



March 24, 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. 5 - Site Plan Amendment No. 2 Minor Site Plan Amendment and Plat

Application Number: **DA-1662-23**

Case Number(s): 2019-4022-02; 2021-3047-00

Dear Ms. Fuselier,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated March 22, 2022. The following is a response to comments.

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Use the signed and recorded cover sheet to show amendment clouds. Note font that is not recognized on Plat.

RESPONSE: If we revcloud the signed cover, then the changes will not be shown within those revclouds. We typically provide a new cover with revclouds AND the revisions while leaving the signed cover alone. This is how we recently handled Filing 2 amendment. Is there a new approach to this now?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Public Works (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

2A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

RESPONSE: Noted.

3. Life/Safety (Will Polk / wpolk@auroragov.org / 303-739-7371 / comments in blue)

3A. Sheet 22 for additional comments for turn template comments. **RESPONSE:** The previously approved median at the entrance of E. 51st Avenue and Picadilly is not a part of this amendment and construction has already commenced. This change will not be made on the plans. The Gate median on Quemoy Street is over 100ft south of the flow line with the future E. 52nd Avenue intersection and not an issue with turning radius. Any future medians required would be shown as part of the 52nd Ave. future roadway project and will be adjusted then.

3B. Can the first median be reduced to a smaller width to provide a wider travel path for approaching fire apparatus? **RESPONSE:** The previously approved median at the entrance of E. 51st Avenue and Picadilly is not a part of this amendment and construction has commenced.

3C. Apply the Bronto turn template on Sheet 8 showing the fire apparatus completing the turn from the adjacent streets. **RESPONSE:** The Gate median on Quemoy Street is over 100ft south of the flow line with the future E.

52nd Avenue intersection. Any future medians required would be shown on the future roadway project.

3D. See additional comments on the Landscape Plan. **RESPONSE: Noted**

4. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)
Plat

4A. Please see redlined comments on Plat and adjust accordingly. **RESPONSE: Redlines addressed**

4B. Label Bearings & Distances of exterior subdivision boundary. **RESPONSE: The boundary information on the Site plan has been updated to match the plat.**

4C. Provide recording information on cover sheet. **RESPONSE: Filing 12 is not recorded. Can this say by separate document so both Filing 12 and F14 can be recorded at the same time? Otherwise F14 is waiting for F12 reception numbers for weeks. This affects 3rd party deals in place.**

4D. A License Agreement is needed for the proposed gate/fences and barricades shown here. Contact Grace Gray at ggray@auroragov.org to start the process. **RESPONSE: These applications have been submitted to Grace for both F12 and F14.**

4E. Contact Andy Niquette at releaseeasement@auroragov.org to start the easement release process. **RESPONSE: We have contacted Andy Niquette and are working on the required signatures**

4F. Submit updated title commitment. **RESPONSE: Submitted**

PLAT Comments

4G. Extend vicinity map to include the area 1/2 mile and label street names around the site. **RESPONSE: The vicinity map scale has been corrected to 1" = 1000ft. The map shows 2-3 inches beyond the site which meets the 1/2 mile requirement already.**

4H. See note regarding basis of bearing and revise text as noted on the redlines. **RESPONSE: NOT ADDRESSED. WE INTERPRET THIS STATUTE IF AND WHEN YOU ARE DISPLAYING COORDINATES. COORDINATES ARE DISPLAYED ON THE MAP SHEETS, SO NOT APPLICABLE. I.E. "COORDINATES SHOWN HEREIN"**

4I. Sheet 2: 1" pipe in concrete (provide dimension of concrete). **RESPONSE: NOT ADDRESSED. COULD NOT VERIFY PIPE SIZE W/OUT DISTURBING MONUMENT DUE TO DEPTH.**

4J. Show all public street rights-of-way (ROW), alleys, and their widths and street names. If the ROW varies, you can either show the dimensions in various areas or "ROW varies". If the ROW or alley exists, show the recording information that created it. Do not dedicate public rights-of-way as tracts. Do not show street names, if streets will be private (owned by someone other than the City). If roads are private, they need to be shown as tracts and dedicated to the City as 'Access, Utility, and Fire Lane easements' (typically). **RESPONSE: NOT ADDRESSED. CITY OF AURORA HAS IN THE PAST ASKED THAT WE SHOW STREET NAMES FOR PRIVATE STREETS REGARDLESS OF ITEM 16 NOTED BELOW. PLEASE SEE OTHER FILINGS IN GVRE FOR REFERENCE.**

4I. Sheet 2:13(6) Show a tie-out distance and bearing to the exterior boundary of the subdivision from at least two control corners (i.e., section corners, aliquot corners, existing plat boundary corner, existing lot corner, or a monument box in centerline of abutting street right-of-way, etc.). **RESPONSE: NOT ADDRESSED. SEE SOUTHERLY BOUNDARY.**

4I. Add center line monuments and note in legend (Typical). **RESPONSE: NOT ADDRESSED. CENTERLINE MONUMENTS ARE NOT NEEDED FOR PRIVATE STREETS PER CONVERSATIONS I'VE HAD WITH MAURICE BROOKS**

4I. See additional redlined comments on Site Plan and make changes accordingly. **RESPONSE: Redlines addressed**

5. Mile High Flood District (Submittal@udfcd.org)

5A. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major

drainage features. We do not need to receive any future submittals on this project. **RESPONSE: Noted**

6. Aurora Public Schools (APS) (Josh Hensley / jdhensley@aurorak12.org / 303-365-7812)

6A. Site Plan No. 5 is within the active adult portion of Green Valley Ranch East. There is no school land dedication requirement for this portion of the development. **RESPONSE: Noted**

END OF RESPONSES

NOT ADDRESSED. COULD NOT VERIFY
REBAR SIZE W/OUT DISTURBING
MONUMENT DUE TO DEPTH

NOT ADDRESSED. COULD NOT VERIFY PIPE SIZE
W/OUT DISTURBING MONUMENT DUE TO DEPTH

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14

LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF COMMENCEMENT

W 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M.

FOUND 3-1/4" ALUMINUM CAP STAMPED "CITY OF
AURORA T3S 1/4 S14 S13 R66W 2007 PLS 38003" 1.5'±
BELOW SURFACE IN A MONUMENT BOX PER MONUMENT
RECORD BY PLS 38003, ACCEPTED ON JUNE 30, 2007

(BASIS OF BEARINGS)

NORTH LINE OF THE SW 1/4 OF SEC. 13
829.12' (TIE) N89°40'33"E 2639.49'

NOT ADDRESSED. SEE
SOUTHERLY BOUNDARY.

TRACT A
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 12
REC. NO. 2020000137533

SHEET 2 OF 2

NOT ADDRESSED. CITY OF AURORA HAS IN THE PAST ASKED THAT WE SHOW
STREET NAMES FOR PRIVATE STREETS REGARDLESS OF ITEM 16 NOTED
BELOW. PLEASE SEE OTHER FILINGS IN GVRE FOR REFERENCE.

16. ADDITIONAL INFORMATION FOR GRAPHIC:

a. Streets and Alleys (within new plat)

Show all public street rights-of-way (ROW), alleys, and their widths and street
names. If the ROW varies, you can either show the dimensions in various areas
or "ROW varies". If the ROW or alley exists, show the recording information
that created it. Do not dedicate public rights-of-way as tracts. **Do not show
street names, if streets will be private (owned by someone other than the
City).** If roads are private, they need to be shown as tracts and dedicated to the
City as "Access, Utility, and Fire Lane easements" (typically).

C 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M.

FOUND 2" BRASS CAP STAMPED "C 1/4 SEC
13 T3S R66W 1984 LS 11389" 0.5'± BELOW
SURFACE PER MONUMENT RECORD BY PLS
38318, ACCEPTED ON JULY 31, 2018

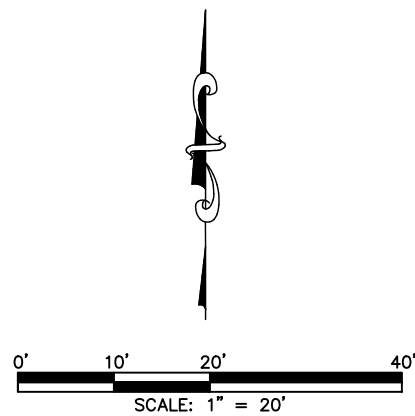
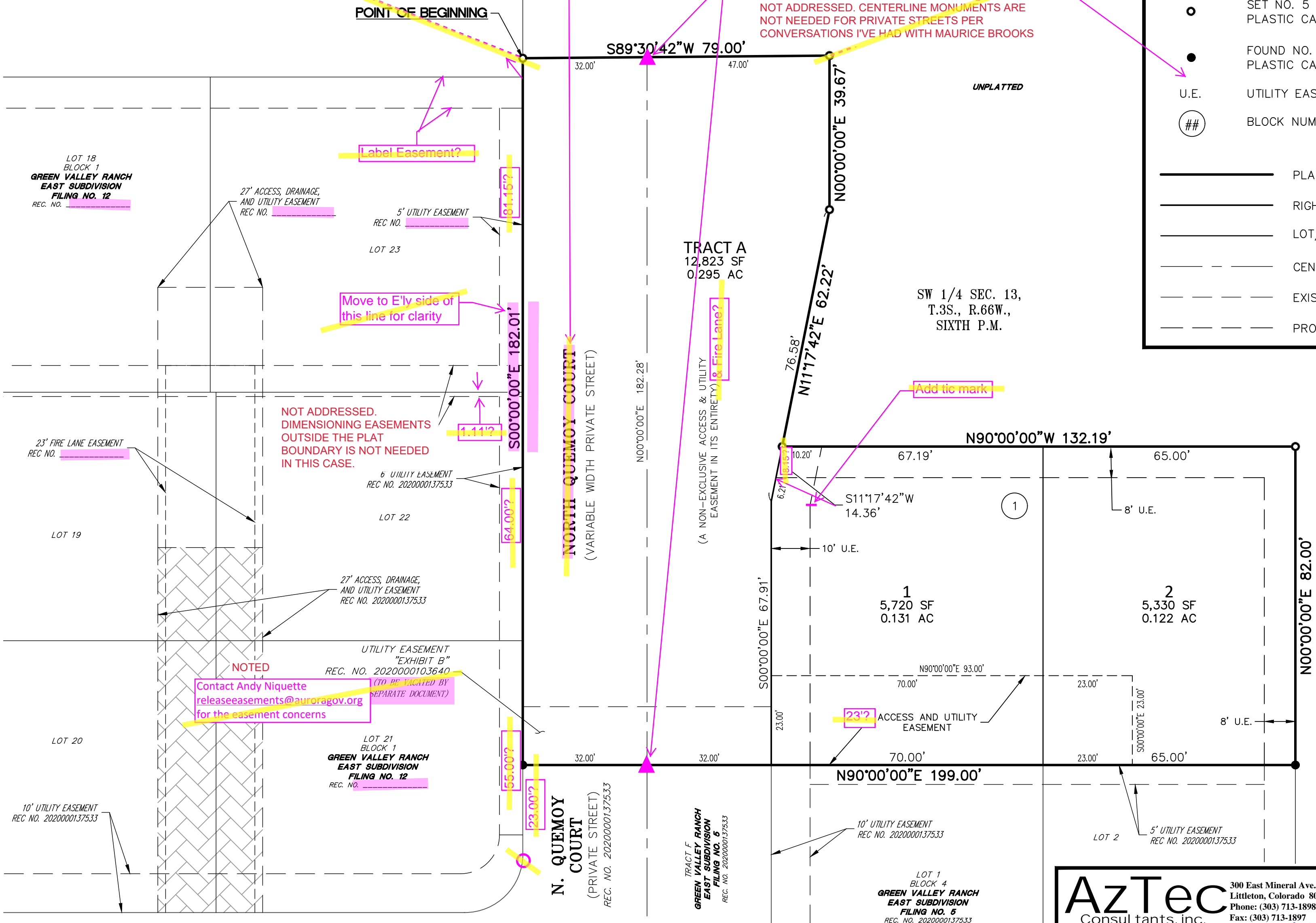
NOT ADDRESSED. SEE
SOUTHERLY BOUNDARY.

13(6) Show a tie-out distance and bearing to the exterior boundary of
the subdivision from at least two control corners (i.e., section corners,
aliquot corners, existing plat boundary corner, existing lot corner, or a
monument box in centerline of abutting street right-of-way, etc.).

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER

- PLAT BOUNDARY
- RIGHT-OF-WAY
- LOT/TRACT LINE
- CENTERLINE
- EXISTING EASEMENTS
- PROPOSED EASEMENTS



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

AzTec Proj. No.: 19321-28

Drawn By: BAM

DATE OF PREPARATION:	2021-07-19
SCALE:	1" = 20'
SHEET 2 OF 2	

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°40'33" EAST, A DISTANCE OF 829.12 FEET TO THE NORTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, RECORDED SEPTEMBER 1, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;

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

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

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

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

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

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

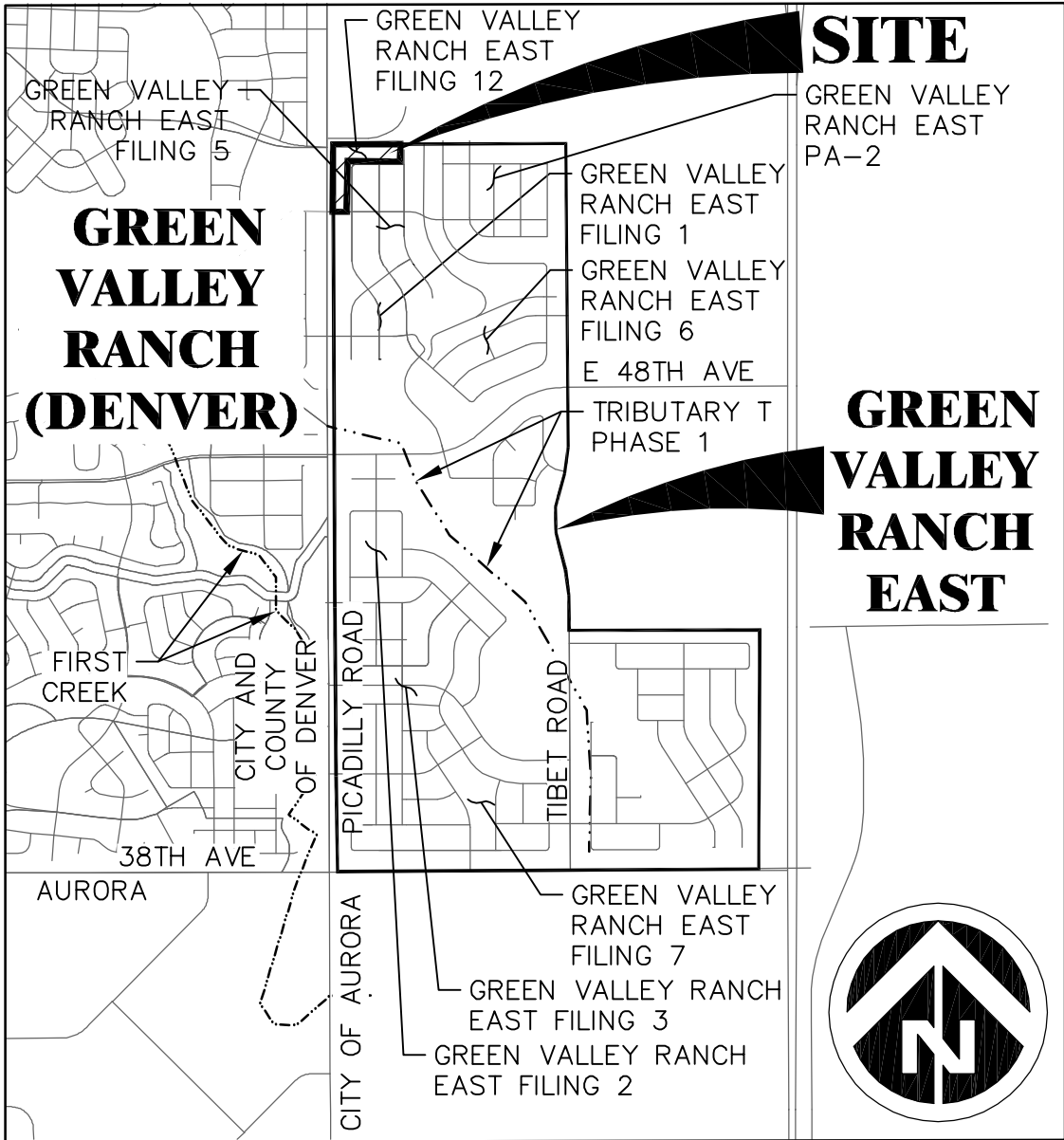
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET;

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

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

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENT

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



VICINITY MAP

SCALE: 1"=2000'

NOTES

- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ADJUSTMENTS

- DOUBLE FRONTAGE LOTS
REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED.
STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS.
JUSTIFICATION: E. 52ND AVE IS DESIGNATED AS A COLLECTOR STREET IN THE GREEN VALLEY RANCH EAST MASTER PLAN. THE DEVELOPER HAD HOPED TO REALIGN ACCESS AND HAVE 52ND AVENUE RE-DESIGNATED AS A LOCAL STREET. TRAFFIC ANALYSIS DETERMINED 52ND AVENUE COULD NOT BE A LOCAL STREET, RESULTING IN LOTS NOT BEING ABLE TO FRONT ONTO 52ND AVENUE. THIS AMENDMENT PROPOSES TO CONVERT 4 PACK BUNGALOW LOTS (MOTORCOURT) INTO 6 PACK BUNGALOW LOTS (MOTORCOURT) ALONG THE NORTH SIDE OF E. 51ST DRIVE. THE RESULT OF THIS IS 8 DOUBLE FRONTAGE LOTS. A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.

PROJECT BENCHMARK

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

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

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

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,339,012 SQ FT (30.740 AC) (PARCEL A + B)
NUMBER OF LOTS PROPOSED	153
BUILDING HEIGHT	35' MAX.
LOT AREA	18.15 AC - 59.1%
HARD SURFACE AREA*	6.60 AC - 21.4%
LANDSCAPE AREA	5.99 AC - 19.5%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

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

PROJECT TEAM:

OWNER / DEVELOPER: OAKWOOD HOMES 4908 TOWER ROAD DENVER, CO 80249 CONTACT: BRANDON WYSZYNSKI PHONE: (303) 486-8500	SURVEYOR: AZTEC CONSULTANTS, INC. 300 E. MINERAL AVE, SUITE 1 LITTLETON, CO 80122 CONTACT: DAN DAVIS PHONE: (303) 713-1897	PLANNER/LANDSCAPE ARCHITECT: TERRACINA DESIGN 10200 E. GIRARD AVE, SUITE A-314 DENVER, CO 80231 CONTACTS: MIKE WEIHER & LAYLA ROSALES PHONE: (303) 632-8867
ENGINEER: DEWBERRY 8100 E. MAPLEWOOD AVE., SUITE. 150 GREENWOOD VILLAGE, CO 80111 CONTACTS: SUE SIBEL & ALAINA KNEEBONE MARLER PHONE: (303) 368-5601 FAX: (303) 368-5603	GEOTECHNICAL ENGINEER: A.G. WASSenaar, INC. 2180 S. IVANHOE ST. DENVER, CO 80222 CONTACT: ROBERT BRANSON PHONE: (303) 759-8100	

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5
LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DA _____, 20____, I, _____, use the signed and recorded cover sheet to show amendment clouds

BY _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CITY OF AURORA _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK, __ M,

THIS _____ DAY OF _____ AD. 20____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT: _____

AMENDMENTS

- AMENDMENT 1 - ADDED 8 LOTS BY REVISING MOTORCOURTS FROM 4-PACK TO 6-PACK ALONG THE NORTH SIDE OF 51ST DRIVE. ADDED 5 SHEETS TO THE PLAN SET. UPDATED LAND USE TABLE. ADDED ADJUSTMENT NOTE. MODIFIED BASIS OF BEARING NOTE.
- AMENDMENT 2 - ADDED 2 LOTS BY EXTENDING QUEMOY CT. NORTH TOWARD THE FUTURE 52ND AVE. ALIGNMENT. UPDATED LAND USE TABLE. ADDED NOTES. ADDED PARCEL B LEGAL DESCRIPTION

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GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

COVER

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

AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL	No.	Date	Description
12/14/22	12/14/22	6/10/19/20	5/19/23/20	4/18/14/20	3/16/26/20	2/3/31/20	1/12/12/19			

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:	50118860
Designed By:	GKP
Drawn By:	BMS
Checked By:	CCN
Sheet Number:	1

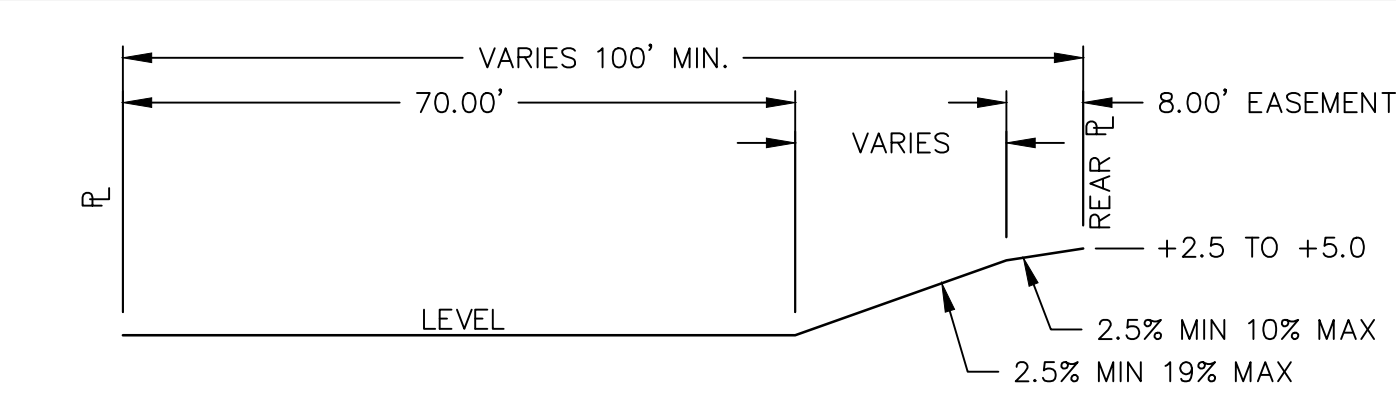
LIST OF ACRONYMS AND ABBREVIATIONS			
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY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

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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 ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

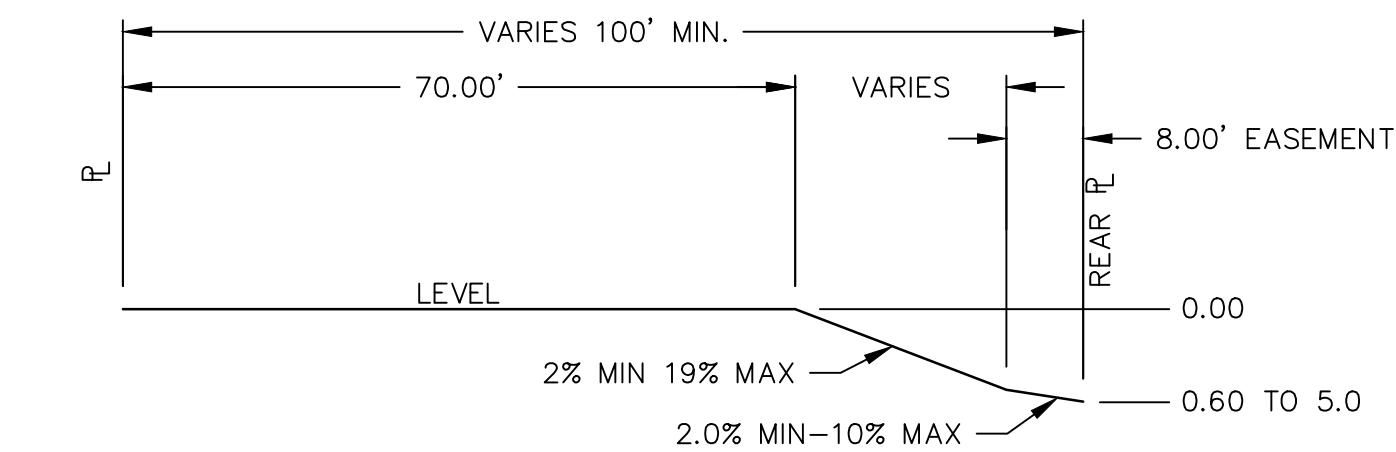
NOTES

- REFER TO SHEET 10 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- STREET ISLANDS LOCATED WITHIN CITY ROW, SHALL BE MAINTAINED BY THE DEVELOPER/OWNER/METRO DISTRICT.
- ALL MAIL KIOSKS SERVING FILING 5 ARE LOCATED AT THE CLUBHOUSE. REFERENCE FILING 4 DOCUMENTS FOR INFORMATION REGARDING POSTAL AND ADA REQUIREMENT CONFORMANCE.



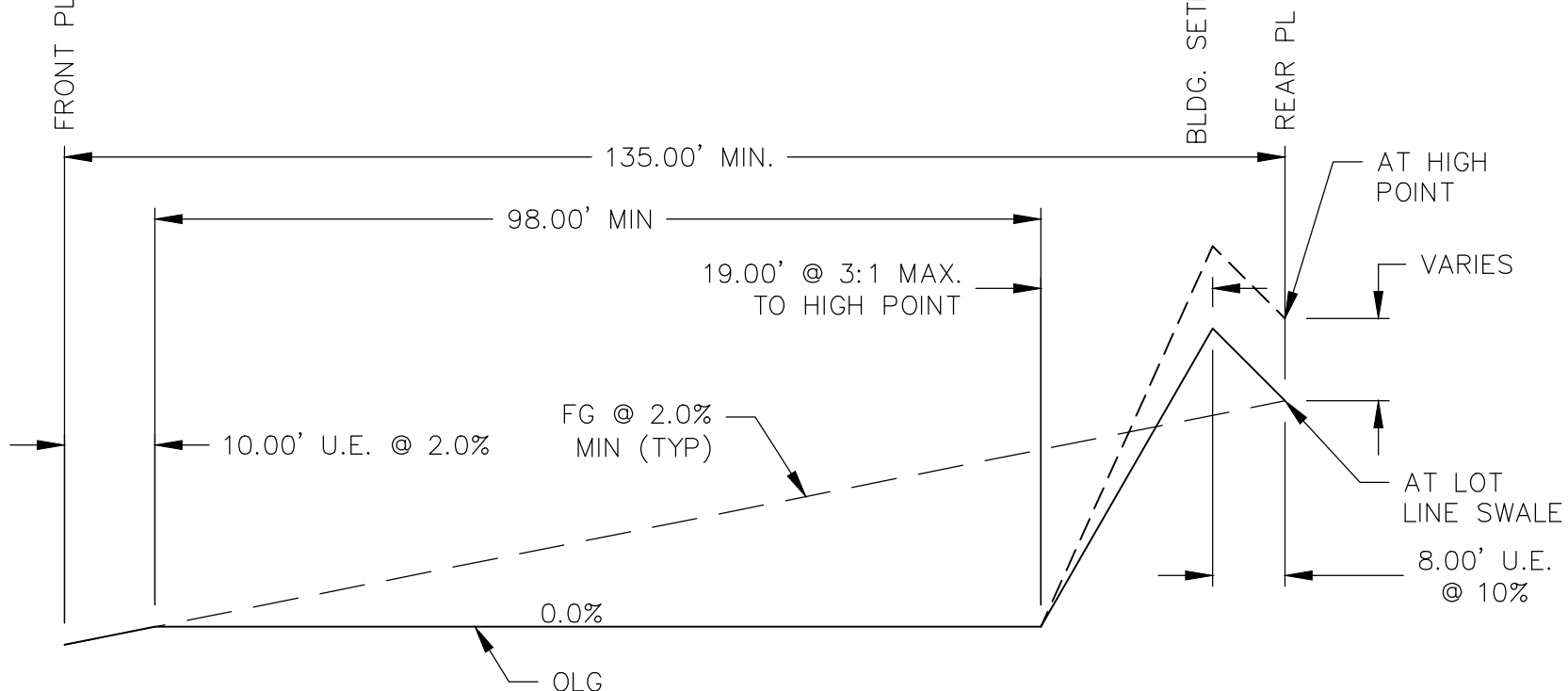
"A" LOT-TEMPLATE

N.T.S.



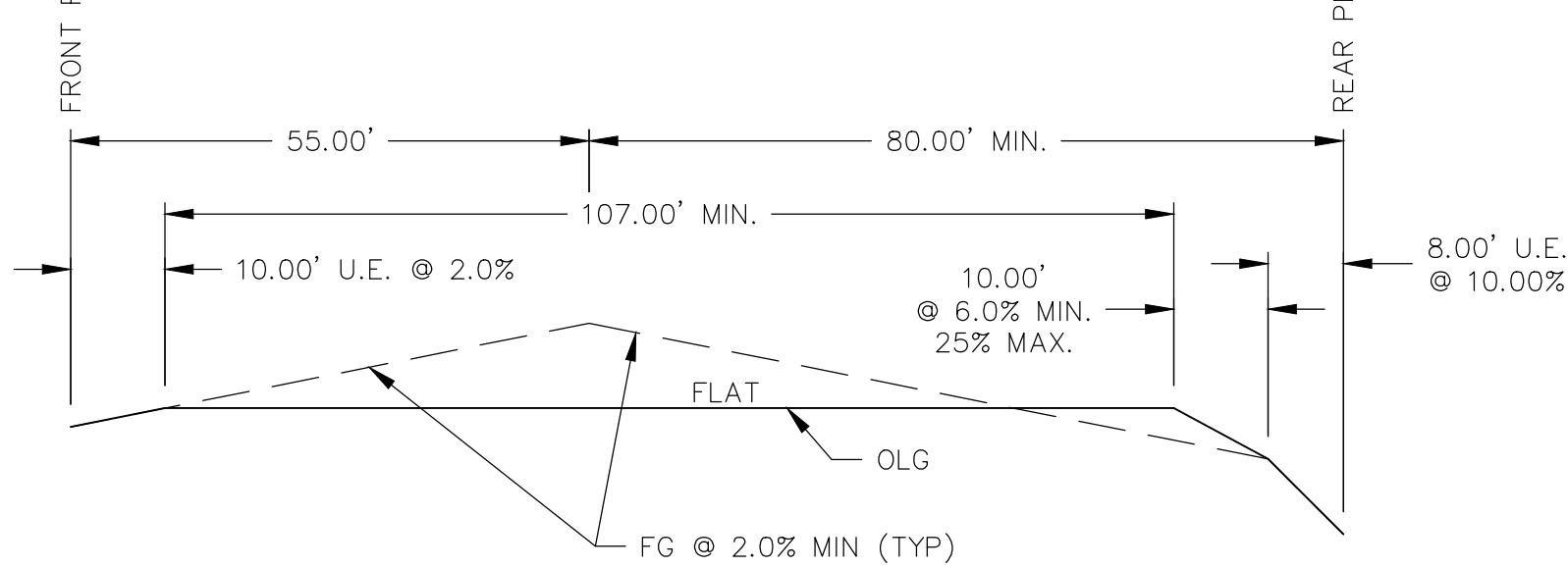
"B" LOT-TEMPLATE

N.T.S.



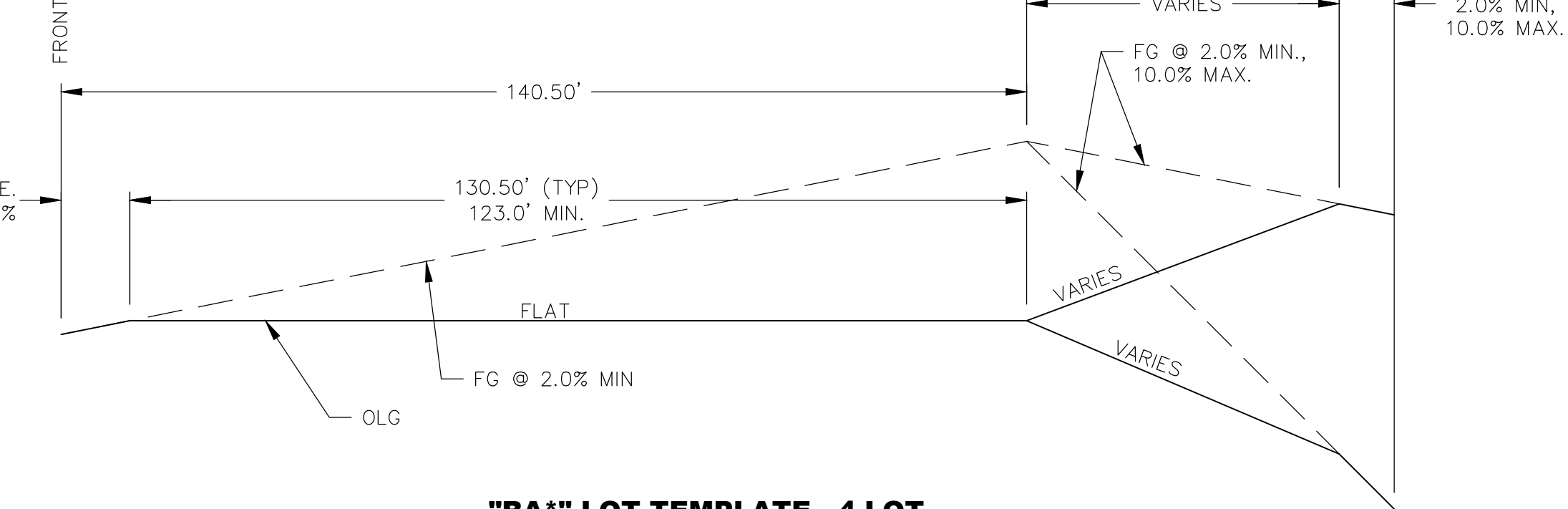
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



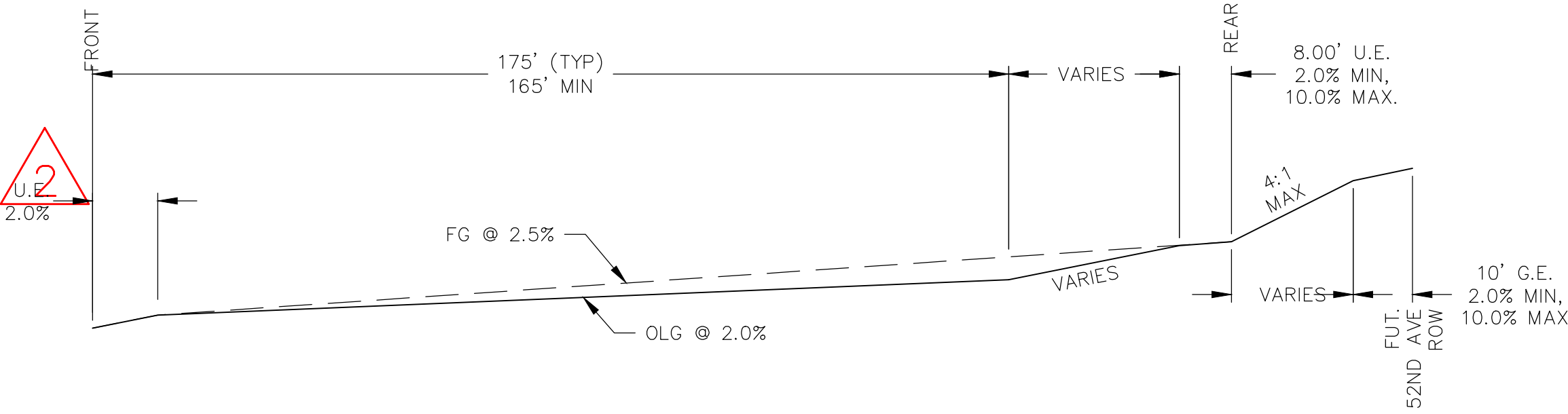
"BB" LOT-TEMPLATE - 4 LOT

N.T.S.



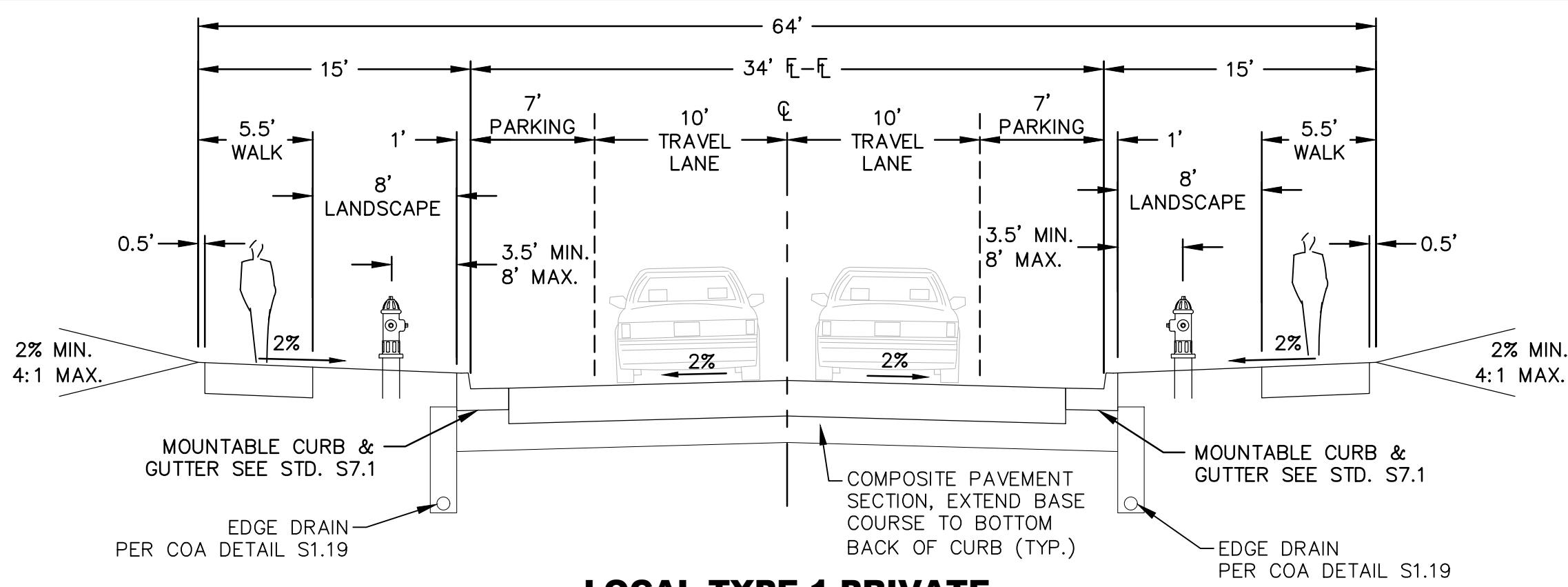
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



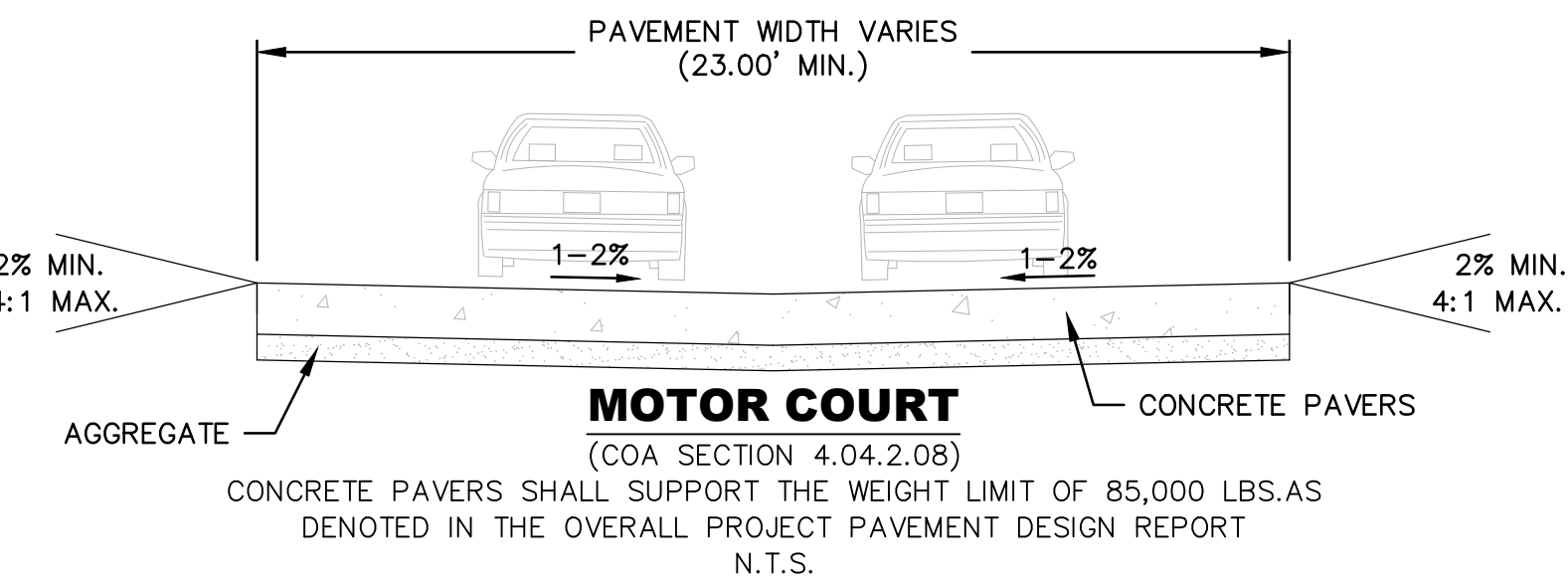
"BA" LOT-TEMPLATE - 6 LOT

N.T.S.



LOCAL TYPE 1 PRIVATE

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



MOTOR COURT

(COA SECTION 4.04.2.08)

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GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS
NOTES AND TYPICAL SECTIONS

OAKWOOD HOMES

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CONTACT:
BRANDON WYSZYNSKI

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50118860

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

Checked By:
CCN

Sheet Number:
2

R E T E					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°00'00"W	46.67'
C3	80.28'	28.25'	020°09'40"	S10°04'50"E	28.10'
C4	50.28'	17.69'	020°09'40"	N10°04'50"W	17.60'
C5	73.00'	114.67'	090°00'00"	S45°00'00"W	103.24'
C7	73.00'	32.24'	025°18'23"	N77°20'48"E	31.98'
C8	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
C9	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C10	20.00'	31.42'	090°00'00"	N45°00'00"E	28.28'
C11	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C12	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C13	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C15	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C16	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C17	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C18	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C20	73.00'	10.03'	007°52'25"	N03°56'12"E	10.02'
C21	73.00'	42.16'	033°05'23"	N24°25'06"E	41.58'
C26	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C27	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C28	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C29	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C30	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C31	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C32	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C33	25.00'	39.29'	090°02'06"	S44°58'57"W	35.37'
C34	218.25'	42.44'	011°08'31"	S05°34'27"E	42.37'
C35	218.00'	38.26'	010°03'21"	S16°10'56"E	38.21'
C36	218.00'	80.70'	021°12'36"	S10°36'18"E	80.24'
C37	250.00'	92.55'	021°12'36"	S10°36'18"E	92.02'
C38	282.00'	47.76'	009°42'10"	N04°51'05"W	47.70'
C39	282.00'	51.61'	010°29'07"	N14°56'43"W	51.53'
C40	281.86'	5.03'	001°01'21"	S20°41'56"E	5.03'
C41	282.00'	104.39'	021°12'36"	S10°36'18"E	103.80'
C42	500.00'	35.48'	004°03'58"	S23°14'35"E	35.48'
C43	532.00'	37.75'	004°03'58"	S23°14'35"E	37.75'
C44	15.00'	22.27'	085°04'15"	N17°15'33"E	20.28'
C45	532.00'	39.21'	004°13'22"	S57°41'00"W	39.20'
C46	532.00'	28.92'	003°06'52"	N54°00'53"E	28.91'
C47	532.00'	68.13'	007°20'16"	N56°07'33"E	68.09'
C48	15.00'	23.56'	090°00'00"	N82°32'35"W	21.21'
C49	218.00'	87.77'	023°04'05"	S11°46'41"E	87.18'
C50	218.00'	54.15'	014°13'52"	S30°25'39"E	54.01'
C52	218.02'	141.92'	037°17'46"	S18°53'40"E	139.42'
C53	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'

R E T E					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	281.72'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	281.85'	43.00'	008°44'25"	S10°18'14"E	42.95'
C56	282.00'	43.00'	008°44'08"	S19°02'27"E	42.95'
C57	282.00'	43.00'	008°44'08"	S27°46'35"E	42.95'
C58	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C59	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C60	15.00'	23.56'	090°00'00"	S82°32'35"E	21.21'
C61	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C62	218.00'	68.09'	017°53'42"	S08°56'51"E	67.81'
C63	218.00'	74.76'	019°38'53"	S27°43'09"E	74.39'
C64	218.00'	142.84'	037°32'35"	S18°46'18"E	140.30'
C65	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C66	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C67	282.00'	21.74'	004°25'03"	S02°12'31"E	21.74'
C68	282.00'	68.66'	013°56'57"	S11°23'31"E	68.49'
C70	282.00'	76.62'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.10'	88.42'	017°57'31"	N43°28'34"E	88.06'
C73	282.00'	24.33'	004°56'39"	N35°04'16"W	24.33'
C74	282.00'	26.57'	005°23'56"	N34°50'37"W	26.56'
C75	468.00'	36.54'	004°28'23"	S27°30'46"E	36.53'
C76	468.00'	33.21'	004°03'58"	S23°14'35"E	33.21'
C79	282.00'	70.05'	014°13'57"	S25°28'58"E	69.87'
C80	470.00'	16.64'	002°01'43"	S33°08'10"E	16.64'
C82	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C84	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'

E T E		
LINE #	BEARING	DISTANCE
L3	S00°00'00"E	9.28'
L4	S12°09'01"E	18.78'
L5	N00°00'00"E	14.73'
L6	S25°03'25"E	5.99'
L7	S25°03'25"E	13.53'
L9	N39°45'09"W	30.14'
L10	S37°32'35"E	11.57'
L11	S37°32'35"E	5.00'
L12	S37°32'35"E	5.00'
L13	S37°32'35"E	16.83'
L14	N37°32'35"W	16.83'
L15	N52°27'25"E	5.56'
L17	S76°53'39"W	30.87'
L18	N90°00'00"W	44.46'
L23	N00°00'00"E	12.00'
L24	S89°40'33"W	757.12'
L25	S00°02'06"E	640.85'
L26	N00°00'00"E	23.00'
L27	S82°24'07"E	75.63'

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

** AMENDMENT 2 LOT REVISIONS

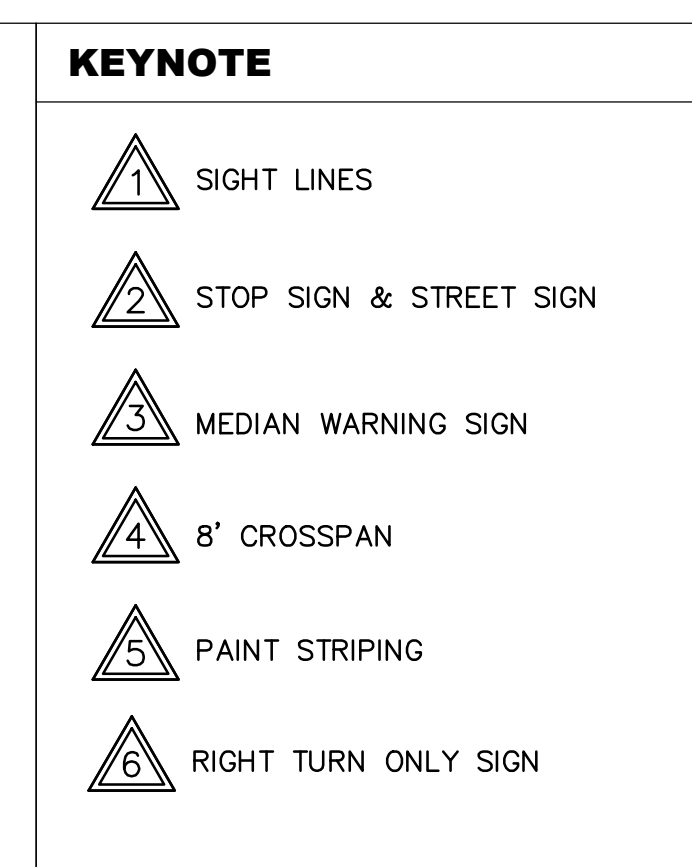
* AMENDMENT 1 LOT REVISIONS

OT	O	S FOOT E	FRO T E	SET S	SET S	SS F TO
			FT	FRO T FT R E HO SE	S DE OR ER FT	
1	1	6435	36.00	N/A	5	BUNGALOW--INTERIOR
2	1	6825	78.00	10	5	BUNGALOW--INTERIOR
3	1	6562	75.00	10	5	BUNGALOW--INTERIOR
4	1	6187	33.00	N/A	5	BUNGALOW--INTERIOR
5	1	6724	44.00	N/A	5	BUNGALOW--INTERIOR
6	1	7131	81.50	10	5	BUNGALOW--INTERIOR
7	1	6334	76.48	10	5	BUNGALOW--INTERIOR
8	1	6229	36.00	N/A	5	BUNGALOW--INTERIOR
9	1	6600	33.00	N/A	5	BUNGALOW--INTERIOR
10	1	6756	42.16	10	5	BUNGALOW--INTERIOR
1*	1	5451	43.00	N/A	5	BUNGALOW--INTERIOR
2*	1	8178	17.83	10	5	BUNGALOW--INTERIOR
3*	1	5004	53.34	10	5	BUNGALOW--INTERIOR
4*	1	4633	66.19	N/A	5	BUNGALOW--INTERIOR
5*	1	5231	39.00	N/A	5	BUNGALOW--INTERIOR
6*	1	5802	39.00	N/A	5	BUNGALOW--INTERIOR
7*	1	4672	64.00	N/A	5	BUNGALOW--INTERIOR
8*	1	5110	73.00	10	5	BUNGALOW--INTERIOR
9*	1	4900	70.00	10	5	BUNGALOW--INTERIOR
10*	1	4480	64.00	N/A	5	BUNGALOW--INTERIOR
11*	1	5802	36.00	N/A	5	BUNGALOW--INTERIOR
12*	1	5802	39.00	N/A	5	BUNGALOW--INTERIOR
13*	1	4672	64.00	N/A	5	BUNGALOW--INTERIOR
14*	1	5110	73.00	10	5	BUNGALOW--INTERIOR
15*	1	4900	70.00	10	5	BUNGALOW--INTERIOR
16*	1	4480	64.00	N/A	5	BUNGALOW--INTERIOR
17*	1	5802	36.00	N/A	5	BUNGALOW--INTERIOR
18*	1	5802	39.00	N/A	5	BUNGALOW--INTERIOR
19*	1	4672	64.00	N/A	5	BUNGALOW--INTERIOR
20*	1	5110	73.00	10	5	BUNGALOW--INTERIOR
21*	1	5482	79.00	10	5/10	BUNGALOW--CORNER
22*	1	5056	64.00	N/A	5/10	BUNGALOW--CORNER
23*	1	6533	36.00	N/A	5/10	BUNGALOW--CORNER
1	2	5840	84.65	10	5/10	BUNGALOW--CORNER
2	2	5502	38.00	N/A	5/10	BUNGALOW--CORNER
3	2	4550	35.00	N/A	5	BUNGALOW--INTERIOR
4	2	4900	70.00	10	5	BUNGALOW--INTERIOR
5	2	5530	79.00	10	5	BUNGALOW--INTERIOR
6	2	5135	46.00	N/A	5	BUNGALOW--INTERIOR
7	2	4757	50.00	15/20	5	STANDARD--INTERIOR
8	2	5708	60.00	15/20	5	STANDARD--INTERIOR
9	2	5708	60.00	15/20	5	STANDARD--INTERIOR
10	2	6007	63.65	15/20	5/10	STANDARD--CORNER
1	3	6152	62.00	15/20	5/10	STANDARD--CORNER
2	3	6000	60.00	15/20	5	STANDARD--INTERIOR
3	3	6000	60.00	15/20	5	STANDARD--INTERIOR
4	3	4600	46.00	15/18	5	SMALL--INTERIOR
5	3	4600	46.00	15/18	5	SMALL--INTERIOR
6	3	6152	62.00	15/20	5/10	STANDARD--CORNER
7	3	6186	62.00	15/20	5/10	STANDARD--CORNER
8	3	4625	46.00	15/18	5	SMALL--INTERIOR
9	3	4625	46.00	15/18	5	SMALL--INTERIOR
10	3	6033	60.00	15/20	5	STANDARD--INTERIOR
11	3	6033	60.00	15/20	5	STANDARD--INTERIOR
12	3	6186	62.00	15/20	5/10	STANDARD--CORNER
1	4	5110	73.00	10	5	BUNGALOW--INTERIOR
2	4	4745	38.00	N/A	5	BUNGALOW--INTERIOR
3	4	4550	35.00	N/A	5	BUNGALOW--INTERIOR
4	4	4900	70.00	10	5	BUNGALOW--INTERIOR
5	4	5110	73.00	10	5	BUNGALOW--INTERIOR
6	4	4745	38.00	N/A	5	BUNGALOW--INTERIOR
7	4	4550	35.00	N/A	5	BUNGALOW--INTERIOR
8	4	4900	70.00	10	5	BUNGALOW--INTERIOR
9	4	5110	73.00	10	5	BUNGALOW--INTERIOR
10	4	4745	38.00	N/A	5	BUNGALOW--INTERIOR
11	4	5135	35.00	N/A	5/10	BUNGALOW--CORNER
12	4	5482	79.00	10	5/10	BUNGALOW--CORNER
1	5	5692	82.00	10	5/10	BUNGALOW--CORNER
2	5	5330	38.00	N/A	5	BUNGALOW--CORNER
3	5	4550	35.00	N/A	5	BUNGALOW--INTERIOR
4	5	4900	70.00	10	5	BUNGALOW--INTERIOR
5	5	5110	73.00	10	5	BUNGALOW--INTERIOR
6	5	4745	38.00	N/A	5	BUNGALOW--INTERIOR
7	5	4550	35.00	N/A	5	BUNGALOW--INTERIOR
8	5	4900	70.00	10	5	BUNGALOW--INTERIOR
9	5	5052	73.37	10	5	BUNGALOW--INTERIOR
10	5	4745	38.00	N/A	5	BUNGALOW--INTERIOR
11	5	9183	114.00	10	5	BUNGALOW--INTERIOR



NOTE:

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

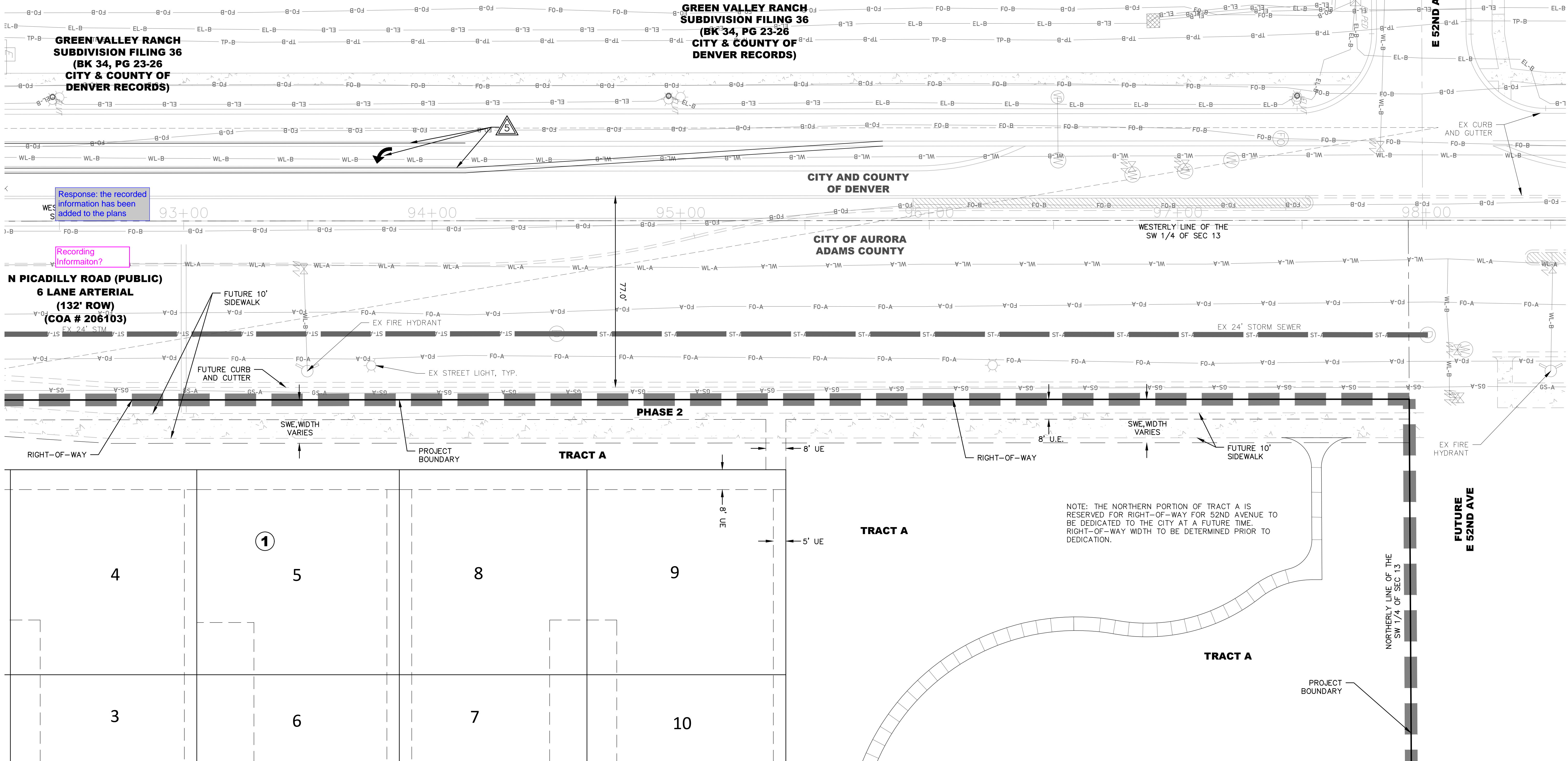
OT	O	S FOOT E	FRO T E	SET S	SET S	SS F TO
			FT	FRO T FT HO SE R E	S DE OR ER FT	
1	6	5952	60.00	5/20	5/10	STANDARD-CORNER
2	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
3	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
4	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
5	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
6	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
7	6	4600	46.00	5/18	5/10	SMALL-INTERIOR
8	6	4596	45.96	5/18	5/10	SMALL-INTERIOR
9	6	5767	55.62	5/20	5/10	STANDARD-INTERIOR
10	6	7283	87.77	5/20	5/10	STANDARD-INTERIOR
11	6	7966	91.98	5/20	5/10	STANDARD-CORNER
12	6	7122	56.53	5/20	5/10	STANDARD-CORNER
13	6	6552	51.61	5/20	5/10	STANDARD-INTERIOR
14	6	7314	63.04	5/20	5/10	STANDARD-INTERIOR
15	6	6033	60.00	5/20	5/10	STANDARD-INTERIOR
16	6	5284	52.55	5/20	5/10	STANDARD-INTERIOR
17	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
18	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
19	6	4625	46.00	15/18	5/10	SMALL-INTERIOR
20	6	5985	60.00	15/20	5/10	STANDARD-CORNER
1	7	5966	85.92	10	5/10	BUNGALOW-CORNER
2	7	5585	34.00	N/A	5	BUNGALOW-CORNER
3	7	5102	37.00	N/A	5	BUNGALOW-INTERIOR
4	7	5495	78.50	10	5	BUNGALOW-INTERIOR
5	7	5285	75.50	10	5	BUNGALOW-INTERIOR
6	7	4908	35.00	N/A	5	BUNGALOW-INTERIOR
7	7	4745	36.00	N/A	5	BUNGALOW-INTERIOR
8	7	5110	73.00	10	5	BUNGALOW-INTERIOR
9	7	5530	79.00	10	5	BUNGALOW-INTERIOR
10	7	5135	46.00	N/A	5	BUNGALOW-INTERIOR
11	7	5010	39.00	N/A	5	BUNGALOW-INTERIOR
12	7	5396	77.08	10	5	BUNGALOW-INTERIOR
13	7	7044	113.70	10	5	BUNGALOW-INTERIOR
14	7	5273	34.00	N/A	5	BUNGALOW-INTERIOR
15	7	5558	38.00	N/A	5	BUNGALOW-INTERIOR
16	7	7154	115.96	10	5	BUNGALOW-INTERIOR
17	7	5832	84.00	10	5/10	BUNGALOW-CORNER
18	7	5460	35.00	N/A	5/10	BUNGALOW-CORNER
19	7	6258	43.14	15/20	5/10	STANDARD-CORNER
20	7	5385	43.00	15/18	5	SMALL-INTERIOR
21	7	5842	43.00	15/18	5	SMALL-INTERIOR
22	7	5162	43.00	15/18	5	SMALL-INTERIOR
23	7	4677	43.95	15/18	5	SMALL-INTERIOR
24	7	4939	51.92	15/20	5	STANDARD-INTERIOR
25	7	4376	46.00	15/18	5	SMALL-INTERIOR
26	7	4376	46.00	15/18	5	SMALL-INTERIOR
27	7	4376	46.00	15/18	5	SMALL-INTERIOR
28	7	4376	46.00	15/18	5	SMALL-INTERIOR
29	7	4376	46.00	15/18	5	SMALL-INTERIOR
30	7	4376	46.00	15/18	5	SMALL-INTERIOR
31	7	6040	64.00	15/20	5/10	STANDARD-CORNER
1	8	5775	33.00	N/A	5	BUNGALOW-INTERIOR
2	8	6125	70.00	10	5	BUNGALOW-INTERIOR
3	8	6388	73.00	10	5	BUNGALOW-INTERIOR
4	8	6022	36.00	N/A	5	BUNGALOW-INTERIOR
5	8	5775	33.00	N/A	5	BUNGALOW-INTERIOR
6	8	6125	70.00	10	5	BUNGALOW-INTERIOR
7	8	6388	73.00	10	5	BUNGALOW-INTERIOR
8	8	6022	36.00	N/A	5	BUNGALOW-INTERIOR
9	8	6517	44.00	N/A	5	BUNGALOW-INTERIOR
10	8	6913	79.00	10	5	BUNGALOW-INTERIOR
11	8	6475	74.00	10	5	BUNGALOW-INTERIOR
12	8	6105	33.00	N/A	5	BUNGALOW-INTERIOR
13	8	7777	36.00	N/A	5	BUNGALOW-INTERIOR
14	8	6881	70.35	10	5	BUNGALOW-INTERIOR
15	8	6773	68.66	10	5	BUNGALOW-INTERIOR
16	8	8003	33.00	N/A	5	BUNGALOW-INTERIOR
17	8	8232	36.00	N/A	5	BUNGALOW-INTERIOR
18	8	7044	70.05	10	5	BUNGALOW-INTERIOR
19	8	5161	67.53	10	5	BUNGALOW-INTERIOR
20	8	7598	35.00	N/A	5	BUNGALOW-INTERIOR
21	8	6002	38.00	N/A	5/10	BUNGALOW-CORNER
22	8	5692	82.00	10	5/10	BUNGALOW-CORNER
1**	1	5720	82.28	10	5	BUNGALOW-INTERIOR
2**	1	5330	46.00	10	5	BUNGALOW-INTERIOR



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

<div>PRELIMINARY NOT FOR CONSTRUCTION</div>			12/14/22	
			6/10/19/20	SIXTH SUBMITTAL
		5	9/23/20	FIFTH SUBMITTAL
		4	18/14/20	FOURTH SUBMITTAL
		3	16/26/20	THIRD SUBMITTAL
		2	3/31/20	SECOND SUBMITTAL
		1	12/12/19	FIRST SUBMITTAL
		No.	Date	Description
DOCUMENT AMENDMENTS				
Project Number: 50118860				
Designed By: GKP		Drawn By: BMS		
Checked By: CCN				
Sheet Number: 4				

DE ERR O OOD-HOMES REE E R H E ST SETS S S TEM STRT TERSE TO D MD H



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE

PHASE LINE

EASEMENT LINE

SECTION LINE

HALF-SECTION LINE

RIGHT OF WAY LINE

CENTER LINE OF STREET

LOT OR TRACT LINE

BUILDING SET BACK

SIGHT LINE

EX TELEVISION

EX ELECTRIC

EX TELEPHONE

EX FIBER OPTIC

EX GAS LINE

STREET SIGN

WATER METER

FH AND VALVE

EX FH

EX WATER VALVE

STREET LIGHT

EX STREET LIGHT

EX 24" STM

EX STORM MH

STORM INLET

FLARED END SECTION

EX EASEMENT LINE

BLOCK NUMBER

CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP

KEYNOTE

1

SIGHT LINES

2

STOP SIGN & STREET SIGN

3

MEDIAN WARNING SIGN

4

8' CROSSPAN

5

PAINT STRIPING

Dewberry

8100 East Maplewood Avenue, Suite 150

Greenwood Village, CO 80111

303.368.5601

Contact: Alana Kneebone Mailer, PE

Email: amailer@dewberry.com

GREEN VALLEY RANCH EAST

PRELIMINARY PLAT #5 W/ ADJUSTMENTS

TEMPORARY STREET INTERSECTION

OAKWOOD HOMES

4908 TOWER ROAD

DENVER, CO 80249

TEL: (303) 486-8500

CONTACT: BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Description
1	12/12/19
2	3/31/20
3	6/26/20
4	8/14/20
5	9/23/20
6	10/19/20
7	12/14/22

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50118860

Designed By:
GKP

Checked By:
CCN

Sheet Number:
5

Drawn By:
BMS

Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-PLAN SETS\CDP\CDP.DWG 2/20/2022 4:12 PM DINH, GIANG

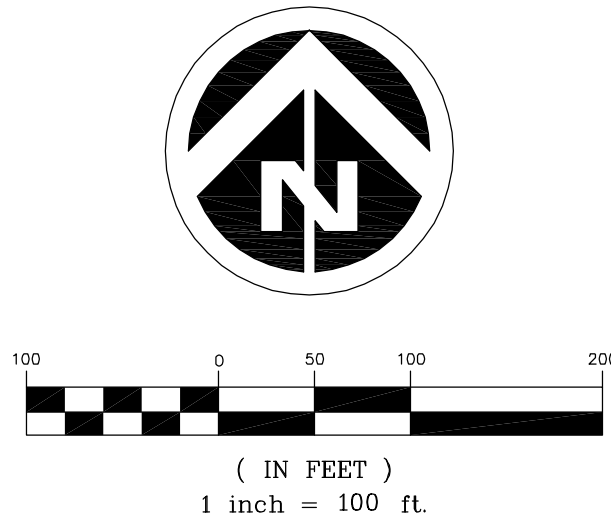
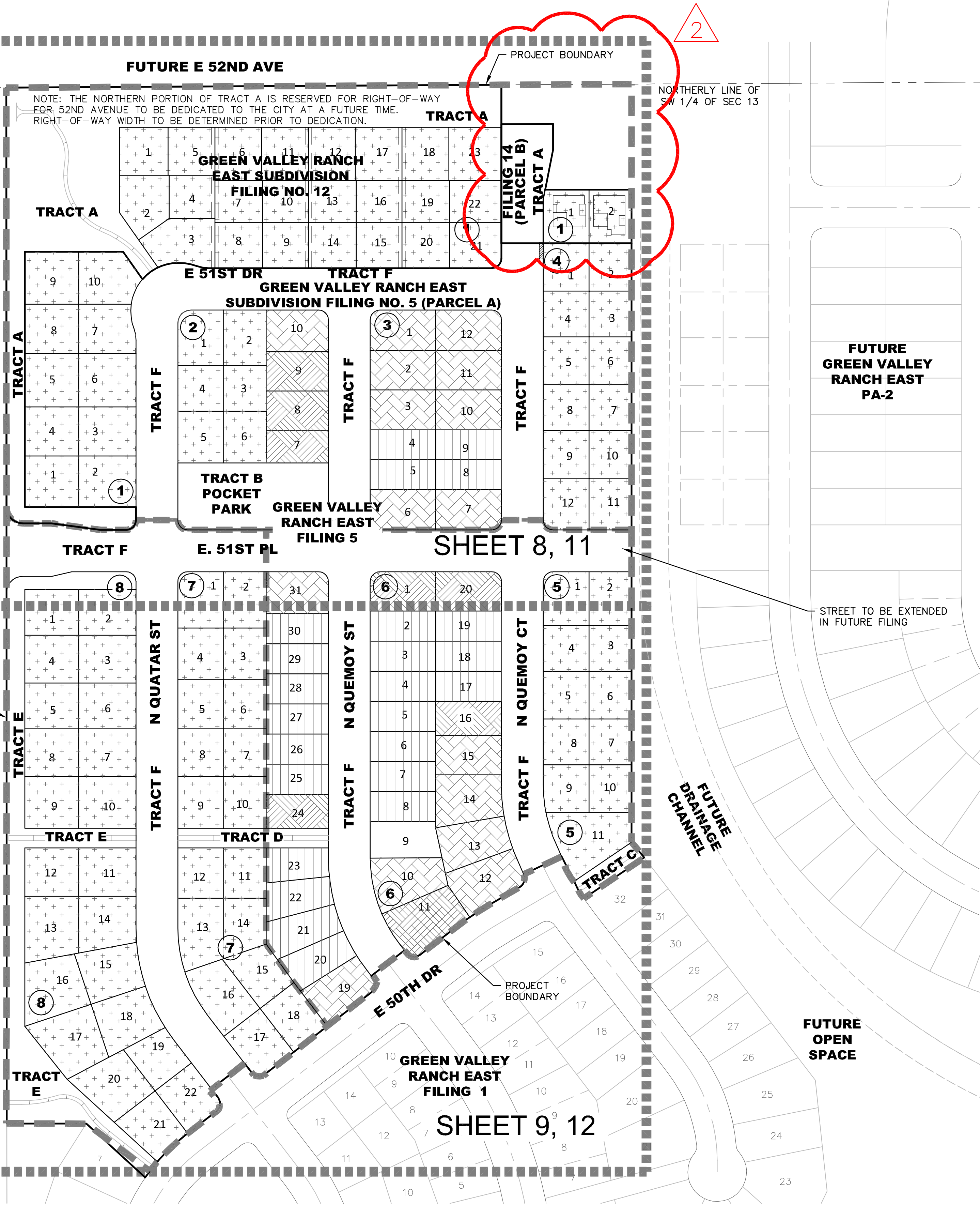
GREEN VALLEY RANCH
SUBDIVISION FILING 36
(BK 34, PG 23-26
CITY & COUNTY OF
DENVER RECORDS)

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

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

Response: the recorded
information has been
added to the plans

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



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

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

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

2

FUTURE
GREEN VALLEY
RANCH EAST
PA-2

STREET TO BE EXTENDED
IN FUTURE FILING

FUTURE
DRAINAGE
CHANNEL

FUTURE
OPEN
SPACE

LOT DATA TABLE

NUMBER OF LOTS	LOT %	UNIT TYPE	LOT TYPE	MIN. LOT SQ. FT.	MIN. STREET FRONTAGE	MIN. FRONT SETBACK		MIN. PORCH SETBACK	MIN. SIDE SETBACK ** INTERIOR	MIN. SIDE SETBACK ** CORNER	MIN. REAR YARD SETBACK	MAX. BLDG HT.
17	11%	STANDARD LOTS-60'+	FRONT LOAD	6,000 SF	60 FEET	15 FEET - HOUSE	20 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
8	5%	STANDARD LOTS	FRONT LOAD	4,500 SF	50 FEET	15 FEET - HOUSE	20 FEET - GARAGE	10 FEET	5 FEET *	10 FEET	10 FEET	35 FEET
24	16%	SMALL LOTS****	FRONT LOAD	<4,500 SF OR <50 FEET		15 FEET - HOUSE	18 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
104	68%	BUNGALOW	ALT LOADED	2,500 SF	50 FEET		10 FEET		5 FEET*	10 FEET	10 FEET	35 FEET

* MINIMUM 10' BUILDING SEPARATION

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

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

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

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

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

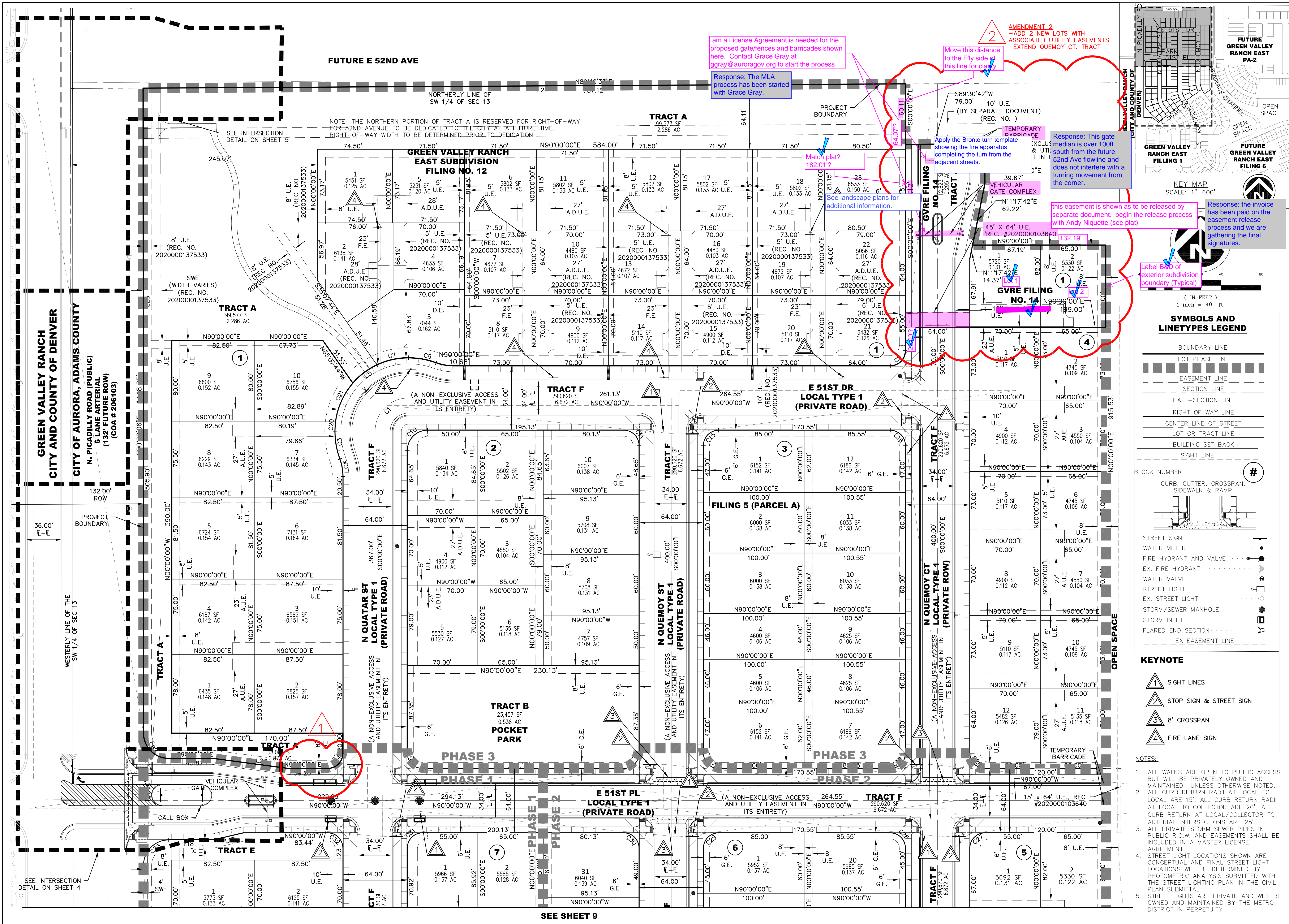
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

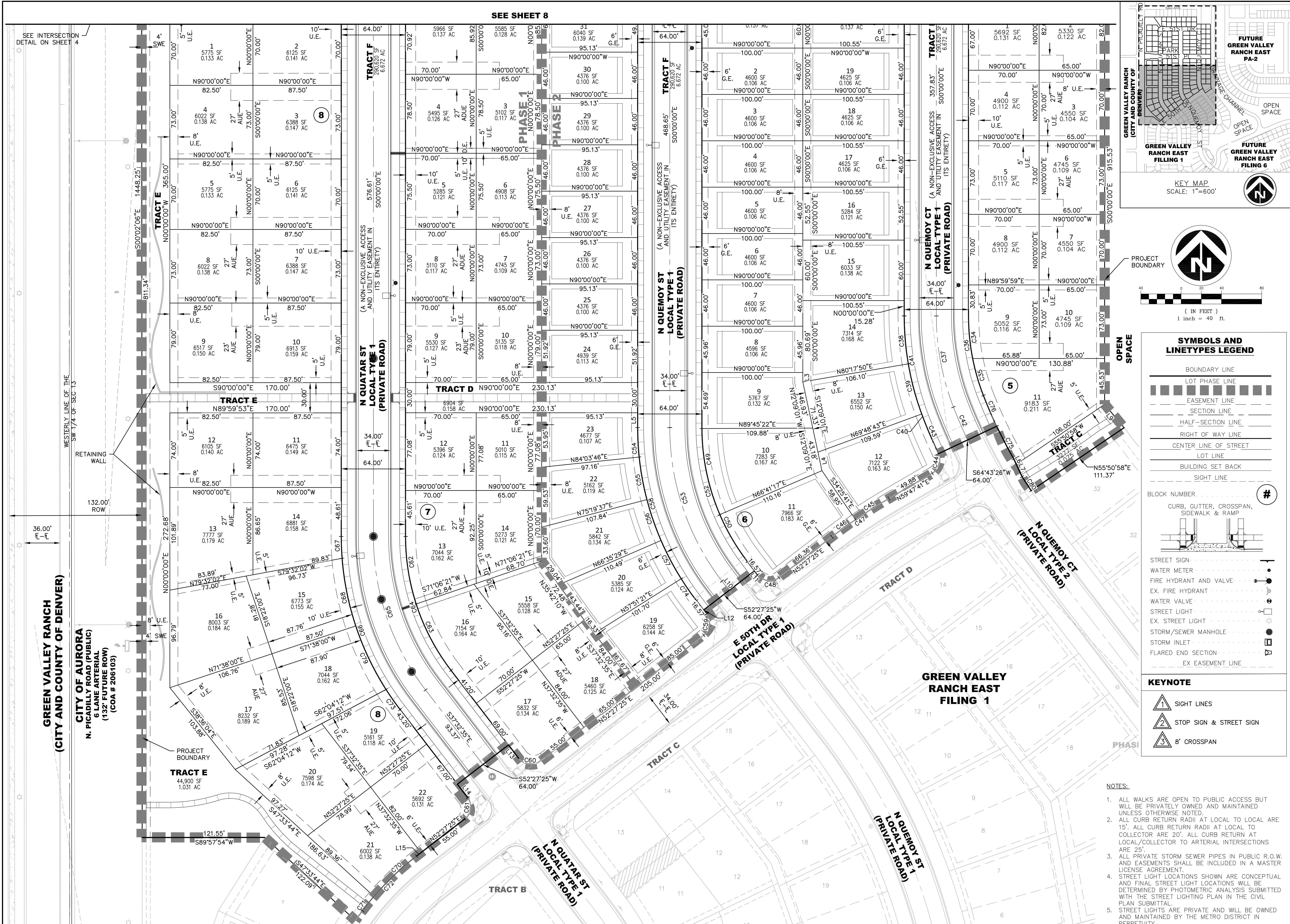
DOCUMENT AMENDMENTS	
No.	Description
1	AMENDMENT 2
2	AMENDMENT 1
3	SIXTH SUBMITTAL
4	FIFTH SUBMITTAL
5	FOURTH SUBMITTAL
6	THIRD SUBMITTAL
7	SECOND SUBMITTAL
8	FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

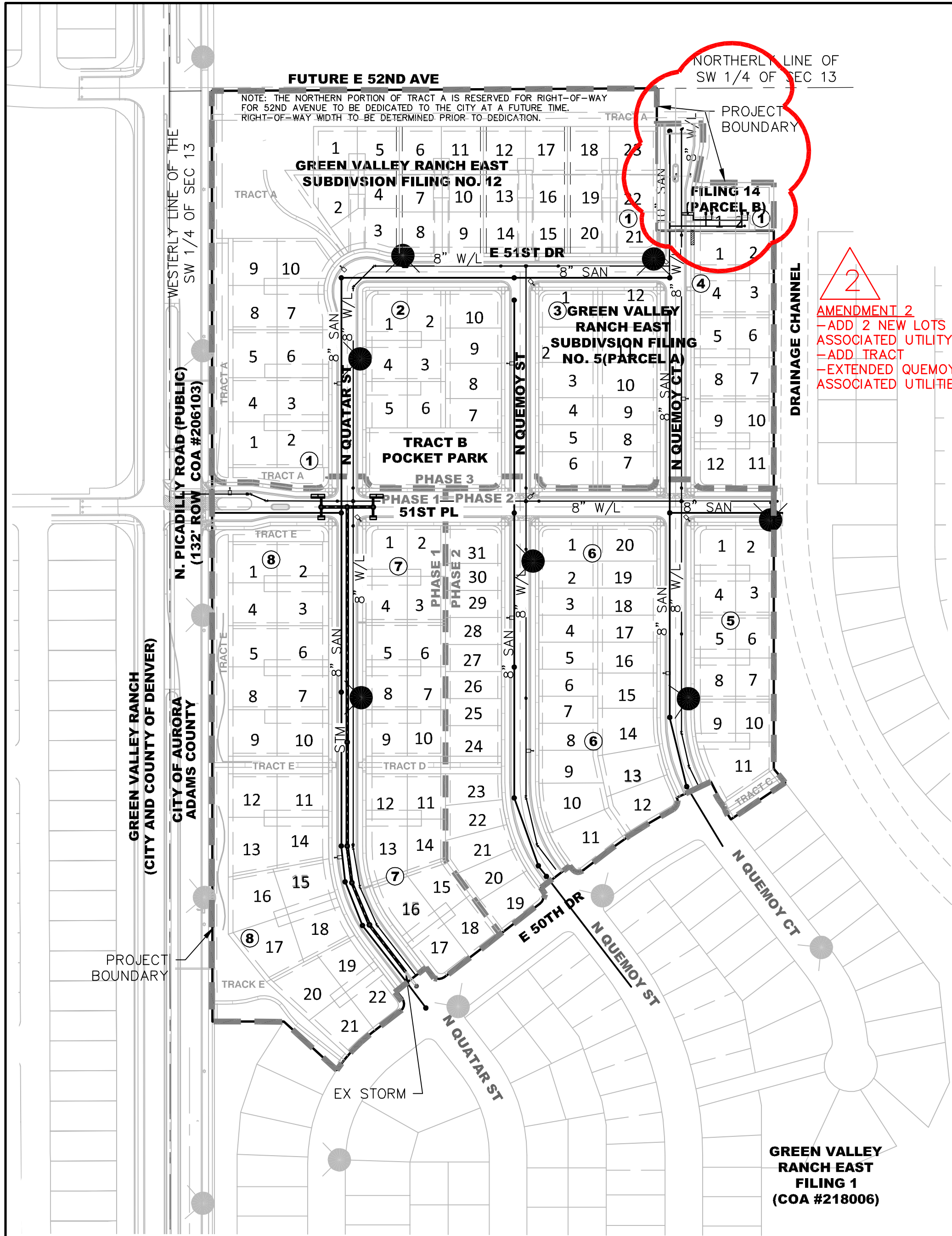
Project Number:
50118860
Designed By: **GKP** Drawn By: **BMS**
Checked By: **CCN**
Sheet Number:
6

OVERALL SITE PLAN



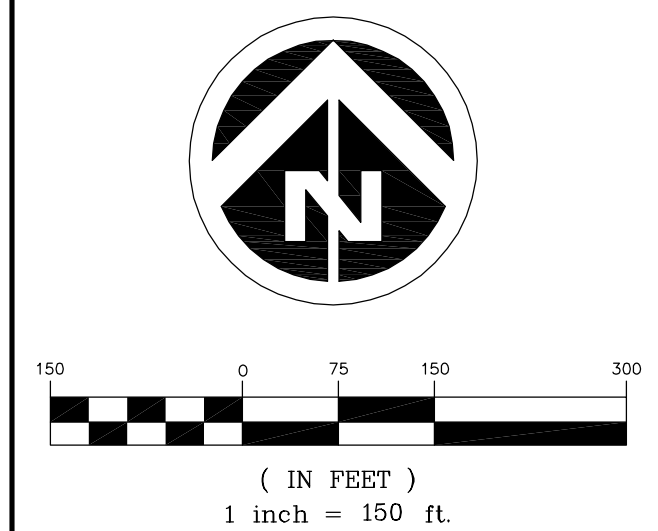


Y:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1PLAN SETS\CS\SP\OVERALL UTILITY PLAN.DWG 2/28/2022 4:13 PM DINH GIANG

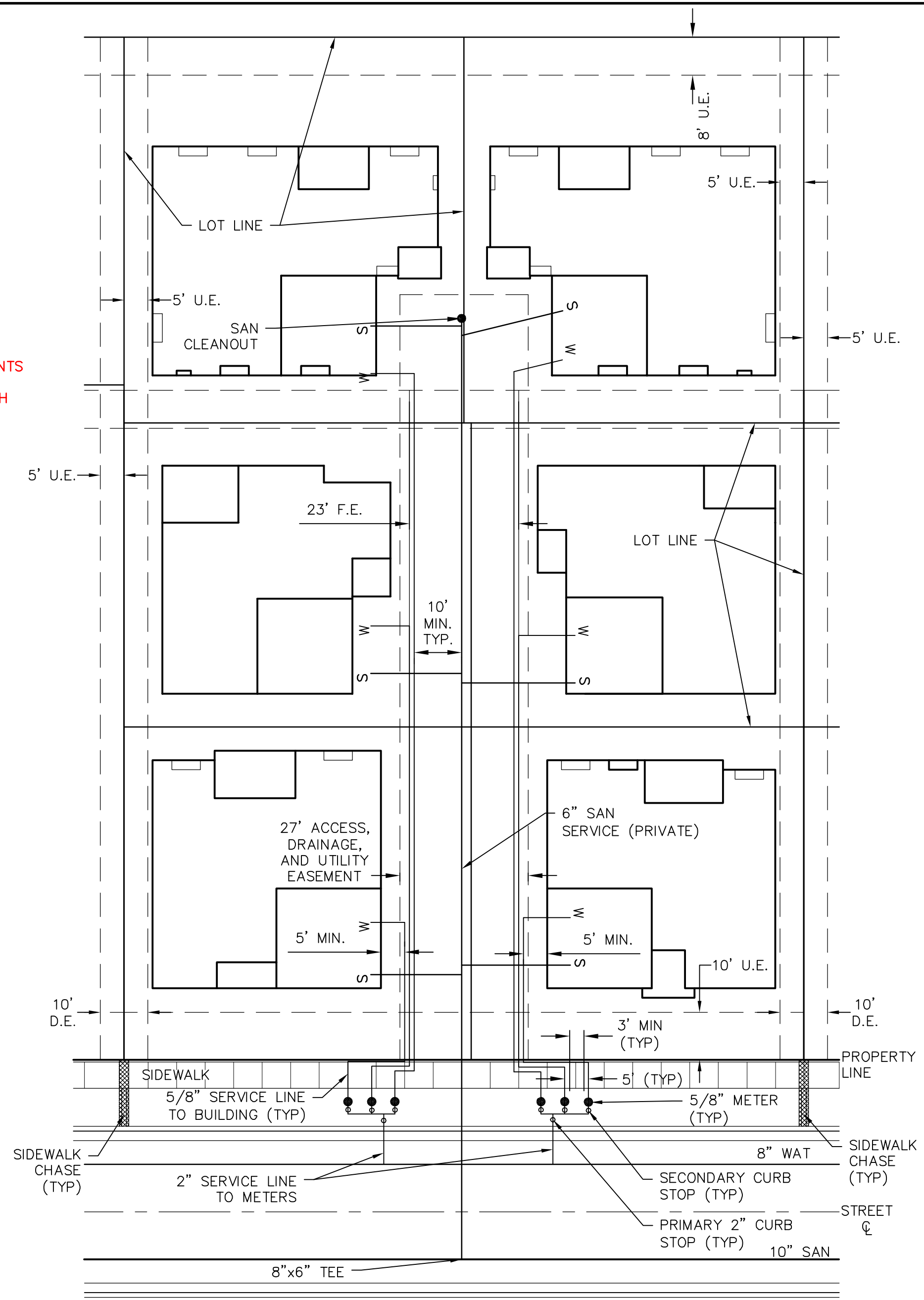


AMENDMENT 2
-ADD 2 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
-ADD TRACT
-EXTENDED QUEMOY CT. WITH ASSOCIATED UTILITIES

GREEN VALLEY RANCH EAST FILING 1 (COA #218006)

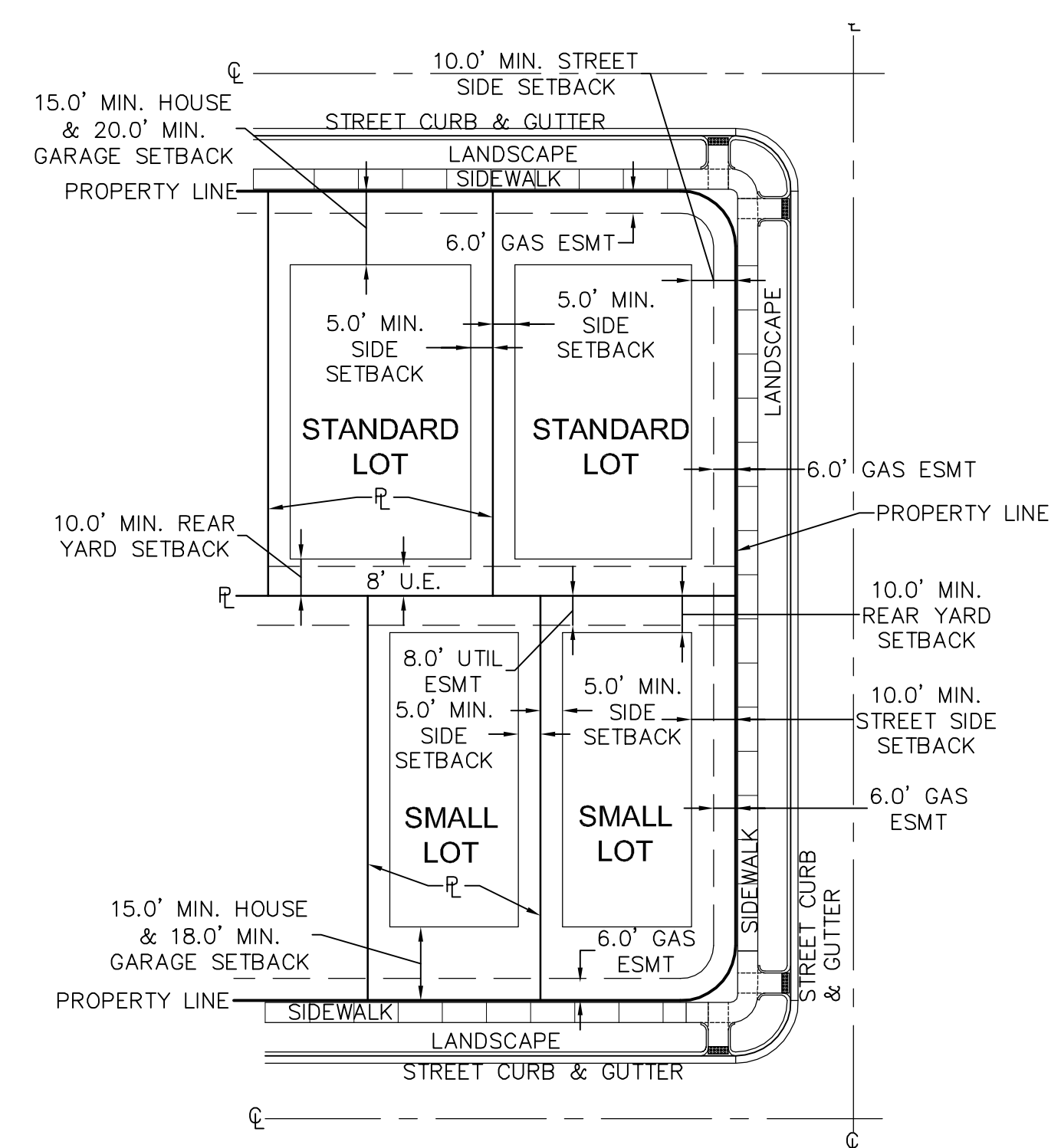


- NOTES:
1. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 2. FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.
 3. PHASE 1 STREET AND WATERLINE CONSTRUCTION INCLUDES NORTH QUATAR STREET SOUTH OF EAST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



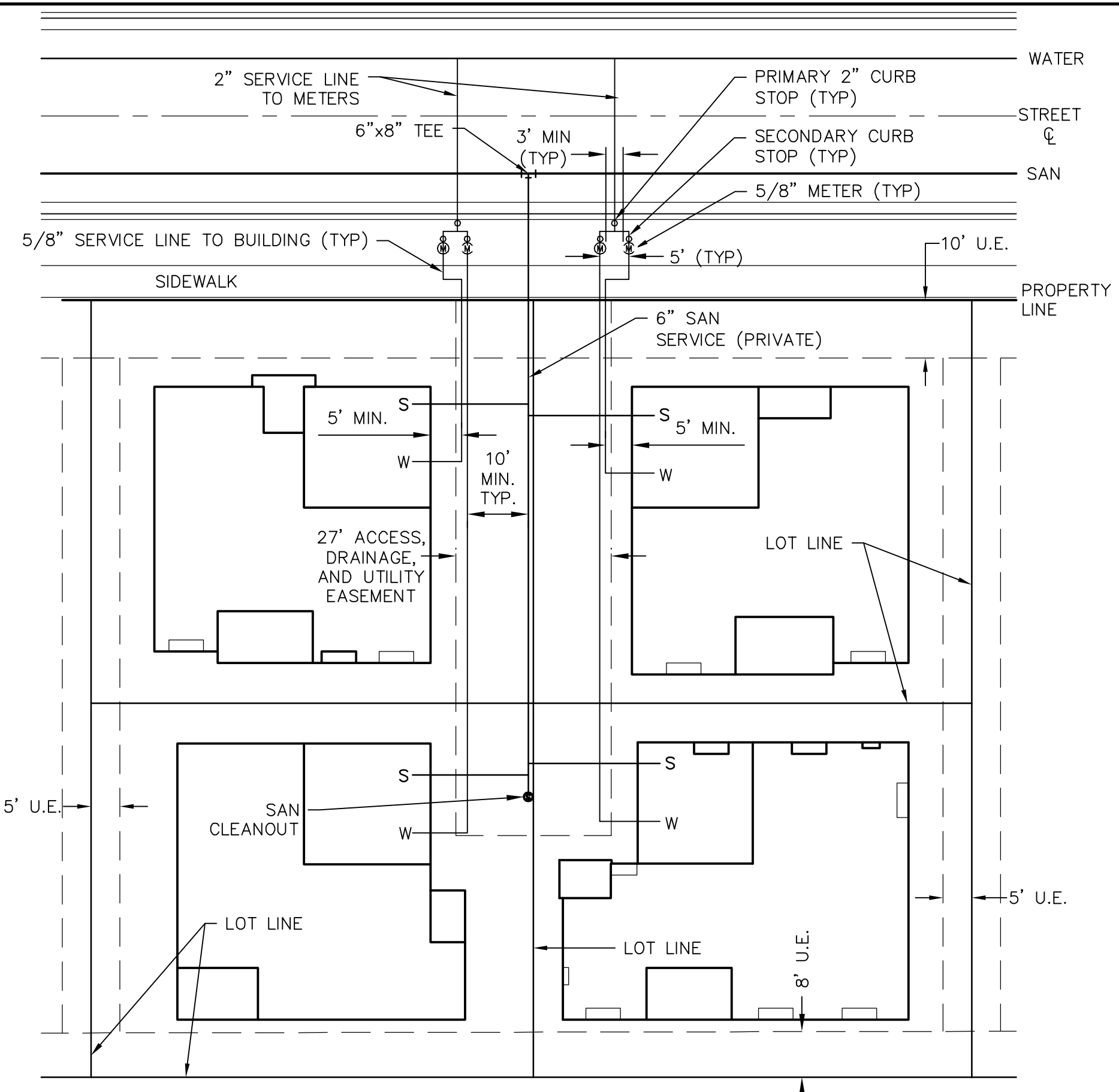
6 LOT BUNGALOW LOT SERVICES DETAIL

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



TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS

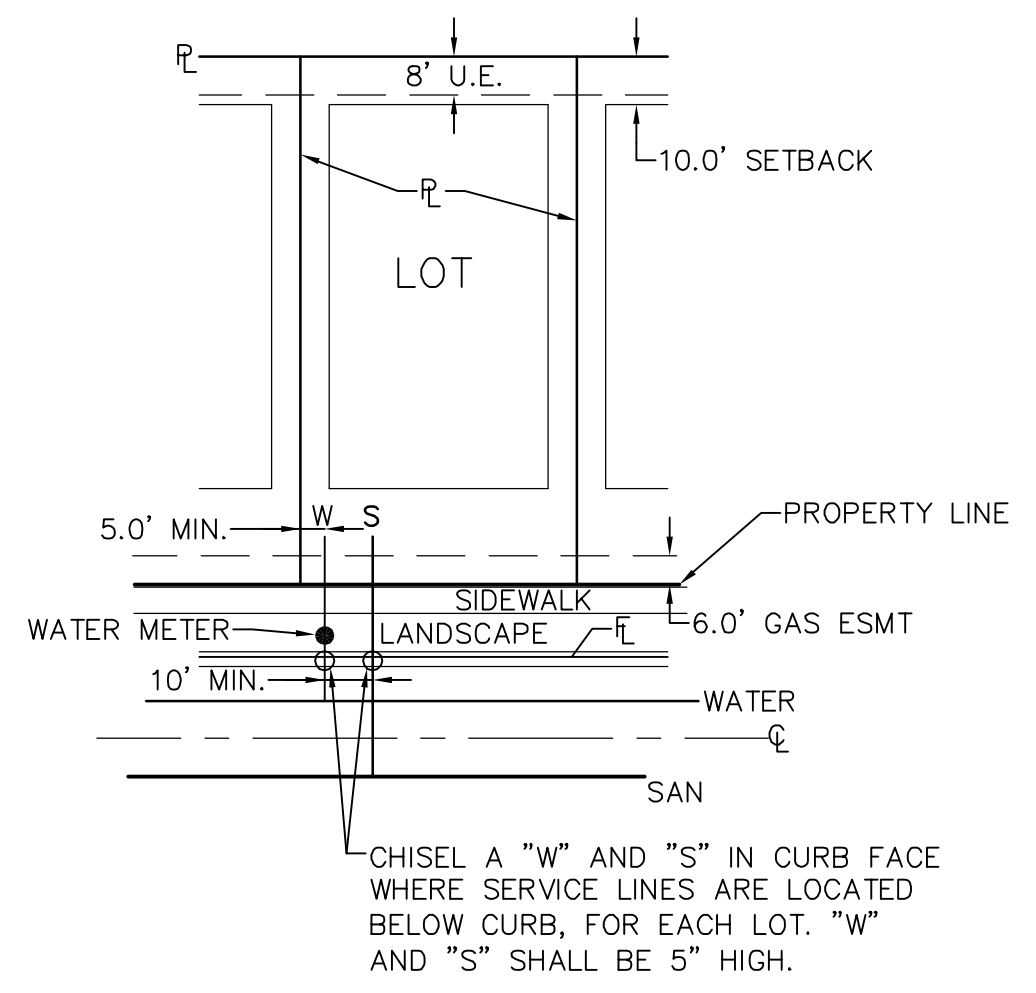
N.T.S.



4 LOT BUNGALOW LOT SERVICES DETAIL

N.T.S.

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



STANDARD LOT AND STANDARD SMALL LOT TYPICAL SERVICES

N.T.S.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Aina Kneibone Maier, PE
Email: amai@Dewberry.com

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

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

AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
12/14/22	12/14/22	6/10/19/20	5/19/23/20	4/18/14/20	6/26/20	3/31/20	1/12/12/19

DOCUMENT AMENDMENTS

No. Date Description

Project Number:
50118860

Designed By:
GKP

Checked By:
CCN

Sheet Number:
10

Drawn By:
BMS

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CONSTRUCTION**

Project Number:
50118860

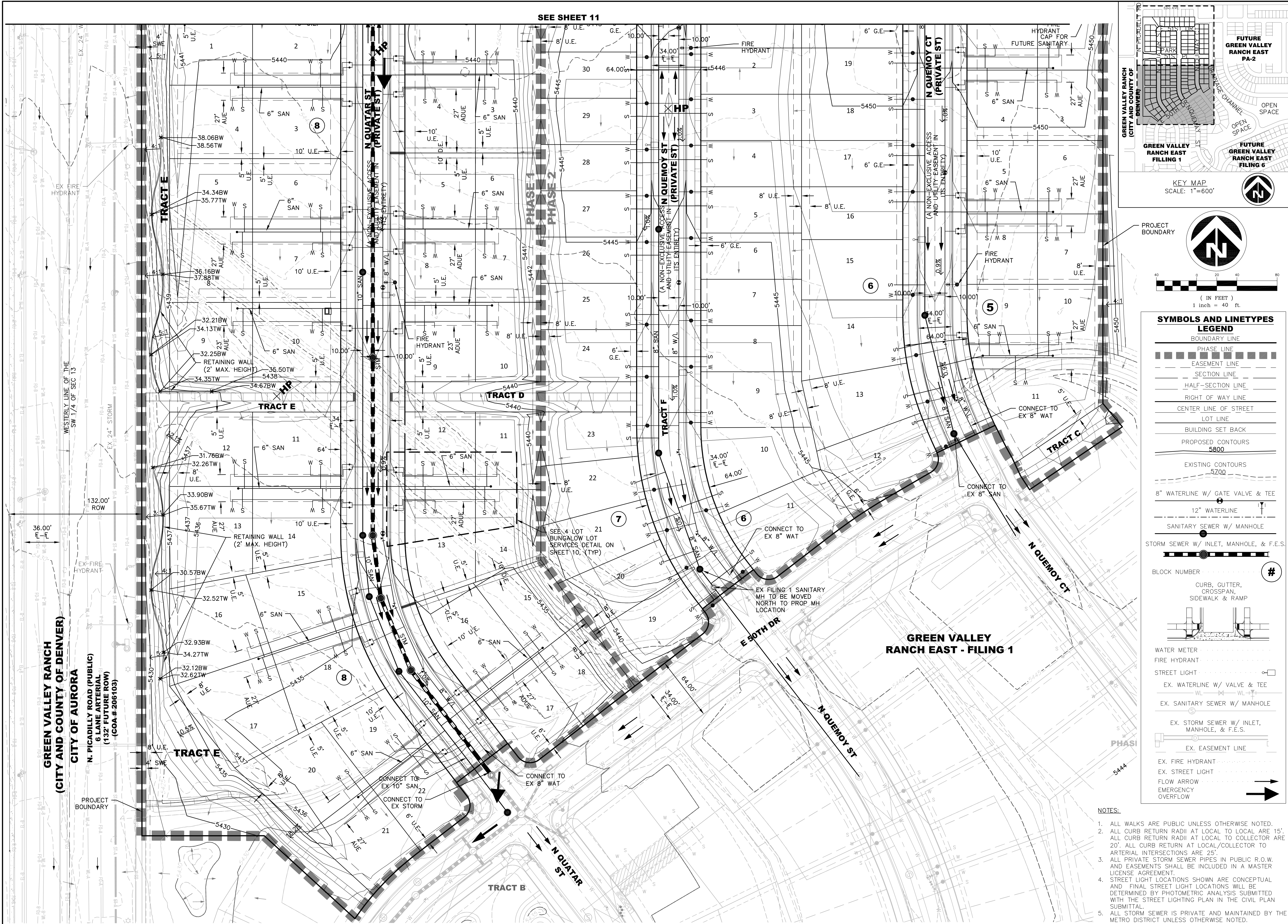
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GKP

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

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

GRADING AND UTILITY PLAN

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

AMENDMENT	DATE	DESCRIPTION
AMENDMENT 2	12/14/22	
AMENDMENT 1	12/14/22	
SIXTH SUBMITTAL	6/10/19/20	
FIFTH SUBMITTAL	5/19/23/20	
FOURTH SUBMITTAL	4/8/14/20	
THIRD SUBMITTAL	3/6/26/20	
SECOND SUBMITTAL	2/3/31/20	
FIRST SUBMITTAL	1/12/12/19	

DOCUMENT AMENDMENTS

Project Number:
50118860

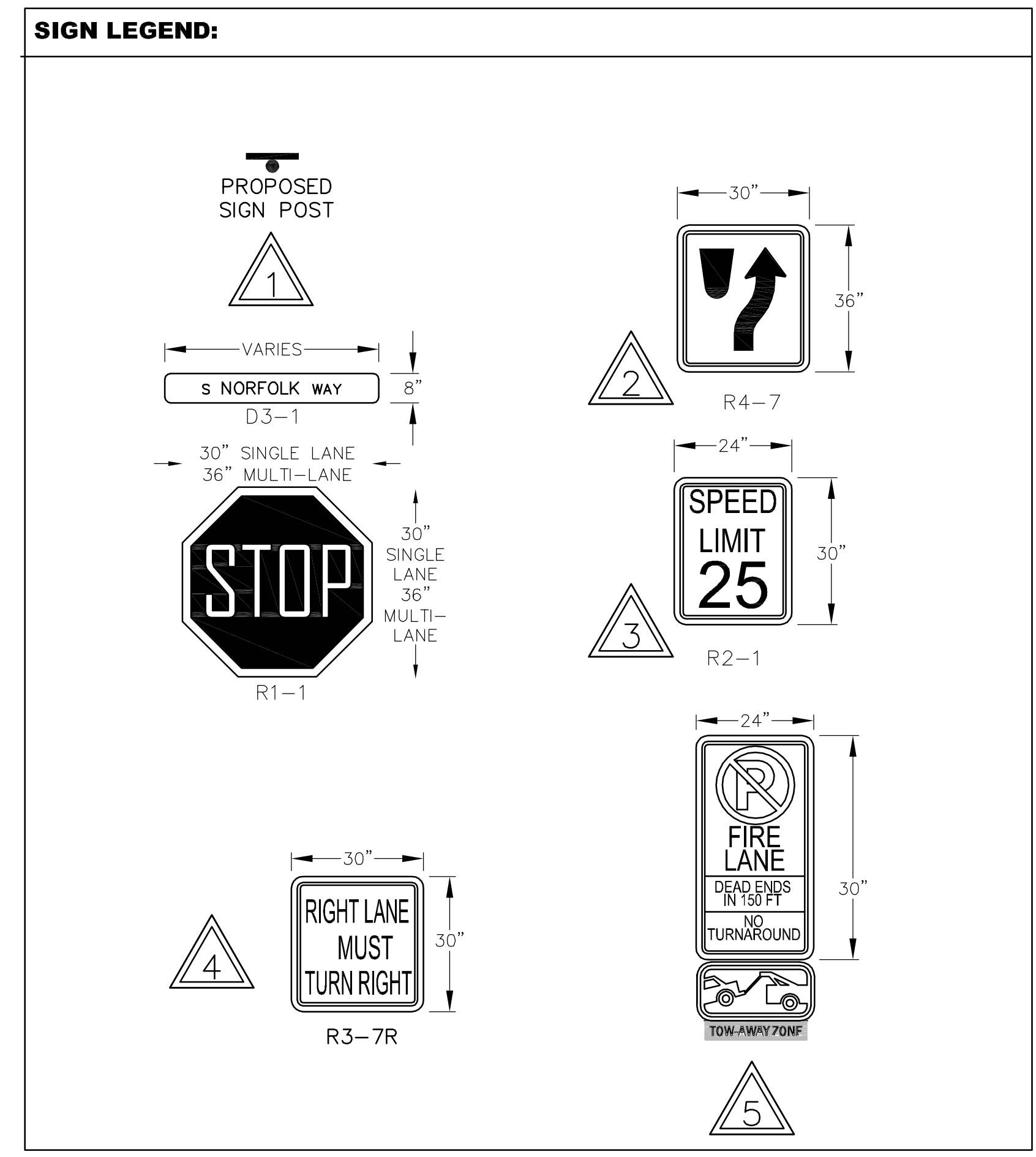
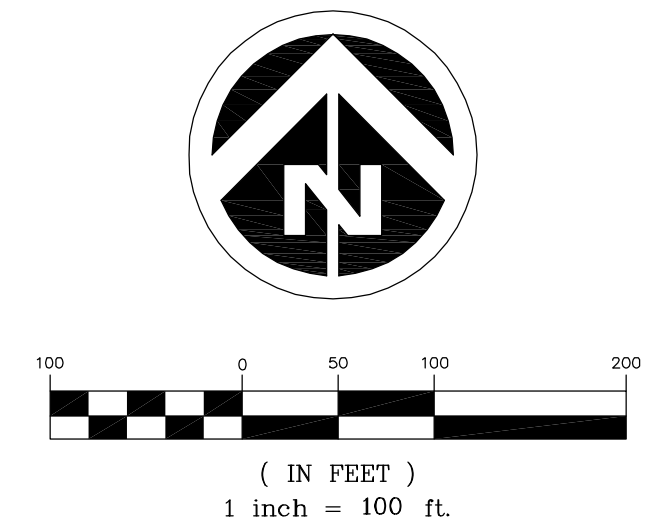
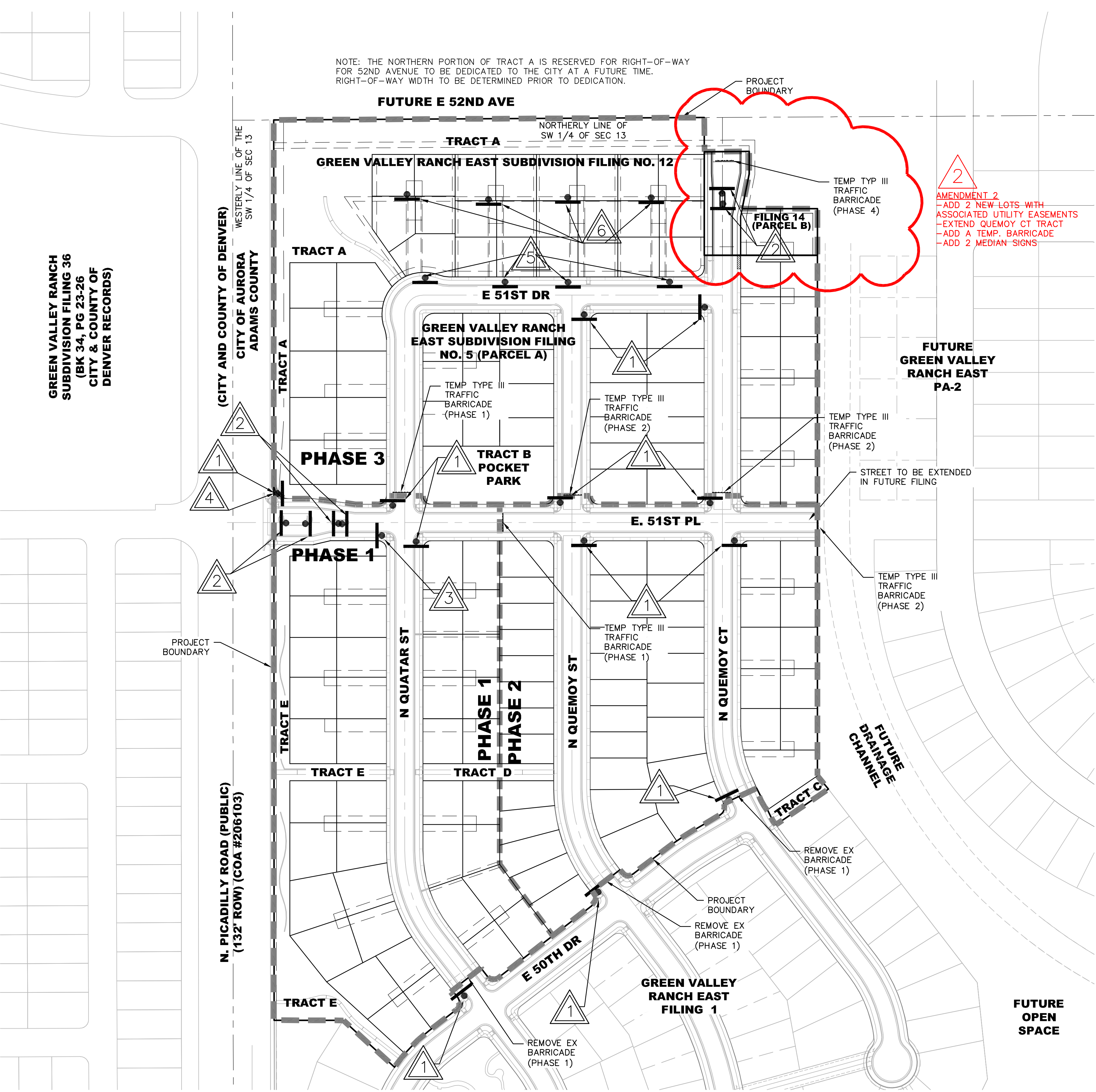
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

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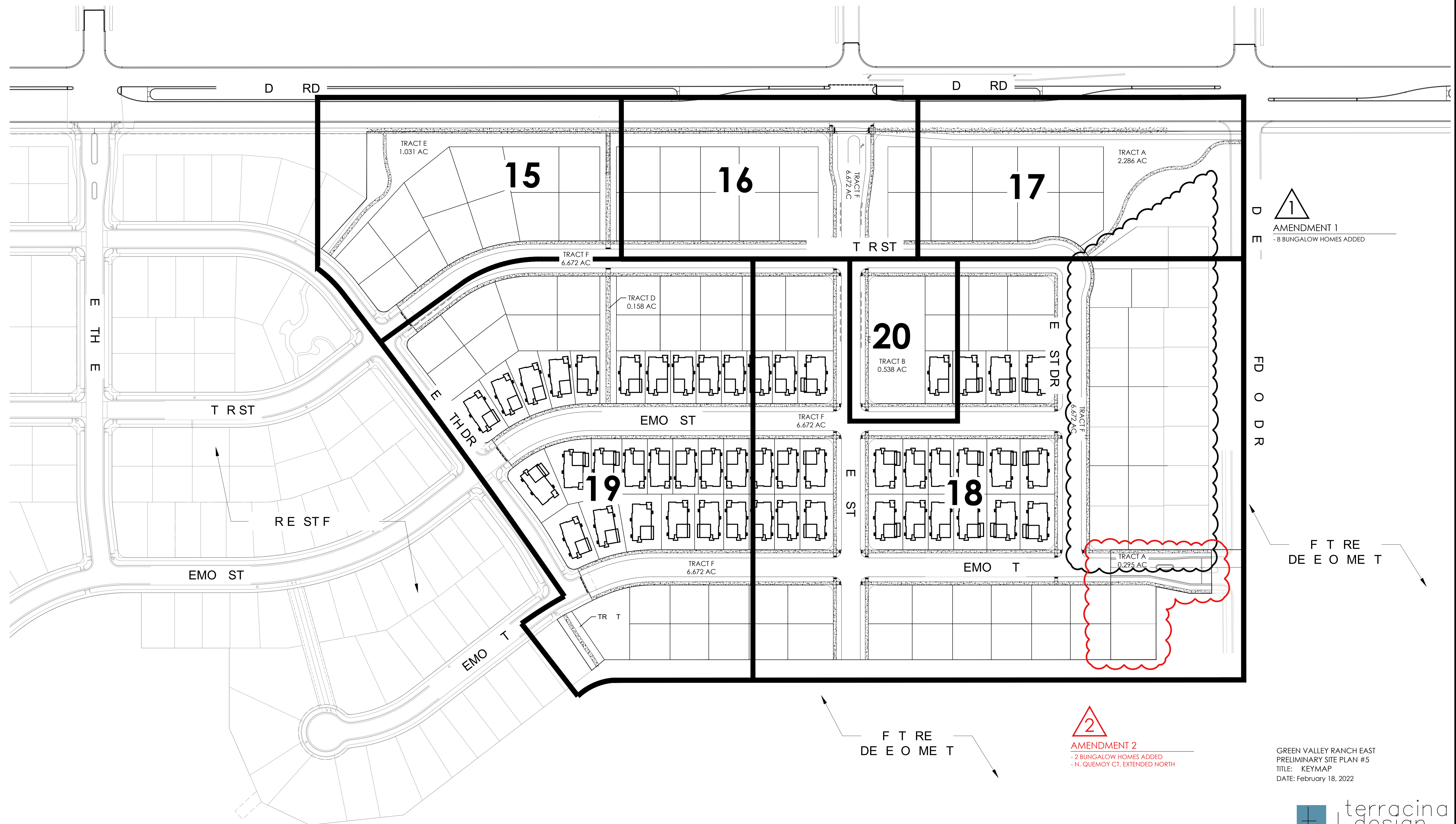


No.	Date	Description
AMENDMENT 2	12/14/22	
AMENDMENT 1	12/14/22	
SIXTH SUBMITTAL	10/19/20	
FIFTH SUBMITTAL	9/23/20	
FOURTH SUBMITTAL	8/14/20	
THIRD SUBMITTAL	6/26/20	
SECOND SUBMITTAL	3/31/20	
FIRST SUBMITTAL	12/12/19	
DOCUMENT AMENDMENTS		

**PRELIMINARY
NOT FOR
CONSTRUCTION**

LEGEND

EXTENTS OF SHEET



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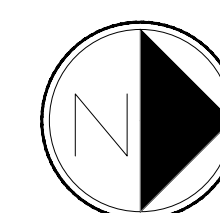
AMENDMENT 2

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: KEYMAP
DATE: February 18, 2022



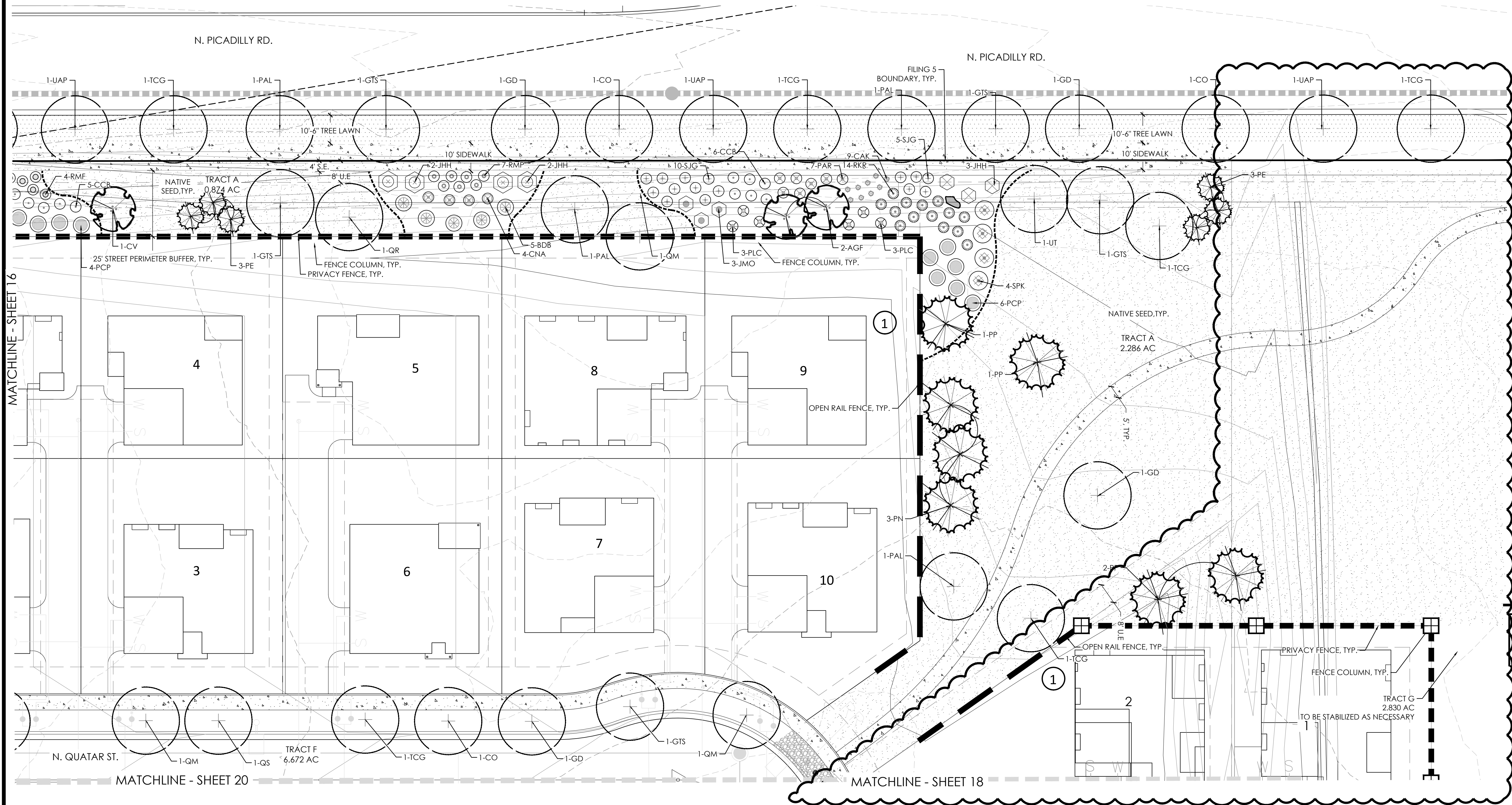
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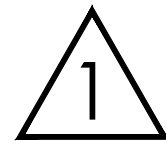
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NOTES:

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



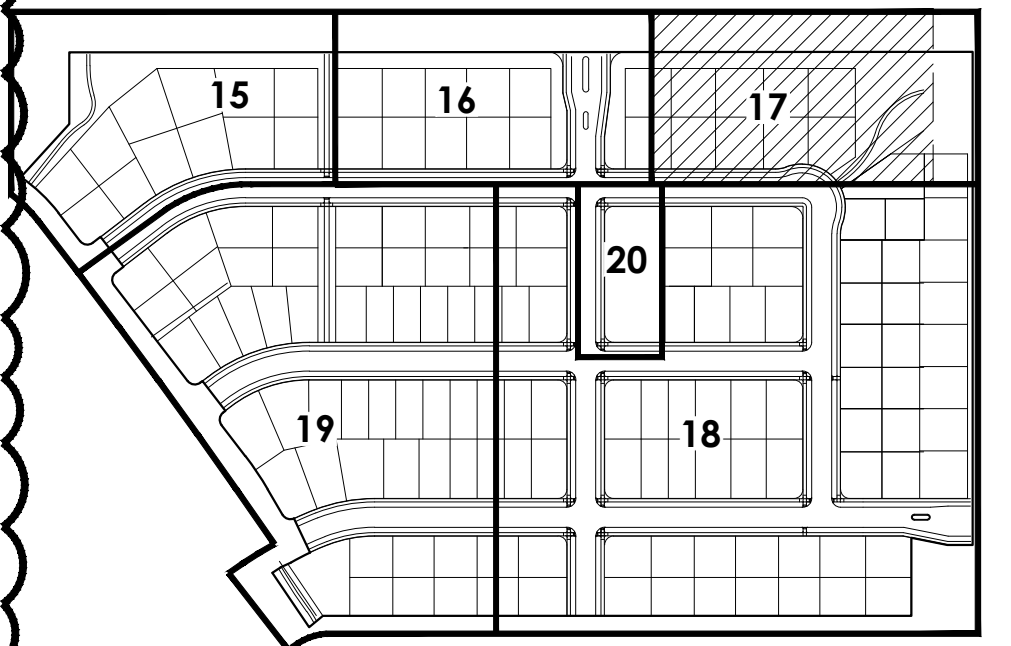
AMENDMENT 1

- 7 BUNGALOW HOMES ADDED
- TREES AND NATIVE SEED ADDED

LEGEND

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

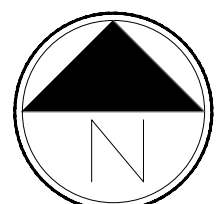
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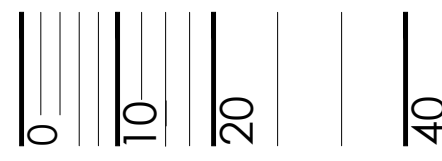
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: February 18, 2022



NOT FOR CONSTRUCTION



Scale: 1"= 20'-0"



SHEET OF

NOTES:

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

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

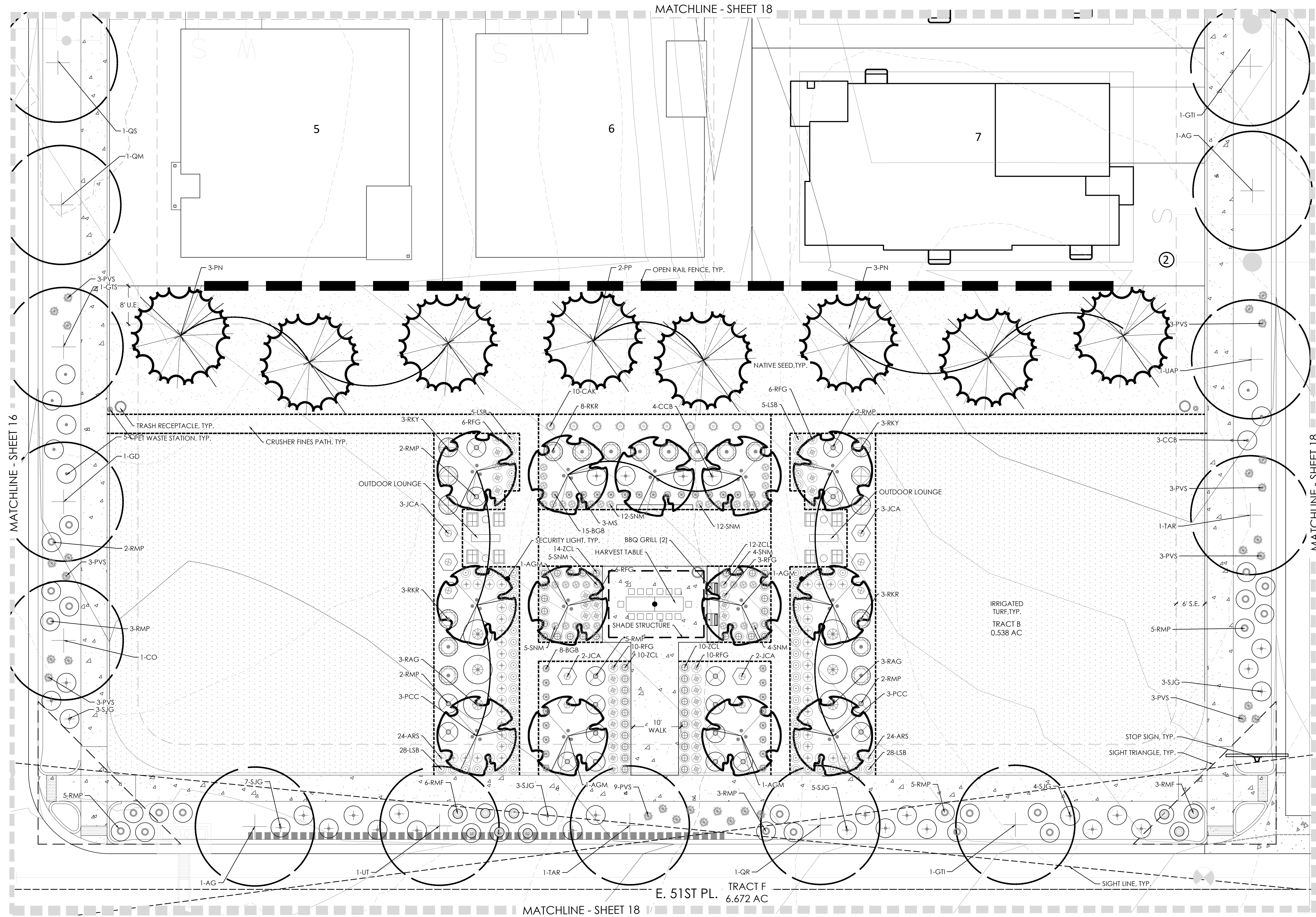


terraccina
design

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

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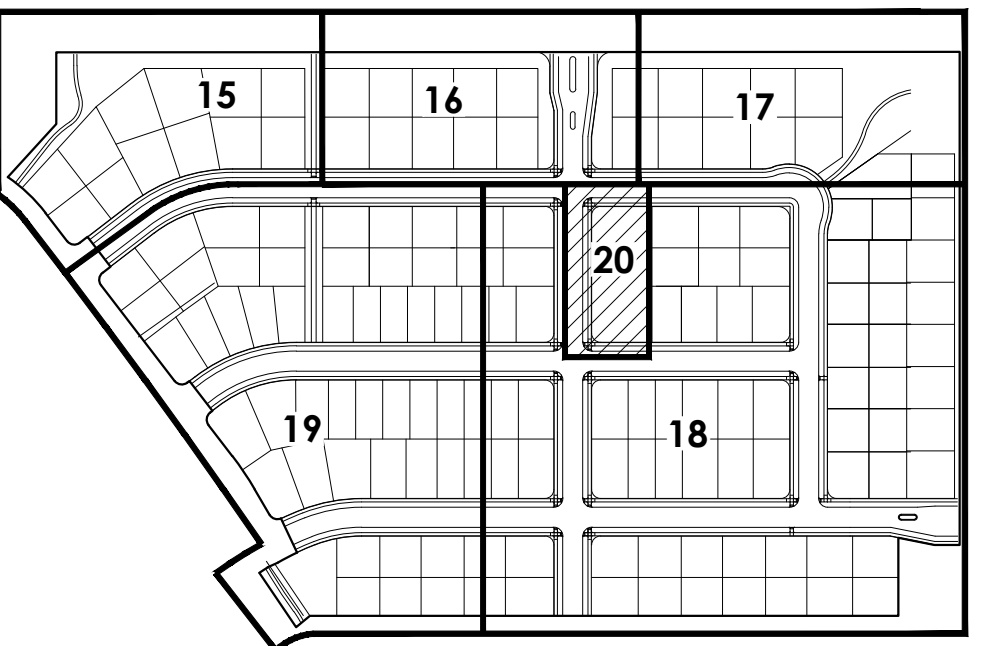
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LEGEND

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

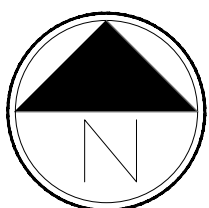
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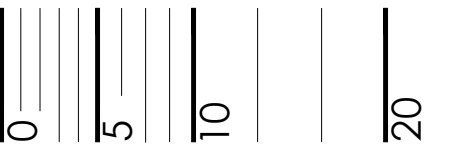
NOTES:

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

NOT FOR CONSTRUCTION



Scale: 1"= 10'-0"



GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: February 18, 2022



SHEET OF

OPEN SPACE REQUIREMENTS TABLE

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

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. SHRUB

NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.

NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL)/3

STREET PERIMETER BUFFER TABLE

TRACT DATA					TREES AND SHRUBS				
TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	94	43
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	108	71
TOTALS		#REF!			27	30	265	202	114

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. SHRUB

NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.

NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE GREATER THAN 20 FEET PER UDO SECTION 146-4.7.5.VII

NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL)/3 + (2 TREES)

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E. 51ST DR.	1 TREE/40 LF	1,434	36	36
N. PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N. QUENOMY CT.	1 TREE/40 LF	1,984	50	50
N. QUENOMY CT.	1 TREE/40 LF	1,984	50	50
E. 51ST DR.	1 TREE/40 LF	1,434	36	36
E. 50TH DR.	1 TREE/40 LF	574	15	15

NOTE: SEE THE TER SE DS ERE REME TS , SHEET 27

SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	30.739	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.67	21.7%
LANDSCAPE AREA	5.92	19.3%
COOL SEASON GRASSES	0.64	
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.		

2

AMENDMENT 2

- TREES ADDED TO N. QUENOMY CT.

- SITE DATA UPDATED TO INCLUDE

AMENDMENT AREA

- PLANT COUNTS UPDATED

1

AMENDMENT 1

- OPEN SPACE TRACT A REQUIREMENTS UPDATED

- STREET PERIMETER BUFFER MEASUREMENTS UPDATED

- TREE QUANTITIES UPDATED

- TREES ADDED TO PICADILLY RD CURBSIDE

LANDSCAPE REQUIREMENTS

- SITE DATA AREA UPDATED

RESIDENTIAL RECOMMENDED PLANT LIST

SHADE STREET TREE

- TREES ES OR SM R TO E ST ED DE
- ES S ROD T M S E DOR T M S E DOR
- HORSE HEST T
- T S ER FO OOD OOD OOD OOD E TREE
- T S E OS ESTER T
- ED TS TR THOS ERM S S E S EHO E O ST

SHADE PATIO TREE

- TREES ES OR SM R TO E ST ED DE
- ED TS TR THOS ERM S S E S EHO E O ST
- T ORD T REE S RE DE REE S RE
- M S TR M H TR M H E M

ORNAMENTAL TREE - MULTI TRUNK

- TREES ES OR SM R TO E ST ED DE
- ME HER FO S S TOO SER E ERR
- M SRO R DRO S RO R DRO S R E

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

- TREES ES OR SM R TO E ST ED DE
- R T E S R S ERM S THOR ESS O S RH THOR
- M SR D TR D TR E
- M STH DER H D TH DER H D R E
- TER TE THRO HO T ORR DOR

ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN

- TREES ES OR SM R TO E ST ED DE
- M S DRO D DRO D R E D E E TO
- M S RED RRO RED RRO R E D E E TO
- R S ER REDS RE REDS RE FO ER E D E E TO
- R S R R ESS R ESS M D ORR DORS
- OTE TS STED RE O RE OMME D TO STH T M T H THE H R TER
- DS E OF THE S RRO D DS E REFER TO THE O RO ED
- T ST FOR DD TO RE OMME D TO S

DECIDUOUS SHRUBS - MED

- SHR S ES OR SM R TO E ST ED DE
- R O TERS DO ESS EMST EMSTS RE
- H SO R SO FO SD RTS ODD RTS ODD E R
- ERO S TR FO TTES RE TTES RER SS S E
- ROS S O O TOR MED DROSES O HTE FO ERS

PERENNIAL GRASS - SMALL

- SHR S ES OR SM R TO E ST ED DE
- O TEO R S ERM R SS
- E SET M O E RO DES H ME D RF FO T R SS

PERENNIAL GRASS - MEDIUM

- SHR S ES OR SM R TO E ST ED DE
- M ROSTS TF OR R FOERSTER FE THER REED R SS
- M R T M HE MET ES TH R SS
- S H HRMS O R M THE ES THE ES TT E ESTEM R SS

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	AG	AESCULUS GLABRA	BUCKEYE, CHIO	2.5' CAL	B&B	L-M
25	CO	CELTIS OCCIDENTALIS	HICKBERRY, WESTERN	2.5' CAL	B&B	L-M
28	GD	GYMNOCLADUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	L-M
14	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
25	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
27	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANE TREE, BLOODGOOD	2.5' CAL	B&B	M
20	QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
20	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
17	QS	QUERCUS SCHUMMARDI	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
28	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
24	TCG	TILIA CORDATA 'GREENSPICE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
20	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
27	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M

ORNAMENTAL TREES						
9	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
4	AGM	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
1	ATH	ACER TARTARIANA 'HOT WINGS'	MAPLE, HOT WINGS TARTARIAN	6-8' MULTI	B&B	L-M
7	CV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
11	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
3	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0' CAL	B&B	L-M
6	PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2.0' CAL	B&B	M
4	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOKECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M

EVERGREEN TREES						
13	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
10	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
6	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M

EVERGREEN SHRUBS						
29	JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	JUNIPER, ARMSTRONG	#5	CONT.	L
11	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L
19	JHM	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L

DECIDUOUS SHRUBS						
19	BBB	BUDOLEIA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
52	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
9	CNA	CHRYSOETHAMNUS NAUSEOSUS 'ALBAICULIS'	RABBITRUSH, TALL BLUE	#5	CONT.	L
51	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
32	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M
6	PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.	L
14	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
57	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
20	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
54	RMF	ROSA 'MIDLAND FIRE'	ROSE, FIRE MIDLAND	#5	CONT.	L-M
57	RMP	ROSA 'MIDLAND MAGIC'	ROSE, MAGIC MIDLAND	#5	CONT.	L-M
5	RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.	L
95	SJG	SPIRAEA JAPONICA 'GOLDFLAME'	SPIRAEA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIRAEA JAPONICA 'MAGIC CARPET'	SPIRAEA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L

PERENNIALS						
39	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	L
76	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
92	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
74	RFG	RUDBECKIA FULGIDA 'GOLDSURM'	BLACK-EYED SUSAN	#1	CONT.	L
78	SNM	SALVIA NENDROSIA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
68	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L

ORNAMENTAL GRASSES						
167	BBB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
24	OAK	ORNAMENTAL GRASS 'KUNIA FORTESTER'	ORNAMENTAL GRASS	#1	CONT.	L
148	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
27	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

LEGEND

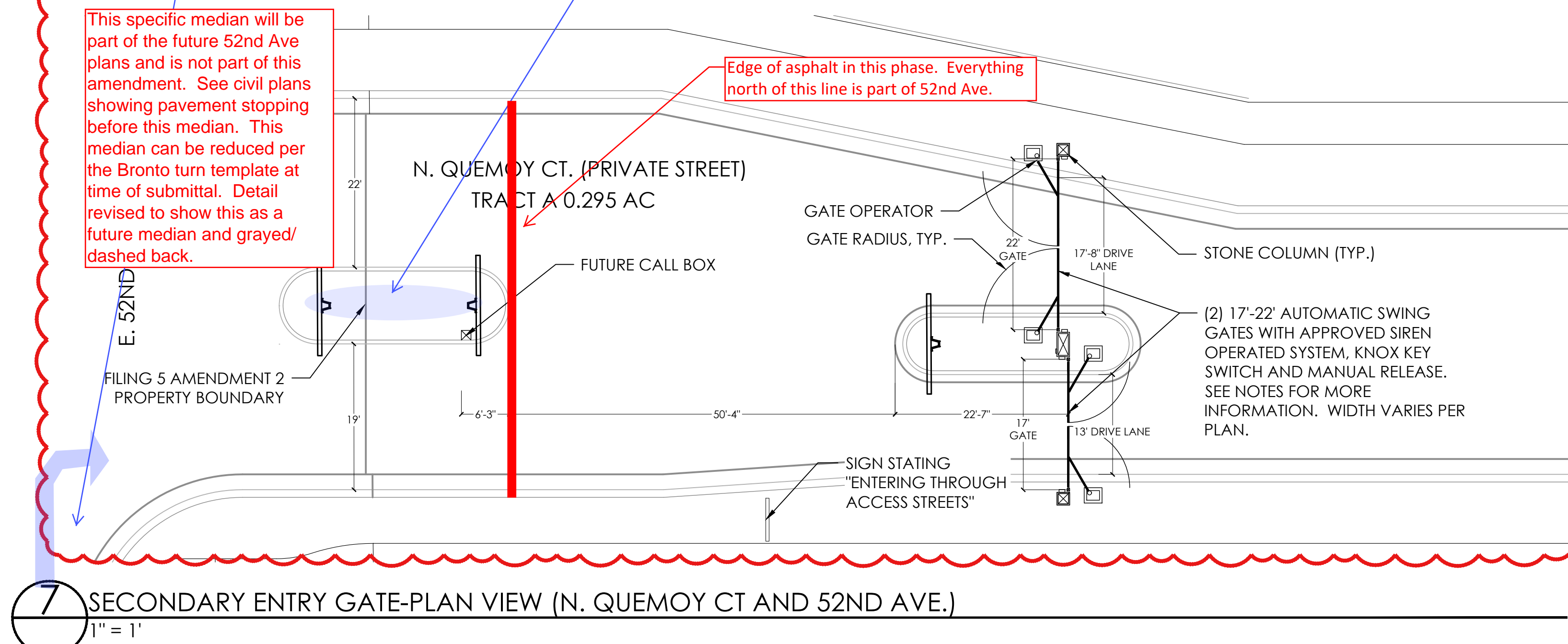
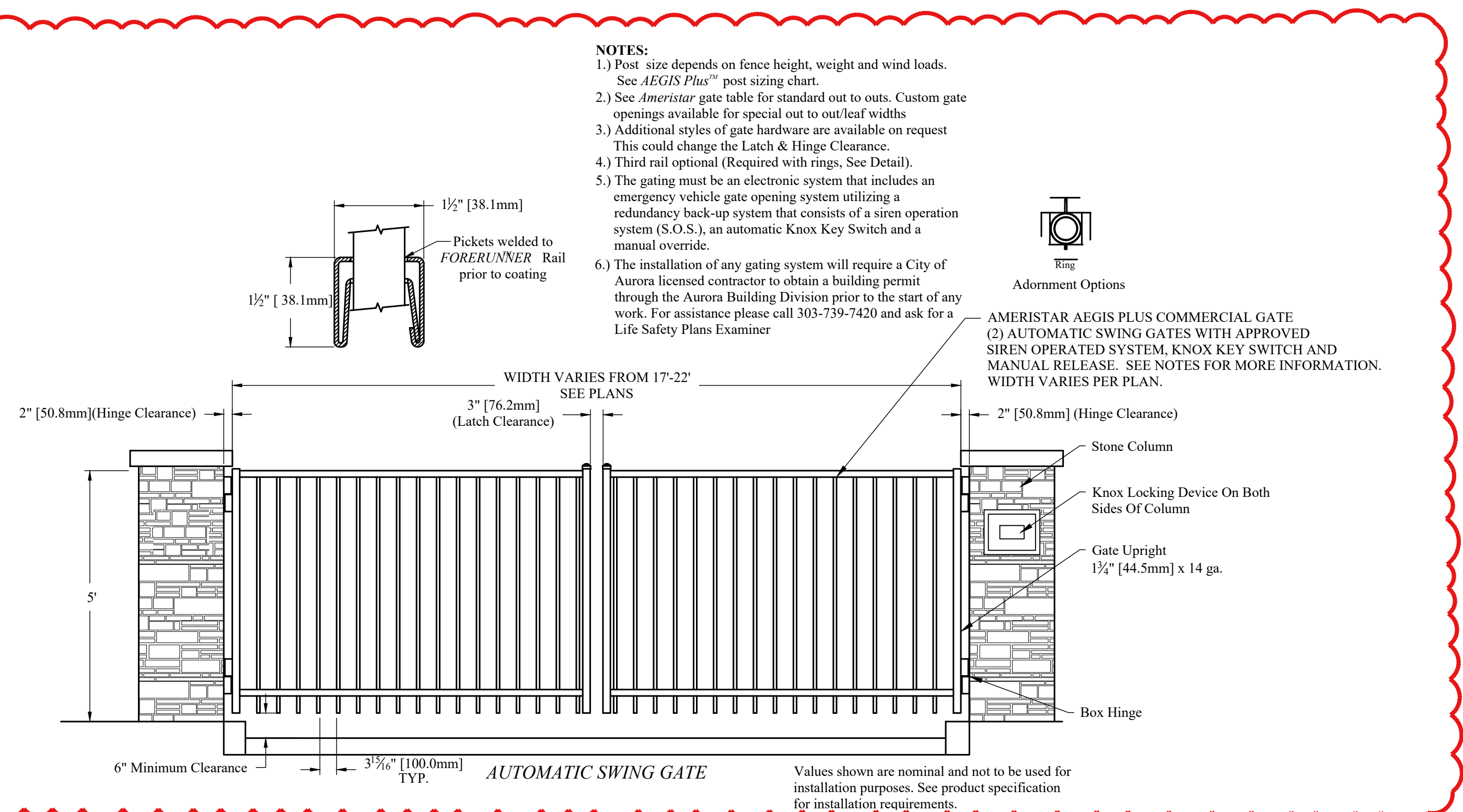
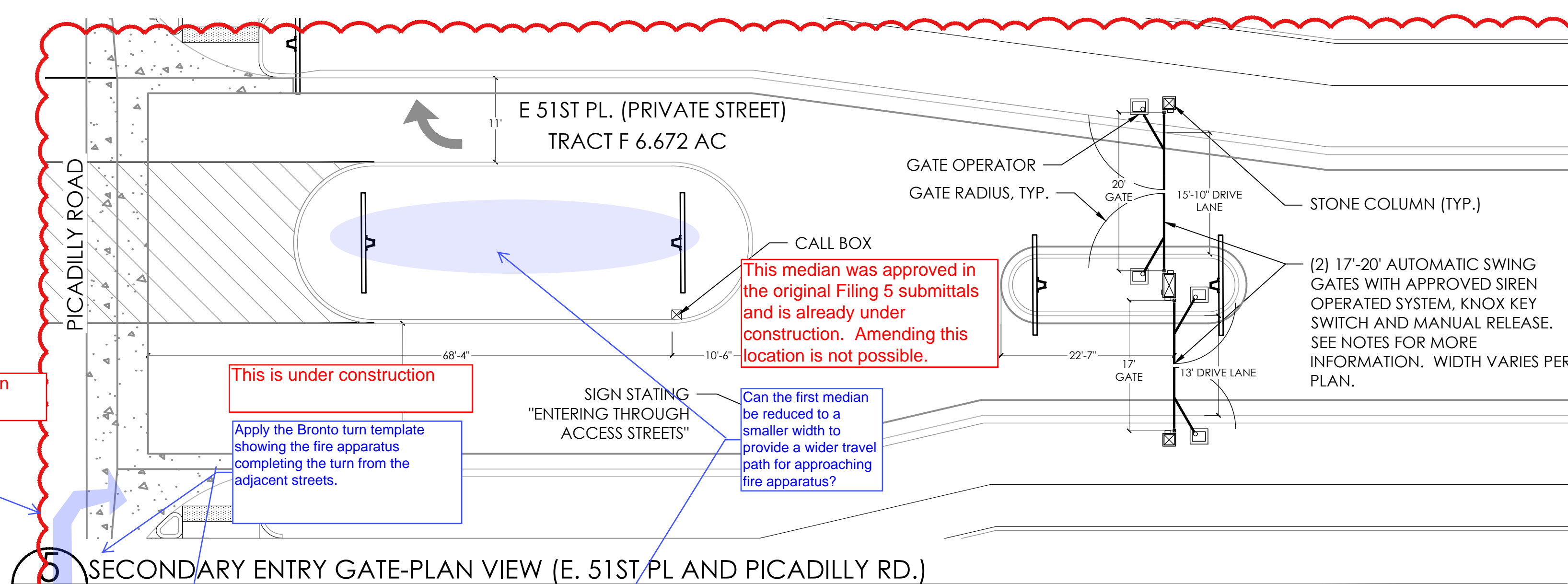
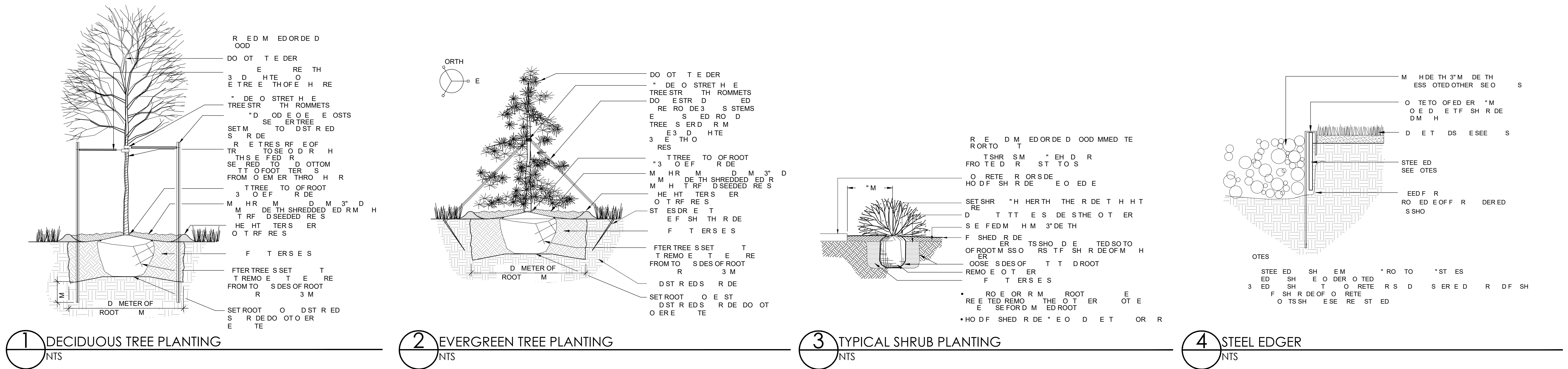
- Front/Side Yard Landscape
- Rear Yard Landscape
- Curbside Landscape
- Property Line
- Privacy Fence

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

SINGLE FAMILY LANDSCAPE AREAS

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: February 18, 2022





6 SECONDARY ENTRY GATE



AMENDMENT 2

- ADDED GATE DETAIL FOR N. QUEMOY CT. AND 52ND AVE.
- GATE DETAILS UPDATED TO CURRENT STANDARDS

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: February 18, 2022



7'-3"

5'x 5" POST

3"

6'-2"

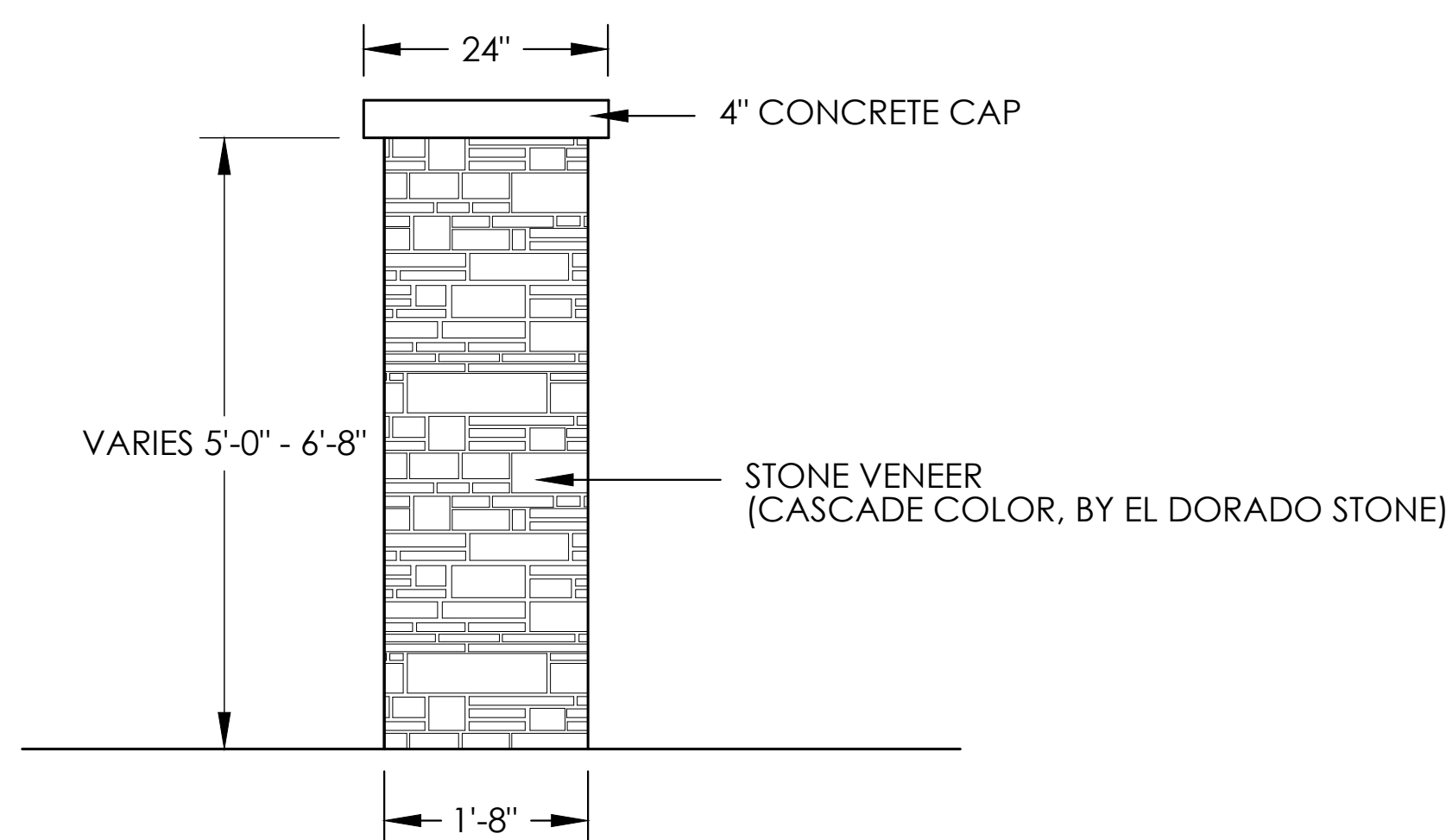
2"

7" x 7/8" PICKET

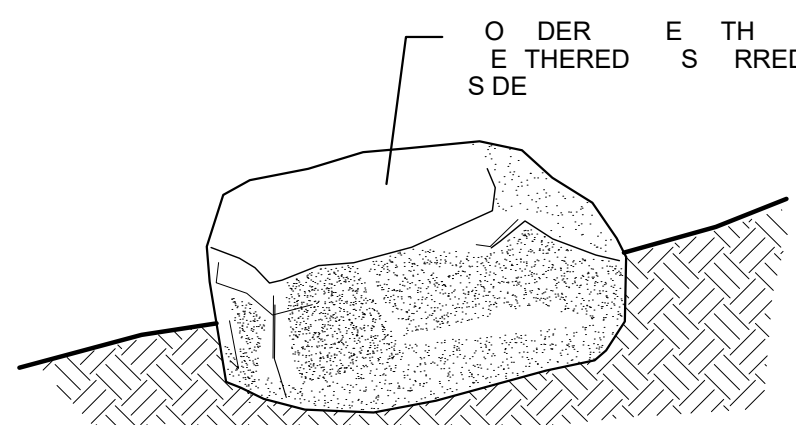
5-1/2" x 1-1/2" RAIL

FINISH GRADE

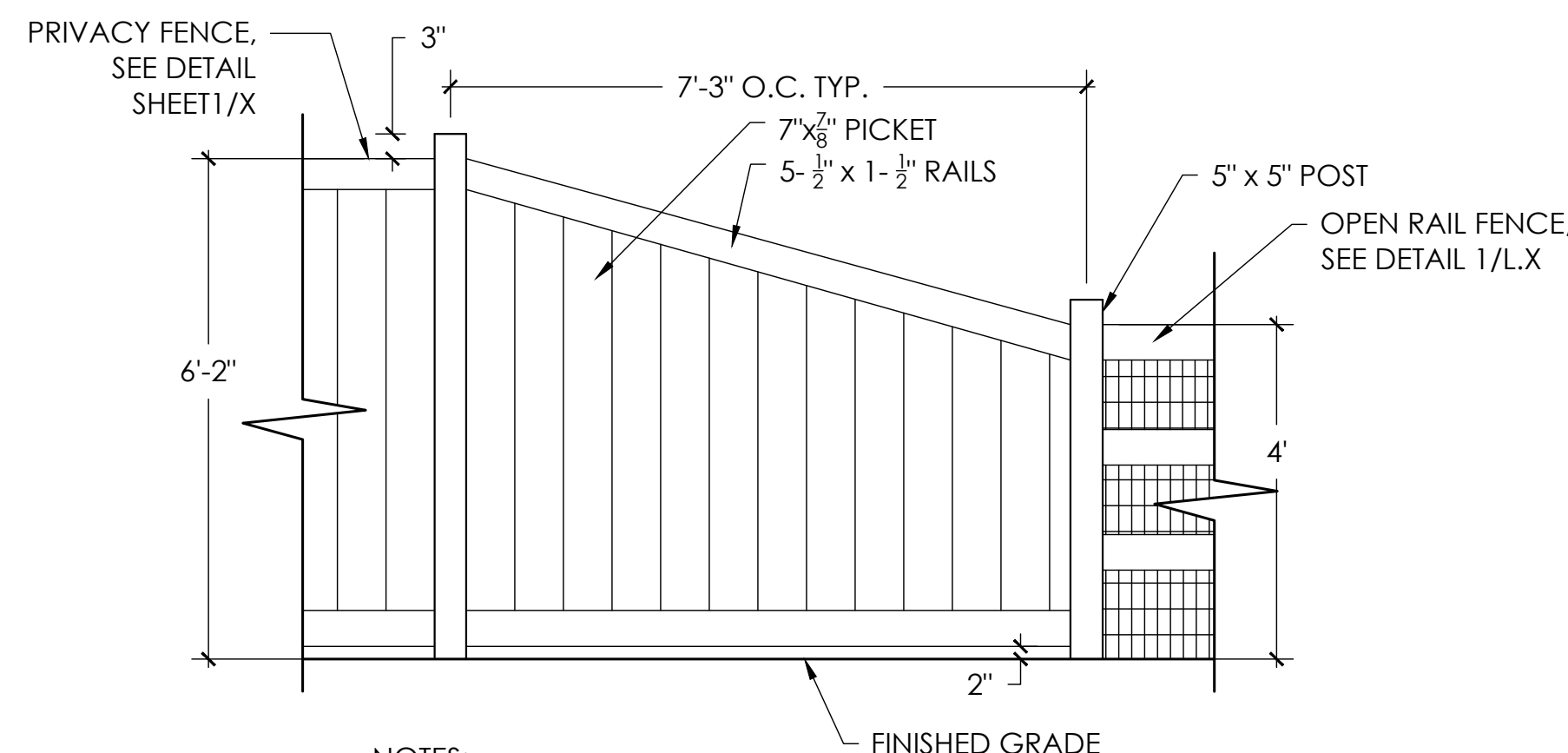
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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



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

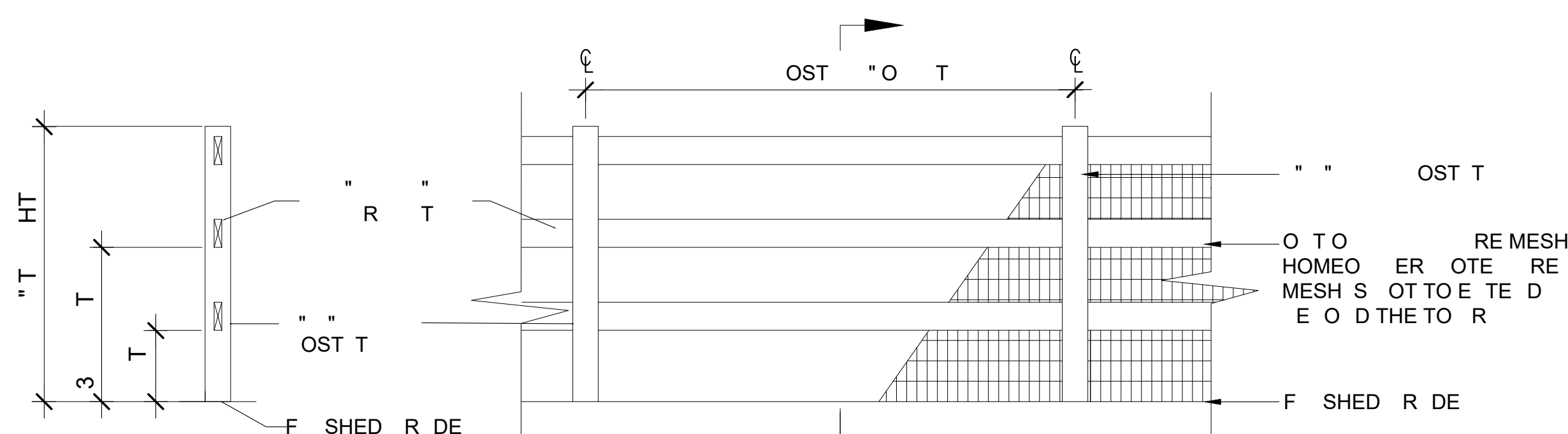

$$\begin{array}{r} 1 \overline{) 1/2'' = 1'} \end{array}$$
$$2 \overline{) 3/4'' = 1''}$$


O E O DERSTO O F R T O S D
 Q T O S S SHO O F
 R R O S OFTOT DE TH
 3 SHOFFRO S OM ETE FTER
 EME T
 RO S TO E RO ED THE DS E
 R H TE T R O R TO EME T
 DO OFTR T RE RO D R EME T
 S H TO E SEFOR RE M TO
 HOOSSE D E RO SSO TH T M M
 OFE T S RS RE S
 O DER S H O R DO R TE
 THER SED S DE FREE OF M E H S OR
 S R S ES SH E3 3H _
 D ME S Q



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

4) NTS

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


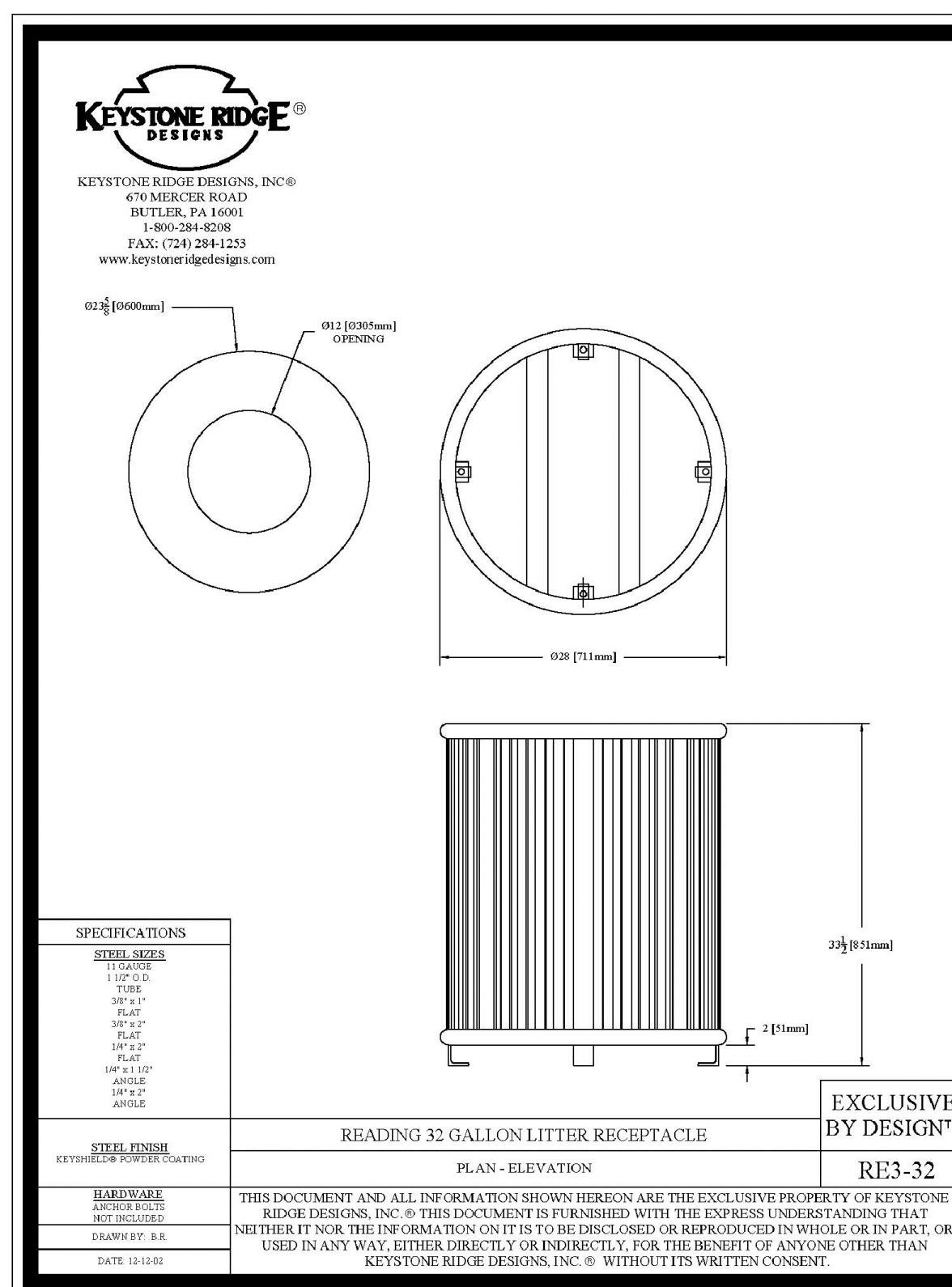
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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

FE ET E MO D
O TE FE E S DERES DE T RO ERT
E TTED ST RO ERT E

$$\overline{6} \overline{) 1/2'' = 1'}$$

3 NT

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



7 NTS *COLOR TO BE CHROMITE • 38/90018

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: February 18, 2022



terraccina
design

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



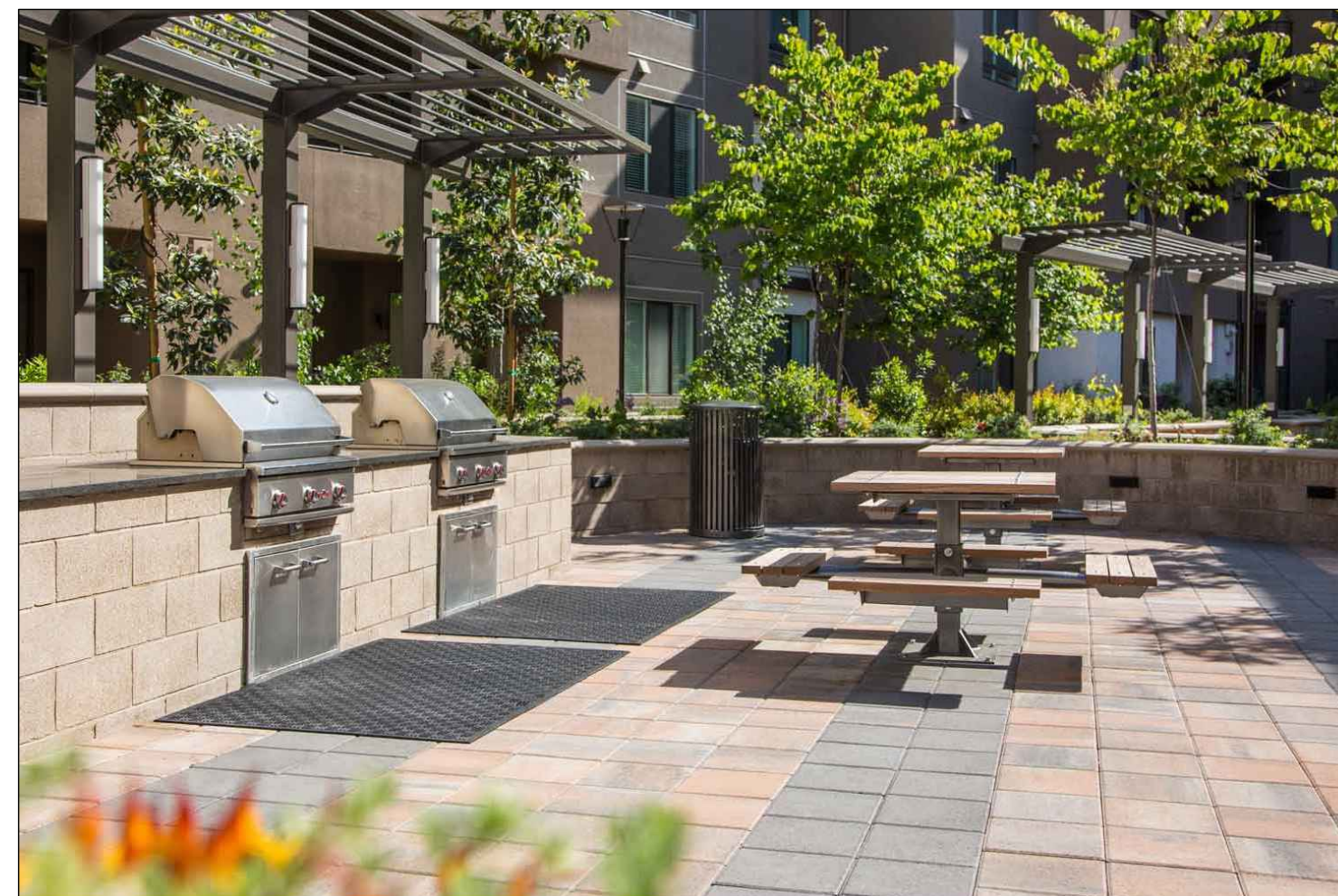
1 SHADE STRUCTURE
NTS (Images for reference only)
DIMENSIONS: 14' X 20'
MATERIALS:
VENEER: STONE
BEAMS: WOOD
ROOF: STEEL



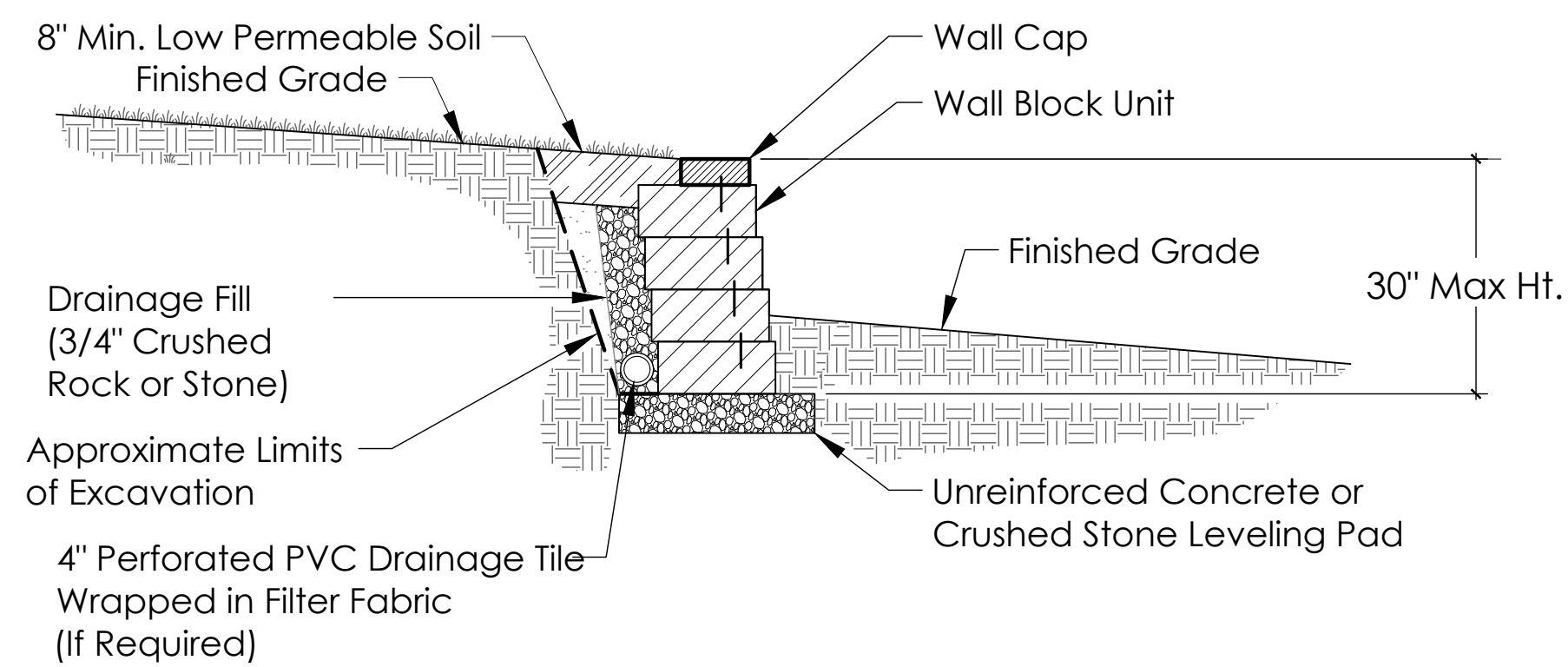
2 HARVEST TABLE
NTS (Images for reference only)



3 OUTDOOR LOUNGE
NTS (Images for reference only)



4 BBQ GRILL AREA
NTS (Images for reference only)

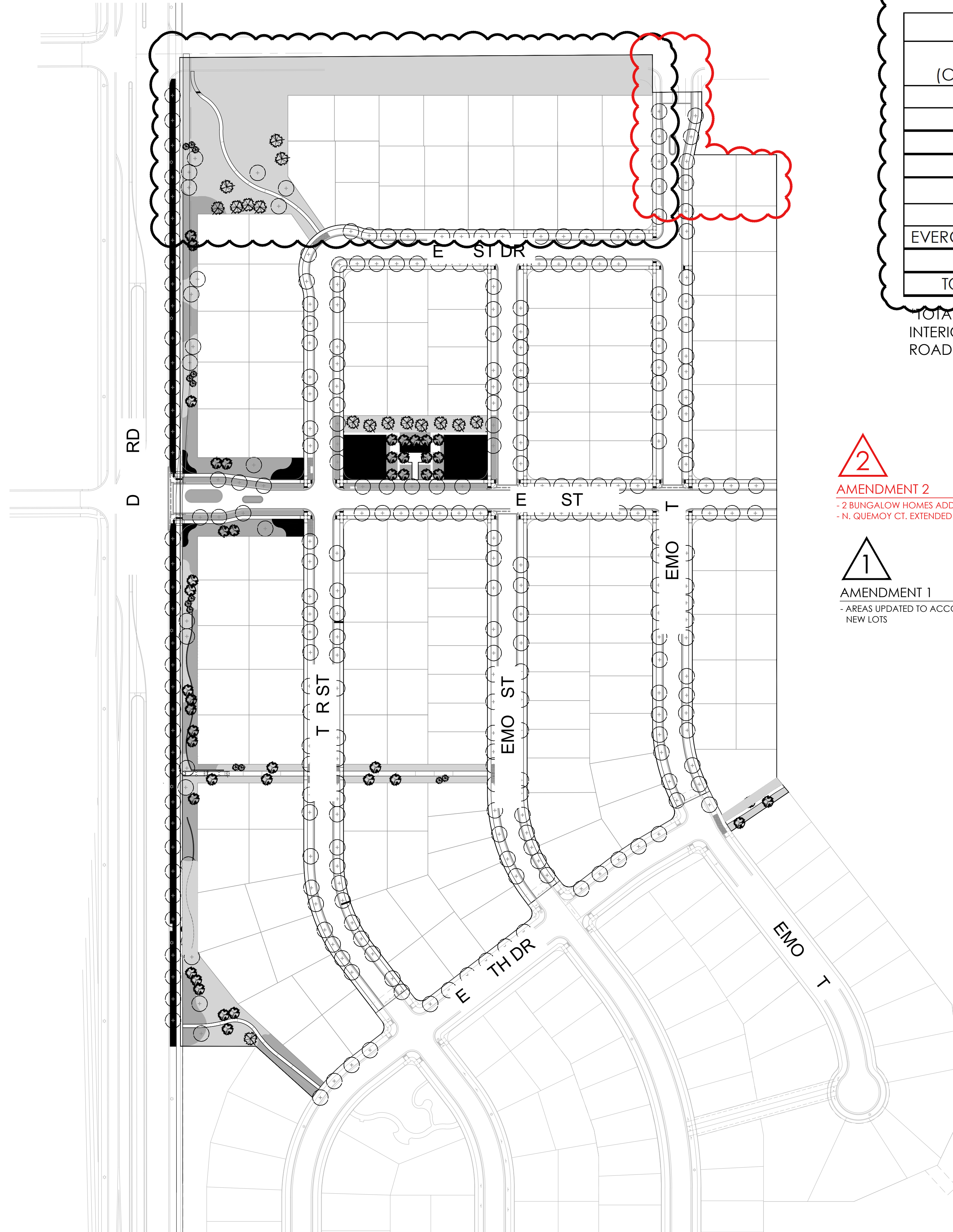


5 RETAINING WALL
NTS

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: February 18, 2022





HYDROZONE TABLE

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

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

LEGEND

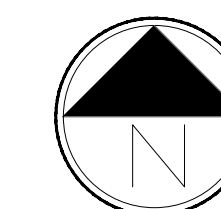
- 2**
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH
- 1**
AMENDMENT 1
- AREAS UPDATED TO ACCOMMODATE NEW LOTS

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: February 18, 2022

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

NOT FOR CONSTRUCTION



Scale: 1"= 100'-0"

SHEET OF 33

2

AMENDMENT 2

- 2 BUNGALOW HOMES ADDED

- N. QUEMOY CT. EXTENDED NORTH

1

AMENDMENT 1

- BUNGALOW HOMES ADDED

RESIDENTIAL LOT TYPE LEGEND
RETREAT LOTS

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

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

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

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

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

BUNGALOW LOTS

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

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

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

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

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

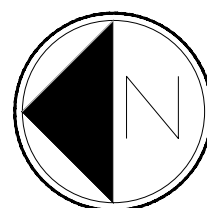
- L SINGLE FAMILY HOME (4 PACK CORNER LOT)**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
 2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
 3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-FOUR (64) AND EIGHTY-FOUR (84) PERENNIALS OR GRASSES PER FOUR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

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



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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: TER SE DS ERE REME TS
DATE: February 18, 2022



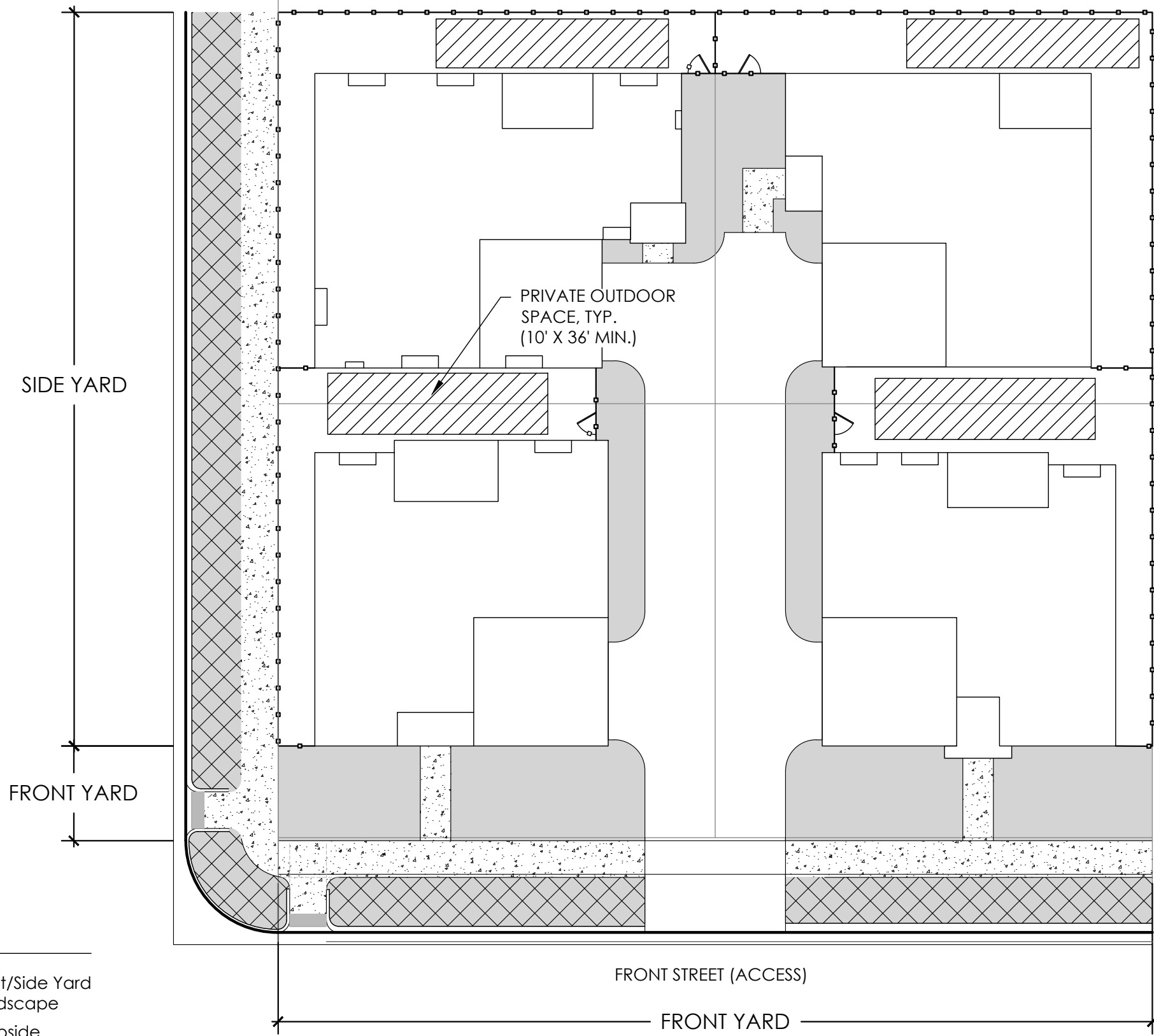
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FOR CONSTRUCTION

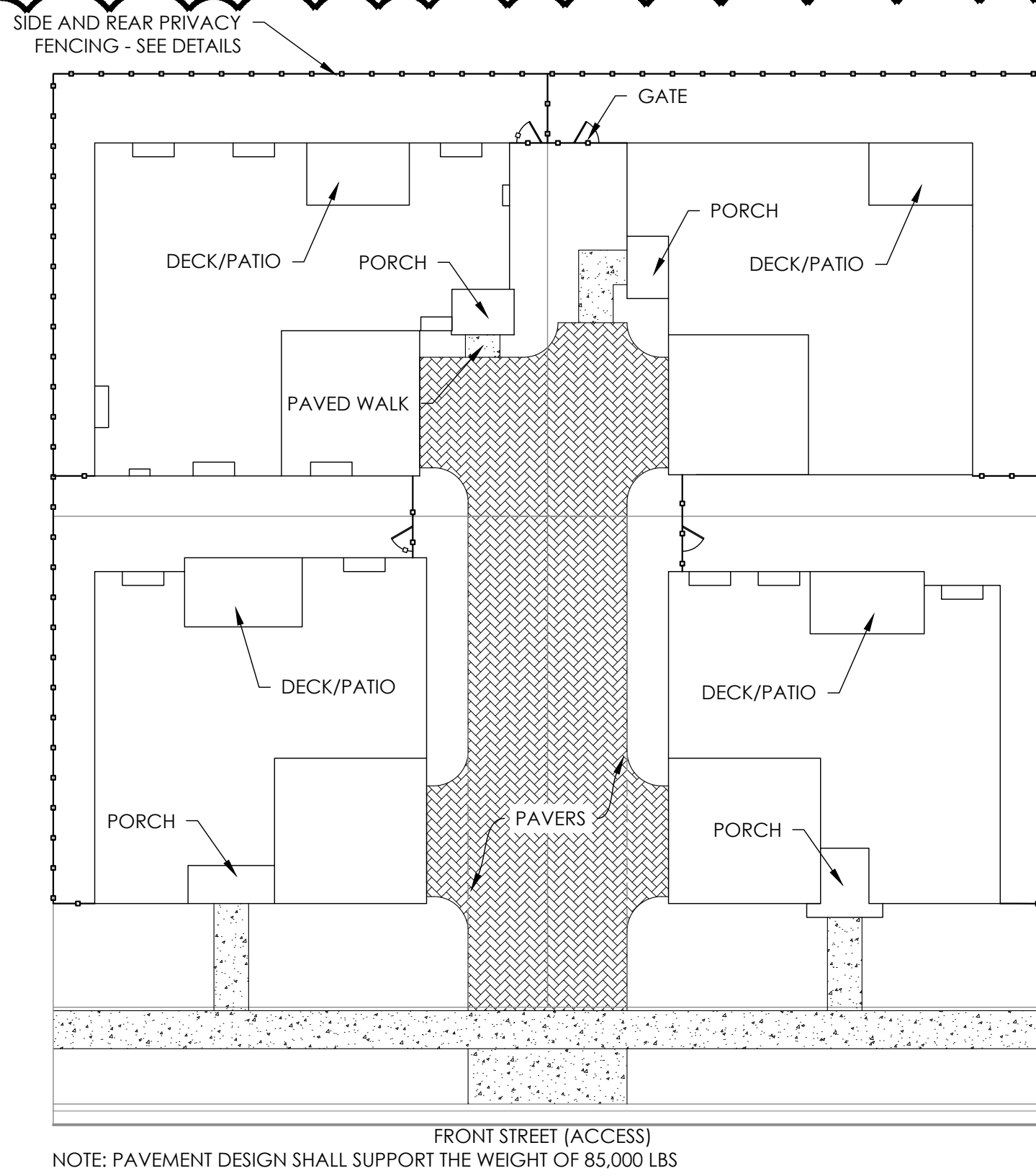
LEGEND

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

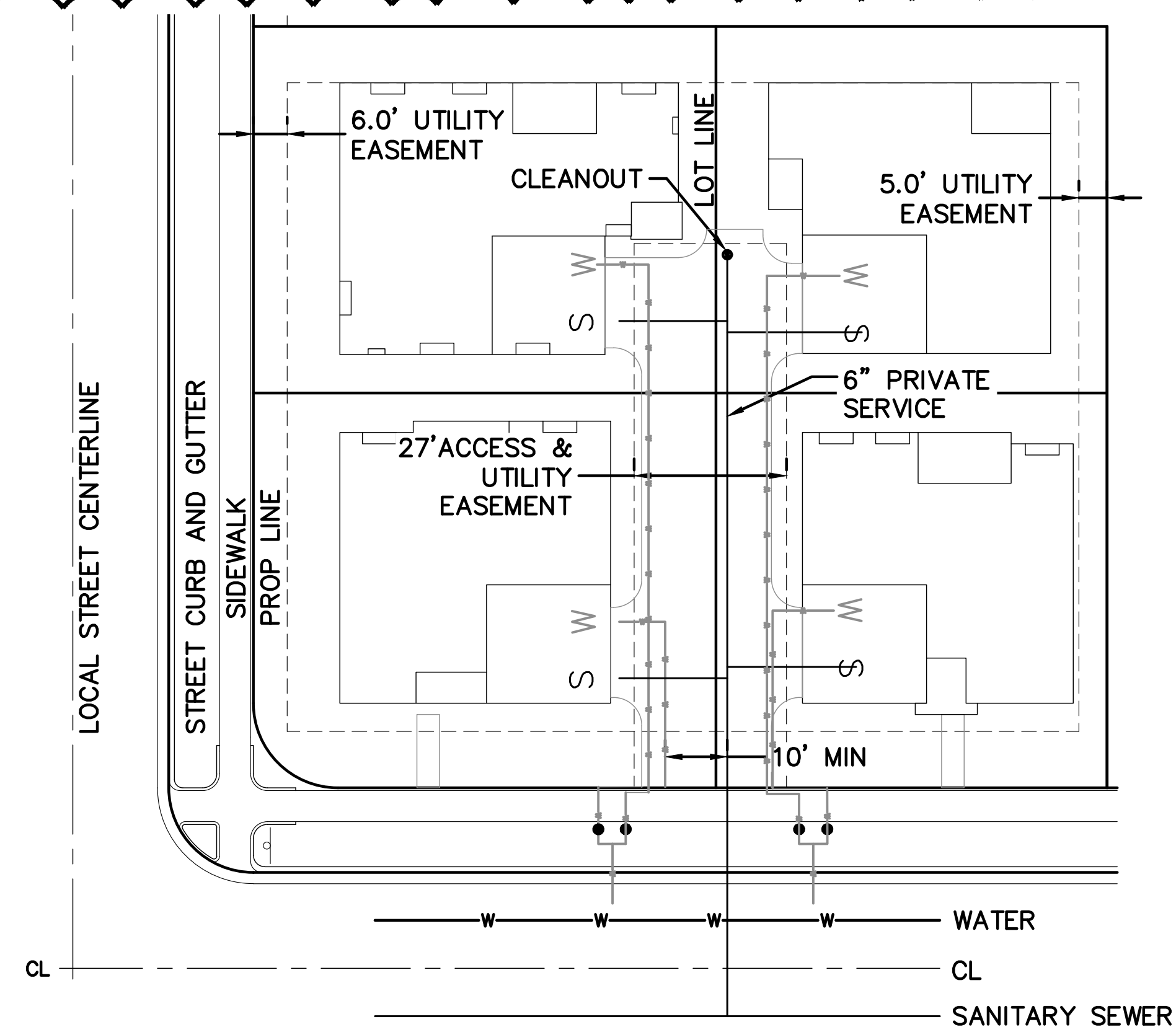
1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED



TYPICAL BUNGALOW 4-PACK
LANDSCAPE



TYPICAL BUNGALOW 4-PACK
MATERIALS AND FENCING



BUNGALOW LOT SERVICES
N.T.S.

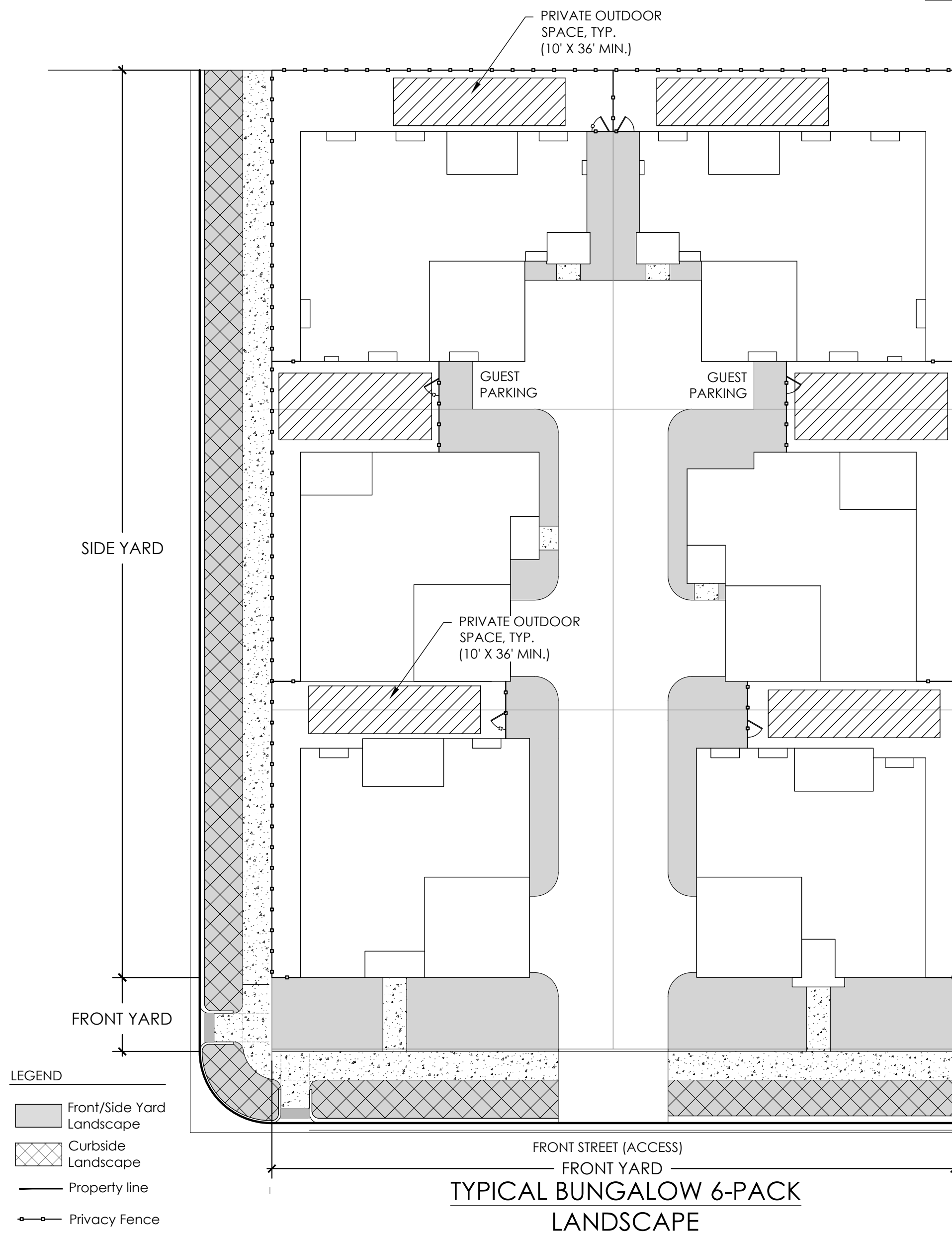
ARCHITECTURAL STANDARDS

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

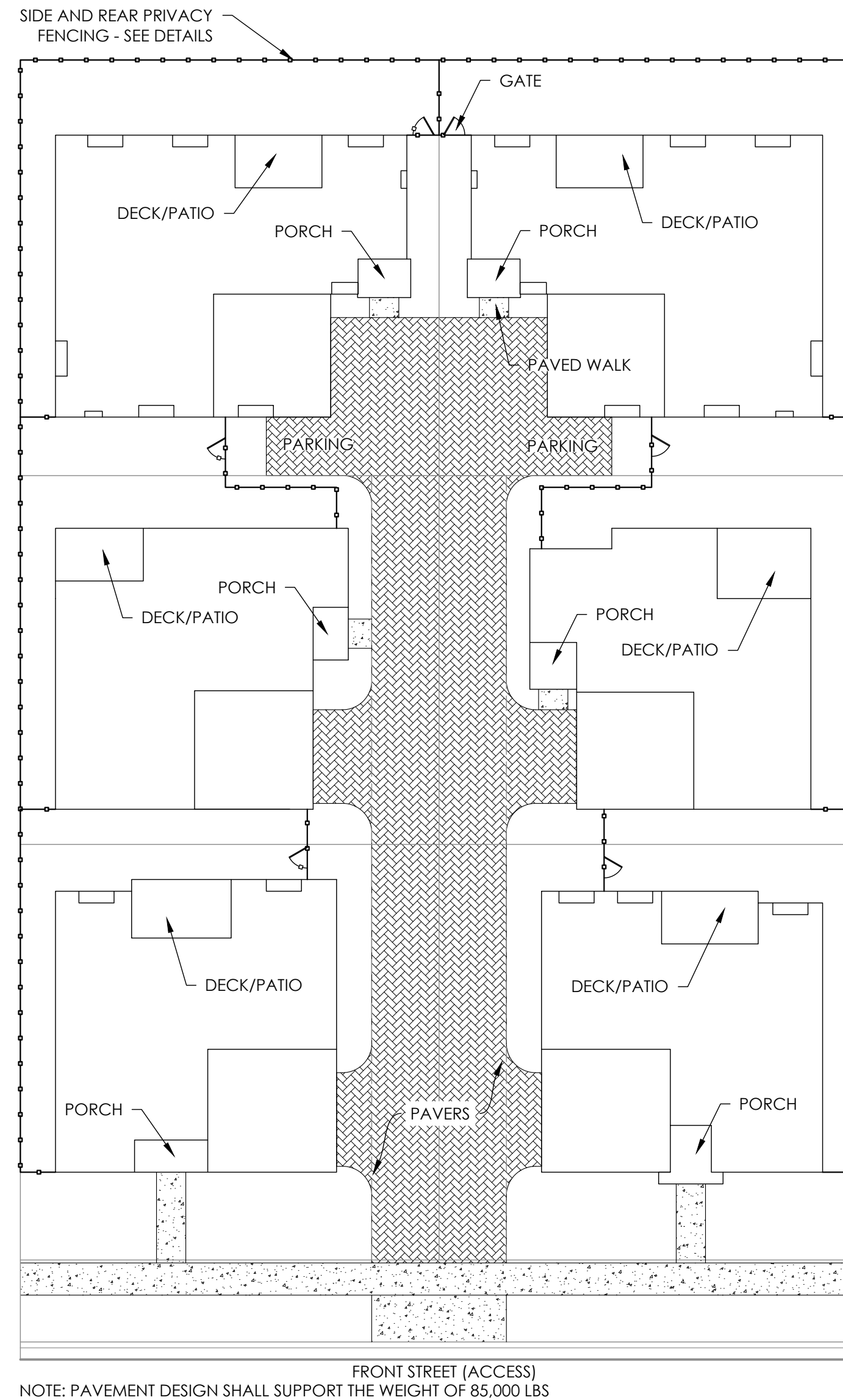
NOTE:

- SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27
- LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY. FINAL DESIGN TO BE DETERMINED BY HOME BUILDER/OWNER.

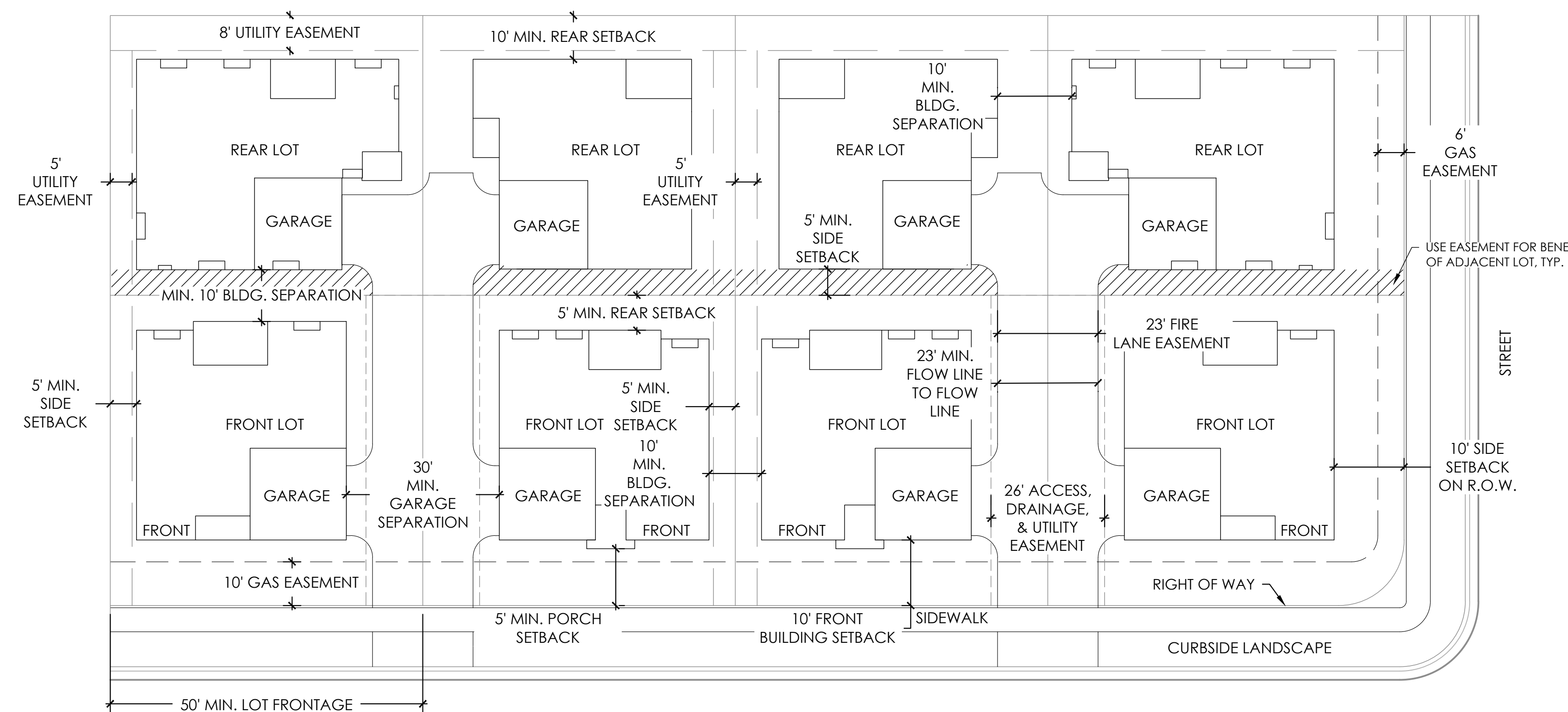
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: February 18, 2022



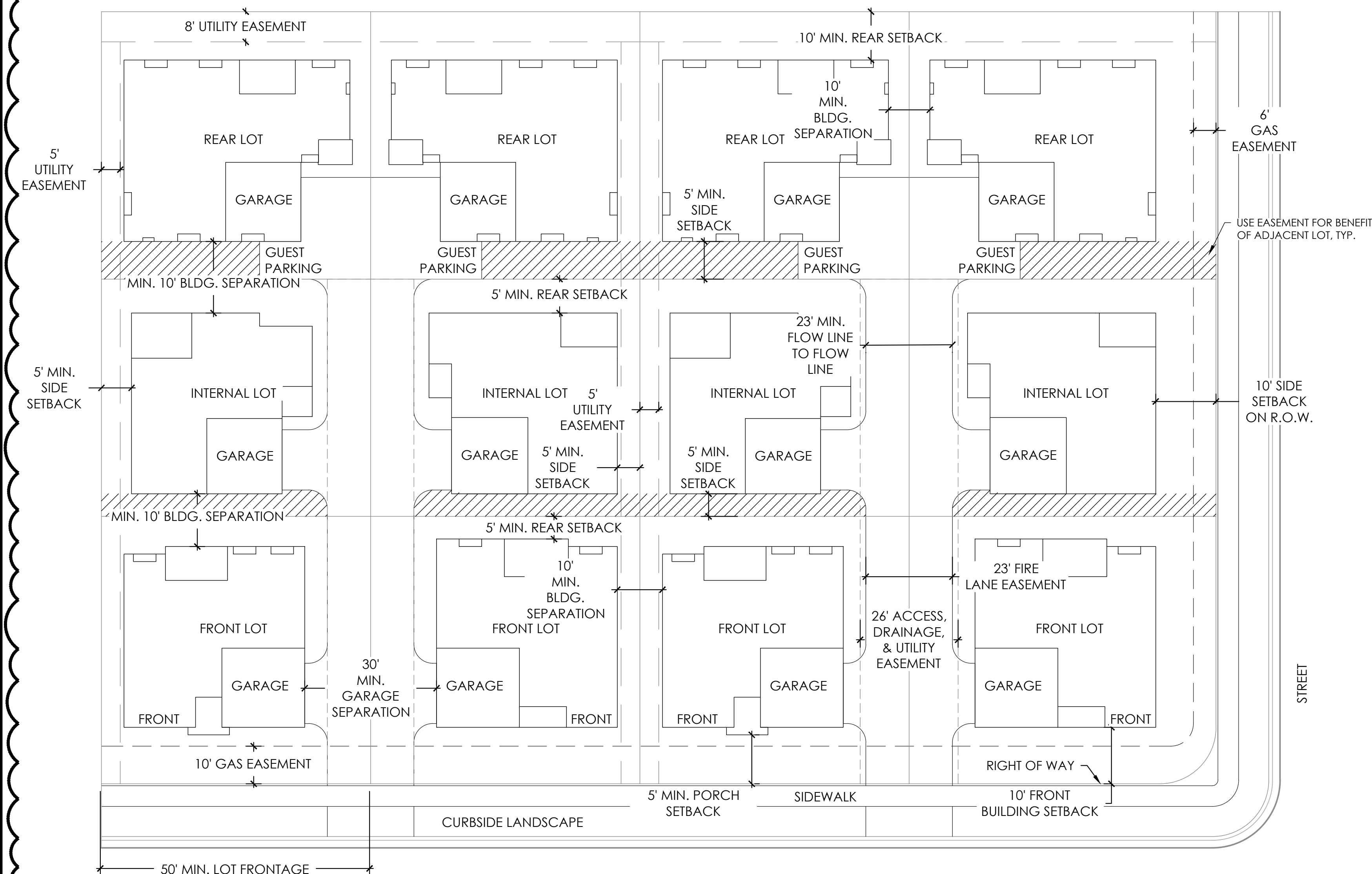
TYPICAL BUNGALOW 6-PACK
LANDSCAPE



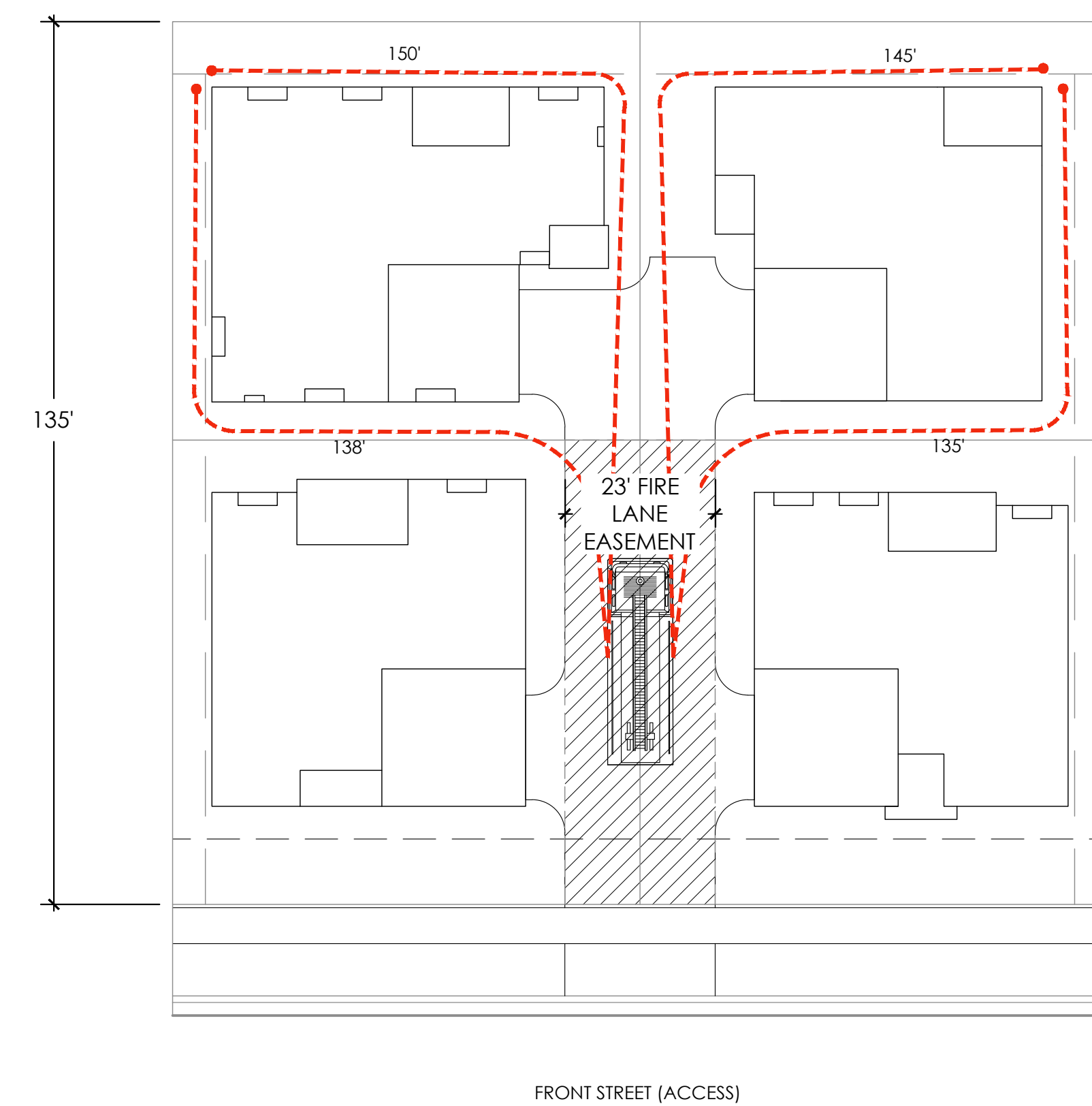
TYPICAL BUNGALOW 6-PACK
MATERIALS AND FENCING



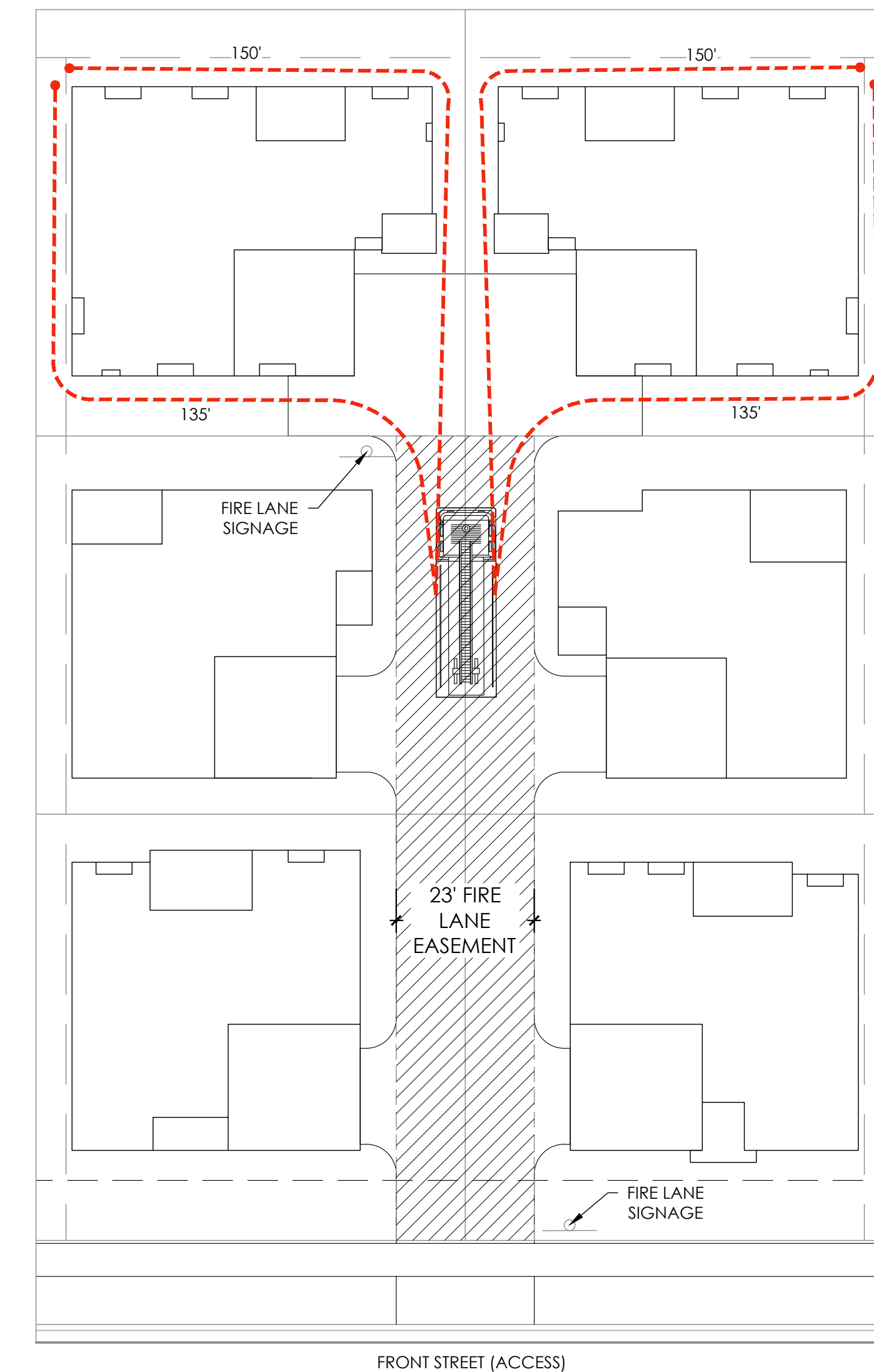
TYPICAL BUNGALOW 4-PACK SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 6-PACK SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 4-PACK HOSEPULL



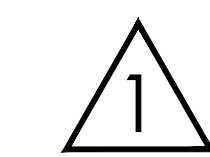
TYPICAL BUNGALOW 6-PACK HOSEPULL

ARCHITECTURAL STANDARDS

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

NOTE:

1. SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27
3. LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY. FINAL DESIGN TO BE DETERMINED BY HOME BUILDER/OWNER.



AMENDMENT 1

- BUNGALOW 6 PACK TYPICALS ADDED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: February 18, 2022

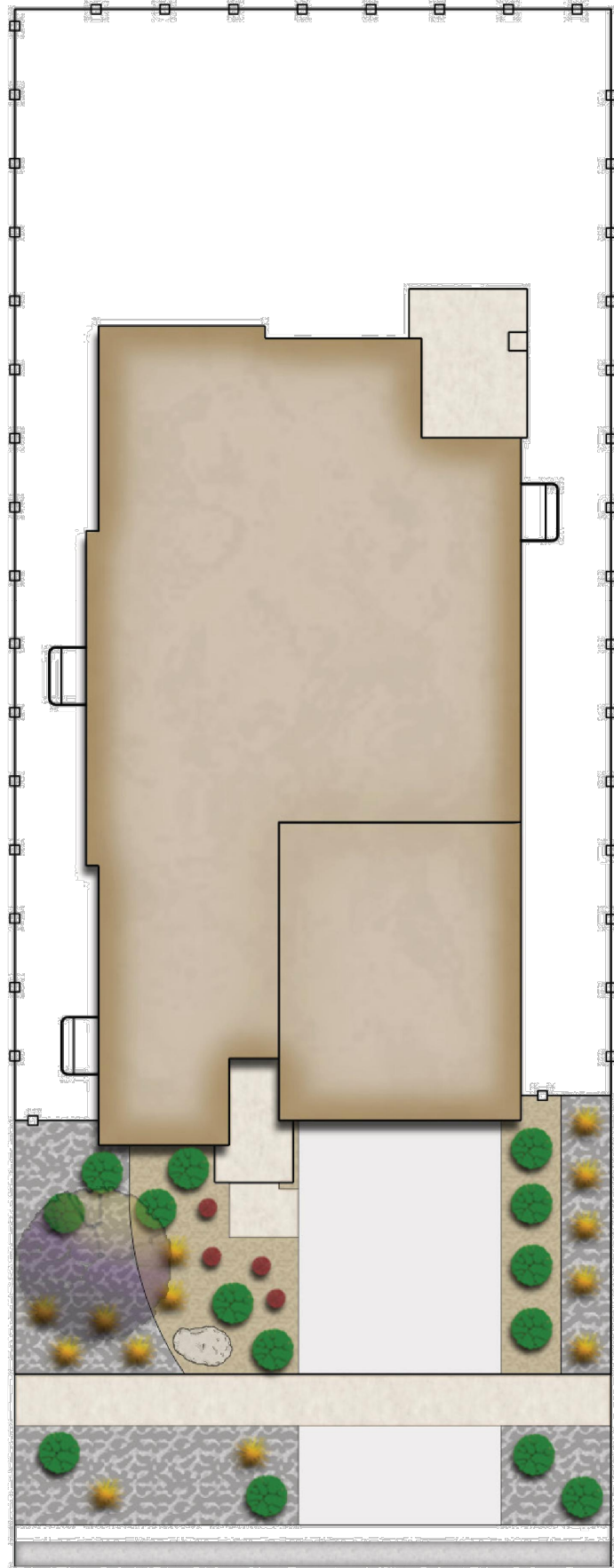
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical
Retreat Small Mid-Block Lot Type 1 (45'-50' x 110')

A1

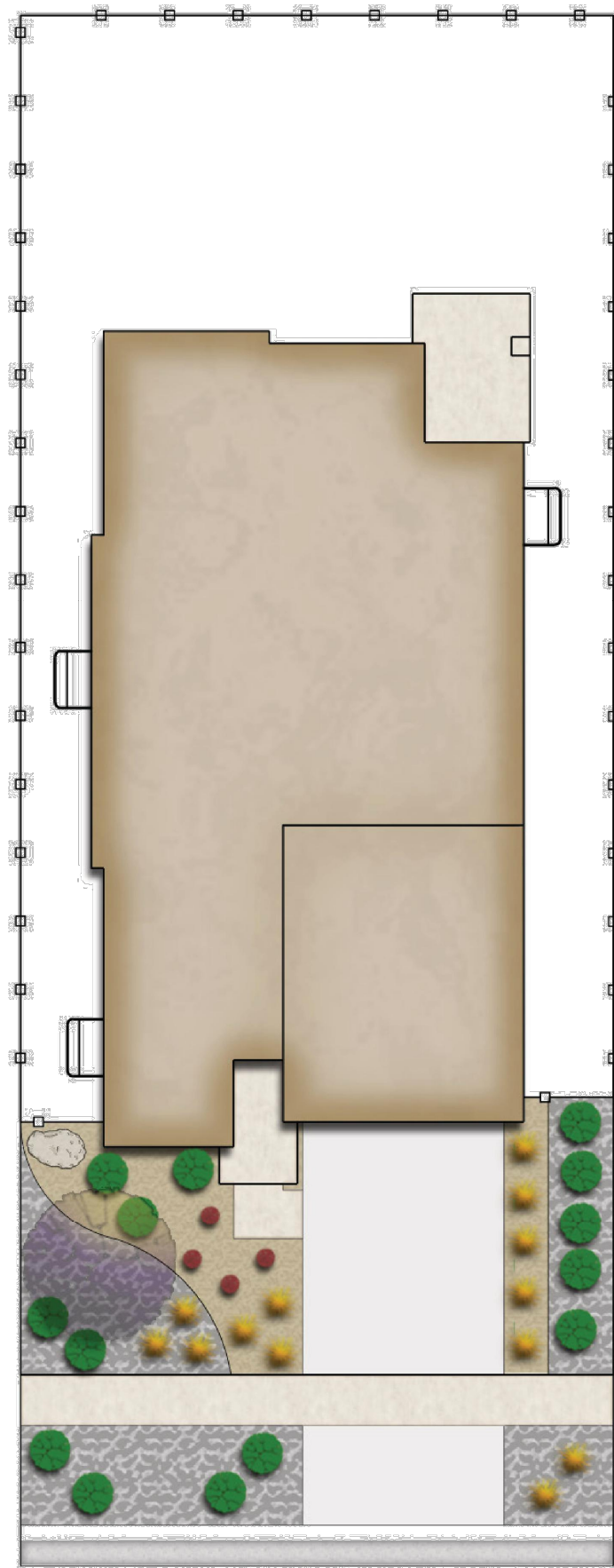
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical
Retreat Small Mid-Block Lot Type 2 (45'-50' x 110')

A2

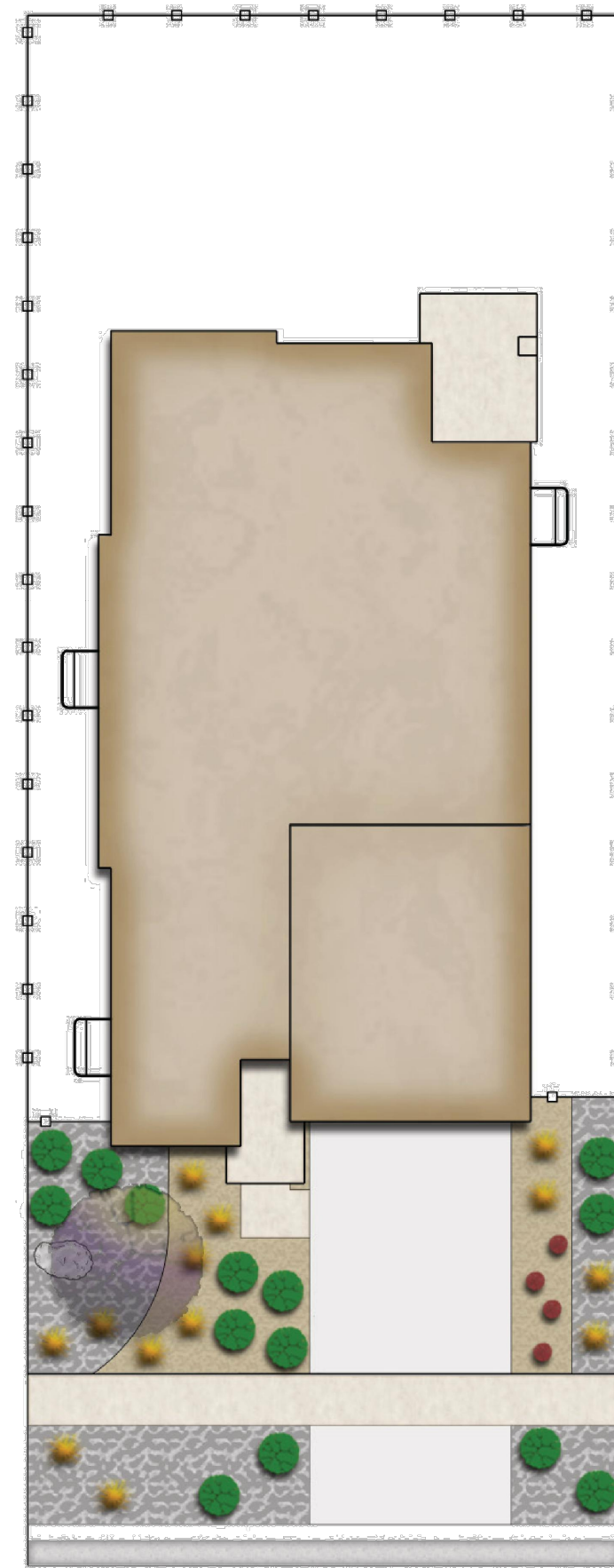
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical
Retreat Small Mid-Block Lot Type 3 (45'-50' x 110')

A3

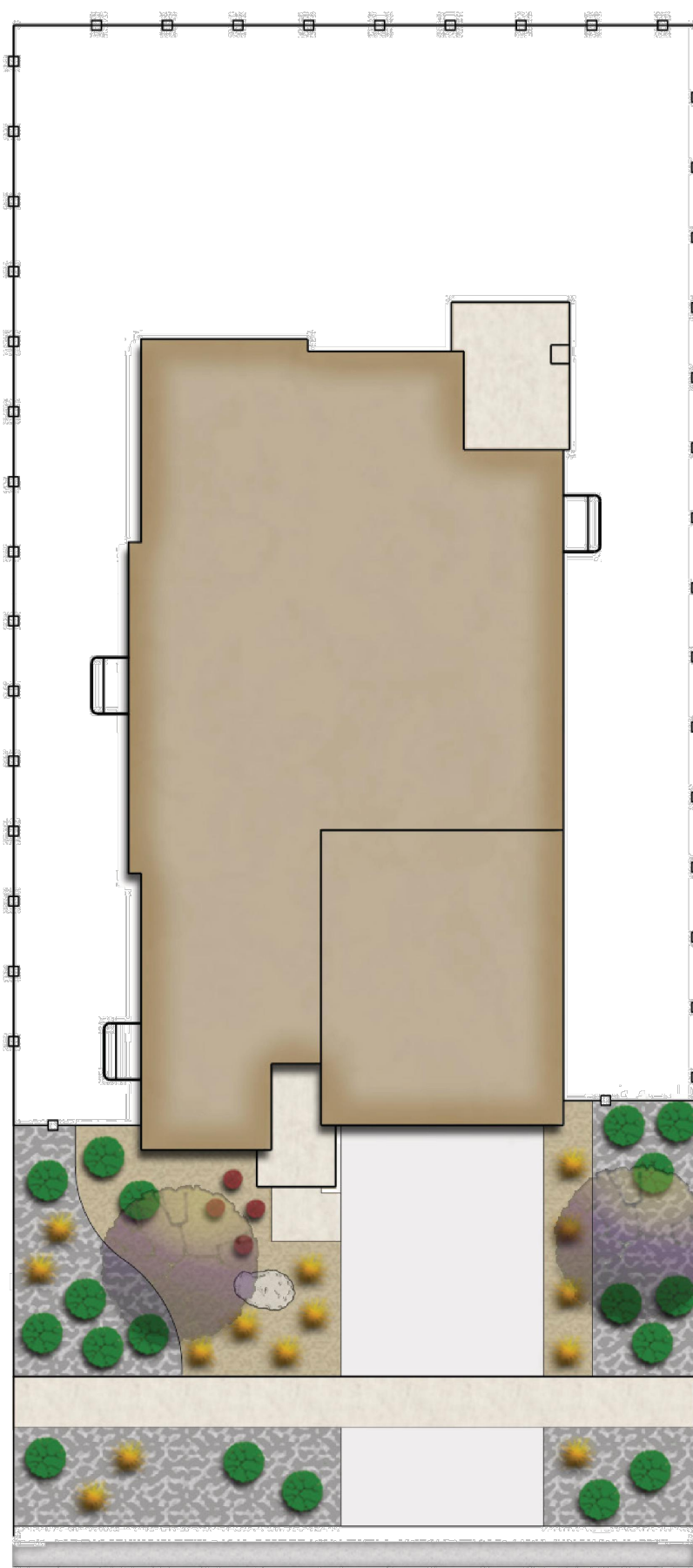
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (50'-60' x 110')

B1

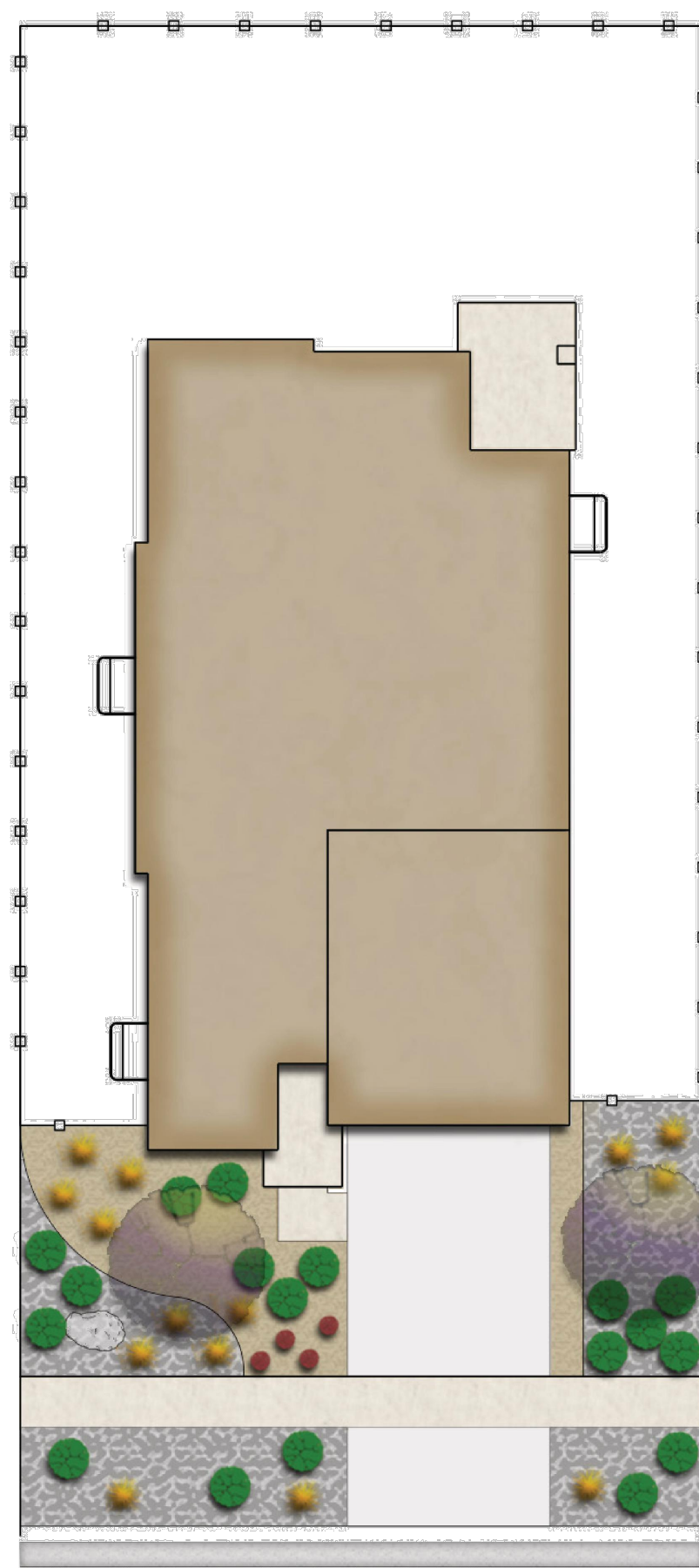
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 2 (50'-60' x 110')

B2

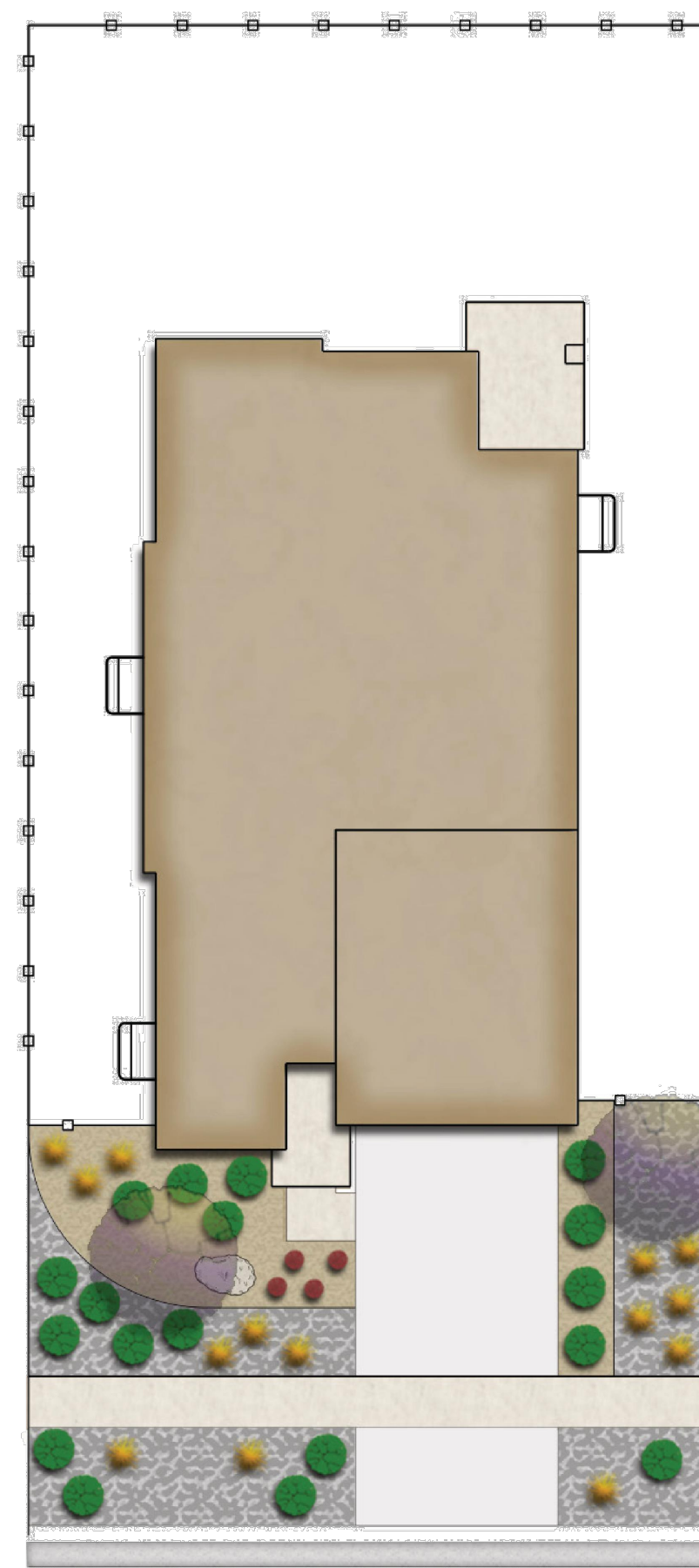
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 3 (50'-60' x 110')

B3

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

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

Note:

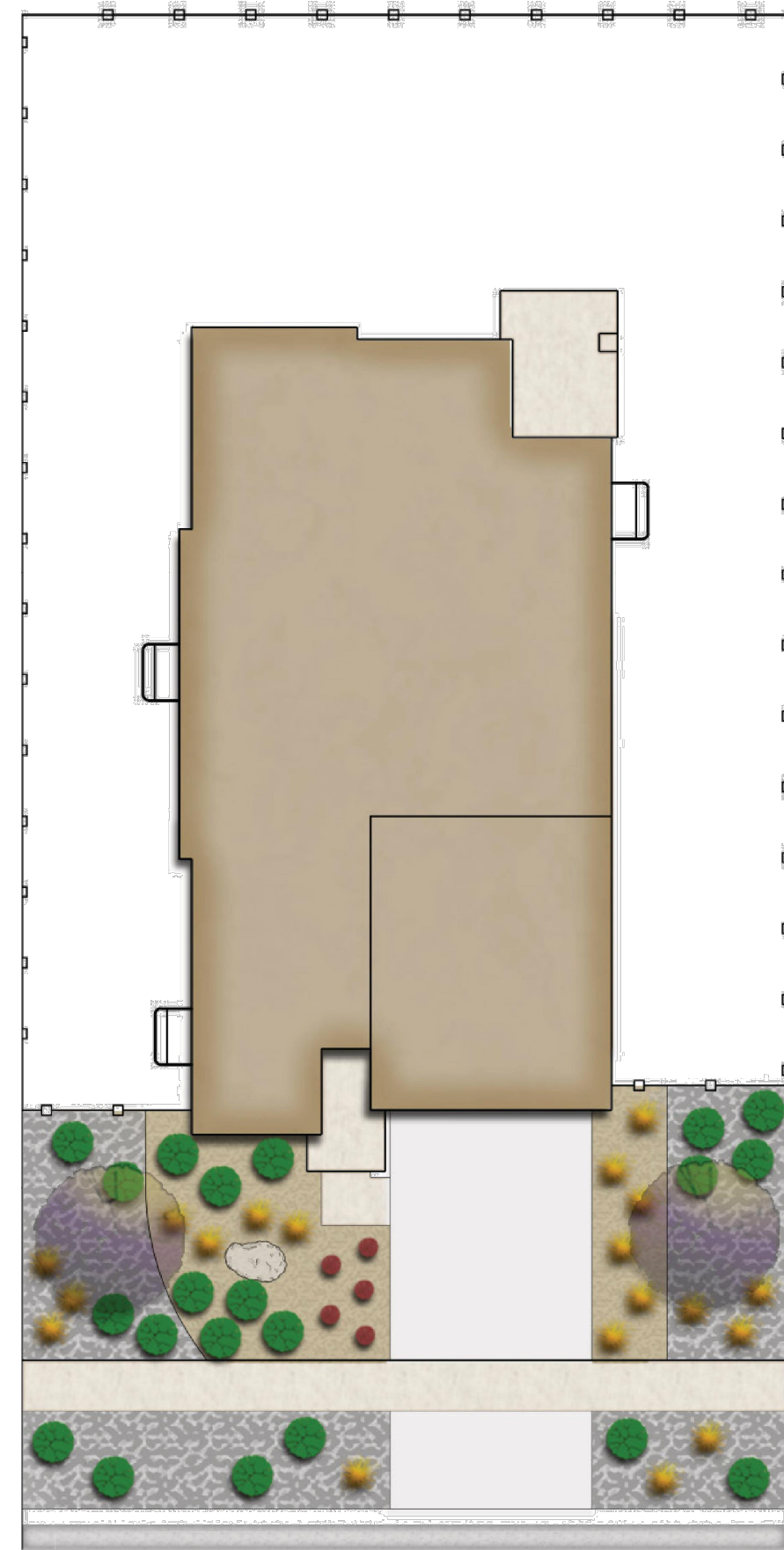
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Mid-Block Lot Type 1 (60'-70' x 110')

C1

Note:

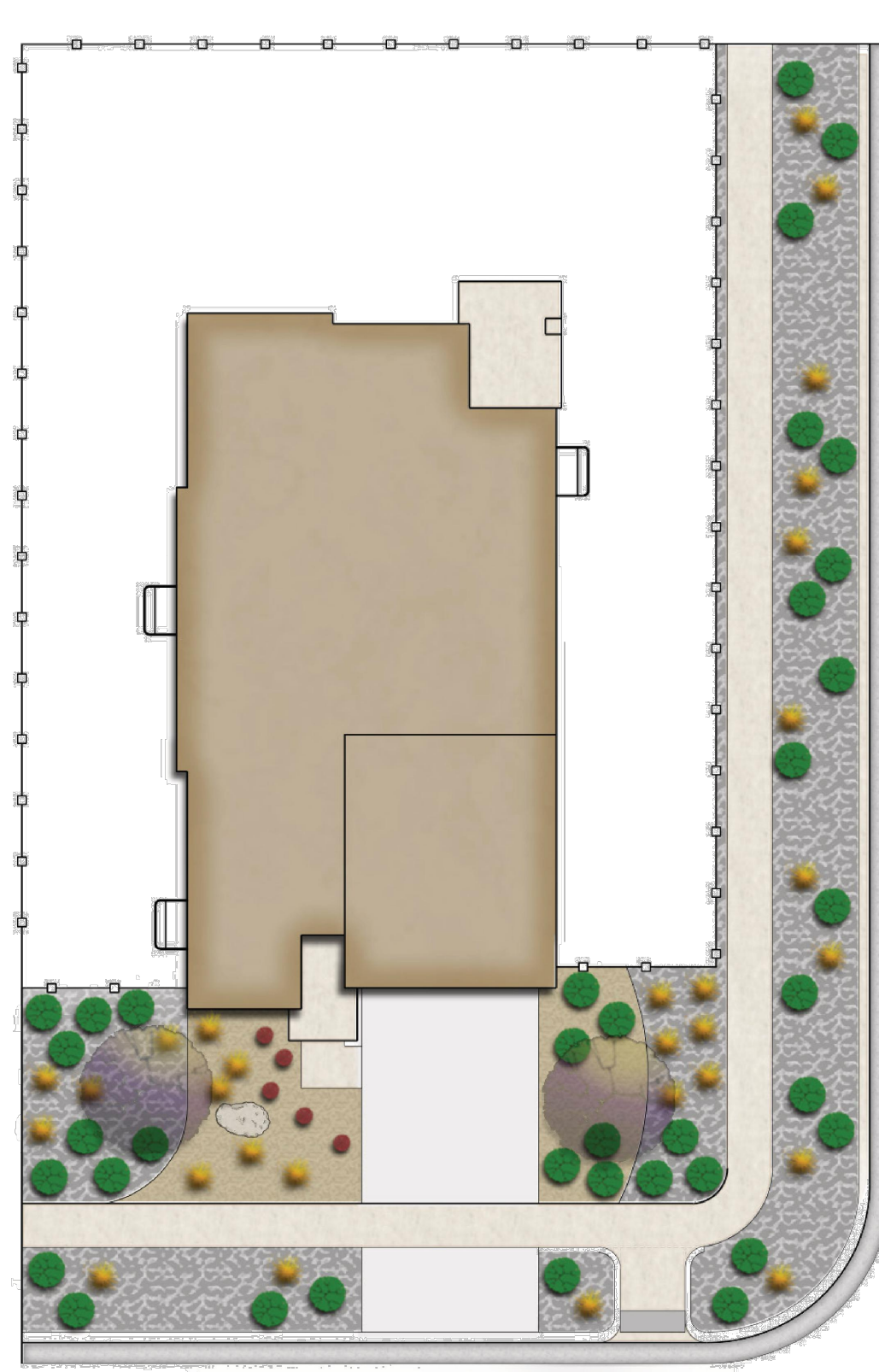
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 1 (60'-70' x 110')

D1

Note:

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

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 2 (60'-70' x 110')

D2

Note:

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

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 3 (60'-70' x 110')

D3

Note:

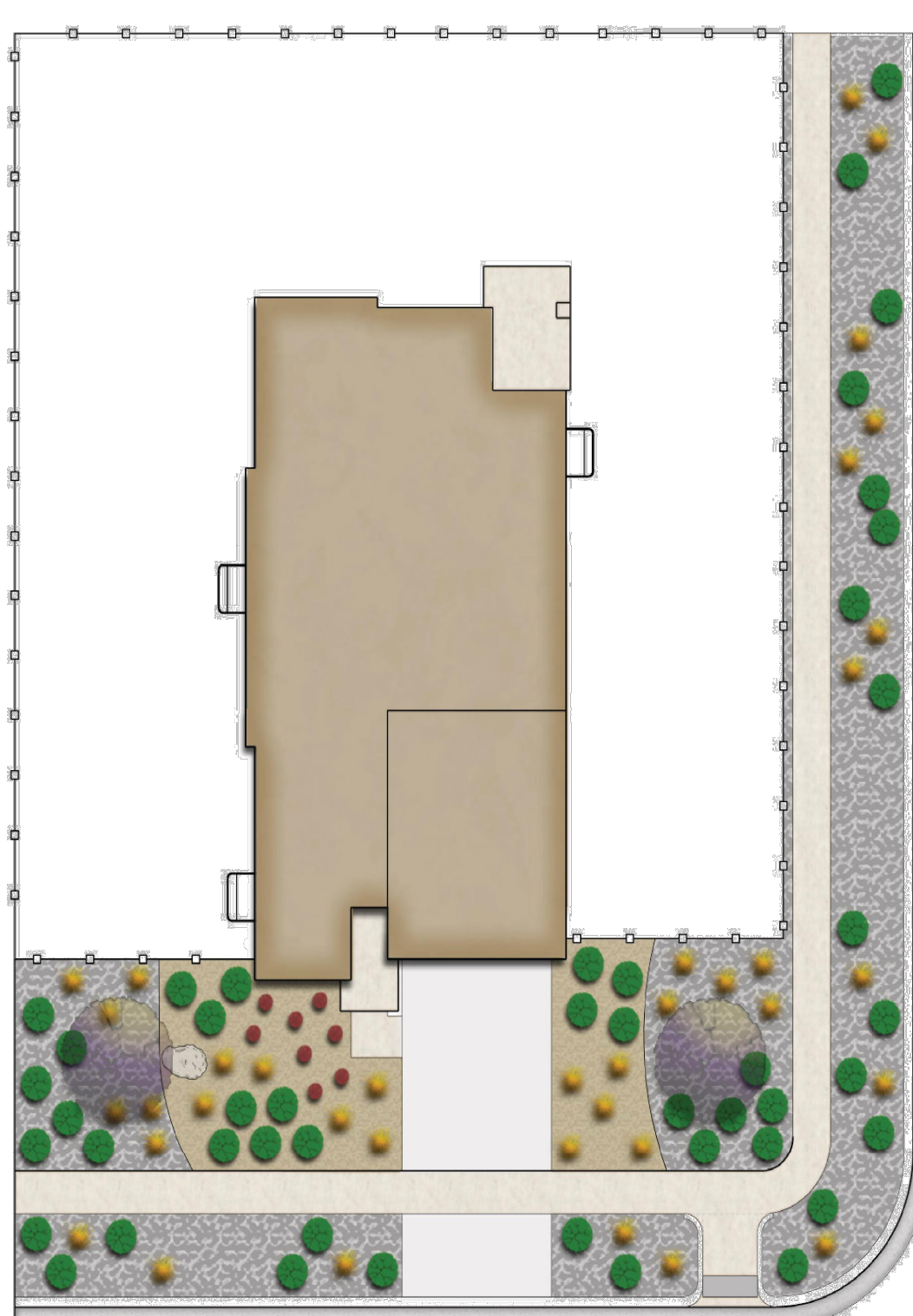
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 1 (80'-90' x 110')

E1

Note:

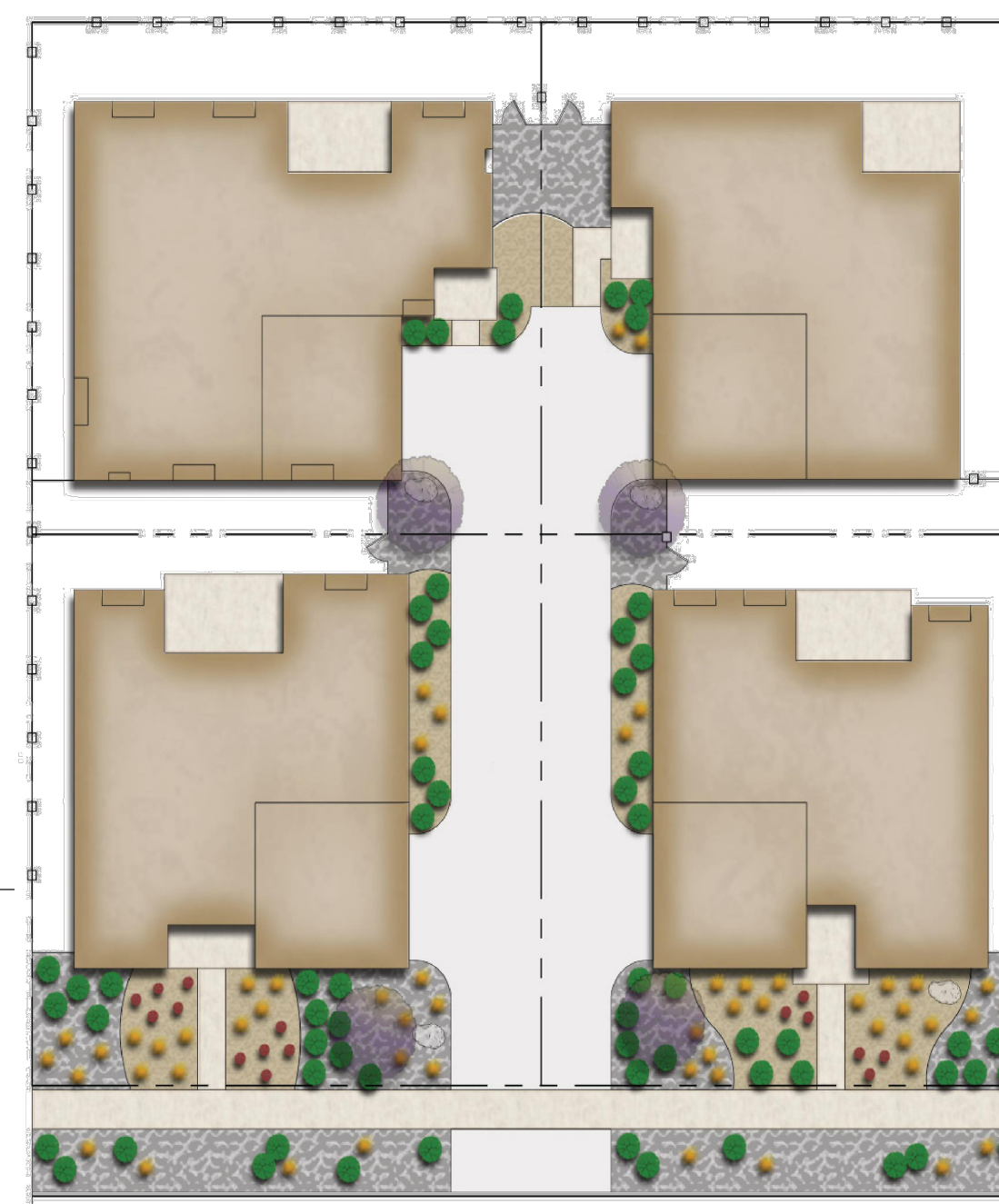
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 4-Pack Mid-Block Lot Type 1

F1

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

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

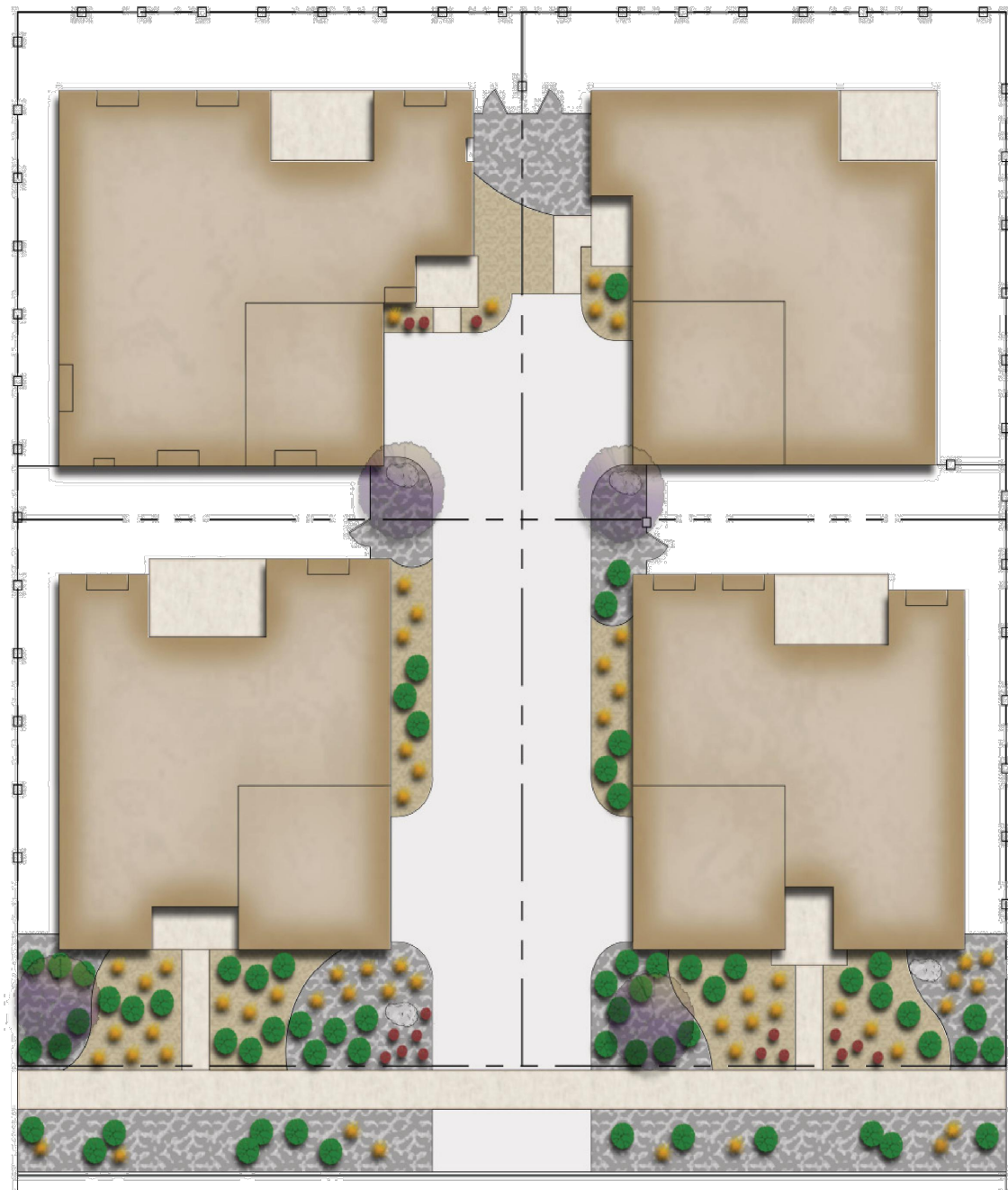
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



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

F2

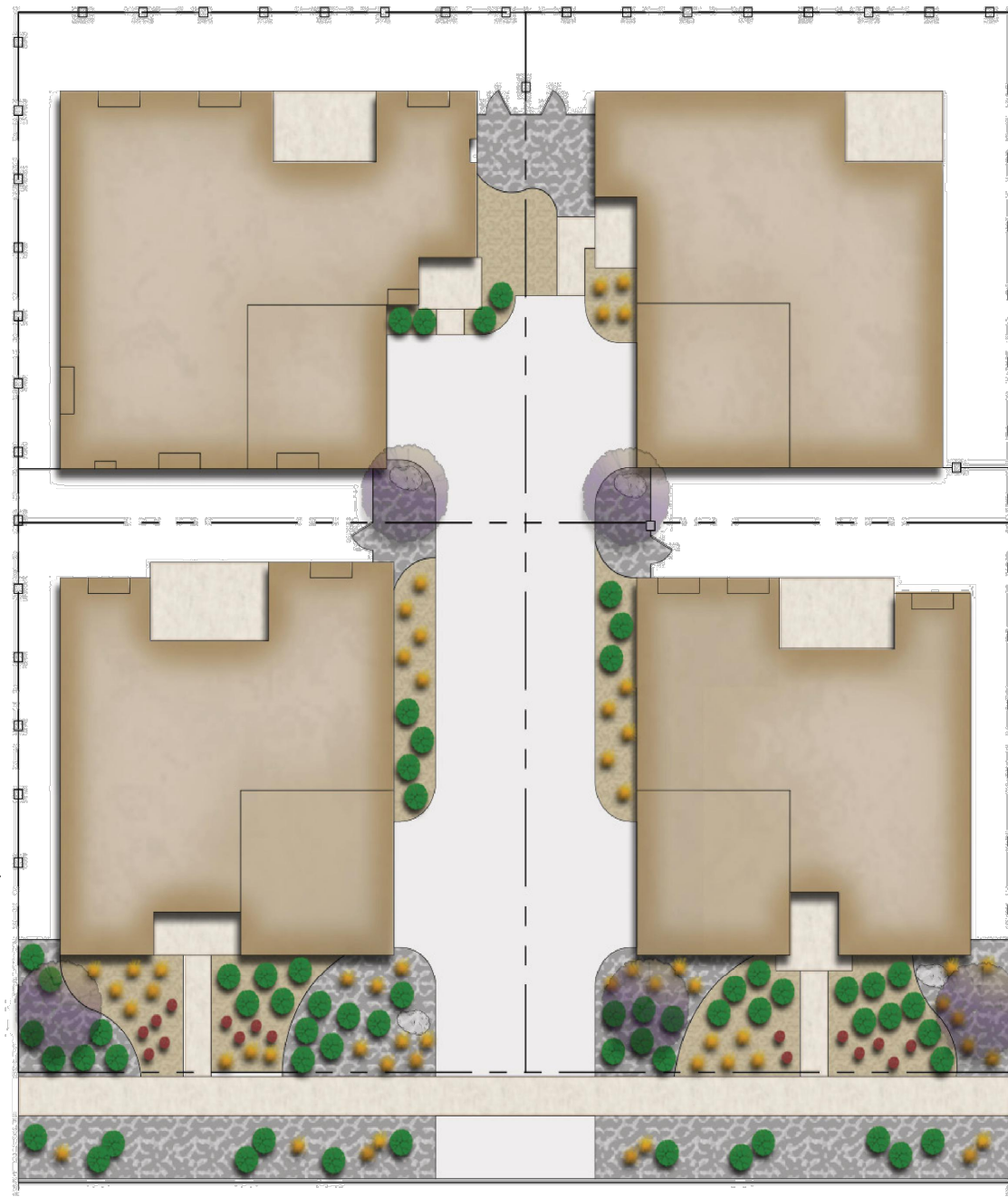
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



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

F3

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

Legend

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

Plant Schedule

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



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

G1

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

Legend

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

Plant Schedule

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



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

G2

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

Legend

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

Plant Schedule

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



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

H1

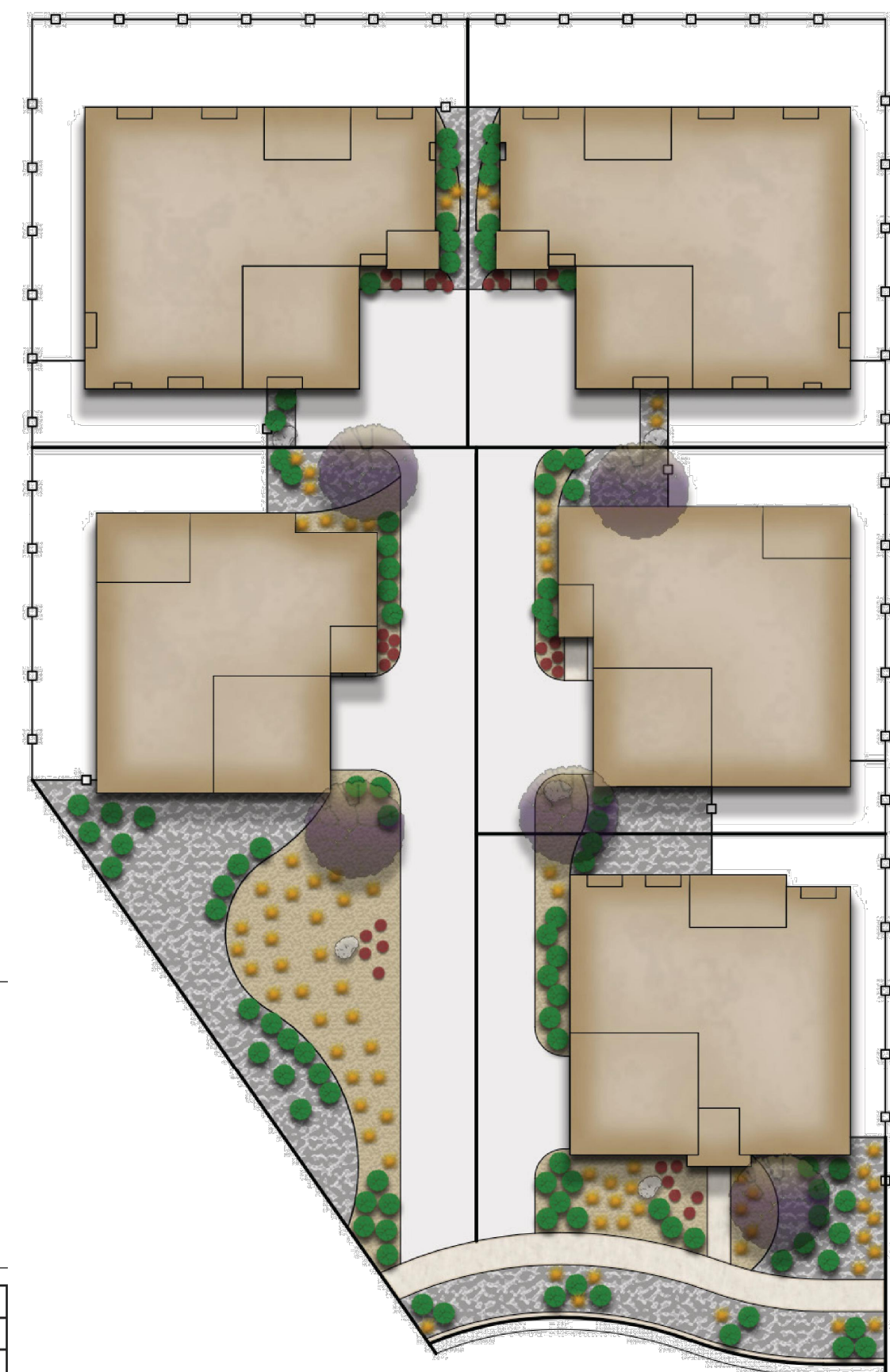
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



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

J1

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

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

Note:

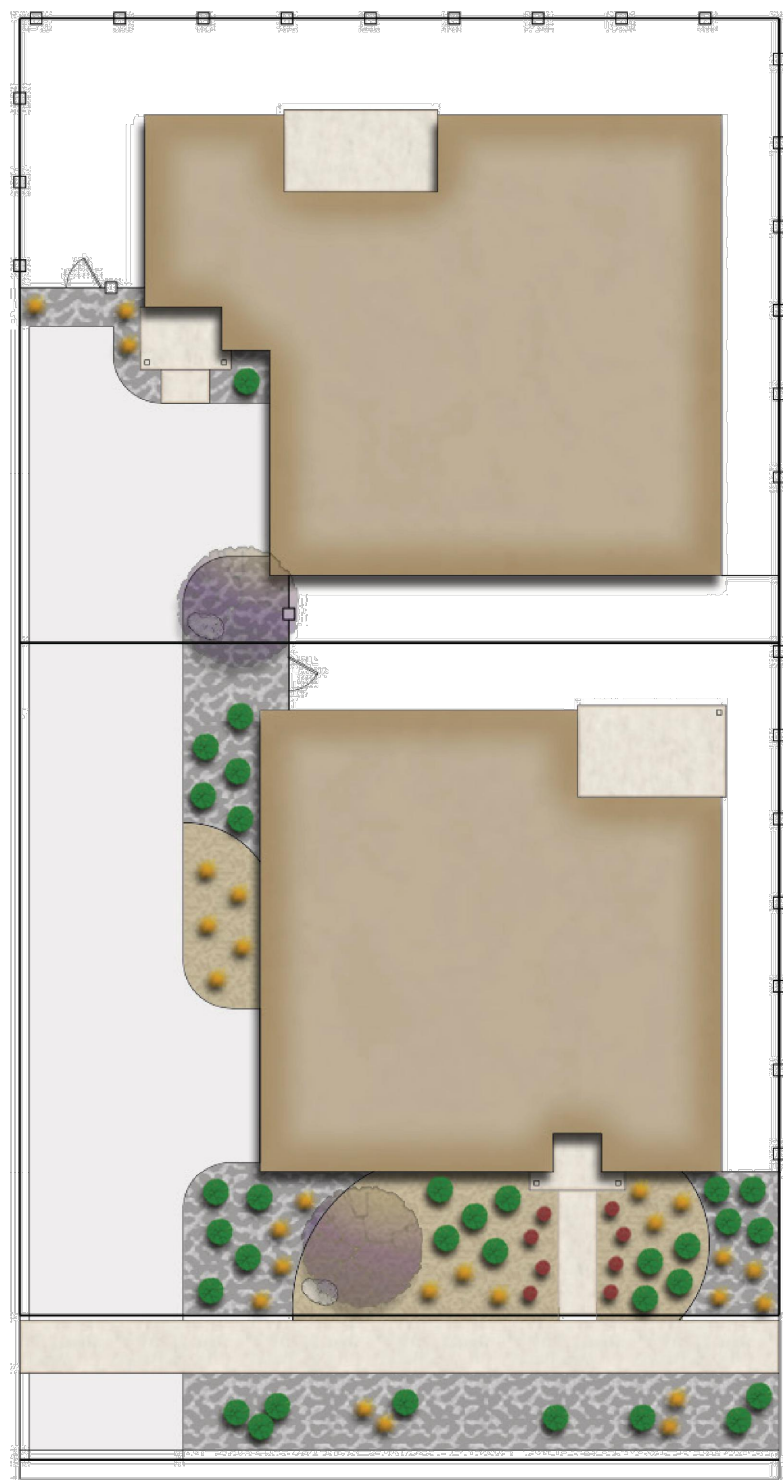
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 2-Pack Mid-Block Lot Type 1

K1

Note:

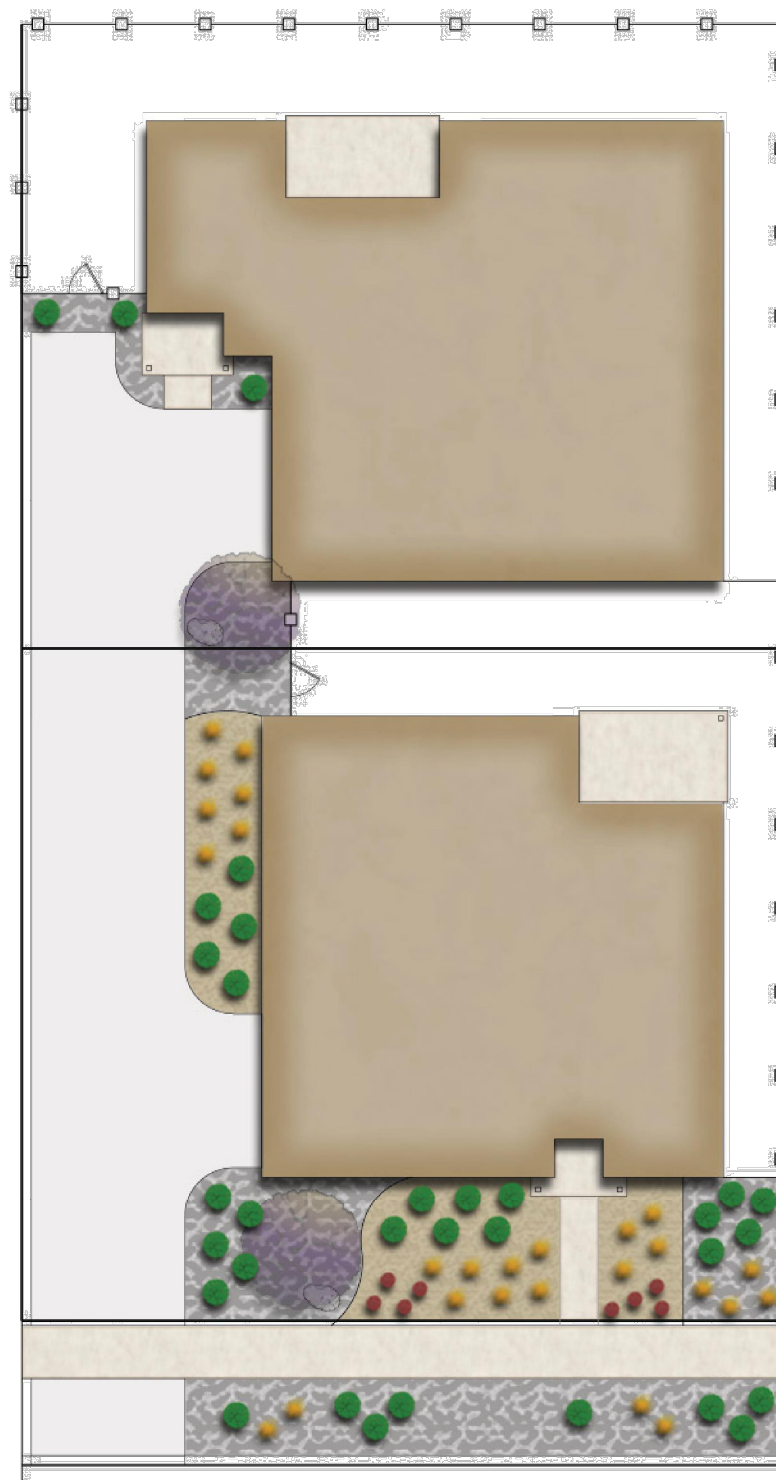
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 2-Pack Mid-Block Lot Type 2

K2

Note:

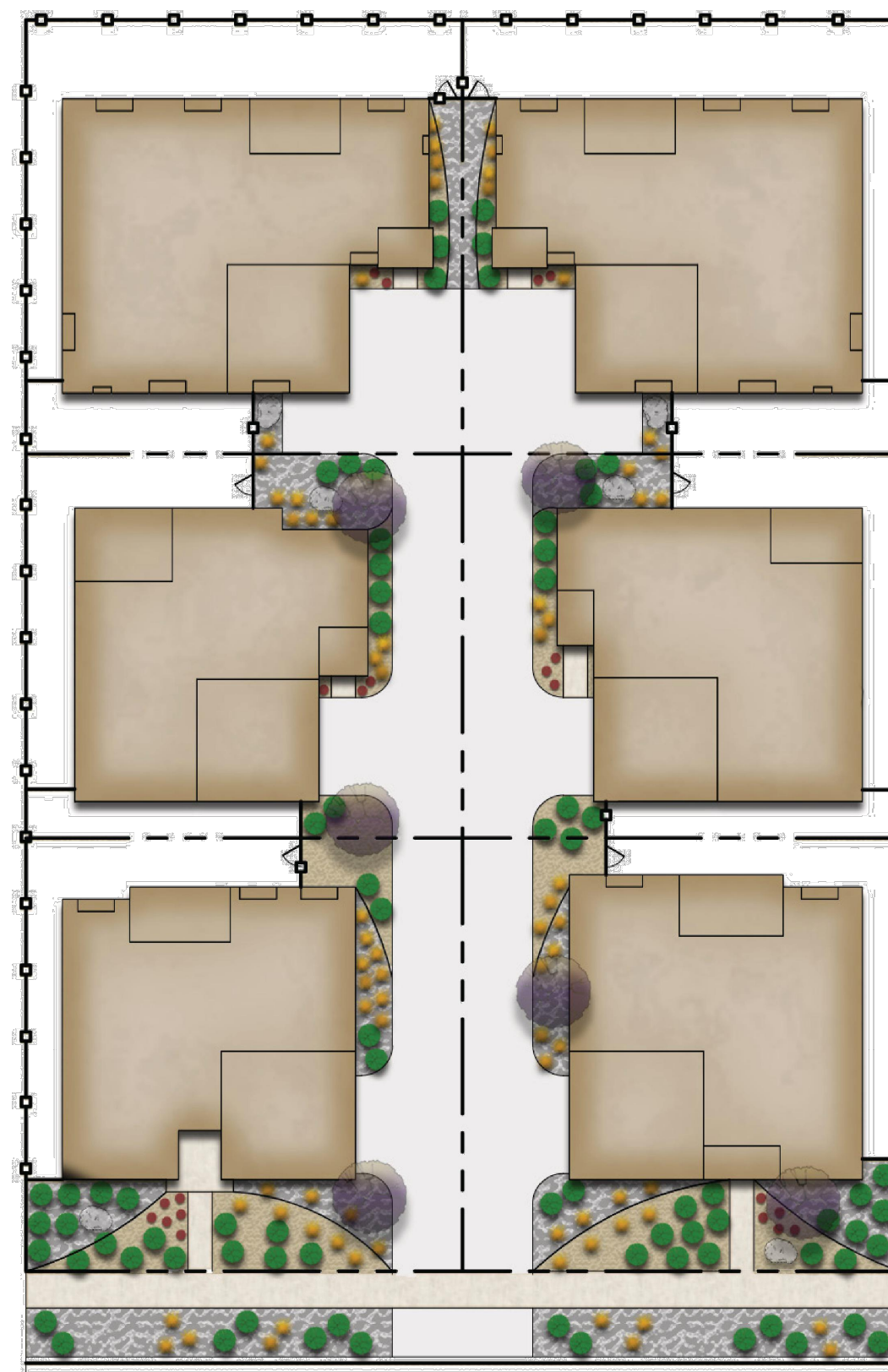
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 1

L1

Note:

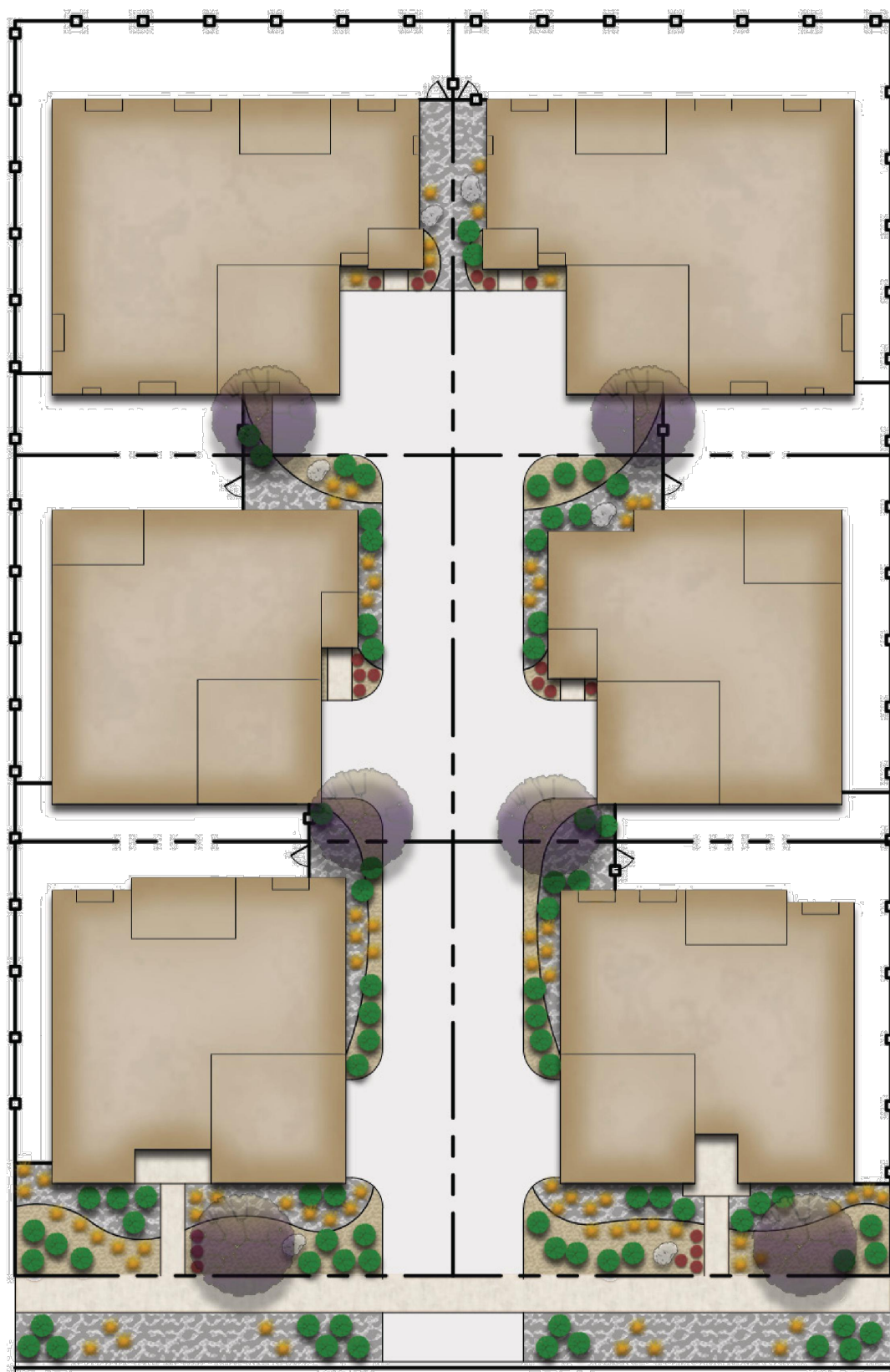
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 2

L2

Note:

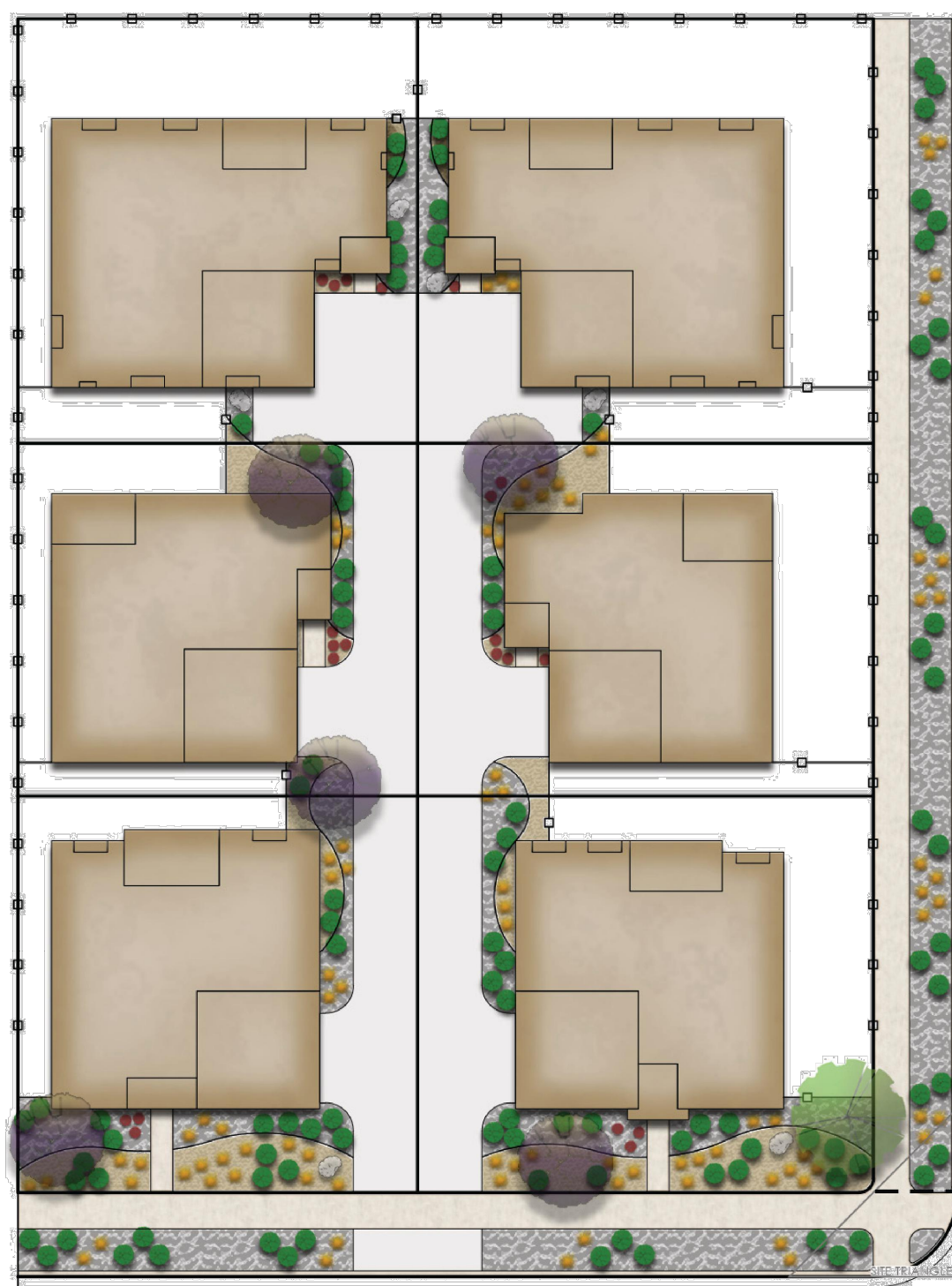
- Exact placement of plant material will vary
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- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Corner Lot Type 1

M1

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

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