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DILLON COOK

LEGEND

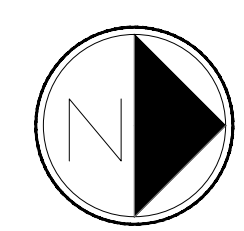
EXTENTS OF SHEET

1
AMENDMENT 1
- 8 BUNGALOW HOMES ADDED

2
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

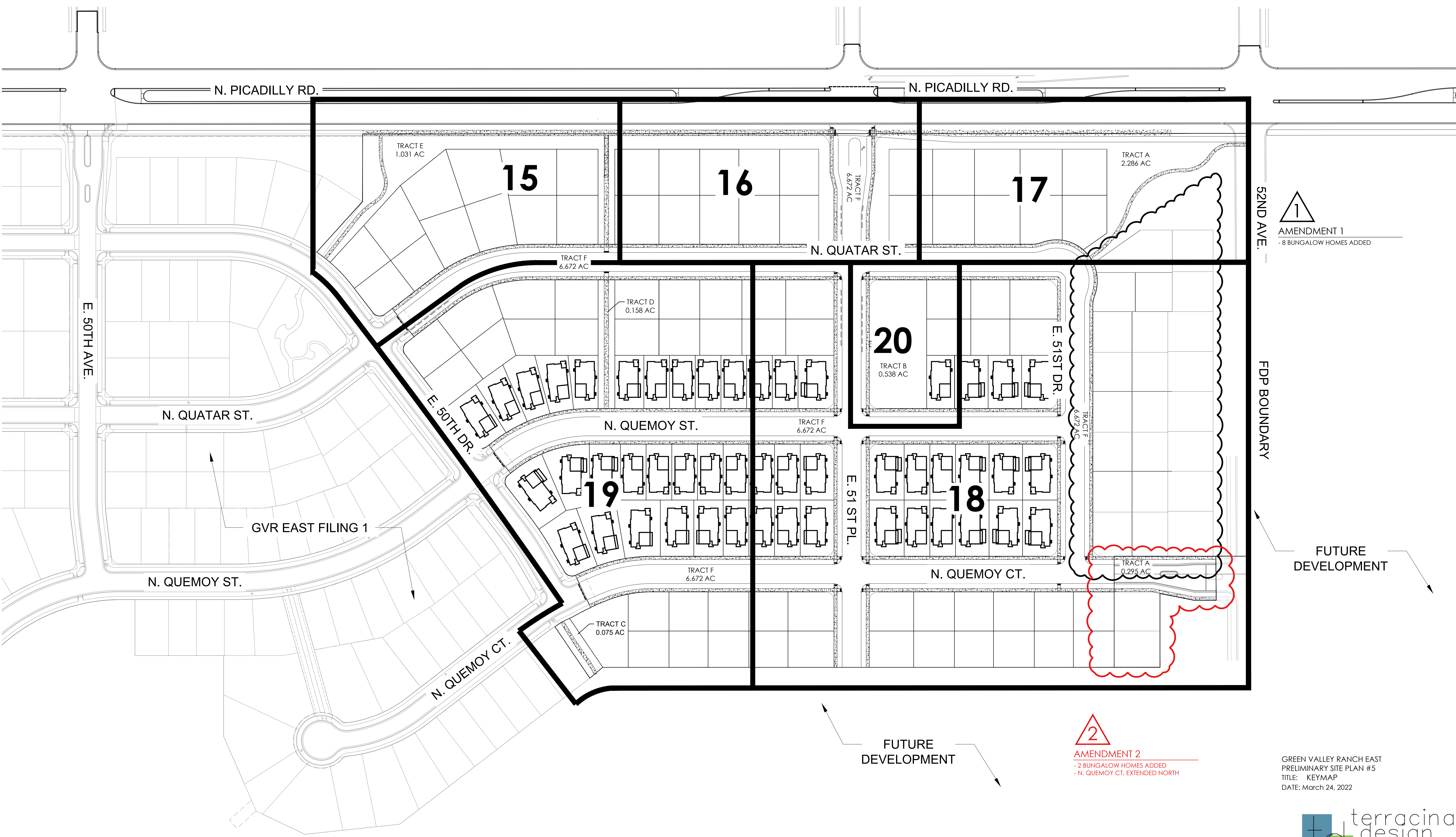
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: KEYMAP
DATE: March 24, 2022

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

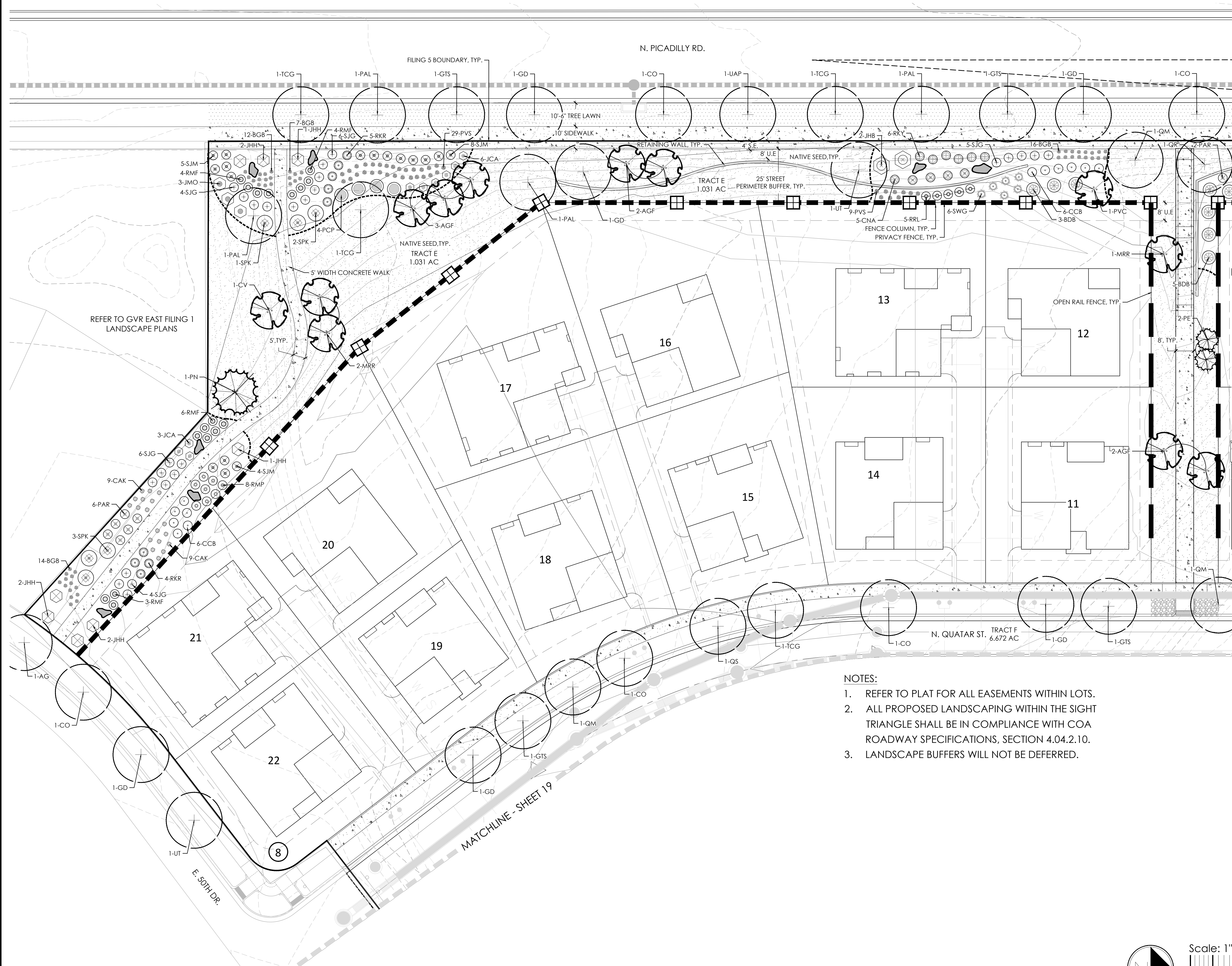


Scale: 1"= 80'-0"

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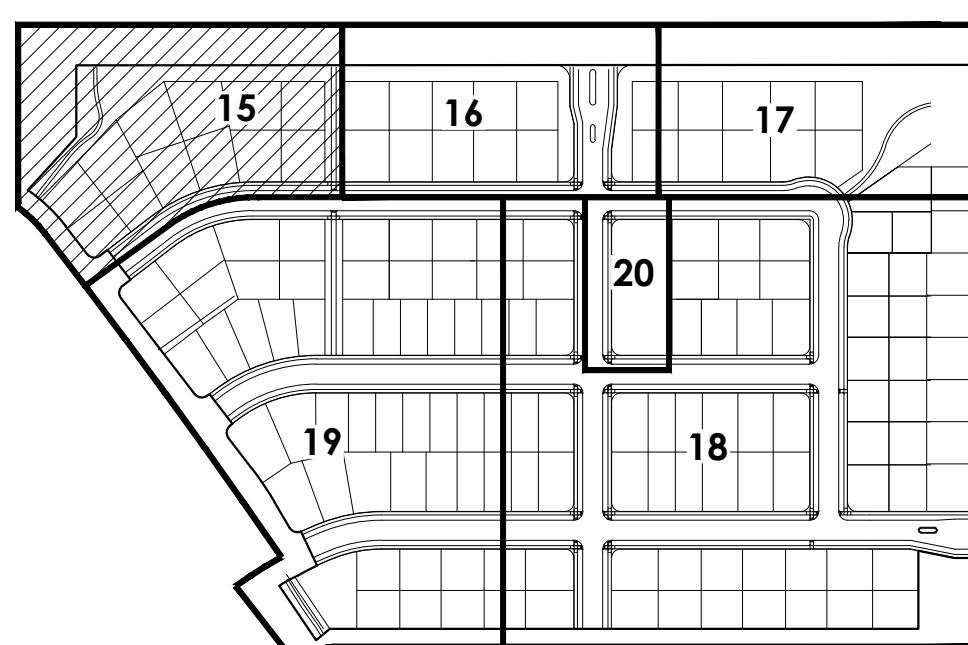
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_L_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A21.1.1-SHEETS\GVR EAST PRELAT 5 LANDSCAPE SHEETS.DWG
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DILLON COOK



LEGEND

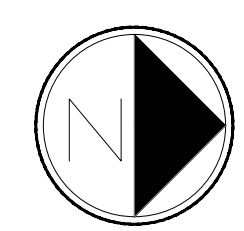
- CANOPY TREE
 - LOCAL CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF
 - NATIVE SEED MIX
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 - SIGHT LINE
 - LIGHT POLE
 - SECURITY LIGHTING
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
S.E. = SIDEWALK EASEMENT
A.F.E. = ACCESS AND FIRE LANE EASEMENT

KEY MAP



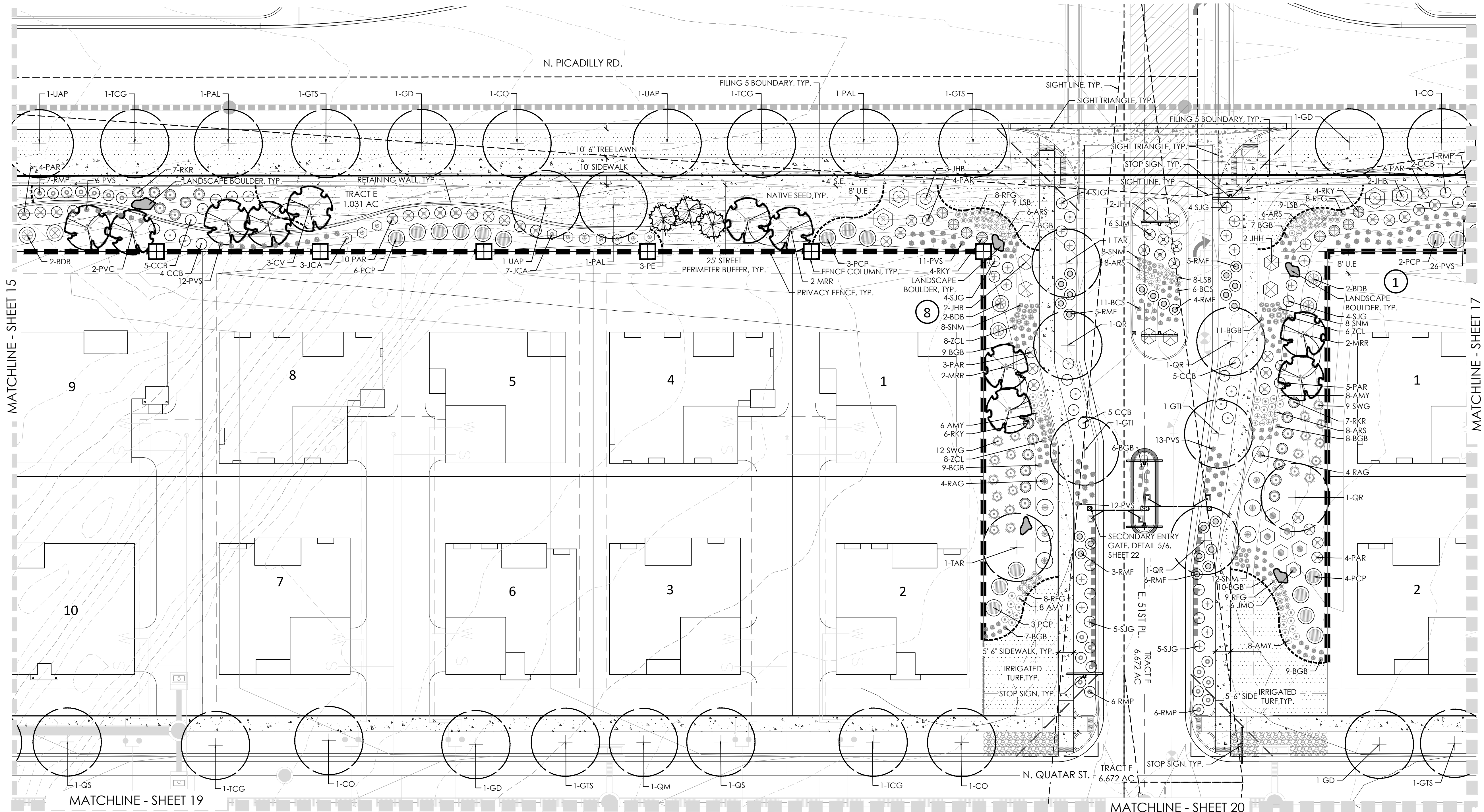
- NOTES:
- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

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Scale: 1"= 20'-0"

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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

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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.

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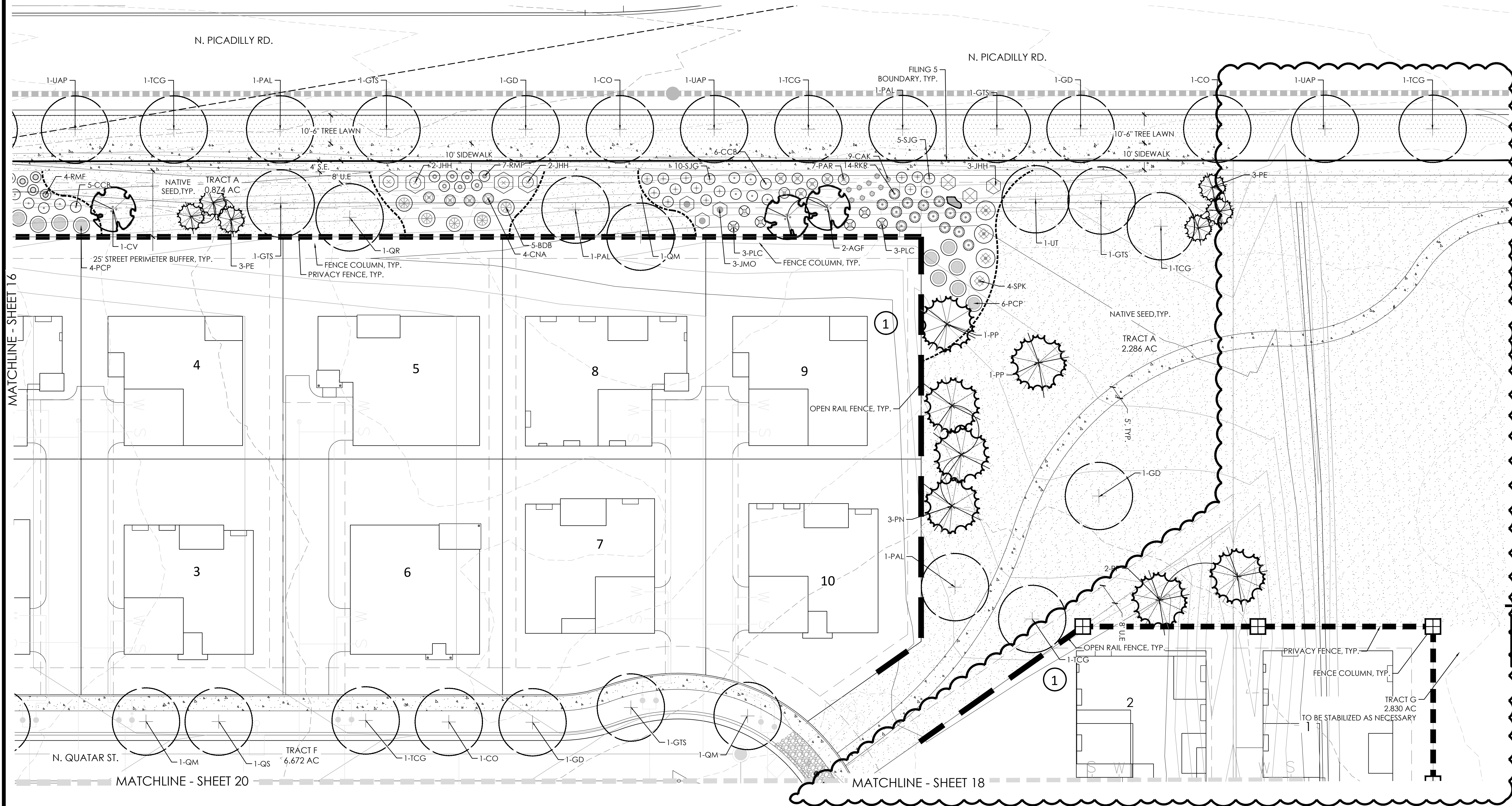
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: March 24, 2022

terracedesign

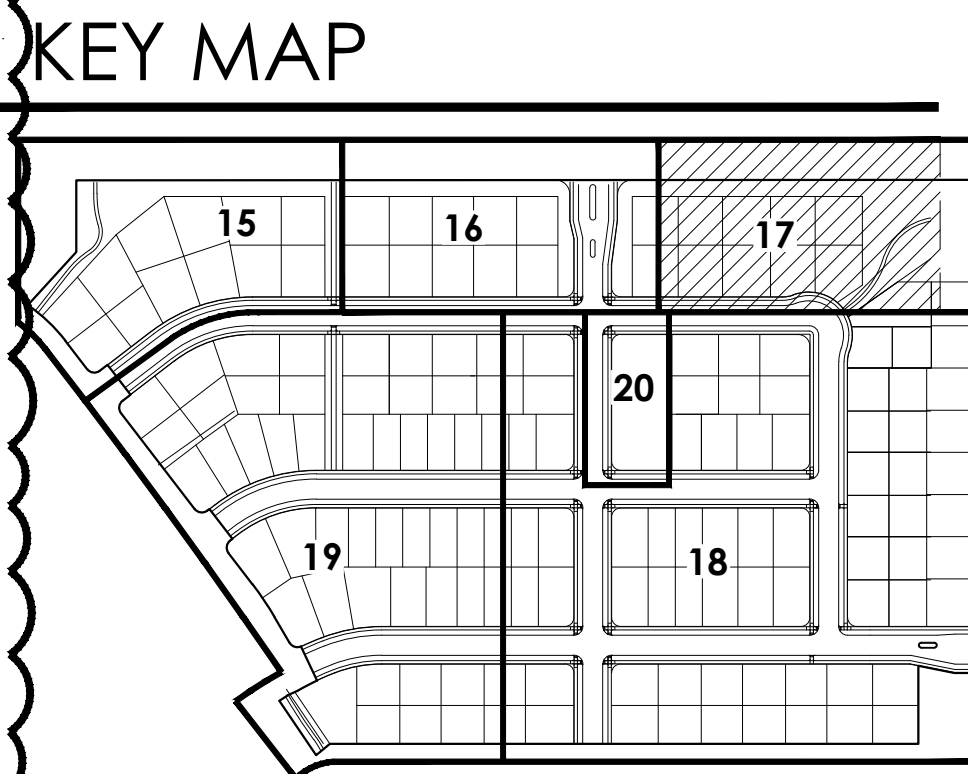
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SHEET 16 OF 28

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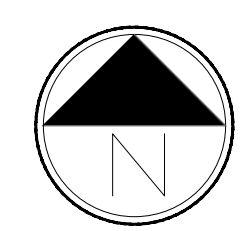
- ### LEGEND
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 - LOCAL CANOPY TREE
 - ORNAMENTAL TREE
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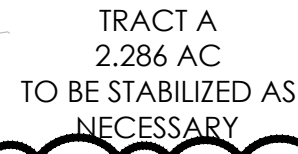
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AMENDMENT 1
- 7 BUNGALOW HOMES ADDED
- TREES AND NATIVE SEED ADDED

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Scale: 1"= 20'-0"



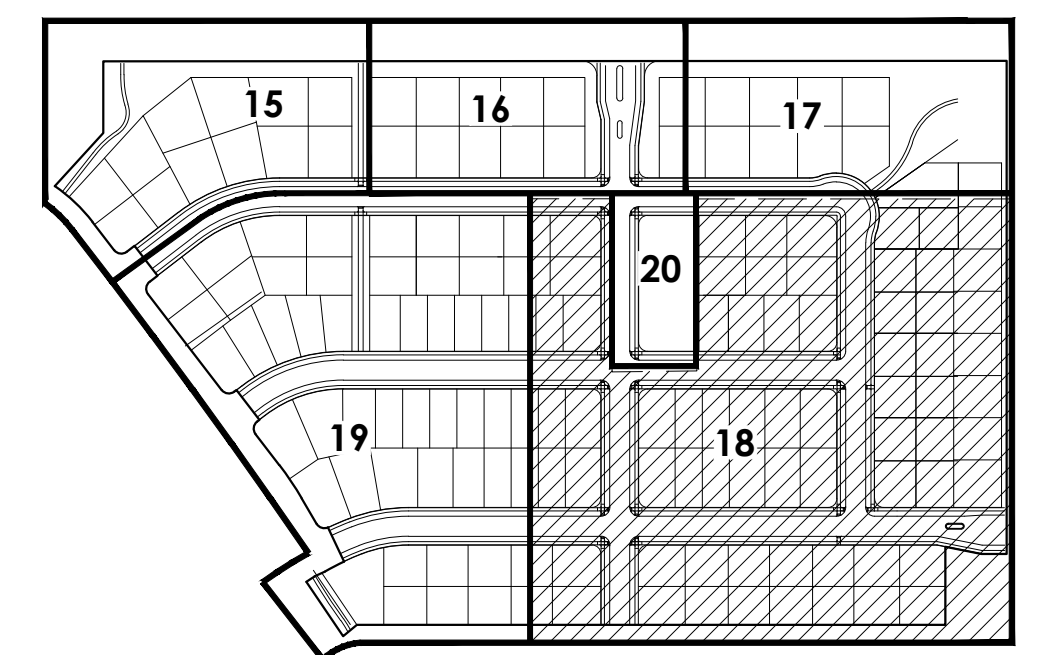
AMENDMENT 1

AMENDMENT 2

- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

-  CANOPY TREE
-  LOCAL CANOPY TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  SHRUBS
-  IRRIGATED TURF
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KEY MAP



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.
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SHEET 18 OF 28

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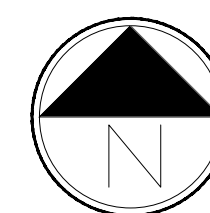
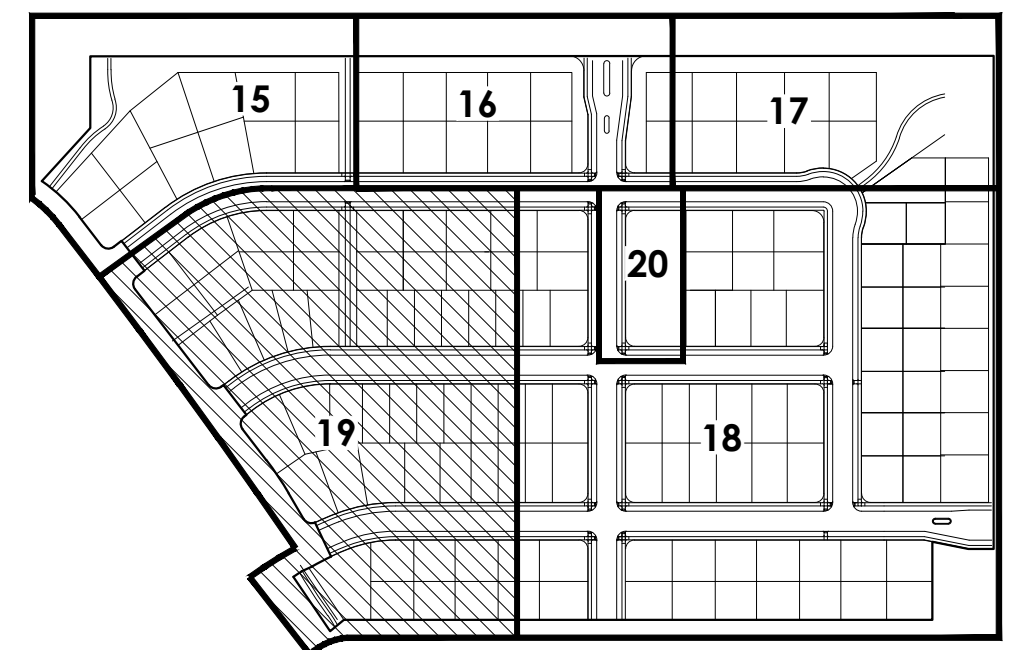
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LEGEND

- CANOPY TREE
 - LOCAL CANOPY TREE
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KEY MAP



Scale: 1"= 40'-0"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: March 24, 2022
























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SHEET 19 OF 28



MATCHLINE - SHEET 18

E. 51ST PL. TRACT F
6.672 AC

-  CANOPY TREE
-  LOCAL CANOPY TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  SHRUBS
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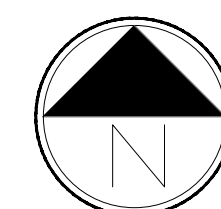
U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
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OPEN SPACE REQUIREMENTS TABLE

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	6,904	2	5	18	0	0
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
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	71
TOTALS		#REF!			27	30	265	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	1,434	36	36
N. PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N. QUEMOY CT	1 TREE/40 LF	1,984	50	50
N. QUEMOY CT	1 TREE/40 LF	1,984	50	50
E. 51ST DR.	1 TREE/40 LF	1,434	36	36
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	30.739	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.67	21.7%
LANDSCAPE AREA	5.92	19.3%
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.	0.64	



AMENDMENT 2

- TREES ADDED TO N. QUEMOY CT.
- SITE DATA UPDATED TO INCLUDE AMENDMENT AREA
- PLANT COUNTS UPDATED

NATIVE SEED MIX

DRYLAND SEED MIX: TALL		
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL
BLUEBUNCH WHEATGRASS	AGROPYRON SPICATUM	10
BIG BLUESTEM	ANDROPOGON GRARDII	10
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	10
BLUE GRAMA	BOUTELOUA GRACILIS	10
THICKSPIKE WHEATGRASS	ELYMUS MACROURUS	10
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	10
SHEEP FESCUE	FESTUCA OVINE	10
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	10
WESTERN WHEATGRASS	AGROPYRON SMITHII	10
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10
TOTAL		100

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	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 DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	L-M
14	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
20	QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
20	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
17	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
20	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
27	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	L-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	JHM	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	BUTDLEIA 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 'ALBAICULIS'	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'	SPIREA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, 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						
167	BBB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
27	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	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

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.

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

SHADE STREET TREE

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

SHADE PATIO TREE

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

ORNAMENTAL TREE - MULTI TRUNK

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

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

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

ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN

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

DECIDUOUS SHRUBS - MED

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

PERENNIAL GRASS - SMALL

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

PERENNIAL GRASS - MEDIUM

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

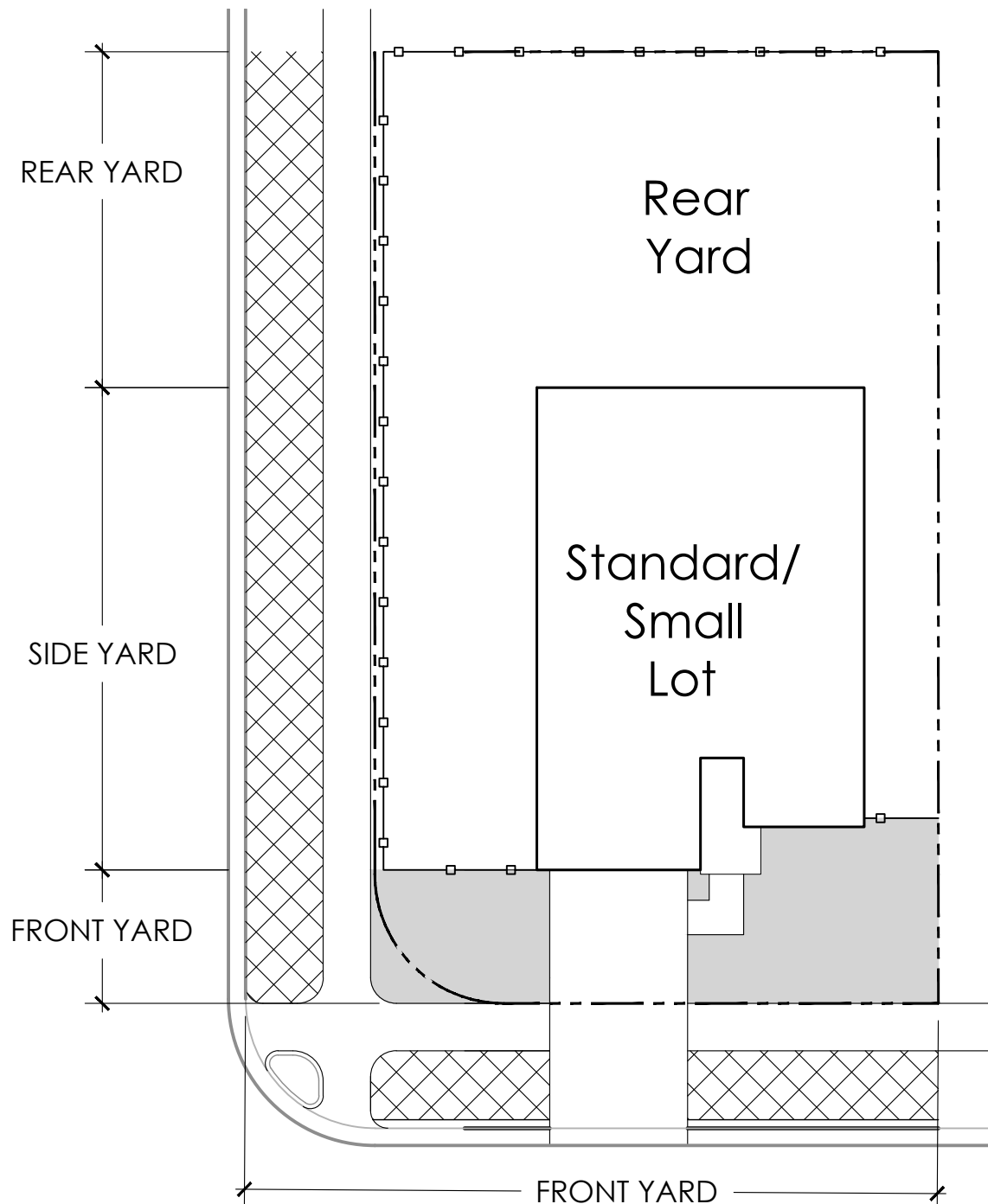
PERENNIAL SHRUB

- 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 GROUNDCOVER SHRUB

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

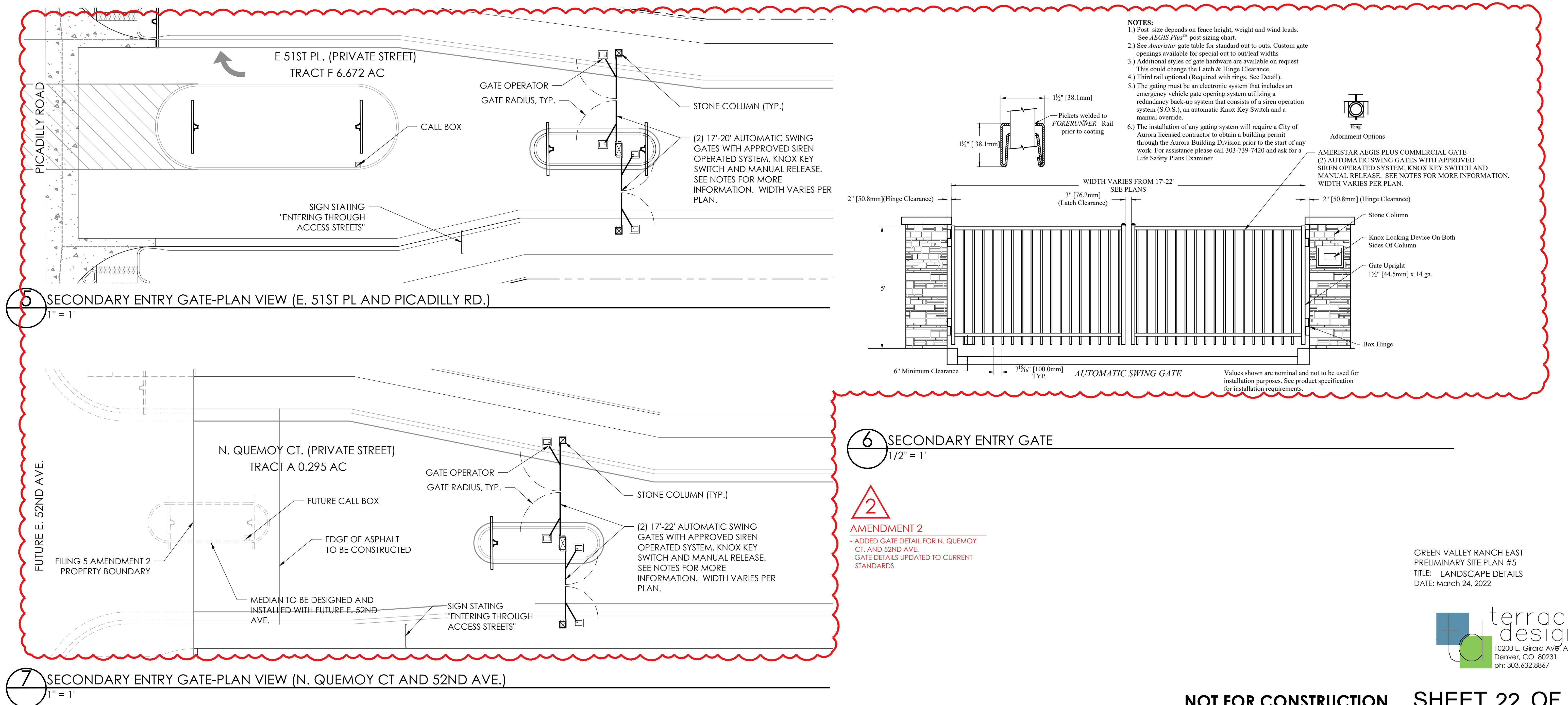
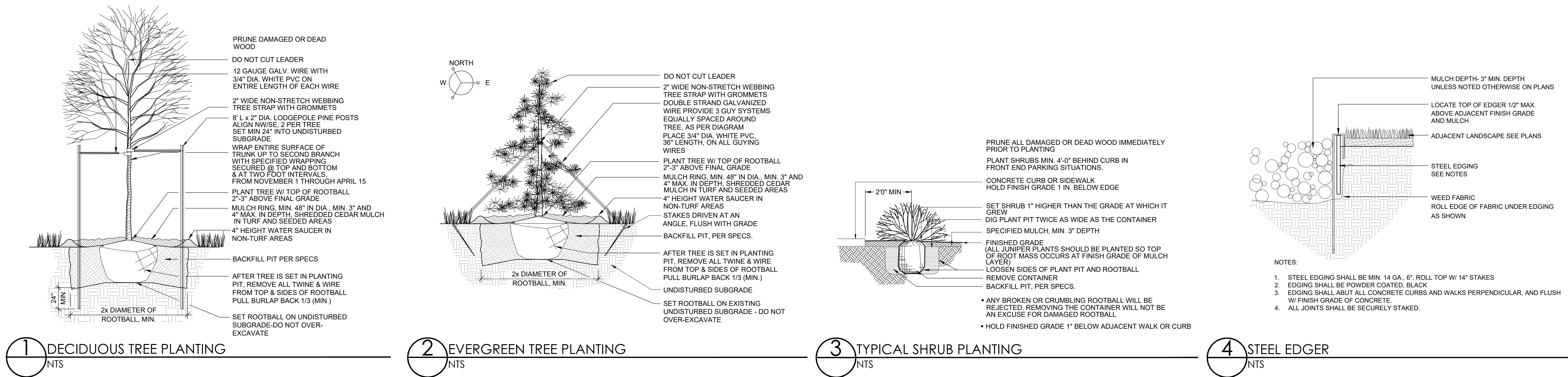
NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.



GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: March 24, 2022

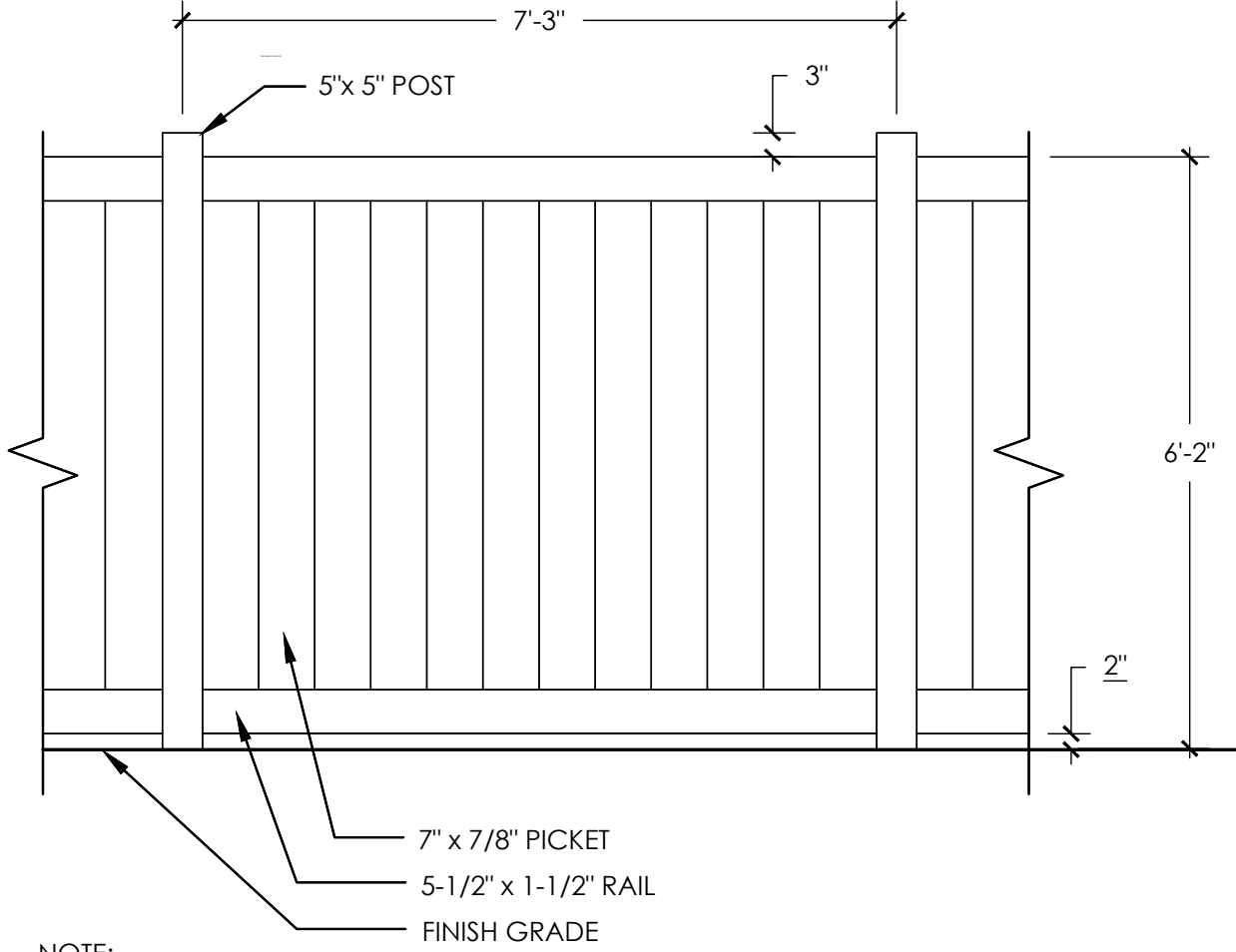


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3/24/2022 2:37 PM
DILLON COOK



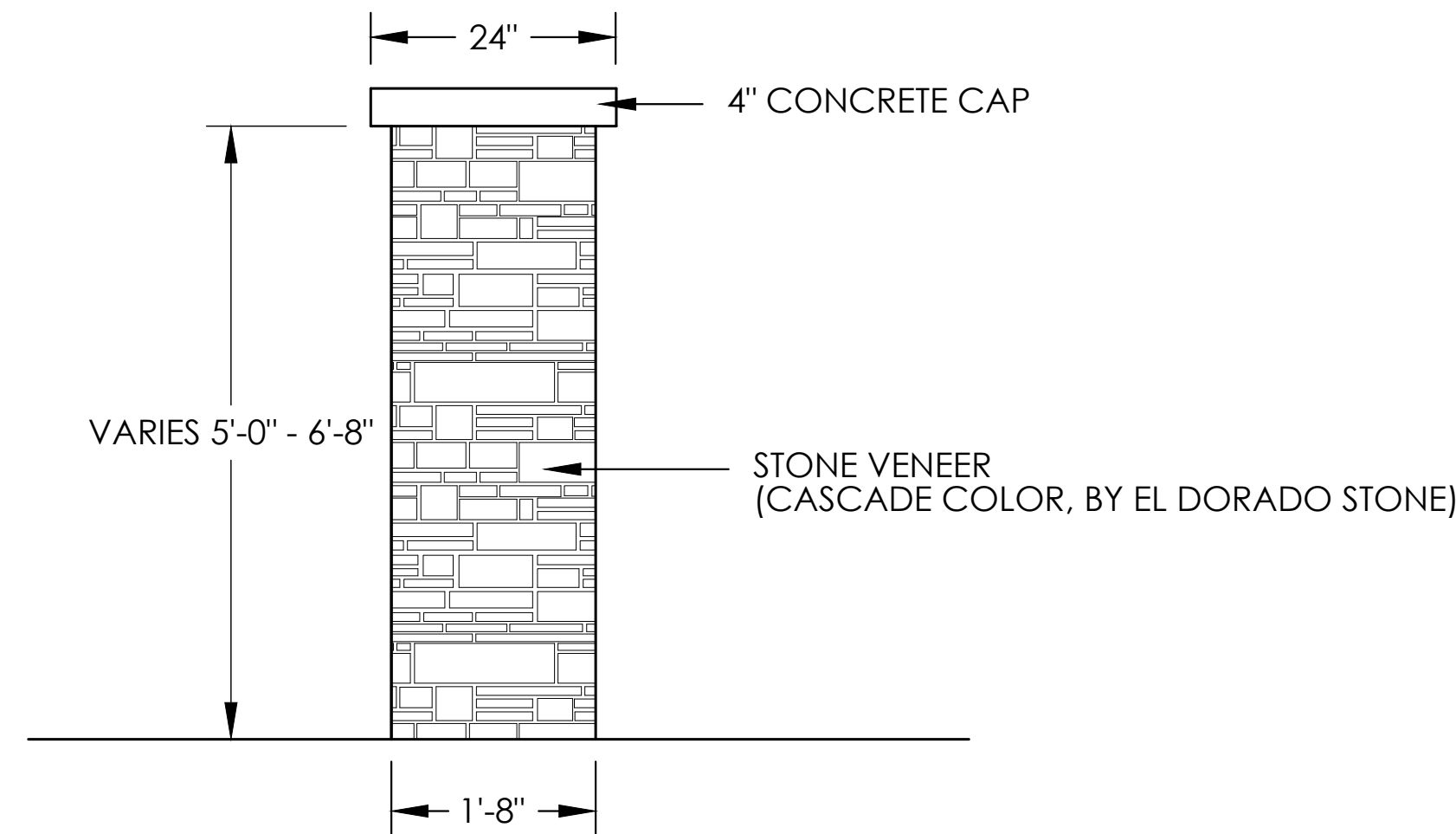
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3/24/2022 2:37 PM
DILLON COOK

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.



NOTE:

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



PRIVACY FENCE

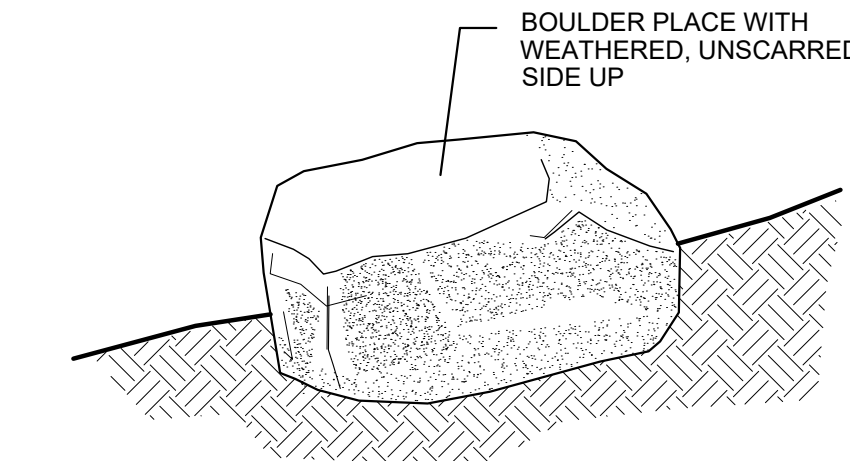
1 1/2" = 1'

FENCE COLUMN

2 3/4" = 1'

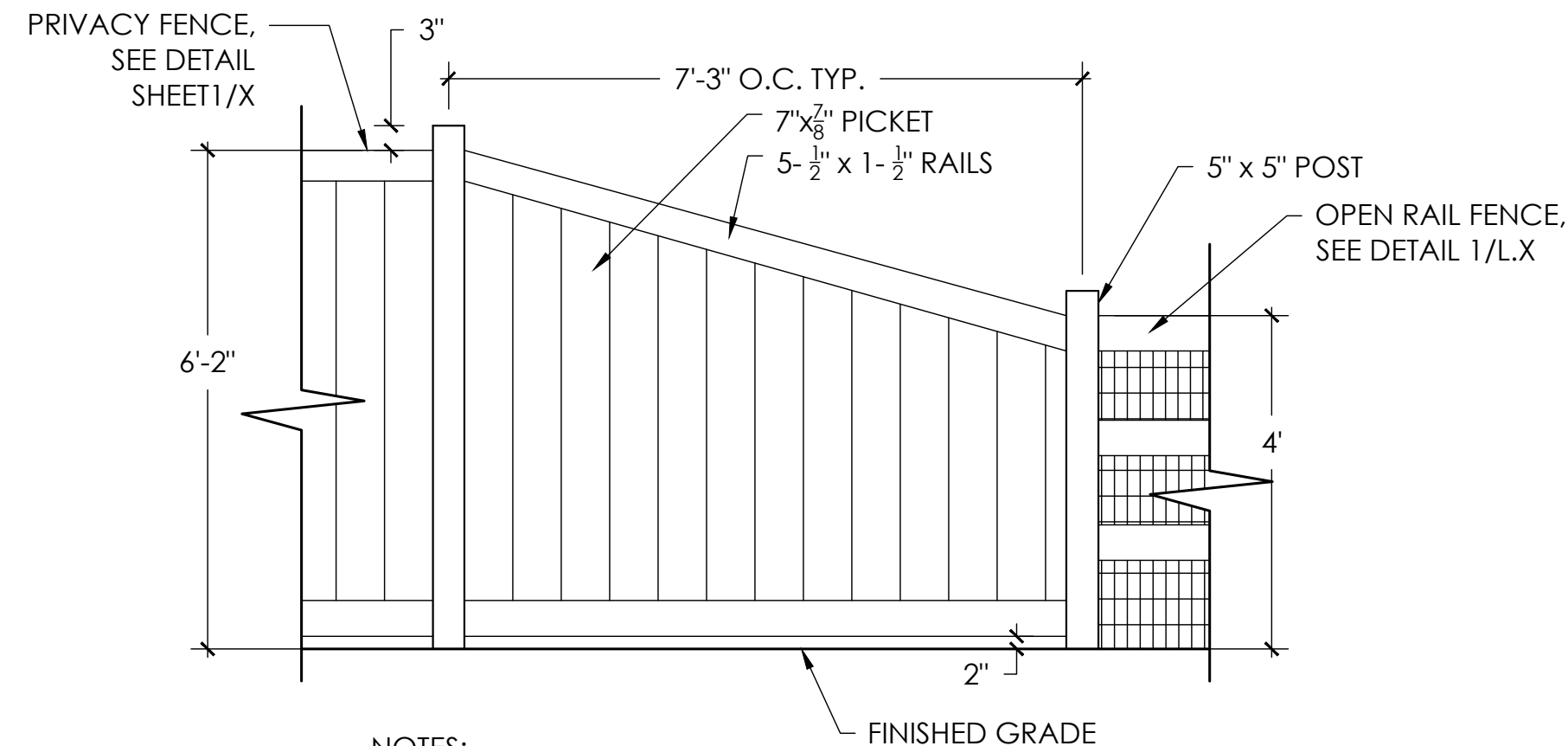
PET STATION

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:

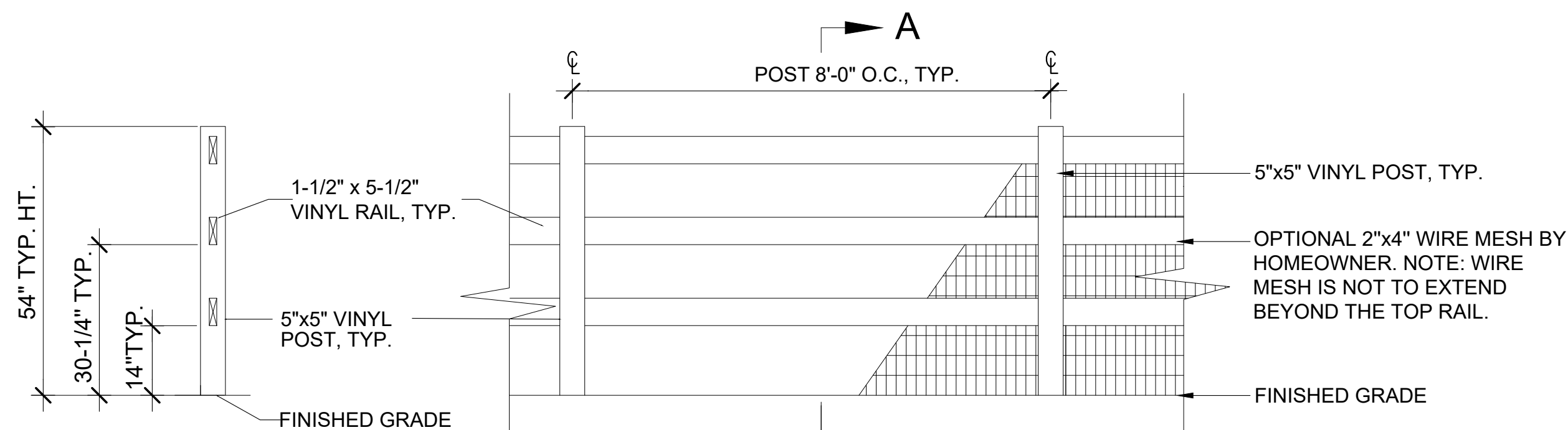
1. FENCE TO BE ALMOND COMPOSITE WOOD
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

LANDSCAPE BOULDER

4 NTS

FENCE TRANSITION DETAIL

5 1/2" = 1'



NOTE:

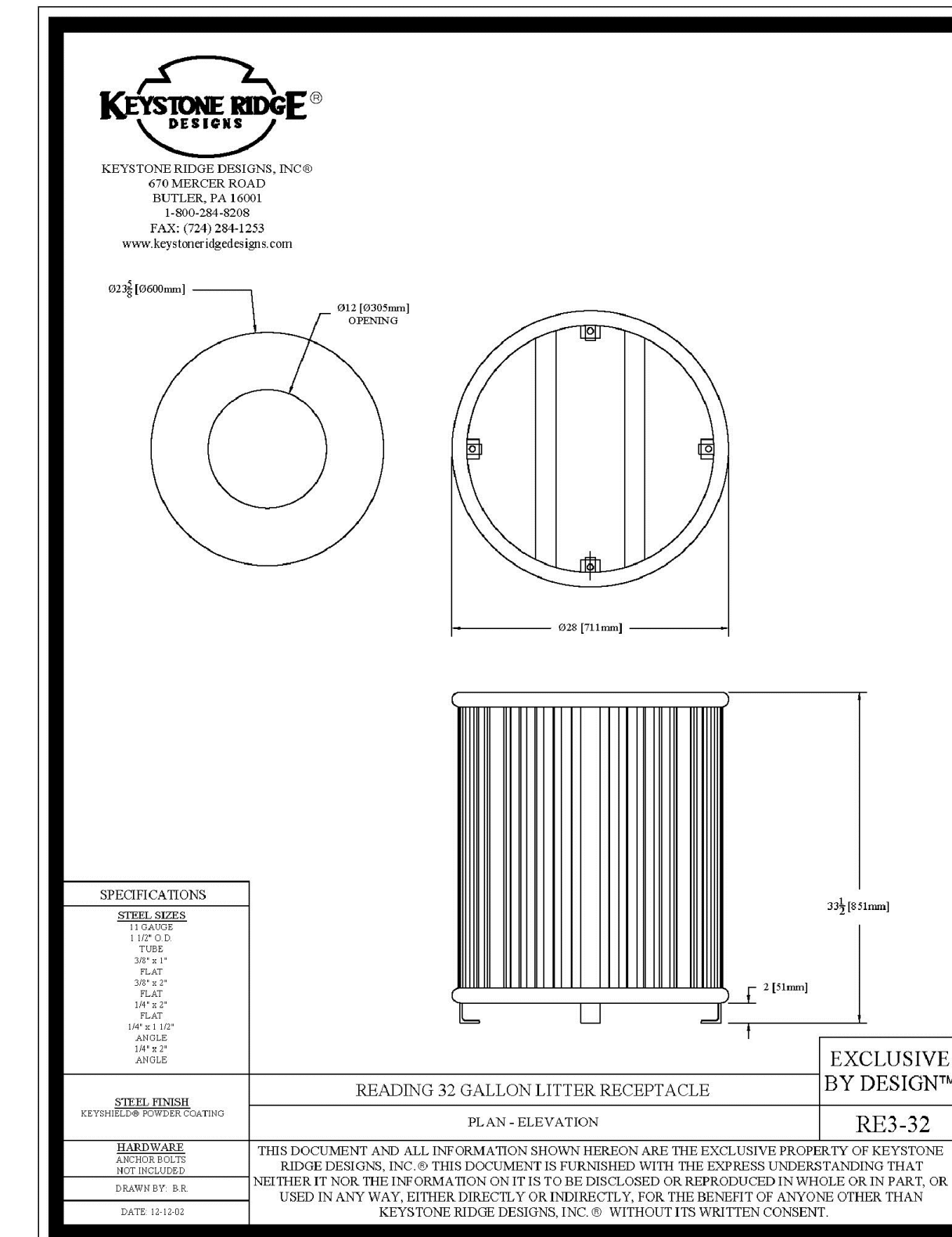
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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

OPEN RAIL FENCE

6 1/2" = 1'

NOTES:

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



TRASH RECEPTACLE

7 NTS *COLOR TO BE CHROMITE • 38/90018

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: March 24, 2022



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3/24/2022 2:35 PM
DILLON COOK



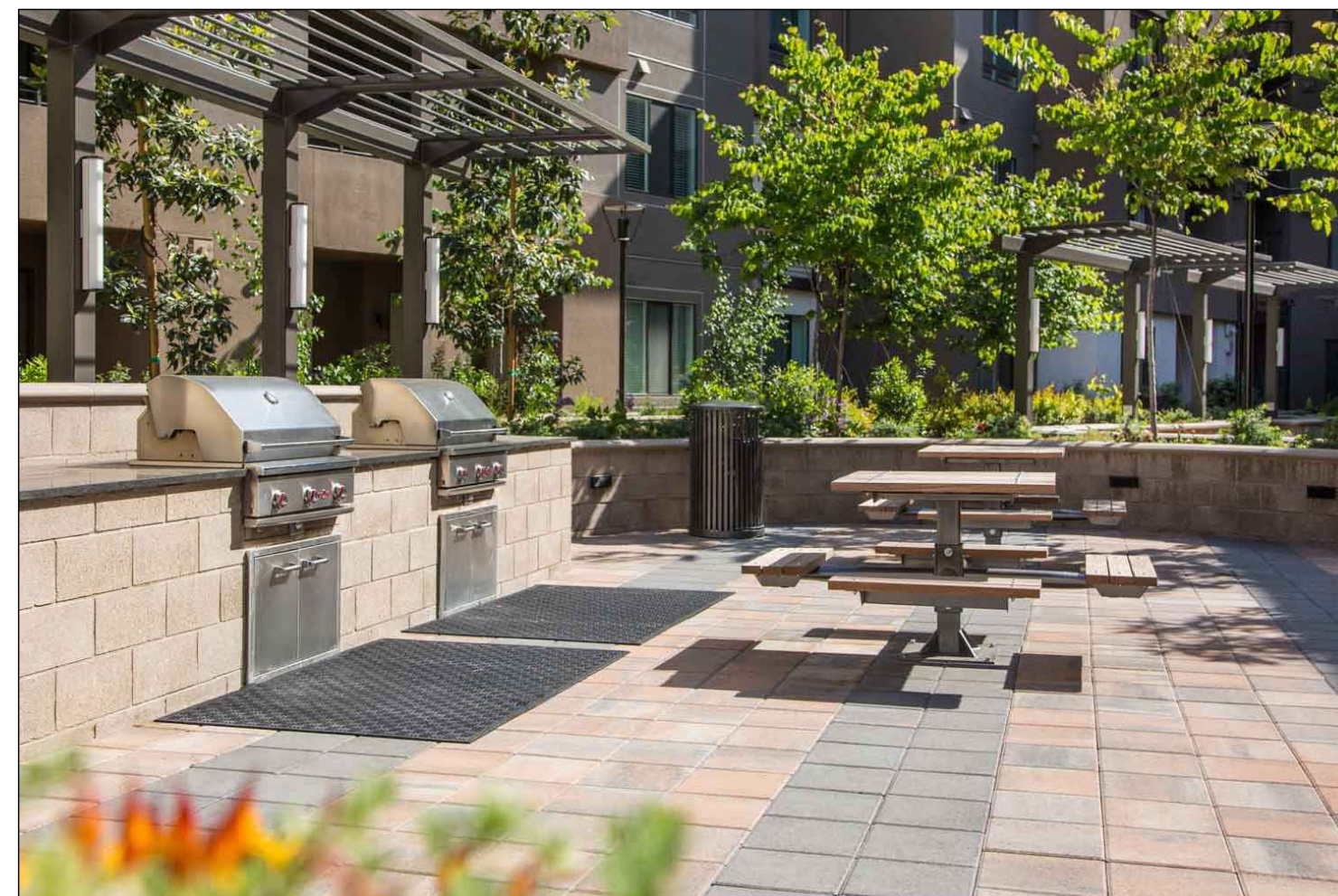
1 SHADE STRUCTURE
NTS (Images for reference only)
DIMENSIONS: 14' X 20'
MATERIALS:
VENEER: STONE
BEAMS: WOOD
ROOF: STEEL



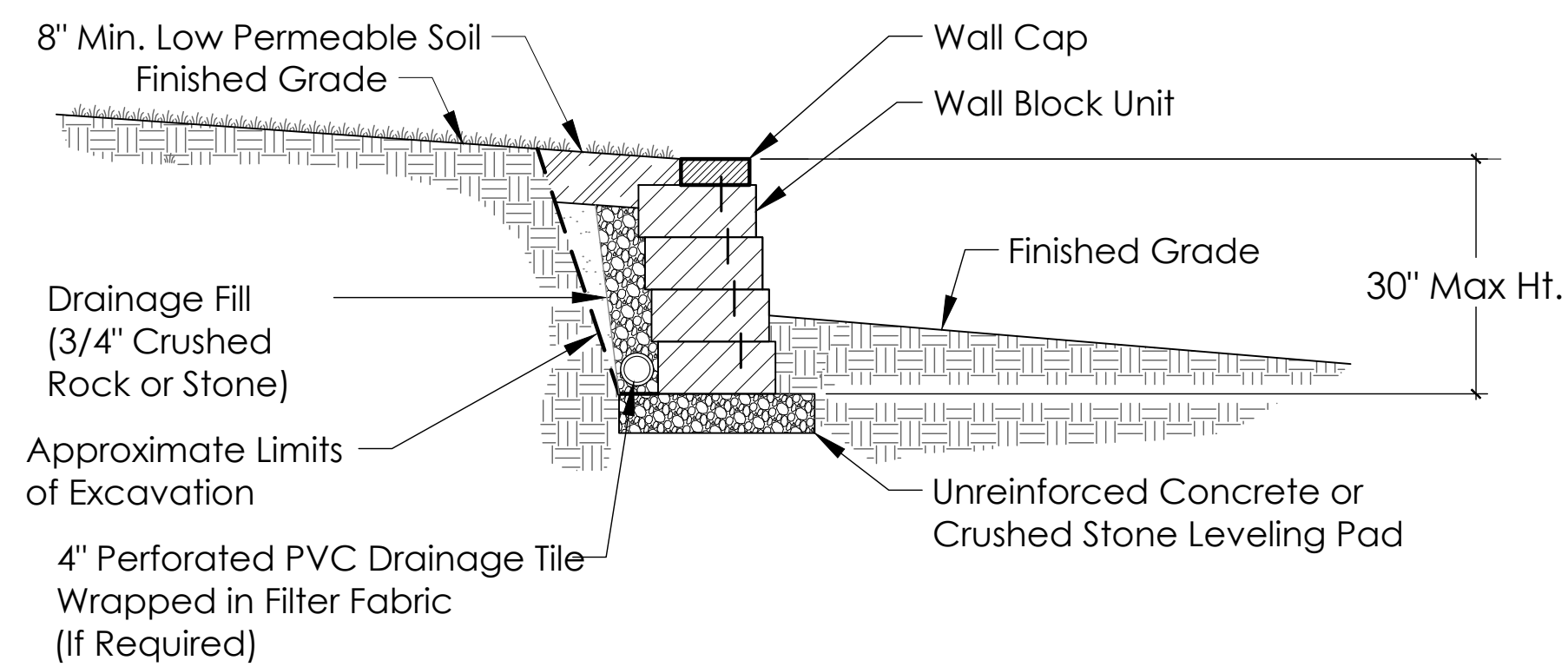
2 HARVEST TABLE
NTS (Images for reference only)



3 OUTDOOR LOUNGE
NTS (Images for reference only)



4 BBQ GRILL AREA
NTS (Images for reference only)



5 RETAINING WALL
NTS


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: March 24, 2022



LUMEC
by @ignify

Urban
UrbanScape
MPTC
Post Top



Lumec UrbanScape LED post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat No:
Type:
Lamps:
Notes:

Project:
Location:
Cat No:
Type:
Lamps:
Notes:

Luminaire ordering guide

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
MPTC	70w/old	4K	G2	LED	120V	CDMG	HS	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	BE2TX BE6TX BE8TX BG2TX BKTX BR7X GN4TX GN6TX GN7X GNX GY3TX NP RD2TX RD4TX TG TS WHTX (consult pg 4 for code descriptions)
MPTC	35W32LED ¹ 55W32LED ² 72W32LED ² 97W32LED ² 55W48LED ² 80W48LED ² 103W48LED ² 140W48LED ² 70W64LED ² 10W64LED ² 90W80LED ² 135W80LED ²	3K 3000K 4K 4000K	G2 Gen2	LE2 Type II (55-110) flat lens LE3 Type III (55-110) flat lens LE3W ³ Type III (55-110) wide flat lens LE4 Type IV (55-110) flat lens LE5 Type V (55-110) flat lens	120V 208V 240V 277V 347V 480V	CDMG ⁴ Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pg 3) CLO ⁵ Pre-set driver to manage lumen depreciation AS7 ⁶ Pre-set driver for progressive start-up RCD ⁷ OTL ⁸ Pre-set driver to signal end of life of the lamp DALI ⁹ Pre-set driver compatible with the DALI control system DMG 0-10 volt	HS House Side Shield OVR Dynadimmer override function PH8 Photoelectric cell PH9 Shorting Cap PHXL ² Photoelectric cell, extended life RCD ⁷ 5-Pin receptacle for photoelectric cell RCD ⁷ 7-Pin receptacle for photoelectric cell TN3 ¹⁰ Fitter to fit over a 3" (76mm) O.D. by 4" (102mm) long tenon TN3.5 ¹¹ Fitter to fit over a 3 1/2" (89mm) O.D. by 4" (102mm) long tenon	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	BE2TX BE6TX BE8TX BG2TX BKTX BR7X GN4TX GN6TX GN7X GNX GY3TX NP RD2TX RD4TX TG TS WHTX (consult pg 4 for code descriptions)

1. DMG 0-10V driver comes standard
2. The 347V and 480V are not available
3. Not available with HS option
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination
5. Not available with Motion Response

Example: MPTC-42W32LED4K-T-LE3-120-CDMG25-PH8-BKTX


1

LIGHT FIXTURE- LOCAL RIGHT-OF-WAY

NTS

LUMEC
by @ignify

Roadway
RoadFocus
RFM
Cobrahead (medium)



Lumec RoadFocus LED Cobra Head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat No:
Type:
Lamps:
Notes:

Project:
Location:
Cat No:
Type:
Lamps:
Notes:

Ordering guide

Series	LED module	CCT	Generation	Distribution	Voltage	Options	Options	Finish
RFM	10w/48LED	4K	G2	r3m	120-277V	DALI ¹ Digitally addressable lighting interface DMG ² 0-10V SRD ³ Sensor ready driver, standard configuration SRD ³ Sensor ready driver, alternate configuration	2C Two clamp with 4 bolts API Factory installed NEMA label, ANSI C82.9-2015 compliant TAB ⁴ Field adjustable wing adjuster HS House Side Shield, direct, Type R LED light engine NRC ⁵ No receptacle HRC ⁶ 4-position terminal block PH8 ¹⁰ Twist-lock photoelectric cell, UNV (120-277VAC) PH8/347 ¹⁰ Twist-lock photoelectric cell (347VAC) PH8/480 ¹⁰ Twist-lock photoelectric cell (480VAC) PHXL ¹¹ Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PH9 ¹² Shorting cap RCD ¹³ Tool less receptacle for twist-lock photoelectric shorting cap, 5-pin (optional) RCD ¹³ Tool less receptacle for twist-lock photoelectric shorting cap, 7-pin (standard) SP2 20kV / 1kVA Surge protector TLRSP ¹⁴ SR receptacle	BK Black BR Bronze GY Gray WH White

1. Not available with UNV
2. Not available with HS option
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination
4. Only available with DMG driver options
5. Please note this integrated feature comes standard with RoadFocus
6. Only available with SRD or SRD driver options
7. Only available with DMG driver options
8. Not available with PH8/347/PH8/480/PHXL
9. Select either DALI or DMG or SRD or SRD mandatory option
10. Not available with UNV
11. Extended lead-time may apply. Consult factory
12. DALI's false accuracy +/- 10% on these models
13. Not available with UNV

Example: RFM-10W32LED3K-G2-R3M-UNV-DMG-HS-PH8-RCD7-GY3

2

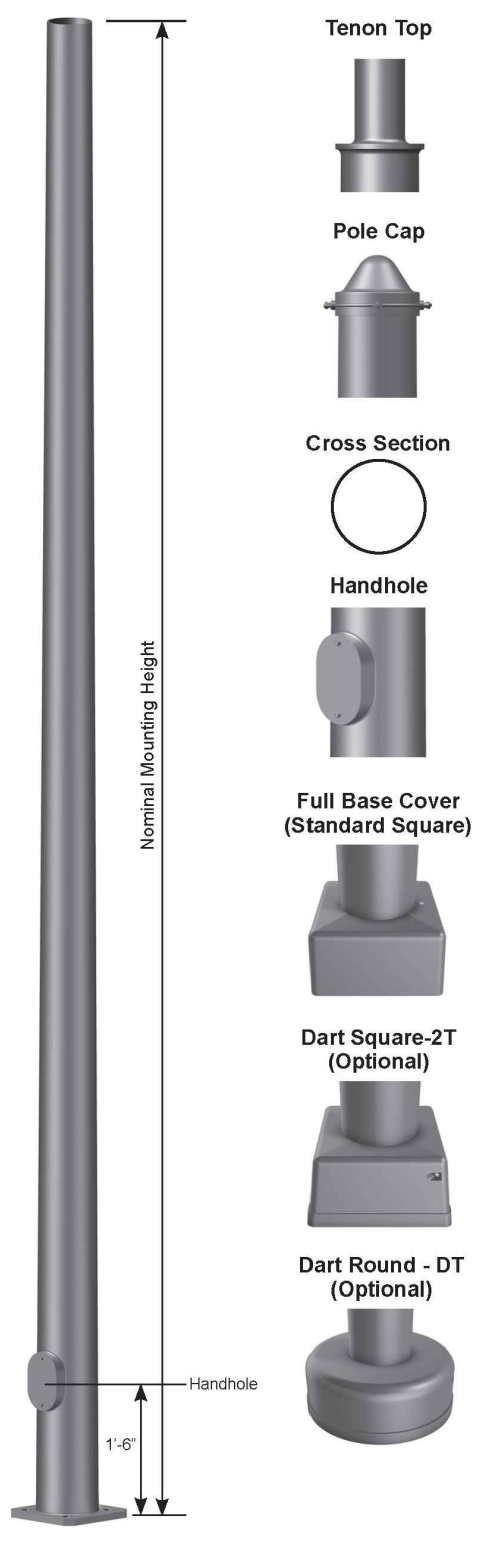
LIGHT FIXTURE- PICADILLY RIGHT-OF-WAY

NTS

valmont
STRUCTURES

ROUND TAPERED STEEL
DS210
Light Duty

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: DS210 Quote: _____ Customer Approval: _____



VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.8668 VALMONTSTRUCTURES.COM

Poles - Steel
RTS / DS210
Light Duty

Poles - Steel
RTS / DS210
Light Duty

DESIGNATION, LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION										POLE DIMENSIONS				DESIGNATION	
NOMINAL HEIGHT (FT)	80 MPH WIND SPEED (PSF)		90 MPH WIND SPEED (PSF)		100 MPH WIND SPEED (PSF)		BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUCTURE WEIGHT (LBS)	DESIGNATION	DESIGNATION			
	MAX. WIND (PSF)	MAX. WIND (PSF)	MAX. WIND (PSF)	MAX. WIND (PSF)	MAX. WIND (PSF)	MAX. WIND (PSF)									
20'-0"	24.2	605	19.3	482	15.1	377	12.2	305	5.90	3.10	11	160	550A200		
25'-0"	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250				
	20.3	507	16.2	405	13.1	327	7.00	3.50	11	200	700A250				
30'-0"	30.5	780	24.0	625	19.8	495	7.00	3.50	7	280	700E250				
	11.7	292	9.3	232	7.5	187	6.60	2.40	11	200	850A300				
35'-0"	18.9	473	14.9	373	12.0	300	8.00	3.80	11	265	800A300				
	33.5	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300				
40'-0"	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350				
	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350				
45'-0"	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350				
	10.7	267	8.5	212	6.6	165	7.82	2.40	11	285	782A389				
50'-0"	17.2	430	13.5	338	10.8	270	9.00	3.58	11	355	900A389				
	28.5	715	23.0	575	19.0	475	9.00	3.58	7	515	900E389				
55'-0"	17.4	435	13.5	338	10.6	265	10.00	3.70	11	450	100A450				
	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	100E450				
60'-0"	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	100A500				
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	100E500				

1. Maximum EPR (Effective Projected Area) and weight values are based on top mounted luminaires and brackets having a centroid 2'-6" above the Normal Mounting Height. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate only.

ANCHORAGE DATA

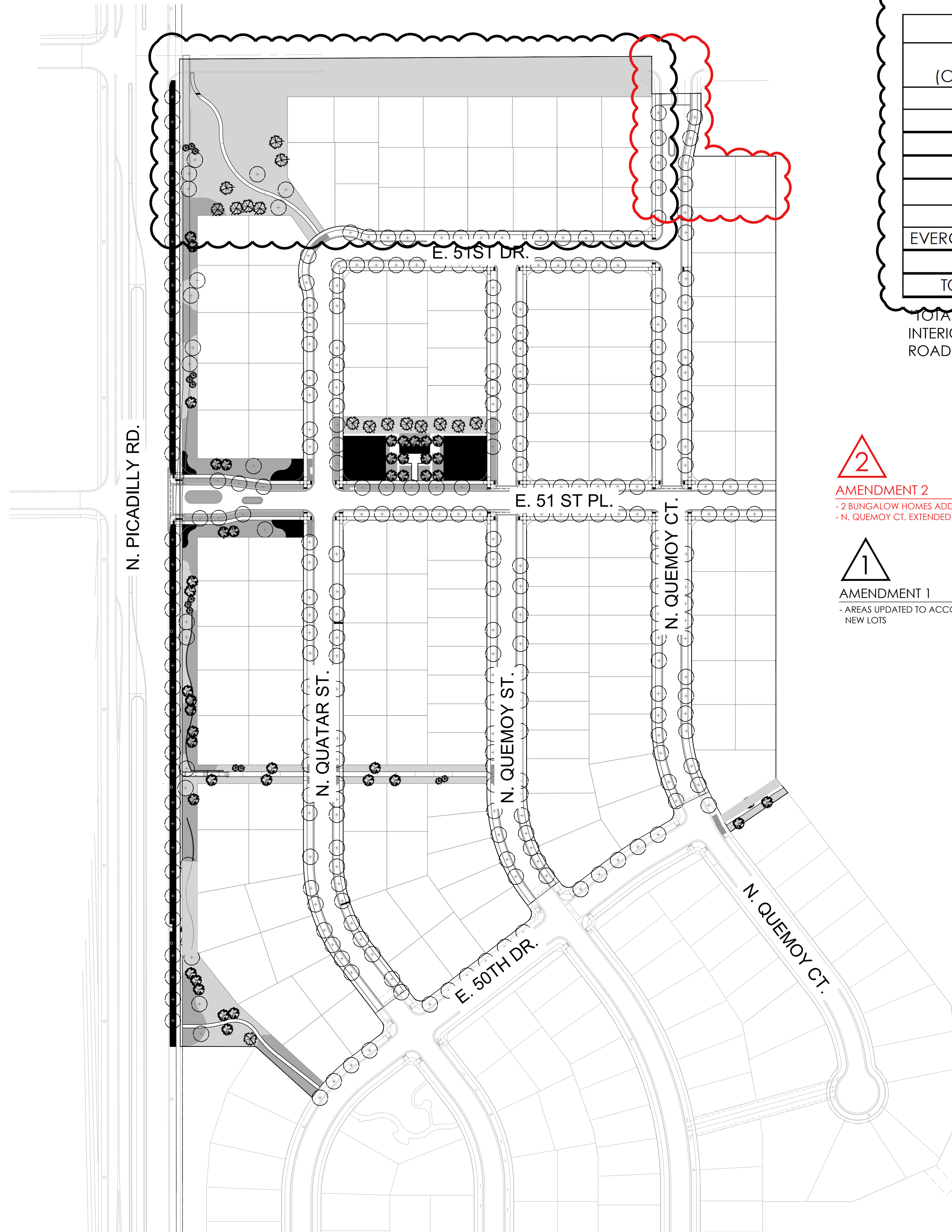
BASE OD (IN)	WALL THK (IN)	ANCHOR BOLTS				PROJECTION (IN)	A (IN)	
		SQUARE (IN)	THK (IN)	DIAM x LENGTH x HOOK (IN)	ANCHOR (IN)			
5.50	11	5.00	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.50	11	5.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	11	6.00	0.50	11.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.50	11	6.50	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	11	7.00	0.50	12.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.50	11	7.50	0.50	12.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
9.00	11	8.00	0.50	13.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
9.50	11	8.50	0.50	13.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
10.00	11	9.00	0.50	14.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
10.50	11	9.50	0.50	14.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25

Anchor Base Detail

PRODUCT ORDERING CODE

MODEL	FINISH/COAT	POLE MOUNTING	FINISH/COAT	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT
DS210	650A200	D1	GV	--	NC	--
See Correct Designation for Dimensional Data Chart						
Drill Mounting (See Orientation) D1 = (1) Drilling @ 270° D2 = (2) Drilling @ 90° & 270° D3 = (3) Drilling @ 90°, 180° & 270° D4 = (4) Drilling @ 90°, 180°, 270° & 360° D5 = (5) Drilling @ 180° & 270° D6 = (6) Drilling @ 90°, 180°, 270° & 360° D7 = (7) Drilling @ 90°, 180°, 270° & 360° D8 = (8) Drilling @ 90°, 180°, 270° & 360° D9 = (9) Drilling @ 90°, 180°, 270° & 360° D10 = (10) Drilling @ 90°, 180°, 270° & 360° D11 = (11) Drilling @ 90°, 180°, 270° & 360° D12 = (12) Drilling @ 90°, 180°, 270° & 360° D13 = (13) Drilling @ 90°, 180°, 270° & 360° D14 = (14) Drilling @ 90°, 180°, 270° & 360° D15 = (15) Drilling @ 90°, 180°, 270° & 360° D16 = (16) Drilling @ 90°, 180°, 270° & 360° D17 = (17) Drilling @ 90°, 180°, 270° & 360° D18 = (18) Drilling @ 90°, 180°, 270° & 360° D19 = (19) Drilling @ 90°, 180°, 270° & 360° D20 = (20) Drilling @ 90°, 180°, 270° & 360° D21 = (21) Drilling @ 90°, 180°, 270° & 360° D22 = (22) Drilling @ 90°, 180°, 270° & 360° D23 = (23) Drilling @ 90°, 180°, 270° & 360° D24 = (24) Drilling @ 90°, 180°, 270° & 360° D25 = (25) Drilling @ 90°, 180°, 270° & 360° D26 = (26) Drilling @ 90°, 180°, 270° & 360° D27 = (27) Drilling @ 90°, 180°, 270° & 360° D28 = (28) Drilling @ 90°, 180°, 270° & 360° D29 = (29) Drilling @ 90°, 180°, 270° & 360° D30 = (30) Drilling @ 90°, 180°, 270° & 360° D31 = (31) Drilling @ 90°, 180°, 270° & 360° D32 = (32) Drilling @ 90°, 180°, 270° & 360° D33 = (33) Drilling @ 90°, 180°, 270° & 360° D34 = (34) Drilling @ 90°, 180°, 270° & 360° D35 = (35) Drilling @ 90°, 180°, 270° & 360° D36 = (36) Drilling @ 90°, 180°, 270° & 360° D37 = (37) Drilling @ 90°, 180°, 270° & 360° D38 = (38) Drilling @ 90°, 180°, 270° & 360° D39 = (39) Drilling @ 90°, 180°, 270° & 360° D40 = (40) Drilling @ 90°, 180°, 270° & 360° D41 = (41) Drilling @ 90°, 180°, 270° & 360° D42 = (42) Drilling @ 90°, 180°, 270° & 360° D43 = (43) Drilling @ 90°, 180°, 270° & 360° D44 = (44) Drilling @ 90°, 180°, 270° & 360° D45 = (45) Drilling @ 90°, 180°, 270° & 360° D46 = (46) Drilling @ 90°, 180°, 270° & 360° D47 = (47) Drilling @ 90°, 180°, 270° & 360° D48 = (48) Drilling @ 90°, 180°, 270° & 360° D49 = (49) Drilling @ 90°, 180°, 270° & 360° D50 = (50) Drilling @ 90°, 180°, 270° & 360° D51 = (51) Drilling @ 90°, 180°, 270° & 360° D52 = (52) Drilling @ 90°, 180°, 270° & 360° D53 = (53) Drilling @ 90°, 180°, 270° & 360° D54 = (54) Drilling @ 90°, 180°, 270° & 360° D55 = (55) Drilling @ 90°, 180°, 270° & 360° D56 = (56) Drilling @ 90°, 180°, 270° & 360° D57 = (57) Drilling @ 90°, 180°, 270° & 360° D58 = (58) Drilling @ 90°, 180°, 270° & 360° D59 = (59) Drilling @ 90°, 180°, 270° & 360° D60 = (60) Drilling @ 90°, 180°, 270° & 360° D61 = (61) Drilling @ 90°, 180°, 270° & 360° D62 = (62) Drilling @ 90°, 180°, 270° & 360° D63 = (63) Drilling @ 90°, 180°, 270° & 360° D64 = (64) Drilling @ 90°, 180°, 270° & 360° D65 = (65) Drilling @ 90°, 180°, 270° & 360° D66 = (66) Drilling @ 90°, 180°, 270° & 360° D67 = (67) Drilling @ 90°, 180°, 270° & 360° D68 = (68) Drilling @ 90°, 180°, 270° & 360° D69 = (69) Drilling @ 90°, 180°, 270° & 360° D70 = (70) Drilling @ 90°, 180°, 270° & 360° D71 = (71) Drilling @ 90°, 180°, 270° & 360° D72 = (72) Drilling @ 90°, 180°, 270° & 360° D73 = (73) Drilling @ 90°, 180°, 270° & 360° D74 = (74) Drilling @ 90°, 180°, 270° & 360° D75 = (75) Drilling @ 90°, 180°, 270° & 360° D76 = (76) Drilling @ 90°, 180°, 270° & 360° D77 = (77) Drilling @ 90°, 180°, 270° & 360° D78 = (78) Drilling @ 90°, 180°, 270° & 360° D79 = (79) Drilling @ 90°, 180°, 270° & 360° D80 = (80) Drilling @ 90°, 180°, 270° & 360° D81 = (81) Drilling @ 90°, 180°, 270° & 360° D82 = (82) Drilling @ 90°, 180°, 270° & 360° D83 = (83) Drilling @ 90°, 180°, 270° & 360° D84 = (84) Drilling @ 90°, 180°, 270° & 360° D85 = (85) Drilling @ 90°, 180°, 270° & 360° D86 = (86) Drilling @ 90°, 180°, 270° & 360° D87 = (87) Drilling @ 90°, 180°, 270° & 360° D88 = (88) Drilling @ 90°, 180°, 270° & 360° D89 = (89) Drilling @ 90°, 180°, 270° & 360° D90 = (90) Drilling @ 90°, 180°, 270° & 360° D91 = (91) Drilling @ 90°, 180°, 270° & 360° D92 = (92) Drilling @ 90°, 180°, 270° & 360° D93 = (93) Drilling @ 90°, 180°, 270° & 360° D94 = (94) Drilling @ 90°, 180°, 270° & 360° D95 = (95) Drilling @ 90°, 180°, 270° & 360° D96 = (96) Drilling @ 90°, 180°, 270° & 360° D97 = (97) Drilling @ 90°, 180°, 270° & 360° D98 = (98) Drilling @ 90°, 180°, 270° & 360° D99 = (99) Drilling @ 90°, 180°, 270° & 360° D100 = (100) Drilling @ 90°, 180°, 270° & 360° D101 = (101) Drilling @ 90°, 180°, 270° & 360° D102 = (102) Drilling @ 90°, 180°, 270° & 360° D103 = (103) Drilling @ 90°, 180°, 270° & 360° D104 = (104) Drilling @ 90°, 180°, 270° & 360° D105 = (105) Drilling @ 90°, 180°, 270° & 360° D106 = (106) Drilling @ 90°, 180°, 270° & 360° D107 = (107) Drilling @ 90°, 180°, 270° & 360° D108 = (108) Drilling @ 90°, 180°, 270° & 360° D109 = (109) Drilling @ 90°, 180°, 270° & 360° D110 = (110) Drilling @ 90°, 180°, 270° & 360° D111 = (111) Drilling @ 90°, 180°, 270° & 360° D112 = (112) Drilling @ 90°, 180°, 270° & 360° D113 = (113) Drilling @ 90°, 180°, 270° & 360° D114 = (114) Drilling @ 90°, 180°, 270° & 360° D115 = (115) Drilling @ 90°, 180°, 270° & 360° D116 = (116) Drilling @ 90°, 180°, 270° & 360° D117 = (117) Drilling @ 90°, 180°, 270° & 360° D118 = (118) Drilling @ 90°, 180°, 270° & 360° D119 = (119) Drilling @ 90°, 180°, 270° & 360° D120 = (120) Drilling @ 90°, 180°, 270° & 360° D121 = (121) Drilling @ 90°, 180°, 270° & 360° D122 = (122) Drilling @ 90°, 180°, 270° & 360° D123 = (123) Drilling @ 90°, 180°, 270° & 360° D124 = (124) Drilling @ 90°, 180°, 270° & 360° D125 = (125) Drilling @ 90°, 180°, 270° & 360° D126 = (126) Drilling @ 90°, 180°, 270° & 360° D127 = (127) Drilling @ 90°, 180°, 270° & 360° D128 = (128) Drilling @ 90°, 180°, 270° & 360° D129 = (129) Drilling @ 90°, 180°, 270° & 360° D130 = (130) Drilling @ 90°, 180°, 270° & 360° D131 = (131) Drilling @ 90°, 180°, 270° & 360° D132 = (132) Drilling @ 90°, 180°, 270° & 360° D133 = (133) Drilling @ 90°, 180°, 270° & 360° D134 = (134) Drilling @ 90°, 180°, 270° & 360° D135 = (135) Drilling @ 90°, 180°, 270° & 360° D136 = (136) Drilling @ 90°, 180°, 270° & 360° D137 = (137) Drilling @ 90°, 180°, 270° & 360° D138 = (138) Drilling @ 90°, 180°, 270° & 360° D139 = (139) Drilling @ 90°, 180°, 270° & 360° D140 = (140) Drilling @ 90°, 180°, 270° & 360° D141 = (141) Drilling @ 90°, 180°, 270° & 360° D142 = (142) Drilling @ 90°, 180°, 270° & 360° D143 = (143) Drilling @ 90°, 180°, 270° & 360° D144 = (144) Drilling @ 90°, 180°, 270° & 360° D145 = (145) Drilling @ 90°, 180°, 270° & 360° D146 = (146) Drilling @ 90°, 180°, 270° & 360° D147 = (147) Drilling @ 90°, 180°, 270° & 360° D148 = (148) Drilling @ 90°, 180°, 270° & 360° D149 = (149) Drilling @ 90°, 180°, 270° & 360° D150 = (150) Drilling @ 90°, 180°, 270° & 360° D151 = (151) Drilling @ 90°, 180°, 270° & 360° D152 = (152) Drilling @ 90°, 180°, 270° & 360° D153 = (153) Drilling @ 90°, 180°, 270° & 360° D154 = (154) Drilling @ 90°, 180°, 270° & 360° D155 = (155) Drilling @ 90°, 180°, 270° & 360° D156 = (156) Drilling @ 90°, 180°, 270° & 360° D157 = (157) Drilling @ 90°, 180°, 270° & 360° D						

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A211.1-SHEETS\GVR EAST PRELAT 5 HYDROZONE.DWG
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DILLON COOK

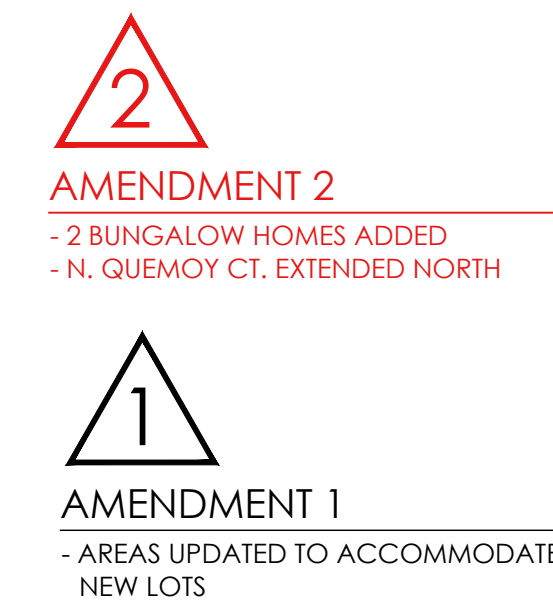


HYDROZONE TABLE

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		

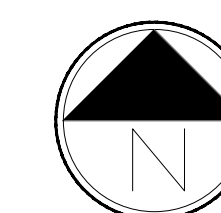
*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND ALONG PICADILLY ROAD.

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

NOT FOR CONSTRUCTION



Scale: 1"= 100'-0"
0 50 100 200

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: March 24, 2022



SHEET 26 OF 33

RETREAT LOTS

2

AMENDMENT 2

- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

1

AMENDMENT 1

- BUNGALOW HOMES ADDED

- 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 ONE (1) GRASS IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE REQUIRED
 4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND ONE (1) TREE IN SIDE LANDSCAPE
 5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2' DIA.
 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 REQUIRED
 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'-0" 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'-0" 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 THIRTE (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

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 SPILLS 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 (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-FOUR (64) AND EIGHTY-FOUR (84) PERENNIALS OR GRASSES PER FOUR (4) PACK PLANT AT EACH TREE LOCATION. 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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: WATER WISE LANDSCAPE REQUIREMENTS PLAN
DATE: March 24, 2022



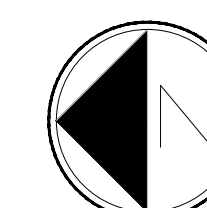
terraccina
design

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

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).

FOR CONSTRUCTION



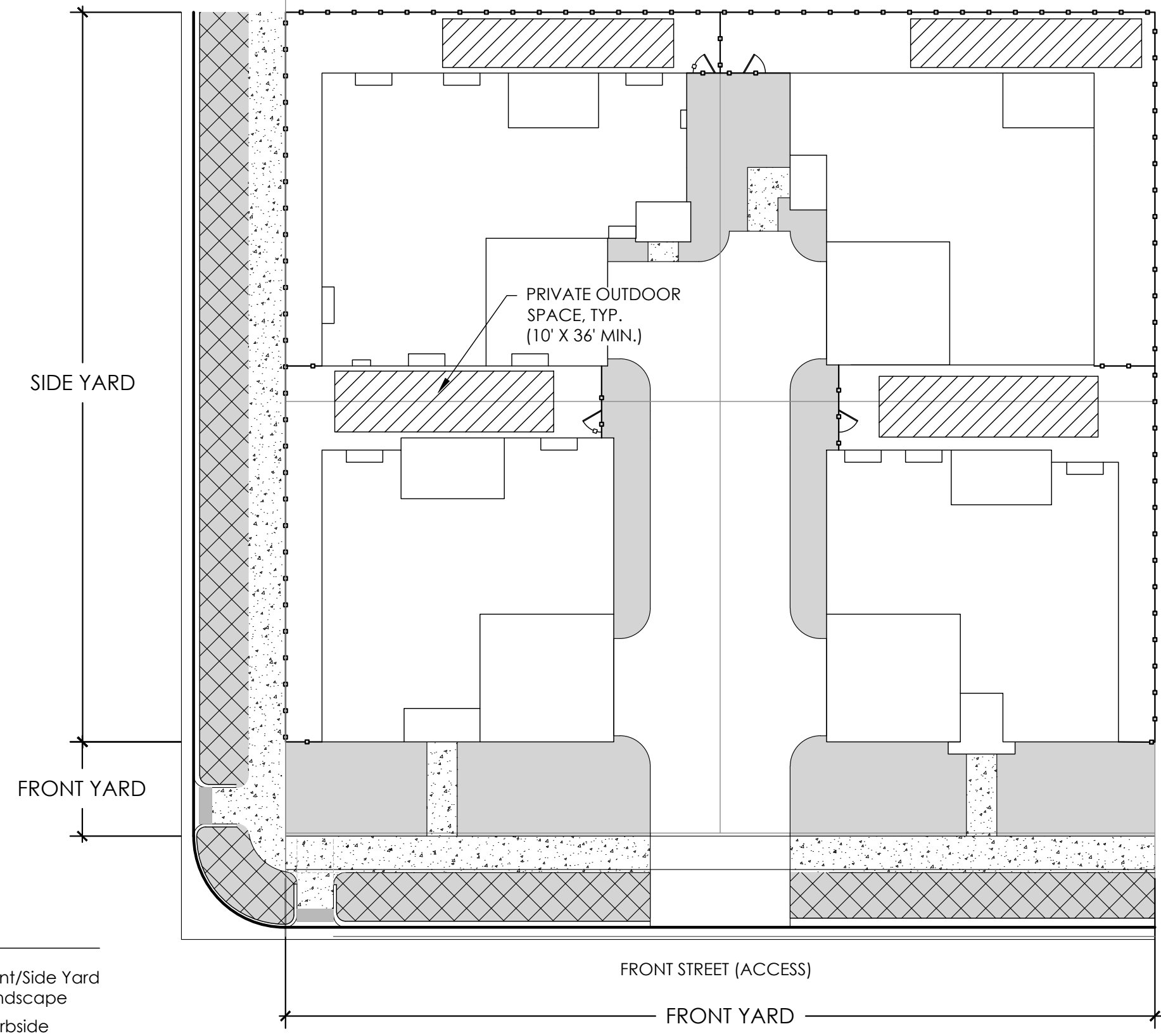
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SHEET 27 OF 33

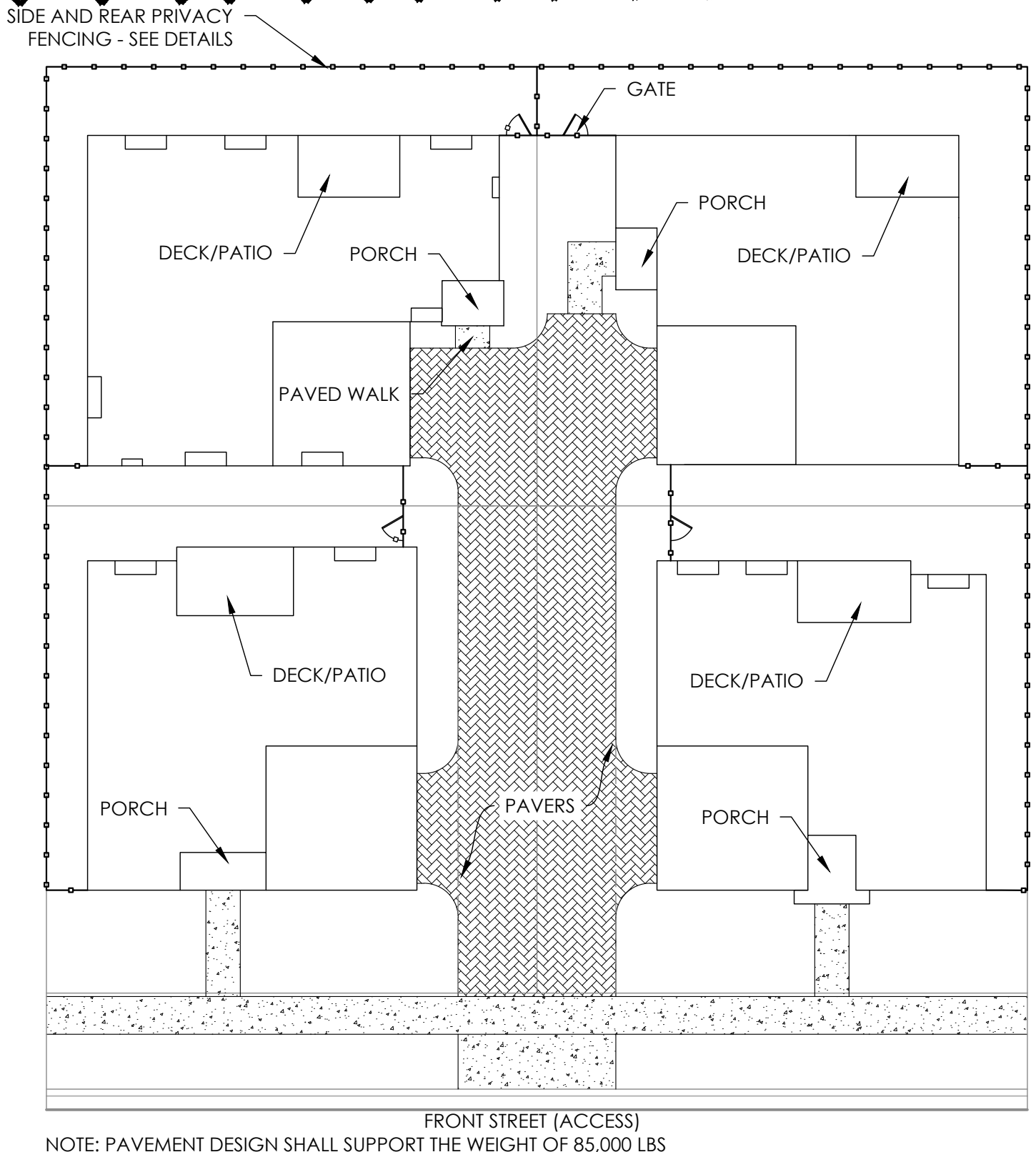
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3/24/2022 2:33 PM
DILLON COOK

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

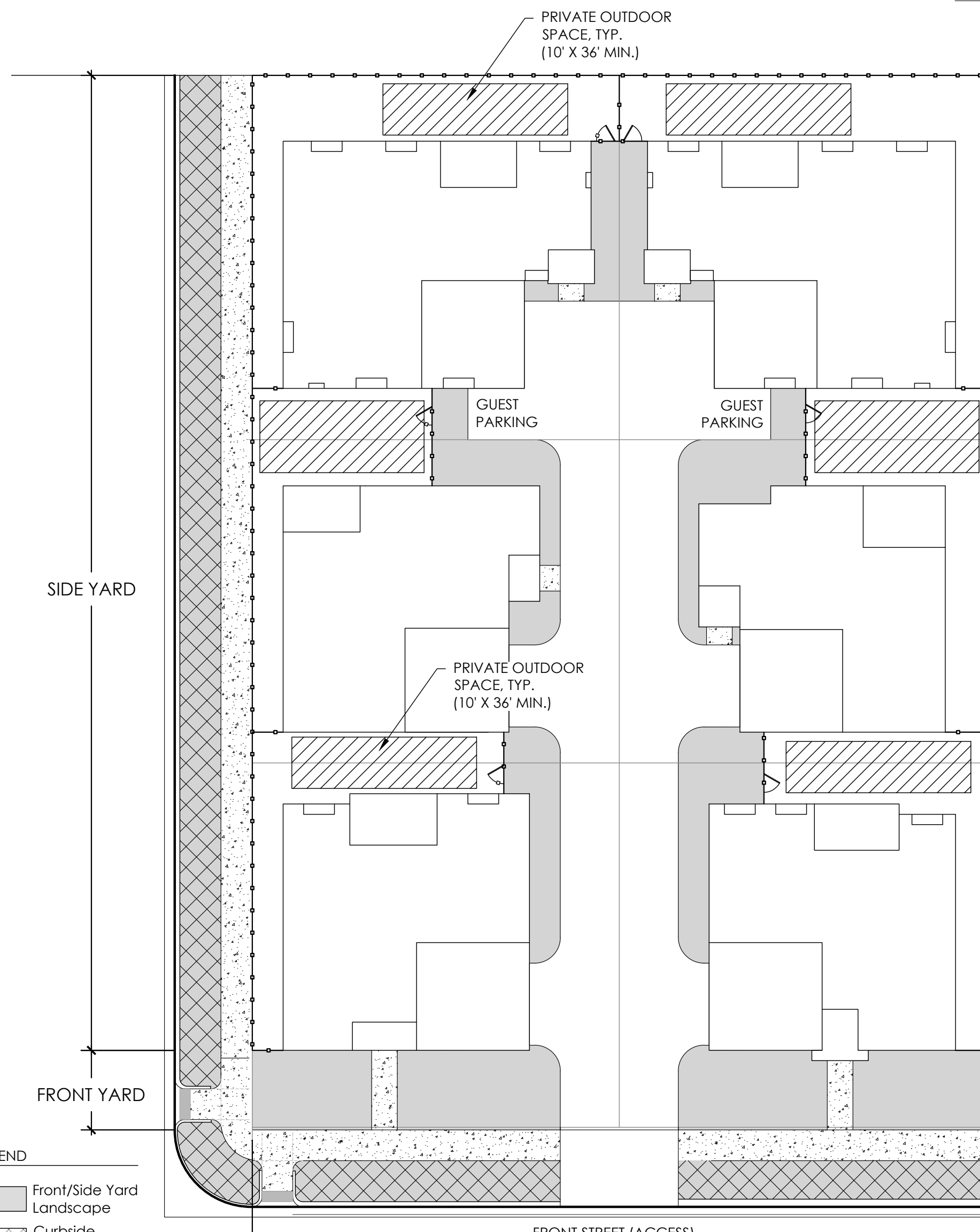
1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED



TYPICAL BUNGALOW 4-PACK LANDSCAPE

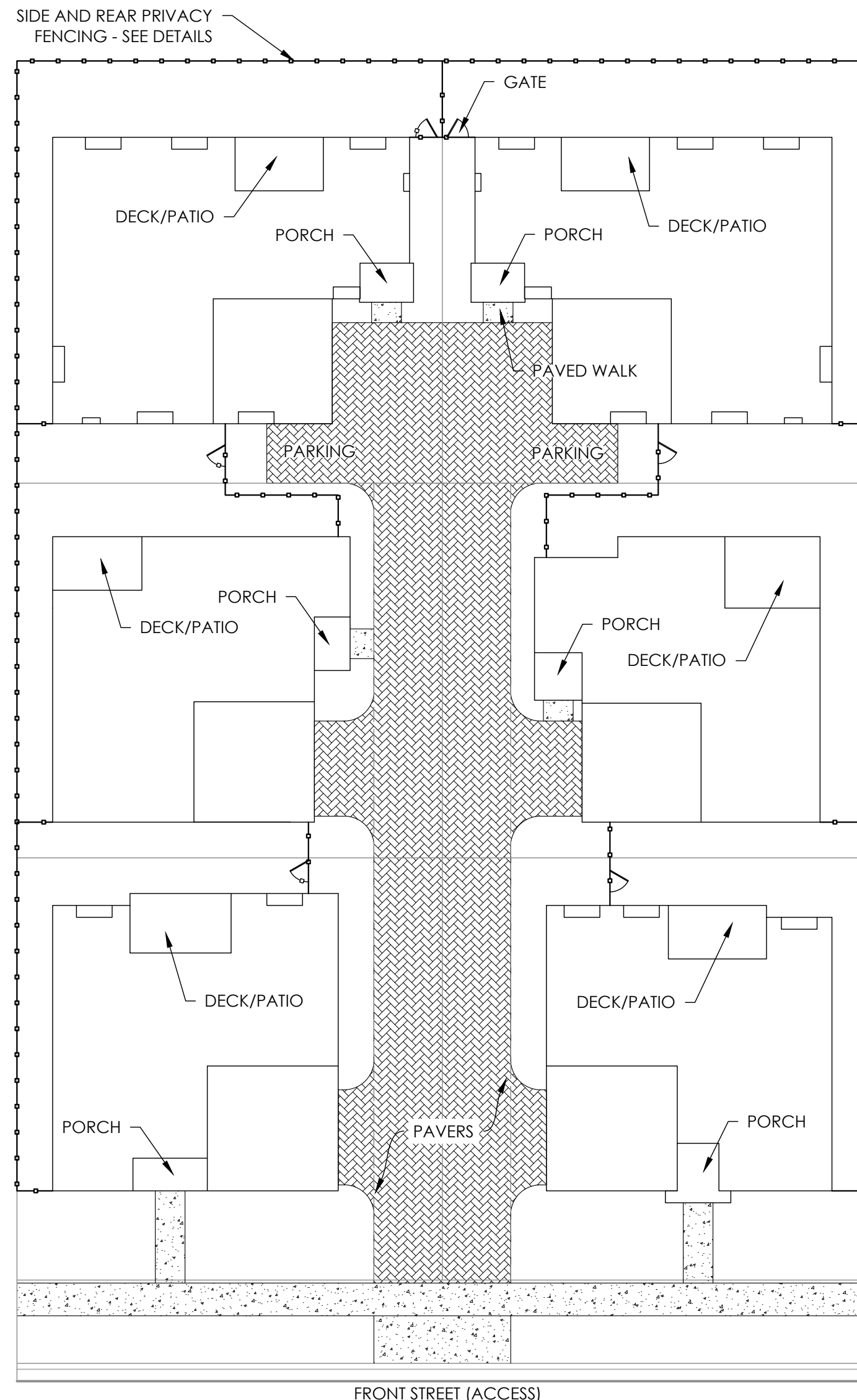


TYPICAL BUNGALOW 4-PACK MATERIALS AND FENCING



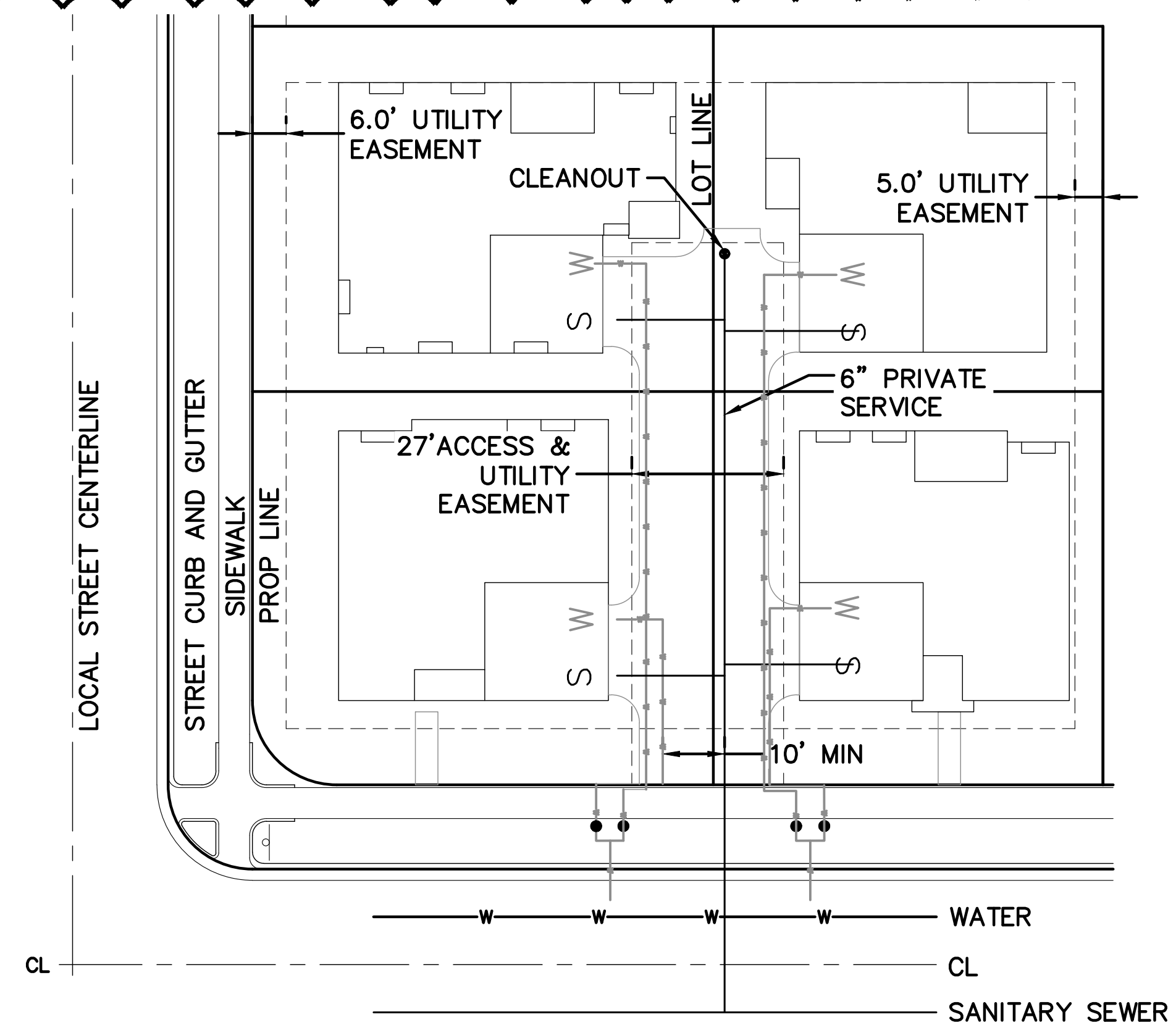
LEGEND
Front/Side Yard Landscape
Curbside Landscape
Property line
Privacy Fence

TYPICAL BUNGALOW 6-PACK LANDSCAPE



NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS

TYPICAL BUNGALOW 6-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.

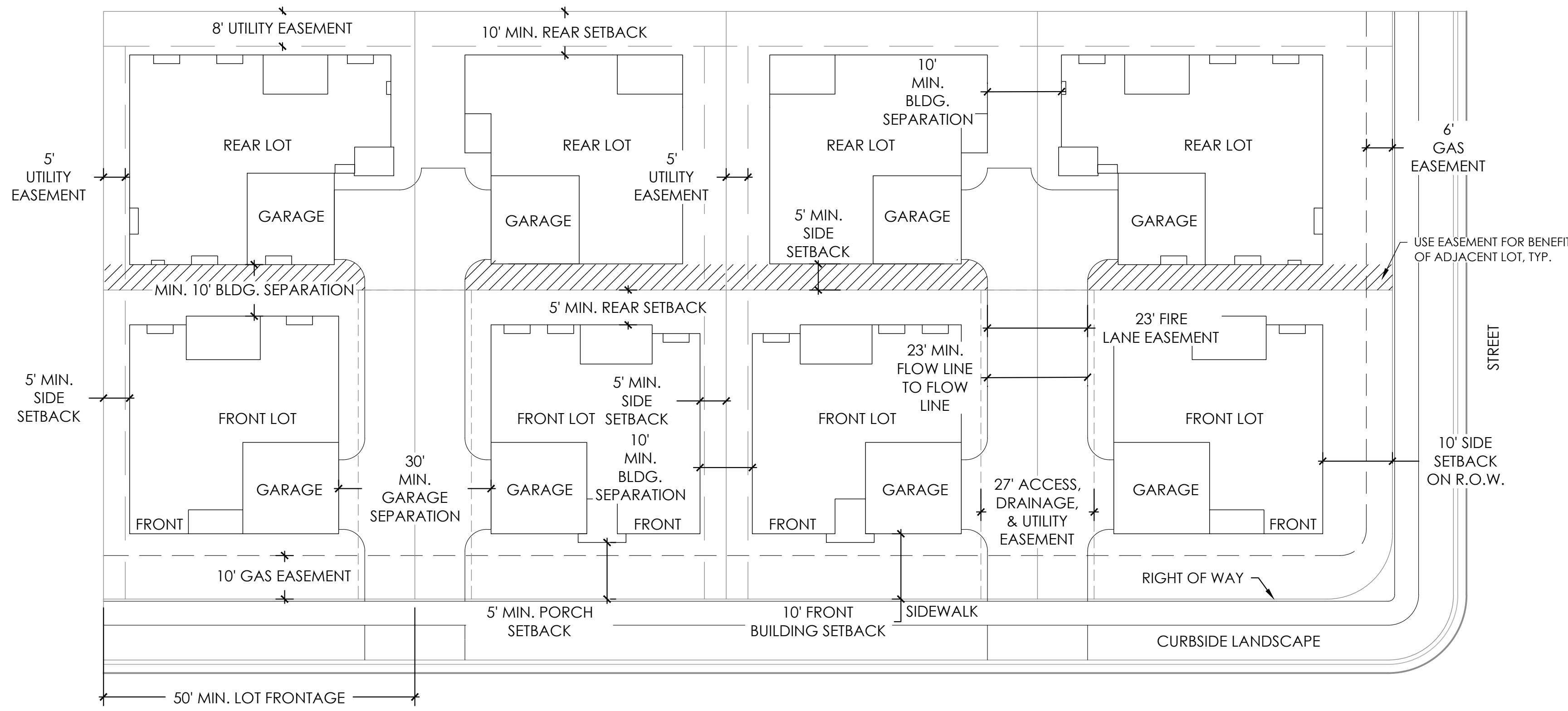
NOTE:

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.

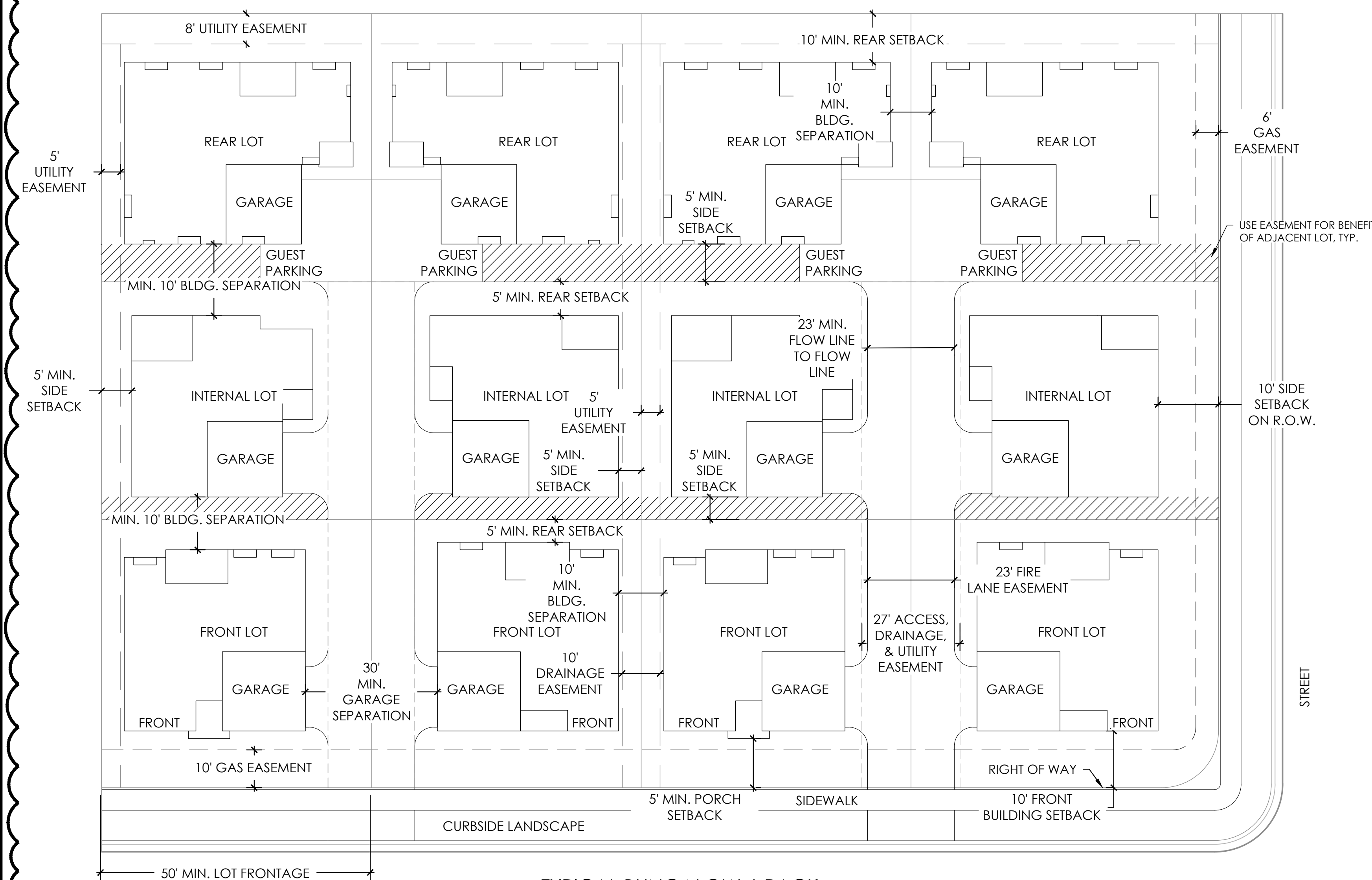
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: March 24, 2022

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

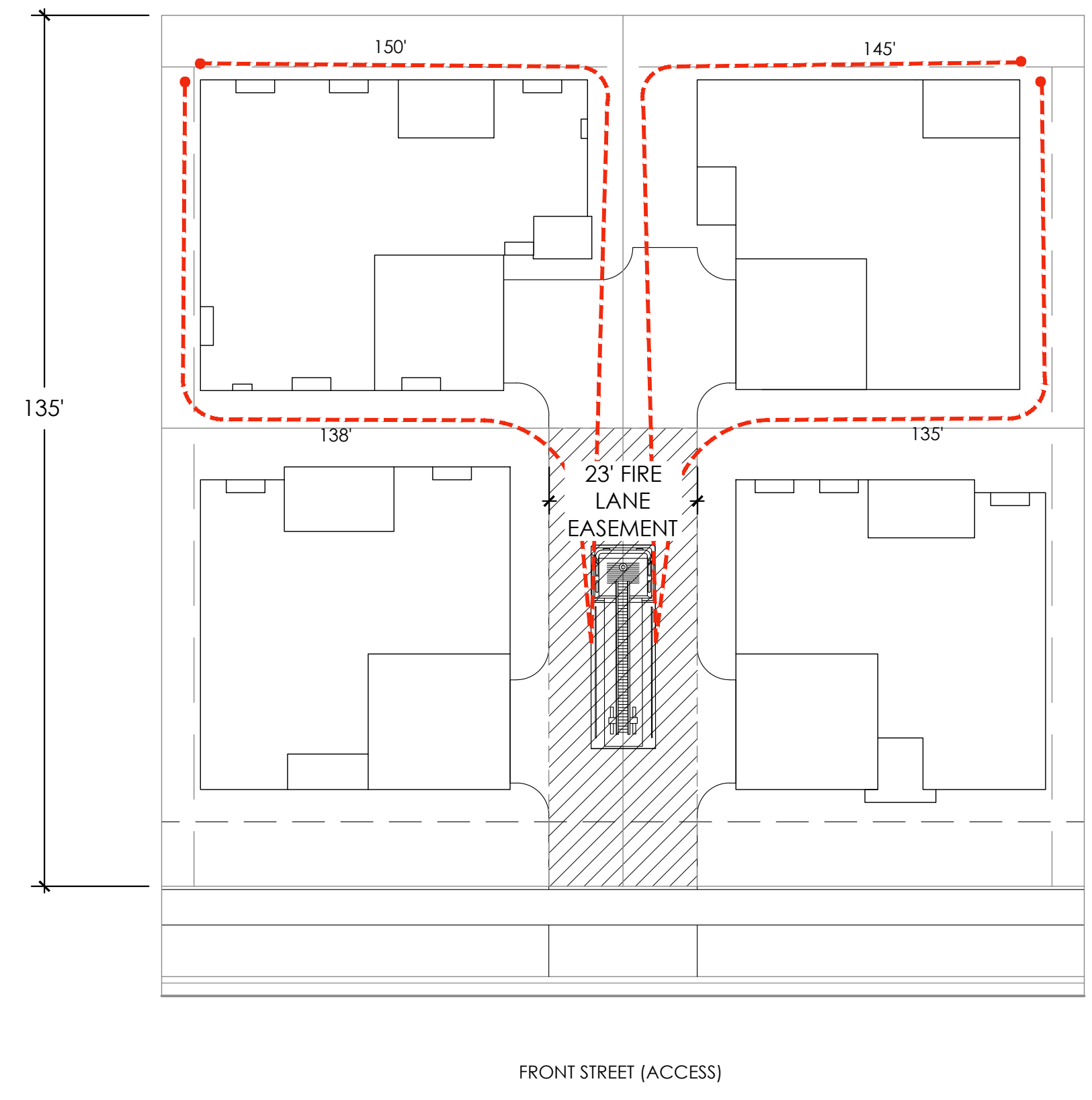
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3/24/2022 2:33 PM
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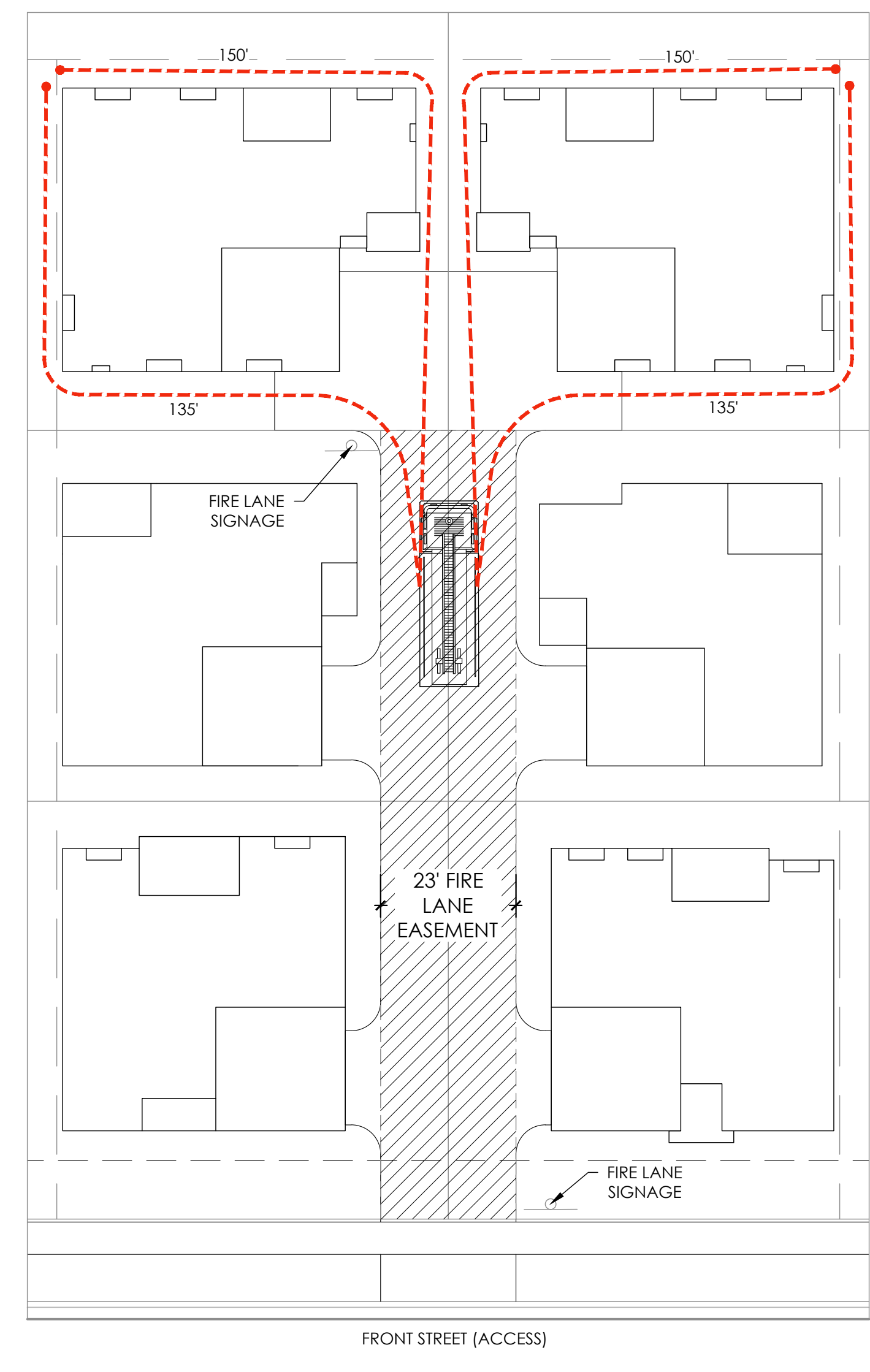
TYPICAL BUNGALOW 4-PACK
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 6-PACK
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 4-PACK
HOSEPULL



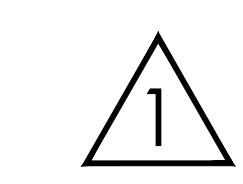
TYPICAL BUNGALOW 6-PACK
HOSEPULL

ARCHITECTURAL STANDARDS

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 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.
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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.



AMENDMENT 1

- BUNGALOW 6 PACK TYPICALS ADDED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: March 24, 2022



- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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

A1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
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



Note:

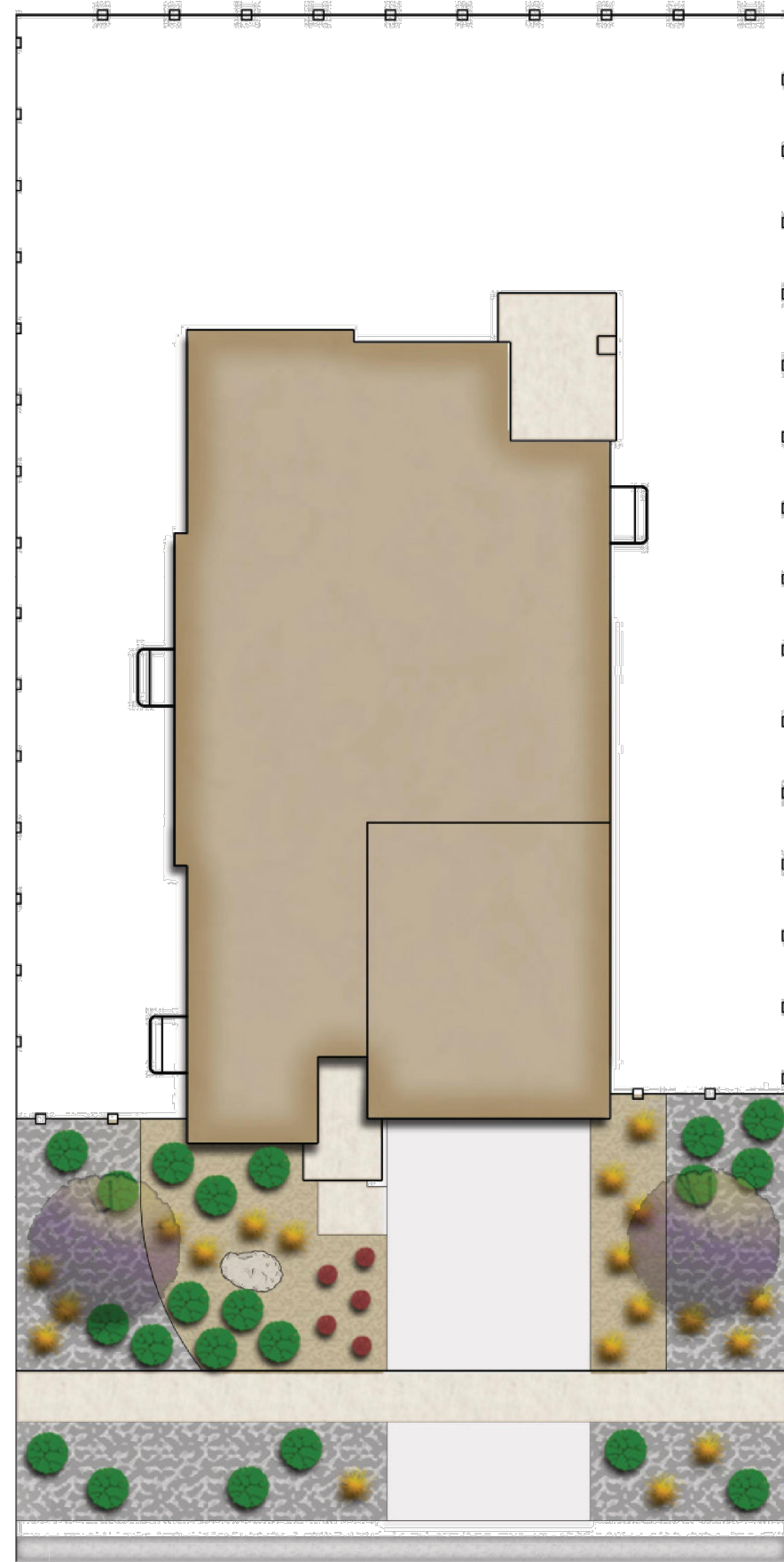
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical

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 Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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:

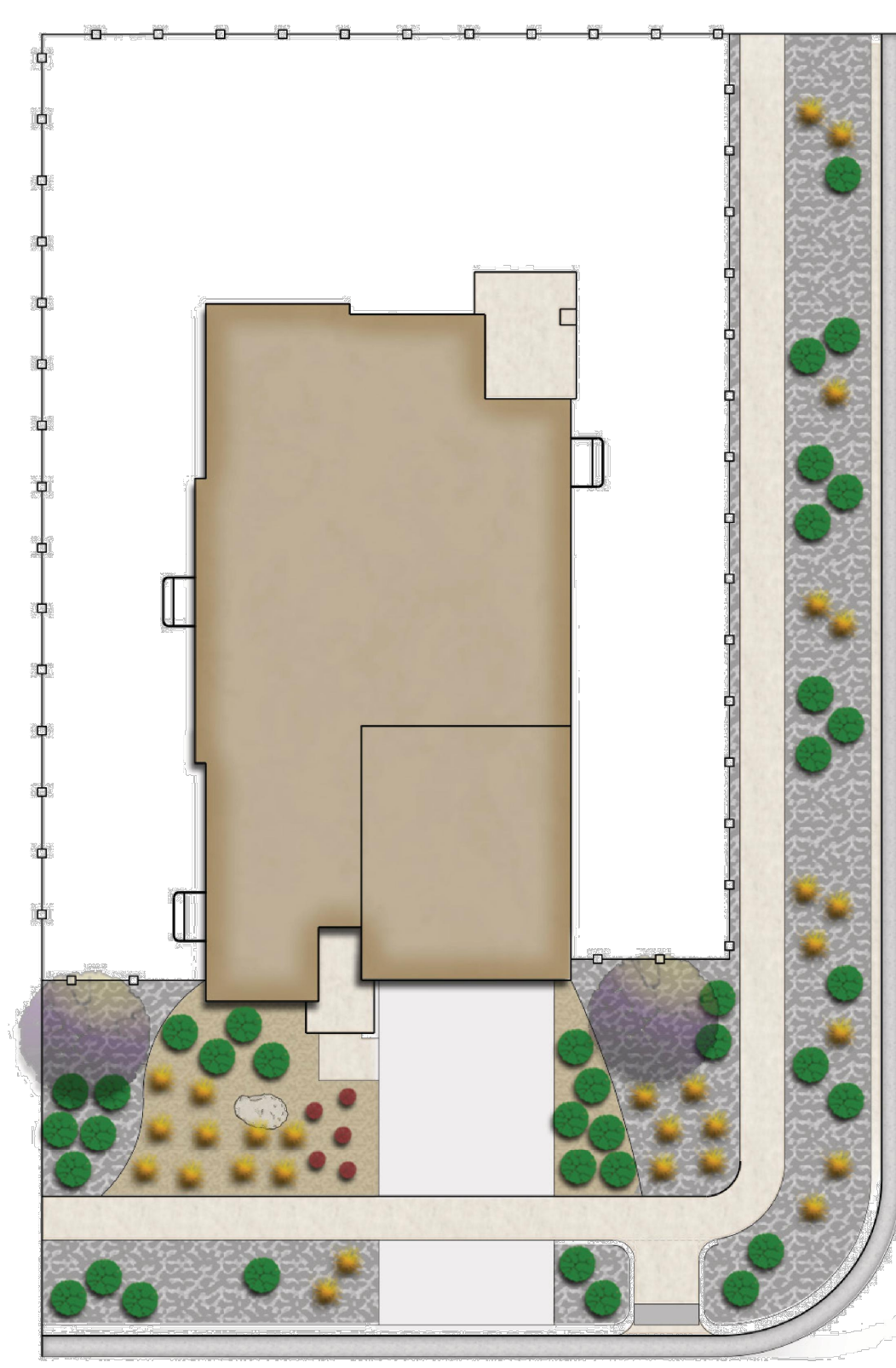
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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 Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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 Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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:

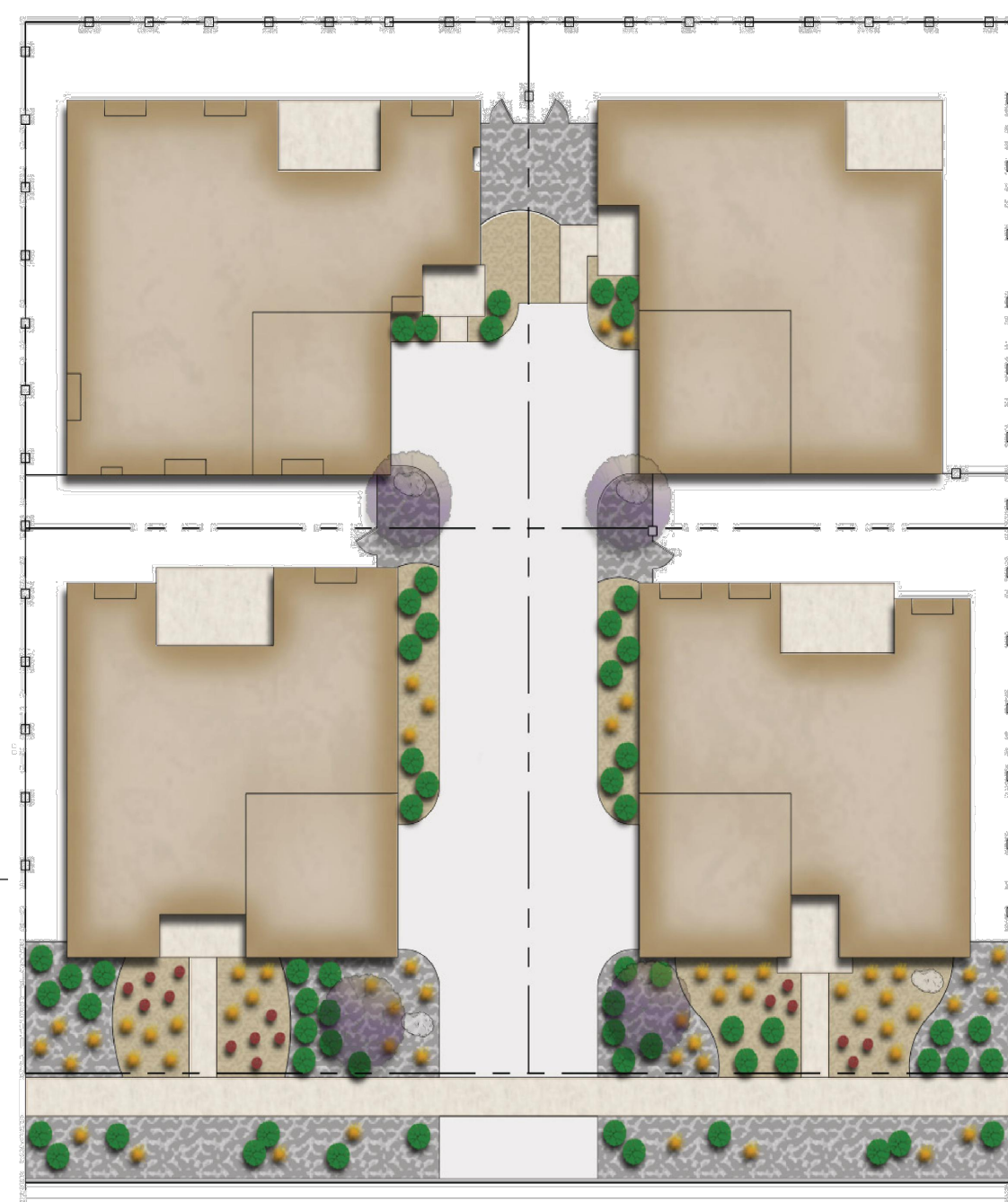
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical

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

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

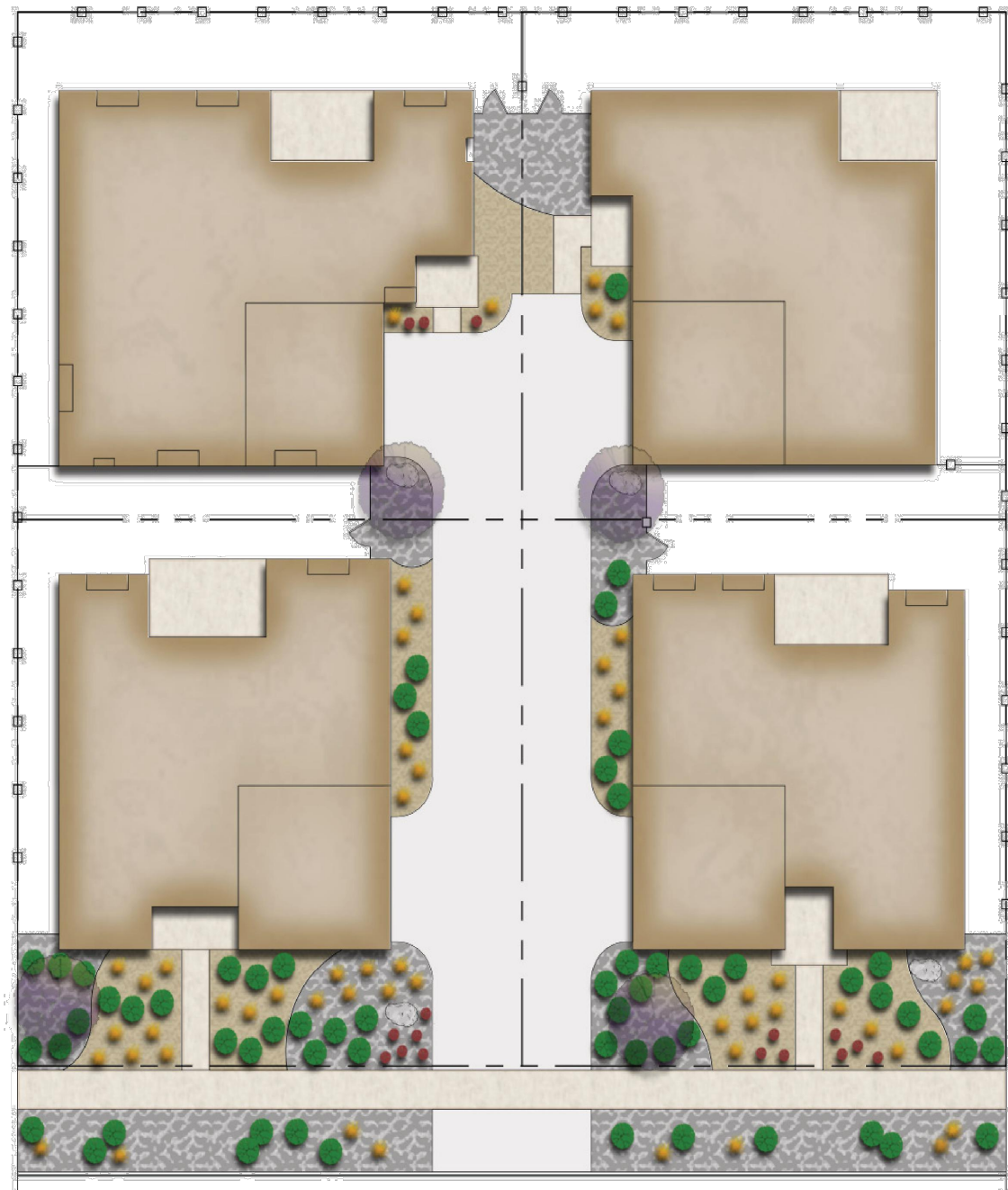
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
Bungalow 4-Pack Mid-Block Lot Type 2

F2

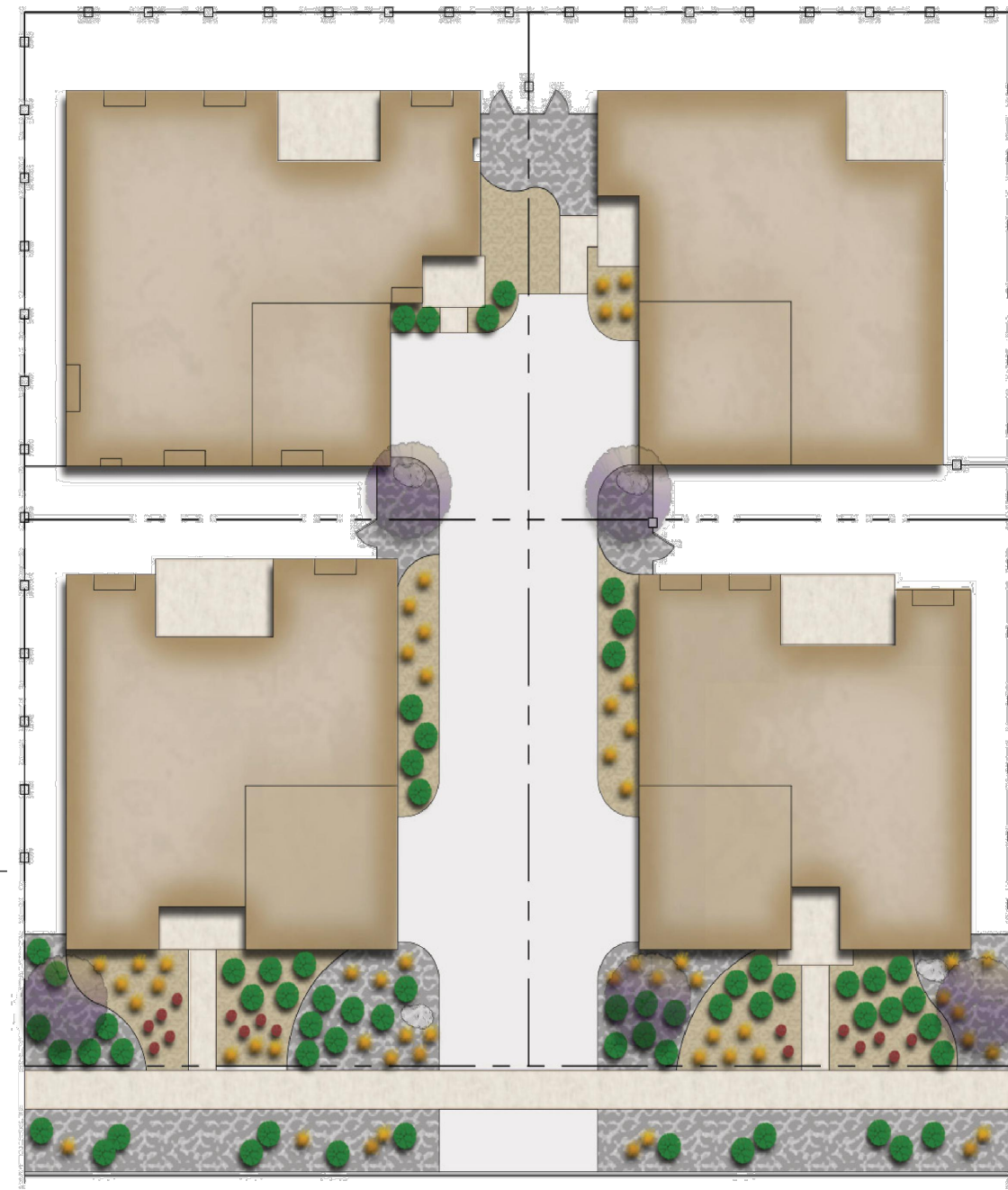
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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 Typical
Bungalow 3-Pack Mid-Block Lot Type 2

H1

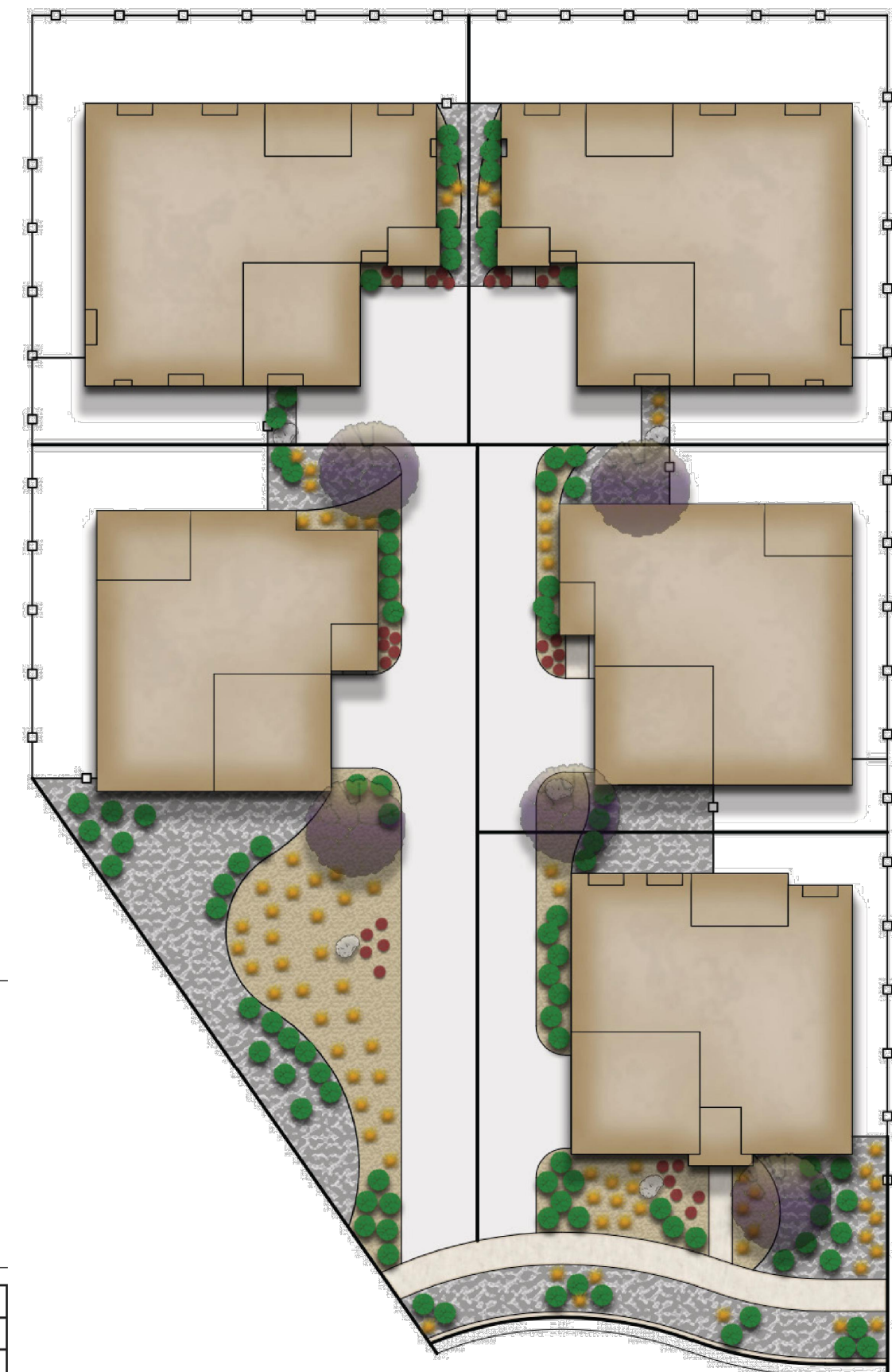
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 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

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:

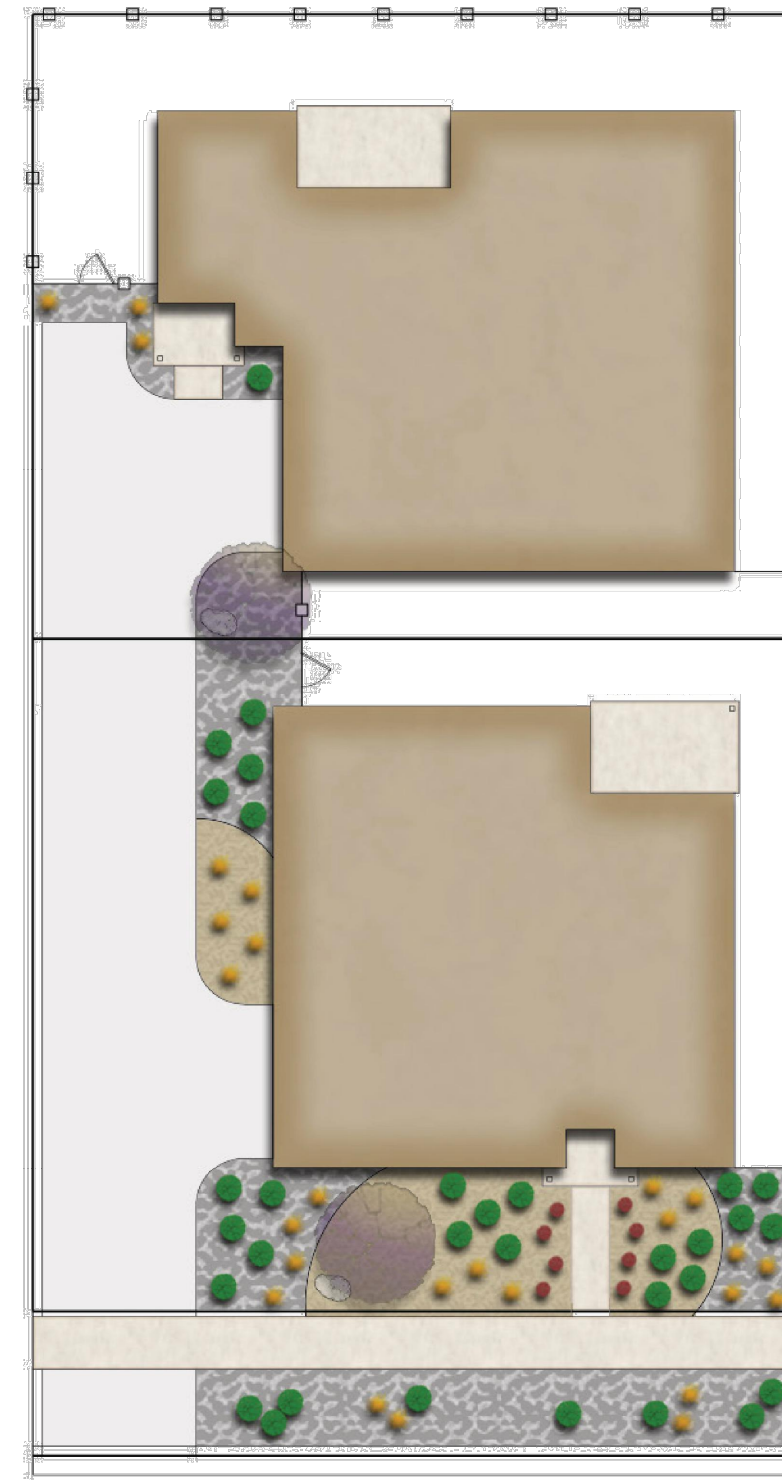
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- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 2-Pack Mid-Block Lot Type 1

K1

Note:

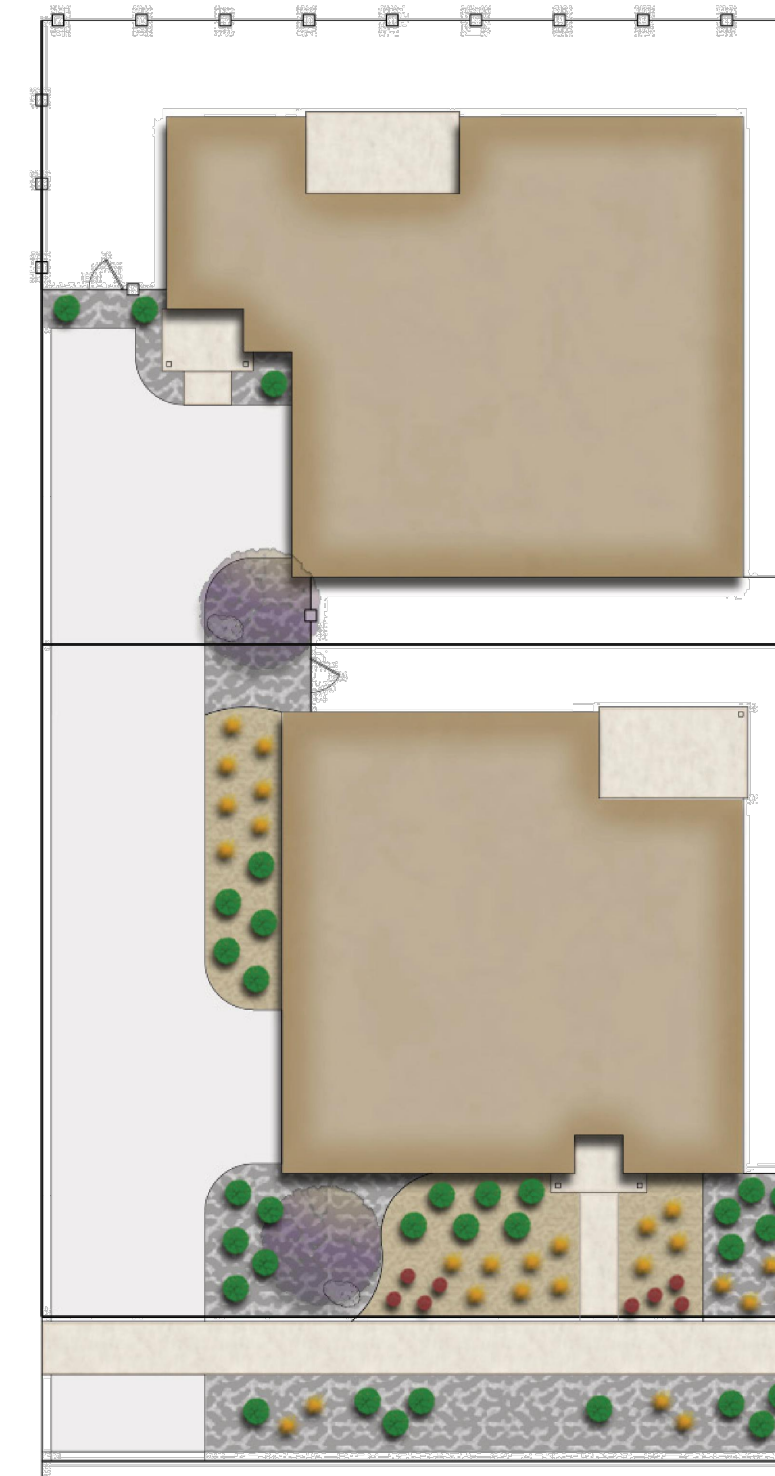
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- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 2-Pack Mid-Block Lot Type 2

K2

Note:

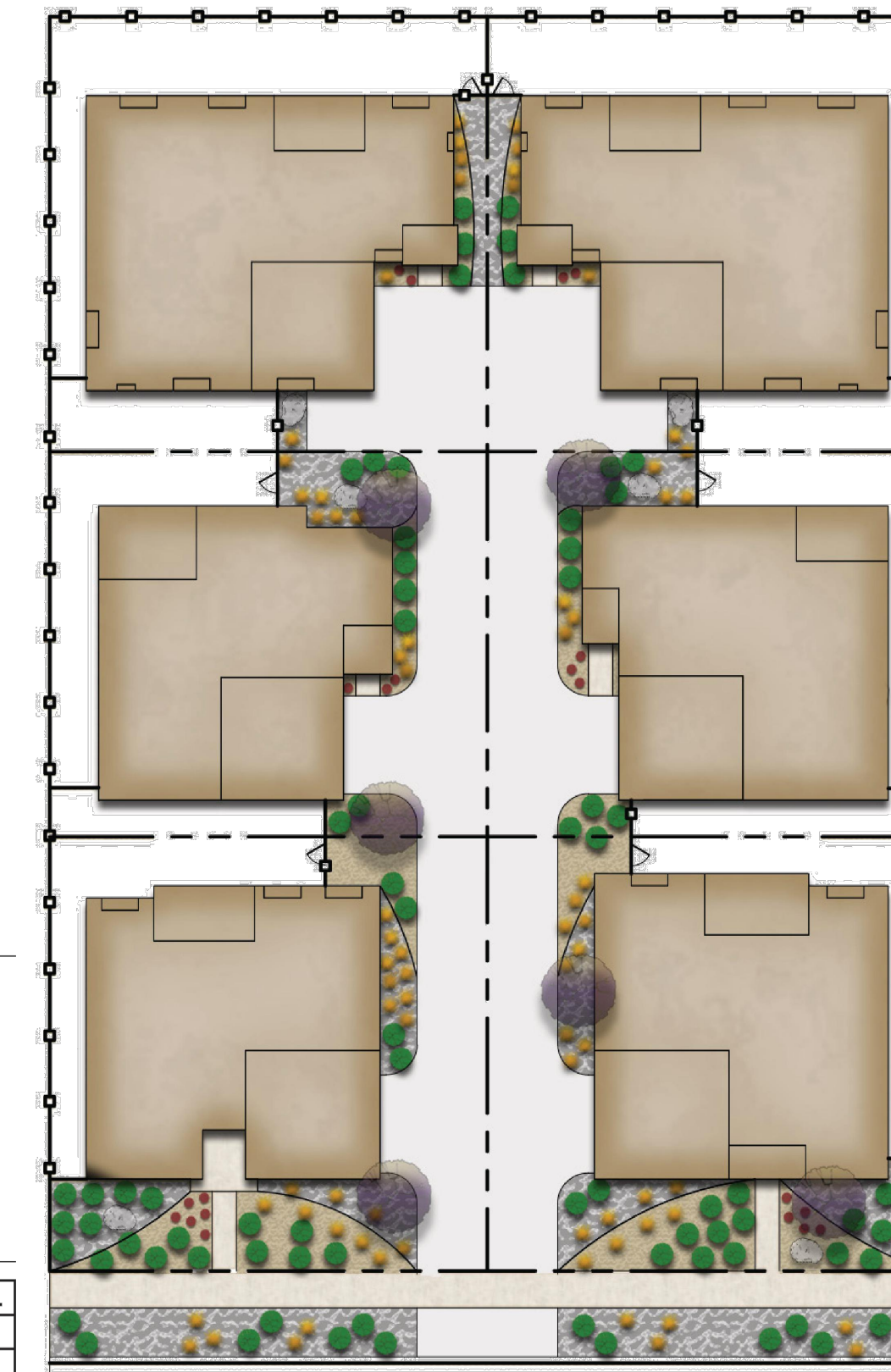
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 1

L1

Note:

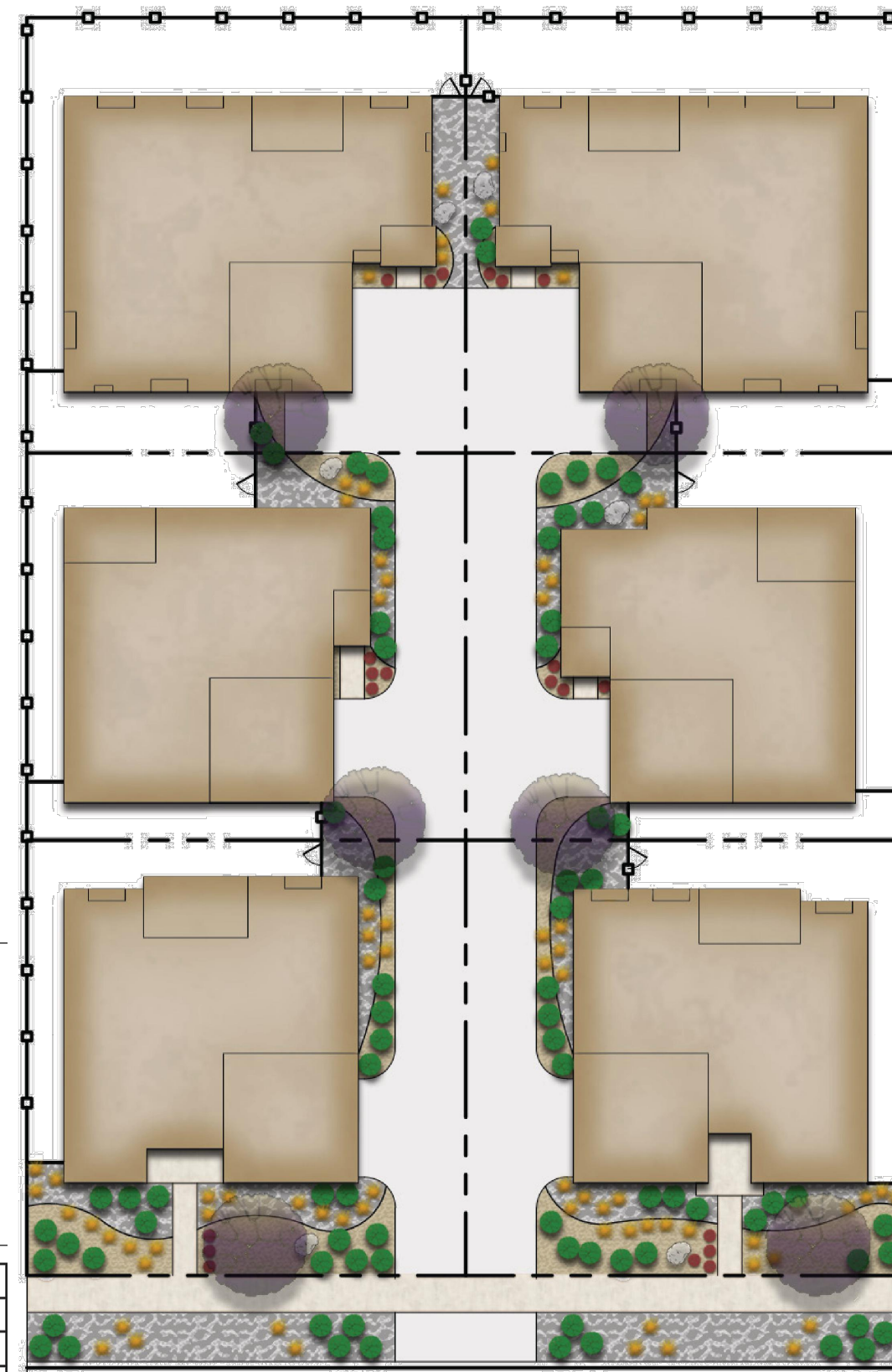
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 2

L2

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Corner Lot Type 1

M1

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

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