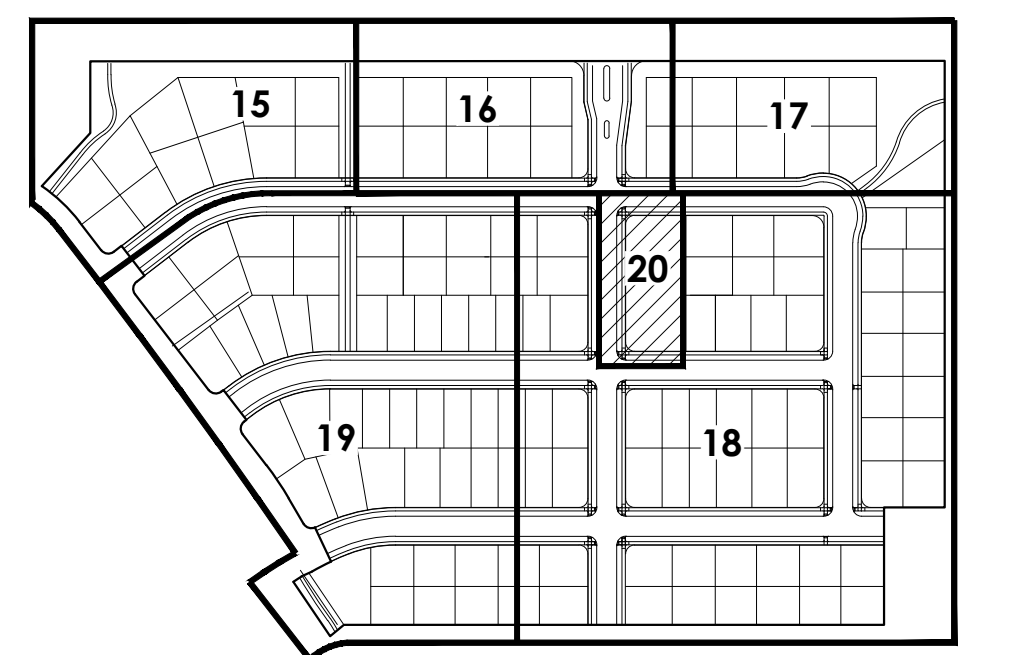
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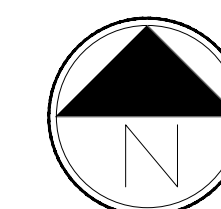
## KEY MAP



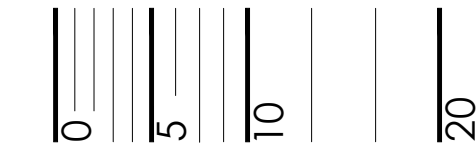
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NOT FOR CONSTRUCTION



Scale: 1"= 10'-0"



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



SHEET 20 OF 28

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## 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	
						5 GAL	1 GAL
TRACT A	OPEN SPACE/ST. PERIMETER BUFFER	54,762	14	29	137	152	186
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	23,155	6	20	56	64	78
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
TOTALS		133,300	35	90	336	455	637

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 PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	94	43
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	108	71
TOTALS		#REF!			27	30	265	202	114

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

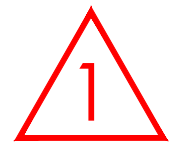
LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E. 51ST DR.	1 TREE/40 LF	1,789	36	36
N PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N QUENMOY ST.	1 TREE/40 LF	9,269	52	52
N QUENMOY ST	1 TREE/40 LF	1,789	45	45
N QUENMOY CT	1 TREE/40 LF	1,698	43	43
E. 51ST DR.	1 TREE/40 LF	1,015	26	26
E. 50TH 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 MEASUREMENTS 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 'RED SPIRE', RED SPIRE 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*
DECIDUOUS SHADE TREES						
15	AG	AESCULUS GLABRA	BUCKEYE, CHIO	2.5" CAL	B&B	L-M
25	CO	CELTIS OCCIDENTALIS	HICKBERRY, WESTERN	2.5" CAL	B&B	L-M
28	GD	GYMNOCALADUS DIOICUS '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
ORNAMENTAL TREES						
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 TARTARIANA '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	M
6	PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2.0" CAL	B&B	M
4	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOKECHERRY, SCHUBERT	6-8" MULTI	B&B	L-M
EVERGREEN TREES						
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
EVERGREEN SHRUBS						
29	JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	JUNIPER, ARMSTRONG	#5	CONT.	L
11	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L
19	JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
DECIDUOUS SHRUBS						
19	BBB	BUDDLEIA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
52	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
9	CNA	CHRYSOETHAMNUS 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-LLOW'	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 'MIDLAND FIRE'	ROSE, FIRE MIDLAND	#5	CONT.	L-M
57	RMP	ROSA 'MIDLAND MAGIC'	ROSE, MAGIC MIDLAND	#5	CONT.	L-M
5	RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.	L
95	SJG	SPIRAEA JAPONICA 'GOLDFLAME'	SPIRAEA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	SPIRAEA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LIAC, MISS KIM	#5	CONT.	L
PERENNIALS						
39	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	RFG	RUDBECKIA 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
ORNAMENTAL GRASSES						
181	BBB	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	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

### LEGEND

	Front/Side Yard Landscape		Property Line
	Rear Yard Landscape		Privacy Fence
	Curbside Landscape		

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
  - RUDBECKIA FULGIDA 'GOLDSTURM', BLACK-EYED SUSAN
  - SALVIA NEMOROSA 'MAY NIGHT', MAY NIGHT PURPLE SALVIA

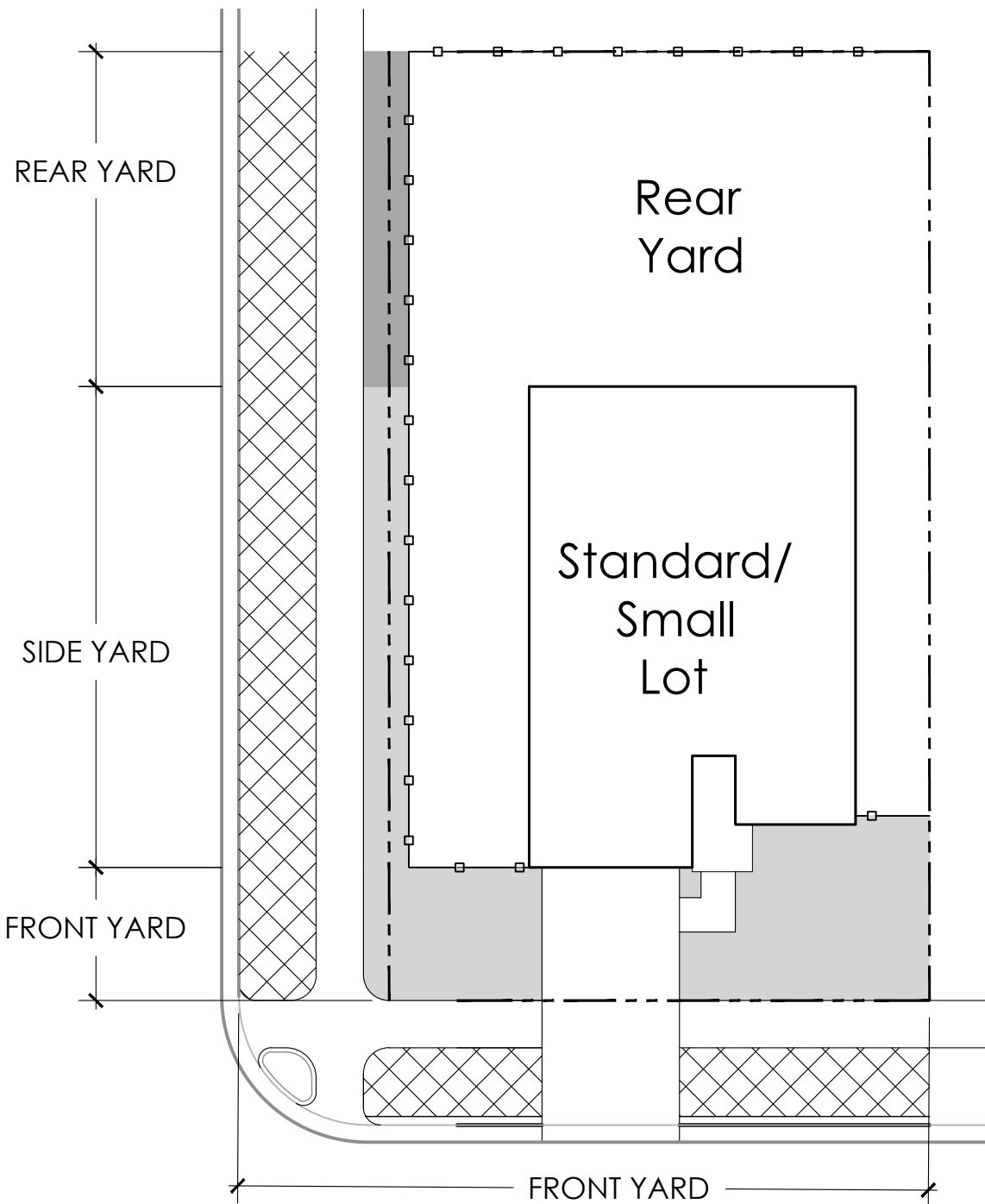
### EVERGREEN GROUND COVER SHRUB

- 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.

## LANDSCAPE NOTES

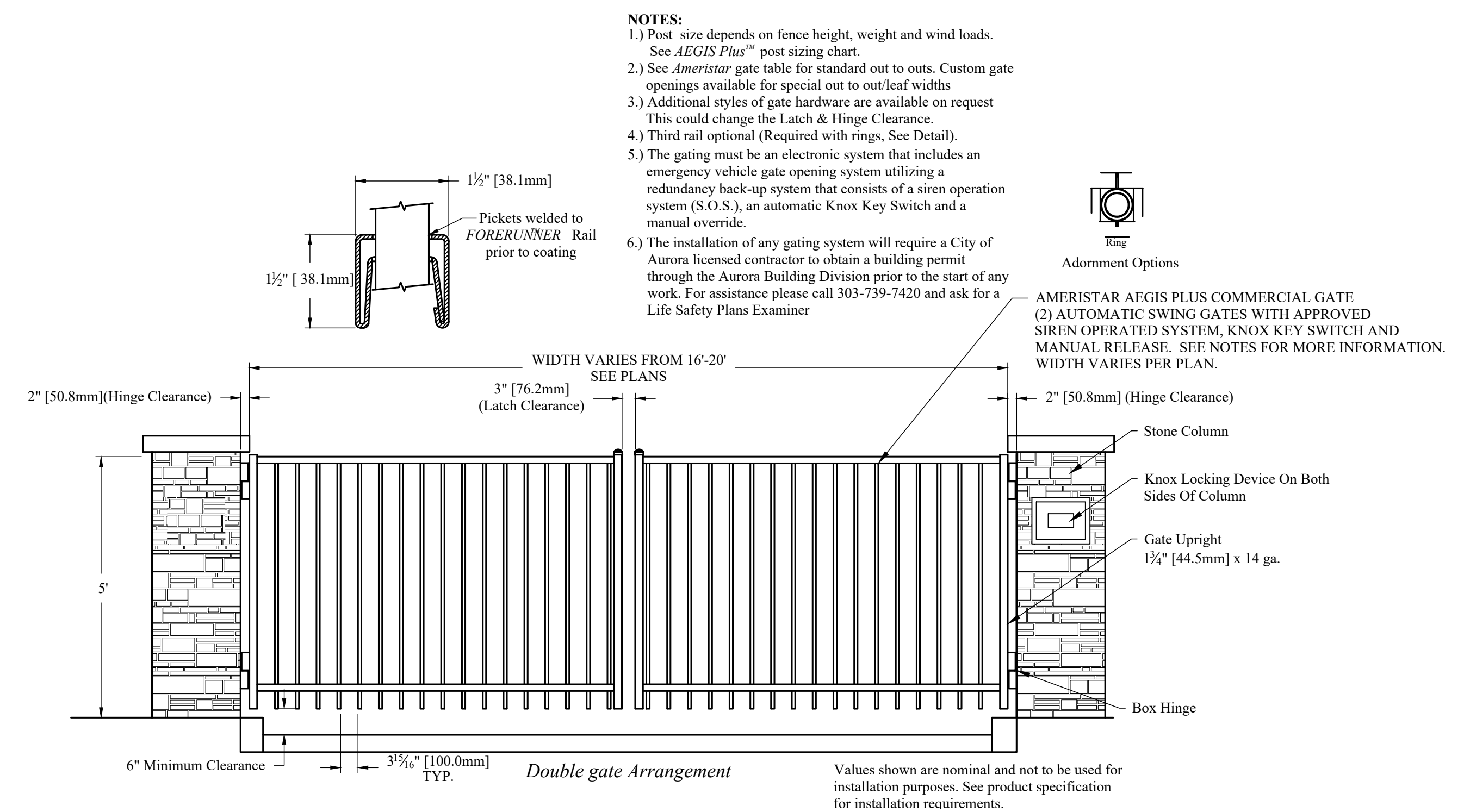
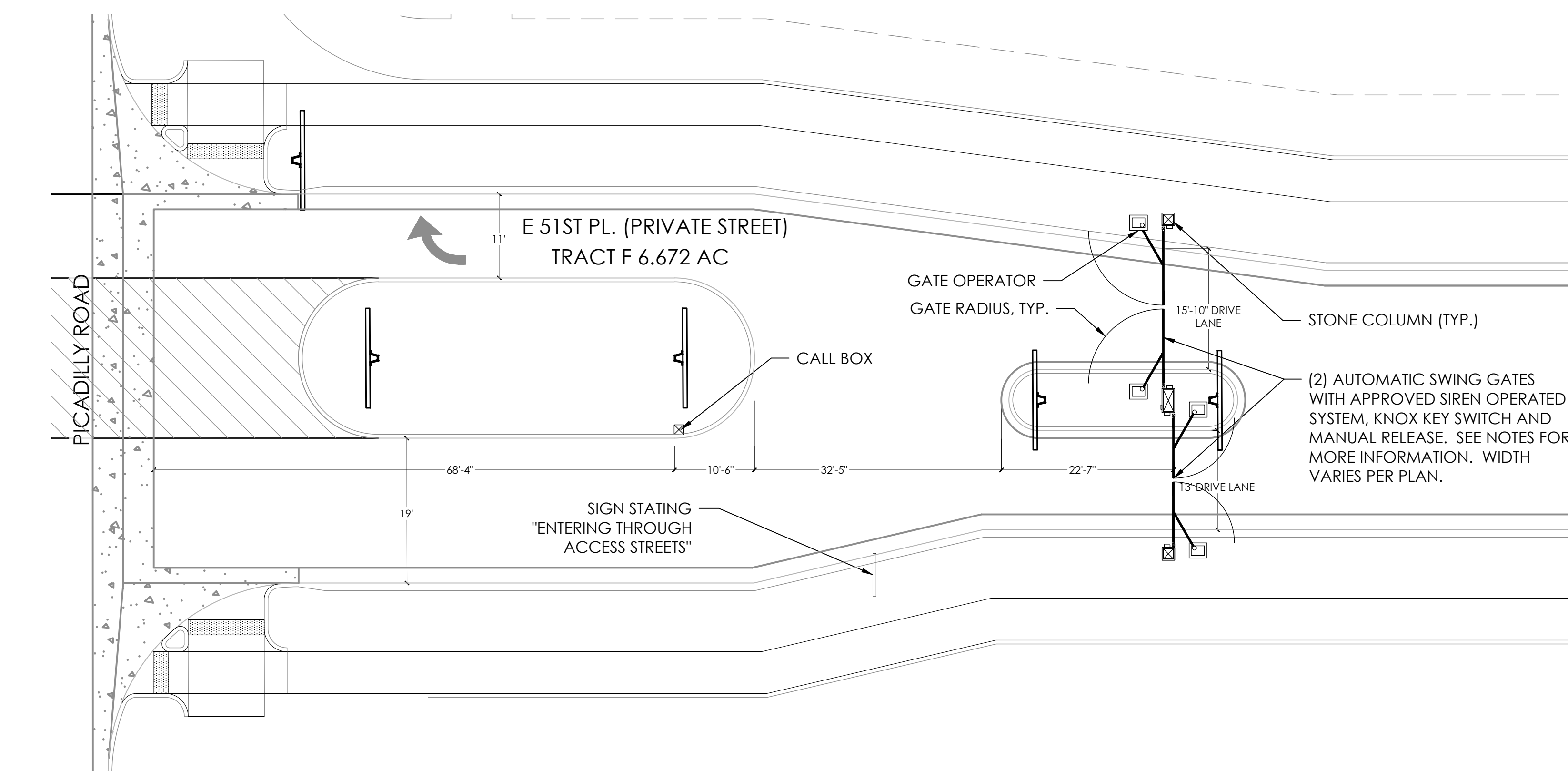
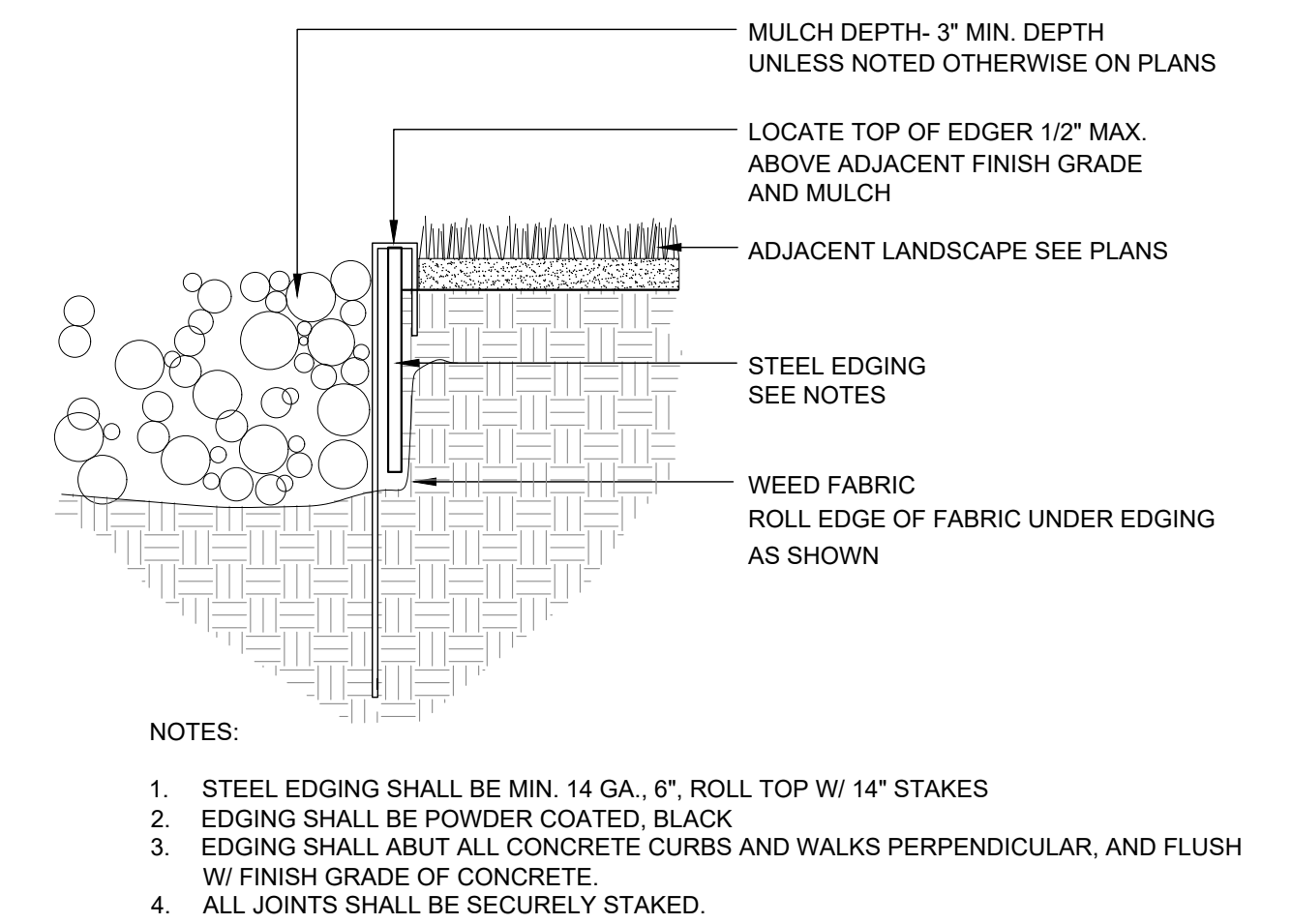
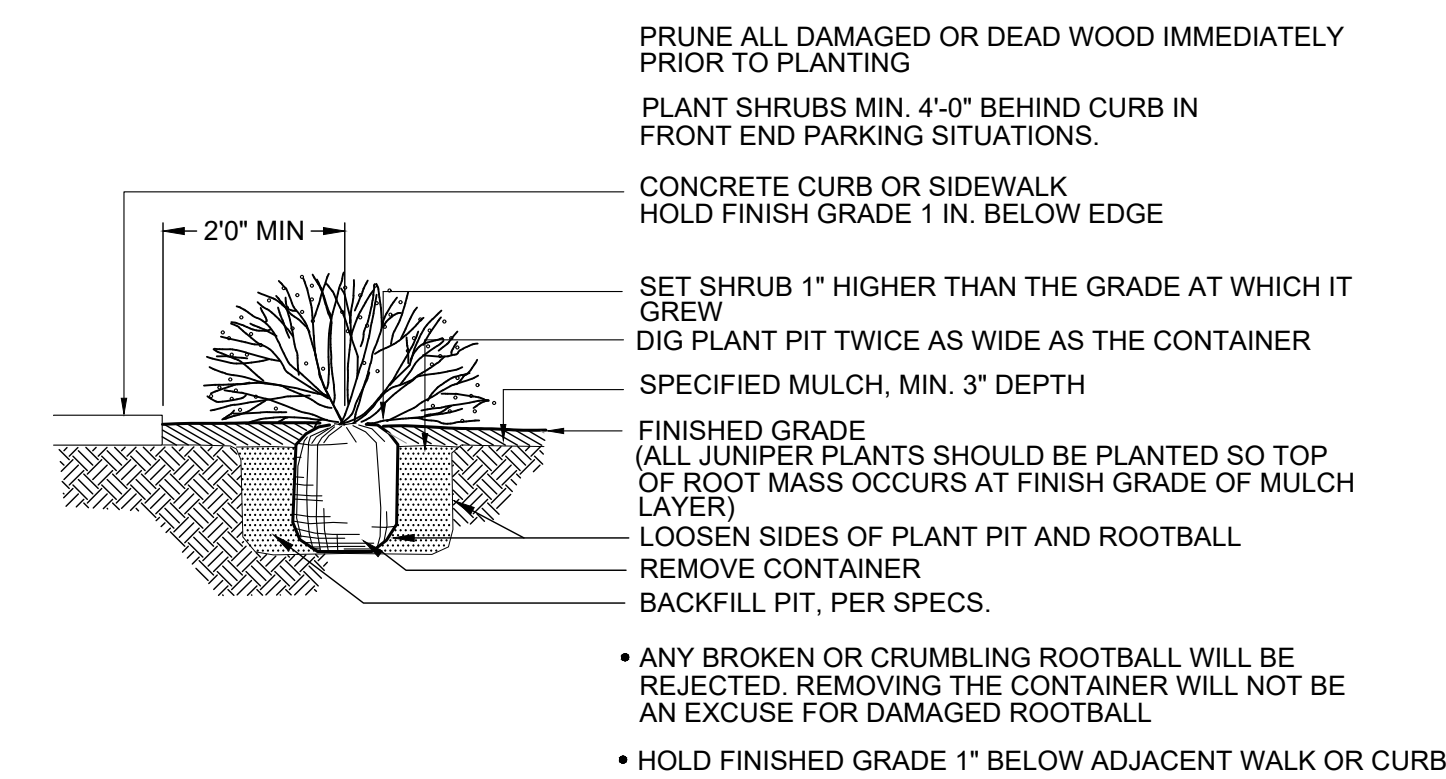
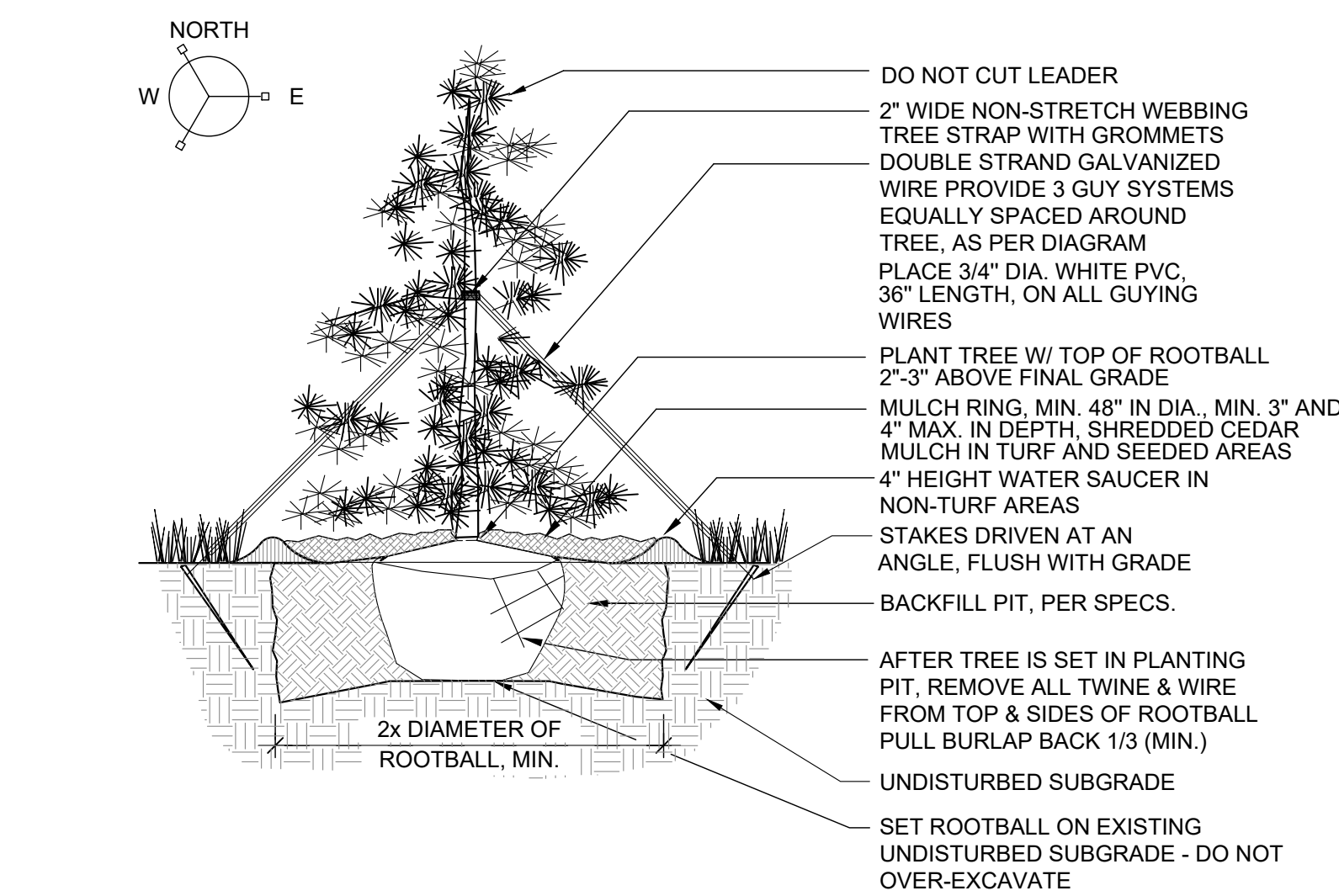
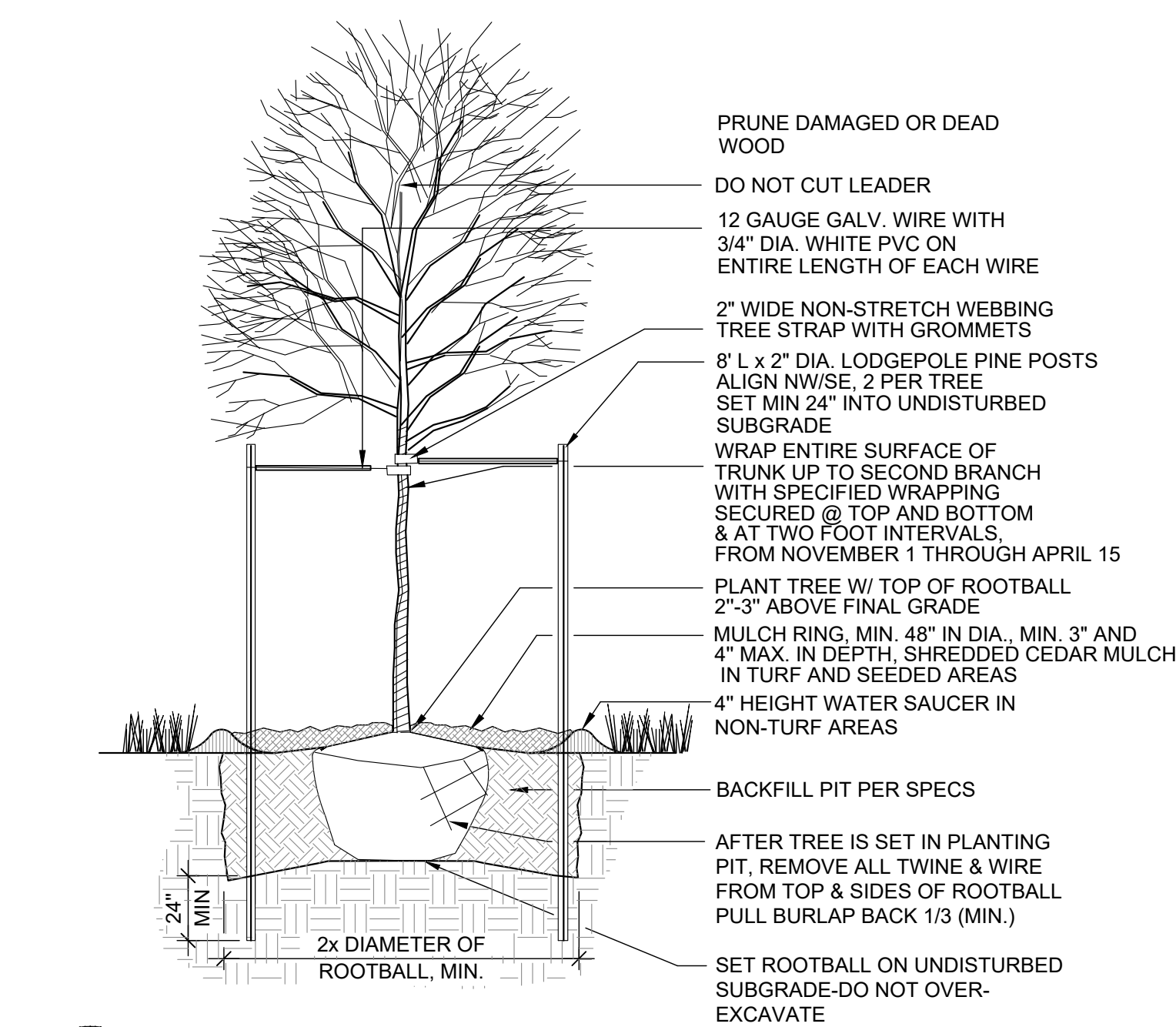
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, 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. SEEDDED 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 ENCROACH 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.



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

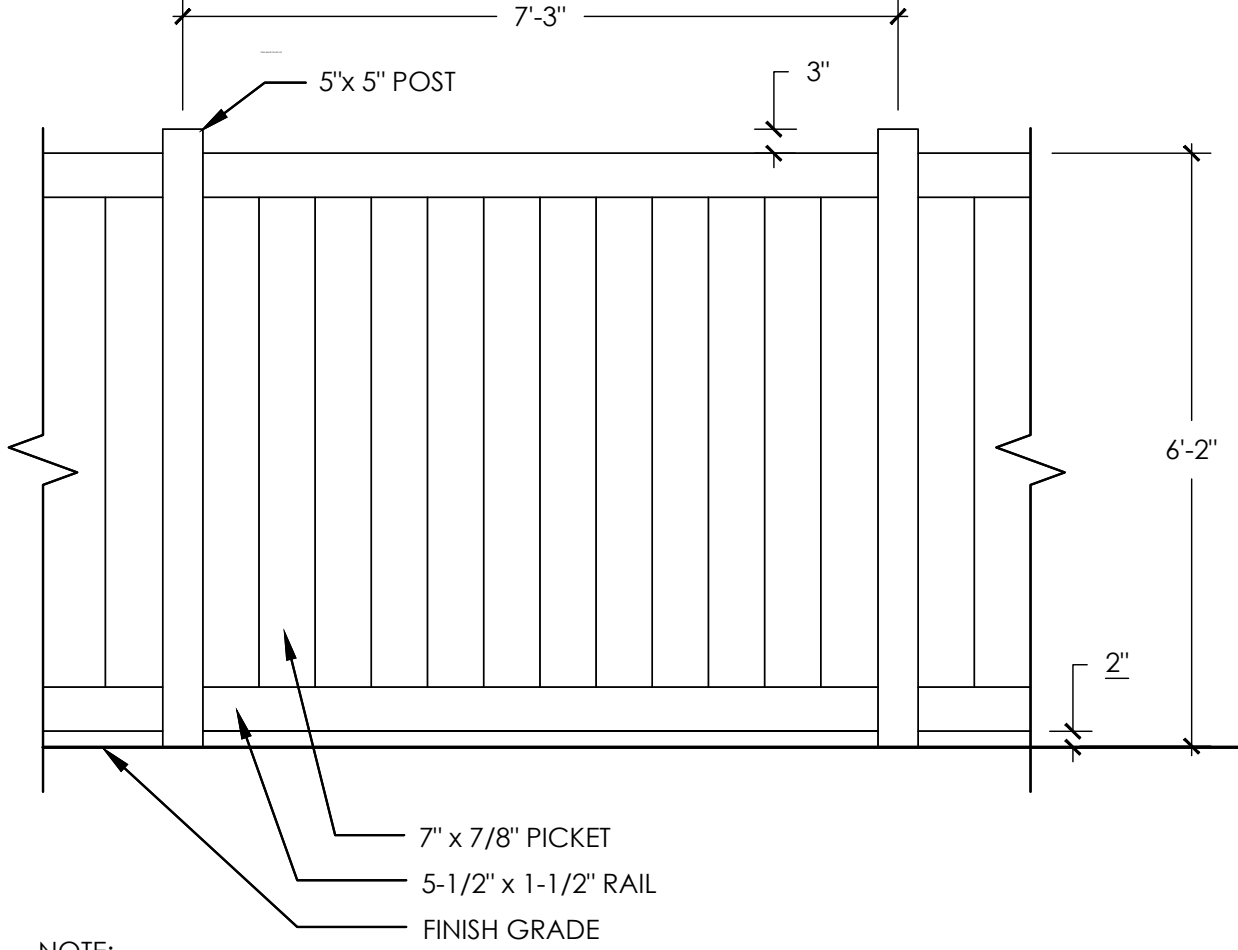


10200 E. Girard Ave, A-314  
Denver, CO 80231  
ph: 303.632.8867



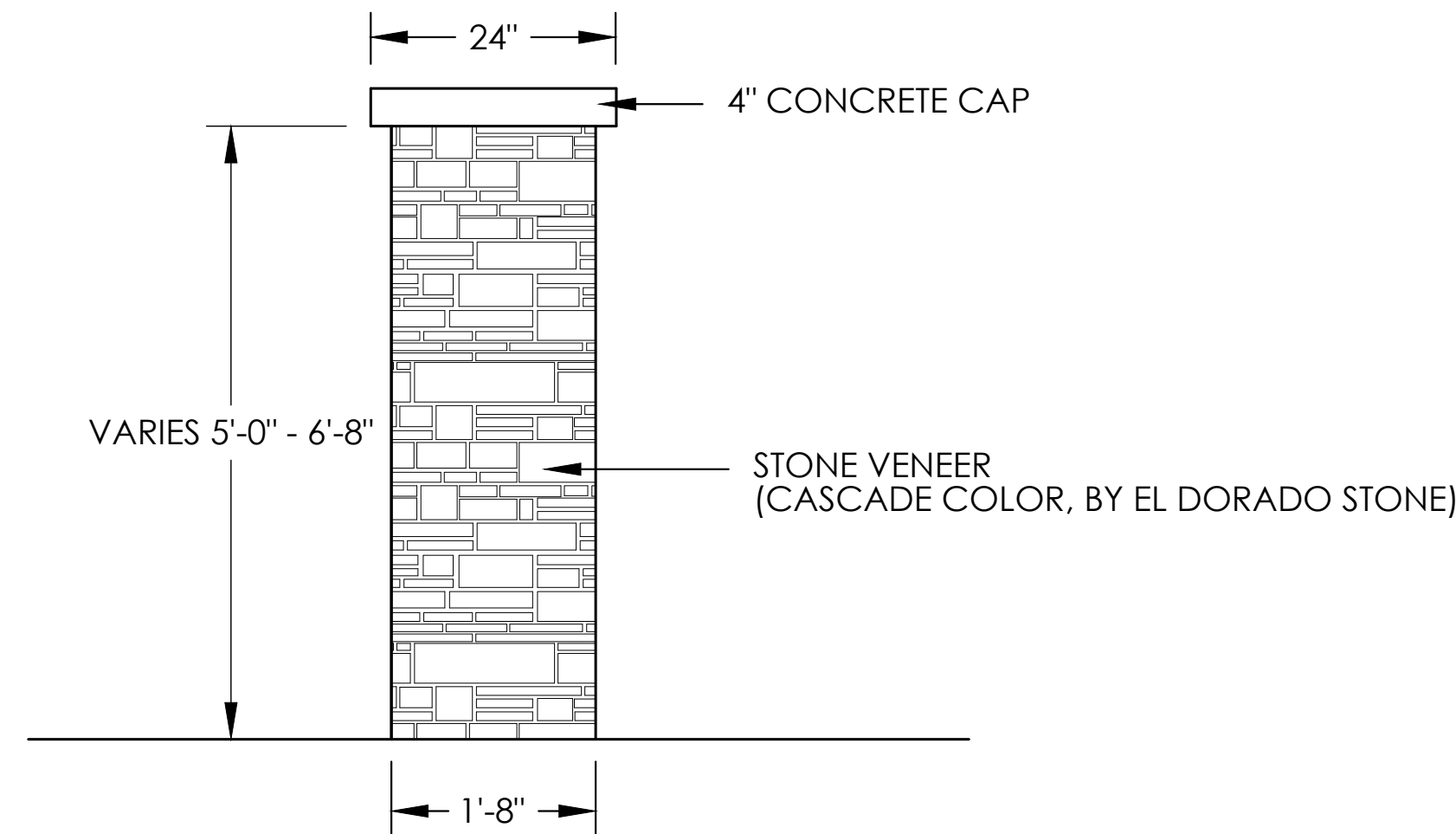
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6/21/2021 5:30 PM  
DILLON COOK

FENCING ALONG LOCAL ROADS AND INTERIOR LOTS SHOULD BE MADE OF VINYL MATERIAL AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF VINYL MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL.



NOTE:

1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.
4. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.



NOTE:

6'8" COLUMN ON PRIVACY FENCING, 5'0" COLUMN ON OPEN RAIL FENCING.



## PRIVACY FENCE

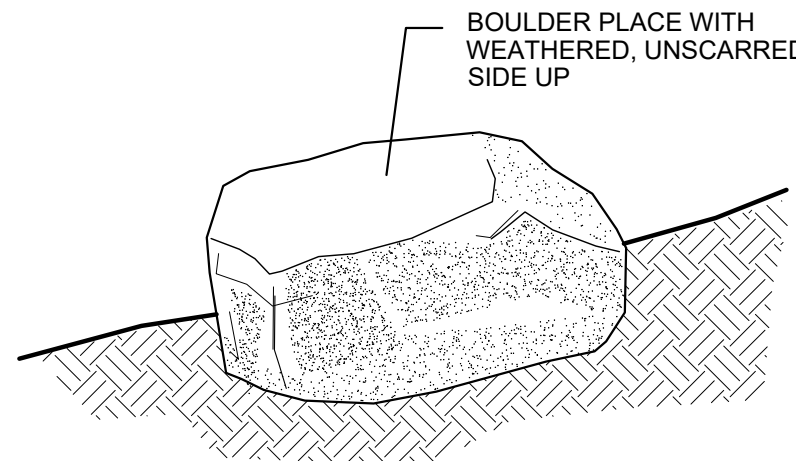
1 1/2" = 1'

## FENCE COLUMN

2 3/4" = 1'

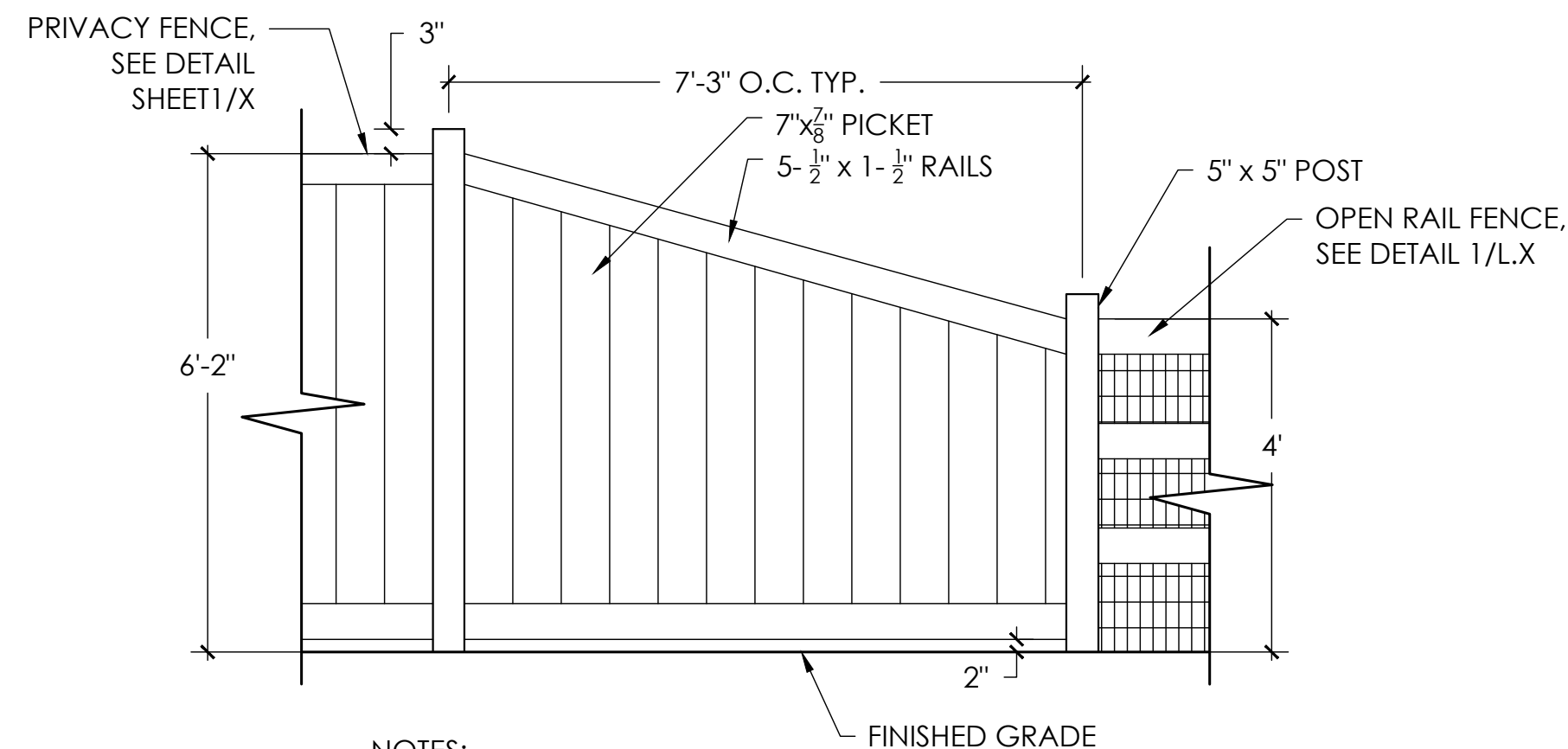
## PET STATION

3 NTS  
BRAND: DOGIPOT  
MODEL: ALUMINUM DOGIPOT PET STATION (ITEM #1003-L)  
PHONE: (800) 364-7681  
WEBSITE: WWW.DOGIPOT.COM



NOTES

1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
2. BURY ROCK 1/3 OF TOTAL DEPTH.
3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
7. BOULDERS SHALL BE COLORADO GRANITE WITH EXPOSED SIDES FREE OF DAMAGE, CHIPS, OR SCARING. SIZES SHALL BE 3'W X 4'L X 3'H (± 6" IN ANY DIMENSION).



NOTES:

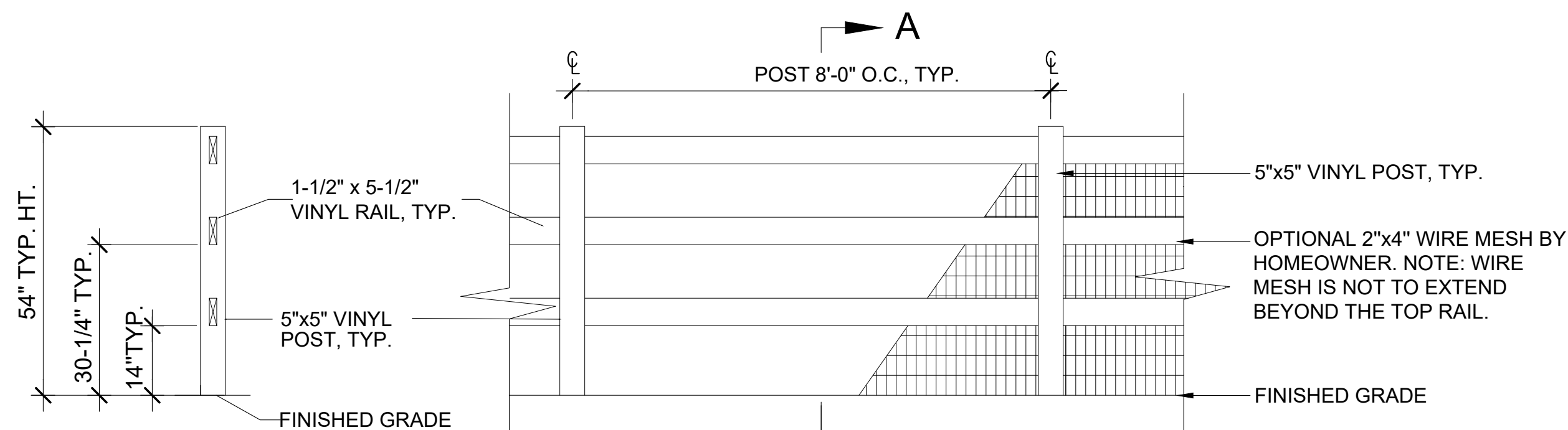
1. FENCE TO BE ALMOND COMPOSITE WOOD
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

## LANDSCAPE BOULDER

4 NTS

## FENCE TRANSITION DETAIL

5 1/2" = 1'



NOTE:

1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.

NOTES:

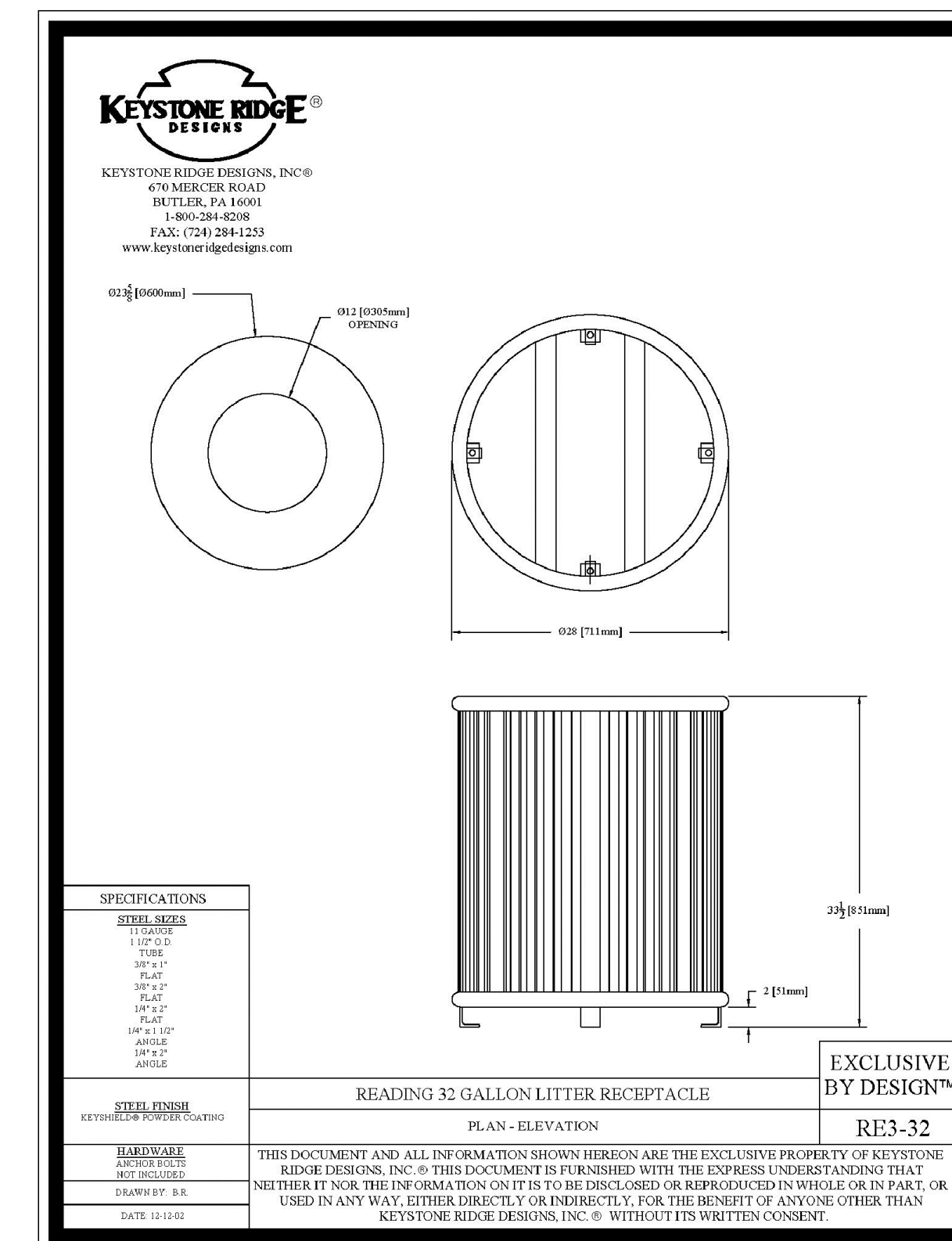
1. FENCE TYPE- ALMOND VINYL
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

## OPEN RAIL FENCE

6 1/2" = 1'

## TRASH RECEPTACLE

7 NTS \*COLOR TO BE CHROMITE • 38/90018



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

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

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DILLON COOK



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



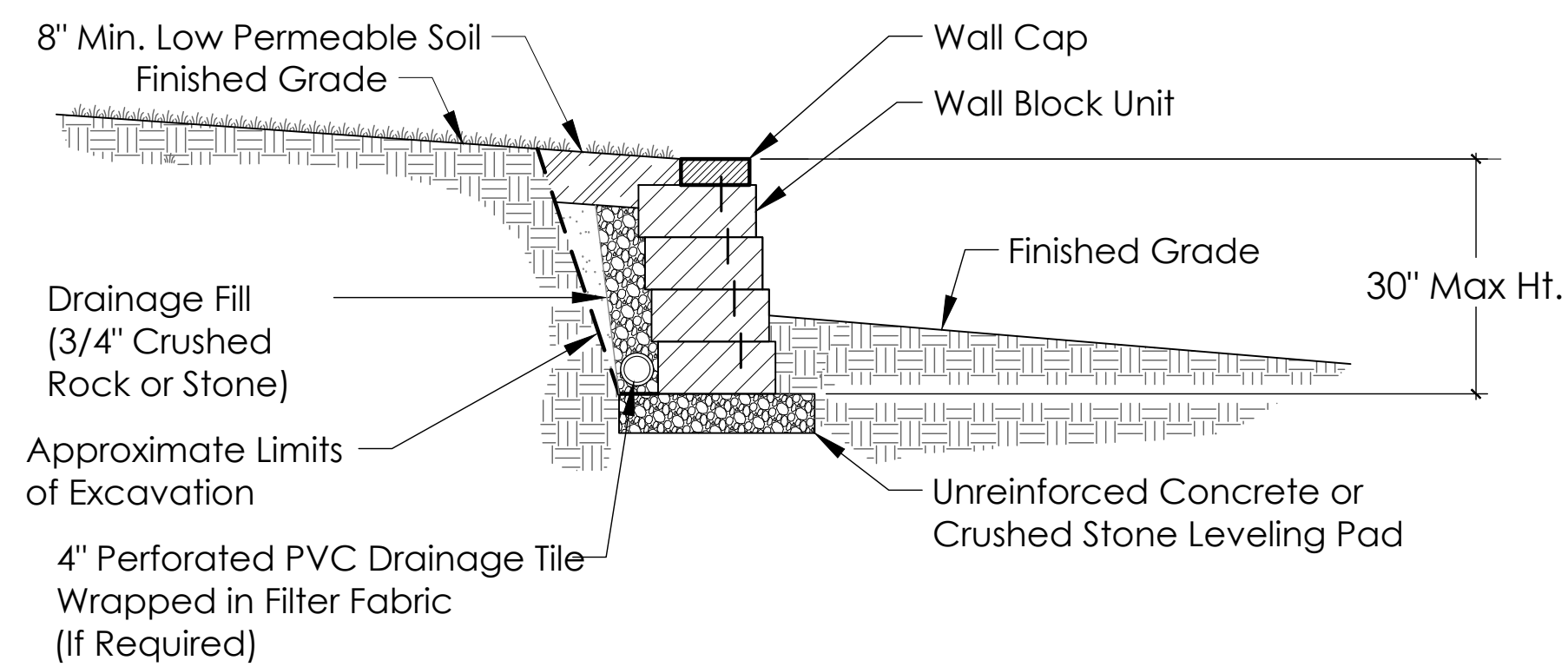
2 HARVEST TABLE  
NTS (Images for reference only)



3 OUTDOOR LOUNGE  
NTS (Images for reference only)



4 BBQ GRILL AREA  
NTS (Images for reference only)



5 RETAINING WALL  
NTS

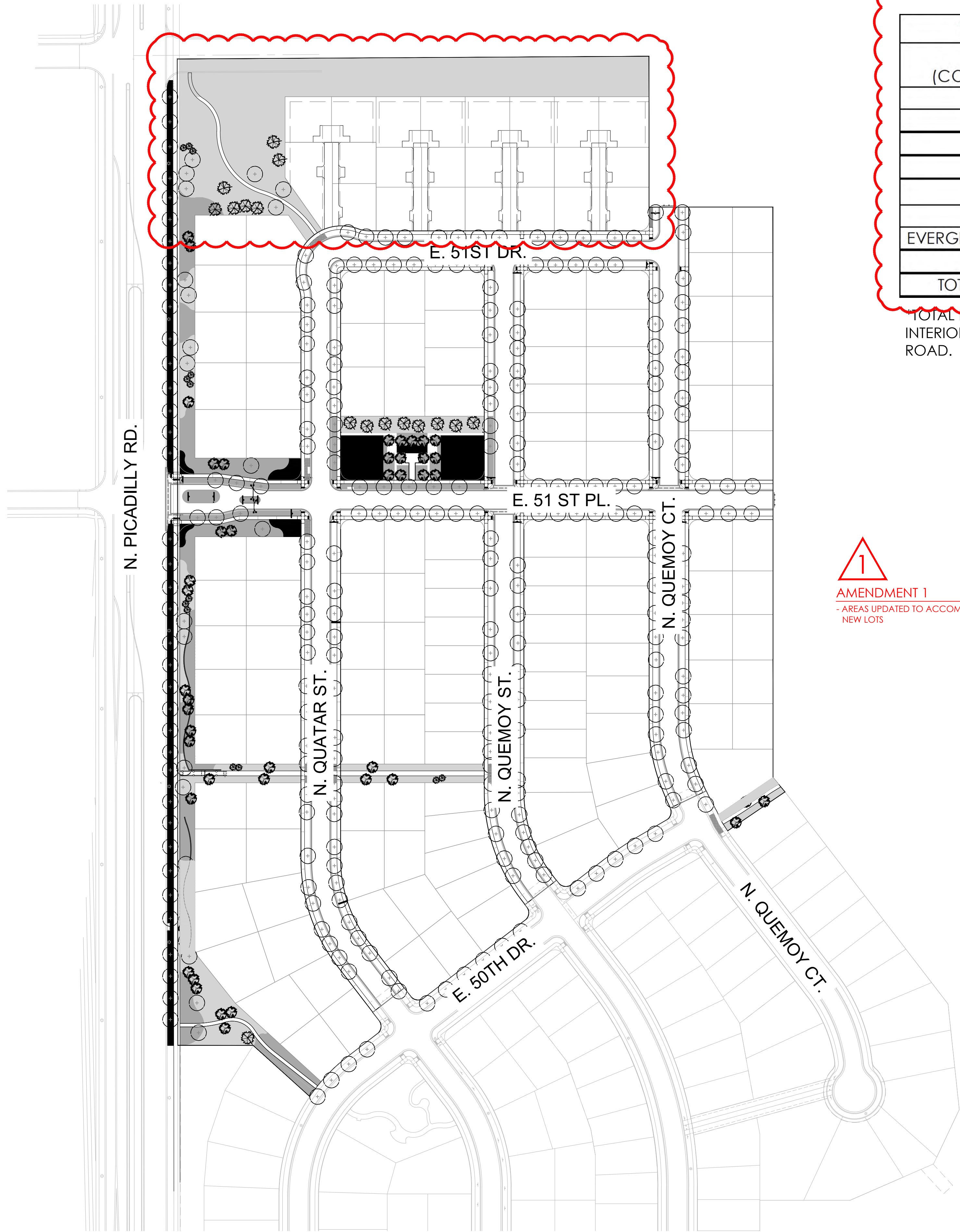
NOTE:  
IMAGES ARE FOR REFERENCE ONLY.  
DIMENSIONS, MATERIALS, COLOR, AND  
STYLE ARE TBD.

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





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DILLON COOK



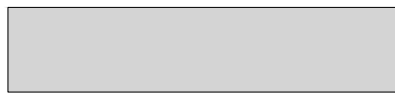
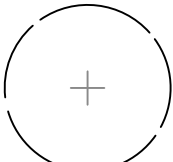




## HYDROZONE TABLE

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

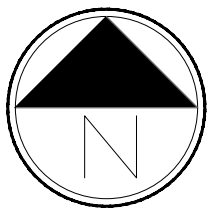
-  HIGH WATER USE: COOL SEASON GRASSES
-  LOW WATER USE: SHRUB BED
-  Z-ZONE: NATIVE SEED AREA
-  DECIDUOUS CANOPY TREES  
74 TREES
-  ORNAMENTAL TREES  
45 TREES
-  EVERGREEN TREES  
29 TREES

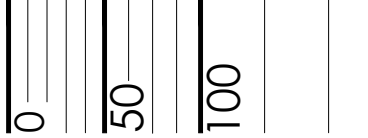
  
AMENDMENT 1  
- AREAS UPDATED TO ACCOMMODATE  
NEW LOTS

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



NOT FOR CONSTRUCTION



Scale: 1"= 100'-0"  


RESIDENTIAL LOT TYPE LEGEND

RETREAT LOTS

- A SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50' X 110'**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND TWO (2) GRASS IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- B SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' X 110'**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- C SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 60'-70' X 110'**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- D SINGLE FAMILY HOME (LARGE CORNER LOT) 60'-90' X 110'**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-ONE (20) AND FOURTEEN (13) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- E SINGLE FAMILY HOME (LARGE CORNER LOT) 80'-90' X 110'**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD AND ONE (1) SHADE TREE IN FRONT YARD  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-FOUR (24) AND THIRTY (30) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-TWO (22) AND FIFTEEN (15) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

BUNGALOW LOTS

- F SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FOUR (4) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-NINE (49) AND SIXTY-THREE (63) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- G SINGLE FAMILY HOME (4 PACK CORNER LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FOUR (4) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY-TWO (52) AND SIXTY-SIX (66) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND TWENTY (20) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

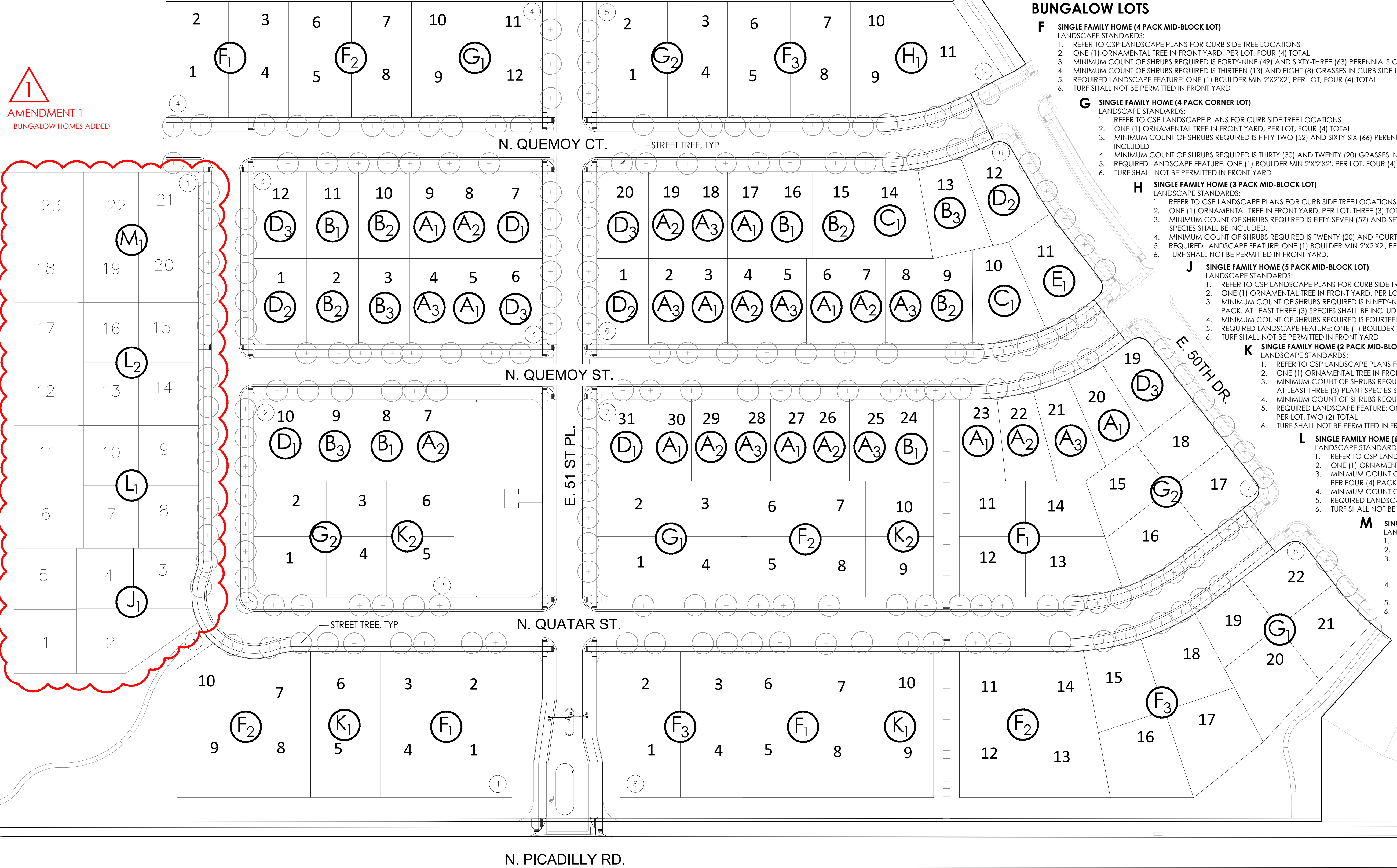
- H SINGLE FAMILY HOME (3 PACK MID-BLOCK LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, THREE (3) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY-SEVEN (57) AND SEVENTY-FIVE (75) PERENNIALS OR GRASSES PER THREE (3) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND FOURTEEN (14) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, THREE (3) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- J SINGLE FAMILY HOME (5 PACK MID-BLOCK LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FIVE (5) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS NINETY-NINE (99) AND ONE HUNDRED TWENTY-NINE (129) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (10) AND TEN (7) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FIVE (5) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- K SINGLE FAMILY HOME (2 PACK MID-BLOCK LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, TWO (2) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-FOUR (24) AND THIRTY (30) PERENNIALS OR GRASSES PER TWO (2) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND FOUR (4) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, TWO (2) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

- L SINGLE FAMILY HOME (4 PACK CORNER LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-FOUR (64) AND EIGHTY-FOUR (84) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

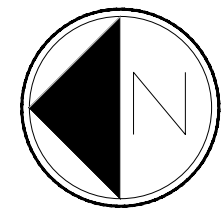
- M SINGLE FAMILY HOME (6 PACK CORNER LOT)**  
LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-SIX (66) AND EIGHTY-SEVEN (87) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-EIGHT (38) AND TWENTY-SIX (26) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD



- NOTES:**
- SUBSCRIPT NUMBERING: THIS NUMBERING SYSTEM DESIGNATES REQUIRED VARIATION FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY ACCORDING TO THE SUBSCRIPT NUMBERING, AS NOTED ON THIS PLAN. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
  - MULCHES: UP TO 50% OF THE FRONT YARD LANDSCAPE MAY BE ROCK MULCH, ALL OTHER MULCH SHALL BE SHREDDED CEDAR MULCH (EX: GORILLA HAIR).

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

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



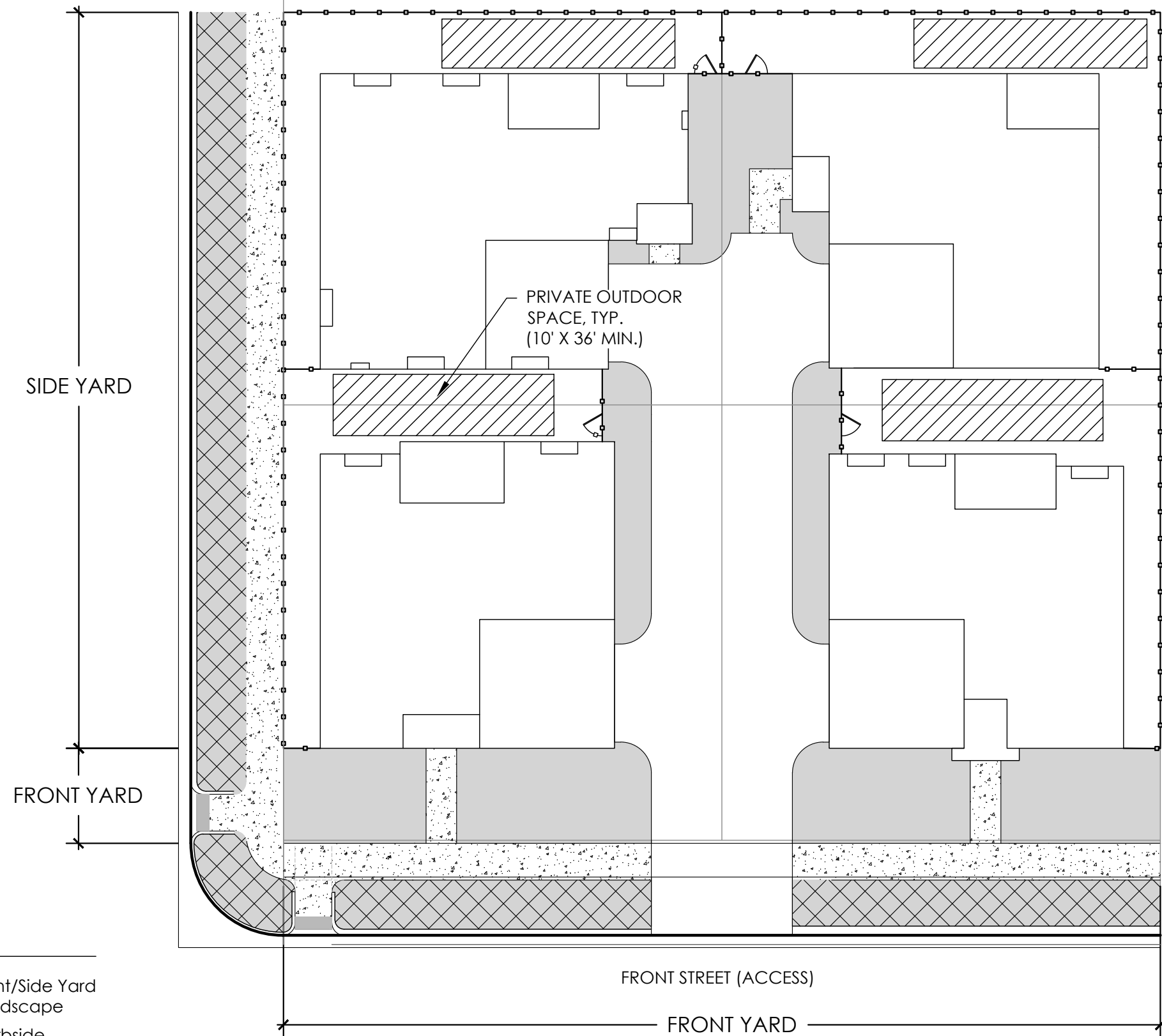
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NOT FOR CONSTRUCTION

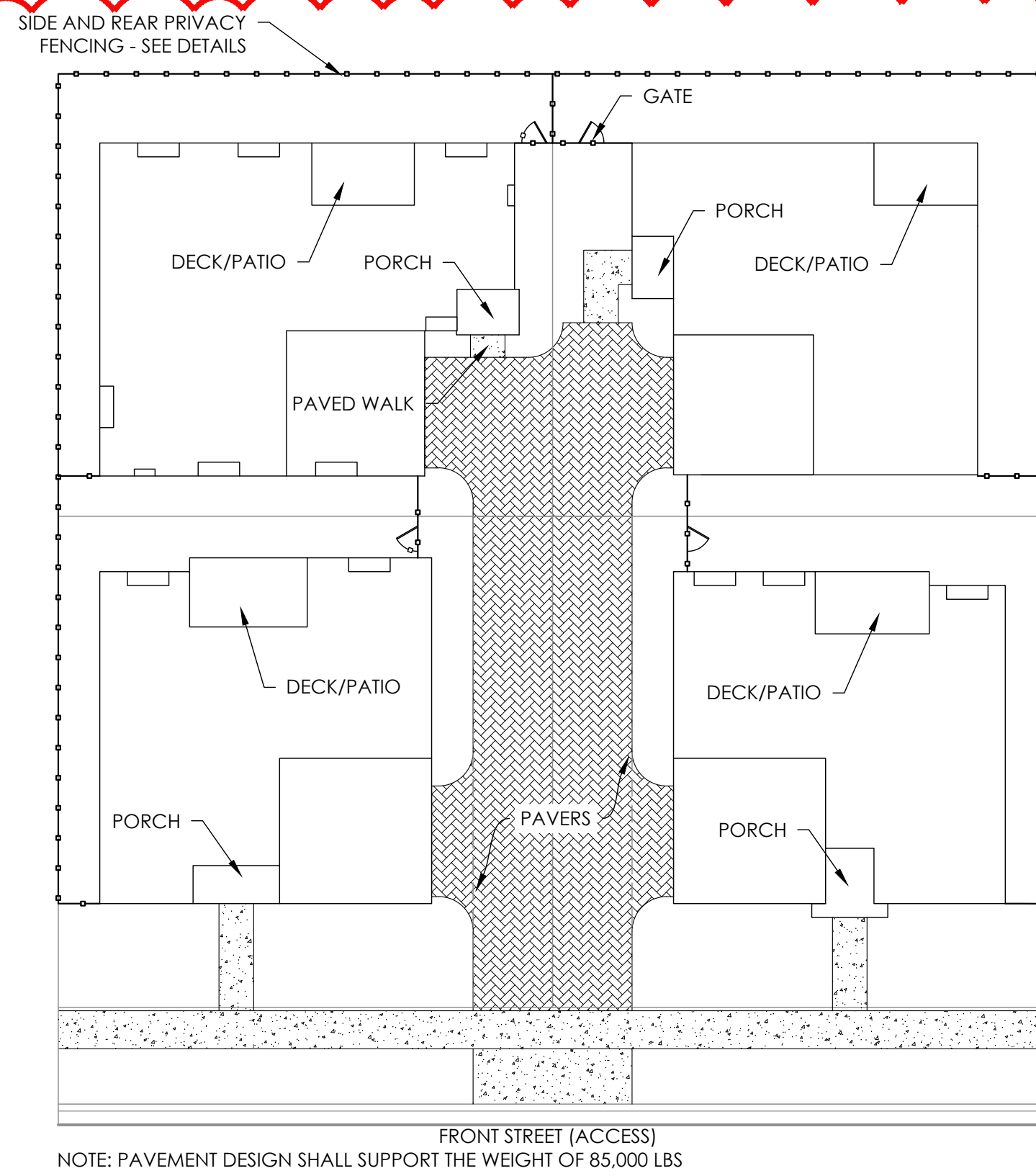
SHEET 27 OF 33

LEGEND  
Front/Side Yard Landscape  
Curbside Landscape  
Property line  
Privacy Fence

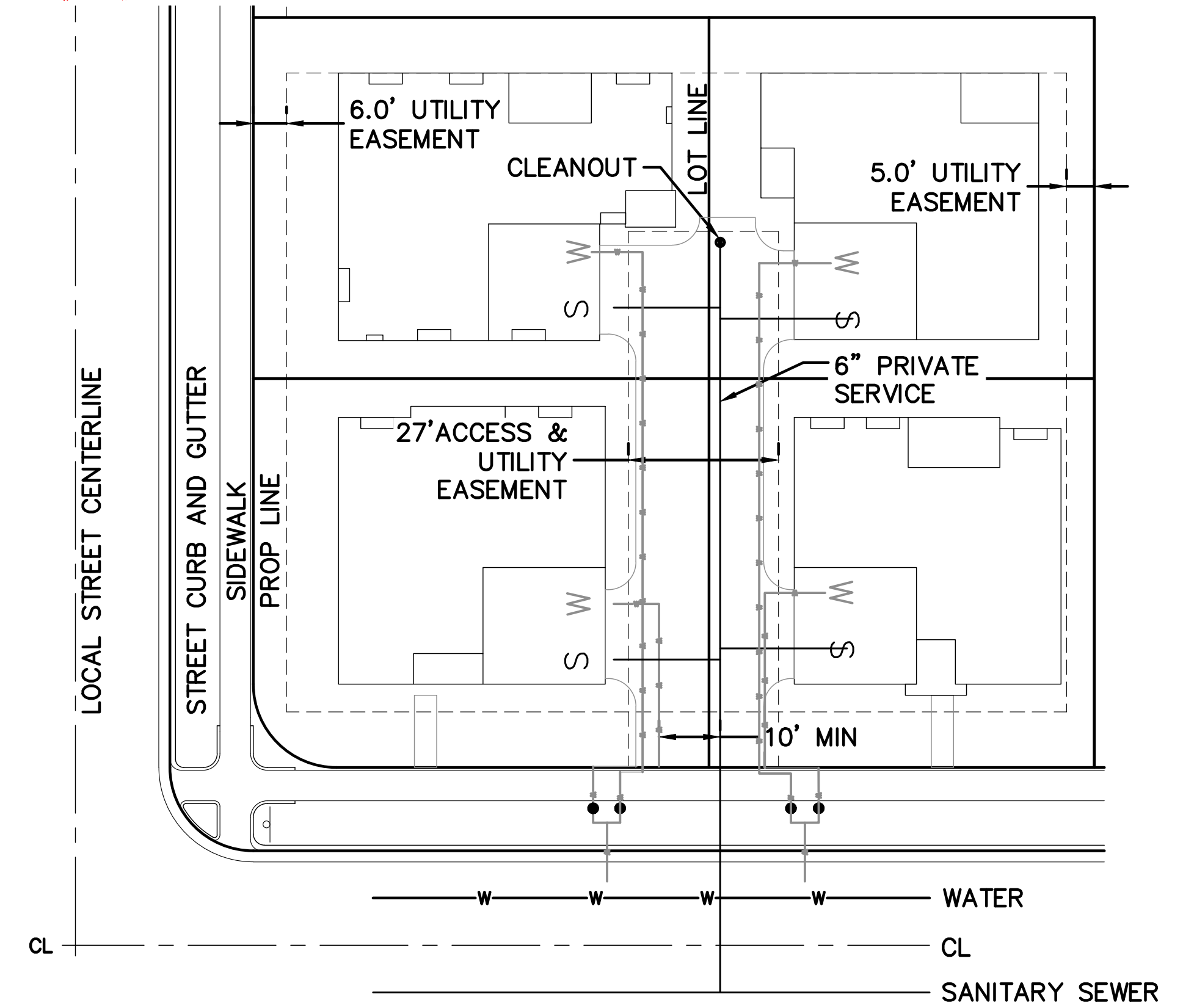
**1**  
**AMENDMENT 1**  
- BUNGALOW 6 PACK TYPICALS ADDED



TYPICAL BUNGALOW 4-PACK  
LANDSCAPE



TYPICAL BUNGALOW 4-PACK  
MATERIALS AND FENCING



**BUNGALOW LOT SERVICES**  
N.T.S.

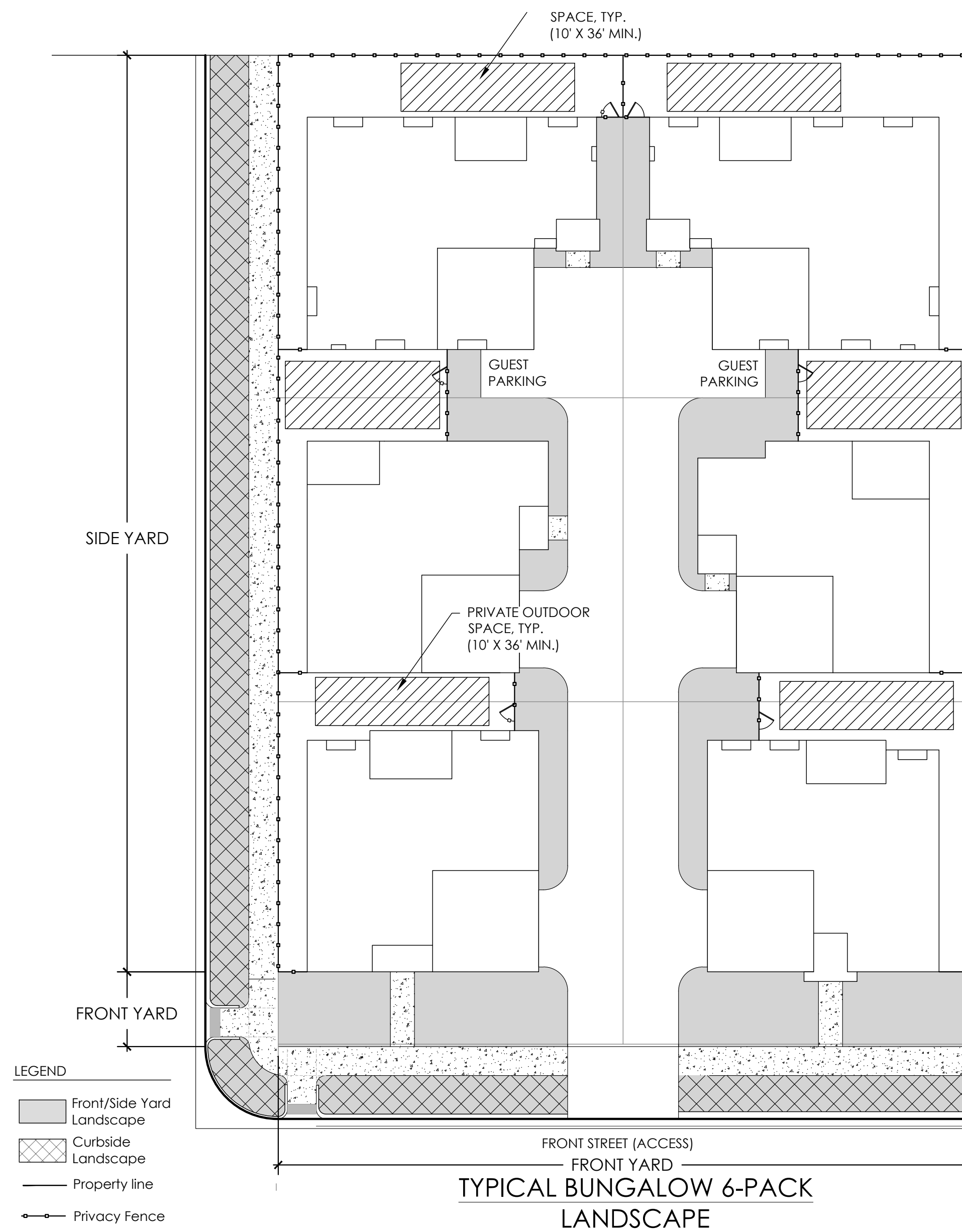
#### ARCHITECTURAL STANDARDS

1. ELEVATIONS SHALL MEET CODE STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
2. 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.
3. NO IDENTICAL MODEL HOME ELEVATION SHALL BE REPEATED DIRECTLY ACROSS THE STREET.
4. APPROVED PAINT SCHEMES SHALL NOT BE REPEATED MORE THAN ONCE EVERY FOUR LOTS OR DIRECTLY ACROSS THE STREET.
5. NO MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FOUR LOTS.
6. 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.
7. 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.
8. 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.
9. 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.
10. EACH ELEVATION SHALL CONTAIN WINDOWS.
11. MAXIMUM GARAGE PERCENTAGE ON THE FRONT FAÇADE DOES NOT APPLY AS LONG AS THE GARAGES OF THE STREET SIDE HOMES FACE THE MOTOR COURT.
12. FRONT DOORS WILL BE ORIENTED TOWARDS THE STREET.

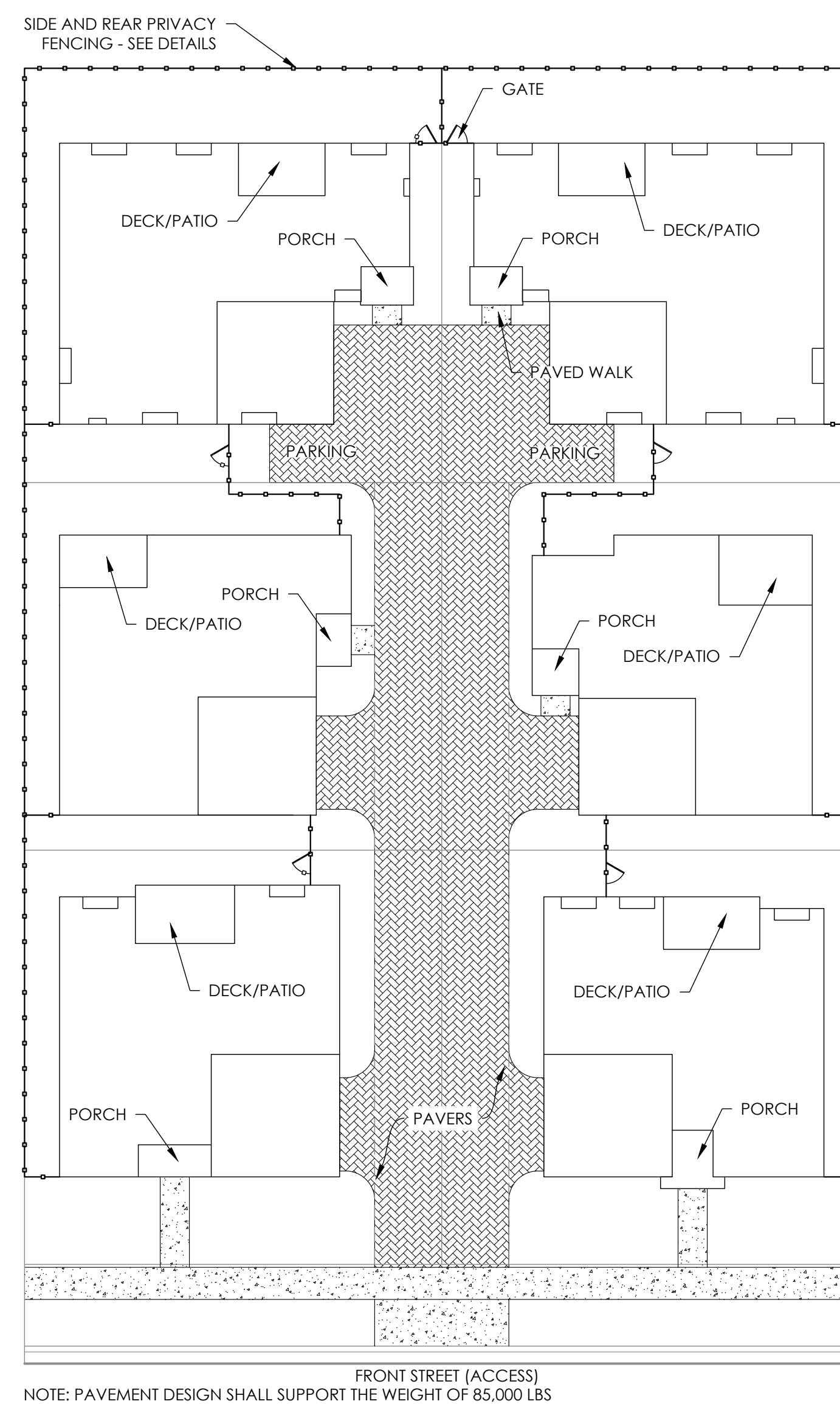
#### NOTE:

1. SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27
3. 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

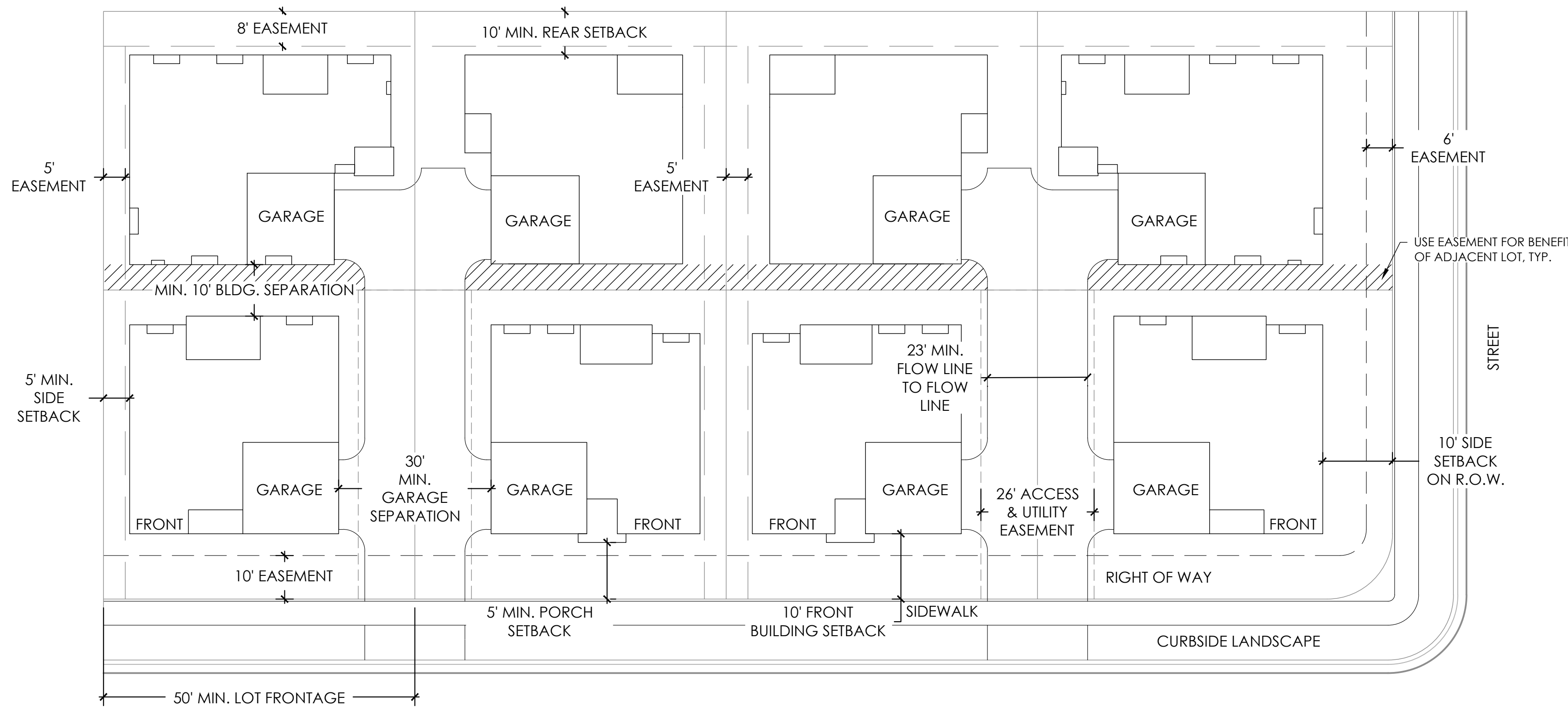


TYPICAL BUNGALOW 6-PACK  
LANDSCAPE

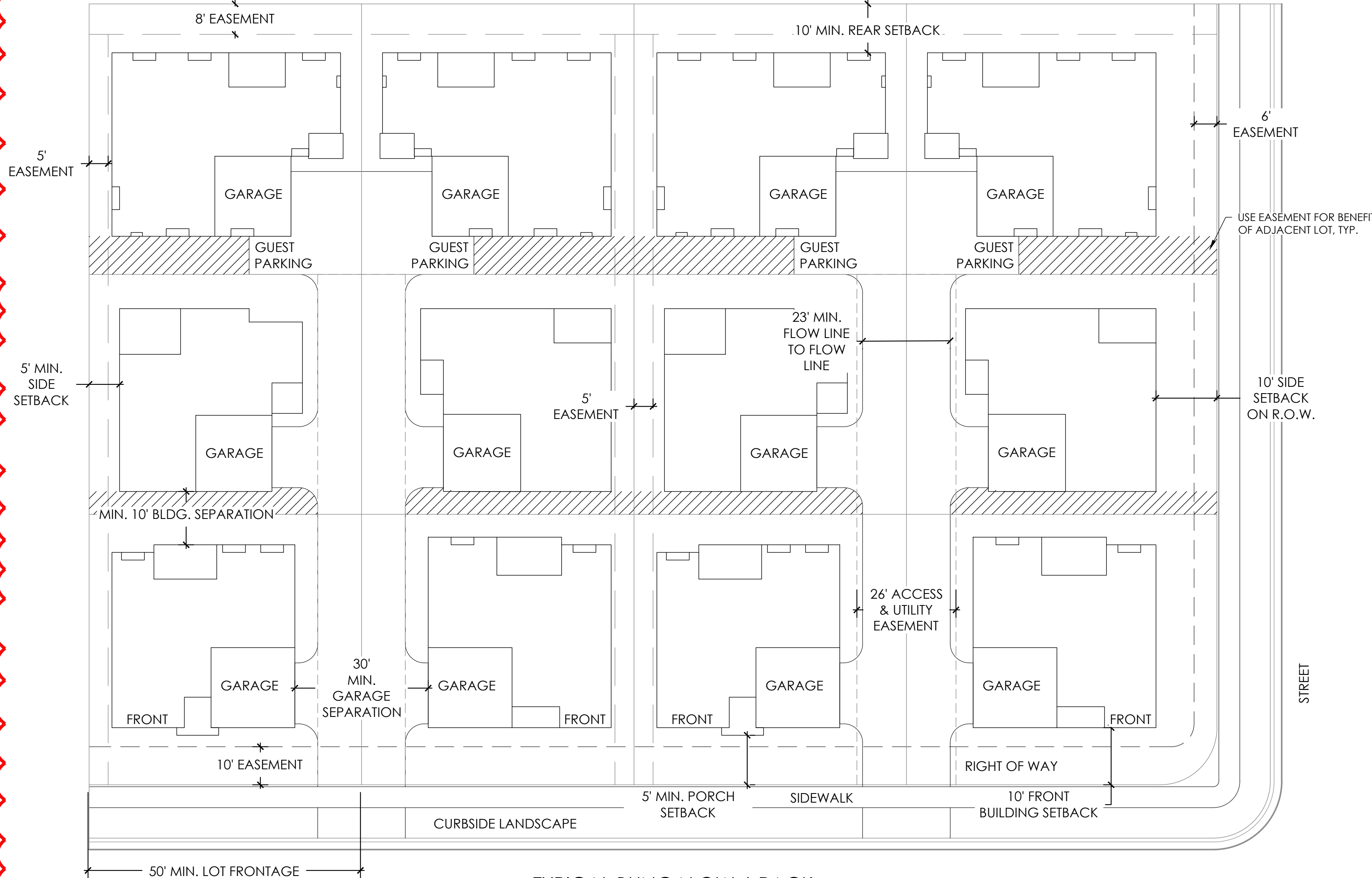


TYPICAL BUNGALOW 6-PACK  
MATERIALS AND FENCING

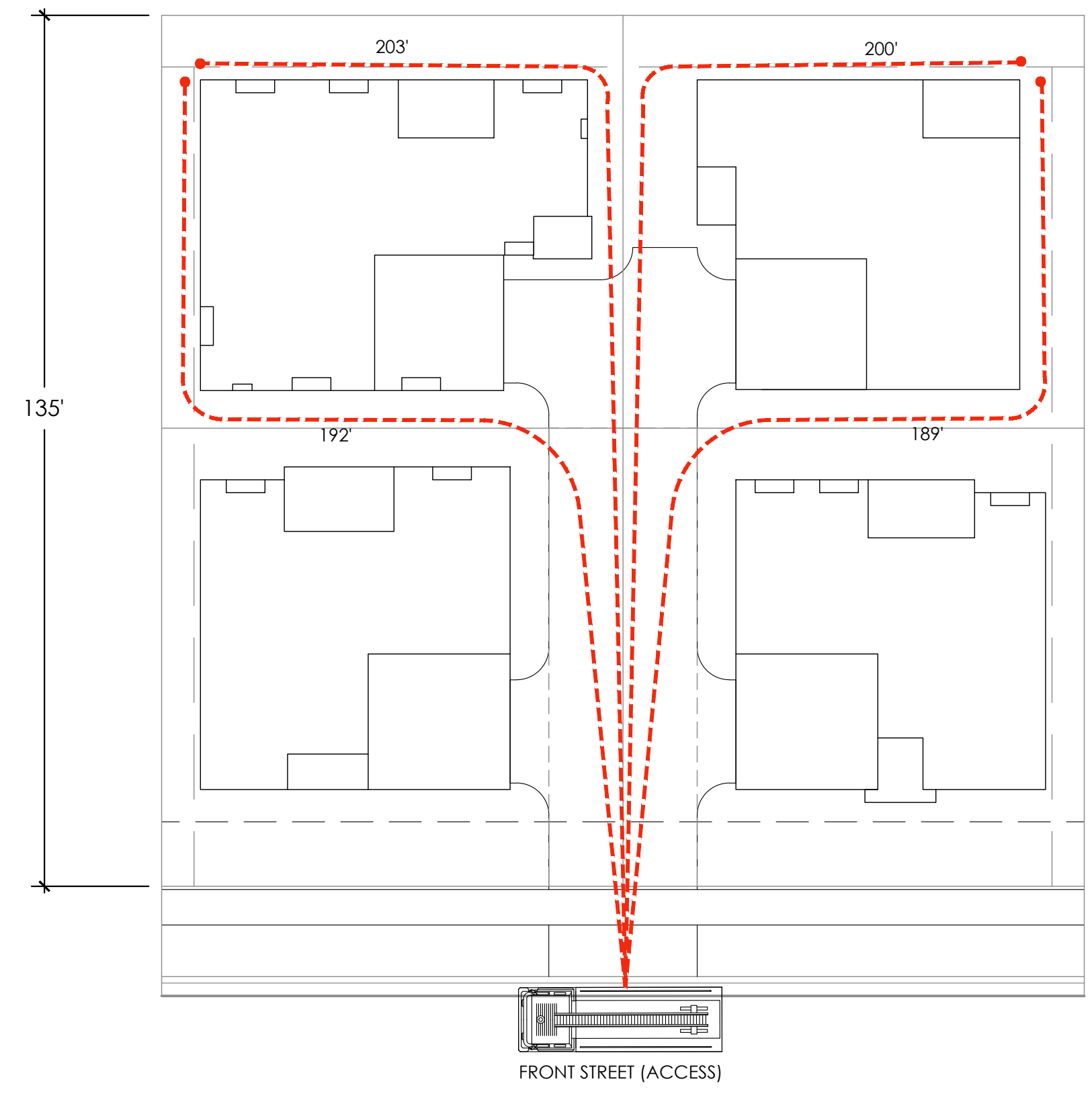
P:\OAKWOOD MASTER FOLDER\GRV EAST-CURRENT\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\11-SHEETS\IGVR EAST PREPLAT 5 ARCHITECTURE.DWG  
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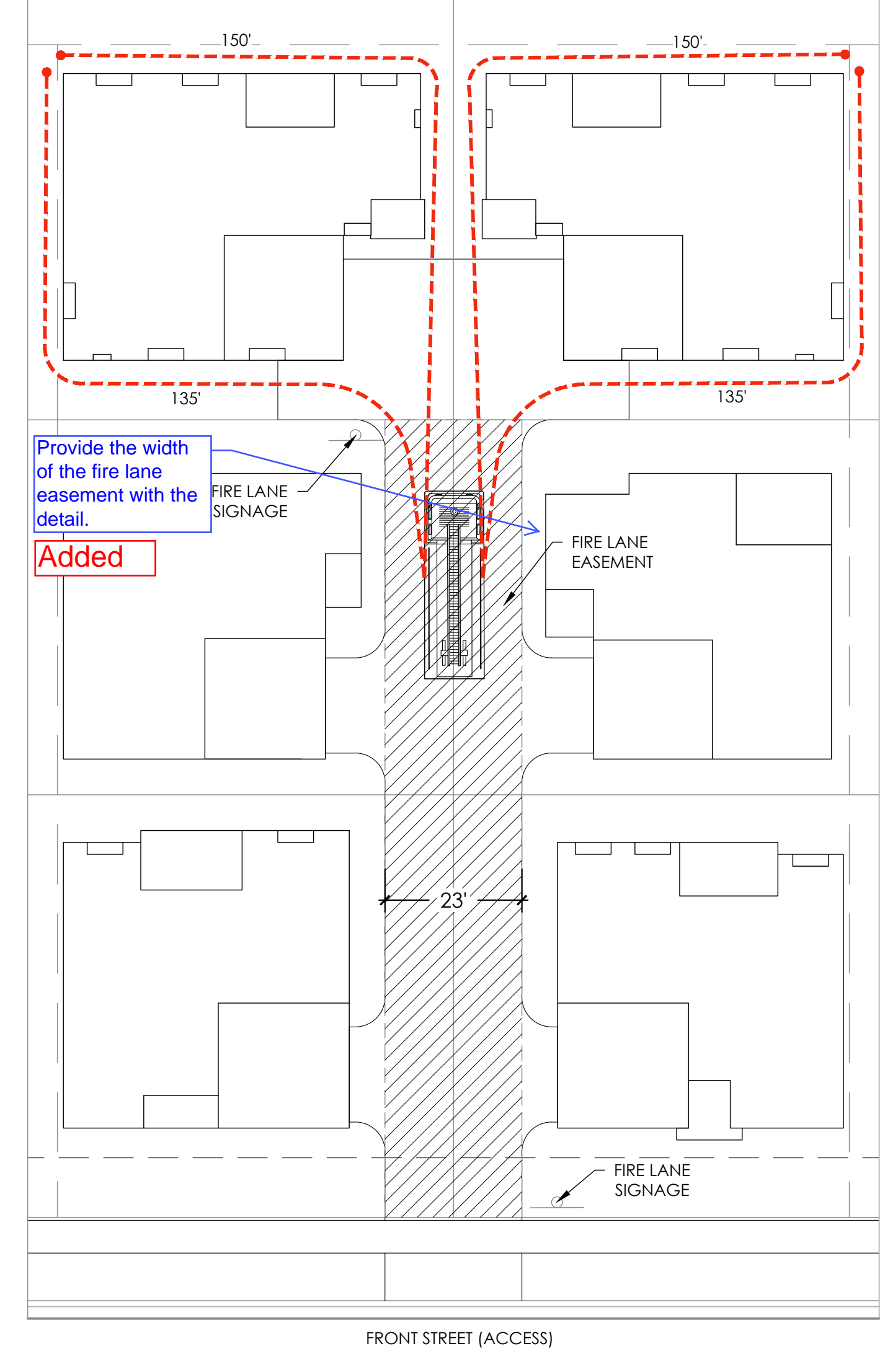
TYPICAL BUNGALOW 4-PACK  
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 6-PACK  
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 4-PACK  
HOSEPULL



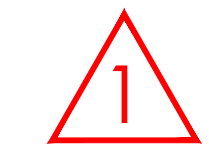
TYPICAL BUNGALOW 6-PACK  
HOSEPULL

ARCHITECTURAL STANDARDS

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12. FRONT DOORS WILL BE ORIENTED TOWARDS THE STREET.

NOTE:

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3. LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY. FINAL DESIGN TO BE DETERMINED BY HOME BUILDER/OWNER.



AMENDMENT 1  
- BUNGALOW 6 PACK TYPICALS ADDED

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



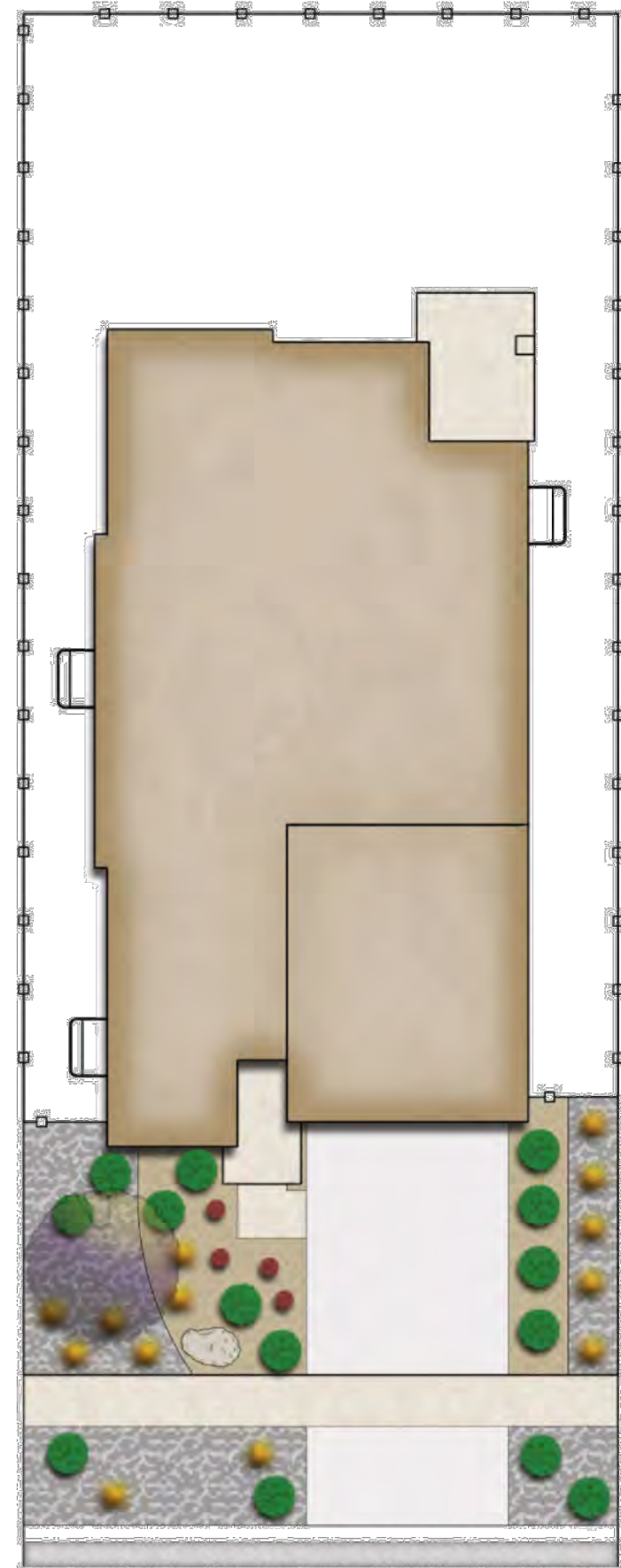
- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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

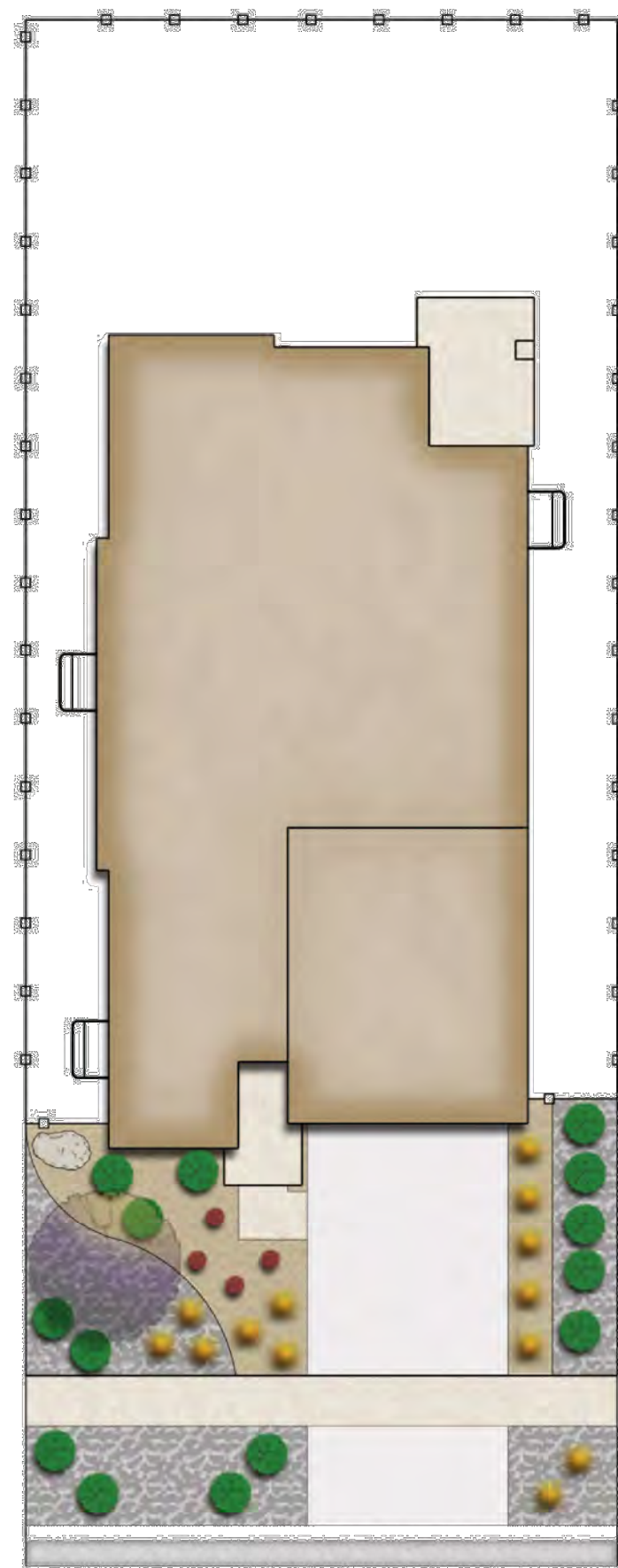
- Note:
- Exact placement of plant material will vary
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  - Refer to CSP Landscape Plans for curb side tree locations

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

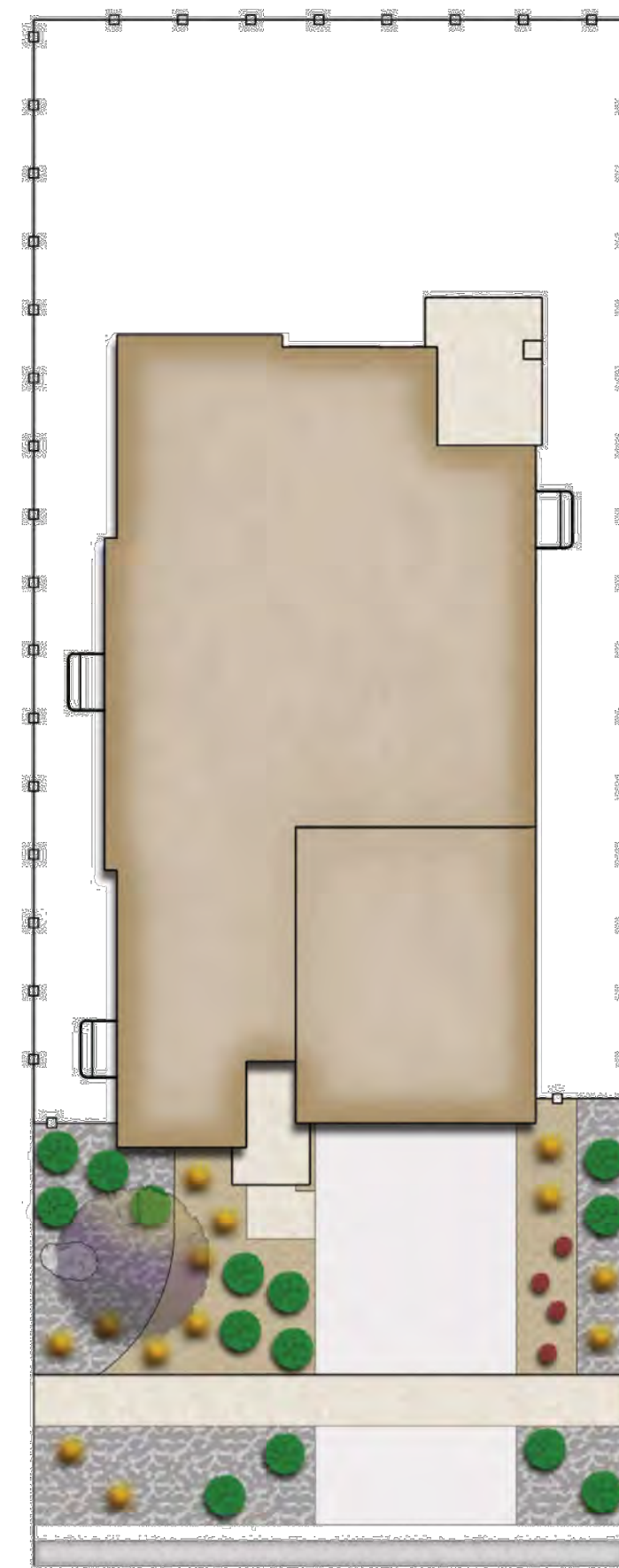
- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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

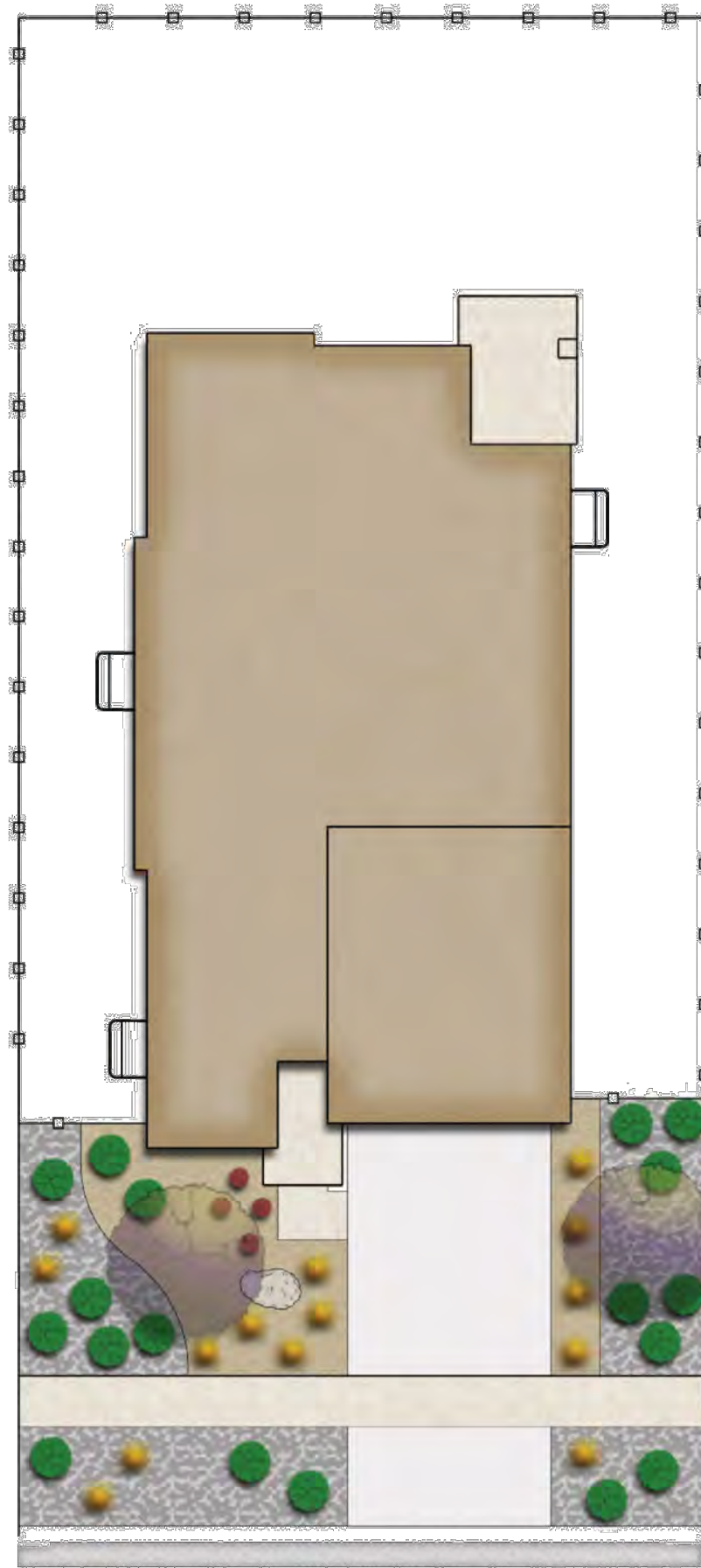
- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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

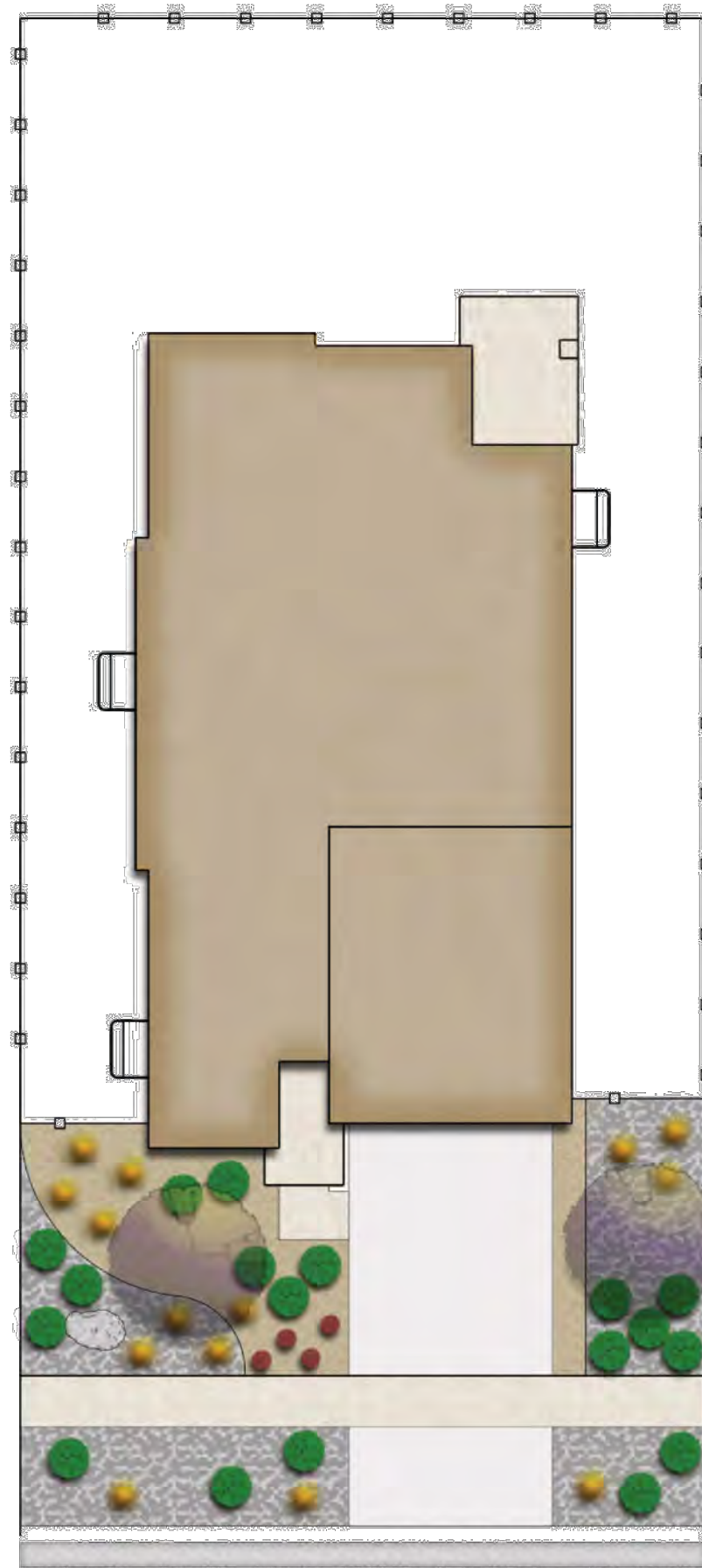
- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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

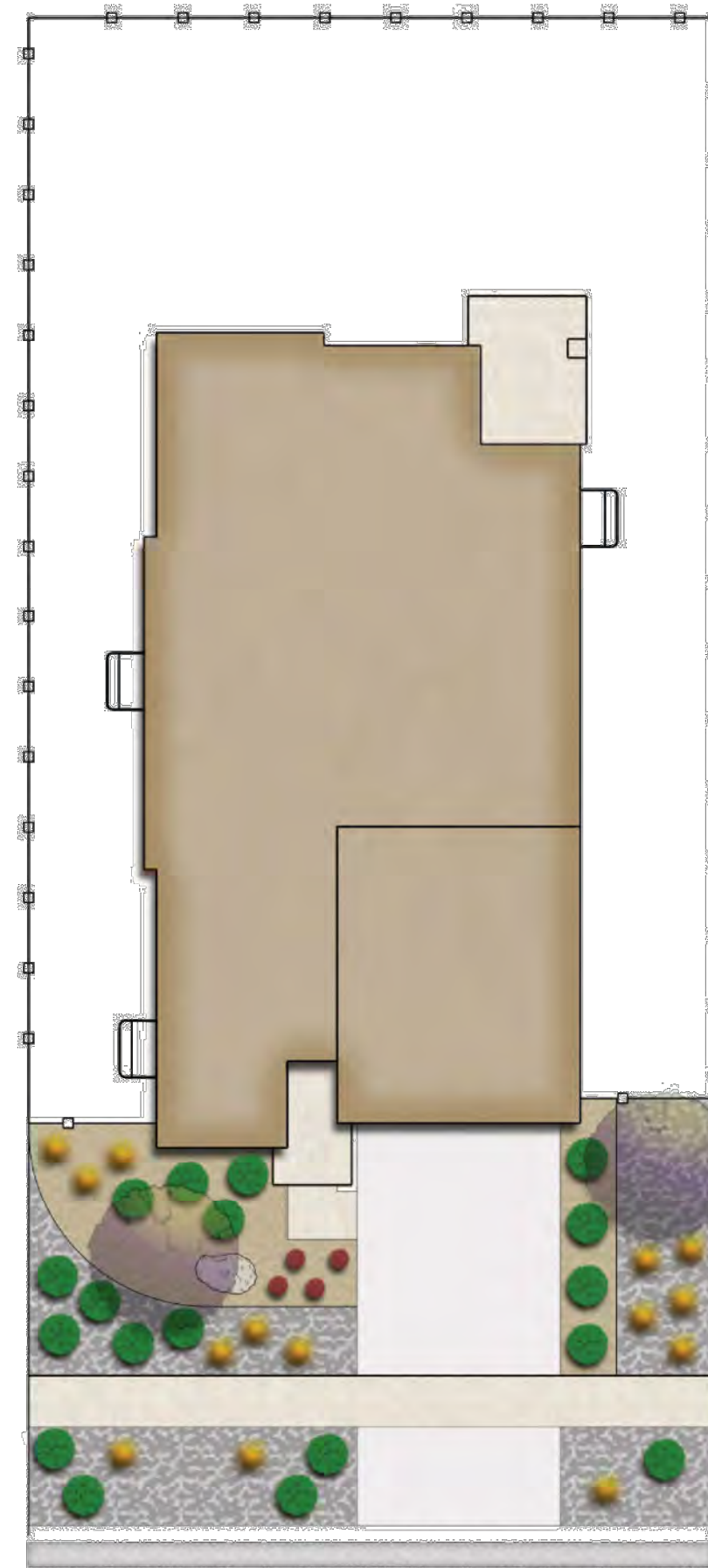
- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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

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

**terracedesign**  
10200 E. Girard Ave, A-314  
Denver, CO 80231  
ph: 303.632.8867

- 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

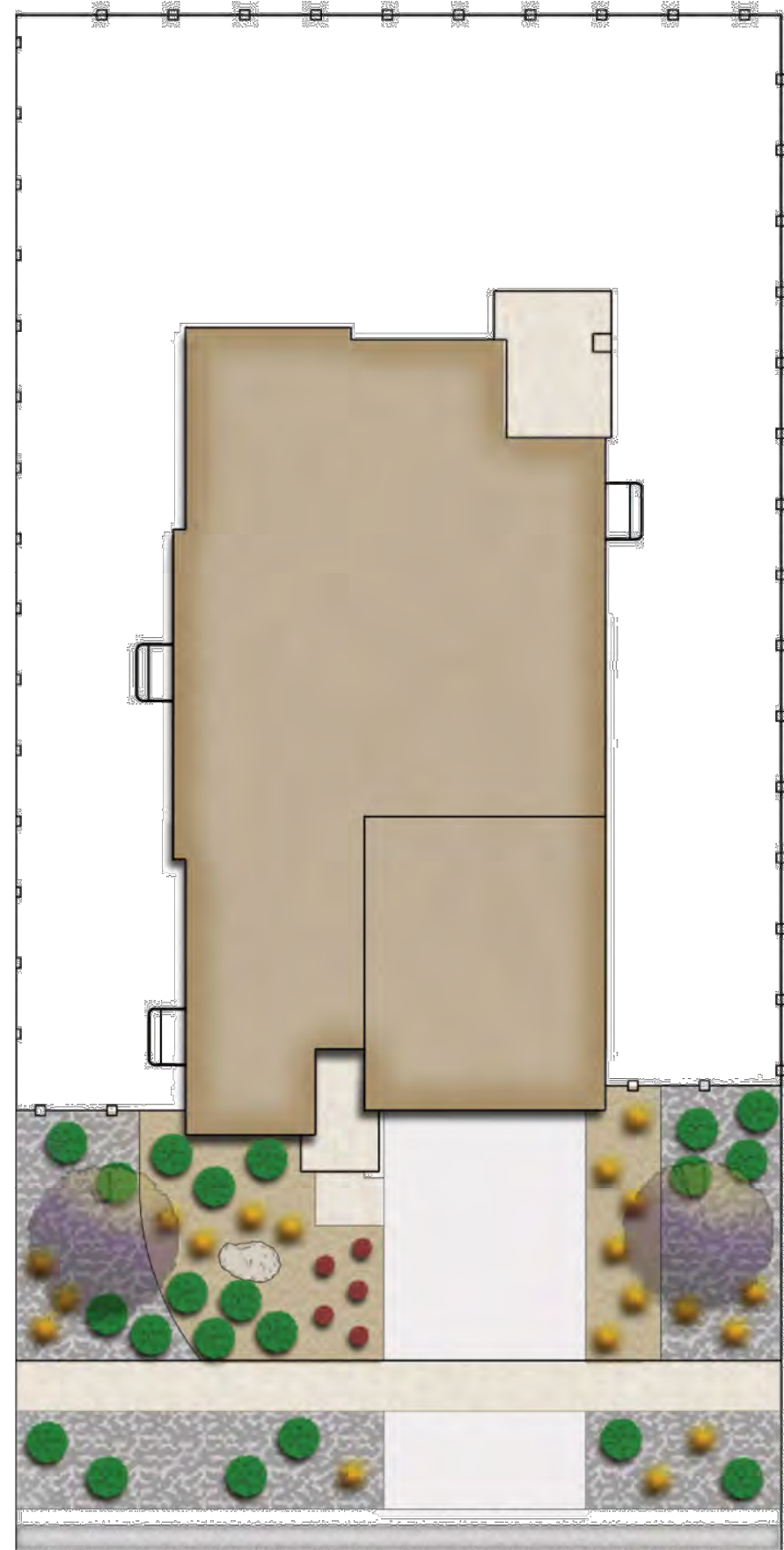
Accent Boulder  
Minimum Size:  
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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 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	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 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	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 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	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 understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

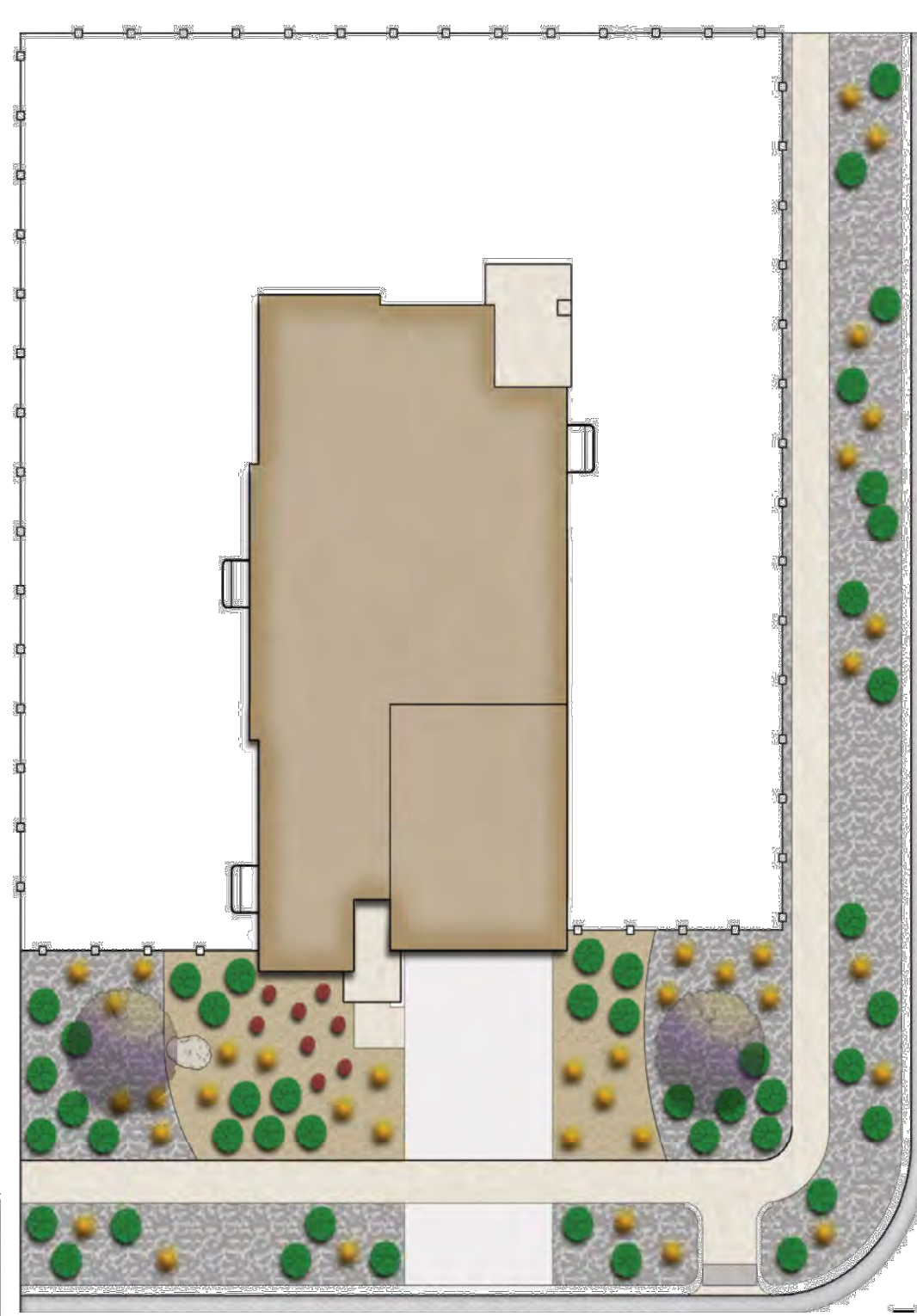
Accent Boulder  
Minimum Size:  
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

Plant Type	Qty.
Ornamental Tree	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 understory shall be #5 containers
  - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

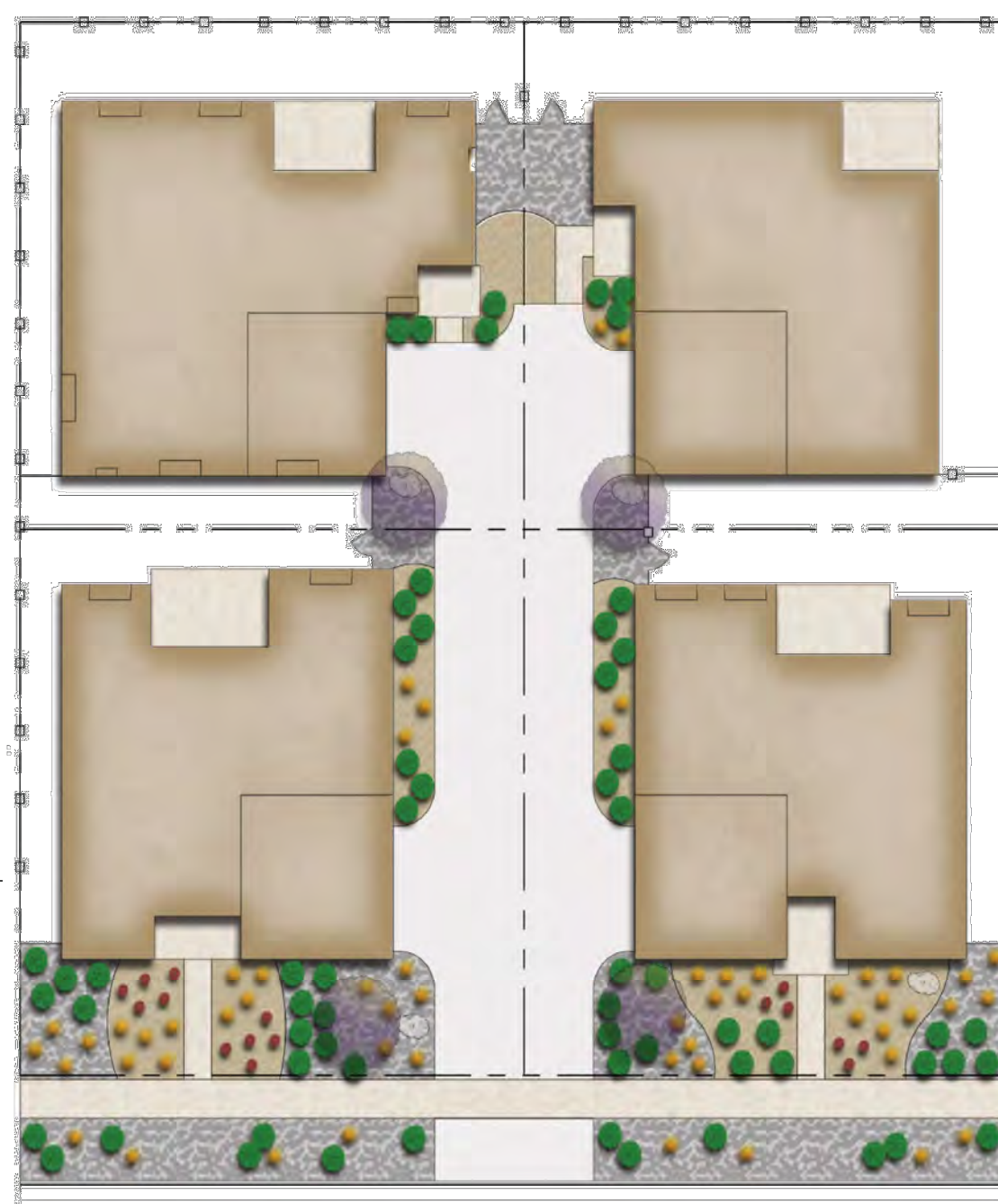
Accent Boulder  
Minimum Size:  
24"x 24" x 24"

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 1

F1

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

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

- 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

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

**terracedesign**  
td  
10200 E. Girard Ave, A-314  
Denver, CO 80231  
ph: 303.632.8867

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	2
Shrubs	32
Perennials	8
Grasses	26



Scale: Not to Scale  
September 2020

K1

### GVR-E Filing 5 Front Yard Landscape

Bungalow 2-Pack Mid-Block Lot Type 1

Note:

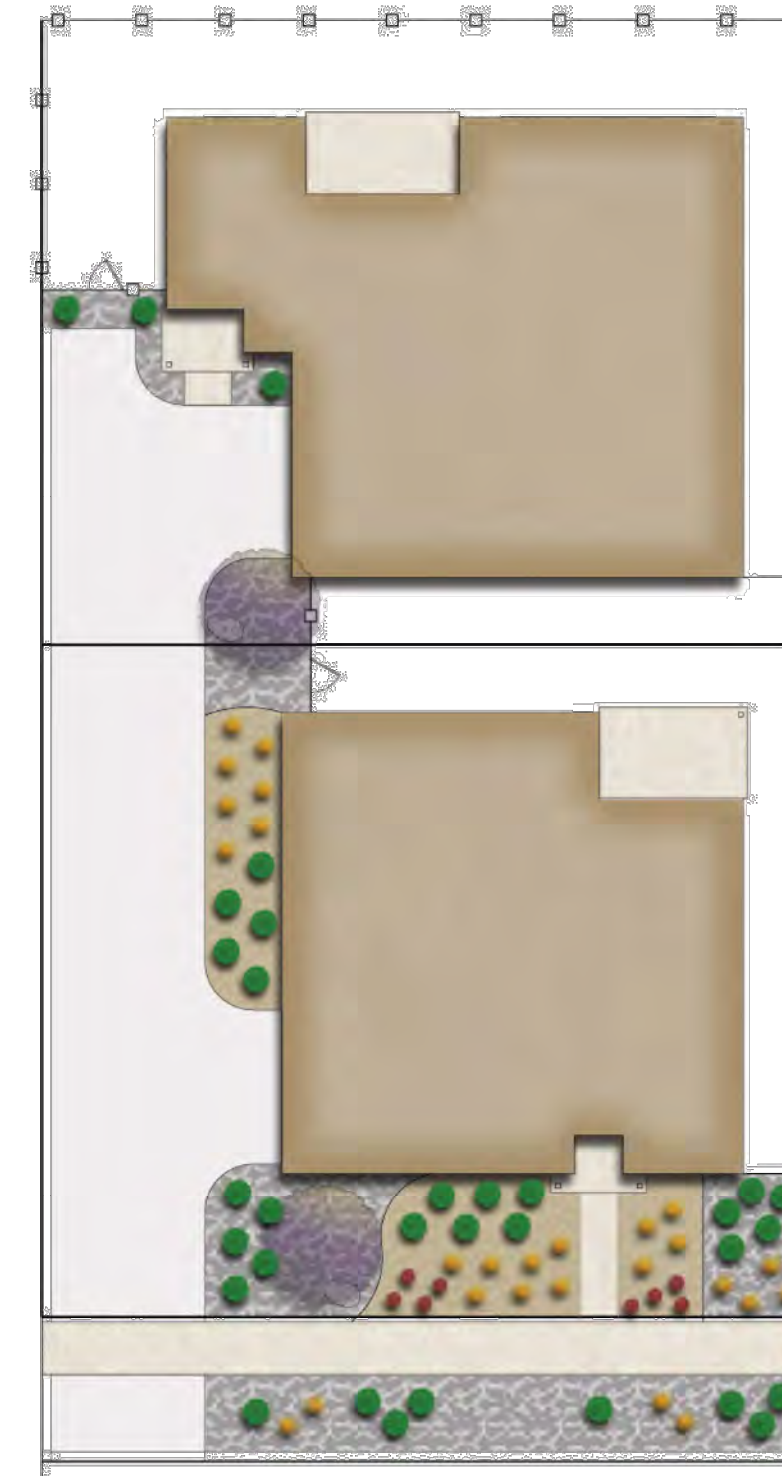
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

#### Legend

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

#### Plant Schedule

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



Scale: Not to Scale  
September 2020

K2

### GVR-E Filing 5 Front Yard Landscape

Bungalow 2-Pack Mid-Block Lot Type 2

Note:

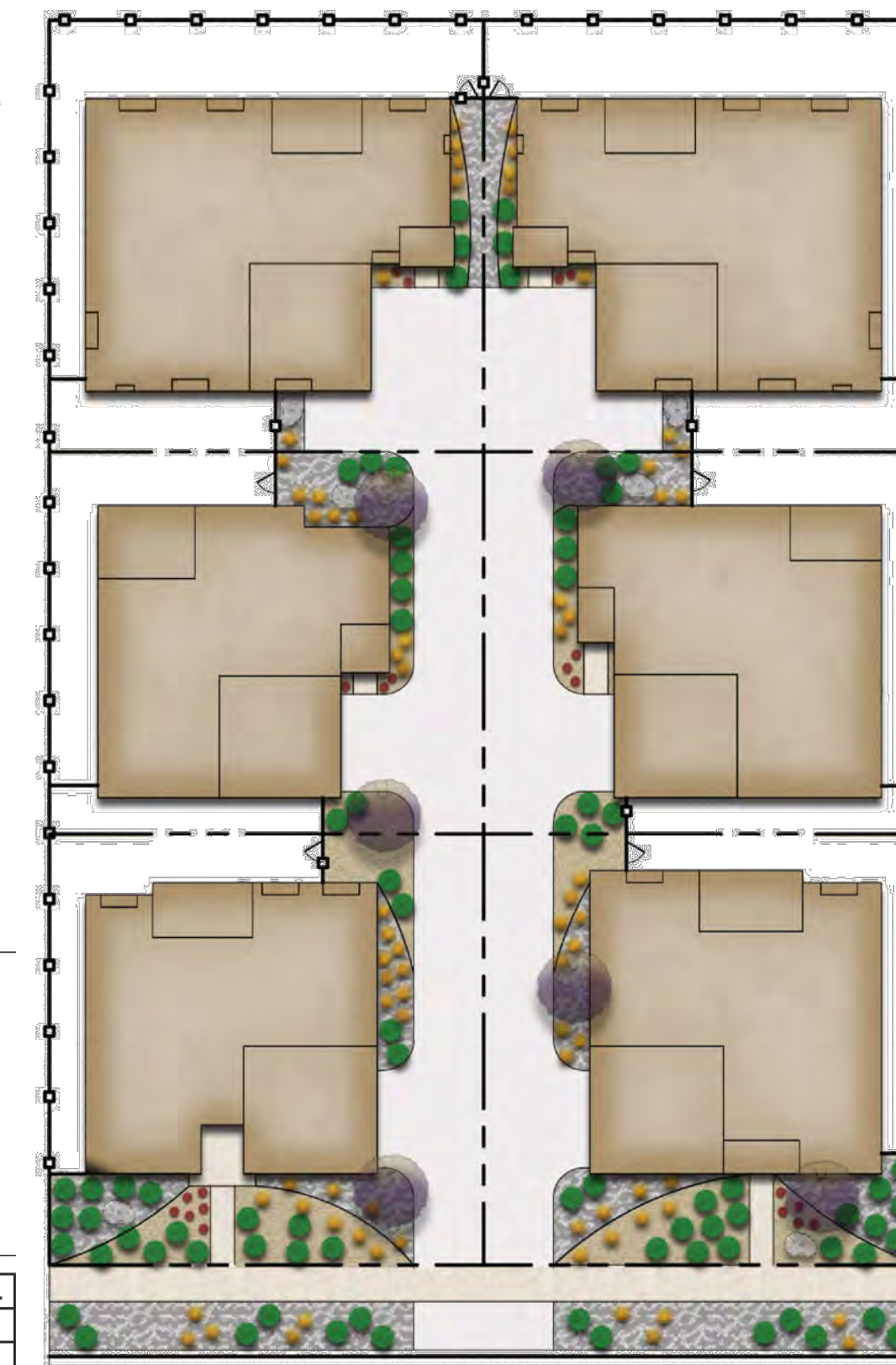
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

#### Legend

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

#### Plant Schedule

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



Scale: Not to Scale  
June 2021

L1

### GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 1

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	6
Shrubs	78
Perennials	18
Grasses	73



Scale: Not to Scale  
June 2021

L2

### GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 2

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	6
Shrubs	98
Perennials	19
Grasses	92



Scale: Not to Scale  
June 2021

M1

### GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Corner Lot Type 1

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

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