

LEGAL DESCRIPTION

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 (INCLUDING SUBDIVISION FILING 12)
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. 2006000386590, BOTH BEING RECORDED IN SAID OFFICIAL RECORDS; AND THE POINT OF BEGINNING;

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

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

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

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

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

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

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

1. SOUTH 55°50'58" WEST, A DISTANCE OF 111.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°50'58" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
3. NORTH 25°03'25" WEST, A DISTANCE OF 19.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°15'03" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
5. SOUTH 64°43'26" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°43'26" WEST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
7. SOUTH 59°47'41" WEST, A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 532.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
9. SOUTH 52°27'25" WEST, A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
12. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
13. SOUTH 37°32'35" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
14. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. SOUTH 52°27'25" WEST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
17. NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
18. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
19. SOUTH 37°32'35" EAST, A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
20. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
21. SOUTH 52°27'25" WEST, A DISTANCE OF 60.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET;
22. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'54", AN ARC LENGTH OF 88.42 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 AMENDMENT NO. 1;

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

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

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

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14

A PORTION OF THAT CERTAIN "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, WHENCE THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 BEARS NORTH 89°40'33" EAST, A DISTANCE OF 2,639.49 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°40'33" EAST, A DISTANCE OF 829.12 FEET TO THE NORTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, RECORDED _____ AT RECEPTION NO. _____ IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, SOUTH 00°00'00" EAST, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, SOUTH 00°00'00" EAST, A DISTANCE OF 182.01 FEET TO THE NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 RECORDED DECEMBER 29, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 82.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 132.19 FEET;

THENCE NORTH 11°17'42" EAST, A DISTANCE OF 62.22 FEET;

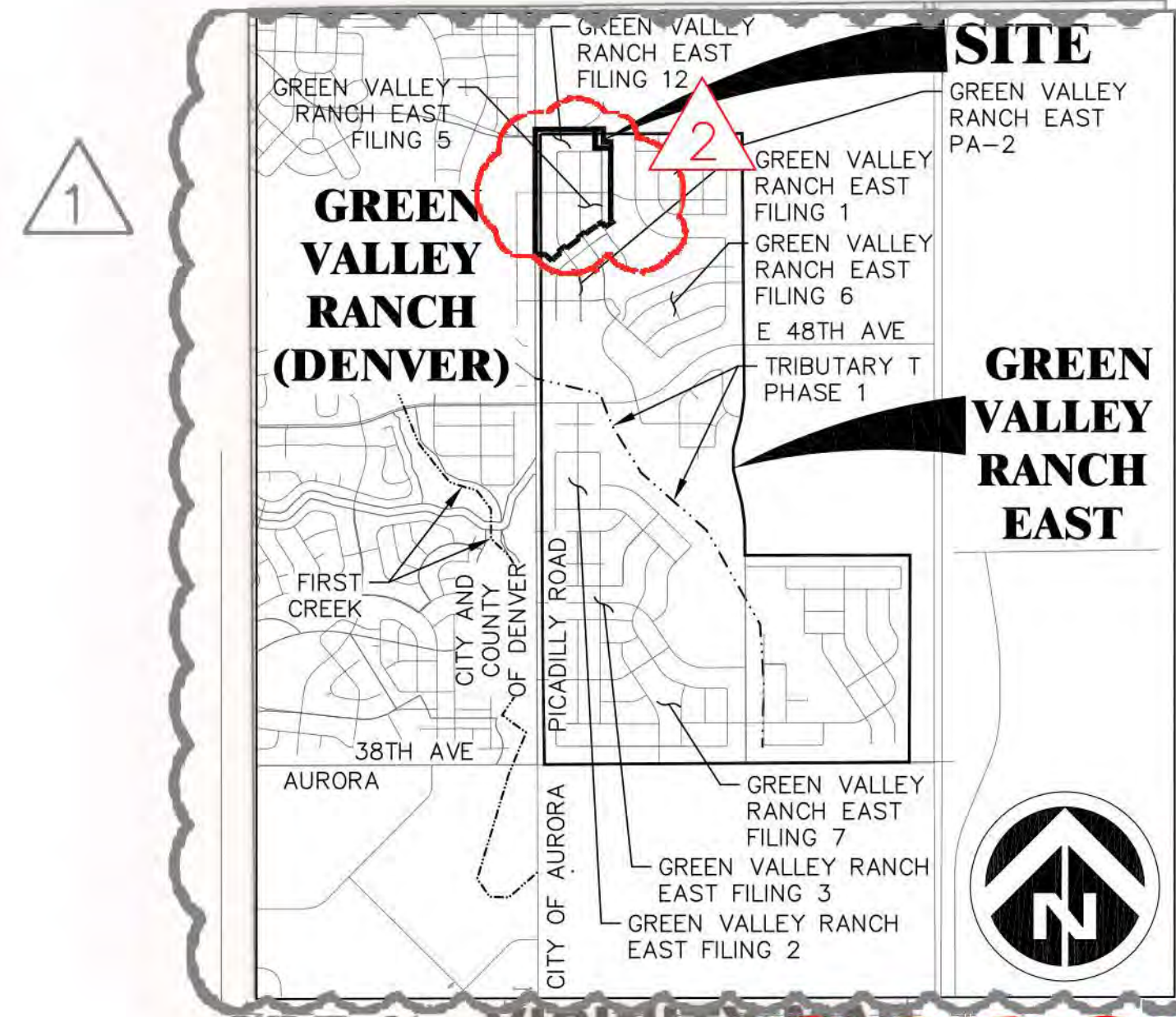
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET;

THENCE SOUTH 89°30'42" WEST, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.549 ACRES, (23,873 SQUARE FEET), MORE OR LESS.

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENT

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



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
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17	LANDSCAPE PLAN
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19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	DETAILS
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23	DETAILS
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30	INDIVIDUAL WATER WISE SHEETS
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NOTES

1. ALL CROSSINGS OR 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.
2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED.

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS..

JUSTIFICATION: E. 52ND AVE IS DESIGNATED AS A COLLECTOR STREET IN THE GREEN VALLEY RANCH EAST MASTER PLAN. THE DEVELOPER HAD HOPED TO REALIGN ACCESS AND HAVE 52ND AVENUE RE-DESIGNATED AS A LOCAL STREET. TRAFFIC ANALYSIS DETERMINED 52ND AVENUE COULD NOT BE A LOCAL STREET, RESULTING IN LOTS NOT BEING ABLE TO FRONT ONTO 52ND AVENUE. THIS AMENDMENT PROPOSES TO CONVERT 4 PACK BUNGALOW LOTS (MOTORCOURT) INTO 6 PACK BUNGALOW LOTS (MOTORCOURT) ALONG THE NORTH SIDE OF E. 51ST DRIVE. THE RESULT OF THIS IS 8 DOUBLE FRONTAGE LOTS. A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.

1

1

- Approved by the Planning and Zoning Commission 10/27/21.

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, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.

Revised

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LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	1,339,012 SQ FT (30.740 AC) (FILING 12 & FILING 14)
NUMBER OF LOTS PROPOSED	153
BUILDING HEIGHT	35' MAX.
LOT AREA	18.15 AC - 59.1%
HARD SURFACE AREA*	6.80 AC - 21.4%
LANDSCAPE AREA	5.99 AC - 19.5%
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 C 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, Bruce Rau HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 1st DAY OF DEC AD. 20 20

BY: Bruce Rau

STATE OF COLORADO () SS

COUNTY OF (Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 1st DAY OF December AD. 20 20

BY Bruce Rau

WITNESS MY HAND AND OFFICIAL SEAL

J. Vanasdale
NOTARY PUBLIC

JAMIE LYNN VANASDALE
Notary Public
State of Colorado
Notary ID # 20204030645
My Commission Expires 09-02-2024

MY COMMISSION EXPIRES: 9/2/2024 ADDRESS: 4908 Tower Rd, Denver, CO 80249

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 12/10/20

PLANNING DIRECTOR: [Signature] DATE: 12-8-2020

PLANNING COMMISSION: N/A CHAIRMAN DATE: N/A

CITY COUNCIL: N/A MAYOR DATE: N/A

ATTEST: N/A CITY CLERK DATE: N/A

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: _____ AMENDMENTS

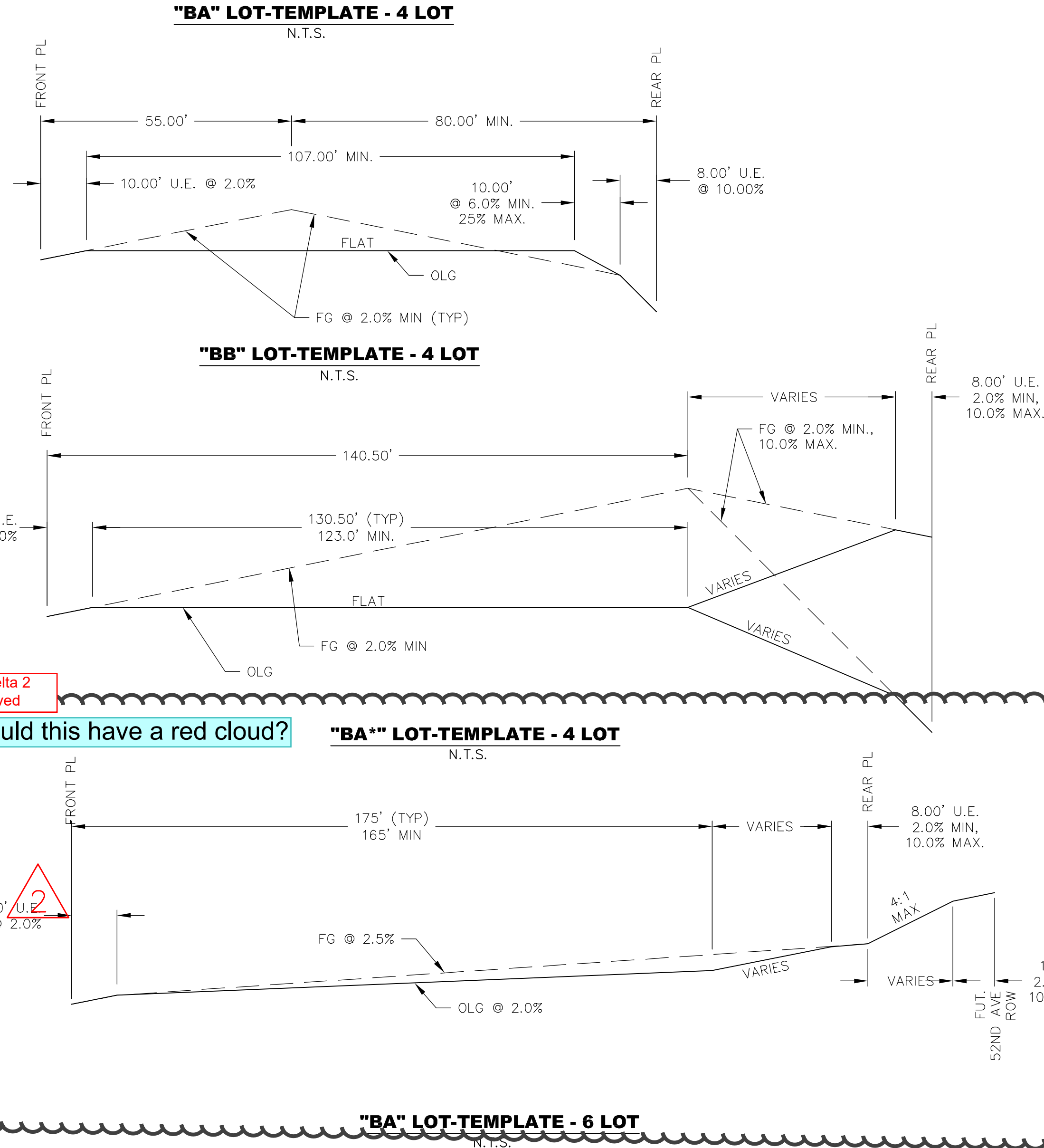
AVENUE
- A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.
- A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.
- A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.


REMOVED FENCE LOCATIONS REVISED ON WATER WISE SHEETS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654,

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT-OF-WAY FOR CROSSING AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL EASEMENTS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, THE APPLICANT SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, 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 EASEMENTS, BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS APPROVED, OR VICE VERSA.
13. ERRORS IN NEEDED 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.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL GATING SYSTEMS INCLUDING GATING SYSTEMS AND WITHIN THIS SITE USING AN ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
17. 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.
18. THE CITY ENGINEER WILL ADVISE THE APPLICANT OF ANY FUNDING 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.
19. 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 ACCESS GATING SYSTEM SHALL BE REVOKED. THE GATING SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF AURORA 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.

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.



<div>Dewberry. Dewberry Engineers Inc. 8100 East Maplewood Avenue, Suite 160 Greenwood Village, CO 80111 Contact: Alana Kneebone Maier, PE Email: alanaie@dewberry.com</div>		<div>GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS</div>		<div>NOTES AND TYPICAL SECTIONS</div>	
<div>OAKWOOD HOMES</div>		<div>4908 TOWER ROAD DENVER, CO 80249 TEL: (303) 486-8500 CONTACT: BRANDON WYSZYNSKI</div>		<div>AMENDMENT 2</div>	
<div>AMENDMENT 1</div>		<div>SIXTH SUBMITTAL</div>		<div>FIFTH SUBMITTAL</div>	
<div>FOURTH SUBMITTAL</div>		<div>THIRD SUBMITTAL</div>		<div>SECOND SUBMITTAL</div>	
<div>FIRST SUBMITTAL</div>		<div>DESCRIPTION</div>		<div>DOCUMENT AMENDMENTS</div>	
<div>No.</div>		<div>Date</div>		<div>Description</div>	
<div>PRELIMINARY NOT FOR CONSTRUCTION</div>					
<div>Project Number: 50118860</div>					
<div>Designed By: GKP</div>			<div>Drawn By: BMS</div>		
<div>Checked By: CCN</div>			<div></div>		
<div>Sheet Number: 2</div>					

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-1\PLAN SETS\CSP\NOTES AND TYPICAL SECTIONS.DWG 4/27/2022 2:16 PM DINH, GIANG

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'	114.67'	090°00'00"	S45°00'00"W	103.24'
C7	73.00'	32.24'	025°18'23"	N77°20'48"E	31.98'
C8	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
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'
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'
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	218.25'	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	281.86'	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'
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	218.02'	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'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	281.72'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	281.85'	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'	76.62'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.10'	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'
C82	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C84	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'

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	44.46'
L23	N00°00'00"E	12.00'
L24	S89°40'33"W	757.12'
L25	S00°02'06"E	640.85'
L26	N00°00'00"E	23.00'
L27	S82°24'07"E	75.63'



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



AMENDMENT 2
--ADD 2 NEW LOTS TO BLOCK 1
WITH ASSOCIATED TABLE
UPDATES

** AMENDMENT 2 LOT REVISIONS

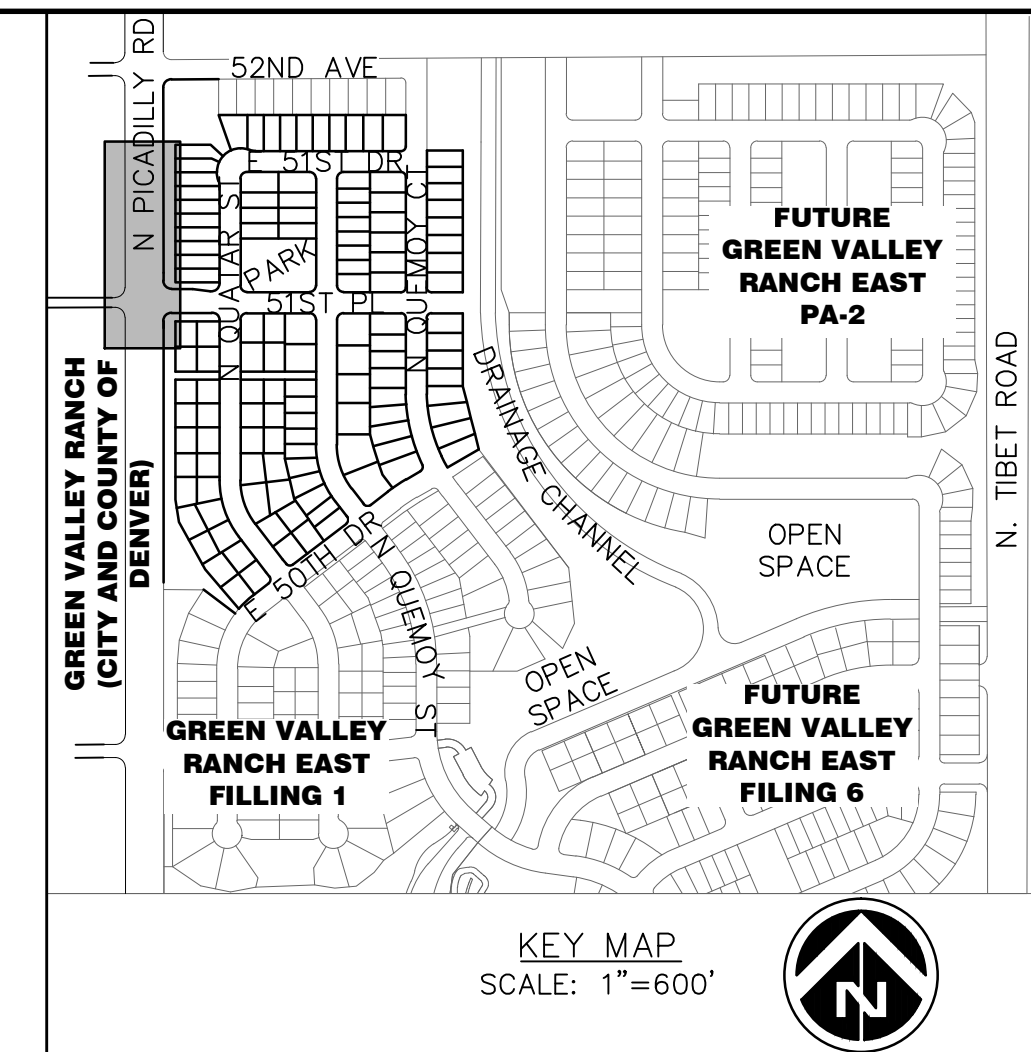
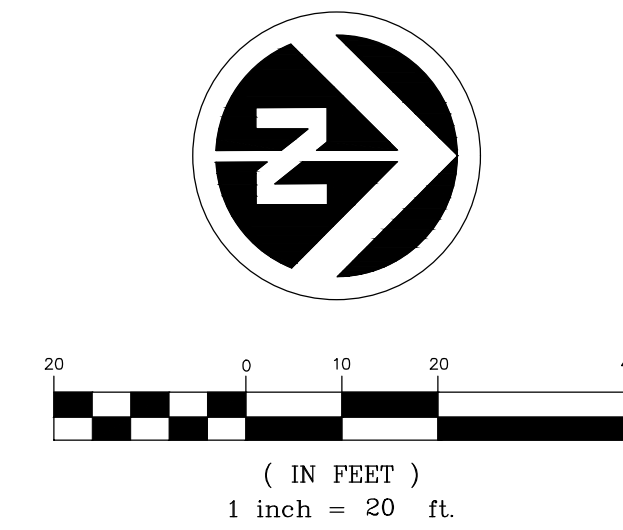
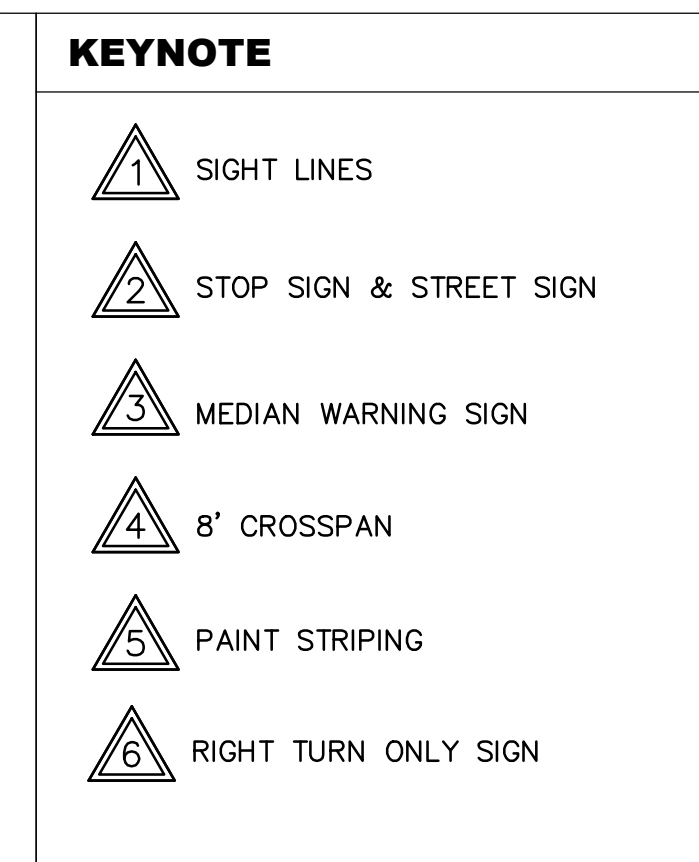
* AMENDMENT 1 LOT REVISIONS

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	33.00	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
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28	7	4376	46.00	15/18	5	SMALL-INTERIOR
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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
1**	1	5720	82.28	10	5	BUNGALOW-INTERIOR
2**	1	5330	46.00	10	5	BUNGALOW-INTERIOR



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

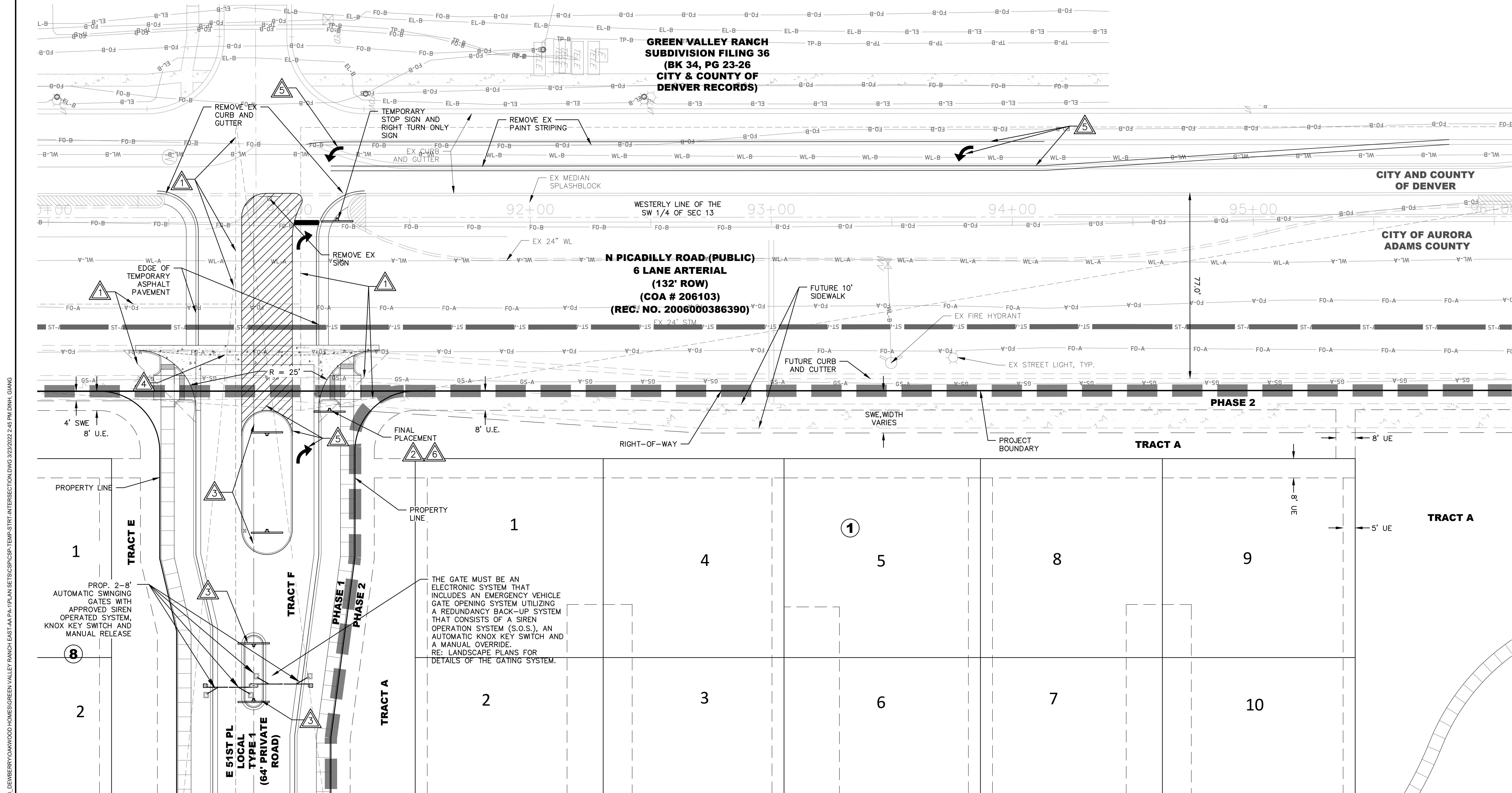
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	03/22/22	AMENDMENT 1
8	03/23/22	AMENDMENT 2

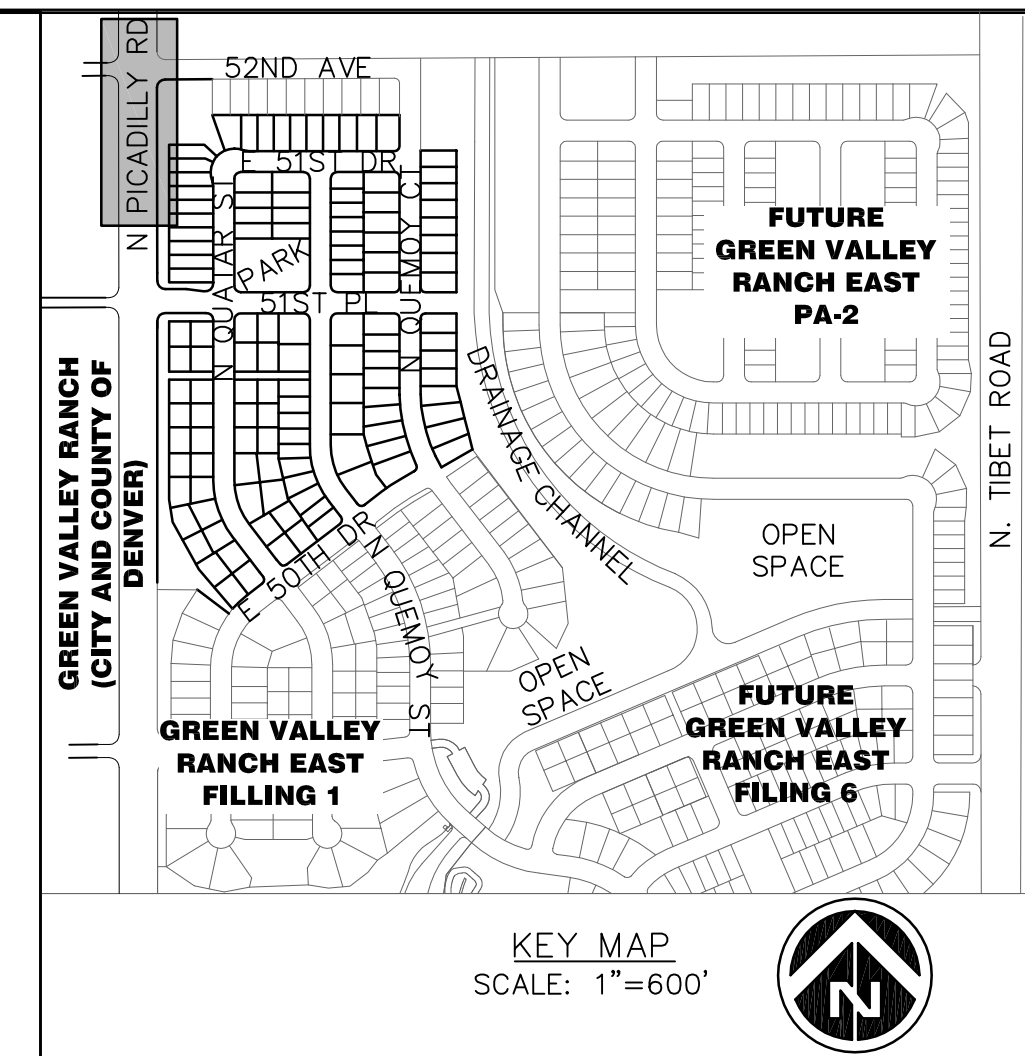
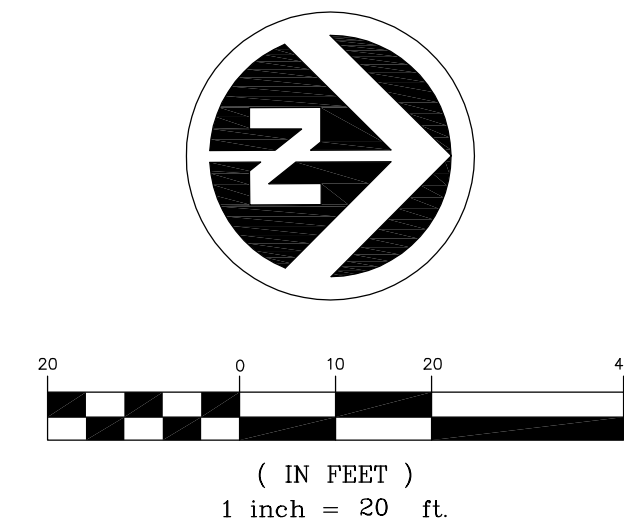
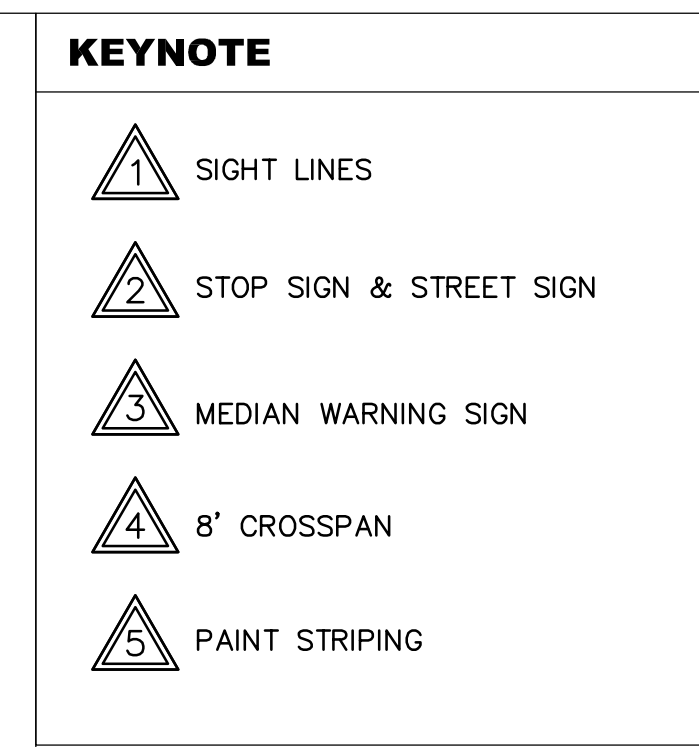
PRELIMINARY
NOT FOR
CONSTRUCTION

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

4



Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-TEMP-STRT-INTERSECTION.DWG 3/23/2022 2:45 PM DINH, GIANG



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Email: amarler@dewberry.com

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

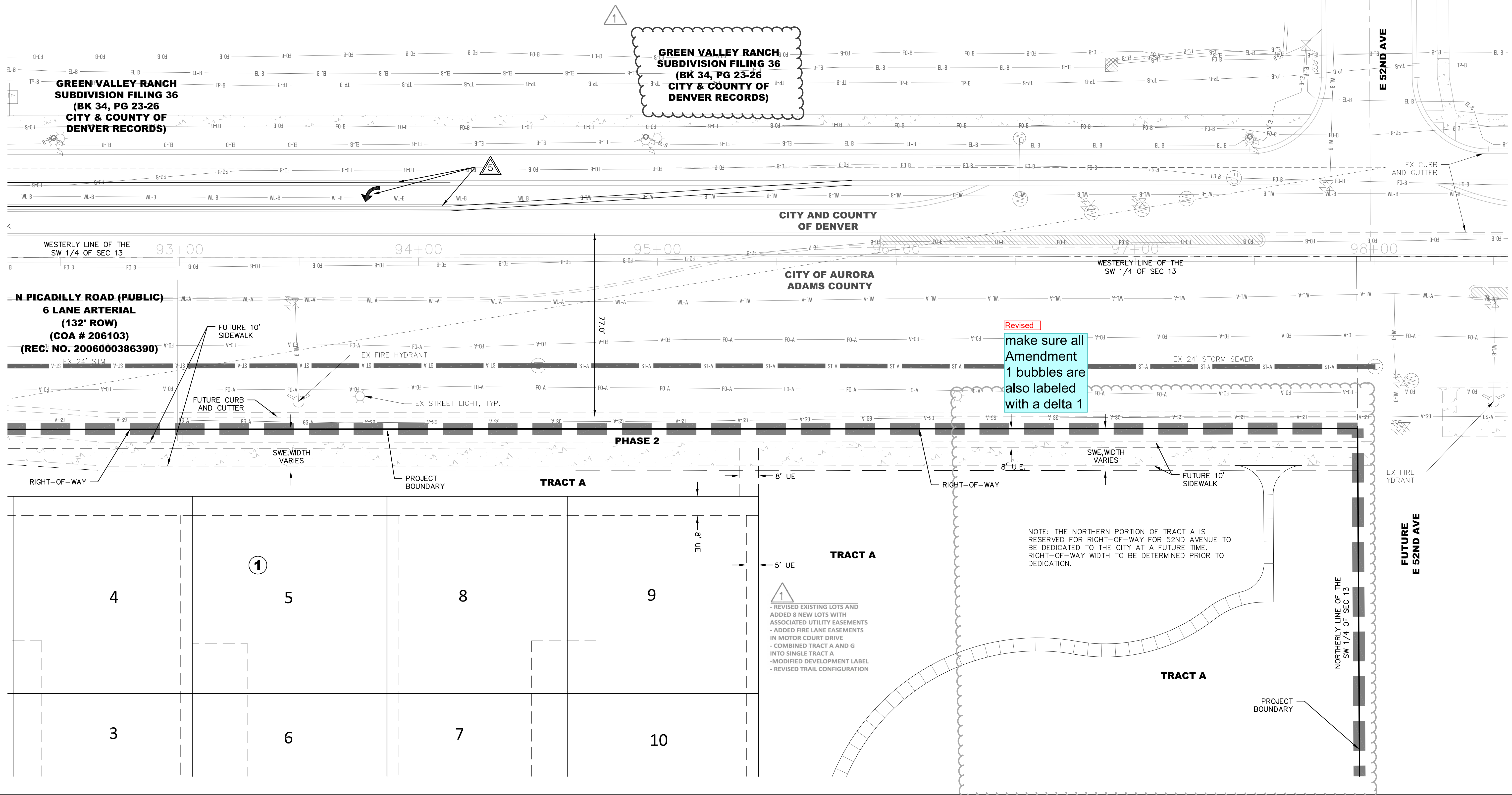
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

No.	Date	Description
1	03/23/22	AMENDMENT 2
2	03/22/22	AMENDMENT 1
6	10/19/20	SIXTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

PRELIMINARY
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CONSTRUCTION

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

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-TEMP-STRT-INTERSECTION.DWG 3/23/2022 2:48 PM DINH, GIANG



DEWBERRY OAKWOOD HOMES GREEN VALLEY RANCH EAST-PA-1 PLAN SETS (CSP-CSP-DWG 4/27/2022 1:41 PM DINH, GIANG)

1

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	11%	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	5%	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
104	68%	BUNGALOW	ALT LOADED	2,500 SF	50 FEET	10 FEET		5 FEET	5 FEET*	10 FEET	10 FEET	35 FEET

* MINIMUM 10' BUILDING SEPARATION

** MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.

*** NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45-FT IN WIDTH

**** LOTS ARE CONSIDERED "SMALL" WHEN EITHER THE LOT FRONTAGE OR LOT SQUARE FOOTAGE ARE MET.

Revised

All Amendment 1 clouds should also be labeled with Delta 1

GREEN VALLEY RANCH SUBDIVISION FILING 36 (BK 34, PG 23-26 CITY & COUNTY OF DENVER RECORDS)

(CITY AND COUNTY OF DENVER) CITY OF AURORA ADAMS COUNTY

N. PICADILLY ROAD (PUBLIC) (132' ROW) (COA #206103) (REC. NO. 2006000386390)

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.

FUTURE E 52ND AVE

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

TRACT B POCKET PARK GREEN VALLEY RANCH EAST FILING 5

SHEET 8, 11

SHEET 9, 12

GREEN VALLEY RANCH EAST FILING 1

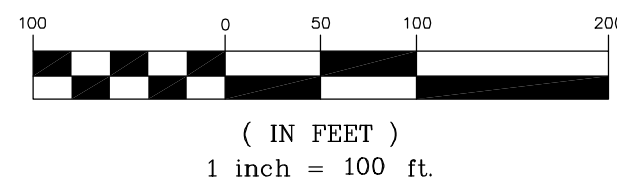
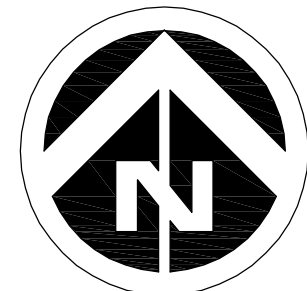
PROJECT BOUNDARY

FUTURE DRAINAGE CHANNEL

FUTURE OPEN SPACE

FUTURE GREEN VALLEY RANCH EAST PA-2

STREET TO BE EXTENDED IN FUTURE FILING



2

AMENDMENT 2
-ADD 2 NEW LOTS WITH ASSOCIATED LOT RENUMBERING
-EXTEND QUEMOY CT. TRACT
-UPDATE TABLES

Revised

Rotate



-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED LOT RENUMBERING
-COMBINED TRACT A AND G INTO SINGLE TRACT A
-MODIFIED DEVELOPMENT LABEL
-ADDED 5 NEW LOTS

	STANDARD LOT-60'+ -	17
	STANDARD -	8
	SMALL LOT	24
	BUNGALOW LOT -	104
TOTAL -		153

GREEN VALLEY RANCH EAST FILING 5 LOT SUMMARY TABLE

	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
SINGLE-FAMILY DETACHED <50'	24	16%	24	
SINGLE-FAMILY DETACHED 50-60'	8	5%		
SINGLE-FAMILY DETACHED 60-70'	15	10%		
SINGLE-FAMILY DETACHED >70'	2	1%		
MOTORCOURT STANDARD	87	57%		
MOTORCOURT SMALL	17	11%	17	
SUBTOTAL	153	100%	41	27%

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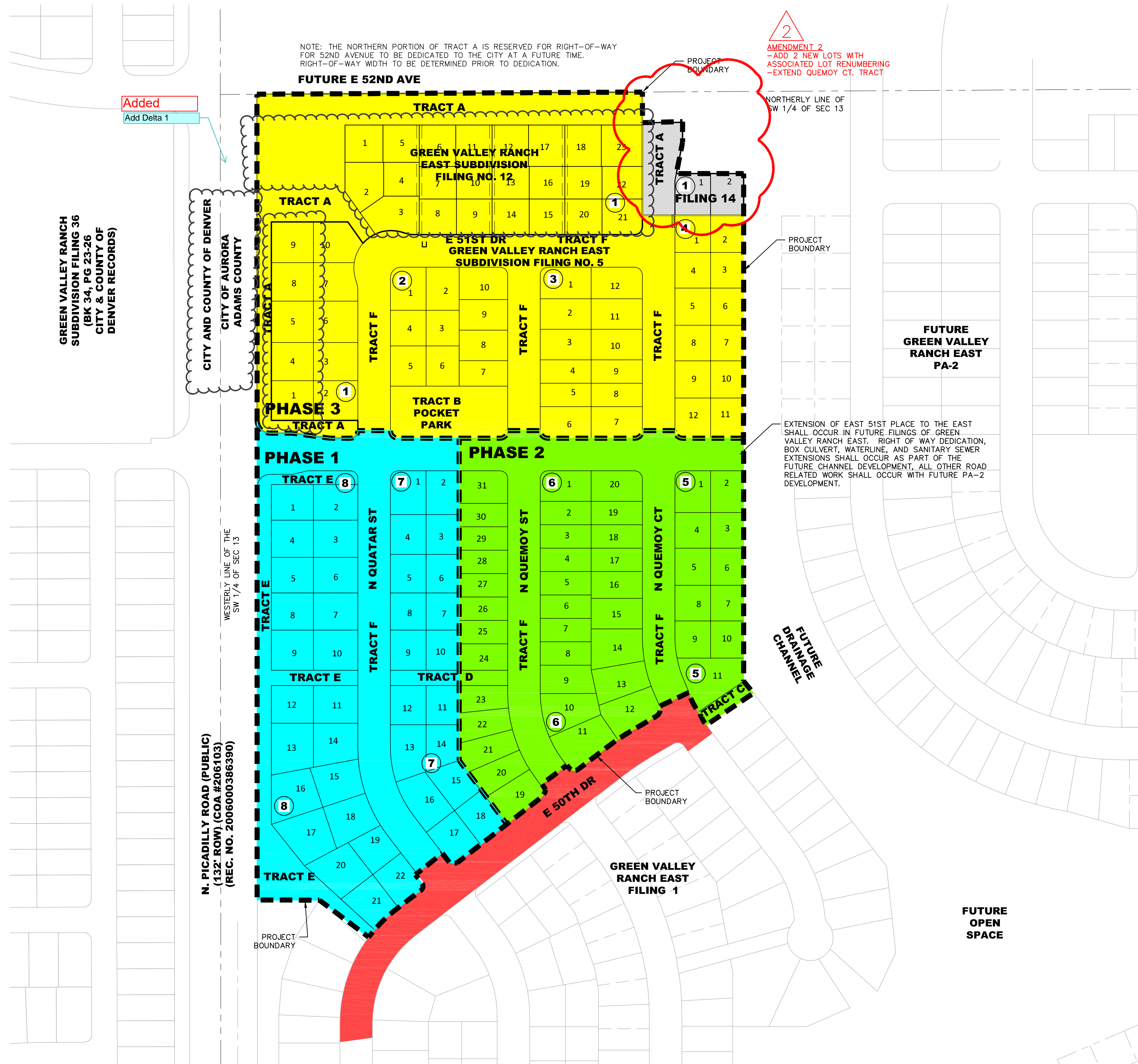
**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

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

DOCUMENT AMENDMENTS	
No.	Description
1	03/23/22
2	04/15/22
3	04/15/22
4	04/15/22
5	04/15/22
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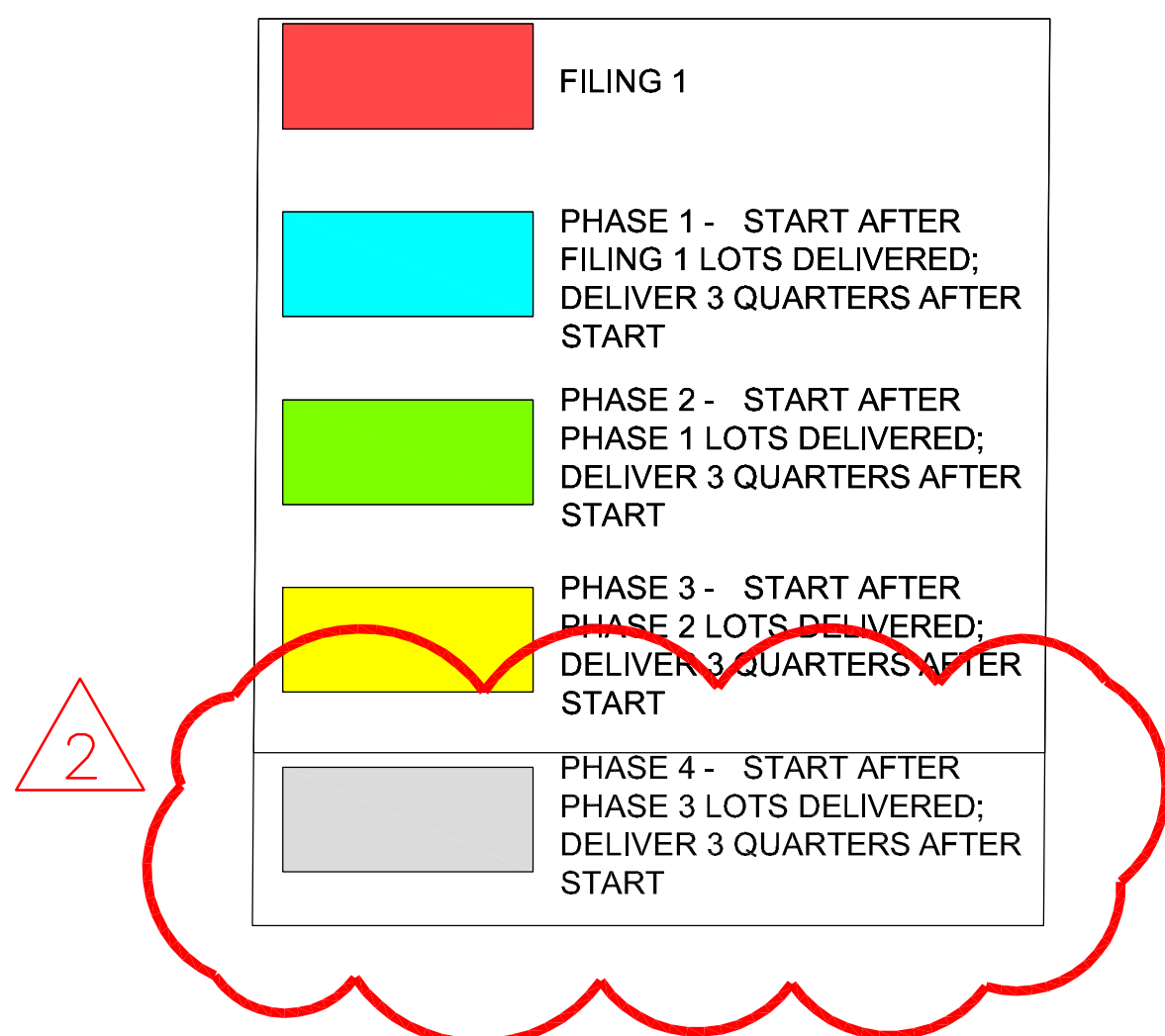
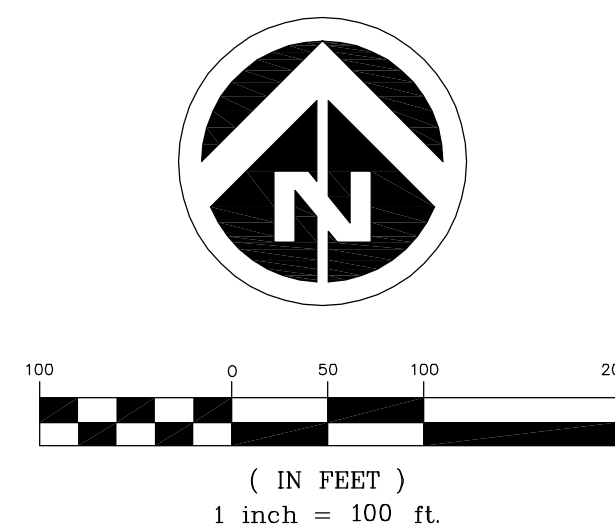
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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





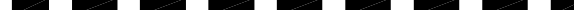
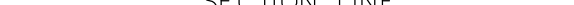




1

- REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED LOT RENUMBERING
- COMBINED TRACT A AND G INTO SINGLE TRACT A
- MODIFIED DEVELOPMENT LABEL
- ADDED 5 NEW LOTS



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

SYMBOLS AND LINETYPES LEGEND

	BOUNDARY LINE
	LOT PHASE LINE
	SECTION LINE
	HALF-SECTION LINE
	RIGHT OF WAY LINE
	CENTER LINE OF STREET
	LOT OR TRACT LINE
LOT NUMBER	15
BLOCK NUMBER	

NOTES

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

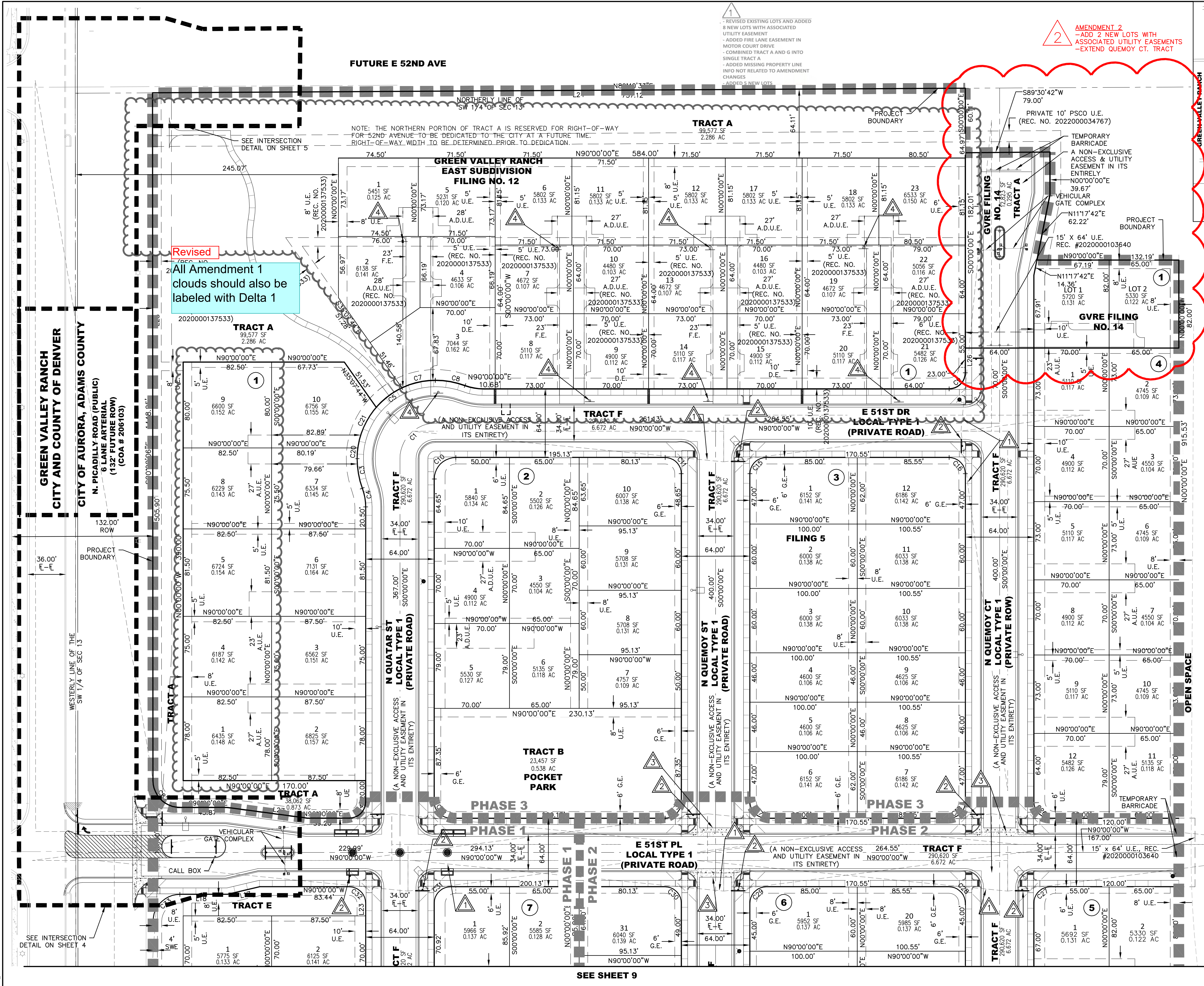
No.	Date	Description
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2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	04/15/22	AMENDMENT 1
8	03/23/22	AMENDMENT 2

PRELIMINARY
NOT FOR
CONSTRUCTION

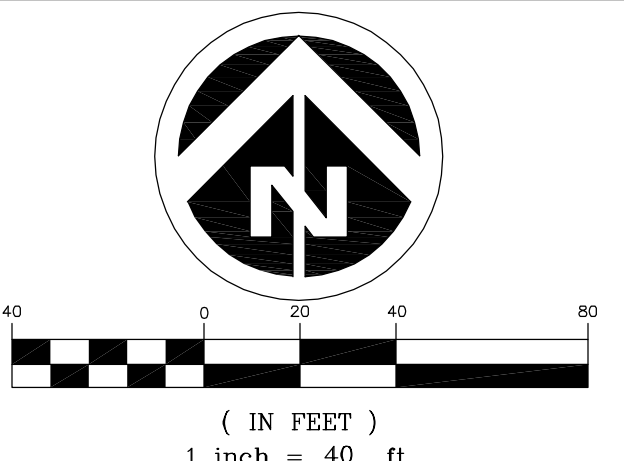
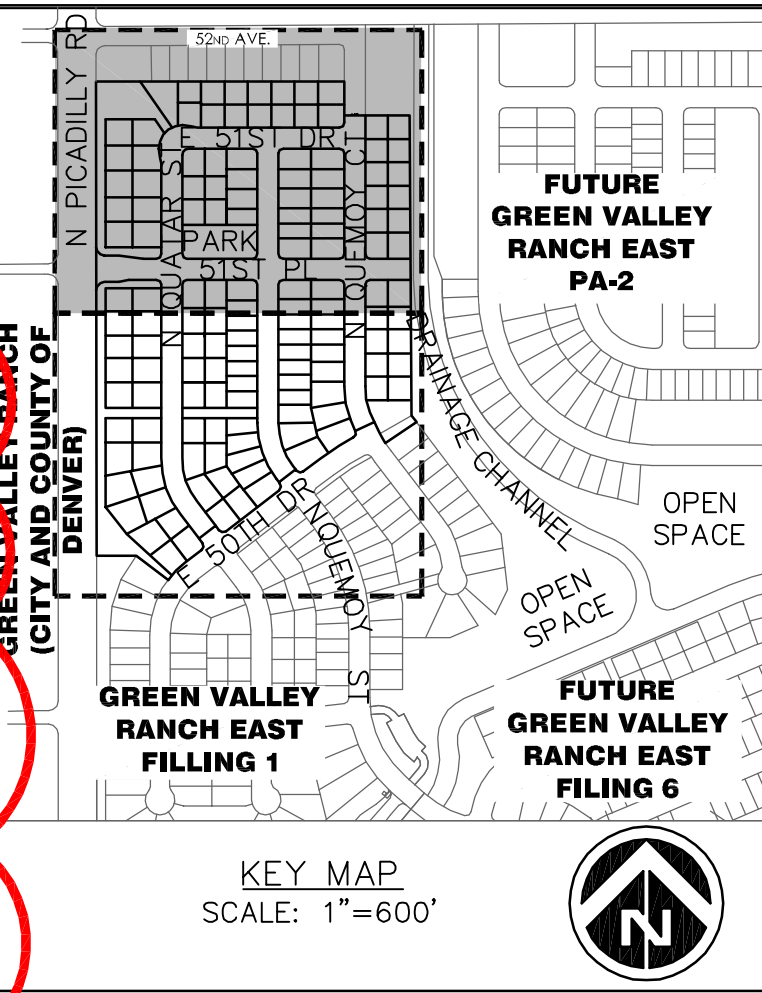
Project Number: 50118860	
Designed By: GKP	Drawn By: BMS
Checked By: CCN	
Sheet Number:	

**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

PHASING PLAN



2
- AMENDMENT 2
- ADD 2 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
- EXTEND QUEMOY CT. TRACT



SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
 - LOT PHASE LINE
 - EASEMENT LINE
 - SECTION LINE
 - HALF-SECTION LINE
 - RIGHT OF WAY LINE
 - CENTER LINE OF STREET
 - LOT OR TRACT LINE
 - BUILDING SET BACK
 - SIGHT LINE
- BLOCK NUMBER: #
- CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
- STORM/SEWER MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 8' CROSSSPAN
- 4 FIRE LANE SIGN

NOTES:

- ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- 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.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Alaina Kneebone Maier, PE
Email: amasier@dewberry.com

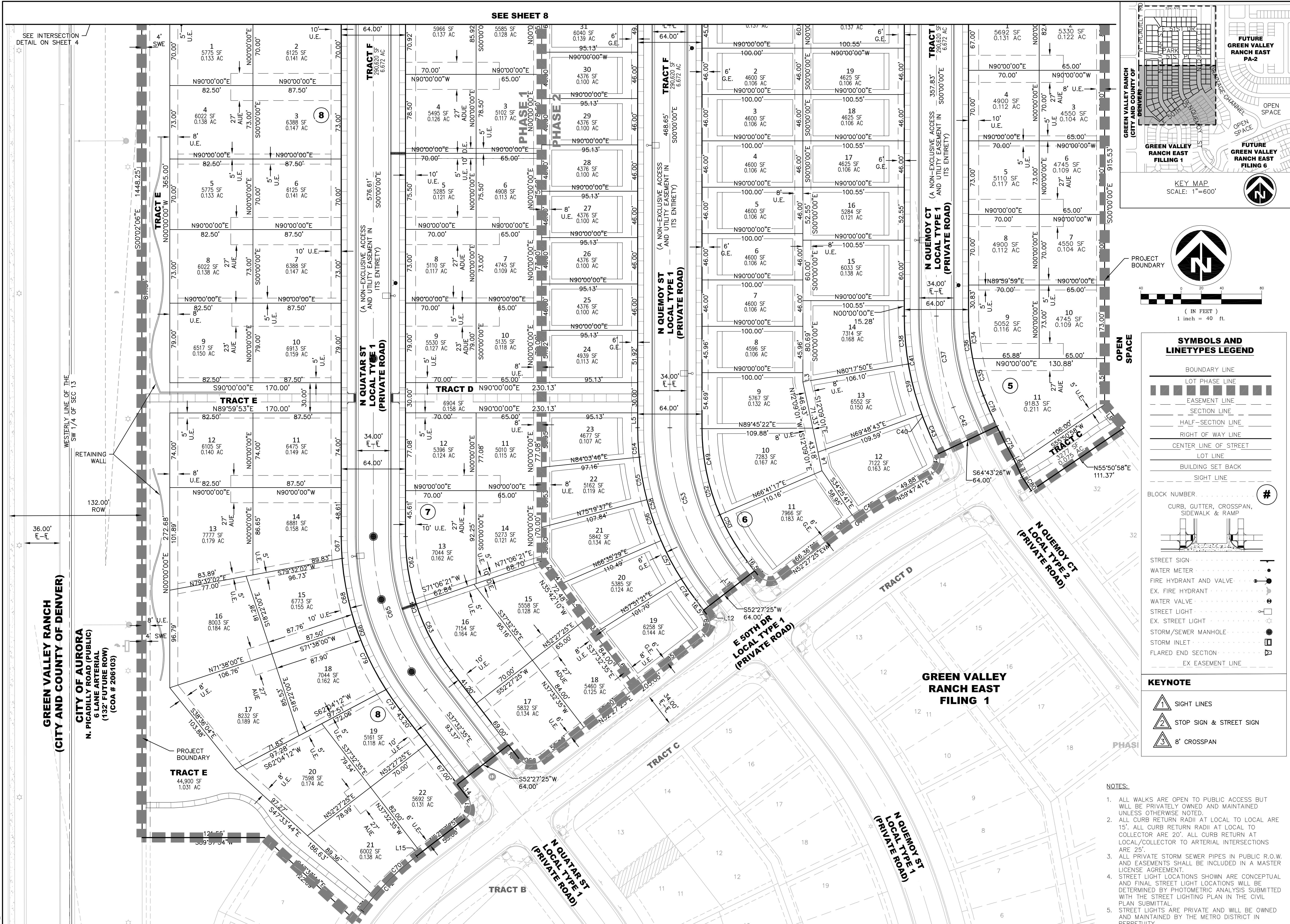
**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 496-8500
CONTACT:
BRANDON WYSZYNSKI

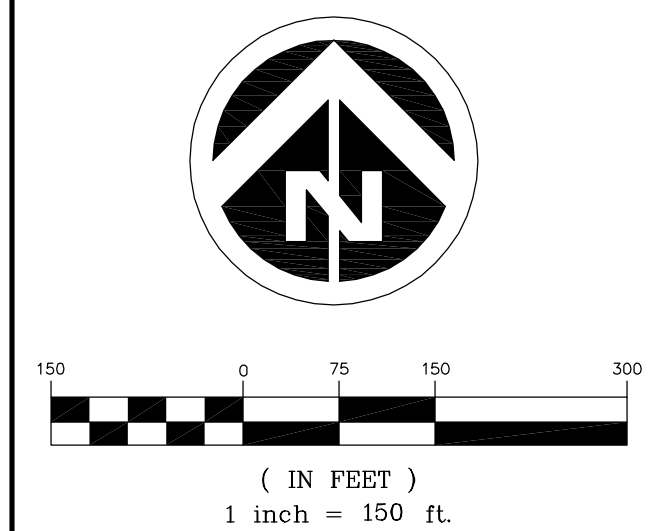
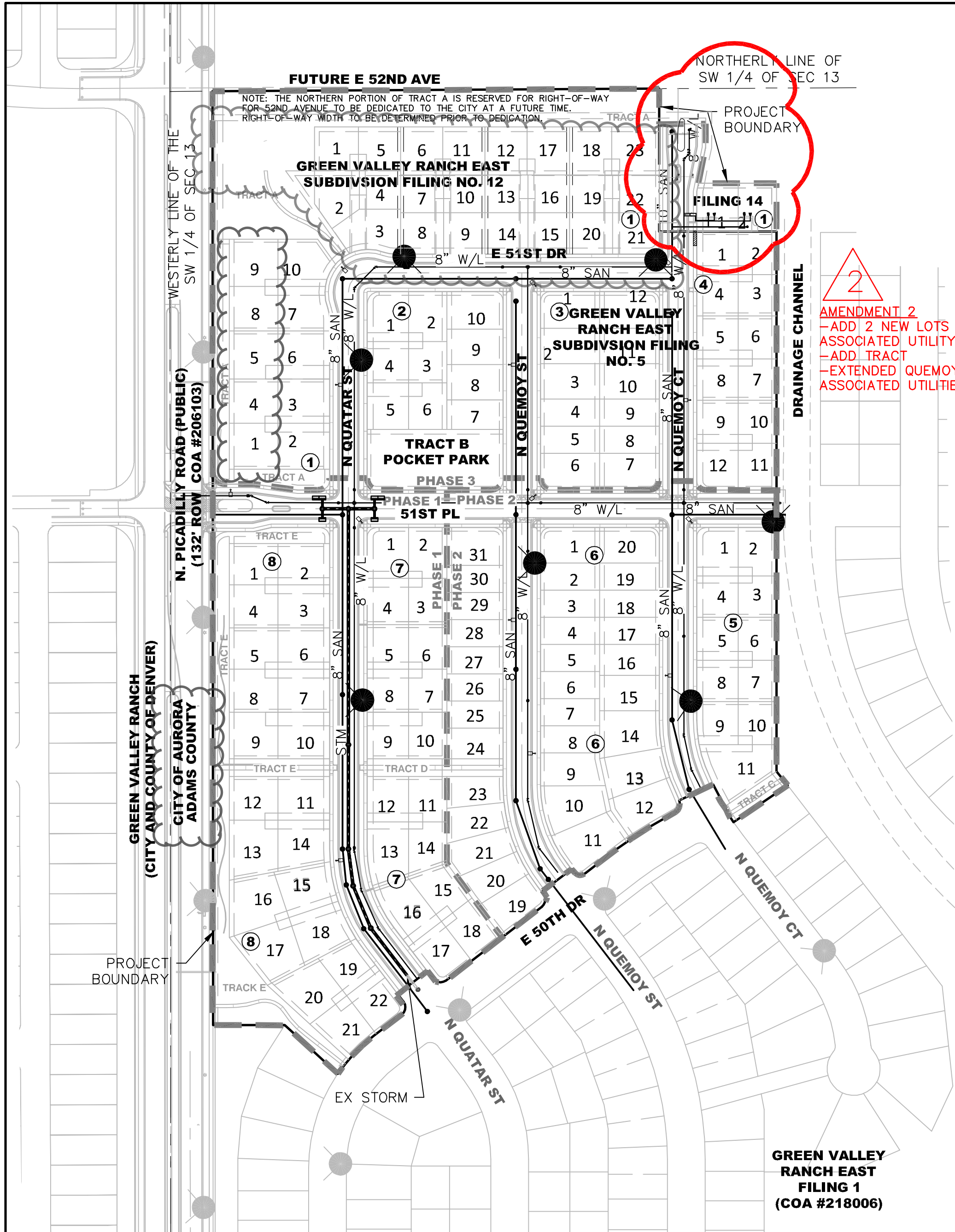
AMENDMENT 2	DATE	DESCRIPTION
AMENDMENT 1	03/23/22	SIXTH SUBMITTAL
FIFTH SUBMITTAL	04/15/22	FOURTH SUBMITTAL
THIRD SUBMITTAL	10/19/20	SECOND SUBMITTAL
FIRST SUBMITTAL	05/14/20	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

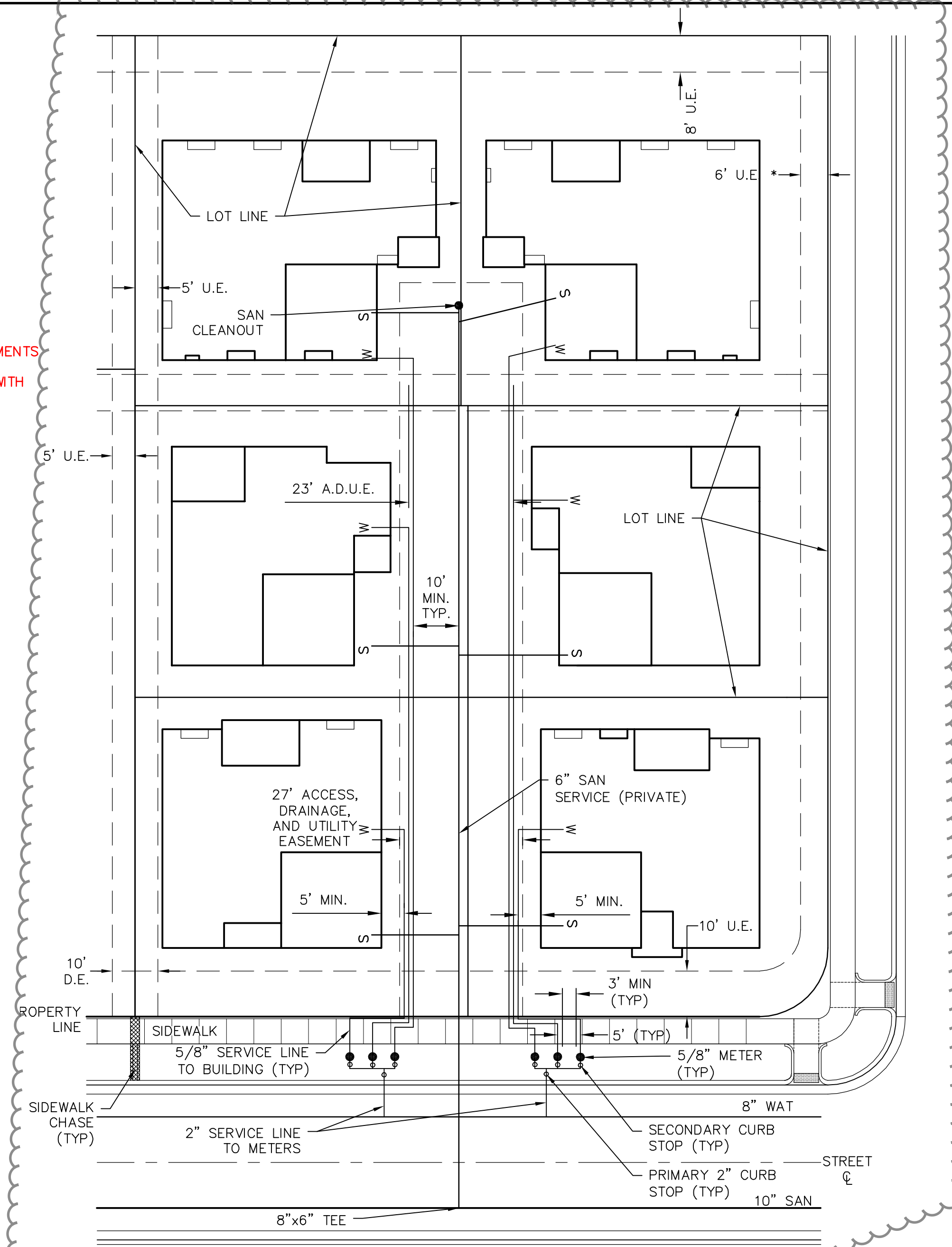


Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-PA-1\PLAN SETS\CS\SP\OVERALL UTILITY PLAN.DWG 4/27/2022 2:08 PM DINH GIANG



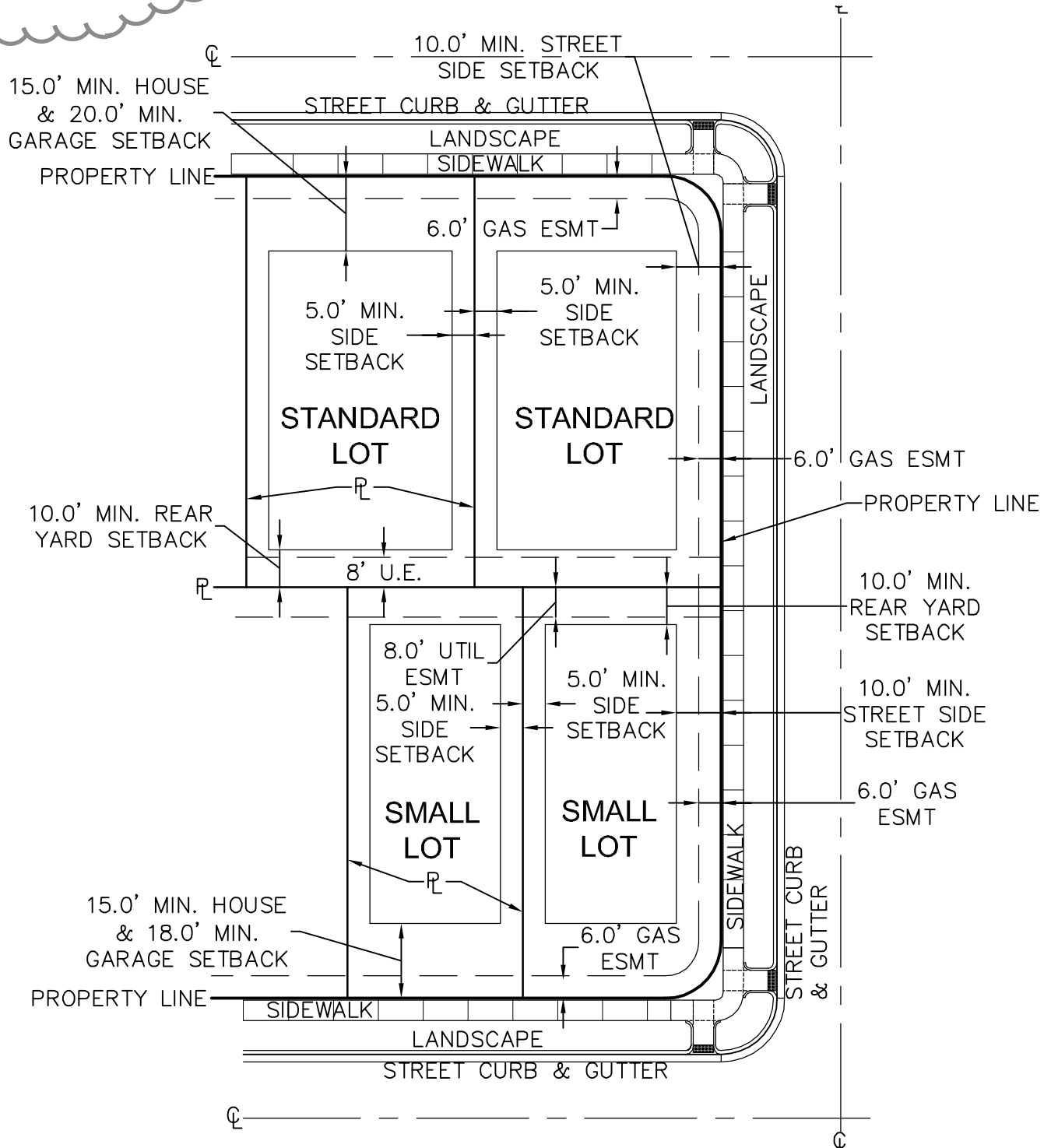
- NOTES:
1. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 2. FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.
 3. PHASE 1 STREET AND WATERLINE CONSTRUCTION INCLUDES NORTH QUATAR STREET SOUTH OF EAST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

Revised
make sure all
Amendment
1 bubbles are
also labeled
with a delta 1

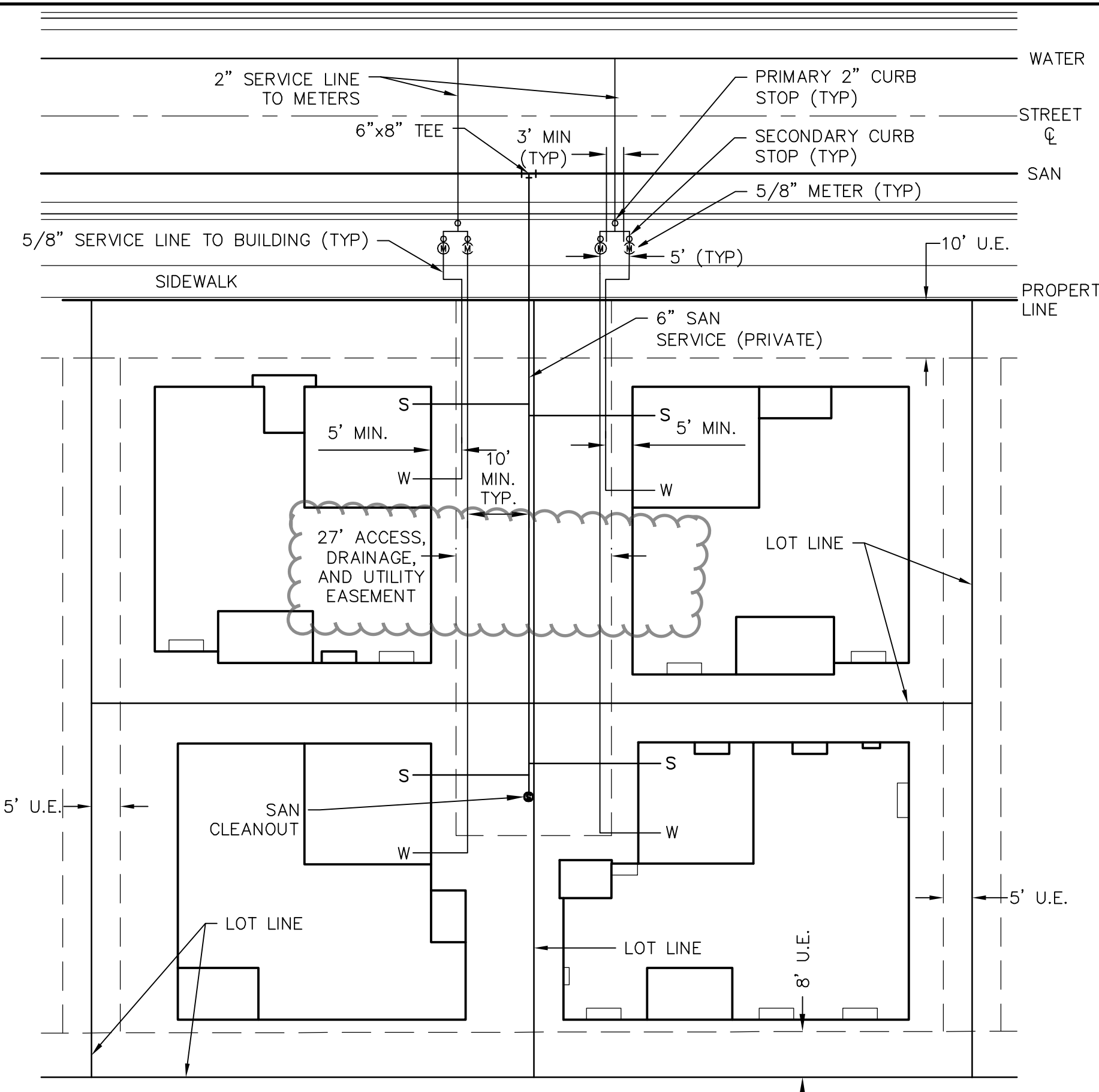


- NOTES:
- N.T.S.
1. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)
 2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.

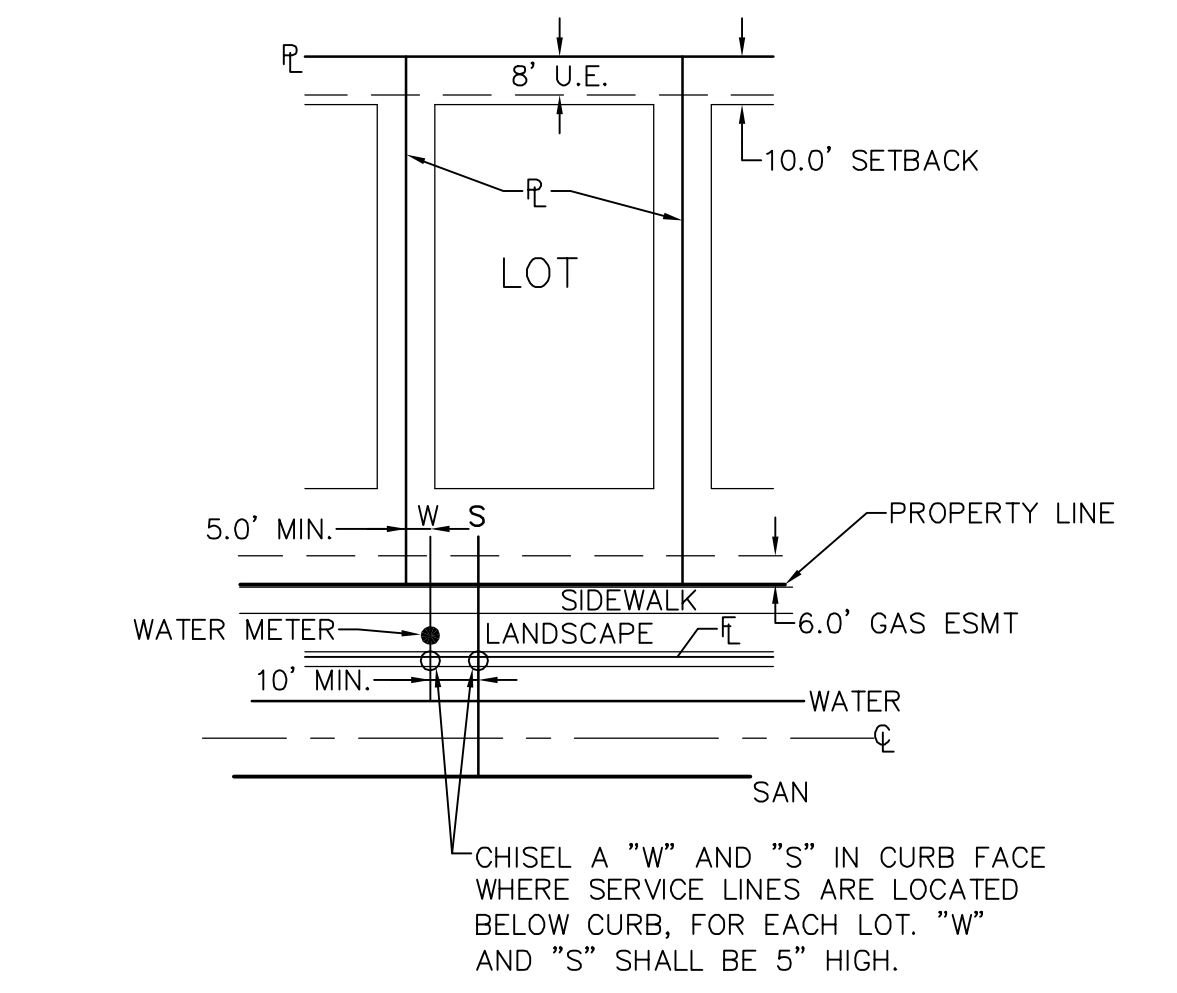
- 1
- REVISED EXISTING LOTS AND ADDED 8 NEW LOTS WITH ASSOCIATED UTILITY EASEMENT
 - ADDED FIRE LANE EASEMENT IN MOTOR COURT DRIVE
 - COMBINED TRACT A AND G INTO SINGLE TRACT A
 - ADDED TYPICAL UTILITY LAYOUT FOR 6-PACK UNRELATED TO AM.1
 - ADDED 5 NEW LOTS



TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS
N.T.S.



- NOTES:
- N.T.S.
1. 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.)
 2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.



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
303.368.5601
Contact: Alaina Kresibone Mailer, PE
Email: amailer@dewberry.com

**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

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

AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
03/23/22	04/15/22	06/10/20	09/23/20	08/14/20	06/26/20	03/31/20	12/12/19

No.	Date	Description
1	03/23/22	AMENDMENT 2

DOCUMENT AMENDMENTS

Project Number:
50118860

Designed By:
GKP

Checked By:
CCN

Sheet Number:
10

Drawn By:
BMS

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Project Number:
50118860

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GKP

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CCN

Sheet Number:
10

Drawn By:
BMS

GREEN VALLEY RANCH
SUBDIVISION FILING 36
(BK 34, PG 23-26)
CITY AND COUNTY
OF DENVER RECORDS
ADAMS COUNTY

N. PICADILLY ROAD (PUBLIC)
6-LANE ARTERIAL
(132' FUTURE ROW)
(GOA # 206103)

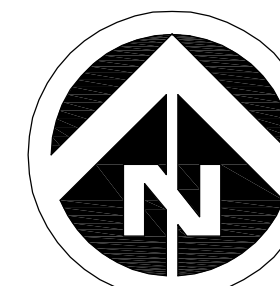
NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

PRIVATE 10" PSGO U.E.
(REC. NO. 2022000034767)

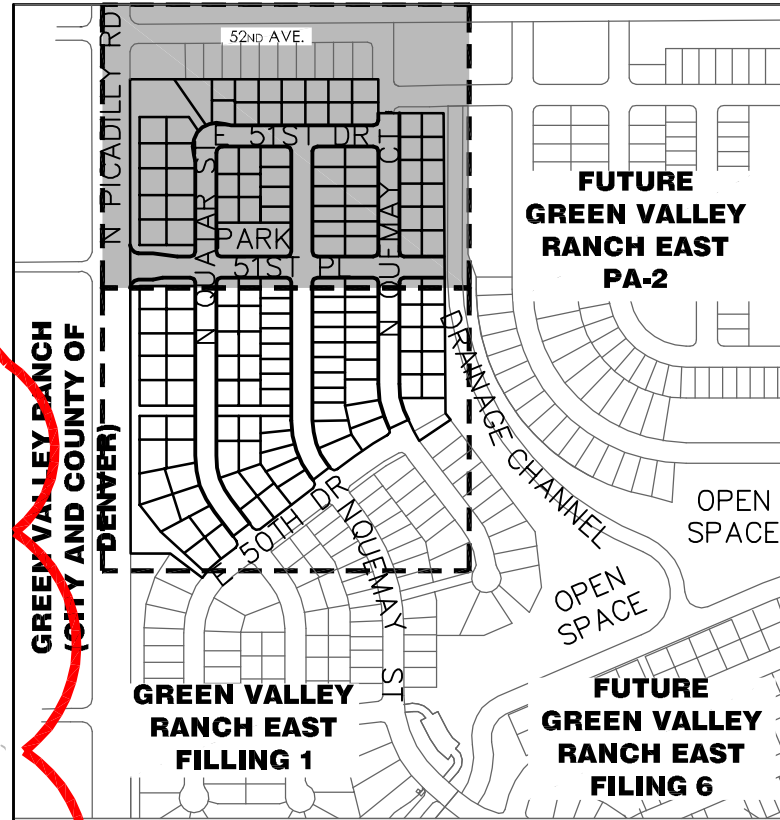
1
-REVISED EXISTING LOTS AND ADDED 8 NEW LOTS
WITH ASSOCIATED UTILITY EASEMENT
-ADDED FIRE LANE EASEMENT IN MOTOR COURT DRIVE
-COMBINED TRACT A AND G INTO SINGLE TRACT A
-ADDED TYPICAL UTILITY LAYOUT FOR 6-PACK UNRELATED
TO AM-1
-ADDED 5 NEW LOTS

2
AMENDMENT 2
-ADD 2 NEW LOTS WITH
ASSOCIATED UTILITY EASEMENTS
-EXTEND QUEMOY CT, TRACT
AND ASSOCIATED WATER AND
SAN. SEWER MAINS AND
SERVICES FOR NEW LOTS

PROJECT
BOUNDARY



0 20 40 80
(IN FEET)
1 inch = 40 ft.



KEY MAP
SCALE: 1"=600'



SYMBOLS AND LINETYPES

LEGEND

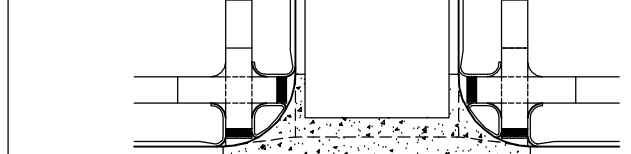
- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT OR TRACT LINE
- BUILDING SET BACK
- PROPOSED CONTOURS
5800
- EXISTING CONTOURS
5700

- 8" WATERLINE W/ GATE VALVE & TEE
- 12" WATERLINE
- SANITARY SEWER W/ MANHOLE

STORM SEWER W/ INLET, MANHOLE, & F.E.S.

BLOCK NUMBER #

CURB, GUTTER,
CROSSSPAN,
SIDEWALK & RAMP



WATER METER

FIRE HYDRANT

STREET LIGHT

EX. WATERLINE W/ VALVE & TEE

EX. SANITARY SEWER W/ MANHOLE

EX. STORM SEWER W/ INLET,
MANHOLE, & F.E.S.

EX. EASEMENT LINE

EX. FIRE HYDRANT

EX. STREET LIGHT

FLOW ARROW

EMERGENCY
OVERFLOW

ABBREVIATIONS:

T.W. = TOP OF WALL
B.W. = BOTTOM OF WALL

NOTES:

- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
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SEE SHEET 12

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Alana Kresibone Mailer, PE
Email: amailer@dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

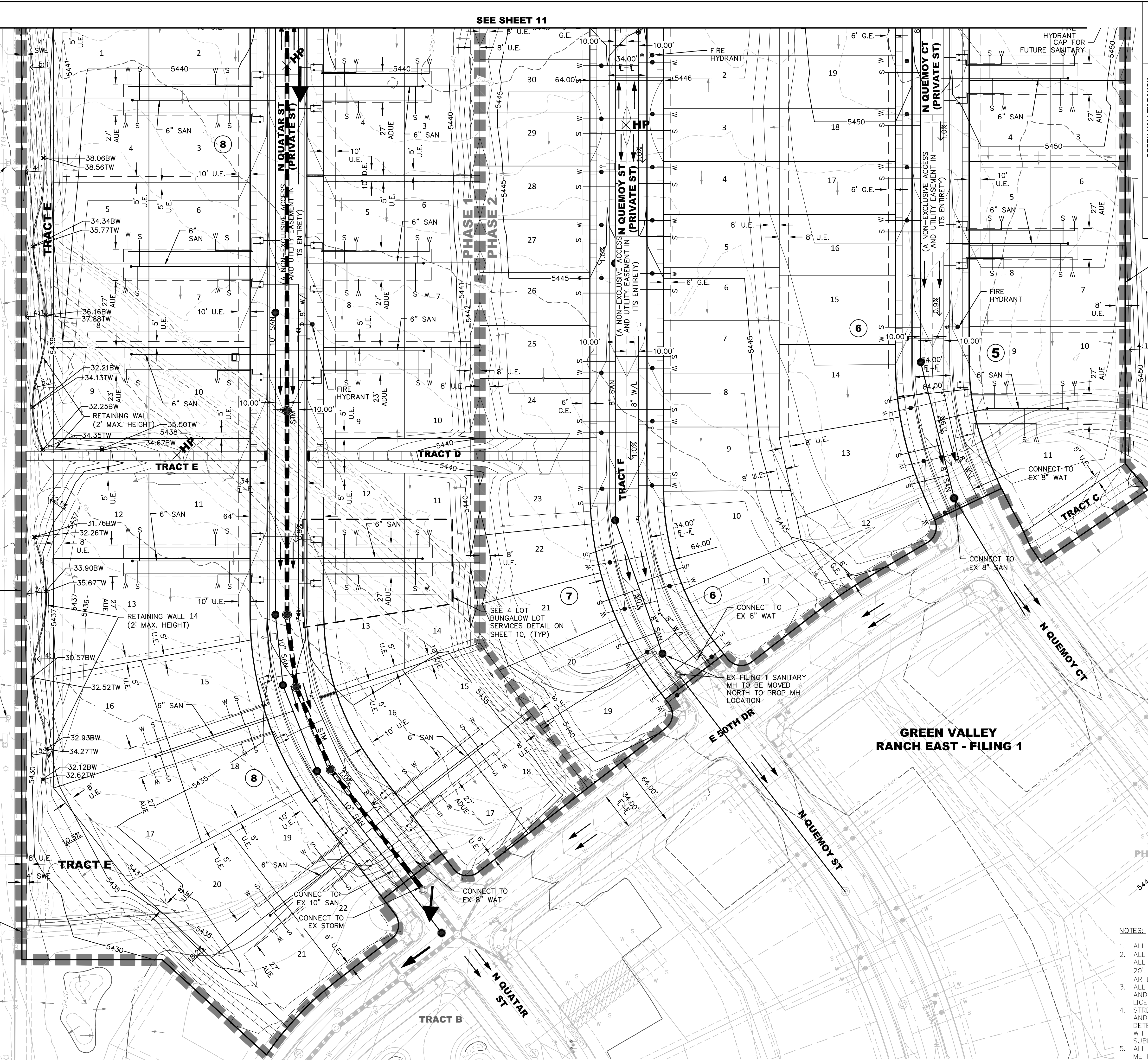
GRADING AND UTILITY PLAN

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

AMENDMENT 2	DATE	DESCRIPTION
AMENDMENT 1	03/23/22	SIXTH SUBMITTAL
FIFTH SUBMITTAL	04/15/22	
FOURTH SUBMITTAL	10/19/20	
THIRD SUBMITTAL	09/23/20	
SECOND SUBMITTAL	08/14/20	
FIRST SUBMITTAL	06/26/20	
	03/31/20	
	12/12/19	

PRELIMINARY
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Project Number:
50118860
Designed By: **GKP** Drawn By: **BMS**
Checked By: **CCN**
Sheet Number:
11



GREEN VALLEY RANCH (CITY AND COUNTY OF DENVER)

GREEN VALLEY RANCH EAST FILLING 1

GREEN VALLEY RANCH EAST PA-2

GREEN VALLEY RANCH EAST FILLING 6

KEY MAP
SCALE: 1"=600'

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

PROPOSED CONTOURS
5800

EXISTING CONTOURS
5700

8" WATERLINE W/ GATE VALVE & TEE

12" WATERLINE

SANITARY SEWER W/ MANHOLE

STORM SEWER W/ INLET, MANHOLE, & F.E.S.

BLOCK NUMBER #

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

WATER METER

FIRE HYDRANT

STREET LIGHT

EX. WATERLINE W/ VALVE & TEE

EX. SANITARY SEWER W/ MANHOLE

EX. STORM SEWER W/ INLET, MANHOLE, & F.E.S.

EX. EASEMENT LINE

EX. FIRE HYDRANT

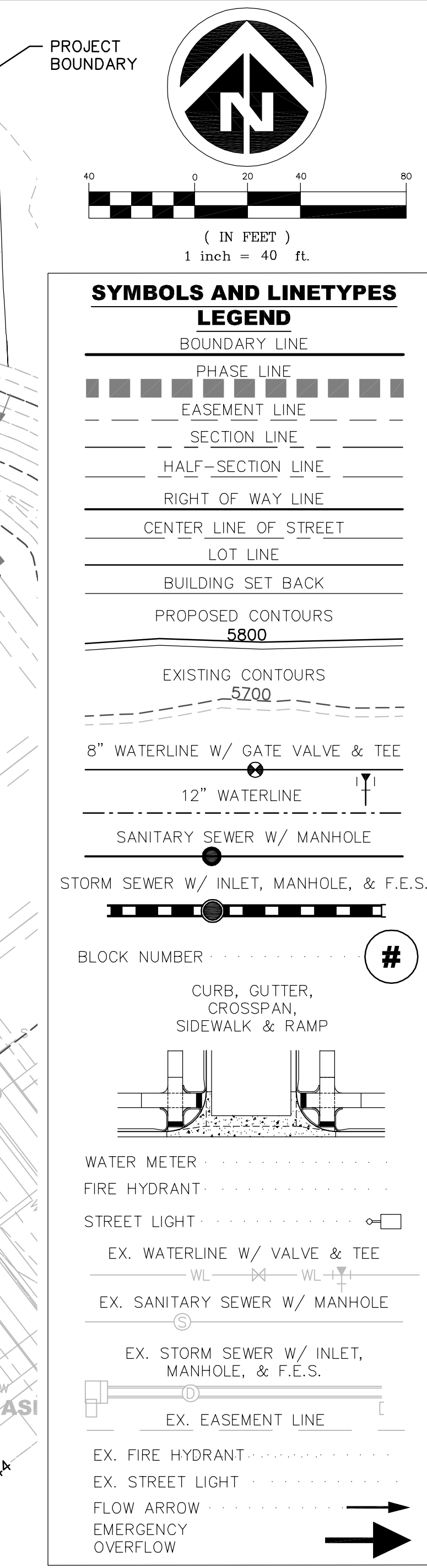
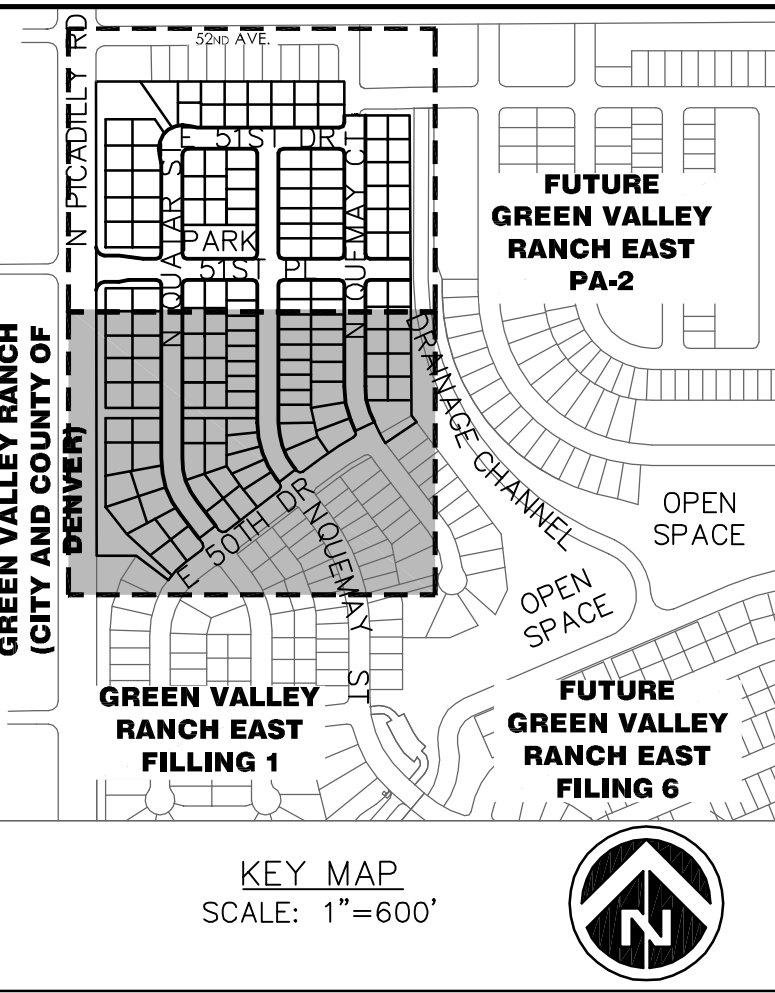
EX. STREET LIGHT

FLOW ARROW

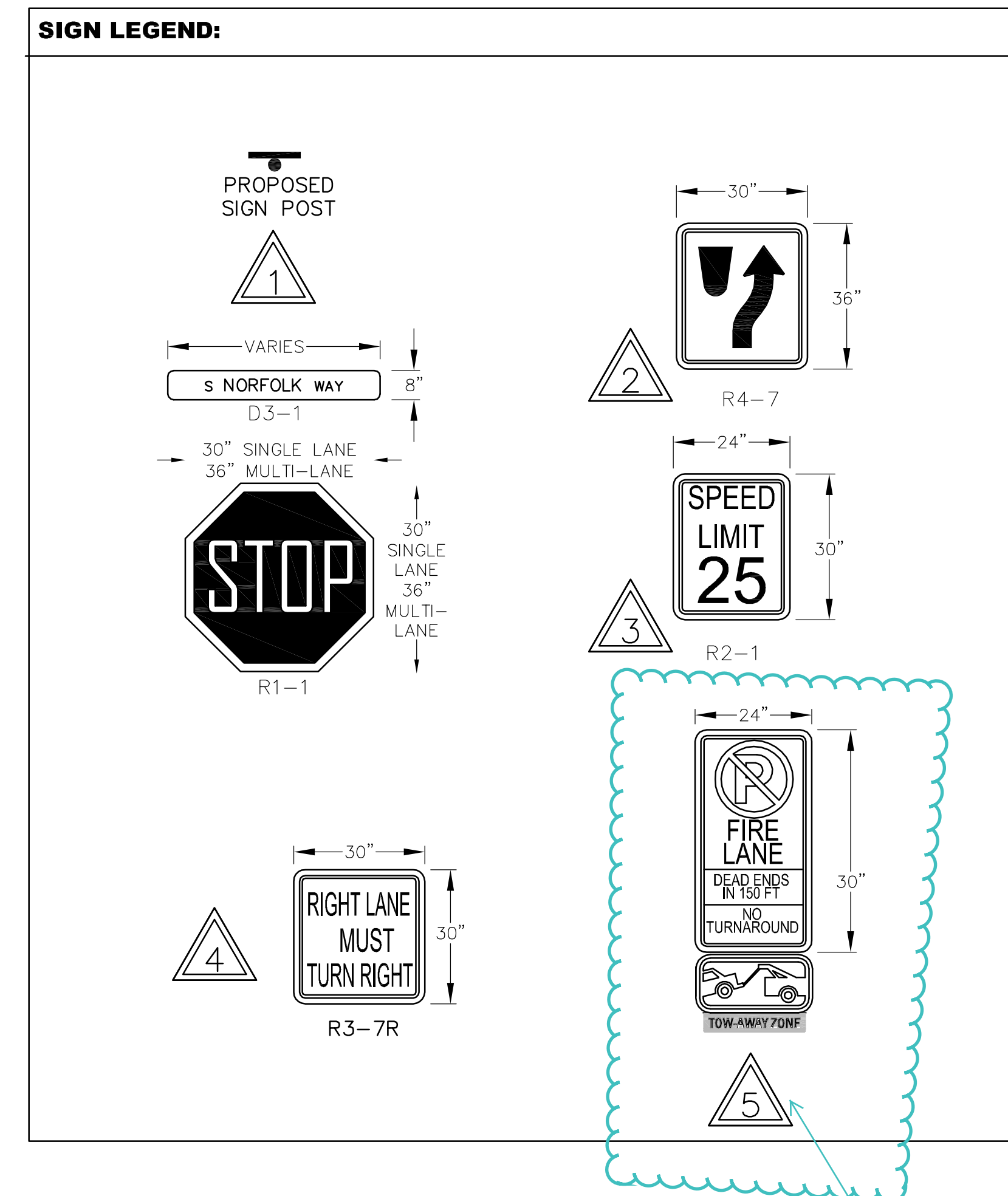
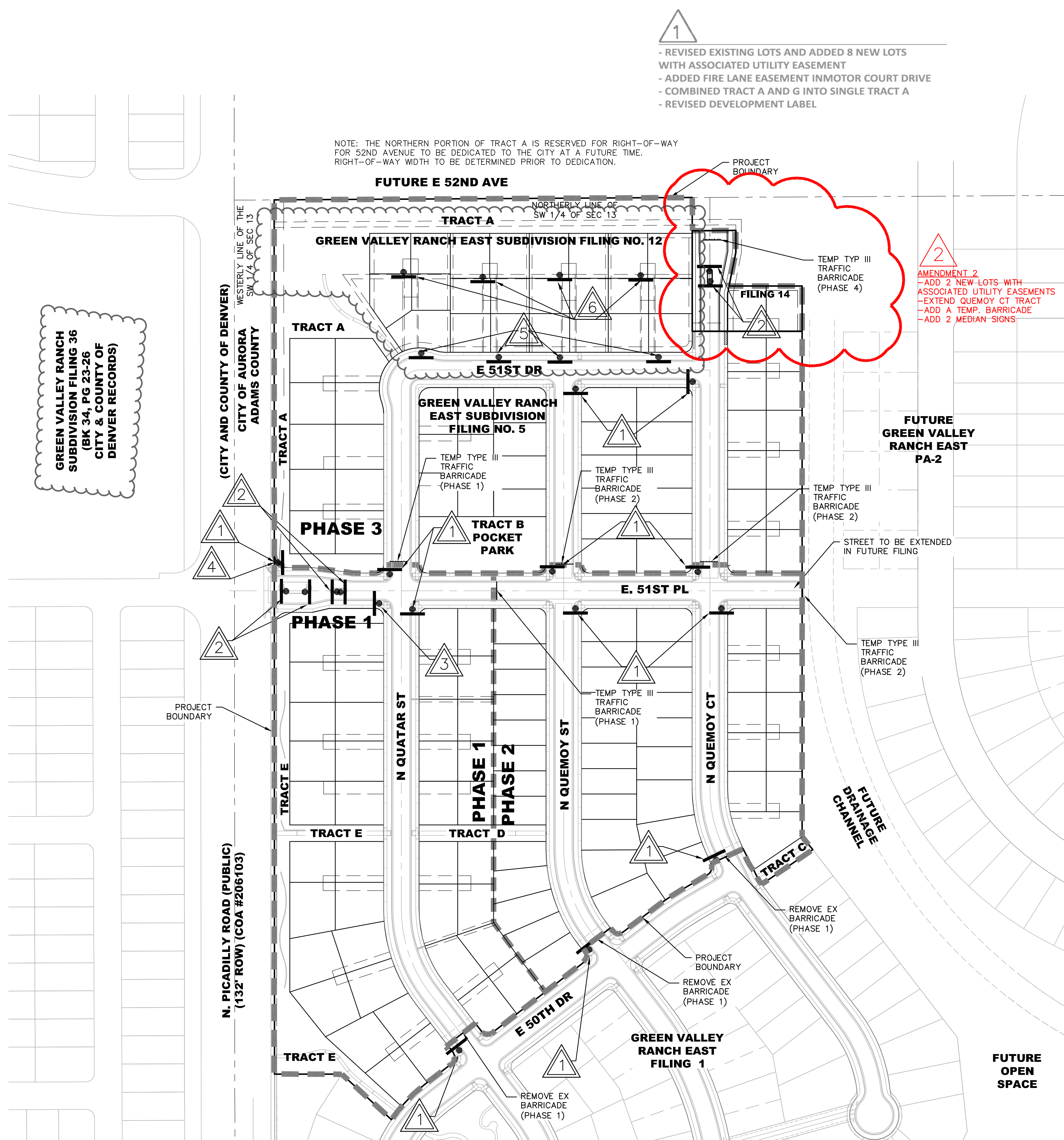
EMERGENCY OVERFLOW

NOTES:

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Dewberry Dewberry Engineers Inc. 8100 East Madewood Avenue, Suite 150 Greenwood Village, CO 80111 Contact: Alaina Kneebone Marler, PE Email: amarler@dewberry.com		
<h2 style="margin: 0;">GREEN VALLEY RANCH EAST</h2> <h2 style="margin: 0;">PRELIMINARY PLAT #5 W/ ADJUSTMENTS</h2>		
<p>OAKWOOD HOMES</p> <p>4908 TOWER ROAD DENVER, CO 80249 TEL: (303) 486-8500</p> <p>CONTACT: BRANDON WYSZYNSKI</p>		
No.	Date	Description
DOCUMENT AMENDMENTS		
A	03/23/22	AMENDMENT 2
1	04/15/22	AMENDMENT 1
6	10/19/20	SIXTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL
<div style="position: relative; height: 100px;"> PRELIMINARY NOT FOR CONSTRUCTION </div>		
Project Number:		
50118860		
Designed By:		Drawn By:
GKP		BMS
Checked By:		
CCN		
Sheet Number:		
12		



This was highlighted in Amendment 1

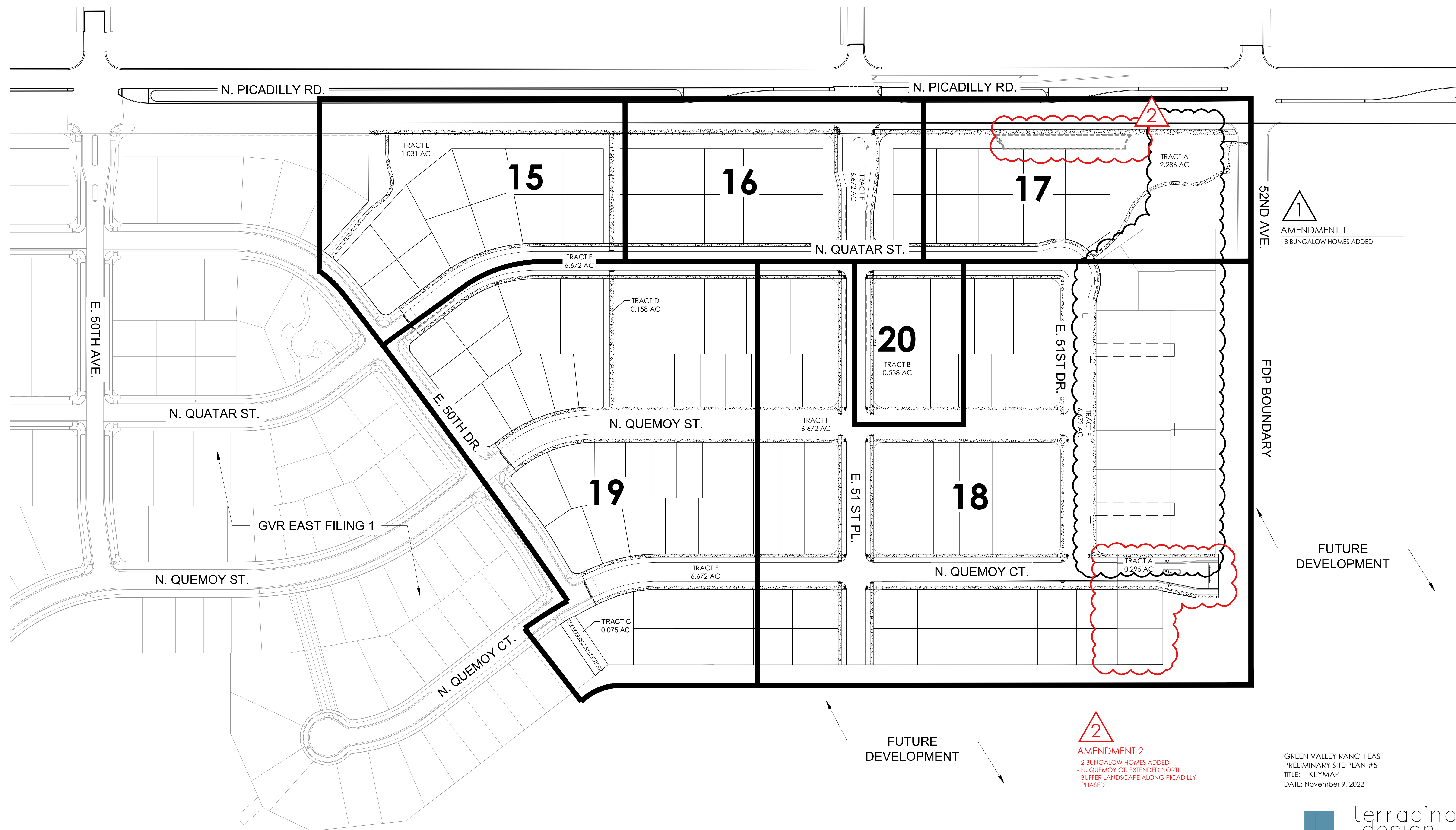
Revised

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
1	04/15/22	AMENDMENT 1
2	03/23/22	AMENDMENT 2

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11/9/2022 7:51 AM
DILLON COOK

LEGEND

EXTENTS OF SHEET

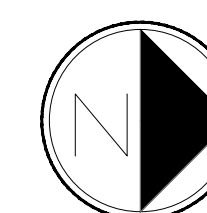


FUTURE
DEVELOPMENT

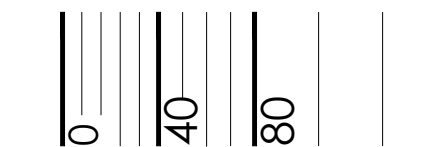


AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH
- BUFFER LANDSCAPE ALONG PICADILLY
PHASED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: KEYMAP
DATE: November 9, 2022



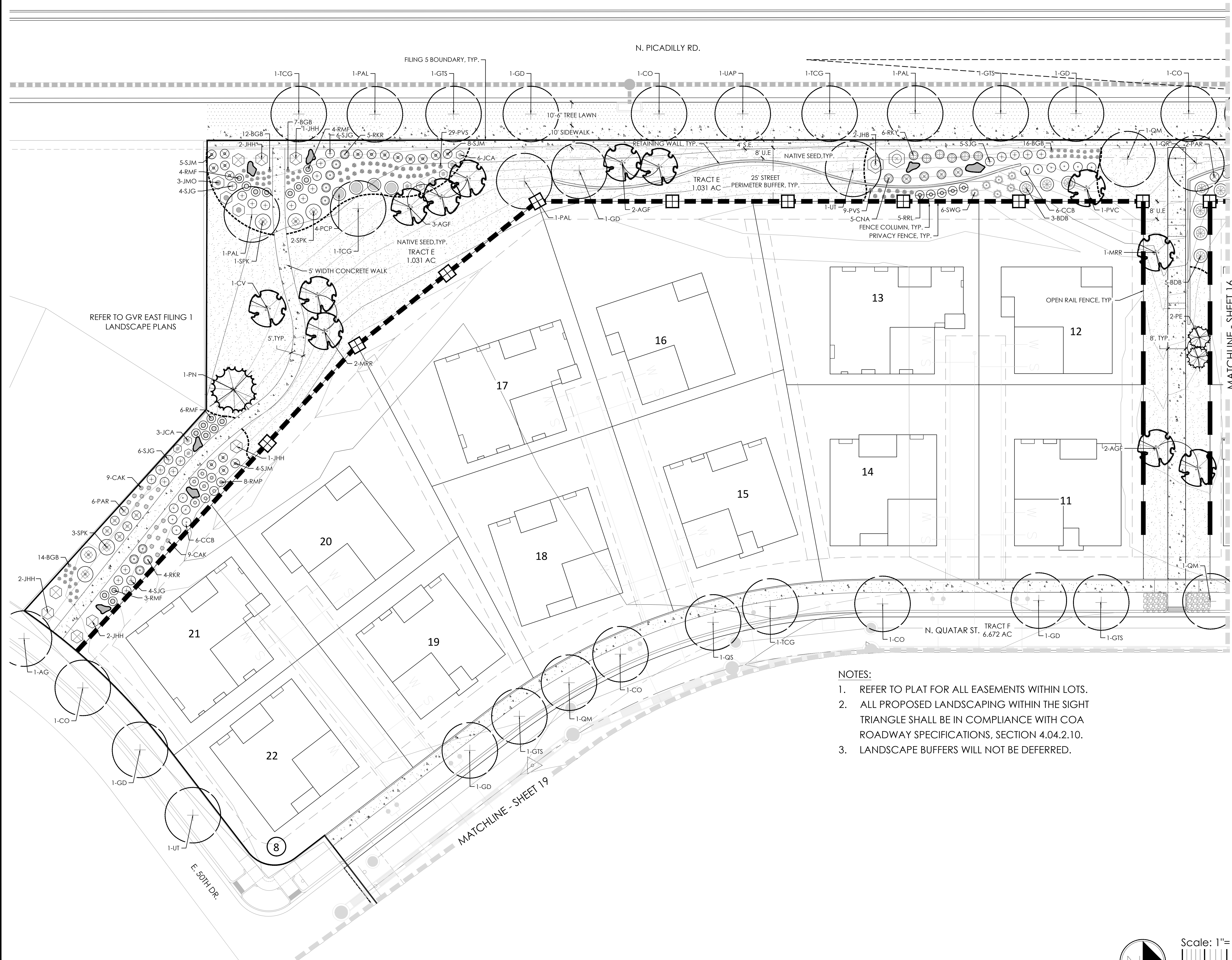
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SHEET 14 OF 33

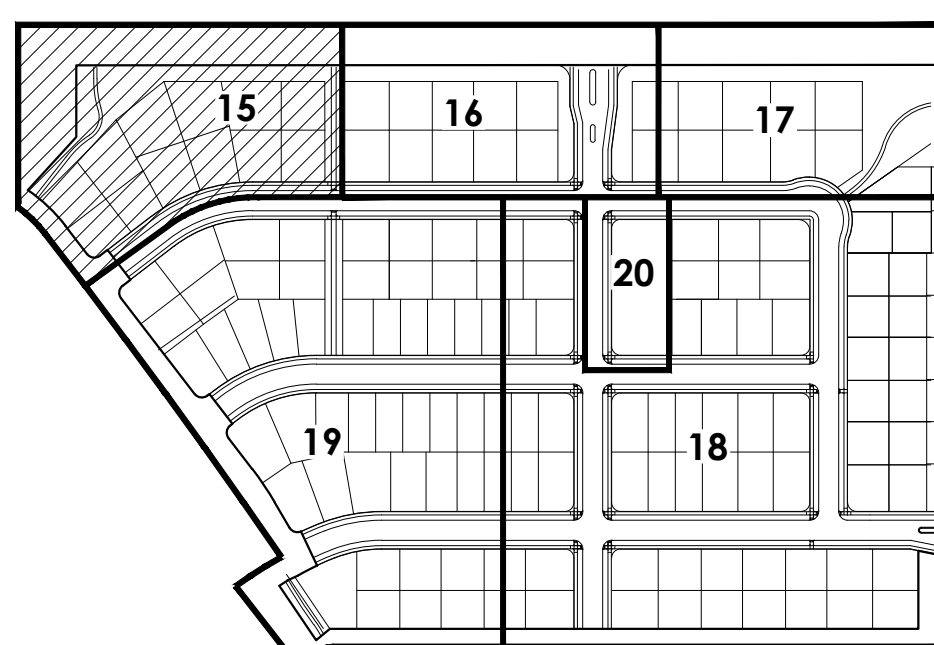
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11/9/2022 7:56 AM
DILLON COOK



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
- PHASE LINE
- LIGHT POLE
- SECURITY LIGHTING
- FIRE HYDRANT
- LANDSCAPE BOULDER
- S.E. = SIDEWALK EASEMENT
- A.F.E. = ACCESS AND FIRE LANE EASEMENT
- U.E. = UTILITY EASEMENT
- G.E. = GAS EASEMENT

KEY MAP

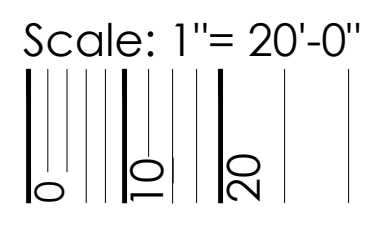
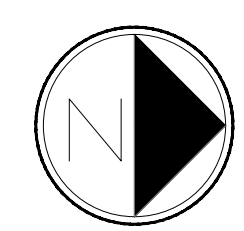


- NOTES:
- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

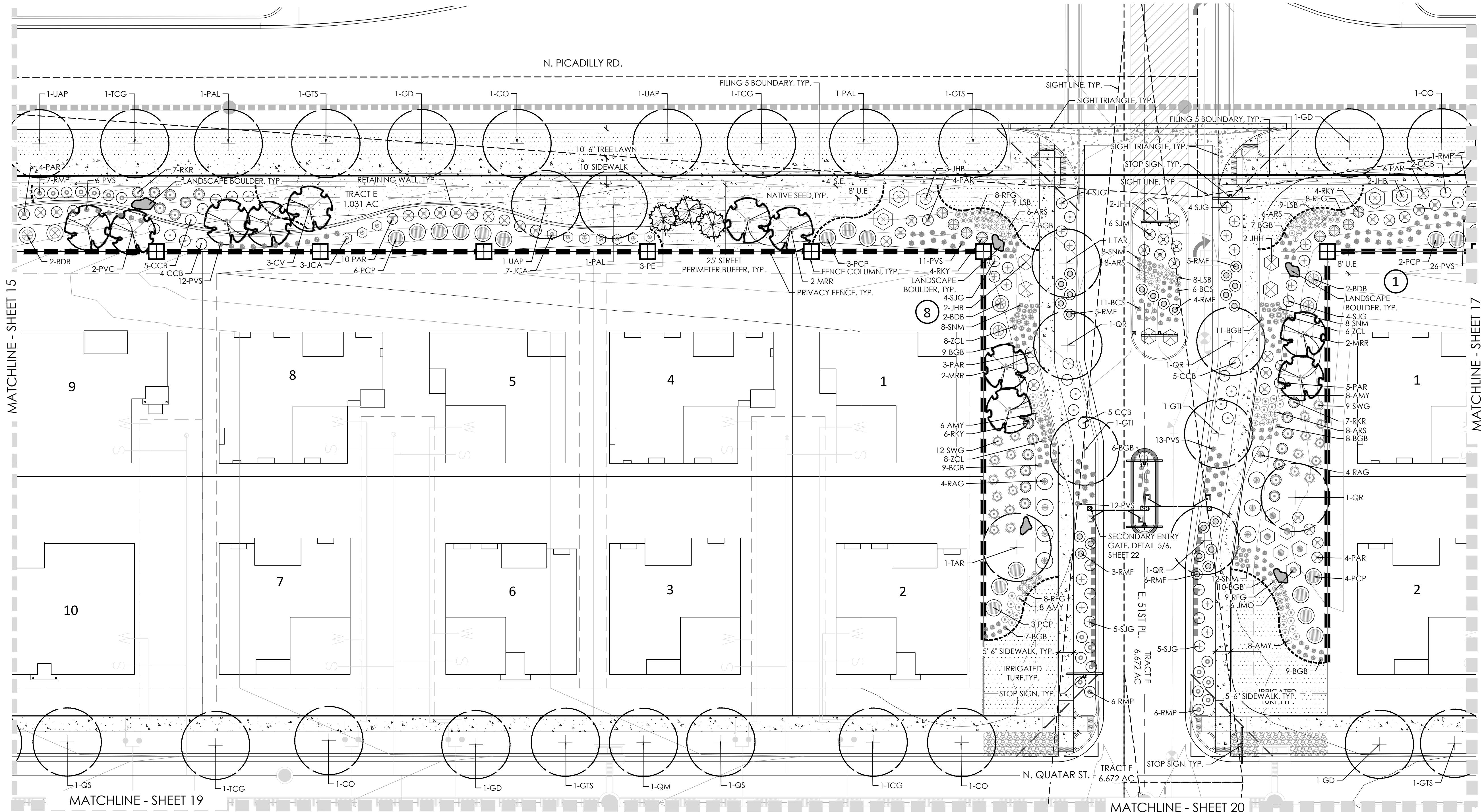
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: November 9, 2022



NOT FOR CONSTRUCTION



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11/9/2022 7:53 AM
DILLON COOK

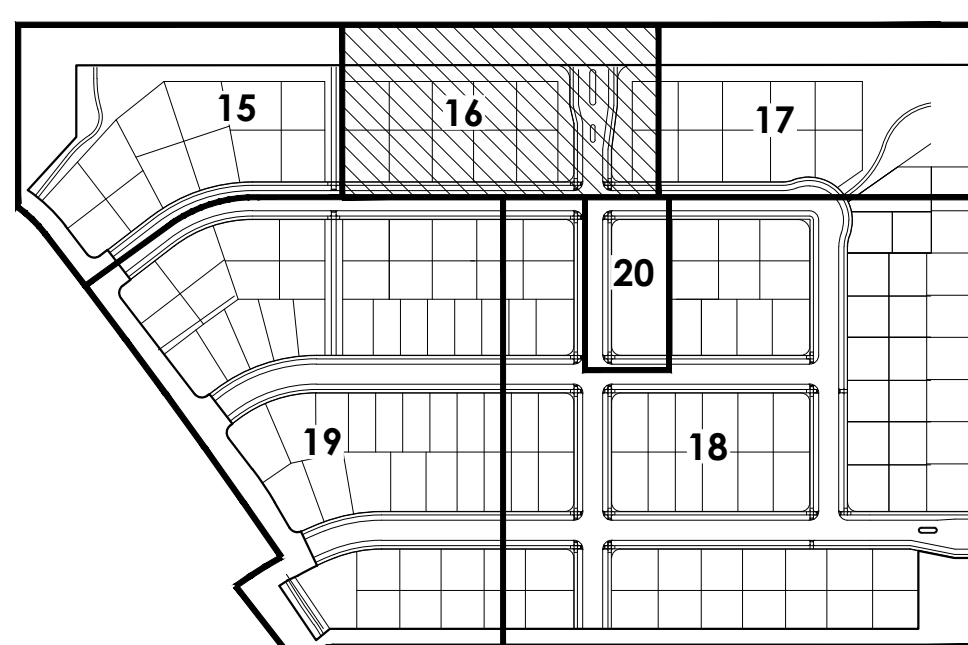


- NOTES:
1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

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
 - PHASE LINE
 - LIGHT POLE
 - SECURITY LIGHTING
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- S.E. = SIDEWALK EASEMENT
A.F.E. = ACCESS AND FIRE LANE EASEMENT
U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT

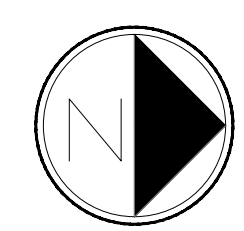
KEY MAP



GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: November 9, 2022



NOT FOR CONSTRUCTION



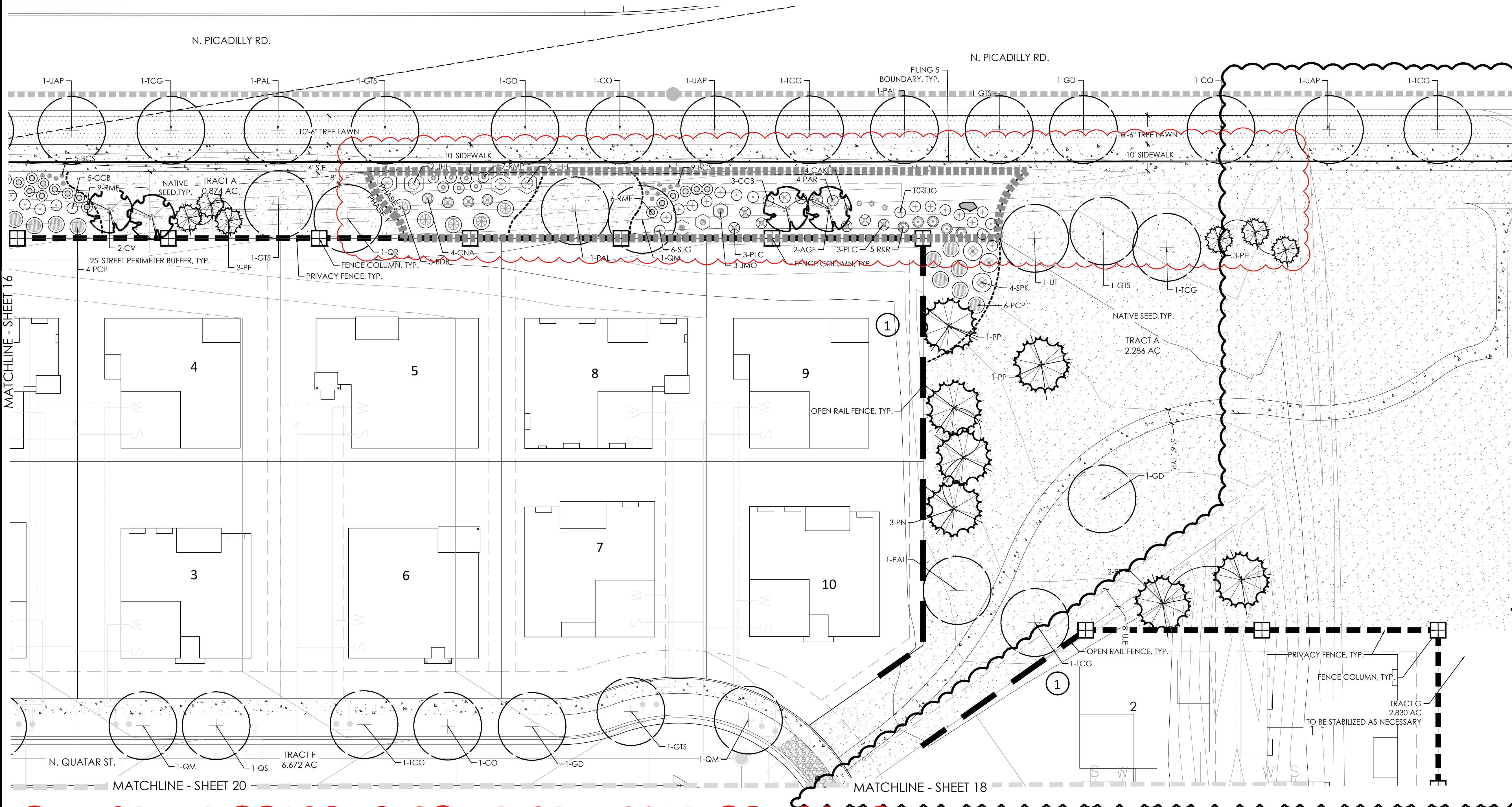
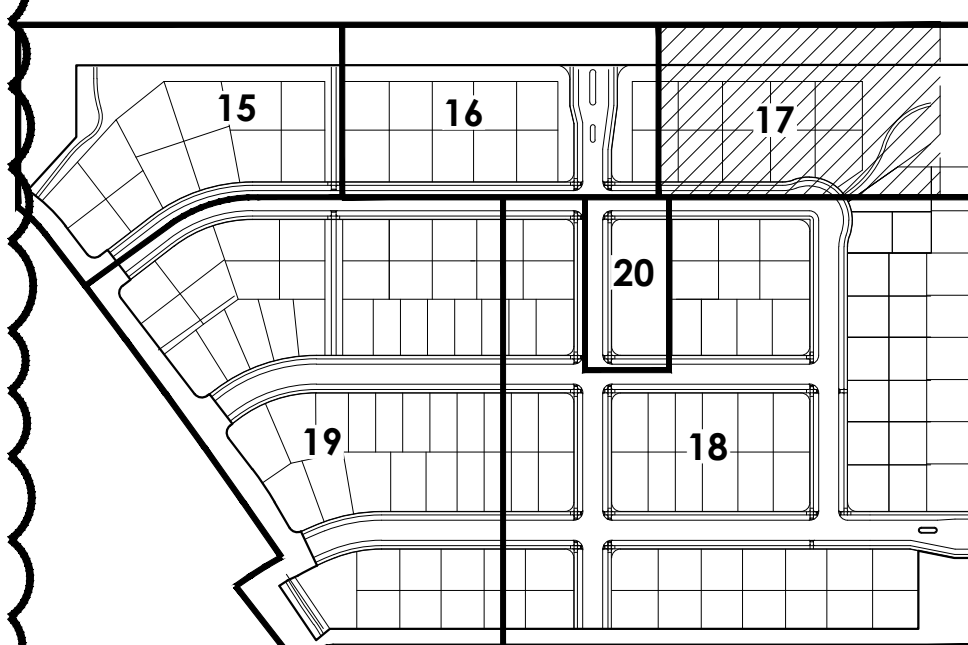
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11/9/2022 7:52 AM
DILLON COOK

LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- STEEL EDGER
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- G.E. = GAS EASEMENT

KEY MAP

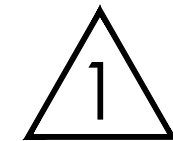


- NOTES:
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 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - LANDSCAPE BUFFERS WILL NOT BE DEFERRED UNLESS OTHERWISE NOTED.
 - FUTURE PHASE TO BE STABILIZED WITH NATIVE SEED UNTIL THE SIDEWALK IS CONSTRUCTED.
 - ONCE THE SIDEWALK IS CONSTRUCTED, THE ULTIMATE PHASE 2 LANDSCAPE WILL BE INSTALLED PER THE REQUIREMENTS SHOWN IN THE TABLE. FINAL DESIGN MAY VARY PER ULTIMATE SIDEWALK CONFIGURATION.

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 1/40 LF)	SHRUBS PROVIDED (5 GAL/1 GAL)*
TRACT A (PHASE 1)	OPEN SPACE/ST. PERIMETER BUFFER	250	20'	25'	7	7	63	5 GAL 35
TRACT A (PHASE 2)	OPEN SPACE/ST. PERIMETER BUFFER	140	20'	25'	4	4	35	32 13
TOTALS		390			11	11	98	87 48

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.

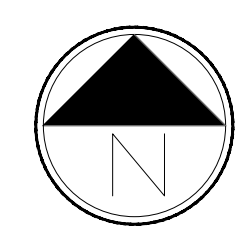


AMENDMENT 1
- 7 BUNGALOW HOMES ADDED
- TREES AND NATIVE SEED ADDED



AMENDMENT 2
- ADDED PHASE LINE
- ADJUSTED PLANTING
- BUFFER TABLE ADDED

NOT FOR CONSTRUCTION



Scale: 1"= 20'-0"



MATCHLINE - SHEET 17

WATCHLINE - SHEET 20

TRACT F
4472 AC

6.672 AC -N.

MATCHLINE - SHEET 19

E. 51ST PL.

$$\frac{1}{1-QM}$$

TCG 1-UT

⑤

2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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RAIL FENCE, TYP. —

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3

[illegible]

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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20
40
80

	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
	PHASE LINE
	LIGHT POLE
	SECURITY LIGHTING
	FIRE HYDRANT
	LANDSCAPE BOULDER
S.E. = SIDEWALK EASEMENT	
A.F.E. = ACCESS AND FIRE LANE EASEMENT	
U.E. = UTILITY EASEMENT	
G.E. = GAS EASEMENT	



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

SHEET 18 OF 28

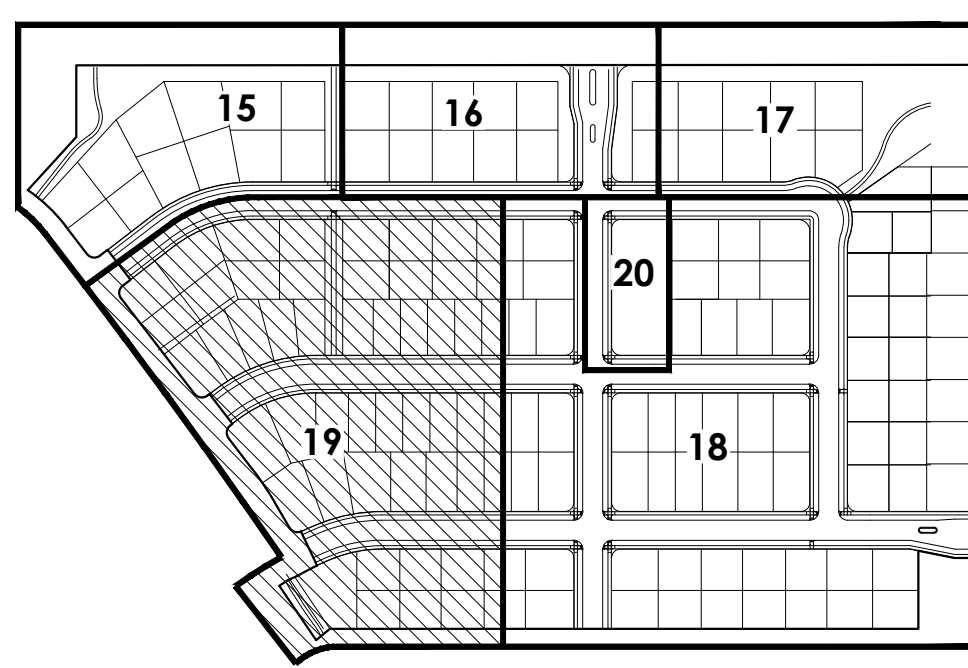
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_L_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A211.1-SHEETS\GVR EAST PRELAT 5 LANDSCAPE SHEETS.DWG
DILLON COOK
11/9/2022 7:53 AM



LEGEND

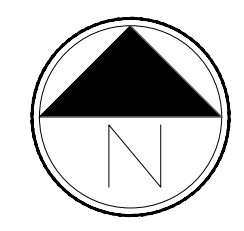
- CANOPY TREE
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- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
- FILING 5 R.O.W.
- FILING 5 BOUNDARY
- SIGHT LINE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



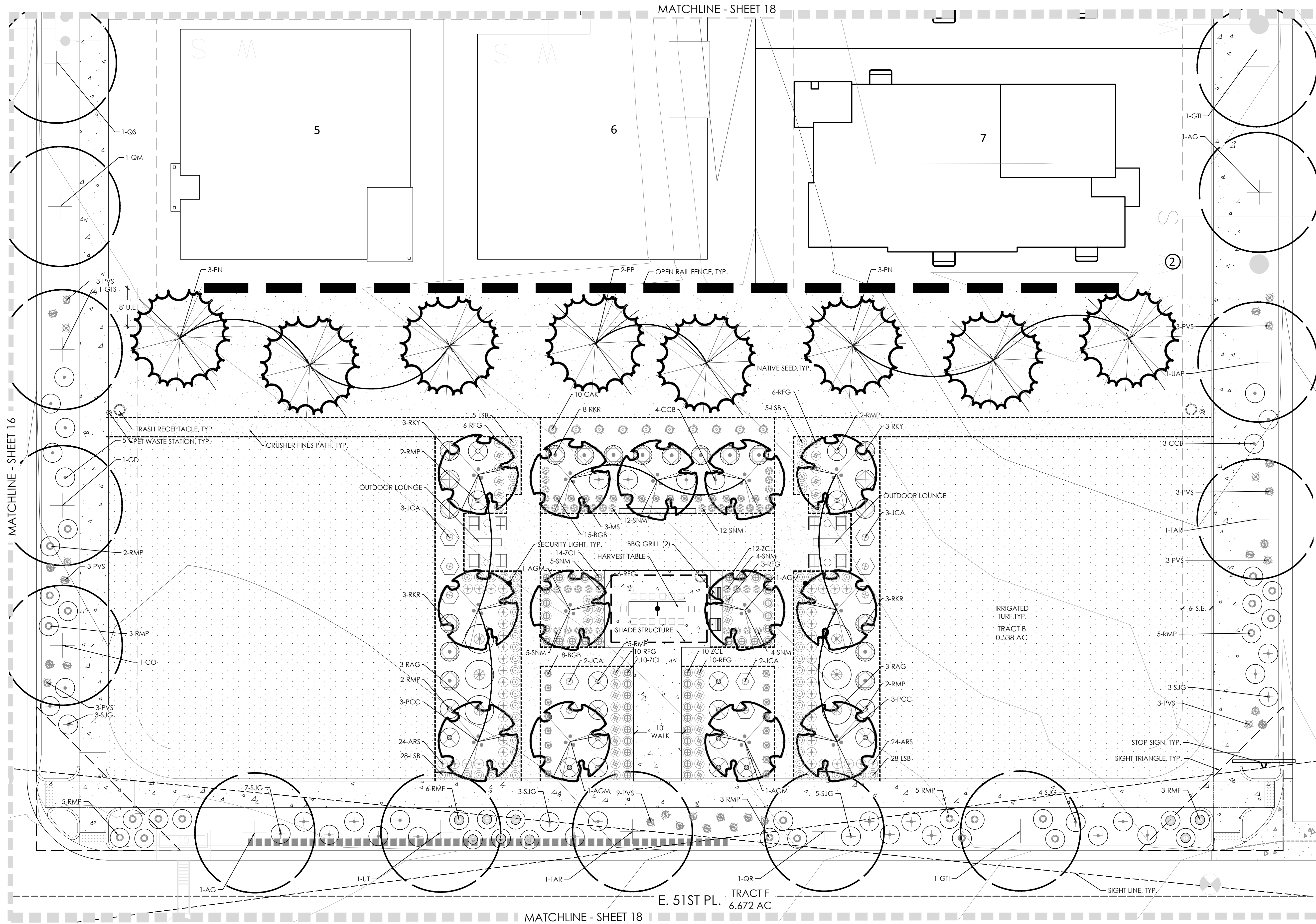
Scale: 1"= 40'-0"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: November 9, 2022



NOT FOR CONSTRUCTION

P:\OAKWOOD MASTER FOLDER\OVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A211.1-SHEETS\OVR EAST PRELAT 5 LANDSCAPE SHEETS.DWG
11/9/2022 7:53 AM
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

PHASE LINE

LIGHT POLE

SECURITY LIGHTING

FIRE HYDRANT

LANDSCAPE BOULDER

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

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"= 10'-0"

0 5 10 20

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: November 9, 2022

terracedesign

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

SHEET 20 OF 28

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	93,452	6	20	59	58	284
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/1 GAL)*
								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		1,057			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 PL	1 TREE/40 LF	1,788	36	39
N PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N QUENOMY ST	1 TREE/40 LF	2,269	57	67
N QUENOMY ST	1 TREE/40 LF	1,789	45	45
N QUENOMY CT	1 TREE/40 LF	1,984	50	50
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	30.740	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.60	21.5%
LANDSCAPE AREA	5.99	19.5%
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.	0.64	2.1%



AMENDMENT 2

- TREES ADDED TO N. QUENOMY 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	HACKBERRY, WESTERN	2.5" CAL	B&B	L-M
28	GD	GYMNOCLADUS DIOICUS '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
24	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						
34	JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	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	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 'ALBICAULIS'	RABBITBRUSH, 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'	MOKORANGE, CHEYENNE	#5	CONT.	L
14	RAG	RHUS ARGENTATA 'GOLD LOW'	SHUMBO, DWARF FRAGRANT	#5	CONT.	L
62	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
59	RNF	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'	CURRENT, RED LAKE	#5	CONT.	L
95	SJG	SPIREA JAPONICA 'GOLDFLAME'	SPIREA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIREA JAPONICA 'MAGIC CARPET'	SPIREA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L
PERENNIALS						
30	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	L
76	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
92	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
74	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						
187	BBB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
37	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.
- FREETANDING 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:

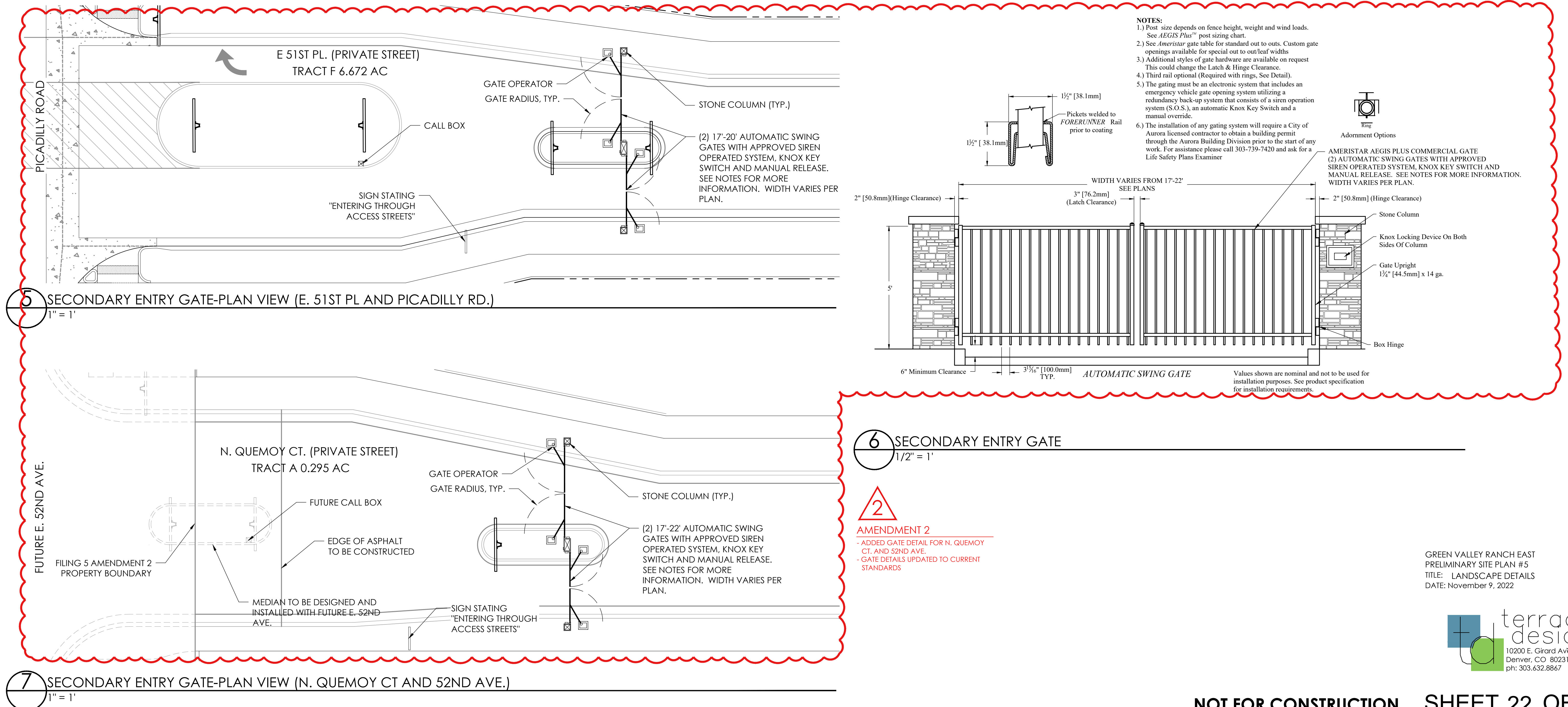
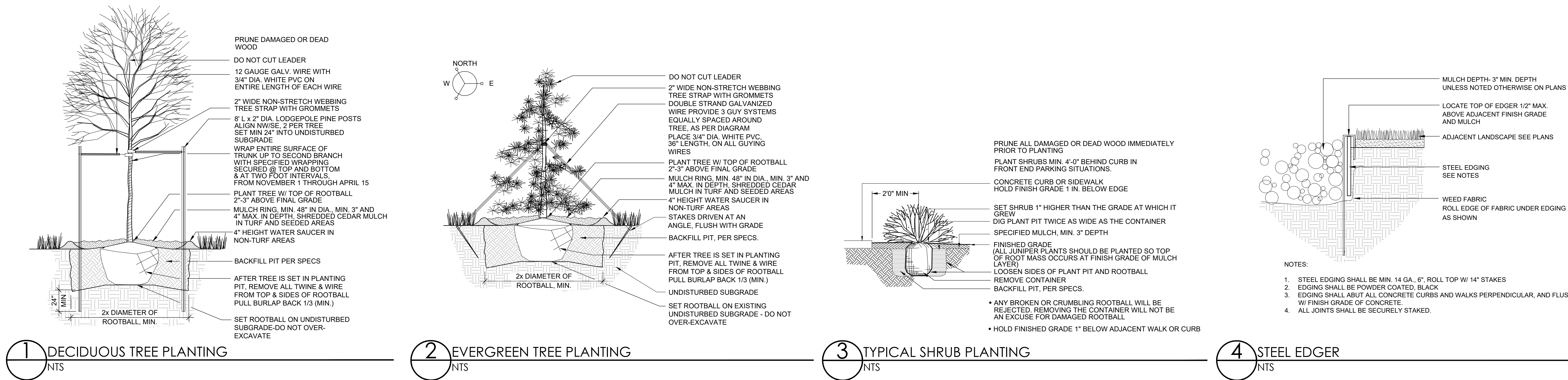
SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

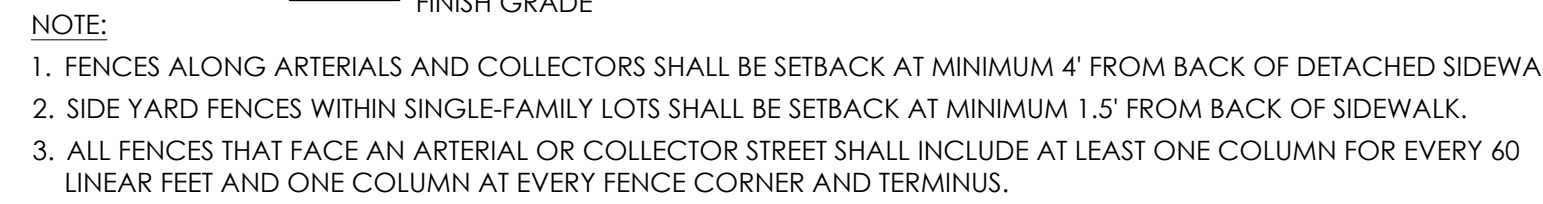
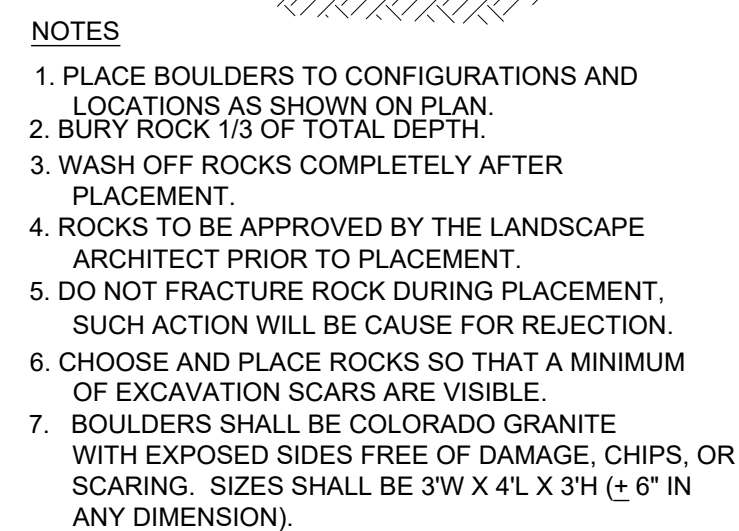
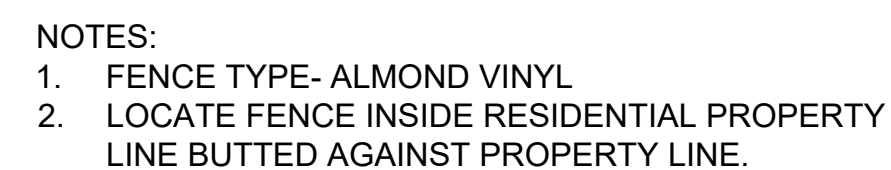
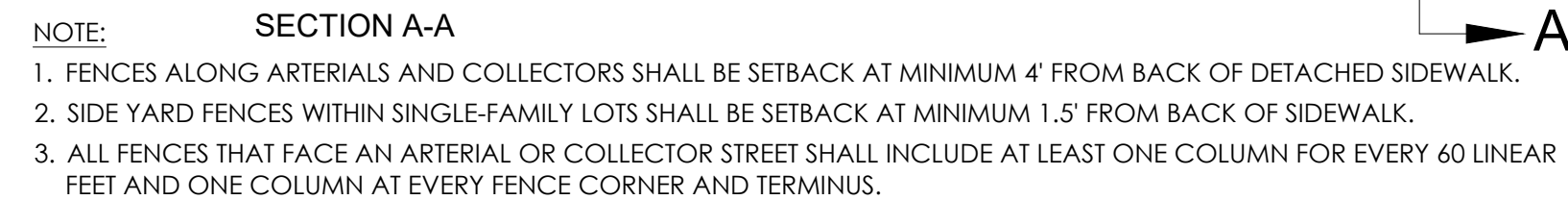
SINGLE FAMILY LANDSCAPE AREAS

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: November 9, 2022

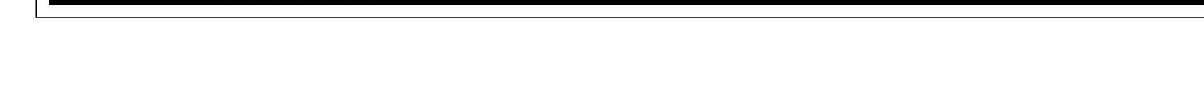


P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT, FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A21.1.1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
DILLON COOK
11/9/2022 7:56 AM




$$2 \overline{) 3/4'' = 1}$$

$$\overline{5} \overline{1/2''} = 1'$$


NOT



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

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A21.1.1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
11/9/2022 7:54 AM
DILLON COOK



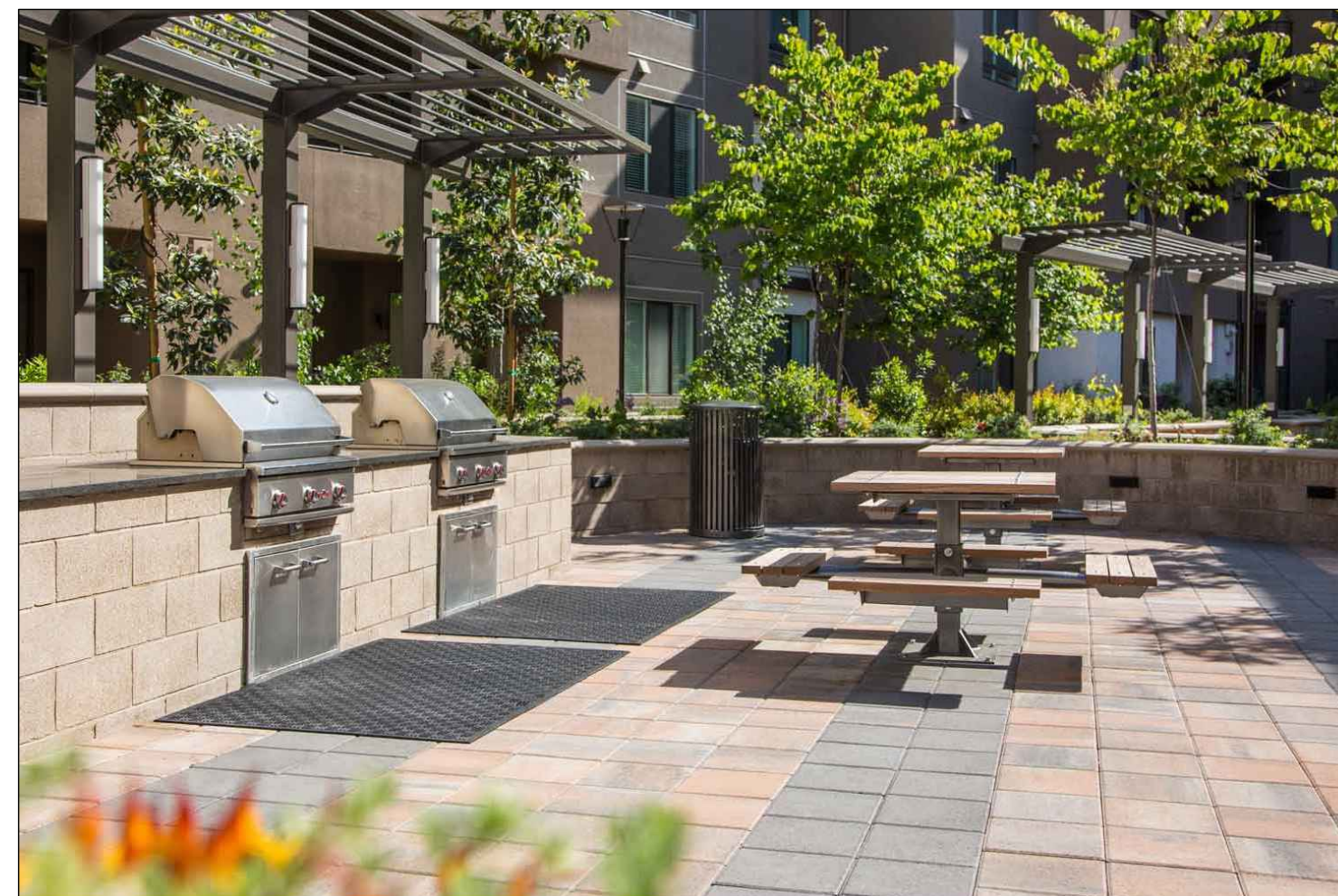
1 SHADE STRUCTURE
NTS (Images for reference only)
DIMENSIONS: 14' X 20'
MATERIALS:
VENEER: STONE
BEAMS: WOOD
ROOF: STEEL



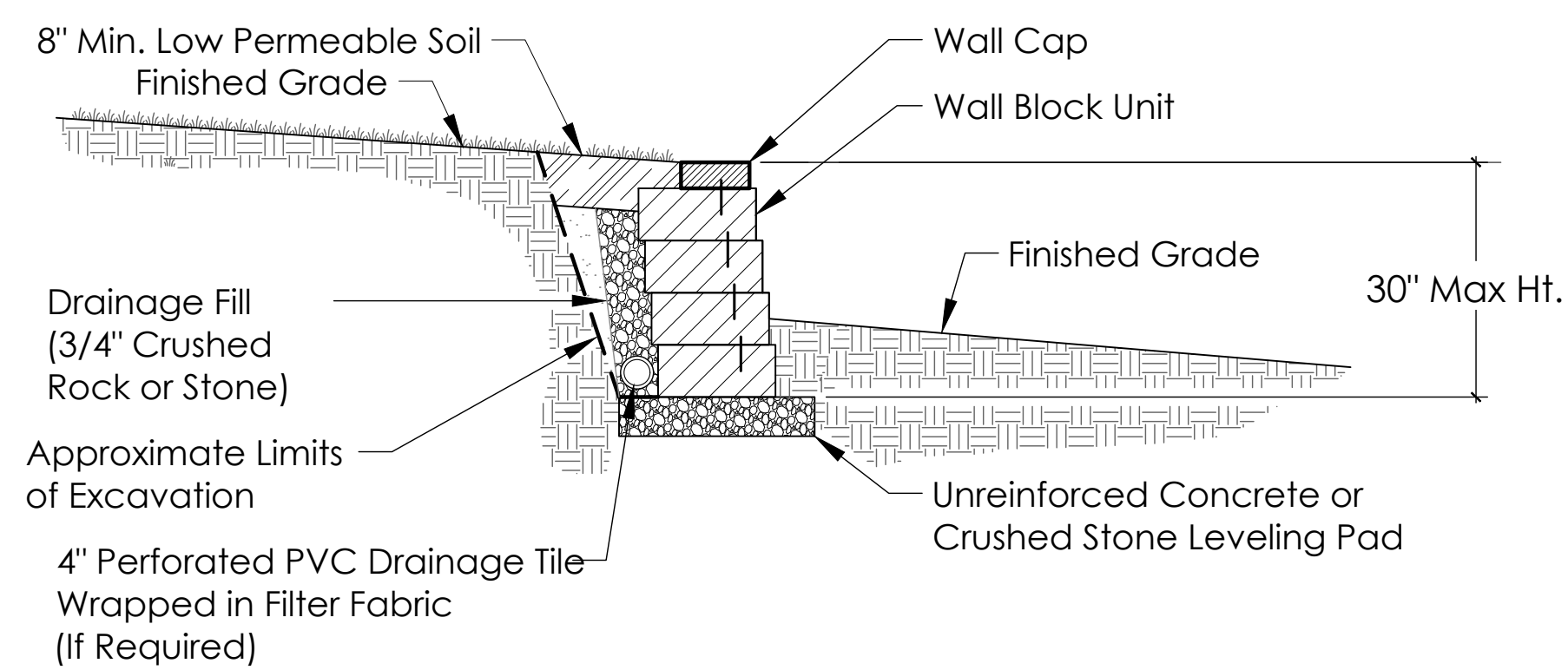
2 HARVEST TABLE
NTS (Images for reference only)



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: November 9, 2022






Urban

UrbanScope

MPTC
Post top



Lumec UrbanScope 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.

Luminaire ordering guide

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
MPTC	70w64led	4k	G2	k3						
MPTC¹ UrbanScope LED post top luminaire	3W32LED²	3K	G2 Gen2	LE2	120	CDMG¹	H5	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
	50W32LED³	3000K		Type II	120V	Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pag. 3)	House Side Shield			BE6TX
	72W32LED	4K		flat lens	208	OVR	Dynadimmer override function			BC2TX
	97W32LED²	4000K		LE3	208V	CLO¹	PH8			BKTX
	55W48LED			Type III	240V	Pre-set driver to manage lumen depreciation	Photoelectric cell			BRTX
	80W48LED			LE3	240V	CLO¹	PH8			GN4TX
	106W48LED			wide flat lens	277	Pre-set driver for progressive start-up	Photoelectric cell, extended life			GN6TX
	140W48LED¹			LES³	277V	AST¹	PH9			GN8TX
	70W64LED			Type III	347V	Pre-set driver for progressive start-up	Shorting Cap			GNTX
	110W64LED			wide flat lens	480	AST¹	PHXL¹			GR
	90W80LED			LE4	480V	Pre-set driver for progressive start-up	Photoelectric cell, extended life			G3TX
				Type IV		OTL¹	RCD¹			NP
				flat lens		Pre-set driver to signal end of life of the lamp	5- Pin receptacle for dimming photoelectric cell			RD2TX
				LES		DALI	RCD¹			RD4TX
				Type V		Pre-set driver compatible with the DALI control system	7- Pin receptacle for photoelectric cell			TG
				flat lens		DMG	Filter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long lens			TS
						0-10 volt	DMG			WH1TX
							Filter to fit over a 3 1/2" (89 mm) O.D. by 4" (102 mm) long lens			(consult pag 4 for code descriptions)

Example MPTC-42W32LED4K-T-LE3-120-CDMG42S-PH8-BKTX

1. DMS 0-10V driver come standard

2. The 347V and 480V are not available.

3. Not available with H5 option.

4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.

5. Not available with Motion Response

[illegible]

ROUND TAPERED STEEL DS210 Light Duty

Job Name: _____

Job Location - City: _____ **State:** _____ **Date:** _____

Product: DS210 --- **Quote:** _____

Client Name: _____

Created By: _____ **Date:** _____

Customer Approval: _____ **Date:** _____

SPECIFICATIONS

Pole Shaft - The pole shaft is a 1-piece assembly conforming to ASTM A595 Grade A or A572 Grade 55 with a constant linear taper of 0.14 in/t.

Pole Top - Pole is provided with either a tenon top or drilled for a fixture mounting. A removable pole cap is provided for drilled poles. Consult the luminaire manufacturer for correct tenor size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary splice fit dimensions.

Handhole - A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes a cover and the cover attachment hardware. Poles with a 5.90" pole diameter are supplied with a 3" X 5" rectangular handhole. All other pole assemblies are provided with a 4" X 6.5" ovalized handhole. Handhole dimensions are nominal.

Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Valmont reserves the right to provide a two-piece steel full base cover on some applications depending upon the finish requirement and/or pole base diameter. Nut covers can be substituted on most models. Additional base cover options, including the Dart Square (ZT) cast aluminum cover and Dart Round (DT) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend one end and are fastened a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized heavy strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FGV) or any of the V-Pro® Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

Poles - Steel

R/S / DS210

L/D

NOMINAL MOUNTING HEIGHT	DESIGN INFORMATION						POLE DIMENSIONS				DESIGNATION
	80 MPH WIND EPA WEIGHT (LBS)	MAX EPG WT 3 GUST (LBS)	100 MPH WIND EPG WT 3 GUST (LBS)	BASE DIA (IN)	TOP DIA (IN)	WALL THK (IN)	STRUCTURE WEIGHT (LBS)				
20'-0"	19.3	482	15.1	377	12.2	305	5.90	3.10	11	140	590A200
	24.2	605	19.3	482	15.6	390	6.50	3.70	11	160	650A200
	12.0	31.9	9.9	247	8.0	200	5.90	2.40	11	155	590A250
25'-0"	20.3	507	16.2	405	13.1	327	7.00	3.50	11	200	700A250
	30.5	760	24.0	625	19.8	495	7.00	3.50	7	280	700E250
	11.7	29.2	9.3	232	7.5	187	6.60	2.40	11	200	660A300
30'-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
	11.2	28.0	8.9	222	7.1	177	7.30	2.40	11	250	730A350
35'-0"	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350
	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350
	10.7	26.7	8.5	212	6.8	165	7.82	2.40	11	285	782A389
39'-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
	17.4	435	13.5	338	10.8	285	10.00	3.70	11	450	100A450
45'-0"	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	100E450
	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

ANCHORAGE DATA

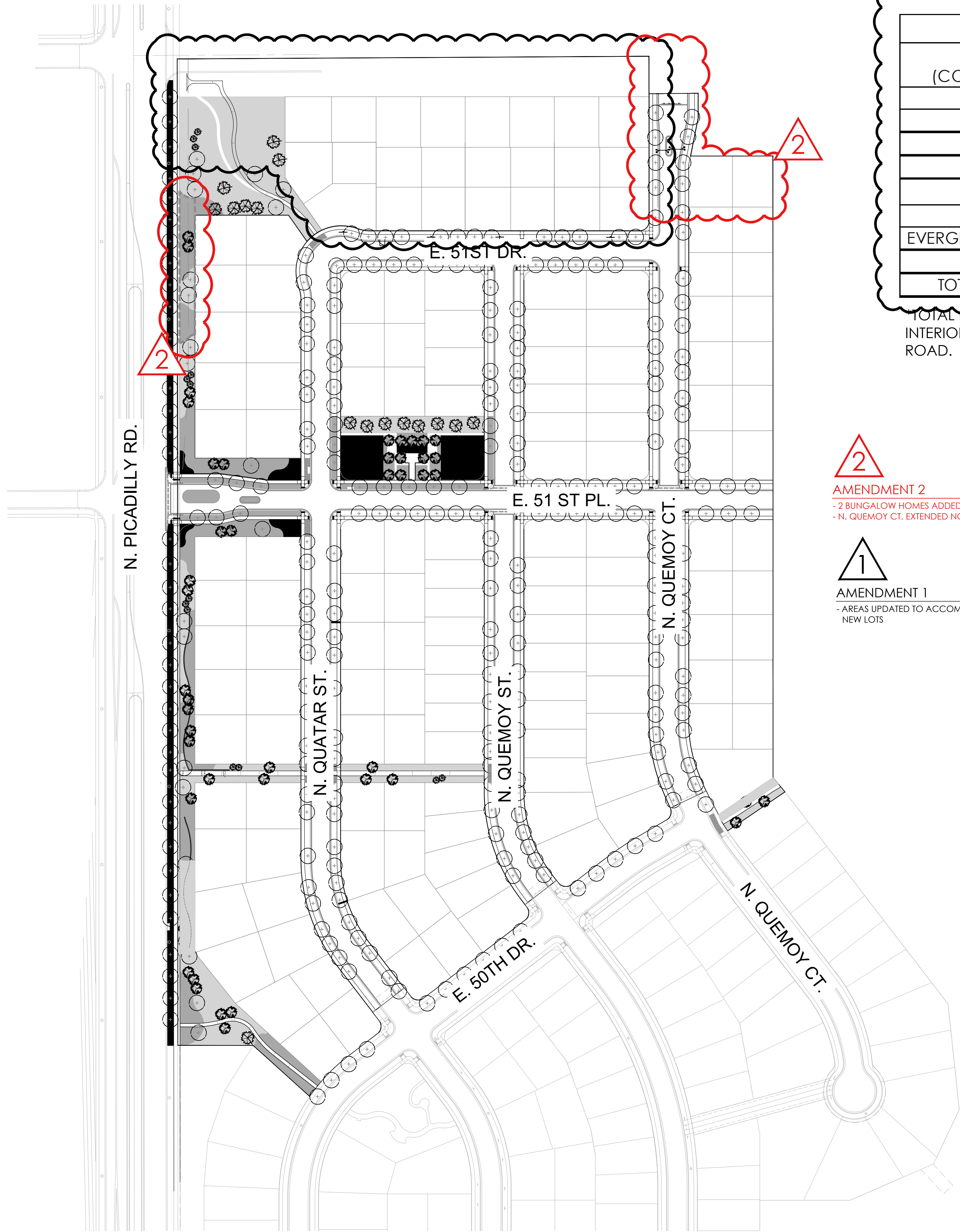
BASE DIA (IN)	WALL THK (IN)	BOLT CIRCLE		SQUARE INCHES	THK (IN)	DIAM LENGTH x HOOK	PROJECTION INCHES	P (IN)
		DIA (IN)	N					
5.90	11	9.00	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.50	11	9.50	0.50	10.60	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.60	11	9.50	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	11	10.00	0.50	10.88	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	7	10.00	0.50	10.88	1.000	1.00 x 36.00 x 4.00	4.25	0.25
7.30								

3 LIGHT POLE
NTS



A tall, slender, black cylindrical light pole stands vertically against a white background. The pole has a smooth, matte black finish. At the top, there is a clear, multi-tiered lens assembly, likely for LED lighting, which is encased in a black protective cap. The pole is shown in a full-length view, emphasizing its height and slim profile.

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A211.1-SHEETS\GVR EAST PRELAT 5 HYDROZONE.DWG
1/19/2022 7:54 AM
DILLON COOK



HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	28,959	21%	
LOW WATER USE	41,880	30%	
Z-ZONE	69,425	49%	
TOTAL*	140,264	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	205,606		

*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

2

AMENDMENT 2

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

1

AMENDMENT 1

- AREAS UPDATED TO ACCOMMODATE NEW LOTS

HIGH WATER USE: COOL SEASON GRASSES

LOW WATER USE: SHRUB BED

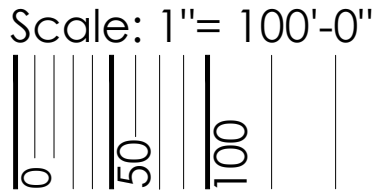
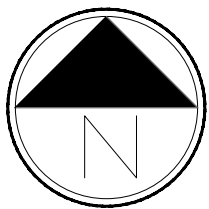
Z-ZONE: NATIVE SEED AREA

DECIDUOUS CANOPY TREES
74 TREES

ORNAMENTAL TREES
45 TREES

EVERGREEN TREES
29 TREES

NOT FOR CONSTRUCTION



GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: November 9, 2022

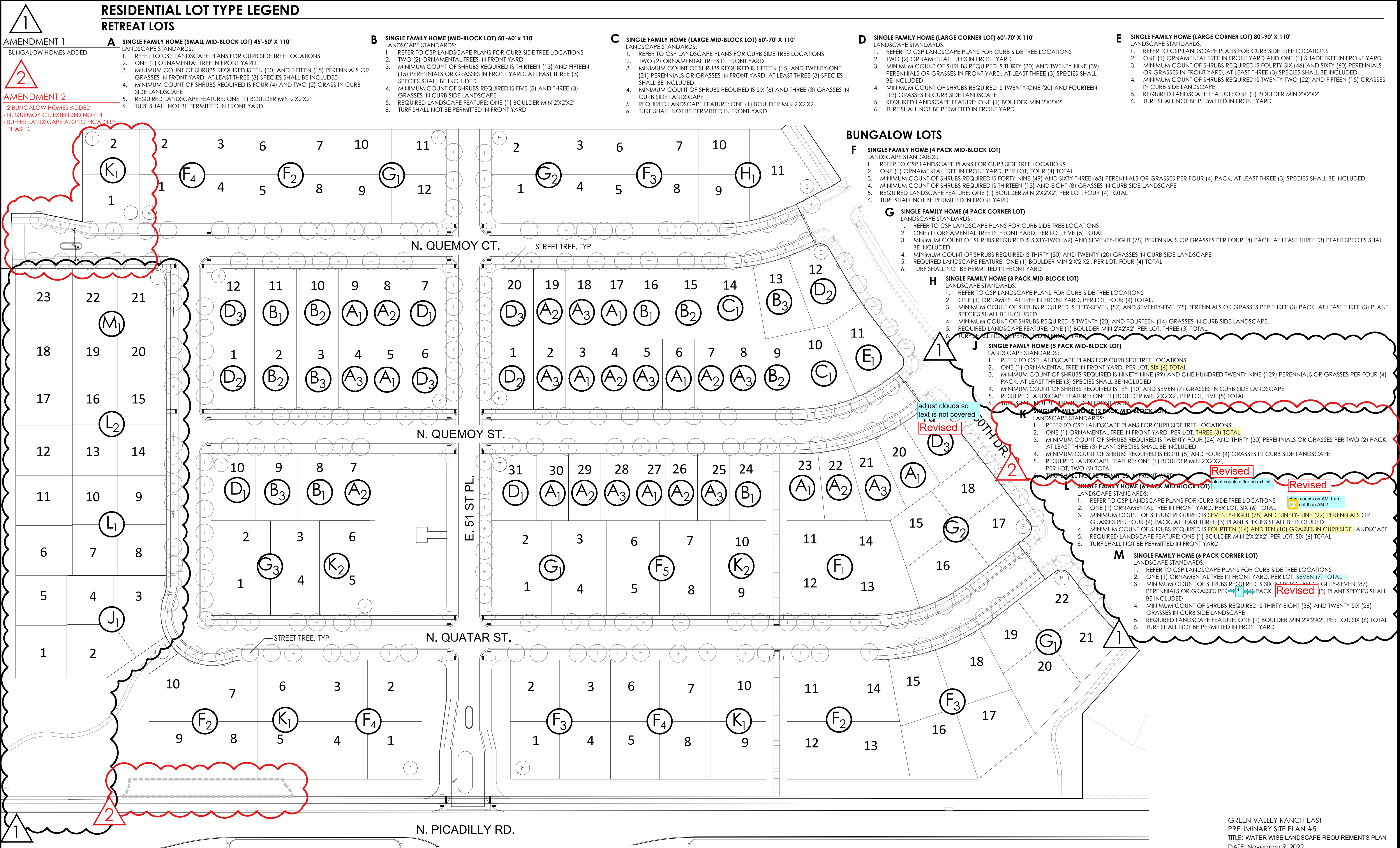
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terr

design

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Denver, CO 80231
ph: 303.632.8867

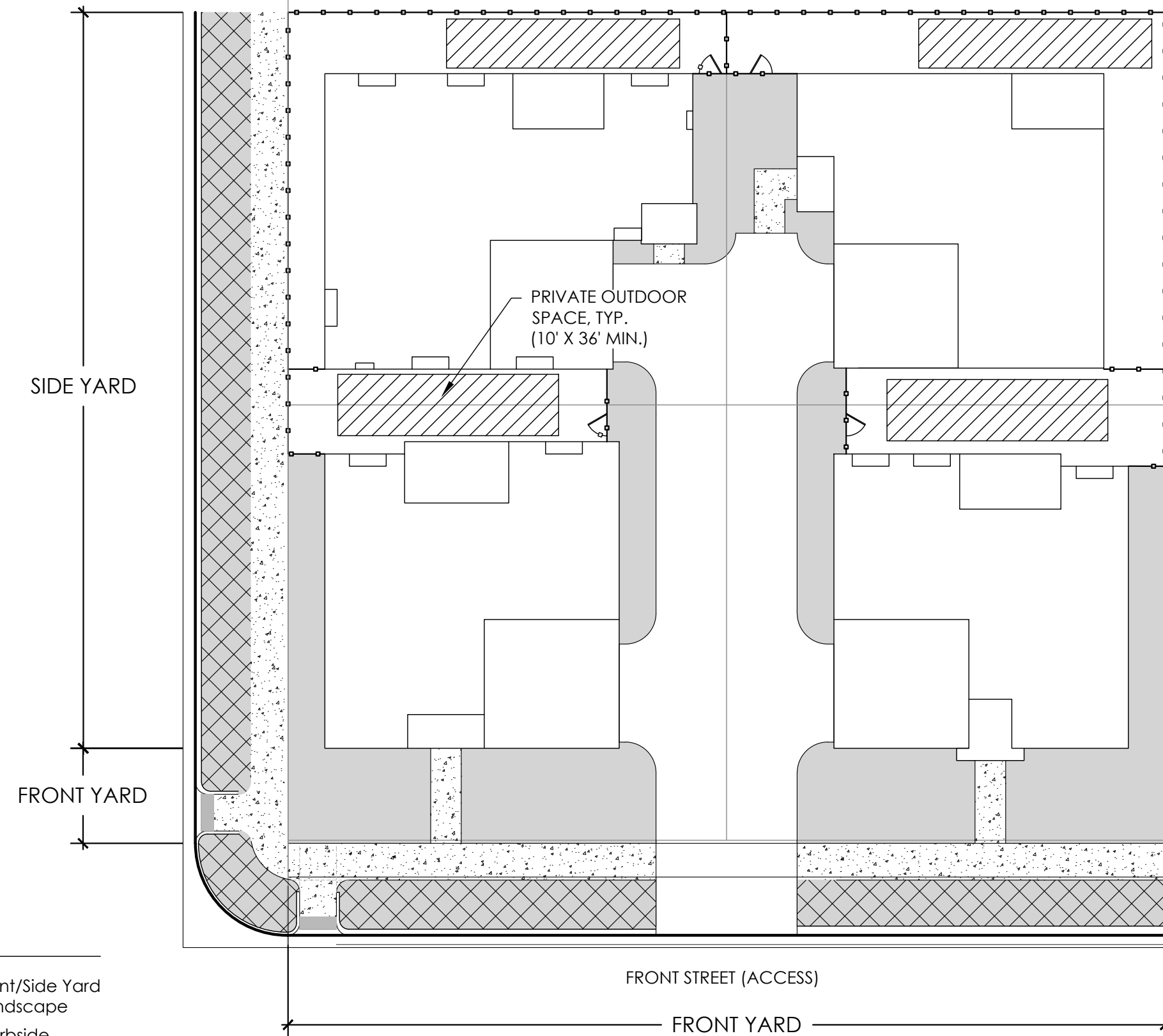
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11/9/2022 9:49 AM
DILLON COOK



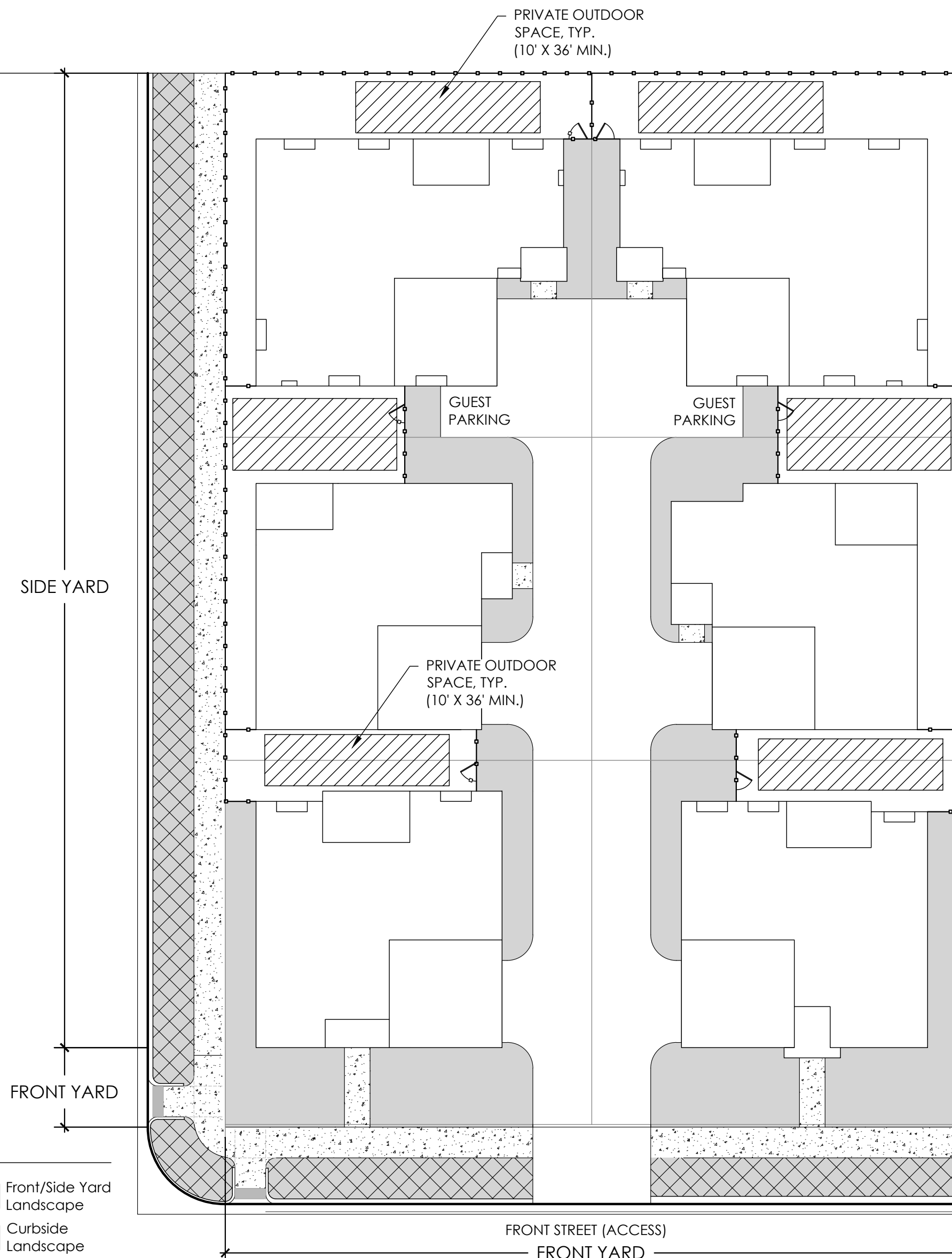
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11/9/2022 7:51 AM
DILLON COOK

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

1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED

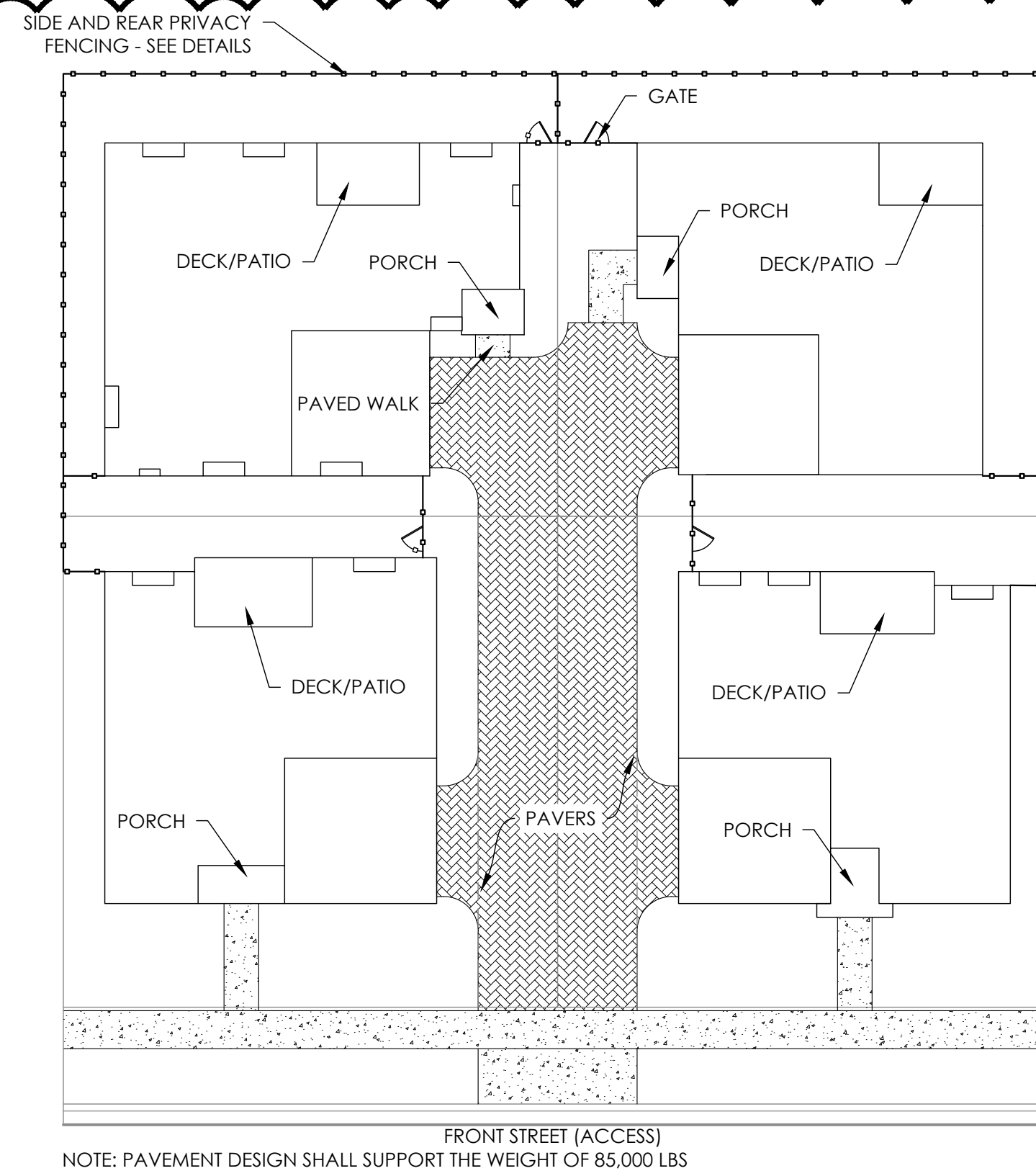


TYPICAL BUNGALOW 4-PACK
LANDSCAPE

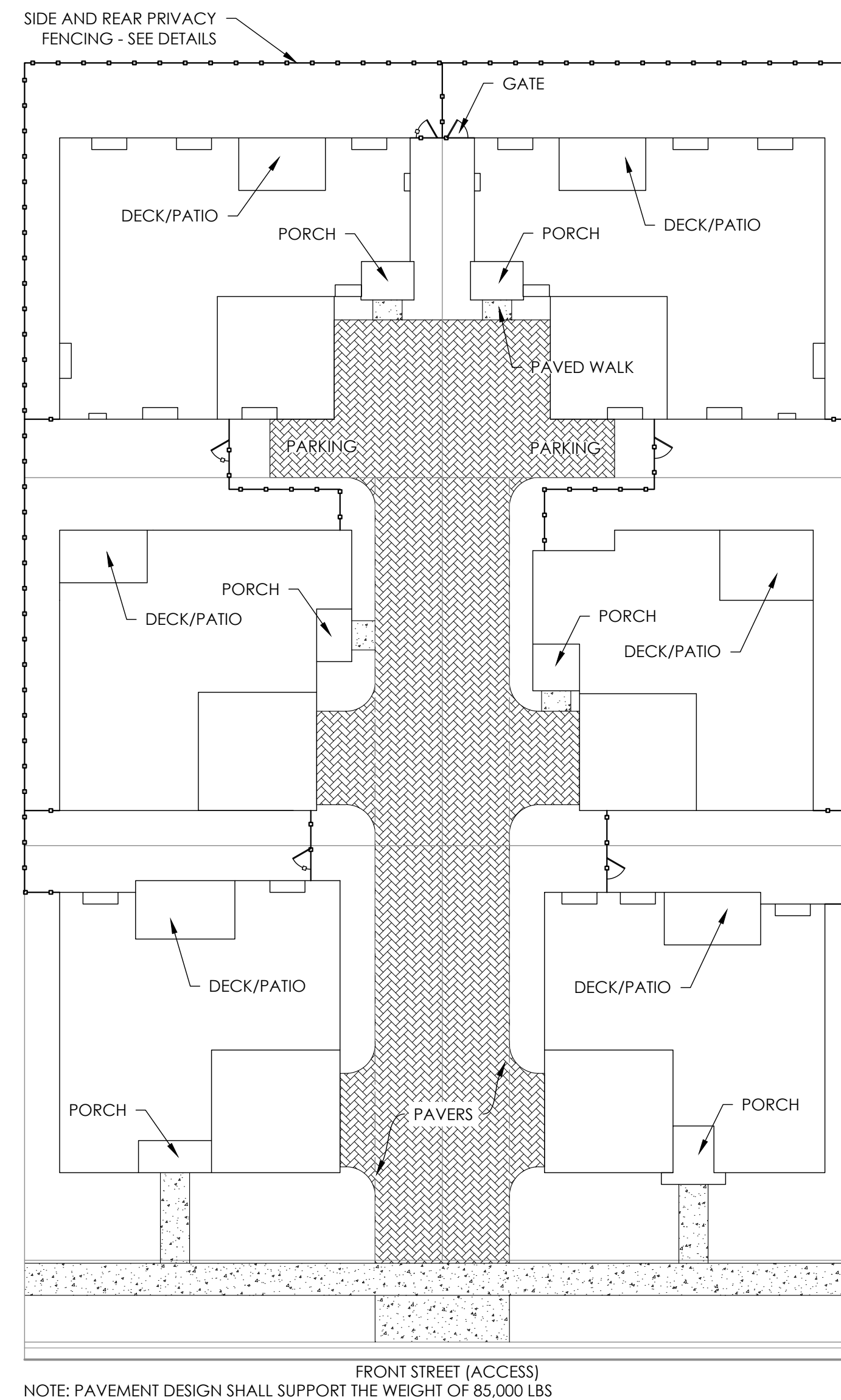


LEGEND
Front/Side Yard Landscape
Curbside Landscape
Property line
Privacy Fence

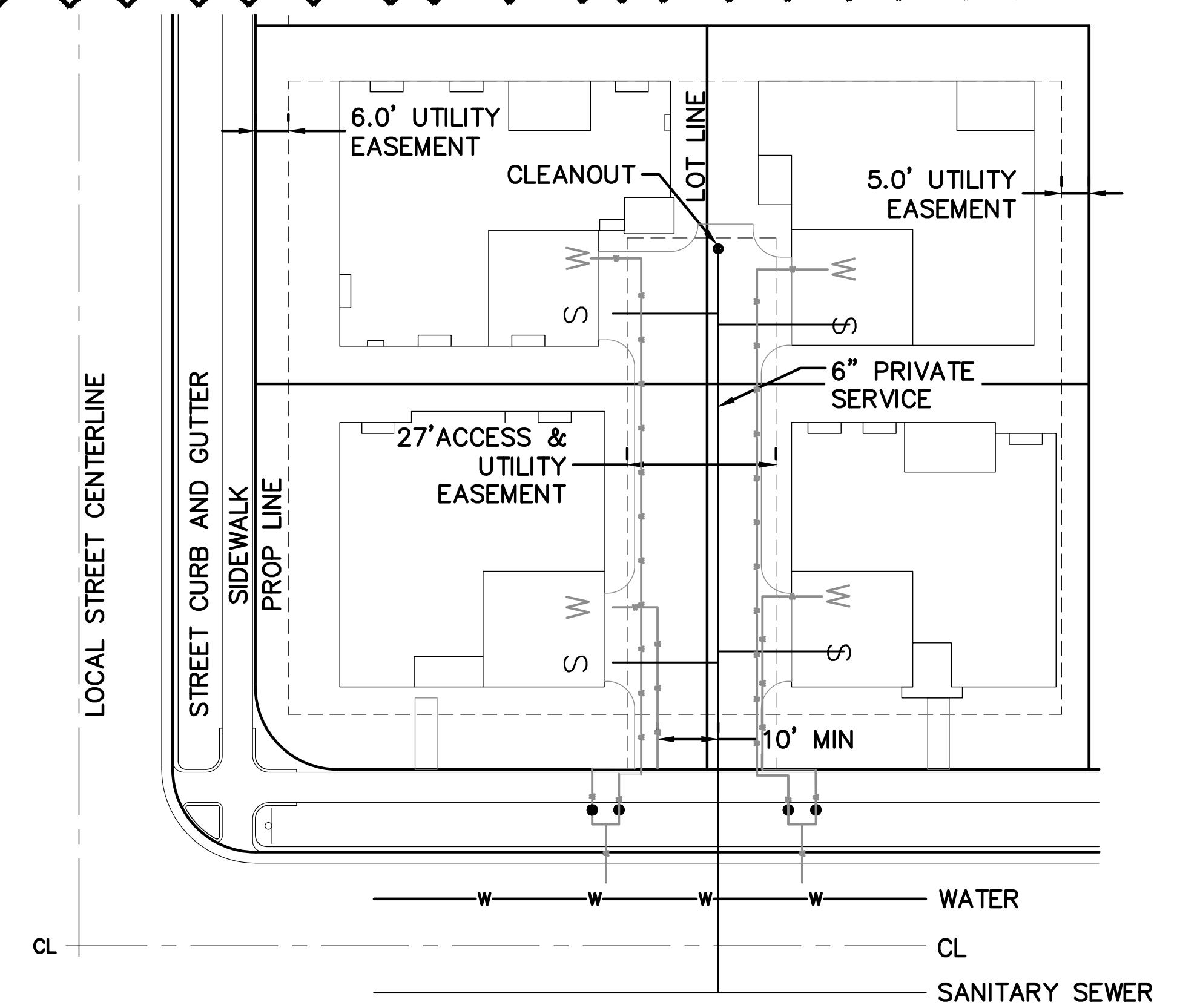
TYPICAL BUNGALOW 6-PACK
LANDSCAPE



TYPICAL BUNGALOW 4-PACK
MATERIALS AND FENCING



TYPICAL BUNGALOW 6-PACK
MATERIALS AND FENCING



BUNGALOW LOT SERVICES

N.T.S.

ARCHITECTURAL STANDARDS

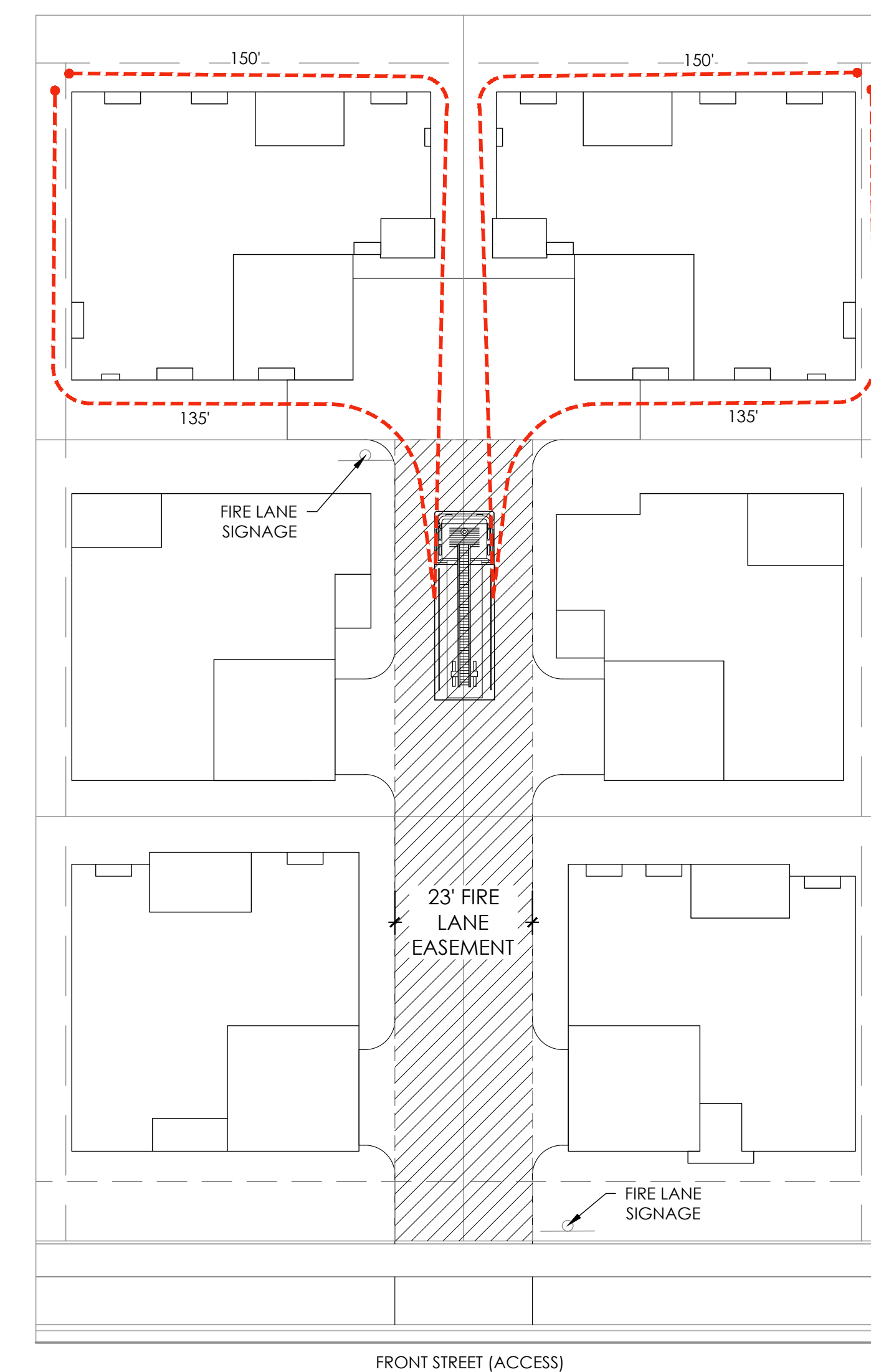
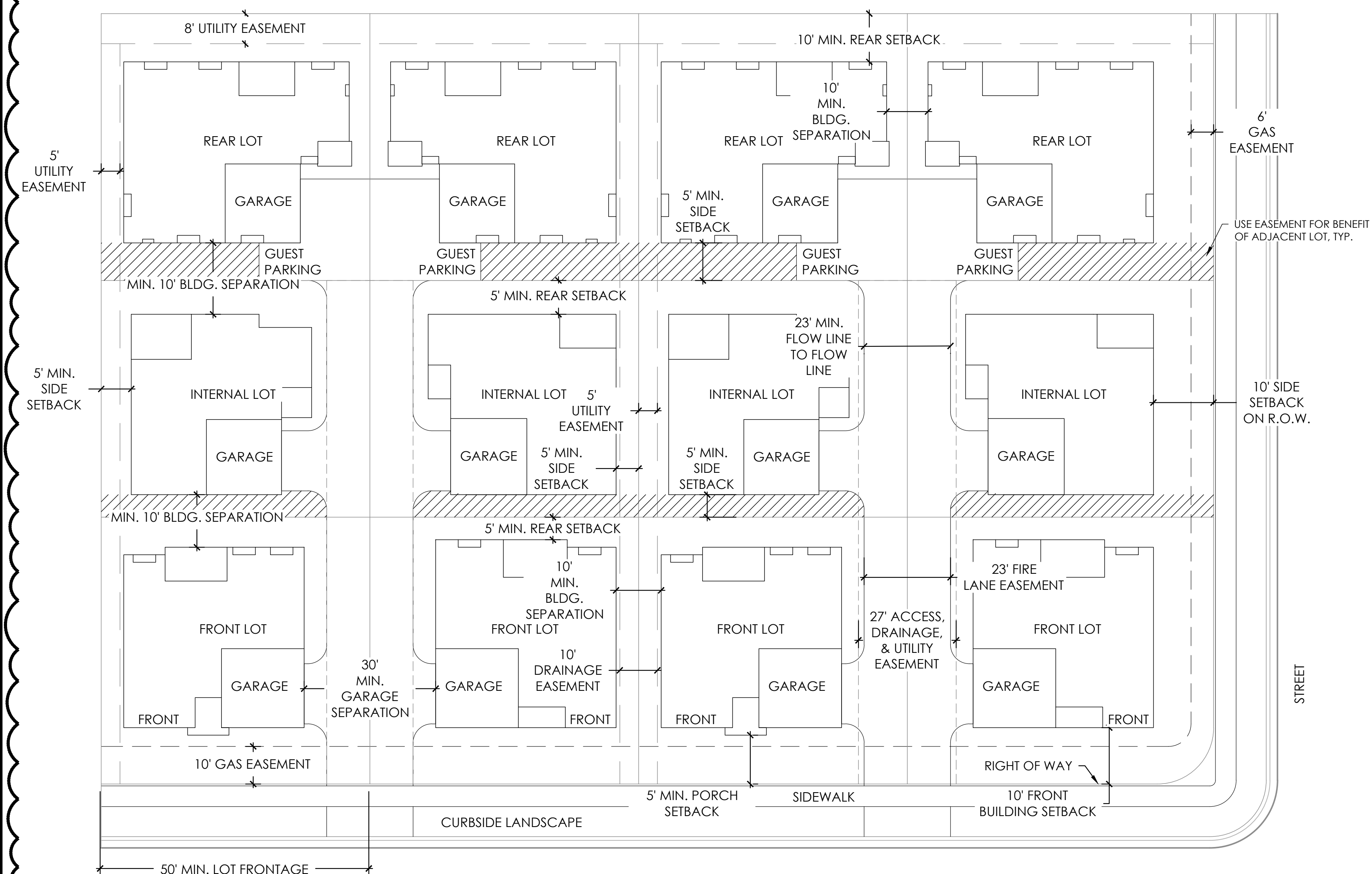
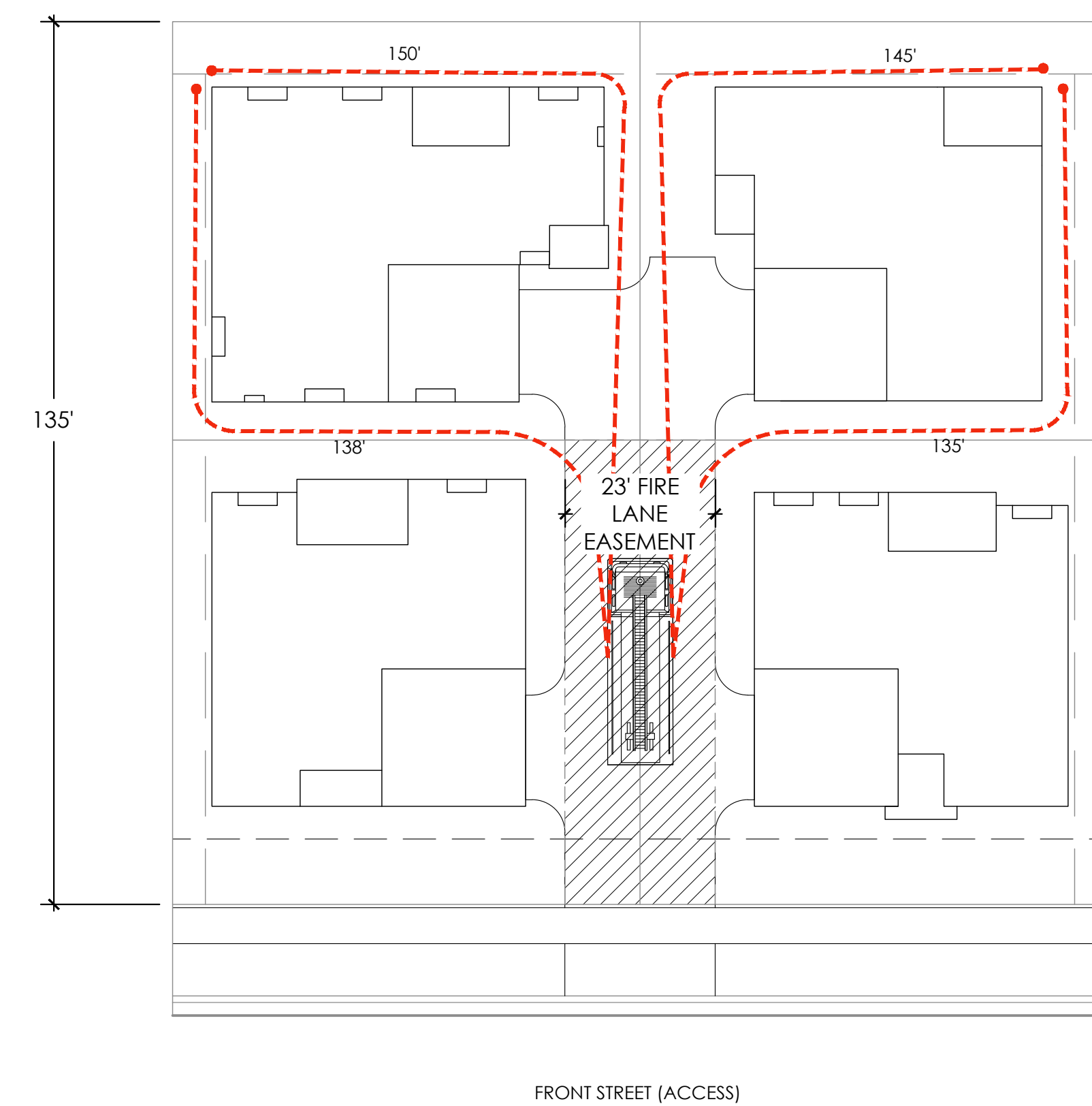
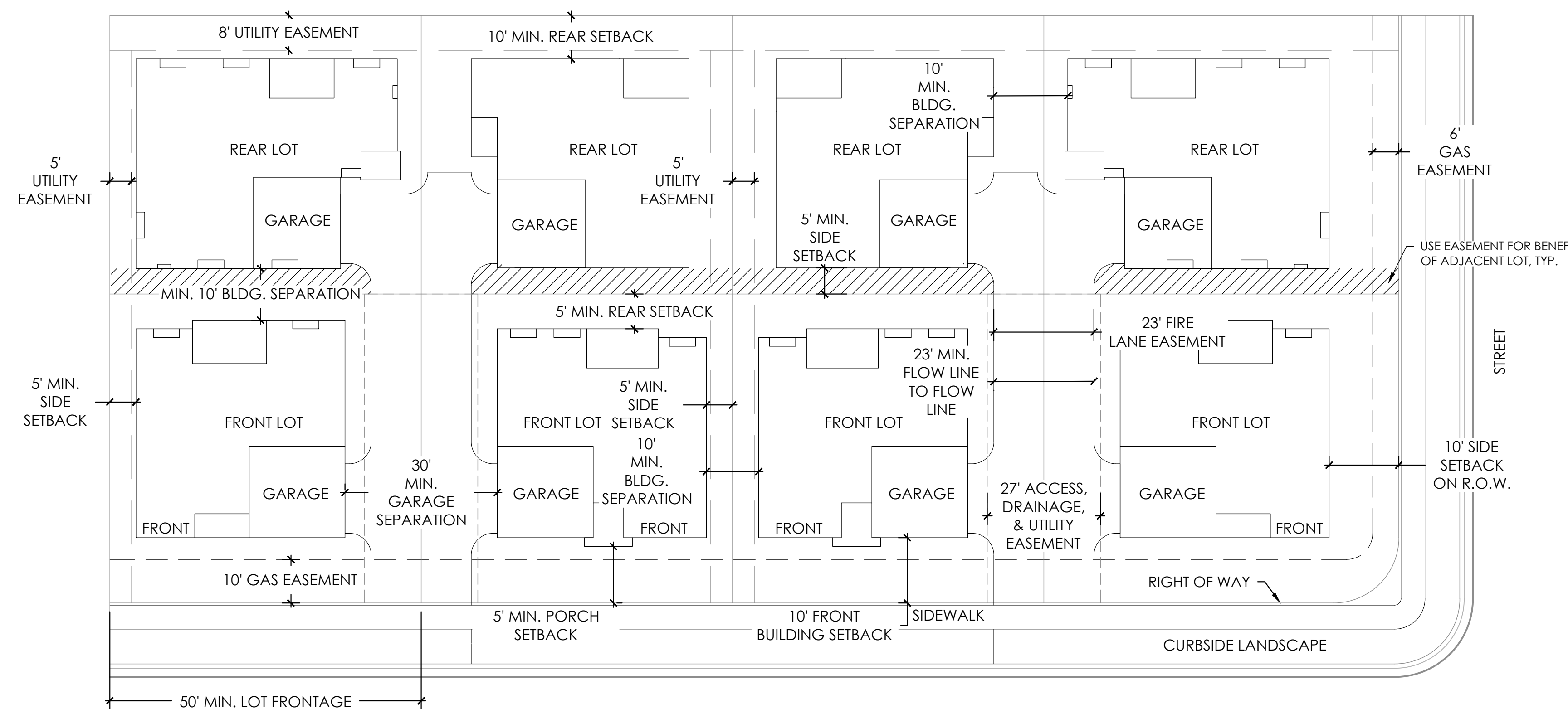
- ELEVATIONS SHALL MEET CODE STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
- IN A SUBDIVISION PLAT OF 50 OR MORE LOTS, AT LEAST FOUR DIFFERENT HOME MODEL VARIETIES SHALL BE CONSTRUCTED, EACH WITH A DISTINCT FLOOR PLAN AND ELEVATIONS.
- NO IDENTICAL MODEL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

NOTE:

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: November 9, 2022

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

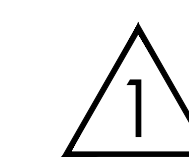


ARCHITECTURAL STANDARDS

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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.
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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 SITE-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.
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12. FRONT DOORS WILL BE ORIENTED TOWARDS THE STREET.

NOTE:

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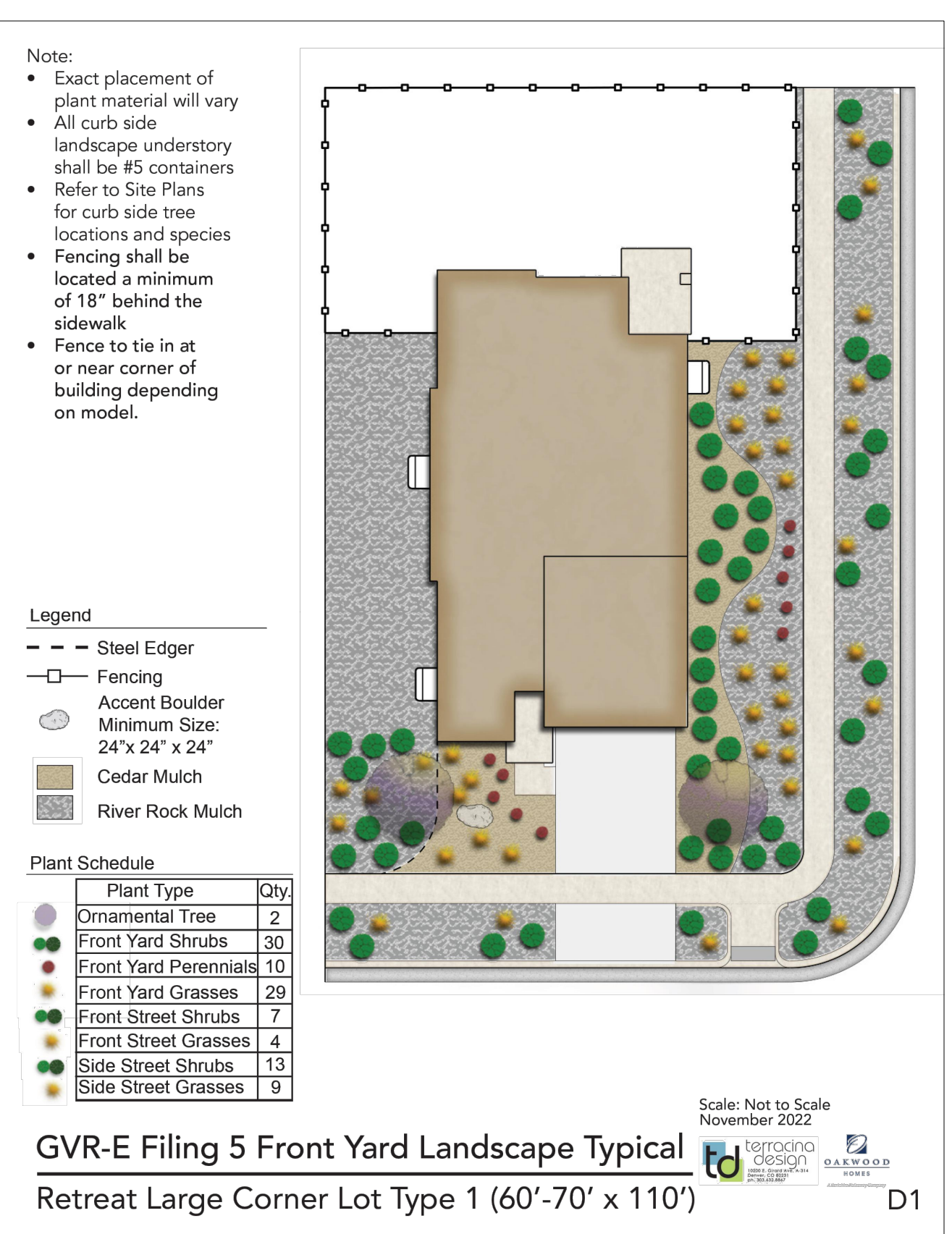
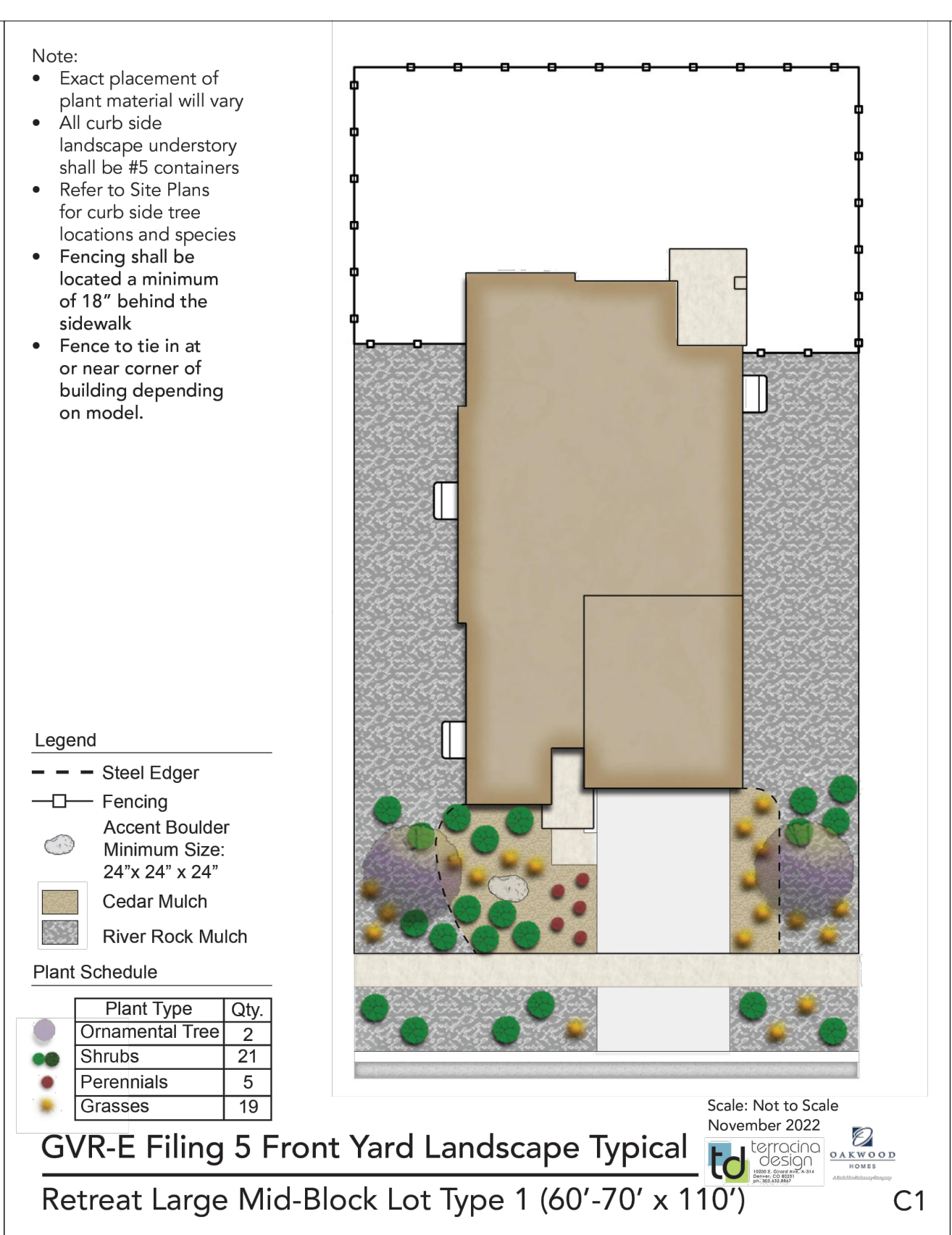
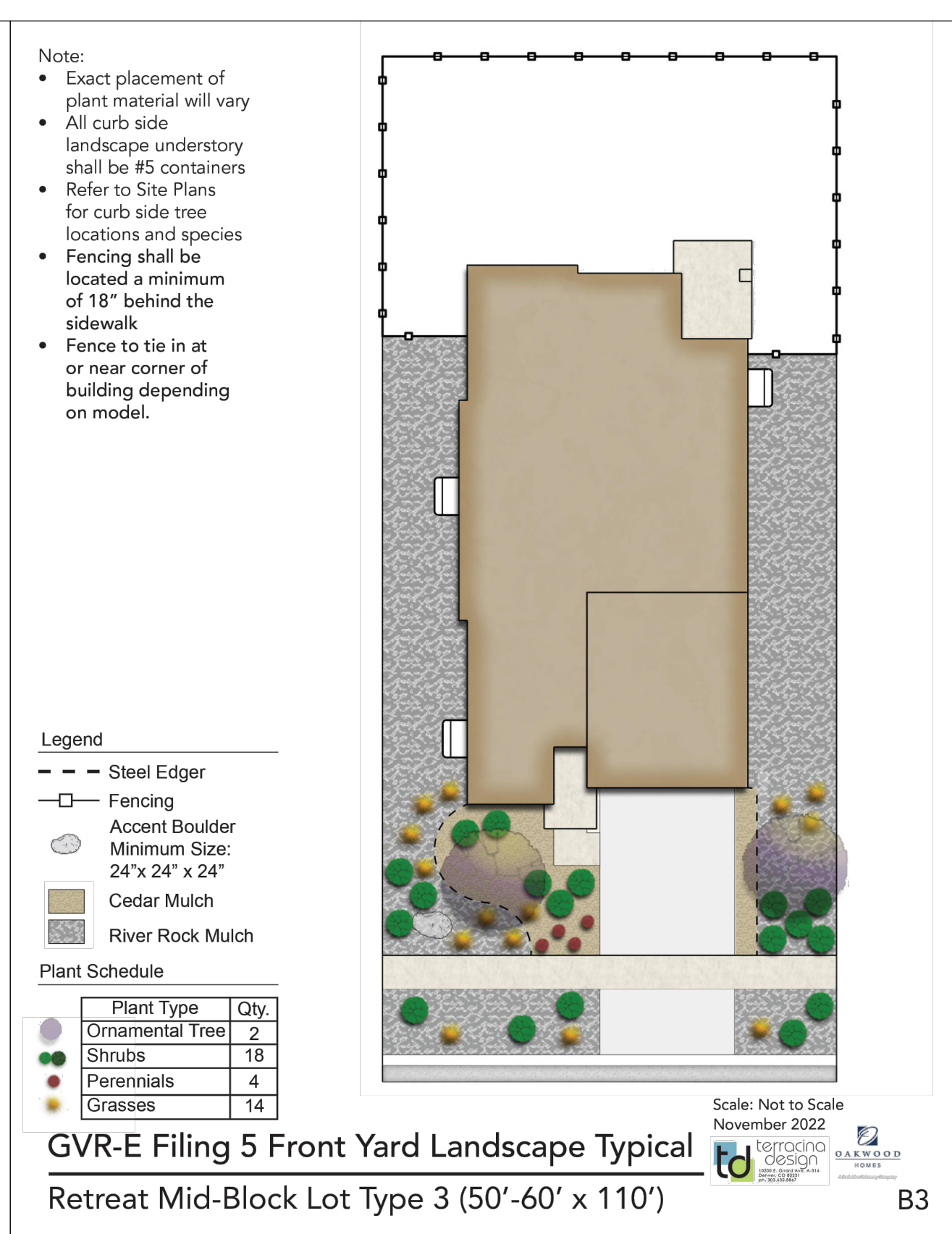
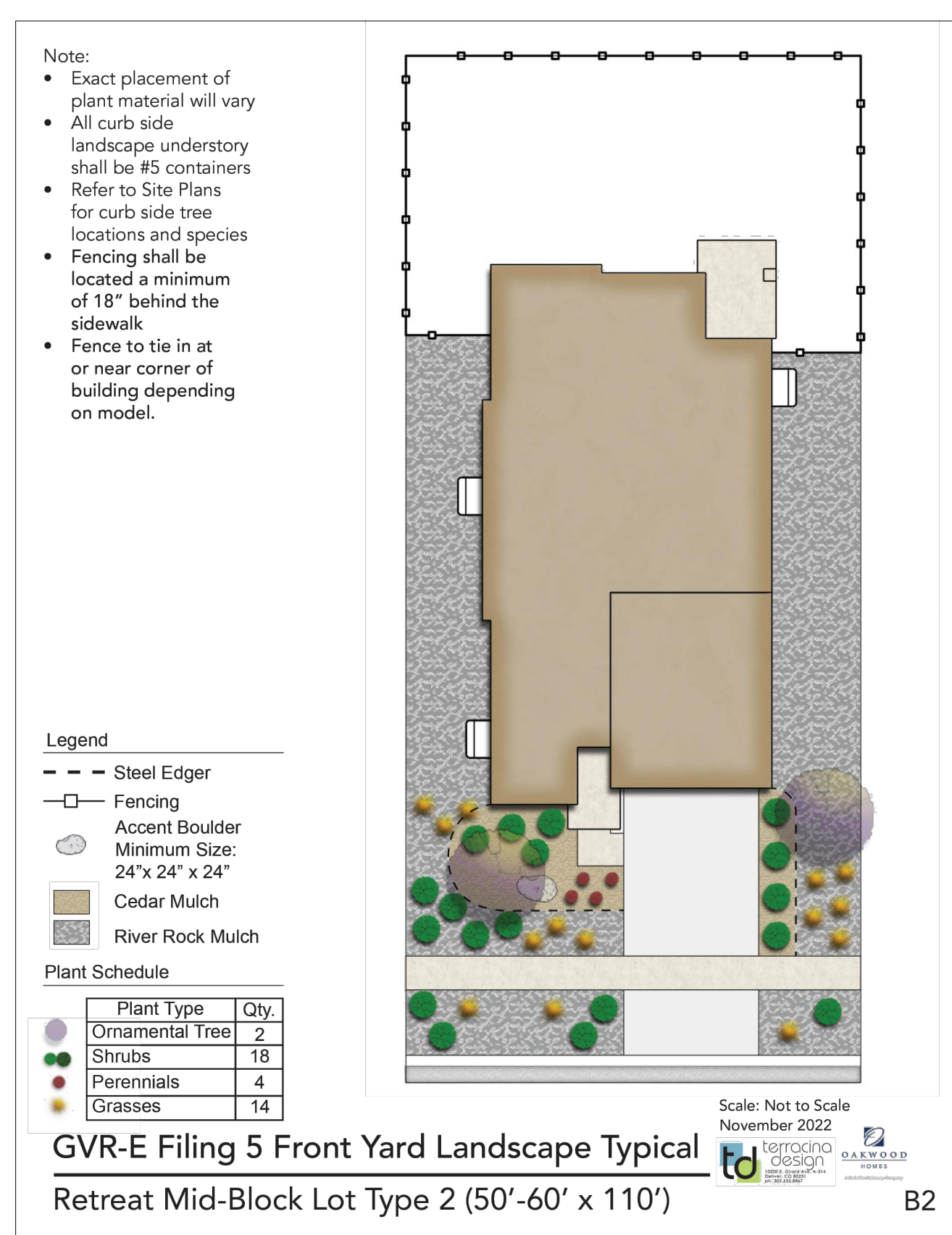
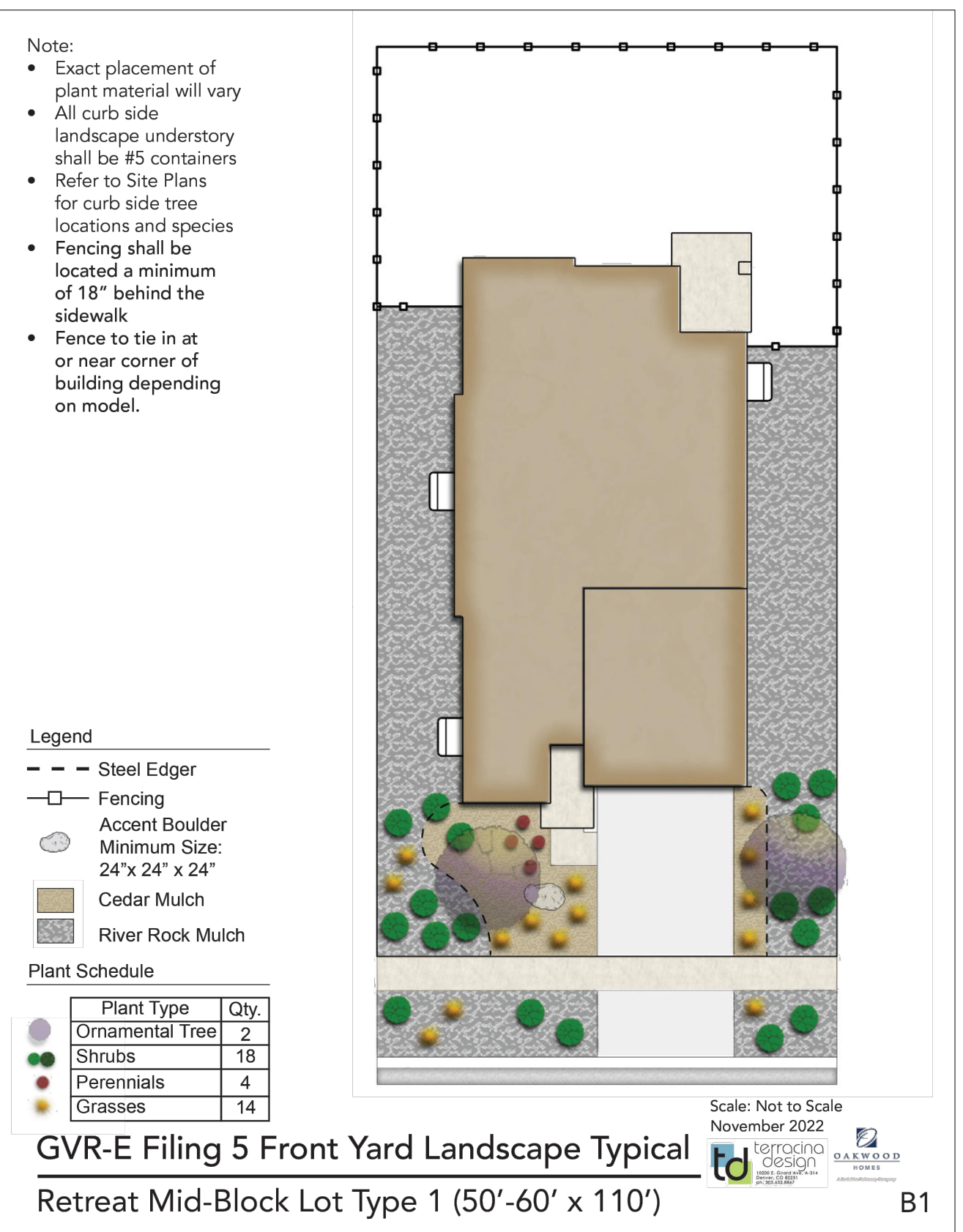
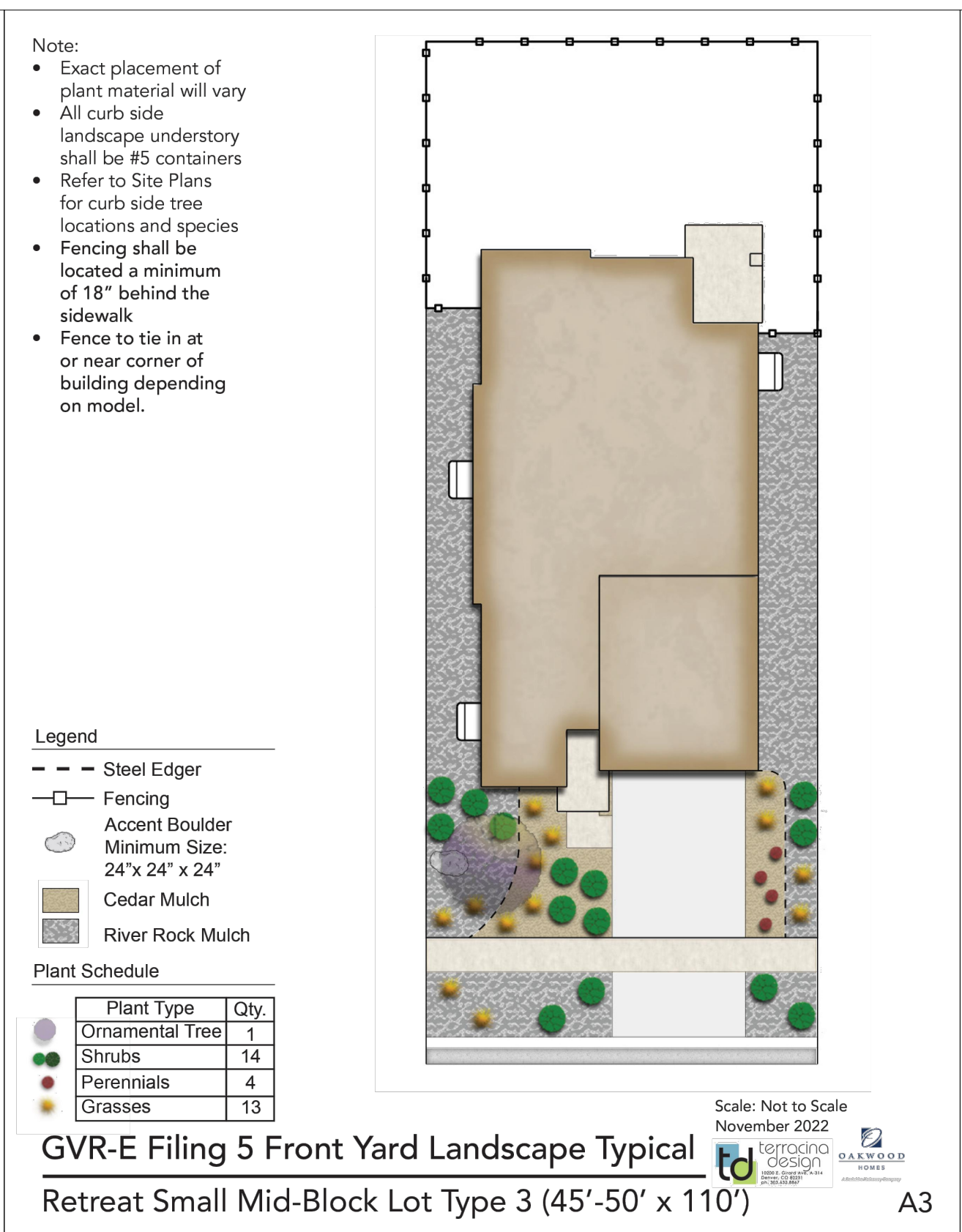
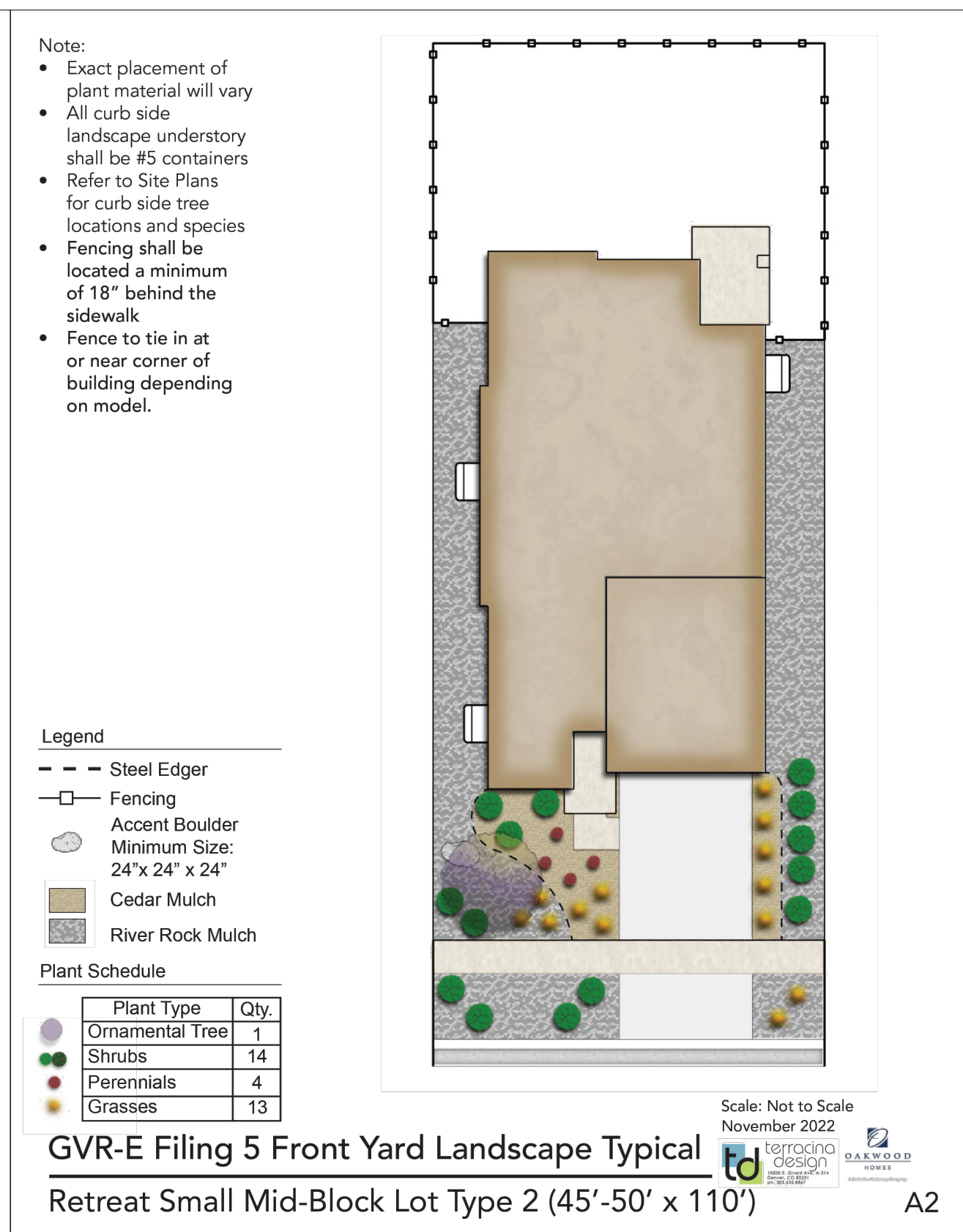
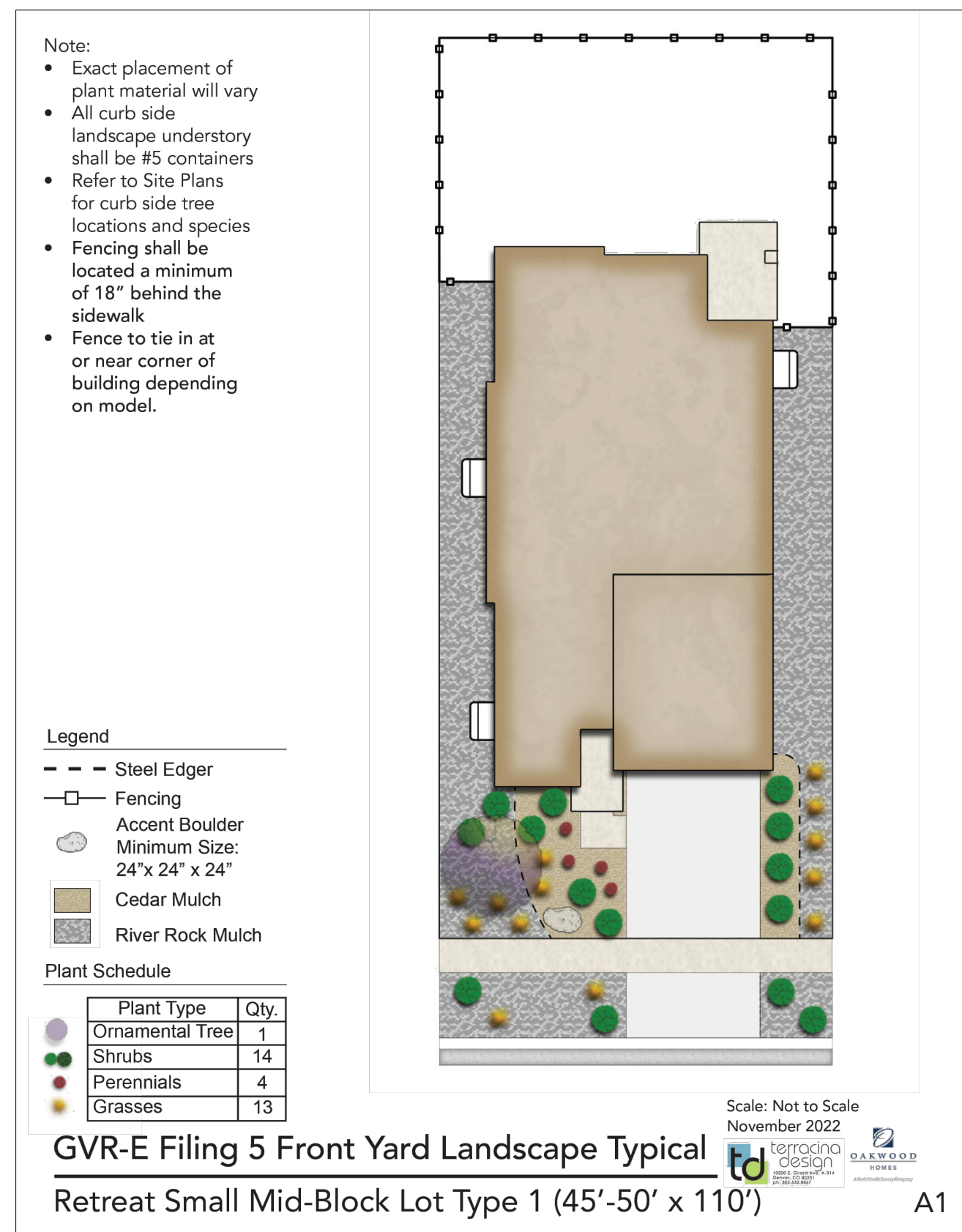


AMENDMENT 1

- BUNGALOW 6 PACK TYPICALS ADDED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: November 9, 2022

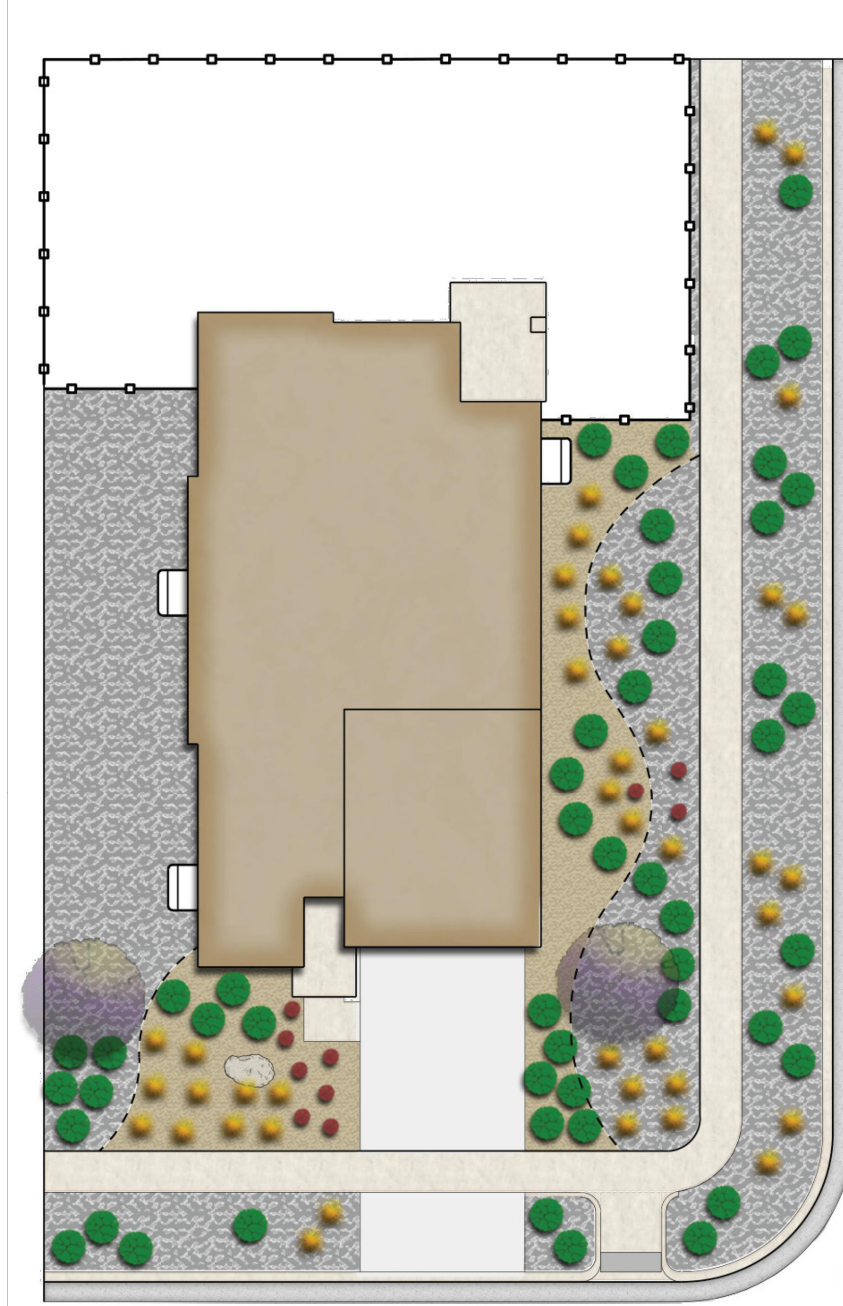




- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

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

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Street Shrubs	8
Front Street Grasses	2
Side Street Shrubs	12
Side Street Grasses	11



Scale: Not to Scale
November 2022

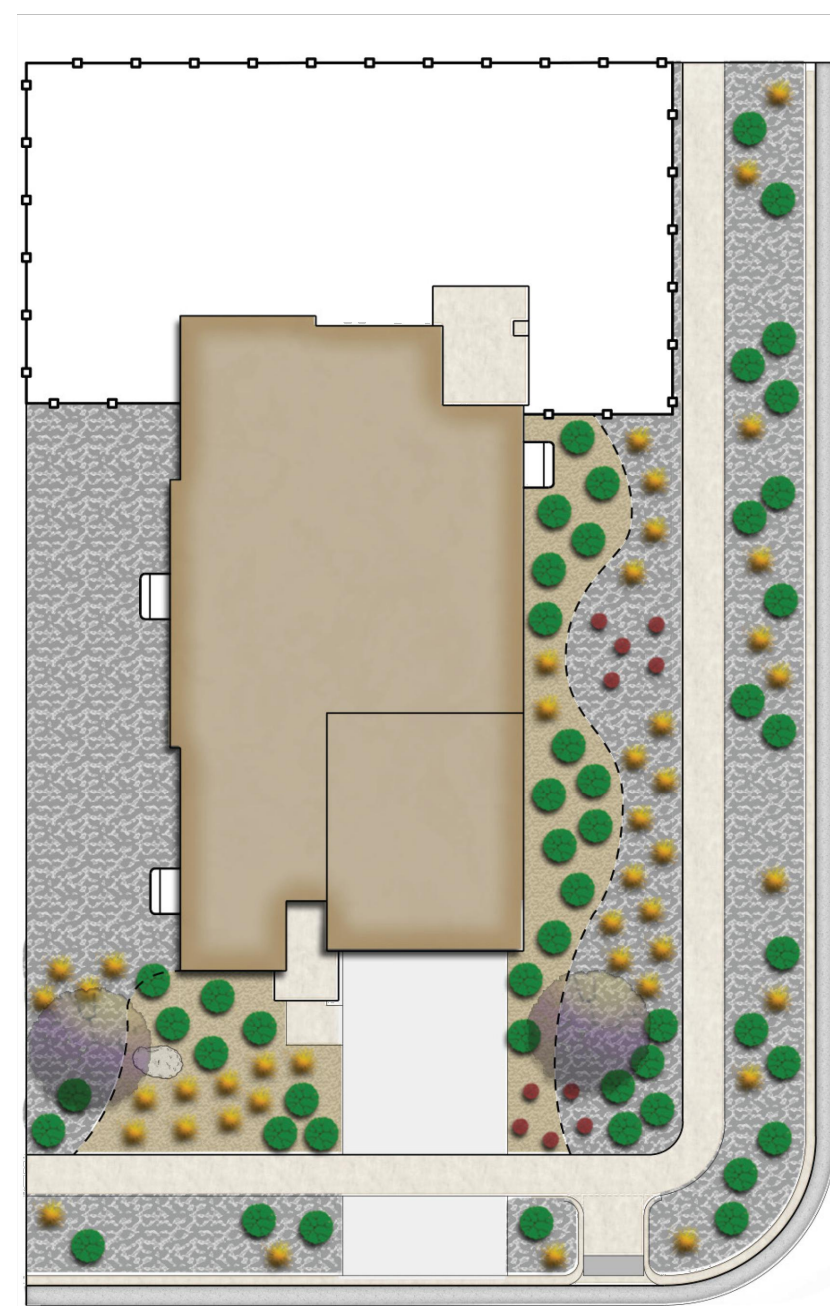
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 2 (60'-70' x 110')

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
 - Fence to tie in at or near corner of building depending on model.

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

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Street Shrubs	5
Front Street Grasses	4
Side Street Shrubs	15
Side Street Grasses	9



Scale: Not to Scale
November 2022

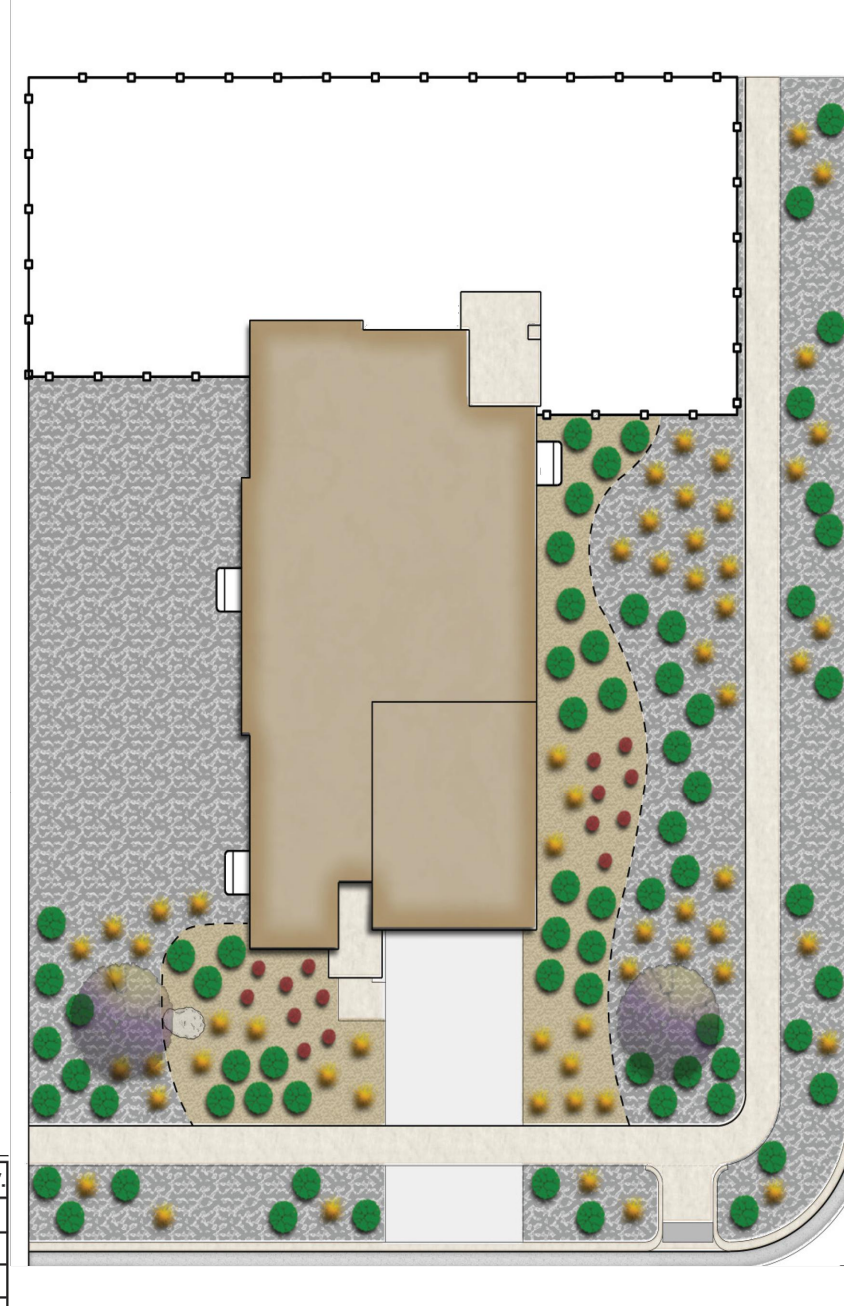
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 3 (60'-70' x 110')

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
 - Fence to tie in at or near corner of building depending on model.

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

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	46
Front Yard Perennials	15
Front Yard Grasses	45
Front Street Shrubs	8
Front Street Grasses	6
Side Street Shrubs	14
Side Street Grasses	9



Scale: Not to Scale
November 2022

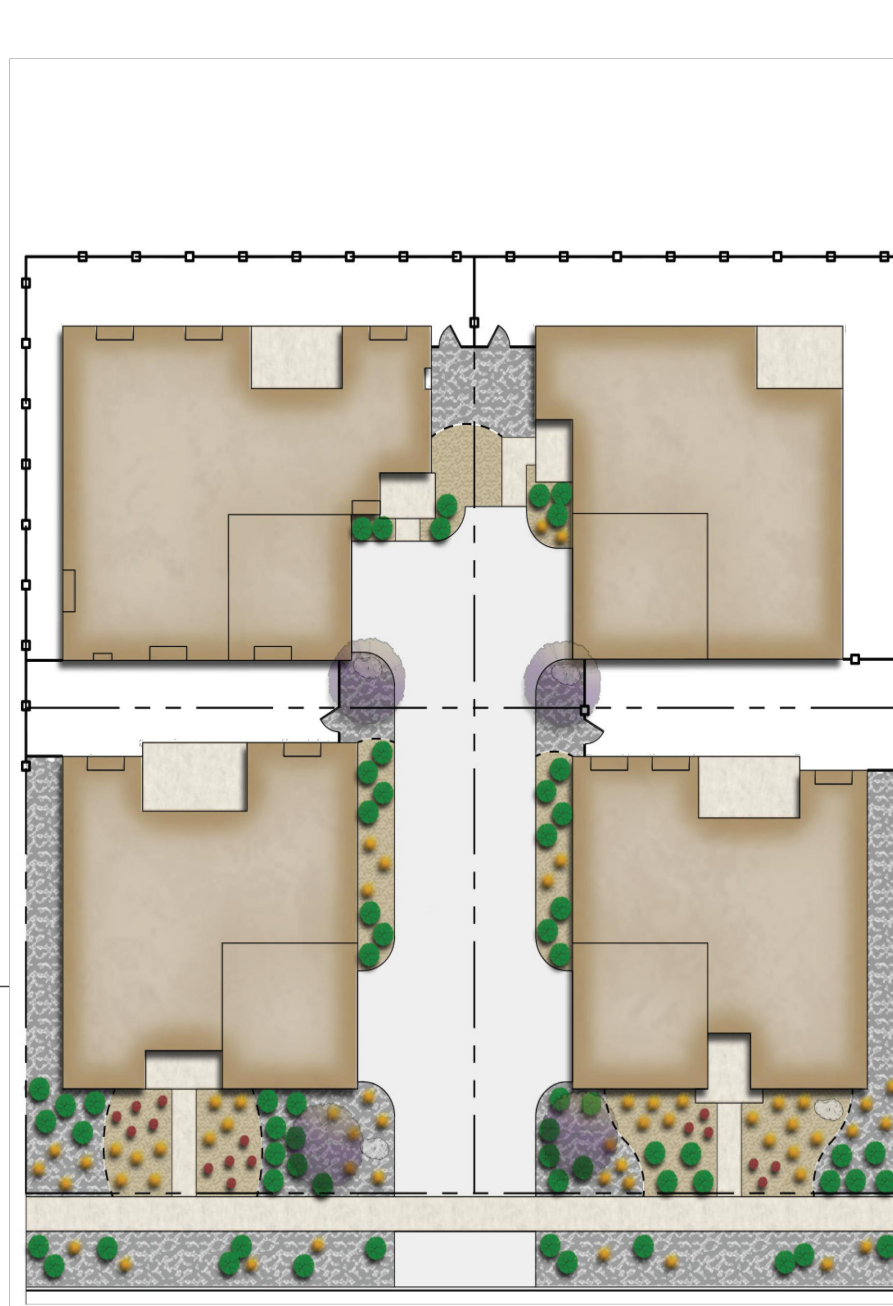
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 1 (80'-90' x 110')

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
 - Fence to tie in at or near corner of building depending on model.

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

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



Scale: Not to Scale
November 2022

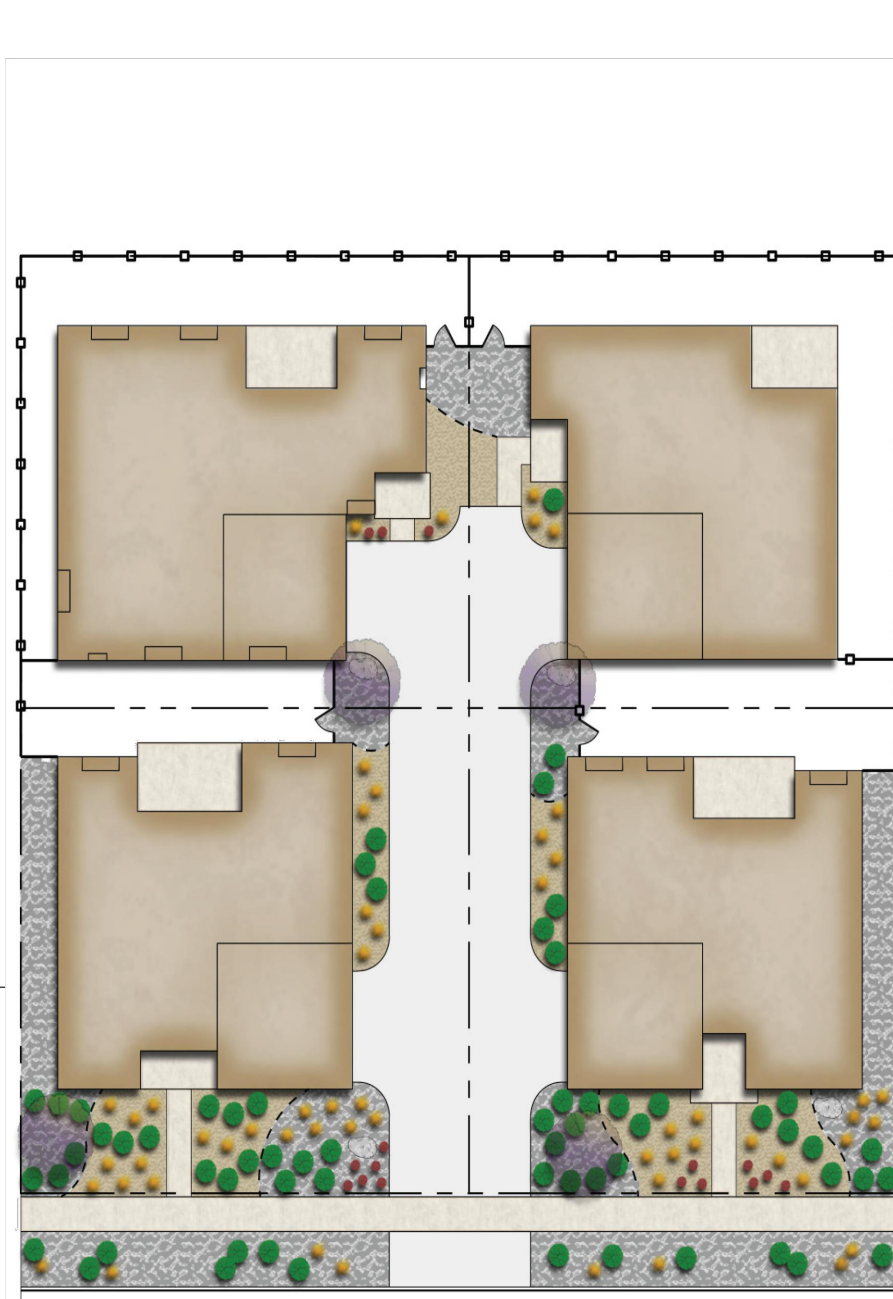
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 1

F1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

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

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



Scale: Not to Scale
November 2022

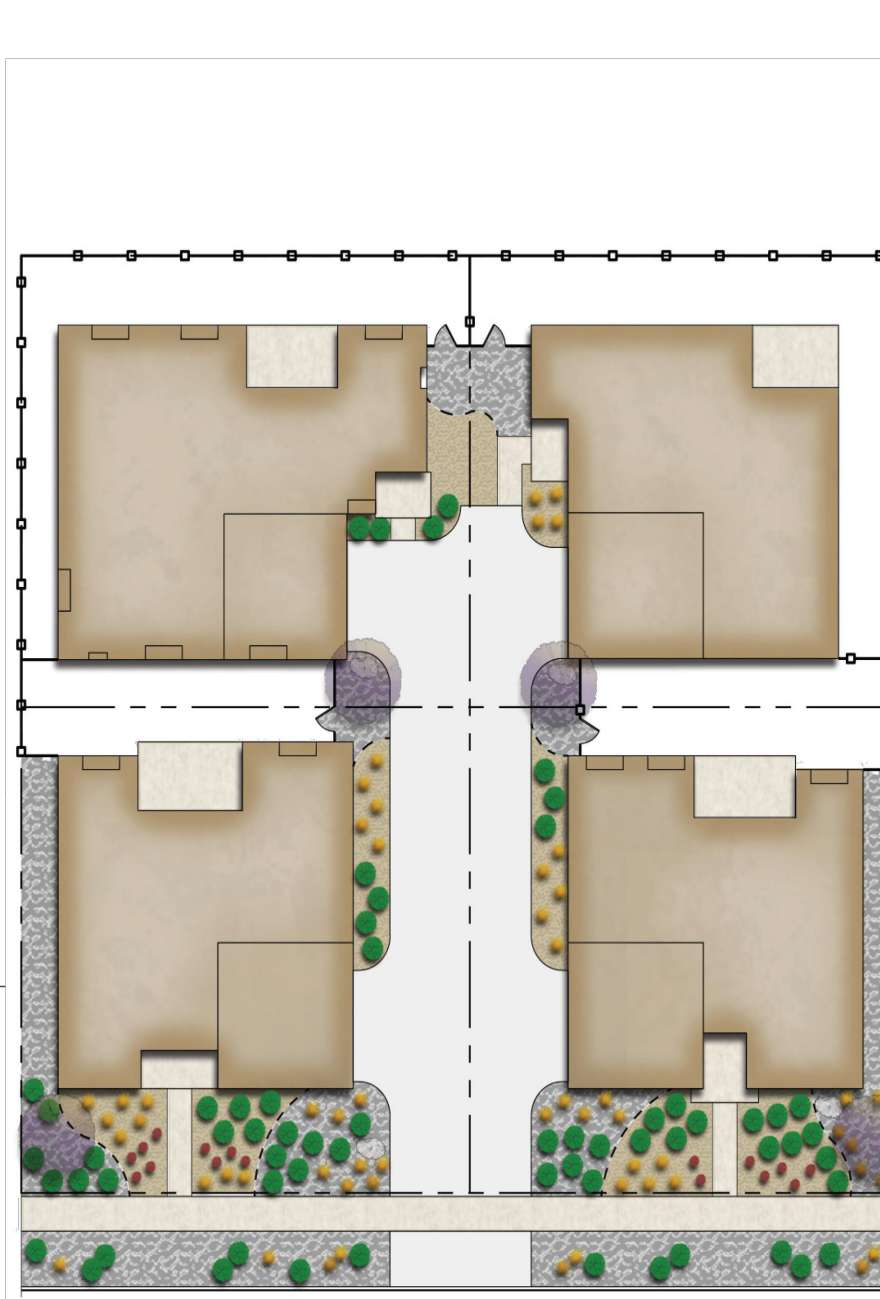
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 2

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
 - Fence to tie in at or near corner of building depending on model.

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

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



Scale: Not to Scale
November 2022

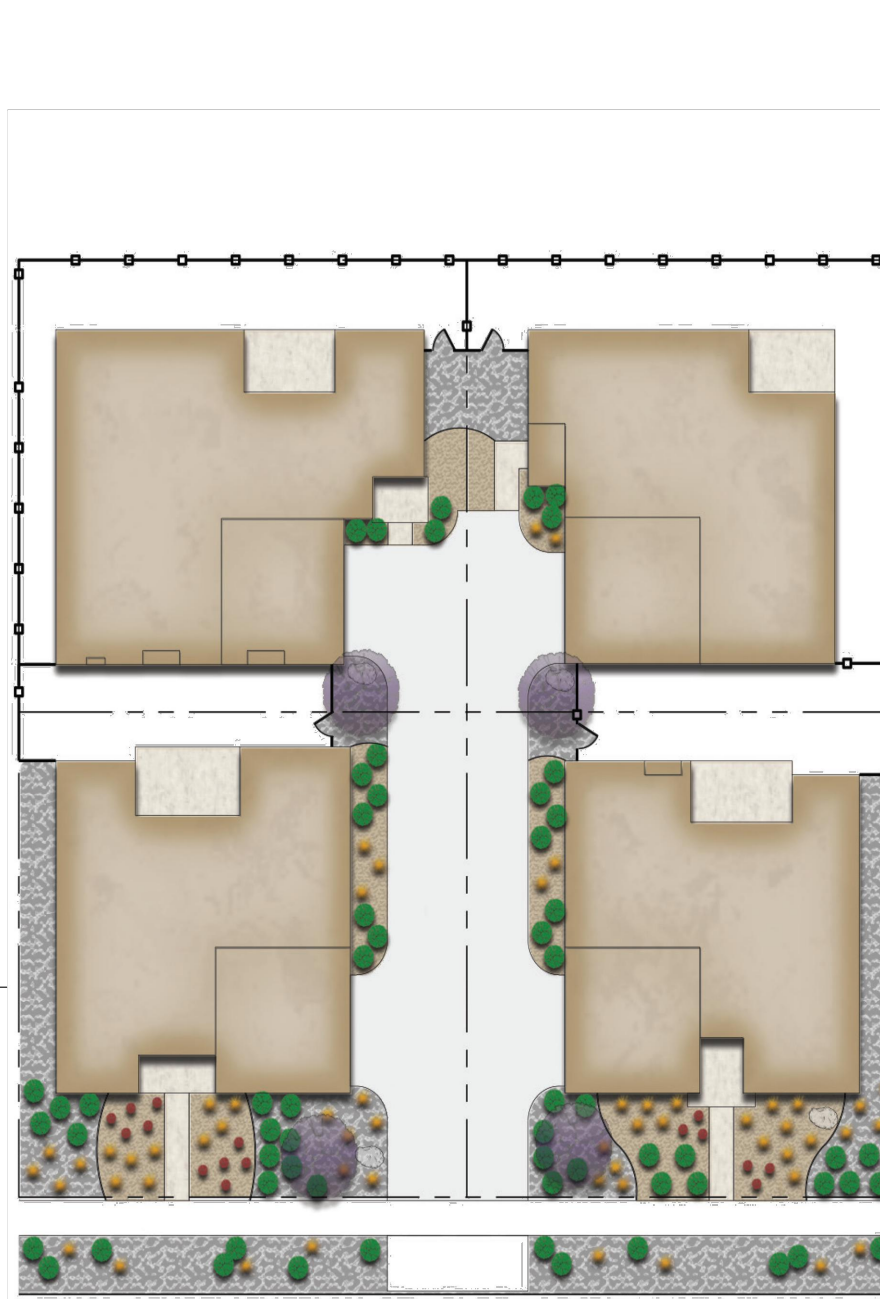
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 3

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
 - Fence to tie in at or near corner of building depending on model.

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

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



Scale: Not to Scale
November 2022

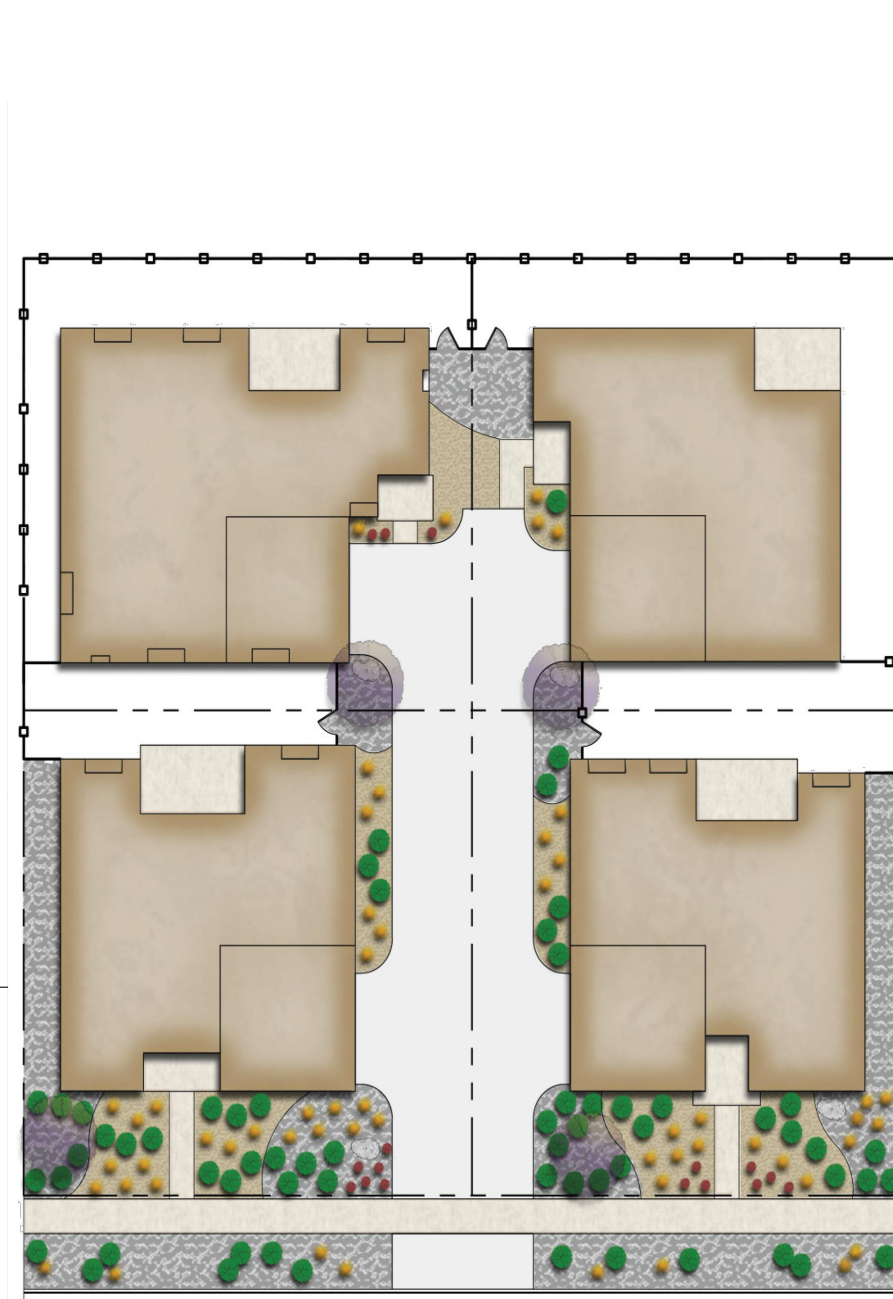
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 4

F4

- 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
 - Fence to tie in at or near corner of building depending on model.

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

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



Scale: Not to Scale
November 2022

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

F5

1
AMENDMENT 1
- CHANGED 3 PACK TO 5 PACK

2
-SHIFTED WING FENCE TO BACK OF BUILDINGS ON ALL TYPICALS IN THIS FILING.
-PLANT COUNTS HAVE BEEN REVISED FOR CORNER LOTS

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
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

Scale: Not to Scale November 2022

terrachina design
DANWOOD

G1

Note:

- Exact placement of plant material will vary
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Legend

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

Plant Schedule

Plant Type	Qty
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
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

Scale: Not to Scale November 2022

terrachina design
DANWOOD

G2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
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 3

Scale: Not to Scale November 2022

terrachina design
DANWOOD

G3

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty
Ornamental Tree	4
Shrubs	77
Perennials	25
Grasses	74

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

Scale: Not to Scale November 2022

terrachina design
DANWOOD

H1

Note:

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Legend

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- Fencing
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- River Rock Mulch

Plant Schedule

Plant Type	Qty
Ornamental Tree	6
Shrubs	99
Perennials	32
Grasses	97

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

Scale: Not to Scale November 2022

terrachina design
DANWOOD

J1

Note:

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Legend

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- Fencing
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- River 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

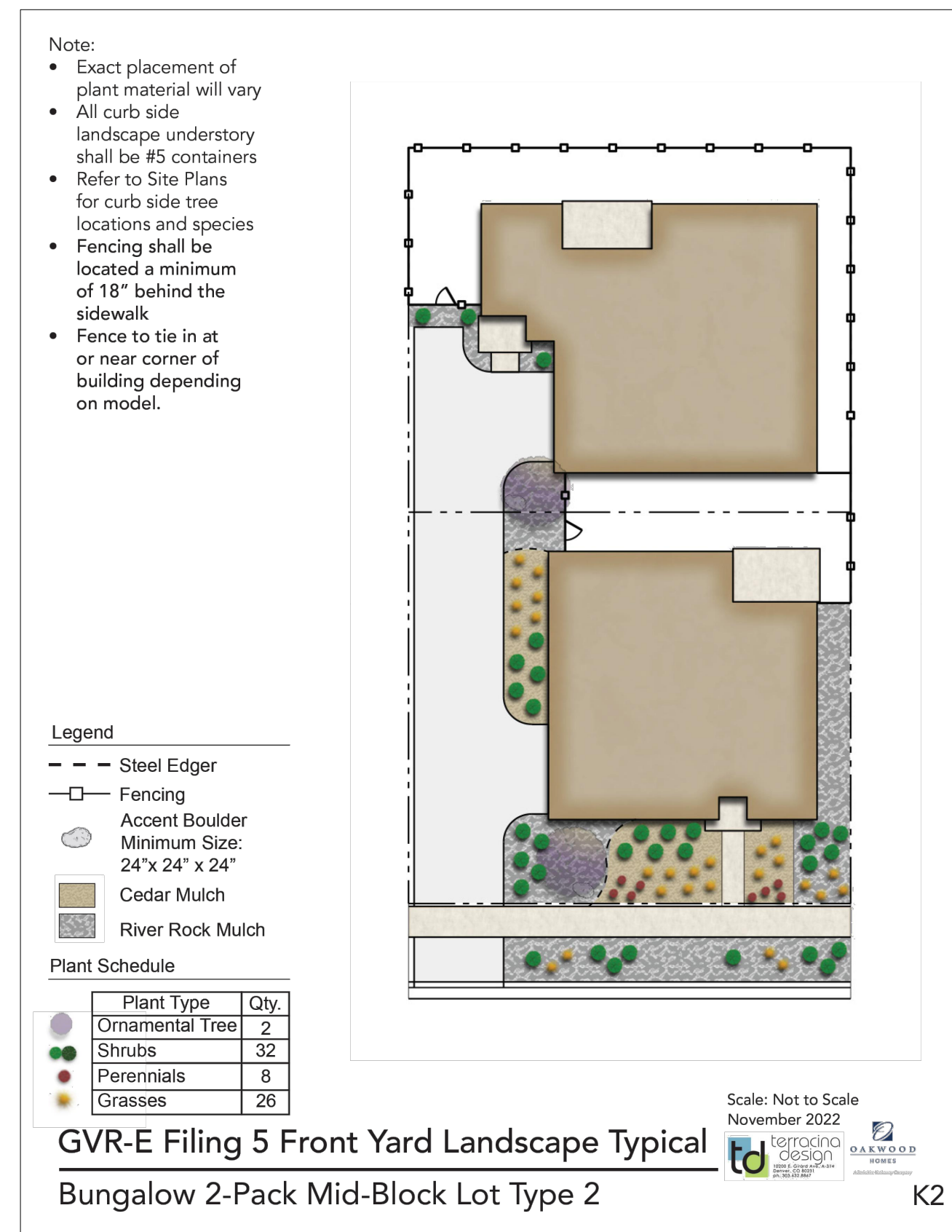
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terrachina design
DANWOOD

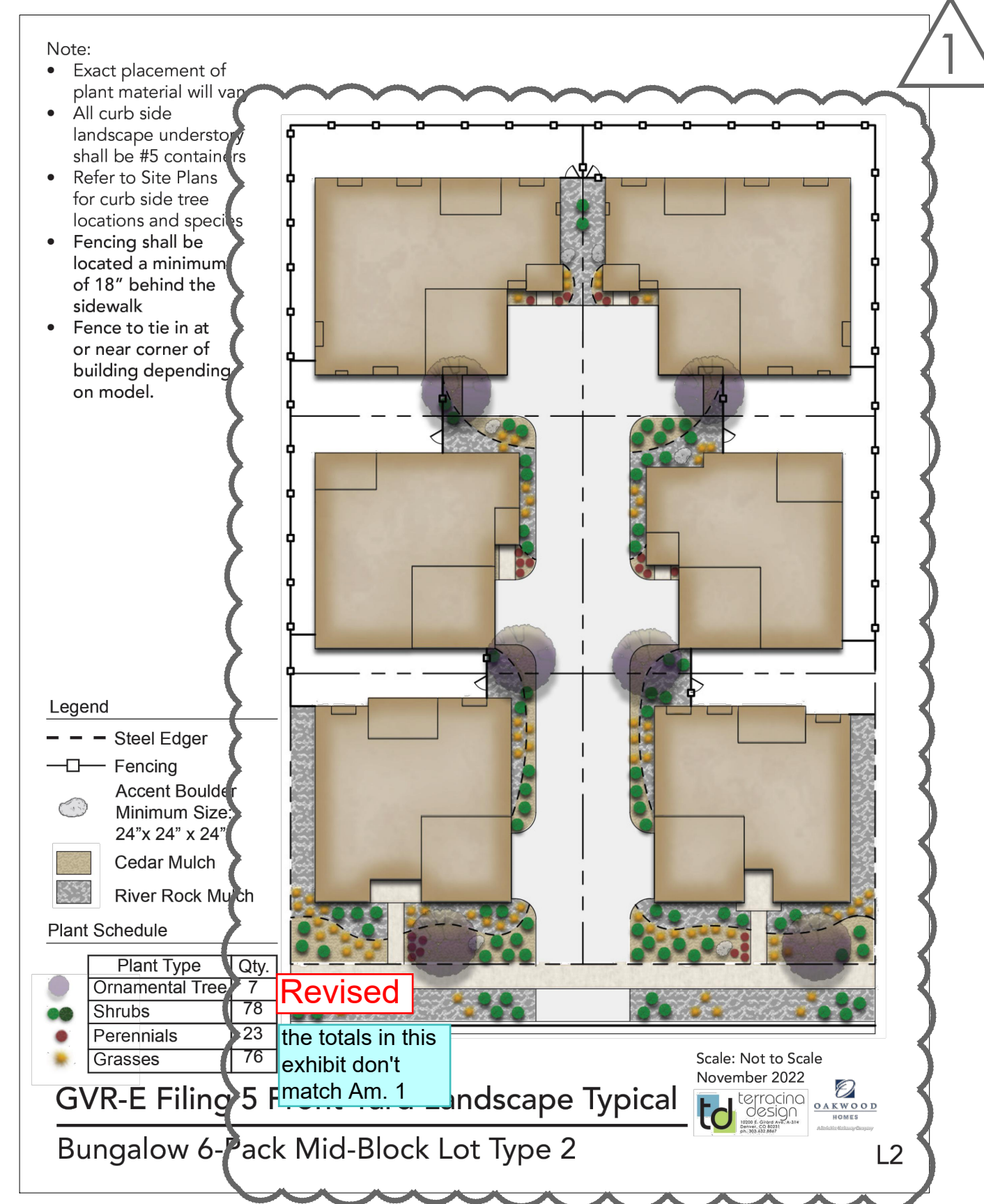
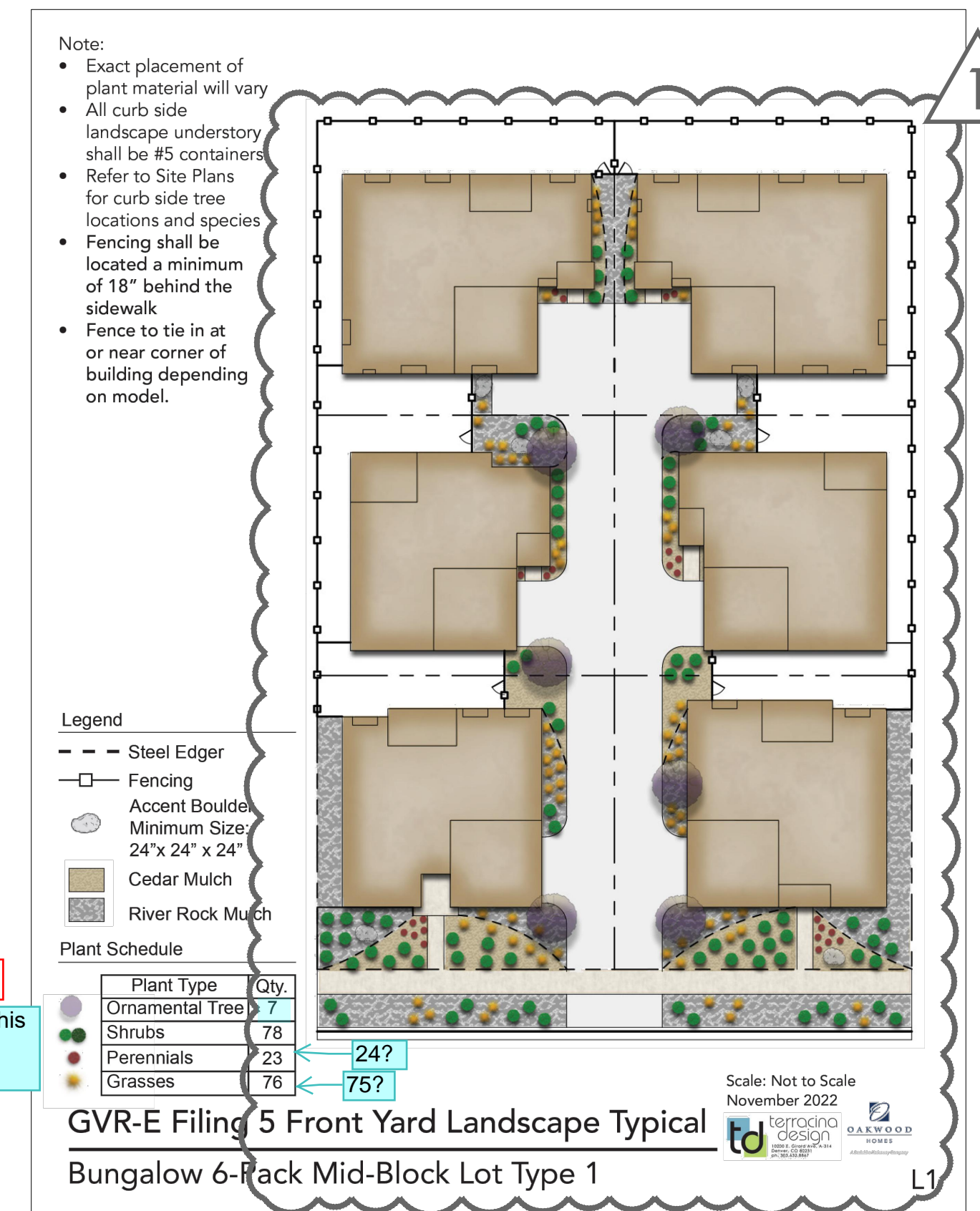
K1

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND LANDSCAPE DESIGN
DATE: MAY 2022

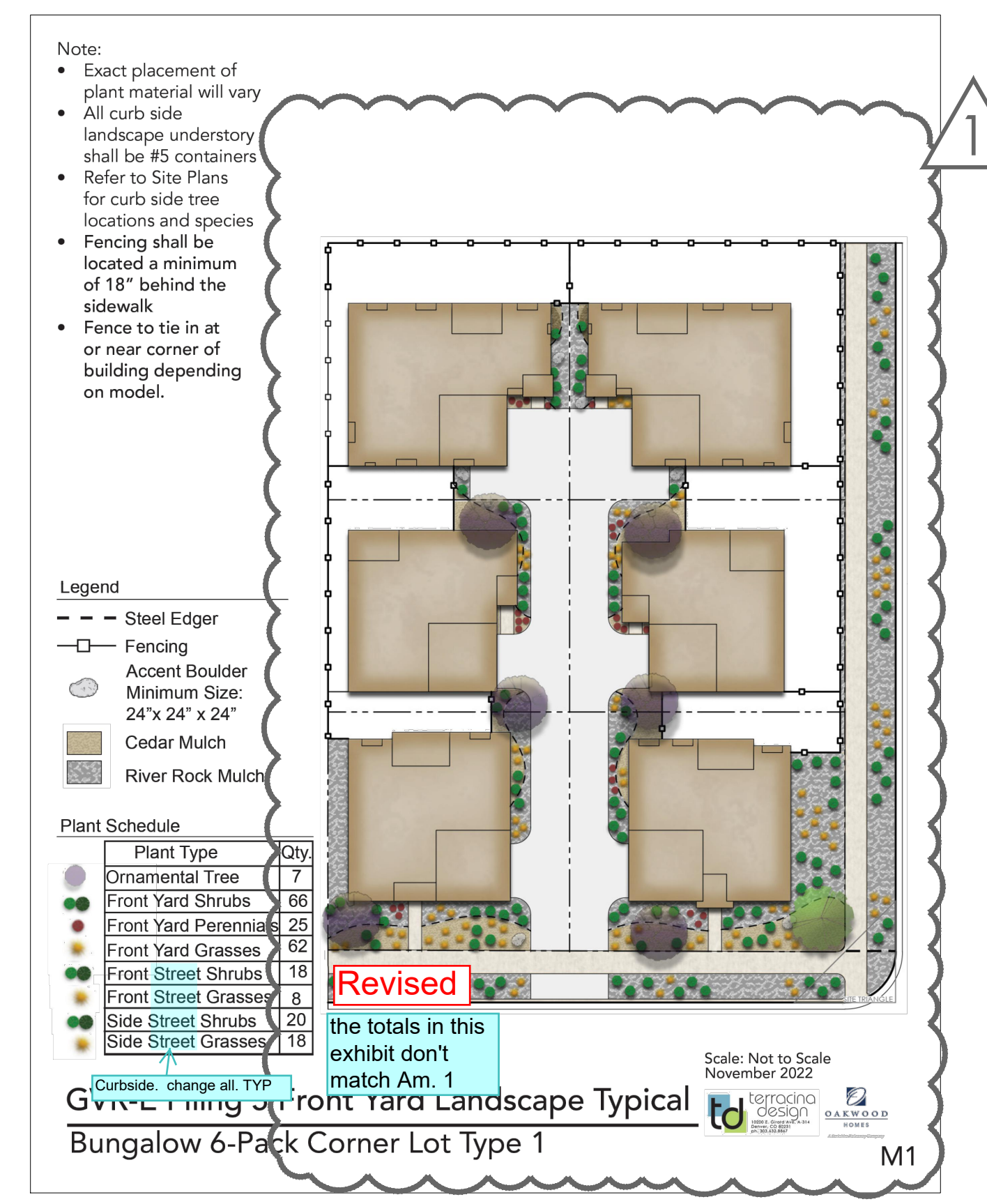
terrachina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867



Revised
the totals in this exhibit don't match Am. 1



Revised
the totals in this exhibit don't match Am. 1



Revised
the totals in this exhibit don't match Am. 1