



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 / 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 / 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

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	1
Shrubs	14
Perennials	4
Grasses	13

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

Scale: Not to Scale
 May 2022

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Plant Schedule

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

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

Scale: Not to Scale
 May 2022

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Plant Schedule

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

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

Scale: Not to Scale
 May 2022

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- River Rock Mulch

Plant Schedule

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

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

Scale: Not to Scale
 May 2022

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Plant Schedule

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

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

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Plant Schedule

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Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	14

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

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- River Rock Mulch

Plant Schedule

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

GVR-E Filing 5 Front Yard Landscape Typical
 Retreat Large Mid-Block Lot Type 1 (60'-70' x 110')

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 May 2022

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Legend

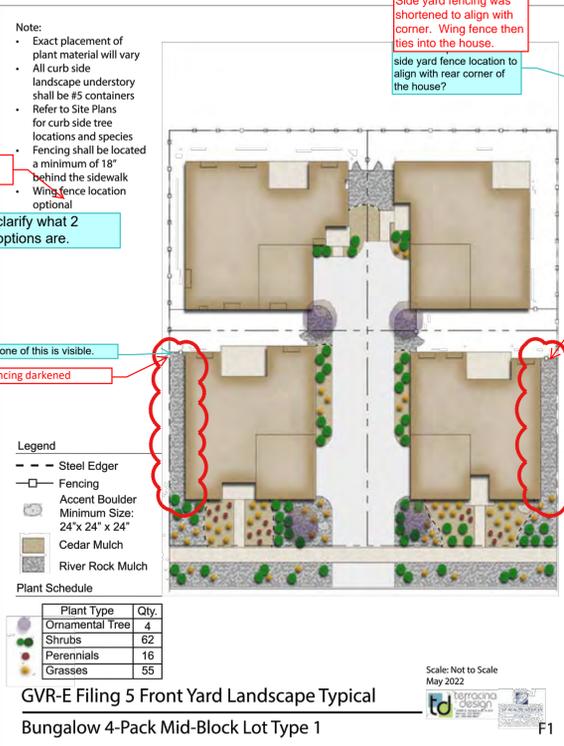
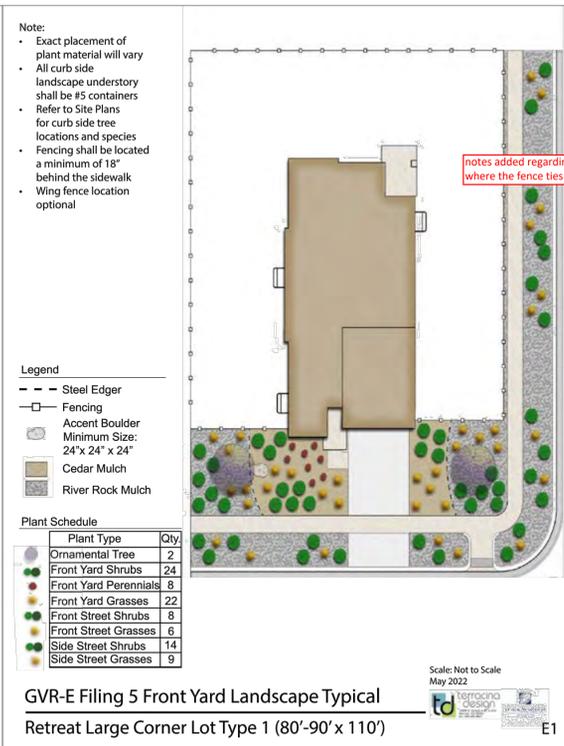
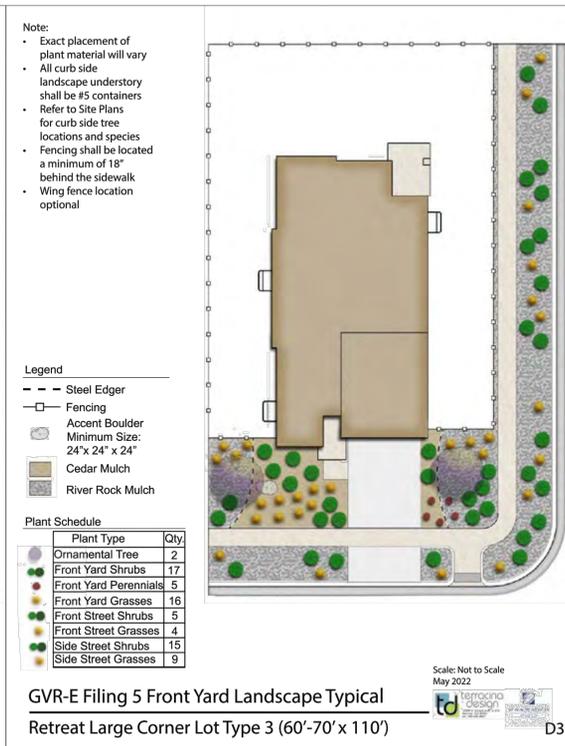
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- River Rock Mulch

Plant Schedule

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

GVR-E Filing 5 Front Yard Landscape Typical
 Retreat Large Corner Lot Type 1 (60'-70' x 110')

Scale: Not to Scale
 May 2022



AMENDMENT 2

SHIFTED WING FENCES AND REDUCED SIDE LOT FENCING
WING FENCE NOTE ADDED

Side yard fencing was shortened to align with corner. Wing fence then ties into the house.

side yard fence location to align with rear corner of the house?

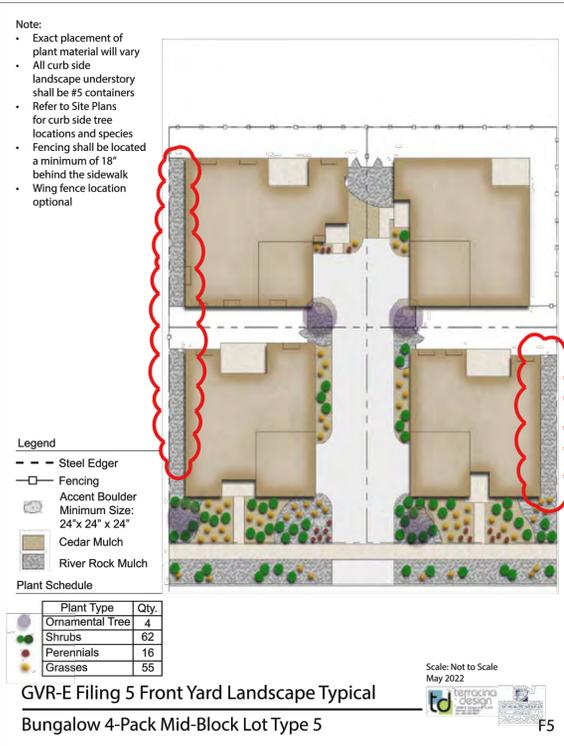
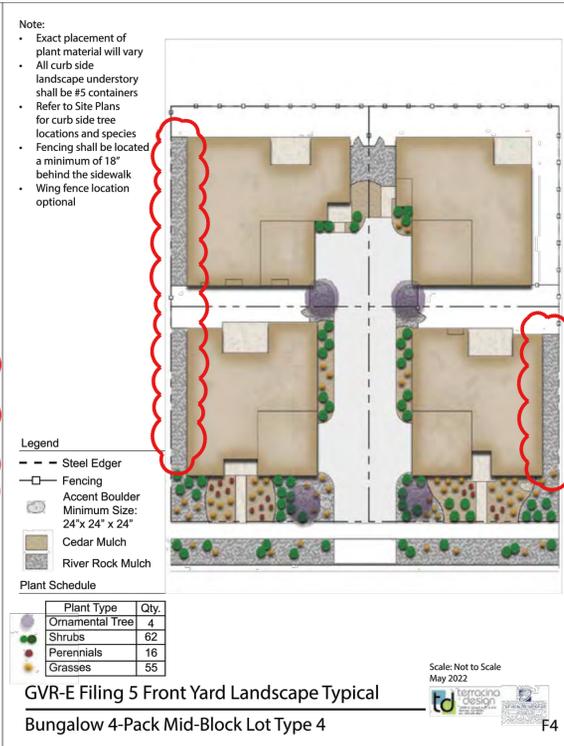
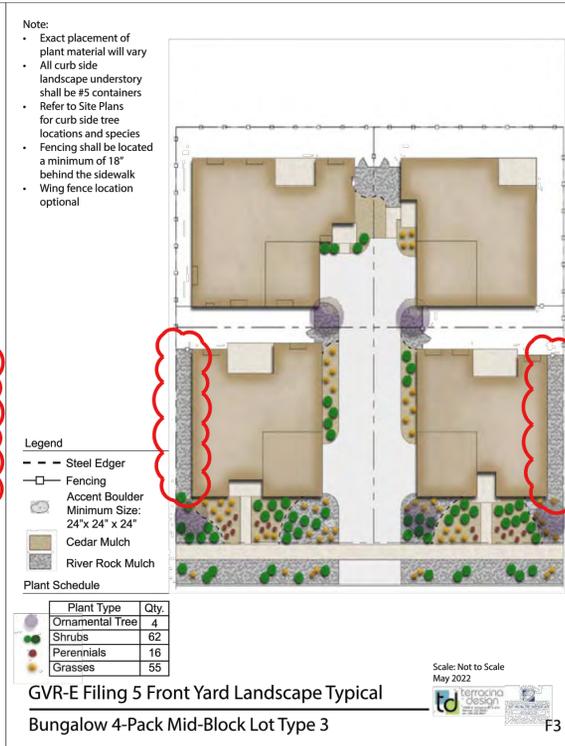
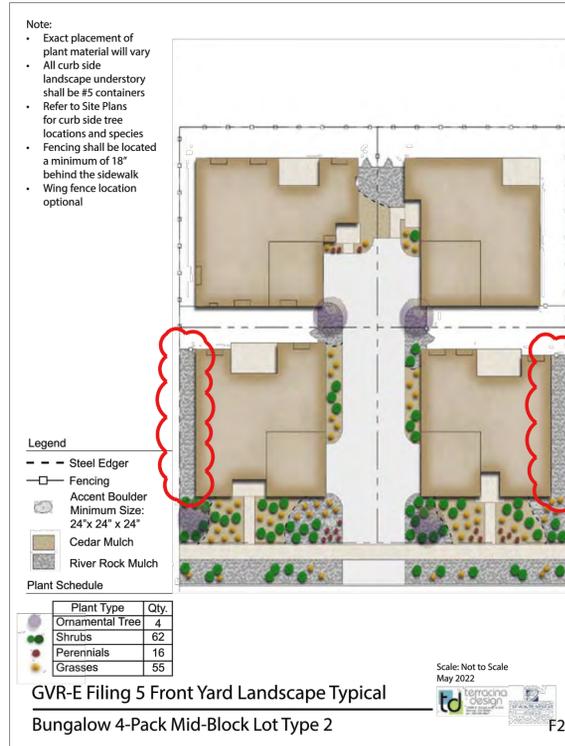
What is this note? Isn't it a side yard fence?

amendment 2 description revised to say "side yard fence location revised"

note added stating "Fence to tie into rear corner of building"

Add Delta 2 next to each red cloud TYP

Deltas added



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



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Legend

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- River Rock Mulch

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

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

Scale: Not to Scale
May 2022

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- River Rock Mulch

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

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

Scale: Not to Scale
May 2022

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- Cedar Mulch
- River Rock Mulch

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

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

Scale: Not to Scale
May 2022

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

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

Scale: Not to Scale
May 2022

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

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

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May 2022

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

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

Scale: Not to Scale
May 2022

