



August 31, 2022

Elizabeth Fuselier  
City of Aurora  
Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**Re: Second Submission Review** – Green Valley Ranch East Site Plan No. 15 - Site Plan and Plat  
Application Number: **DA-1662-26**  
Case Number(s): 2022-4014-00; 2022-3019-00

Dear Ms. Fuselier,

On behalf of Oakwood Homes, Aztec Consultants, Dewberry Engineering and Terracina Design, we have reviewed the comments dated June 14, 2022. The following is a response to comments.

### *Second Submission Review*

- Revise Letter of Introduction (Planning)
- Matchlines (Landscaping)
- Tributary T Channel Improvements Required (Public Works)
- Label slopes and drainage easements (Public Works)
- Hydrant Location (Fire/Life safety)
- Site Triangles (Traffic)
- Maintenance Access (Water)
- Meet Open Space Requirements (PROS)
- Show Trail Connections (PROS)
- Add Labels (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Please provide responses to comments and questions received within the response letter for your next submission. **RESPONSE: Provided**

#### **2. Zoning and Land Use Comments**

2A. Letter of Introduction was not submitted with this submittal. Please revise the LOI and provide with next submission. Revise the Letter of Introduction to discuss how the proposed site plan meets Adjustment Criteria in Section 146-5.4.4.D. **RESPONSE: Letter of introduction provided**

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

3A. See redlined comments on site plan. **RESPONSE: Noted**

3B. Review matchlines for accuracy. **RESPONSE: Revised**

**4. Landscaping Issues** (Deborah Bickmire/ 303-739-7189 / [dbikmir@auroragov.org](mailto:dbikmir@auroragov.org) / Comments in bright teal)

- 4A. Matchlines are off. **RESPONSE: Revised as necessary**
- 4B. Add leader line. **RESPONSE: Leader line added**
- 4C. Slight discrepancy w/ .529 ac/see comments. **RESPONSE: Revised to match**
- 4D. Use a footnote # to connect reference. **RESPONSE: Footnote numbers added**
- 4E. These areas need to match the cover sheet. **RESPONSE: Revised to match cover**
- 4F. Tract C is underplanted. Provide required landscape or include a justification for an adjustment request.  
**RESPONSE: Trees have been added. This area was slated for additional water quality at one point. Were also trying to stay consistent with Tribt T Phase 1 open space.**
- 4G. Provide more tall/vertical landscape in 38th Avenue buffer where the width is less than 20-feet. **RESPONSE: Additional ornamentals added.**
- 4H. Add footnote numbers to the Open Space Table and link them to the line items that are applicable. For example, the note regarding the exclusion of floodplain should be specifically linked to Tract K. **RESPONSE: Footnotes added to table.**
- 4I. The Site Data needs to match the area on the cover sheet. **RESPONSE: Table revised to match cover.**
- 4J. There are duplications of plant material in the Plant Schedule. Please review and adjust. **RESPONSE: Plant list revised.**
- 4K. Add the minimum distance between retaining wall to Detail 6 on Sheet 28. Code required a minimum of 36".  
**RESPONSE: Detail revised.**
- 4L. The landscape notes reference a landscape bollard. Provide a detail. **RESPONSE: Detail for security lighting moved to same sheet as light poles.**
- 4M. The individual lot labels on the Overall Waterwise Exhibits are misaligned and not all lots are labeled. **RESPONSE: Overall waterwise sheets revised per lot line changes.**
- 4N. Review/revise the Residential Lot Type Legend to be consistent with the individual exhibits. **RESPONSE: Overall exhibit updated**
- 4O. Waterwise exhibits C1 and C2 are identical. **RESPONSE: A new C2 typical created.**
- 4P. Consider moving fences at the rear of motorcourts back to make room for landscape. **RESPONSE: Fences adjusted for more LS and gates.**
- 4M. Will there be optional fence locations for motorcourt lots? Please show them on the plans. **RESPONSE: Not in this filing. That is more of an Active Adult layout so the District maintains more area for older folks.**
- 4N. Lot 12, Block 6 has a unique shape. Please show the curbside landscape and fence configuration accordingly.  
**RESPONSE: Additional typical added for this 4 pack.**
- 4O. See redlines for notations on exhibits for plant counts. Review and adjust as needed. **RESPONSE: Plant counts adjusted as necessary.**
- 4P. Review the matchlines. They do not all align. **RESPONSE: Revised as necessary**
- 4O. Include lot typicals for single family detached standard and small lots. **RESPONSE: Lot typicals added in addition**

to setback table.

4P. Add a dimension to motorcourt lot typical to show opposing garages must be separated by 30 feet. **RESPONSE: Dimension added**

**5. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org) )**

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. **RESPONSE: CAD file provided for addressing**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering (Julie Bingham / 303-739-7306 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / comments in green)**

6A. The site plan will not be approved by public works until the preliminary drainage report is approved. **RESPONSE: Acknowledged**

6B. Improvements to Trib T shall be complete prior to any discharge into the channel. The Trib T site plan and PDR should be close to approval prior the approval of this site plan. **RESPONSE: Acknowledged, Trib T Phase 2 Design Plans are currently being reviewed by COA and will be approved and under development at the time of construction of GVRE F15 commences.**

6C. Sheets 6, 7 & 8: Add a note that the paver shall be owned and maintained by the Metro District including the pavers outside of the easements. **RESPONSE: Added**

6D. Show/label the proposed drainage easement for the water quality pond. **RESPONSE: Proposed drainage easement will be established as pond design progresses in future submittals.**

6E. Dimension the sidewalk and label as private. **RESPONSE: Dimensioned and labeled**

6F. Please check this cul de sac length. I am still seeing 519.17' per the plat. **RESPONSE: Cul De Sac length designed to meet requirements**

6G. Label Channel tract and clearly show the boundary. **RESPONSE: Labeled tract and added boundary**

6H. Sheet 10: Is this the correct symbol. **RESPONSE: Revised to correct symbol**

6I. Sheet 11: Include the ROW width. A median is not required at local/arterial intersections anymore. **RESPONSE: Provided ROW info including width.**

6J. Sheet 12: Provide a temporary turnaround. Indicate the material of all walls and where railing is provided. **RESPONSE: A temp barricade will be placed such that the dead end does not exceed a length of 150'.**

6K. Curb ramps and the receiving ramp on the other side of the street are required near residential mail kiosks, typical. **RESPONSE: Acknowledged**

6L. Sheet 14: Max 3:1 slope. Min 2% slope in tracts. Show proposed BFEs. **RESPONSE: These tracts are graded to an over lot condition as they will be subdivided and platted via separate document once Trib T LOMR has been accepted.**

6M. Show/label the drainage easement for the pond, show/label pond maintenance access to the bottom and to the top of the outlet structure, show/label the 100-year water surface elevation, indicate the direction of emergency overflow. **RESPONSE: Proposed drainage easement will be established as pond design progresses in future submittals**

6N. Provide the RSN for the Trib T Phase 2 site plan (1614806). Shade back the proposed contours since they are not being reviewed as part of this site plan. Provide contour labels for the existing contours. If the streets are public, this note is not accurate. **RESPONSE: Provided**

6O. Sheet 15 & 17: Call out the seat walls. Show proposed BFEs. Walls over 4' are not permitted in residential areas per Section 4.02.7.01.2 in the Roadway Manual. Also, provide railing for walls over 30". **RESPONSE: Seat walls have been labeled on these plans. Grading has been revised such that no walls are greater than 4'. When necessary to catch grade, retaining walls have been terraced in accordance with COA standards.**

6P. Include a typical section detail for the retaining walls on site. **RESPONSE: See detail 6 sheet 28.**

6Q. Landscape Plan comments: Show/label the 100-year WSEL for the pond. No plantings are permitted to be planted below the 100-year WSEL. Show the location of the maintenance access. **RESPONSE: WSEL labeled.**

**7. Traffic Engineering** (Carl Harline / 303-739-7336 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in Amber)

7A. Sheet 3: duplicate note to note 3. **RESPONSE: Revised**

7B. Sheet 10: show NB right turn and SB left turn lanes. Show STOP sign. **RESPONSE: Revised**

7C. Sheet 11: show NB right turn and SB left turn lanes. Move STOP sign. **RESPONSE: Revised**

7D. Sheet 12: move ramps. **RESPONSE: Mailbox kiosks located in different locations and ramps not necessary at eyebrow.**

7E. Sheet 18: see redline comments. **RESPONSE: Revised**

7F. Landscape Comments: add sight triangles per COA TE-13 at all intersection that involve public ROW. Tree needs to be a min 50' from STOP sign. Add sight triangles per COA TE-13. **RESPONSE: Sight lines added and trees revised**

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

8A. Sheet 13: Second Request-Relocate this fire hydrant to this location. **RESPONSE: Hydrant relocated**

8B. Sheet 18: The four pack unit fire lanes need an additional fire lane sign. Add a fire lane sign at the entrance of the fire lanes. **RESPONSE: Additional fire lane signs have been added**

**9. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in Red)

9A. Sheet 7: Water services must not be run through the garage floor slabs. **RESPONSE: Noted**

9B. Sheet 14: A 12' all weather surface maintenance access is required to the outlet structure. Provide a turn around. Show the maintenance access to Trib T. **RESPONSE: Added maintenance access**

9C. Sheet 15: This sewer service in the tree will likely have landscaping conflicts. Ok Use wye connection to main to keep service line out of the tree lawn. 16' is required for public storm utilities. **RESPONSE: The sanitary man hole has been relocated and water and sanitary services have been amended to avoid conflict.**

9D. Sheet 17: Vehicle maintenance access and turn around is required along the utility easements. Adjust slopes to meet a Max cross slope of 2%. Additional measures may be need with the proposed retaining walls so that it's not under cut when the storm line needs repair or replacement. What is the size of the RCBC? The future water line must be in a casing pipe under this crossing. **RESPONSE: The proposed storm system has been redesigned such that this infrastructure is no longer proposed, thus no access is needed in this location.**

**10. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiack@auroragov.org](mailto:jchomiack@auroragov.org) / Comments in Purple)

10A. Approved. **RESPONSE: Noted**

**11. Pros** (Michelle Teller / 303-739-7131 / [MTeller@auroragov.org](mailto:MTeller@auroragov.org) / Comments in Mauve)

11A. Sheet 5: Where is the trail labeled? **RESPONSE: Revised**

11B. Sheet 6: Label as pocket park. **RESPONSE: Labeled**

11C. Sheet 6: Connect. **RESPONSE: Revised**

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

12A. See redlined comments throughout plan set. Make changes with the next submission. **RESPONSE: Addressed as noted. Green line comments submitted.**

**END OF RESPONSES**

# GREEN VALLEY RANCH EAST SITE PLAN #15

## LEGAL DESCRIPTION

THAT CERTAIN PORTION OF "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 201800015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION,

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°15'31" WEST, A DISTANCE OF 110.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000077340, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°44'21" EAST, A DISTANCE OF 47.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°15'31" WEST, A DISTANCE OF 61.99 FEET;
2. NORTH 01°39'39" WEST, A DISTANCE OF 285.93 FEET;
3. NORTH 00°15'31" WEST, A DISTANCE OF 1,807.47 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 18.39 FEET;

THENCE SOUTH 35°34'08" EAST, A DISTANCE OF 335.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 738.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°53'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'08", AN ARC LENGTH OF 200.96 FEET;

THENCE SOUTH 15°52'34" EAST, A DISTANCE OF 159.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'13", AN ARC LENGTH OF 217.18 FEET;

THENCE SOUTH 33°16'47" EAST, A DISTANCE OF 464.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'52", AN ARC LENGTH OF 180.09 FEET;

THENCE SOUTH 47°42'39" EAST, A DISTANCE OF 84.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 434.94 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'10", AN ARC LENGTH OF 32.79 FEET;

THENCE SOUTH 43°23'29" EAST, A DISTANCE OF 334.09 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 25.53 FEET;

THENCE SOUTH 00°06'03" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 53°50'34" WEST, A DISTANCE OF 38.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'46" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°55'43", AN ARC LENGTH OF 68.44 FEET;

THENCE SOUTH 03°56'04" EAST, A DISTANCE OF 203.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.00 FEET

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°36'51", AN ARC LENGTH OF 81.29 FEET;

THENCE SOUTH 30°32'54" EAST, A DISTANCE OF 47.73 FEET;

THENCE SOUTH 78°58'38" WEST, A DISTANCE OF 415.03 FEET;

THENCE SOUTH 01°07'33" EAST, A DISTANCE OF 3.61 FEET;

THENCE SOUTH 87°32'35" WEST, A DISTANCE OF 7.69 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 432.33 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 86°10'04" WEST, A DISTANCE OF 167.13 FEET TO A LINE PARALLEL WITH AND DISTANCE 69.50 FEET NORTHERLY OF SAID SOUTH LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°32'35" WEST, A DISTANCE OF 73.73 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE;

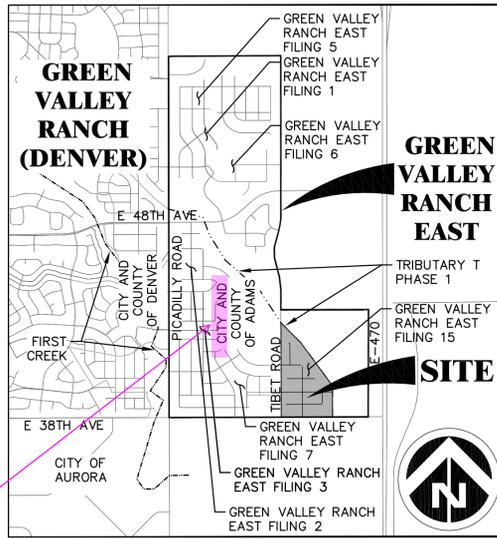
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°32'35" WEST, A DISTANCE OF 7.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'46", AN ARC LENGTH OF 39.36 FEET;
3. NORTH 00°15'39" WEST, A DISTANCE OF 16.01 FEET;
4. SOUTH 89°44'21" WEST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 32.377 ACRES, (1,410,342 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS NO. 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE. SUITE 1, LITTLETON CO 80122  
303.327.7488  
AZTEC JOB NO. 19322-05

DEWBERRY RESPONSE:  
ADDRESSED TO SAY FIX SPELLING  
ERRORS AND ADD IN  
ADDITIONAL TEXT



VICINITY MAP  
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTIONS
3	GENERAL NOTES & LOT TABLES
4	OVERALL SITE PLAN
5	PHASING PLAN
6-8	ARCHITECTURE TYPICALS
9-12	SITE PLAN
13	OVERALL UTILITY PLAN
14-17	GRADING AND UTILITY PLAN
18	SIGNAGE AND STRIPING PLAN
19	OVERALL LANDSCAPE PLAN
20-27	LANDSCAPE PLANS
28-31	LANDSCAPE NOTES AND DETAILS
32	HYDROZONE MAP
33-34	OVERALL WATER WISE EXHIBITS
35-36	INDIVIDUAL WATER WISE GRAPHICS

DEWBERRY RESPONSE:  
QUANTITY HAS BEEN  
PROVIDED

## 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. WHERE DOUBLE FRONTAGE LOTS CAN'T BE AVOIDED, BUFFERING BACK YARDS FROM THOSE STREETS SHALL INCLUDE A LANDSCAPED BUFFER AT LEAST 20 FEET IN WIDTH BETWEEN THE REAR LOT LINE OF ANY RESIDENTIAL LOT AND THE CLOSEST EDGE OF CURBSIDE LANDSCAPING AREA ADJACENT TO THE STREET PER SECTION 146-4.7.3.

JUSTIFICATION: THE UNIQUE SHAPE OF THIS SITE IN THE NORTH HALF CREATES A PINCH POINT WHERE DOUBLE FRONTAGE LOTS ARE THE ONLY SOLUTION TO UTILIZE THE LAND.

LESS THAN 4% OF THE OVERALL LOTS... A 25' MINIMUM LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK IS ALSO PROVIDED ALONG TIBET RD

## PROJECT TEAM:

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

ENGINEER:  
DEWBERRY  
8100 EAST MAPLEWOOD AVENUE, SUITE 150  
GREENWOOD VILLAGE, CO 80111  
CONTACTS: TROY D. KENT  
PHONE: (720) 501-5749

SURVEYOR:  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, CO 80122  
CONTACT: DAN DAVIS  
FAX: (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

## PROJECT BENCHMARK

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.

## LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	1,410,342 SQ FT (32.377 AC)
NUMBER OF LOTS PROPOSED	134
BUILDING HEIGHT	35' MAX.
LOT AREA	18.99 AC - 58%
HARD SURFACE AREA*	7.72 AC - 24%
LANDSCAPE AREA	5.70 AC - 18%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT/2 PER ENTRANCE
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

\*SIDEWALKS, STREETS, CURB AND GUTTER

## OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST SITE PLAN #15  
LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

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

STATE OF COLORADO ( \_\_\_\_\_ ) SS

COUNTY OF ( \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING & ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20 \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

INSTRUMENT: \_\_\_\_\_

## AMENDMENTS

No.	Date	Description
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES  
4908 TOWER ROAD  
DENVER, CO 80249

DOCUMENT AMENDMENTS

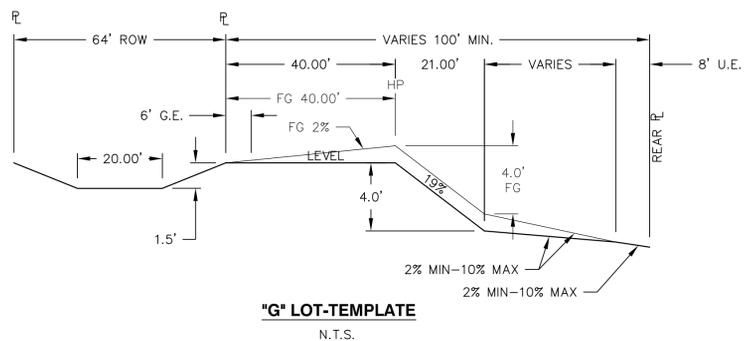
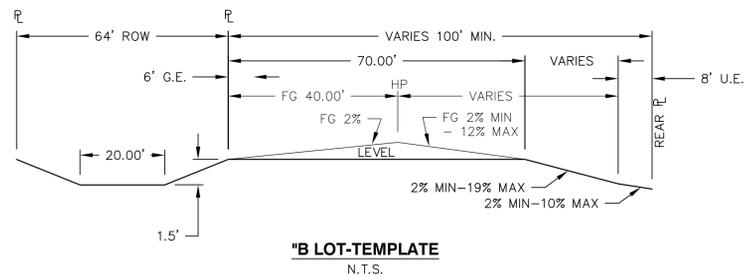
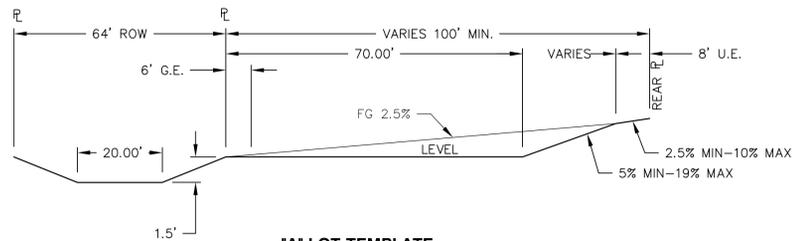
PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144653  
Designed By: Drawn By: CETB OCB  
Checked By: TDK  
Sheet Number: 1

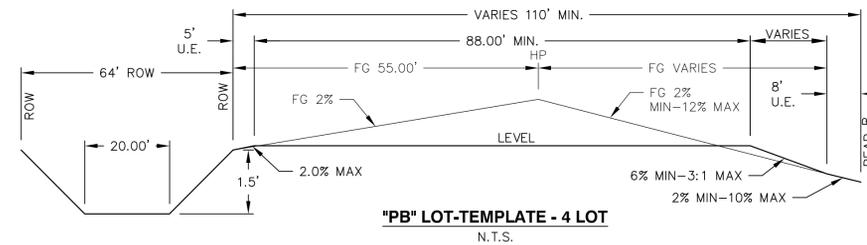
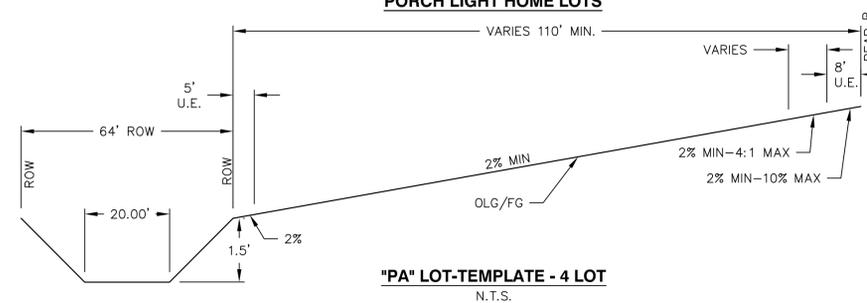
COVER SHEET

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP\SIP-CVR-50144653.DWG 5/24/2022 9:09 AM BURKE, ORRIN

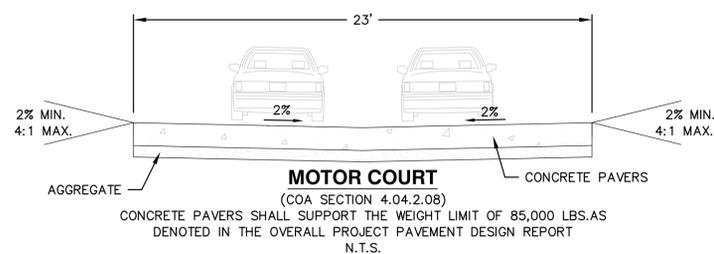
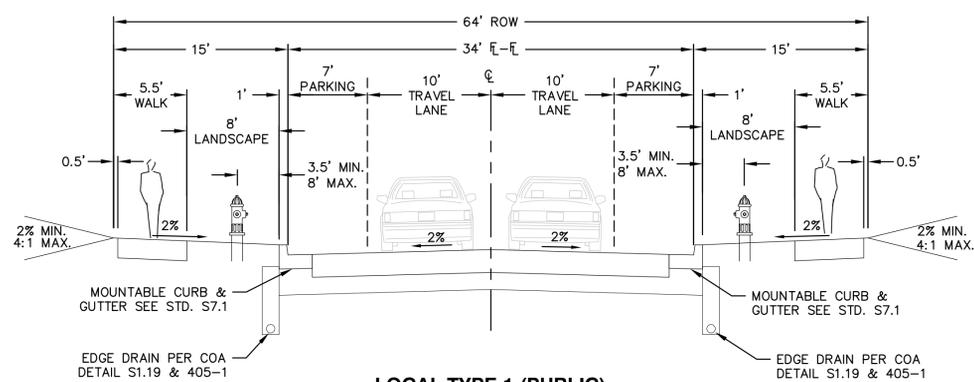
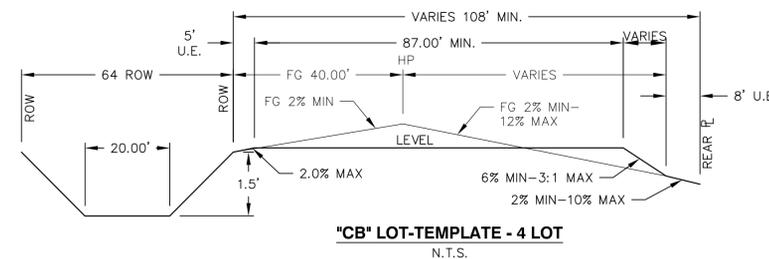
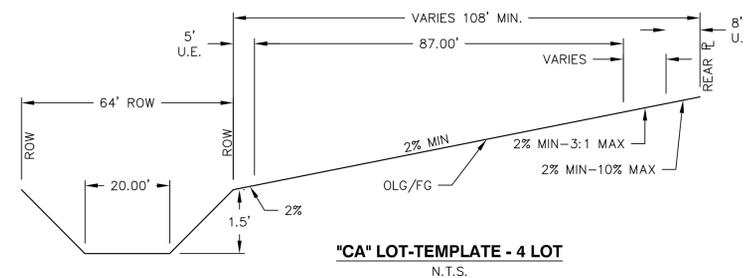
**SINGLE FAMILY DETACHED LOTS**



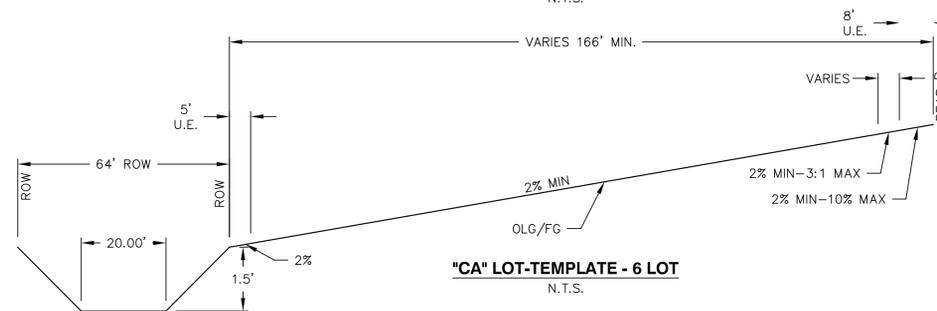
**PORCH LIGHT HOME LOTS**



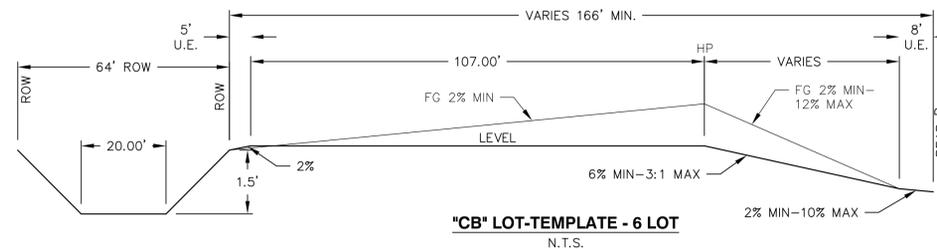
**CARRIAGE HOME LOTS**



**'CA' LOT-TEMPLATE - 6 LOT**



**'CB' LOT-TEMPLATE - 6 LOT**



J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP\SIP-SEC-50144653.DWG 5/24/2022 9:00 AM BURKE, ORRIN

DOCUMENT AMENDMENTS	
No.	Description
2	05/24/2022 2ND SUBMITTAL
1	02/28/22 1ST SUBMITTAL

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

U:\DEWBERRY\OAKWOOD\_HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 10\PLAN SETS\SIP\SP-SEC-50144653.DWG 5/24/2022 10:49 AM NGUYEN, TUYET TRINH (LINDSEY)

LIST OF ACRONYMS AND ABBREVIATIONS			
A.E.	ACCESS EASEMENT	FIRM	FLOOD INSURANCE RATE MAP
AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	FL	FLOW LINE
AAATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	FR	FROUDE NUMBER
AC	ACRE	FS	FIRE SERVICE
AD	ALGEBRAIC DIFFERENCE	FT	FOOT
ADA	AMERICANS WITH DISABILITY ACT	FUT	FUTURE
ASSY	ASSEMBLY	G.E.	GAS EASEMENT
B.O.	BLOW OFF	GPM	GALLONS PER MINUTE
BMP	BEST MANAGEMENT PRACTICES	GSBD	GROUTED SLOPING BOULDER DROP
BNDY	BOUNDARY	GV	GATE VALVE
BOW	BLOW OFF WALK	HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
BW	BOTTOM OF WALL	HGL	HYDRAULIC GRADE LINE
C.O.	CLEAN OUT	HORZ	HORIZONTAL
CFS	CUBIC FEET PER SECOND	HP	HIGH POINT
CH	CHORD LENGTH	HW	HEAD WALL
CHB	CHORD BEARING	INT	INTERSECTION OR INTERCEPT
CL	CENTERLINE	INV	INVERT
COMP	CORRUGATED METAL PIPE	IRR	IRRIGATION
CONC	CONCRETE	LF	LINEAR FOOT
D.E.	DRAINAGE EASEMENT	LP	LOW POINT
D.U.E.	DRAINAGE AND UTILITY EASEMENT	MAX	MAXIMUM
DIA.	DIAMETER	MH	MANHOLE
DIP	DUCTILE IRON PIPE	MIN	MINIMUM
E.A.E.	EMERGENCY ACCESS EASEMENT	NAC	NO ASSOCIATED CABLES FOUND FROM STRUCTURE
EATUR	EMPTY ACCORDING TO UTILITY RECORDS	NAP	NO ASSOCIATED PIPING FOUND FROM STRUCTURE
EGL	ENERGY GRADE LINE	N.T.S.	NOT TO SCALE
ELEV	ELEVATION	NO.	NUMBER
EOI	END OF SURFACE GEOPHYSICAL INFO.	NO.	NORMAL WATER SURFACE ELEVATION
EORI	END OF RECORD INFO.	OSP	OUTFALL SYSTEM PLAN
EX	EXISTING	W/	WITH
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	W/L	WATER LINE
F.E.	FIRE LANE EASEMENT	WO	WATER QUALITY
FES	FLARED END SECTION	WOCV	WATER QUALITY CAPTURE VOLUME
FG	FINISHED GRADE	WSEL	WATER SURFACE ELEVATION
FH	FIRE HYDRANT	YR	YEAR
FHAD	FLOOD HAZARD AREA DELINEATION	PSI	POUNDS PER SQUARE INCH

**REQUIRED SITE PLAN NOTES**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVERS, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LAND EASEMENT.
- 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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

**NOTES**

- REFER TO SHEET 12 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.

LOT DATA TABLE BLOCK 1			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION
1	7297	65.00	SFD - STANDARD
2	5613	50.00	SFD - STANDARD
3	6736	60.00	SFD - STANDARD
4	6736	60.00	SFD - STANDARD
5	5613	50.00	SFD - STANDARD
6	5613	50.00	SFD - STANDARD
7	7249	50.00	SFD - STANDARD
8	4104	21.50	MOTOR COURT - SMALL
9	3768	53.00	MOTOR COURT - SMALL
10	3491	53.00	MOTOR COURT - SMALL
11	3755	21.50	MOTOR COURT - SMALL
12	3755	21.50	MOTOR COURT - SMALL
13	3491	53.00	MOTOR COURT - SMALL
14	3491	53.00	MOTOR COURT - SMALL
15	3755	21.50	MOTOR COURT - SMALL
16	3755	21.50	MOTOR COURT - SMALL
17	3491	53.00	MOTOR COURT - SMALL
18	4021	53.00	MOTOR COURT - SMALL
19	3678	21.50	MOTOR COURT - SMALL
20	3896	64.00	MOTOR COURT - SMALL
21	3521	20.00	MOTOR COURT - SMALL
22	3799	20.00	MOTOR COURT - SMALL
23	5038	64.00	MOTOR COURT - SMALL
24	3099	40.00	MOTOR COURT - SMALL
25	3593	26.00	MOTOR COURT - SMALL
26	3623	26.00	MOTOR COURT - SMALL
27	3099	40.00	MOTOR COURT - SMALL
28	3099	40.00	MOTOR COURT - SMALL
29	3623	26.00	MOTOR COURT - SMALL
30	3752	26.00	MOTOR COURT - SMALL
31	3441	40.00	MOTOR COURT - SMALL
32	3416	56.00	MOTOR COURT - SMALL
33	3192	56.00	MOTOR COURT - SMALL
34	3192	56.00	MOTOR COURT - SMALL
35	3192	56.00	MOTOR COURT - SMALL

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 4			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION
1	6068	53.82	SFD - STANDARD
2	6068	53.82	SFD - STANDARD
3	6068	53.82	SFD - STANDARD
4	6934	61.50	SFD - STANDARD
5	5637	50.00	SFD - STANDARD
6	5637	50.00	SFD - STANDARD
7	7280	50.00	SFD - STANDARD
8	7578	40.00	SFD - STANDARD
9	6889	50.00	SFD - STANDARD
10	5803	50.00	SFD - STANDARD
11	11895	46.52	SFD - STANDARD
12	8625	46.68	SFD - STANDARD

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 2			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION
1	3444	56.00	MOTOR COURT - SMALL
2	3472	40.00	MOTOR COURT - SMALL
3	3631	26.00	MOTOR COURT - SMALL
4	3494	26.00	MOTOR COURT - SMALL
5	3090	40.00	MOTOR COURT - SMALL
6	3192	56.00	MOTOR COURT - SMALL
7	3192	56.00	MOTOR COURT - SMALL
8	3090	40.00	MOTOR COURT - SMALL
9	3494	26.00	MOTOR COURT - SMALL
10	3413	26.00	MOTOR COURT - SMALL
11	3090	40.00	MOTOR COURT - SMALL
12	3192	56.00	MOTOR COURT - SMALL
13	4055	65.00	MOTOR COURT - SMALL
14	4785	15.00	MOTOR COURT - SMALL
15	4182	15.00	MOTOR COURT - SMALL
16	4081	65.00	MOTOR COURT - SMALL
17	3417	52.00	MOTOR COURT - SMALL
18	3951	15.00	MOTOR COURT - SMALL
19	4063	15.00	MOTOR COURT - SMALL
20	5426	52.00	MOTOR COURT - SMALL
21	3819	21.50	MOTOR COURT - SMALL
22	3627	56.72	MOTOR COURT - SMALL
23	3750	56.72	MOTOR COURT - SMALL
24	3534	21.50	MOTOR COURT - SMALL
25	4030	21.50	MOTOR COURT - SMALL
26	3286	53.00	MOTOR COURT - SMALL
27	3887	53.00	MOTOR COURT - SMALL
28	4827	21.50	MOTOR COURT - SMALL

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 5			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION
1	7328	65.00	SFD - STANDARD
2	5637	50.00	SFD - STANDARD
3	6764	60.00	SFD - STANDARD
4	6764	60.00	SFD - STANDARD
5	5637	50.00	SFD - STANDARD
6	5637	50.00	SFD - STANDARD
7	7280	50.00	SFD - STANDARD
8	8964	50.00	SFD - STANDARD
9	6933	50.00	SFD - STANDARD
10	6933	50.00	SFD - STANDARD
11	8319	60.00	SFD - STANDARD
12	8316	60.19	SFD - STANDARD
13	6252	54.57	SFD - STANDARD
14	9037	49.04	SFD - STANDARD
15	8939	49.10	SFD - STANDARD
16	6174	54.57	SFD - STANDARD
17	8224	60.19	SFD - STANDARD
18	8226	60.00	SFD - STANDARD
19	6855	50.00	SFD - STANDARD
20	6855	50.00	SFD - STANDARD
21	8864	50.00	SFD - STANDARD
22	7752	55.00	SFD - STANDARD
23	6000	50.00	SFD - STANDARD
24	6000	50.00	SFD - STANDARD
25	7200	60.00	SFD - STANDARD
26	7200	60.00	SFD - STANDARD
27	6000	50.00	SFD - STANDARD
28	7800	65.00	SFD - STANDARD

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 3			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION
1	3768	53.00	MOTOR COURT - SMALL
2	4104	21.50	MOTOR COURT - SMALL
3	3640	21.50	MOTOR COURT - SMALL
4	3384	53.00	MOTOR COURT - SMALL
5	3384	53.00	MOTOR COURT - SMALL
6	3639	21.50	MOTOR COURT - SMALL
7	3639	21.50	MOTOR COURT - SMALL
8	3384	53.00	MOTOR COURT - SMALL
9	3384	53.00	MOTOR COURT - SMALL
10	3639	21.50	MOTOR COURT - SMALL
11	3768	53.00	MOTOR COURT - SMALL
12	4104	21.50	MOTOR COURT - SMALL
13	7182	49.41	SFD - STANDARD
14	6736	60.00	SFD - STANDARD
15	6736	60.00	SFD - STANDARD
16	5613	50.00	SFD - STANDARD
17	5613	50.00	SFD - STANDARD
18	5613	50.00	SFD - STANDARD
19	7249	50.00	SFD - STANDARD

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 6			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION
1	3551	53.00	MOTOR COURT - SMALL
2	3819	21.50	MOTOR COURT - SMALL
3	3947	21.50	MOTOR COURT - SMALL
4	3670	53.00	MOTOR COURT - SMALL
5	3670	53.00	MOTOR COURT - SMALL
6	3947	21.50	MOTOR COURT - SMALL
7	3822	21.50	MOTOR COURT - SMALL
8	3554	53.00	MOTOR COURT - SMALL
9	3546	52.28	MOTOR COURT - SMALL
10	3822	21.50	MOTOR COURT - SMALL
11	4515	21.50	MOTOR COURT - SMALL
12	3528	52.28	MOTOR COURT - SMALL

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Marketplace Avenue, Suite 160  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST SITE PLAN #15**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303)486-8600  
Contact: David Carro, RLA

No.	Date	Description
2	05/24/2022	2ND SUBMITTAL
1	02/28/2022	1ST SUBMITTAL

**PRELIMINARY NOT FOR CONSTRUCTION**

Project Number: **50144653**  
Designed By: **CETB**  
Checked By: **OCB**  
TDK  
Sheet Number: **3**

**GENERAL NOTES & LOT TABLES**

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-FILING 15\PLAN SETS\SIP\OSIP-50144653.DWG 5/24/2022 10:48 AM NGUYEN, TUYET TRINH (LINDSEY)

**FUTURE SCHOOL SITE**  
**GREEN VALLEY RANCH EAST SUBDIVISION FILING 8**  
 CASE# 2020-6045-00

**GREEN VALLEY RANCH EAST SUBDIVISION FILING 7**  
 CASE# 2020-4008-00

**GREEN VALLEY RANCH EAST SUBDIVISION (PA-9) (UNPLATTED R-2)**

LOT CLASSIFICATION		
BLOCK	LOT	CLASSIFICATION
1	8,11,12,15,16,19-24,31-35	MOTOR COURT - SMALL
1	1-7	SFD - STANDARD
2	1-28	MOTOR COURT - SMALL
3	1-12	MOTOR COURT - SMALL
3	13-19	SFD - STANDARD
4	1-12	SFD - STANDARD
5	1-28	SFD - STANDARD
6	1-12	MOTOR COURT - SMALL

GREEN VALLEY RANCH EAST LOT SUMMARY TABLE		
	PROPOSED UNIT COUNT	PROPOSED UNIT %
FILING 15		
SINGLE FAMILY DETACHED - STANDARD	54	40%
MOTOR COURT - SMALL	80	60%
<b>SUBTOTAL</b>	<b>134</b>	<b>100%</b>

**Dewberry**  
 Dewberry Engineers Inc.  
 8100 East Maplewood Avenue, Suite 160  
 Greenwood Village, CO 80111  
 303.368.5601  
 Contact: Troy Kent, PE  
 Email: tkent@dewberry.com

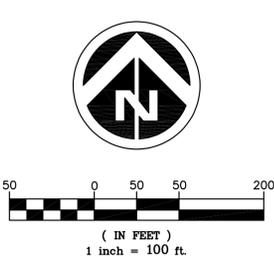
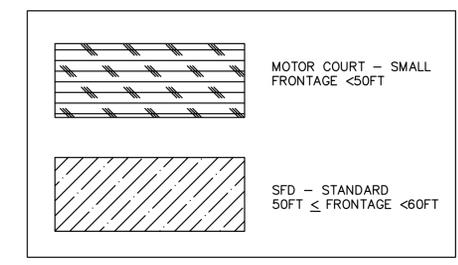
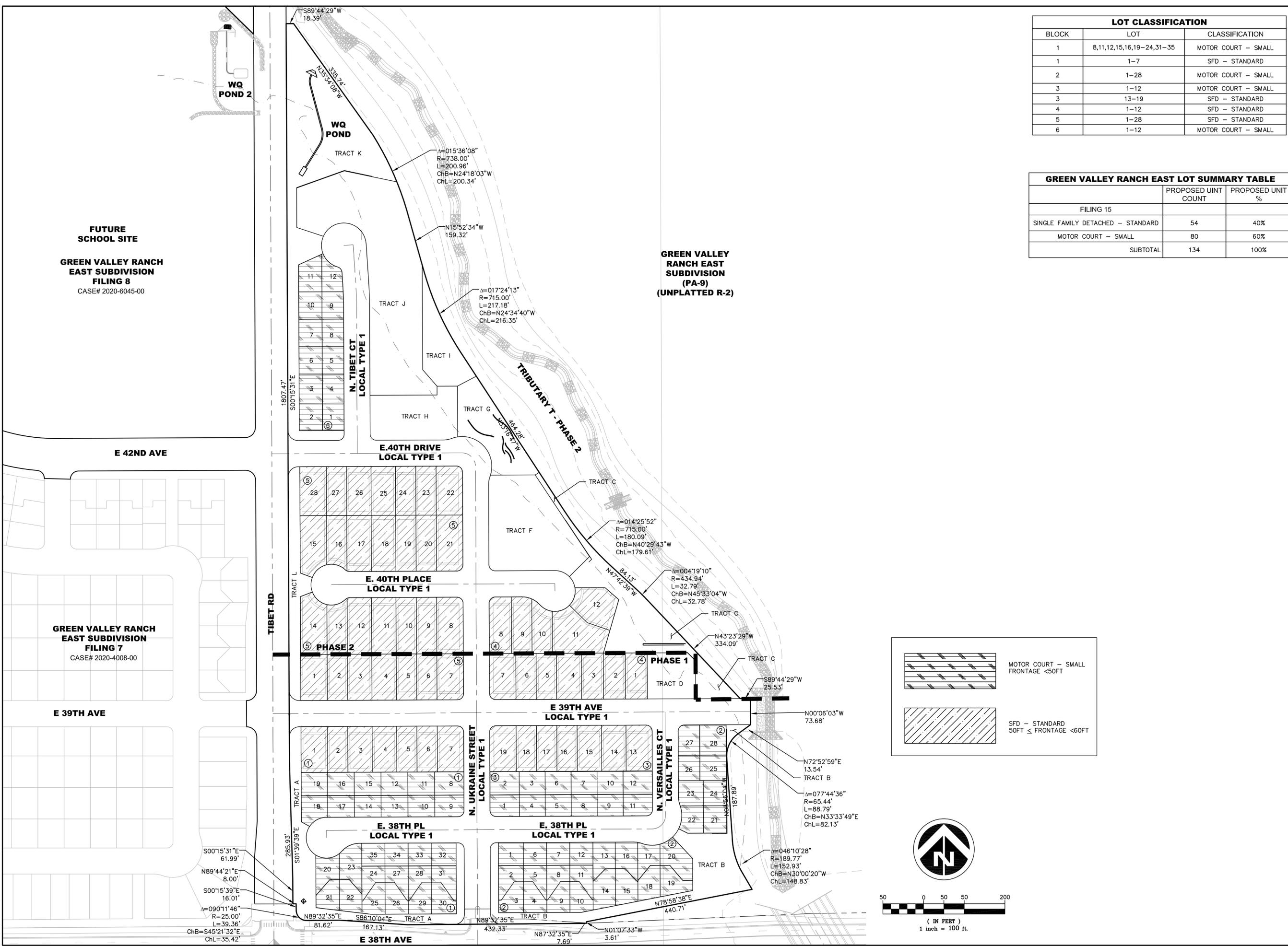
**GREEN VALLEY RANCH EAST SITE PLAN #15**  
**OVERALL SITE PLAN**

**OAKWOOD HOMES**  
 4908 TOWER ROAD  
 DENVER, CO 80249  
 Tel: (303)486-8500  
 Contact: David Carro, RLA

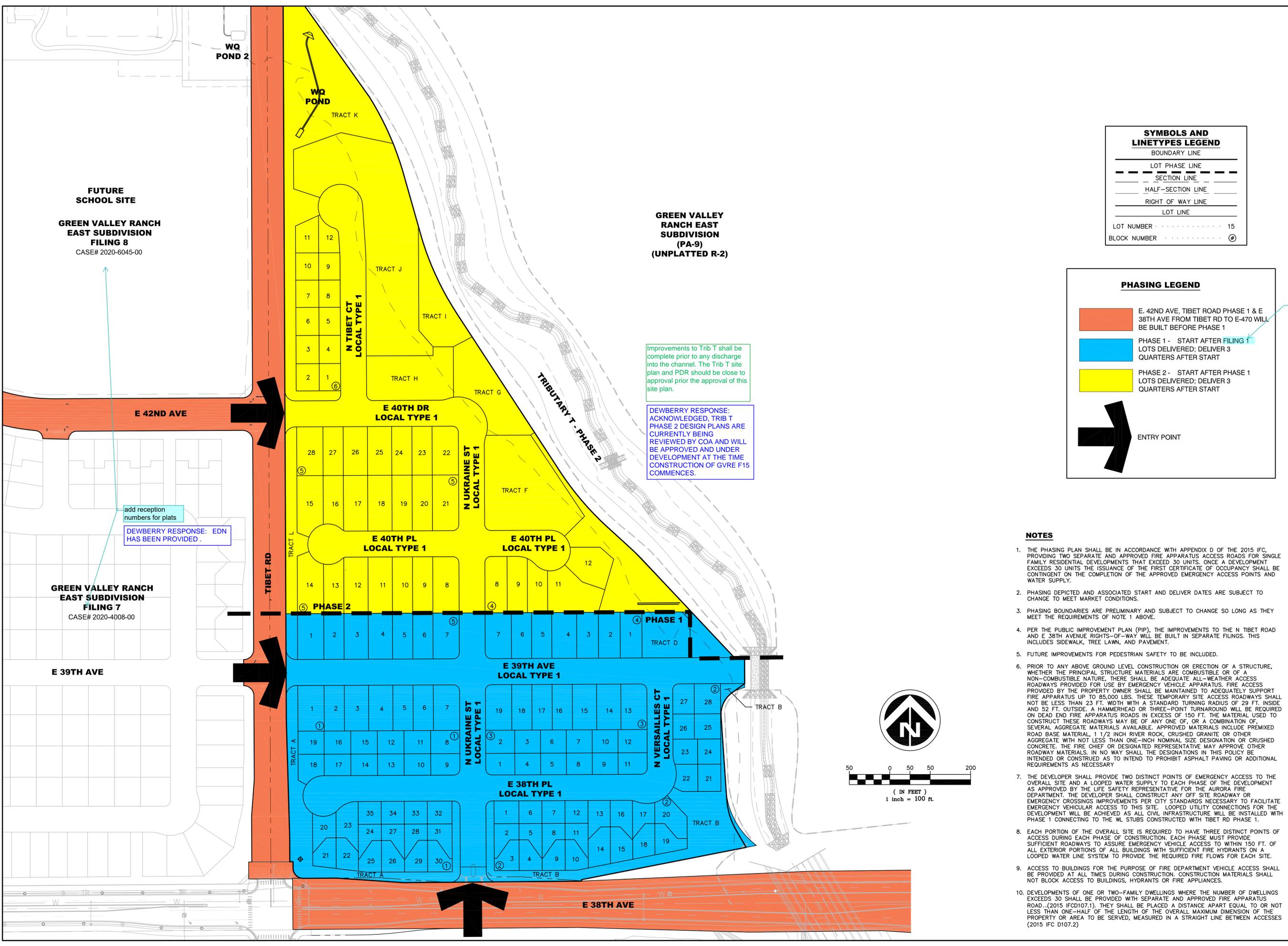
DOCUMENT AMENDMENTS	
No.	Date
2	05/24/2022
1	02/28/22

**PRELIMINARY NOT FOR CONSTRUCTION**

Project Number: **50144653**  
 Designed By: **CEIB**  
 Drawn By: **OCB**  
 Checked By: **TDK**  
 Sheet Number: **4**

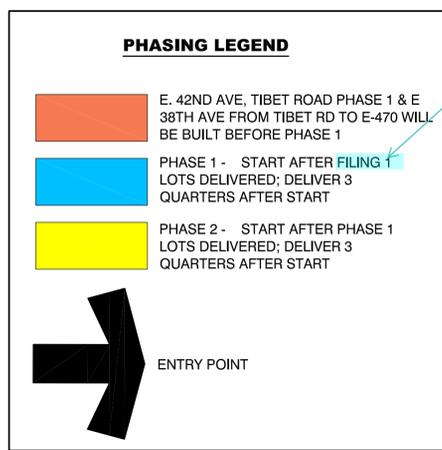


J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-PHASE-50144653.DWG 5/24/2022 9:45 AM BURKE, ORRIN



**SYMBOLS AND LINETYPES LEGEND**

—	BOUNDARY LINE
- - -	LOT PHASE LINE
- - - - -	SECTION LINE
- - - - -	HALF-SECTION LINE
—	RIGHT OF WAY LINE
—	LOT LINE
.....	LOT NUMBER 15
.....	BLOCK NUMBER 15



**GREEN VALLEY RANCH EAST SUBDIVISION (PA-9) (UNPLATTED R-2)**

Improvements to Trib T shall be complete prior to any discharge into the channel. The Trib T site plan and PDR should be close to approval prior to the approval of this site plan.

DEWBERRY RESPONSE: ACKNOWLEDGED, TRIB T PHASE 2 DESIGN PLANS ARE CURRENTLY BEING REVIEWED BY COA AND WILL BE APPROVED AND UNDER DEVELOPMENT AT THE TIME CONSTRUCTION OF GVRE F15 COMMENCES.

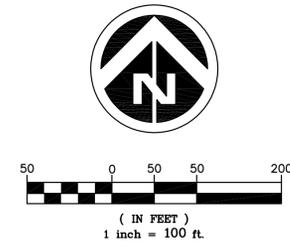
add reception numbers for plats  
DEWBERRY RESPONSE: EDN HAS BEEN PROVIDED.

**FUTURE SCHOOL SITE**  
**GREEN VALLEY RANCH EAST SUBDIVISION FILING 8**  
CASE# 2020-6045-00

**GREEN VALLEY RANCH EAST SUBDIVISION FILING 7**  
CASE# 2020-4008-00

**NOTES**

- 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.
- PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
- PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
- PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE N TIBET ROAD AND E 38TH AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE FILINGS. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
- FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.
- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE. LOOPED UTILITY CONNECTIONS FOR THE DEVELOPMENT WILL BE ACHIEVED AS ALL CIVIL INFRASTRUCTURE WILL BE INSTALLED WITH PHASE 1 CONNECTING TO THE WL STUBS CONSTRUCTED WITH TIBET RD PHASE 1.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE THREE DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROAD...(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2)



**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**SITE PLAN #15**

**GREEN VALLEY RANCH**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303)486-8500  
Contact: David Carro, RLA

**DOCUMENT AMENDMENTS**

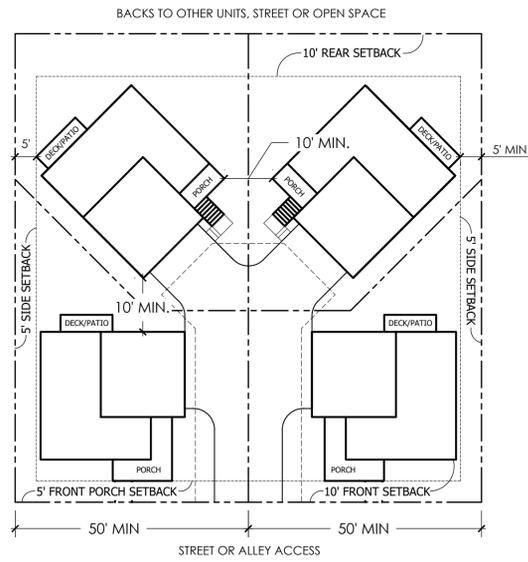
No.	Date	Description
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

**PRELIMINARY NOT FOR CONSTRUCTION**

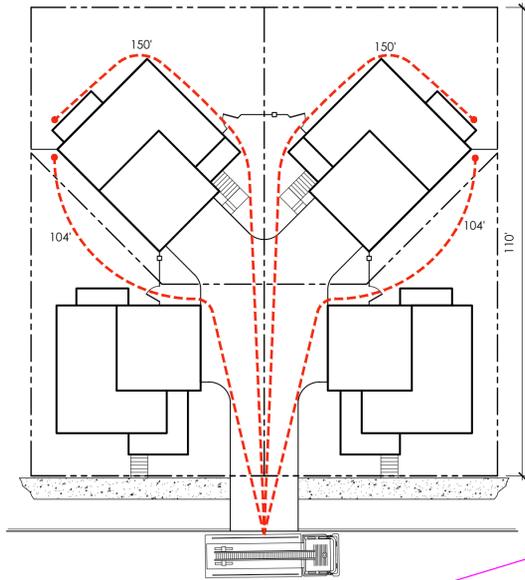
Project Number: 50144653  
Designed By: Drawn By: CE/TB OCB  
Checked By: TDK  
Sheet Number: 5

as in GVRE Fig #1?  
DEWBERRY RESPONSE: LANGUAGE HAS BEEN AMENDED TO READ PHASE 1 INSTEAD OF FILING 1.

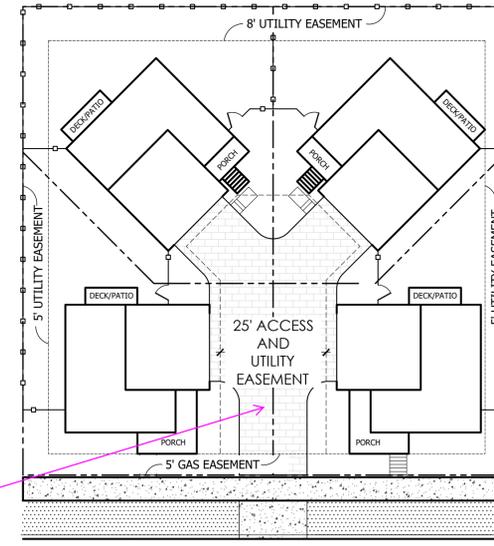
P:\OAKWOOD\_MASTER\_FOLDER\OVR\_EAST-CURRENT\_FLING\_15\OAD\SUBMITTALS\OVR\_E F15 SITE PLAN\11-SHEETS\F15 ARCHITECTURE.DWG 4/28/2022 11:24 AM DILLON COOK



TYPICAL CARRIAGE HOUSE POD SETBACKS

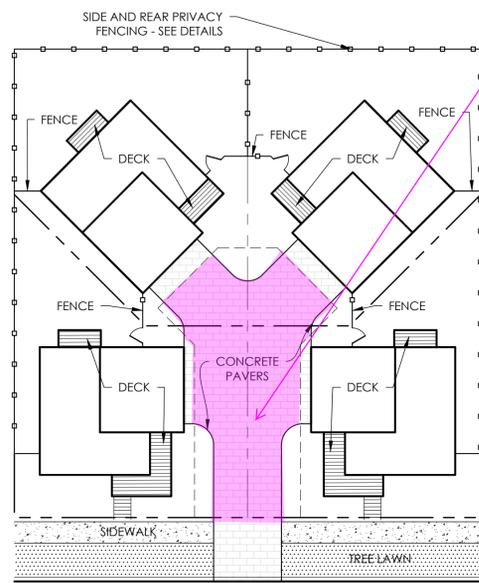


TYPICAL CARRIAGE HOUSE HOSE PULL



TYPICAL CARRIAGE HOUSE EASEMENTS

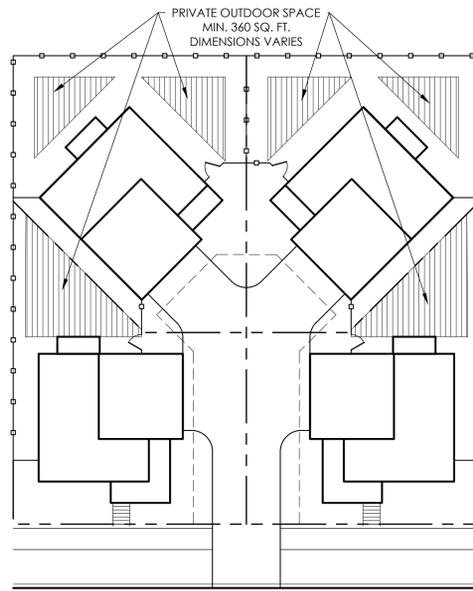
Add a note that the paver shall be owned and maintained by the Metro District including the pavers outside of the easements.



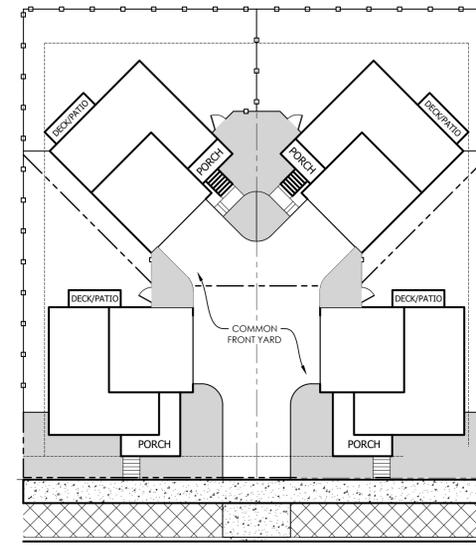
NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LB'S.

TYPICAL CARRIAGE HOUSE MATERIALS AND FENCING

May require license agreement for pavers within easement? (Typical)



TYPICAL CARRIAGE HOUSE PRIVATE OUTDOOR SPACE



TYPICAL CARRIAGE HOUSE LANDSCAPE

LEGEND

FRONT/SIDE YARD LANDSCAPE

CURBSIDE LANDSCAPE

PROPERTY LINE

PRIVACY FENCE

NOTE: SEE WATER WISER WISE SHEETS 44-53

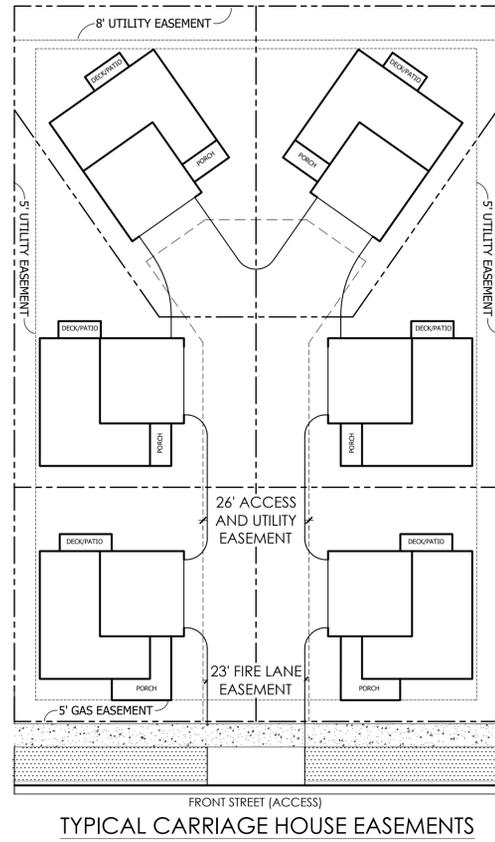
NOTE:  
SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

No.	Date	Description
1	02/28/22	1ST SUBMITTAL

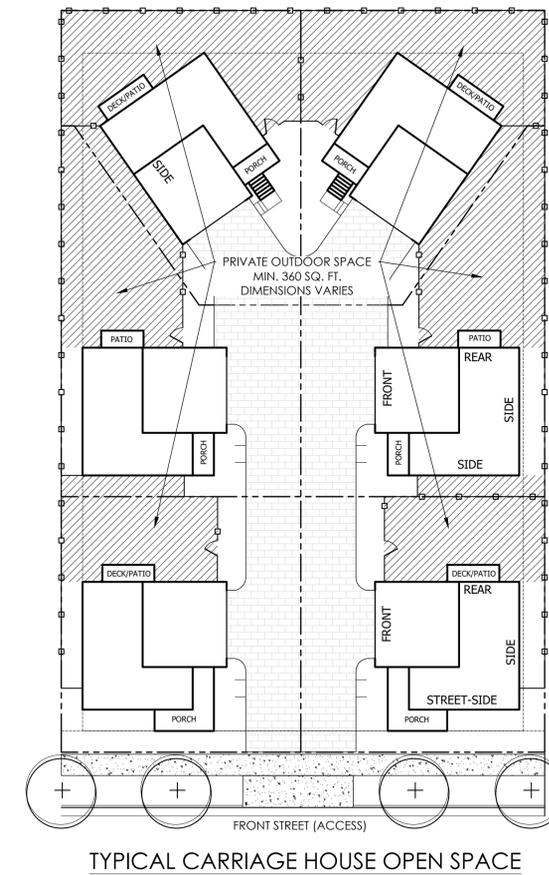
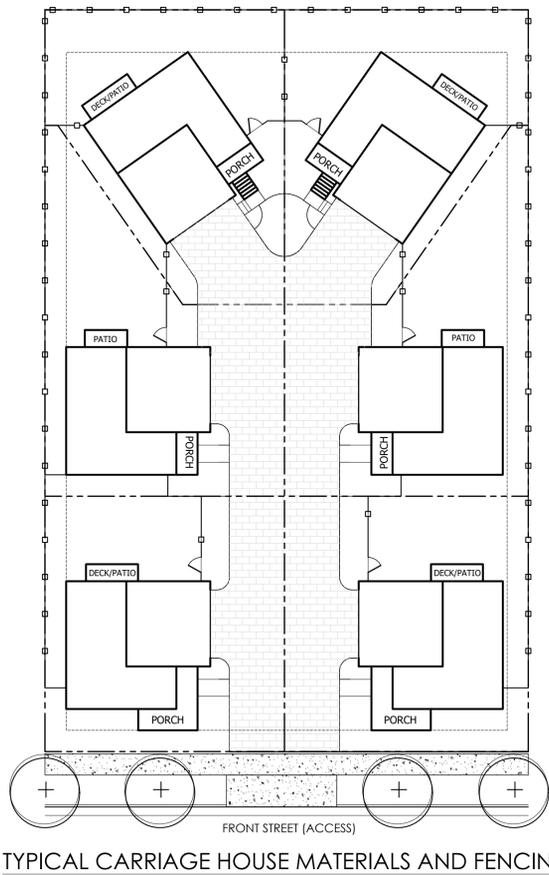
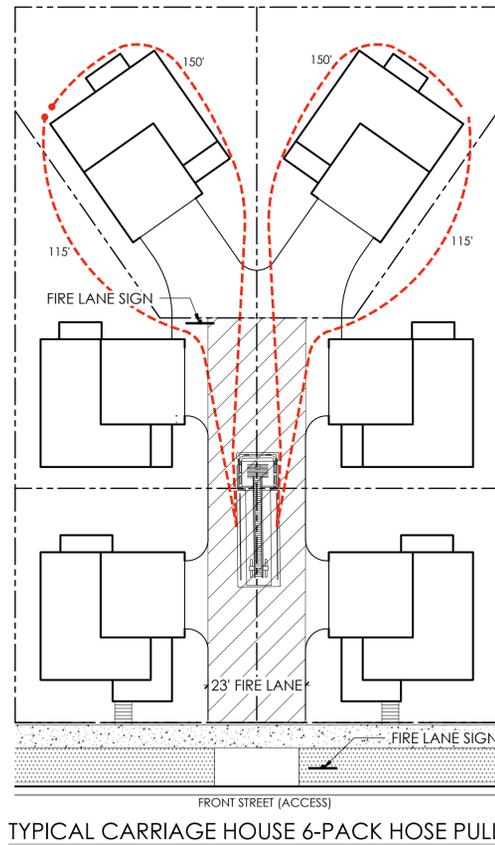
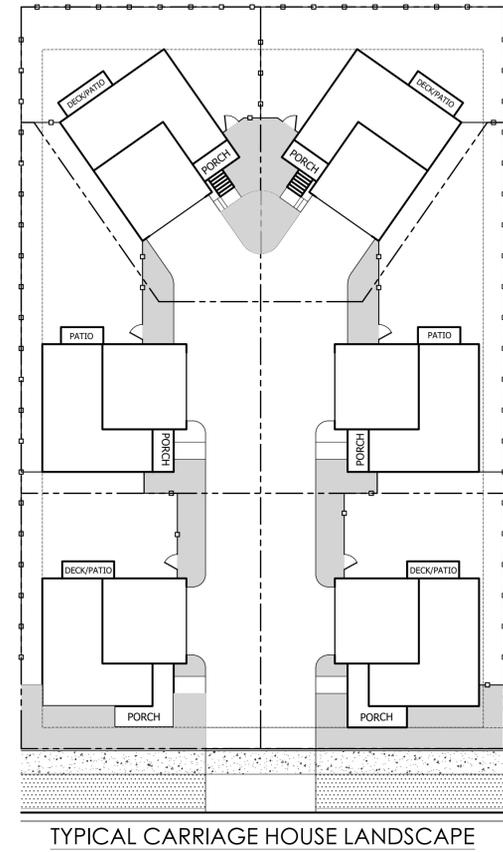
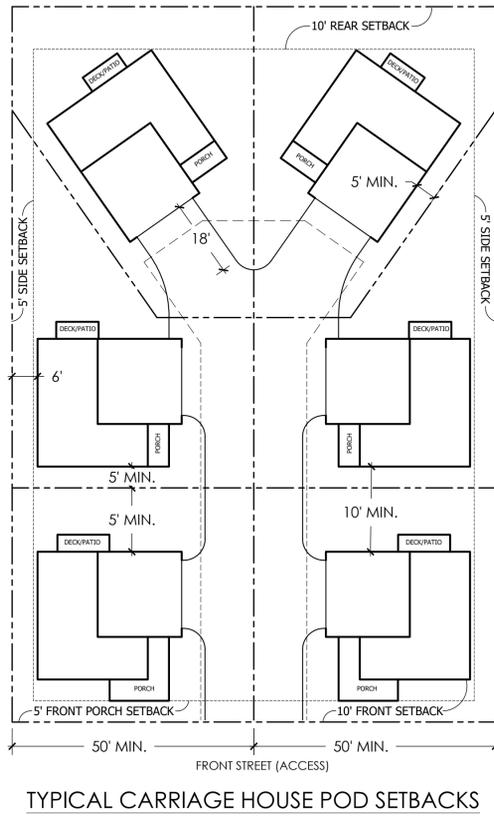
DOCUMENT AMENDMENTS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

P:\OAKWOOD MASTER FOLDER\OVR EAST-CURRENT\FILING 15\GAD\SUBMITTALS\OVR E F15 SITE PLAN\11-SHEETS\F15 ARCHITECTURE.DWG 4/28/2022 11:25 AM DILLON COOK



Water services must not be run through the garage floor slabs.



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.

Add a note that the paver shall be owned and maintained by the Metro District including the pavers outside of the easements.

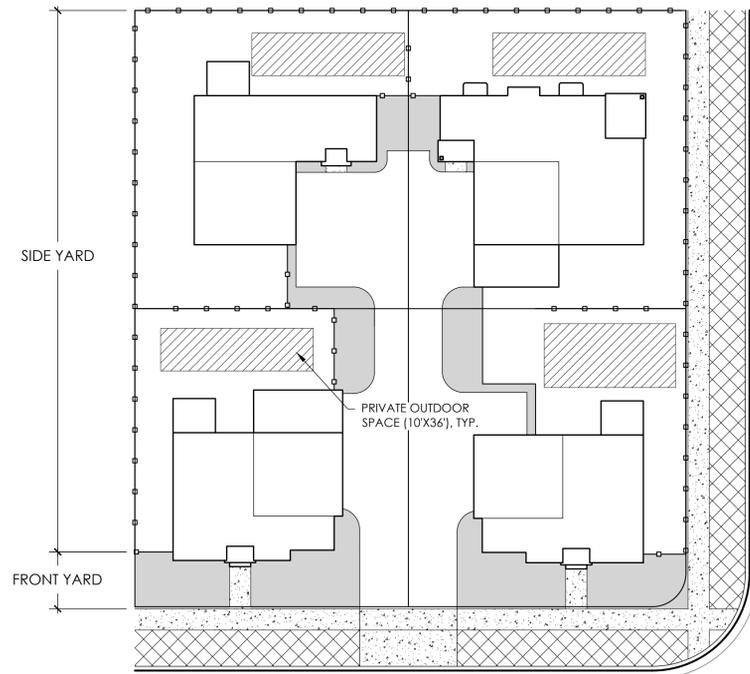
DOCUMENT AMENDMENTS	
No.	Description
1	02/28/22 1ST SUBMITTAL

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

No.	Date	Description
1	02/28/22	1ST SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144653	Designed By: CETB	Drawn By: OCB	Checked By: TDK	Sheet Number: 8
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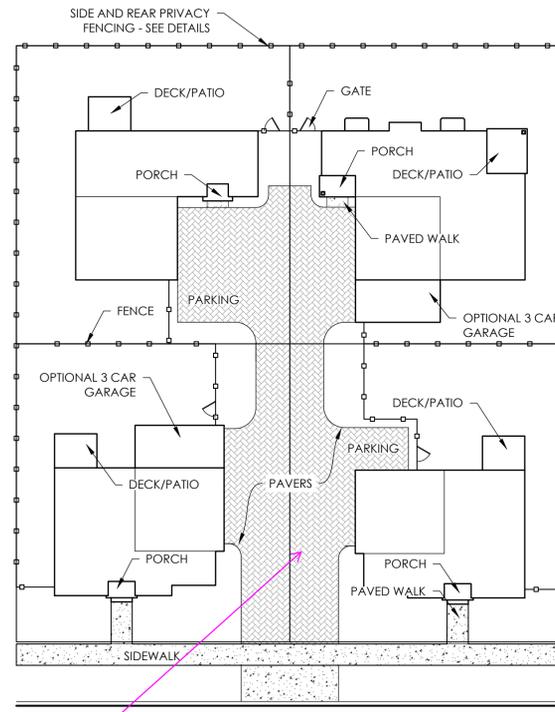


NOTE:  
1. SEE WATER WISE LANDSCAPES REQUIREMENTS, SHT 47-56  
2. LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY.  
FINAL DESIGN TO BE DETERMINED BY HOMEBUILDER/OWNER

TYPICAL PORCHLIGHT POD  
LANDSCAPE

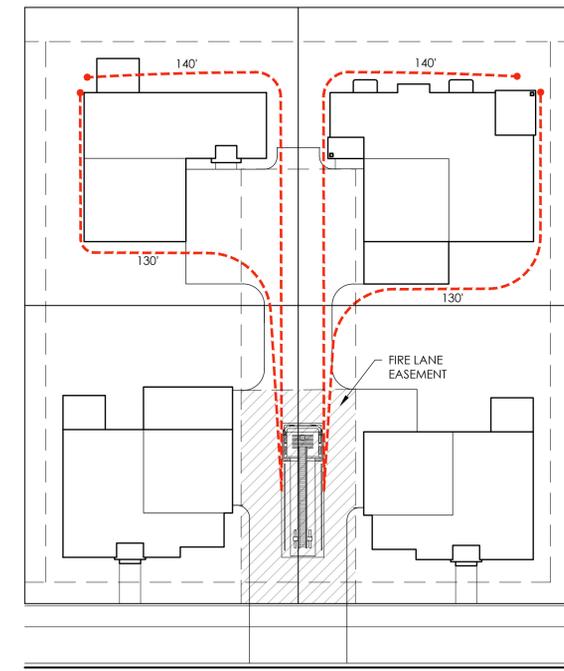
LEGEND

- FRONT/SIDE YARD LANDSCAPE
  - CURBSIDE LANDSCAPE
  - PROPERTY LINE
  - PRIVACY FENCE
- NOTE: SEE WATER WISE WISE SHEETS 44-53



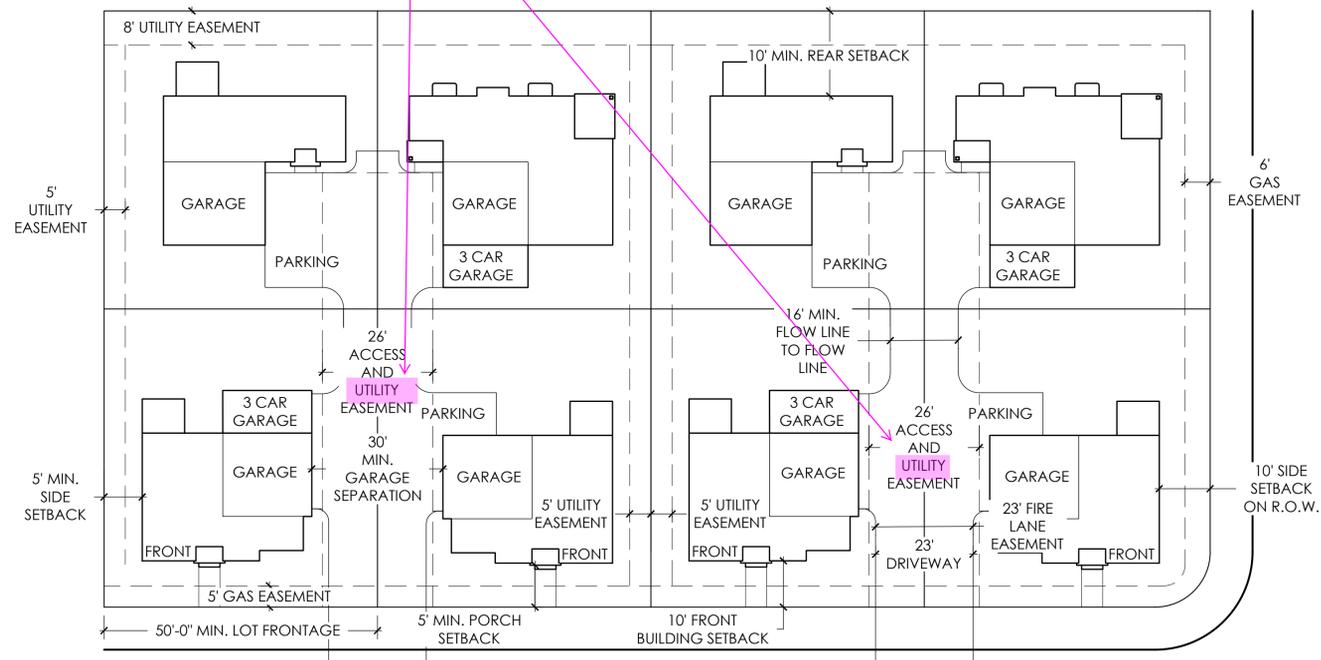
NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS

TYPICAL PORCHLIGHT POD  
MATERIALS AND FENCING



TYPICAL PORCHLIGHT POD  
HOSEPULL

May require license agreement for pavers within easement? (Typical)



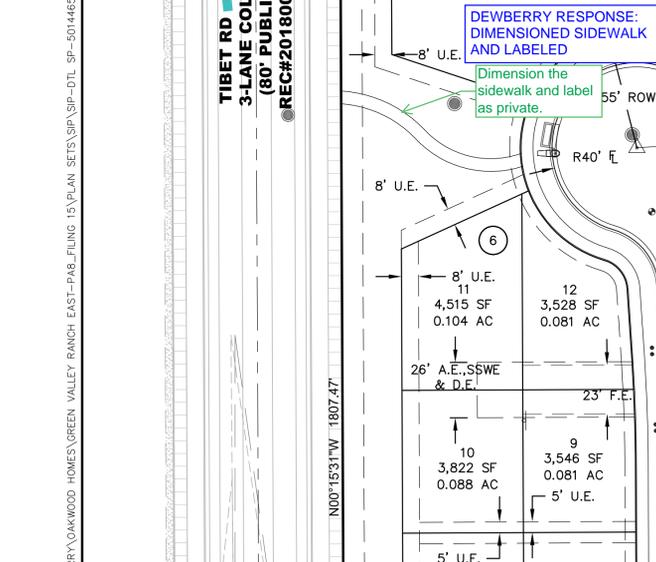
TYPICAL PORCHLIGHT POD  
SETBACKS AND EASEMENTS

Add a note that the paver shall be owned and maintained by the Metro District including the pavers outside of the easements.

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.

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SIP\SIP-DTL\_SF-50144653.DWG 2022 4:31 PM BURKE, ORRIN

DEWBERRY RESPONSE:  
PHASE 1 TEXT REMOVED.



DEWBERRY RESPONSE:  
PROPOSED DRAINAGE  
EASEMENT WILL BE  
ESTABLISHED AS PIOND  
DESIGN PROGRESSES IN  
FUTURE SUBMITTALS.

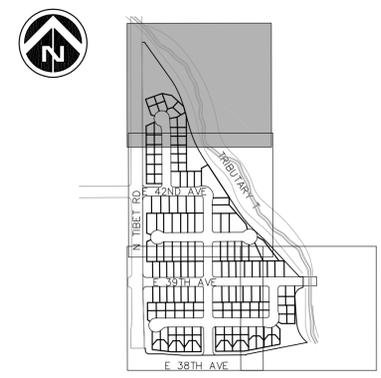
Show/label the  
proposed drainage  
easement for the  
water quality pond.

DEWBERRY RESPONSE:  
DIMENSIONED SIDEWALK  
AND LABELED

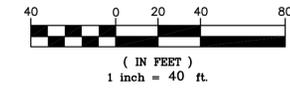
Dimension the  
sidewalk and label  
as private.

Please check this  
cul de sac length. I  
am still seeing  
519.17' per the  
plat.

PER DISCUSSION WITH  
CITY CURRENT CUL DE  
SAC DESIGN IS <=500'.



KEY MAP  
SCALE: 1"=600'



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 LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP	
STREET SIGN	
WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
EX EASEMENT LINE	---

KEYNOTE	
①	SIGHT LINES
②	STOP SIGN & STREET SIGN
③	SPEED LIMIT SIGN
④	DEAD END SIGN
⑤	KEEP RIGHT SIGN

- 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'.
  - ALL PRIVATE STORM PIPES IN 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 OR SPACING 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.
  - "INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF± OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE"

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 160  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST SITE PLAN #15**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303)486-8500  
Contact: David Carro, RLA

DOCUMENT AMENDMENTS		
No.	Date	Description
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144653  
Designed By: Drawn By: CE/TB OCB  
Checked By: TDK  
Sheet Number: 9

(SEE SHEET 9)



KEY MAP  
SCALE: 1"=600'

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Madewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST SITE PLAN #15**

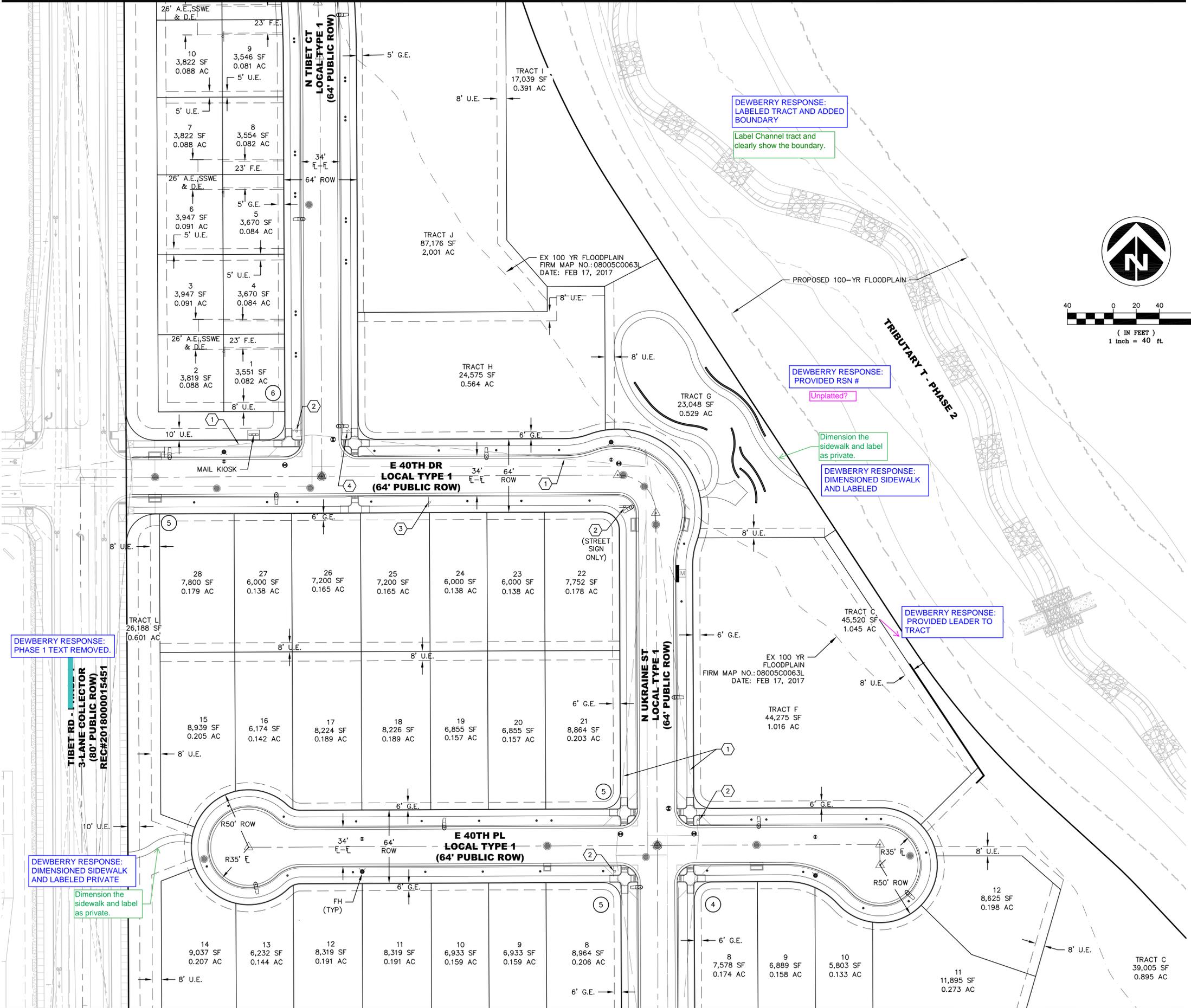
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4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303)486-8500  
Contact: David Carro, RLA

DOCUMENT AMENDMENTS		
No.	Date	Description
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144653  
Designed By: Drawn By: CETB OCB  
Checked By: TDK  
Sheet Number: 10

**SITE PLAN**



DEWBERRY RESPONSE:  
LABELED TRACT AND ADDED  
BOUNDARY

Label Channel tract and  
clearly show the boundary.

DEWBERRY RESPONSE:  
PROVIDED RSN #  
Unplatted?

Dimension the  
sidewalk and label  
as private.

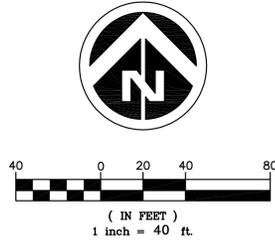
DEWBERRY RESPONSE:  
DIMENSIONED SIDEWALK  
AND LABELED

DEWBERRY RESPONSE:  
PROVIDED LEADER TO  
TRACT

DEWBERRY RESPONSE:  
PHASE 1 TEXT REMOVED.

DEWBERRY RESPONSE:  
DIMENSIONED SIDEWALK  
AND LABELED PRIVATE

Dimension the  
sidewalk and label  
as private.



**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 LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN SIDEWALK & R	---
STREET SIGN	---
WATER METER	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
EX EASEMENT LINE	---

DEWBERRY RESPONSE:  
REVISED TO CORRECT  
SYMBOL

Is this the correct  
symbol?

**KEYNOTE**

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 SPEED LIMIT SIGN
- 4 DEAD END SIGN
- 5 KEEP RIGHT SIGN

**NOTES:**

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
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5. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
6. INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF± OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE.

(SEE SHEET 8)

J:\DEWBERRY\OAKWOOD\_HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-DTL\_SP-50144653.DWG 5/24/2022 4:31 PM BURKE, ORRIN

(SEE SHEET 10)



KEY MAP  
SCALE: 1"=600'

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 160  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST SITE PLAN #15**

**SITE PLAN**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303)486-8500  
Contact: David Carro, RLA

DOCUMENT AMENDMENTS	
No.	Description
2	05/24/2022 2ND SUBMITTAL
1	02/28/2022 1ST SUBMITTAL

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Project Number: 50144653  
Designed By: Drawn By: CETB OCB  
Checked By: TDK  
Sheet Number: 11

**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 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 MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE

**KEYNOTE**

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 SPEED LIMIT SIGN
- 4 DEAD END SIGN
- 5 KEEP RIGHT SIGN

**NOTES:**

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
3. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS OR SPACING SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
5. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
6. INDIVIDUAL LOT SQUARE FOOTAGE AND ACREAGE ON SITE PLANS MAY VARY FROM FINAL PLAT BY 1 SF± OR 0.01 AC± DUE TO SOFTWARE ROUNDING. IN ANY CASE OF DISCREPANCY, INFORMATION ON THE FINAL PLAT SHALL SUPERSEDE.

(SEE SHEET 12)



DEWBERRY RESPONSE:  
PHASE 1 TEXT REMOVED.

TIBET RD -  
3-LANE COLLECTOR  
(80' PUBLIC ROW)  
REC#2018000015451

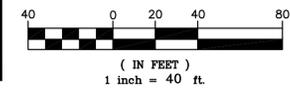
DEWBERRY RESPONSE:  
PROVIDED ROW INFO  
INCLUDING WIDTH

ROW recording  
information?

Include the ROW width.

A median is not  
required at local/  
arterial  
intersections  
anymore.

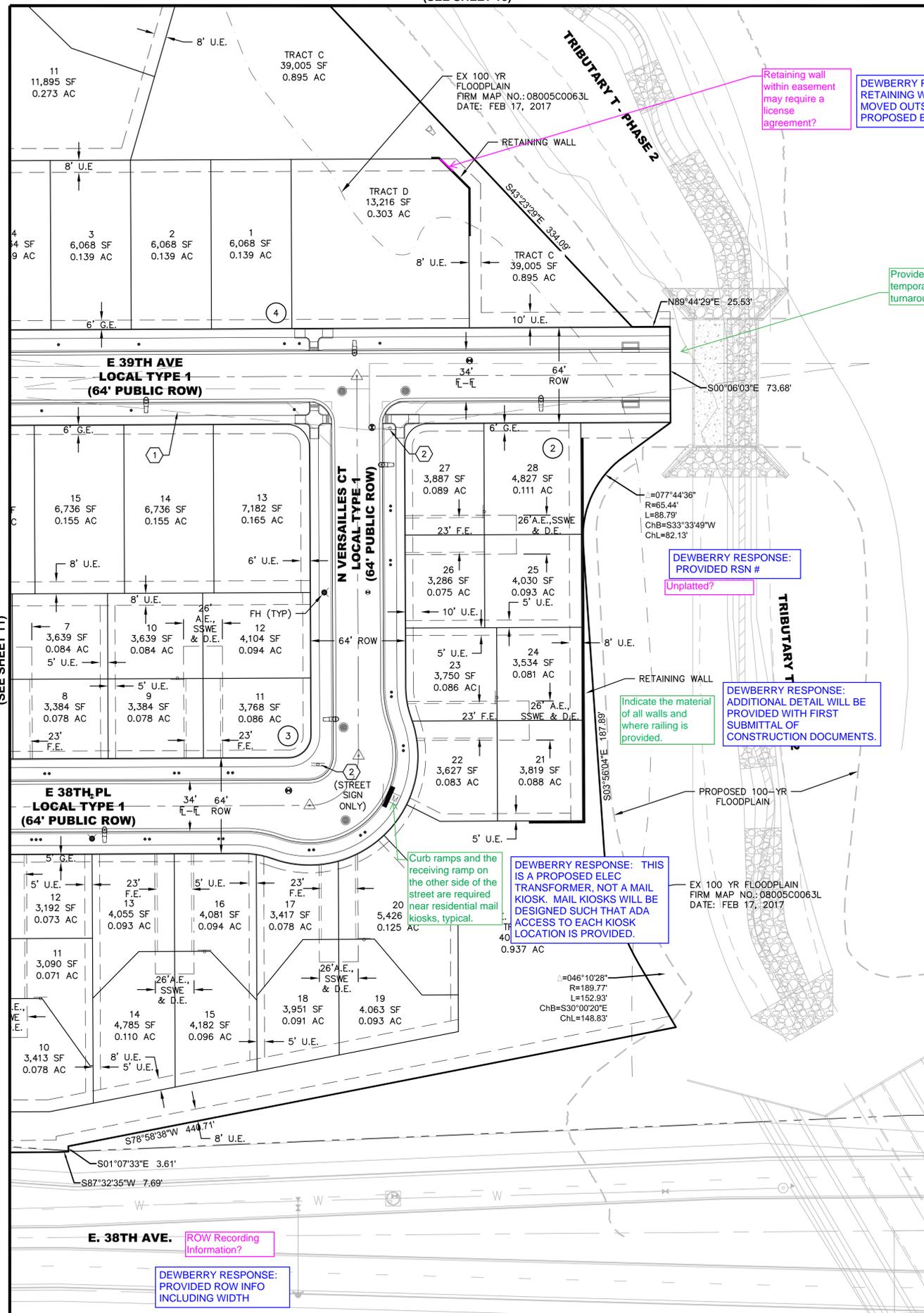
DEWBERRY RESPONSE:  
DEWBERRY/TERRACINNA  
WOULD LIKE THIS MEDIAN TO  
REMAIN AS IT WAS  
REQUESTED VIA PREVIOUS  
COA COMMENT AND  
PROVIDES TRAFFIC CALMING  
MEASURE DURING SITE  
INGRESS/EGRESS.



J:\DEWBERRY\OAKWOOD\_HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-DTL\_SP--50144653.DWG 5/24/2022 4:31 PM BURKE, ORRIN

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-DTL.SP-50144653.DWG 5/24/2022 4:31 PM BURKE, ORRIN

(SEE SHEET 10)



Retaining wall within easement may require a license agreement?

DEWBERRY RESPONSE: RETAINING WALL HAS BEEN MOVED OUTSIDE THE PROPOSED EASEMENT.

Provide a temporary turnaround.

DEWBERRY RESPONSE: A TEMP BARRICADE WILL BE PLACED SUCH THAT THE DEAD END DOES NOT EXCEED A LENGTH OF 150'.

DEWBERRY RESPONSE: PROVIDED RSN # Unplatted?

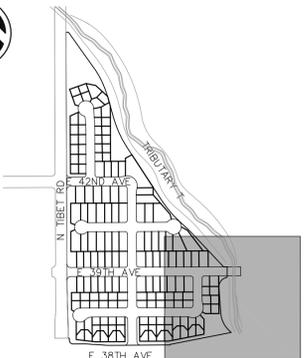
Indicate the material of all walls and where railing is provided.

DEWBERRY RESPONSE: ADDITIONAL DETAIL WILL BE PROVIDED WITH FIRST SUBMITTAL OF CONSTRUCTION DOCUMENTS.

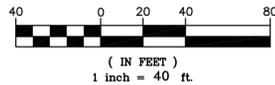
DEWBERRY RESPONSE: THIS IS A PROPOSED ELEC TRANSFORMER, NOT A MAIL KIOSK. MAIL KIOSKS WILL BE DESIGNED SUCH THAT ADA ACCESS TO EACH KIOSK LOCATION IS PROVIDED.

ROW Recording Information?

DEWBERRY RESPONSE: PROVIDED ROW INFO INCLUDING WIDTH



KEY MAP SCALE: 1"=600'



**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 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 MANHOLE
  - STORM INLET
  - FLARED END SECTION
  - EX EASEMENT LINE

**KEYNOTE**

- 1) SIGHT LINES
- 2) STOP SIGN & STREET SIGN
- 3) SPEED LIMIT SIGN
- 4) DEAD END SIGN
- 5) KEEP RIGHT SIGN

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**GREEN VALLEY RANCH EAST SITE PLAN #15**

**OAKWOOD HOMES**

4908 TOWER ROAD  
DENVER, CO 80249

Tel: (303)486-8500

Contact: David Carro, RLA

DOCUMENT AMENDMENTS	
No.	Description
2	05/24/2022 2ND SUBMITTAL
1	02/28/2022 1ST SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

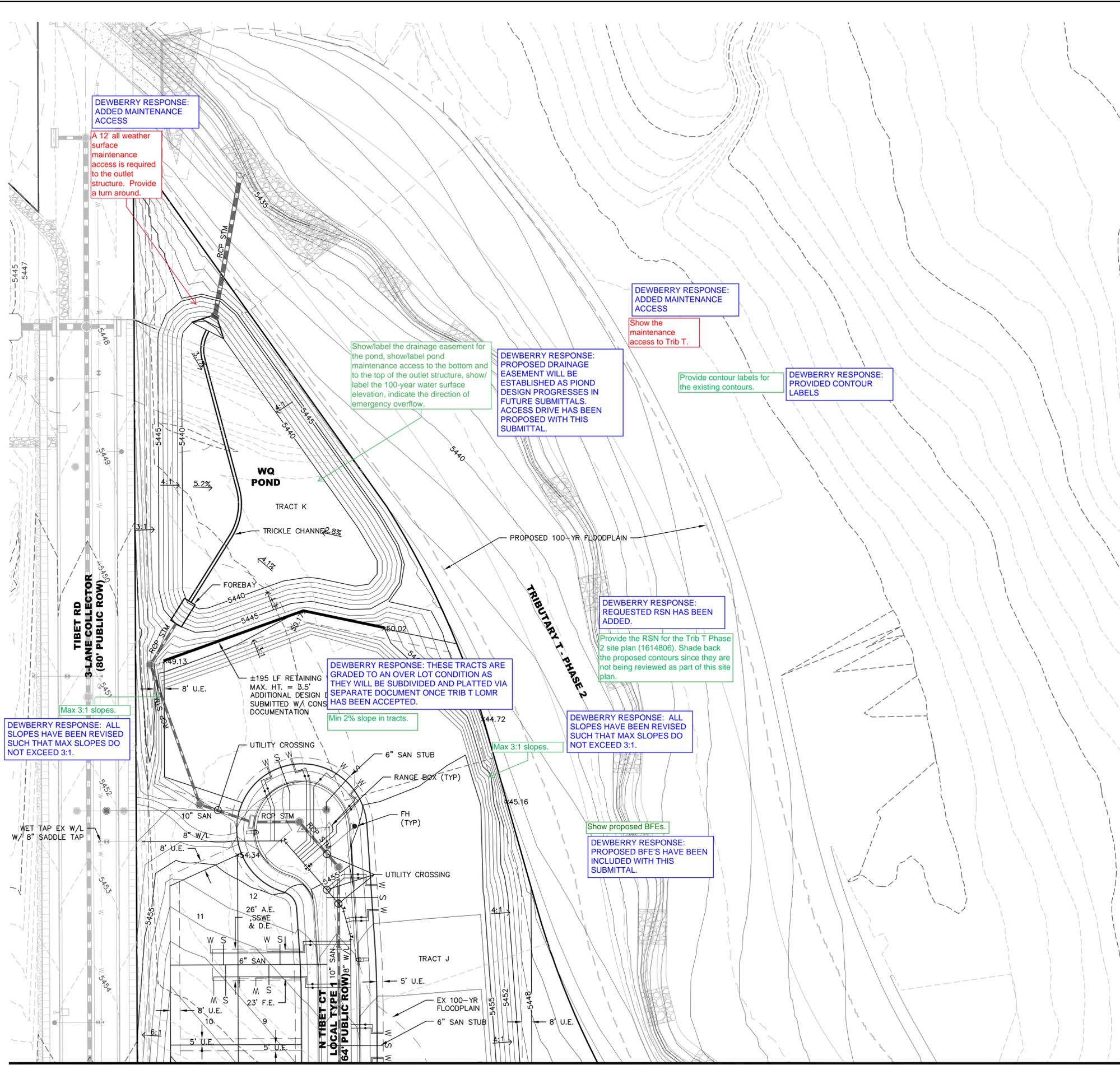
Project Number: 50144653  
Designed By: Drawn By: CETB OCB  
Checked By: TDK  
Sheet Number: 12

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**SITE PLAN**



J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-GRAD-UTIL-50144653.DWG 5/24/2022 5:04 PM BEACH, CHRISTOPHER



DEWBERRY RESPONSE: ADDED MAINTENANCE ACCESS

A 12' all weather surface maintenance access is required to the outlet structure. Provide a turn around.

DEWBERRY RESPONSE: ADDED MAINTENANCE ACCESS

Show the maintenance access to Trib T.

Show/label the drainage easement for the pond, show/label pond maintenance access to the bottom and to the top of the outlet structure, show/label the 100-year water surface elevation, indicate the direction of emergency overflow.

DEWBERRY RESPONSE: PROPOSED DRAINAGE EASEMENT WILL BE ESTABLISHED AS POND DESIGN PROGRESSES IN FUTURE SUBMITTALS. ACCESS DRIVE HAS BEEN PROPOSED WITH THIS SUBMITTAL.

Provide contour labels for the existing contours.

DEWBERRY RESPONSE: PROVIDED CONTOUR LABELS

DEWBERRY RESPONSE: REQUESTED RSN HAS BEEN ADDED.

Provide the RSN for the Trib T Phase 2 site plan (1614806). Shade back the proposed contours since they are not being reviewed as part of this site plan.

DEWBERRY RESPONSE: THESE TRACTS ARE GRADED TO AN OVER LOT CONDITION AS THEY WILL BE SUBDIVIDED AND PLATTED VIA SEPARATE DOCUMENT ONCE TRIB T LOMR HAS BEEN ACCEPTED.

Min 2% slope in tracts.

DEWBERRY RESPONSE: ALL SLOPES HAVE BEEN REVISED SUCH THAT MAX SLOPES DO NOT EXCEED 3:1.

Show proposed BFEs.

DEWBERRY RESPONSE: PROPOSED BFE'S HAVE BEEN INCLUDED WITH THIS SUBMITTAL.

DEWBERRY RESPONSE: ALL SLOPES HAVE BEEN REVISED SUCH THAT MAX SLOPES DO NOT EXCEED 3:1.

Max 3:1 slopes.

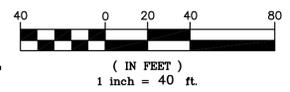
If the streets are public, this note is not accurate.

DEWBERRY RESPONSE: THIS NOTE HAS BEEN AMENDED.

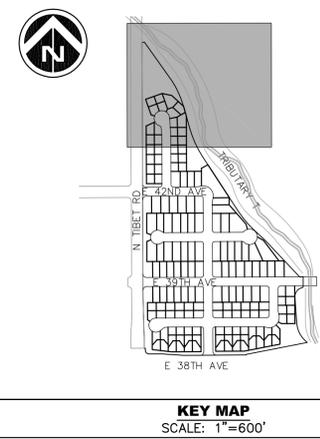
**SYMBOLS AND LINETYPES LEGEND**

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

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  - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).



(SEE SHEET 15)



**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 160  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST SITE PLAN #15**

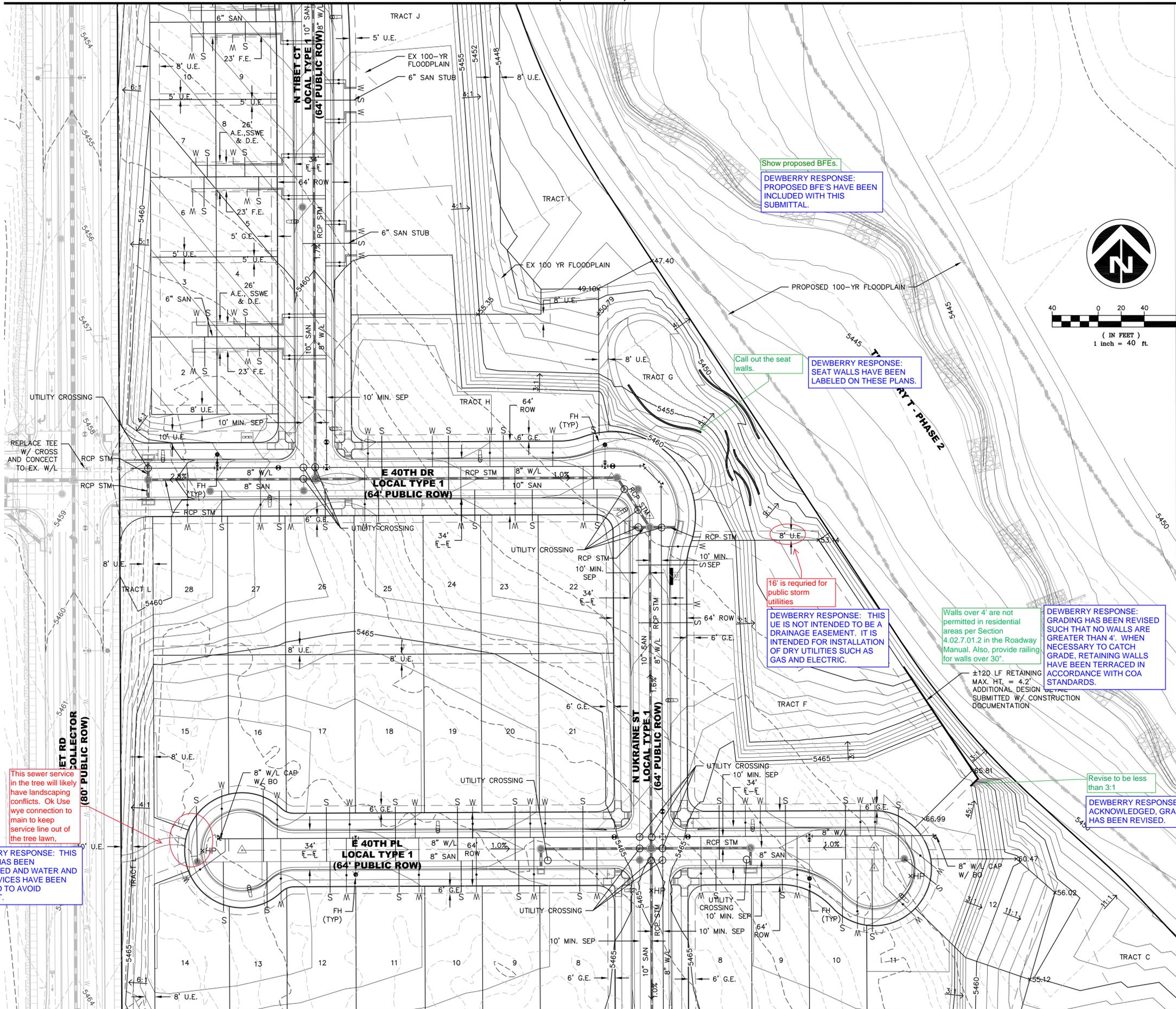
**OAKWOOD HOMES**  
4908 TOWER ROAD  
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Tel: (303)486-8500  
Contact: David Carro, RLA

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1	02/28/22 1ST SUBMITTAL

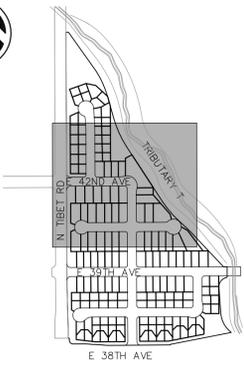
PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144653  
Designed By: Drawn By: CETB OCB  
Checked By: TDK  
Sheet Number: 14

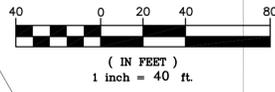
(SEE SHEET 14)



(SEE SHEET 16)



KEY MAP  
SCALE: 1"=600'



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 LINE
	BUILDING SET BACK
	SIGHT LINE
	BLOCK NUMBER #
	CURB, GUTTER, CROSSWALK, SIDEWALK & RAMP
	STREET SIGN
	WATER METER
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10. WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).
11. WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).

Show proposed BFEs.  
DEWBERRY RESPONSE: PROPOSED BFE'S HAVE BEEN INCLUDED WITH THIS SUBMITTAL.

Call out the seat walls.  
DEWBERRY RESPONSE: SEAT WALLS HAVE BEEN LABELED ON THESE PLANS.

16' is required for public storm utilities  
DEWBERRY RESPONSE: THIS UE IS NOT INTENDED TO BE A DRAINAGE EASEMENT. IT IS INTENDED FOR INSTALLATION OF DRY UTILITIES SUCH AS GAS AND ELECTRIC.

Walls over 4' are not permitted in residential areas per Section 4.02.7.01.2 in the Roadway Manual. Also, provide railing for walls over 30".  
DEWBERRY RESPONSE: GRADING HAS BEEN REVISED SUCH THAT NO WALLS ARE GREATER THAN 4'. WHEN NECESSARY TO CATCH GRADE, RETAINING WALLS HAVE BEEN TERRACED IN ACCORDANCE WITH COA STANDARDS.

±120 LF RETAINING MAX. HT. = 4.2' ADDITIONAL DESIGN SUBMITTED W/ CONSTRUCTION DOCUMENTATION

Revise to be less than 3:1  
DEWBERRY RESPONSE: ACKNOWLEDGED, GRADING HAS BEEN REVISED.

This sewer service in the tree will likely have landscaping conflicts. Ok Use wye connection to main to keep service line out of the tree lawn.

DEWBERRY RESPONSE: THIS SAN MH HAS BEEN RELOCATED AND WATER AND SAN SERVICES HAVE BEEN AMENDED TO AVOID CONFLICT.

J:\DEWBERRY\OAKWOOD\_HOMES\GREEN VALLEY RANCH EAST SITE PLAN SETS\SP\SP-GRAD-UTIL-50144653.DWG 5/24/2022 5:04 PM BEACH, CHRISTOPHER

**GREEN VALLEY RANCH EAST SITE PLAN #15**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249

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PRELIMINARY  
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Project Number: 50144653  
Designed By: Drawn By: CE/TB OCB  
Checked By: TDK  
Sheet Number: 15

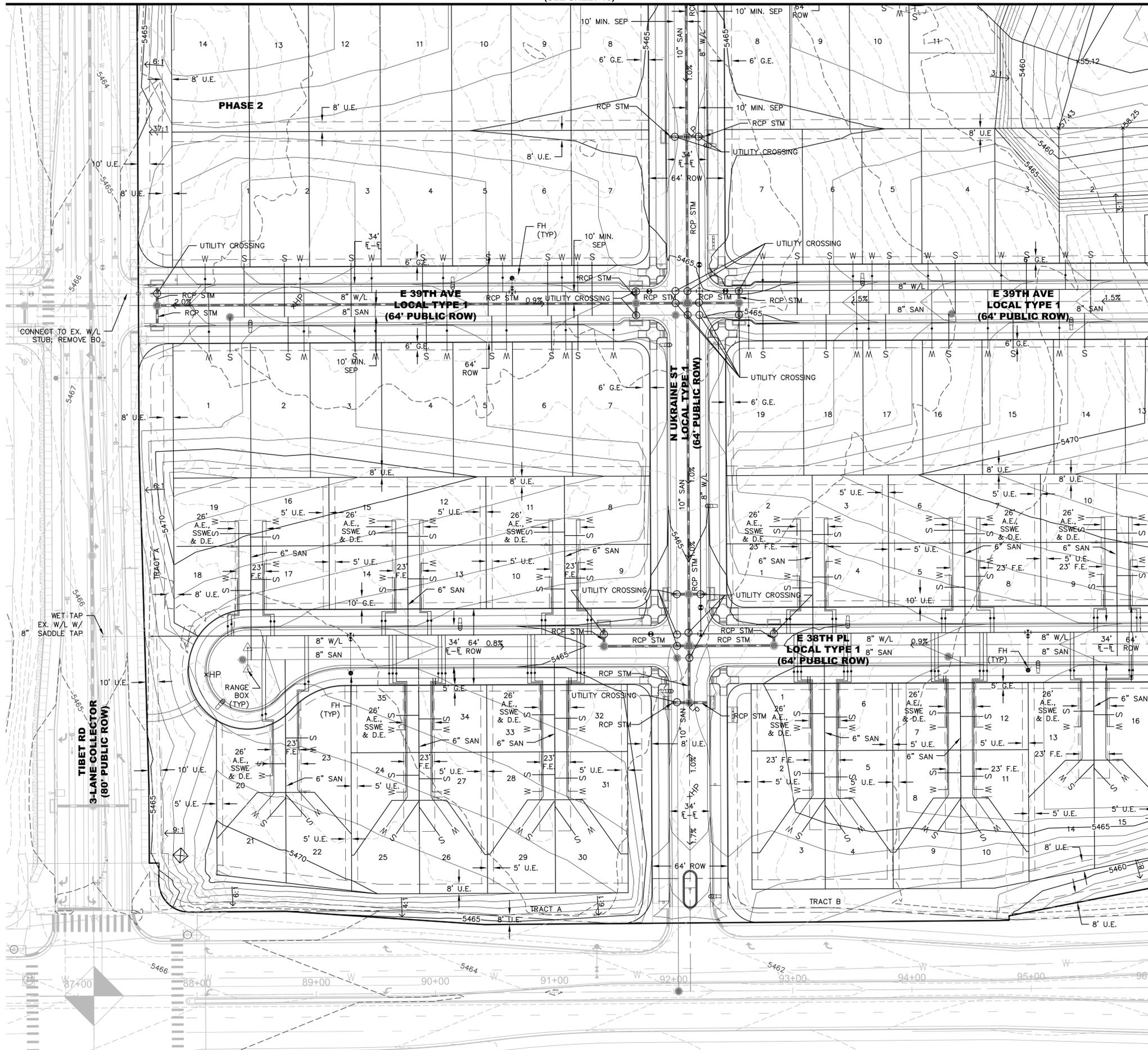
**GRADING AND UTILITY PLAN**

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

Contact: David Carro, RLA

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-GRAD-UTIL-50144653.DWG 5/24/2022 5:04 PM BEACH, CHRISTOPHER

(SEE SHEET 15)



(SEE SHEET 17)

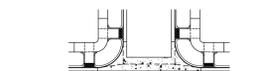


KEY MAP  
SCALE: 1"=600'

**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 LINE
- BUILDING SET BACK
- SIGHT LINE

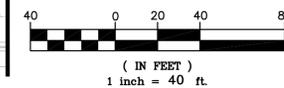
- BLOCK NUMBER #
- CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP



- STREET SIGN
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- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
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( IN FEET )  
1 inch = 40 ft.

**GREEN VALLEY RANCH EAST SITE PLAN #15**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249

Tel: (303)486-8500

Contact: David Carro, RLA

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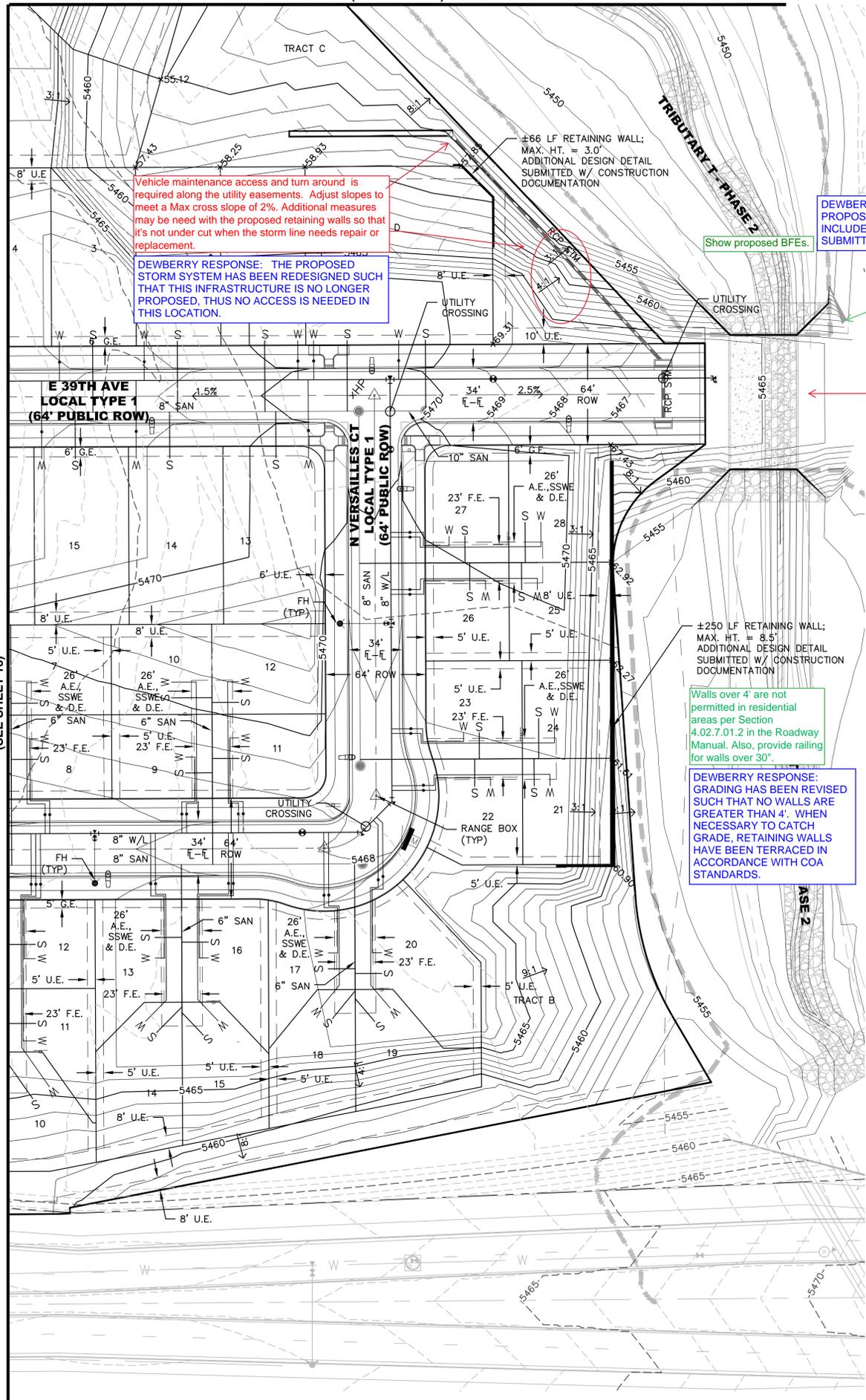
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J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING 15\PLAN SETS\SP\SP-GRAD-UTIL-50144653.DWG 5/24/2022 5:05 PM BEACH, CHRISTOPHER

(SEE SHEET 15)



Vehicle maintenance access and turn around is required along the utility easements. Adjust slopes to meet a Max cross slope of 2%. Additional measures may be needed with the proposed retaining walls so that it's not under cut when the storm line needs repair or replacement.

DEWBERRY RESPONSE: THE PROPOSED STORM SYSTEM HAS BEEN REDESIGNED SUCH THAT THIS INFRASTRUCTURE IS NO LONGER PROPOSED, THUS NO ACCESS IS NEEDED IN THIS LOCATION.

±66 LF RETAINING WALL; MAX. HT. = 3.0' ADDITIONAL DESIGN DETAIL SUBMITTED W/ CONSTRUCTION DOCUMENTATION

DEWBERRY RESPONSE: PROPOSED BFE'S HAVE BEEN INCLUDED WITH THIS SUBMITTAL.

DEWBERRY RESPONSE: THIS GRADING TIES IN TO EXISTING GRADE IN THE INTERIM CONDITION BUT WILL ULTIMATELY MATCH THE PROPOSED FG FOR PA9 WHEN THAT DEVELOPMENT IS FULLY BUILT OUT.

Show proposed BFEs.

Where does this tie in?

What is the size of the RCBC? The future water line must be in a casing pipe under this crossing.

DEWBERRY RESPONSE: THIS RCBC HAS BEEN DEVELOPED AS PART OF THE TRIB T PHASE 2 CLOMR. PLEASE REFERENCE THOSE PLANS FOR SIZING OF THE PROPOSED RCBC. DETAILS OF THE FUTURE WL ALIGNMENT WILL BE PRESENT AT TIME OF CONSTRUCTION DOCUMENT SUBMITTAL FOR THE ADJACENT GVRE FILING.

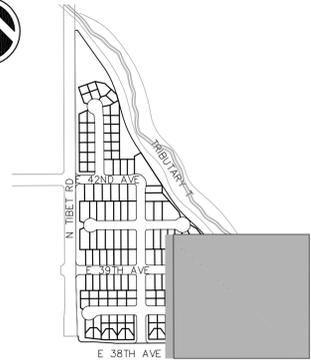
±250 LF RETAINING WALL; MAX. HT. = 8.5' ADDITIONAL DESIGN DETAIL SUBMITTED W/ CONSTRUCTION DOCUMENTATION

Walls over 4' are not permitted in residential areas per Section 4.02.7.01.2 in the Roadway Manual. Also, provide railing for walls over 30".

Include a typical section detail for the retaining walls on site.

DEWBERRY RESPONSE: RETAINING WALL DETAILS WILL BE PROVIDED IN SUBSEQUENT SUBMISSIONS OF GVRE FILING 15 CONSTRUCTION DOCUMENTS.

DEWBERRY RESPONSE: GRADING HAS BEEN REVISED SUCH THAT NO WALLS ARE GREATER THAN 4'. WHEN NECESSARY TO CATCH GRADE, RETAINING WALLS HAVE BEEN TERRACED IN ACCORDANCE WITH COA STANDARDS.



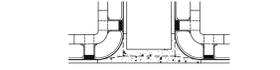
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- BOUNDARY LINE
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- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- SIGHT LINE

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 MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE

**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'.
- ALL PRIVATE STORM PIPES IN 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.
- ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE.
- ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
- ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
- ALL STORM DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT FOR ANY RESIDENTIAL LOT IN OR ADJACENT TO A REGULATED FLOOD PLAIN. PROVIDE THE BASE FLOOD ELEVATION (B.F.E.) APPROPRIATE FOR ANY PROPOSED STRUCTURE. LOWEST LOT ELEVATION SHALL BE ONE FOOT ABOVE B.F.E., LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE SHALL BE TWO FOOT ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAIN REGULATION.
- WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).

**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 160  
Greenwood Village, CO 80111  
303.368.5601  
Contact: Troy Kent, PE  
Email: tkent@dewberry.com

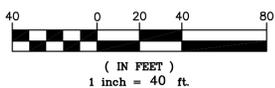
**GREEN VALLEY RANCH EAST SITE PLAN #15**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249

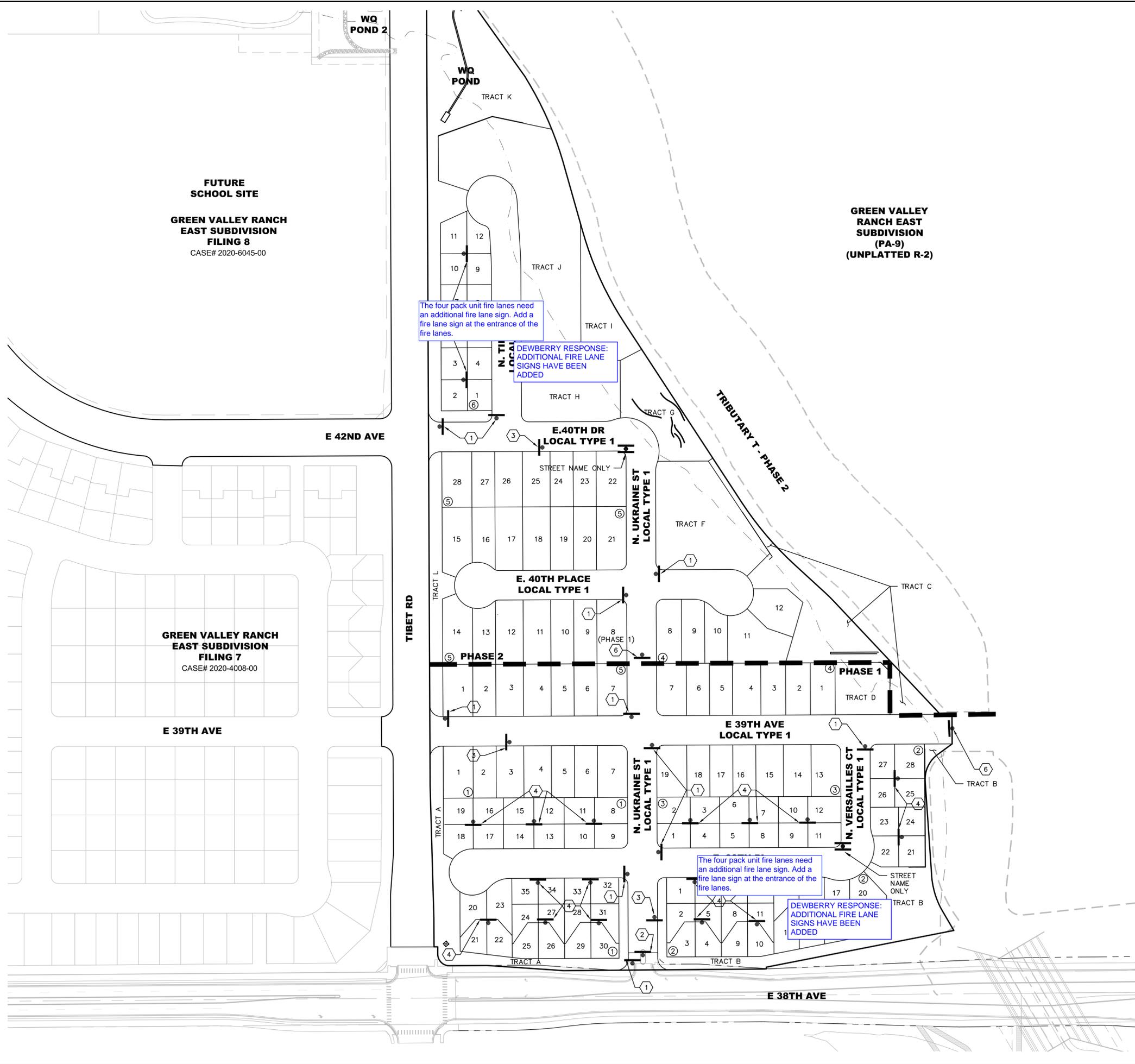
Tel: (303)486-8500  
Contact: David Carro, RLA

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144653  
Designed By: Drawn By: CETB OCB  
Checked By: TDK  
Sheet Number: 17



J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\PA8\_FILING 15\PLAN SETS\SIP\SIP-SIGN-50144653.DWG 5/24/2022 9:37 AM BURKE, ORRIN



**FUTURE SCHOOL SITE**  
**GREEN VALLEY RANCH EAST SUBDIVISION FILING 8**  
 CASE# 2020-6045-00

**GREEN VALLEY RANCH EAST SUBDIVISION FILING 7**  
 CASE# 2020-4008-00

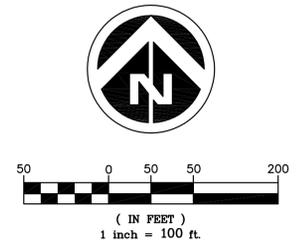
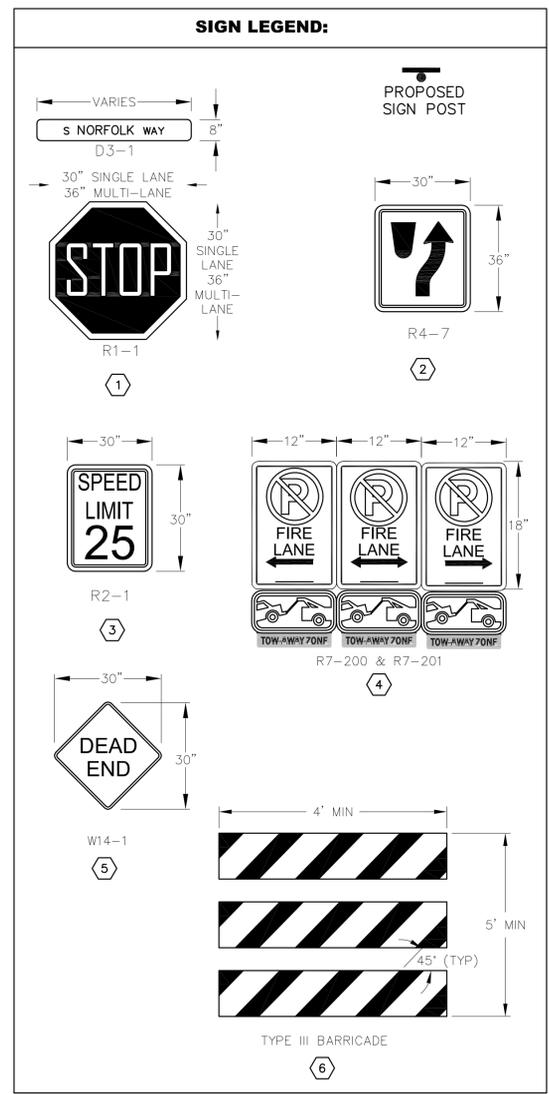
**GREEN VALLEY RANCH EAST SUBDIVISION (PA-9) (UNPLATTED R-2)**

The four pack unit fire lanes need an additional fire lane sign. Add a fire lane sign at the entrance of the fire lanes.

DEWBERRY RESPONSE: ADDITIONAL FIRE LANE SIGNS HAVE BEEN ADDED

The four pack unit fire lanes need an additional fire lane sign. Add a fire lane sign at the entrance of the fire lanes.

DEWBERRY RESPONSE: ADDITIONAL FIRE LANE SIGNS HAVE BEEN ADDED



**Dewberry**  
 Dewberry Engineers Inc.  
 8100 East Maplewood Avenue, Suite 160  
 Greenwood Village, CO 80111  
 303.368.5601  
 Contact: Troy Kent, PE  
 Email: tkent@dewberry.com

**GREEN VALLEY RANCH EAST SITE PLAN #15**  
**SIGNAGE AND STRIPING PLAN**

**OAKWOOD HOMES**  
 4908 TOWER ROAD  
 DENVER, CO 80249  
 Tel: (303)486-8500  
 Contact: David Carro, RLA

DOCUMENT AMENDMENTS	
No.	Date
2	05/24/2022
1	02/28/22
Description	
2ND SUBMITTAL	
1ST SUBMITTAL	

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Project Number: 50144653  
 Designed By: Drawn By: CETB OCB  
 Checked By: TDK  
 Sheet Number: 18

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 9

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION OF THAT CERTAIN "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 201800015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## COVENANTS

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

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

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

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

## OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

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

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

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

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

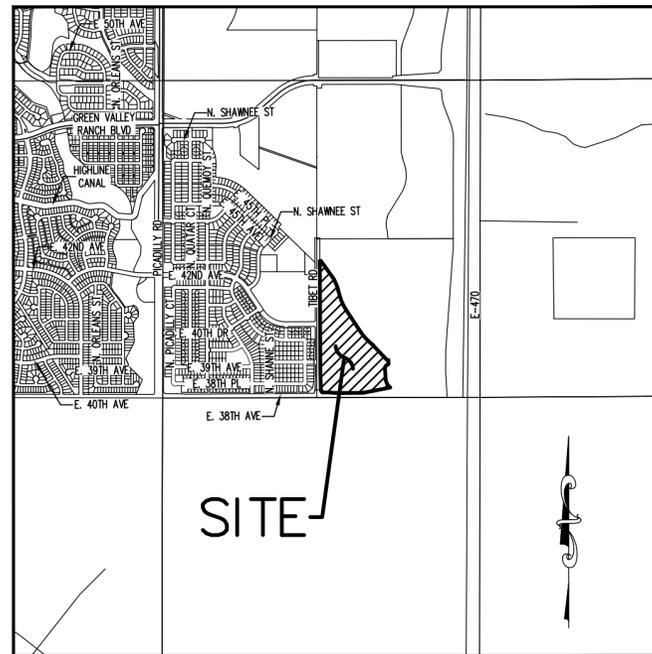
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_ AS \_\_\_\_\_

OF \_\_\_\_\_ AS  
AGENT OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP

SCALE 1" = 2000'

## GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 00°15'31" WEST, A DISTANCE OF 2,650.01 FEET, MONUMENTED ON THE NORTH BY A 2" BRASS CAP STAMPED "T3S R66W C1/4 S24 FUTURA .ENG 11389 (1984)", AND ON THE SOUTH BY A 3" BRASS CAP STAMPED "T3S R65W 1/4 24-25 CITY OF AURORA LS 16848 (1989)", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE EASEMENTS HEREON SHOWN AND LABELED 5', 6' AND 10' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 22000310117 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2022 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- TRACTS A, B, C, D, E, F, G, H, I, J, K AND L ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 39TH AVENUE, NORTH UKRAINE STREET, NORTH TIBET COURT, EAST 38TH PLACE, EAST 40TH PLACE, EAST 40TH DRIVE AND NORTH VERSAILLES COURT SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

Lot & Tract lines intersecting curved ROW lines are radial unless otherwise noted?

NOT ADDRESSED. NOT A STANDARD CITY OF AURORA NOTE. THE ASSUMPTION IS THAT IF NOT NOTED WITH A (NR) THEN THE LOT & TRACT LINE IS RADIAL.

## SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3	OVERALL BOUNDARY SHEET
SHEET 4-8	LOT DETAIL SHEETS
SHEET 9	LOT DETAILS AND LINE & CURVE TABLES

## CITY OF AURORA APPROVALS

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

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

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

Add the date last observed in the field.

NOT ADDRESSED. BOUNDARY MONUMENTS HAVE NOT BEEN SET YET. WE SET CLOSER TO FINAL IN CASE THE BOUNDARY CHANGES.

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

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

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

## CLERK AND RECORDER'S CERTIFICATE

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

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

INSTRUMENT NO.: \_\_\_\_\_

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19322-05  
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	N.T.S.
SHEET 1 OF 9	

FOR REVIEW

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 9

## LEGAL DESCRIPTION

THAT CERTAIN PORTION OF "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION,

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°15'31" WEST, A DISTANCE OF 110.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000077340, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°44'21" EAST, A DISTANCE OF 47.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°15'31" WEST, A DISTANCE OF 61.99 FEET;
2. NORTH 01°39'39" WEST, A DISTANCE OF 285.93 FEET;
3. NORTH 00°15'31" WEST, A DISTANCE OF 1,807.47 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 18.39 FEET;

THENCE SOUTH 35°34'08" EAST, A DISTANCE OF 335.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 738.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°53'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'08", AN ARC LENGTH OF 200.96 FEET;

THENCE SOUTH 15°52'34" EAST, A DISTANCE OF 159.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'13", AN ARC LENGTH OF 217.18 FEET;

THENCE SOUTH 33°16'47" EAST, A DISTANCE OF 464.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'52", AN ARC LENGTH OF 180.09 FEET;

THENCE SOUTH 47°42'39" EAST, A DISTANCE OF 84.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 434.94 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'10", AN ARC LENGTH OF 32.79 FEET;

## LEGAL DESCRIPTION (CONT.)

THENCE SOUTH 43°23'29" EAST, A DISTANCE OF 334.09 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 25.53 FEET;

THENCE SOUTH 00°06'03" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 53°50'34" WEST, A DISTANCE OF 38.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'46" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°55'43", AN ARC LENGTH OF 68.44 FEET;

THENCE SOUTH 03°56'04" EAST, A DISTANCE OF 203.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°36'51", AN ARC LENGTH OF 81.29 FEET;

THENCE SOUTH 30°32'54" EAST, A DISTANCE OF 47.73 FEET;

THENCE SOUTH 78°58'38" WEST, A DISTANCE OF 415.03 FEET;

THENCE SOUTH 01°07'33" EAST, A DISTANCE OF 3.61 FEET;

THENCE SOUTH 87°32'35" WEST, A DISTANCE OF 7.69 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 432.33 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 86°10'04" WEST, A DISTANCE OF 167.13 FEET TO A LINE PARALLEL WITH AND DISTANCE 69.50 FEET NORTHERLY OF SAID SOUTH LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°32'35" WEST, A DISTANCE OF 73.73 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°32'35" WEST, A DISTANCE OF 7.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'46", AN ARC LENGTH OF 39.36 FEET;
3. NORTH 00°15'39" WEST, A DISTANCE OF 16.01 FEET;
4. SOUTH 89°44'21" WEST, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 32.377 ACRES, (1,410,342 SQUARE FEET), MORE OR LESS.

FOR REVIEW

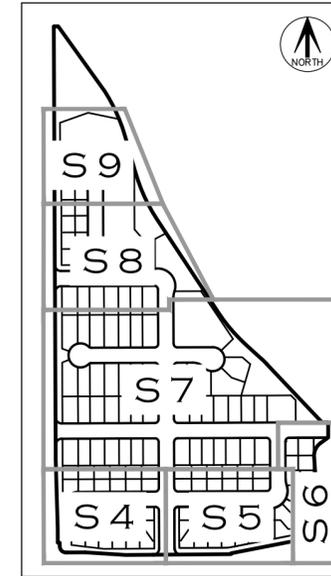
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	02-09-2022
	SCALE:	N.T.S.
AzTec Proj. No.: 19322-05	Drawn By:	RDR

SHEET 2 OF 9

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 9

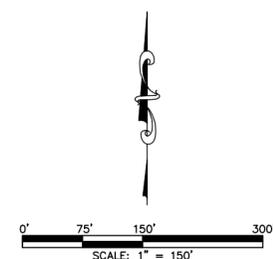


**KEY MAP**  
SCALE 1" = 500'

### MONUMENT SYMBOL LEGEND

- ◆ ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ## BLOCK NUMBER
- ROW = RIGHT-OF-WAY
- P.O.C = POINT OF COMMENCEMENT
- P.O.B = POINT OF BEGINNING

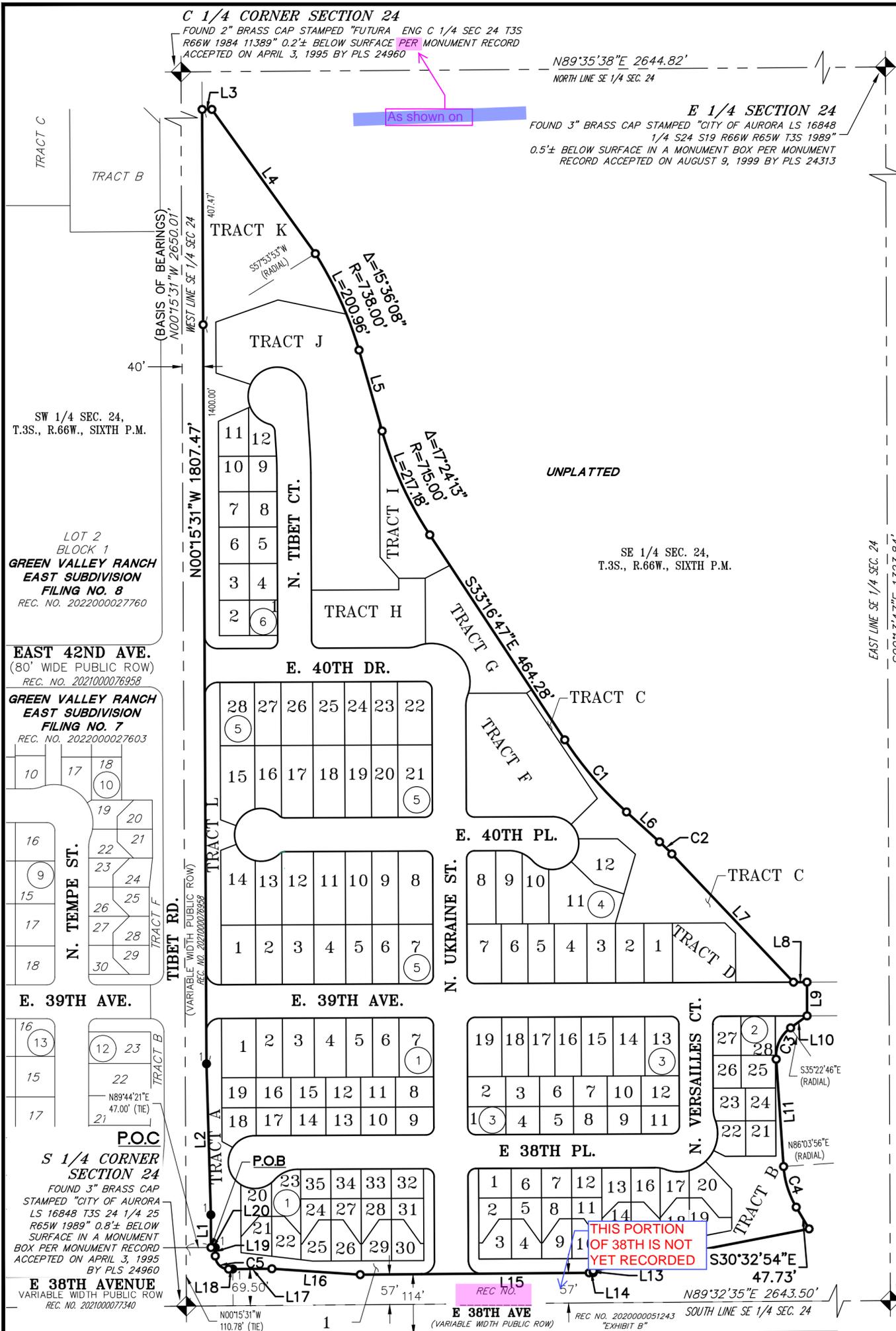
SEE SHEET 9 FOR LINE  
AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**SE CORNER SECTION 24**  
FOUND 3-1/4" ALUMINUM CAP IN CONCRETE STAMPED  
"MK CENTENNIAL T35 R66W R65W S24 S19 S25 S30  
1999 PLS 24313" 0.1± ABOVE SURFACE PER  
MONUMENT RECORD ACCEPTED ON AUGUST 9, 1999 BY  
PLS 24313



**AZTEC**  
CONSULTANTS, INC.

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

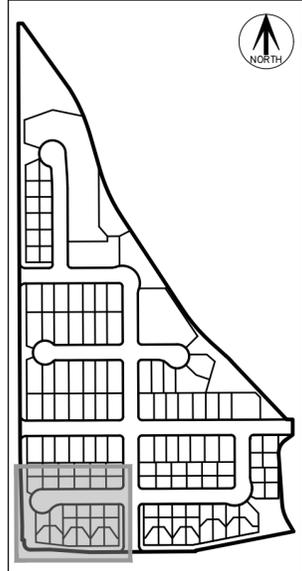
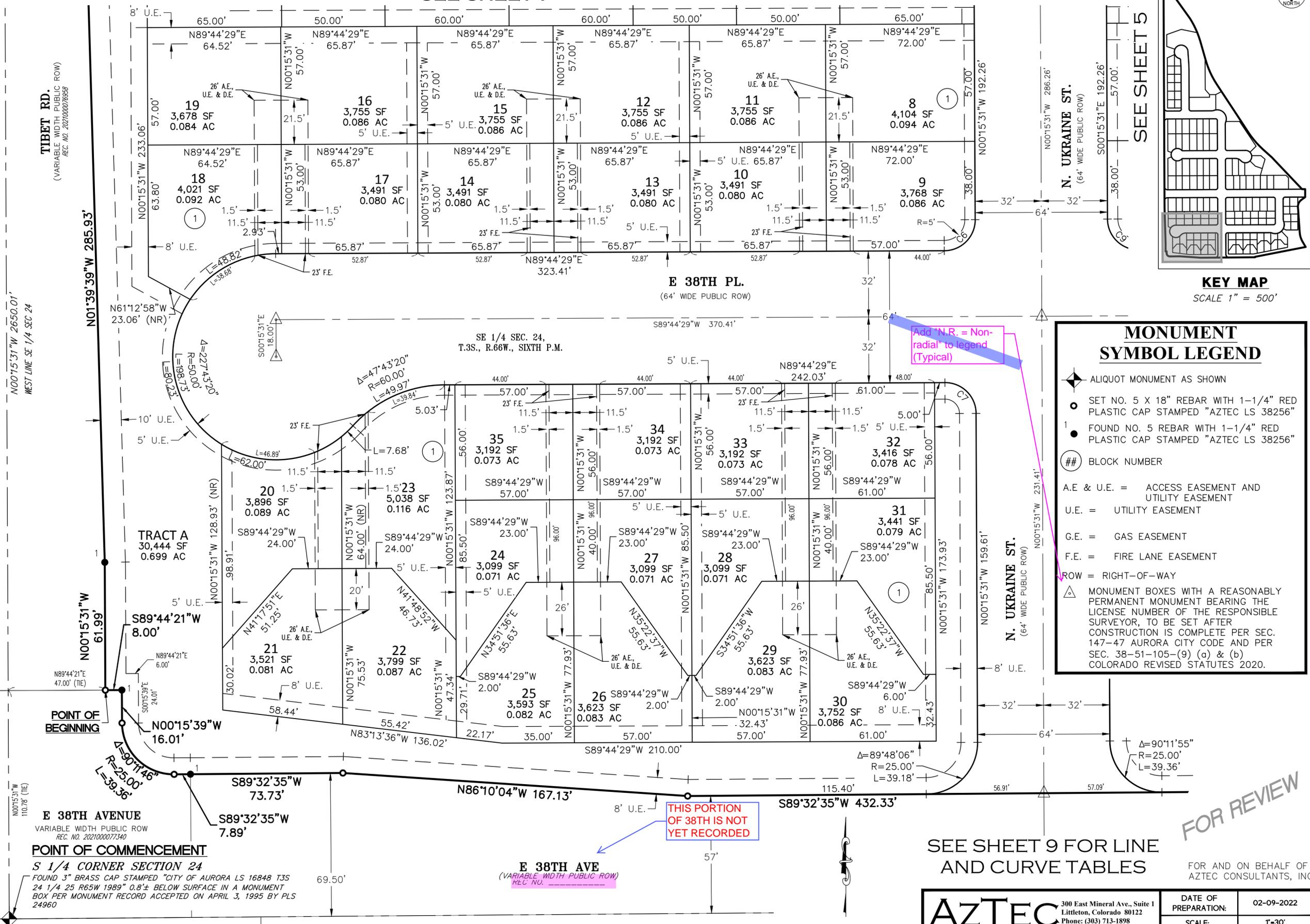
AzTec Proj. No.: 19322-05  
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=150'
SHEET 3 OF 9	

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 9

SEE SHEET 7



### MONUMENT SYMBOL LEGEND

- ◆ ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ① FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ## BLOCK NUMBER
- A.E. & U.E. = ACCESS EASEMENT AND UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- G.E. = GAS EASEMENT
- F.E. = FIRE LANE EASEMENT
- ROW = RIGHT-OF-WAY
- ▲ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

Add "N.R. = Non-radial" to legend (Typical)

THIS PORTION OF 38TH IS NOT YET RECORDED

FOR REVIEW

SEE SHEET 9 FOR LINE AND CURVE TABLES

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19322-05  
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 4 OF 9	

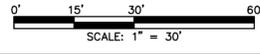
TIBET RD.  
(VARIABLE WIDTH PUBLIC ROW)  
REC. NO. 20200007656

N00°15'31"W 2650.01'  
WEST LINE SE 1/4 SEC 24

POINT OF BEGINNING  
N89°44'21"E 47.00' (TIE)  
N00°15'39"W 16.01'  
N00°15'31"W 61.99'

POINT OF COMMENCEMENT  
E 38TH AVENUE  
VARIABLE WIDTH PUBLIC ROW  
REC. NO. 202100007340  
S 1/4 CORNER SECTION 24  
FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848 T3S 24 1/4 25 R65W 1989" 0.8± BELOW SURFACE IN A MONUMENT BOX PER MONUMENT RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960

REC. NO. 202000051243  
"EXHIBIT B"



# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 9

## MONUMENT SYMBOL LEGEND

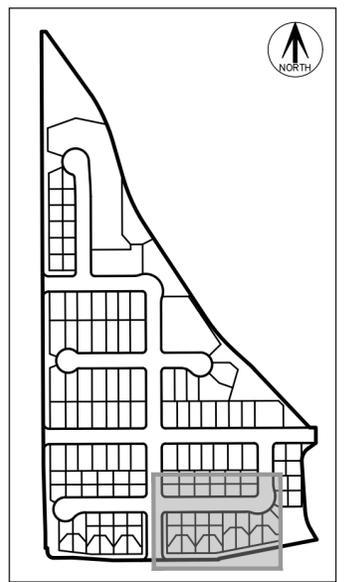
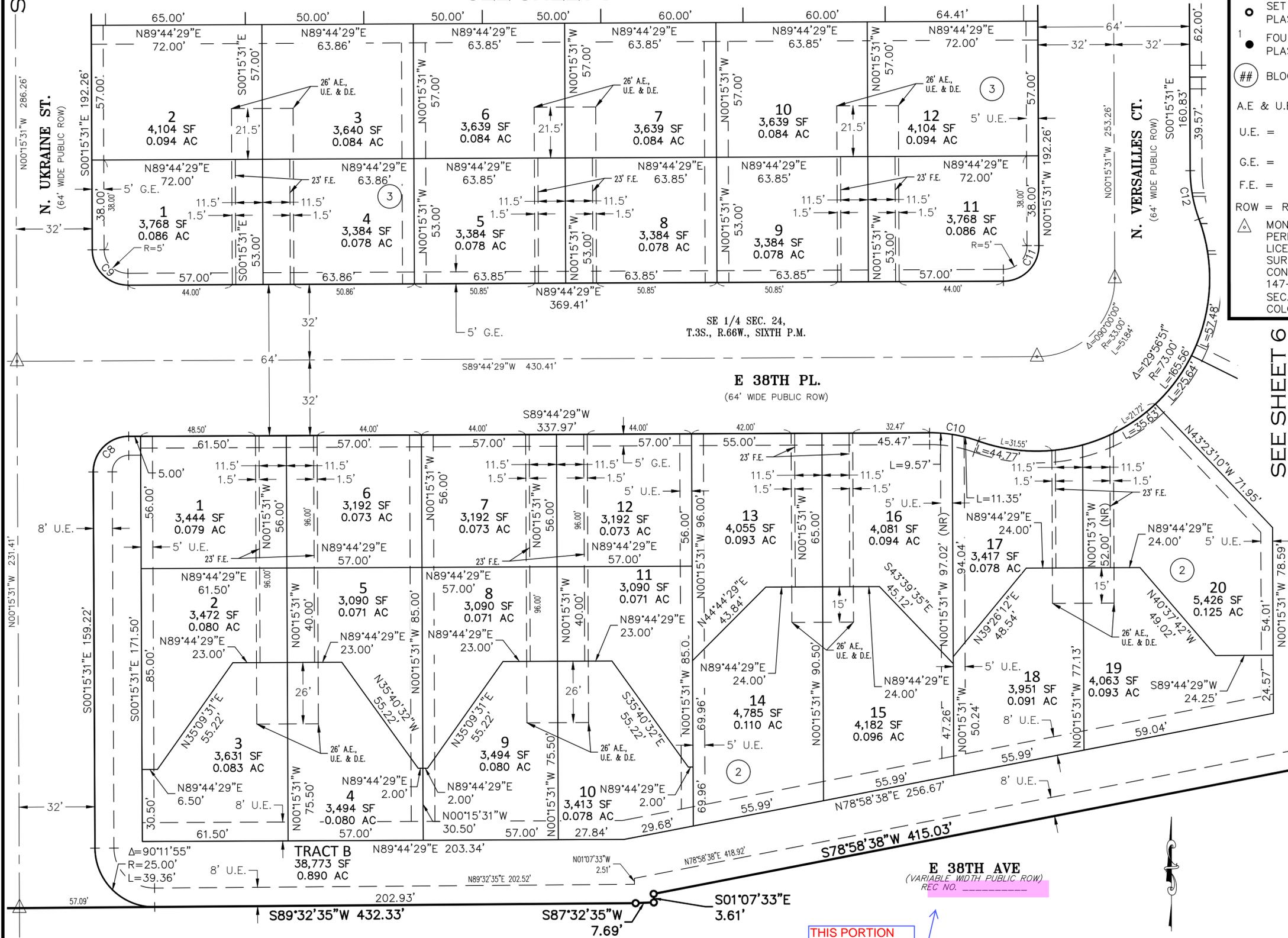
- ◆ ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ## BLOCK NUMBER
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- F.E. = FIRE LANE EASEMENT
- ROW = RIGHT-OF-WAY
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 4

SEE SHEET 7

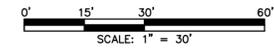
SEE SHEET 6

SEE SHEET 3



KEY MAP  
SCALE 1" = 500'

THIS PORTION OF 38TH IS NOT YET RECORDED



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

SEE SHEET 9 FOR LINE AND CURVE TABLES

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19322-05  
Drawn By: RDR

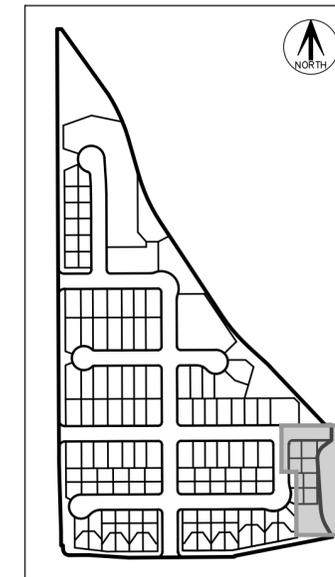
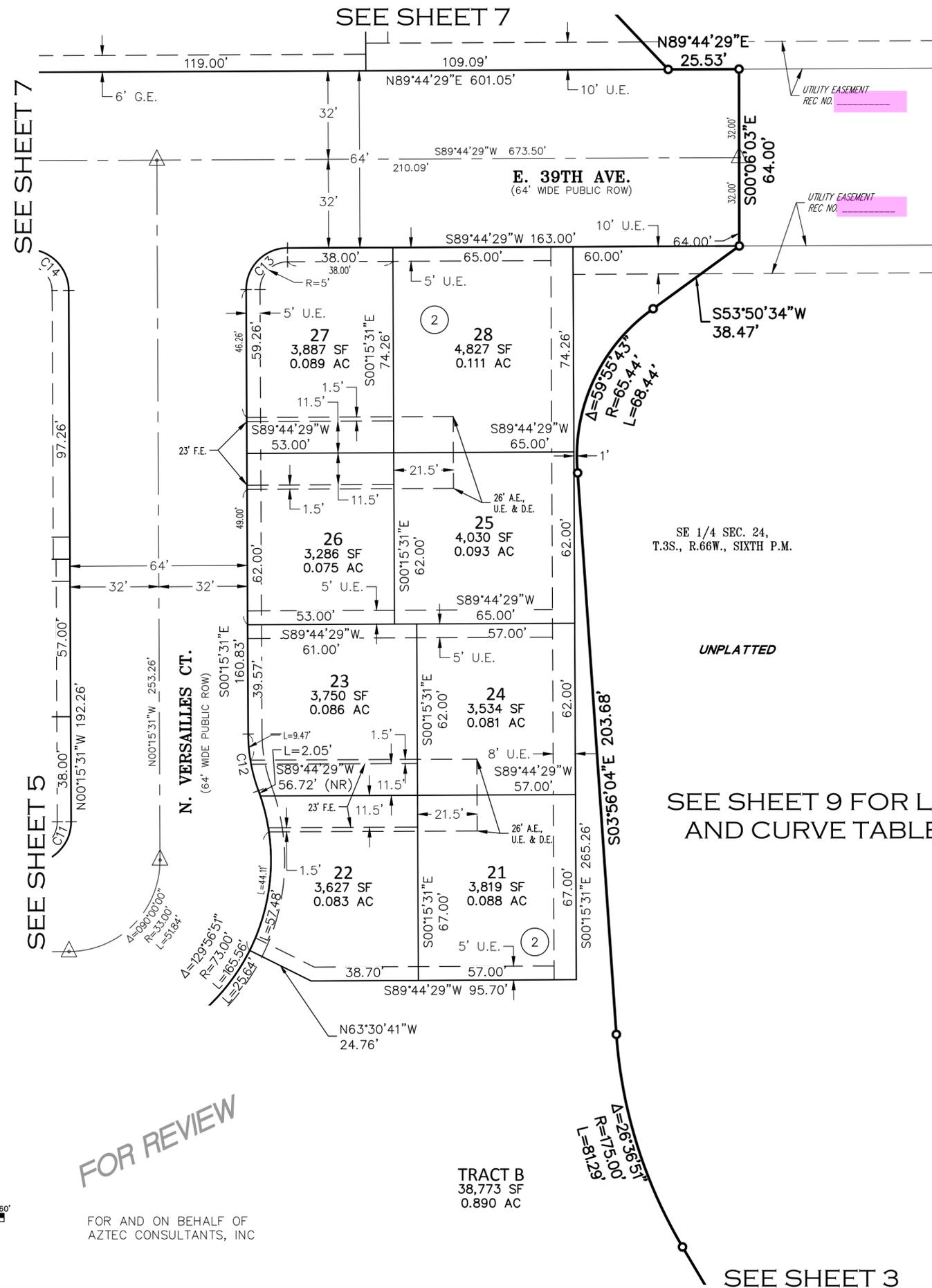
DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 5 OF 9	

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 9



**KEY MAP**  
SCALE 1" = 500'

## MONUMENT SYMBOL LEGEND

- ◆ ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ① FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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SEE SHEET 9 FOR LINE AND CURVE TABLES

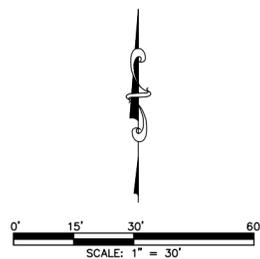
UNPLATTED

SE 1/4 SEC. 24,  
T.3S., R.66W., SIXTH P.M.

TRACT B  
38,773 SF  
0.890 AC

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



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

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 6 OF 9	

AzTec Proj. No.: 19322-05

Drawn By: RDR





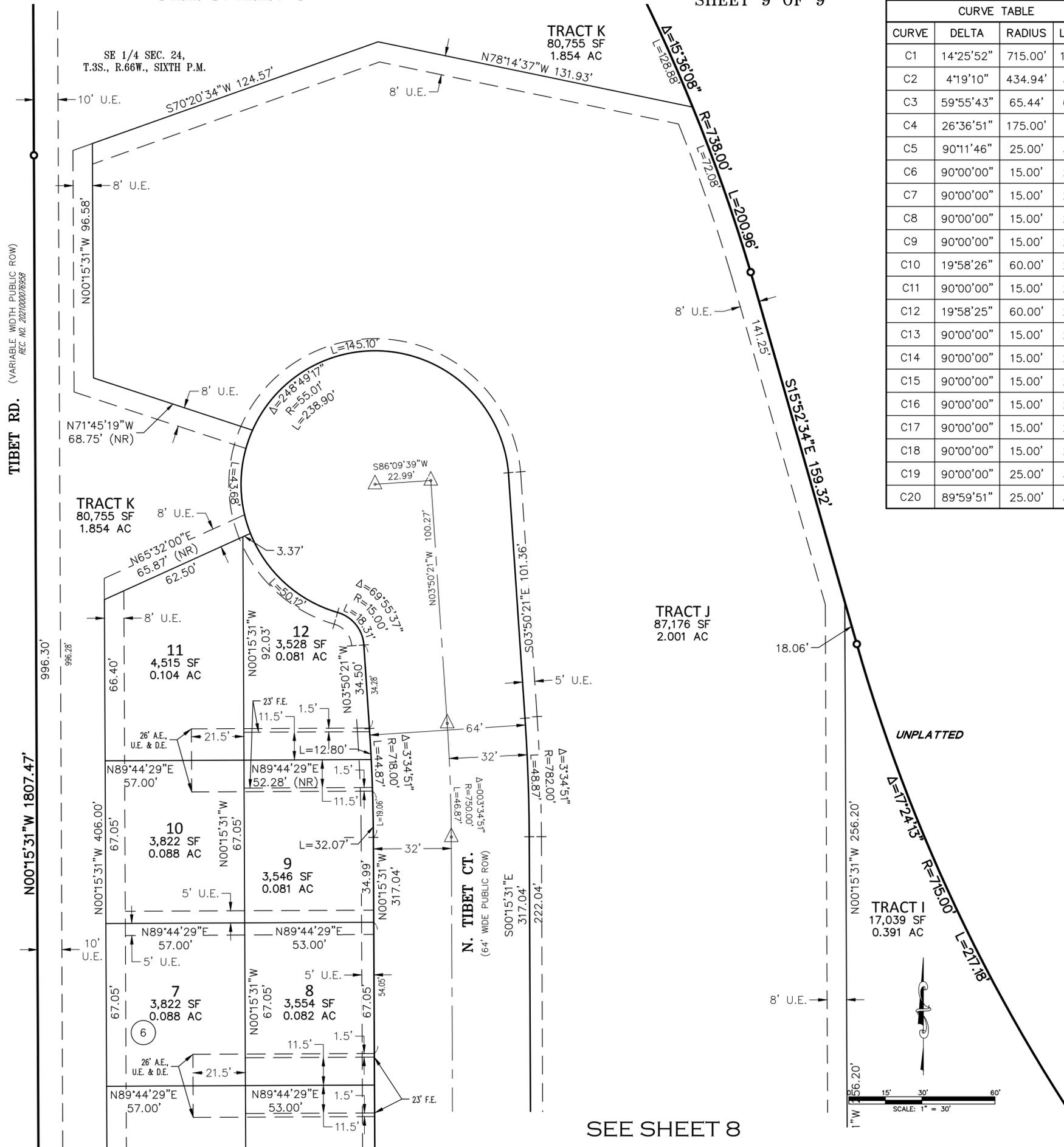
# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

SEE SHEET 3

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

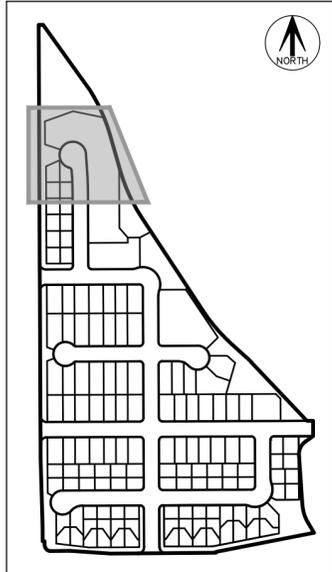
SHEET 9 OF 9



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°25'52"	715.00'	180.09'
C2	4°19'10"	434.94'	32.79'
C3	59°55'43"	65.44'	68.44'
C4	26°36'51"	175.00'	81.29'
C5	90°11'46"	25.00'	39.36'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	19°58'26"	60.00'	20.92'
C11	90°00'00"	15.00'	23.56'
C12	19°58'25"	60.00'	20.92'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	25.00'	39.27'
C20	89°59'51"	25.00'	39.27'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	23°56'57"	60.73'	25.38'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	43°41'27"	15.00'	11.44'
C28	43°41'27"	15.00'	11.44'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'31"W	61.99'
L2	N01°39'39"W	285.93'
L3	N89°44'29"E	18.39'
L4	S35°34'08"E	335.74'
L5	S15°52'34"E	159.32'
L6	S47°42'39"E	84.13'
L7	S43°23'29"E	334.09'
L8	N89°44'29"E	25.53'
L9	S00°06'03"E	64.00'
L10	S53°50'34"W	38.47'
L11	S03°56'04"E	203.68'
L12	S78°58'38"W	415.03'
L13	S01°07'33"E	3.61'
L14	S87°32'35"W	7.69'
L15	S89°32'35"W	432.33'
L16	N86°10'04"W	167.13'
L17	S89°32'35"W	73.73'
L18	S89°32'35"W	7.89'
L19	N00°15'39"W	16.01'
L20	S89°44'21"W	8.00'
L21	S56°43'13"W	11.67'



**KEY MAP**  
SCALE 1" = 500'

### MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 19322-05  
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 9 OF 9	

SEE SHEET 8

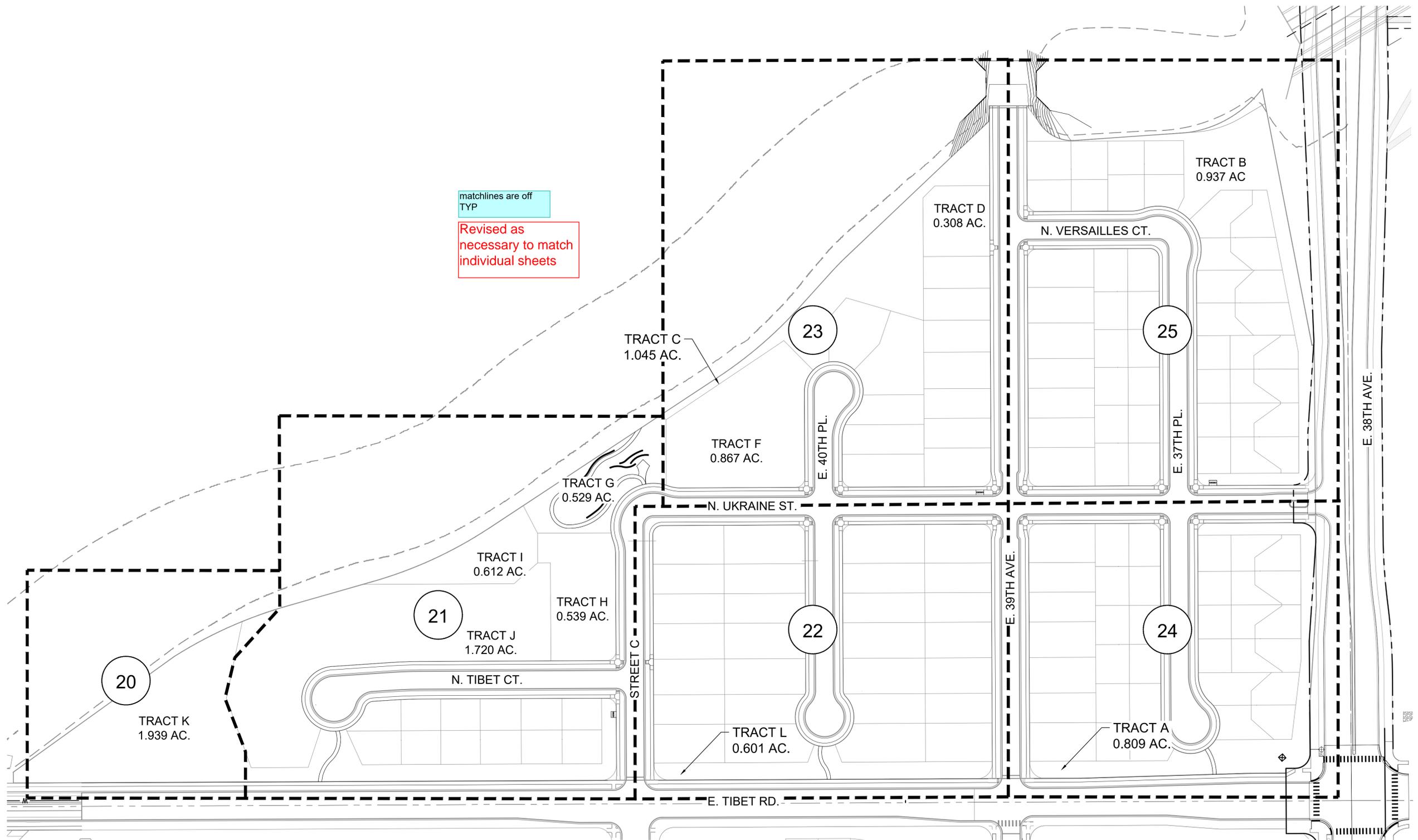
LEGEND

13 SHEET NUMBER

MATCHLINE

matchlines are off TYP

Revised as necessary to match individual sheets



PROJECT NAME



GREEN VALLEY RANCH EAST FILING 15  
 AURORA, COLORADO  
 LANDSCAPE PLANS

SHEET TITLE

**OVERALL LANDSCAPE PLAN**

SHEET NUMBER

LP.1

SHEET 19 OF 36

May 25, 2022

NOT FOR CONSTRUCTION

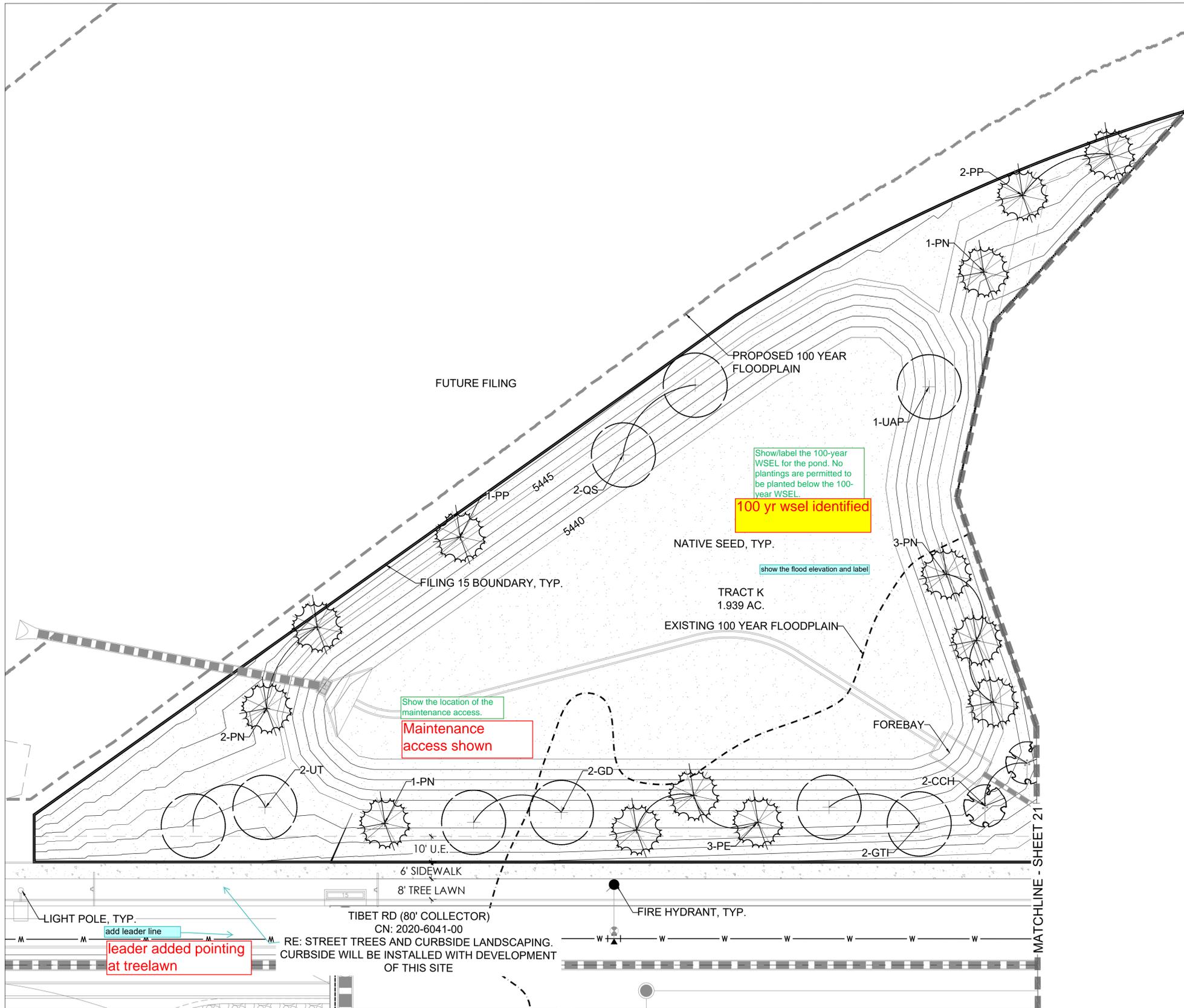


Scale: 1" = 80'-0"

0 40 80 160

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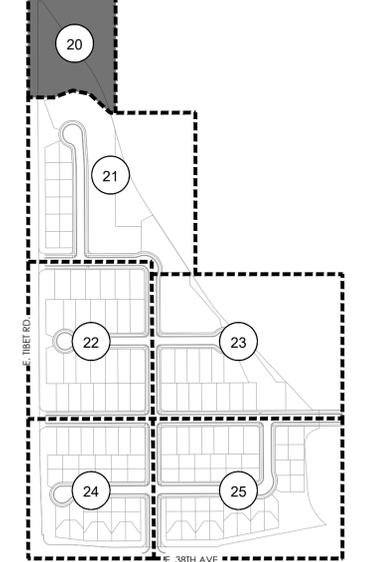
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**LEGEND**

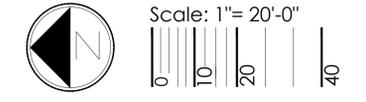
- CANOPY TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - IRRIGATED TURF MIX
  - NATIVE SEED MIX
  - CONCRETE WALK
  - CRUSHER FINES
  - STEEL EDGER
  - FENCE COLUMN
  - PRIVACY FENCE
  - OPEN RAIL FENCE
  - FILING 15 R.O.W.
  - FILING 15 BOUNDARY
  - SIGHT LINE
  - LIGHT POLE
  - FIRE HYDRANT
  - LANDSCAPE BOULDER
  - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT    S.E. = SIDEWALK EASEMENT  
 G.E. = GAS EASEMENT    A.F.E. = ACCESS & FIRE LANE EASEMENT

**KEY MAP**



**NOTES:**

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



terracina  
 design  
**td**  
 10200 E. Grand Ave. Ste A-314  
 Denver, CO 80231  
 PH: 303.632.8667

PROJECT NAME

**GREEN VALLEY RANCH EAST FILING 15**  
**AURORA, COLORADO**  
**LANDSCAPE PLANS**

SHEET TITLE

**NOT FOR CONSTRUCTION**

**LANDSCAPE**  
**PLAN**

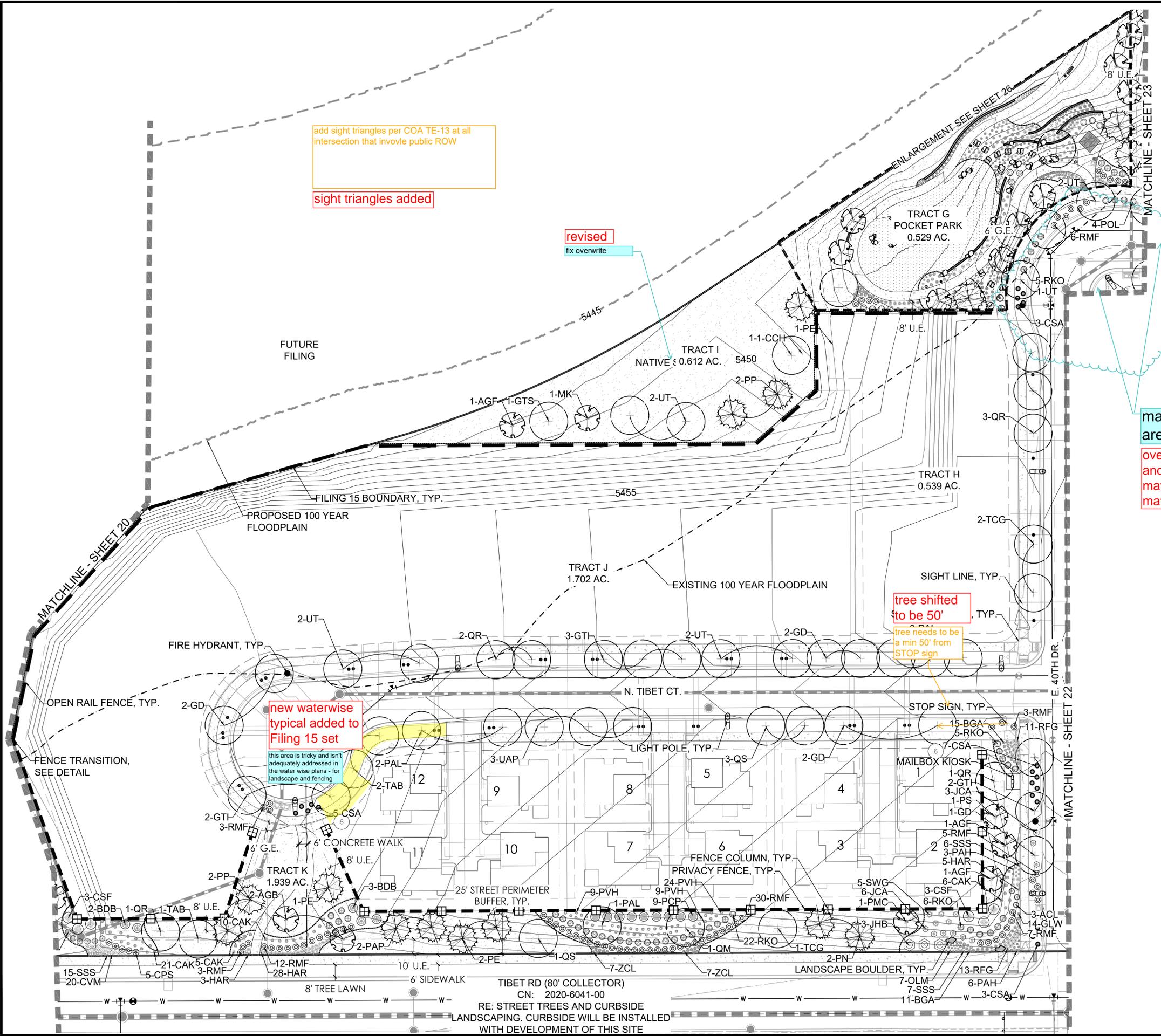
SHEET NUMBER

**LP.2**

SHEET 20 OF 36

May 25, 2022

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**LEGEND**

	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUBS
	IRRIGATED TURF MIX
	NATIVE SEED MIX
	CONCRETE WALK
	CRUSHER FINES
	STEEL EDGER
	FENCE COLUMN
	PRIVACY FENCE
	OPEN RAIL FENCE
	FILING 15 R.O.W.
	FILING 15 BOUNDARY
	SIGHT LINE
	LIGHT POLE
	FIRE HYDRANT
	LANDSCAPE BOULDER
	MAILBOX KIOSK

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

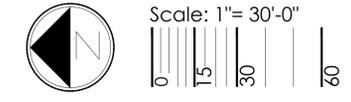


matchlines are off  
overall keymap and these matchlines now match

tree shifted to be 50'  
tree needs to be a min 50' from STOP sign

new waterwise typical added to Filing 15 set  
this area is tricky and isn't adequately addressed in the water wise plans - for landscape and fencing

- NOTES:**
- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
  - PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
  - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
  - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



TIBET RD (80' COLLECTOR)  
CN: 2020-6041-00  
RE: STREET TREES AND CURBSIDE LANDSCAPING. CURBSIDE WILL BE INSTALLED WITH DEVELOPMENT OF THIS SITE

**terracing design**  
10200 E. Grand Ave. Ste A-314  
Denver, CO 80231  
PH: 303.632.8667

PROJECT NAME

**811** Know what's below. Call before you dig.

**GREEN VALLEY RANCH EAST FILING 15**  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

**LANDSCAPE PLAN**

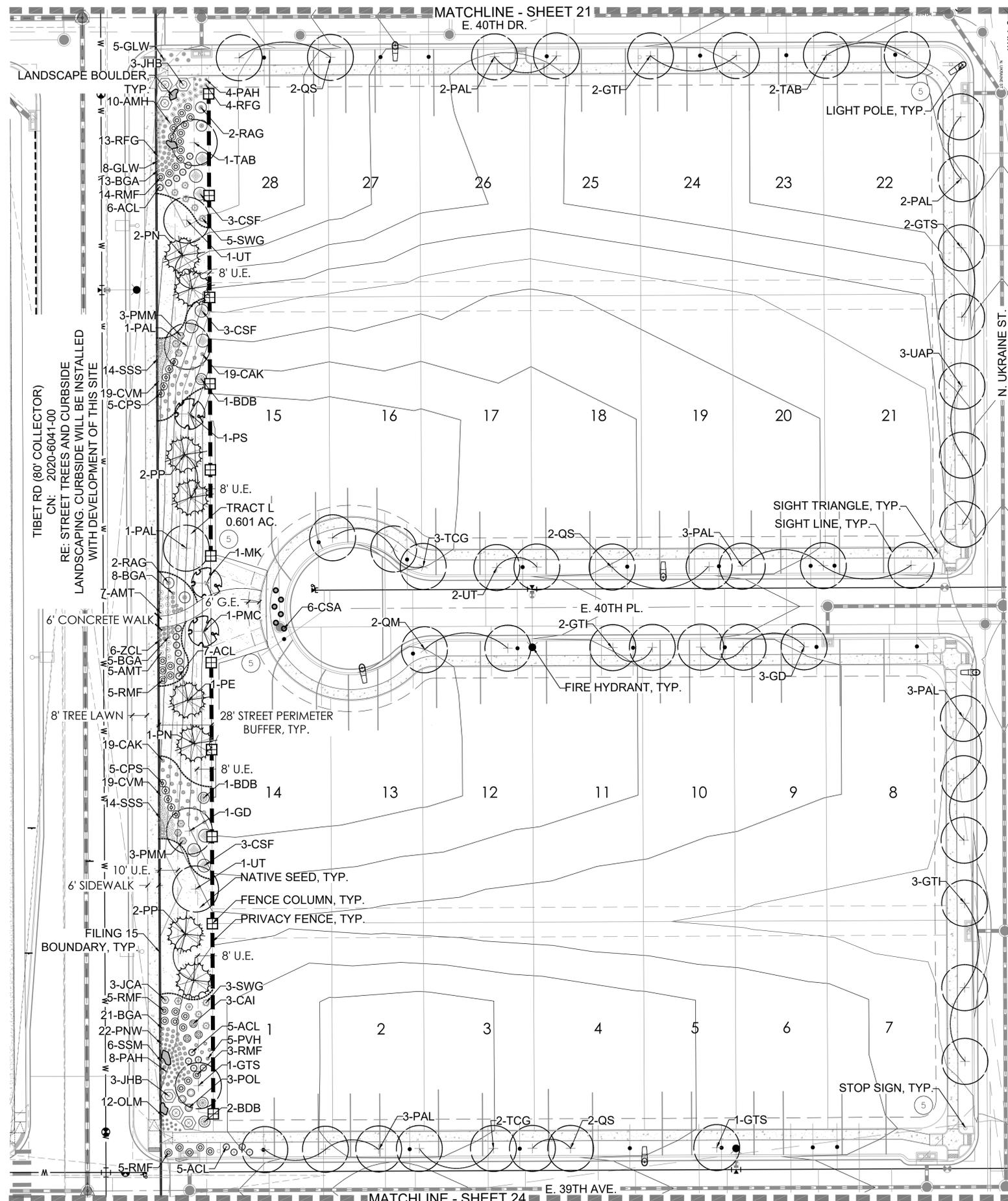
SHEET NUMBER

**LP.3**

SHEET 21 OF 36

May 25, 2022

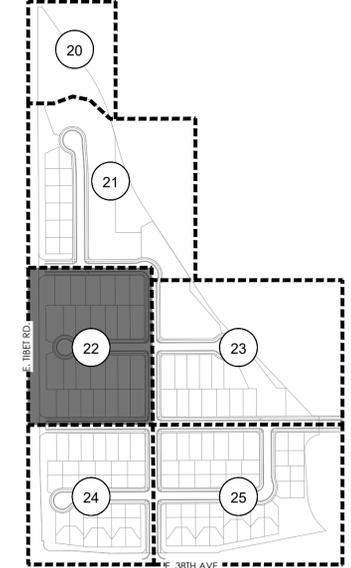
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**LEGEND**

- CANOPY TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - IRRIGATED TURF MIX
  - NATIVE SEED MIX
  - CONCRETE WALK
  - CRUSHER FINES
  - STEEL EDGER
  - FENCE COLUMN
  - PRIVACY FENCE
  - OPEN RAIL FENCE
  - FILING 15 R.O.W.
  - FILING 15 BOUNDARY
  - SIGHT LINE
  - LIGHT POLE
  - FIRE HYDRANT
  - LANDSCAPE BOULDER
  - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

**KEY MAP**



**NOTES:**

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
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4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



Scale: 1" = 30'-0"



PROJECT NAME



**GREEN VALLEY RANCH EAST FILING 15**  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

**LANDSCAPE PLAN**

SHEET NUMBER

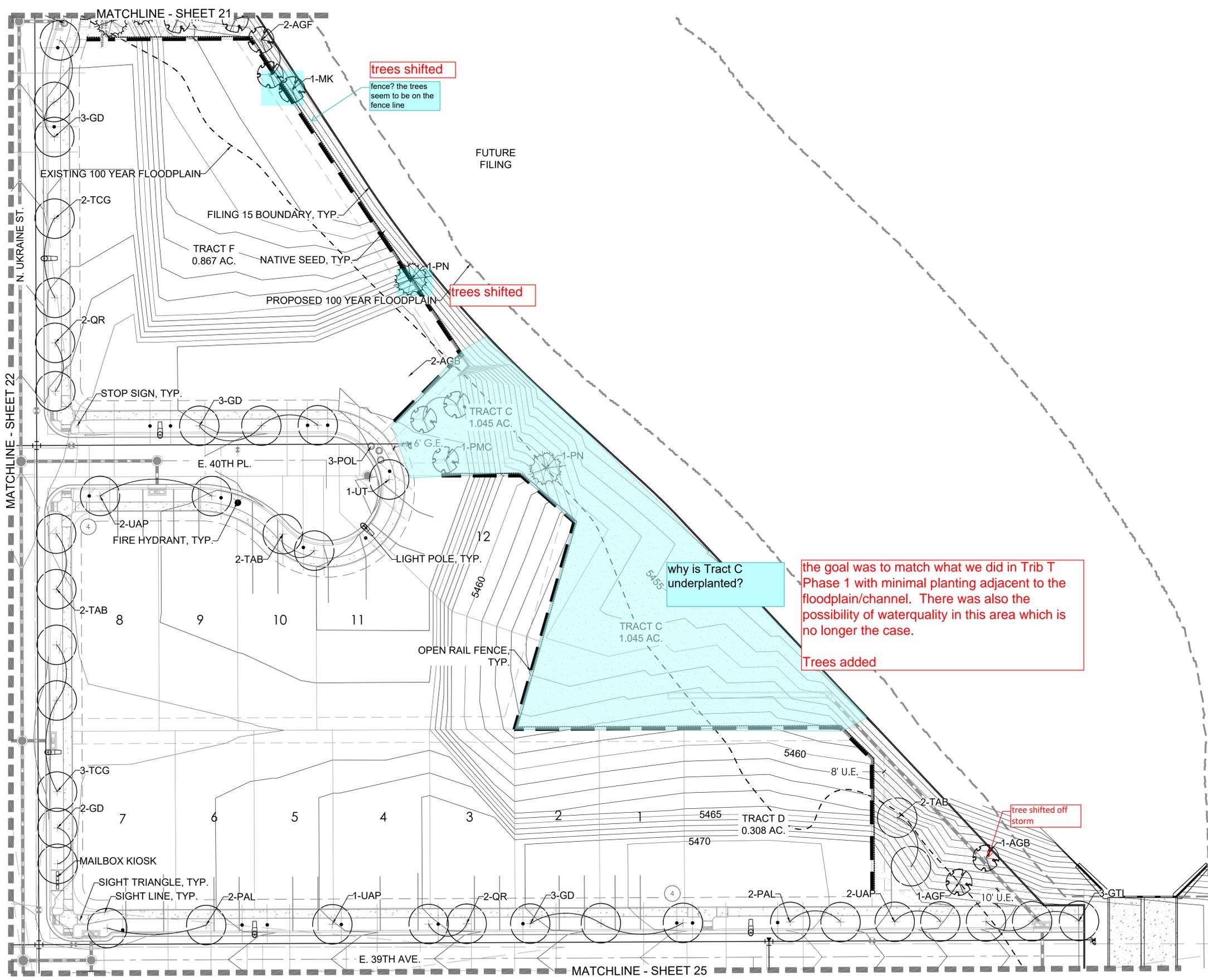
**LP.4**

SHEET 22 OF 36

May 25, 2022

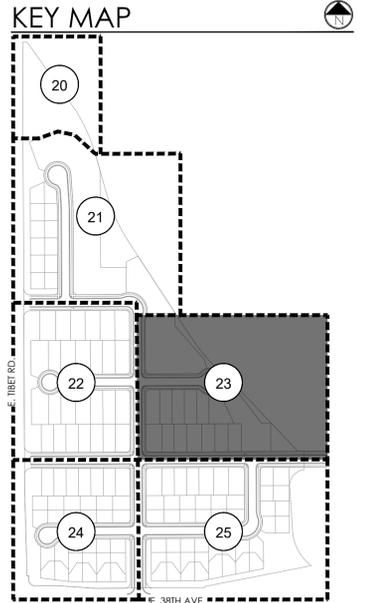
**NOT FOR CONSTRUCTION**

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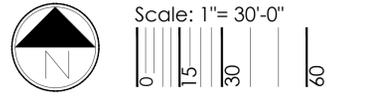


**LEGEND**

	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUBS
	IRRIGATED TURF MIX
	NATIVE SEED MIX
	CONCRETE WALK
	CRUSHER FINES
	STEEL EDGER
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	LANDSCAPE BOULDER
	MAILBOX KIOSK
U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT	
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT	



- NOTES:**
- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
  - PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
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  - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



trees shifted  
fence? the trees seem to be on the fence line

trees shifted

why is Tract C underplanted?

the goal was to match what we did in Trib T Phase 1 with minimal planting adjacent to the floodplain/channel. There was also the possibility of waterquality in this area which is no longer the case.  
Trees added

tree shifted off storm

**NOT FOR CONSTRUCTION**

**terracing design**  
10200 E. Grand Ave. Ste A-314  
Denver, CO 80231  
PH: 303.632.8667

PROJECT NAME

**831** Know what's below. Call before you dig.

**GREEN VALLEY RANCH EAST FILING 15**  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

**LANDSCAPE PLAN**

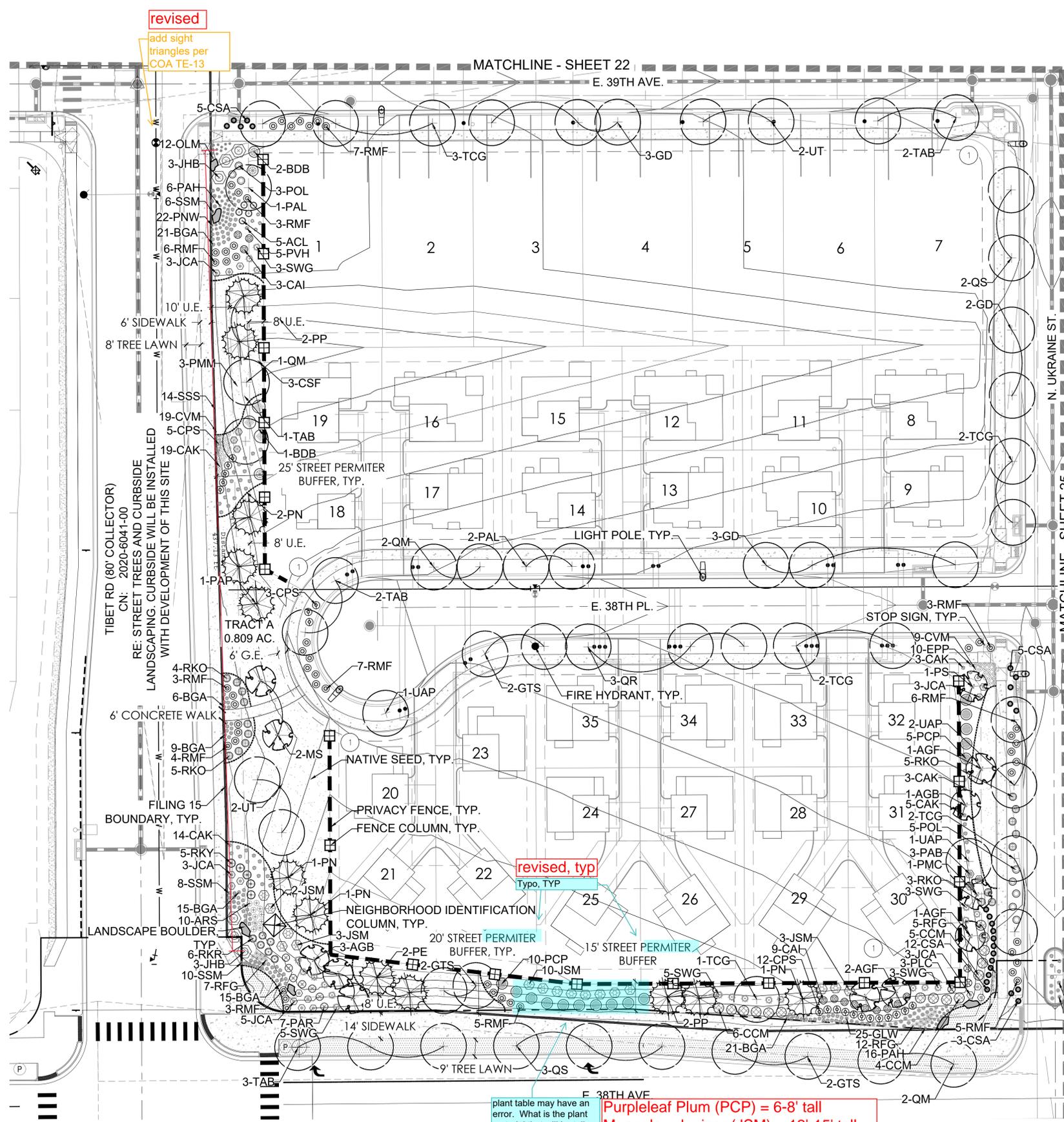
SHEET NUMBER

**LP.5**

SHEET 23 OF 36

May 25, 2022

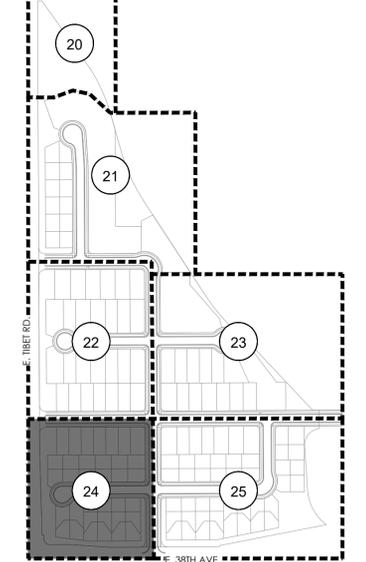
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**LEGEND**

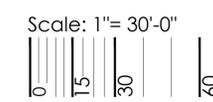
- CANOPY TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - IRRIGATED TURF MIX
  - NATIVE SEED MIX
  - CONCRETE WALK
  - CRUSHER FINES
  - STEEL EDGER
  - FENCE COLUMN
  - PRIVACY FENCE
  - OPEN RAIL FENCE
  - FILING 15 R.O.W.
  - FILING 15 BOUNDARY
  - SIGHT LINE
  - LIGHT POLE
  - FIRE HYDRANT
  - LANDSCAPE BOULDER
  - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

**KEY MAP**



**NOTES:**

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



**terracing design**  
 10200 E. Grand Ave. Ste A-314  
 Denver, CO 80231  
 PH: 303.652.8667

PROJECT NAME  
 Know what's below. Call before you dig.

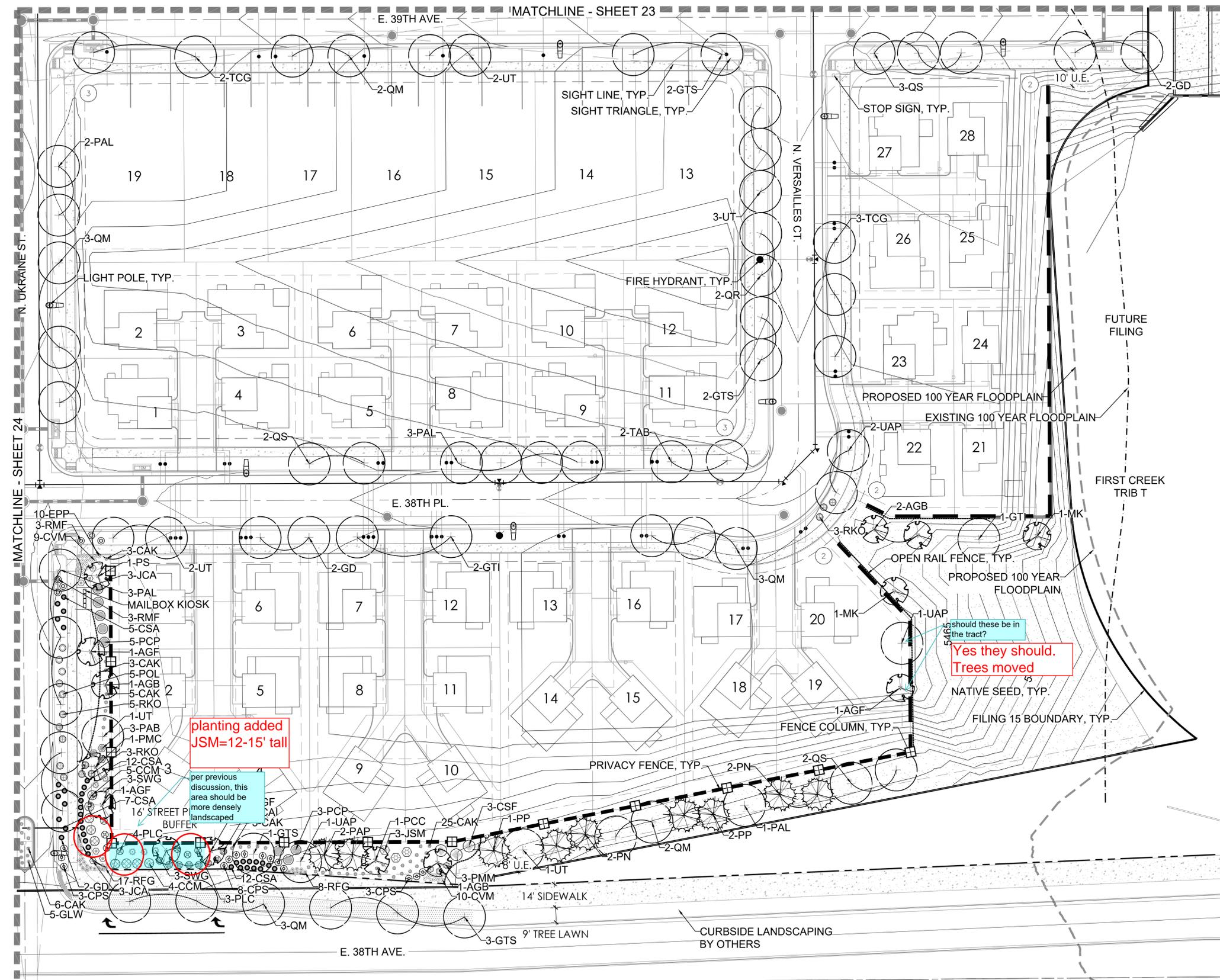
**GREEN VALLEY RANCH EAST FILING 15**  
 AURORA, COLORADO  
 LANDSCAPE PLANS

**LANDSCAPE PLAN**

SHEET NUMBER  
**LP.6**  
 SHEET 24 OF 36  
 May 25, 2022

**NOT FOR CONSTRUCTION**

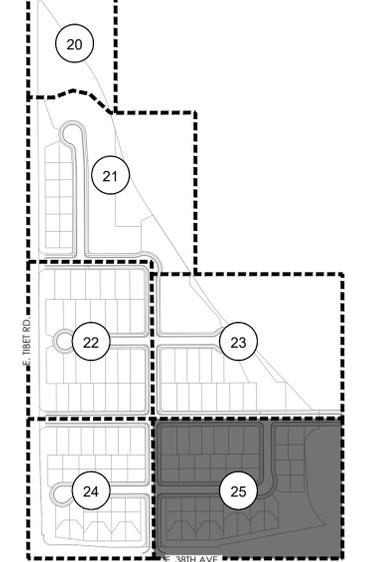
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**LEGEND**

- CANOPY TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - IRRIGATED TURF MIX
  - NATIVE SEED MIX
  - CONCRETE WALK
  - CRUSHER FINES
  - STEEL EDGER
  - FENCE COLUMN
  - PRIVACY FENCE
  - OPEN RAIL FENCE
  - FILING 15 R.O.W.
  - FILING 15 BOUNDARY
  - SIGHT LINE
  - LIGHT POLE
  - FIRE HYDRANT
  - LANDSCAPE BOULDER
  - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT  
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

**KEY MAP**



**NOTES:**

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



Scale: 1" = 30'-0"  
0 15 30 45



**GREEN VALLEY RANCH EAST FILING 15**  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

**LANDSCAPE PLAN**

SHEET NUMBER

**LP.7**

SHEET 25 OF 36

May 25, 2022

**NOT FOR CONSTRUCTION**



# OPEN SPACE REQUIREMENTS TABLE

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED
TRACT A	ST. PERIMETER BUFFER	35,241	9	32	88	5 GAL 183 1 GAL 192
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	40,806	10	34	102	64 47
TRACT C	OPEN SPACE	45,520	11	9	114	0 0
TRACT G	POCKET PARK	23,408	6	16	59	25 143
TRACT I	OPEN SPACE	26,660	7	13	67	0 0
TRACT K	not equal to 1.9 ac. WATER BUFFER	58,478	15	42	146	129 118
TRACT L	ST. PERIMETER BUFFER	26,188	7	18	65	96 130
<b>TOTALS</b>		<b>256,301</b>	<b>65</b>	<b>164</b>	<b>641</b>	<b>707</b>

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS  
 NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS  
 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 EQUIVALENCY (NUMBER EQUAL TO (TOTAL 5 GAL) \* (TOTAL 1 GAL/3))

# STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDED (5 GAL/1 GAL)*
TRACT A (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	473	20'	24'-6"	12	15	118	5 GAL 90 1 GAL 130
TRACT A (E. 38TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	373	20'	24'-6" to 100'	12	12	93	61 48
TRACT B (E. 38TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	462	20'	24'-6"	12	21	116	55 30
TRACT K (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	620	20'	20' to 100'	16	17	155	123 99
TRACT L (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	573	20'	24'-6" to 100'	15	18	143	90 126
<b>TOTALS</b>		<b>2,501</b>			<b>65</b>	<b>83</b>	<b>625</b>	<b>419 563</b>

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS  
 NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS  
 NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.  
 NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.  
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENCY (NUMBER EQUAL TO (TOTAL 5 GAL) \* (TOTAL 1 GAL/3))

# NATIVE SEED AREAS: DRY / UPLAND GRASSES

LBS/ACRE	BOTANICAL NAME	COMMON NAME
<b>GRASSES</b>		
6	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
7	BOUTELOUA CURTIPENDULA 'BUTTE'	SIDEOATS GRAMA, BUTTE*
5	CHONDROSIUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
8	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, 'ARIBA'
1	SPOROBOLUS AIROIDES	ALKALI SACATON
<b>TOTAL: 27</b>		

# NATIVE SEED AREAS: WET / DRAINAGE GRASSES

LBS/ACRE	BOTANICAL NAME	COMMON NAME
<b>GRASSES</b>		
2	BUCHLOE DACTYLOIDES	BUFFALOGRASS
1	CAREX NEBRASCENSIS	NEBRASKA SEDGE*
0.5	JUNCUS BALTICUS	BALTIC RUSH*
6	PASCOPYRIUM SMITHII	WESTERN WHEATGRASS*
6	PANICUM VIRGATUM	SWITCHGRASS*
3	ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS
2	PANICUM VIRGATUM	ALKALIGRASS
2	PUCCINELLIA AIROIDES	NUTTALL ALKALIGRASS
<b>TOTAL: 22.5</b>		

NOTE: FOR PERCENTAGE OF COOL SEASON GRASSES REFER TO SHEET 30

# OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT C	OPEN SPACE	16,117	0.370	CLAYTON PROPERTIES GROUP II INC.
TRACT G	POCKET PARK	21,932	0.503	CLAYTON PROPERTIES GROUP II INC.
TRACT I	OPEN SPACE	26,659	0.612	CLAYTON PROPERTIES GROUP II INC.

# RESIDENTIAL RECOMMENDED PLANT LIST

- SHADE STREET TREE**
  - TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
    - AESCLUS X ARNOLDIANA 'AUTUMN SPLENDOR', AUTUMN SPLENDOR HORSE CHESTNUT
    - PLATANUS X ACERIFOLIA BLOODGOOD, BLOODGOOD PLANETREE
    - CATALPA SPECIOSA, SEEDLESS WESTERN CATALPA
    - GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST
- SHADE PATIO TREE**
  - TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
    - GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST
    - TILIA CORDATA GREENSPIRE, LINDEN, GREENSPIRE
    - ULMUS X TRIUMPH, TRIUMPH ELM
- ORNAMENTAL TREE - MULTI TRUNK**
  - TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
    - AMELANCHIER ANIFOLIA, SASKATOON SERVICEBERRY
    - MALUS ROYAL RAINDROPS, ROYAL RAINDROPS CRABAPPLE
- ORNAMENTAL TREE - SINGLE STEM, 15' DIA MAX. FULL GROWN**
  - TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
    - CRATAEGUS CRUS-GALLI INERMIS, THORNLESS COCKSPUR HAWTHORN
    - MALUS RADIANT, RADIANT CRABAPPLE
    - MALUS THUNDERCHILD, THUNDERCHILD CRABAPPLE
    - \*ALTERNATE THROUGHOUT CORRIDOR

revised

slight discrepancy w/ .529 ac

why is Tract C underplanted?

additional trees provided

there are only 9 trees.

13 trees now there

is this applicable?

Yes. We have a water quality pond

# CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E. 38TH PL.	1 TREE/40 LF	1,344	34	34
E. 38TH AVE.	1 TREE/40 LF	608	16	16
E. 39TH AVE.	1 TREE/40 LF	1,704	43	46
E. 40TH PL.	1 TREE/40 LF	925	24	24
E. 40TH DR.	1 TREE/40 LF	642	17	17
AINIE ST.	1 TREE/40 LF	1,756	44	48
CT. CT.	1 TREE/40 LF	1,057	27	29
WYVICALA CT.	1 TREE/40 LF	442	12	12
<b>TOTALS</b>		<b>8,476</b>	<b>217</b>	<b>226</b>

LANDSCAPED AREAS SUCH AS STREET LIGHT AND STOP SIGNS ARE NOT INCLUDED IN THE TOTAL STREET LENGTH REQUIREMENTS  
 2. SEE WATER WISE LANDSCAPE FOR CURBSIDE SHRUB REQUIREMENTS SHEET 31-36

NOTE: FOR ALL STREET TREES AND CURBSIDE LANDSCAPE ALONG E. TIBET RD PLEASE REFERENCE:  
 - N. TIBET RD TO E. 48TH AVE : CN: 2021-6018-00

# SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	32.41	100.0%
LOT AREA	18.99	58.6%
HARD SURFACE AREA*	7.72	23.8%
LANDSCAPE AREA	5.70	17.6%

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

revised

these areas need to match the cover sheet

duplicates or errors?

revised

# PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
<b>DECIDUOUS SHADE TREES</b>						
39	GD	CYTOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	L-M
22	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
19	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
39	PL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5' CAL	B&B	M
21	QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
18	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
24	QS	QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
23	TAB	TILIA AMERICANA 'BOULEVARD'	LINDEN, BOULEVARD	2.5' CAL	B&B	M
28	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
20	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON AMERICAN	2.5' CAL	B&B	L-M
29	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
<b>ORNAMENTAL TREES</b>						
14	AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	2.0' CAL	B&B	L-M
19	AGF	ACER GINNALA	MAPLE, AMUR	2.0' CAL	B&B	L-M
3	CCH	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6.8' MULTI-STEM	B&B	L-M
7	MK	MALUS 'KELSEY'	CRABAPPLE, KELSEY	6.8' MULTI-STEM	B&B	L-M
3	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0' CAL	B&B	L-M
2	PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	2.0' CAL	B&B	L-M
5	PS	PRUNUS SARGENTII	CHERRY, SARGENT	2.0' CAL	B&B	L-M
5	PMC	PRUNUS MAACKII	CHOKERRY, AMUR	2.0' CAL	B&B	L-M
<b>EVERGREEN TREES</b>						
5	PAP	PINUS ARISTATA	PINE, BRISLECONE	6' HT.	B&B	L-M
10	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
25	PN	PINUS NIGRA	PINE, AUSTRAN	6' HT.	B&B	M
19	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
<b>EVERGREEN SHRUBS</b>						
35	JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTONG	#5	CONT.	L
15	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOR	#5	CONT.	L
19	JSM	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOR	#5	CONT.	L
6	PAB	PINUS MUGO MOPS	MUGO MOPS PINE	#5	CONT.	L
19	PMM	PINUS MUGO MOPS	MUGO MOPS PINE	#5	CONT.	L
<b>DECIDUOUS SHRUBS</b>						
30	ACL	AMPORPHA CANESCENS	LEADPLANT	#5	CONT.	L
12	BBB	BUDLEIA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
3	BTB	BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BARBERRY, BURGUNDY CAROUSEL JAPANESE	#5	CONT.	L
23	CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.	L
24	CCM	COTINUS COGGYGRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5	CONT.	L
92	CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.	L
21	CSF	CORNUS SERICEA 'FLORAMARE'	DOGWOOD, YEW/FLORAMARE	#5	CONT.	L
49	CPS	CYTISUS PLAGANS SPANISH GOLD	SPANISH GOLD BROOM	#5	CONT.	L
7	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
32	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M
10	PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.	L
30	POL	PHYTOCARPUS OPIULIFOLIUS 'LITTLE DEVIL'	NINEBARK, LITTLE DEVIL	#5	CONT.	L
4	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
75	RKO	ROSA 'KNOCK OUT'	ROSE, KNOCK OUT	#5	CONT.	L-M
6	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
8	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L
172	RMF	ROSA MEIDLAND FIRE	ROSE, FIRE MEIDLAND	#5	CONT.	L-M
<b>PERENNIALS</b>						
10	AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.	L
12	AMT	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	#1	CONT.	L
10	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
3	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.	L
6	CRR	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
105	CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1	CONT.	L
42	EPP	ECHINACEA PURPUREA	CONEFLOWER, PURPLE	#1	CONT.	L
10	GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.	L
86	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	L
46	HAR	HEMEROCALLIS 'AUTUMN RED'	DAYLILY, RED	#1	CONT.	L
76	OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST	#1	CONT.	L
75	PER	PERSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.	L
59	PNW	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUEFOL, MISS WILMOTT	#1	CONT.	L
127	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	#1	CONT.	L
13	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	L
28	SFP	SALVIA GREGGII 'FIREWORKS'	GOLDENROD FIREWORKS	#1	CONT.	L
39	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
104	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#1	CONT.	L
20	ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
<b>ORNAMENTAL GRASSES</b>						
208	BGA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1	CONT.	L
175	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
83	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1	CONT.	L
52	PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.	L
49	SWG	SPOROBOLUS VIRGATUS	GRANT SACATON GRASS	#1	CONT.	L

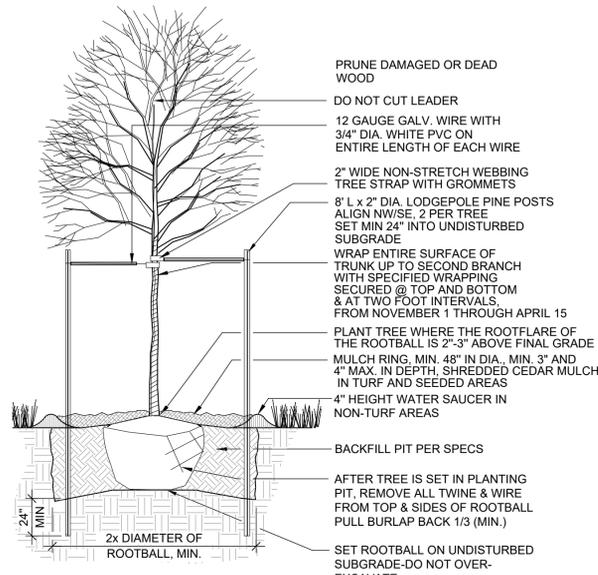
\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

# LANDSCAPE NOTES

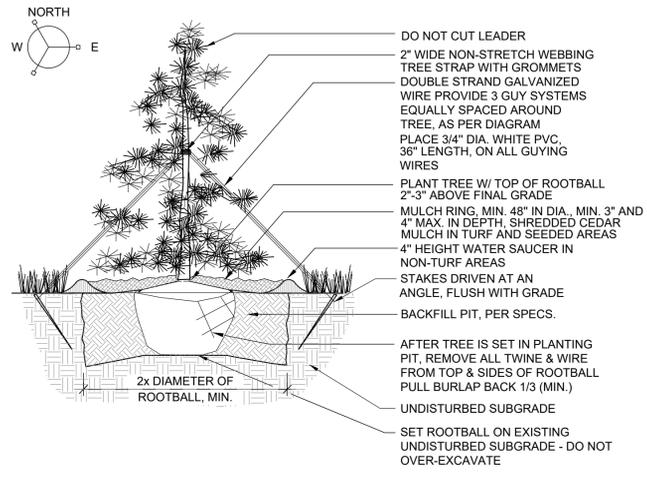
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" - 3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- 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 AND UDO SECTION 146.4.7.5.VII.
- 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 BOLLARD SECURITY LIGHTING AS APPROPRIATE. 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.

# EVERGREEN GROUND COVER SHRUB

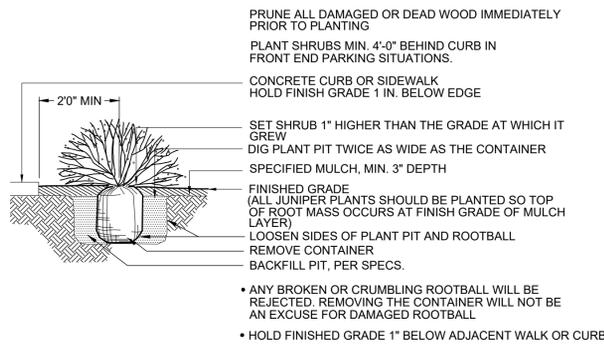
- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
  - JUNIPERUS HORIZONTALIS BAR HARBOUR, BAR HARBOUR JUNIPER
  - JUNIPERUS HORIZONTALIS YOUNGSTOWN, ANDORRA YOUNGSTOWN JUNIPER



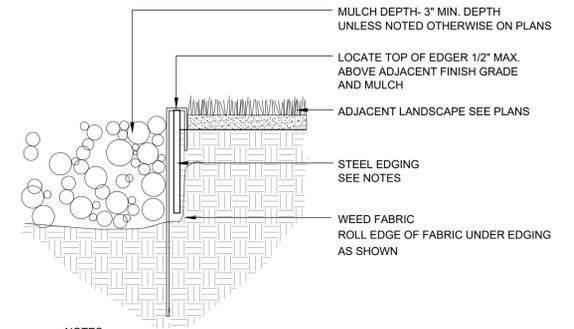
**1 DECIDUOUS TREE PLANTING**  
SCALE: NTS



**2 EVERGREEN TREE PLANTING**  
SCALE: NTS

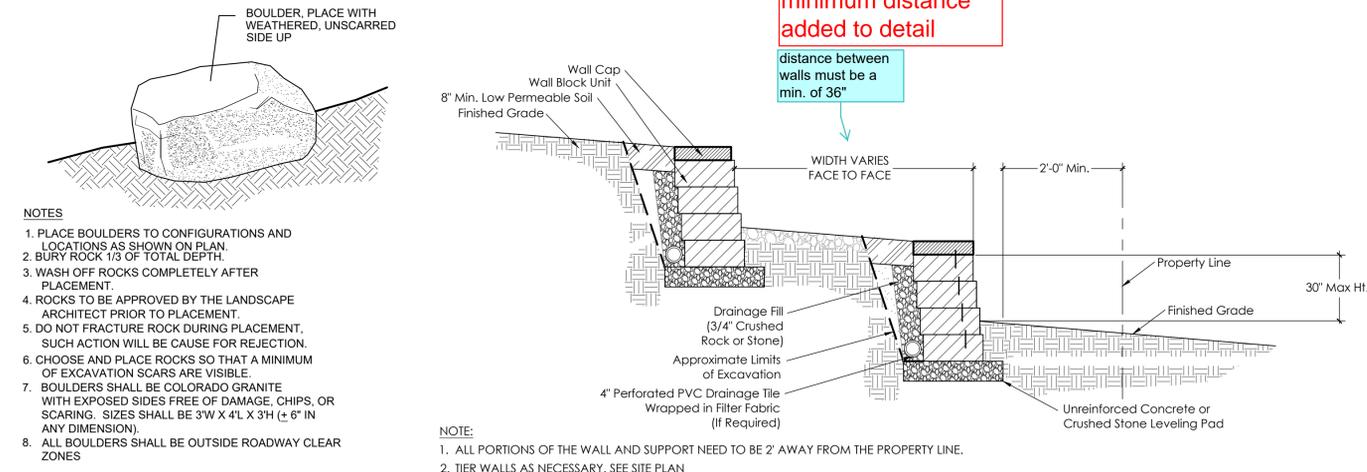


**3 TYPICAL SHRUB PLANTING**  
SCALE: NTS



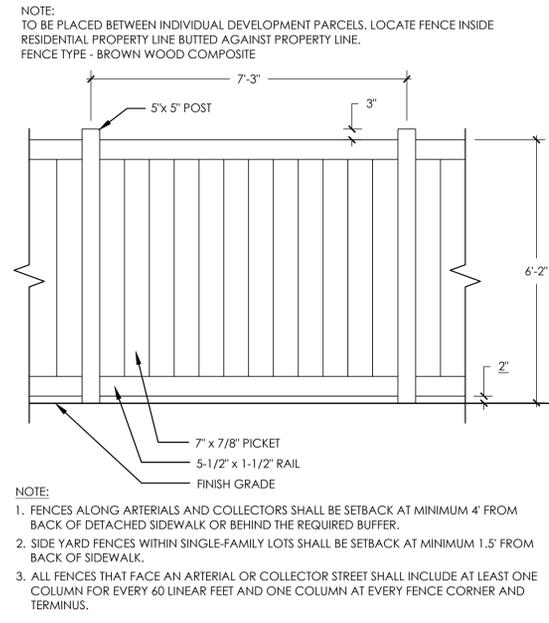
**4 STEEL EDGER**  
SCALE: NTS

- NOTES:
1. STEEL EDGING SHALL BE MIN. 14 GA., 6\"/>
  - 2. EDGING SHALL BE POWDER COATED, BLACK
  - 3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
  - 4. ALL JOINTS SHALL BE SECURELY STAKED.

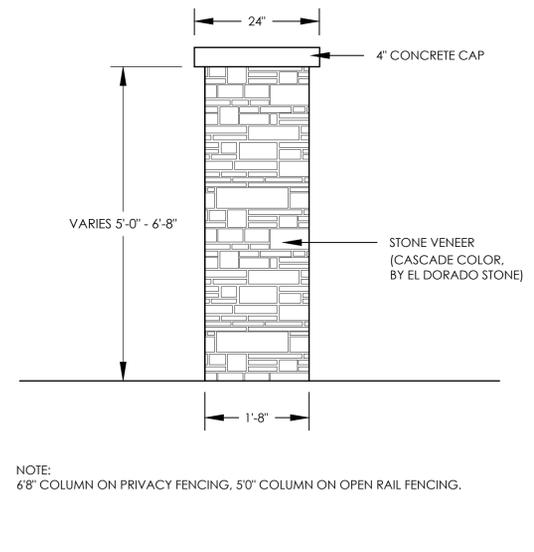


**5 LANDSCAPE BOULDER**  
SCALE: NTS

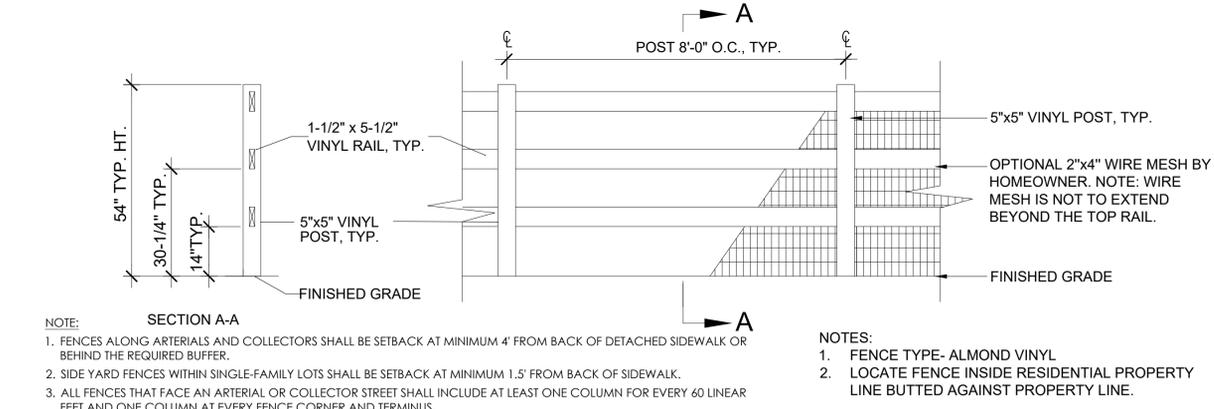
**6 LANDSCAPE RETAINING / SEAT WALL**  
SCALE: NTS



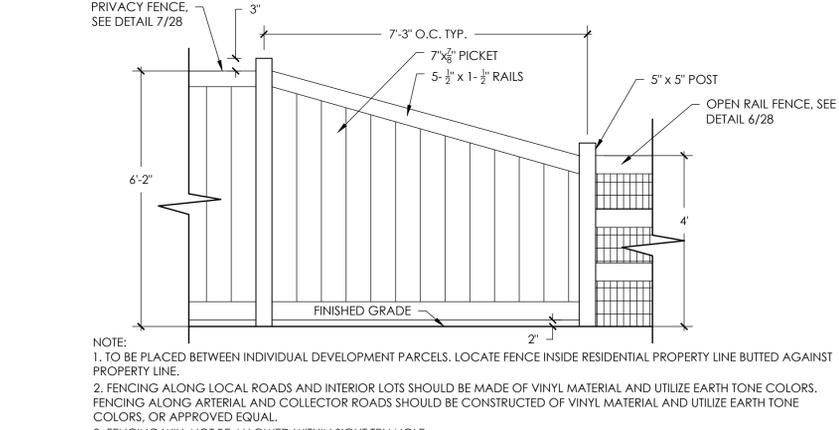
**7 PRIVACY FENCE**  
SCALE: 1/2\"/>



**8 FENCE COLUMN**  
SCALE: 3/4\"/>



**9 OPEN RAIL FENCE**  
SCALE: 1/2\"/>



**10 FENCE TRANSITION DETAIL**  
SCALE: 1/2\"/>

minimum distance added to detail  
distance between walls must be a min. of 36"

NOT FOR CONSTRUCTION

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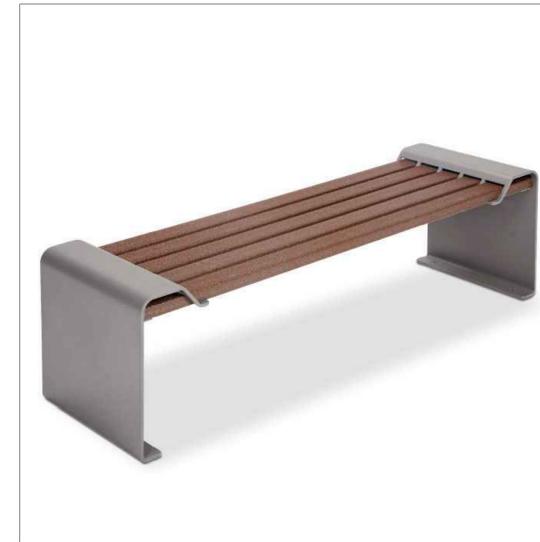
**1** PET WASTE STATION  
SCALE: 3/4"=1"  
BRAND: DOGIPOT  
MODEL: ALUMINUM DOGIPOT PET STATION (ITEM #1011-POLY)  
PHONE: (800) 364-7681  
WEBSITE: WWW.DOGIPOT.COM



**2** TRASH RECEPTACLE  
SCALE: NTS



**3** SHADE SAIL  
SCALE: NTS



**4** BENCH  
SCALE: NTS



**5** BBQ GRILL AND CHARCOAL DISPOSAL BIN  
SCALE: NTS



**6** SECURITY LIGHTING  
SCALE: NTS



**7** ADA PICNIC TABLE  
SCALE: NTS



**8** BOULDER WALL TRANSITION  
SCALE: NTS



**9** SEAT WALL  
SCALE: NTS

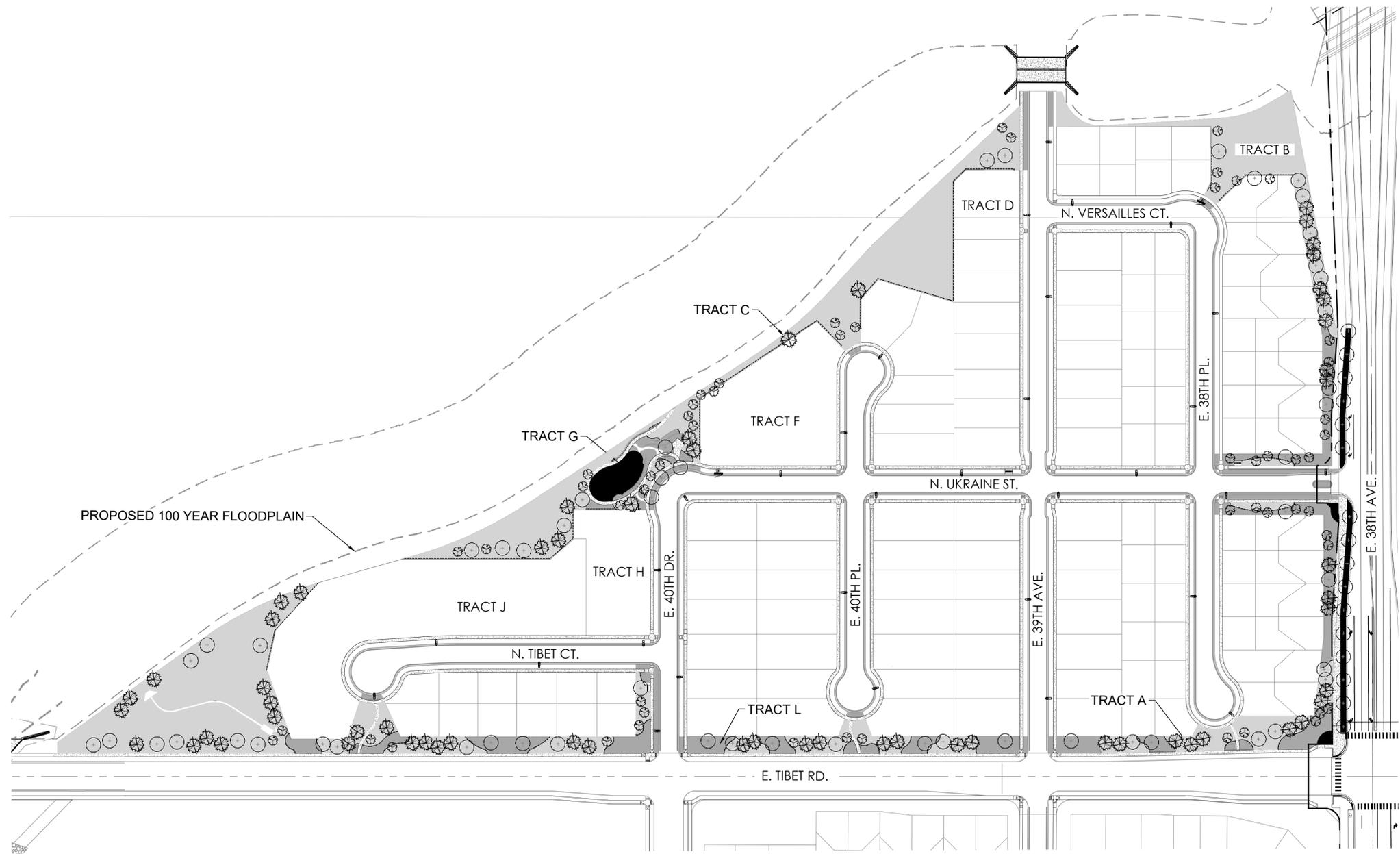


**10** STONE STEP  
SCALE: NTS

\* IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS

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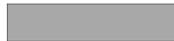


**HYDROZONE TABLE**

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	11,396	5%	
LOW WATER USE	71,088	29%	
Z-ZONE	165,947	67%	
<b>*TOTAL</b>	<b>248,431</b>	<b>100%</b>	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	70	706	49,420
EVERGREEN/ORNAMENTAL TREES	115	177	20,355
<b>TOTAL</b>			<b>69,775</b>
<b>TOTAL AREA</b>	<b>318,206</b>		

\*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 IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.

**LEGEND**

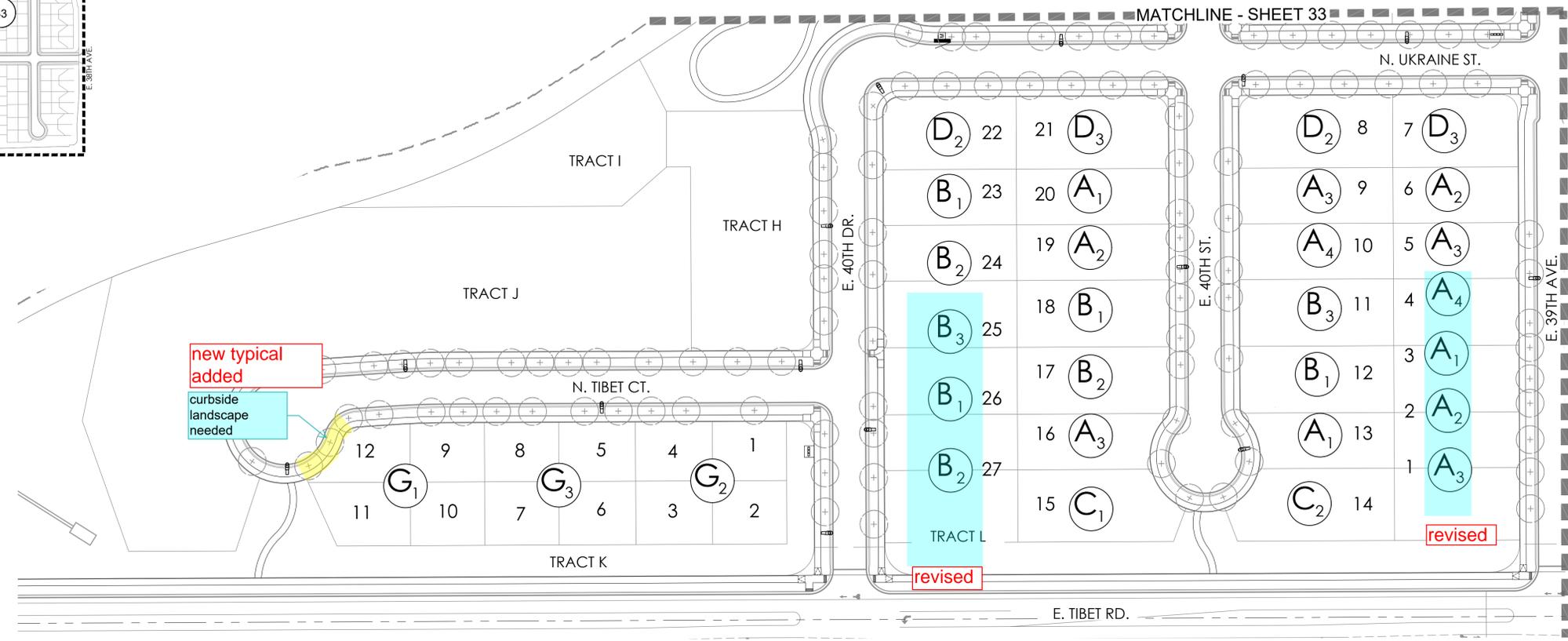
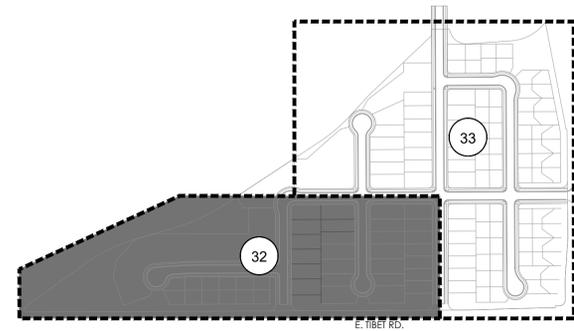
-  HIGH WATER USE: COOL SEASON GRASSES
-  LOW WATER USE: SHRUB BED
-  Z-ZONE: NATIVE SEED AREA
-  DECIDUOUS CANOPY TREES  
70 TREES
-  ORNAMENTAL TREES  
57 TREES
-  EVERGREEN TREES  
59 TREES



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**NOT FOR CONSTRUCTION**

KEY MAP



RESIDENTIAL LOT TYPE LEGEND

TRADITIONAL LOTS

**A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' X 110'**

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREES IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

**B SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' X 110'**

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND FOUR (4) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

**C SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80' X 110'**

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWENTY-FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

**D SINGLE FAMILY HOME (CORNER LOT) 60'-70' X 110'**

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ~~FOURTY-EIGHT (48)~~ AND SIXTY (60) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ~~FOURTEEN (14) AND TEN (10)~~ GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

plant counts checked and revised as necessary

PORCHLIGHT

**G SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)**

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FOUR (4) TOTAL
  - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND FORTY-TWO (42) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS IS REQUIRED IS THIRTEEN (13) AND NINE (9) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

**H SINGLE FAMILY HOME (4 PACK CORNER LOT)**

- LANDSCAPE STANDARDS:
- FOUR (4) ORNAMENTAL TREES AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARDS
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ~~THIRTY-SIX (36) AND FIFTY-FIVE (45)~~ PERENNIALS OR GRASS PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND TWENTY (20) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

CARRIAGE HOUSE

**J SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)**

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREES IN FRONT YARD, PER LOT, FOUR (4) TOTAL
  - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND THIRTY-NINE (39) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS IS REQUIRED IS ELEVEN (11) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

**K SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)**

- LANDSCAPE STANDARDS:
- REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
  - ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ~~FORTY-NINE (49) AND SIXTY-THREE (63)~~ PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
  - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND SEVEN (7) GRASSES IN CURB SIDE LANDSCAPE
  - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
  - TURF SHALL NOT BE PERMITTED IN FRONT YARD

review plant counts on exhibits

plant counts checked and revised as necessary

review plant counts on exhibits

plant counts checked and revised as necessary



PROJECT NAME  
**GREEN VALLEY RANCH EAST FILING 15**  
 AURORA, COLORADO  
 LANDSCAPE PLANS

SHEET TITLE

**OVERALL WATER WISE EXHIBIT**

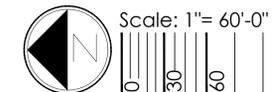
SHEET NUMBER

**WW.1**

SHEET 32 OF 36

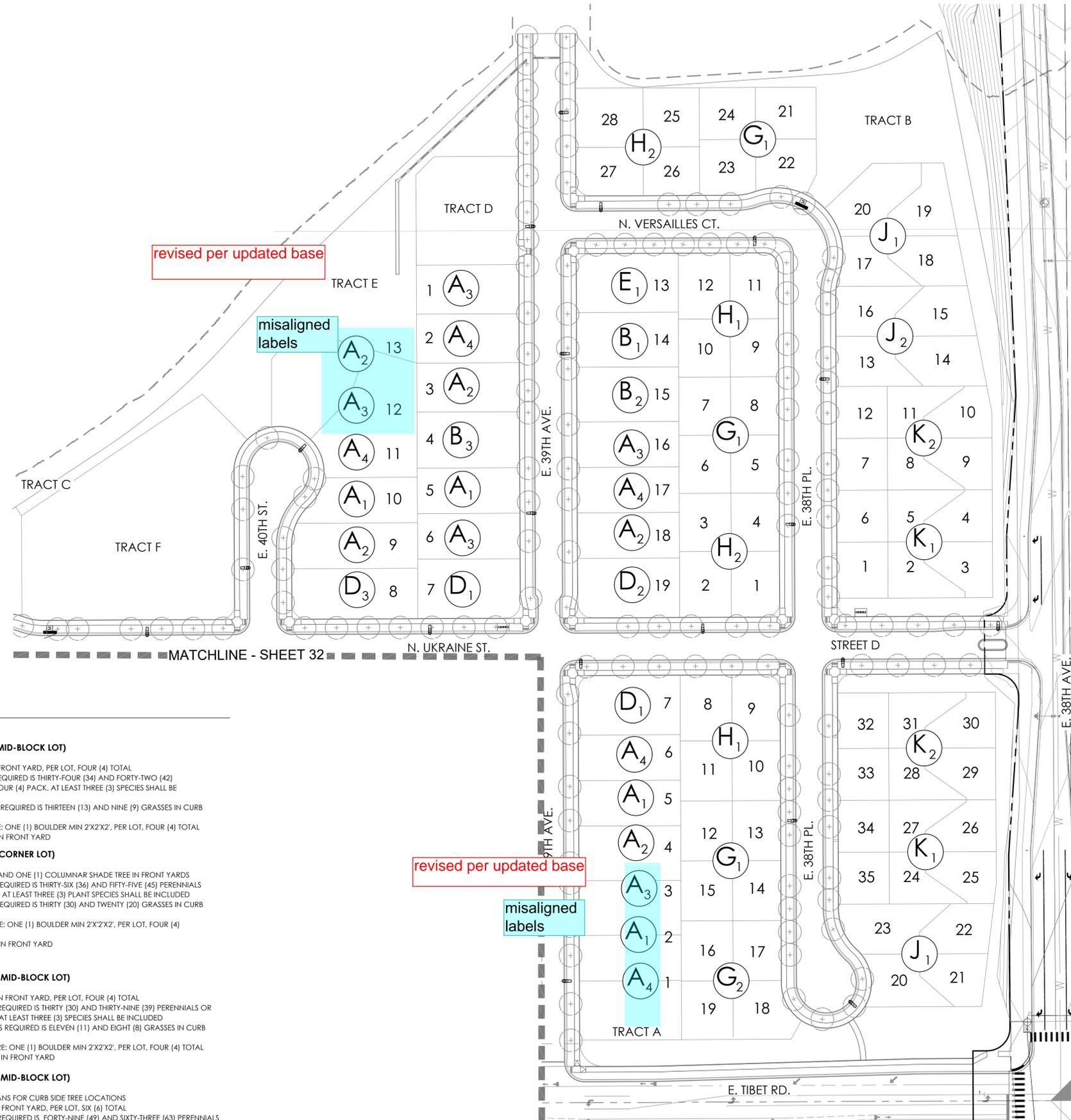
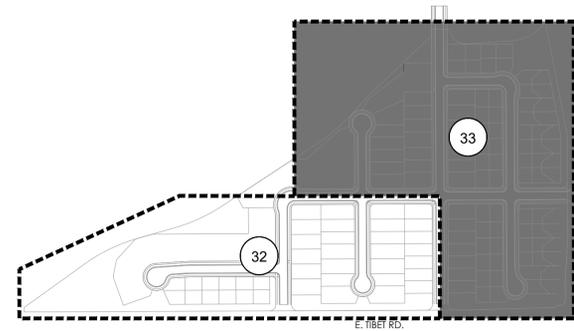
May 25, 2022

NOT FOR CONSTRUCTION



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KEY MAP



RESIDENTIAL LOT TYPE LEGEND

TRADITIONAL LOTS

- A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' X 110'**  
LANDSCAPE STANDARDS:  
1. ONE (1) ORNAMENTAL TREES IN FRONT YARD  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- B SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' X 110'**  
LANDSCAPE STANDARDS:  
1. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND FOUR (4) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- C SINGLE FAMILY HOME (MID-BLOCK LOT) 70'-80' X 110'**  
LANDSCAPE STANDARDS:  
1. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWENTY-FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- D SINGLE FAMILY HOME (CORNER LOT) 60'-70' X 110'**  
LANDSCAPE STANDARDS:  
1. ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTY-EIGHT (48) AND SIXTY (60) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN(10) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

PORCHLIGHT

- G SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)**  
LANDSCAPE STANDARDS:  
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, FOUR (4) TOTAL  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND FORTY-TWO (42) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS IS REQUIRED IS THIRTEEN (13) AND NINE (9) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

H SINGLE FAMILY HOME (4 PACK CORNER LOT)

- LANDSCAPE STANDARDS:  
1. FOUR (4) ORNAMENTAL TREES AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-SIX (36) AND FIFTY-FIVE (45) PERENNIALS OR GRASS PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND TWENTY (20) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CARRIAGE HOUSE

- J SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)**  
LANDSCAPE STANDARDS:  
1. ONE (1) ORNAMENTAL TREES IN FRONT YARD, PER LOT, FOUR (4) TOTAL  
2. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND THIRTY-NINE (39) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED  
3. MINIMUM COUNT OF SHRUBS IS REQUIRED IS ELEVEN (11) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE  
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL  
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

K SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)

- LANDSCAPE STANDARDS:  
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS  
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL  
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-NINE (49) AND SIXTY-THREE (63) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED  
4. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND SEVEN (7) GRASSES IN CURB SIDE LANDSCAPE  
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL  
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD



PROJECT NAME  
**GREEN VALLEY RANCH EAST FILING 15**  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

**OVERALL WATER WISE EXHIBIT**

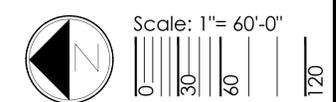
SHEET NUMBER

**WW.2**

SHEET 33 OF 36

May 25, 2022

**NOT FOR CONSTRUCTION**



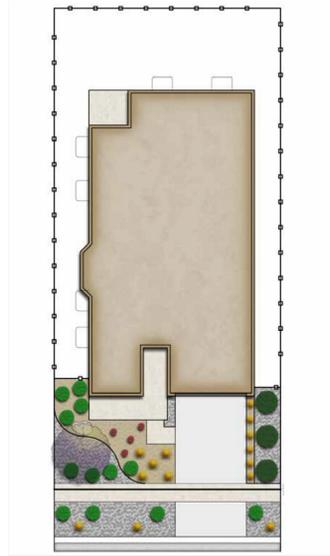
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- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to Site Plans for curb side tree locations and species
  - Fencing shall be located a minimum of 18" behind the sidewalk

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



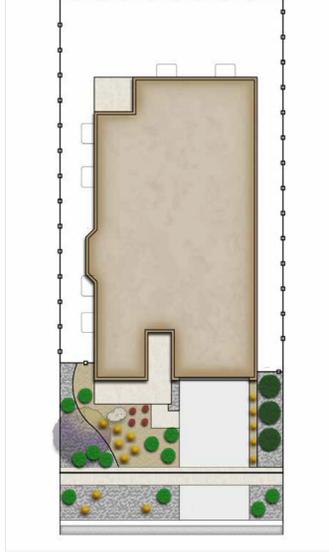
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Mid-Block Lot Type 1 (50'-60' x 110') A1

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



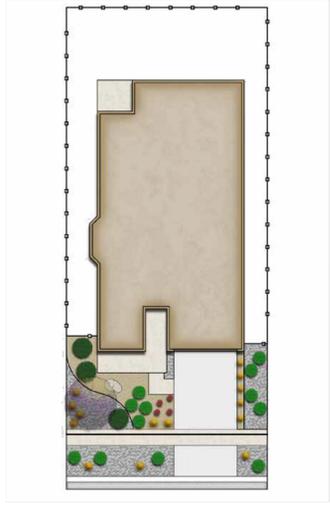
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Mid-Block Lot Type 2 (50'-60' x 110') A2

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



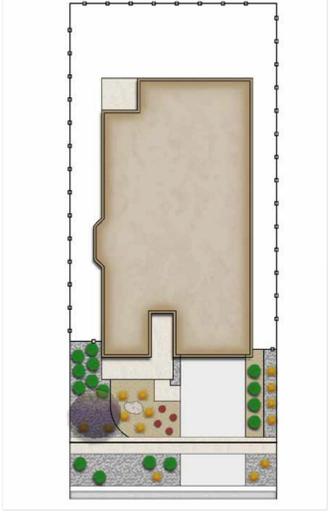
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Mid-Block Lot Type 3 (50'-60' x 110') A3

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	15
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curbside Grasses	#5 Cont	3



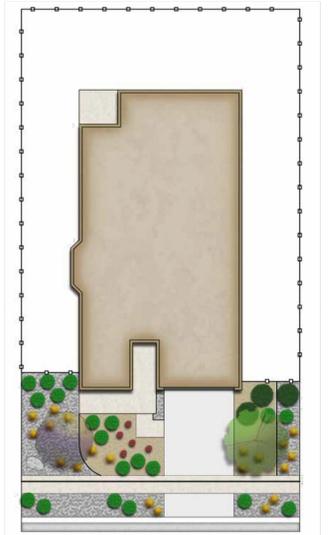
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Mid-Block Lot Type 4 (50'-60' x 110') A4

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	22
Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	16
Curbside Grasses	#5 Cont	4



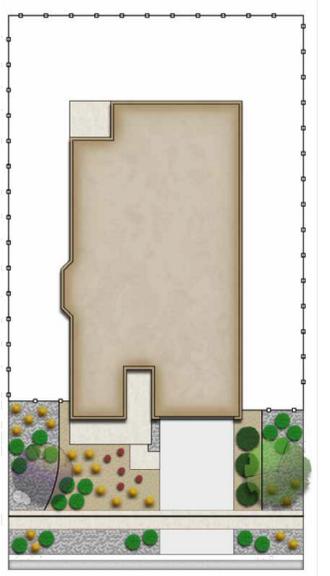
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Large Mid-Block Lot Type 1 (60'-70' x 110') B1

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	22
Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	16
Curbside Grasses	#5 Cont	4



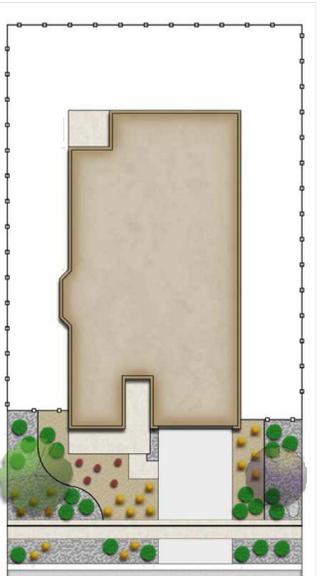
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Large Mid-Block Lot Type 2 (60'-70' x 110') B2

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	22
Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	16
Curbside Grasses	#5 Cont	4



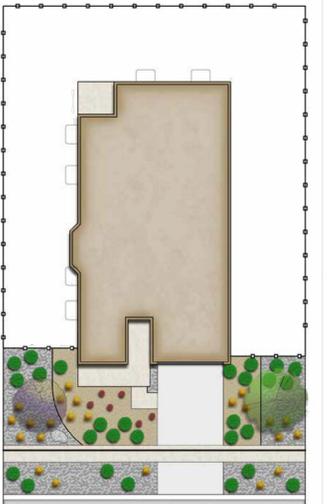
GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Large Mid-Block Lot Type 3 (60'-70' x 110') B3

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont	27
Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	18
Curbside Grasses	#5 Cont	5



GVR-E Filing 15 Front Yard Landscape Typical  
Horizon Mid-Block Lot Type 1 (70'-80' x 110') C1

Doesn't match location or size of lots

C1 and C2 are identical

p:\work\wood master folder\gvr east\current\gvr\_e15 site plan\1.15 sheets\1.15 individual irrigation rebates.dwg

NOT FOR CONSTRUCTION

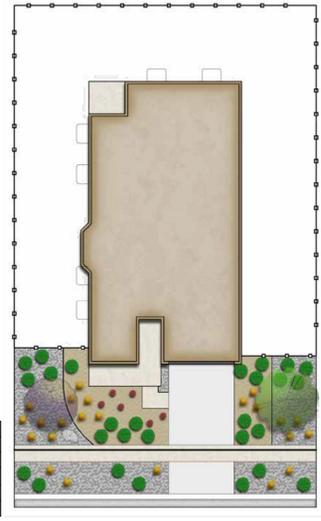
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Note:  
• Exact placement of plant material will vary  
• All curb side landscape understorey shall be #5 containers  
• Refer to Site Plans for curb side tree locations and species  
• Fencing shall be located a minimum of 18" behind the sidewalk

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	27
Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	18
Curbside Grasses	#5 Cont	5



GVR-E Filing 15 Front Yard Landscape Typical  
Porchlight 4-Pack Mid Block Lot Type 2 (70'-80' x 110')

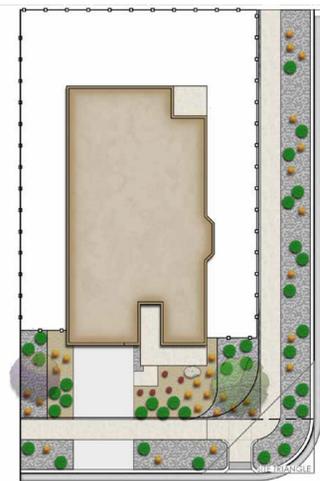
Duplicate of C1  
a different 70-80' lot created

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	16
Front Yard Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	17
Front Curbside Landscape Shrubs	#5 Cont	7
Front Curbside Landscape Grasses	#5 Cont	3
Side Curbside Landscape Shrubs	#5 Cont	13
Side Curbside Landscape Grasses	#5 Cont	10



GVR-E Filing 7 Front Yard Landscape Typical  
Horizon Corner Lot Type 1 (60'-70' x 110')

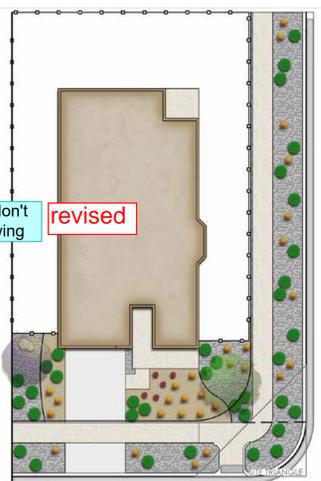
max 40% grasses  
revised

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	16
Front Yard Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	17
Front Curbside Landscape Shrubs	#5 Cont	5
Front Curbside Landscape Grasses	#5 Cont	2
Side Curbside Landscape Shrubs	#5 Cont	13
Side Curbside Landscape Grasses	#5 Cont	9



GVR-E Filing 7 Front Yard Landscape Typical  
Horizon Corner Lot Type 2 (60'-70' x 110')

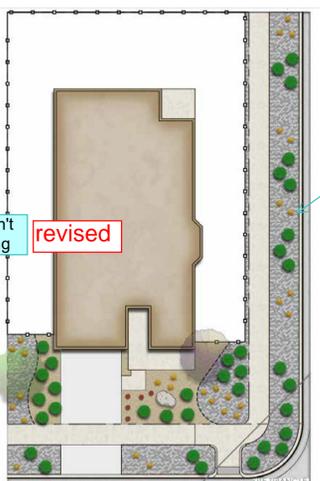
quantities don't match drawing  
revised

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	16
Front Yard Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	17
Front Curbside Landscape Shrubs	#5 Cont	5
Front Curbside Landscape Grasses	#5 Cont	2
Side Curbside Landscape Shrubs	#5 Cont	15
Side Curbside Landscape Grasses	#5 Cont	11



GVR-E Filing 7 Front Yard Landscape Typical  
Horizon Corner Lot Type 2 (60'-70' x 110')

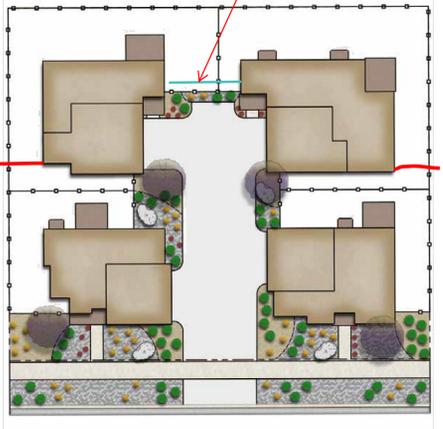
quantities don't match drawing  
revised

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	47
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	26
Curbside Grasses	#5 Cont	9



GVR-E Filing 15 Front Yard Landscape Typical  
Porchlight 4-Pack Mid Block Lot Type 1

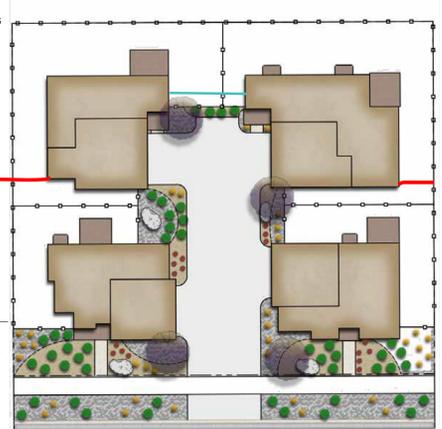
fence shifted up to fit shrubs

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	47
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	26
Curbside Grasses	#5 Cont	9



GVR-E Filing 15 Front Yard Landscape Typical  
Porchlight 4-Pack Mid Block Lot Type 2

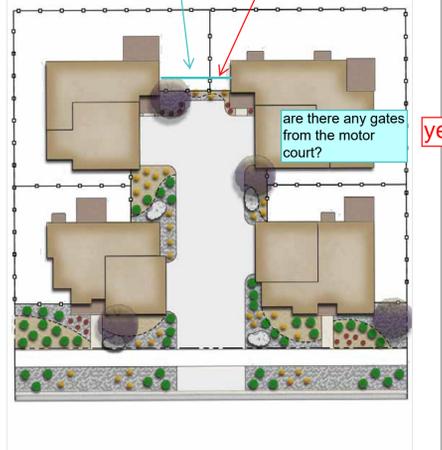
25 shown revised

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	47
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	26
Curbside Grasses	#5 Cont	9



GVR-E Filing 15 Front Yard Landscape Typical  
Porchlight 4-Pack Mid Block Lot Type 2

consider moving fence back a few feet & make room for landscape. typ  
fence shifted up to fit shrubs  
are there any gates from the motor court?  
yes  
46 shown revised  
17  
25

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

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	4
Front Yard Shrubs	#5 Cont	36
Front Yard Perennials	#1 Cont	15
Front Yard Grasses	#1 Cont	50
Front Curbside Landscape Shrubs	#5 Cont	15
Front Curbside Landscape Grasses	#5 Cont	10
Side Curbside Landscape Shrubs	#5 Cont	15
Side Curbside Landscape Grasses	#5 Cont	10

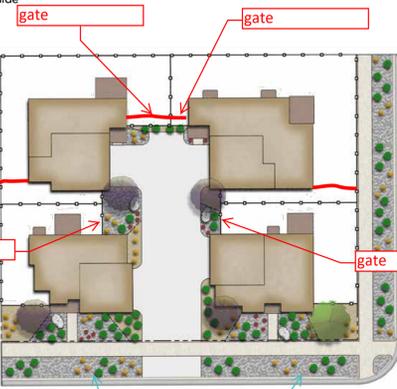


GVR-E Filing 7 Front Yard Landscape Typical  
Porchlight 4-Pack Corner Lot Type 1

There should be more shrubs or grasses here. Perennials offer no winter value  
fence shifted up to fit shrubs  
verify # shown is much less  
revised to correct number  
9? 9 shown

NOT FOR CONSTRUCTION

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



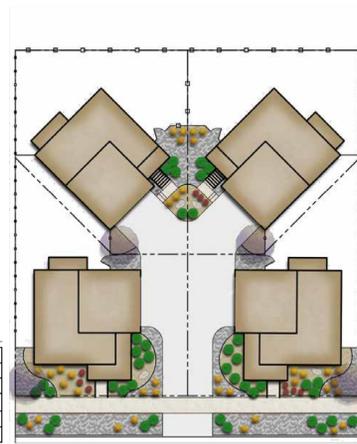
- Legend
- Steel Edger
  - Accent Boulder Minimum Size: 24"x 24" x 24"
  - Cedar Mulch
  - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	4
Front Yard Shrubs	#5 Cont	36
Front Yard Perennials	#1 Cont	15
Front Yard Grasses	#1 Cont	50
Front Curbside Landscape Shrubs	#5 Cont	15
Front Curbside Landscape Grasses	#5 Cont	10
Side Curbside Landscape Shrubs	#5 Cont	15
Side Curbside Landscape Grasses	#5 Cont	10

GVR-E Filing 7 Front Yard Landscape Typical  
Porchlight 4-Pack Corner Lot Type 2  
Not to Scale Feb. 2022 H2

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



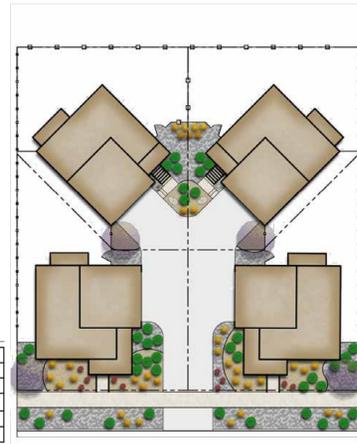
- Legend
- Steel Edger
  - Accent Boulder Minimum Size: 24"x 24" x 24"
  - Cedar Mulch
  - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	4
Shrubs	#5 Cont	41
Perennials	#1 Cont	10
Front Yard Grasses	#1 Cont	29
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical  
Carriage House 4-Pack Mid Block Lot Type 1  
Not to Scale Feb. 2022 J1

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



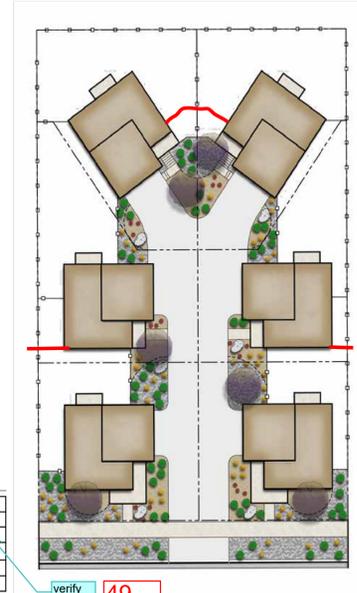
- Legend
- Steel Edger
  - Accent Boulder Minimum Size: 24"x 24" x 24"
  - Cedar Mulch
  - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	4
Shrubs	#5 Cont	41
Perennials	#1 Cont	10
Front Yard Grasses	#1 Cont	29
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical  
Carriage House 4-Pack Mid Block Lot Type 2  
Not to Scale Feb. 2022 J2

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



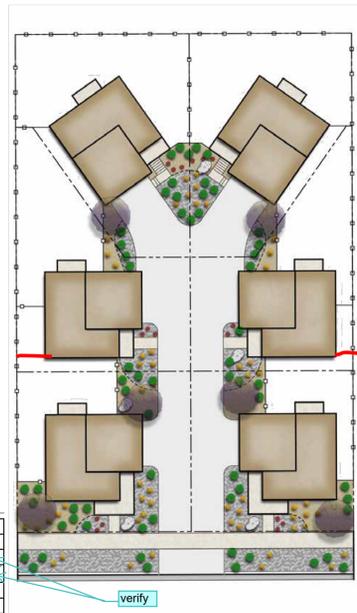
- Legend
- Steel Edger
  - Accent Boulder Minimum Size: 24"x 24" x 24"
  - Cedar Mulch
  - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	52
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	45
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical  
Carriage House 6-Pack Mid Block Lot Type 2  
Not to Scale Feb. 2022 K1

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



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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	52
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	45
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical  
Carriage House 6-Pack Mid Block Lot Type 2  
Not to Scale Feb. 2022 K2

NOT FOR CONSTRUCTION