



July 6, 2022

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

**Re: Second Submission Review** – Green Valley Ranch East Site Plan No. 5 - Site Plan Amendment No. 2 Minor Site Plan Amendment and Plat

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

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

Dear Ms. Fuselier,

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

### *Third Submission Review*

#### **PLANNING DEPARTMENT COMMENTS**

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

**1. Public Works** (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)

1A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**RESPONSE: Preliminary Drainage Letter has been approved.**

**2. Real Property** (Roger Nelson / [Ronelson@auroragov.org](mailto:Ronelson@auroragov.org) / 303-739-7294 / comments in magenta)

**Plat**

2A. Please see redlined comments on Plat and adjust accordingly.

**RESPONSE: Redlines addressed.**

**Site Plan**

2B. See redlined comments on Site Plan and make changes accordingly.

**RESPONSE: Redlines addressed.**

**END OF RESPONSES**



swapped  
amendment 1 text  
with amendment 2  
text so the A2 is next  
to red revcloud

**SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50' X 110'**  
LANDSCAPE STANDARDS:

1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHOWN ON LANDSCAPE PLAN
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MINIMUM 12" DIAMETER
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

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

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

LANDSCAPE STANDARDS:

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

**LANDSCAPE STANDARDS:**

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

LANDSCAPE STANDARDS:

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

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

LANDSCAPE STANDARDS:

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

LANDSCAPE STANDARDS:

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

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

LANDSCAPE STANDARDS:

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

LANDSCAPE STANDARDS:

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

P:\OAKWOOD MASTER FOLDER\IGR V EAST-CURRENT\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A21.1-1-SHEETS\IGR V EAST PREPLAT 5 IRRIGATION-REBATE DWG  
EDUARDO TORRES-GARCIA 5/10/2022 2:11 PM

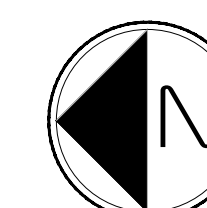
**NOTES:**

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

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: WATER WISE LANDSCAPE REQUIREMENTS PLAN  
DATE: May 10, 2022

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

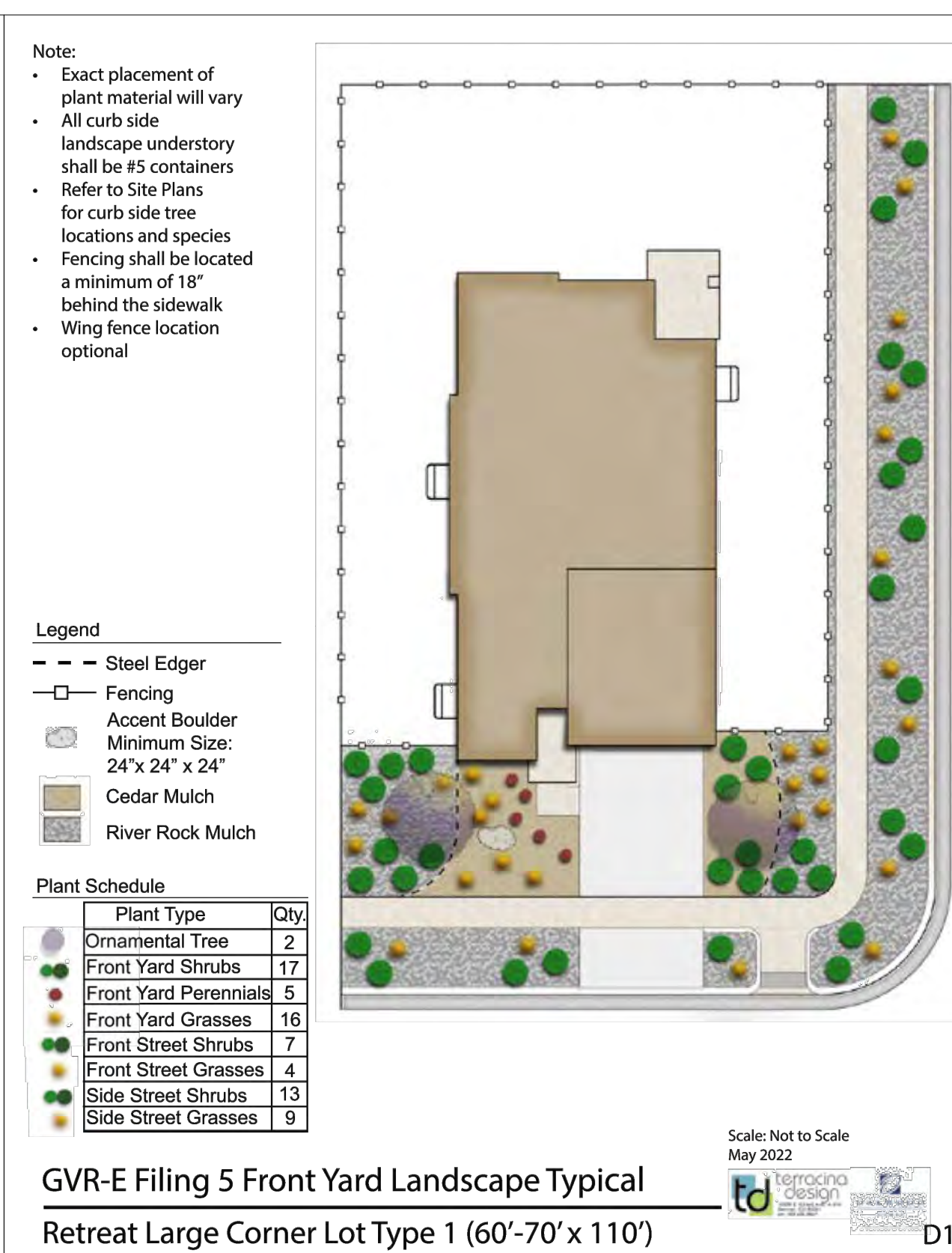
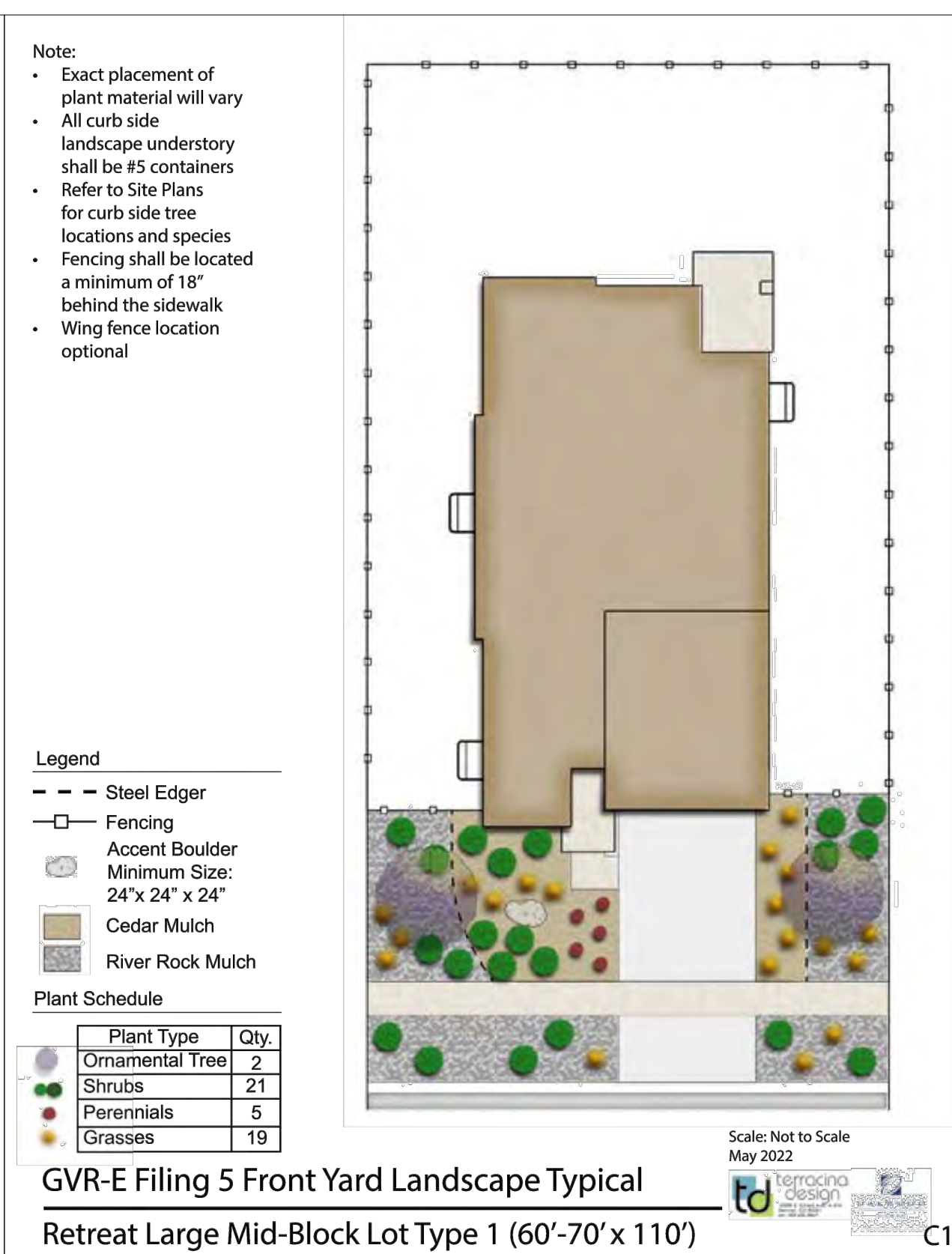
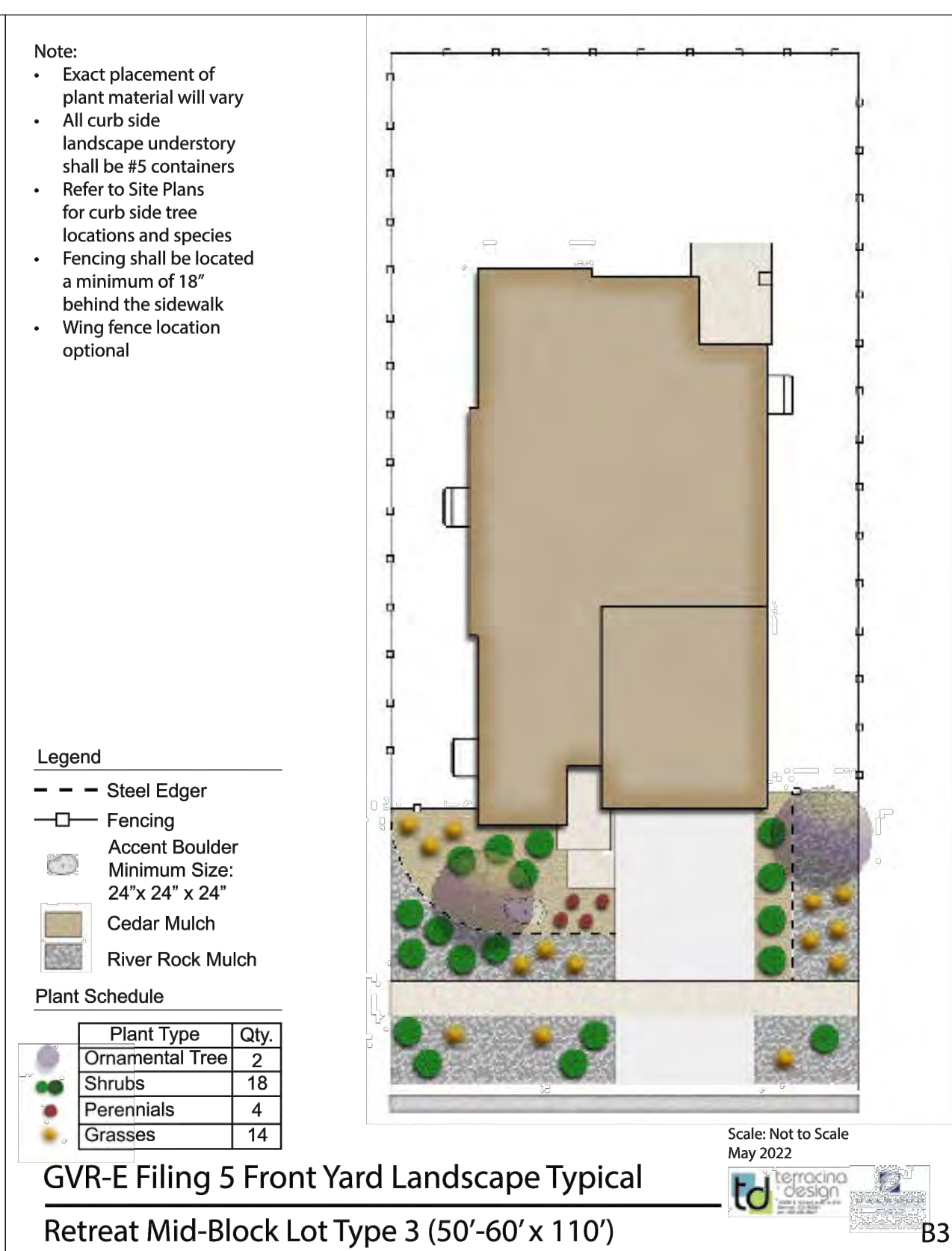
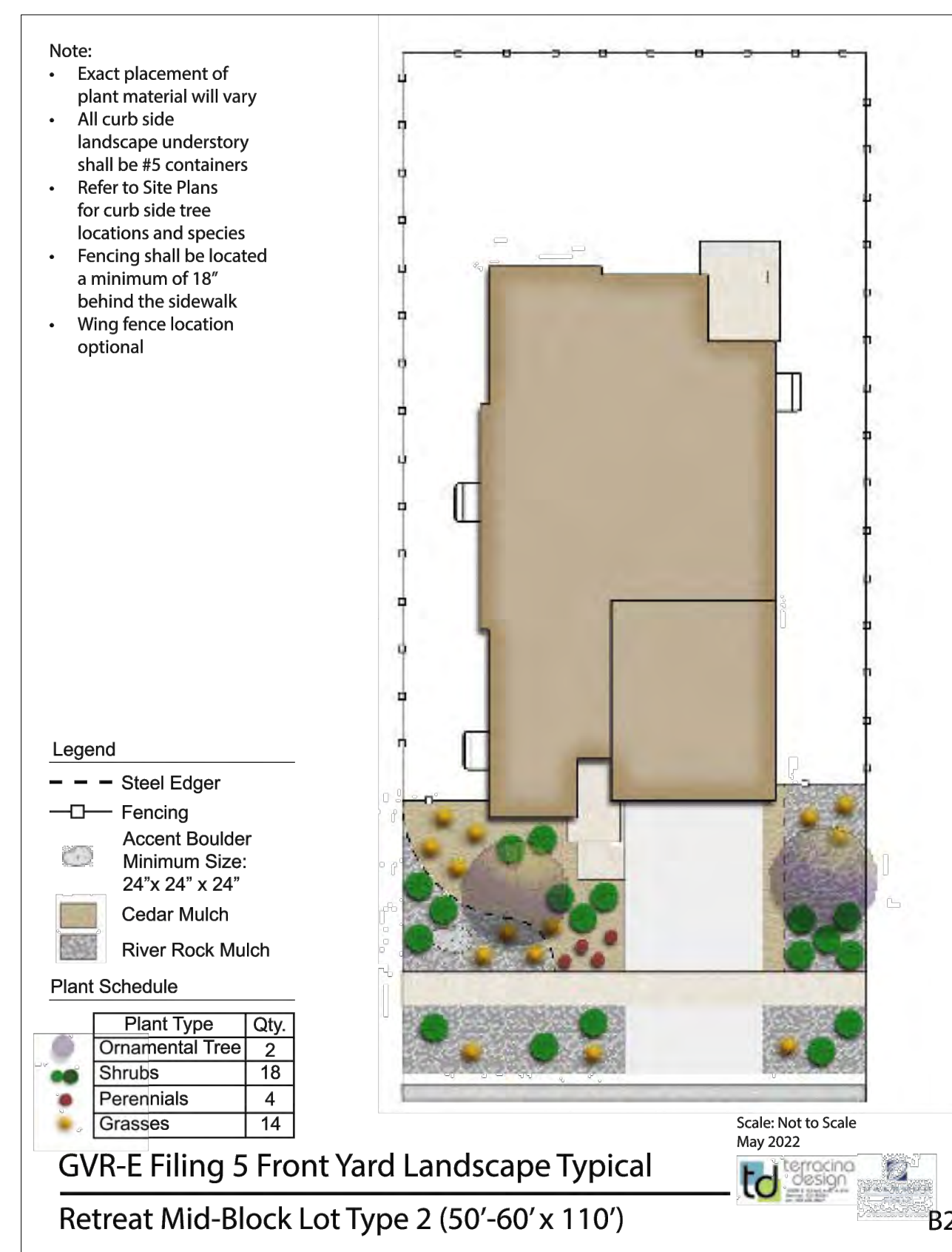
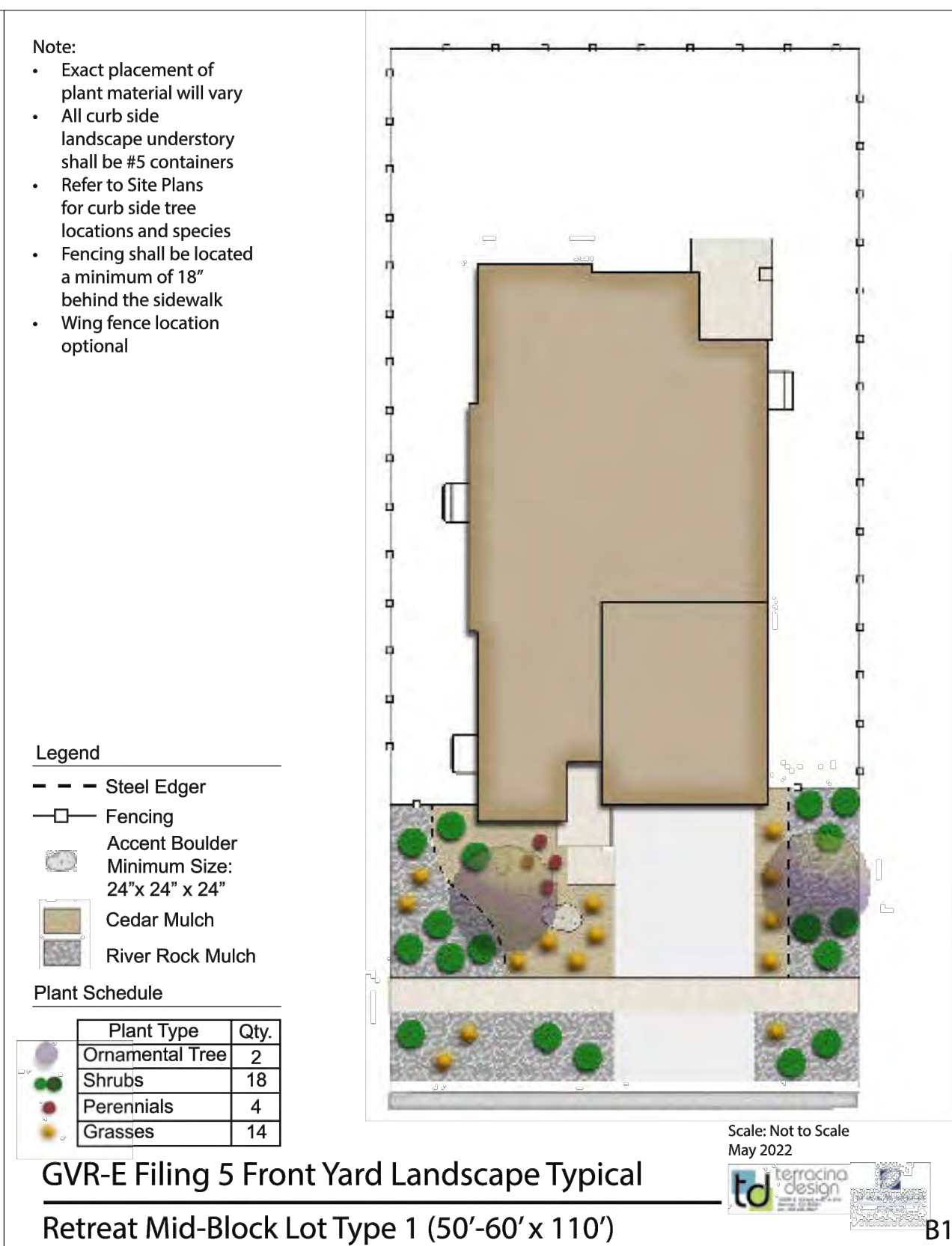
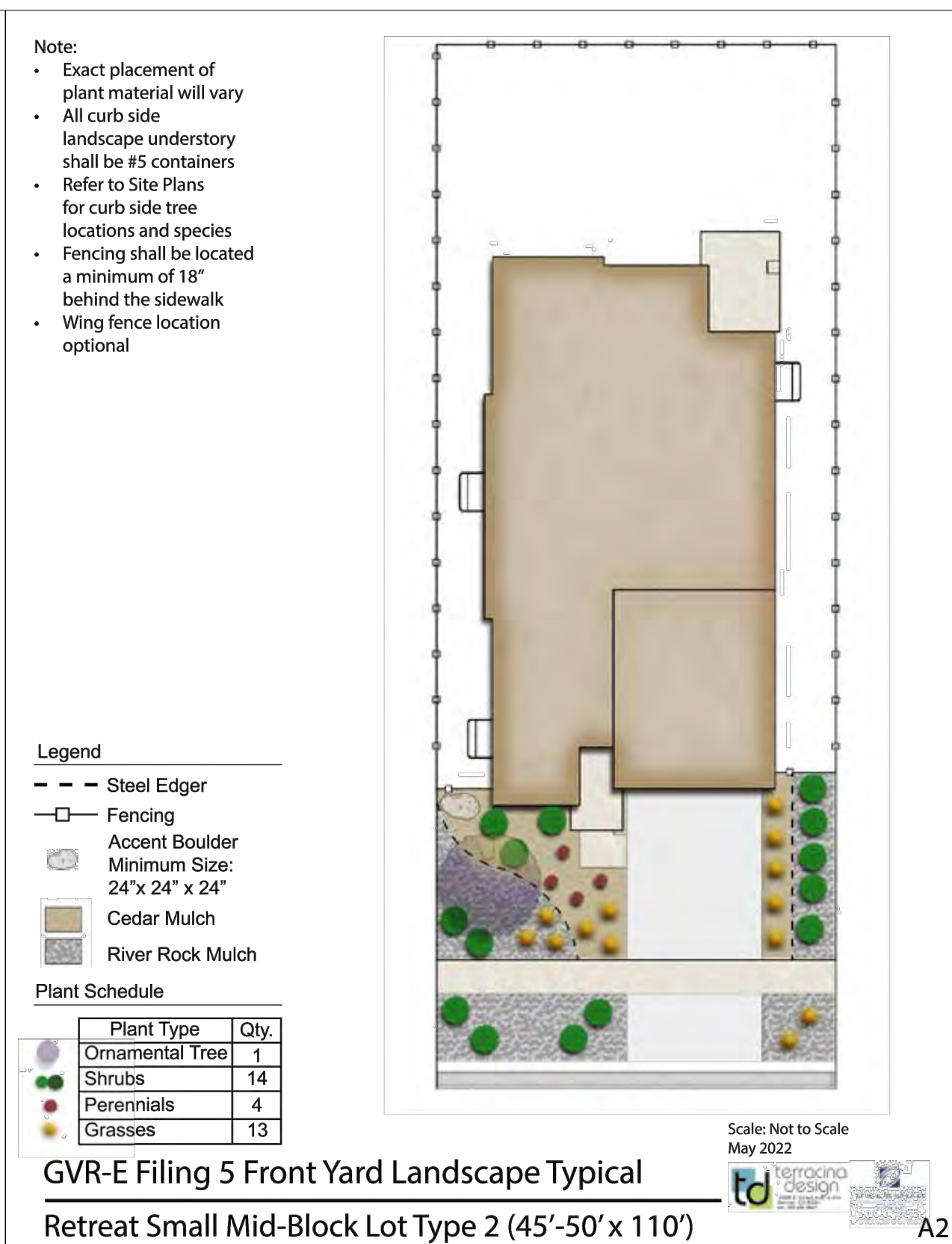
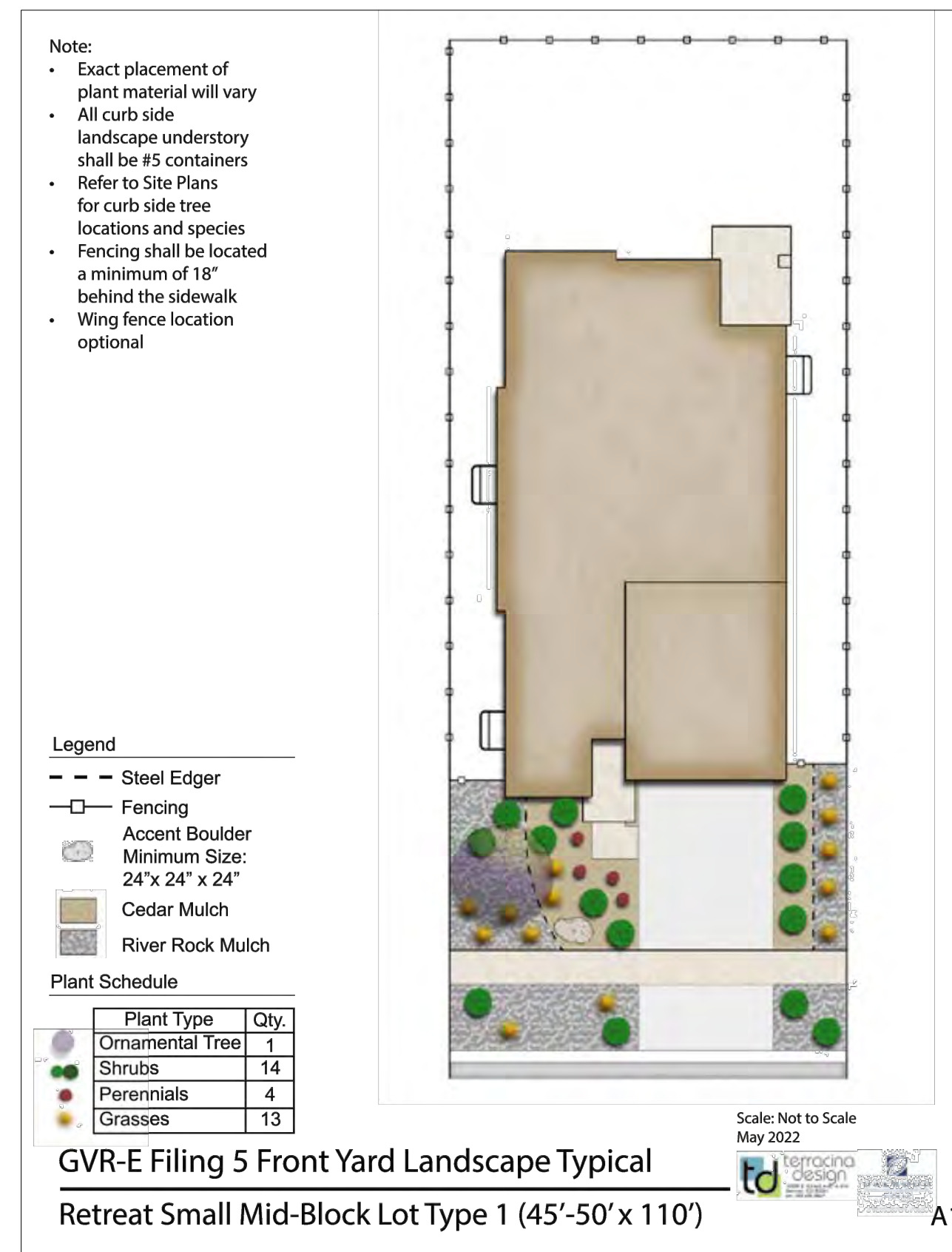
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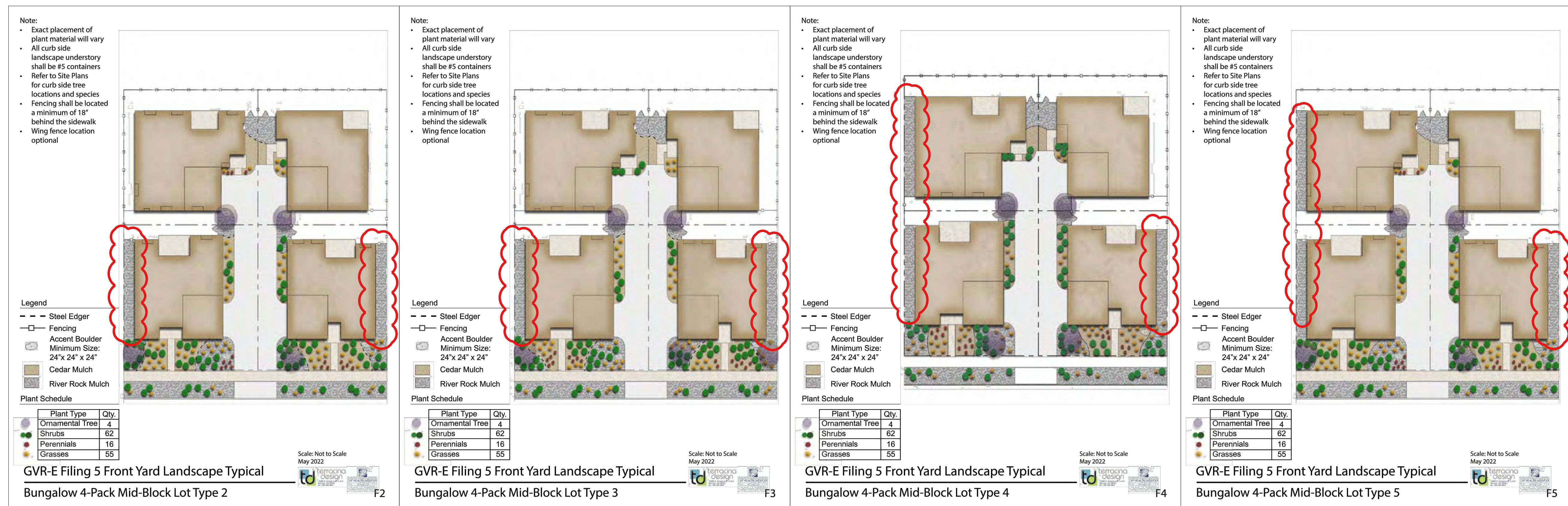
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SHEET 27 OF 33



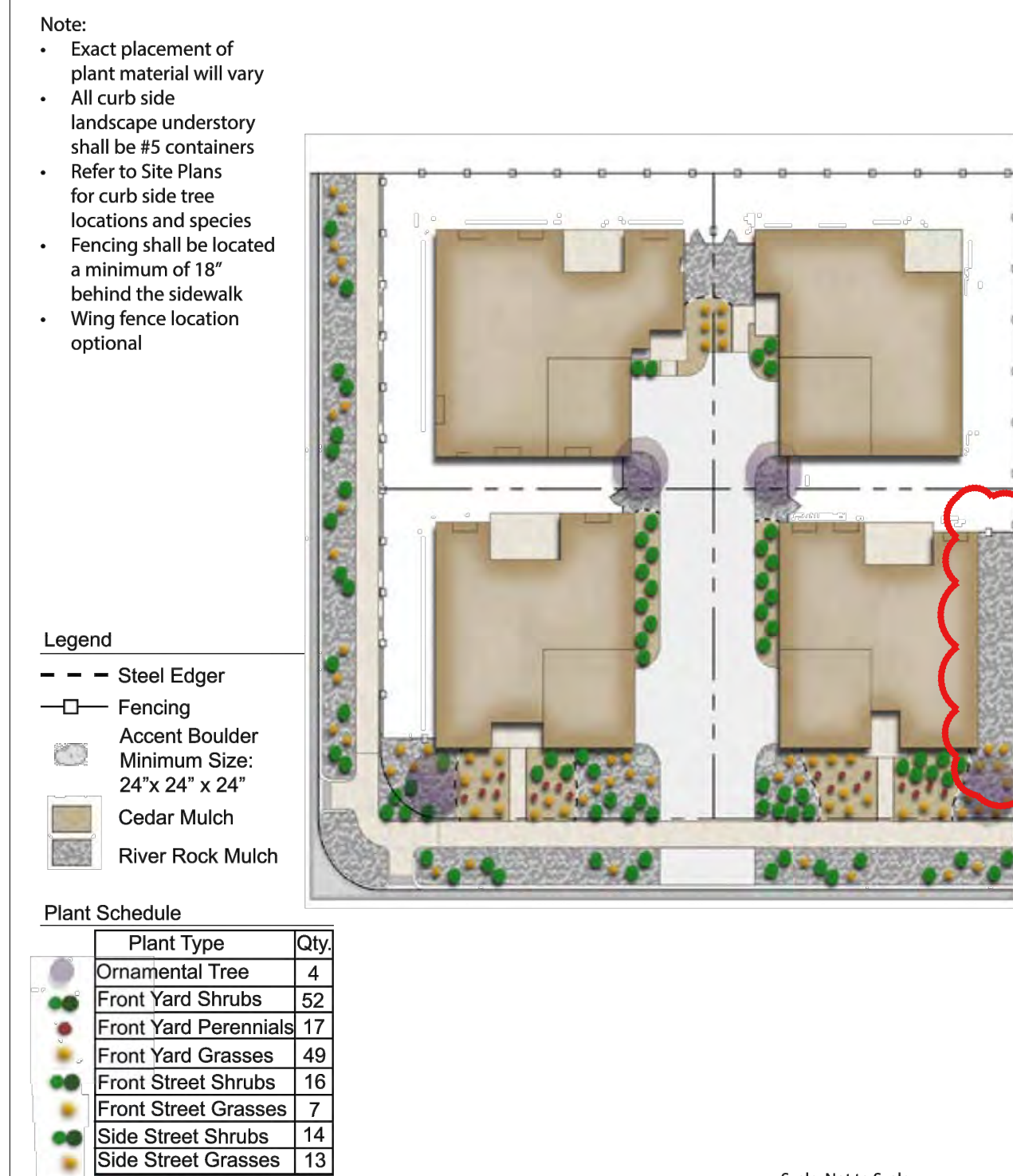






GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: FRONT YARD IRRIGATION AND LANDSCAPE DESIGN  
DATE: MAY 2022

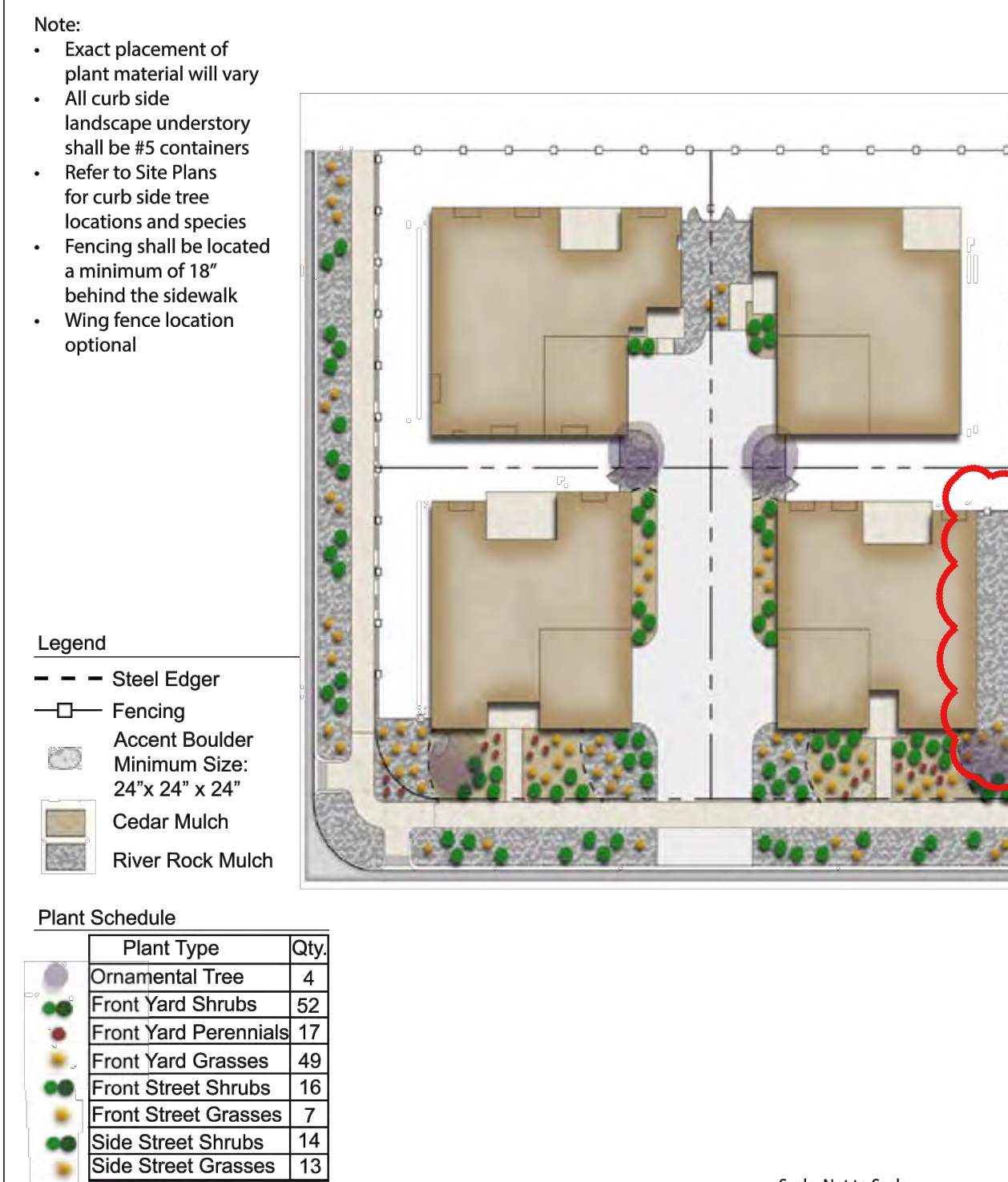




GVR-E Filing 5 Front Yard Landscape Typical  
 Bungalow 4-Pack Corner Lot Type 1



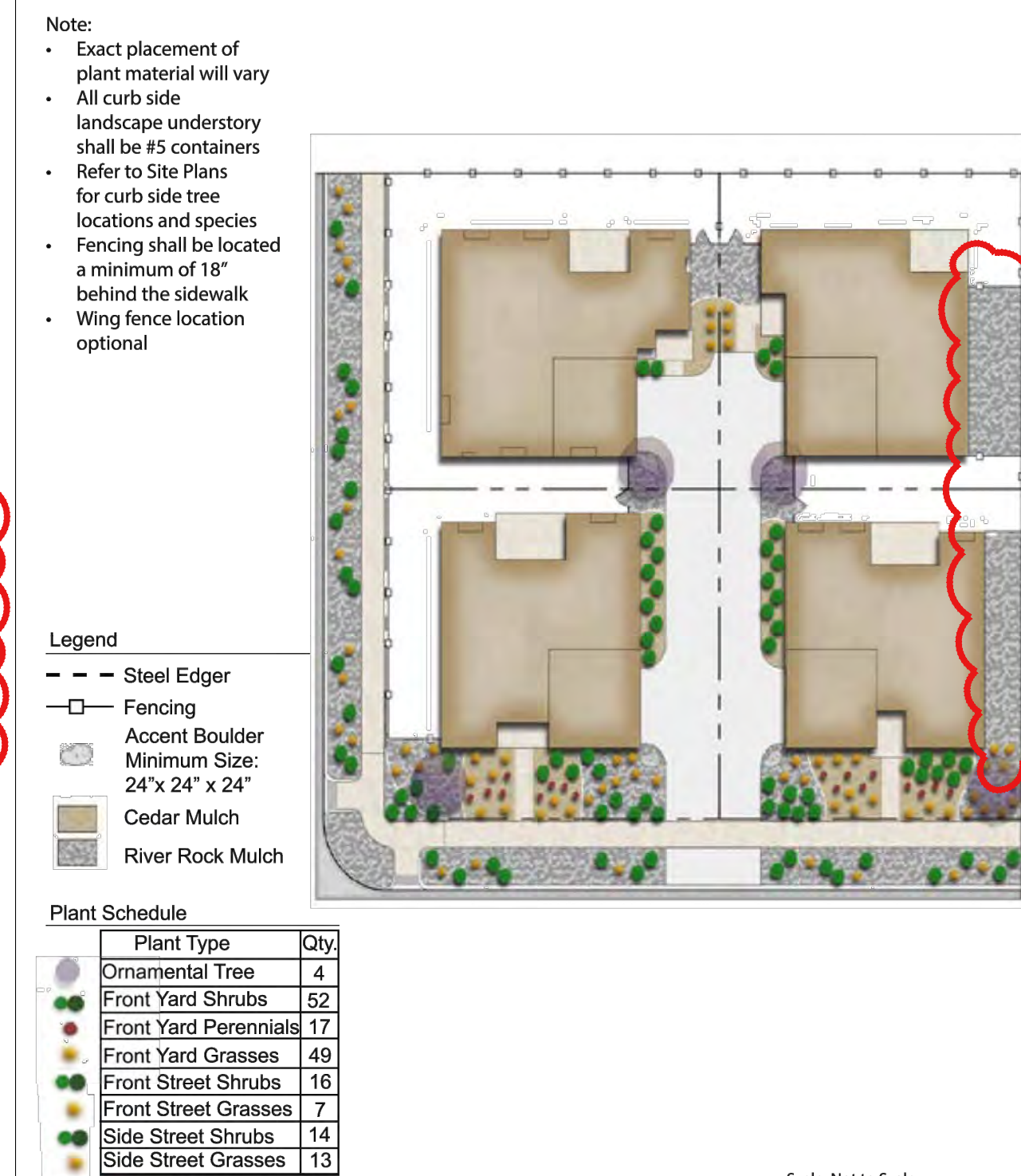
G1



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



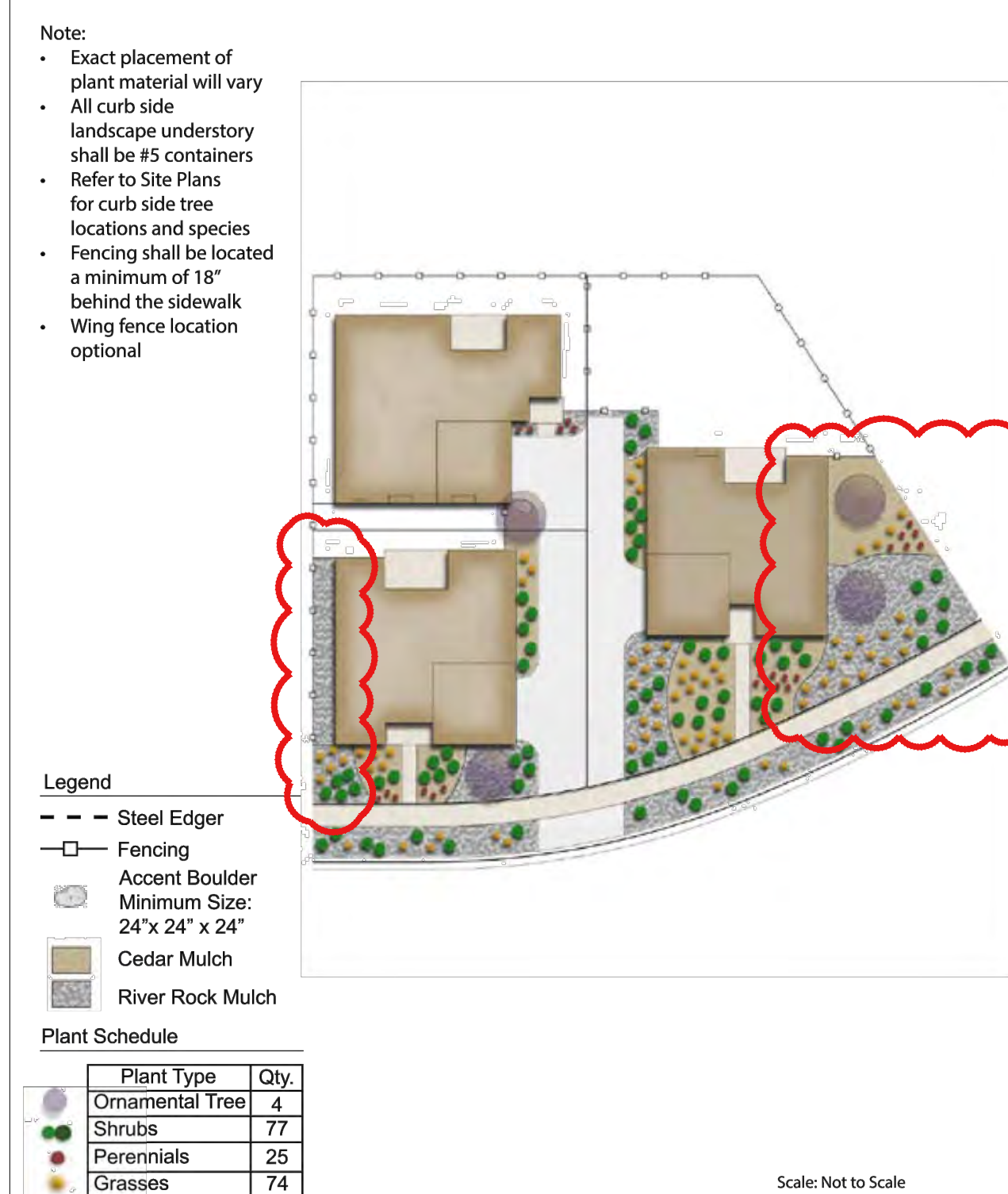
G2



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



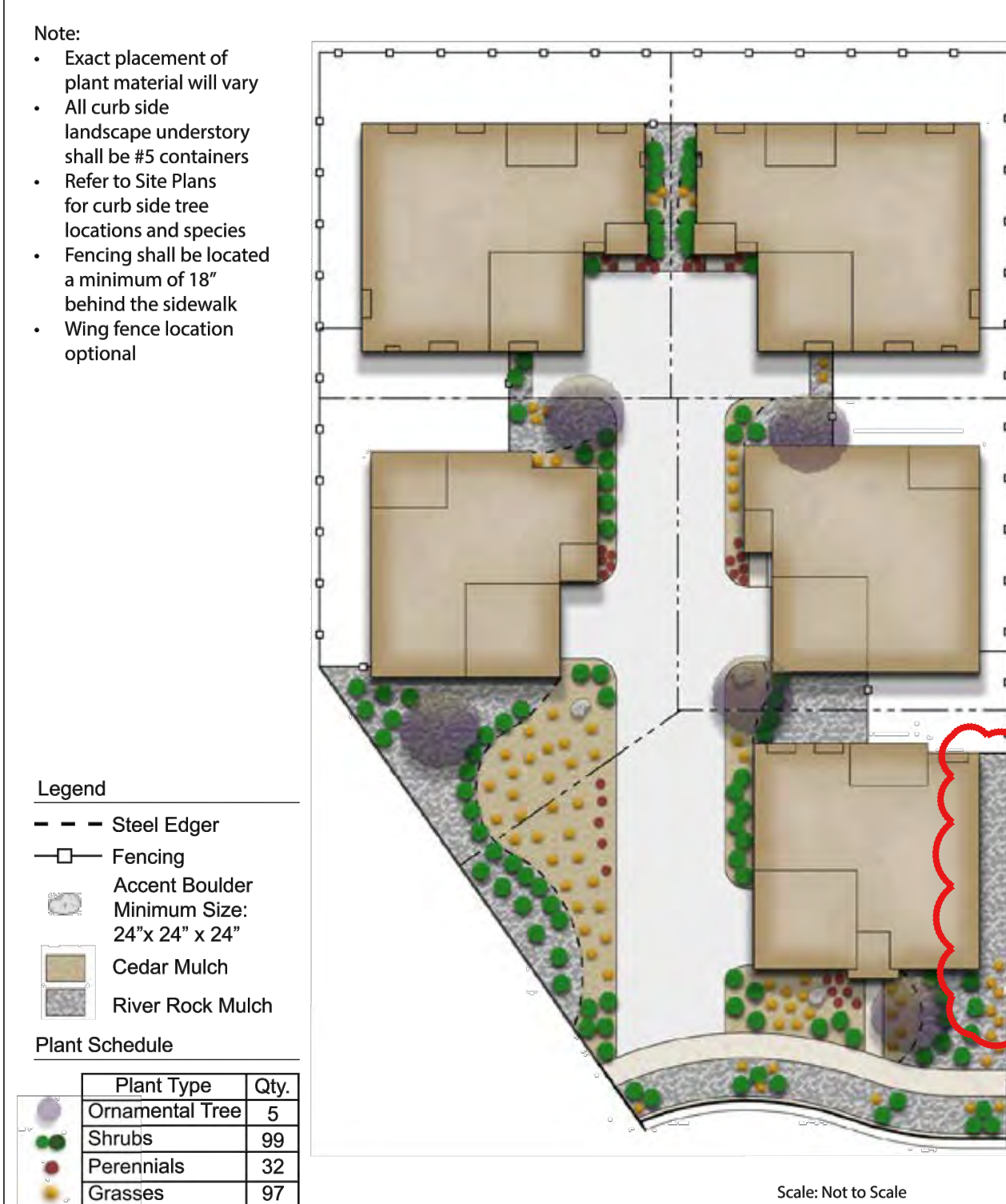
G3



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



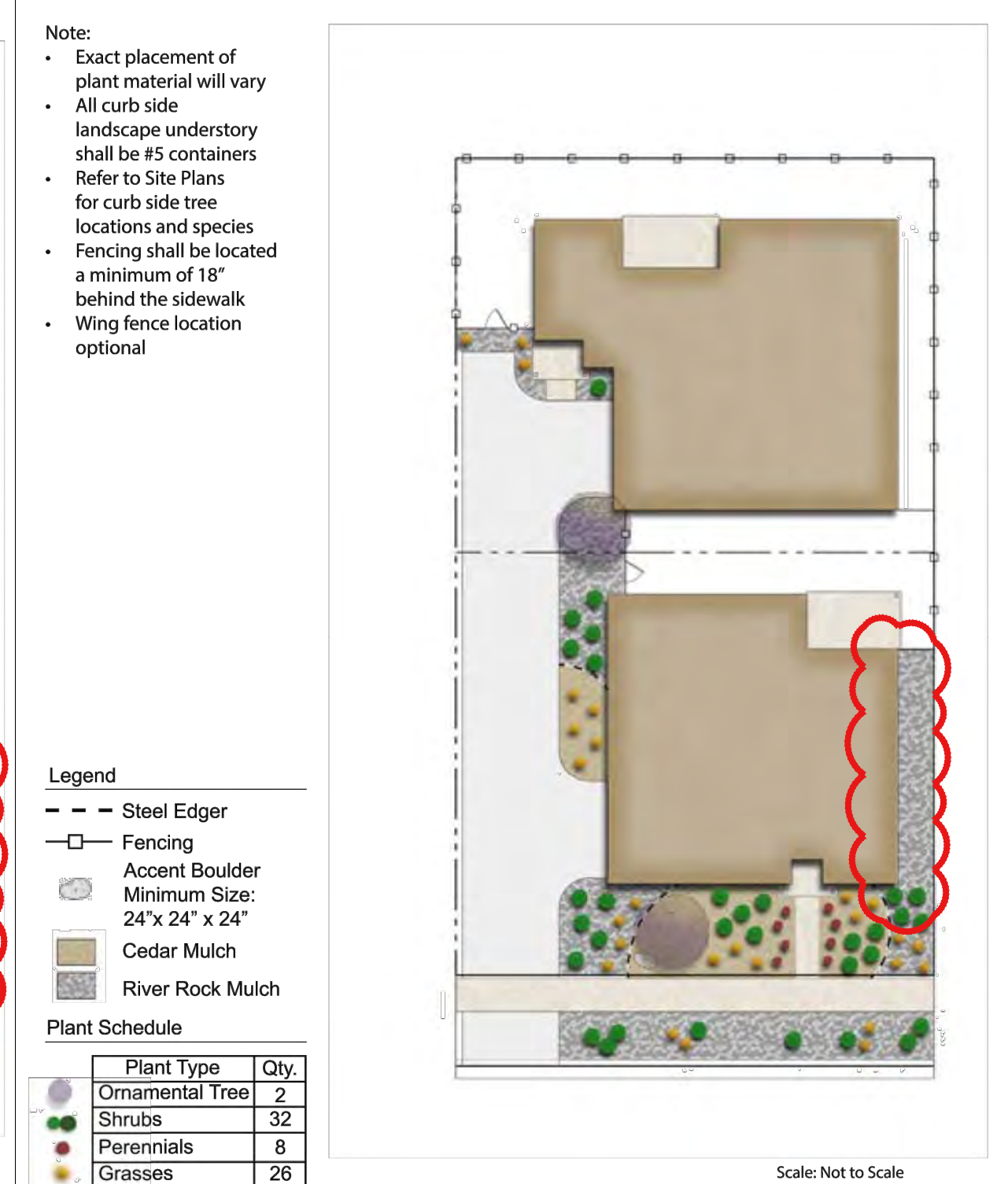
H1



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



J1



GVR-E Filing 5 Front Yard Landscape Typical  
 Bungalow 2-Pack Mid-Block Lot Type 1



K1



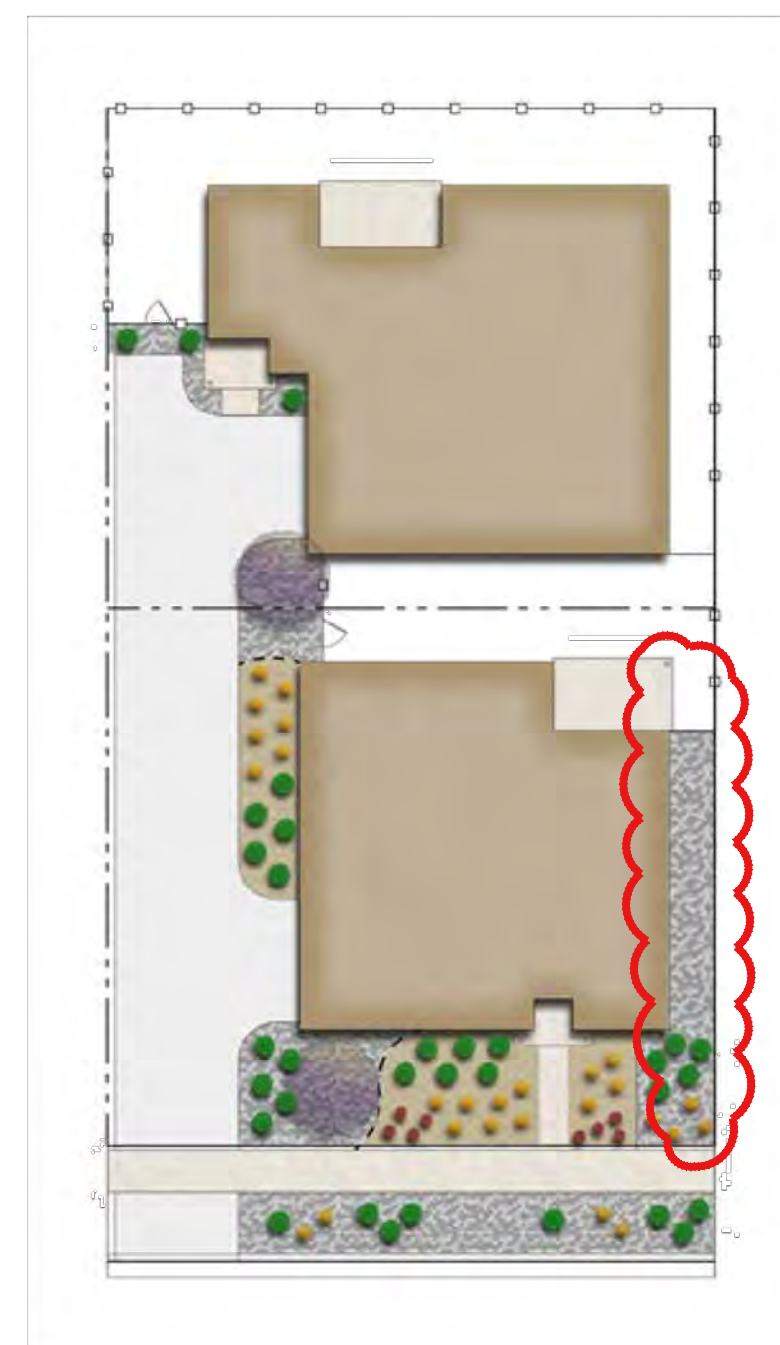
- SHIFTED WING FENCES AND REDUCED SIDE LOT FENCING  
 - H1 WING FENCES HAVE SHIFTED AND PLANTING HAS BEEN ADJUSTED TO FOLLOW FENCE LINE  
 - WING FENCE NOTE ADDED

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

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

Plant Schedule

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



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

Scale: Not to Scale  
 May 2022

K2

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

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical  
 Bungalow 6-Pack Mid-Block Lot Type 1

Scale: Not to Scale  
 May 2022

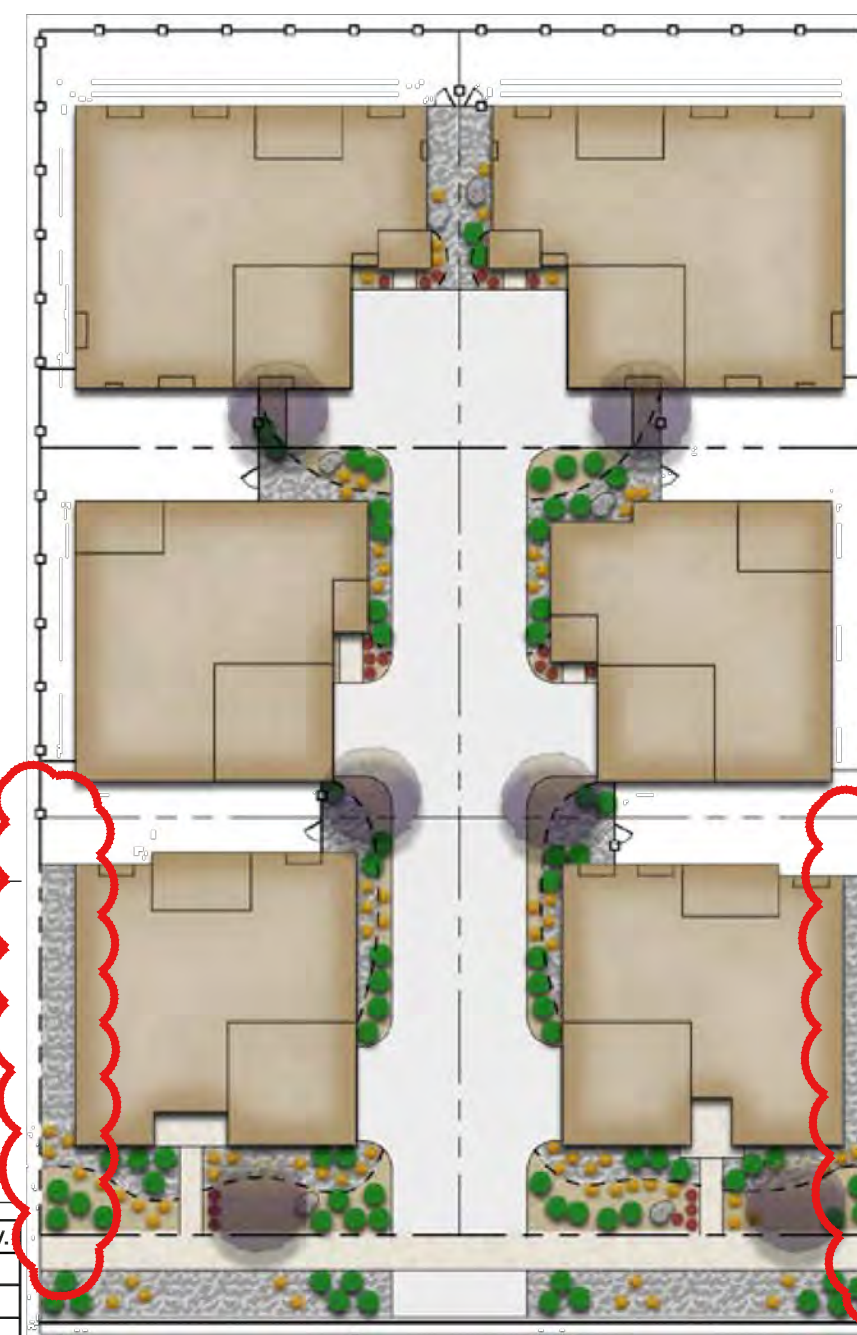
L1

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

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical  
 Bungalow 6-Pack Mid-Block Lot Type 2

Scale: Not to Scale  
 May 2022

L2

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

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical  
 Bungalow 6-Pack Corner Lot Type 1

Scale: Not to Scale  
 May 2022

M1

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

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