



February 5, 2024

Deborah Bickmire  
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. 17 - Site Plan with Adjustment and Plat  
Application Number: **DA-1662-28**  
Case Number(s): 2022-4034-00; 2022-3032-00

Dear Ms. Bickmire,

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

### *Initial Submission Review*

- Duplexes are not permitted use on motor courts (Planning)
- Address adjacent property owner comments and questions (Planning)
- Review the length of the cul-de-sac, label slopes, retaining walls, and flood elevation (Civil Engineering)
- Provide a MUS letter of conformance, add a sampling station, and pocket easements (Water)
- Provide signage, and revise hydrant locations (Life/Safety)
- Label gate setbacks, mail kiosks, and access movements revise TIS (Traffic)
- Revise lot and block references and add reception numbers (Real Property)
- Label trail slopes (PROS)
- Provide a .DWG file (Addressing)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to eleven (11) adjacent property owners, five (5) community associations, and nine (9) outside agencies. Comments were received from eight (8) adjacent property owners. No comments were received from any neighborhood associations. Five (5) responses were received from outside agencies. All responses are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission.

**RESPONSE: Noted**

1B. Jodi Duncan, 5098 N Quatar St., Aurora, CO 80119 / sheldonjodi@hotmail.com

It appears that the developer is trying to lower the price point to get more families to move to the development, which could lower our property values. In addition, having more people in the community will put a strain on the property amenities. These high-density lower price properties will lower the overall area property values and our community will be overbuilt much sooner than expected for our amenities. They won't be putting in any new amenities, but they are more than doubling the units being built. This was not what we expected. **RESPONSE: The goal of this community and Oakwood Homes in general is to provide a variety of home types at varying price points to curb the rising**

**home costs the market is currently experiencing. As evidenced in our active adult community in Colorado Springs, it has been our experience that providing product diversity, specifically the duets, enhances the values of all of the homes in the community. The number of homes proposed within this Filing is within the allowed densities of the Master Plan which would allow up to 263 units. This plan currently has 244 units, as currently proposed. This plan does not double the number of units nor was a specific density promised to residents. Amenities within the active adult community will have no problem accommodating the number of units being constructed. Additional amenities are also being constructed within each Filing via pocket parks in addition to the Filing 11 neighborhood park located centrally within the active adult community.**

1C. Steven Croom, 5021 N. Quemoy Ct., Aurora, CO 80019 / [smc592411@me.com](mailto:smc592411@me.com)

The neighborhood was originally planned to be 4-unit bungalows and freestanding homes. I think the original traffic study likely accounted for the added population and found that the primary existing roads combined with the future roads could handle the traffic volume. This plan greatly increases the volume of the population thus it will increase the traffic volume. Based on the explanation of the design there would be as many as four units with two-car garages on either side of the motor court with four extra spaces for guest parking and parking on the road. How do you get 20 cars parked inside or in guest parking in one area as small as the driveways shown? If we are being told no cars can park in the street per Metro district rules, how will anyone ever be able to police that parking questions? Have you been into the Oakwood neighborhood south of GVR Blvd. in the evenings when people get home from work? It is wall to wall curb to curb cars. It really is too dense of a housing plan with the limited parking and standard widths of roads as shown in the plans. As a 30-year-plus resident in Aurora, I remember not too long ago, a man was shot and killed by a neighbor over a parking spot outside of his house in Aurora. This is too many cars and houses in too tight of a space and it will lead to trouble for the City. I like Aurora and I hope the committee will deny this request to prevent yet another negative impression of itself to the metro/state/national community in general. Crime prevention starts with good planning, please do not set this neighborhood up to be a place where it is so crowded people get on each other's nerves that eventually someone solves a crowding issue with a gun. Too many times the importance of prevention is overlooked. Please keep the neighborhood intact as originally planned. Thank you. **RESPONSE: The master plan for this community is ever evolving as each phase is developed. Filing 1 originally had Duplexes approved in the design, but was later amended due to market demands at the time. Product types and densities are not locked in. Traffic studies are required to be submitted with each Filing. The report found that the roads are designed adequately. The Duet Motorcourts do in fact have 8 units within a motorcourt. Each unit has a 2 car garage. 4 additional guest spaces are also provided within the motorcourt in addition to any street parking that's available. This meets city code. This community is an age restricted active adult community with vehicular gated access. This is different than other communities in Denver that have no such restrictions and have larger homes with more people. Allowing Duets in a motorcourt configuration is an adjustment that's being requested as part of this Filing. These have historically not led to more crime in the cities we've constructed these in over the past 10+ years. This planning area is allowed to have up to 263 units in the Master Plan so the 244 units currently being proposed is within the allowed parameters.**

1D. Suzanne Pearlman, 5069 Quatar Street, Aurora, CO 80019 / [usentry@yahoo.com](mailto:usentry@yahoo.com).

- In order to expand, will this community be a part of the existing "The Reserve?"
- Will there be an auxiliary recreation facility to service the expansion of homes?
- Will this group of homes have its own HOA?
- Will there be a separate gated entrance?
- How will this impact traffic on the community's private roads? 6 USPS boxes be separate from the existing location?

**RESPONSE: This Filing has always been part of The Reserve. There will not be an auxiliary facility as this is part of the community. Additional open space and amenities will continue to get constructed with each filing in addition to the neighborhood park that is centrally located with The Reserve. They will share the same Metro District, the same vehicular gated access points into the community and the same amenity and mail room. There are no separate mailbox kiosks for this filing. The private roads have been constructed in anticipation of this phase and will adequately serve the community.**

1E. Brenda Pierce, 5029 N Quemoy Ct., Aurora, CO 80019 / ebbpierce@comcast.net

I have concerns that were not addressed in the traffic study. This is a proposed high-density build, with traffic concerns being addressed only to the north, east, and west of the development. This build will also feed directly into 48th Ave/GVR Blvd, and could potentially cause major traffic issues, especially after the 48th Ave interchange with E470 is completed by the year 2030. Are there plans to make major changes to the current 4-way stop located at Picadilly & GVR Blvd, including widening the roads and adding turn lanes and traffic signals? **RESPONSE: The traffic study that has been completed for this phase along with the master traffic report for the entire master plan has taken into account the number of units being proposed. Higher volume roads such as 48<sup>th</sup> Ave, Tibet Road, and 52<sup>nd</sup> Ave are all designed per the anticipated volumes from this community and neighboring communities. Roads are not designed per the traffic today, but for traffic 20 years from now. Picadilly will be expanded to a 6 lane arterial. All associated intersections will be expanded and signalized as necessary per the master plans.**

My chief concern with this proposed amendment is the density of the homes. The documents from Oakwood Homes/Clayton Properties Group II indicate a desire to allow 2-family units within a motor court, with a maximum of 8 units within a motor court. However, their S11 Lot Detail and Landscape plans both clearly show 12 units in the section bordered by Street B, Street D, Street C, and N Tempe St. Additionally, there is very limited guest parking in the shared motor court areas, and limited street parking available to have adequate parking for guests. **RESPONSE: The area in question was mimicking more of an alley condition for ease of use by residents, maintenance, and services. Per city and public comment this thru access will be broken up so the max number of units on a motorcourt is 8. Each unit has a 2 car garage and each 8 unit motorcourt will have 4 off street guest spaces per code. Motorcourts with only 4 units are not required to have guest parking.**

1F. Fay Bergander, 5009 N Quatar St., Aurora, CO 80019 / Fbergander@msn.com

Can Oakwood Homes sell-off groups of these homes to other Properties Management Companies? **RESPONSE: We are not limited to who we can sell homes to in accordance with the CCR's which would require us to comply with 55+. Regarding property management companies, the community will be managed by the Metro District and any contracted companies that the Metro District contracts with.**

1G. Dan Bergander, 5009 N Quatar St., Aurora, CO 80019 / danbergander3@msn.com

- Can Oakwood Homes sell-off groups of these homes to other Properties Management Companies?
- Will all the residents, owners, and renters, be required to be 55+?
- Are any of these homes going to be "Build to Rent", or "Rent to Buy" or allowed to be rented by the owner? If any of these homes are rentals of any kind, will memberships be offered or required to use the "The Farmhouse" and amenities, and at what price?
- (I am) concerned that the 8-pack and 12-pack duplexes sharing a common driveway will require residents to park on the street. Was this considered during the planning phase? **RESPONSE:**
  - **We are not limited to who we can sell homes to in accordance with the CCR's which would require us to comply with 55+. Regarding property management companies, the community will be managed by the Metro District and any contracted companies that the Metro District contracts with.**
  - **One person of the household is required to be 55+ although there is Federal exemption of 20%. No person under the age of 19 may live in the community (as defined in the CCR's).**
  - **Homes may be build to rent or rent to buy as well as rentals. There is a membership that transfers with the home sale.**
  - **Per city and public comment the 12 packs have been eliminated. This does not change the parking though. Guest parking is provided within the motorcourts if there are more than 4 units.**

**Motorcourts with 8 units have guest parking in the motorcourt. Age restricted communities typically have less cars than traditional communities due to less residents per household.**

1H. Anita Kabrick, 5026 N Quatar St., Aurora, CO 80019 / akabrick@gmail.com

We bought in The Reserve Oakwood Life Active Adult 55+ community, which abuts the No 17 Site Plan. Is Plan 17 restricted to residents older than 55? Will those residents have membership access to The Reserve and the amenities built for Reserve residents? We bought at the Reserve for the quiet of a retirement community and expect Oakwood to further develop respective of that. How can we, as current homeowners, be assured that an investor group will be paying the same millage rate as current property owners? Also, it appears that guest parking on the street could cause congested streets. **RESPONSE: Filing 17 is the next phase of The Reserve neighborhood per the 1<sup>st</sup> amendment to the GVRE Master Plan. These homes will have the same restrictions as the rest of The Reserve and will have the same access to the amenities provided. This remains a 55+ retirement community. This plan meets all city requirements in terms of guest parking. The Metro district Board is evaluating guidelines to on-street parking. Millage rates are part of the taxes that are consistently applied to each home.**

1I. Brady and Deborah Jacobs, 5062 N Quemoy Ct., Aurora, CO 80019 / bdejacobs2@gmail.com

We live on N Quemoy Court and didn't receive any notice of the proposed changes from anyone. These proposed changes to the community are not in alignment with the information we were given at the time of purchase of our home. The increased traffic, use of facilities, and general appearance of the community will have a negative impact on the existing neighborhood. We purchased our home in the Oakwood Life community in good faith that the community plan would be completed as presented to us. The proposed changes do not meet those standards. **RESPONSE: This is the first official submittal for this Filing and not an amendment to any approved plan with the city. Any illustratives that has been previously shown are subject to change as the design is refined. This phase is allowed up to 263 units per the acreage and density approved in the master plan. This plan shows 244 units as currently proposed and still maintains the character of the community as planned. Any additional traffic is well within the limits of the current street layout and capacity for a private street.**

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

2A. Motor courts are identified as land use in the Unified Development Ordinance (UDO), Section 3.2, Table 3.2-1. A Permitted Use is, "Any use authorized by right in a particular zone district or districts and subject to the restrictions applicable to that use and zone district." Per the Use-Specific Standards found in Section 146-4.2.3.E.1.b only single-family detached dwelling units are permitted in a Motor Court Dwelling development; and, no more than 6 single-family dwelling units may share a drive lane in a motor court. Major Adjustments (Section 146-5.4.4.D) are applicable to development standard(s), not Use-Specific Standards. Duplex homes are not permitted on motor courts. **RESPONSE: This has been worked thru with staff and an adjustment is being requested.**

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

3A. Revise the title to remove "Filing" and add "Site Plan." The title block should be revised to match. **RESPONSE: Updated**

3B. Include perimeter dimensions and area on all lots and tracts. The lot data and classifications will be verified with the next review. **RESPONSE: Updated. See detailed site plan sheets**

3C. Revise the Vicinity Map to include 56th Avenue. **RESPONSE: Updated**

3D. Revise the Data table so the sum of all areas equals the site plan area. **RESPONSE: Updated**

3E. Add the parking space dimensions on the Motor Court 6-Pack detail. **RESPONSE: Parking space dimension added**

3F. Identify any fencing location options on the motor court details. **RESPONSE: Typicals revised per fencing options**



3G. If the applicant chooses to continue showing duplexes on motor courts, additional dimensional comments may be forthcoming. **RESPONSE: Noted**

3H. Lots are prohibited from backing up to a local street. **RESPONSE: Lots revised**

3I. Add the minimum lot frontage on the front-loaded duplex detail. **RESPONSE: Dimension added**

3J. Show mail kiosk location(s) and add to Legend. **RESPONSE: No kiosks are provided in active adult. All mail goes to the clubhouse.**

3K. Label retaining walls. Include top and bottom wall elevations. Include a detail. **RESPONSE: Retaining walls shown on site plan. Max height of 4' indicated. Further detail will be provided with CD's.**

3L. Add street names. **RESPONSE: Street names added to plan**

3M. Address all comments and notations on the redlines. **RESPONSE: Redlines addressed**

3N. Revise the Narrative per the redlines and address changes to the site plan. **RESPONSE: Narrative revised**

#### **Plat**

3O. Revise the Vicinity Map to show the area ½ mile around the entire site. **RESPONSE: Vicinity map revised to ½ mile.**

3P. Include all recorded streets and platted lots within the ½ mile radius. **RESPONSE: Additional recorded lots and streets from F10 added.**

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

4A. Buffer landscape shall be distributed to provide the necessary screening along its entire length (Section 146-4.7.5.D). No more than 20 percent of the buffer plant material shall be ornamental grasses due to their limited buffering ability. Perennials may be provided as accents but may not count toward the minimum plant quantities. The buffers include lengthy spans of landscape with shrubs, grasses, and perennials, but no trees. Rework these areas to include taller landscapes that will provide a continuous buffer. **RESPONSE: Buffer revised**

4B. Show/label and dimension all landscape buffers. **RESPONSE: Buffers dimensioned**

4C. Show/label the 100-year flood elevation. **RESPONSE: 100-year floodplain labeled**

4D. Identify the area outside the flood area for Tract A. Number the footnote and link it to the Tract A landscape requirement. **RESPONSE:**

4E. Confirm perennials are not counted in the buffer landscape counts. **RESPONSE: No perennials are counted towards our landscape requirements**

4F. Label retaining walls. Include material, maximum height, or height range. **RESPONSE: Walls labeled**

4G. Show street trees on the overall water-wise exhibit. **RESPONSE: Trees shown**

4H. On water-wise plans, see redlines and match plant quantities, revise landscape, etc. as noted on the redlines. **RESPONSE: Redline comments addressed.**

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

5A. Please submit preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers at a minimum:

- **Parcels**
- **Street Lines**
- **Building Footprints (if available)**

Please ensure the digital files are provided in a NAD 83 feet, state plan, and central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any linework outside of the target area. More information can be found at <https://auroragov.org/CADtoGISstandards> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**RESPONSE: Street names have been coordinated for this Filing.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

Site Plan

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

**RESPONSE: Acknowledged.**

6B. Add the note provided on Sheet 3. **RESPONSE: Updated.**

6C. Add a note that the pavers in motor courts will be owned and maintained by the metro district. **RESPONSE: Updated.**

6D. Label the retaining wall(s) on all applicable sheets. Indicate the maximum height or height range. Include a typical section detail for the wall, including the material. A railing is required for walls higher than 30". **RESPONSE: Called out retaining wall and included maximum height, detail of retaining wall can be included with construction plans.**

6E. No cul-de-sac shall be longer than 500 feet unless secondary emergency access is approved by the fire marshal. Cul-de-sac length shall be measured from the flowline of the intersecting street to the center of the cul-de-sac bubble. **RESPONSE: Updated, culs de sac are shorter than the required 500'.**

6F. Label reverse curve information. Minimum is 45'. Refer to Figure 4.07.10.1 in the Roadway Manual. **RESPONSE: Updated.**

6G. Label the slope of the private street(s) as it approaches the public street. **RESPONSE: Updated.**

6H. Label slopes in all tracts. The minimum is a 2% slope in non-paved areas. **RESPONSE: Updated.**

6I. Label the slope of the channel. Include the Base Flood Elevation (BFE) in the channel. The lowest finish floor elevation must be a minimum of 2 feet above the BFE. **RESPONSE: Updated.**

6J. Typical for all 6-pack and 8-pack areas: For alley-loaded products with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. Please see the pre-app notes for more detail regarding this comment. **RESPONSE: Updated, lots have been revised.**

6K. Add additional contour labels across all grading sheets for the existing and proposed contours. **RESPONSE: Updated.**

6L. Show the connection to the existing or temporary turnaround of Tempe Street. **RESPONSE: Turnaround has been removed from this project.**

### **7. Traffic Engineering (Steve Gomez / 303-739-7336 / [Segomez@auroragov.org](mailto:Segomez@auroragov.org) / Comments in Amber)**

Site Plan

7A. Reference the Public Funding Improvement Agreement (PIFA) in Note 18 on Sheet 2. **RESPONSE: Note revised**

- 7B. Add the note provided on Sheet 2 and remove the duplicate Note 21. **RESPONSE: Noted added as note 3 and duplicate note 21 removed.**
- 7C. Label the access movement(s) along 52nd Avenue. **RESPONSE: Site access has been labeled.**
- 7D. Label the distance from the gate(s) to the flowline on 52nd Avenue. **RESPONSE: Dimension added to gate detail.**
- 7E. Show sight triangles. **RESPONSE: Sight triangles have been added.**
- 7F. Relocate crossings as noted on the redlines. **RESPONSE: Noted crossings have been relocated.**
- 7G. Show and label mail kiosk locations, if applicable. **RESPONSE: Kiosks are found at the clubhouse for the active adult community.**
- 7H. Show guest parking spots for alley-loaded housing products. **RESPONSE: Guest parking spots indicated on sheet 18.**
- 7I. Is the “alley” noted on Sheet 9 continuous between two phases? The alley will need to align with the intersection of 51st Place if access is on Road G. **RESPONSE: Alley conditions do not exist in this plan anymore.**
- 7J. Provide a traffic signal easement at the 52nd Avenue/Tibet Road intersection. **RESPONSE: This has been dedicated via separate document. This is called a streetlight easement.**
- 7K. The barricade signs are temporary for construction and should be shown on a phasing plan. **RESPONSE: Barricade signs are now shown on the signage and striping plan and the phasing plan. A notation next to the legend calls these out as temporary and only for phasing purposes.**
- 7L. See redlines and address all comments and notations. **RESPONSE: Redlines addressed.**

### **Traffic Impact Study**

- 7M. Provide a vicinity map showing all adjacent development that is being included in this study. Several references are being made to different filings and planning areas that are included as background or simultaneous traffic. **RESPONSE: Addressed**
- 7N. All-access points and intersections analyzed in the master TIS and subsequent studies need to be analyzed in this study for the short and long-term horizons. **RESPONSE: Per meeting with Carl Harline 12/12/2022, we don't need to add this.**
- 7O. There are inconsistencies regarding roadway geometry and ADT between this study and previous studies for surrounding filings (i.e. Filing No. 5). Please provide more information for discrepancies. If there is a change in this study from a previous study from surrounding development, please provide justification for the change. **RESPONSE: No modifications needed in report. Major solidifications have been made in the areas with respect to land uses and quantities which results in changes to anticipated ADT in that area.**
- 7P. Include in the Appendix the TIS sections from surrounding development. **RESPONSE: Addressed. We were instructed to only show trip generation table and distribution graphic per meeting with Carl Harline on 12/22.**
- 7Q. Provide a discussion on pedestrian connectivity per pre-application comments. **RESPONSE: Addressed.**
- 7R. Provide a discussion on traffic calming per COA TIS guidelines as indicated in the pre-application comments. **RESPONSE: Addressed.**
- 7S. See comments throughout the study. **RESPONSE: Comments addressed. See comment response matrix.**

**8. Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

8A. Label trail slopes along the regional trail corridor. **RESPONSE: Trail slopes added to civil sheets.**

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

Site Plan

9A. Provide a MUS conformance letter with the Civil Plan pre-submittal package. **RESPONSE: MUS conformance letter will be provided with Civil CD submittal.**

9B. Show and label the location of water meters and clarify if a common configuration is being proposed. Include all proposed lot configurations. **RESPONSE: Water services detail indicates typical water meter locations on sheet 13.**

9C. Include a sampling station for this development. **RESPONSE: Sampling station has been added.**

9D. Include a separate detail or include a note indicating what the distances are between meters for the duplex motor courts. Per Aurora Water standard, a minimum of 30" is needed between meters. **RESPONSE: Detail now notes a minimum distance between meters.**

9E. Water meters are to reside in pocket utility easement(s). Show and label the dimension in service detail. **RESPONSE: Meters are included in the 64' utility easement that spans the private roads.**

9F. Instead of labeling all the services (on Sheet 13) include a note that all sanitary sewer services and cleanouts are private. **RESPONSE: Note added.**

9G. Hydrants are to be in pocket utility easements when not in the right-of-way. Show and label the dimension. **RESPONSE: All hydrants are now in the right-of-way.**

9H. Ensure you are meeting Aurora Water standards in terms of required blow-offs and/or stubs. See Detail 110-1. **RESPONSE: Acknowledged. Utilities have been updated as needed.**

9I. The utility configuration shown in Road G on Sheet 14 could cause construction/maintenance challenges. Consult the manufacturer regarding maximum deflections and connections. **RESPONSE: Acknowledged. Manufacturer and contractor have been regarded and utilities have been adjusted as needed.**

9J. All new sanitary sewer services require 2-way cleanouts per Aurora Water standards, Section 23. **RESPONSE: Note added.**

9K. Expand Note 1 (Sheet 14). Piping downstream of the water meter is private. **RESPONSE: Note updated.**

9L. Add valves as noted on the redlines. **RESPONSE: Valves have been added where needed.**

9M. Ensure no valves or manholes are within cross pans. **RESPONSE: Valves have been removed from crosspans.**

9N. Label all roads as private or clearly identify the right-of-way limits. **RESPONSE: Roads have been labeled as private.**

9O. Label slopes. **RESPONSE: Slope labels have been added.**

**10. Life/Safety (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / comments in blue)**

#### Site Plan

10A. Please check with Real Property to determine if the Emergency Access Easement label is recognized by COA. If not, please remove the label on Sheet 2. We have EVAs for Emergency Vehicle Access Easements which are only utilized in fenced and gated self-service storage facilities. **RESPONSE: Abbreviation has been updated.**

10B. Revise fire lane easement references from FE to FLE on the Site Plan and Plat. **RESPONSE: Revised to FLE on site plan and plat.**

10C. The six-pack detail being shown on Sheet 6 should match the Sheet 7 detail for Typical Motor Court 6-Pack Hosepull, as this configuration requires a dedicated 23' fire lane easement extended into the site from the adjacent roadway to within 150' of all exterior portions of the first floor of each structure. **RESPONSE: Detail revised**

10D. Provide fire lane signage on Sheet 8, as depicted on Sheet 7. **RESPONSE: Signage added**

10E. It appears that a critical fire hydrant is missing from GVRE Filing No. 5. See the image on Sheet 13. Fire Life Safety is asking for a revision to add the needed fire hydrant. Please contact Mike Dean at 303-739-7447 or email at [mdean@auroragov.org](mailto:mdean@auroragov.org). Note: two fire hydrants are scheduled to be installed upon the widening of Picadilly Road, which makes this requested fire hydrant important. **RESPONSE: Fire hydrants have been installed.**

10F. Please remove all circles around fire hydrants on Sheet 13. Spacing of fire hydrants is done within the streets that provide fire apparatus access. This method places fire hydrants in very close proximity to each other. Remove/ relocate hydrants as noted on the redlines. **RESPONSE: Circles have been removed and hydrants have been relocated as necessary.**

10G. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from the street to sidewalk, and width of the sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing. **RESPONSE: Mail Kiosk is located at the clubhouse.**

10H. Revise the locations of fire lane signage on Sheet 18 to match the intent of the previously approved sign locations. **RESPONSE: Sheet 18 revised.**

#### **11.Real Property** (Kalan Falbo / 720-338-7419 / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in Magenta)

##### Plat

11A. Tracts do not separate the blocks, so blocks need to be combined into one designation as shown on Sheet 3. The numbers need to be put in a sequential and consecutive system, and then all the subsequent block numbers may be re-worked into a single block with all the lots renumbered. Revise all sheets accordingly. **RESPONSE: Lot and block numbers revised.**

11B. Fill in missing reception numbers. **RESPONSE: Reception numbers filled in as necessary.**

11C. Review bearings as noted. **RESPONSE: Revised on plat.**

11D. Address all redlines and comments on the redlines. **RESPONSE: Redlines addressed.**

##### Site Plan

11E. Revise block and lot numbers to be consistent with the plat. **RESPONSE: Lot and block numbers revised.**



11F. Add missing reception numbers. **RESPONSE: Reception numbers added.**

**12. Revenue / Aurora water TAPS (Diana Porter / 303-739-7395 / [dporter@auroragov.org](mailto:dporter@auroragov.org))**

12A. Storm Drain Development fee: 45.337acre x \$1,242.00 = \$56,308.55 Green Valley Ranch East Annexation Agreement = No Storm Drain Development fees due per Vern Adam. **RESPONSE: Noted**

**13. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

13A. See attached comment letter. **RESPONSE: Water meters are banked in the right of way, and services then go up the access and utility easement to each unit. Gas easements are provided along the right of way at the front of lots. Utility (Electric) easements are provided along the sides and rears of motorcourts per the plat. This is consistent with all previous plats in GVRE. Dry utilities work with this configuration.**



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303.571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

July 5, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Deborah Bickmire

**Re: Green Valley Ranch East Site Plan No. 17, Case # DA-1662-28**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Green Valley Ranch East (GVRE) Site Plan No. 17**. The carriage lot utility easements for natural gas and electricity are not within each lot; therefore, it is assumed that meters will be banked or something similar that has most likely been done in other GVRE development areas – please verify.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

**14. Mile High Flood District (Haley Koesters / [submittals@udfcd.org](mailto:submittals@udfcd.org))**

14A. We appreciate the opportunity to review this project. While we have no specific comments to provide on the site plan, we will be closely reviewing this project through the engineering/public works submittal process, in addition to the adjacent GVRE project filings. Thank you. **RESPONSE: Noted**

**15. Denver International Airport Planning ([LisaNguyen@flydenver.com](mailto:LisaNguyen@flydenver.com))**

15A. DEN Planning + Design has no comments at this time. Thank you for the continued opportunity to review and provide comments. **RESPONSE: Noted**

**16. Adams County Dept of Planning and Development ([Developmentsubmittals@adcgov.org](mailto:Developmentsubmittals@adcgov.org))**

16A. Thank you for including us in this referral. We have no comment on the subject referral. **RESPONSE: Noted**

## 17. Correspondence with staff via Email

**From:** "Cammarata, Brandon" <[bcammara@auroragov.org](mailto:bcammara@auroragov.org)>

**Date:** August 25, 2022 at 7:51:28 PM MDT

**To:** Layla Rosales <[lrosales@terracinadesign.com](mailto:lrosales@terracinadesign.com)>

**Cc:** "Rustad, Jeannine" <[jrustad@auroragov.org](mailto:jrustad@auroragov.org)>

**Subject:** RE: Duplexes

Layla,

Thank you for meeting with Jeannine and me back on August 4<sup>th</sup>. We are willing to explore the allowance of duplexes and expansion to eight units on otherwise compliant motor courts on the project we discussed (DA-1662-28). This would require a major adjustment approved by Planning Commission. As discussed on this and other projects, we are open to new approaches and compact development so long as specific priorities can be met and the UDO allows adjustments. Below are the priorities we have discussed on this and other projects.

### 1. Street Network and block size

1. Connected collector streets and a high percentage of blocks bounded by streets meeting block size requirements are the desire to support compact development patterns. This may mean more gated entrances off Tibet, 52<sup>nd</sup>, and revisiting the connection to Tempe Street. With street connectivity, please look to address the large blocks along Tibet and block 2/8. The expectation is for the motor courts to be located on a shared drive with a terminus as described in the standards. Where cul-de-sacs cannot be avoided, pedestrian connections are expected. **RESPONSE:** A Collector Street is provided for within the 52<sup>nd</sup> Ave site plan submittal. We provide one vehicular gated entry from 52<sup>nd</sup> into this site and one vehicular gated entry from Tibet Road. We also have an access point into Filing 5 via private street to the west. The goal of Active Adult gated communities is to provide a sense of security by limiting the number of access points. Block 2&8 are broken up via a landscape tract to meet the city standards on block length and connectivity. This also provides connectivity thru the block. Pedestrian connections are provided at the end of all cul de sacs within this site plan to provide connectivity to either the surrounding streets or trail system along the channel and park to the west. As part of the approved Filing 11 SP Amendment and ongoing Filing 6 SP Amendment, we removed the portion of N Tempe St connecting south to Filing 6. Trail connections will still be provided to the park and neighbors to the south.

### 2. Open Space Network

1. With higher density, the expectation is for improved proximity to usable park spaces and common spaces within blocks with motor courts. **RESPONSE:** In addition to the neighborhood park adjacent to this filing, we're including a 0.5 Ac pocket park. Open space is located within a 1/4 walkable mile from each homesite, which is more open space than is necessary.

### 3. Street frontage

1. Minimizing any frontage that does not include the front of a building is a goal. In areas where frontage is not achieved, look to mitigate these circumstances with design features on buildings, such as building entrances relating to the street. Also minimize the privacy fences and their impact on the frontage with greater fence setbacks, lower height, and enhanced design elements. Assure the grading and easements between the building and the street permit robust and maintainable landscaping and tree placements. **RESPONSE:** By nature, motorcourts have less frontage along streets and face inward towards the shared driveway. However, motorcourt products with street frontage in this plan all have building entrances facing the street. This filing has also implemented a design feature which reduces the amount of side yard that is fenced in thus reducing the fencing throughout the plan. This is especially noticeable on sides of blocks. Refer to the waterwise sheets and architectural typicals in the site plan submittal to see how this is being achieved on all products. Fencing to be a minimum of 18" from back of walk per code.

4. Product Distribution and Mix

1. Mixing products within a block are strongly supported, especially to increase building frontage and to improve the amount of on-street parking per unit. Mixing motor courts with traditional lot types and limiting the percentage of motor courts on a block is desired. Back-to-back motor court pods should be avoided.

**RESPONSE:** Products have been mixed up in a few key locations to increase building frontage and provide more parking. 2 pack Motorcourt Duets have been removed and replaced with traditional front-loaded duets for more driveway parking. This does limit the amount of street parking though since there are more driveways. Motorcourts were added into Blocks 7, 4 and 3. Blocks 5&6 were flipped to create more variety in the community. These have plenty of street parking in addition to 2 car garages.

5. Small Lot Percentage

1. We are assuming an adjustment of the maximum small lot percentage is not a request being requested, and that small lots and related requirements are being evaluated on a neighborhood basis. **RESPONSE:** Small lot requirements are being met for the entire GVRE project as a whole. Some filings have more small lots than others depending on the product being proposed. **Refer to the attached development summary for more information on small lot counts.**

I hope this is helpful as an approach to pursuing these adjustments.

Thanks

**END OF RESPONSES**



I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-2\PLAN SETS\SITE PLAN\SITE PLAN-PA2-COVER.DWG 4/22/2022 2:36 PM MITCHELL, JULE

Provide MUS conformance letter with Civil Plan pre-submittal package

We'll address this with the Civil Plan pre-submittal.

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF "PARCEL 1" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018000015451 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, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°06'54" WEST, A DISTANCE OF 1,045.39 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, PER PLAT RECORDED [REDACTED] AT RECEPTION NO. [REDACTED] IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 90°00'00" WEST, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF TRACT B, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, NORTH 90°00'00" WEST, A DISTANCE OF 294.57 FEET TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 11, PER PLAT RECORDED [REDACTED] AT RECEPTION NO. [REDACTED] IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 11 THE FOLLOWING 24 COURSES:

1. NORTH 00°00'00" EAST, A DISTANCE OF 180.01 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 432.13 FEET;
3. SOUTH 85°14'40" WEST, A DISTANCE OF 122.42 FEET;
4. NORTH 90°00'00" WEST, A DISTANCE OF 76.84 FEET;
5. NORTH 67°06'56" WEST, A DISTANCE OF 37.83 FEET;
6. NORTH 22°53'04" EAST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°53'10" EAST;
7. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°43'51", AN ARC LENGTH OF 37.88 FEET;
8. NON-TANGENT TO SAID CURVE, SOUTH 48°29'55" WEST, A DISTANCE OF 115.55 FEET;
9. NORTH 41°30'05" WEST, A DISTANCE OF 62.56 FEET;
10. NORTH 00°00'00" EAST, A DISTANCE OF 70.69 FEET;
11. NORTH 11°02'49" EAST, A DISTANCE OF 57.41 FEET;
12. NORTH 00°00'00" EAST, A DISTANCE OF 100.00 FEET;
13. SOUTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET;
14. SOUTH 80°54'35" WEST, A DISTANCE OF 50.64 FEET;
15. NORTH 90°00'00" WEST, A DISTANCE OF 71.27 FEET;
16. NORTH 53°41'49" WEST, A DISTANCE OF 45.86 FEET;
17. NORTH 30°06'50" EAST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°07'38" EAST;
18. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'54", AN ARC LENGTH OF 30.22 FEET;
19. NON-TANGENT TO SAID CURVE, SOUTH 59°50'33" WEST, A DISTANCE OF 115.00 FEET;
20. NORTH 30°09'27" WEST, A DISTANCE OF 42.69 FEET;
21. NORTH 00°00'00" EAST, A DISTANCE OF 115.16 FEET;
22. NORTH 10°12'14" EAST, A DISTANCE OF 50.80 FEET;
23. NORTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET;
24. SOUTH 90°00'00" WEST, A DISTANCE OF 162.11 FEET TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, PER PLAT RECORDED DECEMBER 29, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 502.00 FEET TO THE SOUTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14, PER PLAT RECORDED [REDACTED] AT RECEPTION NO. [REDACTED] IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14, THE FOLLOWING 4 COURSES;

1. NORTH 00°00'00" EAST, A DISTANCE OF 82.00 FEET
2. NORTH 90°00'00" WEST, A DISTANCE OF 132.19 FEET;
3. NORTH 11°17'42" EAST, A DISTANCE OF 62.22 FEET;
4. NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'30", AN ARC LENGTH OF 31.30 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 40.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;

THENCE TANGENT TO SAID CURVE AND ALONG SAID PARALLEL LINE, NORTH 89°40'33" EAST, A DISTANCE OF 681.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°19'27", AN ARC LENGTH OF 31.53 FEET;

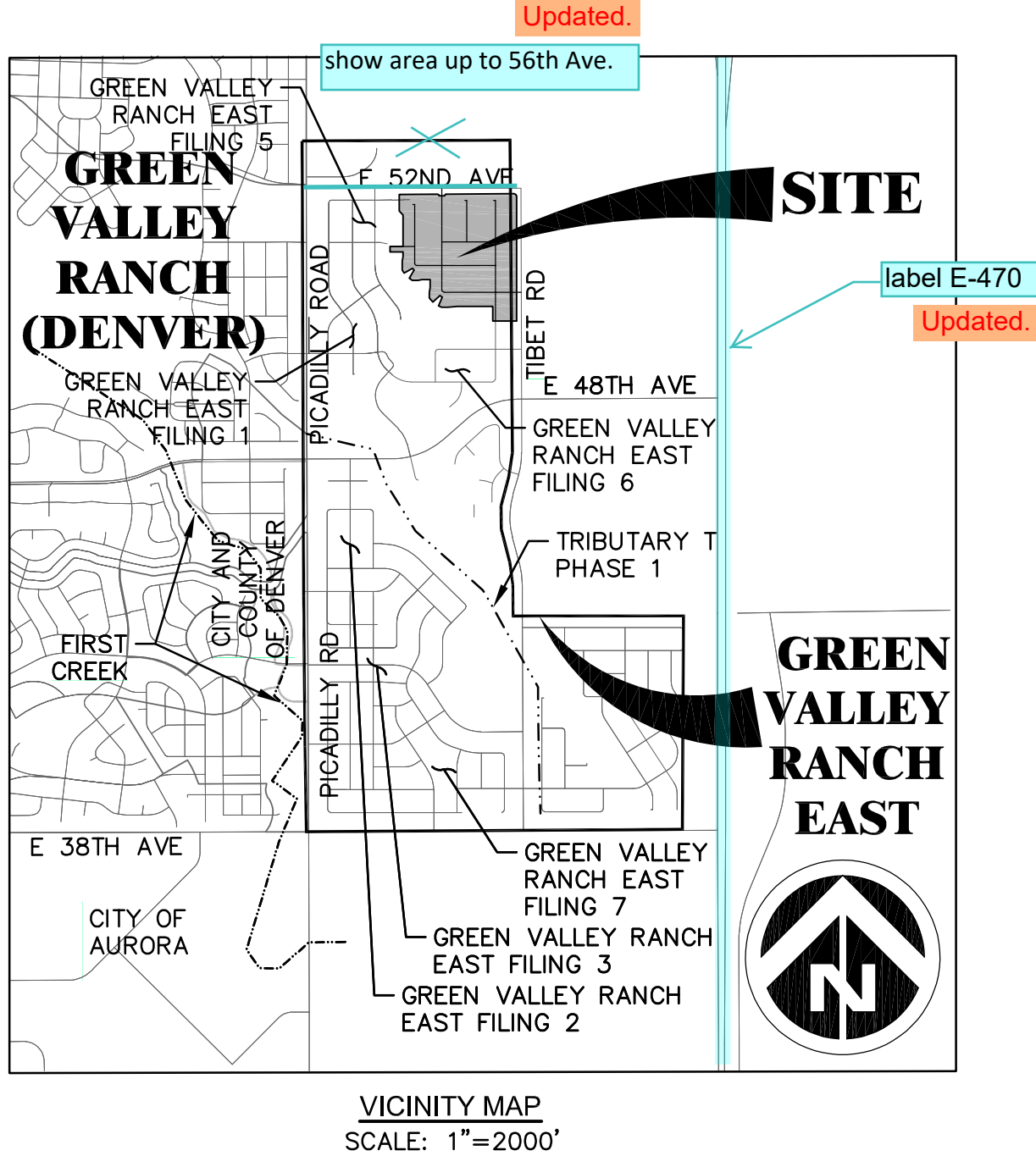
THENCE NON-TANGENT TO SAID CURVE, NORTH 89°30'57" EAST, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 90°00'00" EAST;P

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'33", AN ARC LENGTH OF 31.30 FEET TO SAID ABOVE DESCRIBED PARALLEL LINE;

THENCE TANGENT TO SAID LAST DESCRIBED CURVE AND ALONG SAID PARALLEL LINE, NORTH 89°40'33" EAST, A DISTANCE OF 517.87 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 82°43'46" EAST, A DISTANCE OF 83.23 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 51.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 13;

# GREEN VALLEY RANCH EAST FILING NO. 17 SITE PLAN



## LEGAL DESCRIPTION - CONT.

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°40'33" EAST, A DISTANCE OF 228.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'33", AN ARC LENGTH OF 39.36 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 55.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;

THENCE TANGENT TO SAID CURVE AND ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°06'54" EAST, A DISTANCE OF 1,149.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'54", AN ARC LENGTH OF 39.32 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°11'10" EAST, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'00" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'06", AN ARC LENGTH OF 39.22 FEET TO SAID LAST DESCRIBED PARALLEL LINE;

THENCE TANGENT TO SAID CURVE AND ALONG SAID PARALLEL LINE, SOUTH 00°06'54" EAST, A DISTANCE OF 248.06 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 45.337 ACRES, (1,974,883 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

## ADJUSTMENTS

1. TWO-FAMILY MOTOR COURT  
Only single family detached dwelling units are permitted on Motor courts per the Use-Specific Standards found in Section 146-4.2.3.E.1.b.  
Major Adjustments (Section 146-5.4.4.D) are applicable to development standard(s), not Use-Specific Standards. Duplex homes are not permitted on motor courts.  
ARTICLE 146-4, UNITS ARE PERMITTED IN A MOTOR COURT DWELLING DEVELOPMENT NO MORE THAN SIX SINGLE-FAMILY DWELLING UNITS.  
TERRACINA IS ADDRESSING THIS VIA VARIANCE REQUEST AT THE BOTTOM OF THE SHEET.

**JUSTIFICATION:** THERE ARE TWO OPTIONS CURRENTLY PERMITTED IN THE UDO FOR TWO-FAMILY UNITS, FRONT-LOADED AND GREEN COURT. THE FRONT-LOADED OPTION IS NOT IDEAL AS IT CREATES A GARAGE DOMINATED STREETScape. THE GREEN COURT OPTION DOES NOT SUIT THE LIFESTYLE OF THESE HOMEOWNERS. THEY PREFER A FENCED IN REAR YARD AND AN ALLEY LOADED GREEN COURT DOES NOT ALLOW FOR THAT. IN AN EFFORT TO PROVIDE THE STYLE OF HOME THAT THIS DEMOGRAPHIC PREFERS WHILE ALSO ENHANCING THE STREETScape WITH GARAGES FACING AWAY FROM THE STREET, THE MOTOR COURT CONFIGURATION IS REQUESTED FOR THE TWO-FAMILY HOMES. 8 TWO-FAMILY UNITS WITHIN A MOTOR COURT IS COMPARABLE IN SIZE AND DENSITY TO 6 SINGLE-FAMILY DETACHED UNITS. TWO-FAMILY UNITS ARE SMALLER AND HAVE A SHARED WALL MAKING 4 STRUCTURES VERSUS THE LARGER SINGLE-FAMILY UNITS WHICH HAVE YARDS SEPARATING EACH UNIT.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	TYPICAL SECTIONS
3	NOTES AND LOT TABLE
4	PHASING PLAN
5	OVERALL SITE PLAN
6 – 8	ARCHITECTURE
9 – 12	SITE PLAN
13	OVERALL UTILITY PLAN
14 – 17	GRADING AND UTILITY PLAN
18	SIGNAGE AND STRIPING PLAN
19 – 27	LANDSCAPE PLANS
28 – 32	LANDSCAPE NOTES AND DETAILS
33	HYDROZONE MAP
34	OVERALL WATER WISE EXHIBIT
35 – 37	INDIVIDUAL WATER WISE EXHIBITS

## PROJECT TEAM:

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

**ENGINEER:**  
DEWBERRY  
2011 CHERRY ST, SUITE. 206  
LOUISVILLE, CO 80027  
CONTACTS: SUE SIBEL  
PHONE: (720) 463-2966  
FAX: (303) 368-5603

**SURVEYOR:**  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, CO 80122  
CONTACT: DAN DAVIS  
PHONE: (303) 713-1897

**GEOTECHNICAL ENGINEER:**  
A.G. WASSENAAR, INC.  
2180 S. IVANHOE ST.  
DENVER, CO 80222  
CONTACT: ROBERT BRANSON  
PHONE: (303) 759-8100

**PLANNER/LANDSCAPE ARCHITECT:**  
TERRACINA DESIGN  
10200 E. GIRARD AVE, SUITE A-314  
DENVER, CO 80231  
CONTACTS:  
MIKE WEIHER & LAYLA ROSALES  
PHONE: (303) 632-8867

## PROJECT BENCHMARK

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

ELEVATION = 5521.54 (NAVD 88)

## BASIS OF BEARINGS

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

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,974,883 SQ FT (45.337 AC)
NUMBER OF LOTS PROPOSED	232 Updated.
BUILDING HEIGHT	35' MAX. should equal exactly
LOT AREA	28.51 AC – 62.88%
HARD SURFACE AREA*	10.08 AC – 22.23%
LANDSCAPE AREA	6.75 AC – 14.88% needs to total 100% Updated.
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT/2 PER ENTRANCE
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

\*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

## OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST FILING NO. 17 SITE PLAN  
LEGAL DESCRIPTION:SEE THIS SHEET Updated.

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

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

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

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

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

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

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

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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

## CITY OF AURORA APPROVALS:

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

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

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

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

ATTEST: \_\_\_\_\_ CITY CLERK 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

**Dewberry**  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 206  
Louisville, CO 80027  
720.976.0177  
Contact: Suzanne O. Sibel, PE  
Email: ssibel@dewberry.com

**GREEN VALLEY RANCH EAST FILING NO. 17 SITE PLAN**

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

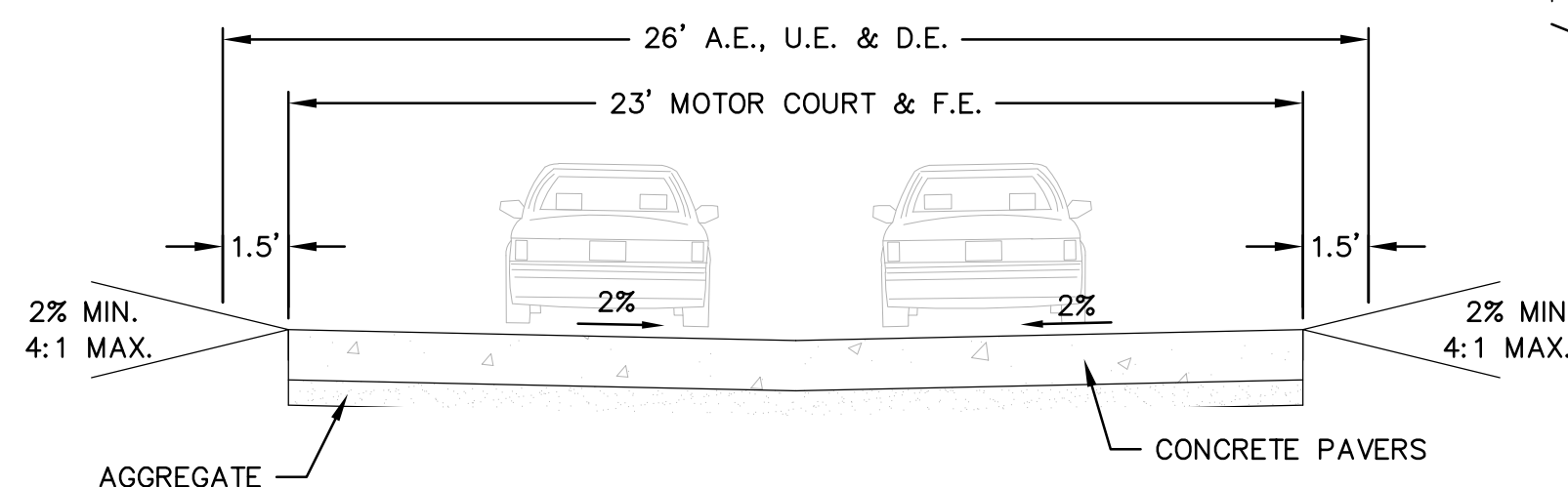
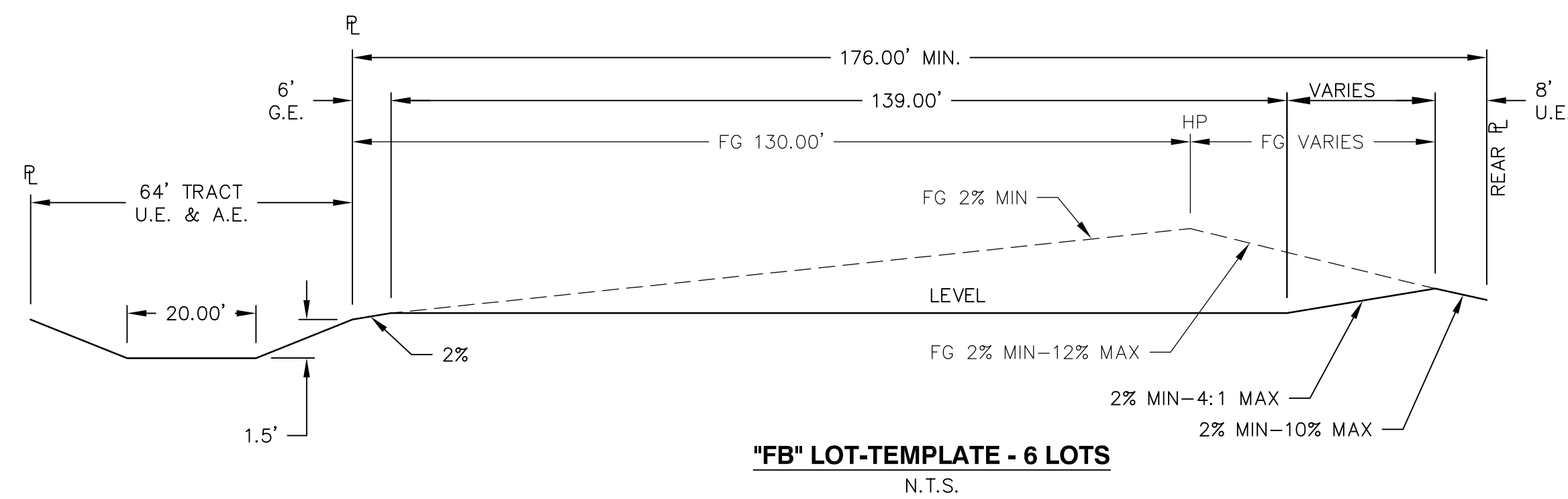
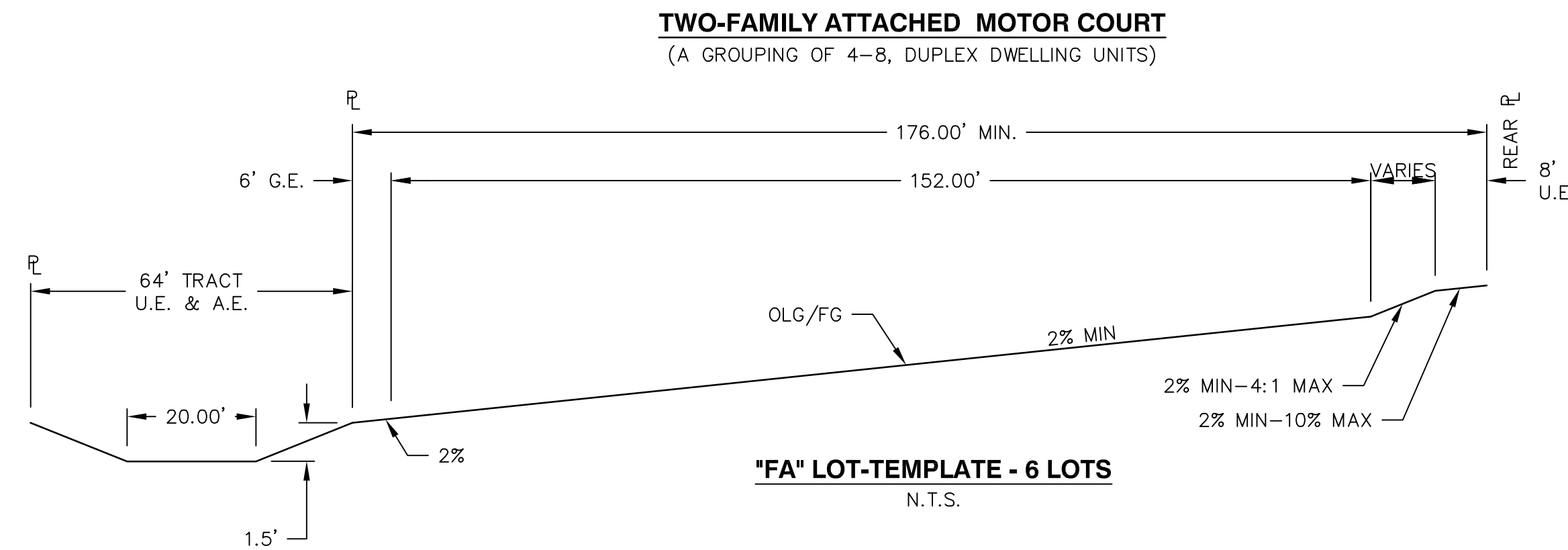
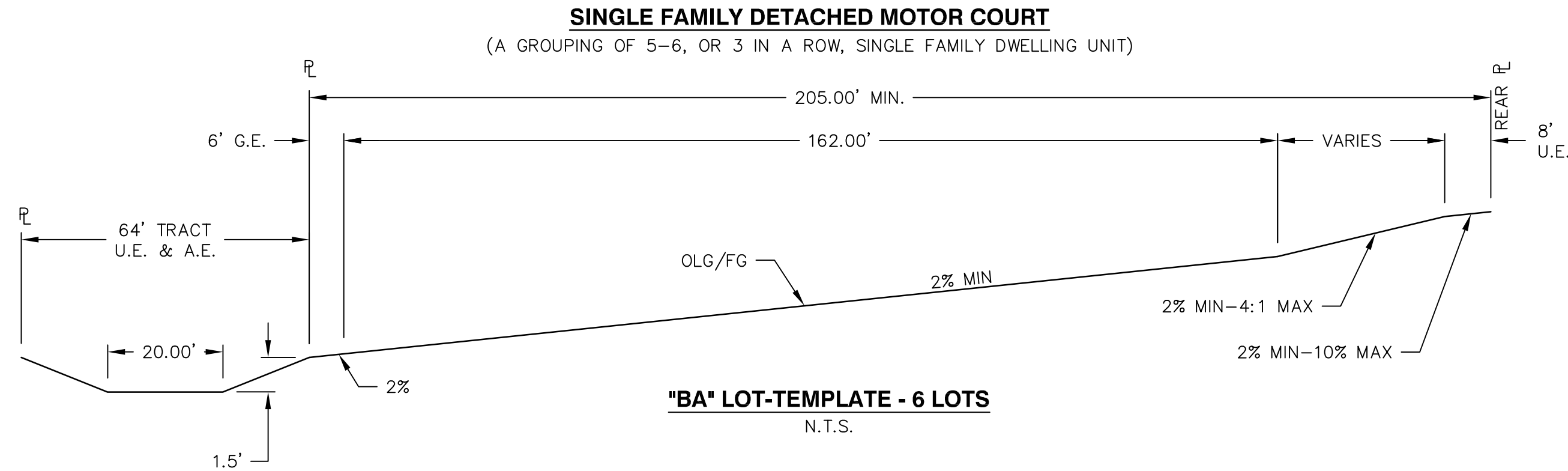
No.	Date	Description
1	04/19/2022	FIRST SUBMITTAL

**PRELIMINARY NOT FOR CONSTRUCTION**

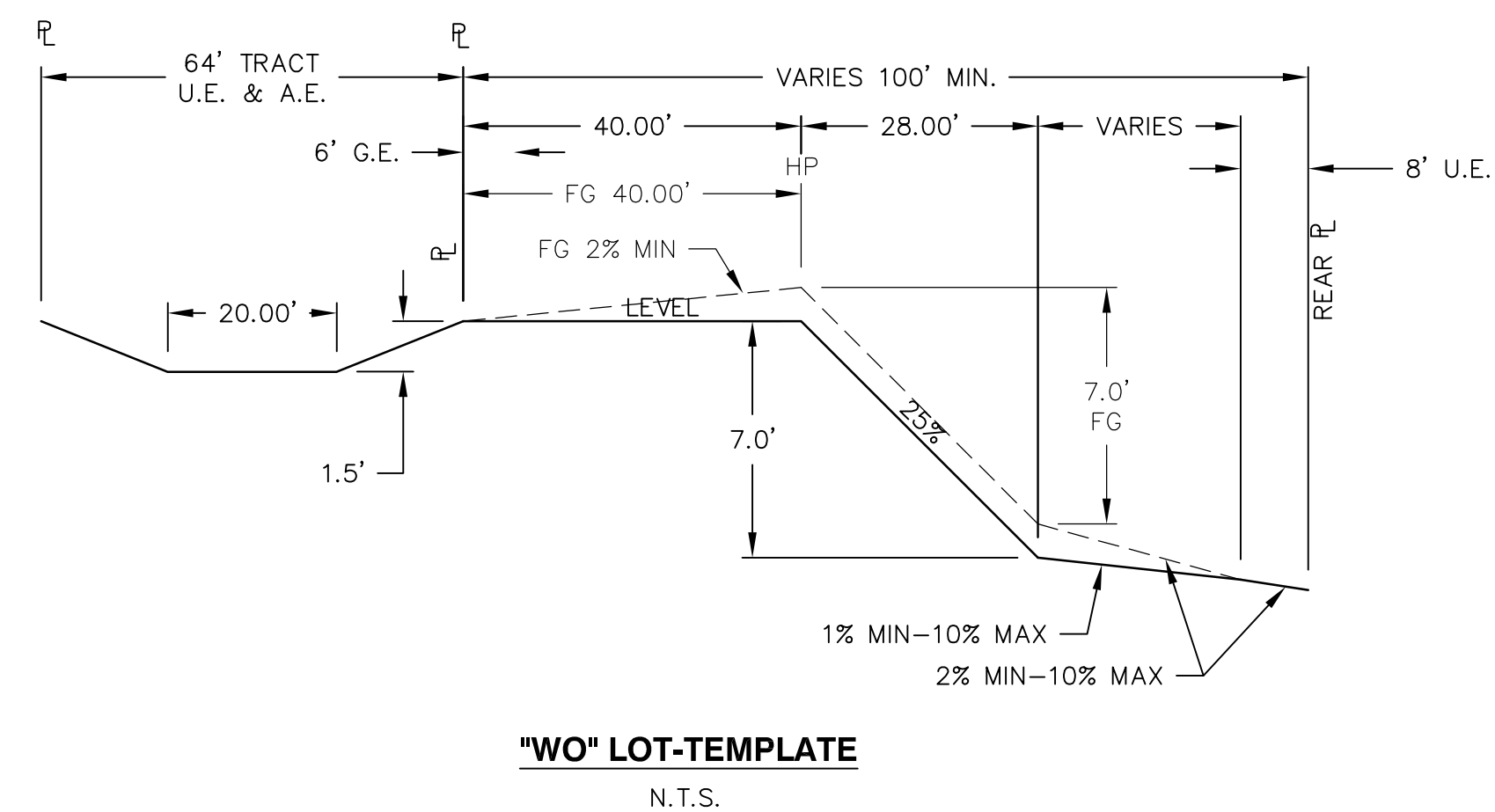
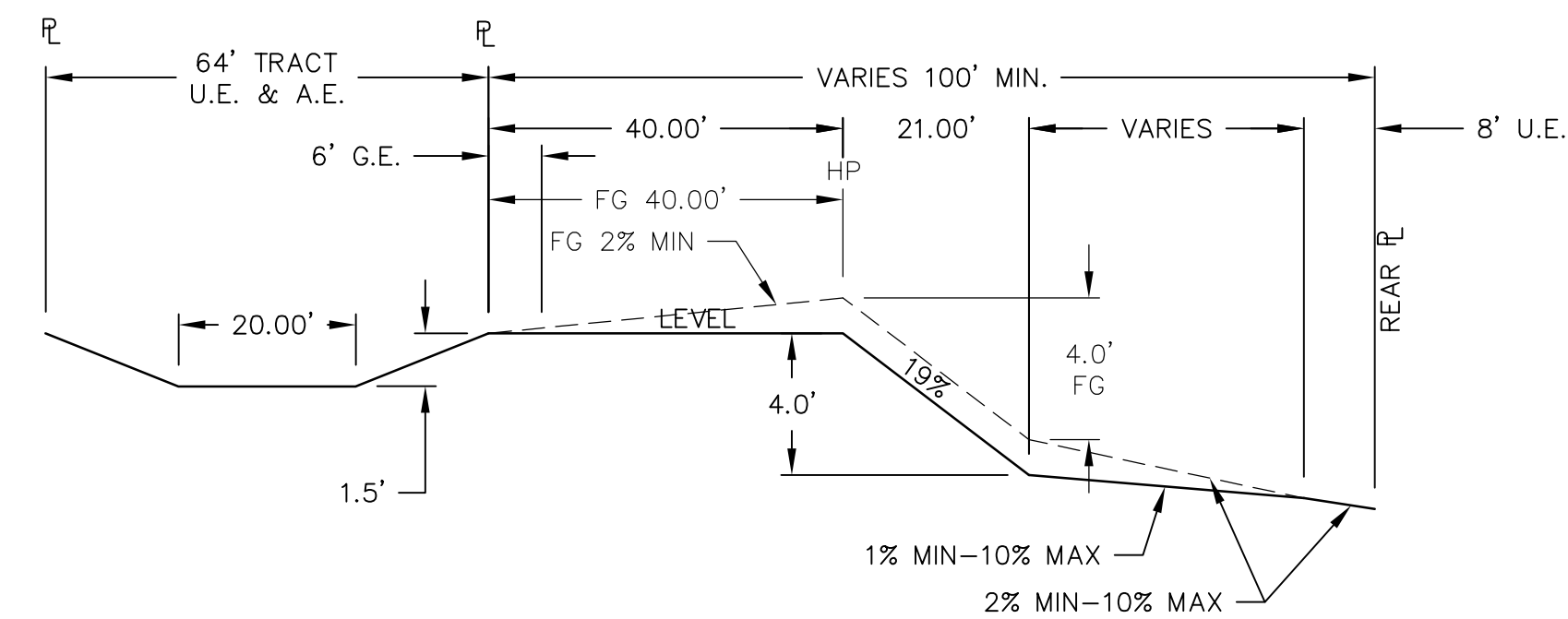
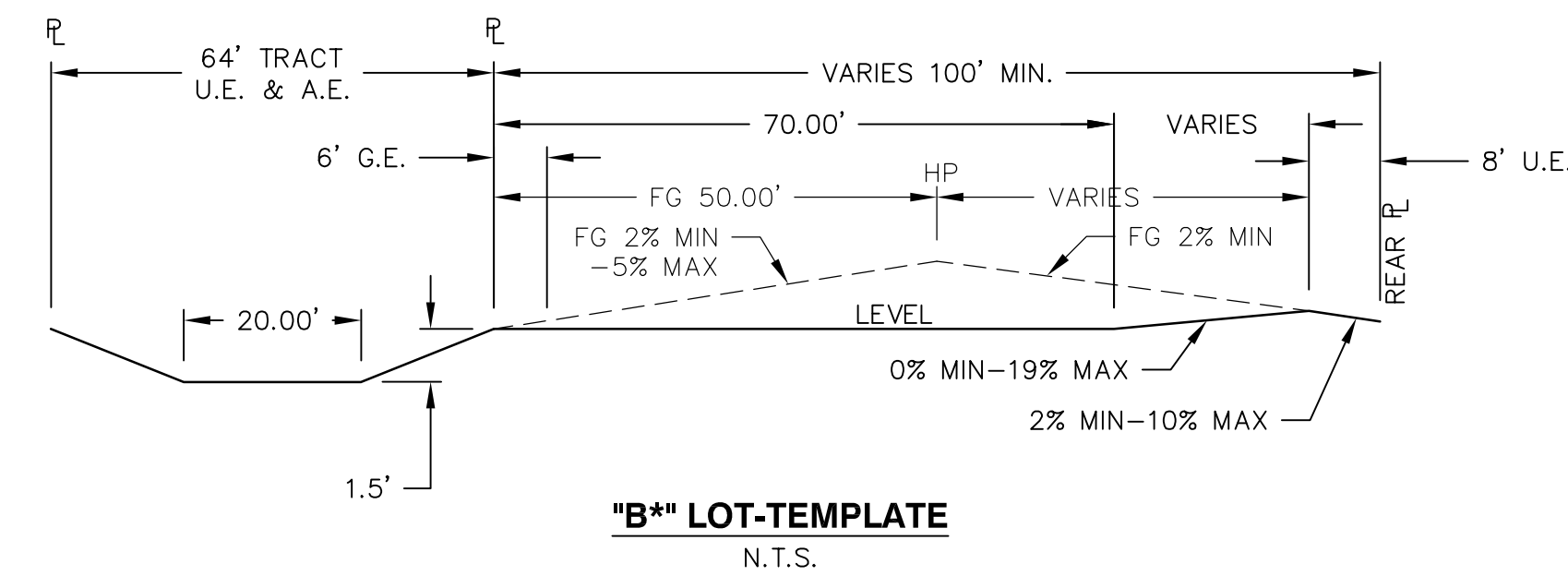
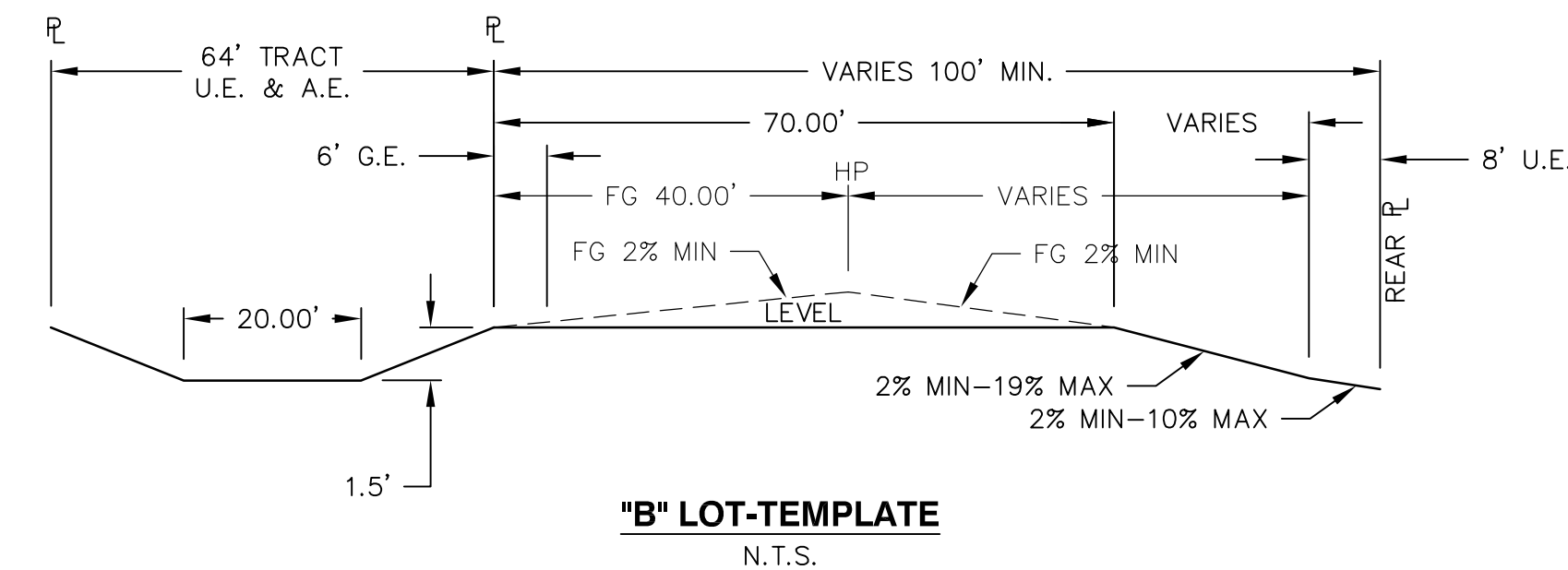
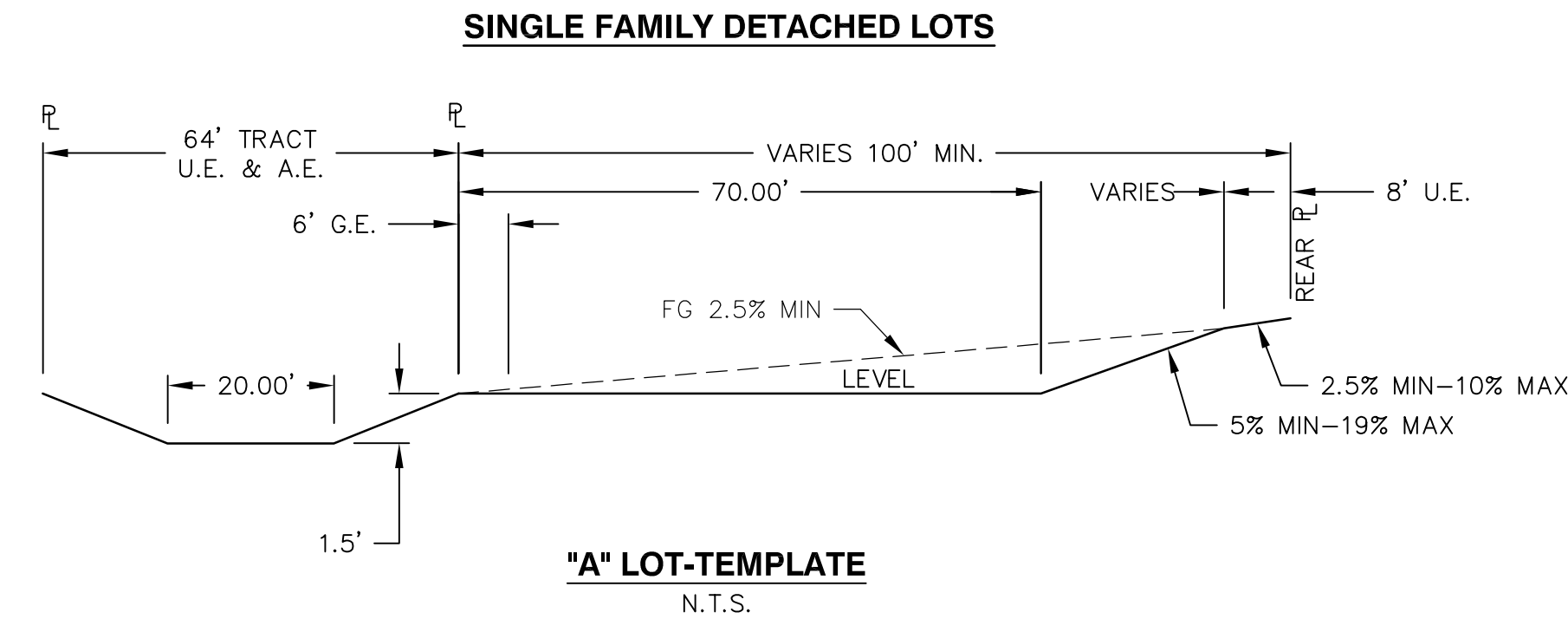
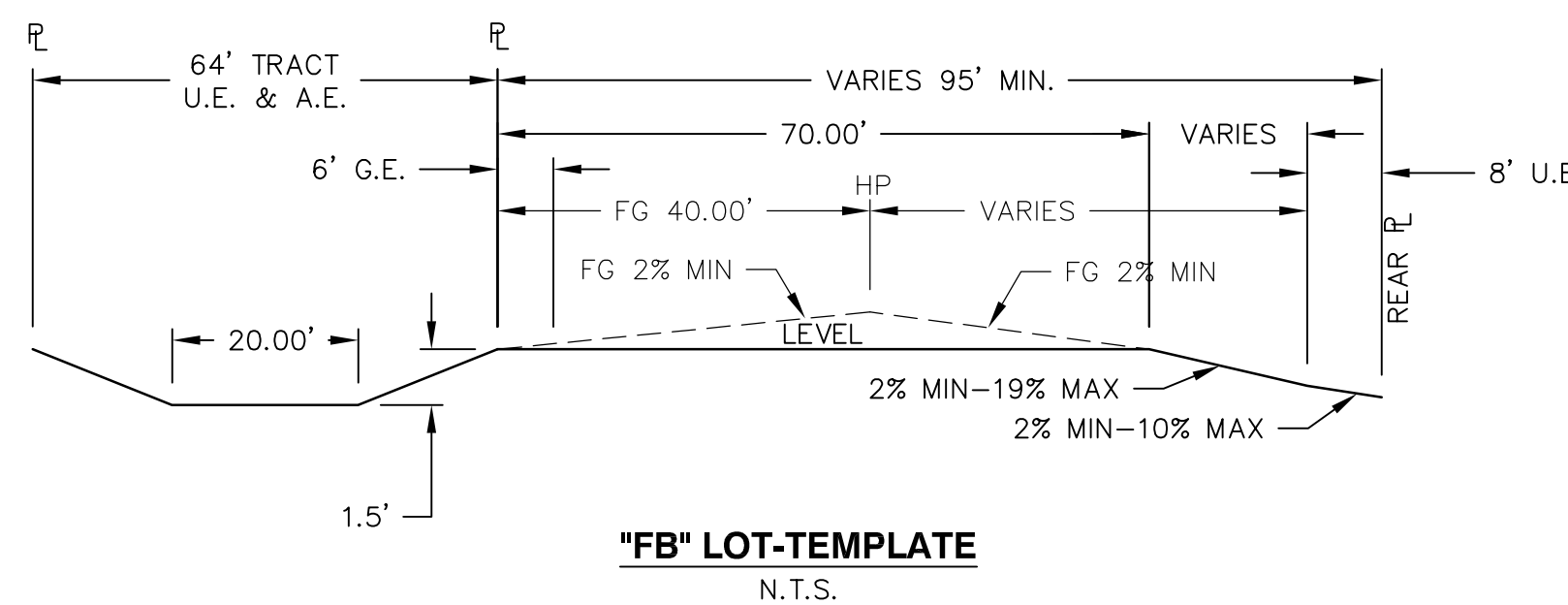
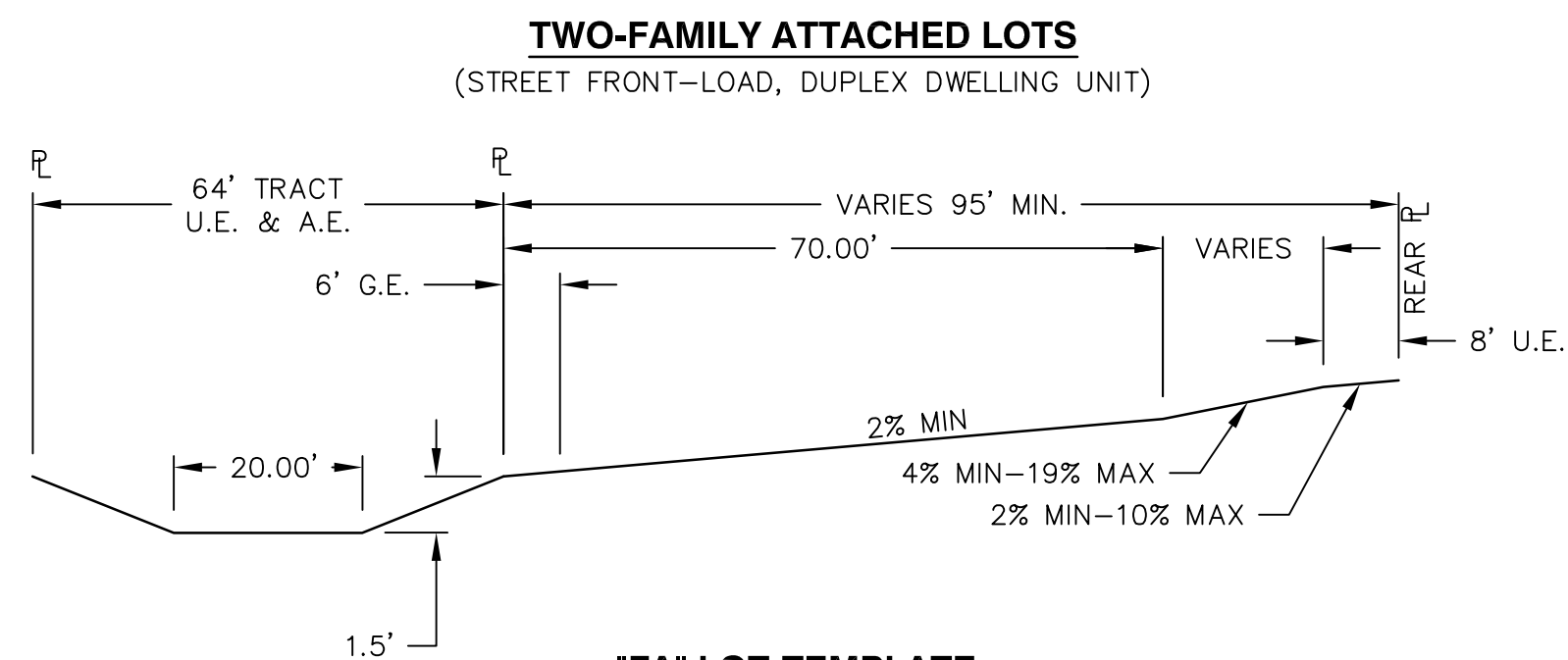
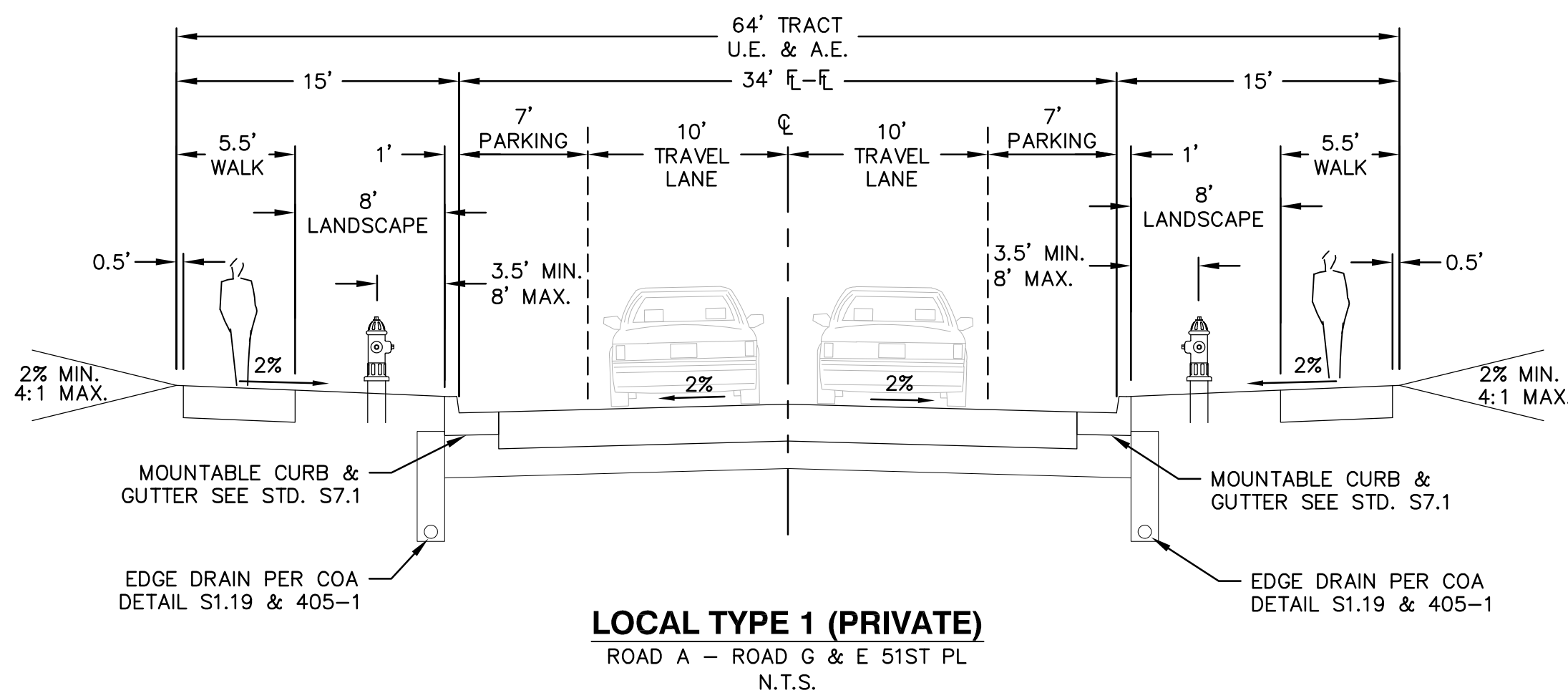
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Designed By: Drawn By: JTM  
SDC  
Checked By: WZ  
Sheet Number: 1



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



No.	Date	Description
1	04/19/2022	FIRST SUBMITTAL
DOCUMENT AMENDMENTS		

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



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LIST OF ACRONYMS AND ABBREVIATIONS			
A.E.	ACCESS EASEMENT	FIRM	FLOOD INSURANCE RATE MAP
AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	FL	FLOW LINE
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	FR	FROUDE NUMBER
AC	ACRE	FS	FIRE SERVICE
AD	ALGEBRAIC DIFFERENCE	FT	FOOT
ADA	AMERICANS WITH DISABILITY ACT	FUT	FUTURE
ASSY	ASSEMBLY	G.E.	GAS EASEMENT
B.O.	BLOW OFF	GPM	GALLONS PER MINUTE
BMP	BEST MANAGEMENT PRACTICES	GSEBD	GROUTED SLOPING BOULDER DROP
BNDY	BOUNDARY	GV	GATE VALVE
BOW	BACK OF WALK	HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
BW	BOTTOM OF WALL	HGL	HYDRAULIC GRADE LINE
C.O.	CLEAN OUT	HORIZ	HORIZONTAL
CFS	CUBIC FEET PER SECOND	HP	HIGH POINT
CH	CHORD LENGTH	HW	HEAD WALL
CHB	CHORD BEARING	INT	INTERSECTION OR INTERCEPT
CL	CENTERLINE	INV	INVERT
CMP	CORRUGATED METAL PIPE	IRR	IRRIGATION
CONC	CONCRETE	LF	LINEAR FOOT
D.E.	DRAINAGE EASEMENT	LP	LOW POINT
D.U.E.	DRAINAGE AND UTILITY EASEMENT	LE	Property to determine if this is a label recognized by the COA. If not, please remove label. We have EVA's for Emergency Vehicle Access Easements which are only utilized in fenced and gated self service storage facilities.
DIA	DIAMETER	M	ASSOCIATED CABLES FOUND FROM
DIP	DUCTILE IRON PIPE	TURE	ASSOCIATED PIPING FOUND FROM
E.A.E.	EMERGENCY ACCESS EASEMENT	VC	VERTICAL CURVE
EATUR	EMPTY ACCORDING TO UTILITY RECORDS	VCP	VITRIFIED CLAY PIPE
EGL	ENERGY GRADE LINE	VERT	VERTICAL
ELEV	ELEVATION	VN	NORMAL VELOCITY
EOI	END OF SURFACE GEOPHYSICAL INFO.	W/	WITH
EX	EXISTING	W/L	WATER LINE
EX	EXISTING	WO	WATER QUALITY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	WOCV	WATER QUALITY CAPTURE VOLUME
F.E.	FIRE LANE EASEMENT	WSEL	WATER SURFACE ELEVATION
FES	FLARED END SECTION	YR	YEAR
FG	FINISHED GRADE		
FH	FIRE HYDRANT		
FHAD	FLOOD HAZARD AREA DELINEATION		

#### REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
4. 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."
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. 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.
17. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING QUALITATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVERS, GRASS CRETE, RITTER RINGS, INVISIBLE STIPING, AND ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY VEHICLE ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS WILL BE REQUIRED TO REMEDY THE VIOLATION 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.
18. 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 PRIOR WRITELY APPROVED BY CITY ENGINEER.
19. 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.
20. 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 LICENSES 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 LOOKING 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.
21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

#### NOTES

1. REFER TO SHEET X FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

LOT DATA TABLE BLOCK 1			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	6344	60.00	SFS+
2	5170	50.00	SFS
3	6202	50.00	SFS
4	6600	60.00	SFS+
5	6600	60.00	SFS+
6	5500	50.00	SFS
7	5500	50.00	SFS
8	5500	50.00	SFS
9	5500	50.00	SFS
10	7212	60.00	SFS+

LOT DATA TABLE BLOCK 2			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	5474	50.00	MCSM
2	4425	46.00	MCSM
3	4512	47.00	MCSM
4	4512	47.00	MCSM
5	4512	47.00	MCSM
6	4512	47.00	MCSM
7	4512	47.00	MCSM
8	4512	47.00	MCSM
9	4320	45.00	MCSM
10	4800	50.00	MCSM
11	4278	46.50	2FMC
12	3426	40.50	2FMC
13	3726	40.50	2FMC
14	4278	46.50	2FMC
15	4278	46.50	2FMC
16	3726	40.50	2FMC
17	3726	40.50	2FMC
18	4278	46.50	2FMC
19	4278	46.50	2FMC
20	3726	40.50	2FMC
21	3726	40.50	2FMC
22	4278	46.50	2FMC
23	4278	46.50	2FMC
24	3726	40.50	2FMC
25	3726	40.50	2FMC
26	4278	46.50	2FMC
27	4883	46.50	2FMC
28	4253	40.50	2FMC
29	4253	40.50	2FMC
30	4878	46.50	2FMC

LOT DATA TABLE BLOCK 3			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH (FT)	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	7320	60.00	SFS+
2	7320	60.00	SFS+
3	6100	50.00	SFS
4	6100	50.00	SFS
5	7320	60.00	SFS+
6	7320	60.00	SFS+
7	7320	60.00	SFS+
8	7320	60.00	SFS+
9	6100	50.00	SFS
10	6100	50.00	SFS
11	7320	60.00	SFS+
12	6981	60.00	SFS+
13	6934	60.00	SFS+
14	8162	60.00	SFS+

Please add the following note: Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (Tibet St and 52nd Ave).

Updated.

LOT DATA TABLE BLOCK 4			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	Updated.	50.00	SFS
2	6500	50.00	SFS
3	6500	50.00	SFS
4	6500	50.00	SFS
5	6500	50.00	SFS
6	6500	50.00	SFS
7	6500	50.00	SFS
8	6500	50.00	SFS
9	6500	50.00	SFS
10	6500	50.00	SFS
11	7752	60.00	SFS+
12	9364	60.00	SFS+
13	7844	50.00	SFS
14	7844	50.00	SFS
15	7844	50.00	SFS
16	7844	50.00	SFS
17	7844	50.00	SFS
18	7844	50.00	SFS
19	7844	50.00	SFS
20	6748	50.00	SFS
21	5667	50.00	SFS
22	6914	50.00	SFS

LOT DATA TABLE BLOCK 5			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	5958	71.00	MCS
2	4504	63.00	MCSM
3	5076	71.00	MCSM
4	5076	71.00	MCSM
5	4504	63.00	MCSM
6	5077	71.39	MCS
7	5077	71.00	MCS
8	4504	63.00	MCSM
9	5076	71.00	MCSM
10	5077	71.00	MCSM
11	4504	63.00	MCSM
12	5077	71.00	MCS
13	5077	71.00	MCS
14	4504	63.00	MCSM
15	5076	71.00	MCSM
16	5076	71.00	MCSM
17	4504	63.00	MCSM
18	5077	71.00	MCS
19	5077	71.00	MCS
20	4504	63.00	MCSM
21	5076	71.00	MCSM
22	5077	71.00	MCSM
23	4505	63.00	MCSM
24	5077	71.00	MCS

LOT DATA TABLE BLOCK 6			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	4692	51.00	2FMC
2	4416	48.00	2FMC
3	4416	48.00	2FMC
4	5060	55.00	2FMC
5	5060	55.00	2FMC
6	4416	48.00	2FMC
7	4416	48.00	2FMC
8	4692	51.00	2FMC
9	4692	51.00	2FMC
10	4416	48.00	2FMC
11	4416	48.00	2FMC
12	5060	55.00	2FMC
13	5060	55.00	2FMC
14	4416	48.00	2FMC
15	4416	48.00	2FMC
16	4692	51.00	2FMC
17	4692	51.00	2FMC
18	4416	48.00	2FMC
19	4416	48.00	2FMC
20	5060	55.00	2FMC
21	5060	55.00	2FMC
22	4416	48.00	2FMC
23	4416	48.00	2FMC
24	4692	51.00	2FMC

LOT DATA TABLE BLOCK 7			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	6958	62.00	SFS+
2	6780	60.00	SFS+
3	5806	51.38	SFS
4	5820	51.50	SFS
5	5820	51.50	SFS
6	5820	51.50	SFS
7	5820	51.50	SFS
8	5820	51.50	SFS
9	5820	51.50	SFS
10	5820	51.00	SFS
11	6845	61.00	SFS+
12	6845	61.00	SFS+
13	5819	51.50	SFS
14	5819	51.50	SFS
15	5819	51.50	SFS
16	5819	51.50	SFS
17	5819	51.50	SFS
18	5819	51.50	SFS
19	5819	51.50	SFS
20	5806	51.38	SFS
21	6780	60.00	SFS+
22	6958	62.00	SFS+

LOT DATA TABLE BLOCK 8			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	4324	47.00	2FMC
2	4324	47.00	2FMC
3	4324	47.00	2FMC
4	3772	41.00	2FMC
5	3772	41.00	2FMC
6	4324	47.00	2FMC
7	4324	47.00	2FMC
8	3772	41.00	2FMC
9	3772	41.00	2FMC
10	4324	47.00	2FMC
11	4324	47.00	2FMC
12	4324	47.00	2FMC
13	4797	51.00	MCSM
14	3990	42.00	MCSM
15	3990	42.00	MCSM
16	3990	42.00	MCSM
17	3990	42.00	MCSM
18	4797	51.00	MCSM

LOT DATA TABLE BLOCK 9			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	6552	60.00	SFS+
2	5725	50.00	SFS
3	5822	50.00	SFS
4	8751	58.02	SFS

LOT DATA TABLE BLOCK 10			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH (FT)	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	9366	62.96	SFS+
2	5882	55.17	SFS
3	5500	50.00	SFS
4	5500	50.00	SFS
5	5500	50.00	SFS
6	6552	60.00	SFS+
7	5500	50.00	SFS
8	5500	50.00	SFS
9	6613	55.63	SFS
10	10038	62.55	SFS+

REFER TO PLAT FOR SETBACK AND LOT DIMENSIONS

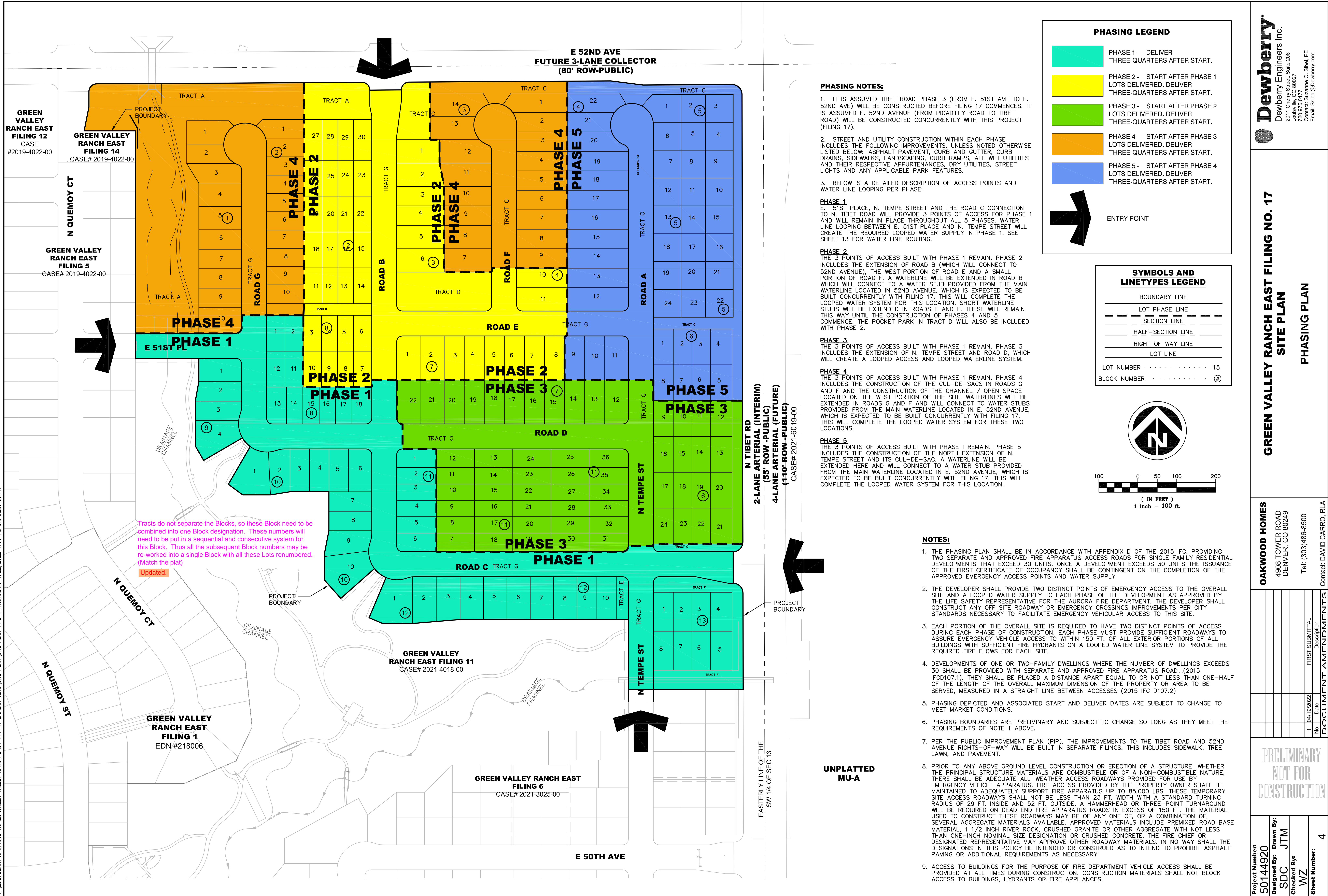
this can't be verified until dimensions are added on individual lots

Acknowledged.

LOT DATA TABLE BLOCK 11			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	4842	48.00	2FD
2	4279	42.00	2FD
3	4279	42.00	2FD
4	4279	42.00	2FD
5	4279	42.00	2FD
6	4842	48.00	2FD
7	4704	48.00	2FMC
8	4116	42.00	2FMC
9	4116	42.00	2FMC
10	4116	42.00	2FMC
11	4116	42.00	2FMC
12	4704	48.00	2FMC
13	4704	48.00	2FMC
14	4116	42.00	2FMC
15	4116	42.00	2FMC
16	4116	42.00	2FMC
17	4116	42.00	2FMC
18	4704	48.00	2FMC
19	4704	48.00	2FMC
20	4116	42.00	2FMC
21	4116	42.00	2FMC
22	4116	42.00	2FMC
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24	4704	48.00	2FMC
25	4704	48.00	2FMC
26	4116	42.00	2FMC
27	4116	42.00	2FMC
28	4116	42.00	2FMC
29	4116	42.00	2GMC
30	4704	48.00	2FMC
31	4800	48.00	2FD
32	4242	42.00	2FD
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34	4242	42.00	2FD
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36	4800	48.00	2FD

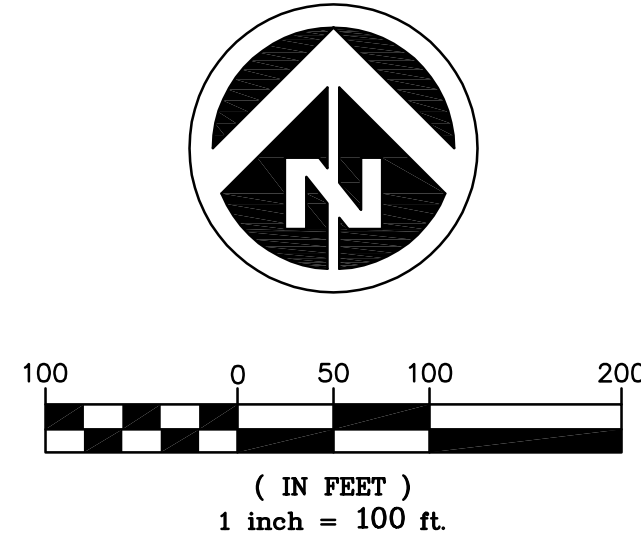
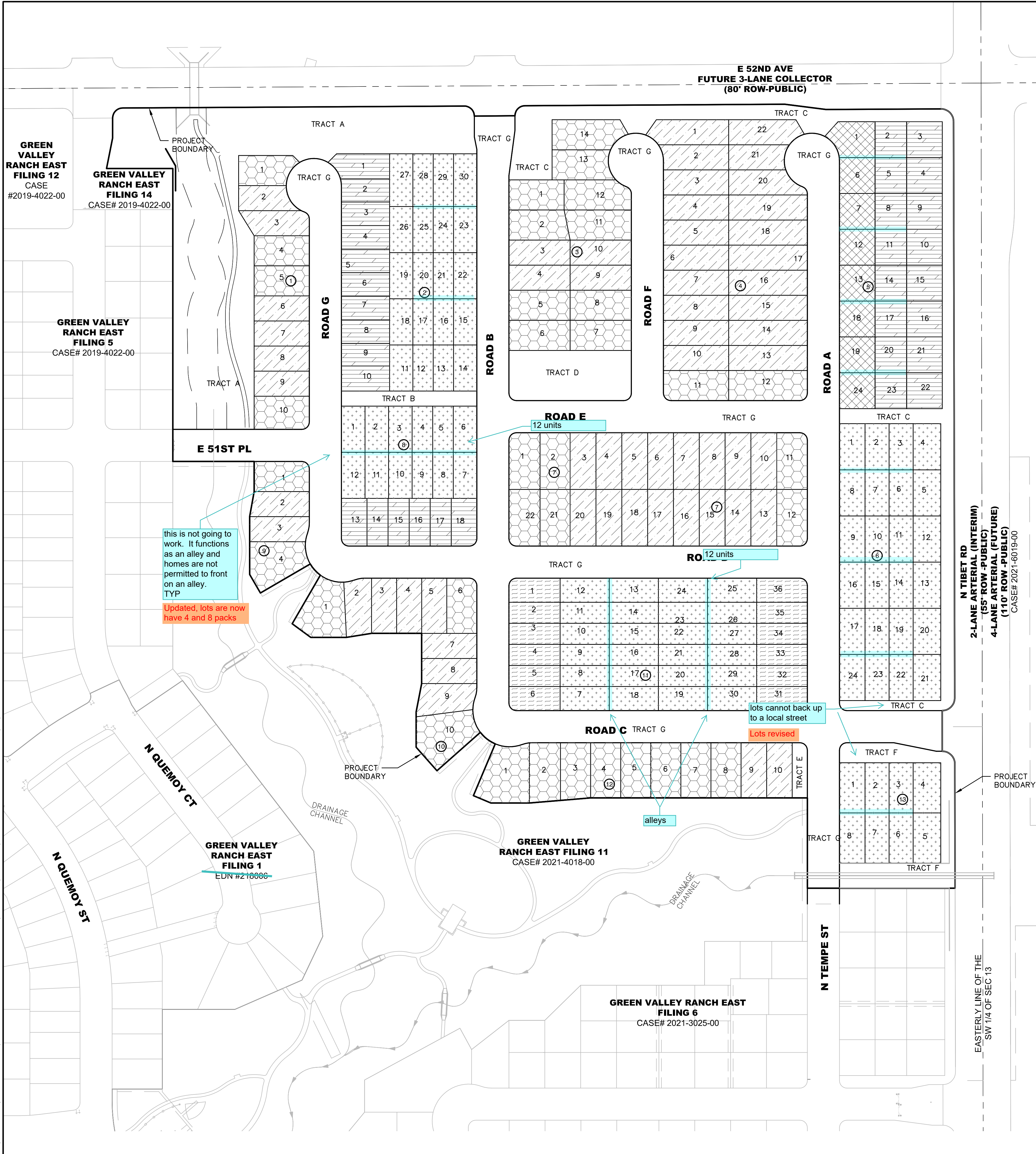


I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-2\PLAN SETS\SITE PLAN\SITE PLAN-PA2-PHASING.DWG 4/22/2022 4:00 PM DICARLO, SONIA





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Add dimensions on lots. size and classification will be verified with next review

Updated, see detailed site plan sheets.

GREEN VALLEY RANCH EAST FILING 16 LOT SUMMARY TABLE					
DESCRIPTION	CLASSIFICATION	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
SINGLE FAMILY DETACHED < 50.00'	SFSM	0	0%		
SINGLE FAMILY DETACHED 50.00' < 60.00'	SFS	57	25%		
SINGLE FAMILY DETACHED 60.00' < 70.00'	SFS+	35	15%		
SINGLE FAMILY DETACHED > 70.00'	SFL	0	0%		
SINGLE FAMILY MOTORCOURT STANDARD	MCS	8	3%		
SINGLE FAMILY MOTORCOURT SMALL	MCSM	16	7%	16	
TWO FAMILY MOTORCOURT	2FMC	88	38%	88	
TWO FAMILY DUPLEX	2FD	28	12%	28	
SUBTOTAL		232	100%	132	57%

REFER TO PLAT FOR SETBACK AND LOT DIMENSIONS

Alley.  
Any paved or hardscaped public or private space or thoroughfare of 20 feet or less in width that connects to a public or private street on both ends and provides a secondary means of public access to abutting properties or buildings.

Acknowledge, alleys have been removed.

	SINGLE FAMILY DETACHED 50.00' < 60.00'	57
	SINGLE FAMILY DETACHED 60.00' < 70.00'	35
	SINGLE FAMILY MOTOR COURT STANDARD	12
	SINGLE FAMILY MOTOR COURT SMALL	16
	TWO FAMILY MOTOR COURT	88
	TWO FAMILY DUPLEX	24
TOTAL		232

LOT CLASSIFICATION		
BLOCK	LOT	CLASSIFICATION
1	2, 3, 6 - 9	SINGLE FAMILY DETACHED 50' - < 60'
1	1, 4, 5, 10	SINGLE FAMILY DETACHED 60' - < 70'
2	1 - 10	SINGLE FAMILY MOTOR COURT SMALL
2	11 - 30	TWO FAMILY MOTOR COURT
3	3, 4, 9, 10	SINGLE FAMILY DETACHED 50' - < 60'
3	1, 2, 5 - 8, 11 - 14	SINGLE FAMILY DETACHED 60' - < 70'
4	1 - 10, 13 - 22	SINGLE FAMILY DETACHED 50' - < 60'
4	11 - 12	SINGLE FAMILY DETACHED 60' - < 70'
5	1, 6-7, 12-13, 18-19, 24	SINGLE FAMILY MOTOR COURT STANDARD
5	2-5, 8-11, 14-17, 20-23	SINGLE FAMILY MOTOR COURT SMALL
6	1 - 24	TWO FAMILY MOTOR COURT
7	3 - 10, 13 - 20	SINGLE FAMILY DETACHED 50' - < 60'
7	1, 2, 11, 12, 21 22	SINGLE FAMILY DETACHED 60' - < 70'
8	1 - 12	TWO FAMILY MOTOR COURT
8	13 - 18	SINGLE FAMILY MOTOR COURT SMALL
9	2, 3	SINGLE FAMILY DETACHED 50' - < 60'
9	1, 4	SINGLE FAMILY DETACHED 60' - < 70'
10	2 - 5, 7 - 9	SINGLE FAMILY DETACHED 50' - < 60'
10	1, 6, 10	SINGLE FAMILY DETACHED 60' - < 70'
11	1 - 6, 31 - 36	TWO FAMILY DUPLEX
11	7 - 30	TWO FAMILY MOTOR COURT
12	9, 10	SINGLE FAMILY DETACHED 50' - < 60'
12	1 - 8	SINGLE FAMILY DETACHED 60' - < 70'
13	1 - 8	TWO FAMILY MOTOR COURT

Project Number:  
50144920

Designed By:  
SDC

Checked By:  
WZ

Sheet Number:  
5

Drawn By:  
JTM

5

OAKWOOD HOMES  
4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303)486-8500  
Contact: DAVID CARRO, RLA

DOCUMENT AMENDMENTS

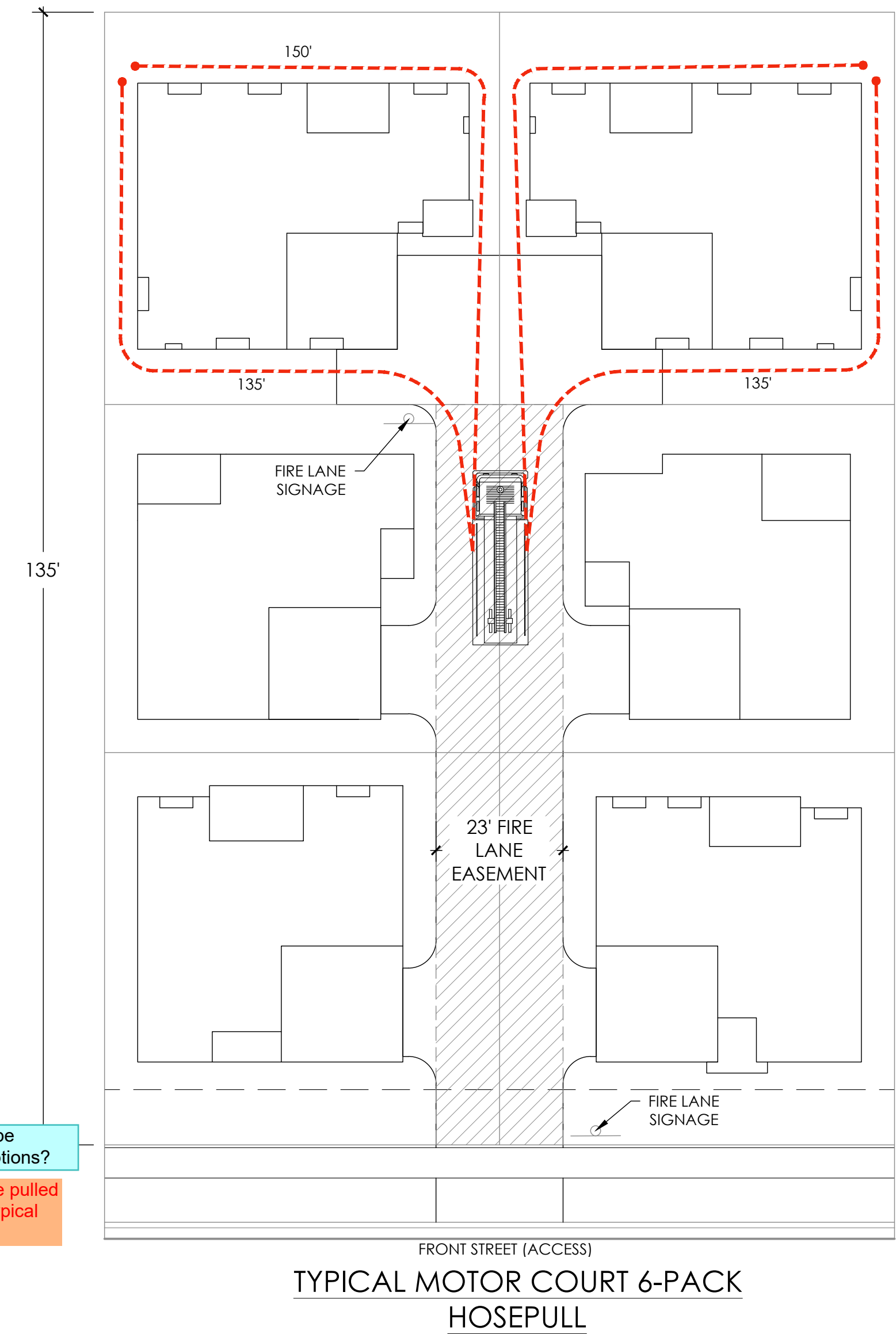
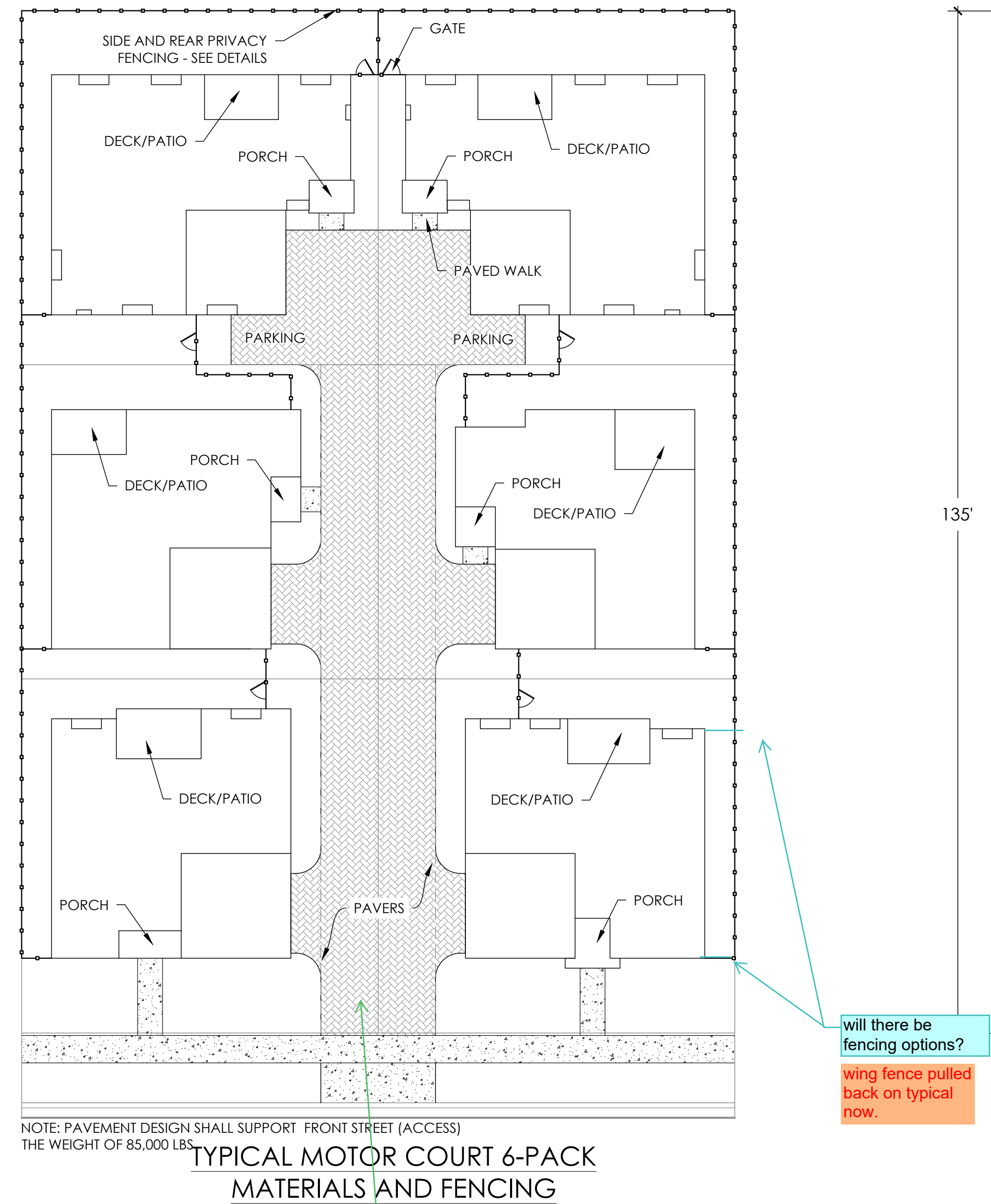
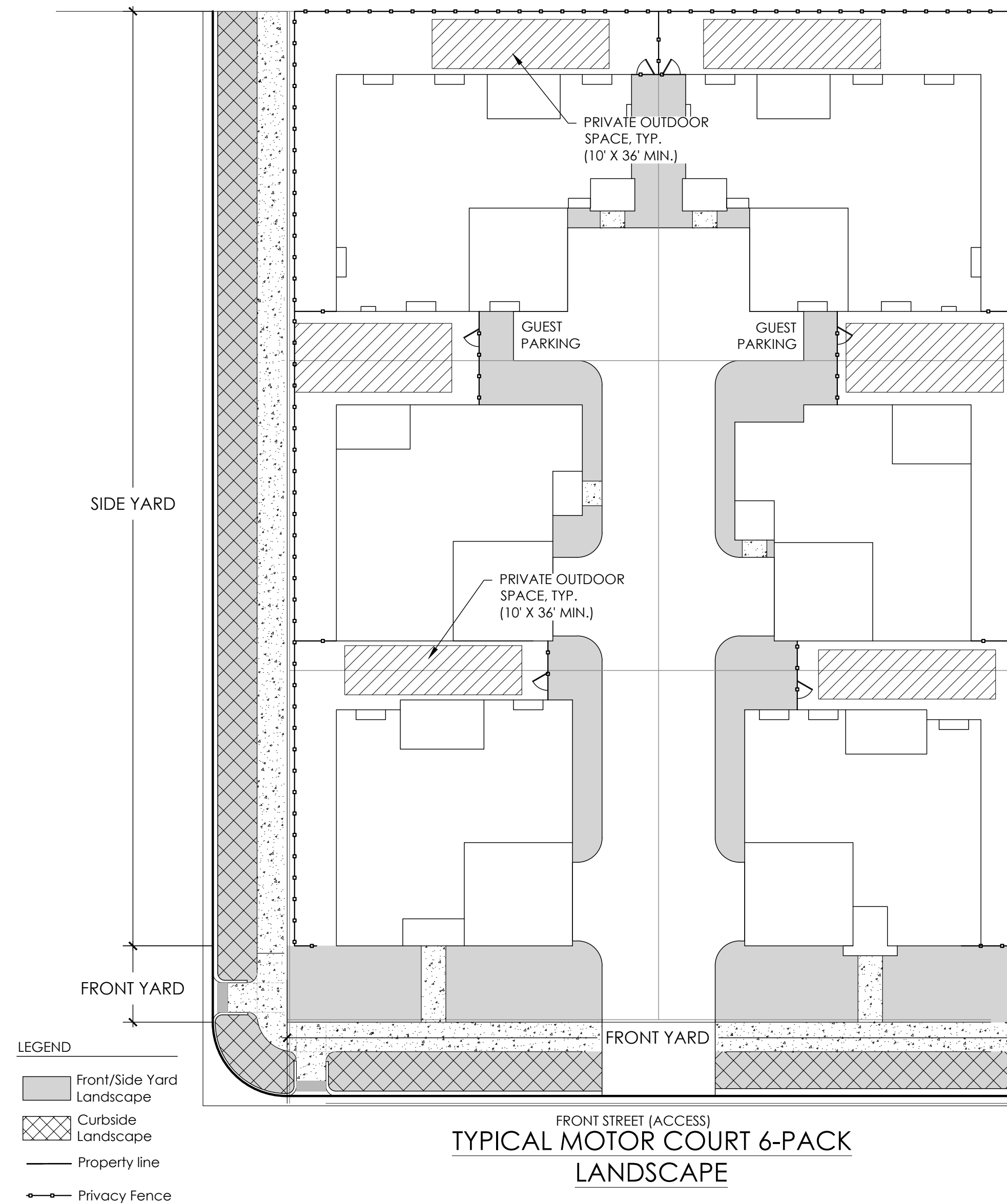
PRELIMINARY  
NOT FOR  
CONSTRUCTION

GREEN VALLEY RANCH EAST FILING NO. 17  
SITE PLAN  
OVERALL SITE PLAN

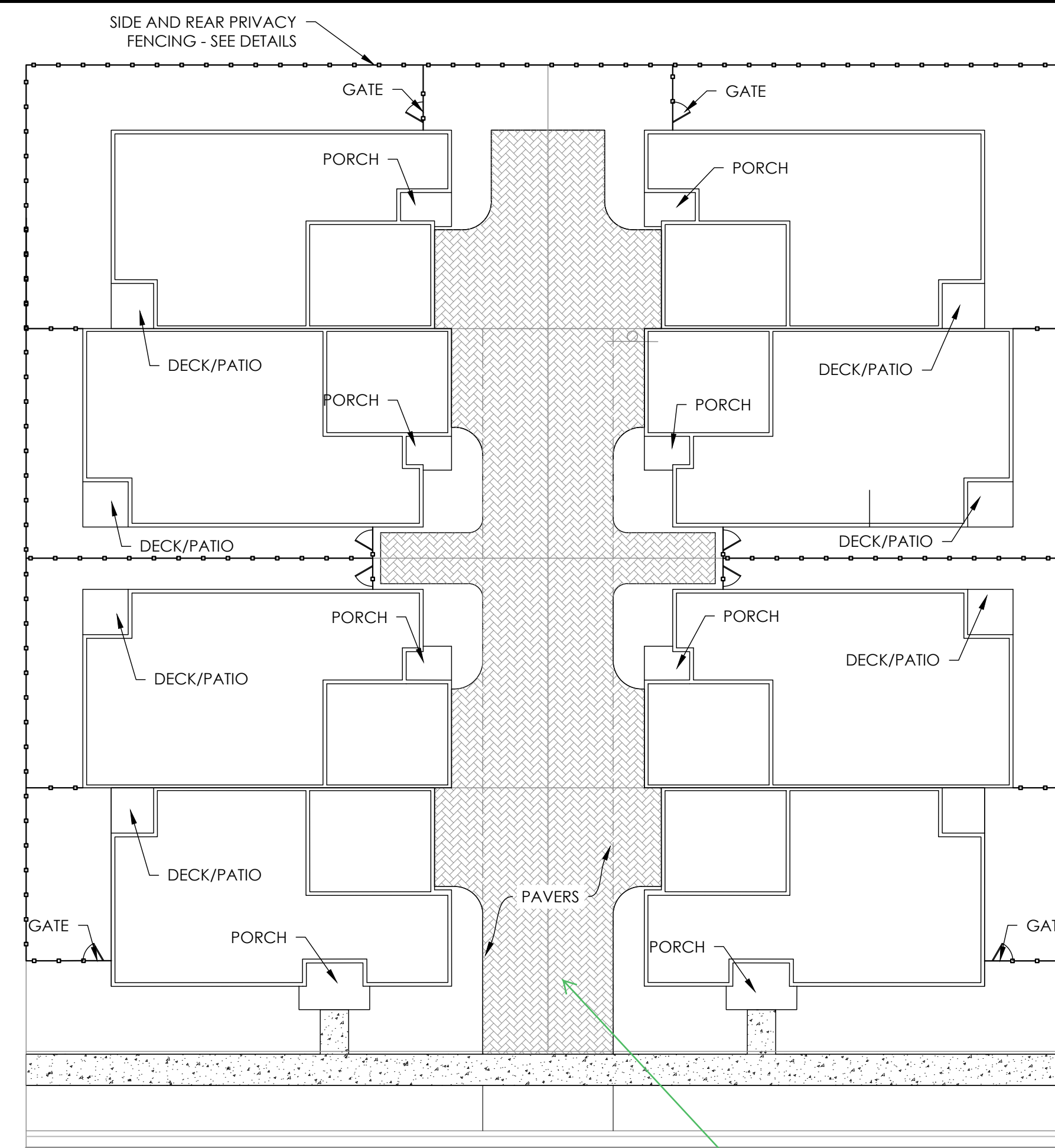
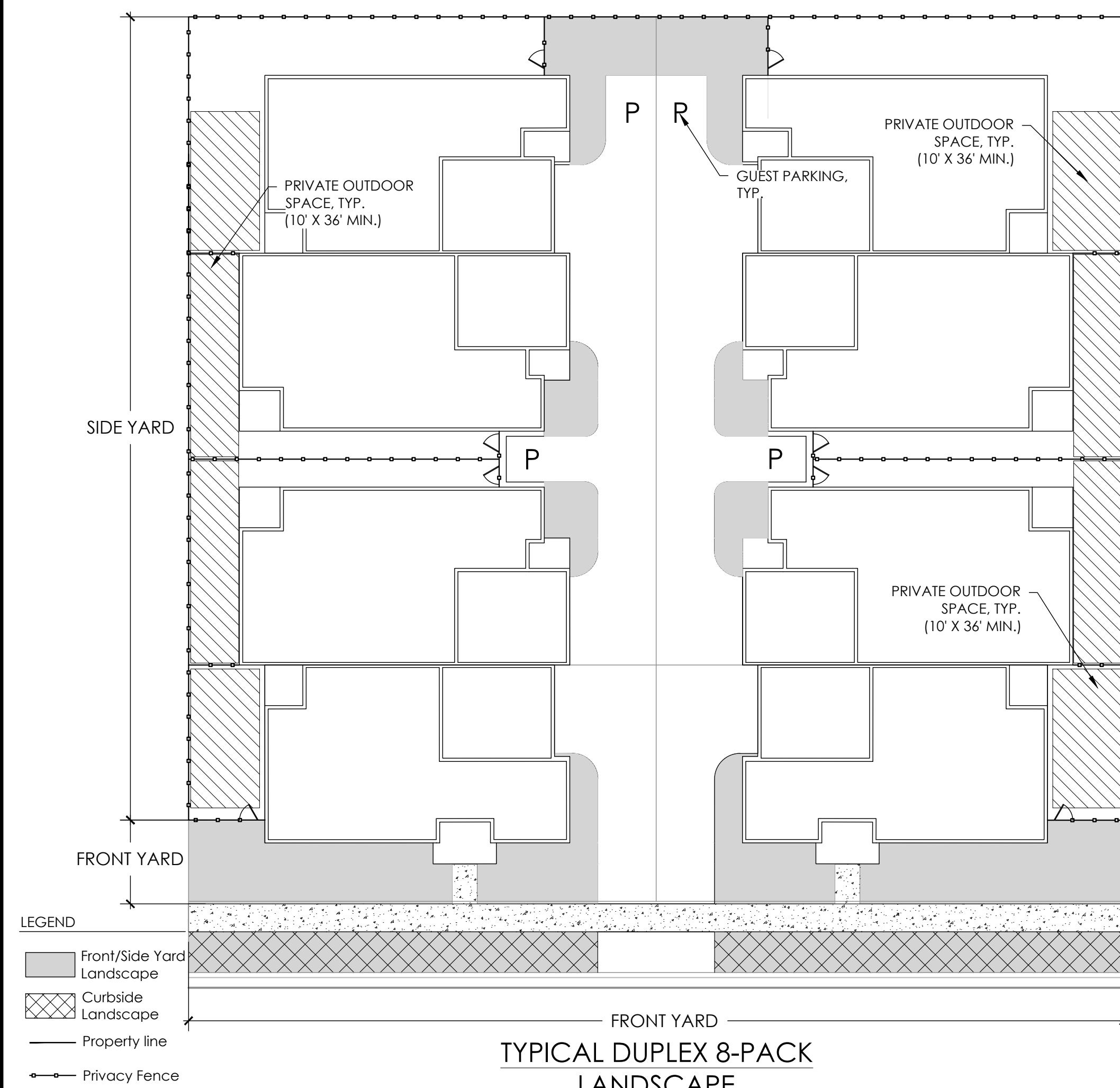
Dewberry  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 206  
Louisville, CO 80027  
720.975.0177  
Contact: Suzanne O. Sibal, PE  
Email: Ssibal@dewberry.com









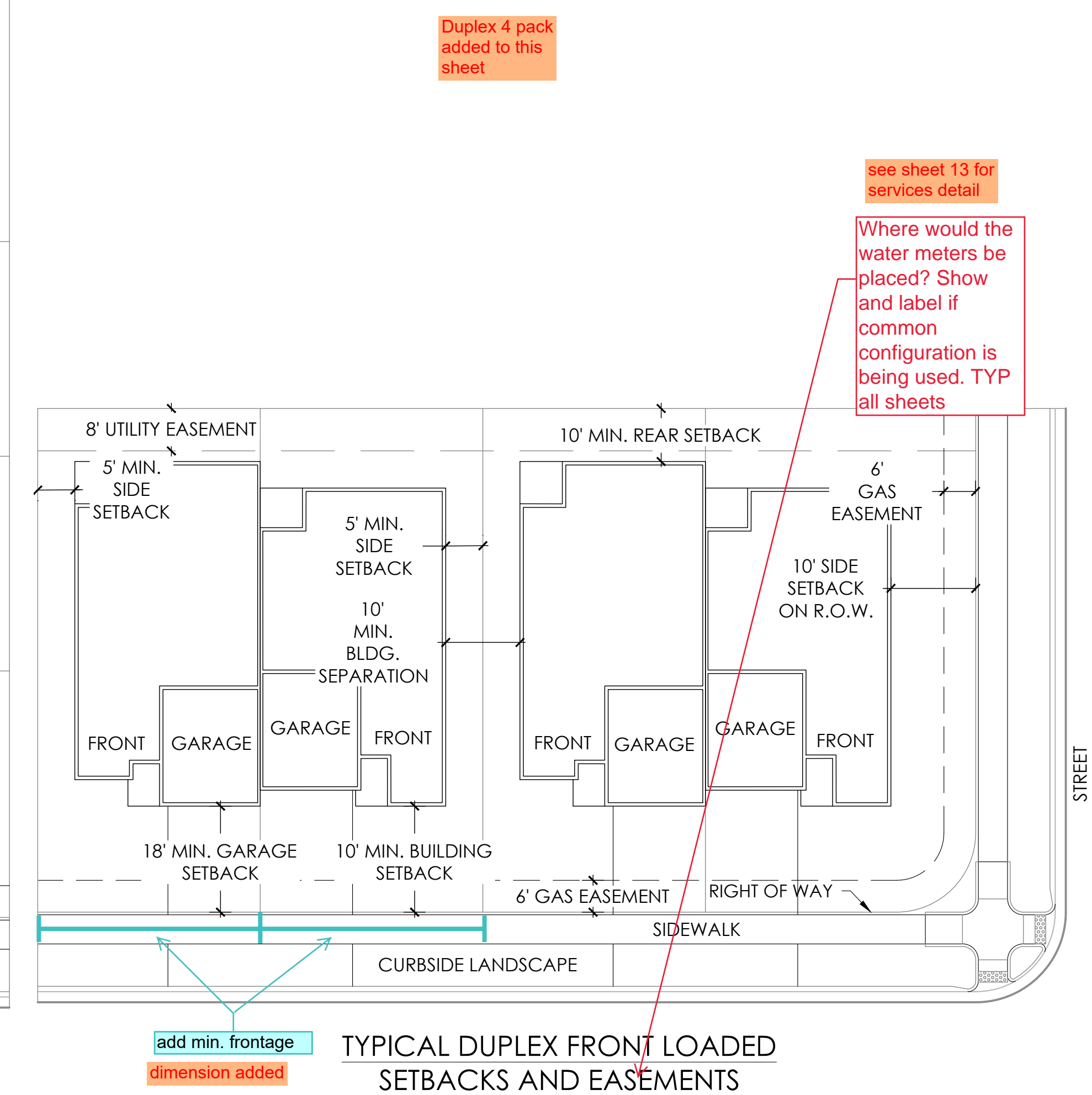
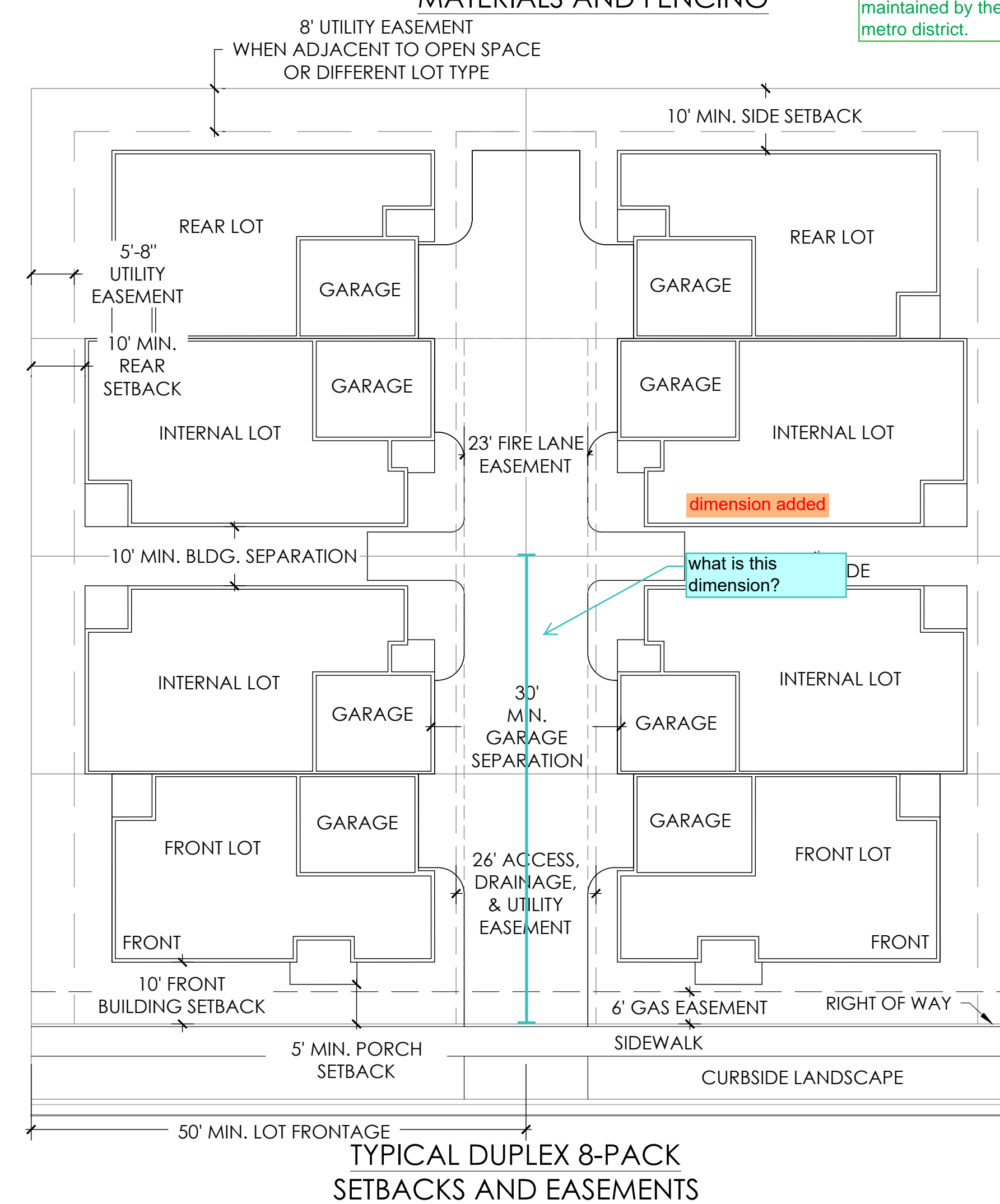
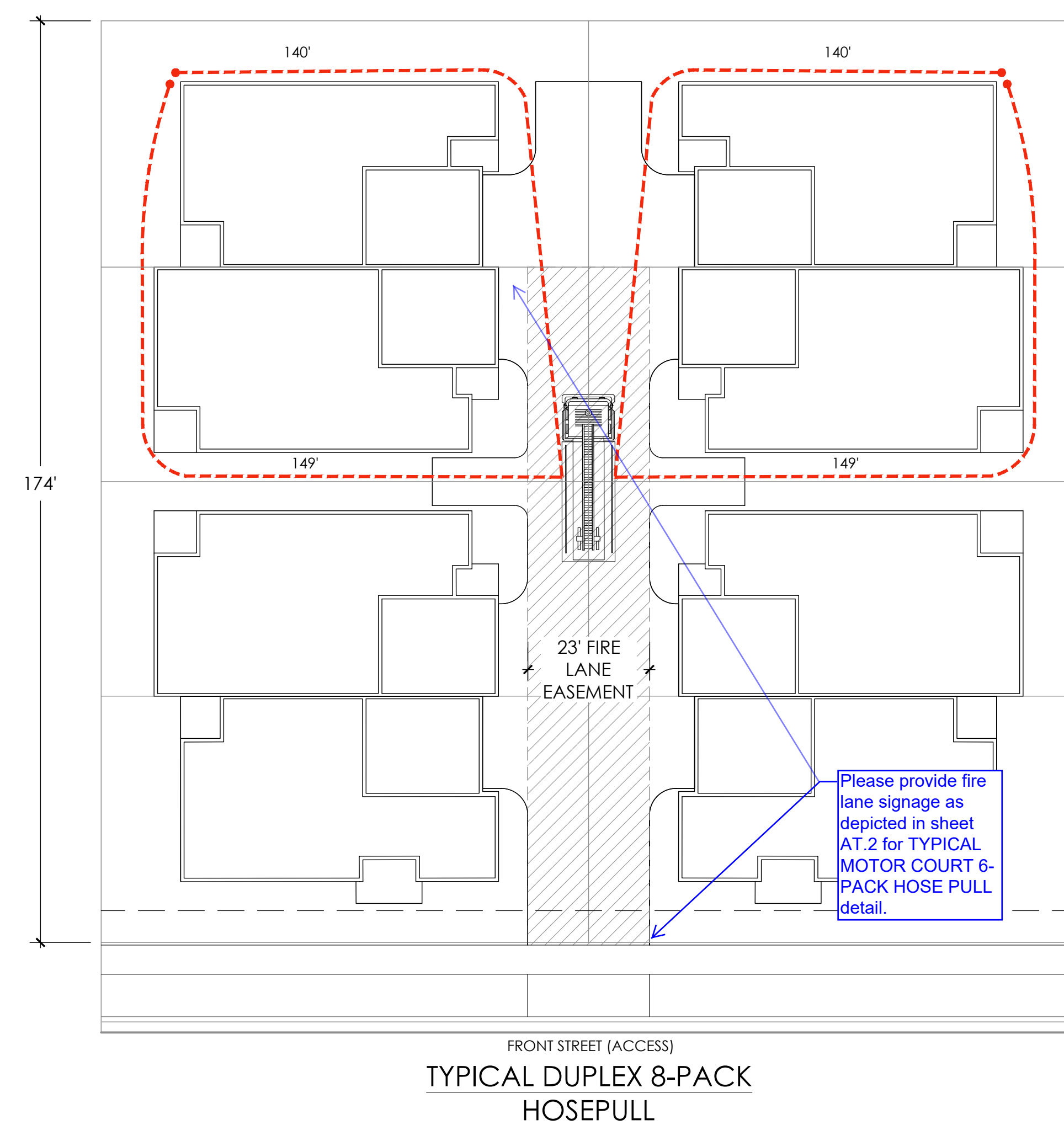


## ARCHITECTURAL STANDARDS

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

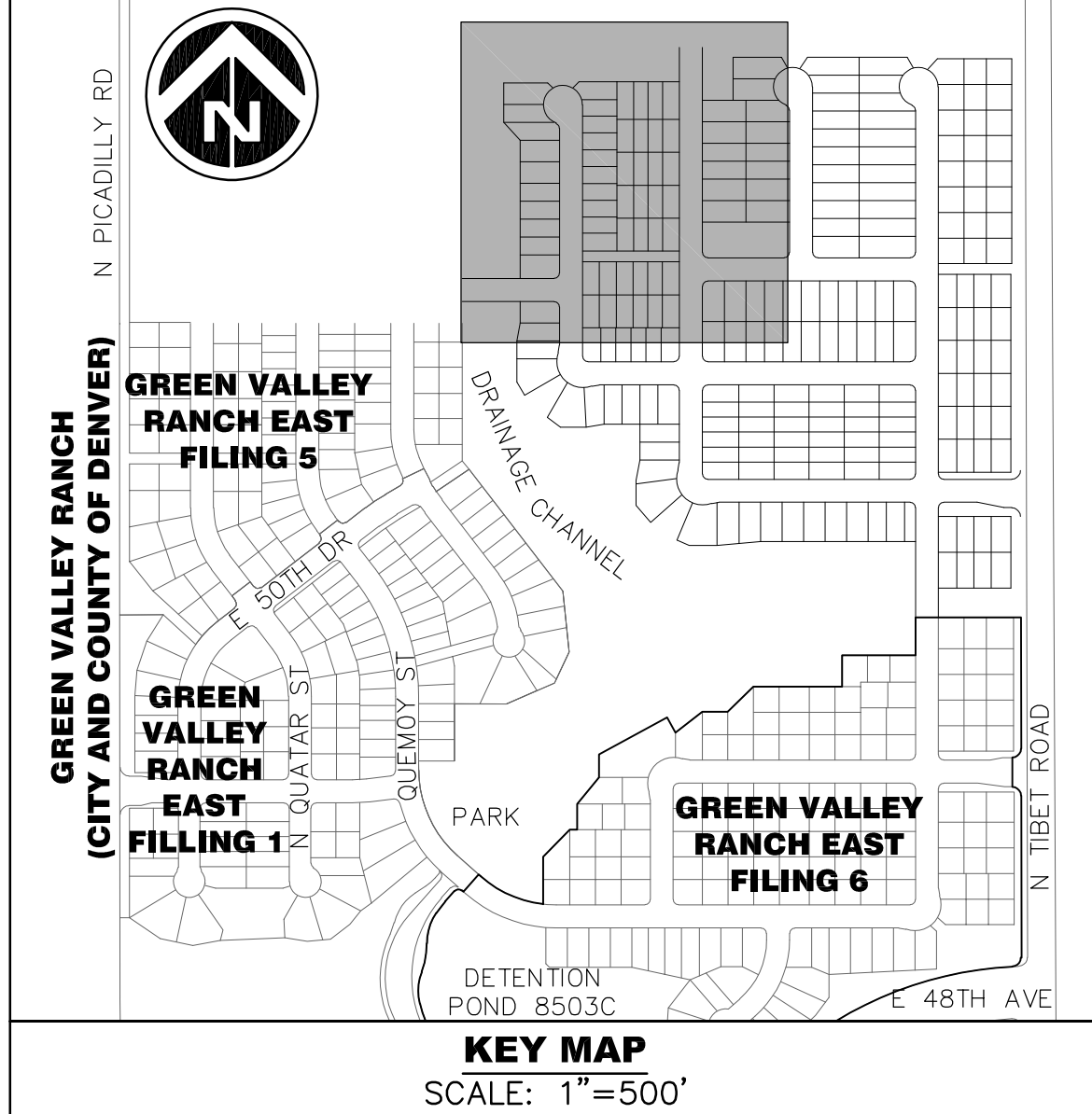
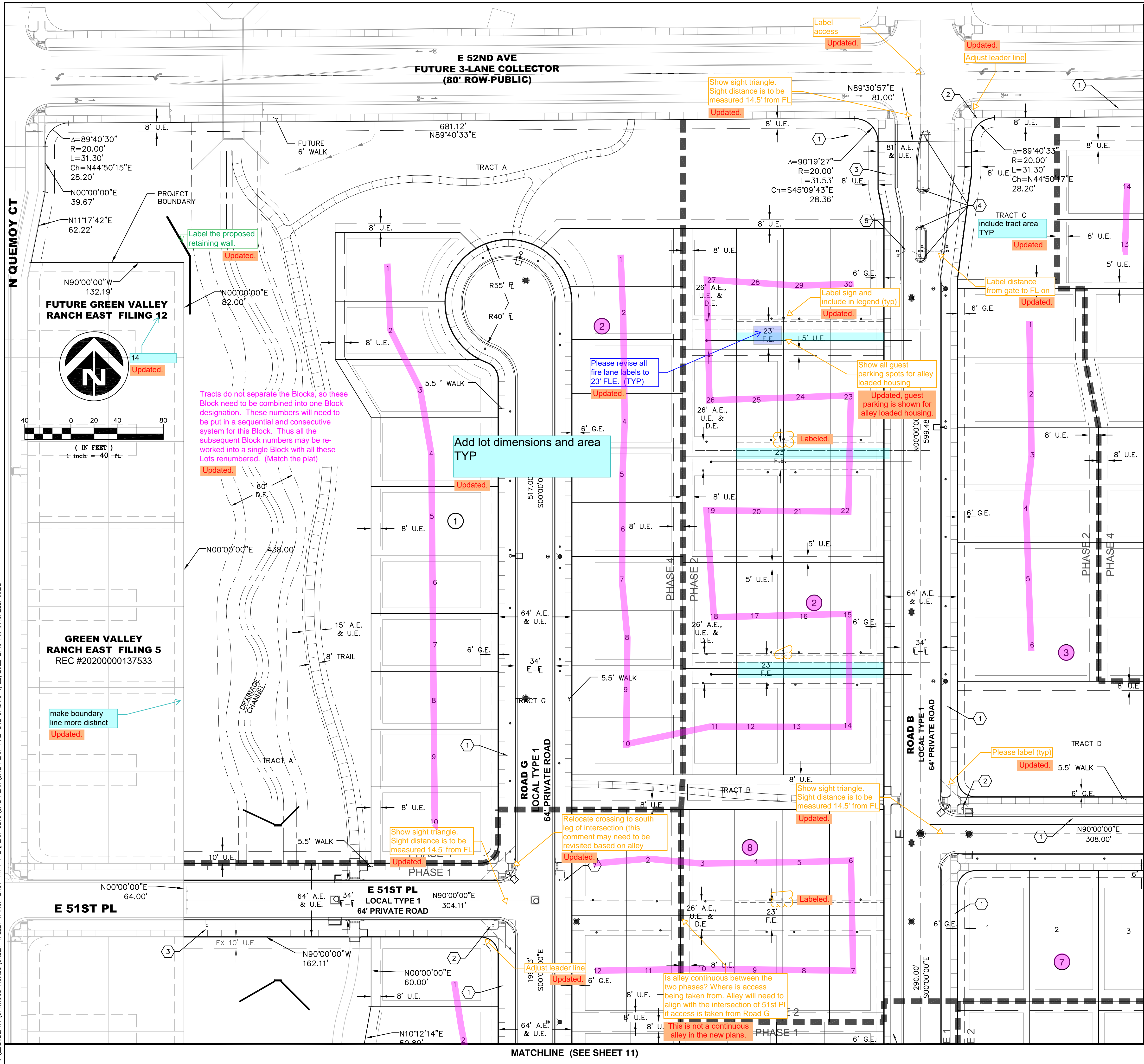
- If applicable, include a detail for duplexes on a through motor court (alley)
- Additional dimensional comments may be forthcoming if the applicant pursues duplexes on a motorcourt

That type of duplex was taken off the plan





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#### SYMBOLS AND LINETYPES LEGEND

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

#### KEYNOTE

- 1. SIGHT LINES
- 2. STOP SIGN & STREET SIGN
- 3. SPEED LIMIT SIGN
- 4. KEEP RIGHT SIGN
- 5. 8' CROSSSPAN
- 6. PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE LANDSCAPE PLANS FOR DETAILS)
- 7. DEAD END SIGN

#### NOTES:

- ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
- ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
- SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
- ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.

will there be mail kiosks?  
Show/label.  
Add to Legend

No mail kiosks will be located on site.

**Dewberry**  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 206  
Louisville, CO 80027  
720.975.0177  
Contact: Suzanne O. Sibal, PE  
Email: Sibal@dewberry.com

## GREEN VALLEY RANCH EAST FILING NO. 17 SITE PLAN SITE PLAN

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

DOCUMENT AMENDMENTS	
No.	Description
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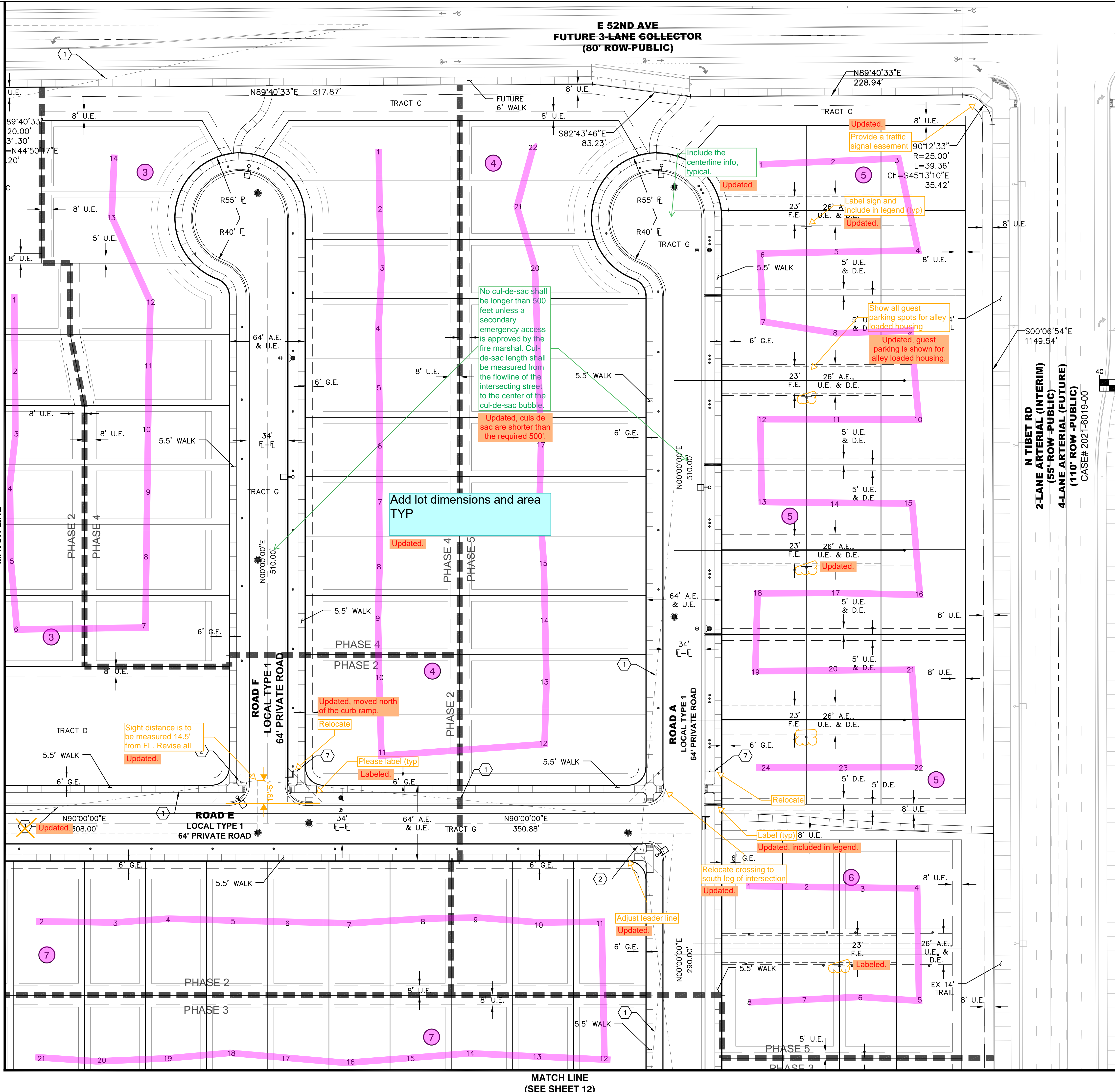
PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144920	Designed By: SDC	Drawn By: JTM	Checked By: WZ	Sheet Number: 9
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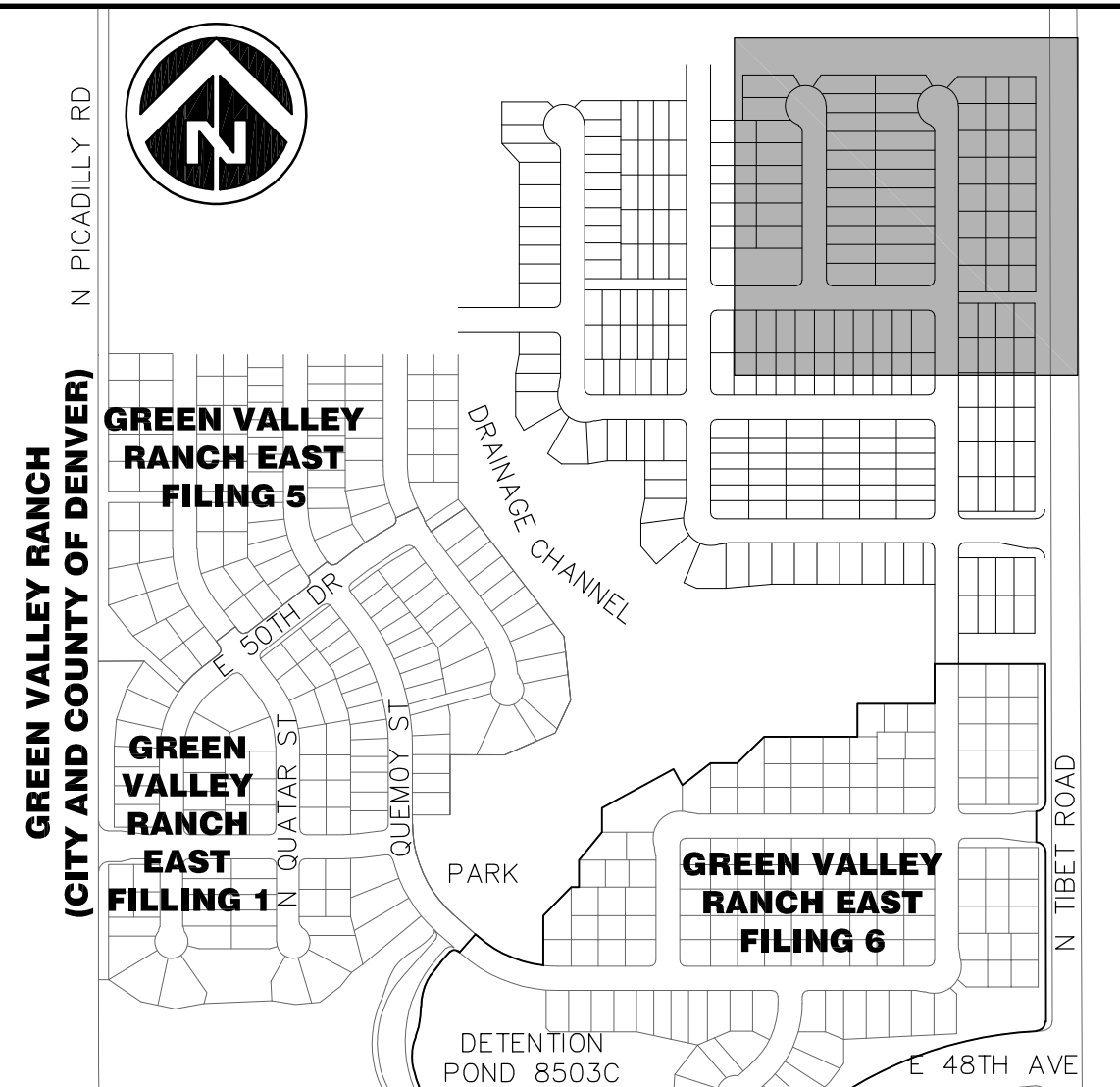


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(SEE SHEET 9)  
MATCH LINE



MATCH LINE  
(SEE SHEET 12)

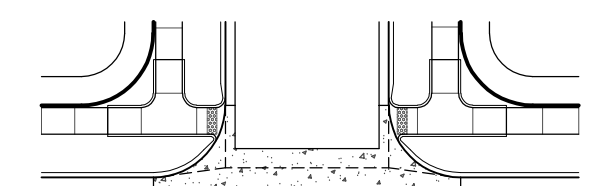


KEY MAP  
SCALE: 1"=500'

#### SYMBOLS AND LINETYPES LEGEND

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

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



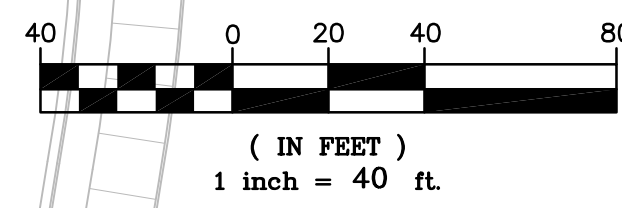
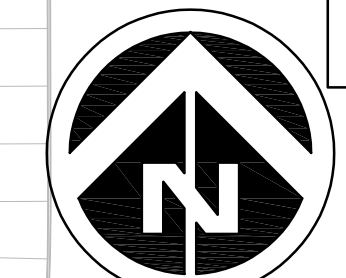
- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE

#### KEYNOTE

1. SIGHT LINES
2. STOP SIGN & STREET SIGN
3. SPEED LIMIT SIGN
4. KEEP RIGHT SIGN
5. 8' CROSSSPAN
6. PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE LANDSCAPE PLANS FOR DETAILS)
7. DEAD END SIGN

#### NOTES:

1. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
2. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
3. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
4. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
5. SEE PLAT FOR LOT SQUARE FOOTAGE AND ACREAGE.
6. ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.



Tracts do not separate the Blocks, so these Block need to be combined into one Block designation. These numbers will need to be put in a sequential and consecutive system for this Block. Thus all the subsequent Block numbers may be re-worked into a single Block with all these Lots renumbered. (Match the plat)

Updated.

## GREEN VALLEY RANCH EAST FILING NO. 17 SITE PLAN SITE PLAN

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

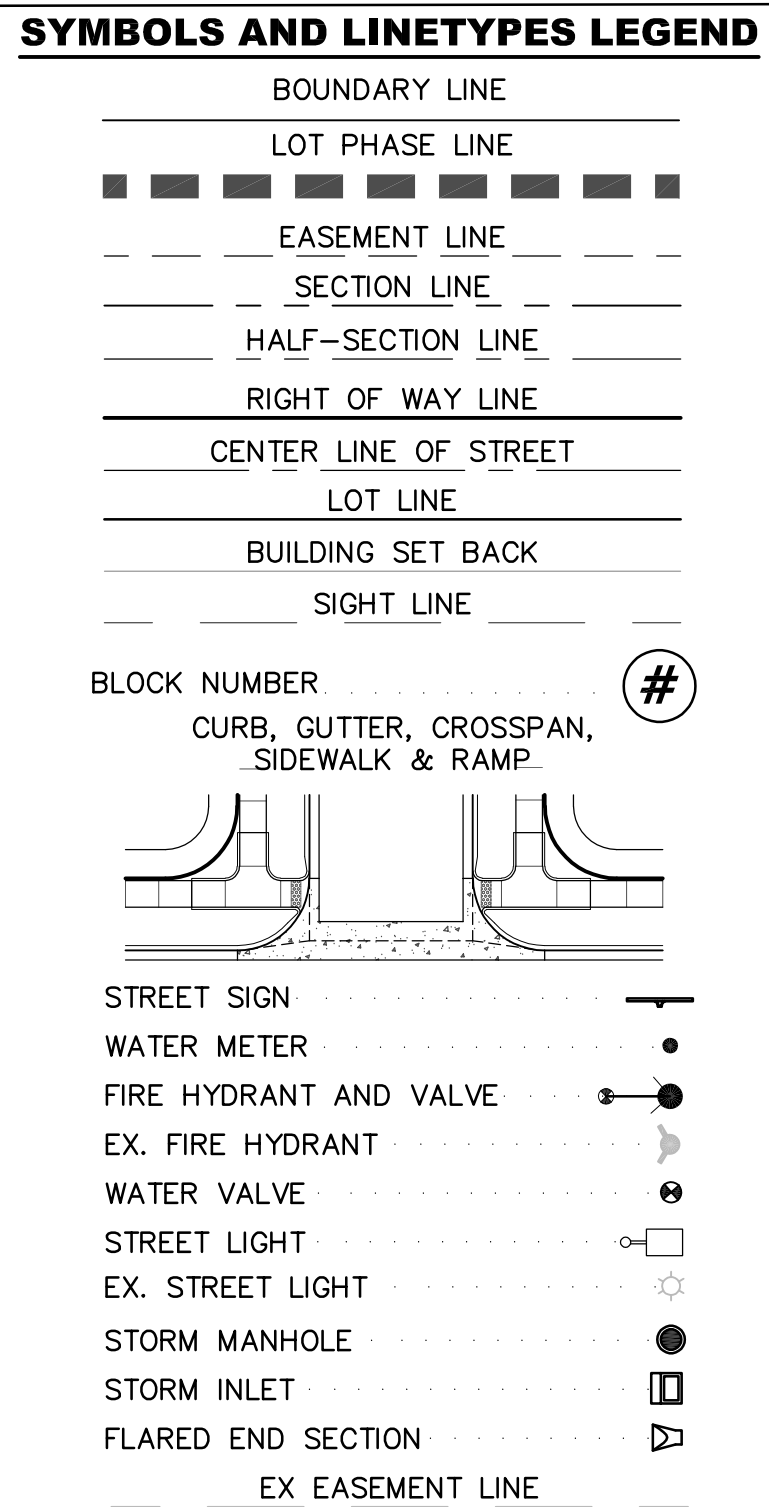
No.	Date	First Submittal	Description
1	04/19/2022	First Submittal	Document Amendments

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number: 50144920  
Designed By: Drawn By: JTM  
Checked By: WZ  
Sheet Number: 10



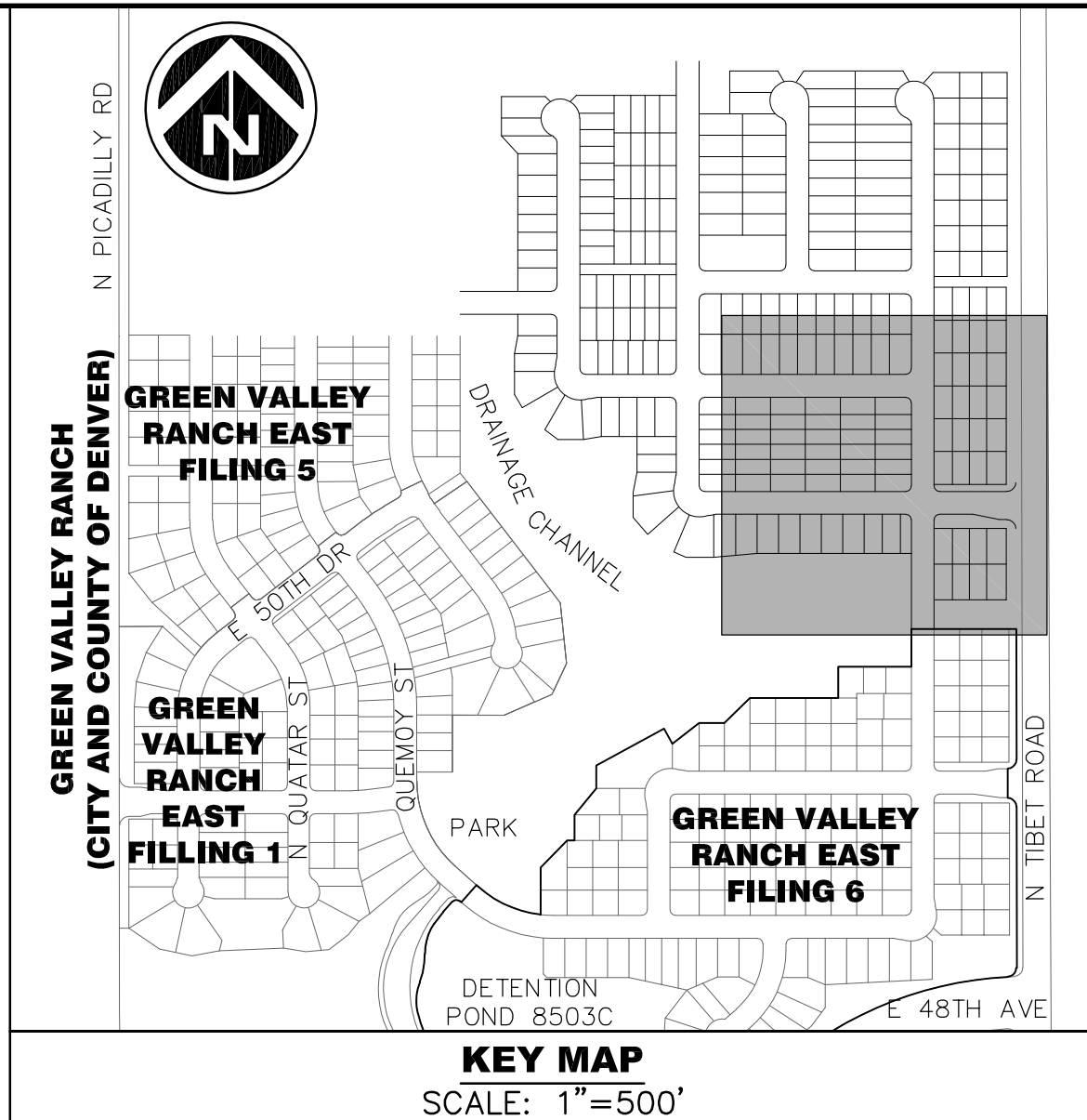
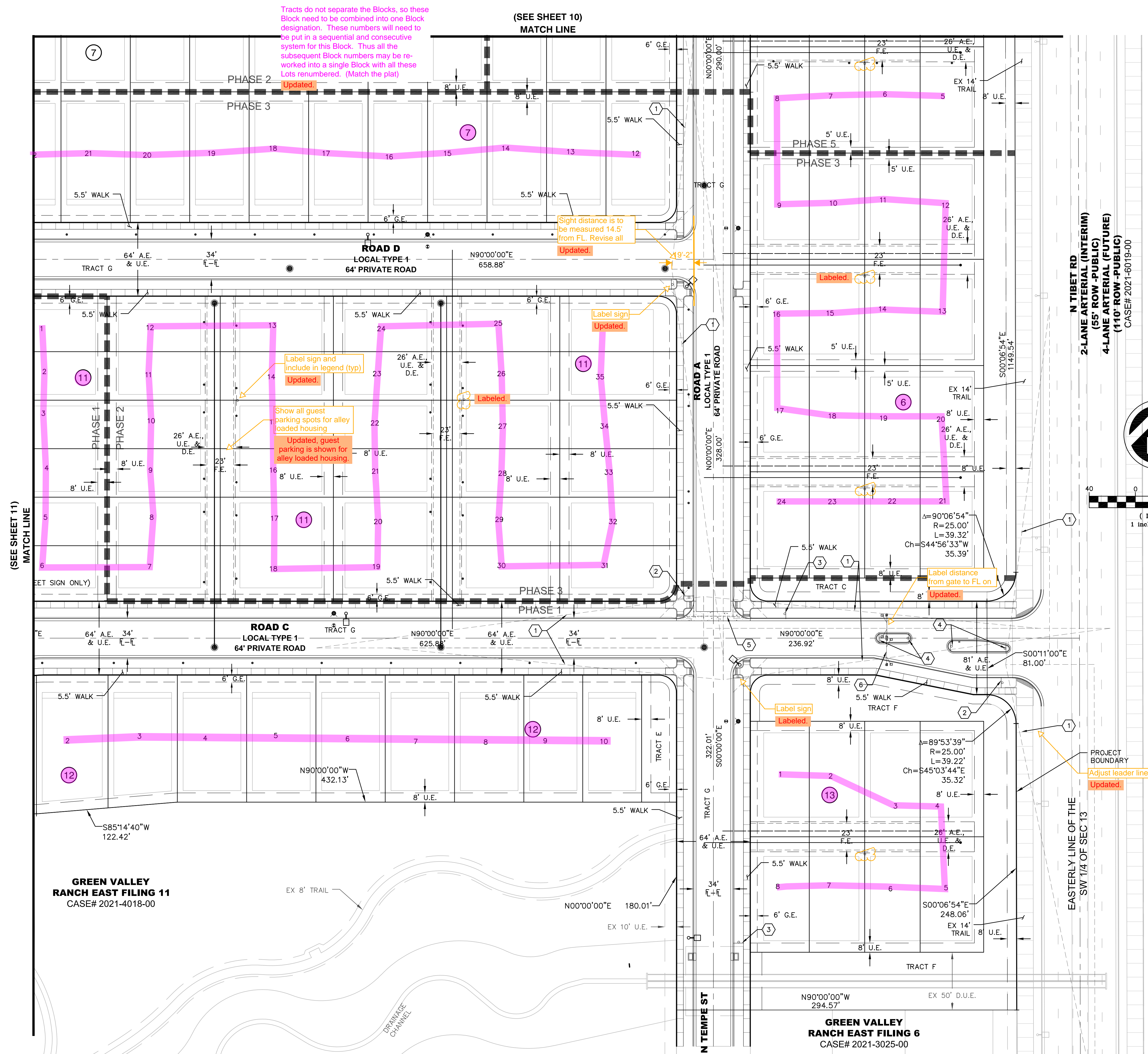
**GREEN VALLEY  
RANCH EAST FILING 11**  
CASE# 2021-4018-00



- ## KEYNOTE
- |   |                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① | SIGHT LINES                                                                                                                                                                                                |
| ② | STOP SIGN & STREET SIGN                                                                                                                                                                                    |
| ③ | SPEED LIMIT SIGN                                                                                                                                                                                           |
| ④ | KEEP RIGHT SIGN                                                                                                                                                                                            |
| ⑤ | 8' CROSSPAN                                                                                                                                                                                                |
| ⑥ | PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE LANDSCAPE PLANS FOR DETAILS) |
| ⑦ | DEAD END SIGN                                                                                                                                                                                              |

- ## **NOTES:**
1. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'.
  1. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'.
  1. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'
  2. ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
  3. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
  4. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
  5. SEE PLAN FOR LOT SQUARE FOOTAGE AND ACREAGE.
  6. ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.





## SYMBOLS AND LINETYPES LEGEND

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

BLOCK NUMBER

#

CURB, GUTTER, CROSSSPAN,  
SIDEWALK & RAMP

STREET SIGN  
WATER METER  
FIRE HYDRANT AND VALVE  
EX. FIRE HYDRANT  
WATER VALVE  
STREET LIGHT  
EX. STREET LIGHT  
STORM MANHOLE  
STORM INLET  
FLARED END SECTION

EX EASEMENT LINE

## KEYNOTE

- |   |                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | SIGHT LINES                                                                                                                                                                                                |
| 2 | STOP SIGN & STREET SIGN                                                                                                                                                                                    |
| 3 | SPEED LIMIT SIGN                                                                                                                                                                                           |
| 4 | KEEP RIGHT SIGN                                                                                                                                                                                            |
| 5 | 8' CROSSPAN                                                                                                                                                                                                |
| 6 | PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE LANDSCAPE PLANS FOR DETAILS) |
| 7 | DEAD END SIGN                                                                                                                                                                                              |

**NOTES:**

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4. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
5. SIDEWALKS SHALL BE 6' WIDE, SQUARE FOOTAGE AND GRASS, GRASS, AND TREES ARE TO BE DETERMINED BY THE CITY.
6. ALL WALKS ARE OPEN TO THE PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.



It appears that a critical fire hydrant is missing from GVRE Filing No. 5. See image below. Fire Life Safety is asking for a revision to add this needed FH. Please contact Mike Dean at 303-739-7447 or email at mdean@auroragov.org. Note: The two fire hydrants are scheduled to be installed upon the widening of Picadilly road, this make this requested fire hydrants of importance.

Fire hydrants have already been installed, so this request for a fire hydrant is not needed.

Please remove all circles around fire hydrants. Spacing of fire hydrants is done within the streets that provide fire apparatus access. This method places fire hydrants in very close proximity to each other. Example below.

Ensure you are meeting Aurora Water standards, in terms of required blow-offs/stubs. See detail 110-1

Acknowledged.

Hydrants to be in pocket utility easements when not in ROW, show and label dimensions-typ.

All hydrants are located in ROW.

Include sampling station for this development

Updated, sampling station is called out in plans.

Include a separate detail or include note, indicating what the distances are between meters: Per Aurora Water standard need a minimum of 30" between meters.

Updated.

All water meter are clustered and are located in ROW.

Water meter to reside in pocket utility easement. Show and label dimensions.

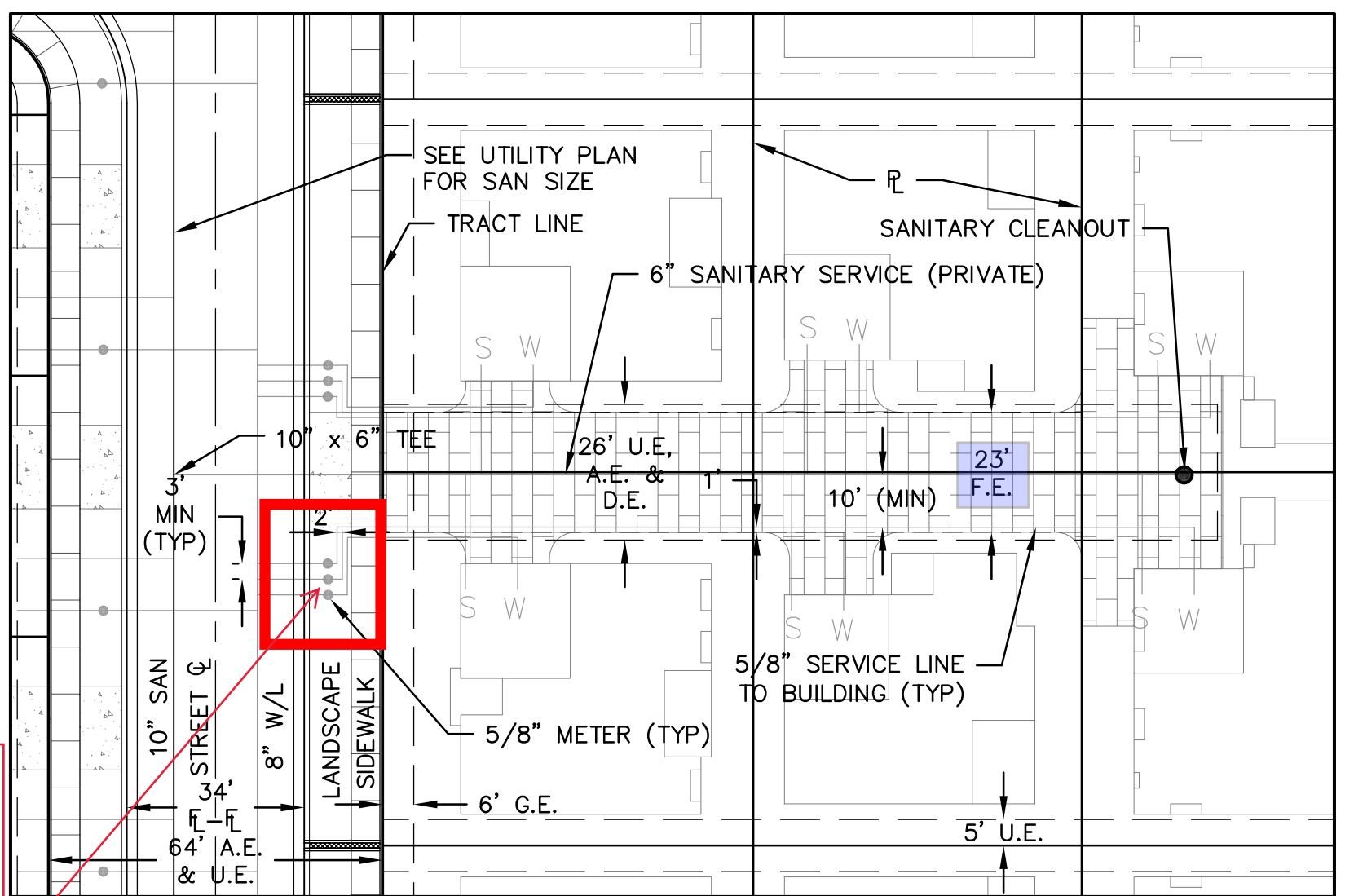
The arrow isn't pointing to a service?

Updated.

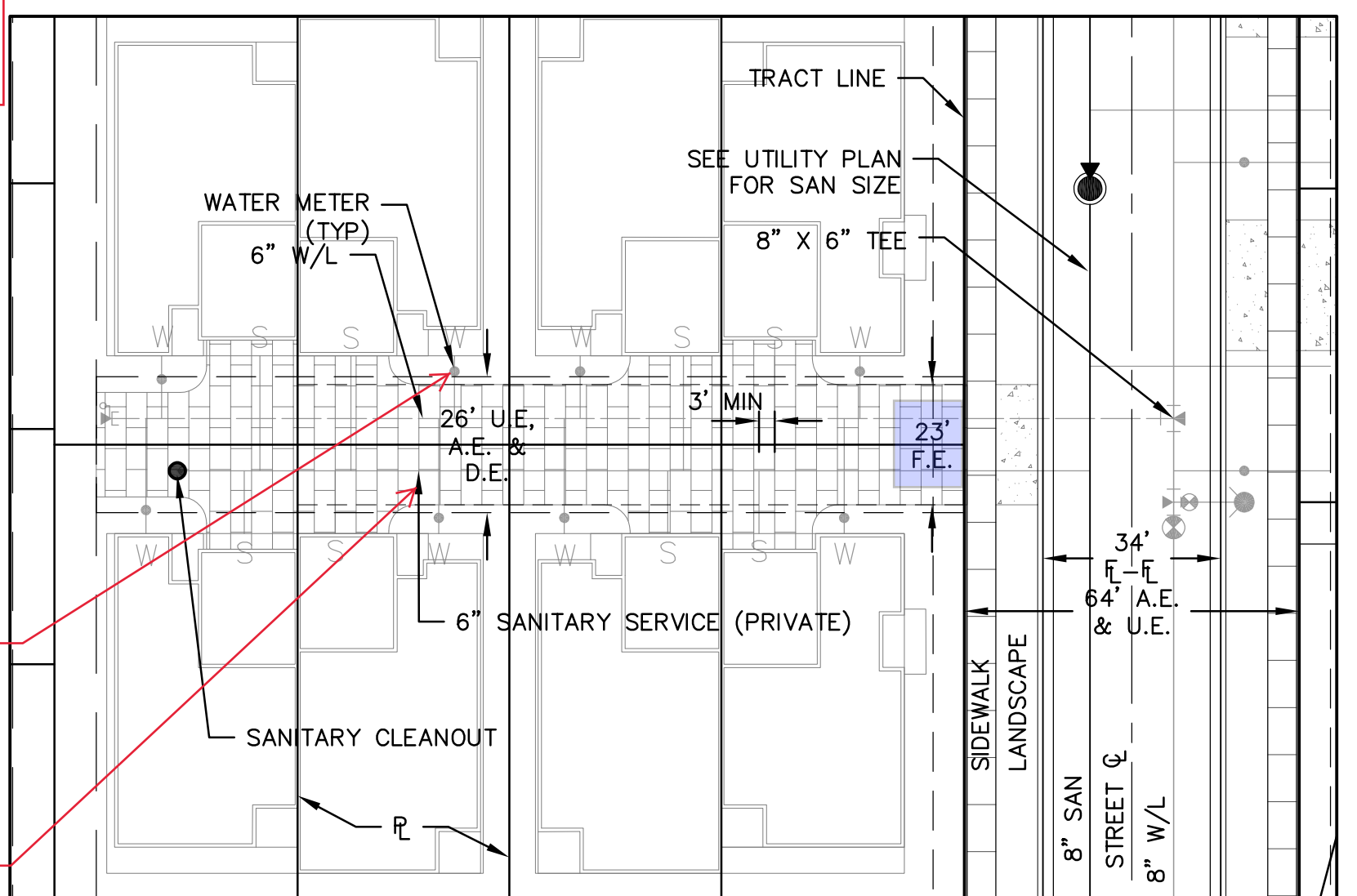
Updated. Callout as water meters-typ.

Instead of labeling all the services, include note that all sanitary sewer services and cleanouts are private-typ.

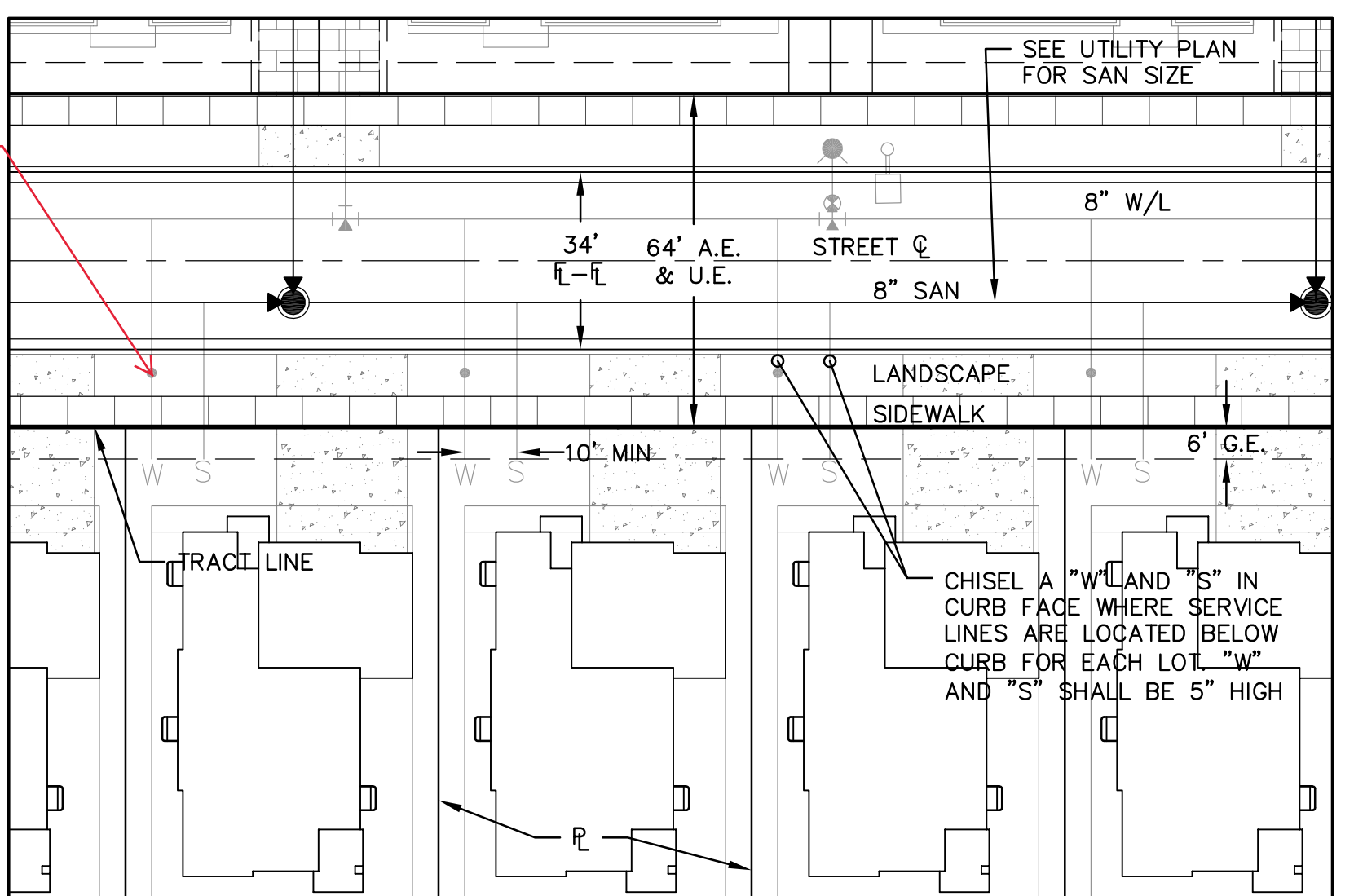
Updated.



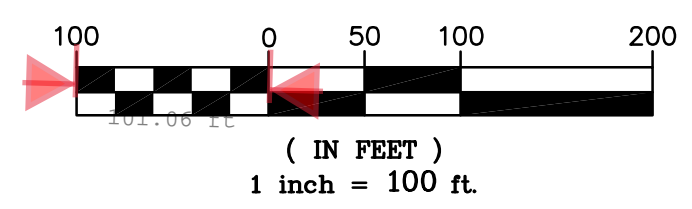
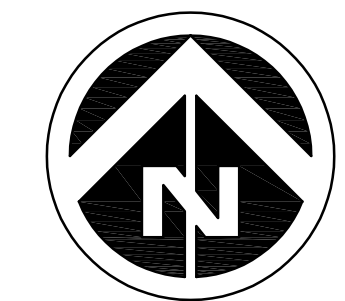
**TYPICAL SERVICES DETAIL**  
6 PACK BUNGALOW  
SCALE 1"=30"



**TYPICAL SERVICES DETAIL**  
8 PACK DUPLEX  
SCALE 1"=30"



**TYPICAL SERVICES DETAIL**  
SINGLE FAMILY LOT  
SCALE 1"=30"



**NOTES:**

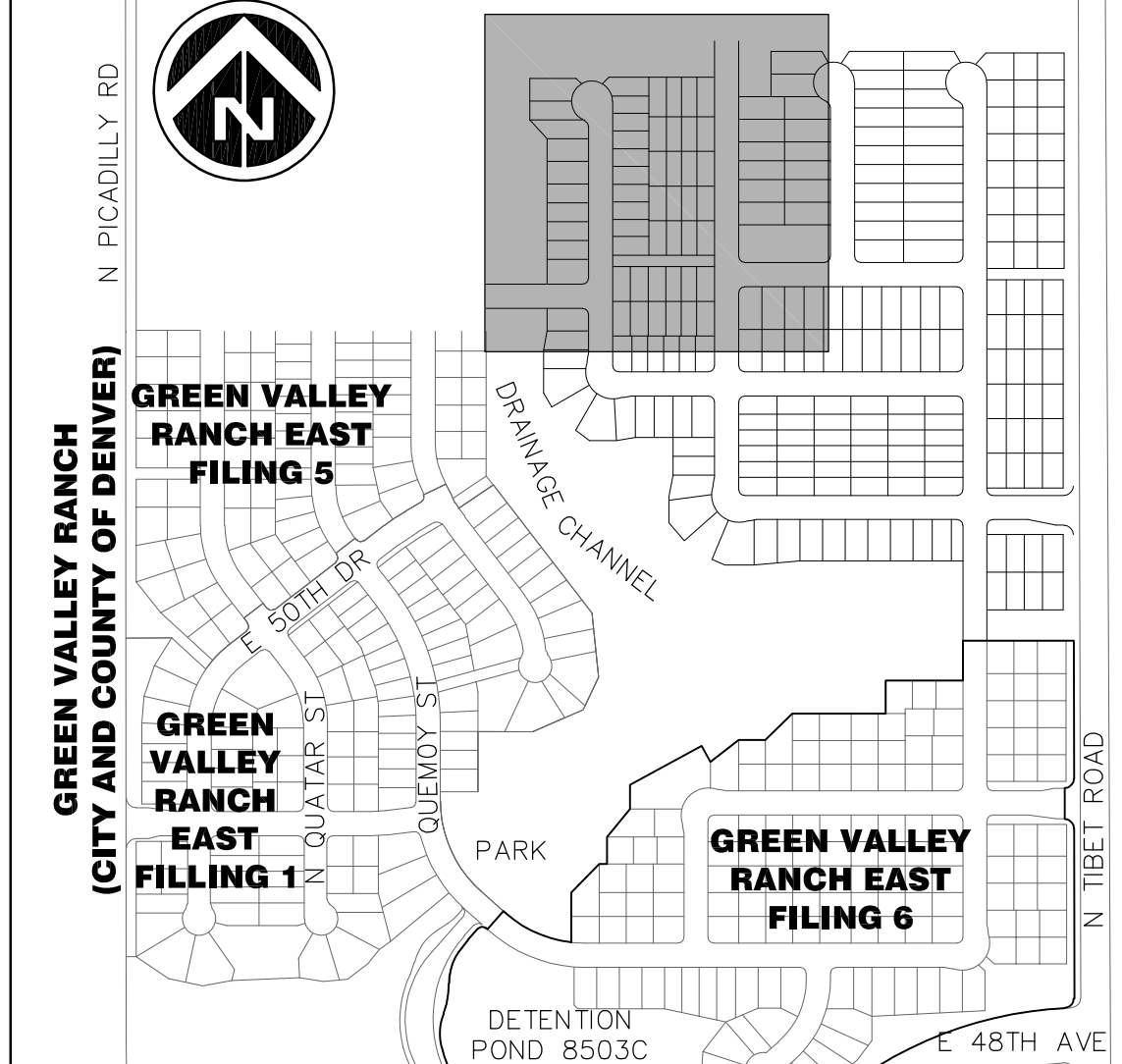
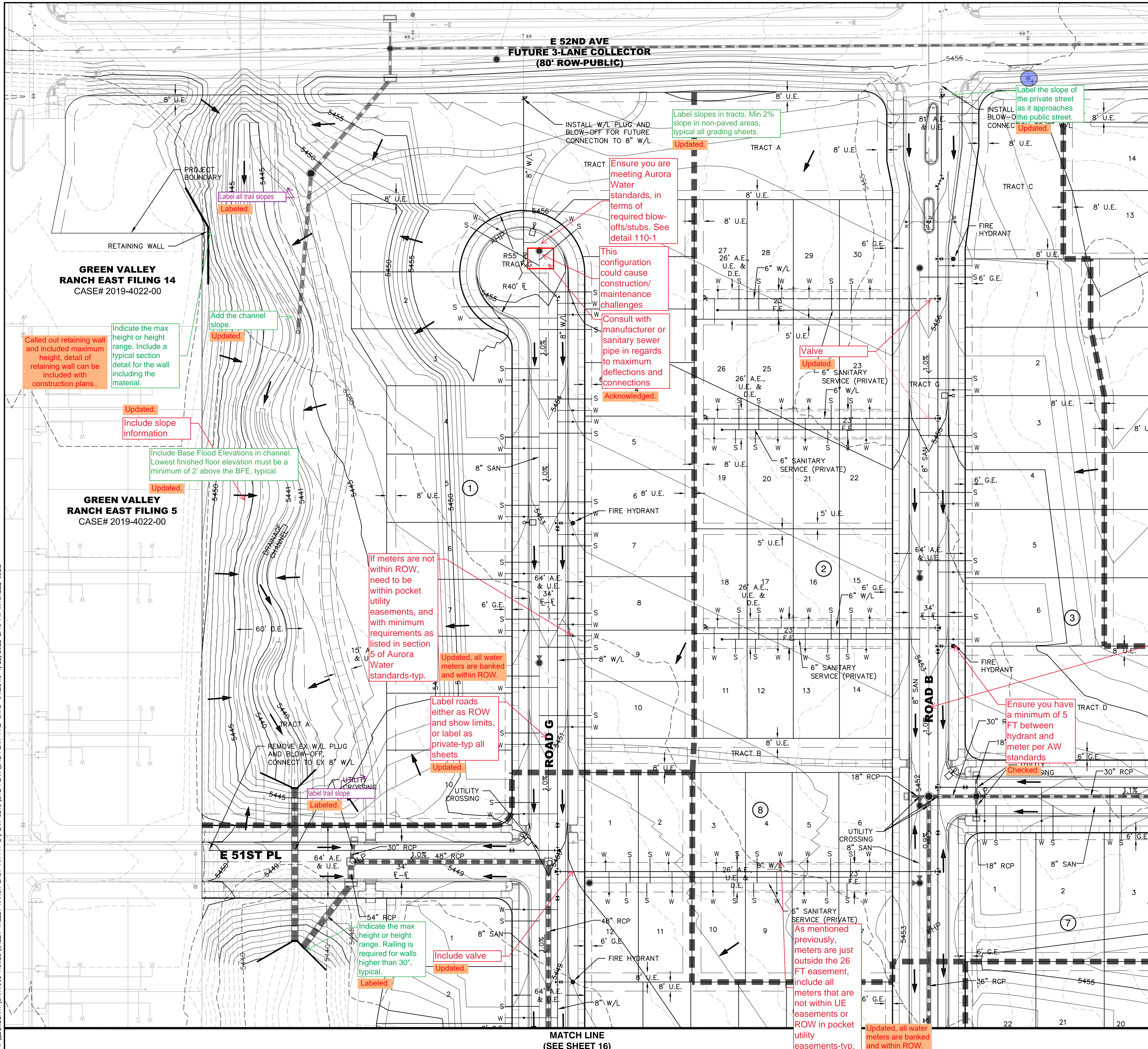
- ALL PRIVATE STORM SEWER PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
- FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.

DOCUMENT AMENDMENTS	
No.	Description
1	04/19/2022 FIRST SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
xxxx-xxxx



I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-2\PLAN SETS\SITE PLAN\PLAN-PA2-GRAD-UTIL.DWG 4/22/2022 2:43 PM MITCHELL, JULIE



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

MATCH LINE  
(SEE SHEET 15)

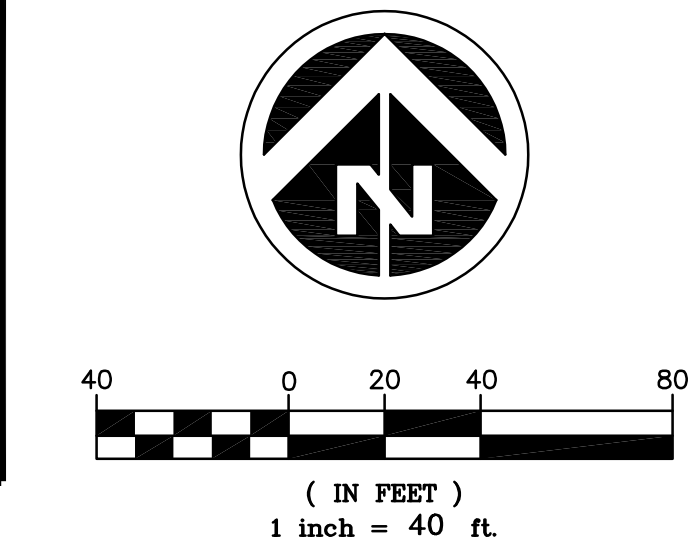
Updated.  
Label all private either as Private, or clearly identify ROW limits-TYP all sheets

Per Aurora Water standards, in section 23, all new sanitary sewer services require 2-way cleanouts

Updated.

Include sheet number to reference water meter easement information

Updated.



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

**Dewberry**  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 206  
Louisville, CO 80027  
720.975.0177  
Contact: Suzanne O. Sibal, PE  
Email: Ssibal@dewberry.com

**GREEN VALLEY RANCH EAST FILING NO. 17**  
**SITE PLAN**  
**GRADING AND UTILITY PLAN**

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

No.	Date	Description
1	04/19/2022	FIRST SUBMITTAL

**DOCUMENT AMENDMENTS**

Project Number:  
**50144920**

Designed By:  
**SDC**

Drawn By:  
**JTM**

Checked By:  
**WZ**

Sheet Number:  
**14**

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

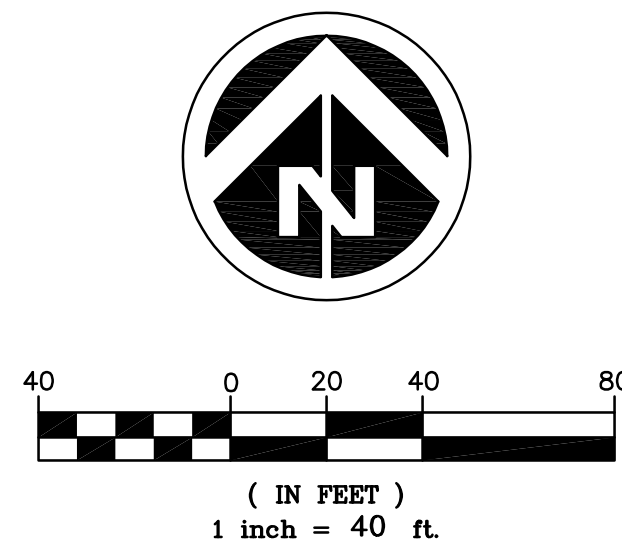
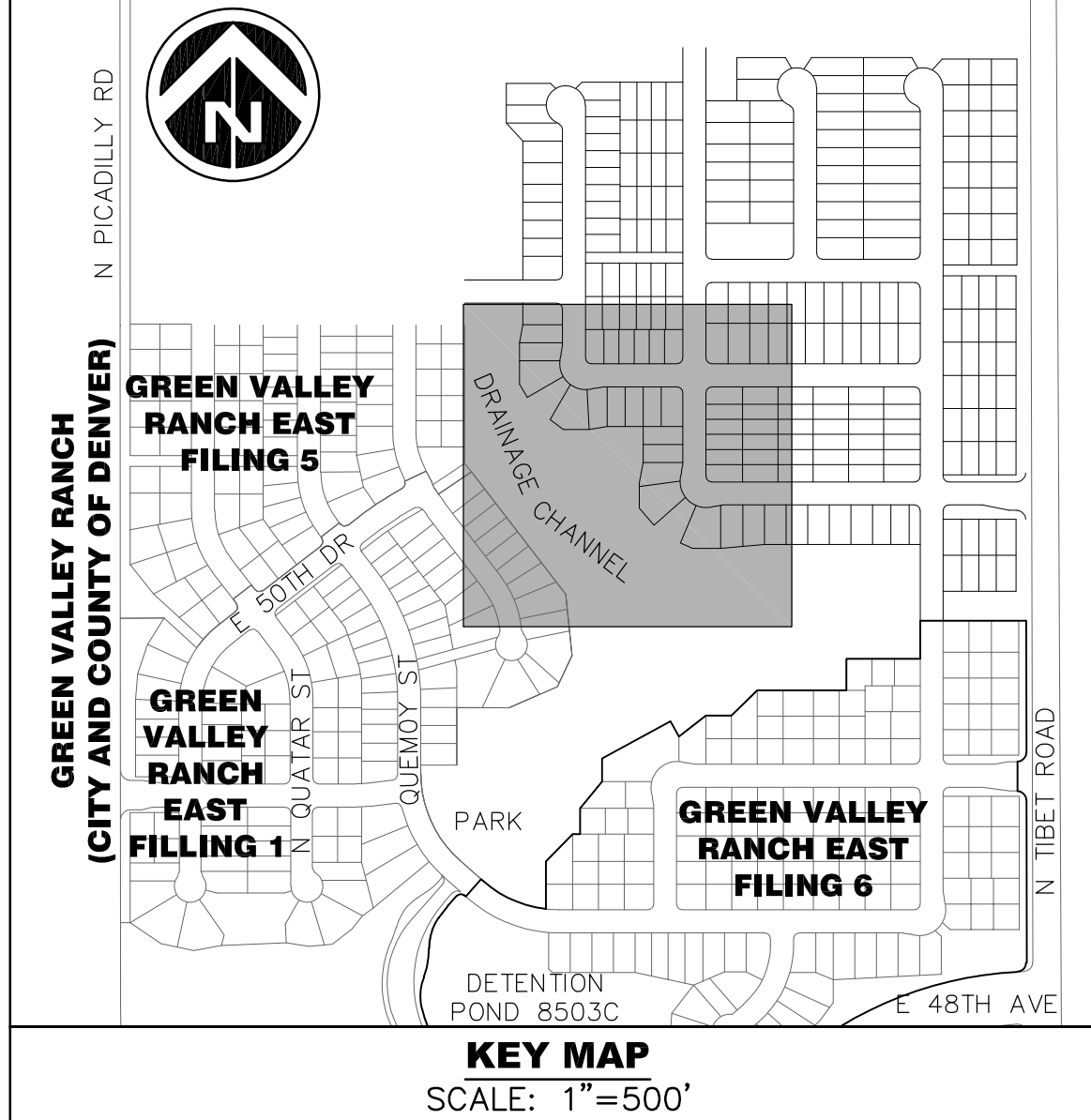
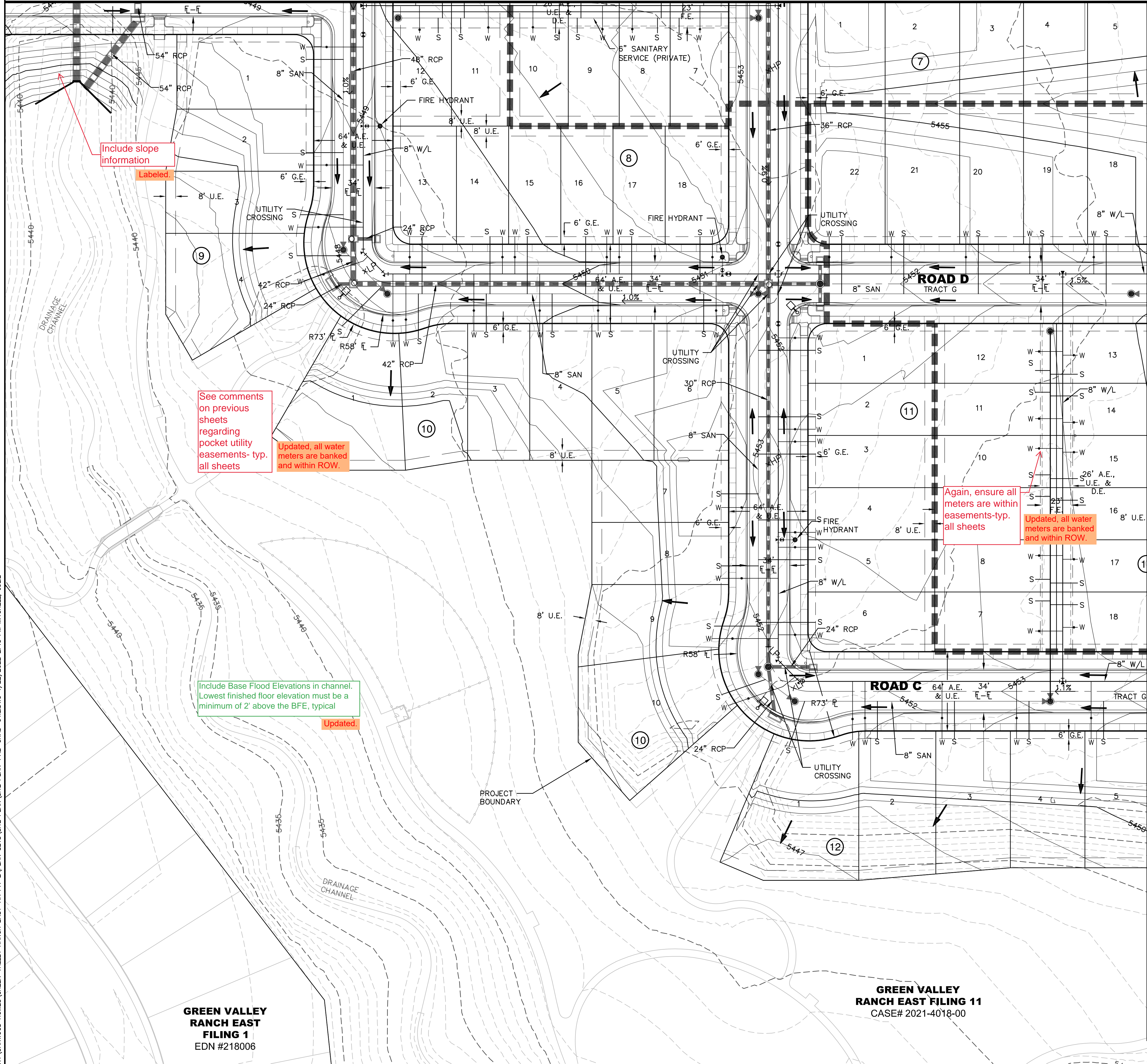






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(SEE SHEET 14)  
MATCH LINE



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

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**DOCUMENT AMENDMENTS**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

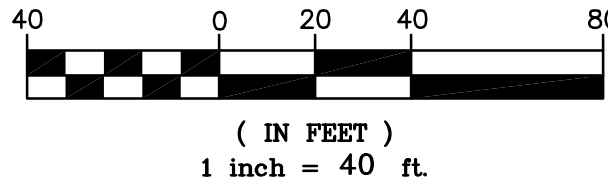
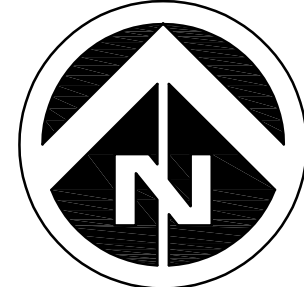
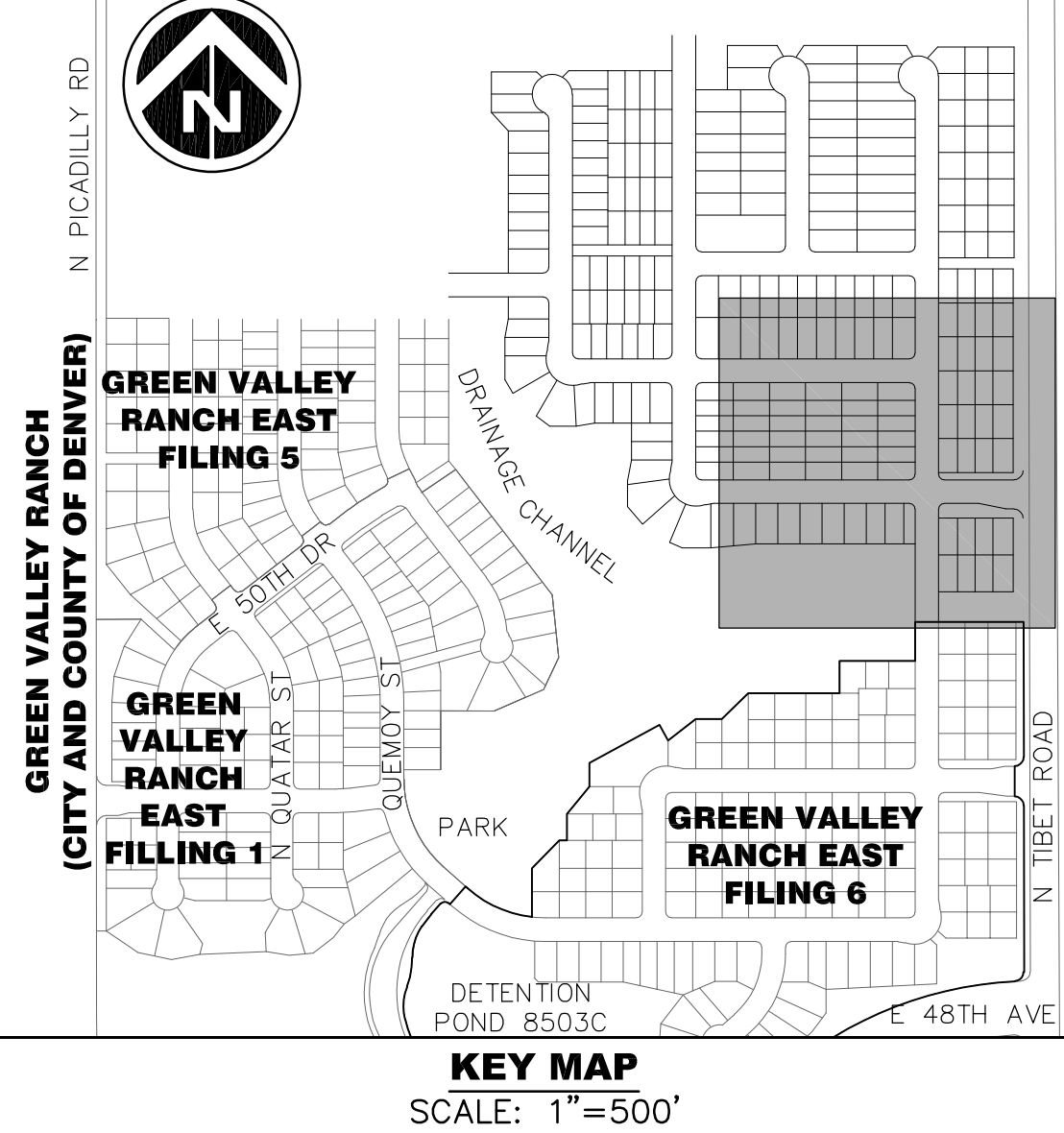
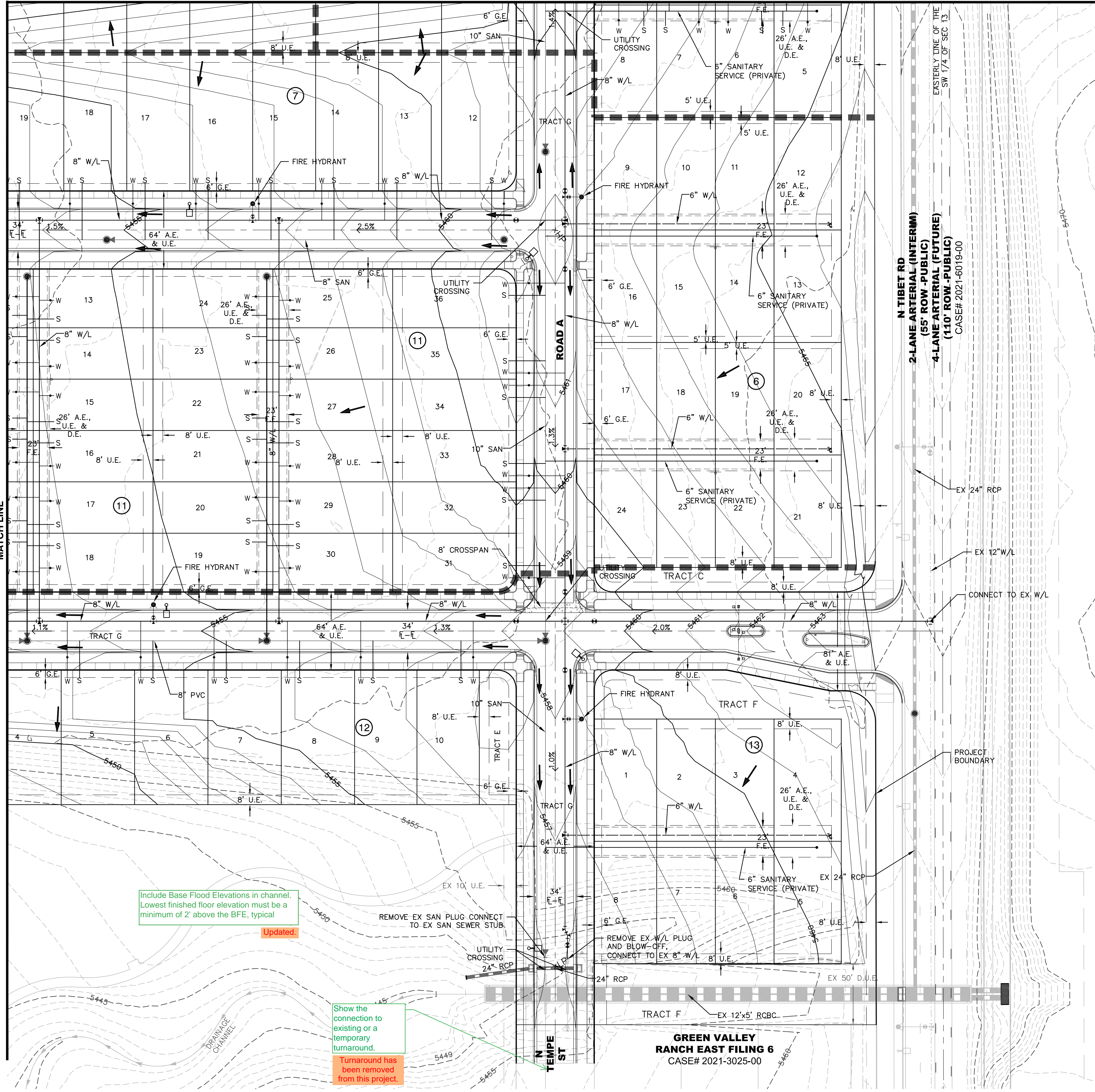
Project Number:  
50144920  
Designed By:  
SDC  
Checked By:  
WZ  
Sheet Number:  
16



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(SEE SHEET 16)  
MATCH LINE

(SEE SHEET 15)  
MATCH LINE

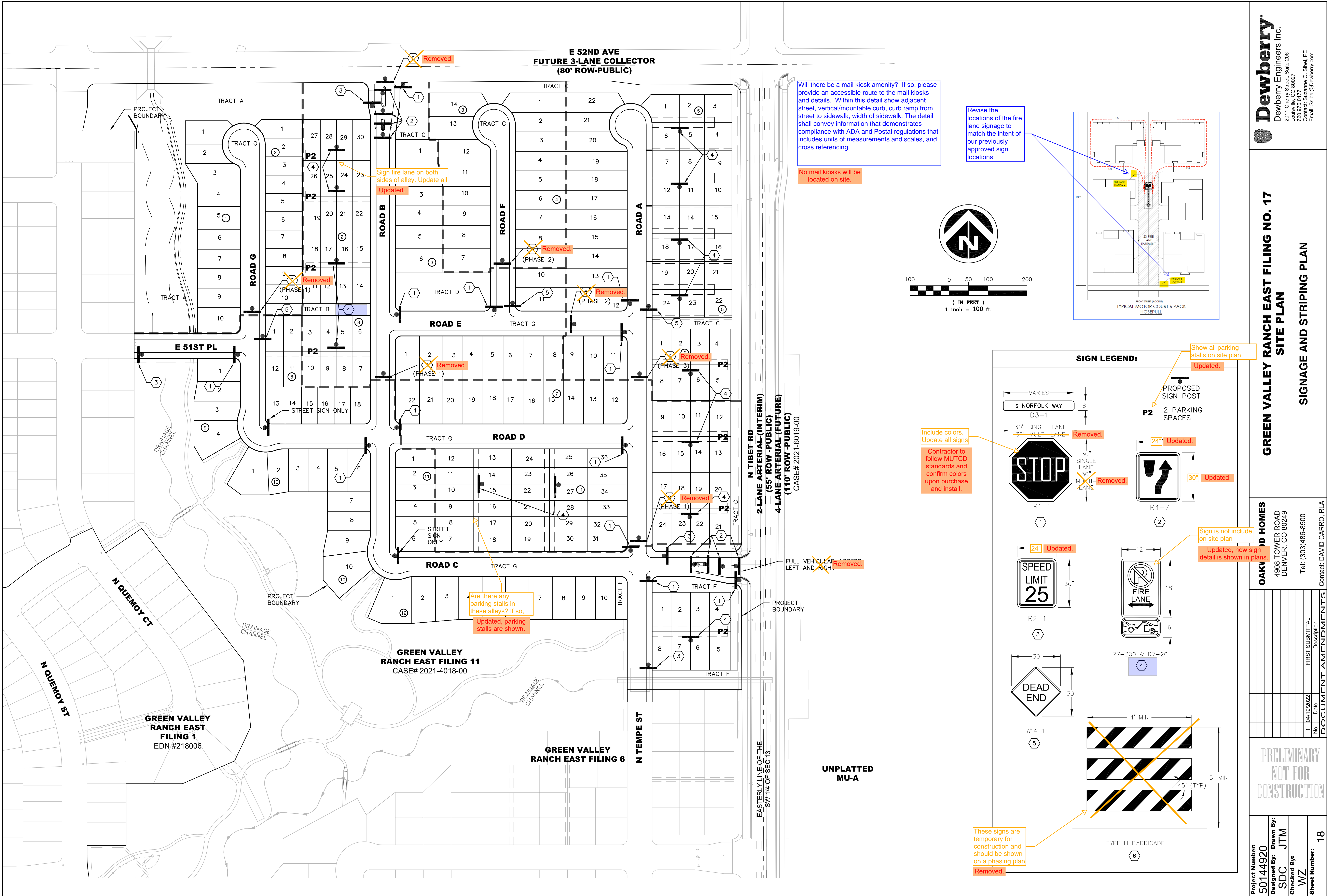


SYMBOLS AND LINETYPES LEGEND	
BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
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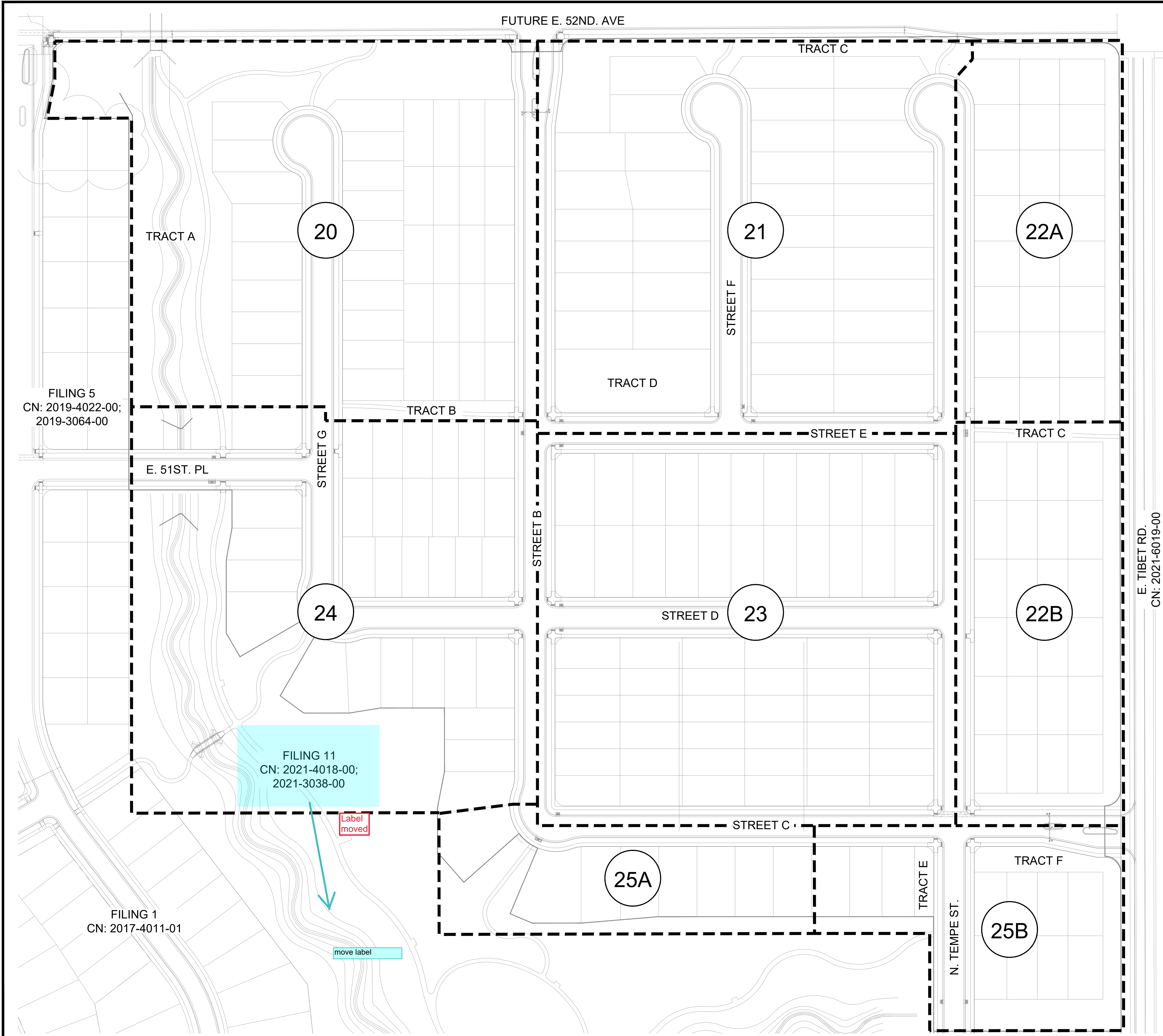


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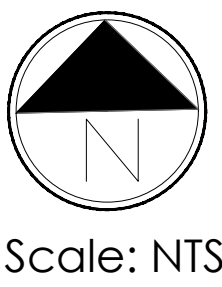
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**LEGEND**

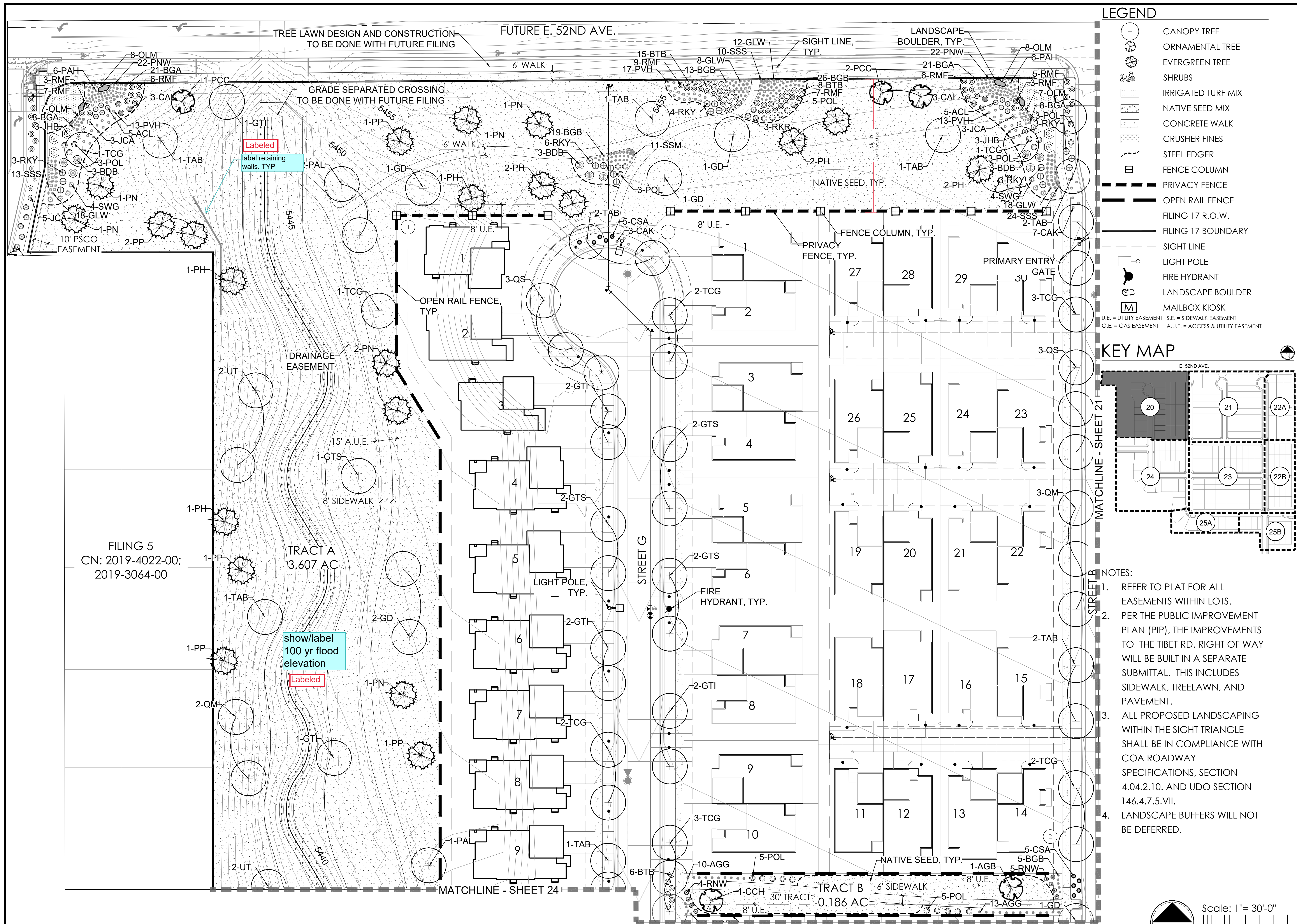
1 SHEET NUMBER

--- MATCHLINE



 10200 E. Grand Ave, Ste A-314 Denver, CO 80231 ph: 303.632.8867	
 Know what's below. Call before you dig.	
PROJECT NAME	
GREEN VALLEY RANCH EAST FILING 17	
AURORA, COLORADO	
LANDSCAPE PLANS	
SHEET TITLE	
OVERALL LANDSCAPE PLAN	
SHEET NUMBER	
L.1	
SHEET 19 OF 37	
April 19, 2022	







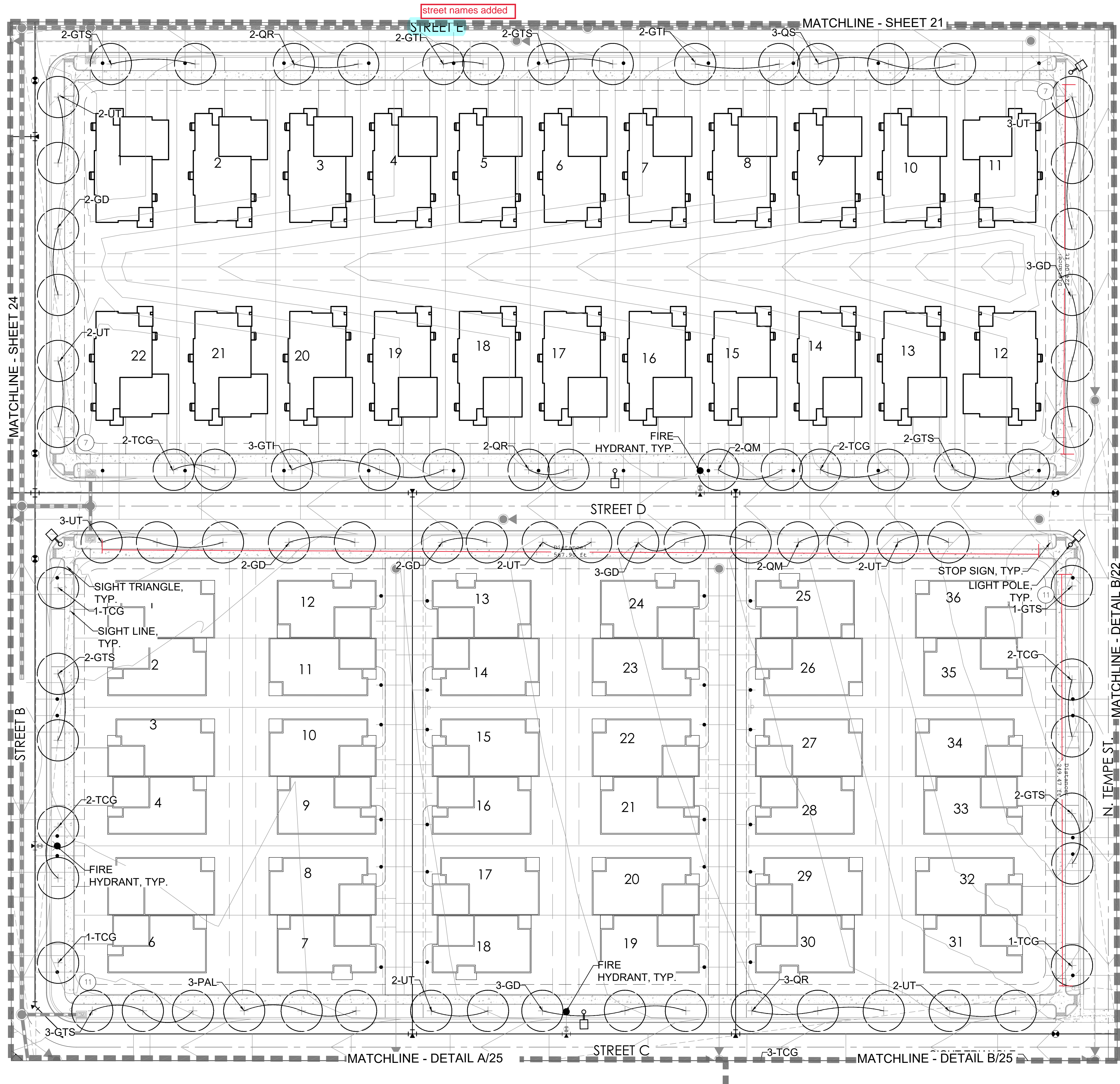








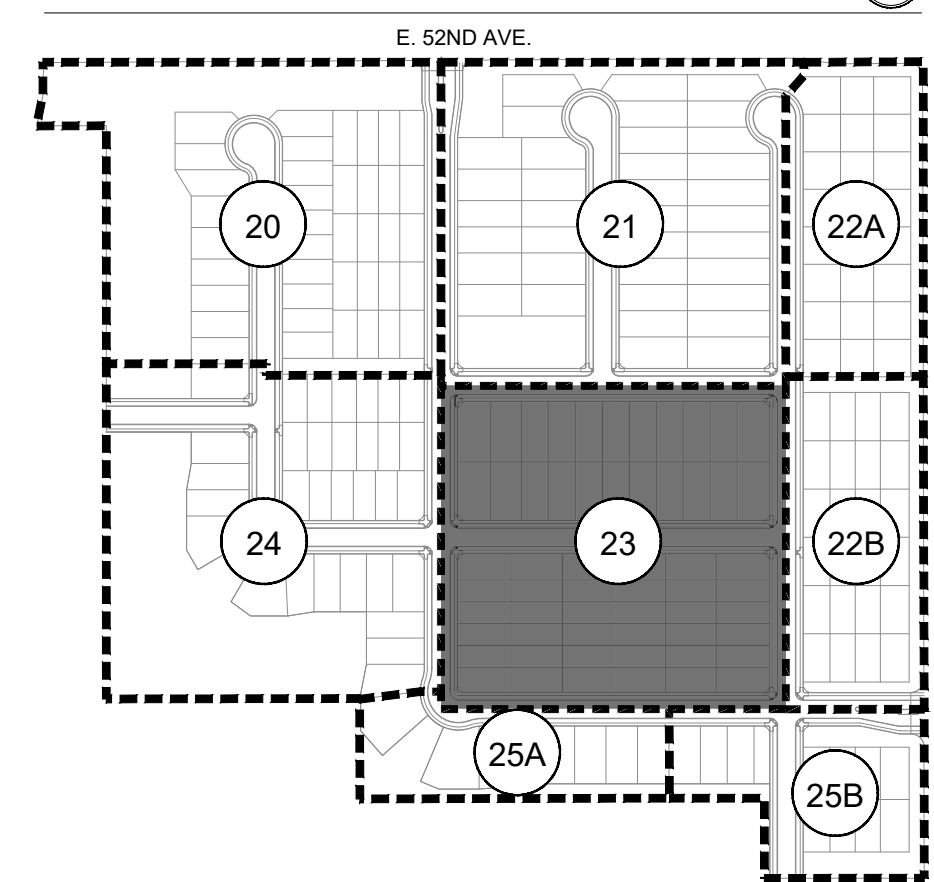
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## LEGEND

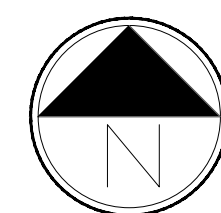
	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUBS
	IRRIGATED TURF MIX
	NATIVE SEED MIX
	CONCRETE WALK
	CRUSHER FINES
	STEEL EDGER
	FENCE COLUMN
	PRIVACY FENCE
	OPEN RAIL FENCE
	FILING 17 R.O.W.
	FILING 17 BOUNDARY
	SIGHT LINE
	LIGHT POLE
	FIRE HYDRANT
	LANDSCAPE BOULDER
	MAILBOX KIOSK
U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT	
G.E. = GAS EASEMENT A.U.E. = ACCESS & UTILITY EASEMENT	

## KEY MAP

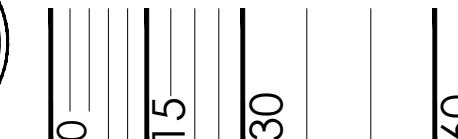


## NOTES:

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






















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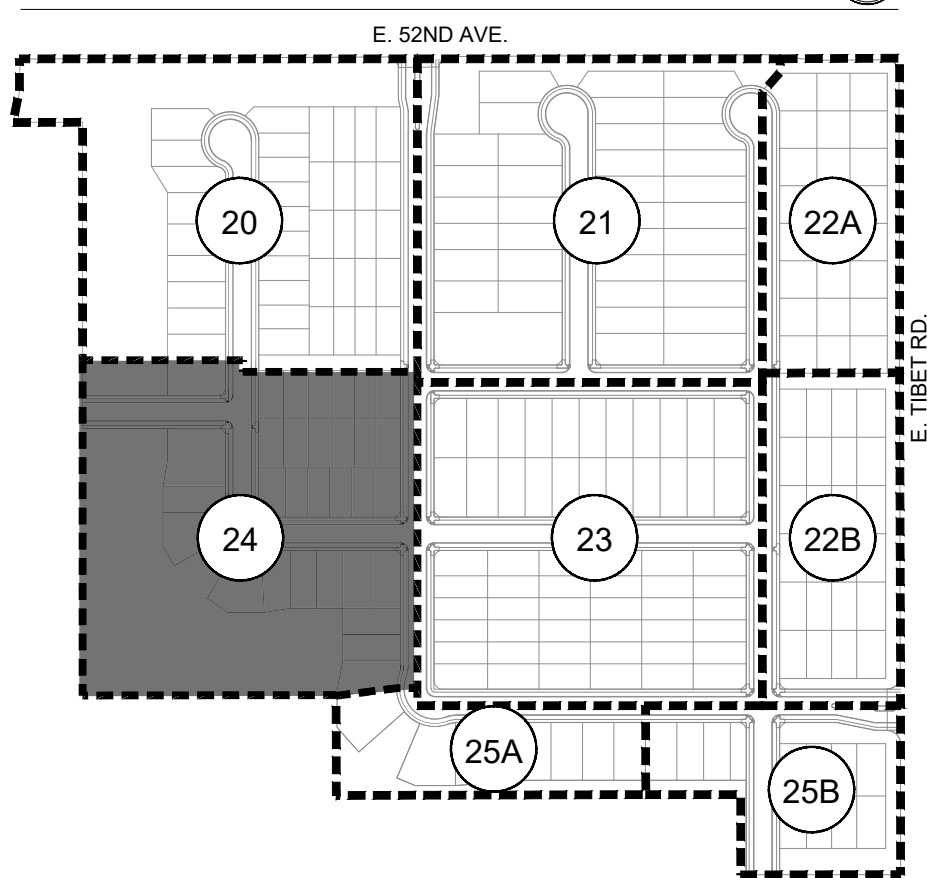




## LEGEND

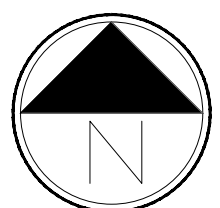
- |                                                                                     |                    |
|-------------------------------------------------------------------------------------|--------------------|
|  | CANOPY TREE        |
|  | ORNAMENTAL TREE    |
|  | EVERGREEN TREE     |
|  | SHRUBS             |
|  | IRRIGATED TURF MIX |
|  | NATIVE SEED MIX    |
|  | CONCRETE WALK      |
|  | CRUSHER FINES      |
|  | STEEL EDGER        |
|  | FENCE COLUMN       |
|  | PRIVACY FENCE      |
|  | OPEN RAIL FENCE    |
|  | FILING 17 R.O.W.   |
|  | FILING 17 BOUNDARY |
|  | SIGHT LINE         |
|  | LIGHT POLE         |
|  | FIRE HYDRANT       |
|  | LANDSCAPE BOULDER  |
|  | MAILBOX KIOSK      |
- U.E. = UTILITY EASEMENT  
G.E. = GAS EASEMENT
- S.E. = SIDEWALK EASEMENT  
A.U.E. = ACCESS & UTILITY EASEMENT

## KEY MAP



NOTES:

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



Scale: 1"= 30'-0"

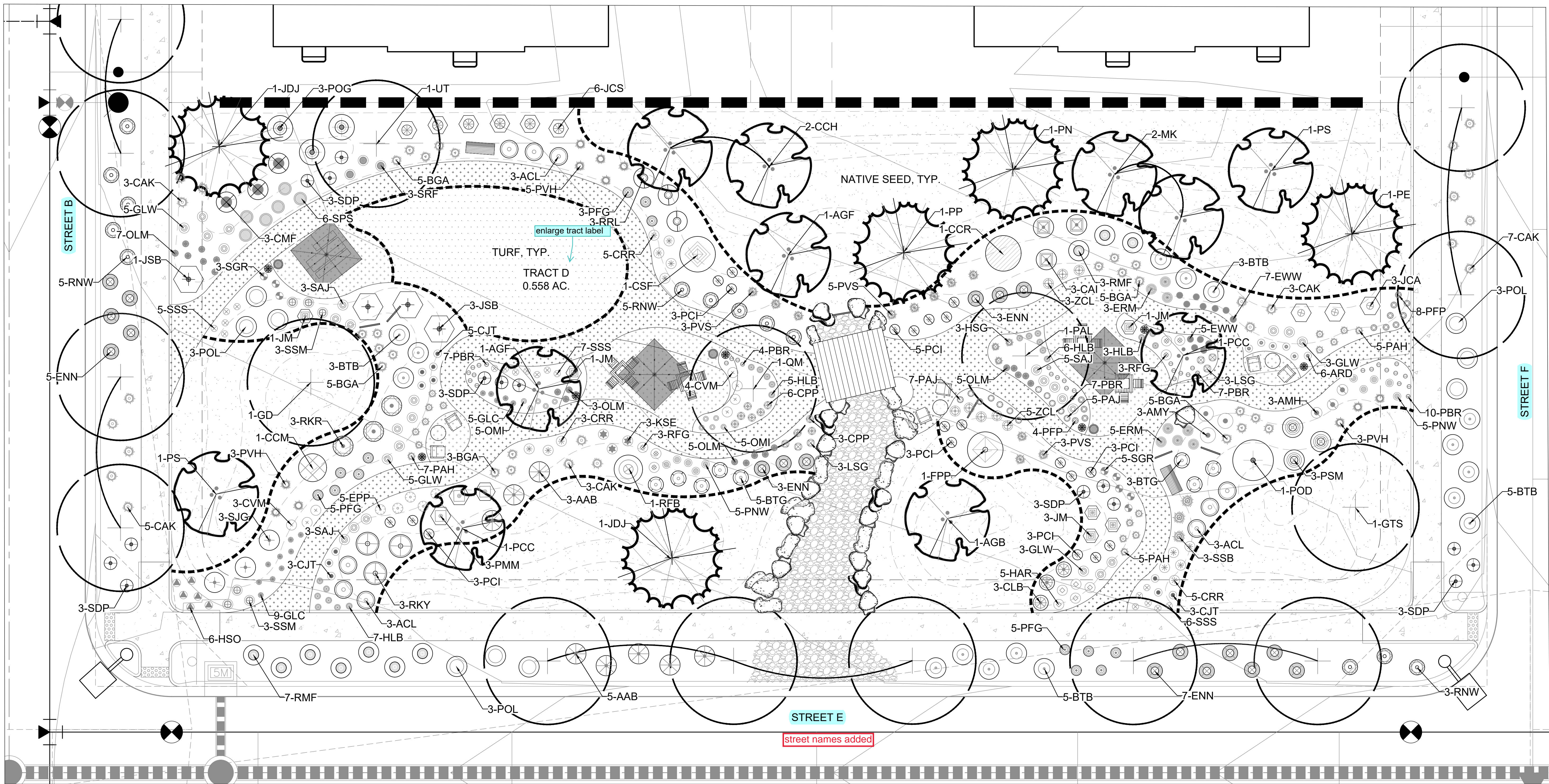
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initials\100-200 sub\17\17 sheets\100-200 landscape sheets.dwg  
make boxes larger



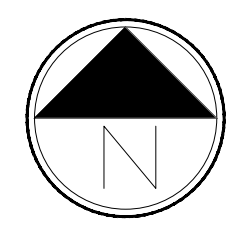
LEGEND

- |  |                    |  |                   |
|--|--------------------|--|-------------------|
|  | CANOPY TREE        |  | STEEL EDGER       |
|  | ORNAMENTAL TREE    |  | OPEN RAIL FENCE   |
|  | EVERGREEN TREE     |  | FILING 17 R.O.W.  |
|  | SHRUBS             |  | SIGHT LINE        |
|  | IRRIGATED TURF MIX |  | LIGHT POLE        |
|  | NATIVE SEED MIX    |  | FIRE HYDRANT      |
|  | CONCRETE WALK      |  | LANDSCAPE BOULDER |
|  | CRUSHER FINES      |  |                   |
|  | ROCK MULCH         |  |                   |

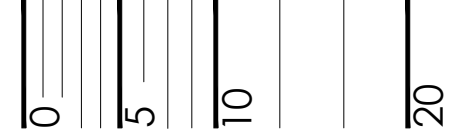
U.E. = UTILITY EASEMENT  
G.E. = GAS EASEMENT

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Scale: 1"= 10'-0"



PROJECT NAME

GREEN VALLEY RANCH EAST FILING 17  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

L.8

SHEET 26 OF 37

April 19, 2022







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## OPEN SPACE REQUIREMENTS TABLE

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED
TRACT A	OPEN SPACE/ST. PERIMETER BUFFER	157,125	40	49	393	5 GAL 127
TRACT B	OPEN SPACE	8,100	2	2	20	19
TRACT C	OPEN SPACE/ST. PERIMETER BUFFER	77,438	19	61	194	385
TRACT D	POCKET PARK	24,303	6	23	61	134
TRACT E	OPEN SPACE	3,266	1	2	8	9
TRACT F	OPEN SPACE/ST. PERIMETER BUFFER	24,935	6	10	62	76
TOTALS		295,167	75	147	738	850
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS. (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS. (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS						
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.						
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.						
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.						
* NUMBER EQUAL TO (TOTAL 5 GAL) * (TOTAL 1 GAL/3)						

## STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1 GAL)*
TRACT A (E. 52ND. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	473	20'	24'-6"	12	18	118	5 GAL 127
TRACT C (E. 52ND. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	865	20'	24'-6" to 100'	22	22	216	189
TRACT C (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	1,155	20'	24'-6"	29	30	289	225
TRACT F (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	200	20'	20' to 100'	5	6	50	46
TOTALS		2,693			68	76	673	713
NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS. (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS. (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS								
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* NUMBER EQUAL TO (TOTAL 5 GAL) * (TOTAL 1 GAL/3)								

## NATIVE SEED AREAS: DRY / UPLAND GRASSES

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

## NATIVE SEED AREAS: WET / DRAINAGE GRASSES

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

NOTE: FOR PERCENTAGE OF COOL SEASON GRASSES REFER TO SHEET 32

## OPEN SPACE DEDICATION

TRACT DATA				
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT A	OPEN SPACE	157,125	3.607	CLAYTON PROPERTIES GROUP II INC.
TRACT D	POCKET PARK	24,303	0.558	CLAYTON PROPERTIES GROUP II INC.

## RESIDENTIAL RECOMMENDED PLANT LIST

### SHADE STREET TREE

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

### SHADE PATIO TREE

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

### ORNAMENTAL TREE - MULTI TRUNK

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

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

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

Revised

what area is lessed out for flood plain?  
add Footnote to connect Tract to note

No perennials

itemize separately  
if this number  
includes perennials

## CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
N. TEMPE ST.	1 TREE/40 LF	2,550	64	64
STREET B	1 TREE/40 LF	2,215	56	56
STREET C	1 TREE/40 LF	1,640	41	41
STREET D	1 TREE/40 LF	1,617	41	41
STREET E	1 TREE/40 LF	1,011	26	26
STREET F	1 TREE/40 LF	1,037	26	26
STREET G	1 TREE/40 LF	1,563	40	40
E. 51ST PLACE	1 TREE/40 LF	487	13	13
TOTAL		12,120	307	307

NOTE: SEE WATER WISE LANDSCAPE FOR CURBSIDE SHRUB REQUIREMENTS

SHEET 34-37

We do not count  
perennials towards our  
requirements

AND CURBSIDE LANDSCAPE ALONG E. TIBET RD

: CN: 2021-6018-00

confirm perennials  
are not included in  
quantity

## SITE DATA

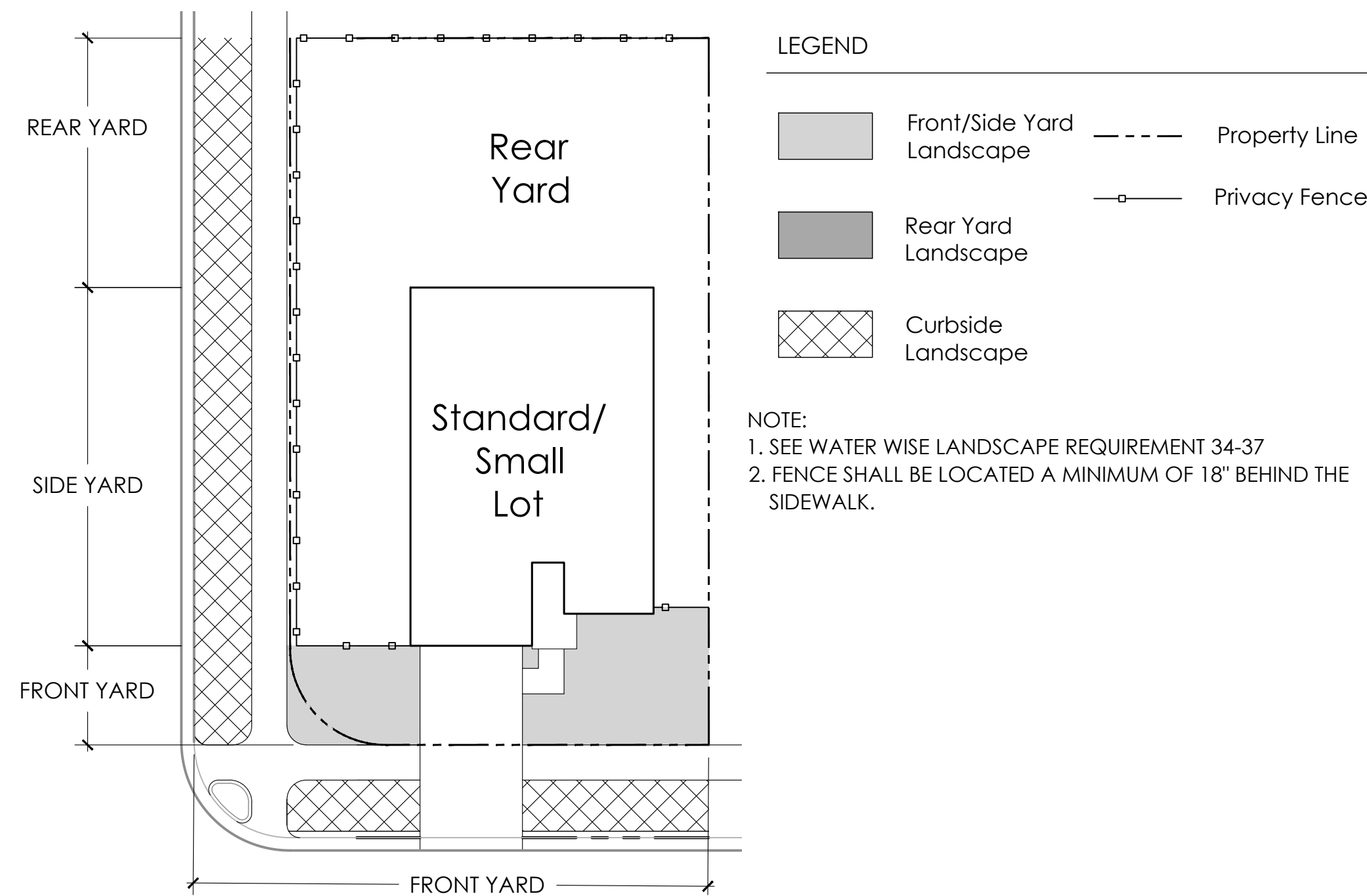
SITE DATA		SITE
TOTAL SITE AREA	28.51	0.0%
LOT AREA	28.51	62.9%
HARD SURFACE AREA*	10.08	22.2%
LANDSCAPE AREA	6.75	14.9%
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.		

Revised

revise to  
match cover  
sheet

buffer  
50% evergreen trees  
20% max grasses

## SINGLE FAMILY LS AREAS



## PLANT SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
40	GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L-M
42	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L-M
41	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L-M
29	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
27	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
25	QR	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
24	QS	QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B	M
46	TAB	TILIA AMERICANA 'BOULEVARD'	LINDEN, BOULEVARD	2.5" CAL	B&B	M
46	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
38	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L-M
ORNAMENTAL TREES						
6	AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	2.0" CAL	B&B	L-M
5	AGF	ACER GINNALA	MAPLE, AMUR	2.0" CAL	B&B	L-M
4	CCH	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6-8" MULTI-STEM	B&B	L-M
6	MK	MALUS 'KELSEY'	CRABAPPLE, KELSEY	6-8" MULTI-STEM	B&B	L-M
7	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0" CAL	B&B	L-M
7	PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	2.0" CAL	B&B	L-M
4	PS	PRUNUS SARGENTII	CHERRY, SARGENT	2.0" CAL	B&B	L-M
EVERGREEN TREES						
2	JDJ	JUNIPERUS DEPPEANA	ALLIGATOR JUNIPER	6' HT.	B&B	L-M
13	PAP	PINUS ARISTATA	PINE, BRISTLECONE	6' HT.	B&B	L-M
11	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
11	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
7	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
12	PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT.	B&B	L
EVERGREEN SHRUBS						
47	JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	ARMSTRONG JUNIPER	#5	CONT.	L
6	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	#6	CONT.	L
9	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	#6	CONT.	L
6	JHW	JUNIPERUS HORIZONTALIS 'WILTON'	WILTON CARPET JUNIPER	#6	CONT.	L
6	JM	JUNIPERUS MEDORA	MEDORA JUNIPER	#5	CONT.	L
16	JSA	JUNIPERUS SABRIA 'ARCADIA'	ARCADIA JUNIPER	#6	CONT.	L
4	JSB	JUNIPERUS SABRIA 'BROADMOOR'	BROADMOOR JUNIPER	#6	CONT.	L
15	PMH	PNUS MUGO MOPS	MUGO MOPS PINE	#5	CONT.	L
DECIDUOUS SHRUBS						
8	AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	BRILLIANT RED CHOKEBERRY	#5	CONT.	L
48	ACL	AMPORPHIA CANESCENS	LEADPLANT	#5	CONT.	L
10	AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	#5	CONT.	L
41	BD	BUDDEIA DAVIDII 'BLACK NIGHT'	PURPLE BUTTERFLY BUSH	#5	CONT.	L
123	BTB	BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BARBERRY, 'BURGUNDY' CAROUSEL JAPANESE	#5	CONT.	L
45	BTG	BERBERIS THUNBERGII 'GOLDEN NUGGET'	GOLDEN NUGGET DWARF JAPANESE BARBERRY	#5	CONT.	L
12	CAI	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	#5	CONT.	L
1	CCM	COTINUS COGGY'GRIA 'WINECRAFT BLACK'	WINECRAFT BLACK SMOKE TREE	#5	CONT.	L
19	CCR	COTINUS COGGY'GRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	#5	CONT.	L
22	CPS	CYTISUS PURGANIS 'SPANISH GOLD'	SPANISH GOLD BROOM	#5	CONT.	L
3	CLB	CYTISUS X 'LENA'	LENA BROOM	#5	CONT.	L
3	CMF	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5	CONT.	L
36	CSA	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5	CONT.	L
12	CSF	CORNUS SERICEA 'FLAVIRAMEA'	'YELLOW TWIG' DOGWOOD	#5	CONT.	L
18	ENJ	ERICAMERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA	DWARF BLUE RABBITBRUSH	#5	CONT.	L
1	FPP	FORESTIERIA PUBESCENS VAR. PUBESCENS	NEW MEXICO PRIVET	#5	CONT.	L
20	PCI	PHILADELPHUS CORONARIUS 'ILLUMINATI TOWER'	ILLUMINATI TOWER DWARF MOCKORANGE	#5	CONT.	L
5	PCP	PRUNUS X CISTENA	PURPLE LEAF PLUM	#5	CONT.	L-M
13	PF	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLD STAR POTENTILLA	#5	CONT.	L-M
9	POD	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5	CONT.	L
3	POG	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	DARTS GOLD NINEBARK	#5	CONT.	L
90	POL	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	#5	CONT.	L
3	PSM	MOCKORANGE SNOWBELLE	SNOWBELLE MOCKORANGE	#5	CONT.	L
1	RFB	ROSA FOETIDA BICOLOR	AUSTRIAN COPPER ROSE	#5	CONT.	L-M
10	RKO	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	#5	CONT.	L-M
69	RKR	ROSA 'DOUBLE KNOCK OUT'	DOUBLE KNOCK OUT ROSE	#5	CONT.	L-M
73	RKY	ROSA 'SUNNY KNOCK OUT'	SUNNY KNOCK OUT ROSE	#5	CONT.	L
176	RMF	ROSA 'MEDLAND FIRE'	FIRE MEDLAND ROSE	#5	CONT.	L-M
77	RNL	ROSA 'NEARLY WILD'	'NEARLY WILD' SHRUB RISE	#5	CONT.	L-M
3	RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	#5	CONT.	L-M
29	SDP	SYMPHORICARPOS X 'DOORENBOSII' 'CANDY'	CANDY SNOWBERRY	#5	CONT.	L
3	SJG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#5	CONT.	L
PERENNIALS						
3	AMH	ACHILLEA MILEFOLIUM 'EID'	COMMON RED YARROW	#1	CONT.	L
3	AMY	ACHILLEA MILEFOLIUM	COMMON YARROW	#1	CONT.	L
6	ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	DOUBLE BUBBLEMINT HYSSOP	#1	CONT.	L
29	ARS	AGASTACHE RUPESTRIS	SUNSET HYSSOP	#1	CONT.	L
35	CJT	COREOPSIS 'JETHRO TULL'	JETHRO TULL COREOPSIS	#1	CONT.	L
9	CPP	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	#1	CONT.	L
55	CCR	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
47	CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1	CONT.	L
5	EPP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	CONT.	L
70	ERM	ECHINACEA 'RAINBOW MARCELLA'	ORANGE CONEFLOWER	#1	CONT.	L
80	EW	ERIOGONUM WRIGHTII 'WRIGHT'	SNOW MESA BUCKWHEAT	#1	CONT.	L
33	GLC	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	RED WHIRLING BUTTERFLIES	#1	CONT.	L
98	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	L
148	HAR	'HEMEROCALLIS 'AUTUMN RED'	RED DAYLILY	#1	CONT.	L
21	HLB	'HEMEROCALLIS 'LITTLE BUSINESS'	RASPBERRY DAYLILY	#1	CONT.	L
6	HSL	'HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1	CONT.	L
3	KSE	'KNIPHOFIA 'STARK'S EARLY HYBRIDS'	RED TORCH LILY	#1	CONT.	L
6	LSG	LIASTRIS SPICATA	SPIKE GAYFEATHER	#1	CONT.	L
74	OLM	OSTEOSPERMUM LAVENDER MIST 'POOBS'	LAVENDER MIST SUN DAISY	#1	CONT.	L
10	OMI	OTONOTHEA MACROCARPA INCANA SILVER BLADE	SILVER BLADE PRIMROSE	#1	CONT.	L
12	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.	L
35	PBR	PENSTEMON BARBATUS 'RONDO'	RONDO PENSTEMON	#1	CONT.	L
12	PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PURPLE HAZE PENSTEMON	#1	CONT.	L
76	PNW	POTENTILLA NEPALENSIS 'MISS WILMOTT'	MISS WILMOTT QUINQUEFOIL	#1	CONT.	L
97	RF	RUBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	#1	CONT.	L
11	SAJ	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1	CONT.	L
8	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	L
6	SPS	SALVIA PACHYPHYLLA	MOJAVE SAGE	#1	CONT.	L
3	SRF	SOLDAGO RUROSA 'FIREWORKS'	GOLDENROD FIREWORKS	#1	CONT.	L
89	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
184	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#1	CONT.	L
8	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
ORNAMENTAL GRASSES						
53	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.	L
110	BGA	BOULETILIA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1	CONT.	L
172	BGB	BOULETILIA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
157	CAK	CAMELAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
3	HEG	HELODOROTHON SEMPERVIRENS	BLUE Avena GRASS	#1	CONT.	L
83	PAH	PENNISTEMUM ALOPECUROIDES 'HAMEL'	'DWARF' FOUNTAIN GRASS	#1	CONT.	L
141	PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.	L
24	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
3	SSB	SCHIZACHYRUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUNT GRASS	#1	CONT.	L
3	SWG	SPARGANIUM VIRGATUM	Giant SACATON GRASS	#1	CONT.	L
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER REQUIREMENTS: L=LOW, M=MEDIUM, H=HIGH						









1 ADIRONDACK ROCKING CHAIR  
SCALE: NTS



2 SIDE TABLE  
SCALE: NTS



3 SHADE SAIL  
SCALE: NTS



4 LANDSCAPE BOULDER WALL  
SCALE: NTS



5 METAL SCREEN PANEL  
SCALE: NTS



6 GAME TABLE  
SCALE: NTS



7 DRY RIVED BED WITH BRIDGE  
SCALE: NTS



8 SECURITY LIGHTINTG  
SCALE: NTS



9 ADA PICNIC TABLE  
SCALE: NTS



10 TRASH RECEPTACLE  
SCALE: NTS



11 PET WASTE STATION  
SCALE: NTS




12 BENCH  
SCALE: NTS

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





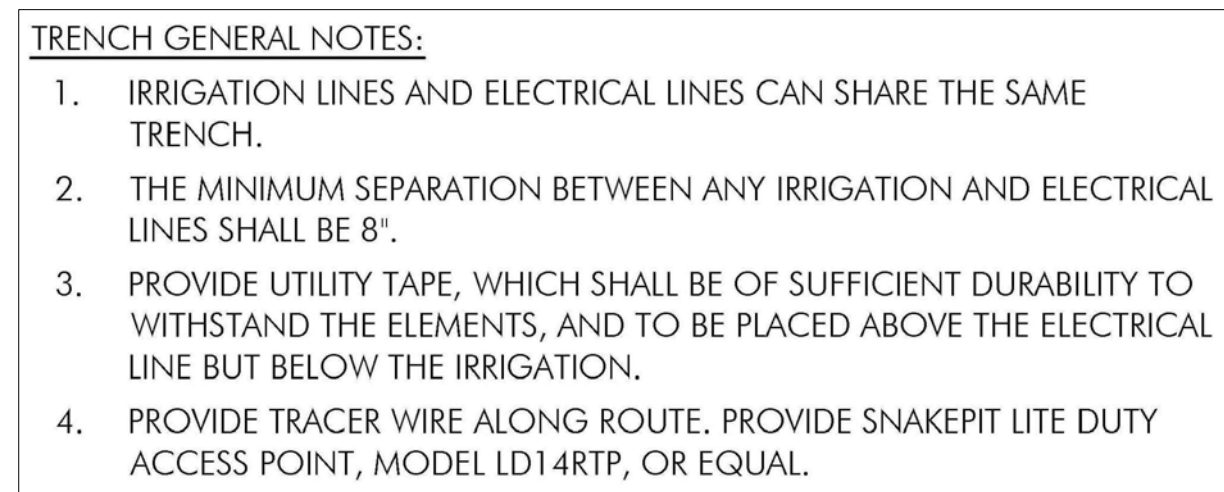
- 
- Ring
- Adornment Options

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

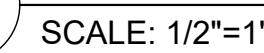
2 SECONDARY ENTRY GATE  
SCALE: 1"=10'



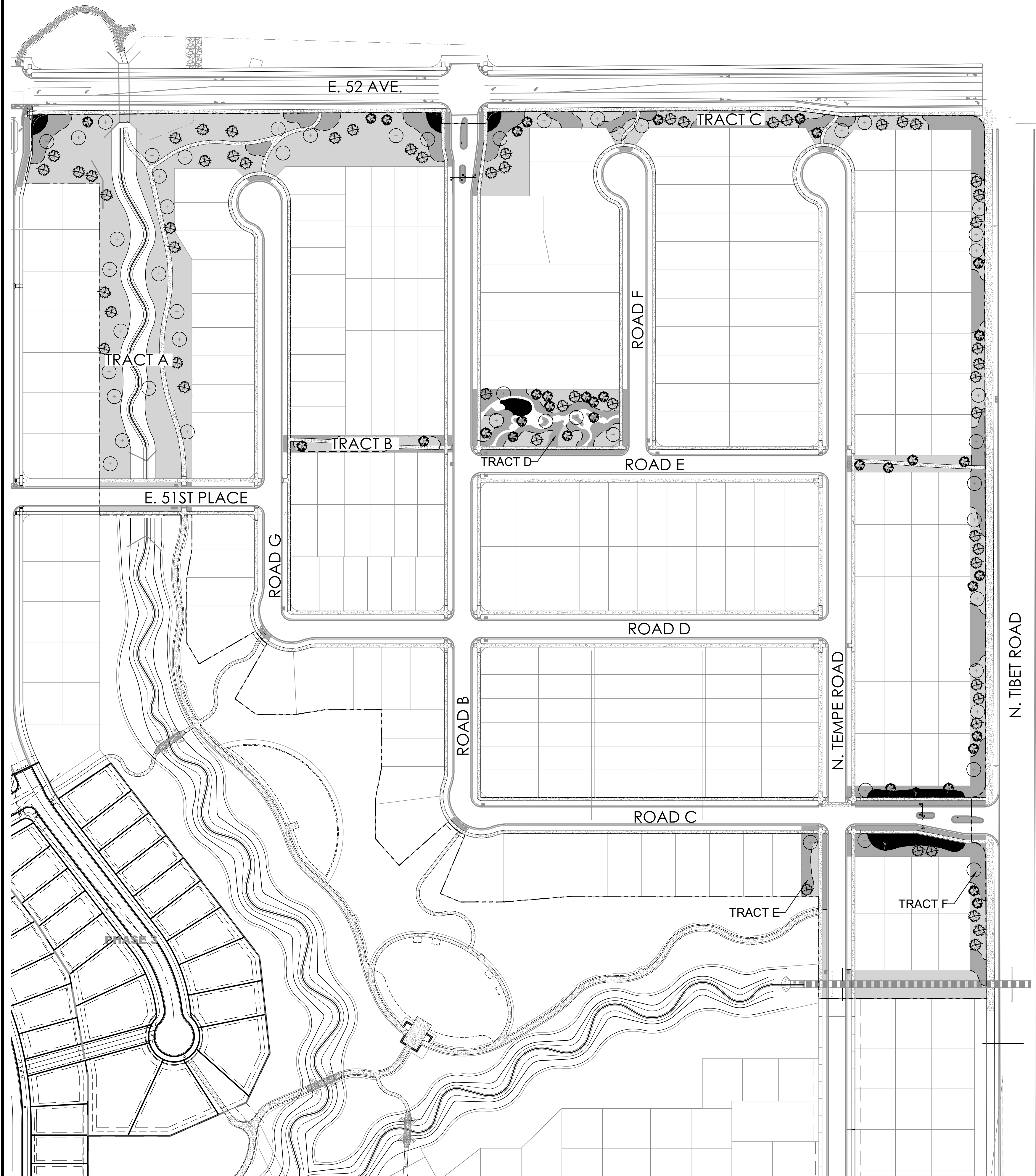




## SCALE: NTS







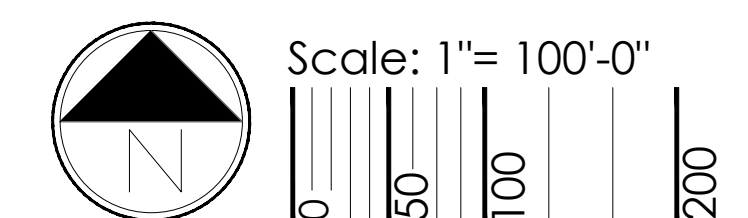
## HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	9,072	3%	
LOW WATER USE	192,100	70%	
Z-ZONE	72,680	27%	
TOTAL	273,852	100%	
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	51	54	2,754
EVERGREEN/ORNAMENTAL TREES	93	36	3,348
TOTAL			6,102
TOTAL AREA	279,954		

\*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, TIBET ROAD, AND E. 42ND AVE.

## LEGEND

- 
- The diagram illustrates a landscape plan with several distinct zones and tree types. At the top, a large black rectangle represents the 'HIGH WATER USE: COOL SEASON GRASSES'. Below this, a gray rectangle represents the 'LOW WATER USE: SHRUB BED'. Further down, a light gray rectangle represents the 'Z-ZONE: NATIVE SEED AREA'. In the center, a circle with a cross inside represents 'DECIDUOUS CANOPY TREES' (51 TREES). Below the deciduous trees, a stylized tree icon represents 'ORNAMENTAL TREES' (37 TREES). At the bottom, another stylized tree icon represents 'EVERGREEN TREES' (56 TREES). The entire plan is set against a background of a grid of small squares, with some squares shaded gray to indicate specific areas.
- HIGH WATER USE: COOL  
SEASON GRASSES
- LOW WATER USE: SHRUB BED
- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREES  
51 TREES
- ORNAMENTAL TREES  
37 TREES
- EVERGREEN TREES  
56 TREES





p:\oakwood master folder\gvr east-current\1\_filing 17\cad\submittals\pqa-20a sub \1.1.1 - sheets\pqa-20a overall irrigation rebate plan.dwg

- NOTE:**
- 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).
  - REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS



RESIDENTIAL LOT TYPE LEGEND

SANCTUARY LOTS

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

LANDSCAPE STANDARDS:

- ONE (1) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

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

LANDSCAPE STANDARDS:

- ONE (1) COLUMNAR SHADE TREE AND ONE (1) ORNAMENTAL TREES IN FRONT YARD
- 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
- MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

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

LANDSCAPE STANDARDS:

- ONE (1) COLUMNAR SHADE TREE AND ONE (1) ORNAMENTAL TREES IN FRONT YARD
- 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
- MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

EXPLORER LOTS

D MOTORCOURT (6 PACK MID BLOCK)

LANDSCAPE STANDARDS:

- SIX (6) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-FOUR (64) AND EIGHTY-FOUR (84) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-FOUR (44) AND FIFTY-FOUR (54) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, SIX (6) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

FAIRMONT LOTS

E FRONT LOADED (MID-BLOCK CLUSTER)

LANDSCAPE STANDARDS:

- TWO (2) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHTEEN (18) AND TWENTY-FOUR (24) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, TWO (2) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

F FRONT LOADED (CORNER CLUSTER)

LANDSCAPE STANDARDS:

- TWO (2) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND TWENTY-SEVEN (27) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS 20 (TWENTY) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, TWO (2) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

G MOTORCOURT (2-PACK MID-BLOCK CLUSTER - HORIZONTAL)

LANDSCAPE STANDARDS:

- FOUR (4) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-EIGHT (48) AND FIFTY-FOUR (54) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, FOUR (4) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

H MOTORCOURT (2-PACK MID-BLOCK CLUSTER - VERTICAL)

LANDSCAPE STANDARDS:

- FOUR (4) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS THIRY-FOUR (34) AND FORTY-FIVE (45) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND SEVEN (7) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, FOUR (4) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

J MOTORCOURT (4-PACK MID-BLOCK CLUSTER - STANDARD)

LANDSCAPE STANDARDS:

- EIGHT (8) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY-SEVEN (57) AND SEVENTY-EIGHT (78) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, EIGHT (8) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

K MOTORCOURT (4-PACK MID-BLOCK CLUSTER - EXPANDED)

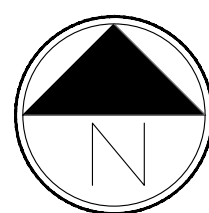
LANDSCAPE STANDARDS:

- EIGHT (8) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHTY-FOUR (84) AND ONE-HUNDRED-EIGHT (108) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS NINETEEN (19) AND THIRTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, EIGHT (8) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

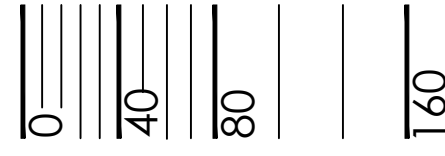
L MOTORCOURT (6-PACK MID-BLOCK CLUSTER)

LANDSCAPE STANDARDS:

- TWELVE (12) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS ONE-HUNDRED-SIX (106) AND ONE-HUNDRED-THIRTY-EIGHT (138) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-ONE (41) AND TWENTY-EIGHT (28) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2' PER LOT, TWELVE (12) BOULDERS TOTAL.
- TURF SHALL NOT BE PERMITTED IN FRONT YARD



Scale: 1"= 80'-0"



Know what's below.  
Call before you dig.



PROJECT NAME

GREEN VALLEY RANCH EAST FILING 17  
AURORA, COLORADO  
LANDSCAPE PLANS

SHEET TITLE

OVERALL WATER  
WISE EXHIBIT

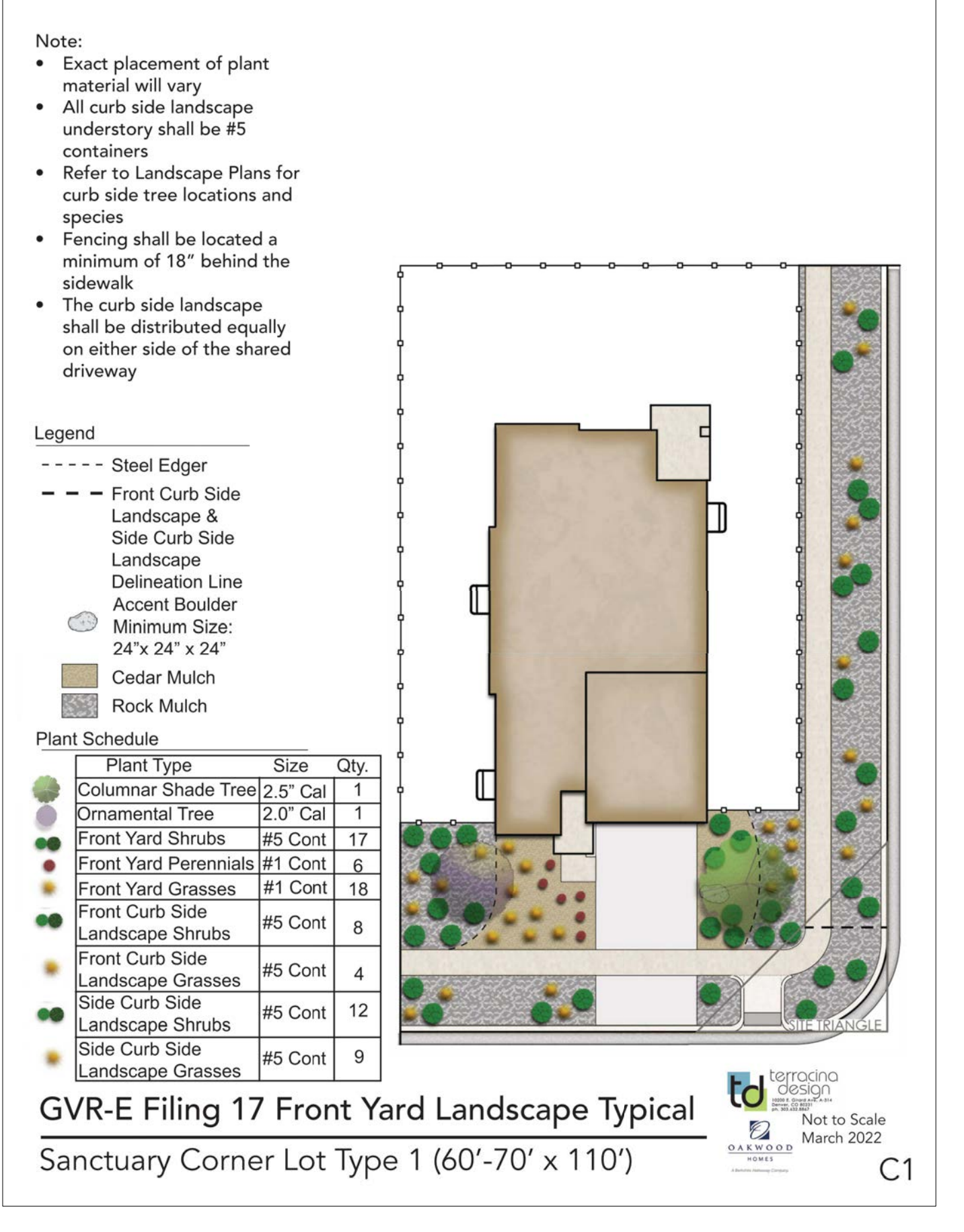
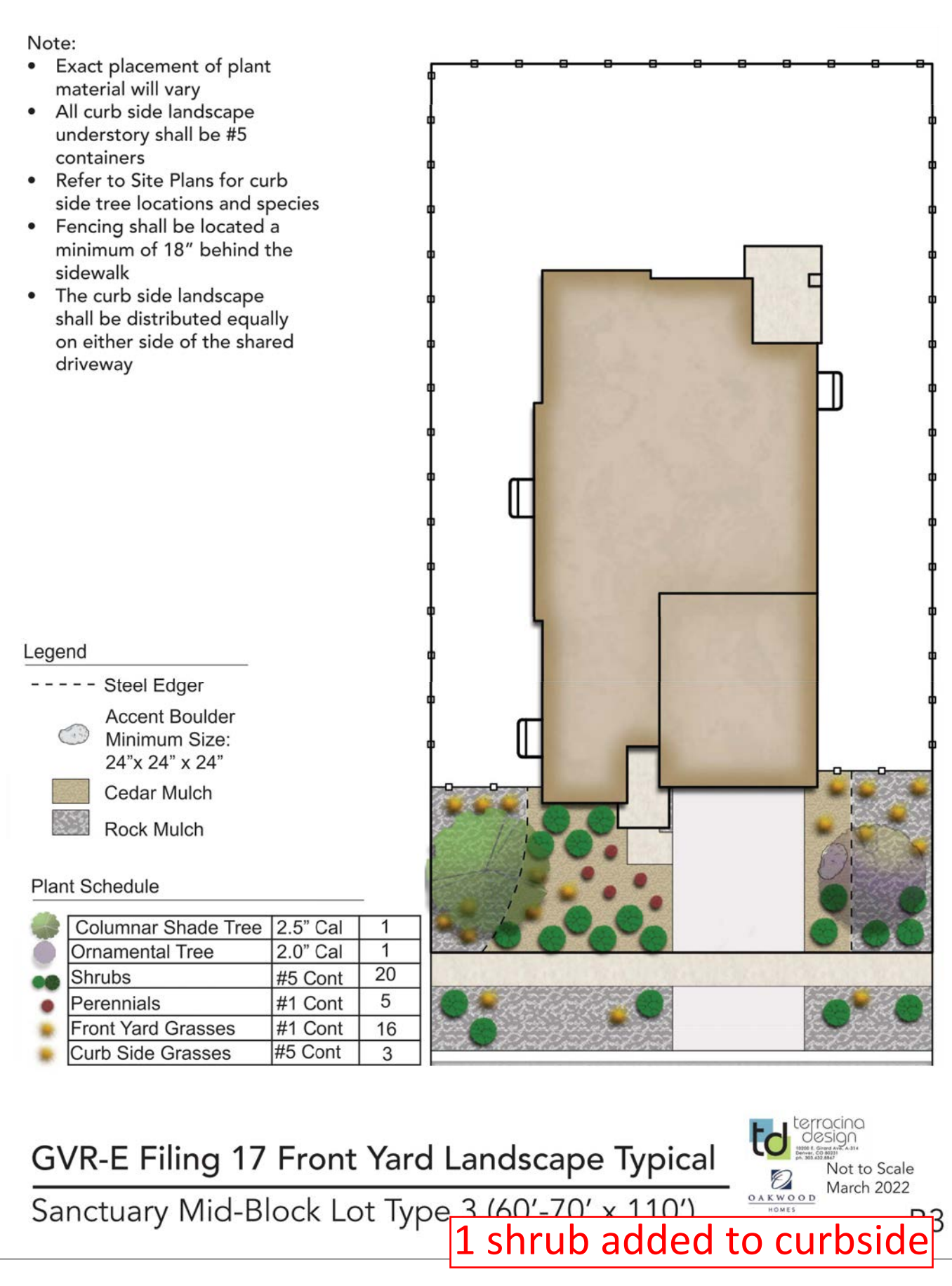
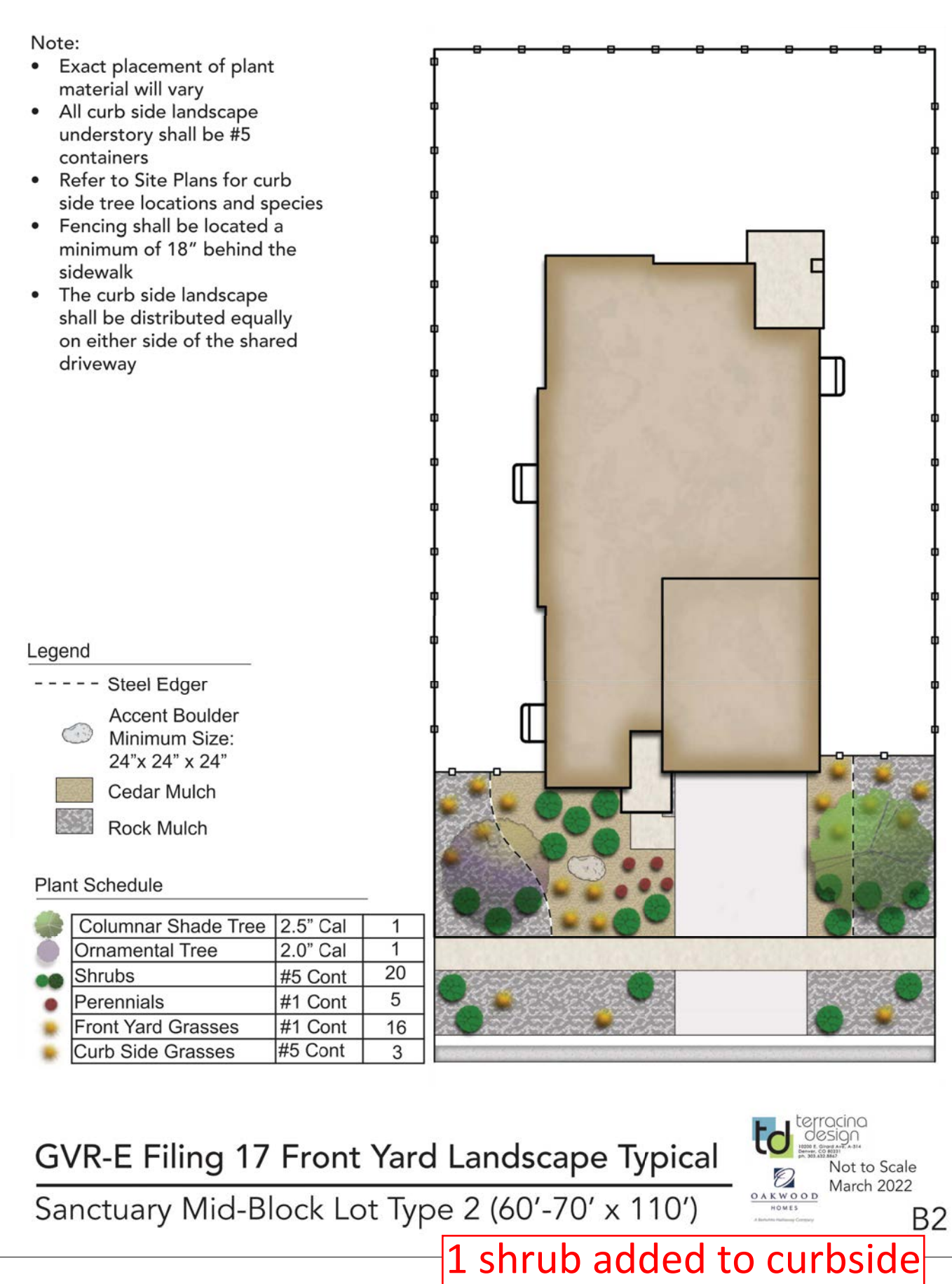
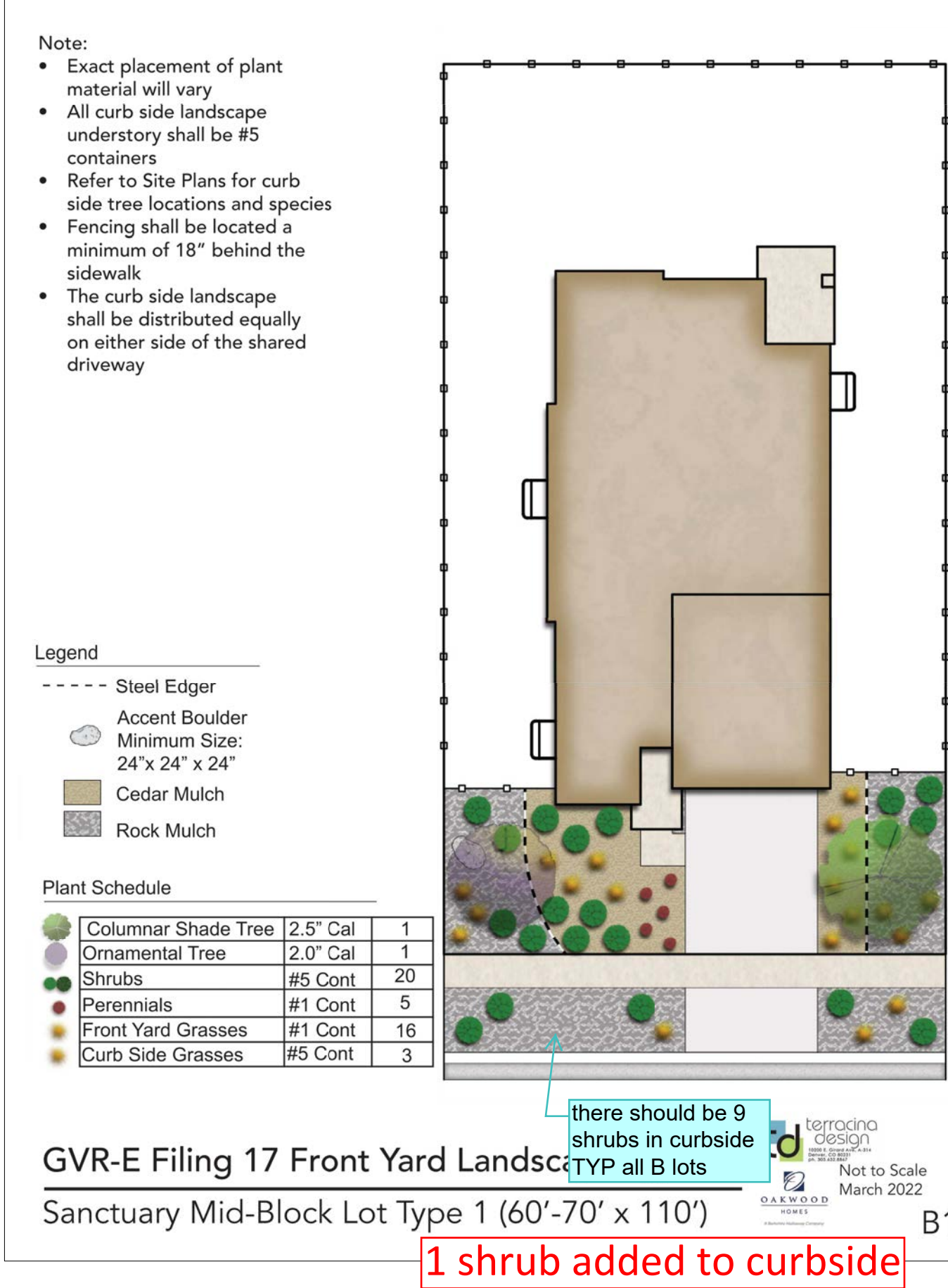
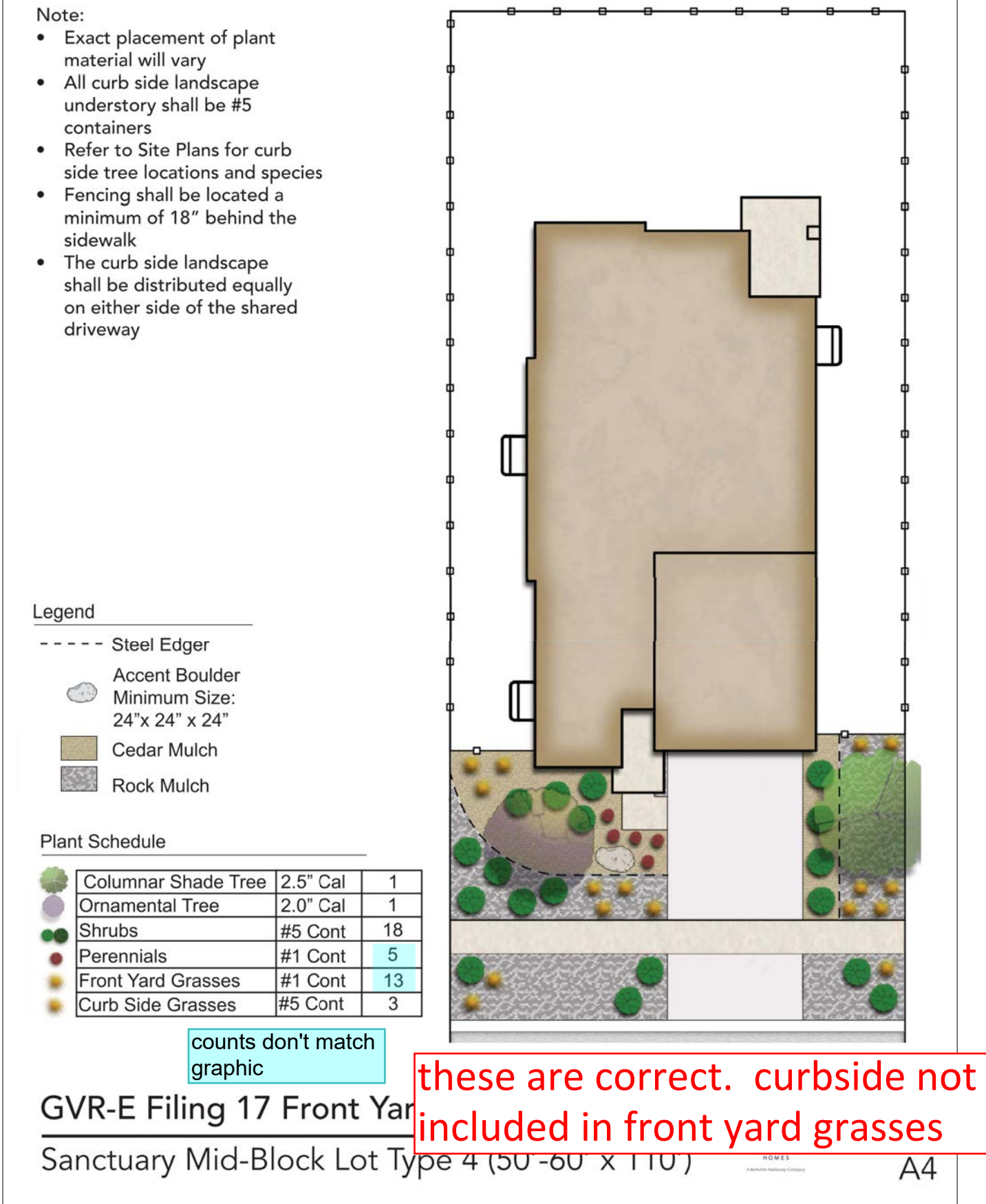
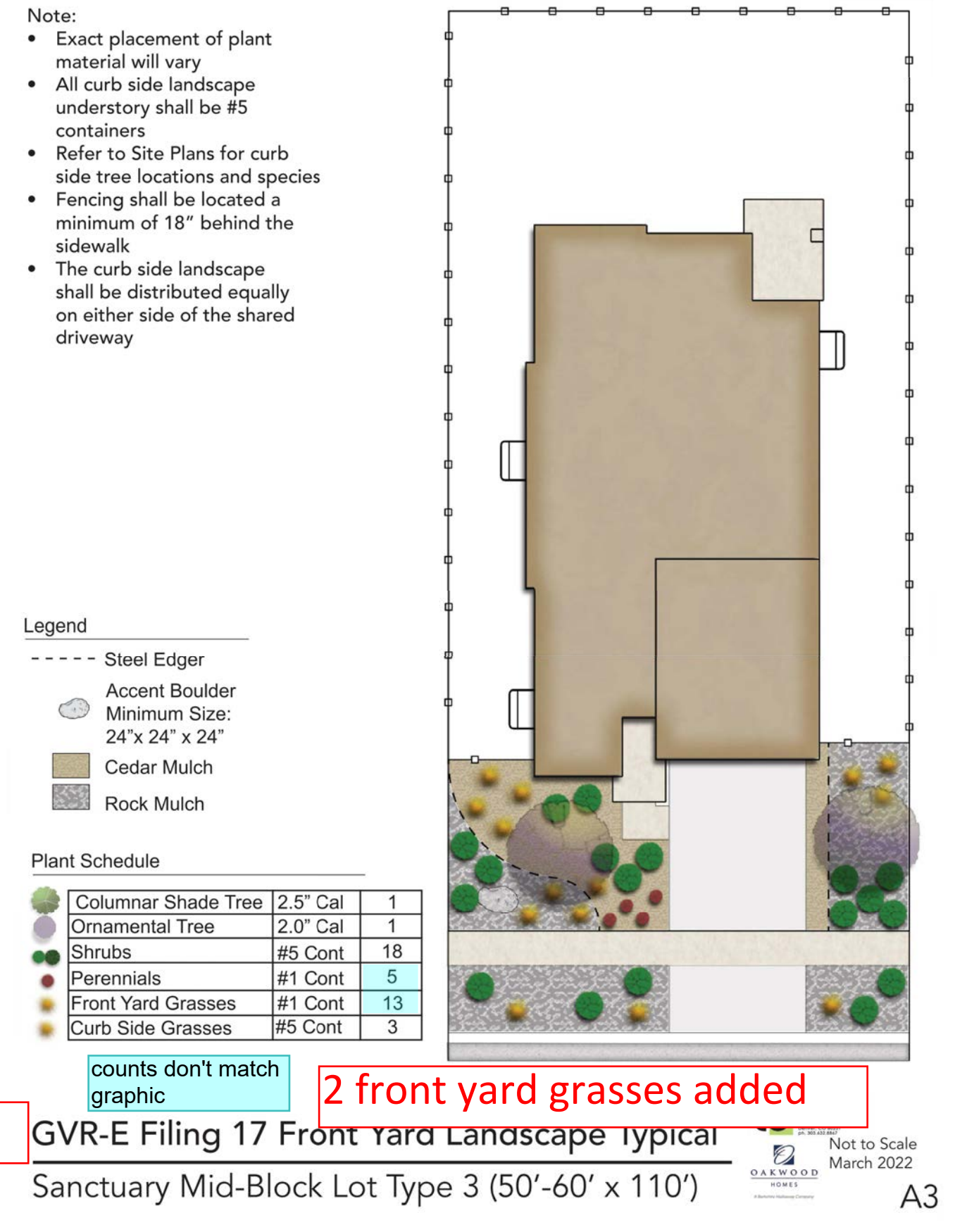
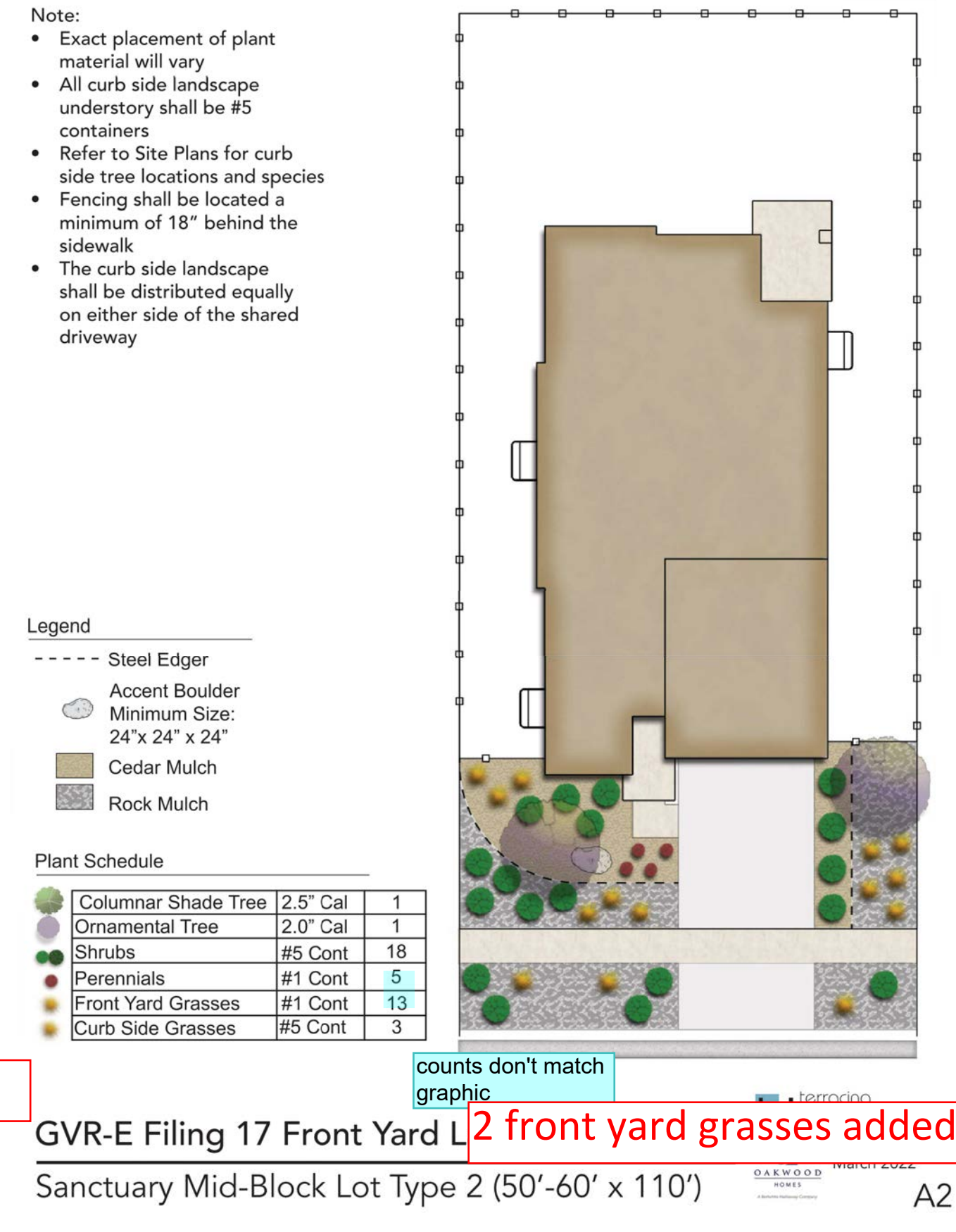
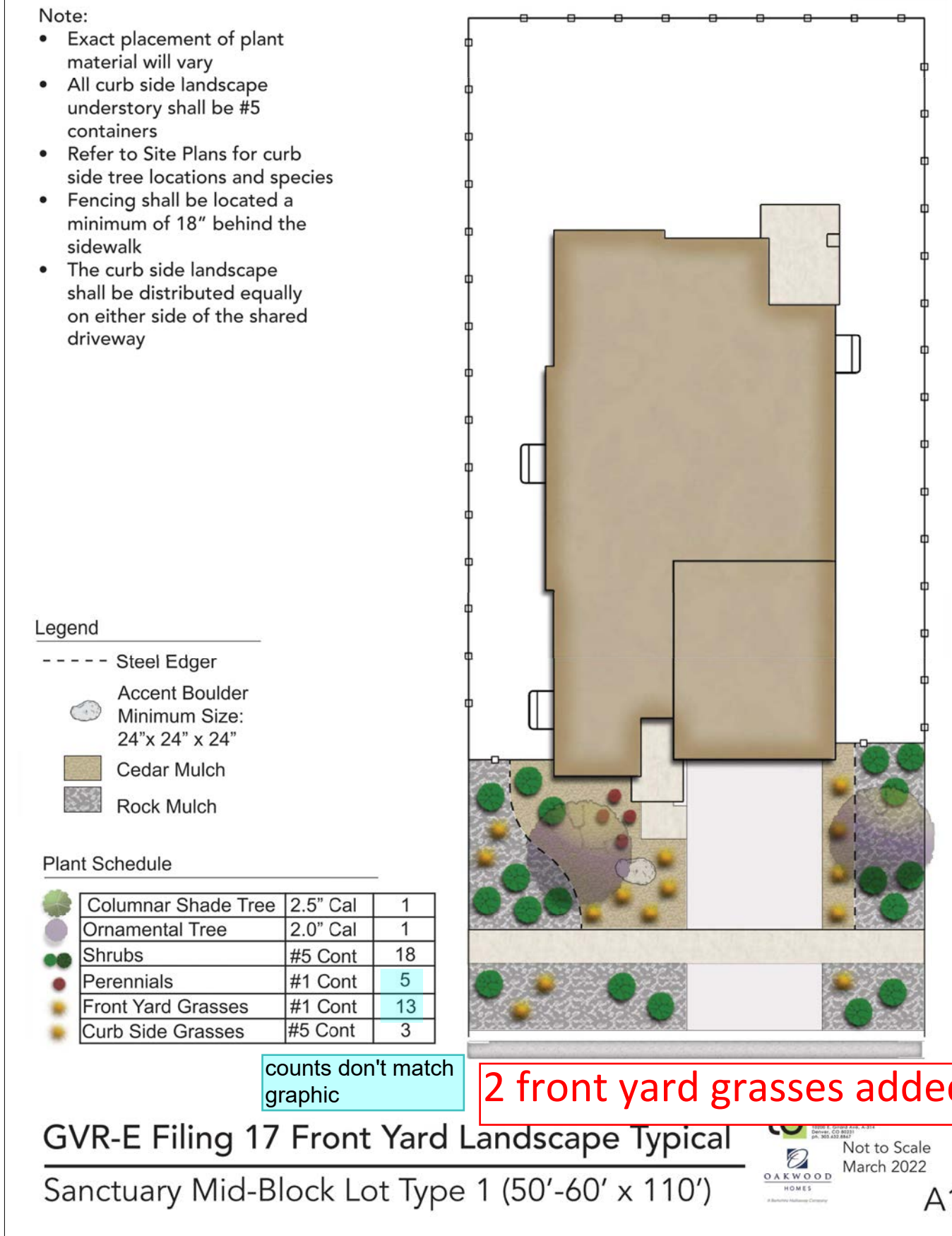
SHEET NUMBER

WW.1

SHEET 34 OF 37

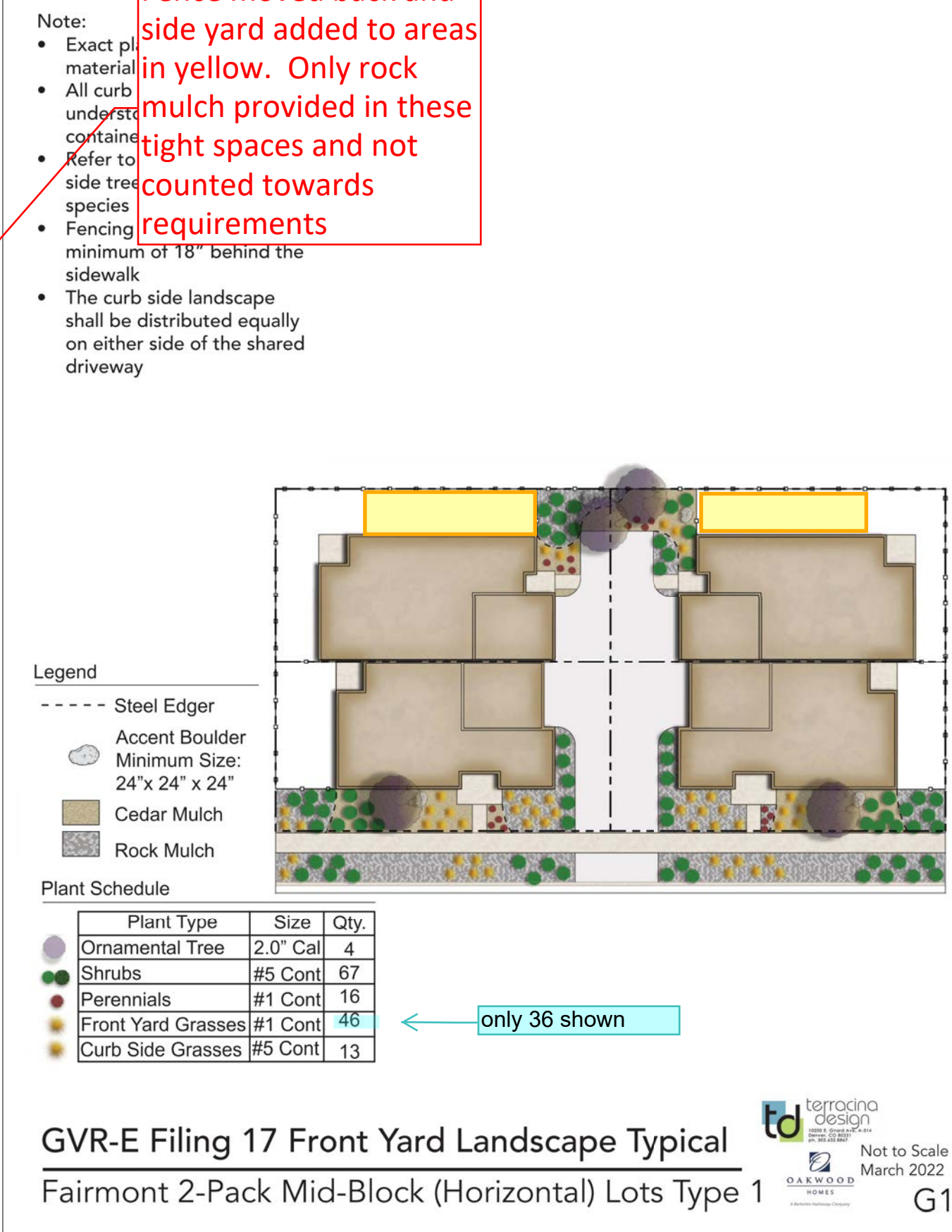
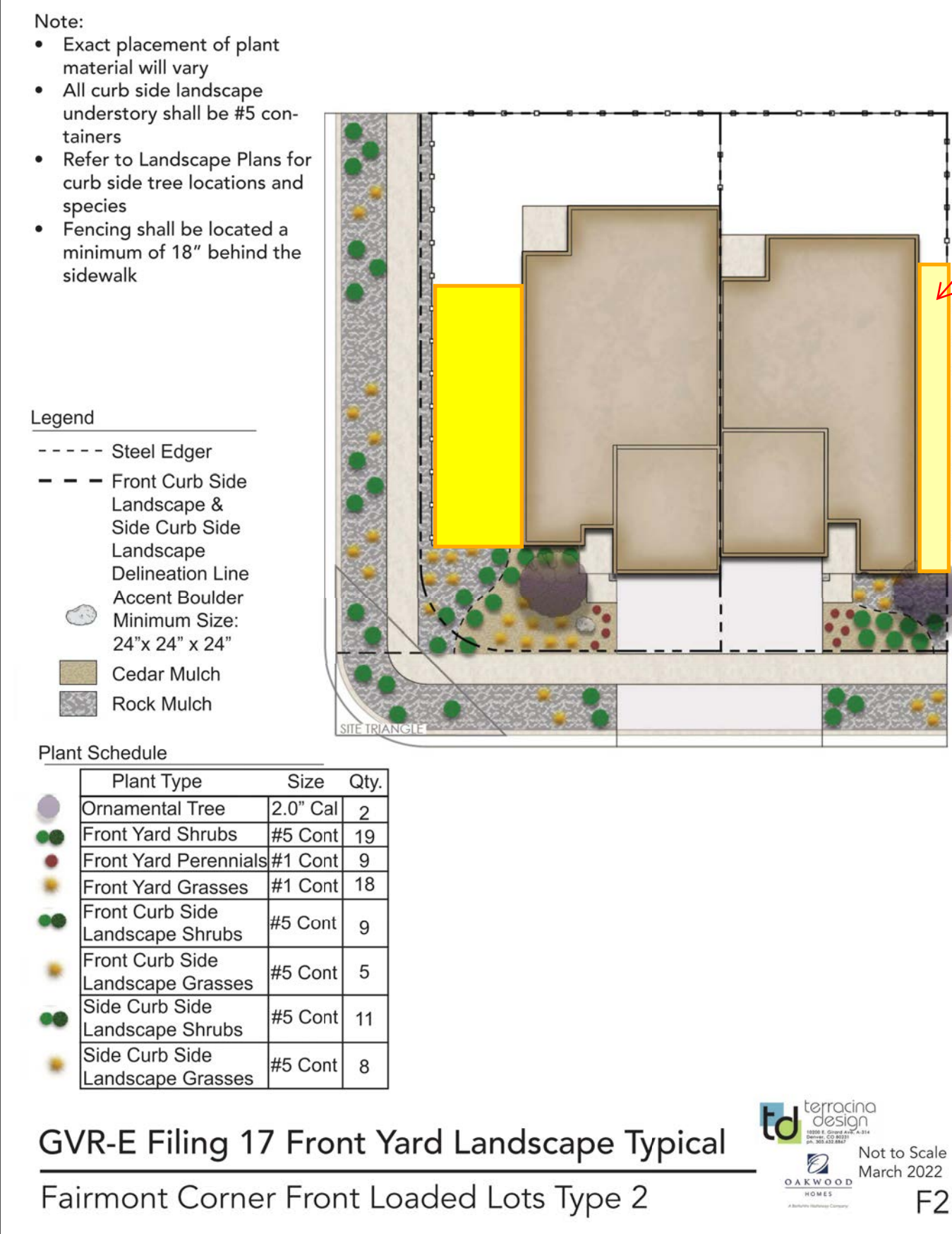
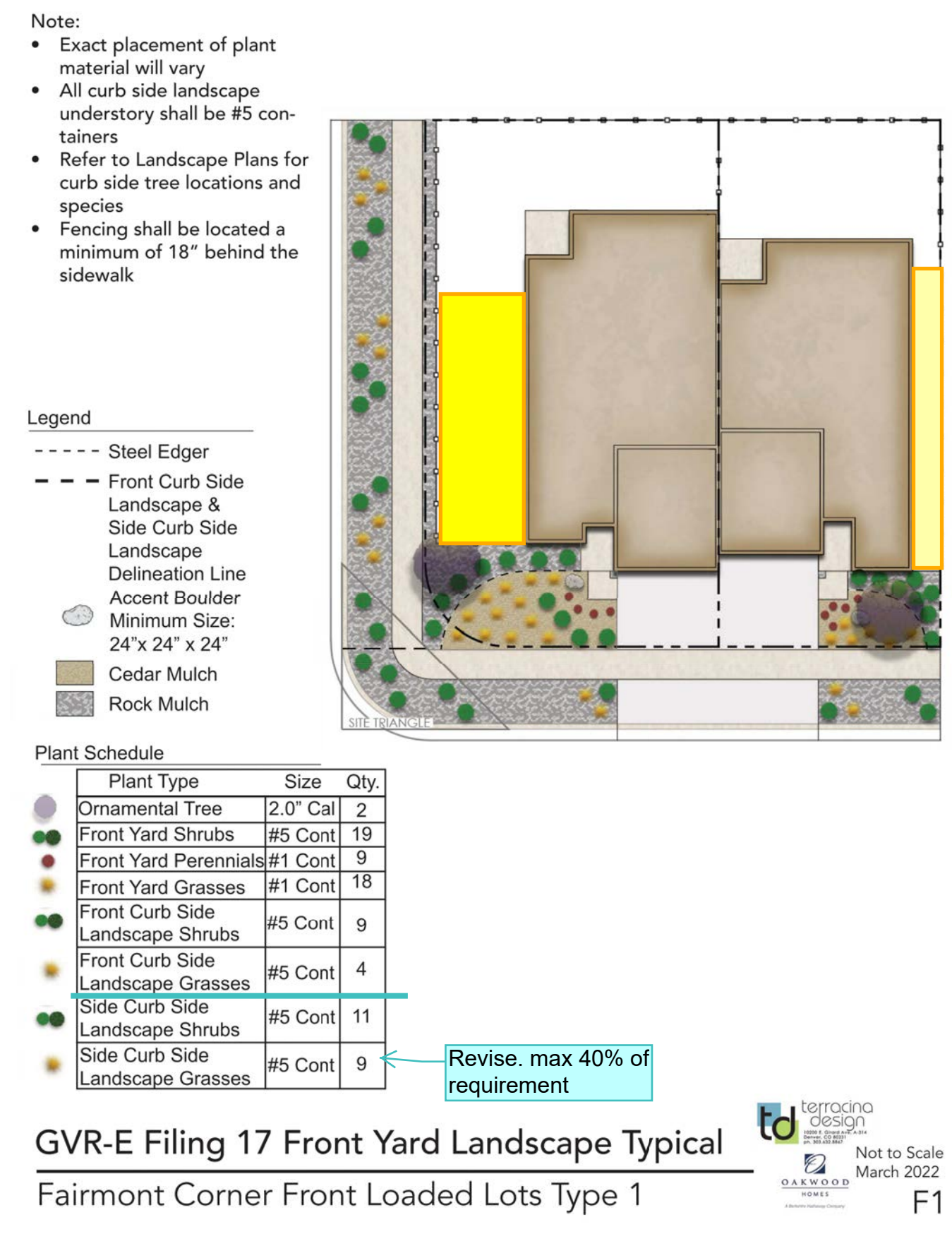
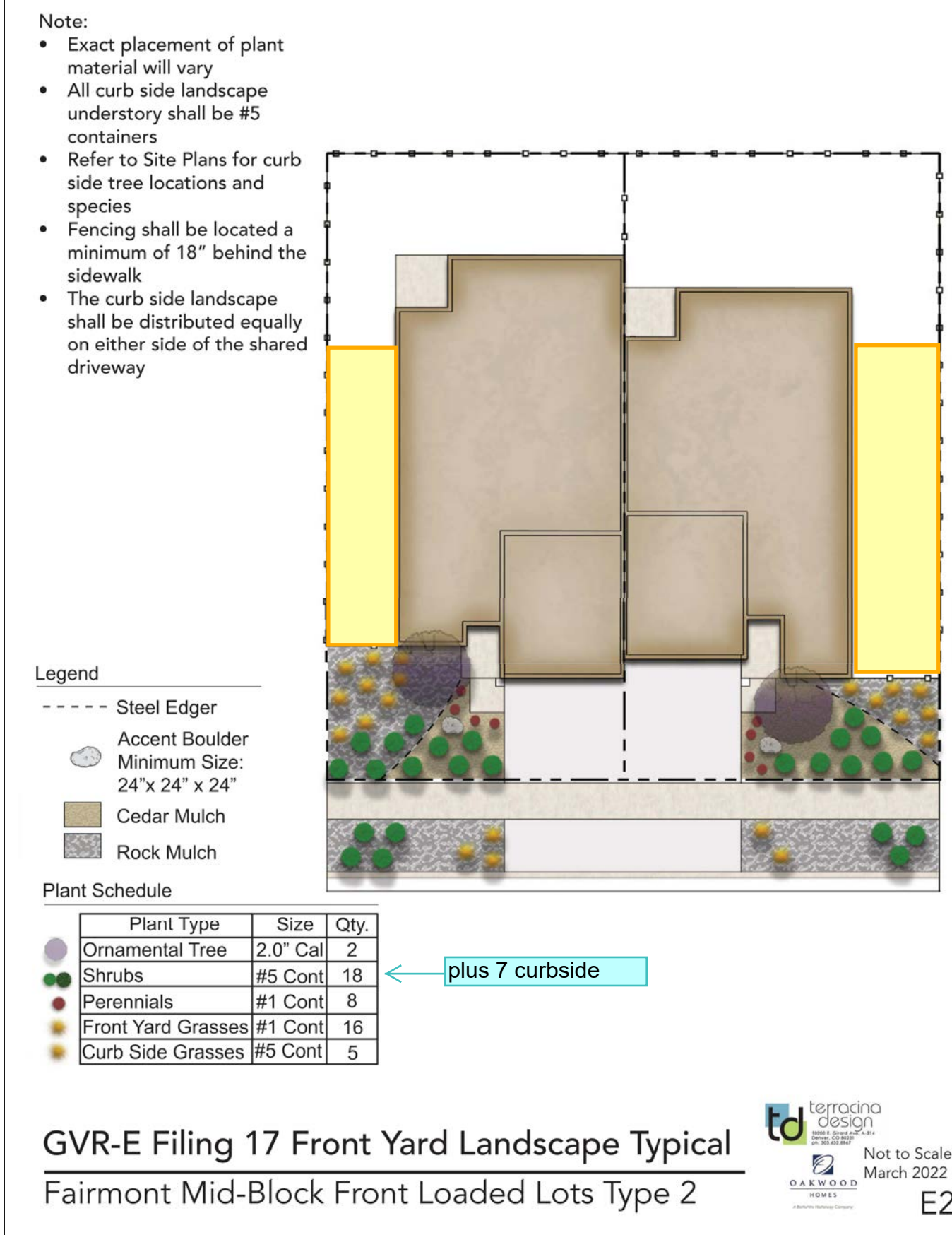
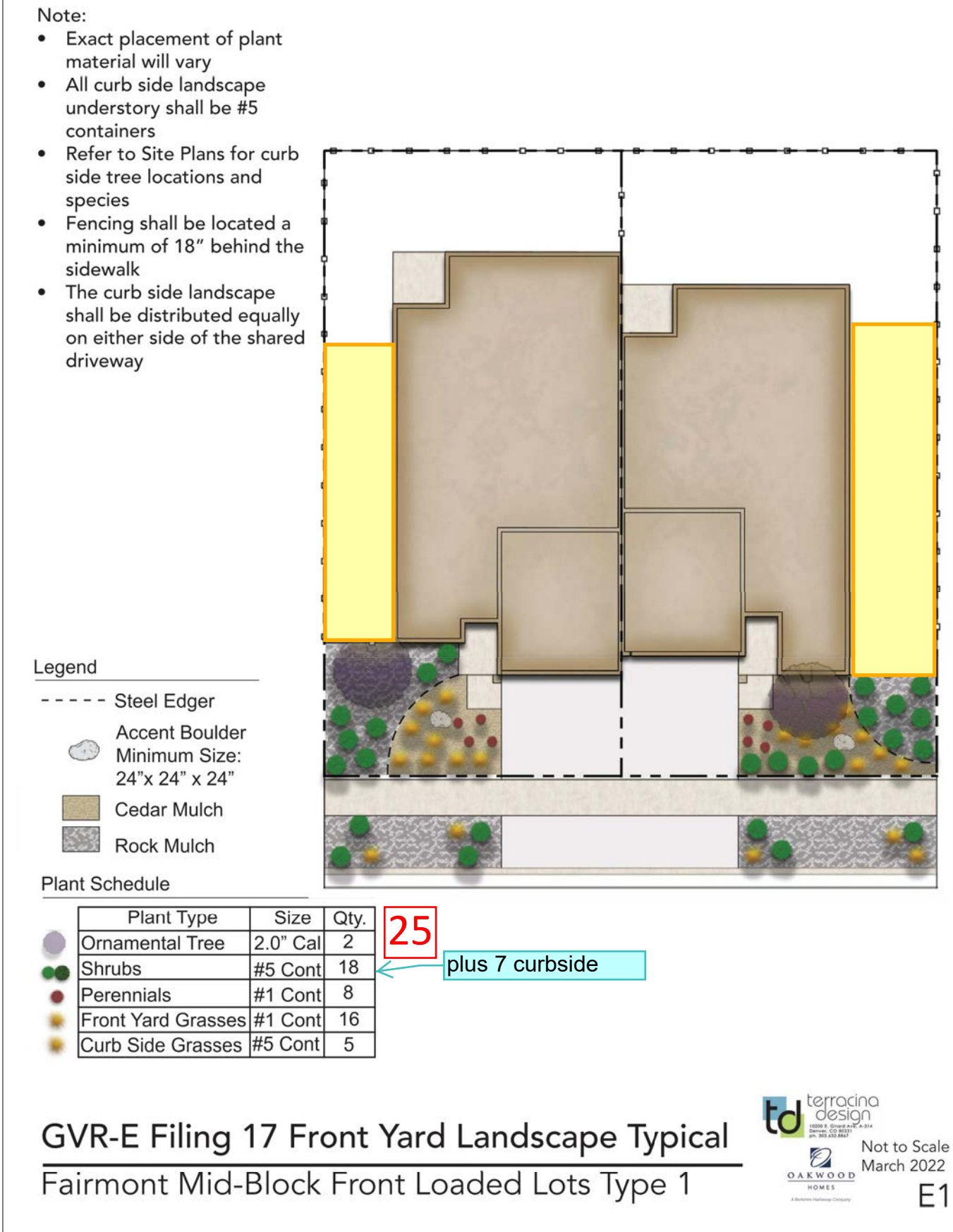
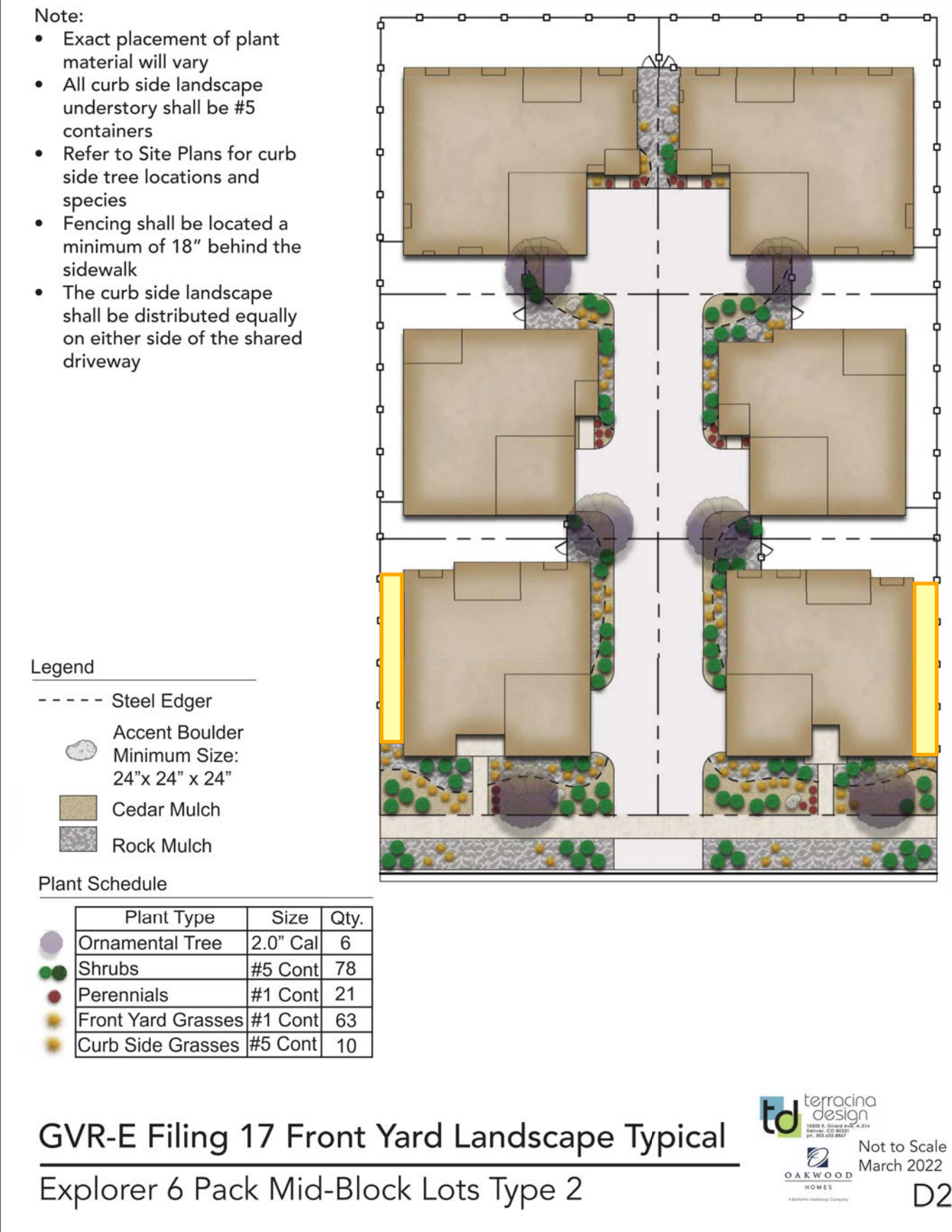
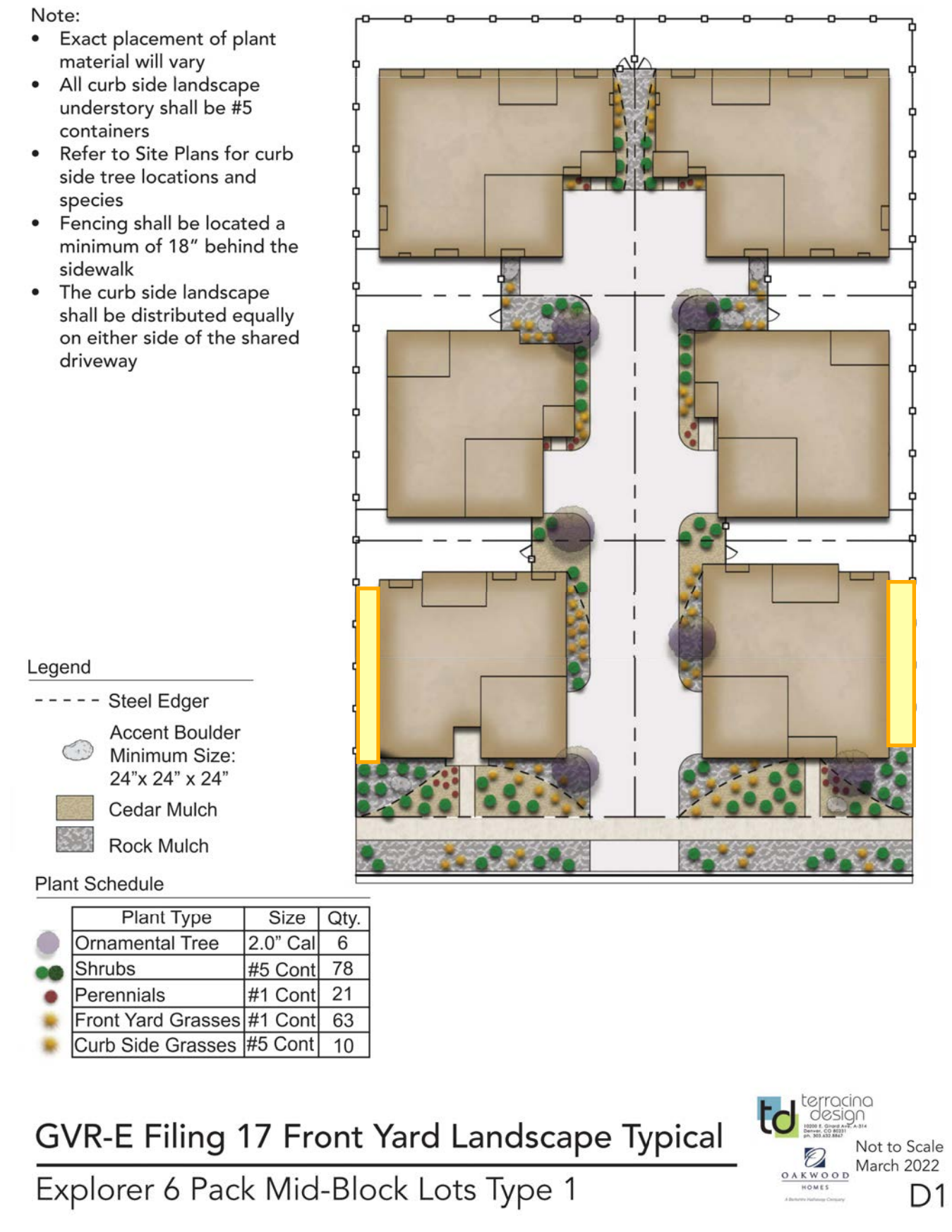
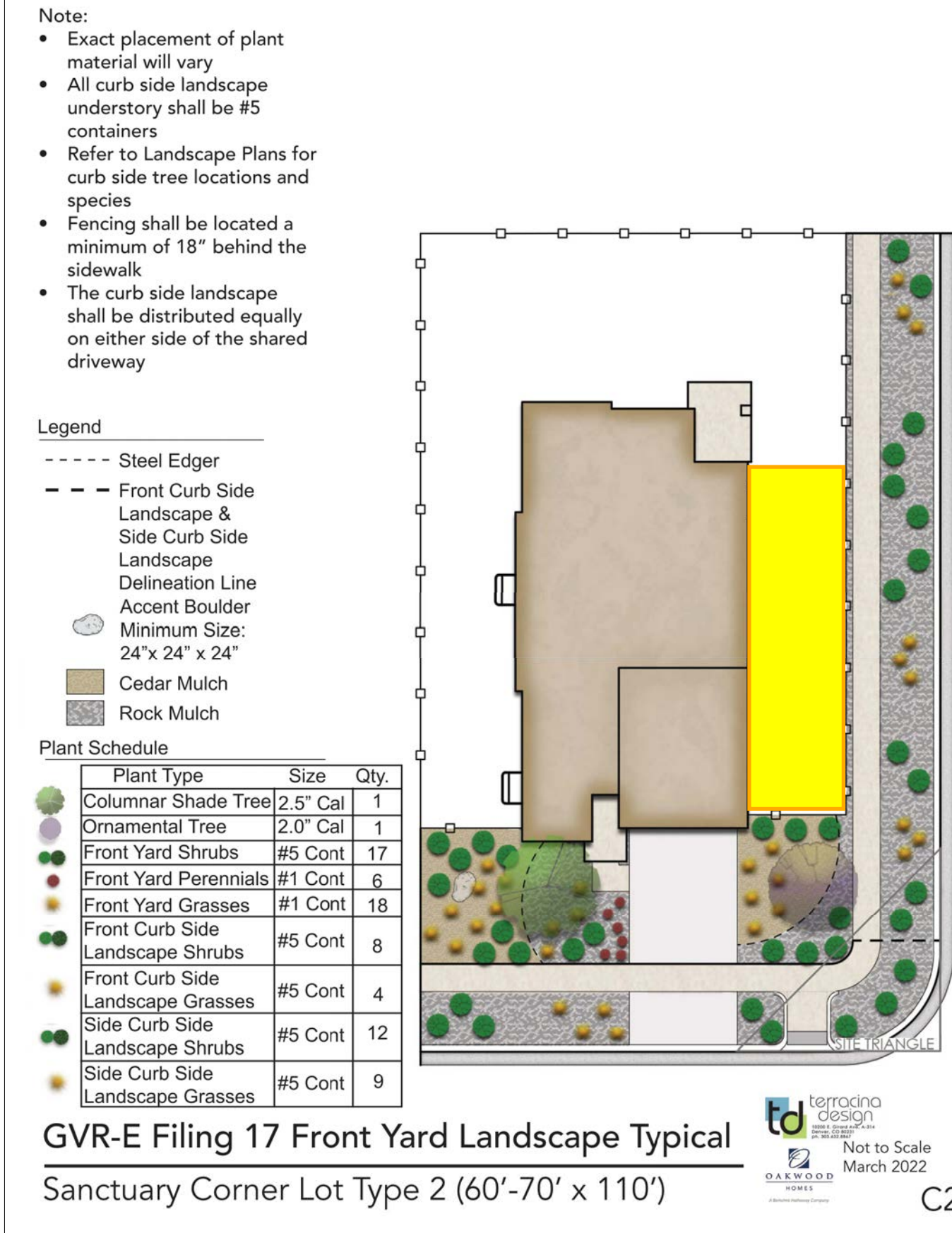
April 19, 2022







p:\oakwood master folder\gvr east-current\ filing 17\cadd\submittal\pao-2aa sub 1\1.1 - sheets\pao2aa individual water wise sheets.dwg



show any fencing alternatives on these plans

Fence moved back and side yard added to areas in yellow. Only rock mulch provided in these tight spaces and not counted towards requirements

plus 7 curbside

Revise. max 40% of requirement

only 36 shown



**Legend**


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

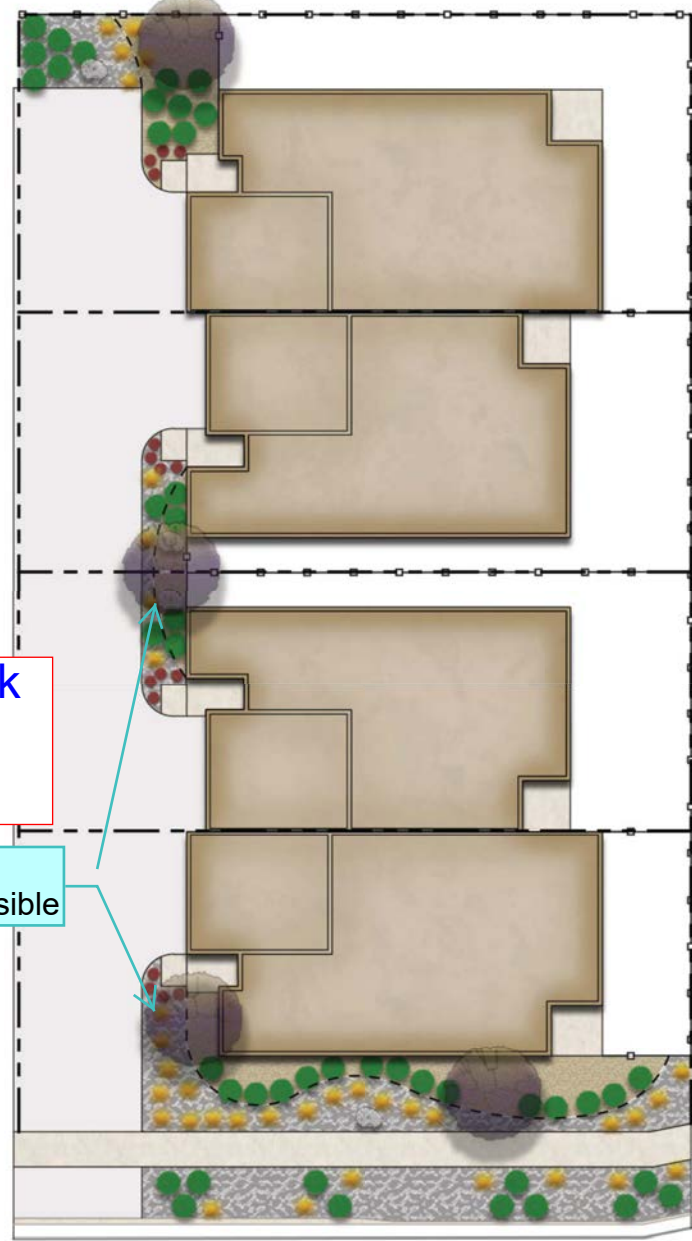
**Plant Schedule**

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	45
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	29
Curb Side Grasses	#5 Cont	7

**Grass block revised for clarity**

grasses under trees are not visible





**GVR-E Filing 17 Front Yard Landscape Typical**  
Fairmont 2-Pack Mid-Block (Vertical) Lots Type 1

**td** terracina design  
JAMES E. GIVENS, AIA, RIA  
DENVER, CO 80202  
(303) 442-0843


 **OAKWOOD**  
HOMES  
A BERKSHIRE HATHAWAY COMPANY

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H1


**Legend**

----- Steel Edger






 Accent Boulder

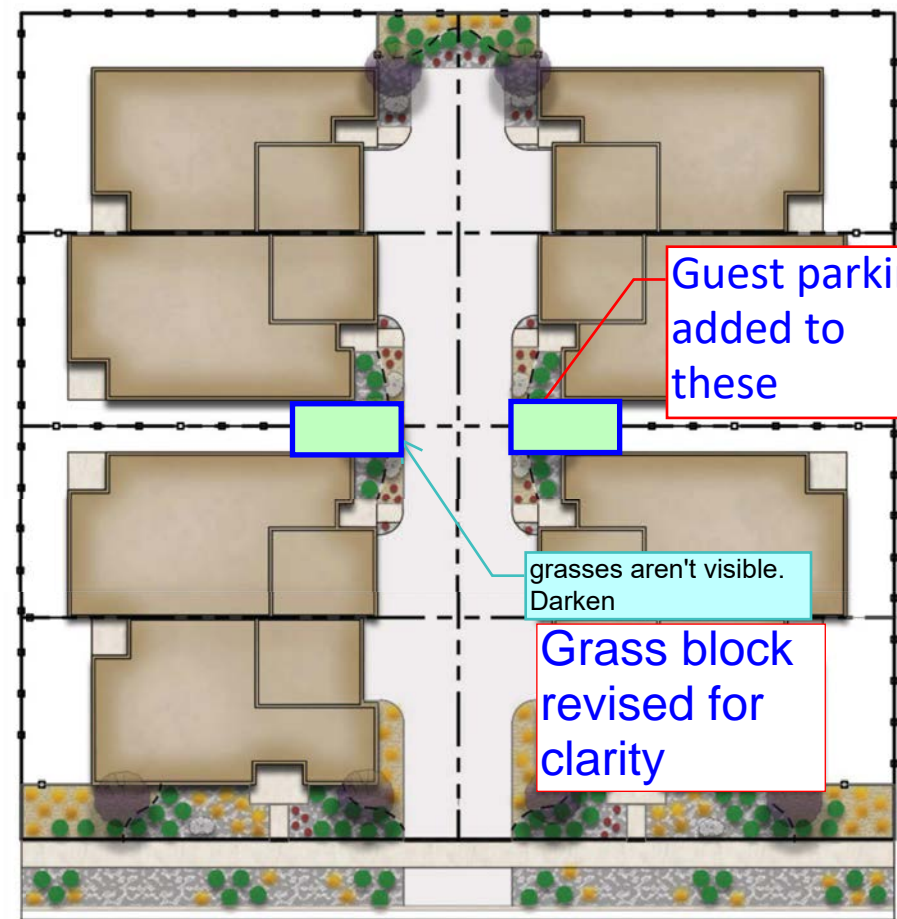
Minimum Size:  
24" x 24" x 24"

 Cedar Mulch

 Rock Mulch

**Plant Schedule**

Plant Type	Size	Qty.
 Ornamental Tree	2.0' Cal	8
 Shrubs	#5 Cont	76
 Perennials	#1 Cont	32
 Front Yard Grasses	#1 Cont	46
 Curb Side Grasses	#5 Cont	13



GVR-E Filing 17 Front Yard Landscape Typical  
Fairmont 4-Pack Mid-Block (Standard) Lots Type 1



**terraccina design**  
 10000 E. Grand Ave. # 214  
 Denver, CO 80231  
 Tel: 303.455-0863



**OAKWOOD HOMES**  
 A Berkman Holdings Company


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 March 2022  
 J1


**Legend**

----- Steel Edger






 Accent Boulder

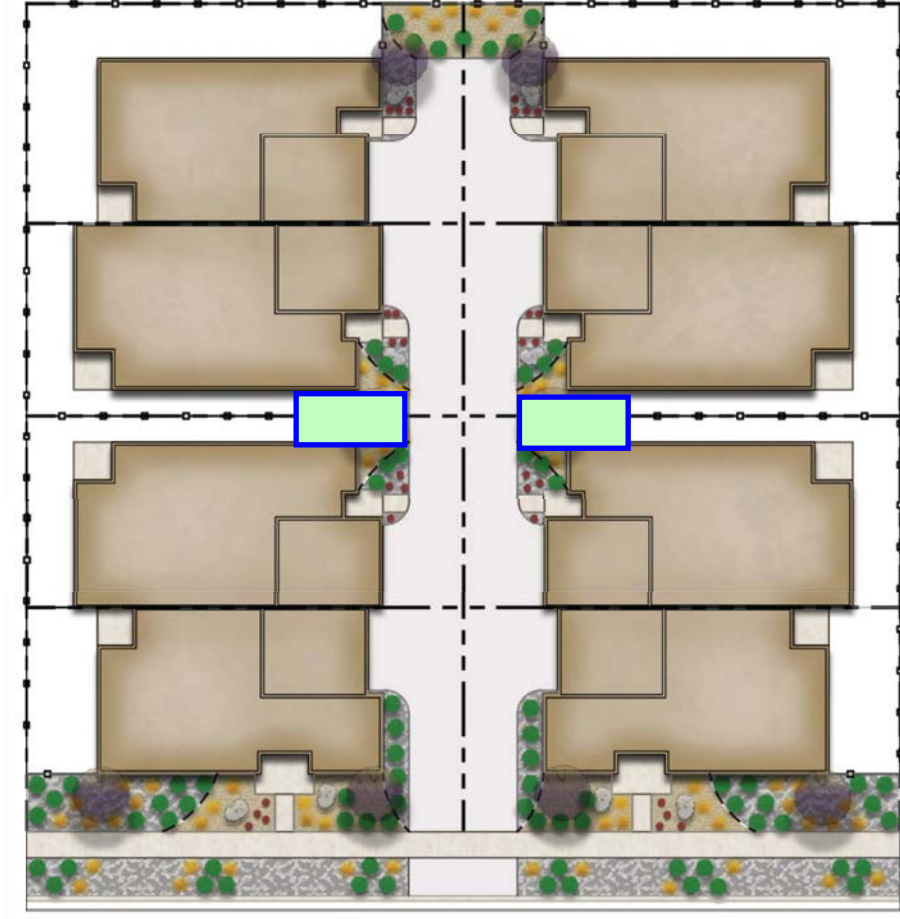
 Minimum Size:  
24" x 24" x 24"

 Cedar Mulch

 Rock Mulch

**Plant Schedule**




Plant Type	Size	Qty.
 Ornamental Tree	2.0" Cal	8
 Shrubs	#5 Cont	76
 Perennials	#1 Cont	32
 Front Yard Grasses	#1 Cont	46
 Curb Side Grasses	#5 Cont	13




GVR-E Filing 17 Front Yard Landscape Typical  
Fairmont 4-Pack Mid-Block (Standard) Lots Type 2






 terraccina design  
 JILL E. GUNDEL, AIA  
 JENNY L. GUNDEL, AIA  
 303.441.4444  
 OAKWOOD HOMES  
 a Meritage Homes Company  
 Not to Scale  
 March 2022  
 J2

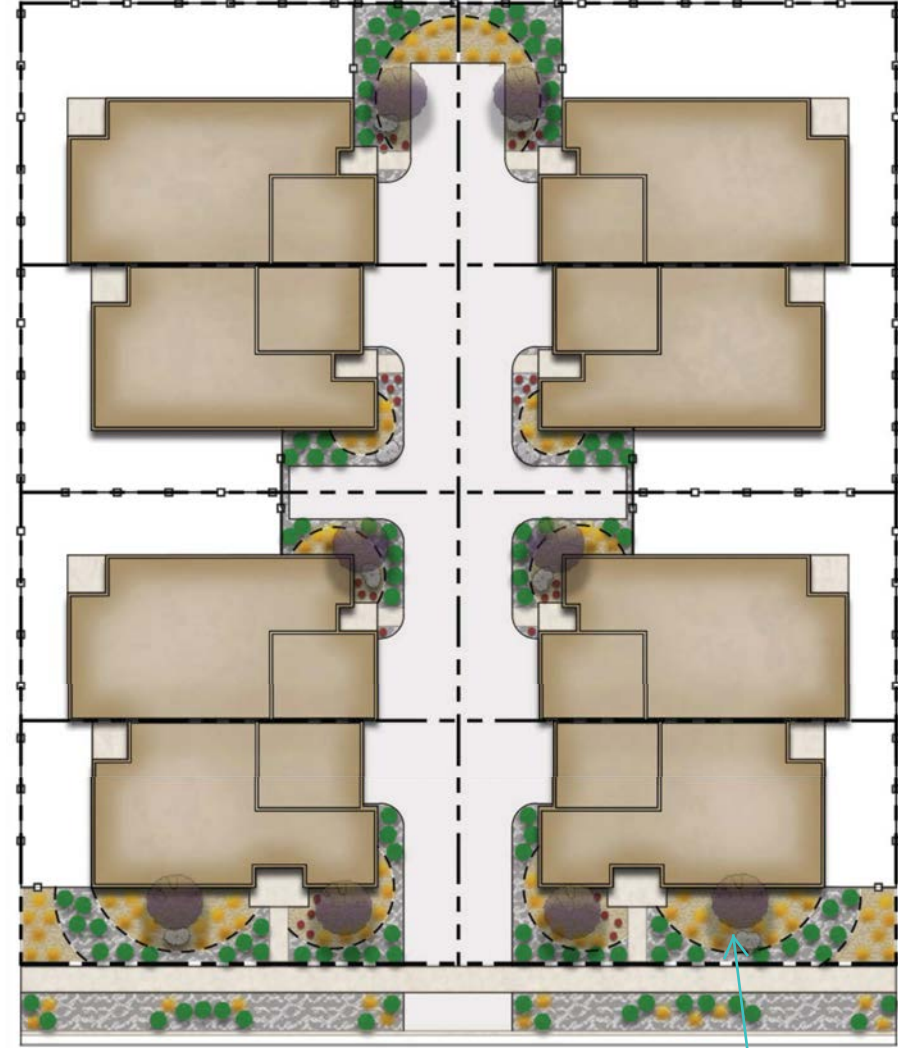
**Legend**

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



**Plant Schedule**


Plant Type	Size	Qty.
 Ornamental Tree	2.0" Cal	8
 Shrubs	#5 Cont	103
 Perennials	#1 Cont	32
 Front Yard Grasses	#1 Cont	76
 Curb Side Grasses	#5 Cont	13





GVR-E Filing 17 Front Yard Landscape Typical  
Fairmont 4-Pack Mid-Block (Expanded) Lots Type

**Legend**






----- Steel Edger

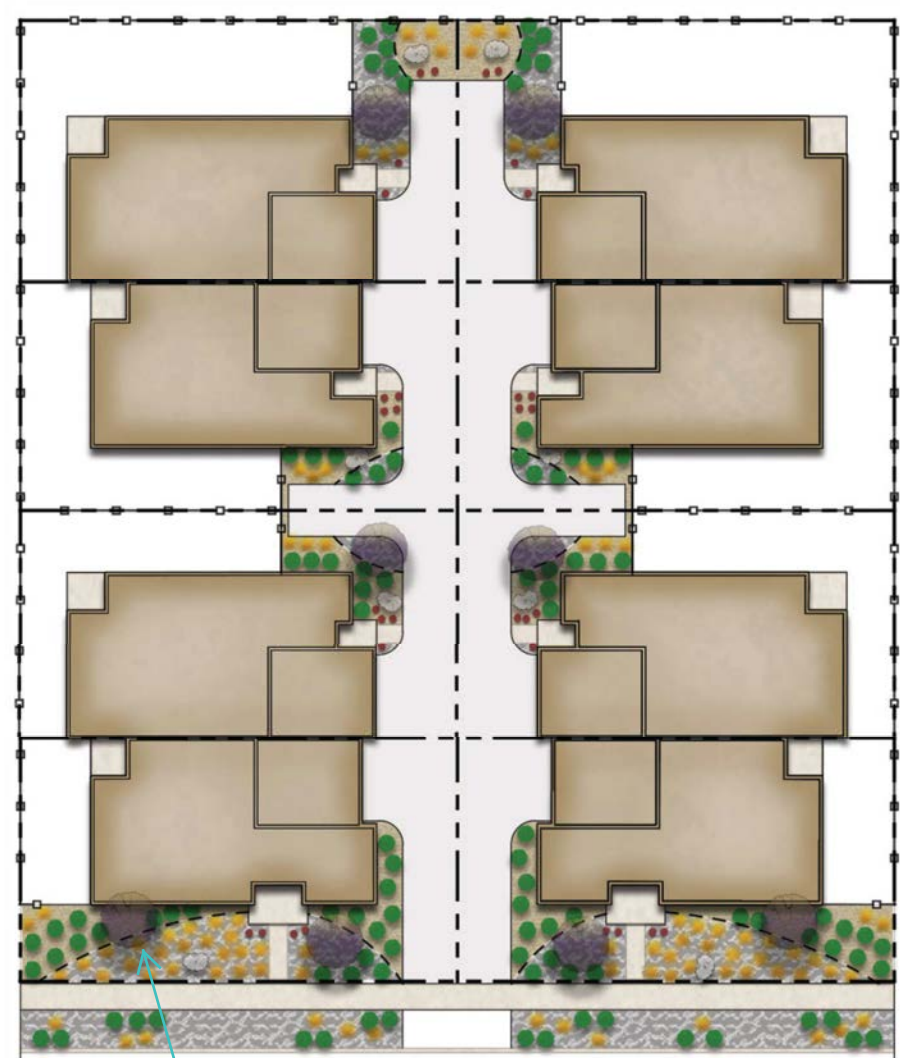
 Accent Boulder  
Minimum Size:  
2'4" x 2'4" x 2'4"

 Cedar Mulch


















 Rock Mulch

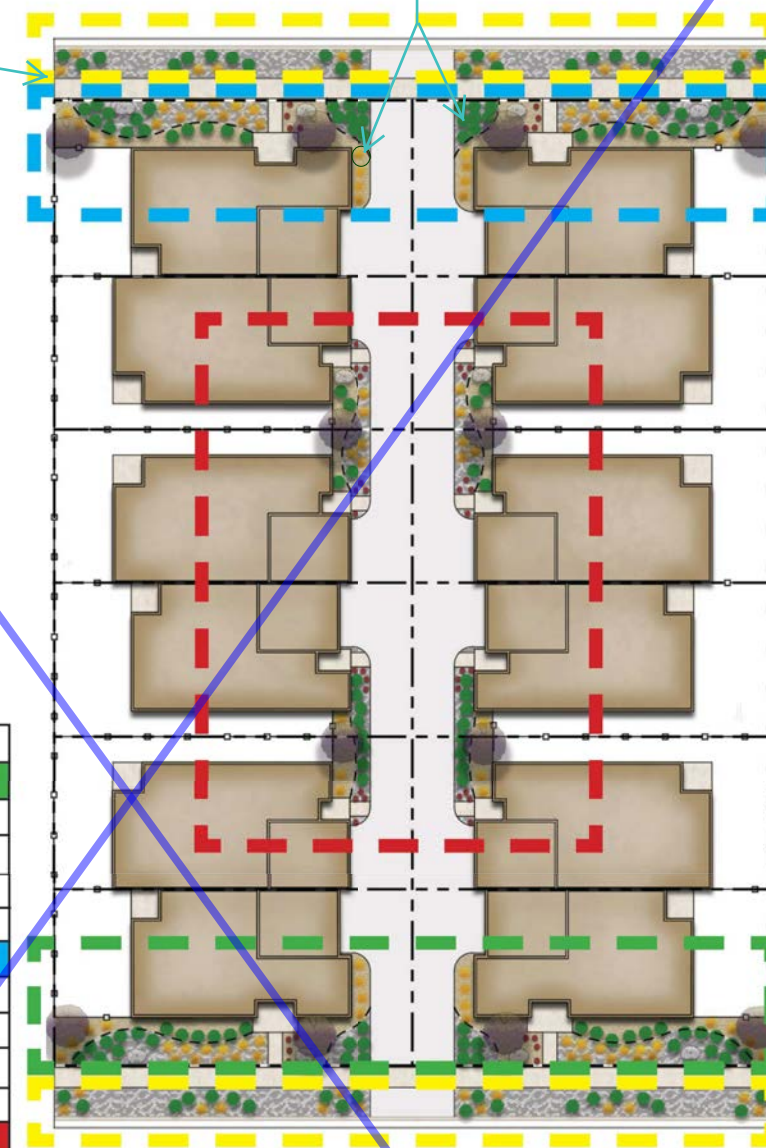
**Plant Schedule**

Plant Type	Size	Qty.
 Ornamental Tree	2.0" Cal	8
 Shrubs	#5 Cont	103
 Perennials	#1 Cont	32
 Front Yard Grasses	#1 Cont	76
 Curb Side Grasses	#5 Cont	13



GVR-E Filing 17 Front Yard Landscape Typical  
Fairmont 4-Pack Mid-Block (Expanded) Lots Type 2

Legend			
-----	Steel Eder		
	Accent Boulder		
	Minimum Size: 24" x 24" x 24"		
	Cedar Mulch		
	Rock Mulch		
Plant Schedule			
Plant Type	Size	Qty.	
Primary Frontage			
 Ornamental Tree	2.0' Cal	4	
 Shrubs	#5 Cont	38	
 Perennials	#1 Cont	8	
 Grasses	#1 Cont	38	
Secondary Frontage			
 Ornamental Tree	2.0' Cal	4	
 Shrubs	#5 Cont	44	
 Perennials	#1 Cont	8	
 Grasses	#1 Cont	36	
Auto Court Mid Block Frontage			
 Ornamental Tree	2.0' Cal	4	
 Shrubs	#5 Cont	24	
 Perennials	#1 Cont	32	
 Grasses	#1 Cont	16	
Curb Side Landscaping			
 Shrubs	#5 Cont	41	
 Grasses	#5 Cont	28	




















GVR-E Filing 17 Front Yard Landscape Typical  
Fairmont 6-Pack Mid-Block Lots Type 1

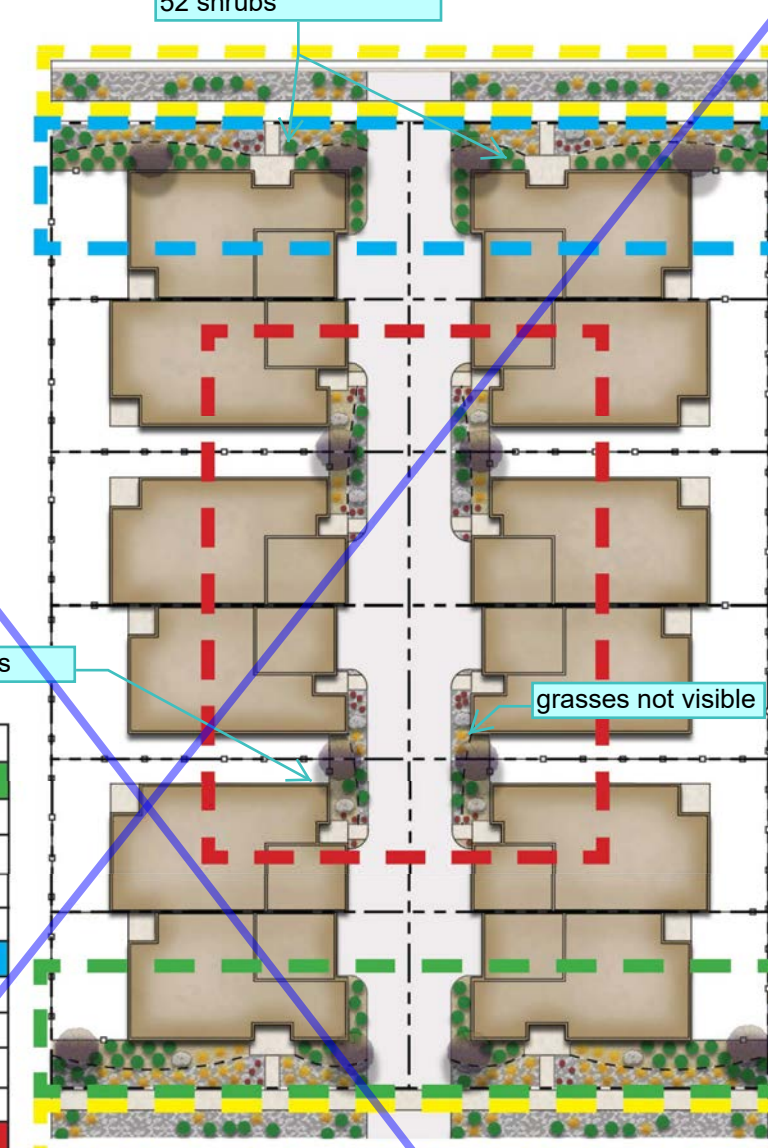
**td** terracina design  
10000 E. Hampden Ave., Suite 400  
Denver, CO 80231  
970.441.0044

**OAKWOOD  
HOMES**  
A Electronic Software Company

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March 2022

L1

legend			
-----	Steel Edger		
	Accent Boulder		
	Minimum Size: 24" x 24" x 24"		
	Cedar Mulch		
	Rock Mulch		
Plant Schedule		14 shrubs	
Plant Type	Size	Qty.	
Primary Frontage			
 Ornamental Tree	2.0' Cal	4	
 Shrubs	#5 Cont	40	
 Perennials	#1 Cont	8	
 Grasses	#1 Cont	45	
Secondary Frontage			
 Ornamental Tree	2.0' Cal	4	
 Shrubs	#5 Cont	42	
 Perennials	#1 Cont	8	
 Grasses	#1 Cont	35	
Auto Court Mid Block Frontage			
 Ornamental Tree	2.0' Cal	4	
 Shrubs	#5 Cont	24	
 Perennials	#1 Cont	32	
 Grasses	#1 Cont	30	
Curb Side Landscaping			
 Shrubs	#5 Cont	41	
 Grasses	#5 Cont	28	



GVR-E Filing 17 Front Yard Landscape Typical  
Fairmont 6-Pack Mid-Block Lots Type 2

**td** terracina design  
10000 E. Grand Ave., A-204  
Denver, CO 80231  
303.755.0047  
www.td-usa.com

**OAKWOOD  
HOMES**  
A Meritage Homes Company

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March 2022

L2



Comment	Page	Location	Response	Notes
Provide a vicinity map showing all adjacent development that is being included in this study. Several references are being made to different filings and planning areas that are included as background or simultaneous traffic.	cover	middle	addressed	
All access points and intersections analyzed in the master TIS and subsequent studies need to be analyzed in this study for the short and long term horizons	cover	middle	no modifications needed to report	Per meeting with Carl Harline 12/12/2022 - no need to add this
There are inconsistencies regarding roadway geometry and ADT between this study and previous studies for surrounding filings (i.e. filing no. 5). Please provide more information for discrepancies. If there is a change in this study from a previous study from a surrounding development, please provide justification for the change.	cover	middle	no modifications needed to report	Major solidifications have been made in the areas with respect to land uses and quantities which results in changes to anticipated ADT in the area
Include in the appendix TIS sections from surrounding development	cover	middle	addressed	Only show trip gen table and distribution graphic per meeting with Carl Harline on 12/12/2022
Provide discussion on pedestrian connectivity per pre-application comments	cover	middle	addressed	
Provide discussion on traffic calming per COA TIS guidelines as indicated in the pre-application comments	cover	middle	addressed	
2022	cover	date	addressed	
reference analysis year. Update all references throughout report	i	table of contents	addressed	
reference analysis year. Update all references throughout report	ii	list of figures	addressed	
Please describe location in relation to existing roadways in addition to the future road network.	1	first paragraph	addressed	
Latest TIS COA has on file is from 2018. Please verify date	1	second bullet	no modifications needed to report	Per meeting with Carl Harline on 12/12/2022 - COA does have May 2020 version of CSP1
Is this referring to site generated traffic from adjacent developments? Please Clarify	1	Short Range Future Bullet	addressed	
Please Include an alignment for the future 52nd Avenue on this figure	2	f1	addressed	
Label access points and corresponding movements	3	site plan	addressed	
Please include where Tibet Road will connect to the north and south	4	3rd bullet	addressed	
Please provide sources for ADT volumes throughout study	5	second paragraph	addressed	
Include LOS definitions in appendix	5	third paragraph	addressed	
Please provide a list of intersections that are part of the evaluation	5	table 1	addressed	
Label future 48th Avenue. Update all exhibits	6	f3	addressed	
Appendix C	7	first paragraph	addressed	
Does this coincide with the construction of 48th Avenue all the way to Tibet? If not, site traffic distribution should not include going north/south on Tibet Road since it would not connect to anything	7	second paragraph	no modifications needed to report	48th avenue is currently in the process of being built and is assumed to be built to Tibet by short range
This should be 70%. Why is 40% of site traffic on Tibet road?	7	third paragraph	addressed	
Verify the interchange will be completed by 2029. Master TIS for Green Valley Ranch East only analyzed the interchange in the long-term horizon. Update analysis if needed	7	fourth paragraph	addressed	Per meeting with Carl Harline on 12/12/2022 this will be completed by 2024
Please clarify sentence	7	fourth paragraph	addressed	
space	7	fifth paragraph	addressed	
Site generated trips should be shown going EB/WB at this intersection. Update all	8	f4	addressed	
Please provide years in the figure titles for each scenario and figure	8	f4	addressed	
Please label each access with the corresponding filing/development they will be activated with. Update all	8	f4	addressed	
Please verify value. Appears very high for site traffic	8	f4	addressed	
Where does Tibet Road connect to allocate 40% of site traffic?	8	f4	no modifications needed to report	Tibet will connect to 48th Avenue. Traffic is anticipated to split at 48th Avenue



Comment	Page	Location	Response	Notes
Include legend for intersections indicated in blue. Update all	8	f4	addressed	
Short range background shows this intersection as existing	8	f4	addressed	
48th Avenue & Tibet road needs to be included for site traffic analysis. Update all	8	f4	no modifications needed to report	Per meeting with Carl harline on 12/12/2022 this is not needed
This should be an existing intersection	8	f4	addressed	
A portion of site generated traffic will use 48th Avenue. Please revise trip distribution accordingly	8	f4	no modifications needed to report	the 40% going south on Tibet is assumed to use 48th Avenue
Please provide the volumes as a figure or appendix used from the previous study. Also, please provide a direct referene to the data used from the previous study. The assumptions and analysis in this report is difficult to understand without this information	10	f6	addressed	
How was this growth rate determined?	10	first paragraph	addressed	
Appendix D	10	second paragraph	addressed	
19.4	10	Table 3	addressed	
Please provide associated intersection numbers from figures next to intersection names. Update all tables.	10	table 3	addressed	
This should be an existing intersection	11	f6 (int 5)	addressed	
There should be volumes for background traffic at intersections 4, 5, & 6 since the assumption is that adjacent development would be constructed. Provide associated traffic control for each intersection	11	f6	addressed	
Please verify calculations and addition of other GVRE generated trips. Values are not consistent with state growth and surrounding development traffic (i.e. 9.6% at three years for a through volumes of 225 is already larger than 290 even without the GVRE generated trips mentioned in assumptions)	11	f6	addressed	
Appendix E	12	first paragraph	addressed	
Show two thru lanes for NB & SB per assumptions	13	f7	addressed	
Include background traffic	13	f7	addressed	
include EB & WB thru	13	f7	addressed	
Values in figure do not match synchro reports. Please revise	13	f7	addressed	
Site	14	Table 4	addressed	
include traffic control	14	table 4	addressed	
Include language indicating whether signal timing was optimized for analysis purposes	15	first paragraph	addressed	
Appendix F	15	first paragraph	addressed	
Include improvements, if any, for 52nd avenue	15	second bullet	no modifications needed to report	improvements at 52nd/picadilly are listed. No other improvements anticipated
LOS does not meet COA criteria. Provide mitigation recommendations	15	last paragraph	addressed	
EB & WB thru needs to be shown	16	f8	addressed	
Master TIS does not show WB movements at this intersection. Where is this information coming from?	16	f8	addressed	This leg is shared with Windler & Brandenburg Parcel of 310 West
Include background traffic and show as existing	16	f8	addressed	
Values in figure do not match synchro reports. Please revise	16	f8	addressed	
Include SBL, NBR, EBT, and all WB movements	16	f8	addressed	
west leg needs to be shown	16	f8	addressed	
update appendic with correct PM synchro sheets	16	f8	addressed	
255	16	f8	addressed	
ADT on 52nd Avenue and Tibet are much high than previous studies. Why?	16	f8	no modifications needed to report	change in land uses and quantities in area
Please provide intersection delay for signalized intersection	17	table 5	addressed	
Show two thru lanes for NB & SB per assumptions	20	f10	addressed	
EB & WB thru needs to be shown	21	f11	addressed	
NB & SB through volumes need to be included	21	f11	addressed	
Include SBL, NBR, EBT, and all WB movements	21	f11	addressed	
west leg needs to be shown	21	f11	addressed	



Comment	Page	Location	Response	Notes
total	22	Short Range Future Title	addressed	
Appendix G	22	first paragraph	addressed	
Verify delay for PM	22	table 6	addressed	
Total	23	Site Buildout Total	addressed	
Appendix H	23	first paragraph	addressed	
Include language indicating whether signal timing was optimized for anlaysis purposes	24	first paragraph	addressed	
Total	24	Long Range Future Title	addressed	
B	24	table 8	addressed	
Specify whether this analysis was for background or future total traffic	27	first paragraph	addressed	
Include SBR	27	table 9	addressed	
Provide queueing analysis for both gated access points. Queueing analysis for 48th ave and tibet needs to be included	27	table 9	addressed	
Filing 17	28	first paragraph	addressed	
1210	28	second paragraph	addressed	
Picadilly rd is assumed to be 4-lane arterial	28	site buildout first paragraph	addressed	
Filing 17	28	5th bullet	addressed	