



February 1, 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 6 Amdt 1 – Site Plan Amendment and Replat
Application Number: **DA-1662-33**
Case Numbers: 2023-3055-00; 2021-4012-01

Dear Ms. Bickmire

The following are written responses to the City comments dated January 12, 2024 for your review. We have also included responses on the redlines PDF for your review.

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Site Plan

1A. Add the change of street tree quantities and locations to the Amendment Block. **RESPONSE: Street tree quantities remained the same**

2. Landscape

2A. Tract C area should match the site plan sheets. **RESPONSE: Tract C Acreage revised.**

2B. All revised lots should be clouded and include a reference to the new plat. **RESPONSE: Plat referenced.**

2C. The length of the curbside landscape for Tempe was increased with the addition of the cul-de-sac. Update the Curbside Tree Requirement table on Sheet 27. **RESPONSE: Street requirements remained the same.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan

3A. Cloud the motor court section on Sheet 2 since the slopes have been changed. **RESPONSE: Motor court sections have been clouded**

3B. Add clouds around the revised phasing lines on all applicable sheets. **RESPONSE: clouding added to all applicable sheets**

3C. Repeat Comment: Per Section 4.04.1.06 of the Roadway Manual, please show the flowline radius The 50' property line radius that is currently shown does not meet the 58' property line (PL) radius requirements shown in the 2023 Roadway Manual (section referenced above), please revise or request a variance with justification if the 58' PL radius cannot be accomplished. If you are requesting a variance for the flowline and property radii, please add a leader stating that "a variance will be requested for....". **RESPONSE: Since this cul-de-sac has a 50' PL radius, we designed a hammerhead turnaround on Sheet 5 per IFC Appendix D and Roadway Design Manual Section 4.04.1.06. Label callout to Sheet 6 added.**

4. Life/Safety (Rick Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in Blue)

Site Plan

4A. Will there be mail kiosks? If so, please provide an accessible route to the mail kiosks and details. Within this detail show the adjacent street, vertical/mountable curb, curb ramp from the street to the sidewalk, and width of the sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurement and scales, and cross-referencing. **RESPONSE: Mail receiving services for this residential subdivision are provided in the Farmhouse community center on N Rome St in Filing 4.**

4B. Ensure all fire hydrants are clear of obstructions per the graphic. Typical for all hydrants throughout this site. **RESPONSE: Noted**

5. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in Magenta)

5A. Provide the closure sheet for the description. **RESPONSE: Provided**

5B. Provide the State Monument Records for the aliquot corners used in the plat. **RESPONSE: There are no state monuments referenced on the plant. Not applicable.**

5C. Fill in all the missing reception numbers where space has been allotted. **RESPONSE: Those missing reception numbers that could be filled in, have been filled in.**

5D. For easements to be released by a separate document, please include the reception number(s). **RESPONSE: Once the easements have been released and recorded the easement will be removed from the plat map.**

5E. Label easements consistently. **RESPONSE: THE U.E. DESIGNATION HERE IS CORRECT TO ANTICIPATE ELECTRICAL AS WELL AS GAS IN THIS AREA.**

5F. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording. **RESPONSE: Title will be updated closer to the final approval stage after the easement releases have been recorded.**

5G. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full, up to and through the plat approval date of recording. The Certificate of Taxes should be submitted at the time of your final submission of the electronic Plat for recording. **RESPONSE: Noted.**

5H. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. **RESPONSE: Noted.**

6. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

6A. Provide a response to the question in the previous comment letter: How/why will the hashed utility easements be released by separate document when they are platted easements? *RESPONSE: The hashed utility easement releases are necessary for the reconfiguration of the lots and street right of way. Even if they are platted, we can go thru the release process for each one that is changing. We've already submitted these to Xcel and got their buyoff on the easement release applications to move forward. They are now in the city's hands for review pending payment of fees.*

END OF RESPONSES

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20

A RESUBDIVIISON OF LOT 20, BLOCK 2, LOT 1, BLOCK 3, LOT 14, BLOCK 6, LOT 7,10 AND 11, BLOCK 7, A PORTION OF TRACTS C AND D, ALL IN GREEN VALLEY RANCH EAST FILING NO. 6, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF 4 PARCELS OF LAND ,SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING

PARCEL A

BEING ALL OF LOT 1, BLOCK 3 AND A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, WHENCE THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED AT RECEPTION NO. 2022000037325, IN SAID OFFICE OF THE CLERK AND RECORDER, BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE DEPARTING SAID NORTHERLY AND SOUTHERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED AT RECEPTION NO. 2022000037325, IN SAID OFFICE OF THE CLERK AND RECORDER, BEARS NORTH 00°00'00" EAST, A DISTANCE OF 124.17 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 7; THENCE DEPARTING SAID SOUTHEASTERLY CORNER, SOUTH 57°21'17" WEST, A DISTANCE OF 153.75 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 7; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, BLOCK 7, NORTH 65°41'44" WEST, A DISTANCE OF 137.74 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7, BLOCK 7, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°41'44" WEST; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 7, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°44'34", AN ARC LENGTH OF 43.03 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7, BLOCK 7; THENCE ALONG THE NORTHERLY AND NORTHEASTERLY LINE OF SAID LOT 7, BLOCK 7, THE FOLLOWING 2 COURSES:

- NORTH 90°00'00" EAST, A DISTANCE OF 72.34 FEET;
- SOUTH 67°02'34" EAST, A DISTANCE OF 52.13 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 7;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 7, NORTH 00°00'00" EAST, A DISTANCE OF 130.33 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10, BLOCK 7; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 10 AND 11, BLOCK 7, NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 28,226 SQUARE FEET OR 0.648 ACRES, MORE OR LESS.

PARCEL B

BEING ALL OF LOT 20, BLOCK 2, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, SAID NORTHEASTERLY CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED AT RECEPTION NO. 2022000037325, IN SAID OFFICE OF THE CLERK AND RECORDER, WHENCE THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, NORTH 90°00'00" WEST, A DISTANCE OF 230.57 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 THE FOLLOWING 2 COURSES:

- SOUTH 53°12'46" WEST, A DISTANCE OF 26.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'40" WEST;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°38'16" AN ARC LENGTH OF 45.06 FEET TO THE WESTERLY LINE OF TRACT D, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 THE FOLLOWING 2 COURSES:

- SOUTHERLY, CONTINUING ALONG SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 140°09'42", AN ARC LENGTH OF 122.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'17", AN ARC LENGTH OF 5.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 AND SAID NORTHERLY BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 69.35 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 20, BLOCK 2;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 20, BLOCK 2, SOUTH 00°00'00" EAST, A DISTANCE OF 74.50 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 20, BLOCK 2;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 20, BLOCK 2, NORTH 90°00'00" EAST, A DISTANCE OF 71.00 FEET TO SAID WESTERLY LINE OF TRACT D;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 171.99 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 7,841 SQUARE FEET OR 0.180 ACRES, MORE OR LESS.

PARCEL C

BEING ALL OF LOTS 7, 10 AND 11, BLOCK 7 AND A PORTION OF TRACT C, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, WHENCE THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED AT RECEPTION NO. 2022000037325, IN SAID OFFICE OF THE CLERK AND RECORDER, BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE SOUTH 25°37'58" WEST, A DISTANCE OF 961.08 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 11, BLOCK 7 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 11, BLOCK 7, SOUTH 00°00'00" EAST, A DISTANCE OF 124.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 11, BLOCK 7;

THENCE DEPARTING SAID SOUTHEASTERLY CORNER, SOUTH 57°21'17" WEST, A DISTANCE OF 153.75 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 7;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, BLOCK 7, NORTH 65°41'44" WEST, A DISTANCE OF 137.74 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7, BLOCK 7, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°41'44" WEST;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 7, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°44'34", AN ARC LENGTH OF 43.03 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7, BLOCK 7;

THENCE ALONG THE NORTHERLY AND NORTHEASTERLY LINE OF SAID LOT 7, BLOCK 7, THE FOLLOWING 2 COURSES:

- NORTH 90°00'00" EAST, A DISTANCE OF 72.34 FEET;
- SOUTH 67°02'34" EAST, A DISTANCE OF 52.13 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 7;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 7, NORTH 00°00'00" EAST, A DISTANCE OF 130.33 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10, BLOCK 7;

THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 10 AND 11, BLOCK 7, NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 28,226 SQUARE FEET OR 0.648 ACRES, MORE OR LESS.

PARCEL D

BEING ALL OF LOT 14, BLOCK 6 AND A PORTION OF TRACT C, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022 AT RECEPTION NO. 2022000037325, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, WHENCE THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED AT RECEPTION NO. 2022000037325, IN SAID OFFICE OF THE CLERK AND RECORDER, BEARS NORTH 00°06'54" WEST, A DISTANCE OF 243.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE SOUTH 37°41'03" WEST, A DISTANCE OF 1,387.63 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14, BLOCK 6 AND THE POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°25'53" EAST;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINES OF SAID LOT 14, BLOCK 6 THE FOLLOWING 2 COURSES:

- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°44'19", AN ARC LENGTH OF 37.30 FEET;
- NORTH 72°10'12" WEST, A DISTANCE OF 118.90 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 14, BLOCK 6;

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

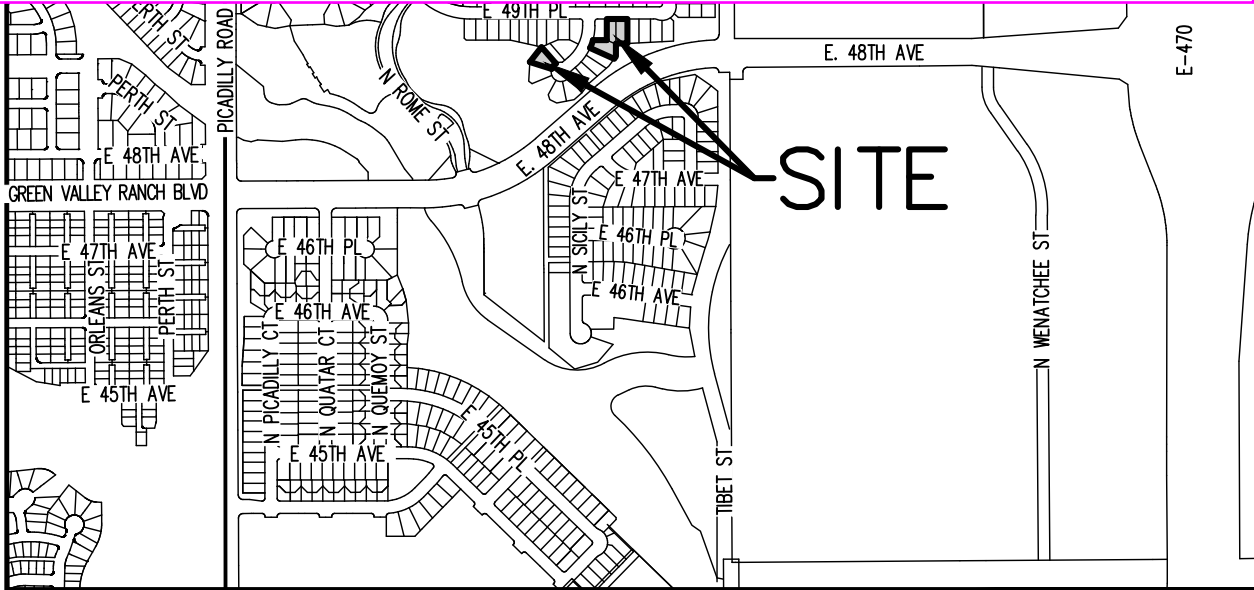
(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat. NO ALIQUOT CORNERS ARE BEING USED

All missing reception numbers will need to be filled in where space has been allotted for those (Typical).

See the red line comments on the plat .



VICINITY MAP

SCALE 1" = 1000'

SHEET INDEX

| SHEET 1 | TITLE SHEET/LEGAL DESCRIPTION |
|---------|-----------------------------------|
| SHEET 2 | OVERALL BOUNDARY/LOT DETAIL SHEET |

DEDICATION - CONTINUED

THENCE DEPARTING SAID MOST WESTERLY CORNER, NORTH 05°41'41" WEST, A DISTANCE OF 94.05 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 6, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT C;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 77°47'24" EAST, A DISTANCE OF 71.83 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 14, BLOCK 6;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, BLOCK 6, SOUTH 41°02'14" EAST, A DISTANCE OF 114.76 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 10,735 SQUARE FEET OR 0.246 ACRES, MORE OR LESS.
ALL PARCELS COMBINED CONTAINING AN AREA OF 53,436 SQUARE FEET OR 1.226 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND A TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20_____, AD. BY _____, AS _____

OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COVENANTS

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

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

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

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

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

2. BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°06'54" WEST ALONG THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST FILING NO. 19, BEING MONUMENTED AT EACH END BY A FOUND NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CON' THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

5. TOWN & COUNTRY TITLE SERVICES COMMITMENT NO. 37561 WITH A COMMITMENT DATE OF SEPTEMBER 25, 2023 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.

6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

7. AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY.

8. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

9. TRACTS A IS TO BE PRIVATELY OWNED AND MAINTAINED.

10. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

CITY OF AURORA APPROVALS

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

| | | |
|-------------------|------|--|
| CITY ENGINEER | DATE | |
| PLANNING DIRECTOR | DATE | |

SURVEYOR'S CERTIFICATE:

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

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

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

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

AZTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION: 10/3/2023

SCALE: N/A

SHEET 1 OF 2

A RESUBDIVISION OF LOT 20, BLOCK 2, LOT 1, BLOCK 3, LOT 14, BLOCK 6, LOT 7, 10 AND 11, BLOCK 7, A PORTION OF TRACTS C AND D, ALL IN GREEN VALLEY RANCH EAST FILING NO. 6, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

If shown include
Reception Number, If
released do not show.

PORTION 10' G.E.
TO BE RELEASED BY
SEPARATE DOCUMENT

Is this supposed to be Tract D? or Tract G?

Dedicate this portion by plat?

over plotting?

Should easement terminology be consistent?

SEE DETAIL

THE UE DESIGNATION HERE IS
CORRECT TO ANTICIPATE
ELECATRICA AS WELL AS GAS
IN THIS AREA.

Label easement?

THERE IS NO
EASEMENT HERE

If shown include
Reception Number, If
released do not show.

DETAIL "B"
SCALE: 1" = 40'

| | |
|--|----------------|
| | 10 10 10 00 00 |
|--|----------------|

| | |
|--|--------|
| | VARIES |
|--|--------|

S H E E T 2 O F 2

AZTEC
CONSULTANTS, INC.

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

[illegible]

www.aztecconsultants.com

LEGEND

● SET NO. 5X18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"

1

● FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"

BLOCK NUMBER

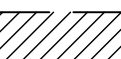
U.E. = UTILITY EASEMENT

G.E. = GAS EASEMENT

A.E. = ACCESS EASEMENT

F.E. = FIRE LANE EASEMENT

D.E. = DRAINAGE EASEMENT

 INDICATES EASEMENTS TO BE RELEASED BY SEPARATE DOCUMENT

TRACT A IS TO BE A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT IN ITS ENTIRETY.

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L2 | S32°38'43"E | 59.54' |
| L3 | N67°02'34"W | 3.67' |
| L4 | S67°02'34"E | 5.86' |
| L5 | S36°39'23"W | 3.21' |
| L6 | N87°03'30"E | 2.53' |
| L7 | N66°36'52"E | 5.11' |

| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 54°37'20" | 50.00' | 47.67' |
| C2 | 33°03'17" | 10.00' | 5.77' |
| C3 | 42°44'19" | 50.00' | 37.30' |

SW 1/4 SEC. 13,
T.3S., R.66W.,
SIXTH P.M.

UNPLATTED

**GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 19**
REC NO. _____

ENCOREMENT
 'LY COR GVRE FIL 6

POINT OF BEGINNING

er plotting?

Move monument symbol?

If shown include
Reception Number, If
released do not show.

0.36
RELEASED BY
THE DOCUMENT

DETAIL "C"
SCALE: 1" = 40'

E 50TH AVE

**GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 6**
REC. NO. 2022000037325

TRACT D
E 49TH PI

POINT OF

EAST 48TH AVE
(114' WIDE PUBLIC ROW)
C. NO. 20060417000386390
"EXHIBIT D"

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



DETAIL "B"
SCALE: 1" = 40'

| | |
|--|----------------|
| | 10 10 10 00 00 |
|--|----------------|

| | |
|--|--------|
| | VARIES |
|--|--------|

S H E E T 2 O F 2

\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRV\PRP-PAS3-COVER.DWG 12/15/2023 1:17 PM, CONNER

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF 'PARCEL 1' AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 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 AND THE NORTHWEST QUARTER OF SECTION 24, 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, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST 48TH AVENUE DESCRIBED ON EXHIBIT 'B' IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390 IN SAID OFFICIAL RECORDS, WHENCE THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 BEARS NORTH 00°06'54" WEST, A DISTANCE OF 2650.39 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE AND SAID EASTERLY RIGHT-OF-WAY, NORTH 00°06'54" WEST, A DISTANCE OF 95.83 FEET TO THE NORTHEAST CORNER OF SAID EAST 48TH AVENUE RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF NORTH TIBET ROAD RIGHT-OF-WAY RECORDED AUGUST 25, 2021 AT RECEPTION NO. 2021000101557 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTH TIBET ROAD AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE SOUTH 89°53'06" WEST, A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH TIBET ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE THE FOLLOWING FIVE (5) COURSES:

- SOUTH 89°53'06" WEST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°53'06" WEST;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°30'20", AN ARC LENGTH OF 38.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,027.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'43", AN ARC LENGTH OF 688.81 FEET;
- SOUTH 48°57'43" WEST, A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 883.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'52", AN ARC LENGTH OF 233.19 FEET TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 RECORDED JANUARY 7, 2019 AT RECEPTION NO. 2019000001480 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

- NORTH 63°42'41" WEST, A DISTANCE OF 169.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 231.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 82°42'29" WEST;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'47", AN ARC LENGTH OF 55.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 409.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'09", AN ARC LENGTH OF 72.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 131.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°33'02", AN ARC LENGTH OF 165.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 334.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°26'23", AN ARC LENGTH OF 95.83 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 49.50 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°45'46", AN ARC LENGTH OF 18.80 FEET;
- NORTH 45°22'04" WEST, A DISTANCE OF 62.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 99.50 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'54", AN ARC LENGTH OF 31.86 FEET;
- NORTH 27°01'10" WEST, A DISTANCE OF 27.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.50 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°17'54", AN ARC LENGTH OF 107.11 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°21'22", AN ARC LENGTH OF 89.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.50 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°13'23", AN ARC LENGTH OF 81.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°31'10", AN ARC LENGTH OF 90.07 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 318.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°31'01", AN ARC LENGTH OF 41.72 FEET;
- NORTH 41°32'46" EAST, A DISTANCE OF 38.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;

- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- SOUTH 48°27'14" EAST, A DISTANCE OF 5.32 FEET;
- NORTH 41°32'46" EAST, A DISTANCE OF 64.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 48°27'14" EAST, A DISTANCE OF 7.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 318.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°53'41", AN ARC LENGTH OF 193.67 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 131.86 FEET;

THENCE NORTH 44°25'44" EAST, A DISTANCE OF 106.42 FEET;

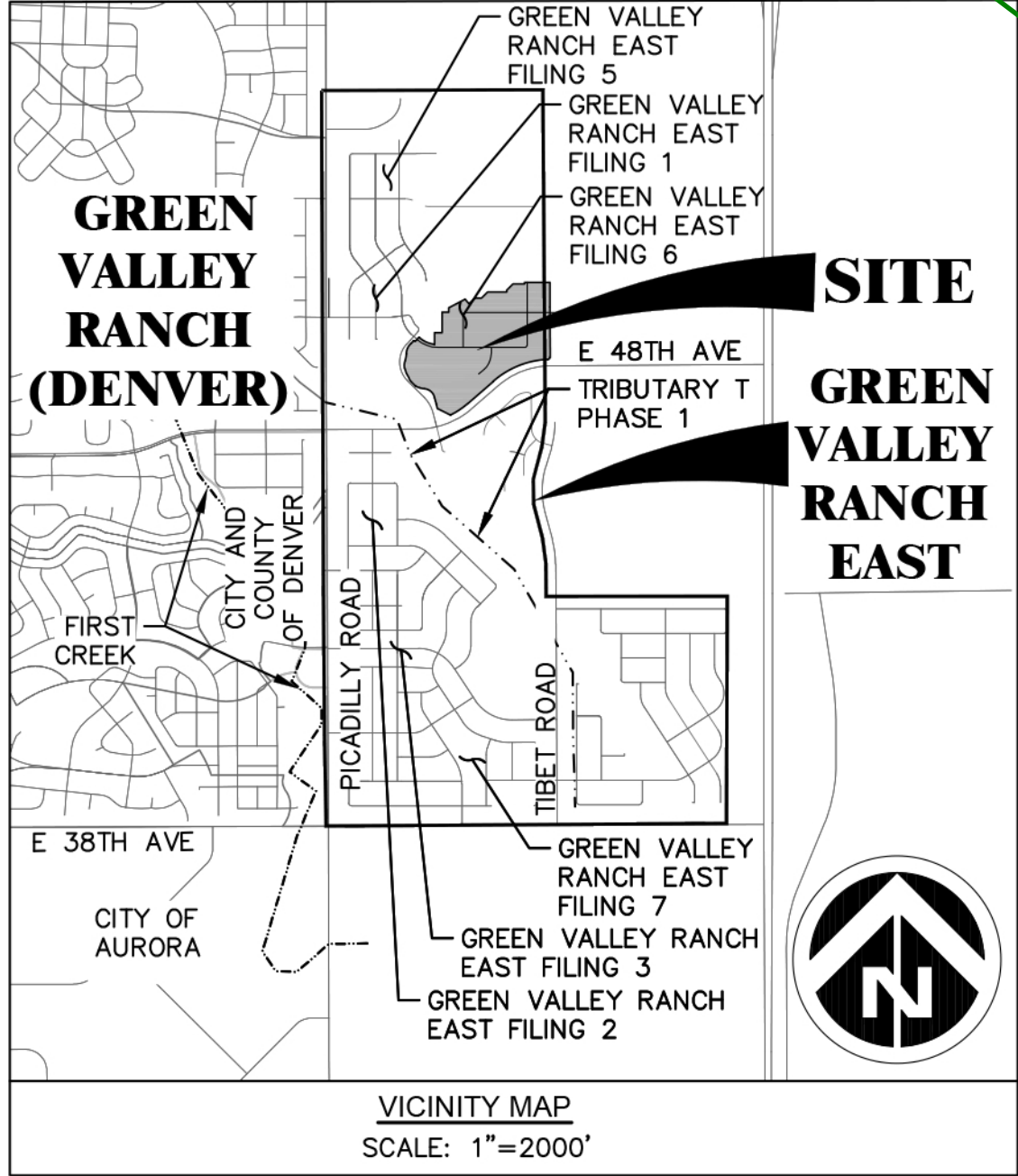
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.33 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 71.50 FEET;

THENCE NORTH 39°28'10" EAST, A DISTANCE OF 96.51 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 64.29 FEET;

GREEN VALLEY RANCH EAST SITE PLAN #6



THENCE NORTH 61°32'41" EAST, A DISTANCE OF 216.45 FEET;
THENCE SOUTH 28°27'19" EAST, A DISTANCE OF 48.31 FEET;
THENCE NORTH 52°04'30" EAST, A DISTANCE OF 94.45 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 71.50 FEET;
THENCE NORTH 45°36'26" EAST, A DISTANCE OF 100.06 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 247.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 87.50 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 203.35 FEET;
TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 56°37'59" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'17", AN ARC LENGTH OF 5.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 191°47'58", AN ARC LENGTH OF 167.38 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 53°12'46" EAST, A DISTANCE OF 26.29 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 230.57 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°06'54" EAST, A DISTANCE OF 356.45 FEET TO THE NORTHWEST CORNER OF SAID NORTH TIBET ROAD RIGHT-OF-WAY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NORTH TIBET ROAD THE FOLLOWING FIVE (5) COURSES:

- SOUTH 00°06'54" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'54", AN ARC LENGTH OF 39.32 FEET;
- 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" WEST;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'06", AN ARC LENGTH OF 39.22 FEET;
- SOUTH 00°06'54" EAST, A DISTANCE OF 452.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,575,341 SQUARE FEET OR 36.165 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PREPARED BY:
DANIEL E. DAVIS, COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

Please add subdivision name here.

We're leaving the title as-is. This opposes direction we received from Maurice Brooks on previous site plan submittals for GVRE

| SHEET INDEX | |
|-------------|--------------------------------|
| NUMBER | SHEET TITLE |
| 1 | COVER SHEET |
| 2 | TYPICAL SECTIONS |
| 3 | NOTES AND LOT TABLE |
| 4 | OVERALL SITE PLAN |
| 5 | PHASING PLAN |
| 6 - 7 | BUNGALOW TYPICALS |
| 8 - 11 | SITE PLAN |
| 12 | OVERALL UTILITY PLAN |
| 13 - 16 | GRADING AND UTILITY PLAN |
| 17 | SIGNAGE AND STRIPING PLAN |
| 18 | OVERALL LANDSCAPE PLAN |
| 19 - 26 | LANDSCAPE PLANS |
| 27 - 30 | LANDSCAPE DETAILS |
| 31 | HYDROZONE MAP |
| 32 - 33 | OVERALL WATER WISE EXHIBITS |
| 34 - 36 | INDIVIDUAL WATER WISE GRAPHICS |

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 | 1,575,341 SQ FT (36.165 AC) ⚠ |
| NUMBER OF LOTS PROPOSED | 146 |
| BUILDING HEIGHT | 35' MAX |
| LOT AREA | 18.872 AC - 52.18% ⚠ |
| HARD SURFACE AREA* | 5.740 AC - 15.87% |
| LANDSCAPE AREA | 11.553 AC - 31.95% |
| 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 SITE PLAN #6
LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, Pat Hamill HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 9 DAY OF March AD. 20 22

BY: Pat Hamill

STATE OF COLORADO () SS

COUNTY OF (Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 9 DAY OF March AD. 20 22

BY: Patrick Hamill

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-19-25 ADDRESS: 4908 Tower Rd

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 3/29/22

PLANNING DIRECTOR: [Signature] DATE: 3/31/22

PLANNING & ZONING COMMISSION: N/A CHAIRMAN: N/A DATE: N/A

CITY COUNCIL: N/A MAYOR: N/A DATE: N/A

ATTEST: N/A CITY CLERK: N/A DATE: N/A

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

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

THIS _____ DAY OF _____ AD. 20 _____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT: _____

AMENDMENTS

AMENDMENT 1:
-ADDED CUL DE SAC TO NORTH END OF N. TEMPE ST.
-CHANGED LOT BOUNDARY FOR BLOCK 2 LOT 20, BLOCK 3 LOT 1, BLOCK 6
-LOT 14, AND BLOCK 7 LOTS 7, 10 AND 11.
-EXTENDED OFF SITE DRAINAGE CHANNEL EAST.
-REMOVED RETAINING WALL IN TRACT A.
-MODIFIED SANITARY SEWER MAIN SIZING
-MODIFIED STORM SEWER LAYOUT
-MODIFIED CULVERT HEADWALL AND WINGWALL DESIGN

changed street tree locations and quantities
Added note

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

GREEN VALLEY RANCH EAST
SITE PLAN #6

COVER SHEET

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

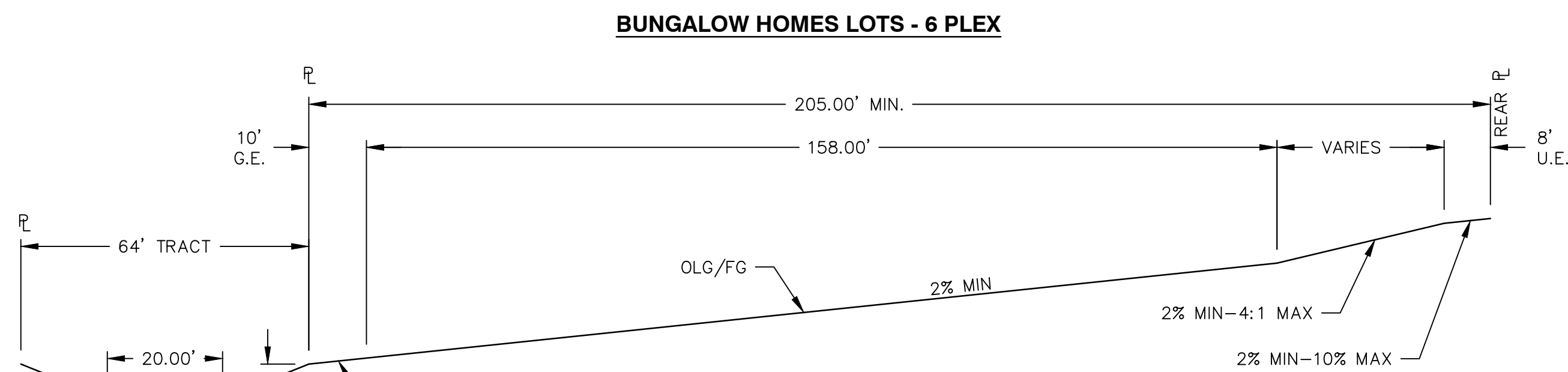
Tel: (303) 486-8500

Contact: DAVID CARRO, RLA

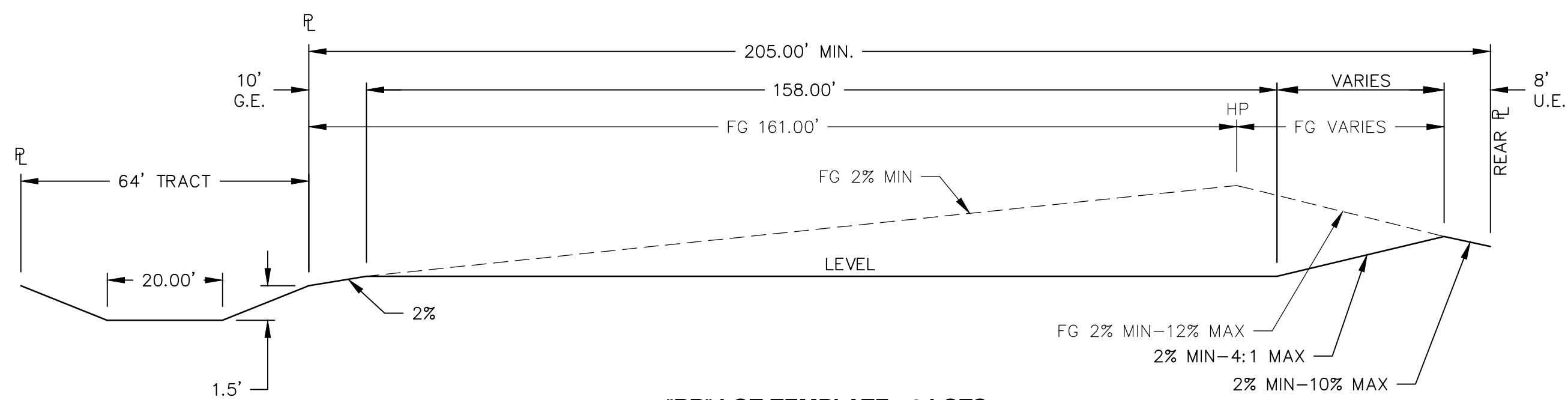
| No. | Date | Description | 1st AMENDMENT |
|-----|------------|--------------------------------|---------------|
| | | | |
| 1 | 12/26/2023 | MYLAR SUBMITTAL - APPROVAL SET | ⚠ |
| 2 | 03/07/2022 | SEVENTH SUBMITTAL | 8 |
| 3 | 03/02/2022 | SIXTH SUBMITTAL | 7 |
| 4 | 02/11/2022 | FIFTH SUBMITTAL | 6 |
| 5 | 01/04/2022 | FOURTH SUBMITTAL | 5 |
| 6 | 10/26/2021 | THIRD SUBMITTAL | 4 |
| 7 | 09/01/2021 | SECOND SUBMITTAL | 3 |
| 8 | 06/18/2021 | FIRST SUBMITTAL | 2 |
| 9 | 04/21/2021 | DESCRIPTION | 1 |

Project Number:
50119125
Designed By:
SDC
Checked By:
SOS
Sheet Number:
1

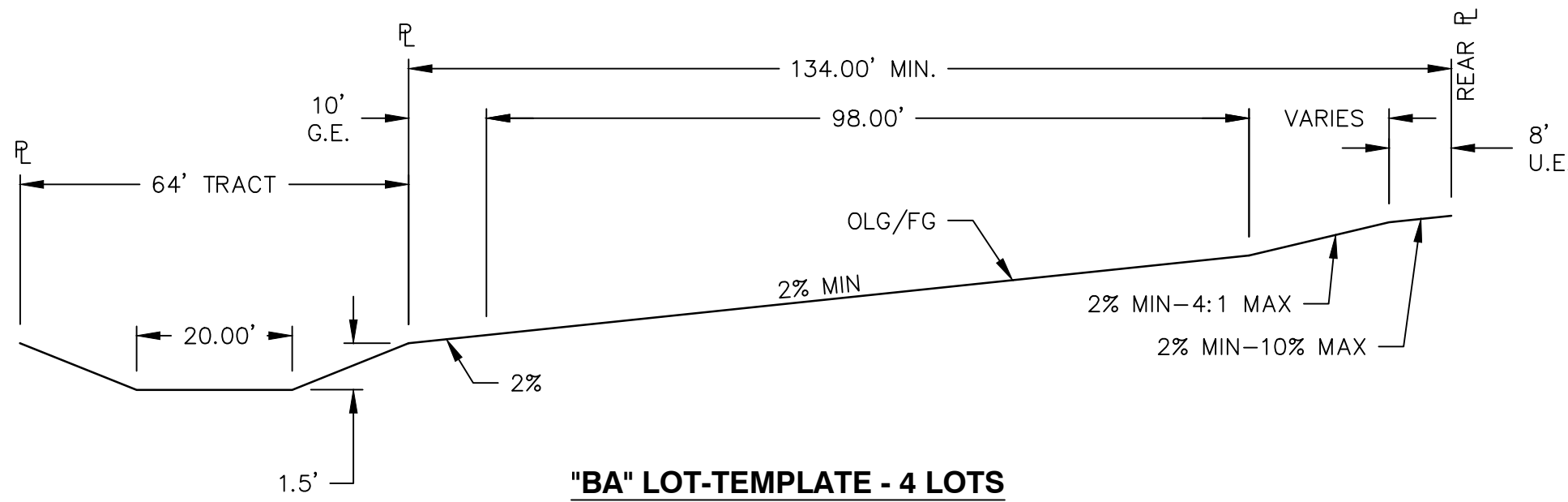
\\D\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-3\PLAN SETS\PRP\PRP-PA3-NOTES-TYP SEC.DWG 12/15/2023 1:17 PM ROME, CONNER



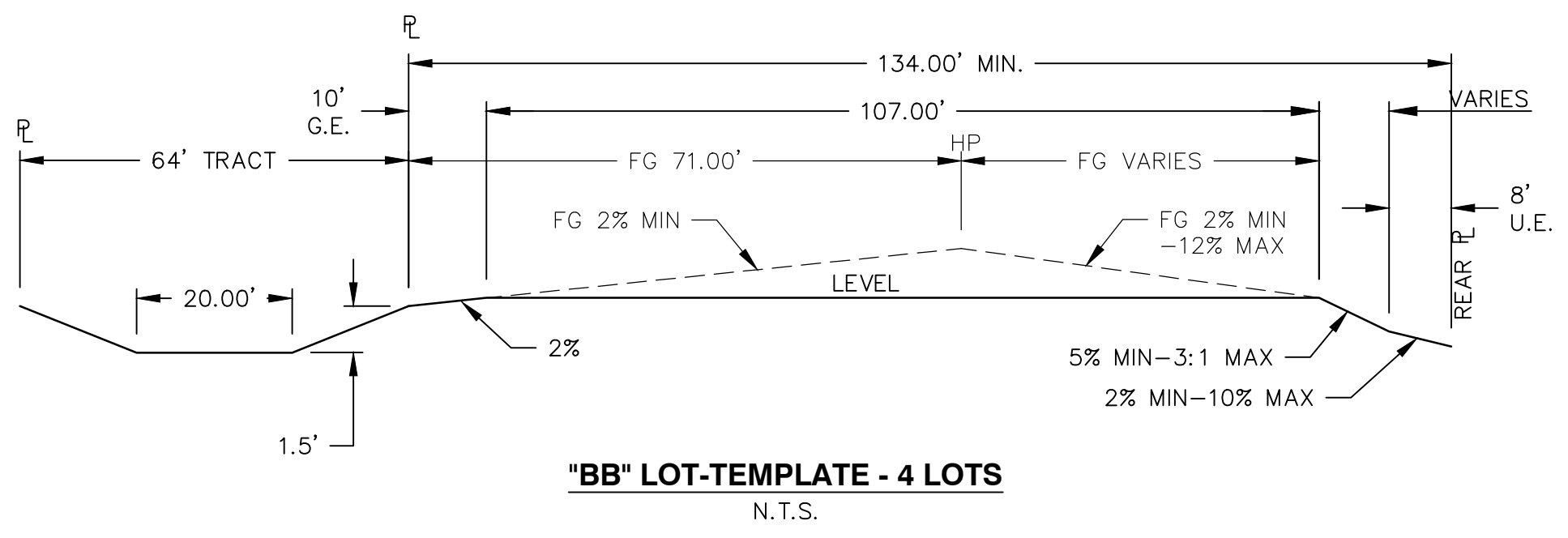
"BA" LOT-TEMPLATE - 6 LOTS
N.T.S.



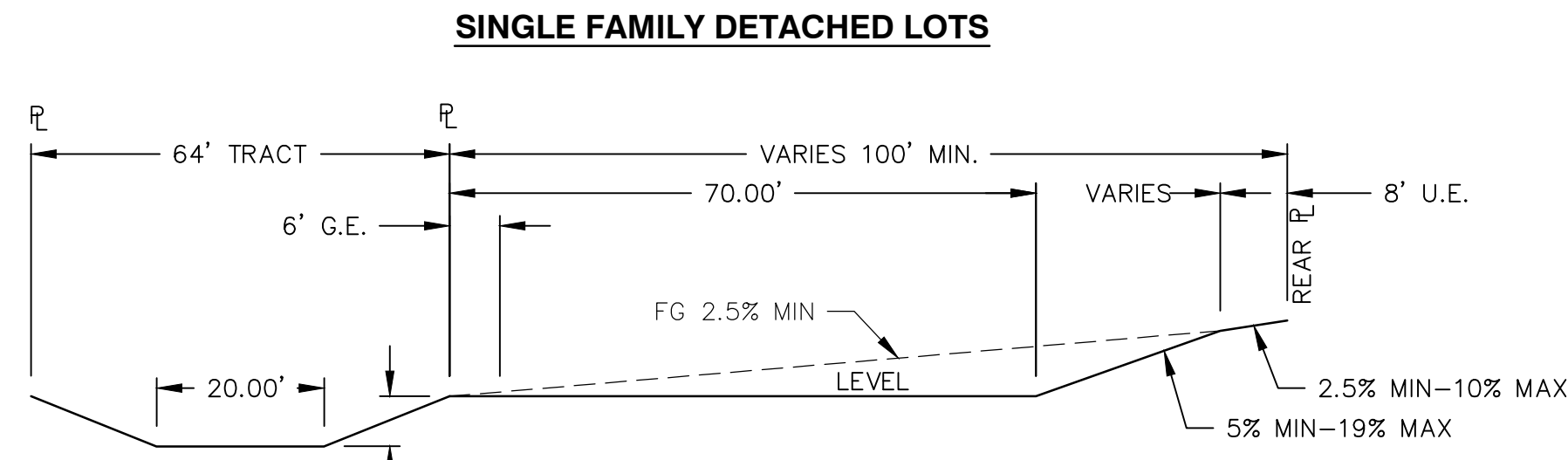
"BB" LOT-TEMPLATE - 4 LOTS
N.T.S.



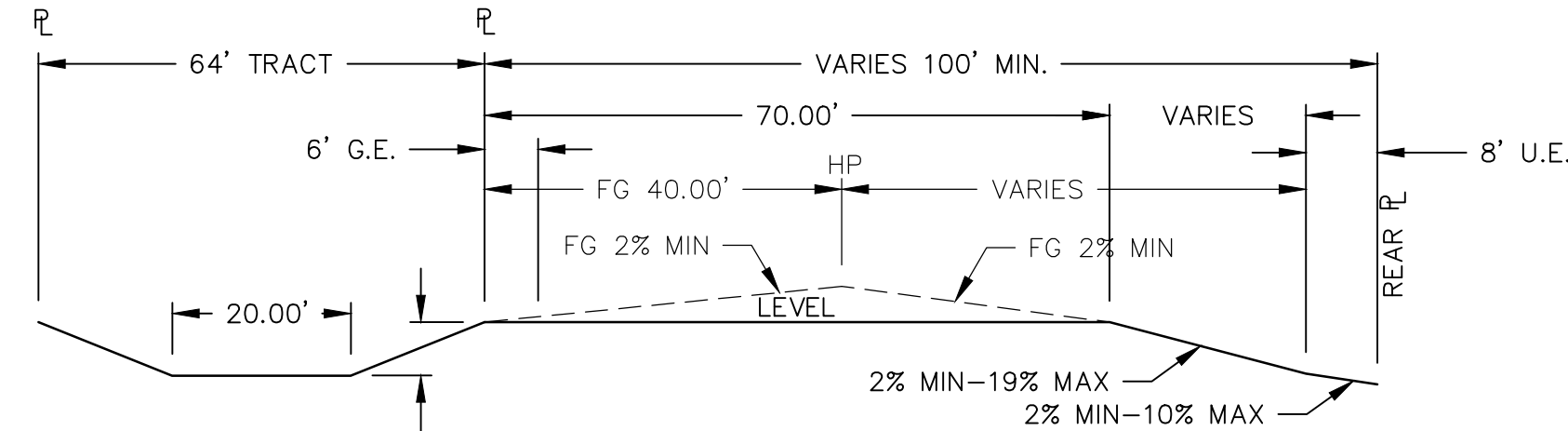
"BA" LOT-TEMPLATE - 4 LOTS
N.T.S.



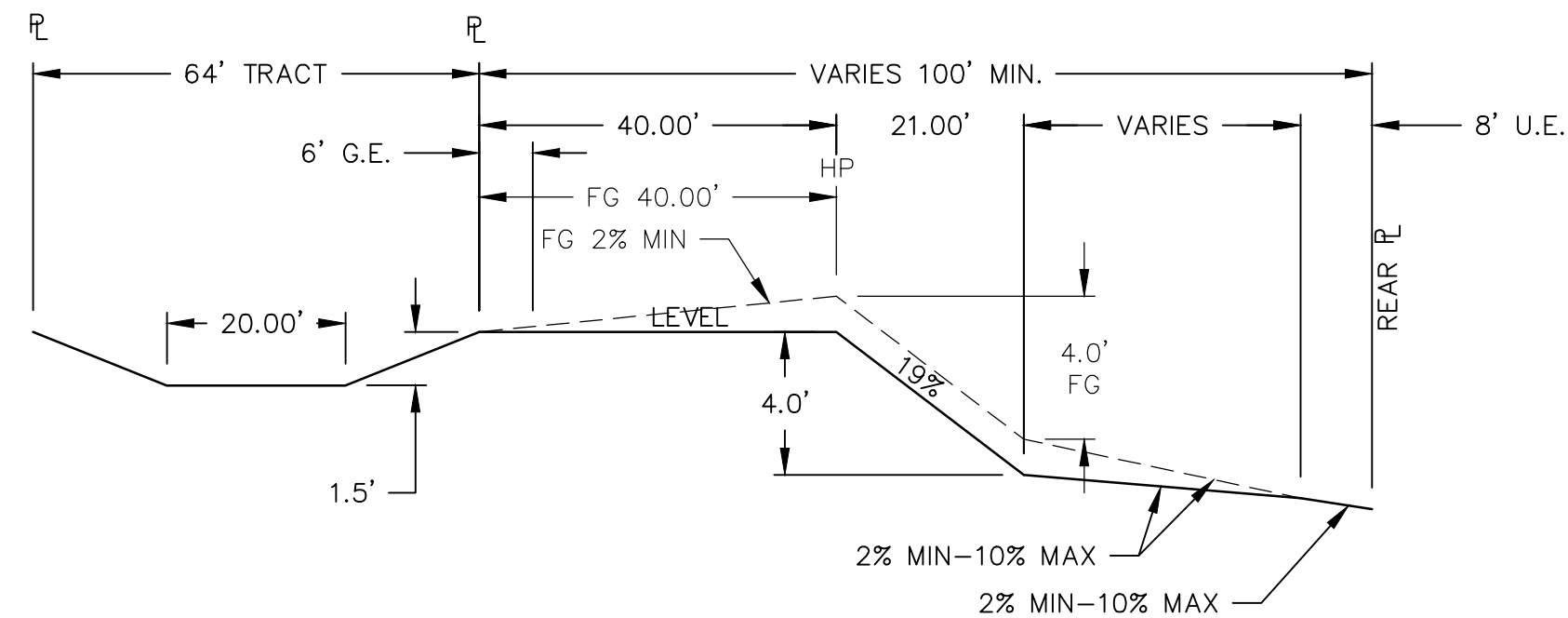
"BB" LOT-TEMPLATE - 4 LOTS
N.T.S.



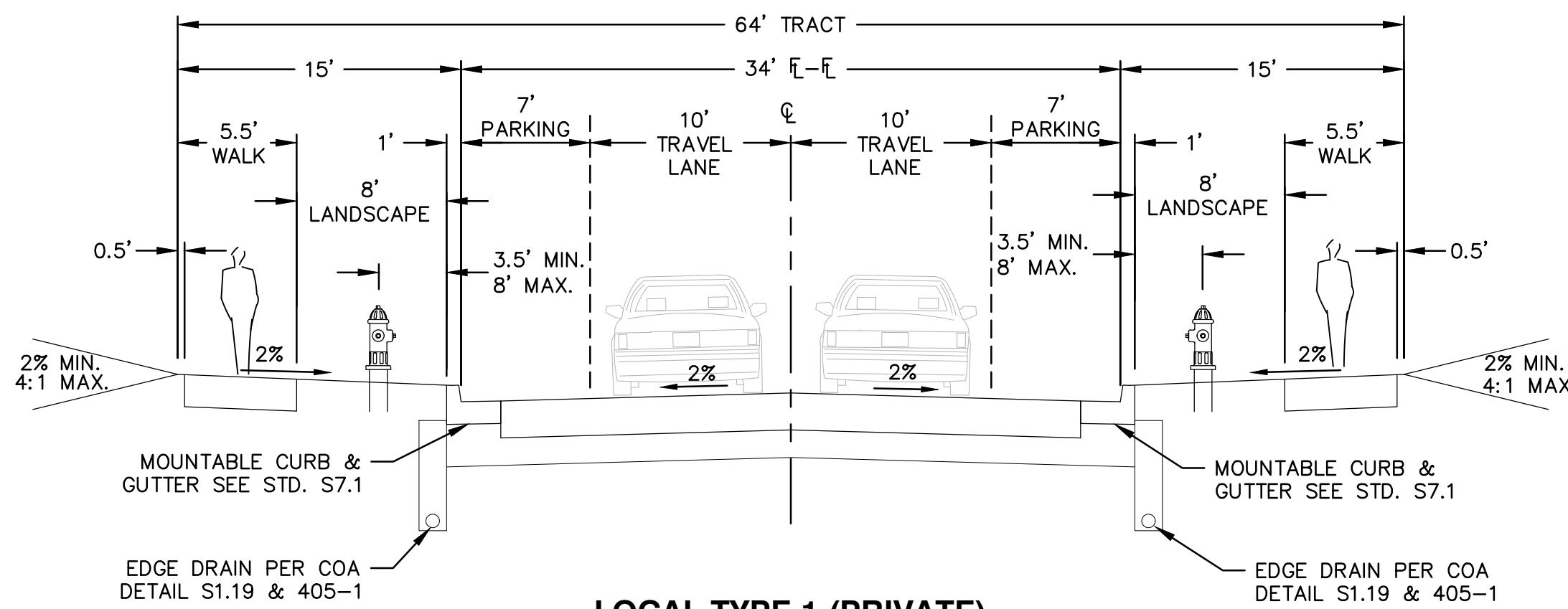
"A" LOT-TEMPLATE
N.T.S.



"B" LOT-TEMPLATE
N.T.S.

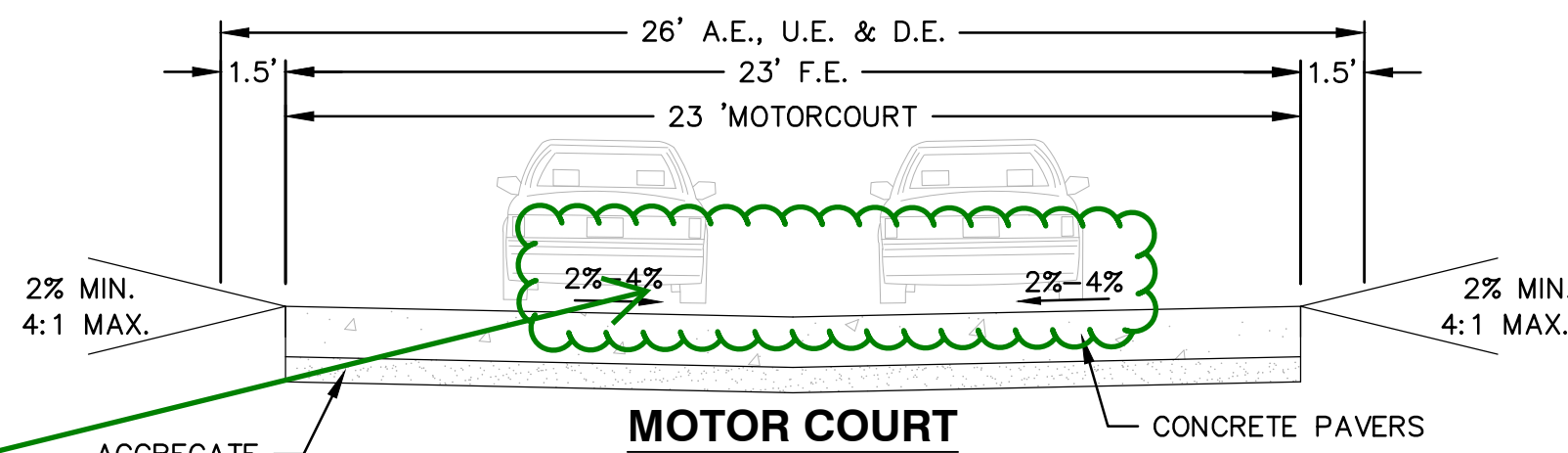


"G" LOT-TEMPLATE
N.T.S.



LOCAL TYPE 1 (PRIVATE)

E 50TH AVE, E 49TH PL, N TEMPE ST, N SHAWNEE CT & N SICILY CT
N.T.S.



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.

Slopes clouded

Please cloud these
slopes, since they
changed from the
original set.

| No. | Date | Description | DOCUMENT AMENDMENTS | | | |
|-----|------------|--------------------------------|---------------------|---------------|---------------|---------------|
| | | | 1st AMENDMENT | 2nd AMENDMENT | 3rd AMENDMENT | 4th AMENDMENT |
| 1 | 12/16/2023 | MYLAR SUBMITTAL - APPROVAL SET | | | | |
| 2 | 03/07/2022 | SEVENTH SUBMITTAL | | | | |
| 3 | 03/02/2022 | SIXTH SUBMITTAL | | | | |
| 4 | 02/11/2022 | FIFTH SUBMITTAL | | | | |
| 5 | 01/04/2022 | FOURTH SUBMITTAL | | | | |
| 6 | 10/26/2021 | THIRD SUBMITTAL | | | | |
| 7 | 09/01/2021 | SECOND SUBMITTAL | | | | |
| 8 | 06/18/2021 | FIRST SUBMITTAL | | | | |

\\S:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRP-PRP-PAS3-NOTES-TYP SETCDWG 12/15/2023 1:17 PM ROWE, CONNER

| LIST OF ACRONYMS AND ABBREVIATIONS | | | | | |
|------------------------------------|-------------------------------------------------|--------|------------------------------------------------|----------|-------------------------------------------|
| A.E. | ACCESS EASEMENT | FIRM | FLOOD INSURANCE RATE MAP | PT | POINT OF TANGENCY |
| AATFI | UTILITY ABANDONED ACCORDING TO FIELD INSPECTION | FL | FLOW LINE | PVC | POLYVINYL CHLORIDE |
| AATUR | UTILITY ABANDONED ACCORDING TO UTILITY RECORDS | FR | FROUDE NUMBER | PVI | POINT OF VERTICAL INTERSECTION |
| AC | ACRE | FS | FIRE SERVICE | Q10 | 10 YEAR DISCHARGE |
| AD | ALGEBRAIC DIFFERENCE | FT | FOOT | Q100 | 100 YEAR DISCHARGE |
| ADA | AMERICANS WITH DISABILITY ACT | FUT | FUTURE | RCBC | REINFORCED CONCRETE BOX CULVERT |
| ASSY | ASSEMBLY | G.E. | GAS EASEMENT | RCP | REINFORCED CONCRETE PIPE |
| B.O. | BLOW OFF | GPM | GALLONS PER MINUTE | ROW | RIGHT OF WAY |
| BMP | BEST MANAGEMENT PRACTICES | GSBD | GROUTED SLOPING BOULDER DROP | SAN | SANITARY SEWER |
| BNDY | BOUNDARY | GV | GATE VALVE | SB | STILLING BASIN |
| BOW | BACK OF WALK | HERCP | HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE | SEC. | SECTION |
| BW | BOTTOM OF WALL | HGL | HYDRAULIC GRADE LINE | SF | SQUARE FEET |
| C.O. | CLEAN OUT | HORZ | HORIZONTAL | STA | STATION |
| CFS | CUBIC FEET PER SECOND | HP | HIGH POINT | STM | STORM SEWER |
| CH | CHORD LENGTH | HW | HEAD WALL | TB | THRUST BLOCK |
| CHB | CHORD BEARING | INT | INTERSECTION OR INTERCEPT | TBC | TOP BACK OF CURB |
| CL | CENTERLINE | INV | INVERT | TEMP | TEMPORARY |
| CMP | CORRUGATED METAL PIPE | IRR | IRRIGATION | TOF | TOP OF FOUNDATION |
| CONC | CONCRETE | LF | LINEAR FOOT | TOP | TOP OF PIPE |
| D.E. DRAINAGE EASEMENT | | LP | LOW POINT | TOS | TOP OF SLAB |
| D.U.E. | DRAINAGE AND UTILITY EASEMENT | LX | LOW POINT | TW | TOP OF WALL |
| DIA. | DIAMETER | MAX | MAXIMUM | TYP | TYPICAL |
| DIP | DUCTILE IRON PIPE | MH | MANHOLE | U.D. | UNDERDRAIN |
| E.A.E. | EMERGENCY ACCESS EASEMENT | MIN | MINIMUM | U.D.C.O. | UNDERDRAIN CLEAN OUT |
| EATUR | EMPTY ACCORDING TO UTILITY RECORDS | NAC | NO ASSOCIATED CABLES FOUND FROM STRUCTURE | U.E. | UTILITY EASEMENT |
| EGL | ENERGY GRADE LINE | NAP | NO ASSOCIATED PIPING FOUND FROM STRUCTURE | UDFCD | URBAN DRAINAGE AND FLOOD CONTROL DISTRICT |
| ELEV | ELEVATION | N.T.S. | NOT TO SCALE | VC | VERTICAL CURVE |
| EOI | END OF SURFACE GEOPHYSICAL INFO. | NO. | NUMBER | VCP | VITRIFIED CLAY PIPE |
| EORI | EXISTING RECORD INFO. | NWSEL | NORMAL WATER SURFACE ELEVATION | VERT | VERTICAL |
| EX | EXISTING | OSP | OUTFALL SYSTEM PLAN | VN | NORMAL VELOCITY |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | PC | POINT OF CURVATURE | W/ | WITH |
| F.E. | FIRE LANE EASEMENT | PCR | POINT OF CURVE RETURN | W/L | WATER LINE |
| FES | FLARED END SECTION | PL | PROPERTY LINE | WO | WATER QUALITY |
| FG | FINISHED GRADE | PMF | PROBABLE MAXIMUM FLOOD | WQCV | WATER QUALITY CAPTURE VOLUME |
| FH | FIRE HYDRANT | PRC | POINT OF REVERSE CURVATURE | WSEL | WATER SURFACE ELEVATION |
| FHAD | FLOOD HAZARD AREA DELINEATION | PROP | PROPOSED | YR | YEAR |
| | | PSI | POUNDS PER SQUARE INCH | | |

REQUIRED SITE PLAN NOTES

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

NOTES

- REFER TO SHEET 12 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

| LOT DATA TABLE | | | | |
|----------------|---------|------------|-----------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| 1 | 1 | 7093 | 125.88 | BUNGALOW SMALL |
| 2 | 1 | 5520 | 78.29 | BUNGALOW STD |
| 3 | 1 | 5076 | 71.00 | BUNGALOW STD |
| 4 | 1 | 4504 | 63.00 | BUNGALOW SMALL |
| 5 | 1 | 5017 | 70.17 | BUNGALOW SMALL |
| 6 | 1 | 5434 | 76.00 | BUNGALOW SMALL |
| 7 | 1 | 7524 | 139.00 | BUNGALOW SMALL |
| 8 | 1 | 4505 | 63.00 | BUNGALOW SMALL |
| 9 | 1 | 5263 | 71.00 | BUNGALOW STD |
| 10 | 1 | 5076 | 71.00 | BUNGALOW STD |
| 11 | 1 | 5076 | 71.00 | BUNGALOW STD |
| 12 | 1 | 4505 | 63.00 | BUNGALOW SMALL |
| 13 | 1 | 5434 | 76.00 | BUNGALOW SMALL |
| 14 | 1 | 6194 | 76.00 | BUNGALOW SMALL |
| 15 | 1 | 5135 | 63.00 | BUNGALOW STD |
| 16 | 1 | 5738 | 71.00 | BUNGALOW STD CORNER |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

| LOT DATA TABLE | | | | |
|----------------|---------|------------|-----------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| 1 | 4 | 5738 | 71.00 | BUNGALOW STD CORNER |
| 2 | 4 | 5216 | 64.00 | BUNGALOW SMALL |
| 3 | 4 | 4576 | 64.00 | BUNGALOW SMALL |
| 4 | 4 | 5076 | 71.00 | BUNGALOW STD |
| 5 | 4 | 5076 | 71.00 | BUNGALOW STD |
| 6 | 4 | 4576 | 64.00 | BUNGALOW SMALL |
| 7 | 4 | 4576 | 64.00 | BUNGALOW SMALL |
| 8 | 4 | 5076 | 71.00 | BUNGALOW STD |
| 9 | 4 | 5964 | 71.00 | BUNGALOW STD |
| 10 | 4 | 5376 | 64.00 | BUNGALOW SMALL |
| 11 | 4 | 4575 | 64.00 | BUNGALOW SMALL |
| 12 | 4 | 5077 | 71.00 | BUNGALOW STD |
| 13 | 4 | 5077 | 71.00 | BUNGALOW STD |
| 14 | 4 | 4576 | 64.00 | BUNGALOW SMALL |
| 15 | 4 | 4576 | 64.00 | BUNGALOW SMALL |
| 16 | 4 | 5077 | 71.00 | BUNGALOW STD |
| 17 | 4 | 5738 | 71.00 | BUNGALOW STD CORNER |
| 18 | 4 | 5216 | 64.00 | BUNGALOW SMALL |
| 19 | 4 | 5787 | 71.00 | BUNGALOW SMALL |
| 20 | 4 | 5134 | 63.00 | BUNGALOW SMALL |
| 21 | 4 | 5738 | 71.00 | BUNGALOW STD CORNER |
| 22 | 4 | 5077 | 71.00 | BUNGALOW STD |
| 23 | 4 | 4504 | 63.00 | BUNGALOW SMALL |
| 24 | 4 | 5076 | 71.00 | BUNGALOW SMALL |
| 25 | 4 | 5076 | 71.00 | BUNGALOW SMALL |
| 26 | 4 | 4504 | 63.00 | BUNGALOW SMALL |
| 27 | 4 | 5076 | 71.00 | BUNGALOW STD |
| 28 | 4 | 5076 | 71.00 | BUNGALOW STD |
| 29 | 4 | 4504 | 63.00 | BUNGALOW SMALL |
| 30 | 4 | 5076 | 71.00 | BUNGALOW SMALL |
| 31 | 4 | 5964 | 71.00 | BUNGALOW SMALL |
| 32 | 4 | 5292 | 63.00 | BUNGALOW SMALL |
| 33 | 4 | 5964 | 71.00 | BUNGALOW STD |
| 34 | 4 | 5076 | 71.00 | BUNGALOW STD |
| 35 | 4 | 4504 | 63.00 | BUNGALOW SMALL |
| 36 | 4 | 5076 | 71.00 | BUNGALOW SMALL |
| 37 | 4 | 5076 | 71.00 | BUNGALOW SMALL |
| 38 | 4 | 4504 | 63.00 | BUNGALOW SMALL |
| 39 | 4 | 5077 | 71.00 | BUNGALOW STD |
| 40 | 4 | 5077 | 71.00 | BUNGALOW STD |
| 41 | 4 | 4504 | 63.00 | BUNGALOW SMALL |
| 42 | 4 | 5076 | 71.00 | BUNGALOW SMALL |
| 43 | 4 | 5786 | 71.00 | BUNGALOW SMALL |
| 44 | 4 | 5134 | 63.00 | BUNGALOW SMALL |
| 45 | 4 | 5738 | 71.00 | BUNGALOW STD CORNER |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

| LOT DATA TABLE | | | | |
|----------------|---------|------------|-----------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| 1 | 2 | 7751 | 135.00 | BUNGALOW STD |
| 2 | 2 | 4576 | 64.00 | BUNGALOW SMALL |
| 3 | 2 | 5076 | 71.00 | BUNGALOW STD |
| 4 | 2 | 5076 | 71.00 | BUNGALOW STD |
| 5 | 2 | 7078 | 134.00 | BUNGALOW SMALL |
| 6 | 2 | 5077 | 71.00 | BUNGALOW SMALL |
| 7 | 2 | 4504 | 63.00 | BUNGALOW SMALL |
| 8 | 2 | 5076 | 71.00 | BUNGALOW STD |
| 9 | 2 | 6000 | 71.00 | BUNGALOW STD |
| 10 | 2 | 5324 | 63.00 | BUNGALOW SMALL |
| 11 | 2 | 6000 | 71.00 | BUNGALOW SMALL |
| 12 | 2 | 5076 | 71.00 | BUNGALOW SMALL |
| 13 | 2 | 4505 | 63.00 | BUNGALOW SMALL |
| 14 | 2 | 5076 | 71.00 | BUNGALOW STD |
| 15 | 2 | 5077 | 71.00 | BUNGALOW STD |
| 16 | 2 | 4504 | 63.00 | BUNGALOW SMALL |
| 17 | 2 | 5076 | 71.00 | BUNGALOW SMALL |
| 18 | 2 | 5966 | 71.00 | BUNGALOW SMALL |
| 19 | 2 | 4694 | 63.00 | BUNGALOW SMALL |
| *1 | 4 | 5287 | 69.00 | BUNGALOW STD |
| 21 | 2 | 5505 | 77.00 | BUNGALOW STD |
| 22 | 2 | 5434 | 76.00 | BUNGALOW SMALL |
| 23 | 2 | 5398 | 75.50 | BUNGALOW SMALL |
| 24 | 2 | 6153 | 75.50 | BUNGALOW SMALL |
| 25 | 2 | 5077 | 71.00 | BUNGALOW STD |
| 26 | 2 | 5738 | 71.00 | BUNGALOW STD CORNER |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

| LOT DATA TABLE | | | | |
|----------------|---------|------------|-----------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| 1 | 5 | 5964 | 71.00 | BUNGALOW STD |
| 2 | 5 | 5292 | 63.00 | BUNGALOW SMALL |
| 3 | 5 | 6468 | 77.00 | BUNGALOW SMALL |
| 4 | 5 | 5506 | 77.00 | BUNGALOW SMALL |
| 5 | 5 | 4504 | 63.00 | BUNGALOW SMALL |
| 6 | 5 | 5076 | 71.00 | BUNGALOW STD |
| 7 | 5 | 5076 | 71.00 | BUNGALOW STD |
| 8 | 5 | 4504 | 63.00 | BUNGALOW SMALL |
| 9 | 5 | 5506 | 77.00 | BUNGALOW SMALL |
| 10 | 5 | 5076 | 71.00 | BUNGALOW SMALL |
| 11 | 5 | 4505 | 63.00 | BUNGALOW SMALL |
| 12 | 5 | 5432 | 70.62 | BUNGALOW STD |
| 13 | 5 | 5046 | 70.62 | BUNGALOW STD |
| 14 | 5 | 4504 | 63.00 | BUNGALOW SMALL |
| 15 | 5 | 5077 | 71.00 | BUNGALOW SMALL |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

| LOT DATA TABLE | | | | |
|----------------|---------|------------|-----------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| 1 | 7 | 7606 | 34.94 | SMALL |
| 2 | 7 | 6942 | 37.65 | SMALL |
| 3 | 7 | 6698 | 65.29 | STANDARD + |
| 4 | 7 | 5591 | 43.53 | SMALL |
| 5 | 7 | 6145 | 42.99 | SMALL |
| 6 | 7 | 7001 | 43.00 | SMALL |
| *3 | 2 | 9849 | 43.03 | SMALL |
| 8 | 7 | 7030 | 68.21 | STANDARD + CORNER |
| 9 | 7 | 5768 | 48.00 | SMALL |
| *2 | 2 | 9774 | 60.00 | STANDARD + |
| *1 | 2 | 8603 | 60.00 | STANDARD + |
| 12 | 7 | 7357 | 60.00 | STANDARD + |
| 13 | 7 | 6986 | 61.16 | STANDARD + |
| 14 | 7 | 6804 | 46.04 | SMALL |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

| LOT DATA TABLE | | | | |
|----------------|---------|------------|----------------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH (FT) | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| *1 | 1 | 6635 | 78.66 | BUNGALOW STD |
| 2 | 3 | 6513 | 69.00 | BUNGALOW SMALL |
| 3 | 3 | 6650 | 76.00 | BUNGALOW SMALL |
| 4 | 3 | 5434 | 76.00 | BUNGALOW SMALL |
| 5 | 3 | 4505 | 63.00 | BUNGALOW SMALL |
| 6 | 3 | 5077 | 71.00 | BUNGALOW STD |
| 7 | 3 | 5077 | 71.00 | BUNGALOW STD |
| 8 | 3 | 4504 | 63.00 | BUNGALOW SMALL |
| 9 | 3 | 5434 | 76.00 | BUNGALOW SMALL |
| 10 | 3 | 5434 | 76.00 | BUNGALOW SMALL |
| 11 | 3 | 4504 | 63.00 | BUNGALOW SMALL |
| 12 | 3 | 5076 | 71.00 | BUNGALOW STD |
| 13 | 3 | 5076 | 71.00 | BUNGALOW STD |
| 14 | 3 | 4505 | 63.00 | BUNGALOW SMALL |
| 15 | 3 | 5434 | 76.00 | BUNGALOW SMALL |

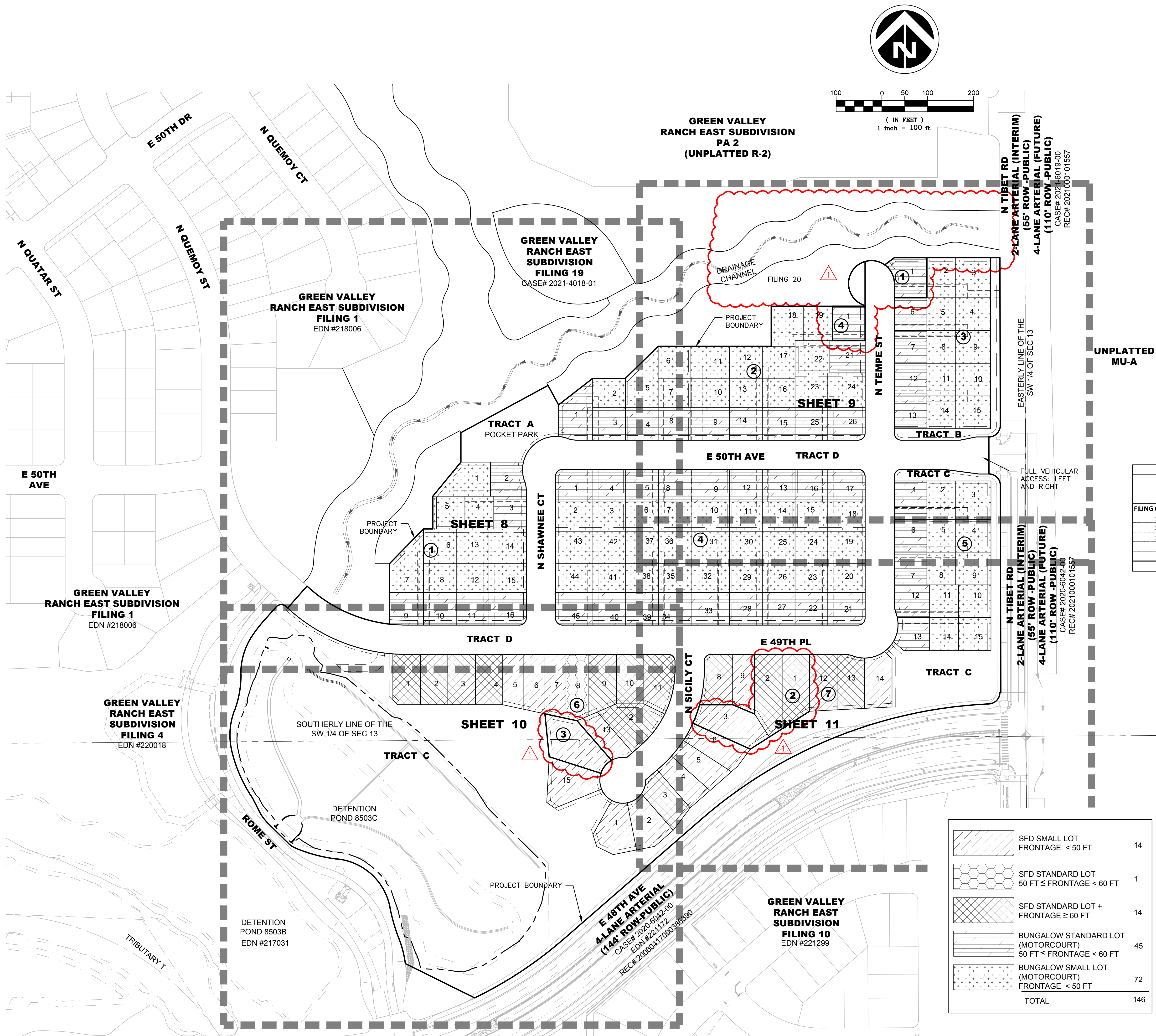
REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

| LOT DATA TABLE | | | | |
|----------------|---------|------------|-----------------|--------------------------------------------------|
| LOT # | BLOCK # | SQ FOOTAGE | FRONTAGE LENGTH | CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED) |
| 1 | 6 | 6561 | 60.02 | STANDARD + |
| 2 | 6 | 6600 | 60.00 | STANDARD + |
| 3 | 6 | 6600 | 60.00 | STANDARD + |
| 4 | 6 | 6600 | 60.00 | STANDARD + |
| 5 | 6 | 5289 | 46.00 | SMALL |
| 6 | 6 | 5747 | 46.00 | SMALL |
| 7 | 6 | 6205 | 46.00 | SMALL |
| 8 | 6 | 7048 | 50.00 | STANDARD |
| 9 | 6 | 7258 | 60.00 | STANDARD + |
| 10 | 6 | 6480 | 60.00 | STANDARD + |
| 11 | 6 | 7617 | 74.27 | STANDARD + CORNER |
| 12 | 6 | 8864 | 110.35 | STANDARD + |
| 13 | 6 | 5420 | 51.33 | SMALL |
| *1 | 3 | 10735 | 37.30 | SMALL |
| 15 | 6 | 8758 | 34.94 | SMALL |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

AMENDMENT 1
-REVISED LOT AREAS

\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-3\PLAN SETS\PRP\PRP-PA3-OSP.DWG 12/15/2023 1:18 PM ROME, CONNER



| LOT CLASSIFICATION | | |
|--------------------|-----------------------------------------------------------|----------------|
| BLOCK | LOT | CLASSIFICATION |
| 1 | 1, 4-8, 12-15 | BUNGALOW SMALL |
| 1 | 2-3, 9-11, 16 | BUNGALOW STD |
| 2 | 2, 5-7, 10-13, 16-19, 22-24 | BUNGALOW SMALL |
| 2 | 1, 3-4, 8-9, 14-15, 20-21, 25-26 | BUNGALOW STD |
| 3 | 2-5, 8-11, 14-15 | BUNGALOW SMALL |
| 3 | 1, 6-7, 12-13 | BUNGALOW STD |
| 4 | 2-3, 6-7, 10-11, 14-15, 18-20, 23-26, 29-32, 35-38, 41-44 | BUNGALOW SMALL |
| 4 | 1, 4-5, 8-9, 12-13, 16-17, 21-22, 27-28, 33-34, 39-40, 45 | BUNGALOW STD |
| 5 | 2-5, 8-11, 14-15 | BUNGALOW SMALL |
| 5 | 1, 6-7, 12-13 | BUNGALOW STD |
| 6 | 5-7, 13-15 | SFD SMALL |
| 6 | 8 | SFD STANDARD |
| 6 | 1-4, 9-12 | SFD STANDARD + |
| 7 | 1-2, 4-7, 9, 14 | SFD SMALL |
| 7 | 3, 8, 10-13 | SFD STANDARD + |
| *1 | 1 | BUNGALOW STD |
| *2 | 1,2 | SFD STANDARD + |
| *2 | 3 | SDF SMALL |
| *3 | 1 | SDF SMALL |
| *4 | 1 | BUNGALOW STD |

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS
*AMENDMENT 1 BLOCK AND LOT REVISIONS
**AMENDMENT 2 BLOCK AND LOT REVISIONS

| GREEN VALLEY RANCH EAST LOT SUMMARY TABLE | | | | |
|-------------------------------------------|---------------------|-----------------|-----------------|-------------|
| | PROPOSED UNIT COUNT | PROPOSED UNIT % | SMALL LOT COUNT | SMALL LOT % |
| FILING 6 | | | | |
| Single-Family Detached - Small | 14 | 10% | 14 | |
| Single-Family Detached - Standard | 1 | 1% | | |
| Single-Family Detached - Standard + | 14 | 10% | | |
| Bungalow Standard | 45 | 31% | | |
| Bungalow Small | 72 | 49% | 72 | |
| SUBTOTAL | 146 | | 86 | 59% |

AMENDMENT 1
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST

| | | | | | | | |
|-----------------------------|--|-----------------------------------|--|--------------------|--|-----------------|--|
| Project Number: 50119125 | | Designed By: Drawn By: SDC JTM | | Checked By: SOS | | Sheet Number: 4 | |
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GREEN VALLEY RANCH EAST
SITE PLAN #6
OVERALL SITE PLAN

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

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

If you are requesting a variance for the flowline and property radii, please add a leader here stating that "a variance will be requested for...."

**GREEN VALLEY
RANCH EAST SUBDIVISION
FILING 19**
CASE # 2021-4018-01

AMENDMENT 1
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-ADDED STORM SEWER AT N. TEMPE ST.
CUL-DE-SAC
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST



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

GREEN VALLEY RANCH EAST SITE PLAN #6

SITE PLAN

| CURVE TABLE | | | | | |
|-------------|--------|------------|-------------|---------------|--------------|
| CURVE # | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C54 | 15.00' | 23.56' | 090°00'00" | S45°00'00"E | 21.21' |
| C92 | 15.00' | 23.56' | 090°00'00" | S45°00'00"W | 21.21' |
| C95 | 15.00' | 23.56' | 090°00'01" | S45°00'01"E | 21.21' |
| C99 | 15.00' | 23.56' | 090°00'00" | S45°00'00"W | 21.21' |
| C100 | 50.00' | 122.31' | 140°09'42" | N03°39'32"E | 94.02' |
| C101 | 50.00' | 47.67' | 054°37'16" | N27°18'43"W | 45.88' |
| C103 | 10.00' | 5.80' | 033°12'36" | N16°36'22"W | 5.72' |
| C104 | 10.00' | 5.50' | 031°29'59" | N49°07'01"W | 5.43' |

UNPLATTED MU-A

NOTES:

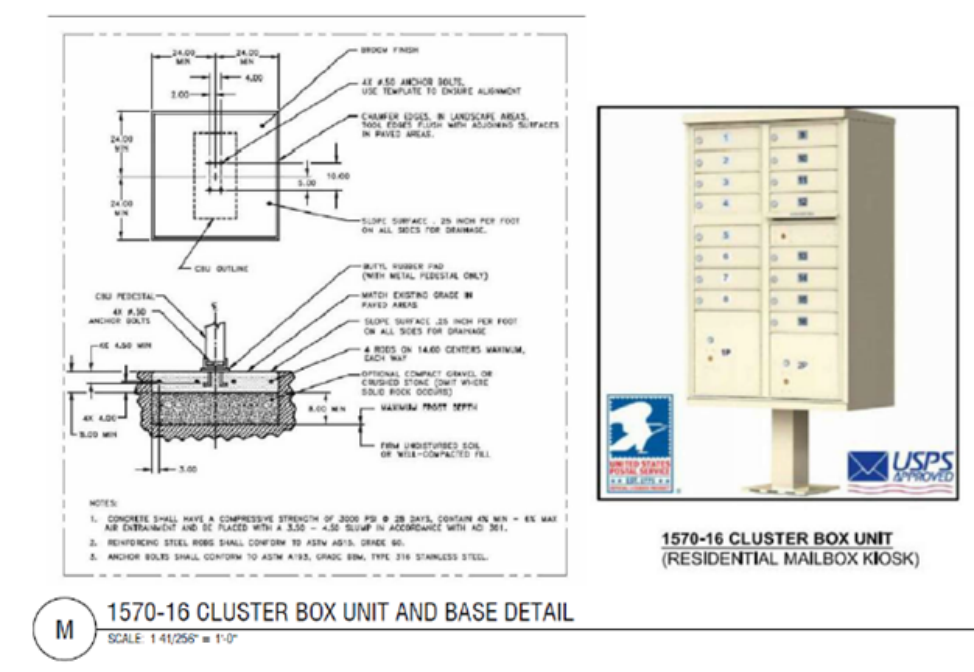
1. A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING THE INSPECTION PROCESSES.
2. CUL-DE-SAC HAMMER-HEAD TURN AROUND DETAIL SHOWN ON PHASING PLAN SHEET # 5

New comment
based on new
information:

Please add a revision cloud to any changed phase lines.

Phase changes clouded

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 street to sidewalk, width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing. Within example detail shown below include adjacent street or parking area serving the mail kiosks, vertical/mountable curb, curb ramp from street to sidewalk, width of sidewalk. The detail sheet must include the type of Residential Mailbox Cluster Kiosk and the base detail.



Mail receiving services for this residential subdivision are provided in the Farmhouse community center on N Rome St in Filing 4

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
100 YEAR WESL

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 SPEED LIMIT SIGN
- 4 KEEP RIGHT SIGN
- 5 8' CROSSSPAN
- 6 PRIMARY ENTRY GATE: AM
PLUS COMMERCIAL GATE (:
SWING GATES WITH APPRO
OPERATED SYSTEM, KNOX
AND MANUAL RELEASE. WID
(SEE SHEET 28 FOR DETAIL
NO OUTLET SIGN
- 8 DEAD END SIGN
- 9 FIRE LANE - NO PARKING

NOTES:

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

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303)486-8500

Contact: DAVID CARRO, RLA

| No. | Date | Description |
|-----|------------|--------------------------------|
| 1 | 4/21/2021 | FIRST SUBMITTAL |
| 2 | 6/18/2021 | SECOND SUBMITTAL |
| 3 | 9/01/2021 | THIRD SUBMITTAL |
| 4 | 10/26/2021 | FOURTH SUBMITTAL |
| 5 | 01/04/2022 | FIFTH SUBMITTAL |
| 6 | 02/11/2022 | SIXTH SUBMITTAL |
| 7 | 03/02/2022 | SEVENTH SUBMITTAL |
| 8 | 03/07/2022 | MYLAR SUBMITTAL - APPROVAL SET |

Project Number:

50119125

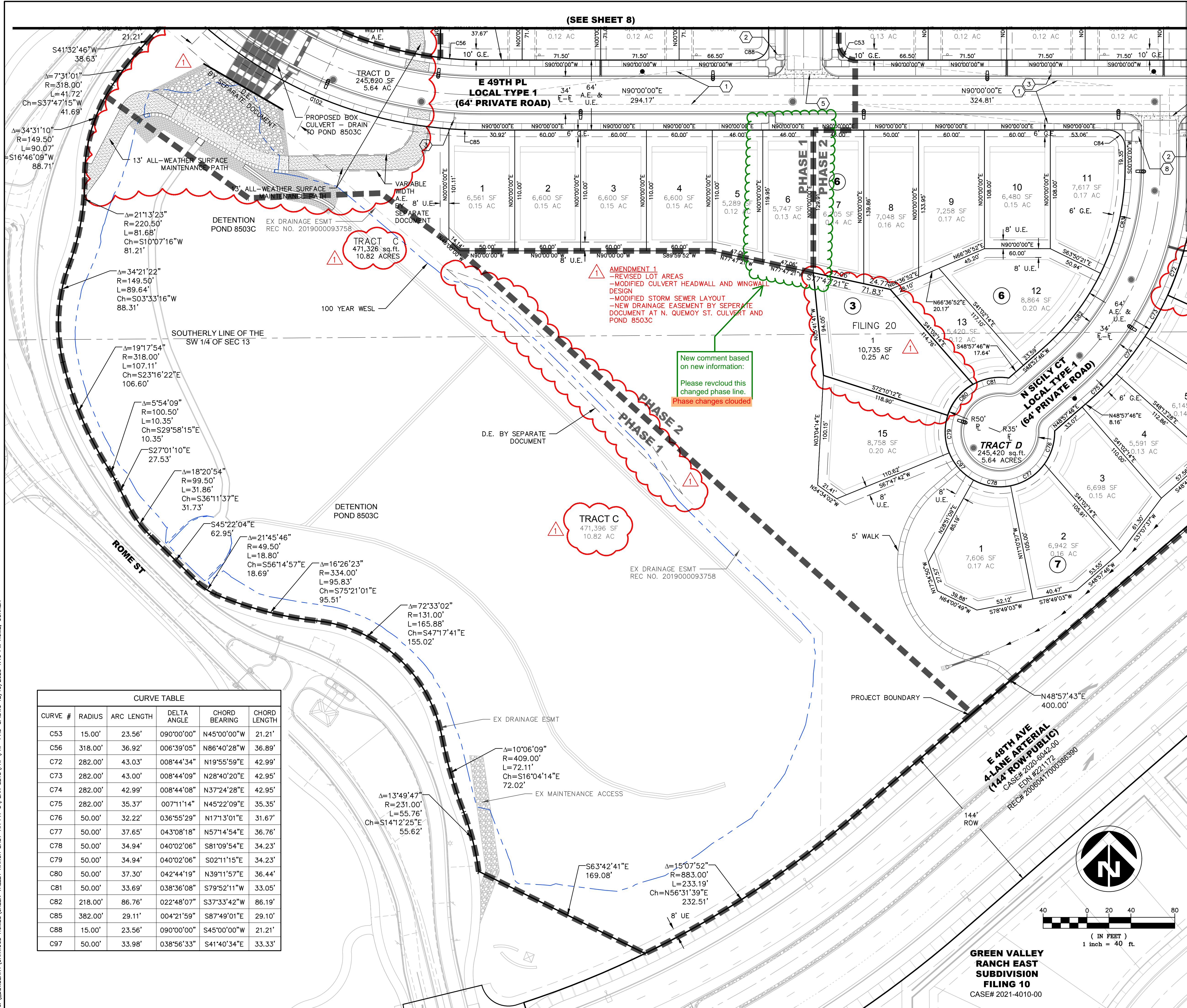
Designed by: DRAWN BY:
SDC ITM

Checked By:

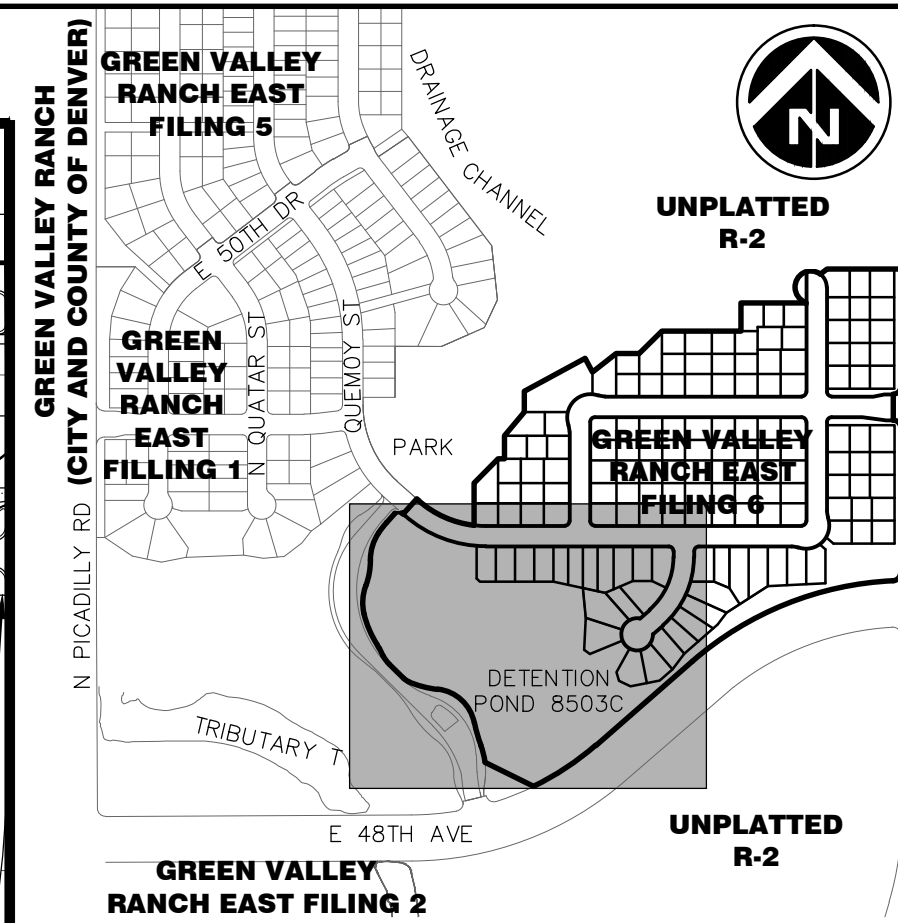
SOS

Sheet Number: 9

\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRP\PRP-PA3-SP.DWG 12/15/2023 1:19 PM ROME, CONNER



| CURVE TABLE | | | | | |
|-------------|---------|------------|-------------|---------------|--------------|
| CURVE # | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C53 | 15.00' | 23.56' | 090°00'00" | N45°00'00"W | 21.21' |
| C56 | 318.00' | 36.92' | 006°39'05" | N86°40'28"W | 36.89' |
| C72 | 282.00' | 43.03' | 008°44'34" | N19°55'59"E | 42.99' |
| C73 | 282.00' | 43.00' | 008°44'09" | N28°40'20"E | 42.95' |
| C74 | 282.00' | 42.99' | 008°44'08" | N37°24'28"E | 42.95' |
| C75 | 282.00' | 35.37' | 007°11'14" | N45°22'09"E | 35.35' |
| C76 | 50.00' | 32.22' | 036°55'29" | N17°13'01"E | 31.67' |
| C77 | 50.00' | 37.65' | 043°08'18" | N57°14'54"E | 36.76' |
| C78 | 50.00' | 34.94' | 040°02'06" | S81°09'54"E | 34.23' |
| C79 | 50.00' | 34.94' | 040°02'06" | S02°11'15"E | 34.23' |
| C80 | 50.00' | 37.30' | 042°44'19" | N39°11'57"E | 36.44' |
| C81 | 50.00' | 33.69' | 038°36'08" | S79°52'11"W | 33.05' |
| C82 | 218.00' | 86.76' | 022°48'07" | S37°33'42"W | 86.19' |
| C85 | 382.00' | 29.11' | 004°21'59" | S87°49'01"E | 29.10' |
| C88 | 15.00' | 23.56' | 090°00'00" | S45°00'00"W | 21.21' |
| C97 | 50.00' | 33.98' | 038°56'33" | S41°40'34"E | 33.33' |



- SYMBOLS AND LINE TYPES 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
100 YEAR WESL
- 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 AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
7 NO OUTLET SIGN
8 DEAD END SIGN
9 FIRE LANE - NO PARKING

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

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

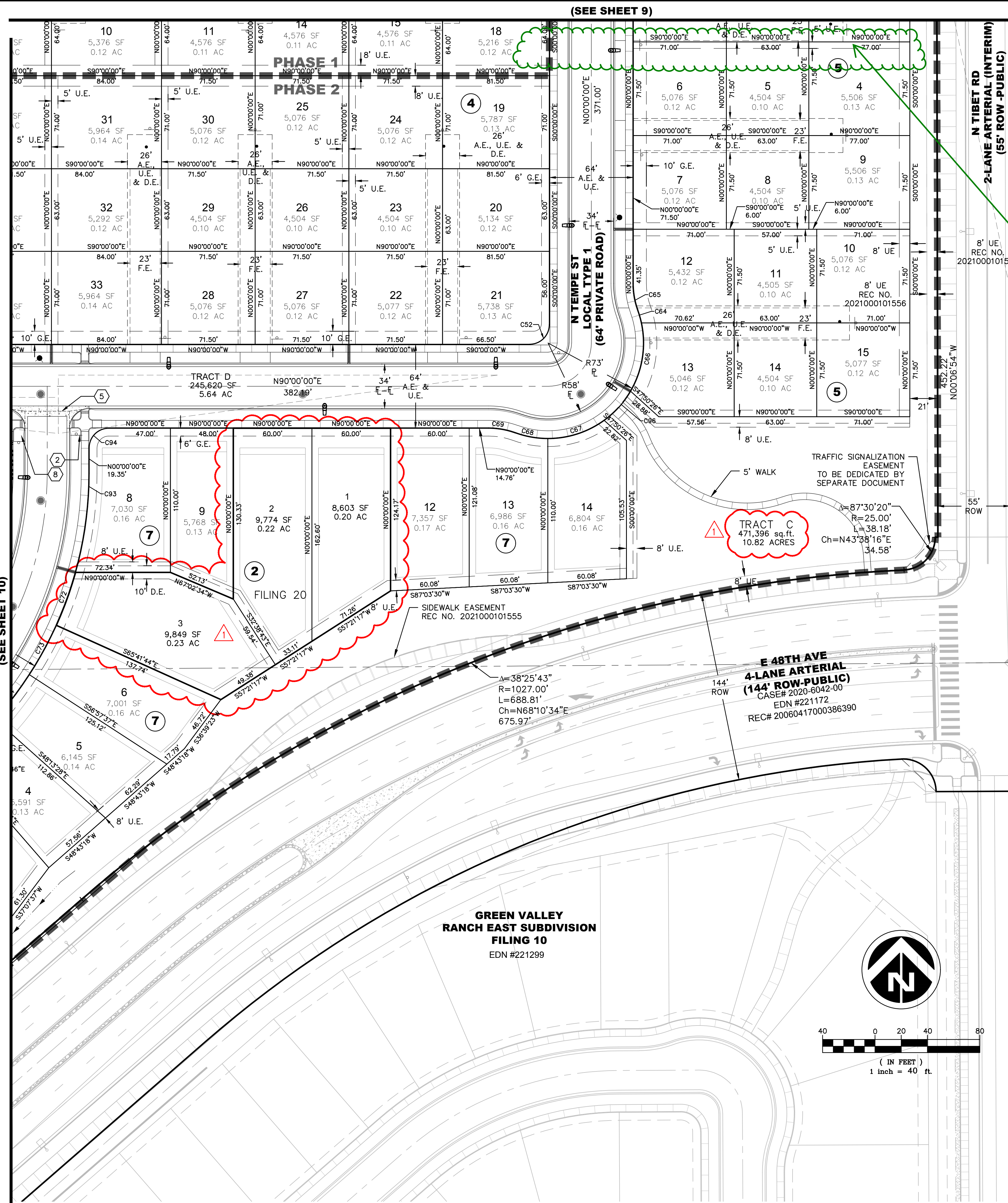
GREEN VALLEY RANCH EAST SITE PLAN #6

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

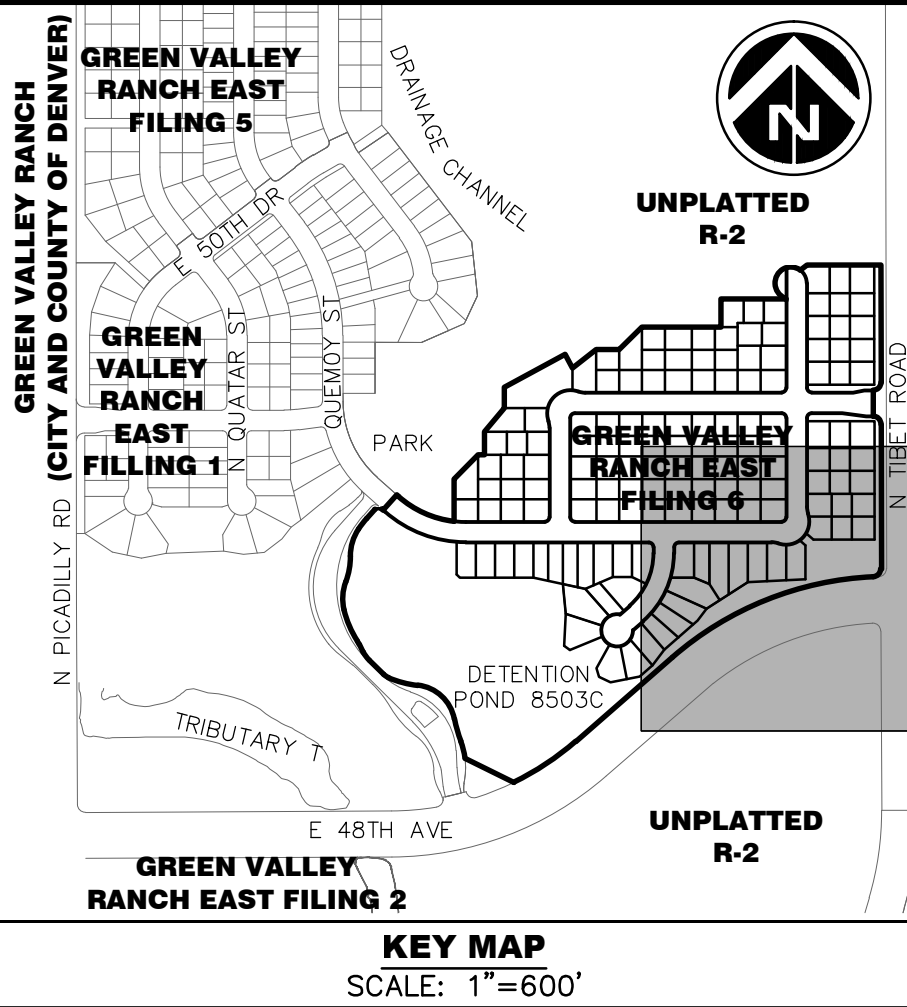
DOCUMENT AMENDMENTS

| No. | Date | Description |
|-----|------------|--------------------------------|
| 1 | 4/21/2021 | FIRST SUBMITTAL |
| 2 | 6/18/2021 | SECOND SUBMITTAL |
| 3 | 9/01/2021 | THIRD SUBMITTAL |
| 4 | 10/26/2021 | FOURTH SUBMITTAL |
| 5 | 01/04/2022 | FIFTH SUBMITTAL |
| 6 | 02/11/2022 | SIXTH SUBMITTAL |
| 7 | 03/02/2022 | SEVENTH SUBMITTAL |
| 8 | 03/07/2022 | MYLAR SUBMITTAL - APPROVAL SET |

Project Number: 50119125
Designed By: Drawn By: SDJ JTM
Checked By: SOS
Sheet Number: 10



| CURVE TABLE | | | | | |
|-------------|---------|------------|-------------|---------------|--------------|
| CURVE # | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C52 | 15.00' | 23.56' | 090°00'00" | S45°00'00"W | 21.21' |
| C64 | 73.00' | 10.05' | 007°53'25" | N16°01'43"W | 10.04' |
| C65 | 60.00' | 20.92' | 019°58'25" | N09°59'13"W | 20.81' |
| C66 | 73.00' | 54.00' | 042°23'07" | S09°06'33"W | 52.78' |
| C67 | 73.00' | 46.04' | 036°08'05" | N72°05'03"E | 45.23' |
| C68 | 73.00' | 25.26' | 019°49'19" | S79°56'14"E | 25.18' |
| C69 | 60.00' | 20.92' | 019°58'25" | S80°00'47"E | 20.81' |
| C72 | 282.00' | 43.03' | 008°44'34" | N19°55'59"E | 42.99' |
| C73 | 282.00' | 43.00' | 008°44'09" | N28°40'20"E | 42.95' |
| C93 | 282.00' | 76.59' | 015°33'42" | N07°46'51"E | 76.36' |
| C94 | 15.00' | 23.56' | 090°00'00" | N45°00'00"E | 21.21' |
| C96 | 73.00' | 30.22' | 023°42'54" | S42°09'34"W | 30.00' |



SYMBOLS AND LINETYPES LEGEND

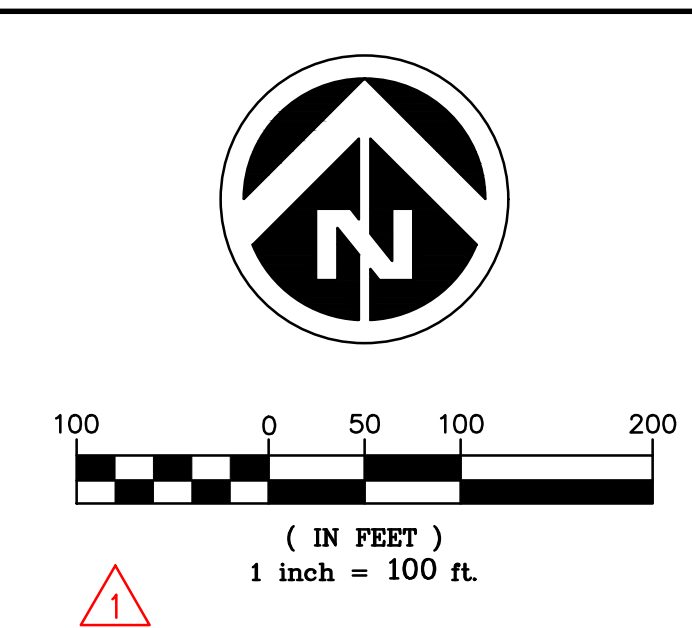
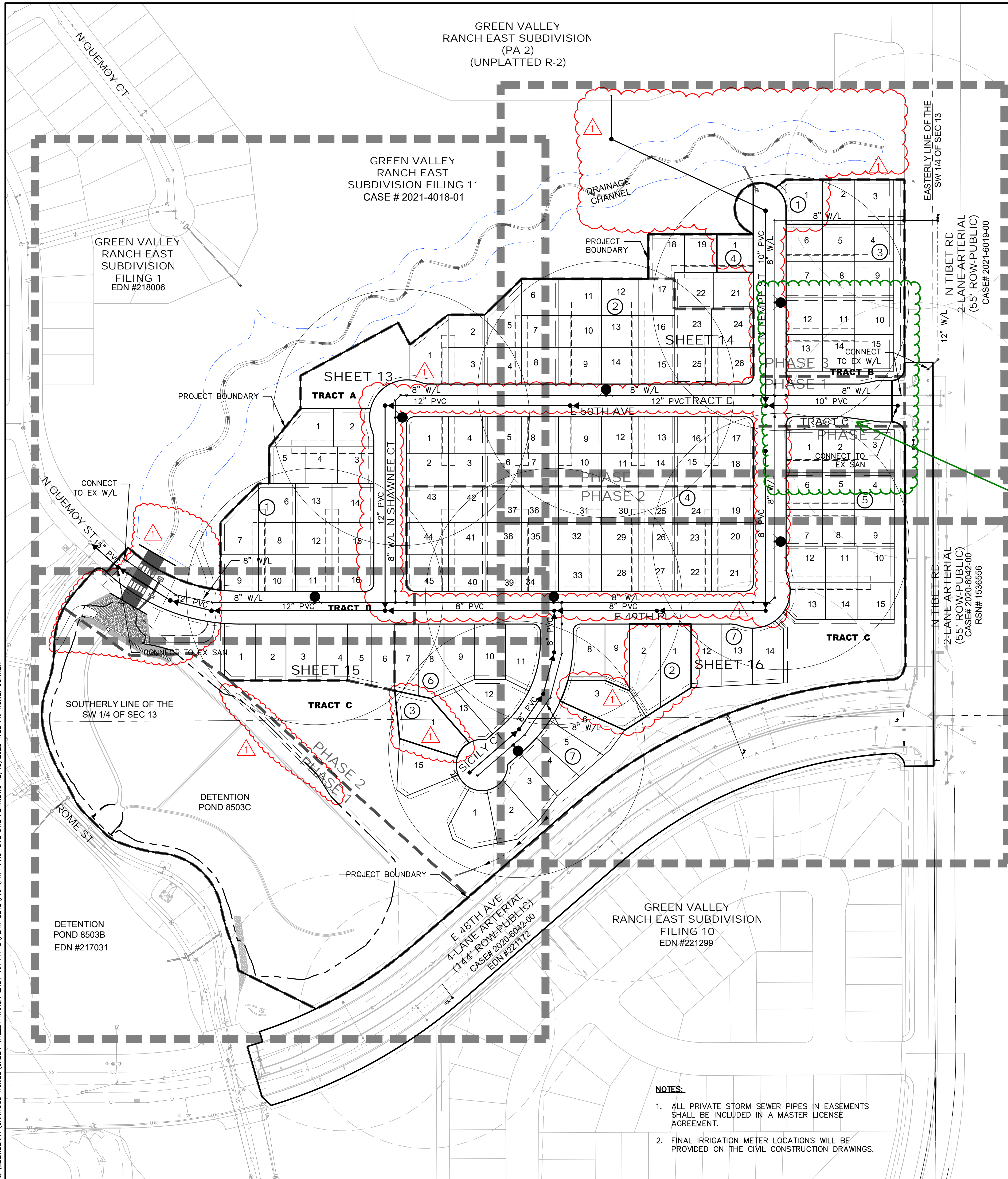
| | |
|---------------------------------------------|--|
| BOUNDARY LINE | |
| LOT PHASE LINE | |
| EASEMENT LINE | |
| SECTION LINE | |
| HALF-SECTION LINE | |
| RIGHT OF WAY LINE | |
| CENTER LINE OF STREET | |
| LOT LINE | |
| BUILDING SET BACK | |
| SIGHT LINE | |
| BLOCK NUMBER | |
| CURB, GUTTER, 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 | |
| 100 YEAR WESL | |

KEYNOTE

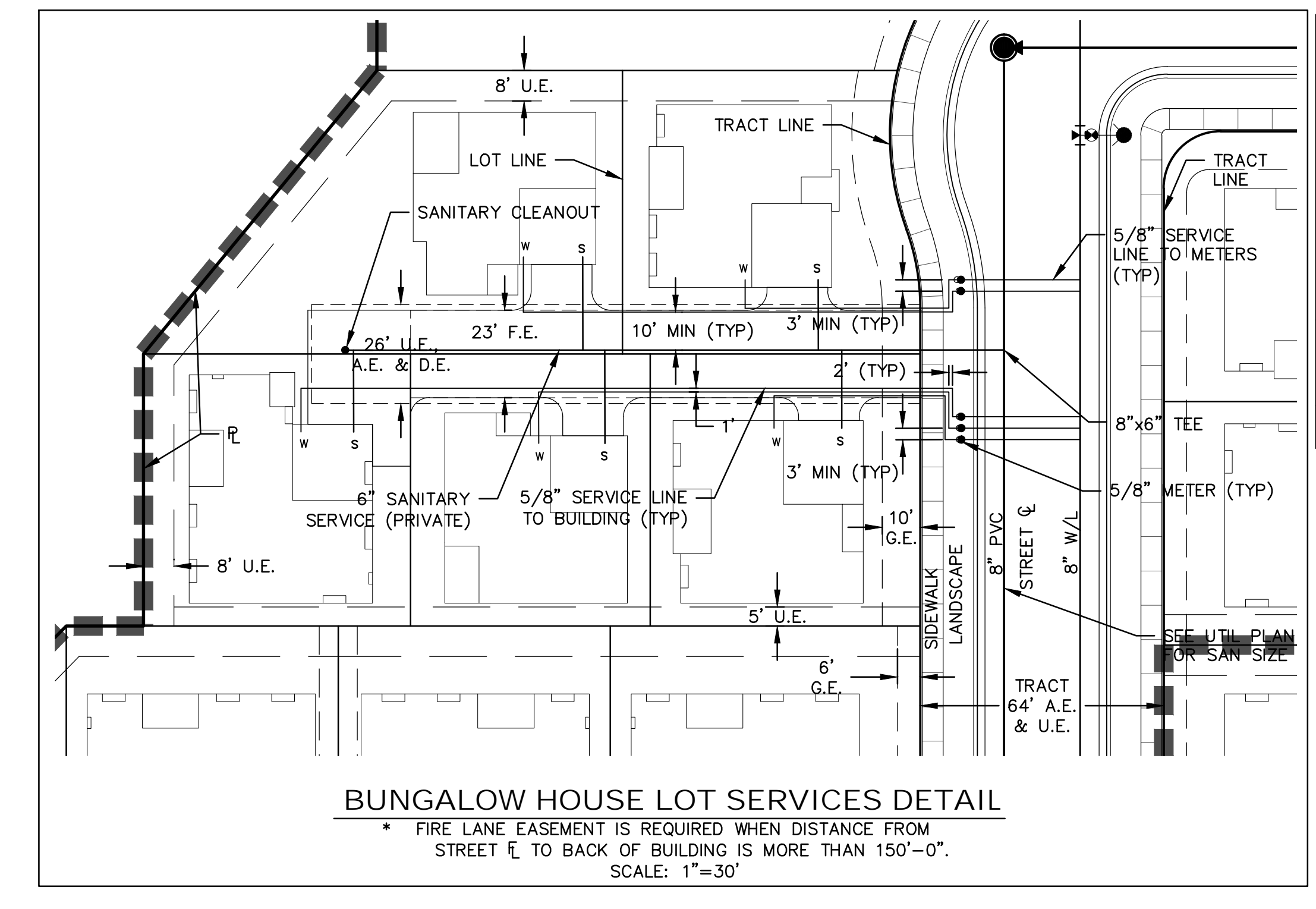
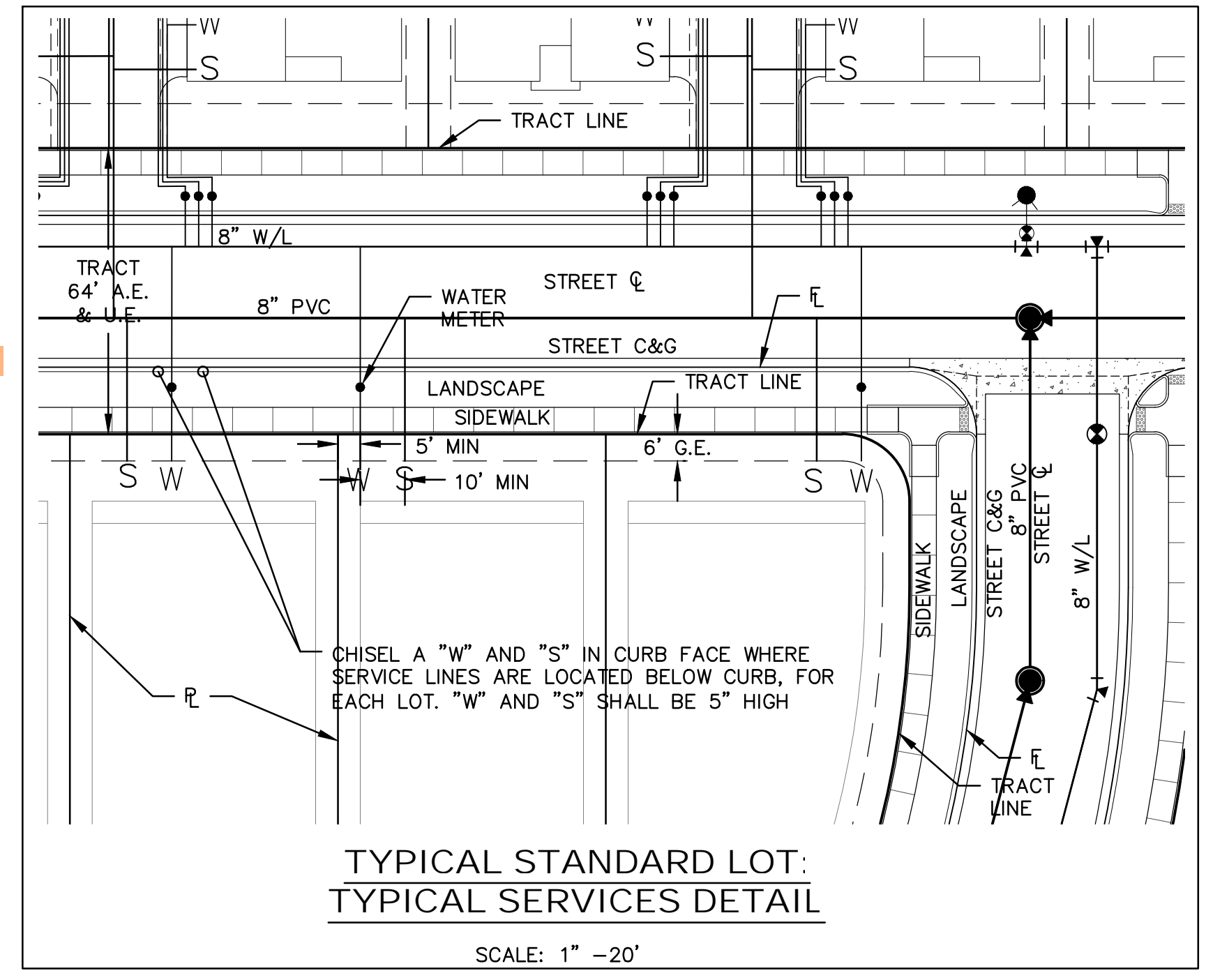
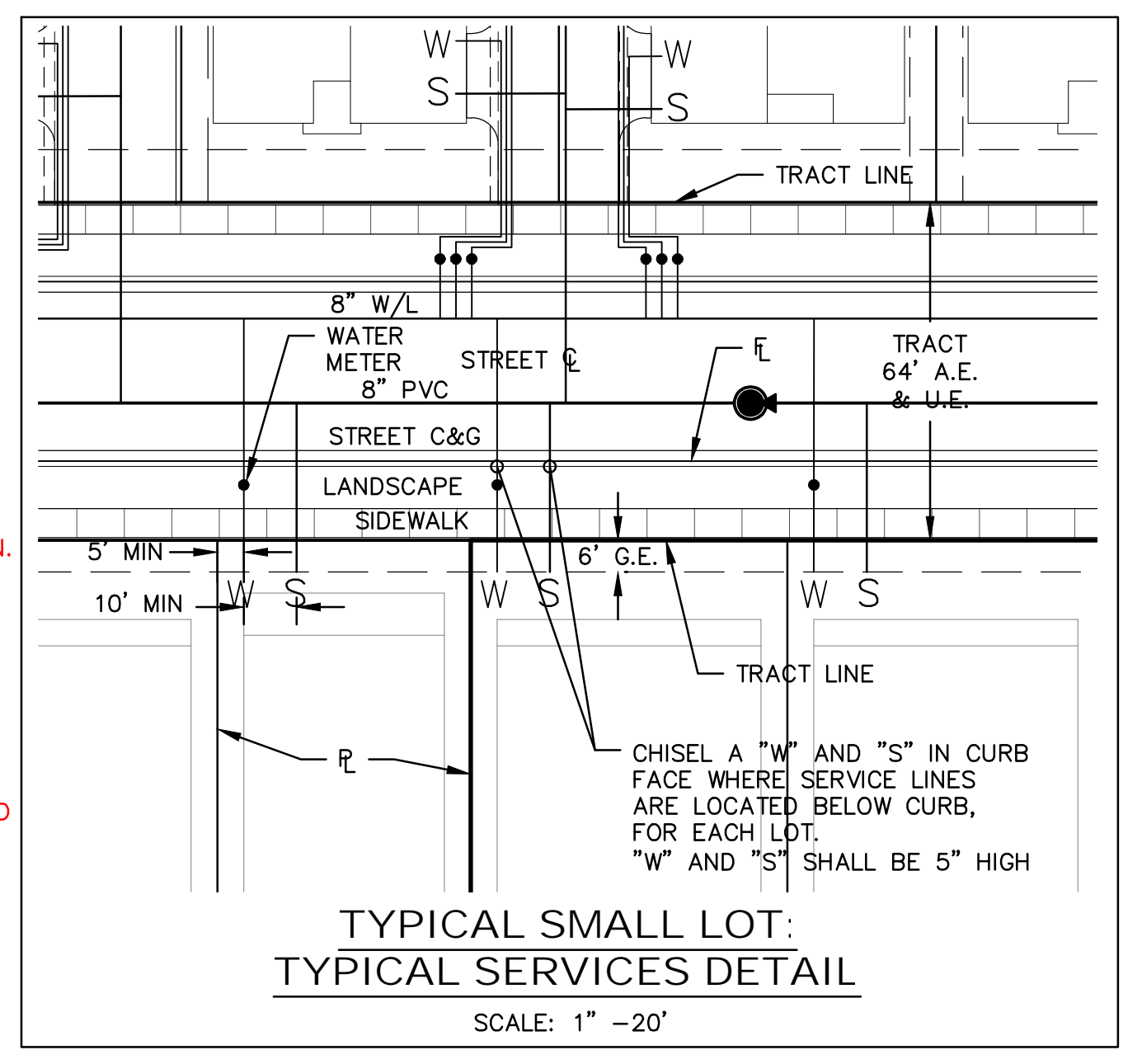
| | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | SIGHT LINES |
| 2 | STOP SIGN & STREET SIGN |
| 3 | SPEED LIMIT SIGN |
| 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 SHEET 28 FOR DETAILS) |
| 7 | NO OUTLET SIGN |
| 8 | DEAD END SIGN |
| 9 | FIRE LANE — NO PARKING |

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

\\D:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-3\PLAN SETS\PRP\PRP-PA3-OVL UTIL PLANDWG 12/15/2023 1:28 PM ROME, CONNER



AMENDMENT 1
-REVISED EXISTING LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-MODIFIED SANITARY LAYOUT AND SIZE
-MODIFIED CULVERT HEADWALL AND WING WALLS
-REMOVED RETAINING WALL IN TRACT A
-MODIFIED STORM SEWER LAYOUT
-ADDED STORM SEWER AT N. TEMPE ST.
-NEW DRAINAGE EASEMENT BY SEPARATE DOCUMENT AT N. QUEMOY ST. CULVERT AND POND 8503C



- 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.

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GREEN VALLEY RANCH EAST
SITE PLAN #6
OVERALL UTILITY PLAN

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

Project Number:
50119125
Designed By: Drawn By
SDC JTM
Checked By:
SOS
Sheet Number:
12

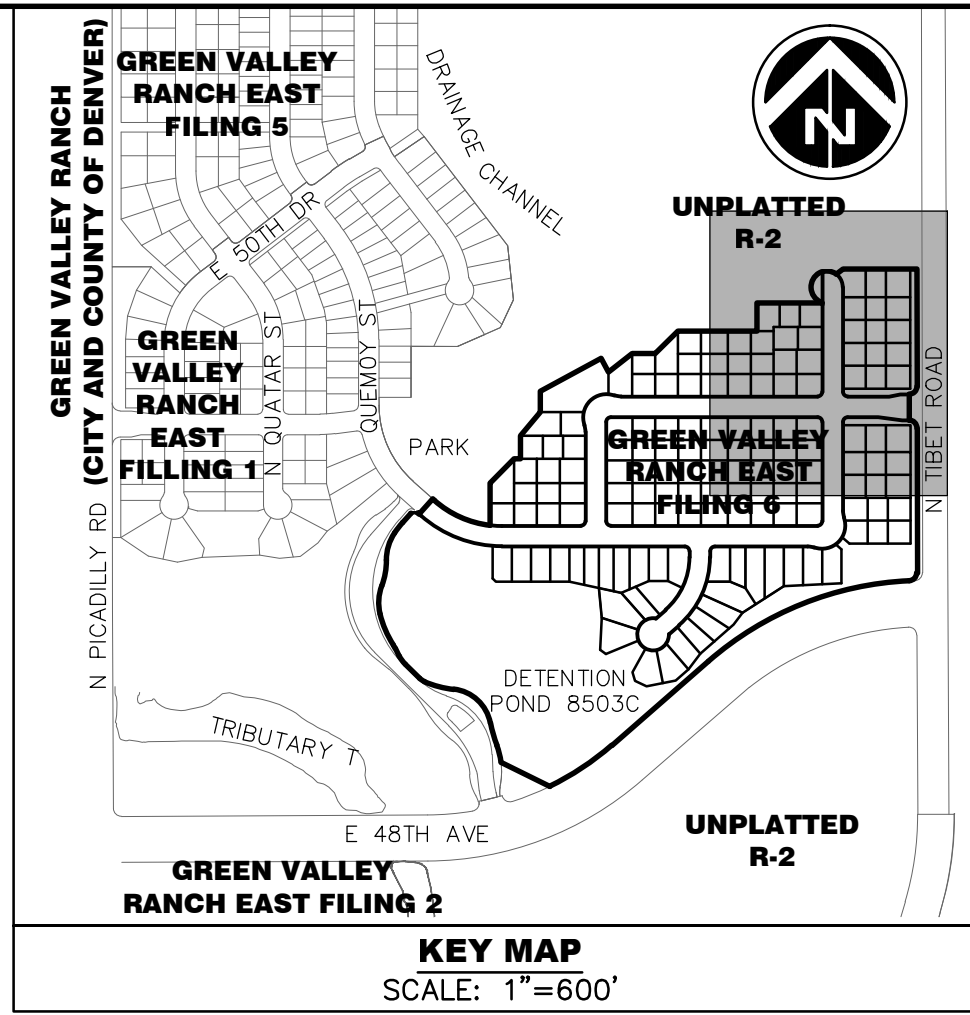
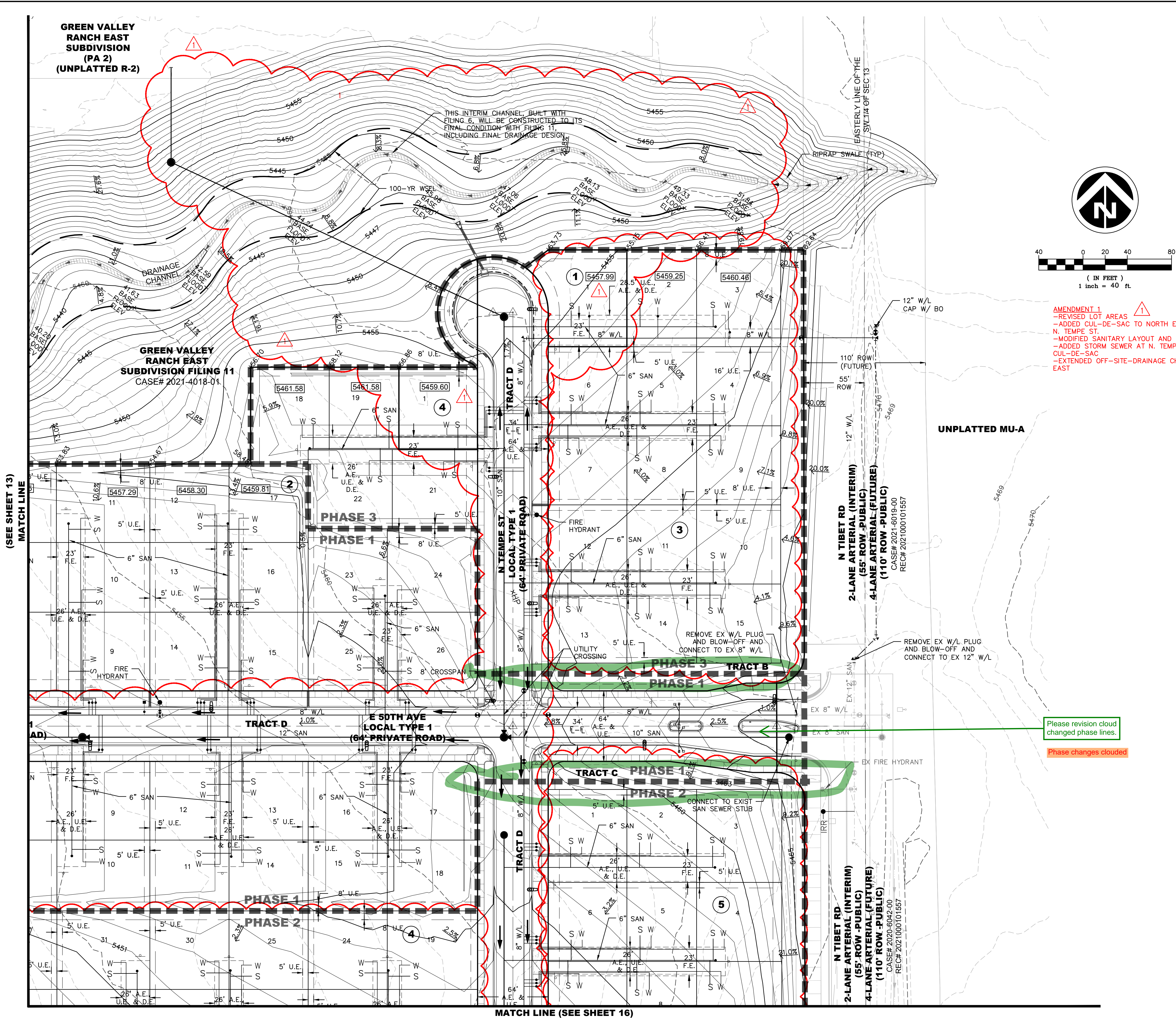
1st AMENDMENT
8 03/07/2023 MYLAR SUBMITTAL - APPROVAL SET
7 03/09/2022 SEVENTH SUBMITTAL
6 02/11/2022 SIXTH SUBMITTAL
5 01/04/2022 FIFTH SUBMITTAL
4 10/26/2021 FOURTH SUBMITTAL
3 09/01/2021 THIRD SUBMITTAL
2 06/18/2021 SECOND SUBMITTAL
1 04/21/2021 FIRST SUBMITTAL

DOCUMENT AMENDMENTS

No. Date Description

Contact: DAVID CARRO, RLA

\\D:\Dewberry\Oakwood_Homes\GREEN VALLEY RANCH EAST-PA-3\PLAN SETS\PRV\PRV-PA3-GRADING AND UTILITY.DWG 12/15/2023 1:25 PM ROME, CONNER



AMENDMENT 1
-REVISED LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-MODIFIED SANITARY LAYOUT AND SIZE
-ADDED STORM SEWER AT N. TEMPE ST.
-CUL-DE-SAC
-EXTENDED OFF-SITE-DRAINAGE CHANNEL EAST

| SYMBOLS AND LINETYPES LEGEND | |
|-----------------------------------------|-----|
| BOUNDARY LINE | --- |
| LOT PHASE LINE | --- |
| EASEMENT LINE | --- |
| SECTION LINE | --- |
| HALF-SECTION LINE | --- |
| RIGHT OF WAY LINE | --- |
| CENTER LINE OF STREET | --- |
| LOT LINE | --- |
| BUILDING SET BACK | --- |
| SIGHT LINE | --- |
| BLOCK NUMBER | # |
| CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP | --- |
| STREET SIGN | --- |
| WATER METER | --- |
| FIRE HYDRANT AND VALVE | --- |
| EX. FIRE HYDRANT | --- |
| WATER VALVE | --- |
| STREET LIGHT | --- |
| EX. STREET LIGHT | --- |
| STORM MANHOLE | --- |
| STORM INLET | --- |
| FLARED END SECTION | --- |
| ANTICIPATED TOP OF CONCRETE SLAB | --- |
| EX EASEMENT LINE | --- |
| DETENTION POND 100-YR WSEL | --- |
| DRAINAGE CHANNEL 100-YR BFE | --- |

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

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Email: Ssibal@dewberry.com

**GREEN VALLEY RANCH EAST
SITE PLAN #6**
GRADING AND UTILITY PLAN

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

| | | |
|---------------|------------|--------------------------------|
| 1st AMENDMENT | 12/02/2023 | MYLAR SUBMITTAL - APPROVAL SET |
| 2nd | 03/07/2022 | SEVENTH SUBMITTAL |
| 3rd | 02/11/2022 | SIXTH SUBMITTAL |
| 4th | 01/04/2022 | FIFTH SUBMITTAL |
| 5th | 10/05/2021 | FOURTH SUBMITTAL |
| 6th | 09/01/2021 | THIRD SUBMITTAL |
| 7th | 06/19/2021 | SECOND SUBMITTAL |
| 8th | 04/21/2021 | FIRST SUBMITTAL |
| No. | Date | Description |

DOCUMENT AMENDMENTS

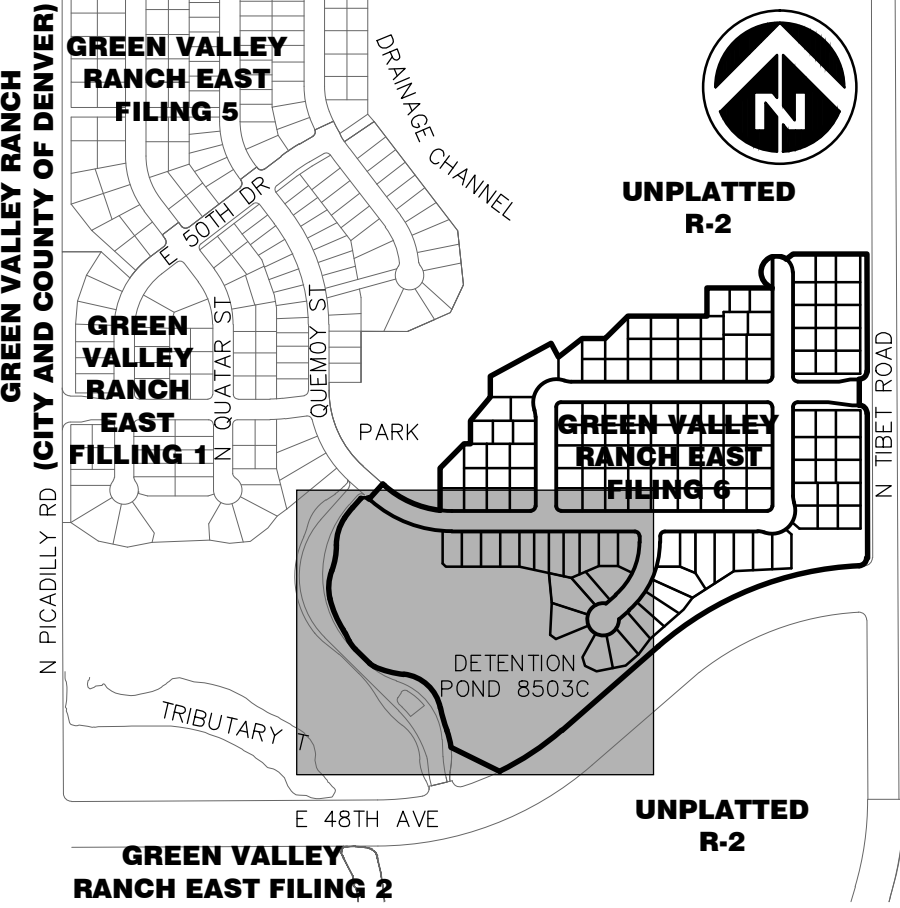
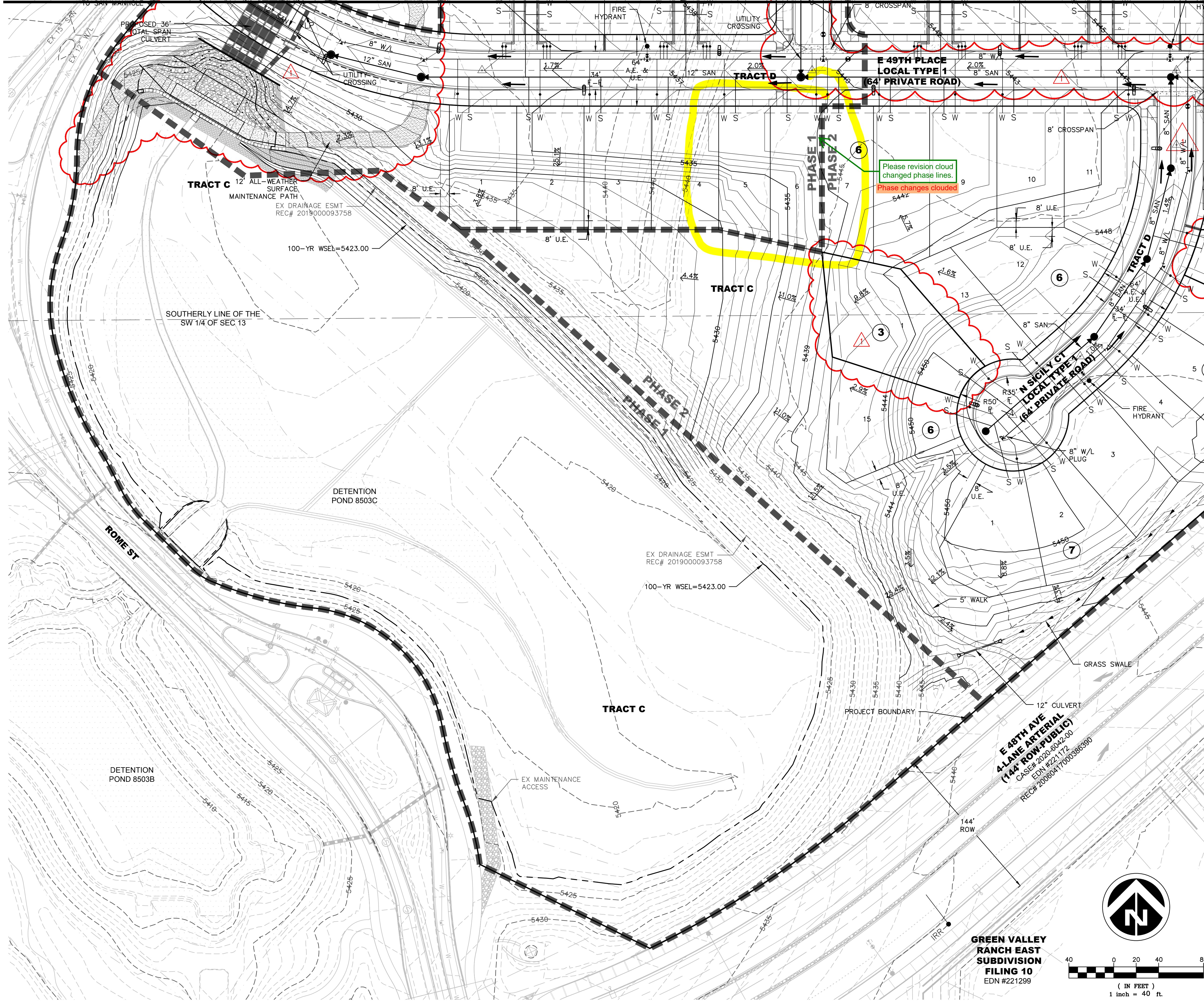
Project Number:
50119125

Designed By: **SDC**
Drawn By: **JTM**

Checked By: **SOS**

Sheet Number:
14

(SEE SHEET 13)
MATCH LINE

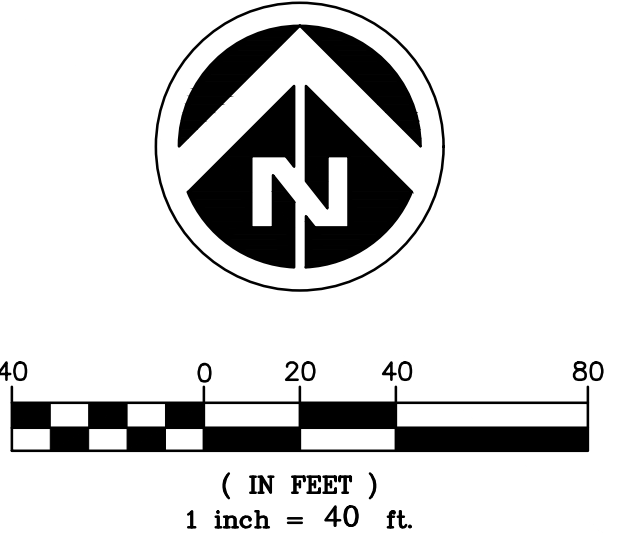


KEY MAP
SCALE: 1"=600'

AMENDMENT 1
-REVISED LOT AREAS
-MODIFIED CULVERT HEADWALL AND WINGWALL DESIGN
-MODIFIED SANITARY LAYOUT AND SIZE
-MODIFIED STORM SEWER LAYOUT
-NEW DRAINAGE EASEMENT BY SEPARATE DOCUMENT AT N. QUEMOY ST. CULVERT AND POND 8503C

| SYMBOLS AND LINETYPES LEGEND | |
|-----------------------------------------|---------|
| BOUNDARY LINE | --- |
| LOT PHASE LINE | --- |
| EASEMENT LINE | --- |
| SECTION LINE | --- |
| HALF-SECTION LINE | --- |
| RIGHT OF WAY LINE | --- |
| CENTER LINE OF STREET | --- |
| LOT LINE | --- |
| BUILDING SET BACK | --- |
| SIGHT LINE | --- |
| BLOCK NUMBER | # |
| CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP | --- |
| STREET SIGN | --- |
| WATER METER | --- |
| FIRE HYDRANT AND VALVE | --- |
| EX. FIRE HYDRANT | --- |
| WATER VALVE | --- |
| STREET LIGHT | --- |
| EX. STREET LIGHT | --- |
| STORM MANHOLE | --- |
| STORM INLET | --- |
| FLARED END SECTION | --- |
| ANTICIPATED TOP OF CONCRETE SLAB | 5459.50 |
| EX EASEMENT LINE | --- |
| DETENTION POND 100-YR WSEL | --- |
| DRAINAGE CHANNEL 100-YR BFE | --- |

- NOTES:
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 - ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
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 - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).



GREEN VALLEY RANCH EAST SUBDIVISION FILING 10
EDN #221299

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GREEN VALLEY RANCH EAST SITE PLAN #6
GRADING AND UTILITY PLAN

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

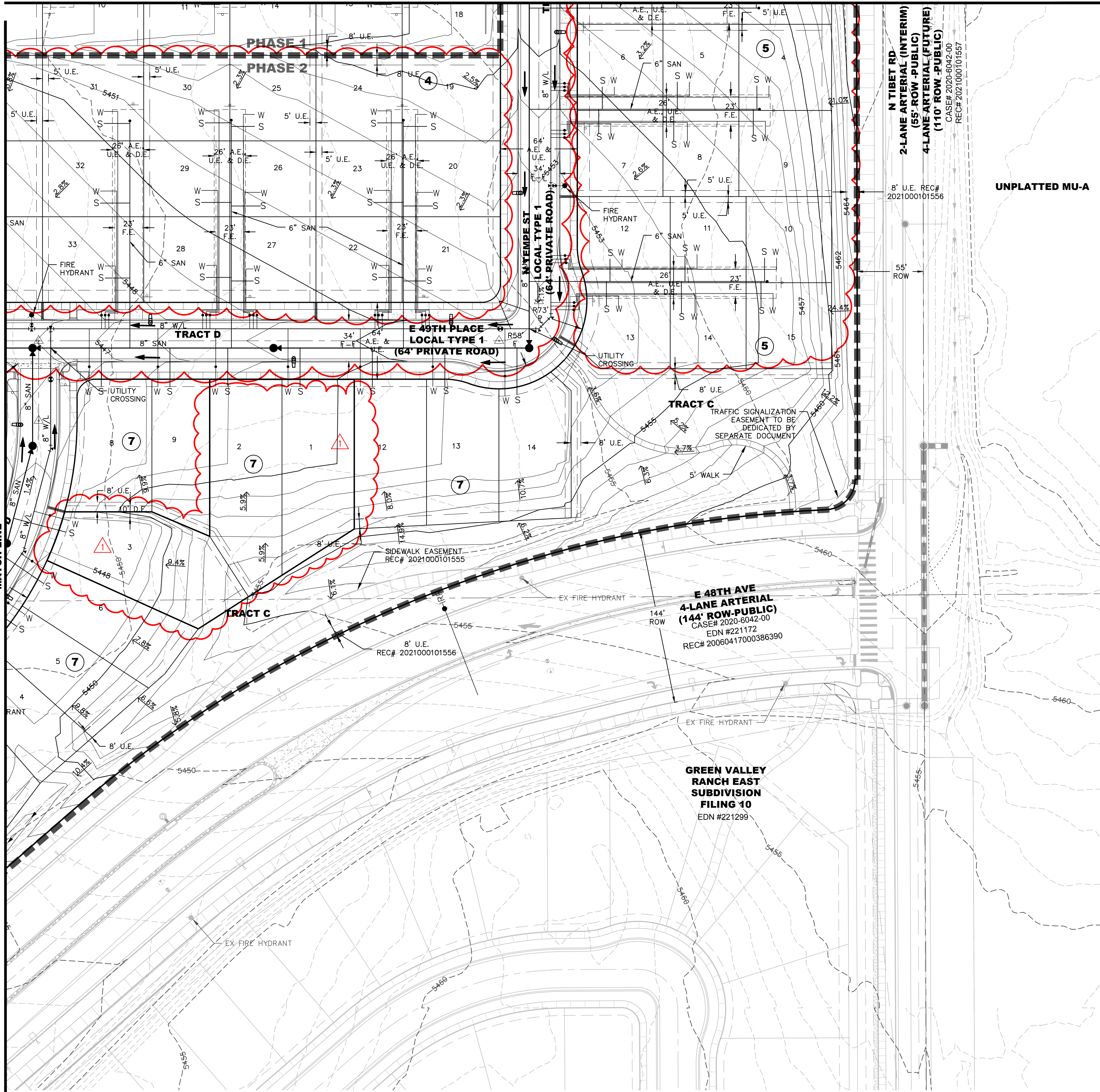
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|---------------|-------------------------------------------|
| 8 | 03/07/2022 MYLAR SUBMITTAL - APPROVAL SET |
| 7 | 03/09/2022 SEVENTH SUBMITTAL |
| 6 | 02/11/2022 SIXTH SUBMITTAL |
| 5 | 01/04/2022 FIFTH SUBMITTAL |
| 4 | 10/26/2021 FOURTH SUBMITTAL |
| 3 | 09/19/2021 THIRD SUBMITTAL |
| 2 | 06/19/2021 SECOND SUBMITTAL |
| 1 | 04/21/2021 FIRST SUBMITTAL |
| No. | Date |

Project Number: 50119125
Designed By: Drawn By: SDG JTM
Checked By: SOS
Sheet Number: 15

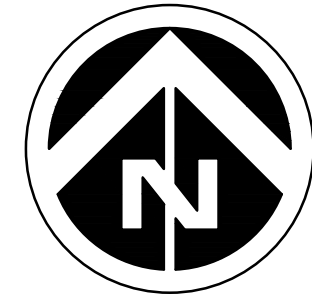
\\D:\Dewberry\Oakwood Homes\Green Valley Ranch East-AA PA-3\PLAN SETS\PRP\PRP-P3-3\GRADING AND UTILITY.DWG 12/15/2023 1:25 PM ROWE, CONNER

(SEE SHEET 15)
MATCH LINE

MATCH LINE (SEE SHEET 14)



UNPLATTED MU-A



0 20 40 80
(IN FEET)
1 inch = 40 ft.



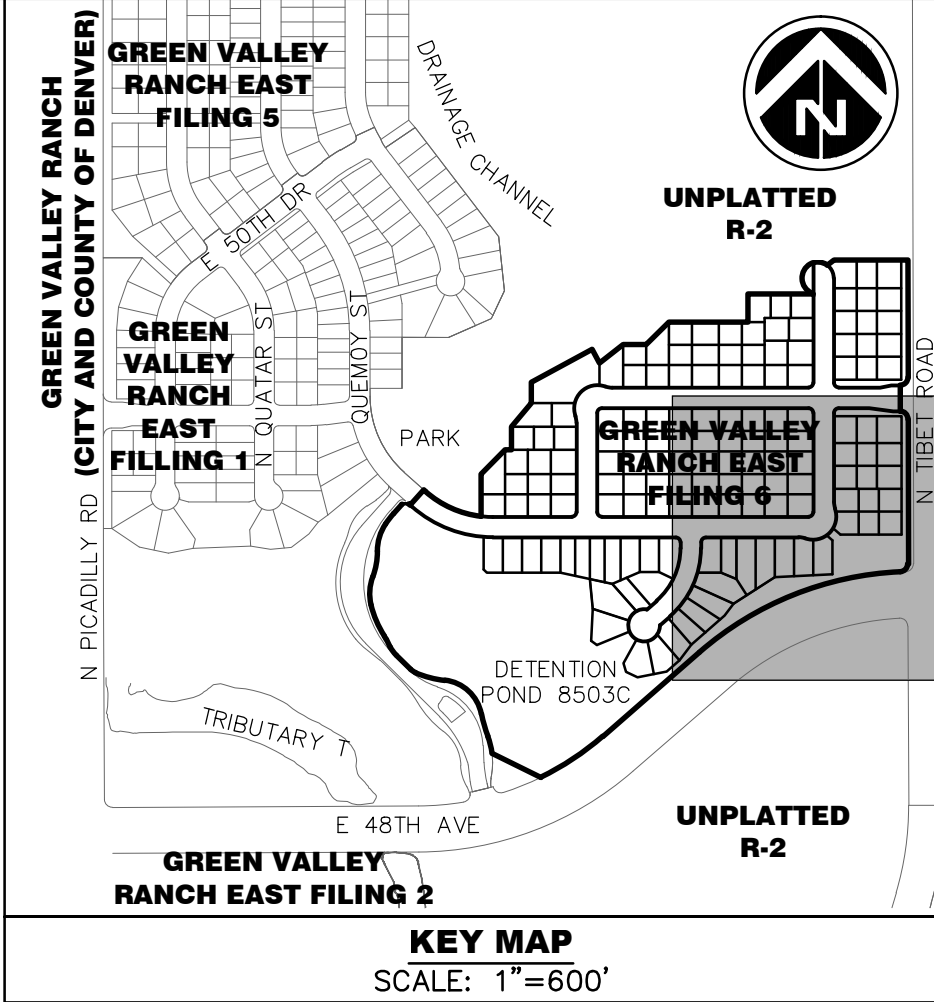
AMENDMENT 1
-REVISED LOT AREAS
-MODIFIED SANITARY LAYOUT AND SIZE

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
ANTICIPATED TOP OF CONCRETE SLAB
EX EASEMENT LINE
DETENTION POND 100-YR WSEL
DRAINAGE CHANNEL 100-YR BFE

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GREEN VALLEY RANCH EAST SITE PLAN #6 GRADING AND UTILITY PLAN

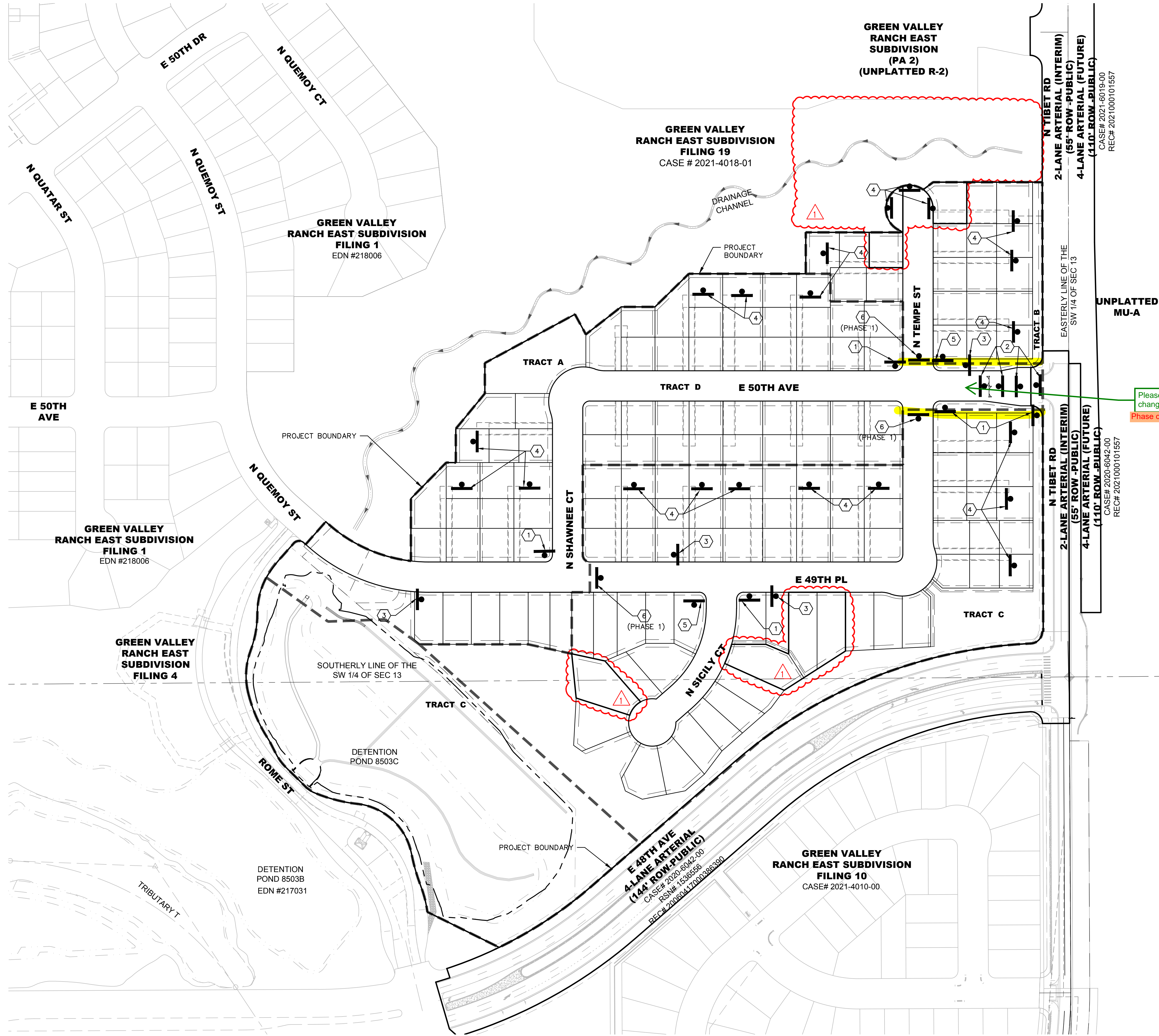
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500

| No. | Date | Description |
|-----|------------|--------------------------------|
| 1 | 4/21/2021 | FIRST SUBMITTAL |
| 2 | 6/18/2021 | SECOND SUBMITTAL |
| 3 | 9/01/2021 | THIRD SUBMITTAL |
| 4 | 10/26/2021 | FOURTH SUBMITTAL |
| 5 | 01/04/2022 | FIFTH SUBMITTAL |
| 6 | 02/11/2022 | SIXTH SUBMITTAL |
| 7 | 03/09/2022 | SEVENTH SUBMITTAL |
| 8 | 03/07/2023 | MYLAR SUBMITTAL - APPROVAL SET |

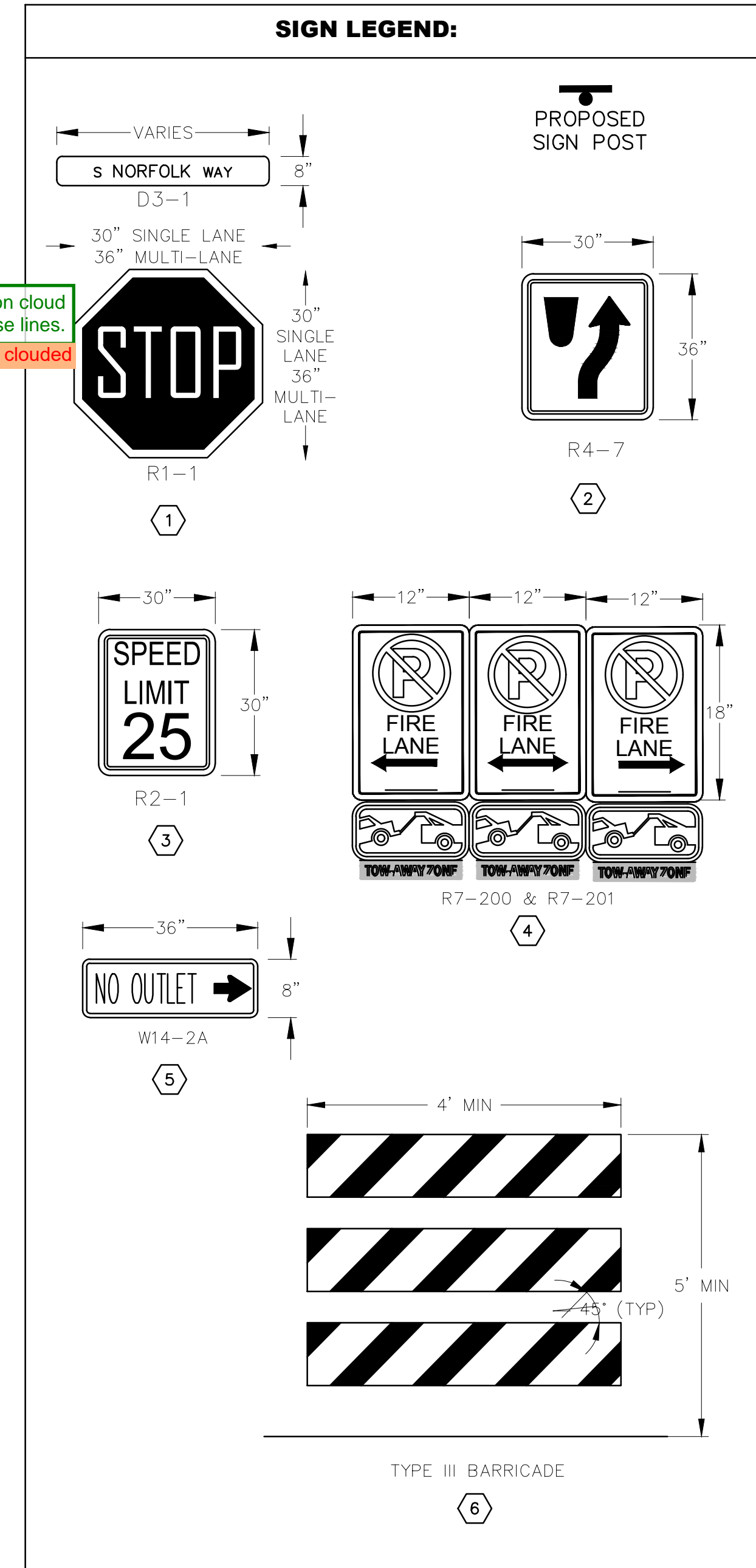
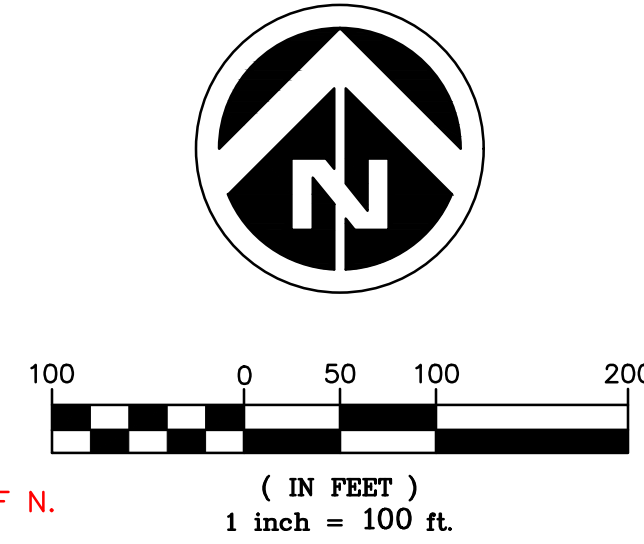
Project Number:
50119125
Designed By: **Drawn By:**
SDC JTM
Checked By:
SOS
Sheet Number:
16

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Dewberry Engineers Inc.
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\\D:\Dewberry\Oakwood_Homes\Green_Valley_Ranch_East-AA_PA-3\PLAN_SETS\PRP_VPR-PA3-SIG-STRIP.DWG 12/15/2023 1:26 PM ROME, CONNER



AMENDMENT 1
-REVISED EXISTING LOT AREAS
-ADDED CUL-DE-SAC TO NORTH END OF N. TEMPE ST.
-ADDED STORM SEWER AT N. TEMPE ST.
CUL-DE-SAC
-EXTENDED OFF-SITE DRAINAGE CHANNEL EAST

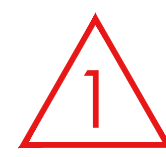


| | | |
|----------------------------------------------------------------------------------------|---------------------|--------------------------------|
| Project Number: 50119125 Designed By: Drawn By: SDC JTM Checked By: SOS | 1st AMENDMENT | |
| | No. | Date |
| | 1 | 12/06/2023 |
| | 2 | 03/07/2022 |
| | 3 | 03/09/2022 |
| | 4 | 02/11/2022 |
| Sheet Number: 17 | DOCUMENT AMENDMENTS | |
| | No. | Description |
| | 1 | MYLAR SUBMITTAL - APPROVAL SET |
| | 2 | SEVENTH SUBMITTAL |
| | 3 | SIXTH SUBMITTAL |
| | 4 | FIFTH SUBMITTAL |

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

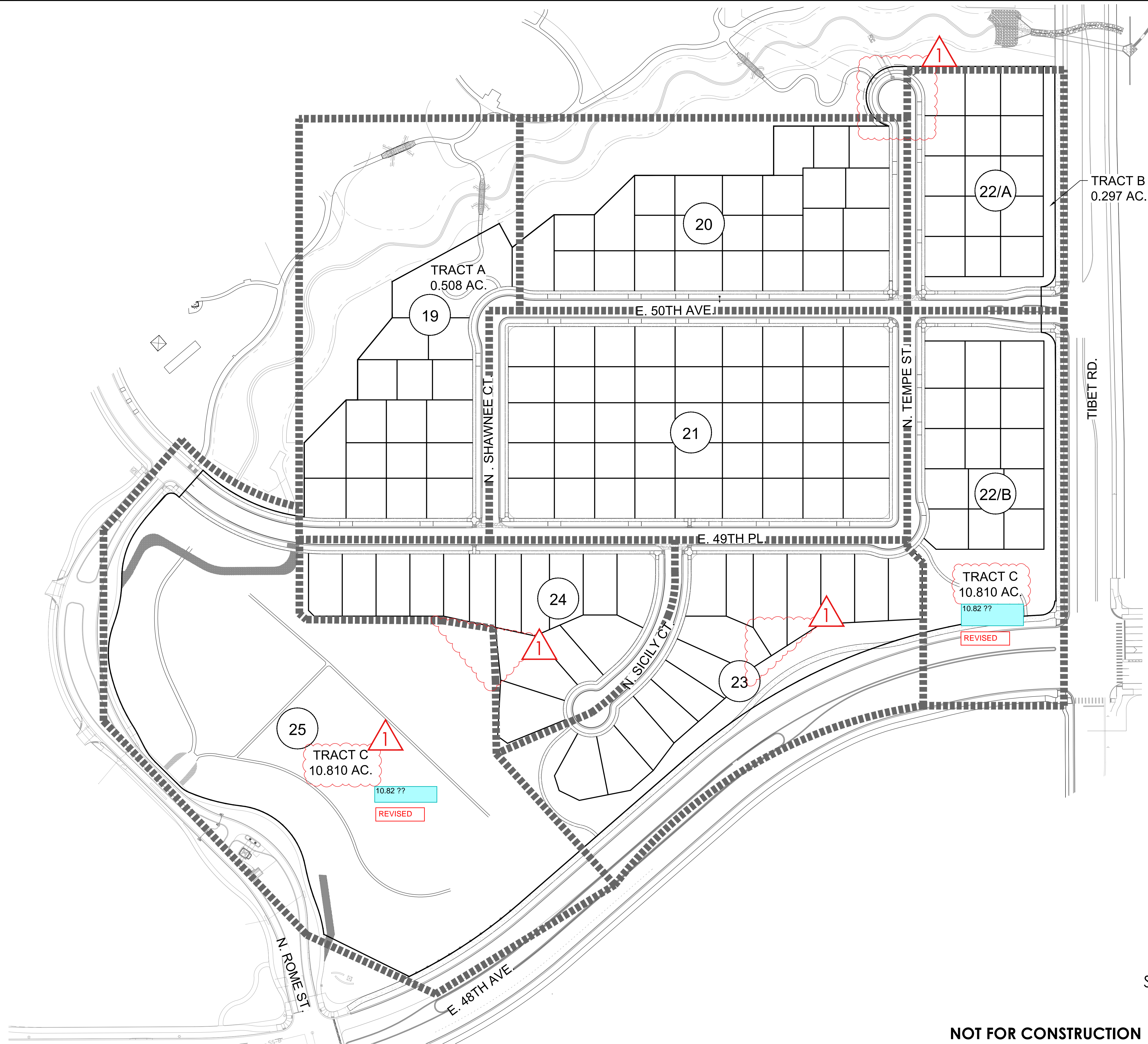
**GREEN VALLEY RANCH EAST
SITE PLAN #6
SIGNAGE AND STRIPING PLAN**

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



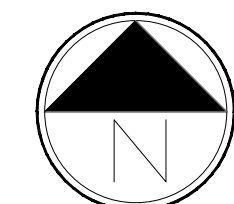
AMENDMENT 1

- TEMPE CONNECTION REMOVED
- CUL-DE-SAC ADDED
- LOT LINE CHANGES
- TRACT C REDUCED 0.172 ACRES



GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: KEYMAP
DATE: December 18, 2023

SCALE: NTS



NOT FOR CONSTRUCTION

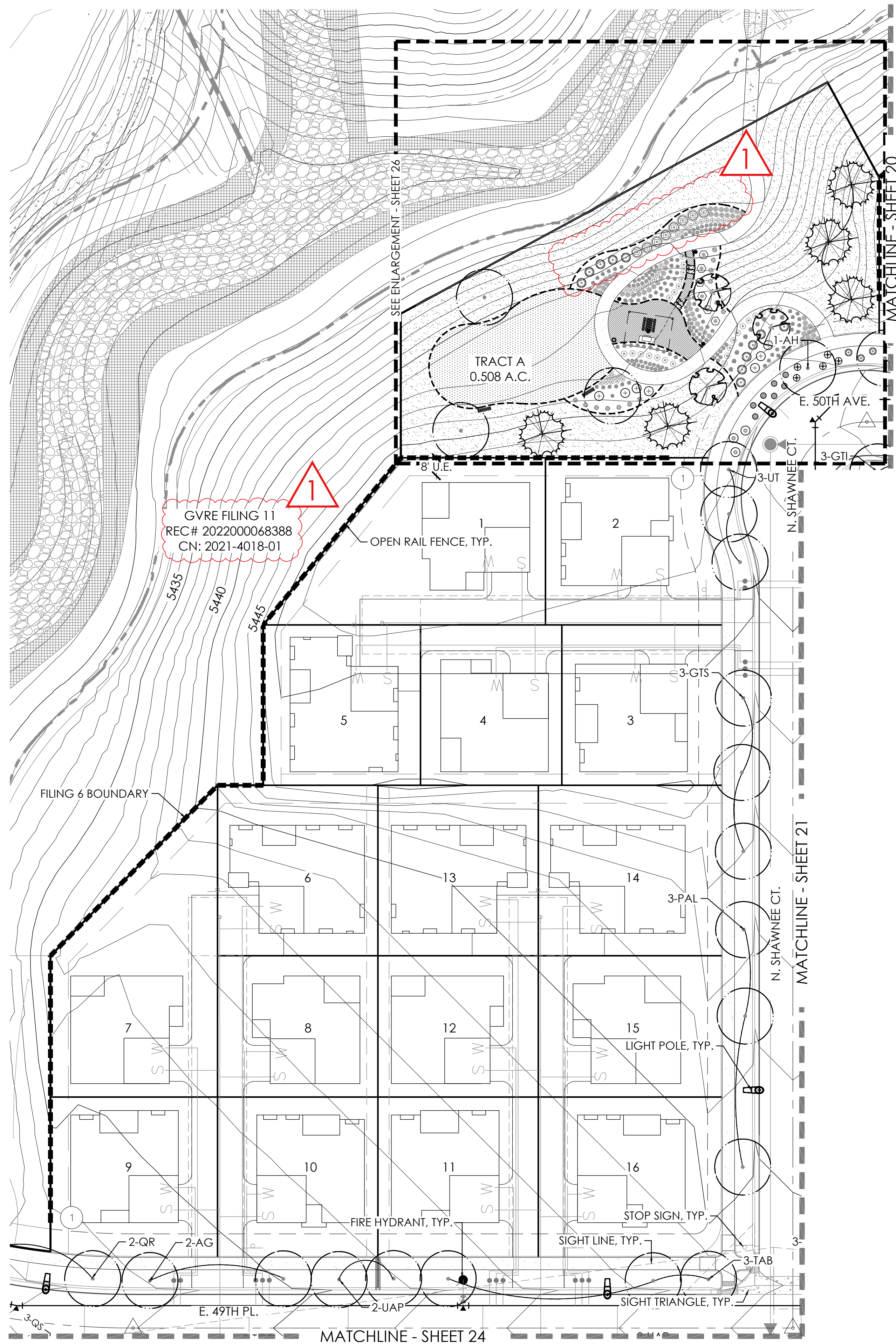
SHEET 18 OF 36

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DILLON COOK
12/18/2023 1:43 PM

1

AMENDMENT 1

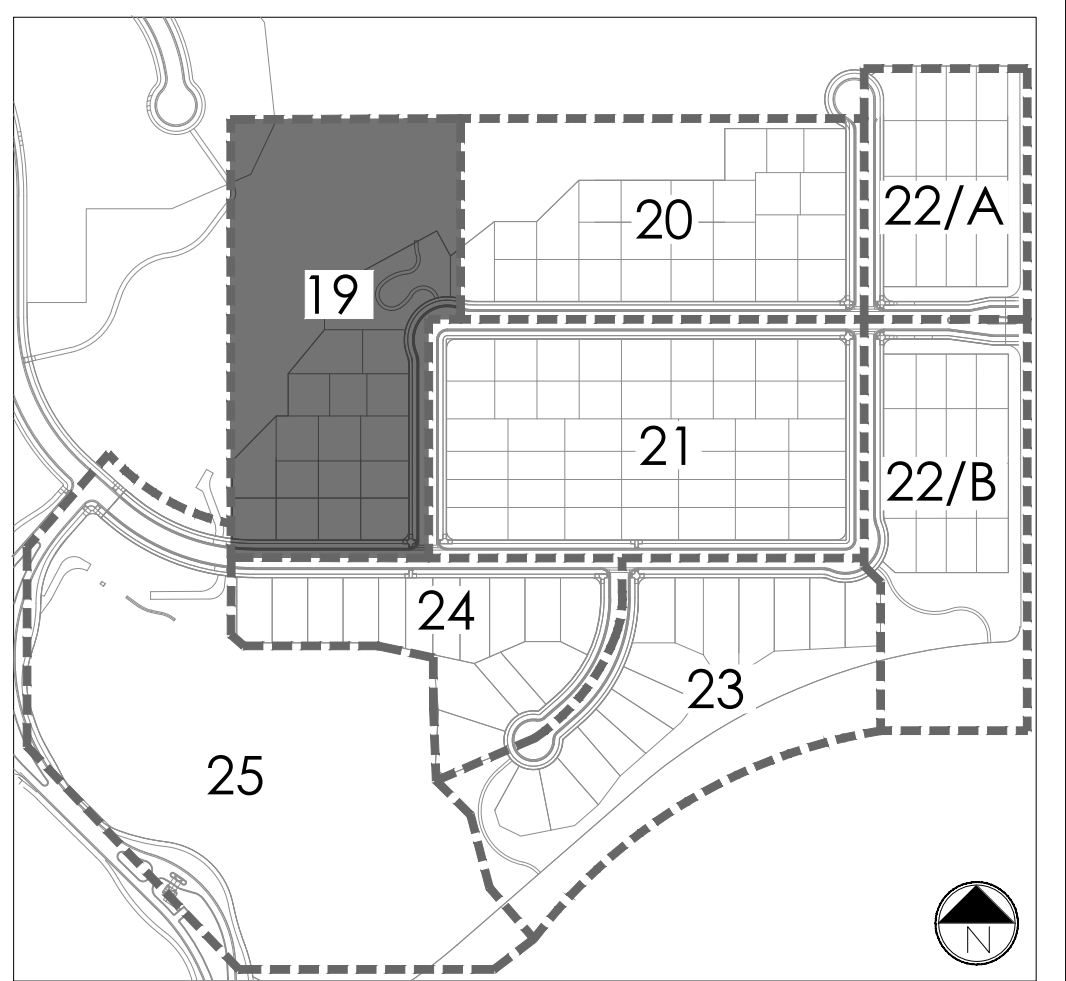
- CASE NUMBERS REVISED AND RECEPTION NUMBERS ADDED
- LANDSCAPE RETAINING WALL REMOVED



LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - ROCK MULCH
 - CONCRETE WALK
 - UPLAND DRAINAGE SEED- MIX 7 AND SHORT GRASS PRAIRIE SEED MIX 1 SEE SHEET 27
 - SHORT GRASS PRAIRIE SEED- MIX 1, SEE SHEET 27
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
 - FILING 6 R.O.W.
 - FILING 6 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

KEY MAP

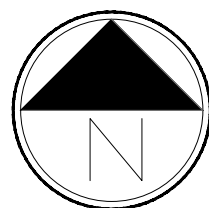


GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE PLAN
DATE: December 18, 2023

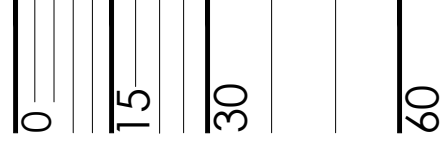
NOTES:

- 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.

NOT FOR CONSTRUCTION



Scale: 1"= 30'-0"



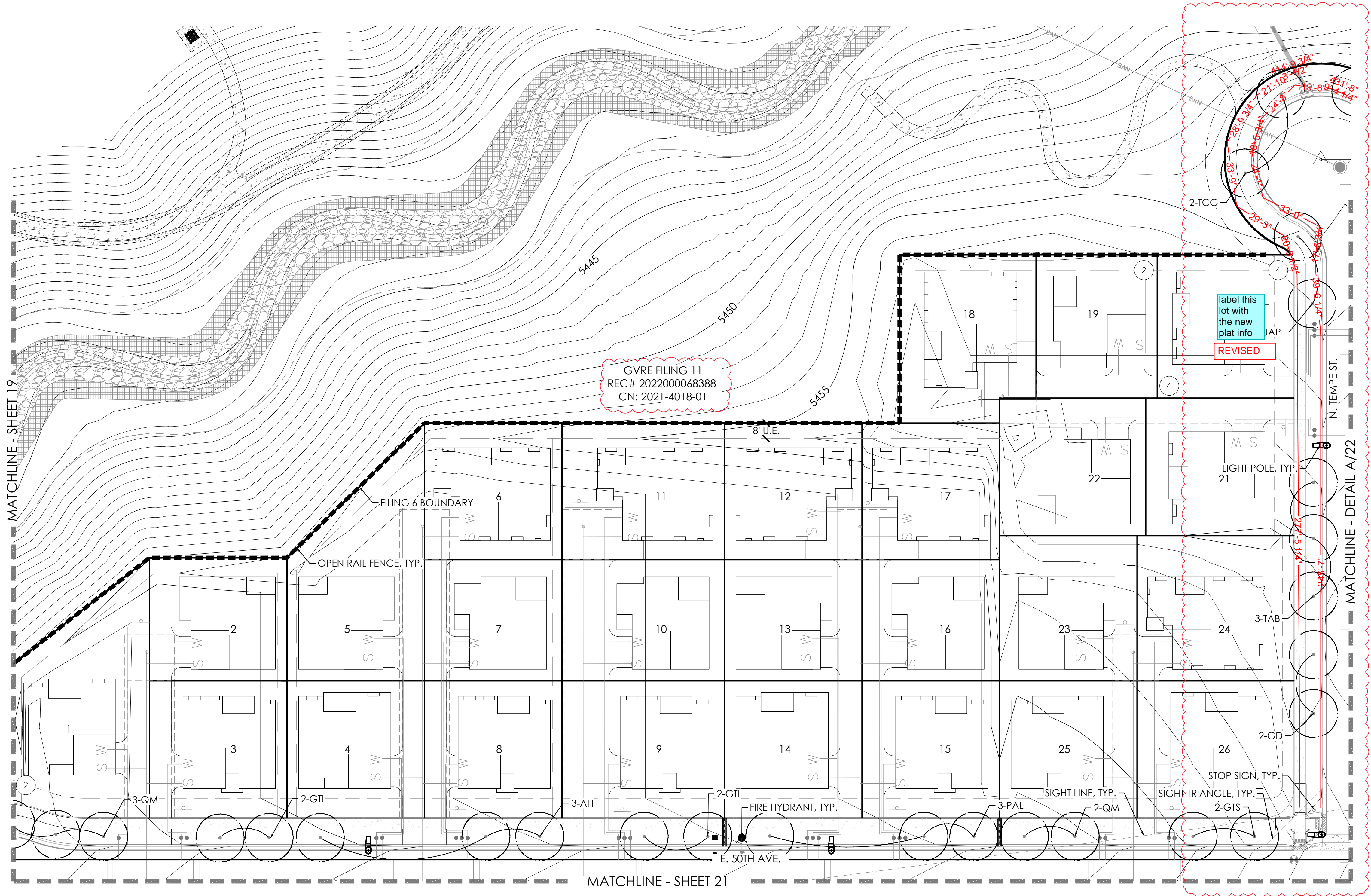
terraccina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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12/18/2023 1:43 PM
DILLON COOK

1

AMENDMENT 1

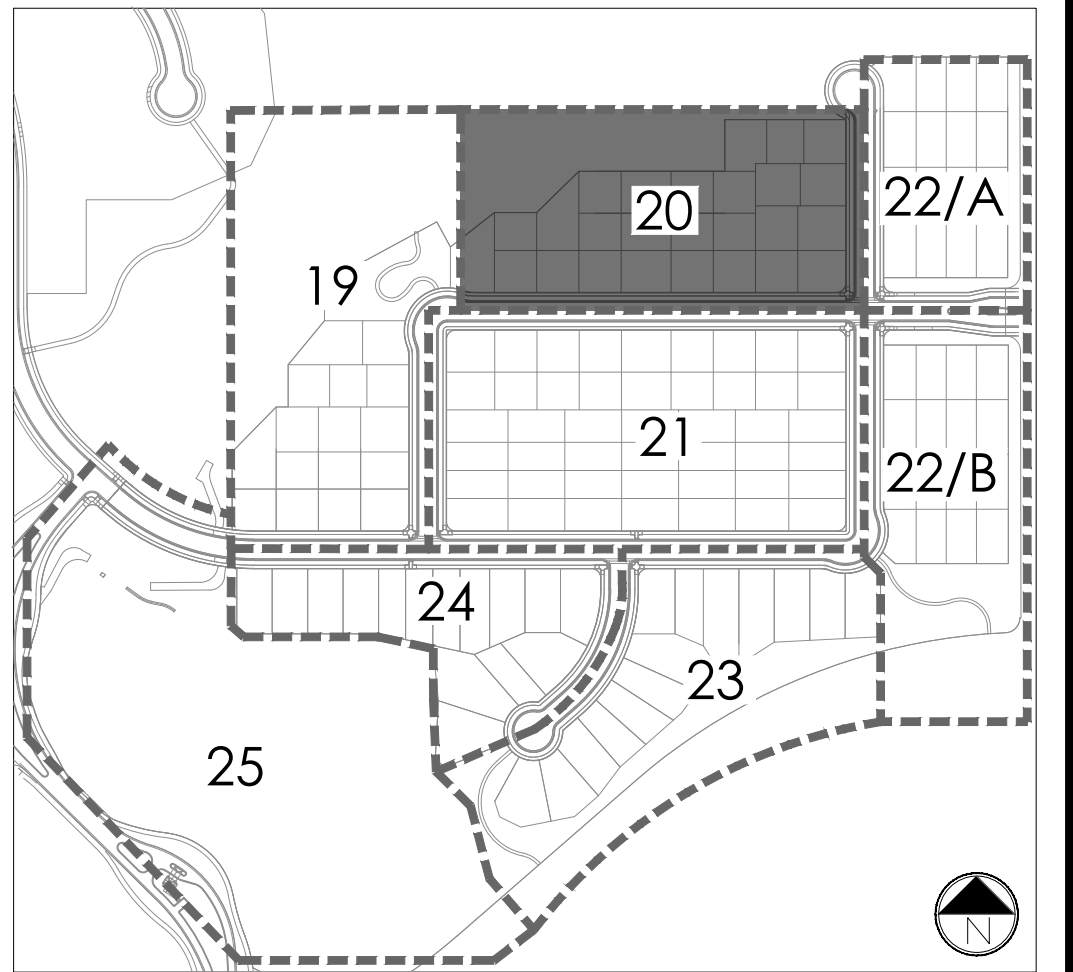
- TEMPE ST. CONNECTION TO FILING 17 REMOVED
- CUL-DE-SAC ADDED
- STREET TREES ADJUSTED
- BLOCK 4 LOT 1 ADJUSTED TO ACCOMMODATE CUL-DE-SAC ADDED
- CASE NUMBERS REVISED AND RECEPTION NUMBERS ADDED



LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - ROCK MULCH
 - CONCRETE WALK
 - UPLAND DRAINAGE SEED- MIX 7 AND SHORT GRASS PRAIRIE SEED MIX 1 SEE SHEET 27
 - SHORT GRASS PRAIRIE SEED- MIX 1, SEE SHEET 27
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
 - FILING 6 R.O.W.
 - FILING 6 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

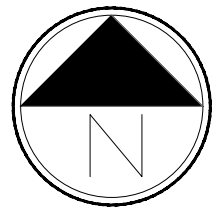
KEY MAP



NOTES:

- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
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- LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

NOT FOR CONSTRUCTION



Scale: 1"= 30'-0"

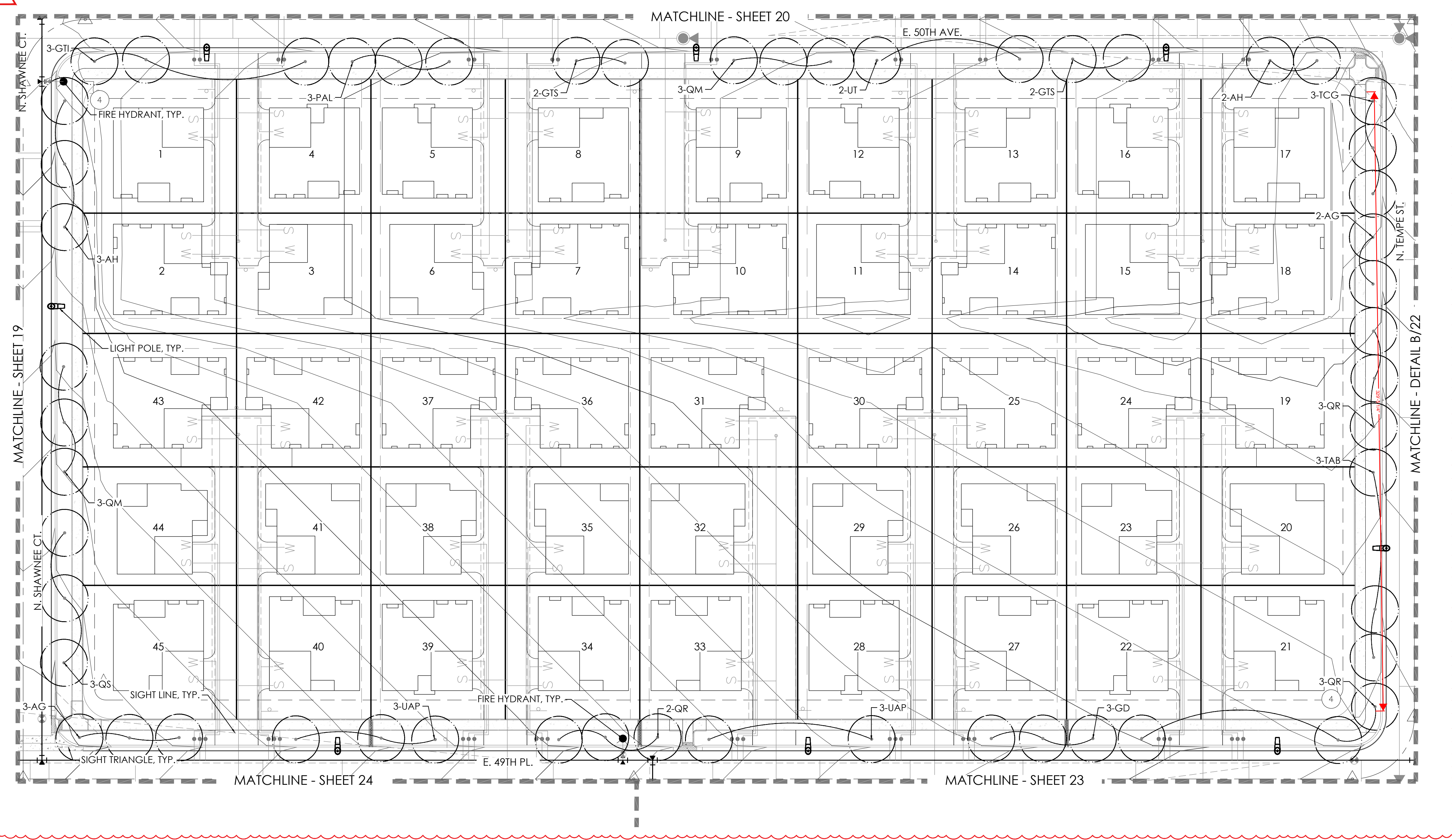
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE PLAN
DATE: December 18, 2023



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DILLON COOK
12/18/2023 1:43 PM

1
AMENDMENT 1
- STREET TREES ADJUSTED

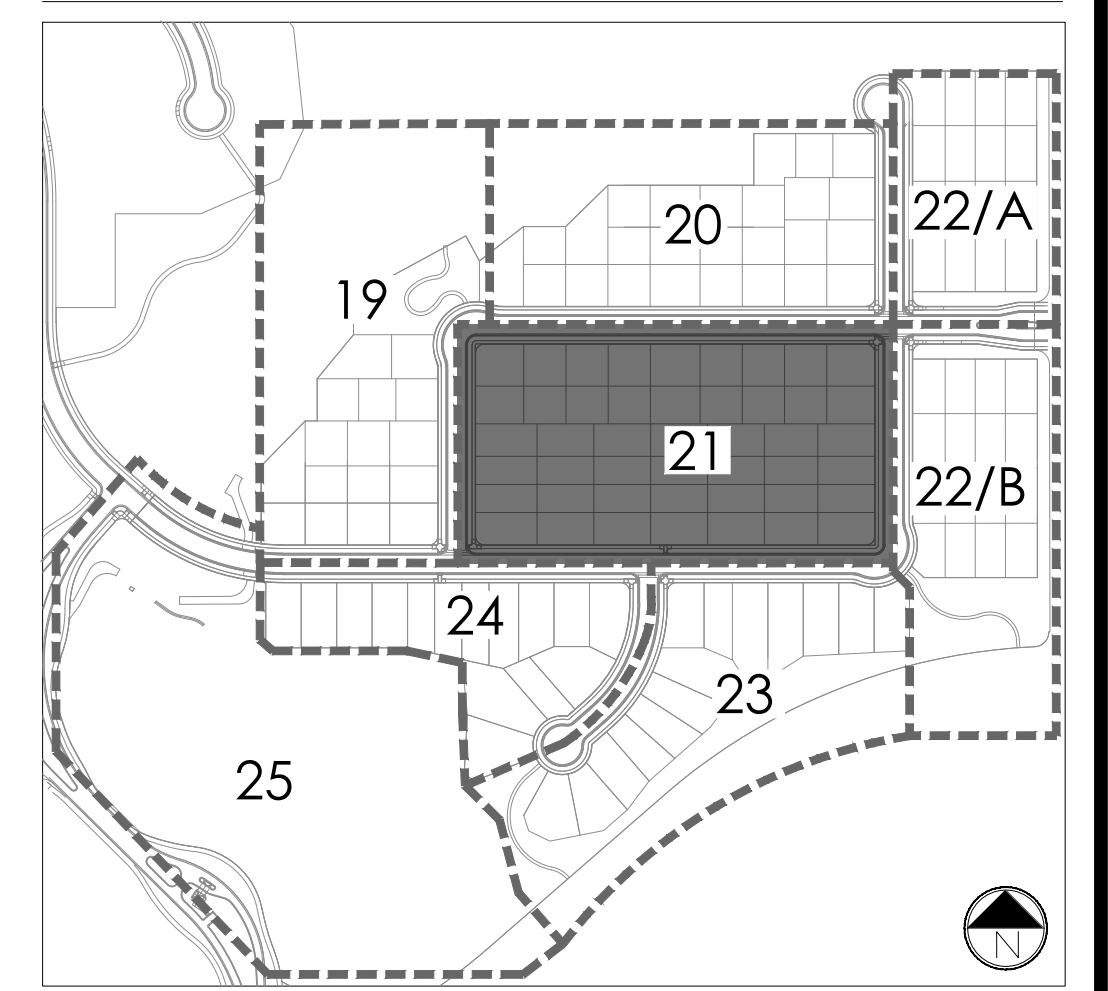
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LEGEND

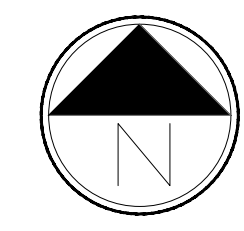
- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - ROCK MULCH
 - CONCRETE WALK
 - UPLAND DRAINAGE SEED- MIX 7 AND SHORT GRASS PRAIRIE SEED MIX 1, SEE SHEET 27
 - SHORT GRASS PRAIRIE SEED- MIX 1, SEE SHEET 27
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 - FENCE COLUMN
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 - FILING 6 R.O.W.
 - FILING 6 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

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Scale: 1"= 30'-0"

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE:
DATE: December 18, 2023
LANDSCAPE PLAN

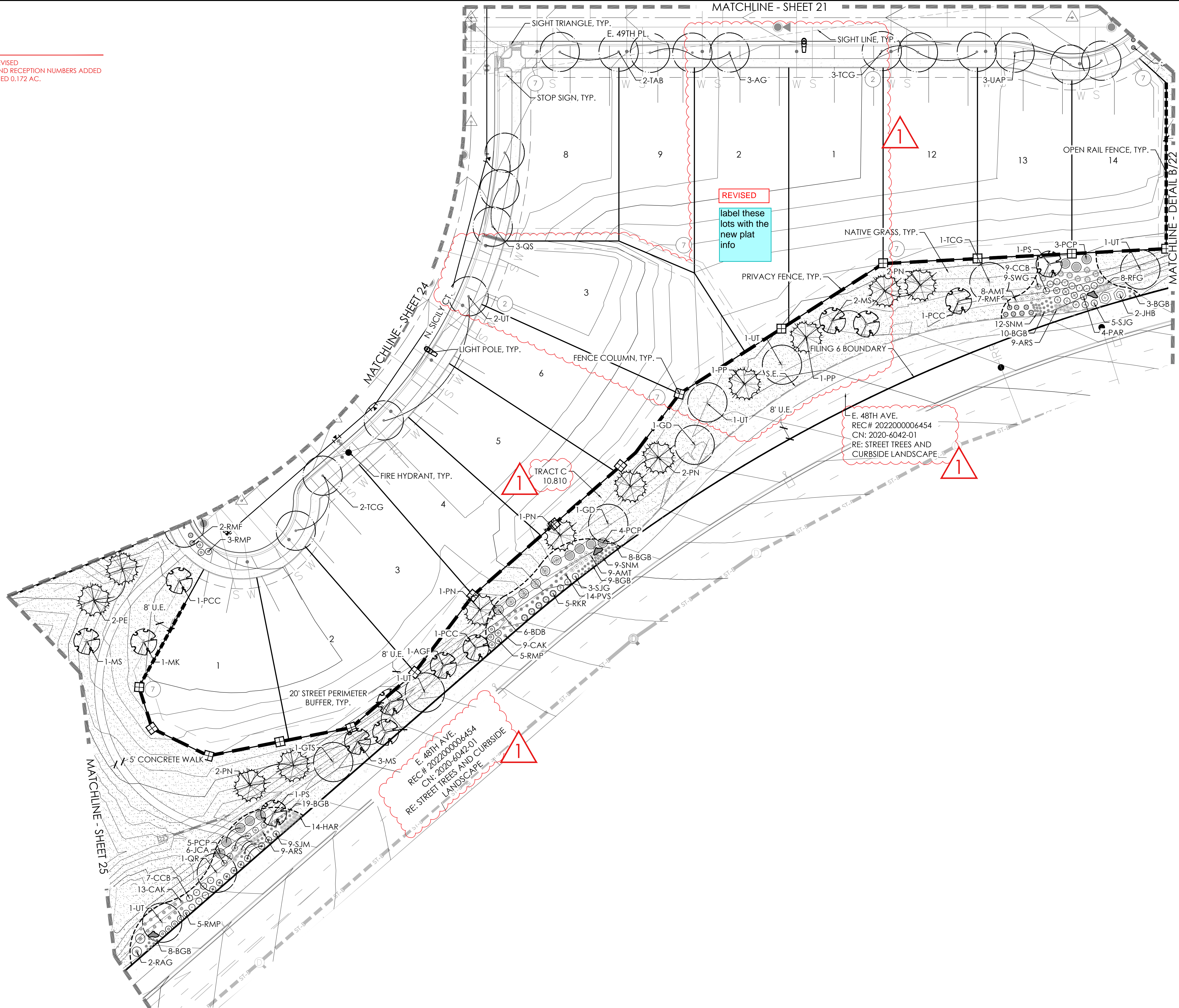
terraccina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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DILLON COOK

1

AMENDMENT 1

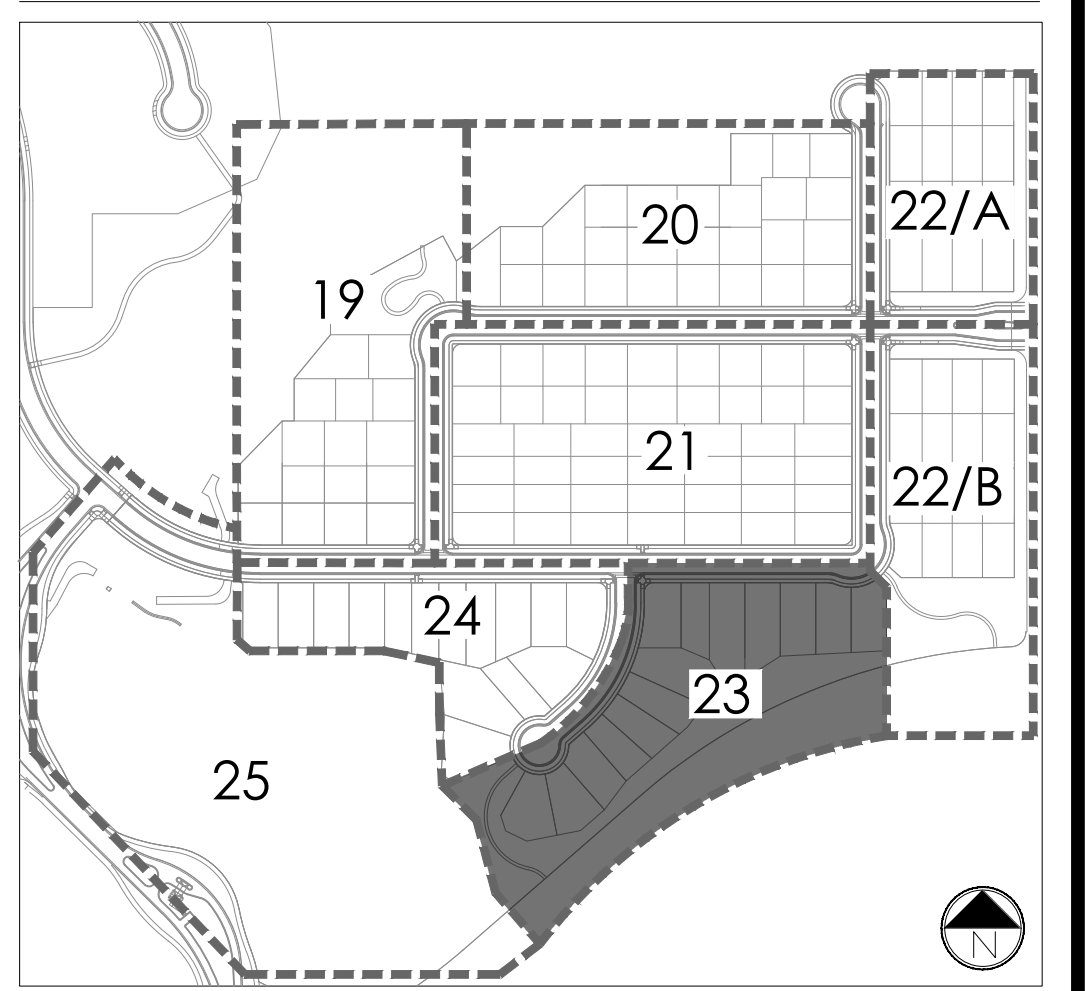
- BLOCK 2 LOT 1, 2, AND 3 REVISED
- CASE NUMBERS REVISED AND RECEPTION NUMBERS ADDED
- TRACT C ACREAGE REDUCED 0.172 AC.
- STREET TREES ADJUSTED



LEGEND

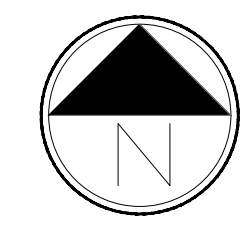
- CANOPY TREE
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NOT FOR CONSTRUCTION



Scale: 1"= 30'-0"

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE:
DATE: December 18, 2023
LANDSCAPE PLAN

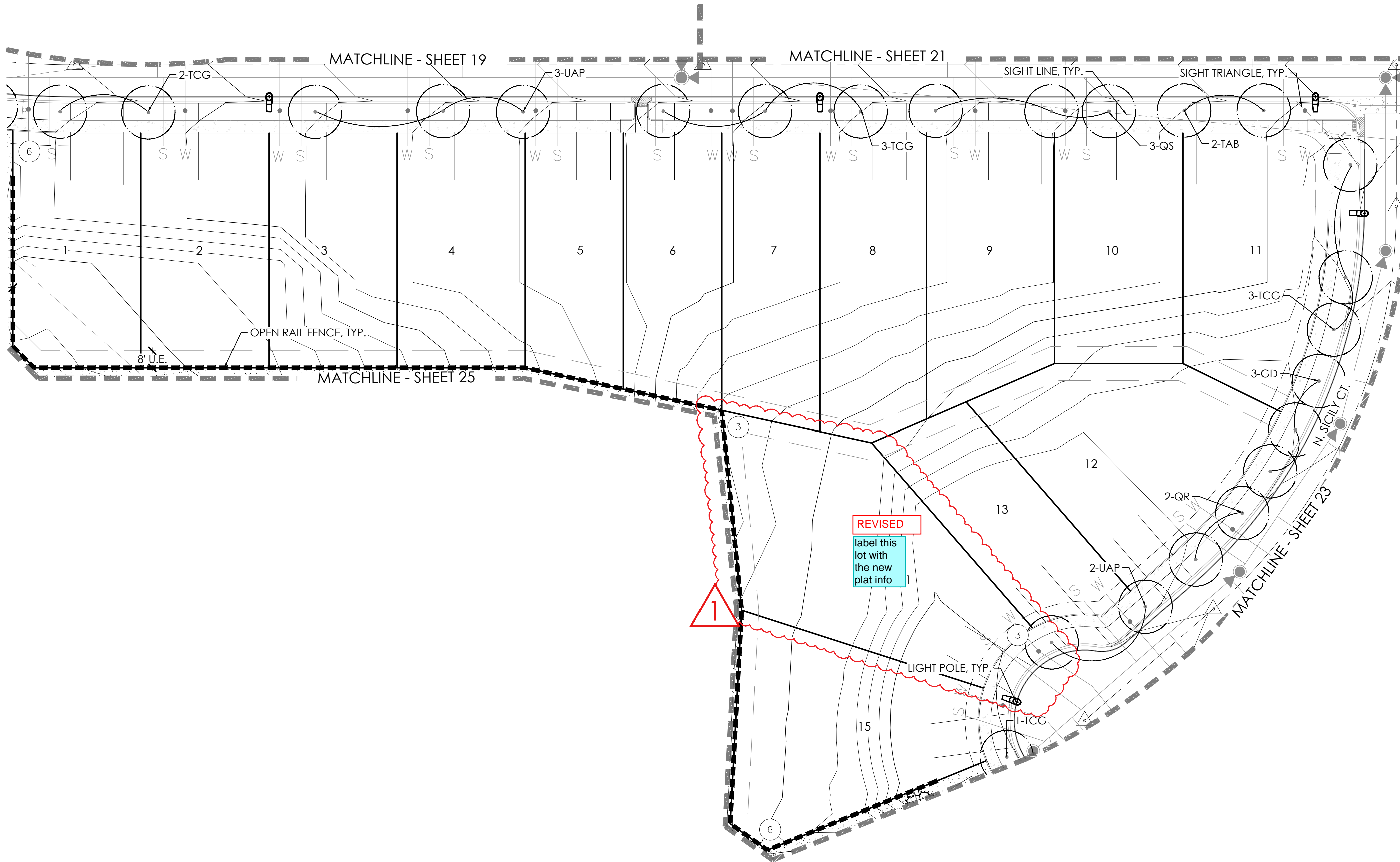
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10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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1

AMENDMENT 1

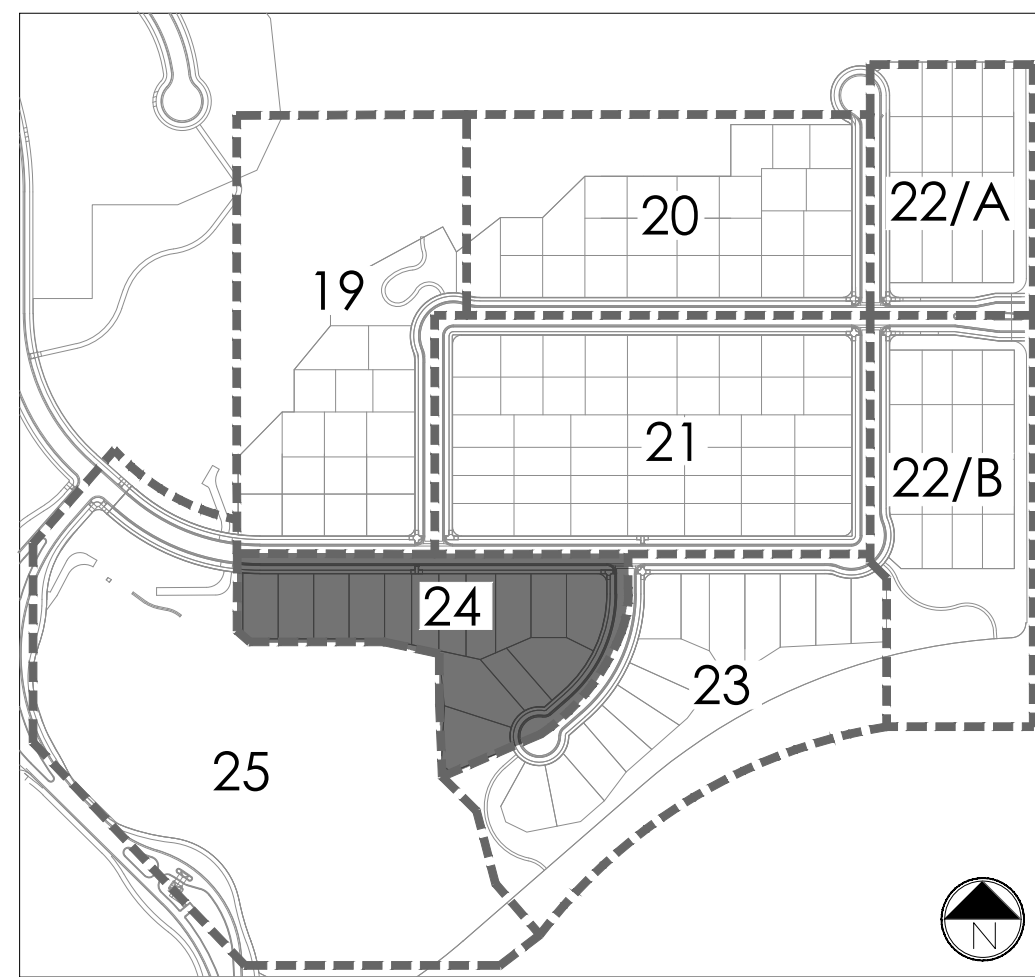
- TRACT C REDUCED 0.172 AC.
- BLOCK 3 LOT 1 REVISED
- STREET TREES ADJUSTED



LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
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 - NATIVE SEED MIX
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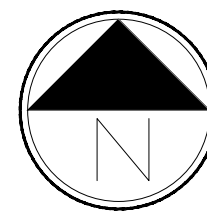
KEY MAP



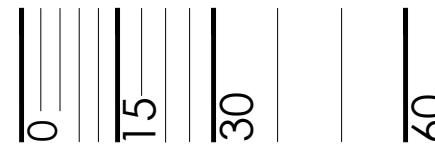
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NOT FOR CONSTRUCTION



Scale: 1"= 30'-0"



SHEET 24 OF 36

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE:
DATE: December 18, 2023
LANDSCAPE PLAN

terraccina design
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Denver, CO 80231
ph: 303.632.8867

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AMENDMENT 1

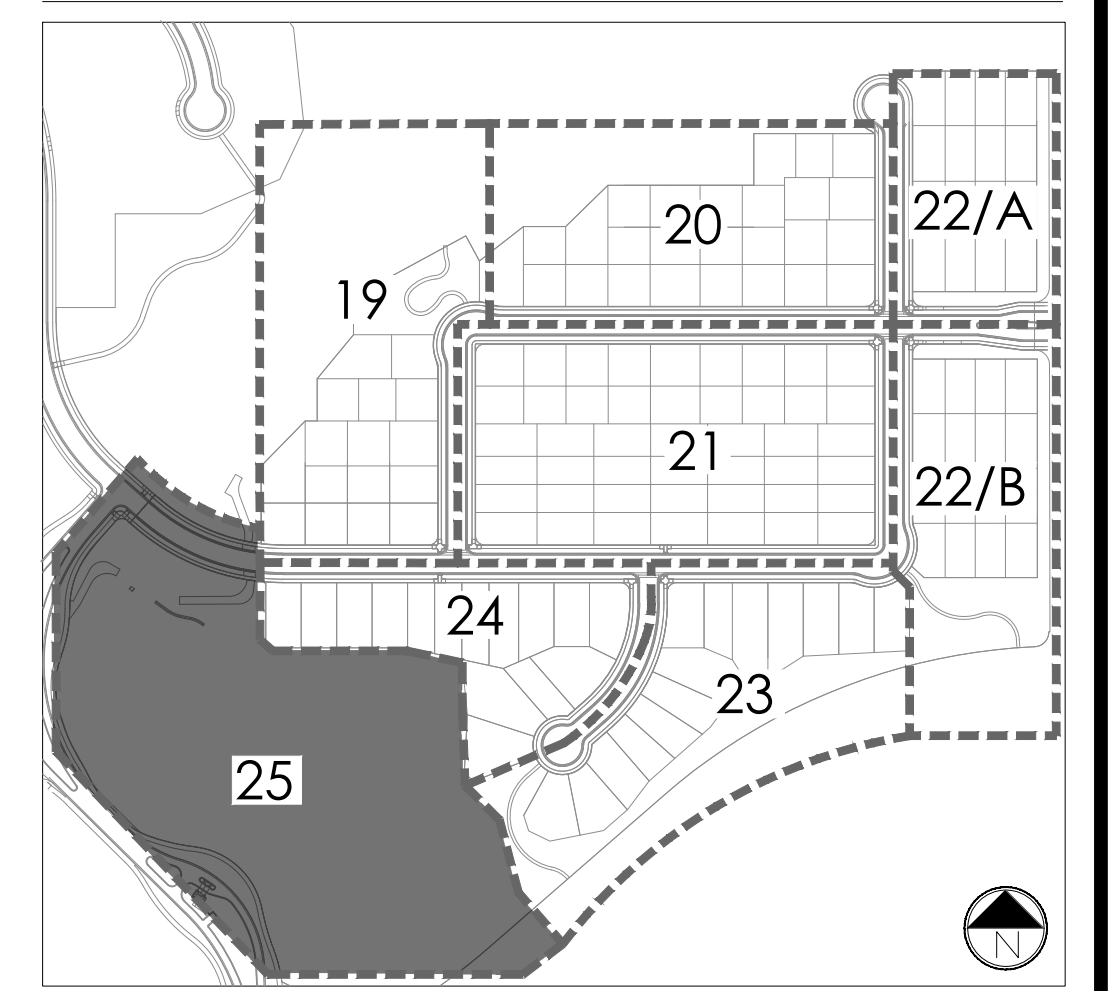
- TRACT C ACREAGE REDUCED 0.172 AC.
- MAINTENANCE ACCESS PATH REVISED
- SEED HATCHES REVISED



LEGEND

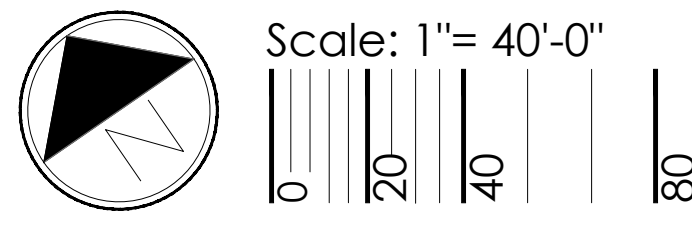
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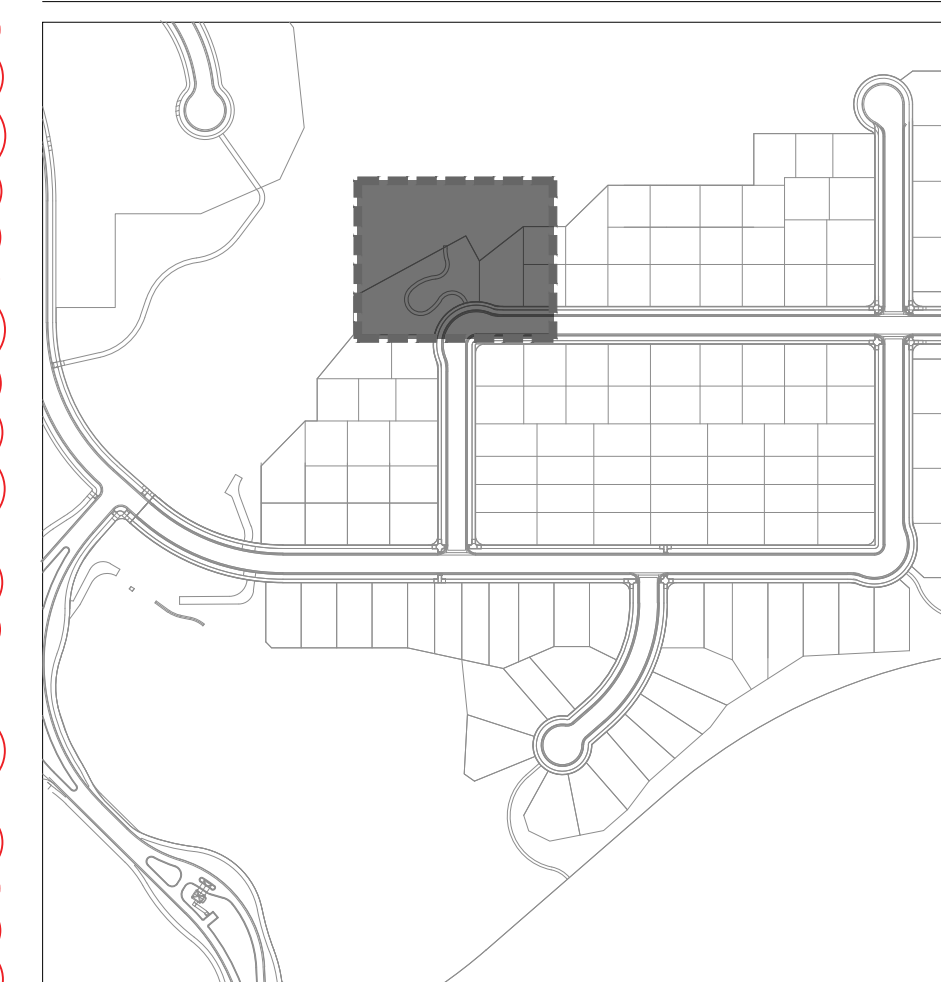
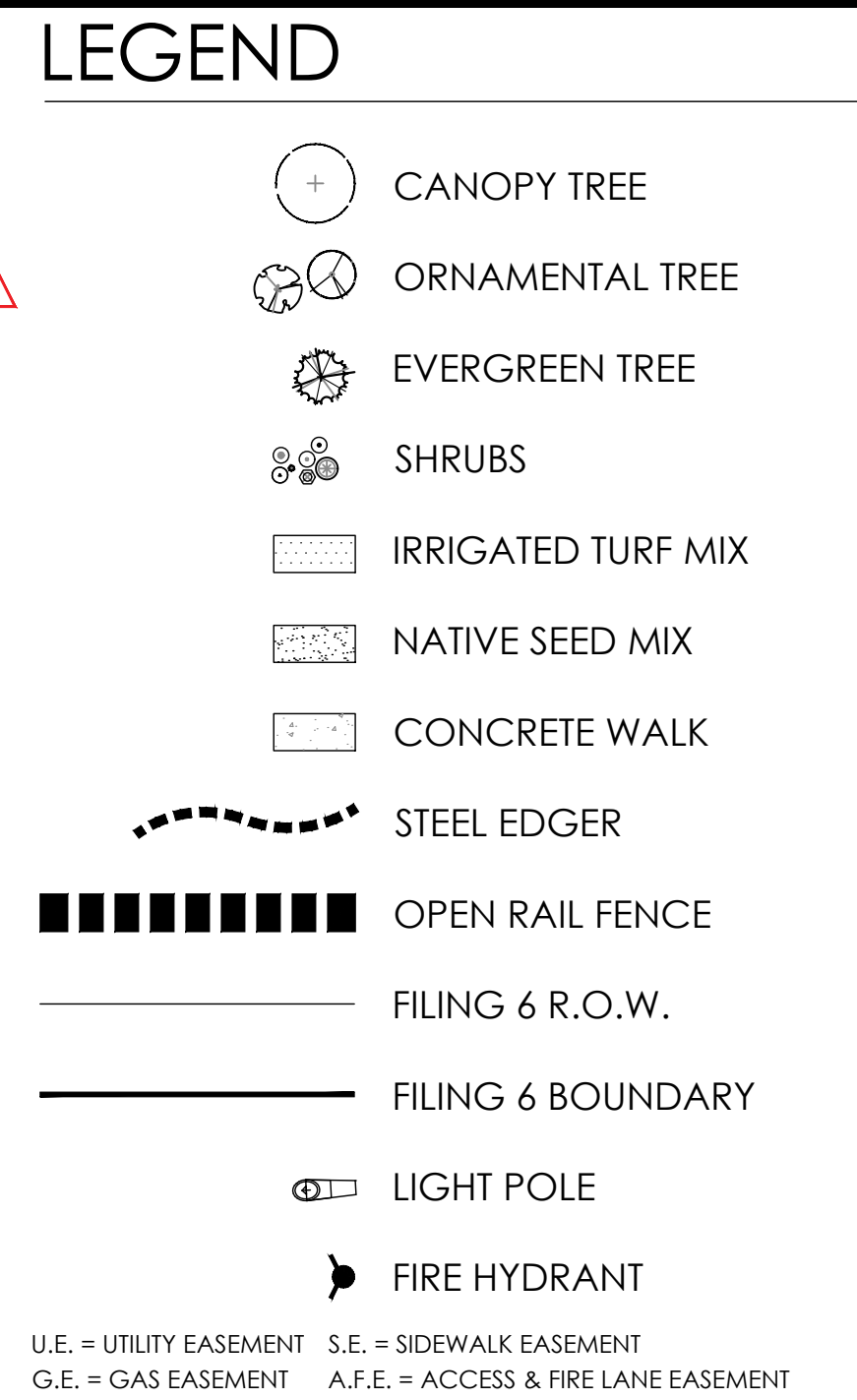
KEY MAP



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 - LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

NOT FOR CONSTRUCTION





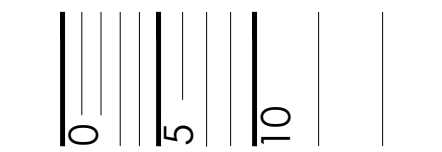
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: POCKET PARK LANDSCAPE PLAN
DATE: December 18, 2023

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.

NOT FOR CONSTRUCTION



Scale: 1"= 10'-0"



SHEET 26 OF 36



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 11.1-SHEETS\2-GVR-E_CSP-6_PREPLAT_DETAILS.DWG
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12/18/2023 1:43 PM

OPEN SPACE REQUIREMENTS TABLE

| TRACT DATA | | | TREES + SHRUBS | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------|---------------------------------------|----------------|-----------------------------------------|-----------------|
| TRACT | TRACT DESCRIPTION | TOTAL TRACT AREA (SF) | TREES REQUIRED (OPEN SPACE 1/4000 SF) | TREES PROVIDED | SHRUBS REQUIRED (OPEN SPACE 10/4000 SF) | SHRUBS PROVIDED |
| TRACT A | PARK | 22,149 | 6 | 11 | 56 | 33 |
| TRACT B | OPEN SPACE/ST. PERIMETER BUFFER | 12,934 | 4 | 18 | 33 | 50 |
| TRACT C | OPEN SPACE/ST. PERIMETER BUFFER | 227,460 | 57 | 93 | 569 | 201 |
| TOTALS | | 262,543 | 67 | 122 | 658 | 329 |
| NOTE: 1 1/2" 5' CAL. TREE = 112.5 GAL. SHRUBS = 115 GAL. SHRUB = 131 GAL. GRASSES | | | | | | |
| NOTE: 1) 6' HT or 2" CAL. = 110.5 GAL. SHRUBS, 115 GAL. SHRUB = 131 GAL. SHRUB | | | | | | |
| NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS. | | | | | | |
| NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE. | | | | | | |
| * NUMBER EQUAL TO (TOTAL 5 GAL.) + (TOTAL 1 GAL.)/3 | | | | | | |

STREET PERIMETER BUFFER TABLE

| TRACT DATA | | | TREES AND SHRUBS | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------|------------------------------|------------------------------|-------------------------------------------|----------------|---------------------------------------------|-------------------------------|
| TRACT | TRACT DESCRIPTION | STREET PERIMETER LENGTH (LF) | REQUIRED STREET BUFFER WIDTH | PROVIDED STREET BUFFER WIDTH | TREES REQUIRED (PERIMETER BUFFER 1/40 LF) | TREES PROVIDED | SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF) | SHRUBS PROVIDE (5 GAL/1 GAL)* |
| TRACT C (E. 48TH AVE.) | OPEN SPACE/ST. PERIMETER BUFFER | 690 | 20' | 20' | 23 | 40 | 223 | 5 GAL |
| TRACT C (TIBET RD.) | OPEN SPACE/ST. PERIMETER BUFFER | 500 | 20' | 20' | 13 | 25 | 125 | 79 |
| TRACT B (TIBET RD.) | OPEN SPACE/ST. PERIMETER BUFFER | 373 | 20' | 20' | 10 | 15 | 93 | 28 |
| TOTALS | | 1,763 | | | 46 | 80 | 441 | 274 |
| NOTE: 1) 2.5" CAL. TREE = 12.5 GAL. SHRUBS, 115 GAL. SHRUB = 131 GAL. GRASSES | | | | | | | | |
| NOTE: 1) 6' HT or 2" CAL. TREE = 110.5 GAL. SHRUBS, 115 GAL. SHRUB = 131 GAL. GRASSES | | | | | | | | |
| 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 | | | | | | | | |

NOTE: FOR STREET TREES AND CURBSIDE LANDSCAPE ALONG E. 48TH AVE AND TIBET RD, REFER TO:
- E. 48TH AVE - N. ROME ST. TO N. TIBET RD : CN: 2020-6042-00

CURBSIDE TREE REQUIREMENTS

| LANDSCAPED AREA | REQUIREMENT | LENGTH | TREES REQ'D | TREES PROVIDED |
|-----------------|--------------|--------|-------------|----------------|
| E. 50TH AVE. | 1 TREE/40 LF | 1,820 | 46 | 46 |
| N. SHAWNEE CT. | 1 TREE/40 LF | 686 | 18 | 18 |
| N. TEMPE ST. | 1 TREE/40 LF | 1,414 | 36 | 36 |
| E. 49TH PL. | 1 TREE/40 LF | 2,323 | 59 | 59 |
| N. SICILY CT. | 1 TREE/40 LF | 710 | 18 | 18 |
| TOTAL | | 6,953 | 177 | 177 |

NOTE: SEE WATER WISE LANDSCAPE REQUIREMENTS FOR CURBSIDE SHRUB REQUIREMENTS. SEE SHEETS 32-36.

NATIVE SEED AREAS: MIXTURE 2- MID-GRASS PRAIRIE

| LBS/ACRE | BOTANICAL NAME | COMMON NAME |
|----------------------|----------------------------------------|-----------------------------|
| GRASSES | | |
| 4 | BUCHLOE DACTYLOIDES 'SHARP'S' | BUFFALOGRASS, SHARP'S |
| 6 | BOUTELOUA CURTIPENDULA 'BUTTE' | SIDEOTS GRAMA, BUTTE |
| 4 | CHONDROSUM GRACILE 'HACHITA' | BLUE GRAMA, HACHITA* |
| 1 | KOELERIA CRISTATA | JUNEGRASS, NATIVE |
| 7 | PASCOPYRIUM SMITHII 'ARIBA' | WESTERN WHEATGRASS, ARIBA* |
| 2 | SCHIZACHYRIUM SCOPARIUM 'BLAZE' | LITTLE BLUESTEM, BLAZE* |
| 1 | SPOROBOLUS CRYPTANDRUS 'NATIVE' | SAND DROPSEED, NATIVE* |
| 5 | STIPA VIRIDULA (AKA NASELLA) 'LORDORN' | GREEN NEEDLEGRASS, LORDORN |
| TOTAL:30 | | |
| OPTIONAL WILDFLOWERS | | |
| 1 | ARTEMISIA FRIFIDA | FRINGED SAGE, NATIVE |
| 2 | ASTER LAEVIS | SMOOTH ASTER, NATIVE |
| 1 | ACHILLEA LANUGINOSA | WHITE YARROW, NATIVE |
| 1 | ARTEMISIA LUDOVISCIANA | LOUISIANA SAGE, NATIVE |
| 4 | GAILLARDIA ARISTATA | BLANKETFLOWER, NATIVE |
| 2 | HELIOMERIS MULTIFLORA (AKA VIGUIERA) | SHOWY GOLDENEYE, NATIVE |
| 2 | OXYTOPIS LAMBERTII | SHOWY LOCOWEED, NATIVE |
| 2 | OXYTOPIS SERICEA | SILKY LOCOWEED, NATIVE |
| 2 | PENSTEMON SECUNIFLORA | SIDEBELLS PENSTEMON,NATIVE |
| 2 | PENSTEMON VIRGATUS | WAND PENSTEMON, NATIVE |
| 3 | SPHAERALCEA COCCINIA | SCARLET GLOBEMALLOW, NATIVE |

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 30 LBS/ACRE RATE FOR MIX.
**1/4 LBS MIN. PER SPECIES ORDER

NOTE: FOR PERCENTAGE OF COOL SEASON
GRASSES REFER TO SHEET 31.

RESIDENTIAL RECOMMENDED PLANT LIST

SHADE STREET TREE

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AESULUS 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

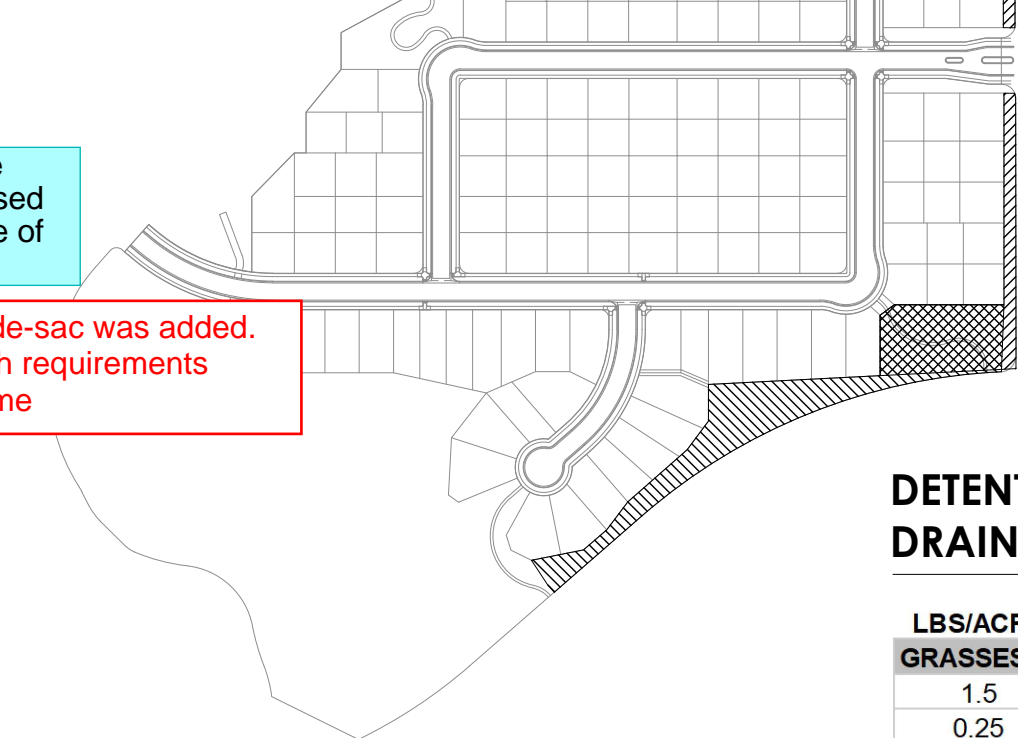
- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AMELANCHIER ANIFOLIA, SASKATOON SERVICEBERRY
 - MALUS ROYAL RAINDROPS, ROYAL RAINDROPS CRABAPPLE

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

BUFFER AREA

- E. 48TH AVE (TRACT C)
- N. TIBET RD. (TRACT B/C)
- E. 48TH AVE./ N. TIBET RD. (TRACT C)



SITE DATA

| SITE DATA | | |
|--------------------|-----------|--------|
| SITE DATA | AREA (AC) | % |
| TOTAL SITE AREA | 36.165 | 100.0% |
| LOT AREA | 18.872 | 52.2% |
| HARD SURFACE AREA* | 5.740 | 15.9% |
| LANDSCAPE AREA | 11.553 | 31.9% |

* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND

ORNAMENTAL TREE - SINGLE STEM, 10' DIA MAX FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE
 - MALUS 'RED BARRON', RED BARRON CRABAPPLE
 - PYRUS CALLERYANA 'REDSPICE', REDSPICE FLOWERING PEAR
 - PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM

DECIDUOUS SHRUBS - MED

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CARYOPTERIS X CLANDONENSIS 'BLUE MIST', BLUE MIST SPIREA
 - PHYSOCARPUS OPUFOLIUS DART'S GOLD, DART'S GOLD NINEBARK
 - PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE', LITTLE SPIRE RUSSIAN SAGE
 - ROSA SPP., KNOCKOUT OR MEIDLAND ROSES, NO WHITE FLOWERS

PERENNIAL GRASS - SMALL

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- BOUTELOUA GRACILIS, BLUE GRAMA GRASS
 - PENNISETUM ALOPECUROIDES 'HAEMELN', DWARF FOUNTAIN GRASS

PERENNIAL GRASS - MEDIUM

- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER', FEATHER REED GRASS
 - PANICUM VIRGATUM 'HEAVY METAL', HEAVY METAL BLUE SWITCH GRASS
 - SCHIZACHYRIUM SCOPARIUM 'THE BLUES', THE BLUES LITTLE BLUESTEM GRASS

PLANT LIST

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | WATER USE* |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------|-------------------------------|-----------------|-------|------------|
| DECIDUOUS SHADE TREES | | | | | | |
| 15 | AG | AESULUS GLABRA | BUCKEYE, OHIO | 2.5' CAL | B&B | L-M |
| 17 | AH | AESULUS HIPPOCASTANUM 'BAUMANNII' | HORSECHESTNUT, BAUMANNII | 2.5' CAL | B&B | L-M |
| 16 | GD | GYMNOCLADUS DIOICIS 'ESPRESSO' | KENTUCKY COFFEETREE, SEEDLESS | 2.5' CAL | B&B | L-M |
| 13 | GTI | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' | HONEYLOCUST, IMPERIAL | 2.5' CAL | B&B | L-M |
| 15 | GTS | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' | HONEYLOCUST, SKYLINE | 2.5' CAL | B&B | L-M |
| 12 | PAL | PLATANUS X ACERIFOLIA BLOODGOOD | PLANETREE, BLOODGOOD | 2.5' CAL | B&B | M |
| 10 | QM | QUERCUS MACROCARPA | OAK, BUR | 2.5' CAL | B&B | L-M |
| 19 | QR | QUERCUS ROBUR | OAK, ENGLISH | 2.5' CAL | B&B | L-M |
| 16 | QB | QUERCUS BICOLOR | OAK, SWAMP WHITE | 2.5' CAL | B&B | L-M |
| 14 | TAB | TILIA AMERICANA 'BOULEVARD' | LINDEN, BOULEVARD | 2.5' CAL | B&B | M |
| 22 | TCG | TILIA CORDATA 'GREENSPIRE' | LINDEN, GREENSPIRE | 2.5' CAL | B&B | M |
| 21 | UAP | ULMUS AMERICANA 'PRINCETON' | ELM, PRINCETON AMERICAN | 2.5' CAL | B&B | L-M |
| 19 | UT | ULMUS X TRIUMPH | ELM, TRIUMPH | 2.5' CAL | B&B | L-M |
| ORNAMENTAL TREES | | | | | | |
| 2 | AGB | ACER GRANDIDENTATUM | MAPLE, BIGTOOTH | 6-8' MULTI-STEM | B&B | L-M |
| 10 | AGF | ACER GINNALA 'FLAME' | MAPLE, FLAME AMUR OR GINNALA | 6-8' MULTI-STEM | B&B | L-M |
| 5 | ATH | ACER TARTICUM 'HOT WINGS' | HOT WINGS TATARIAN MAPLE | 6-8' MULTI-STEM | B&B | L-M |
| 4 | MK | MALUS 'KELSEY' | CRABAPPLE, KELSEY | 6-8' MULTI-STEM | B&B | L-M |
| 16 | MS | MALUS 'SPRING SNOW' | CRABAPPLE, SPRING SNOW | 2.0' CAL | B&B | L-M |
| 9 | PCC | PYRUS CALLERYANA 'CHANTICLEER | PEAR, CHANTICLEER | 2.0' CAL | B&B | L-M |
| 8 | PS | PRUNUS SARGENTII | CHERRY, SARGENT | 2.0' CAL | B&B | L-M |
| EVERGREEN TREES | | | | | | |
| 2 | PA | PINUS ARISTATA | PINE, BRISTLECONE | 6' HT. | B&B | L-M |
| 6 | PE | PINUS EDULIS | PINE, PINON | 6' HT. | B&B | M |
| 6 | PN | PINUS NIGRA | PINE, AUSTRAN | 6' HT. | B&B | M |
| 7 | PP | PINUS PONDEROSA | PINE, PONDEROSA | 6' HT. | B&B | L-M |
| EVERGREEN SHRUBS | | | | | | |
| 20 | JCA | JUNIPERUS CHINENSIS 'ARMSTRONG' | JUNIPER, ARMSTRONG | #5 | CONT. | L |
| 2 | JHB | JUNIPERUS HORIZONTALIS 'BAR HARBOUR' | JUNIPER, BAR HARBOUR | #5 | CONT. | L |
| 3 | JHH | JUNIPERUS HORIZONTALIS 'HUGHES' | JUNIPER, HUGHES | #5 | CONT. | L |
| 5 | JMO | JUNIPERUS X MEDIA 'OLD GOLD' | JUNIPER, OLD GOLD | #5 | CONT. | L |
| 26 | PMH | PNUS MUGO MOPS | MINIATURE MUGO PINE | #7 | CONT. | L |
| DECIDUOUS SHRUBS | | | | | | |
| 13 | BDB | BUDDLEIA DAVIDII 'BLACK NIGHT' | BUTTERFLY BUSH, PURPLE | #5 | CONT. | L |
| 26 | CCB | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | SPIREA, BLUE MIST | #5 | CONT. | L |
| 38 | CNA | CHRYSOETHAMNUS NAUSEOSUS 'ALBICAULIS' | RABBITBRUSH, TALL BLUE | #5 | CONT. | L |
| 34 | PAR | PEROVSKIA ATRIPLICIFOLIA | SAGE, RUSSIAN | #5 | CONT. | L |
| 3 | PBP | PRUNUS BESSEYI 'PAWNEE BUTTES' | CHERRY, CREEPING WESTERN SAND | #5 | CONT. | L |
| 26 | PCP | PRUNUS X GISTENA | PLUM, PURPLE LEAF | #5 | CONT. | L-M |
| 30 | PFG | POTENTILLA FRUTICOSA 'GOLDSTAR' | GOLDSTAR POTENTILLA | #5 | CONT. | L |
| 11 | POD | PHYSOCARPUS OPUFOLIUS DIABOLO | DIABOLO NINEBARK | #5 | CONT. | L |
| 2 | RAG | RHUS AROMATICA 'GRO-LOW' | SUMAC, DWARF FRAGRANT | #5 | CONT. | L |
| 36 | RKR | ROSA 'DOUBLE KNOCK OUT' | ROSE, DOUBLE KNOCK OUT | #5 | CONT. | L-M |
| 47 | RMF | ROSA MEIDLAND FIRE | ROSE, FIRE MEIDLAND | #5 | CONT. | L-M |
| 19 | RMP | ROSA MEIDLAND MAGIC | ROSE, MAGIC MEIDLAND | #5 | CONT. | L-M |
| 46 | SJL | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIRAEA | #5 | CONT. | L |
| 49 | SJG | SPIRAEA JAPONICA 'GOLDFLAME' | SPIRAEA, GOLDFLAME | #5 | CONT. | L |
| 22 | SJM | SPIREA JAPONICA 'MAGIC CARPET' | SPIREA, MAGIC CARPET | #5 | CONT. | L |
| PERENNIALS | | | | | | |
| 52 | AMT | ACHILLEA MILLEFOLIUM 'TERRA COTTA' | 'YARROW, TERRA COTTA | #1 | CONT. | L |
| 52 | ARS | AGASTACHE RUPESTRIS | HYSSOP, SUNSET | #1 | CONT. | L |
| 31 | HAR | HEMEROCALLIS 'AUTUMN RED' | DAYLILY, AUTUMN RED | #1 | CONT. | L |
| 14 | HBO | HEMEROCALLIS 'STELLA DE ORO' | DAYLILY, DWARF GOLD | #1 | CONT. | L |
| 73 | LSB | LEUCANTHEMUM X SUPERBUM 'BECKY' | DAISEY, SHASTA | #1 | CONT. | L |
| 55 | RFG | RUDEBECKIA FULGIDA 'GOLDSTURM' | BLACK-EYED SUSAN | #1 | CONT. | L |
| 123 | SNM | SALVIA NEMOROSA 'MAY NIGHT' | MAY NIGHT PURPLE SALVIA | #1 | CONT. | L |
| 13 | ZCL | ZAUSCHNERIA CALIFORNICA LATIFOLIA | HUMMINGBIRD FLOWER | #1 | CONT. | L |
| ORNAMENTAL GRASSES | | | | | | |
| 39 | BCS | BOUTELOUA CURTIPENDULA | SIDEOTS GRAMA GRASS | #1 | CONT. | L |
| 173 | BOB | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION GRASS | #1 | CONT. | L |
| 38 | CAK | CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' | FEATHER REED GRASS | #1 | CONT. | L |
| 41 | PVS | PANICUM VIRGATUM 'SHENANDOAH' | SHENANDOAH RED SWITCH GRASS | #1 | CONT. | L |
| 24 | SWG | SPOROBOLUS WRIGHTII | GIANT SACATON GRASS | #1 | CONT. | L |
| *WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA NERSCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH | | | | | | |

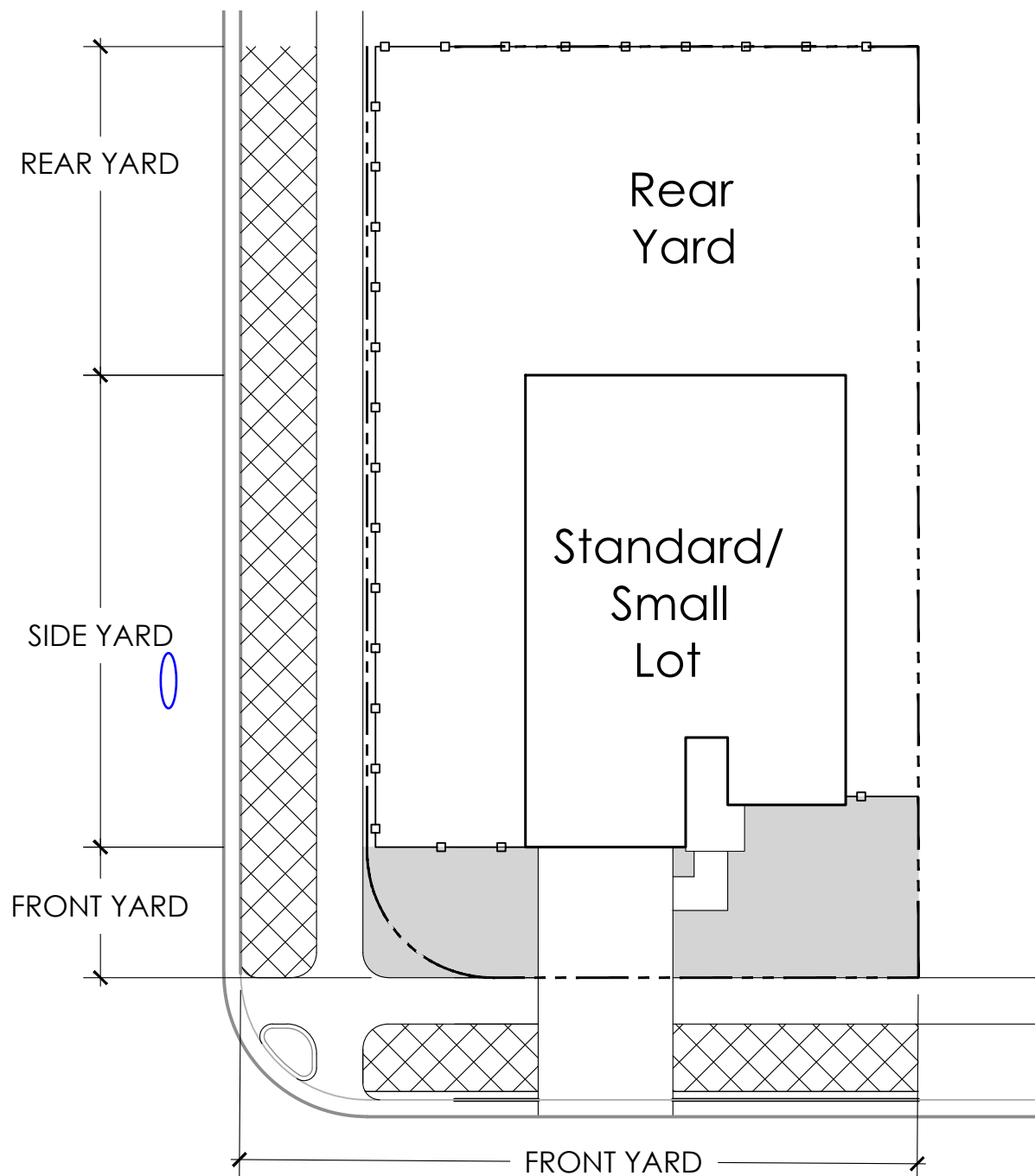
CITY OF AURORA PROS SEED MIXTURE 1- SHORT GRASS PRAIRIE SEED MIX

| LBS/ACRE | BOTANICAL NAME | COMMON NAME |
|----------------------|---------------------------------|-----------------------------|
| GRASSES | | |
| 12 | BUCHLOE DACTYLOIDES 'SHARP'S' | BUFFALOGRASS, SHARP'S |
| 8 | CHONDROSUM GRACILE 'HACHITA' | BLUE GRAMA, HACHITA* |
| 3 | KOELERIA CRISTATA | JUNEGRASS, NATIVE |
| 6 | PASCOPYRIUM SMITHII 'ARIBA' | WESTERN WHEATGRASS, ARIBA* |
| 1 | SPOROBOLUS CRYPTANDRUS 'NATIVE' | SAND DROPSEED, NATIVE* |
| TOTAL:30 | | |
| OPTIONAL WILDFLOWERS | | |
| 2 | ARTEMISIA FRIFIDA | FRINGED SAGE, NATIVE |
| 3 | GAILLARDIA ARISTATA | BLANKETFLOWER, NATIVE |
| 1 | CAMPANULA ROTUNDIFOLIA | BLUE BELLS, NATIVE |
| 3 | OXYTOPIS LAMBERTII | SHOWY LOCOWEED, NATIVE |
| 3 | OXYTOPIS SERICEA | SILKY LOCOWEED, NATIVE |
| 3 | PENSTEMON SECUNIFLORA | SIDEBELLS PENSTEMON,NATIVE |
| 3 | SPHAERALCEA COCCINIA | SCARLET GLOBEMALLOW, NATIVE |

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 30 LBS/ACRE RATE FOR MIX.
**1/4 LBS MIN. PER SPECIES ORDER

LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE. WEED BARRIER FABRIC SHALL BE PLACED OVER THE SOIL IN ALL PLANTING AREAS MULCHED WITH ROCK OR COBBLE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII
- LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING, BOLLARD LIGHTING, AND ACCENT LIGHTING FOR ENTRY FEATURES, LANDSCAPE, AND OTHER IMPORTANT ELEMENTS. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH BOLLARD SECURITY LIGHTING AS APPROPRIATE. ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

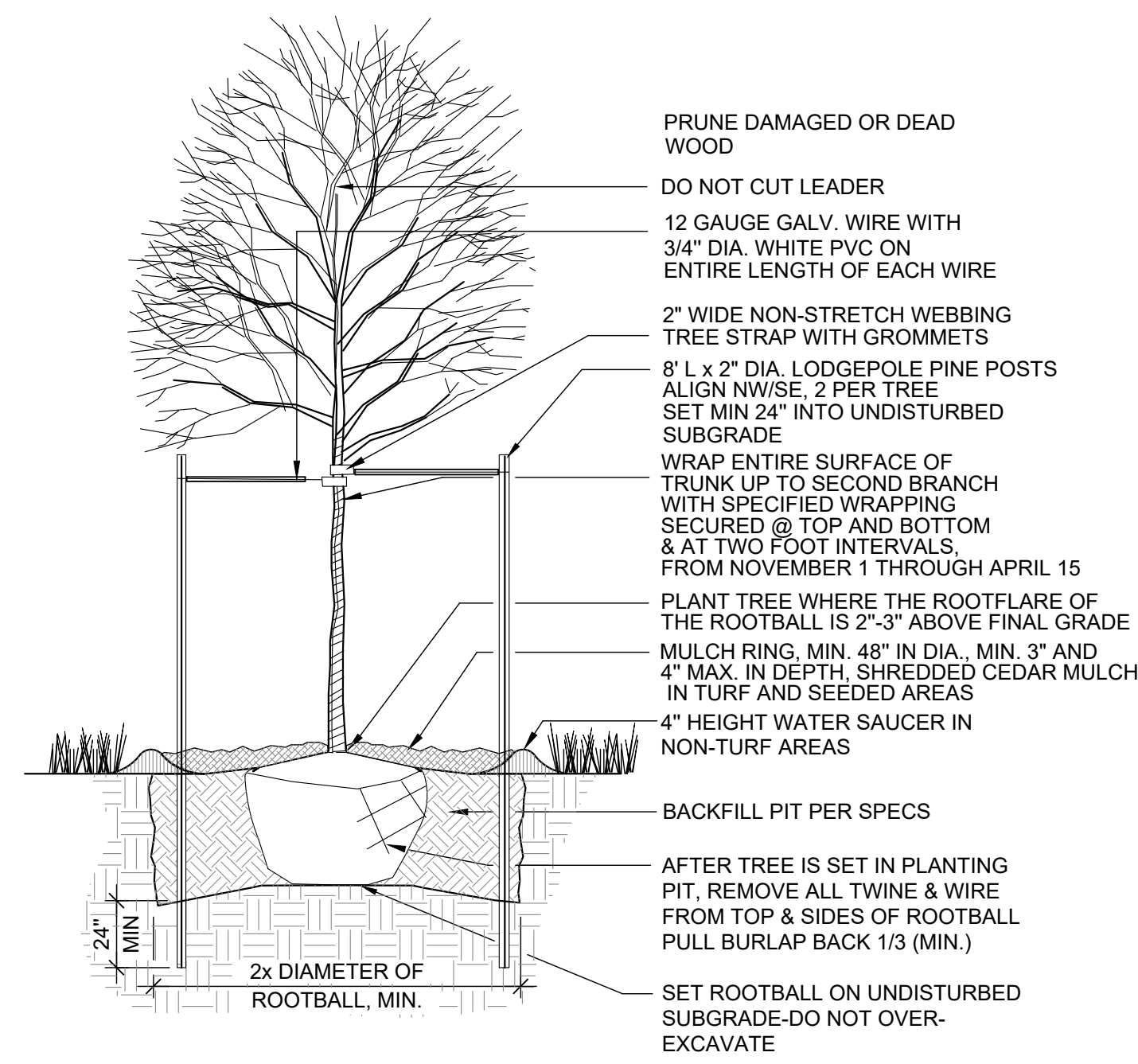


LEGEND

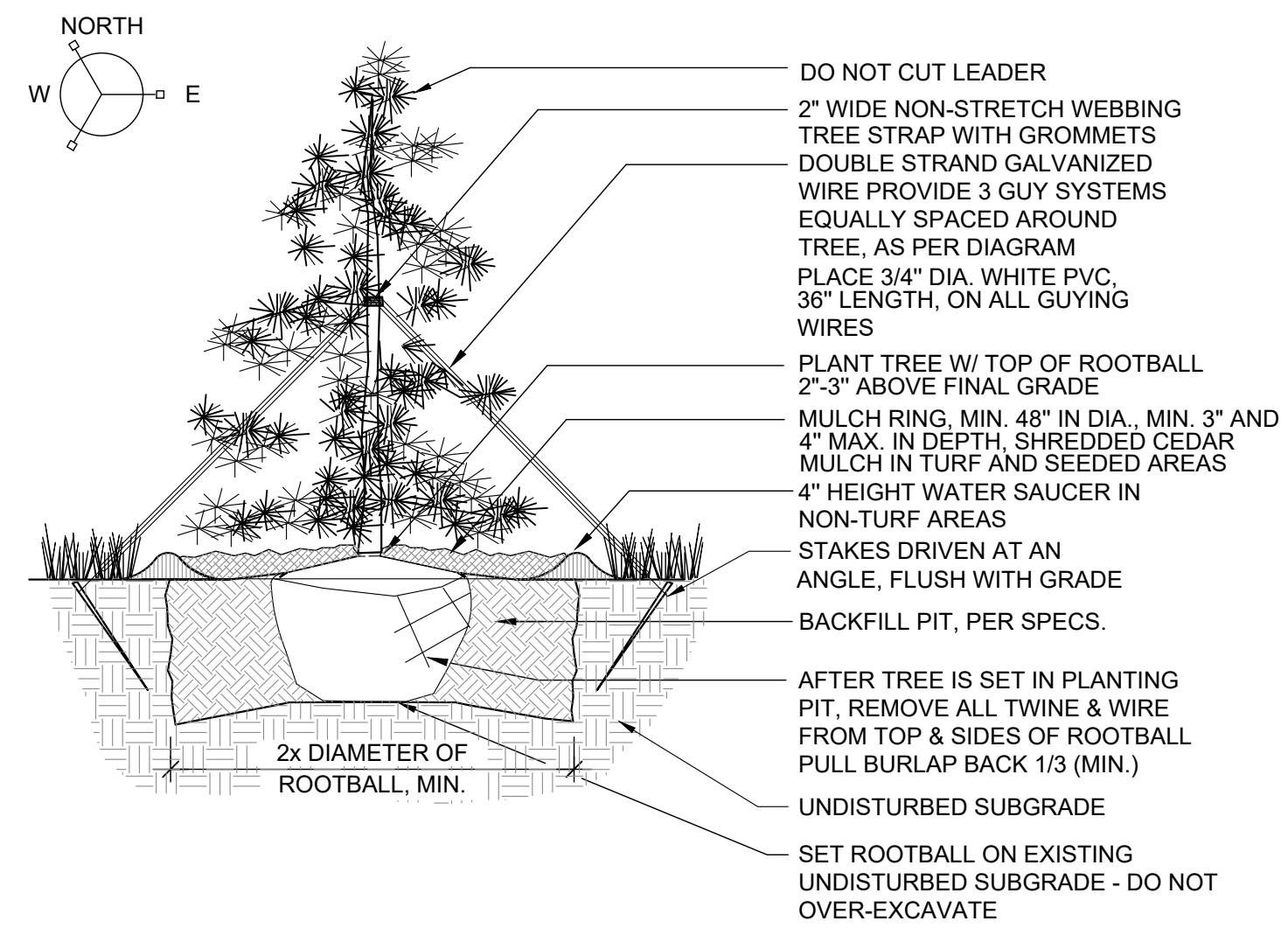
- Front/Side Yard Landscape
- Rear Yard Landscape
- Curbside Landscape
- Property Line
- Privacy Fence

NOTE:
1. SEE WATER W

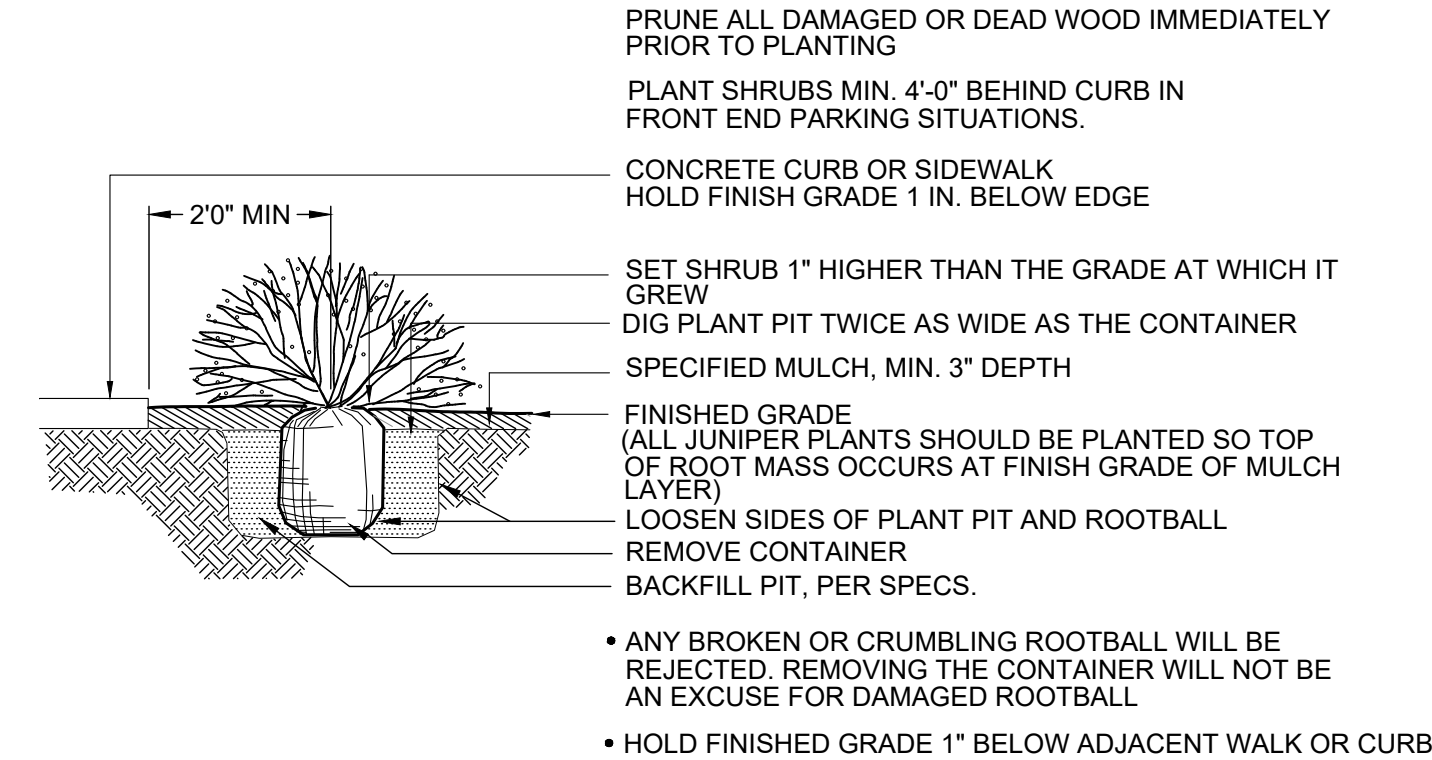
* IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS



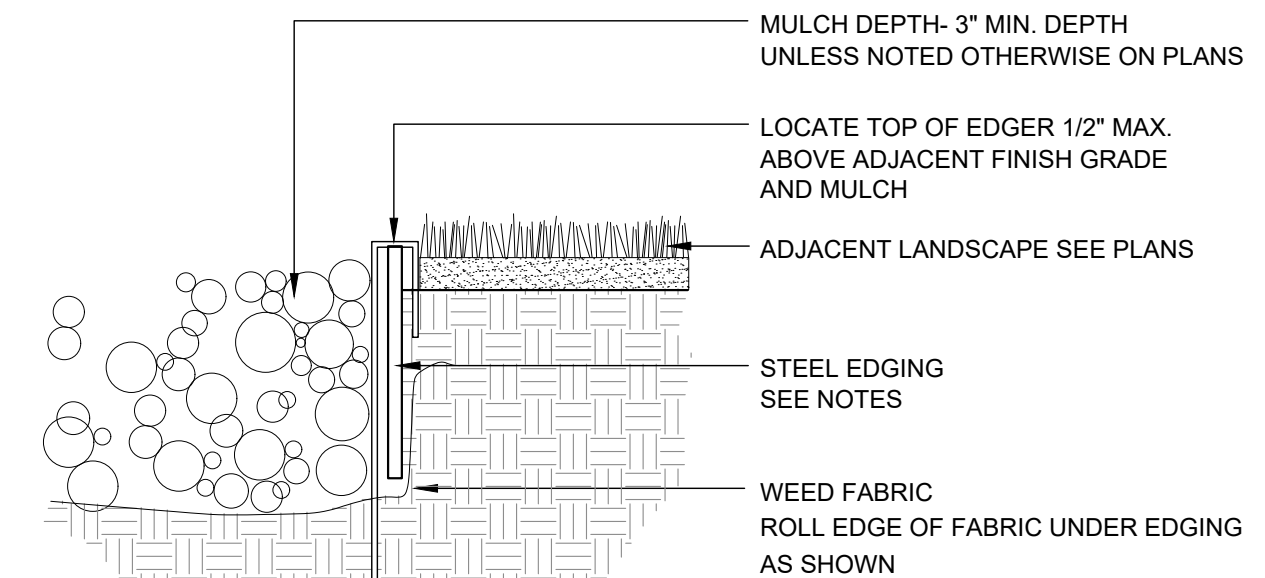
1 DECIDUOUS TREE PLANTING
SCALE: NTS



2 EVERGREEN TREE PLANTING
SCALE: NTS



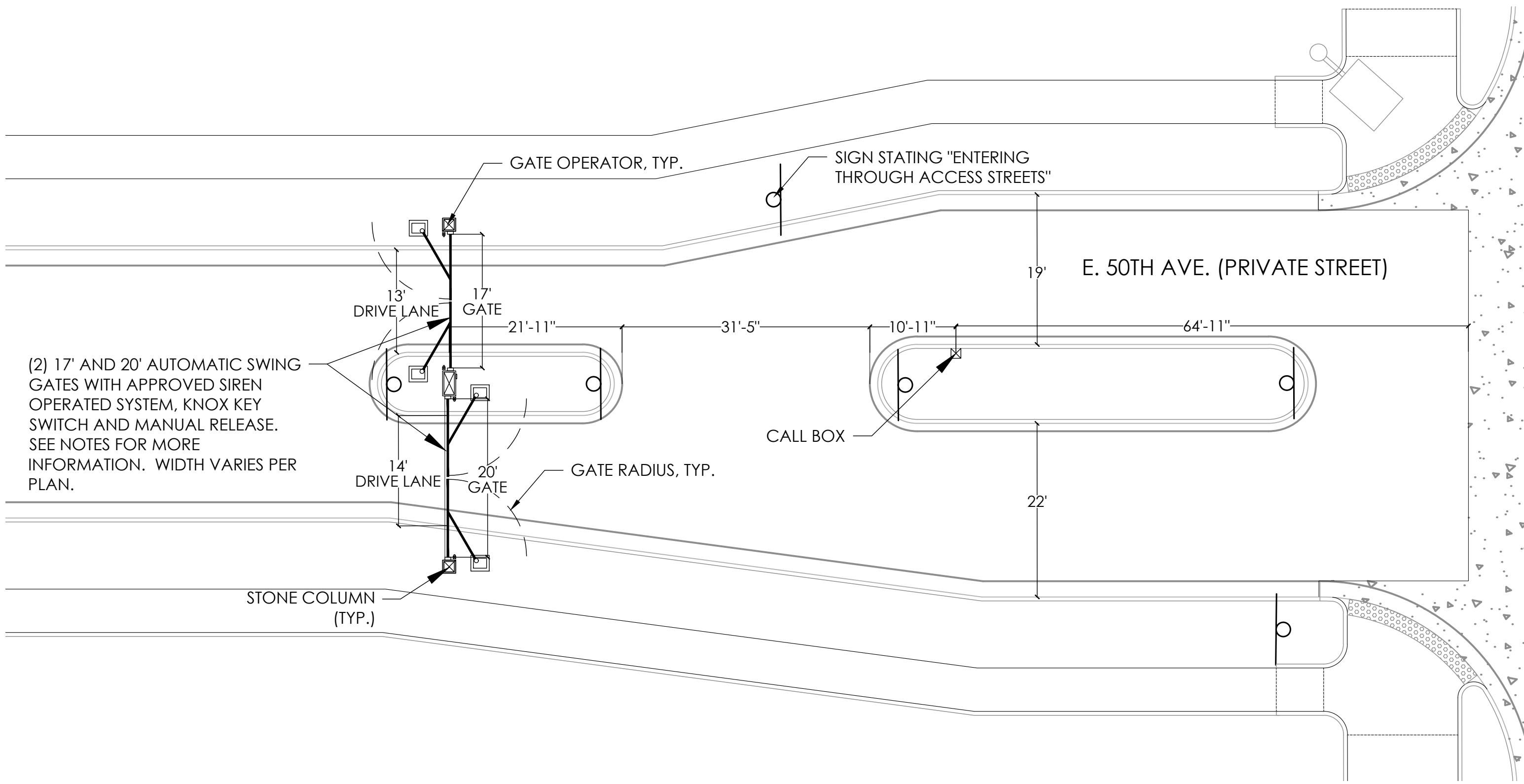
3 TYPICAL SHRUB PLANTING
SCALE: NTS



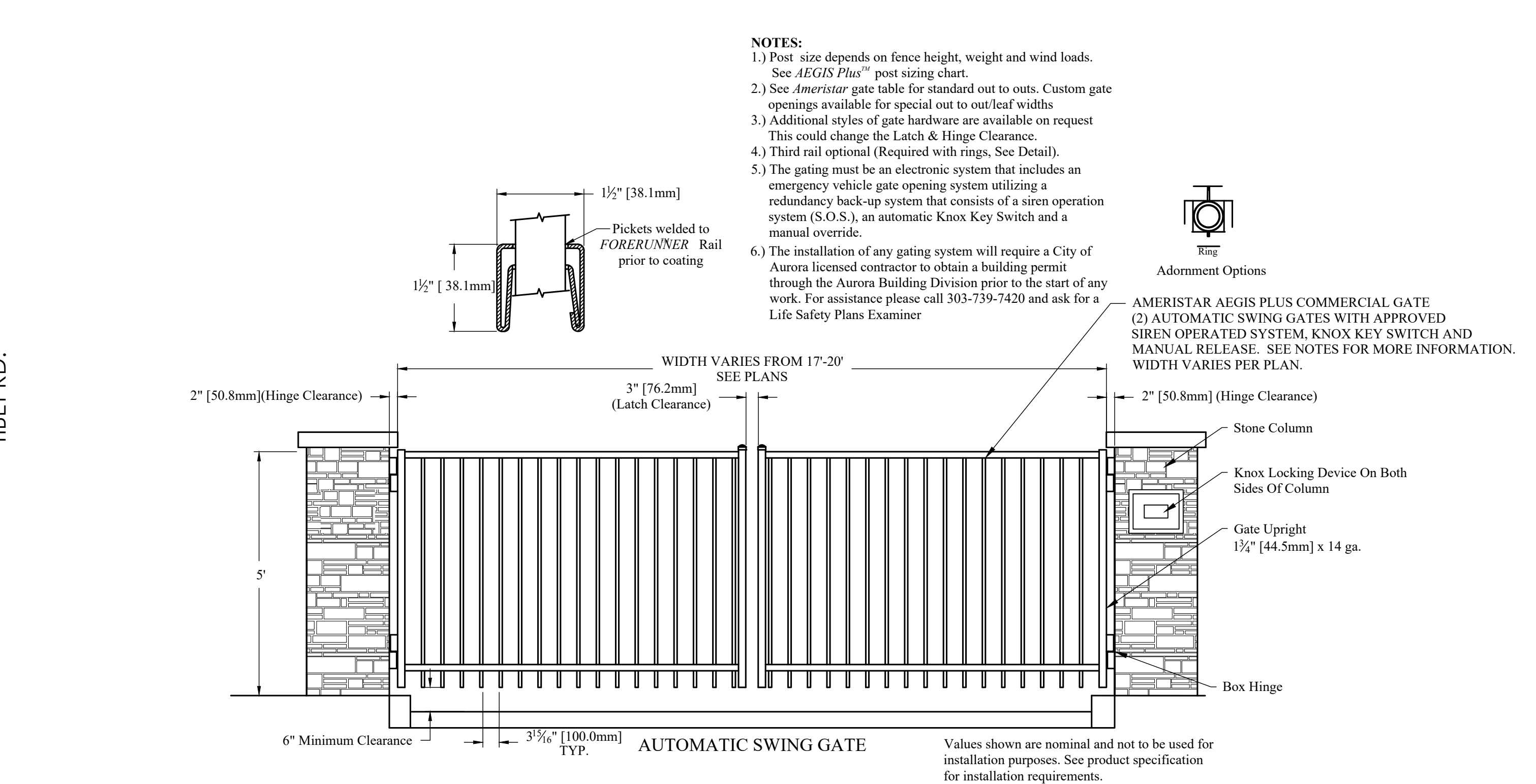
4 STEEL EDGER
SCALE: NTS

NOTES:

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



5 PRIMARY ENTRY GATE-PLAN VIEW
SCALE: 1"=1'



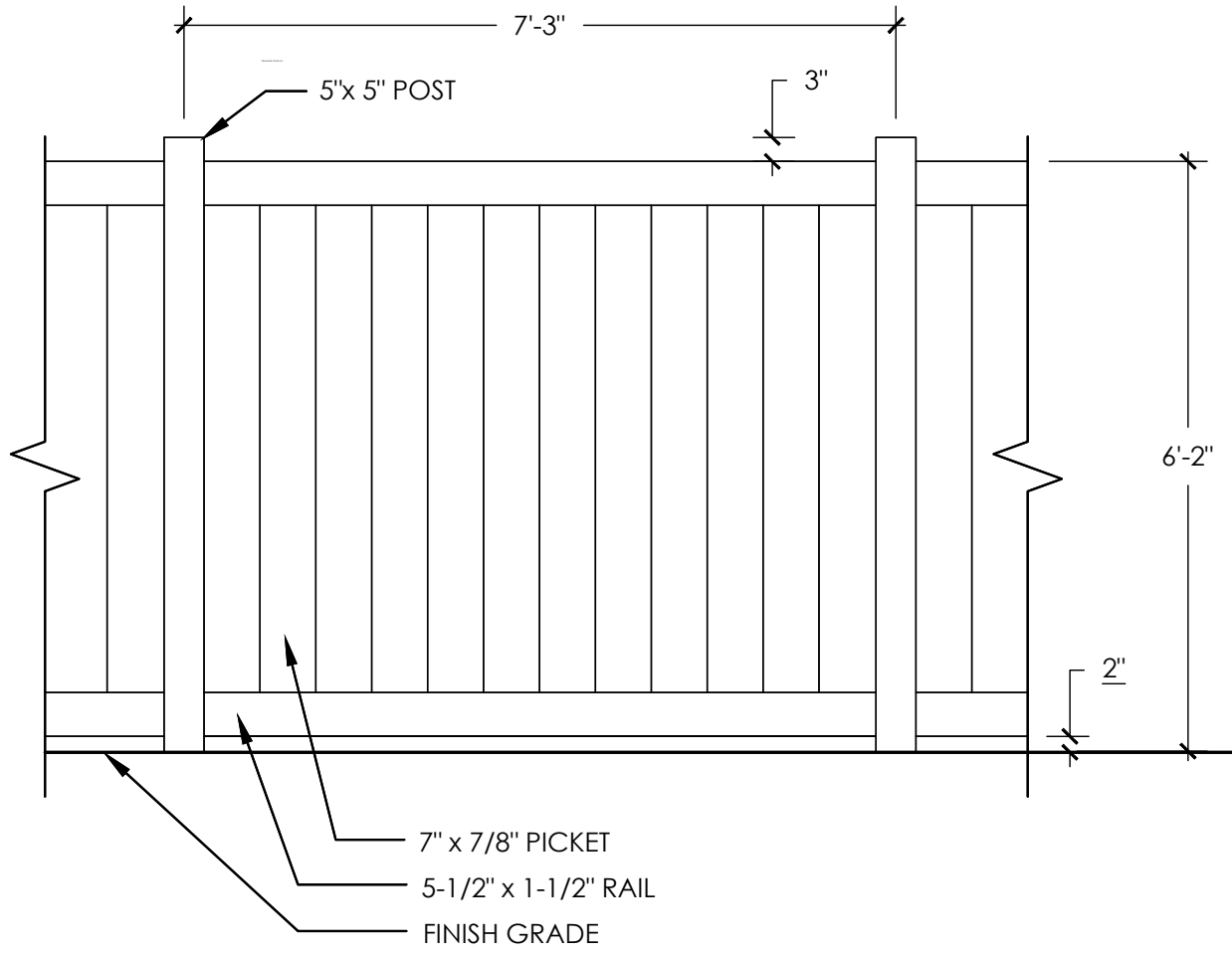
6 PRIMARY ENTRY GATE
SCALE: 1/2"=1'

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE DETAILS
DATE: December 18, 2023

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

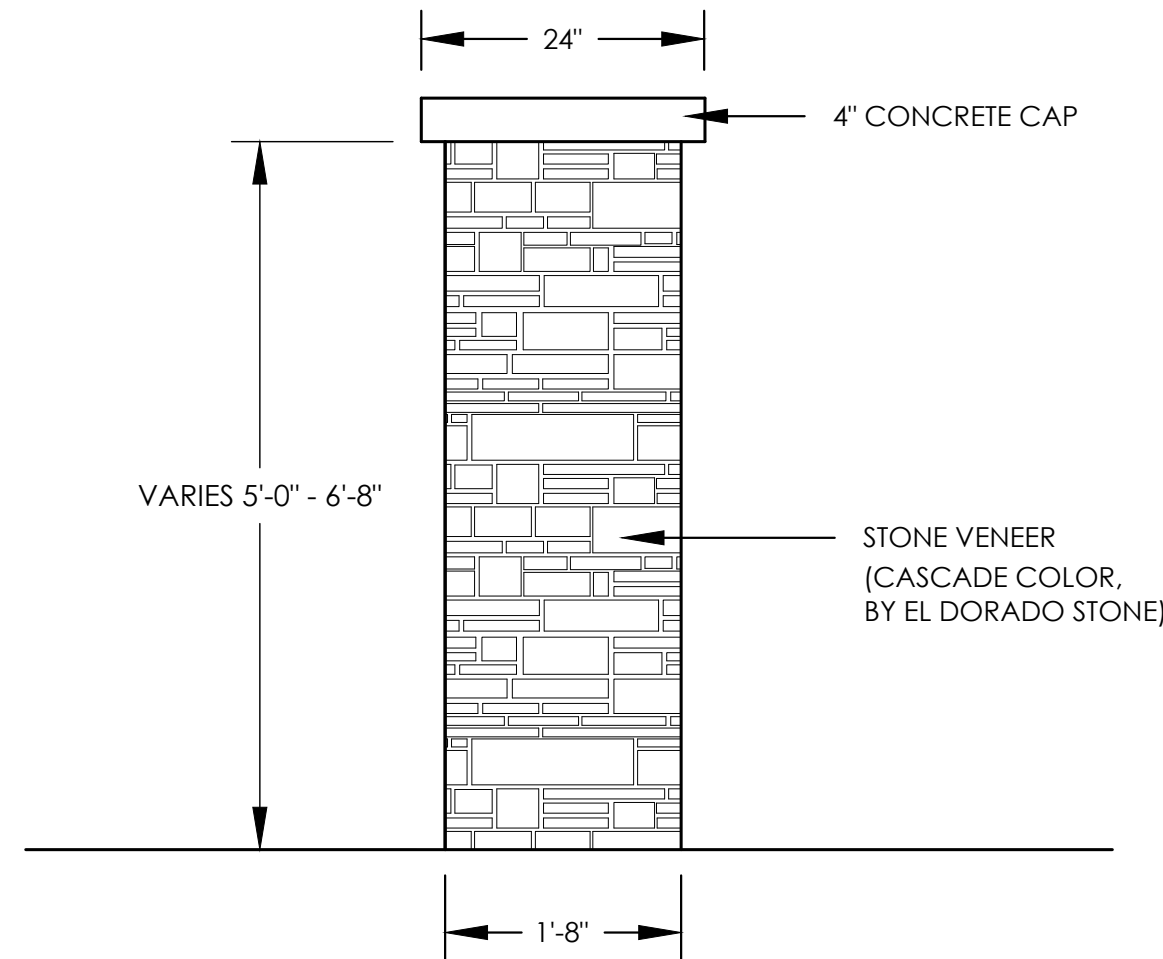
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\1. FILING\6104\SUBMITTALS\1. SITE PLAN AMENDMENT 11.1-SHEETS\2-GVR-E_CSP-6_PREPLAT_DETAILS.DWG
DILLON COOK
12/18/2023 1:43 PM

NOTE:
TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS. LOCATE FENCE INSIDE
RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.
FENCE TYPE - BROWN WOOD COMPOSITE



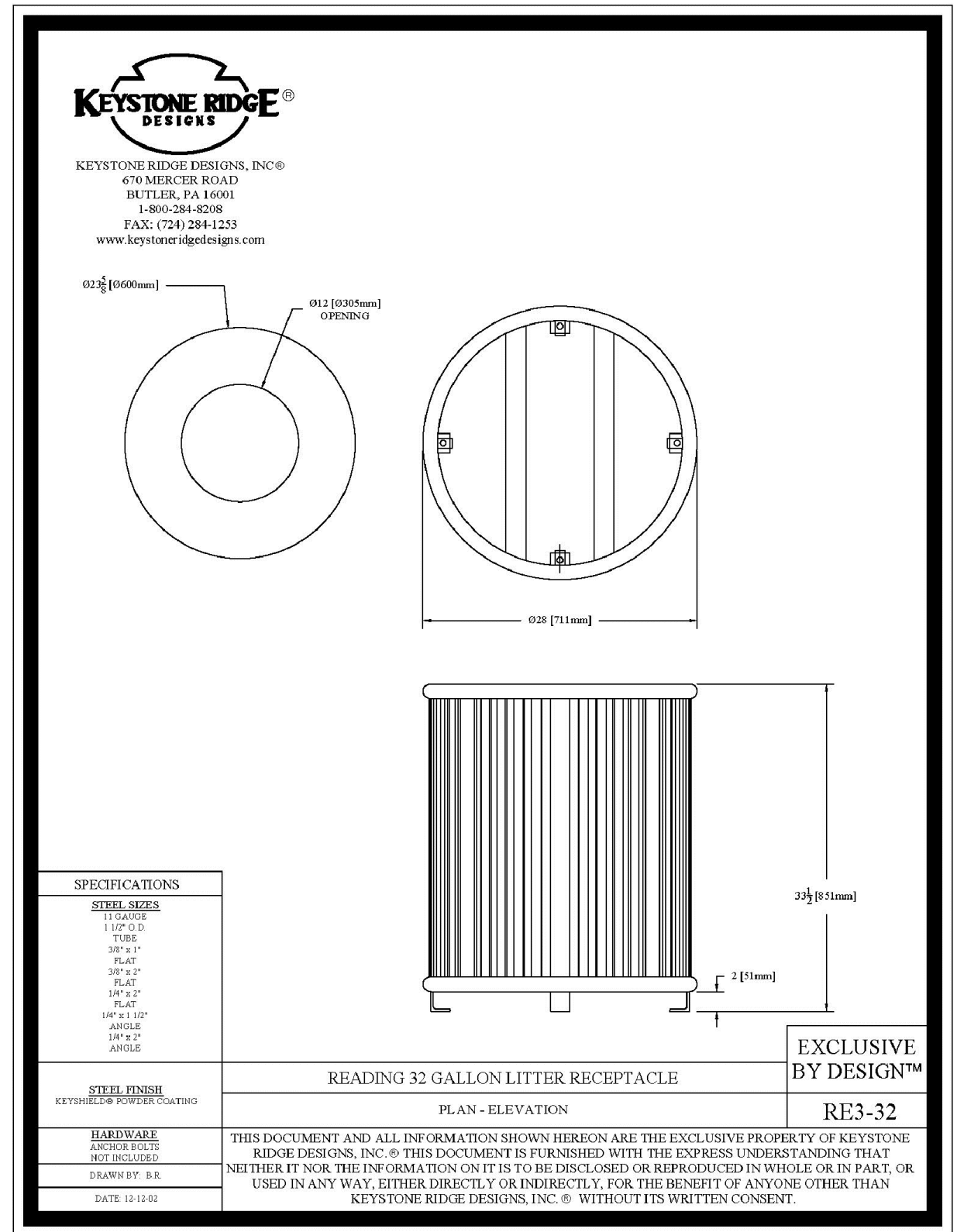
NOTE:

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



NOTE:

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



1 PRIVACY FENCE

SCALE: 1/2"=1'

2 FENCE COLUMN

SCALE: 3/4"=1'

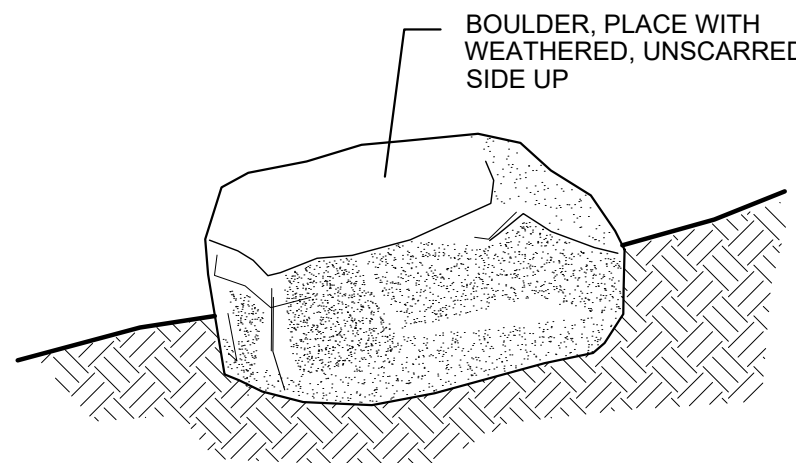
3 PET WASTE STATION

SCALE: 3/4"=1'

BRAND: DOGIPOT
MODEL: ALUMINUM DOGIPOT PET
STATION (ITEM #1011-POLY)
PHONE: (800) 364-7681
WEBSITE: WWW.DOGIPOT.COM

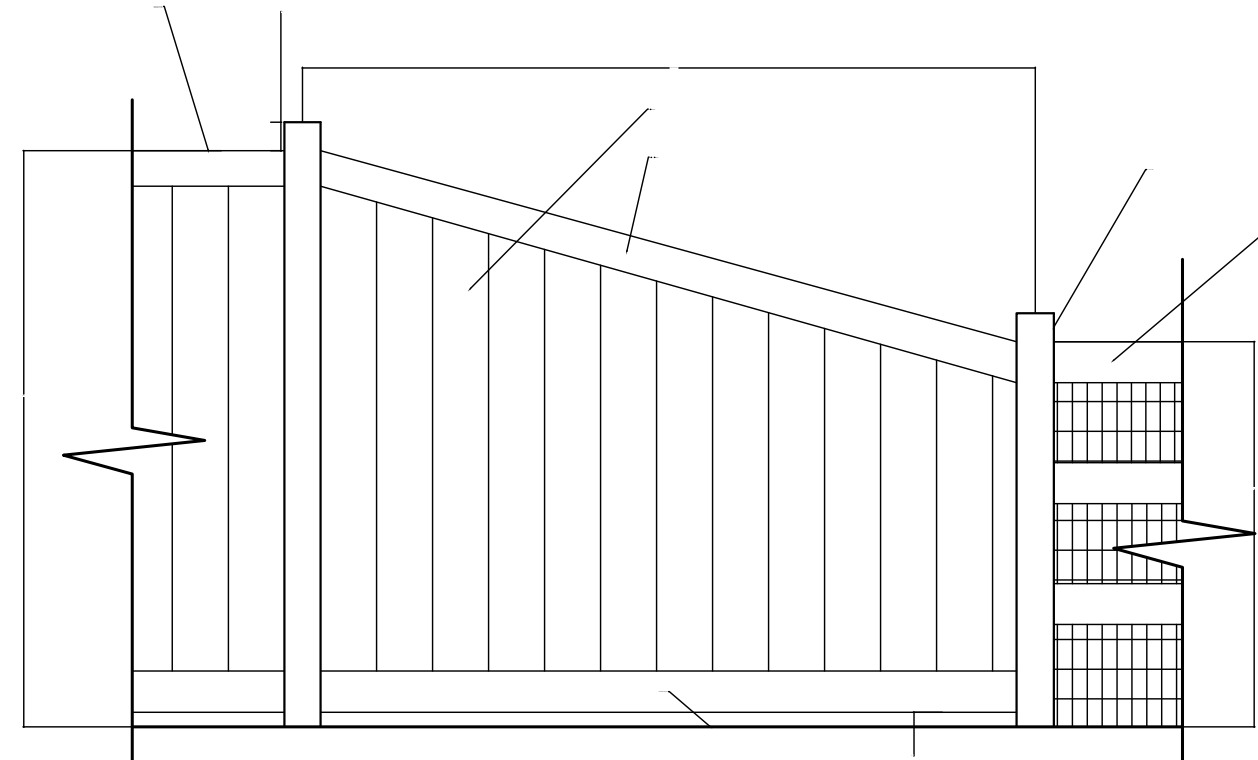
4 TRASH RECEPTACLE

SCALE: NTS



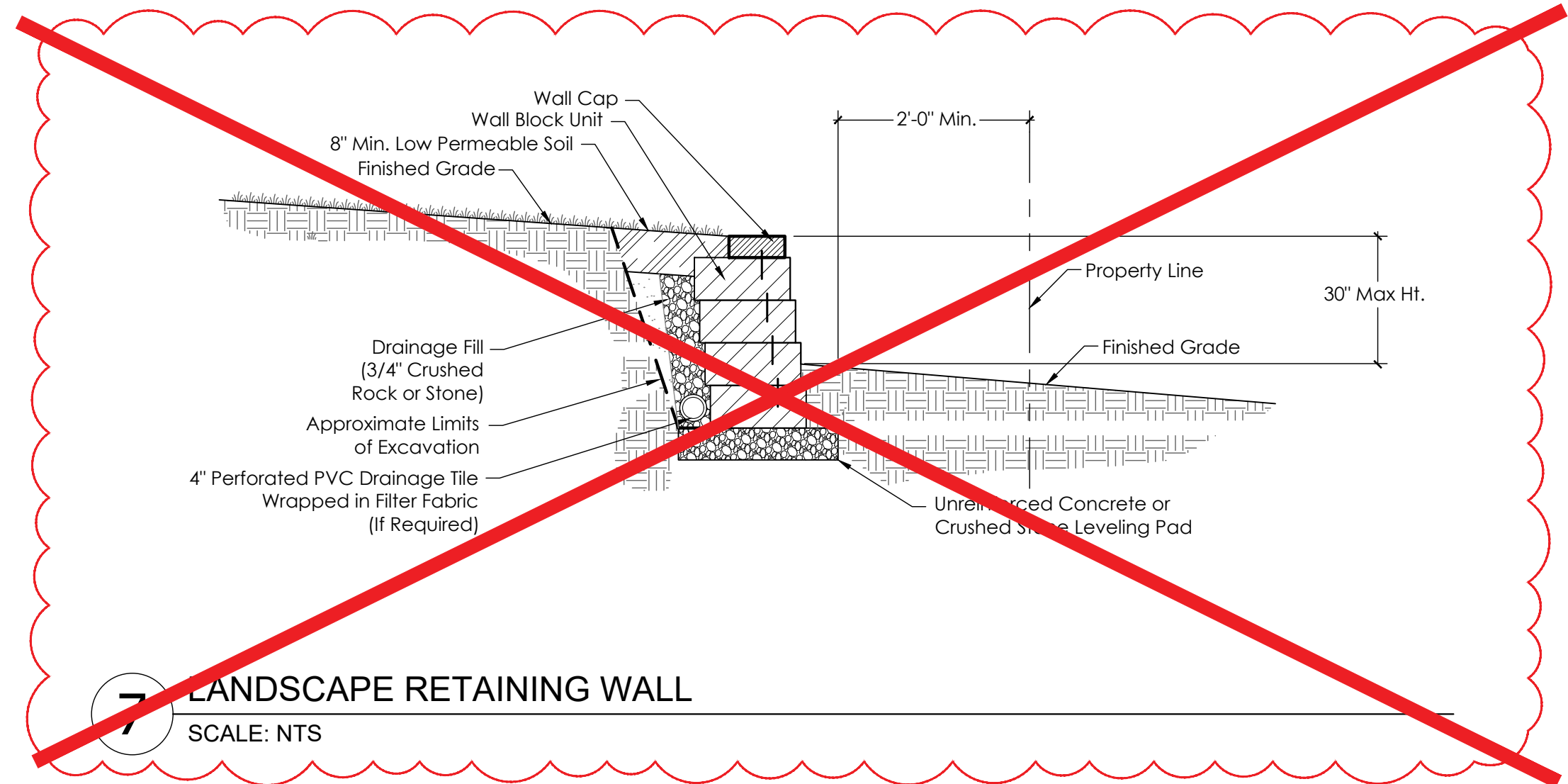
NOTES

1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
2. BURY ROCK 1/3 OF TOTAL DEPTH.
3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
7. BOULDERS SHALL BE COLORADO GRANITE WITH EXPOSED SIDES FREE OF DAMAGE, CHIPS, OR SCARING. SIZES SHALL BE 3'W X 4'L X 3'H (± 6" IN ANY DIMENSION).
8. ALL BOULDERS SHALL BE OUTSIDE ROADWAY CLEAR ZONES.
9. BOULDERS SHALL NOT BE PLACED ALONG ARTERIAL ROADS.



NOTE:

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



5 LANDSCAPE BOULDER

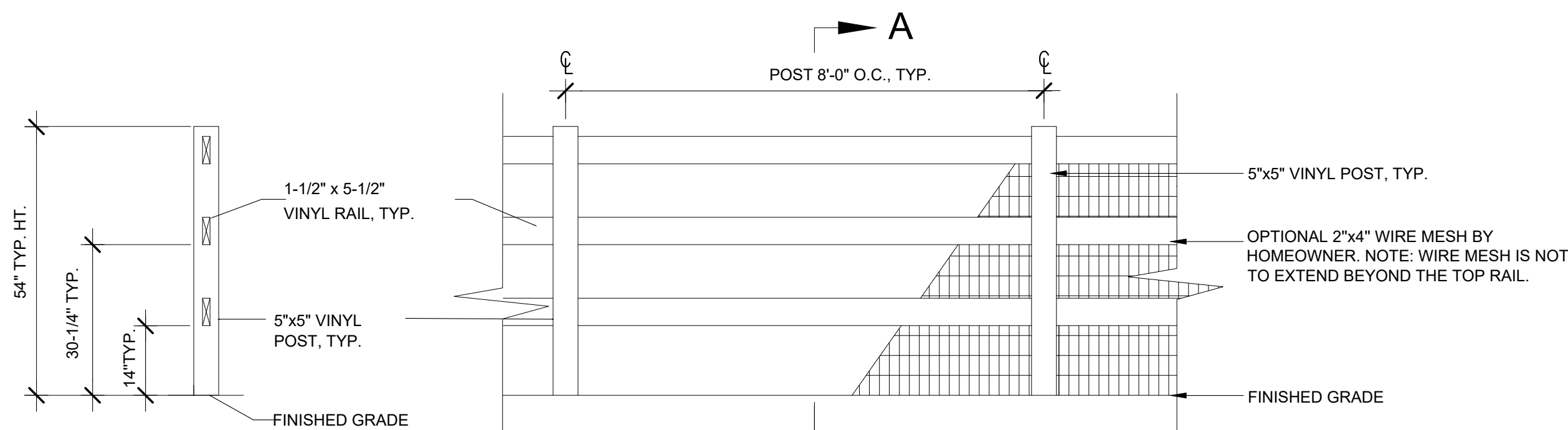
SCALE: NTS

6 FENCE TRANSITION DETAIL

SCALE: 1/2"=1'

7 LANDSCAPE RETAINING WALL

SCALE: NTS



NOTE:

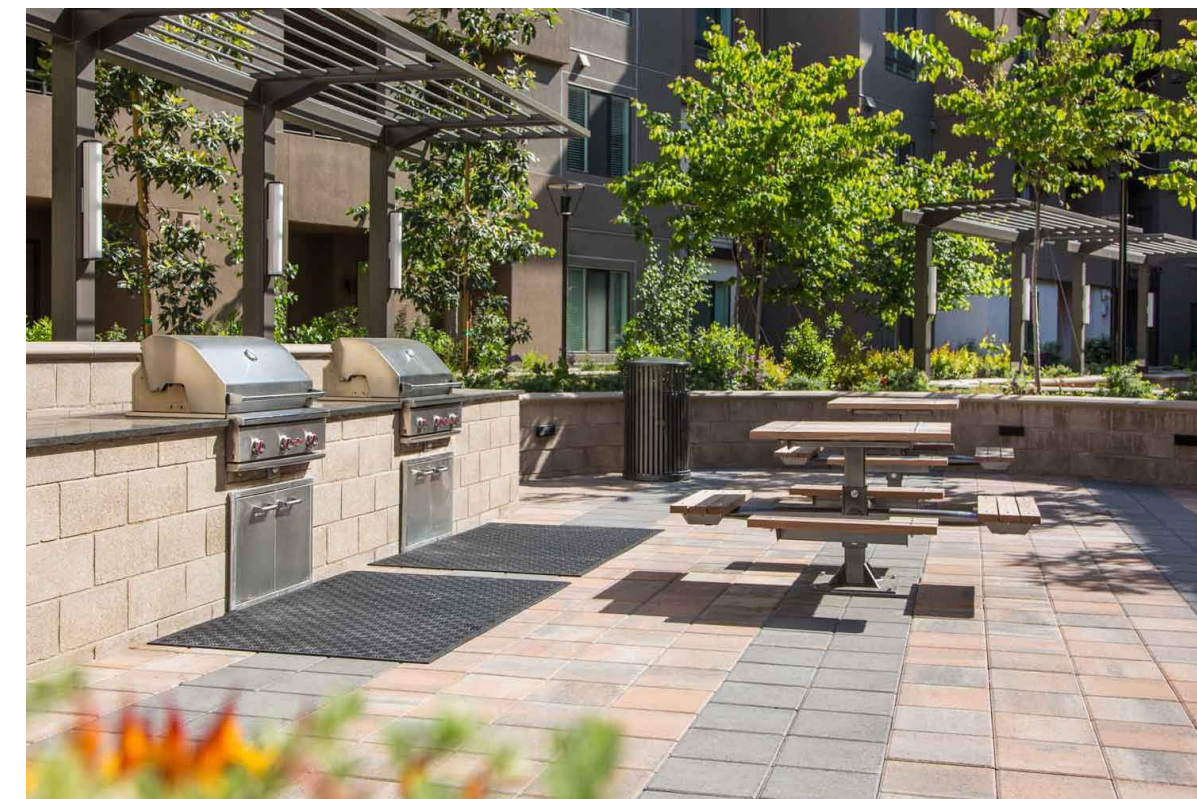
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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

NOTES:

1. FENCE TYPE- ALMOND VINYL
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

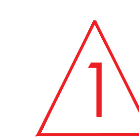
8 OPEN RAIL FENCE

SCALE: 1/2"=1'



9 BBQ GRILL AREA

SCALE: NTS



AMENDMENT 1

- LANDSCAPE RETAINING WALL DETAIL
REMOVED

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE DETAILS
DATE: December 18, 2023

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

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



1 SECURITY LIGHTING
SCALE: NTS



2 SHADE STRUCTURE
SCALE: NTS
DIMENSIONS: 15' X 20'

MATERIALS: VENEER: STONE
BEAMS: WOOD
ROOF: STEEL



3 BENCH SWING
SCALE: NTS



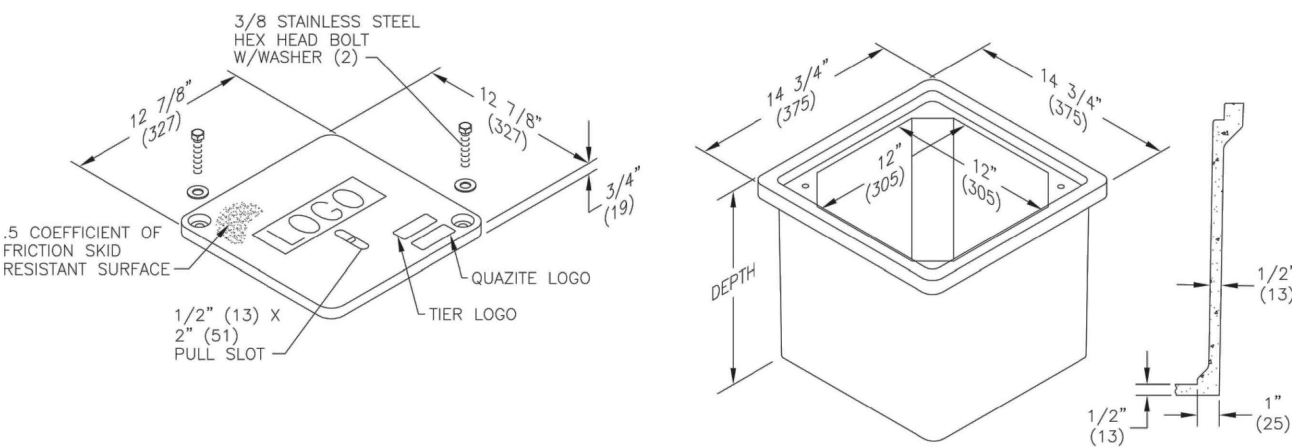
4 PICNIC TABLE
SCALE: NTS

Quazite

Dimensions / Data

12"x 12" PC Style Polymer Concrete (Stackable) Assembly

Hex Head Bolts are Standard



Composite Box Cover Part #
PC1212HA00GB4 - 12X12 TIER 15 PULL
BOX LID, "COA LIGHTING"

Covers

| DESCRIPTION | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO. |
|-------------|------|----------------------|----------|------------|--------------|
| W/ 2 Bolts | 8 | 8,000 / 12,000 | 12 | 60 | PC1212CA00** |
| W/ 2 Bolts | 15 | 15,000 / 22,500 | 12 | 60 | PC1212HA00** |
| No Bolts | 8 | 8,000 / 12,000 | 12 | 60 | PC1212VA00** |

To order gasketed covers, replace the letter "A" with the letter "G".
Gasketed covers are with 4 bolts.
Replace ** with a logo code found on page 60.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

Boxes

| DESCRIPTION | DEPTH | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO. |
|----------------------|---------|------|----------------------|----------|------------|------------|
| Standard Open Bottom | 12" | 15 | 15,000 / 22,500 | 36 | 30 | PC1212BA12 |
| Solid Bottom | 12 1/2" | 15 | 15,000 / 22,500 | 41 | 30 | PC1212DA12 |

To order gasketed boxes, replace the letter "A" with the letter "G".
Gaskets reduce the inflow of fluids but do not make the enclosure water tight.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.



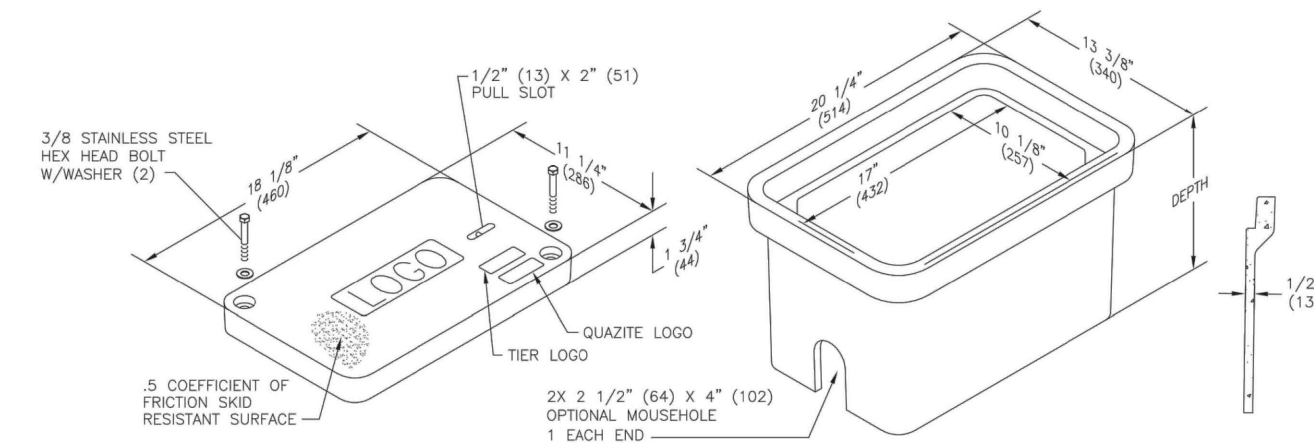
Page 24 | September 2015

Quazite

Dimensions / Data

11"x 18" PG Style Polymer Concrete (Stackable) Assembly

Hex Head Bolts are Standard



PG1118HA00GB4 - 11X18 TIER 15 PULL
BOX LID, "COA LIGHTING"

Covers

| DESCRIPTION | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO. |
|-------------|------|----------------------|----------|------------|--------------|
| W/ 2 Bolts | 8 | 8,000 / 12,000 | 27 | 40 | PG1118CA00** |
| W/ 2 Bolts | 15 | 15,000 / 22,500 | 27 | 40 | PG1118HA00** |
| No Bolts | 8 | 8,000 / 12,000 | 27 | 40 | PG1118VA00** |
| W/ 2 Bolts | 22 | 22,500 / 33,750 | 27 | 40 | PG1118H00** |

To order gasketed covers, replace the letter "A" with the letter "G".
Replace ** with a logo code found on page 60. See page 65 for meter and touchradio read cover options.
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.

Boxes

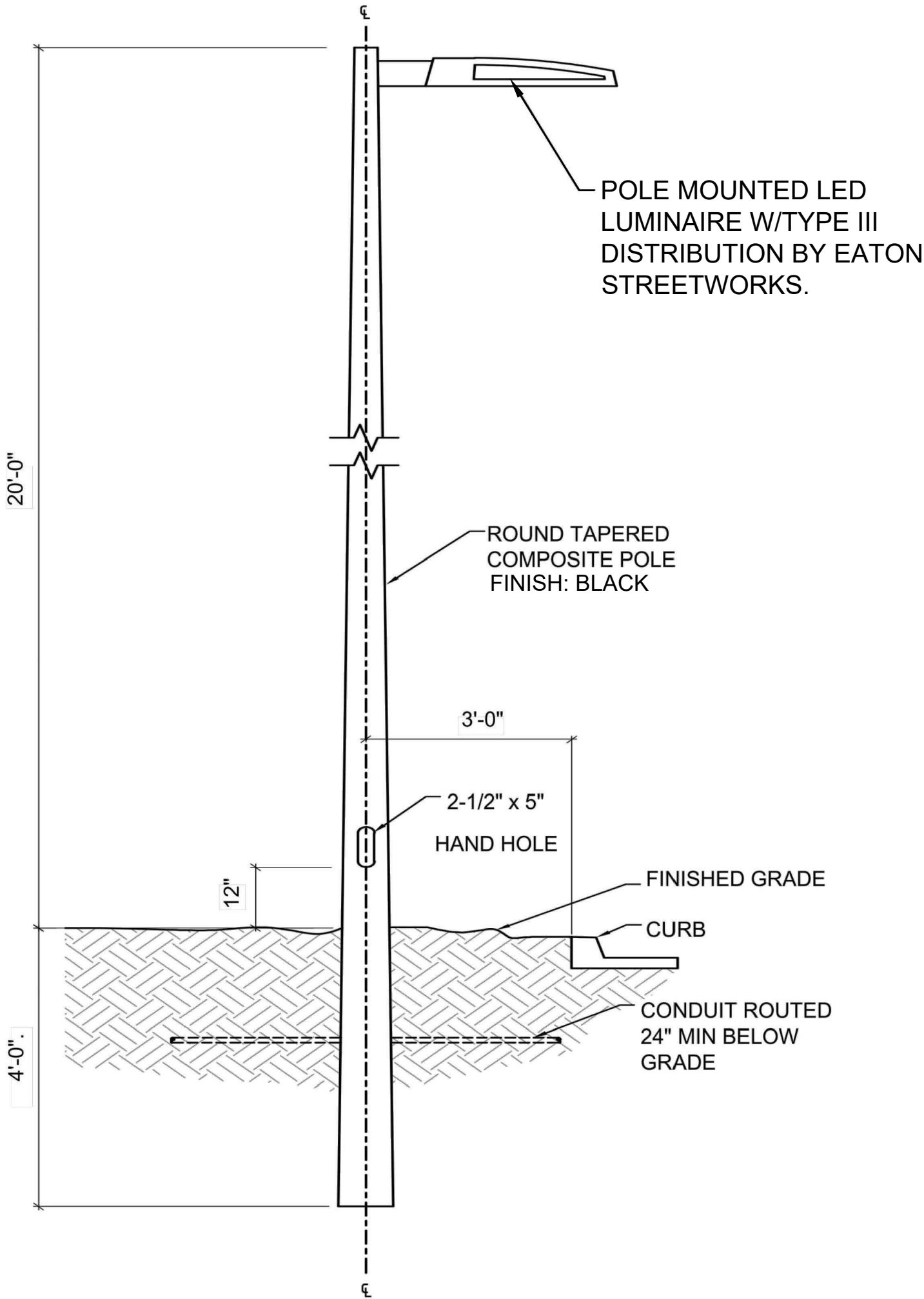
| DESCRIPTION | DEPTH | TIER | DESIGN / TEST LOAD # | WEIGHT # | PALLET QTY | PART NO. |
|----------------------|---------|------|----------------------|----------|------------|------------|
| Standard Open Bottom | 12" | 22 | 22,500 / 33,750 | 40 | 30 | PG1118BA12 |
| Solid Bottom | 12 1/2" | 22 | 22,500 / 33,750 | 43 | 30 | PG1118DA12 |
| Footed Box | 12 1/2" | 22 | 22,500 / 33,750 | 41 | 30 | PG1118IA12 |
| Footed Box | 18 1/2" | 22 | 22,500 / 33,750 | 55 | 24 | PG1118JA18 |

To order boxes with 2 standard mouseholes, replace the letter "A" with the letter "B".
To order gasketed boxes, replace the letter "A" with the letter "G".
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water tight.



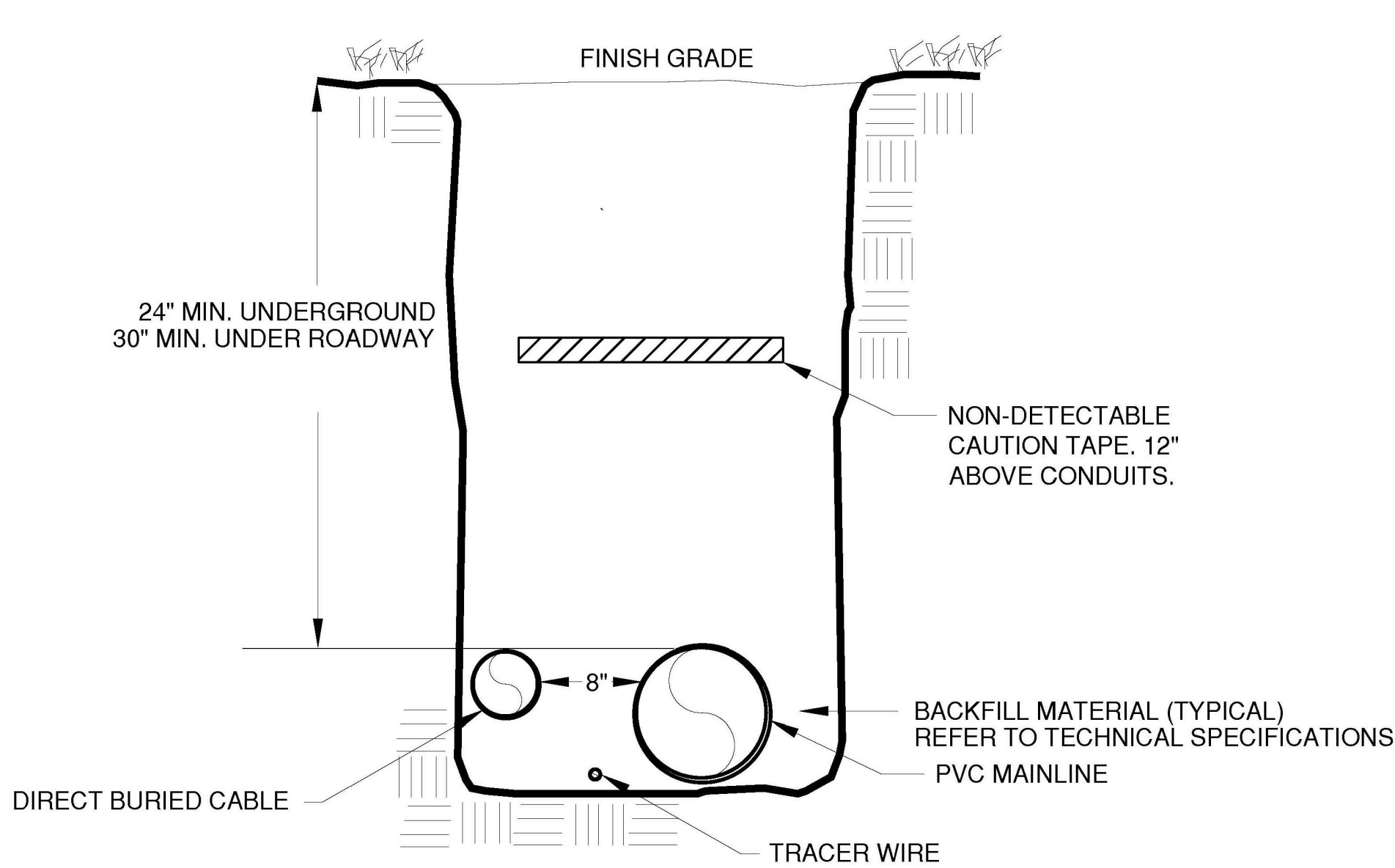
Page 21 | September 2015

5 ELECTRICAL BOXES
SCALE: NTS



6 LIGHT POLE AND FIXTURE
SCALE: NTS

7 TYPICAL TRENCH DETAIL
SCALE: NTS



NOTE: REFER TO TECHNICAL SPECIFICATIONS
FOR MINIMUM TRENCH WIDTHS.

TRENCH GENERAL NOTES:

- IRRIGATION LINES AND ELECTRICAL LINES CAN SHARE THE SAME TRENCH.
- THE MINIMUM SEPARATION BETWEEN ANY IRRIGATION AND ELECTRICAL LINES SHALL BE 8".
- PROVIDE UTILITY TAPE, WHICH SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ELEMENTS, AND TO BE PLACED ABOVE THE ELECTRICAL LINE BUT BELOW THE IRRIGATION.
- PROVIDE TRACER WIRE ALONG ROUTE. PROVIDE SNAKEPIT LITE DUTY ACCESS POINT, MODEL LD14RTP, OR EQUAL.

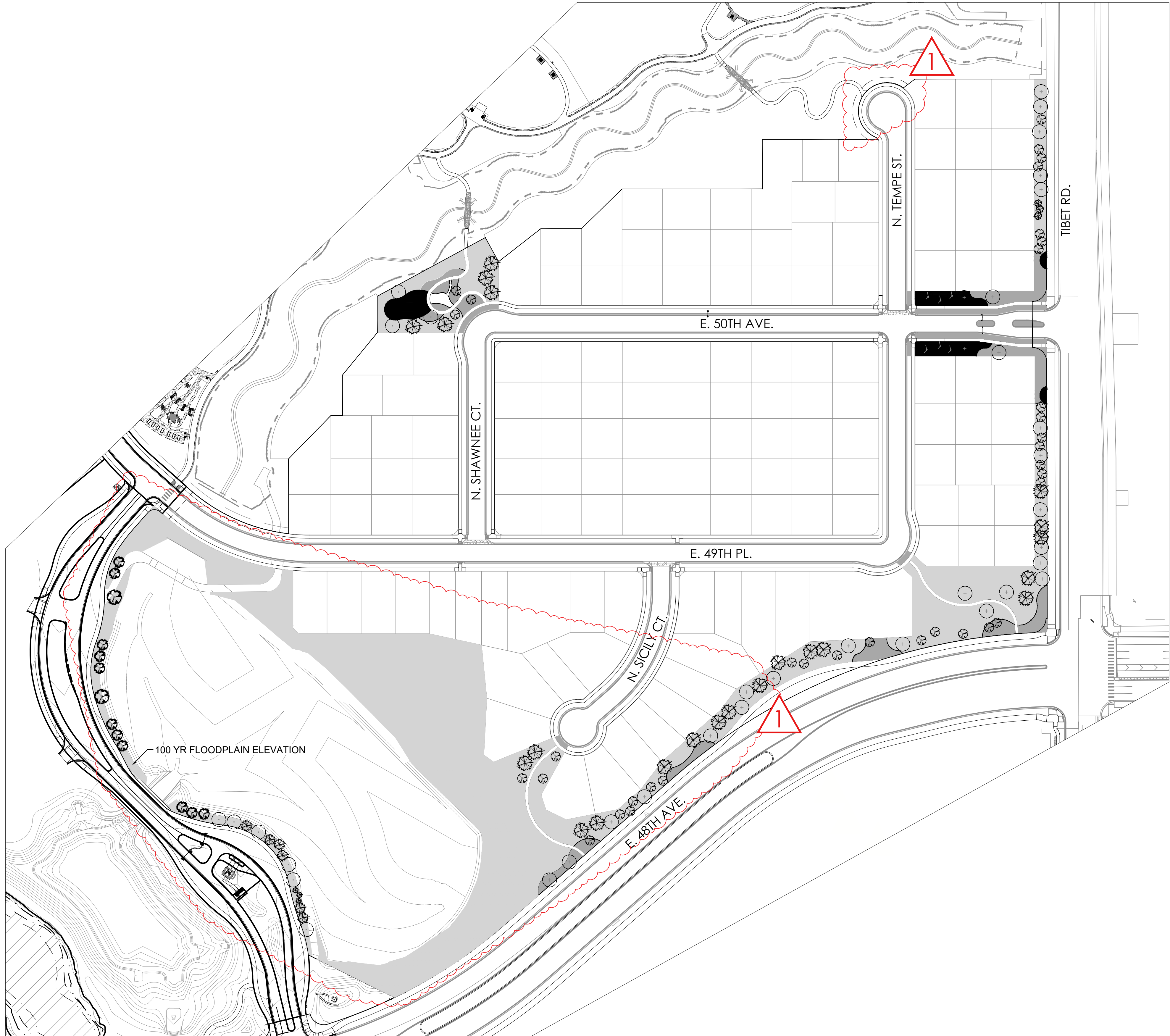
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE DETAILS
DATE: December 18, 2023

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

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SHEET 30 OF 36

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 11.1-SHEETS\3-GVR-E_CSP-6_PREPLAT_HYDROZONE.DWG
12/18/2023 1:44 PM
DILLON COOK



HYDROZONE TABLE

| WATER USE TYPE | AREA (SF) | PERCENTAGE OF AREA | |
|------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|------------|
| HIGH WATER USE (COOL SEASON GRASSES) | 9,590 | 4% | |
| LOW WATER USE | 26,031 | 10% | |
| Z-ZONE | 223,040 | 86% | |
| * TOTAL | 258,661 | 100% | |
| * TOTAL INCLUDES ALL LANDSCAPE AREA OUTSIDE OF 100 YEAR FLOOD PLANE AS WELL AS CURBSIDE LANDSCAPING IN FRONT OF TRACTS | | | |
| | QUANTITY | AREA VALUE (SF) | TOTAL AREA |
| CANOPY TREES | 37 | 706 | 26,122 |
| EVERGREEN/ORNAMENTAL TREES | 88 | 177 | 15,576 |
| TOTAL | | | 41,698 |
| TOTAL AREA | 300,359 | | |

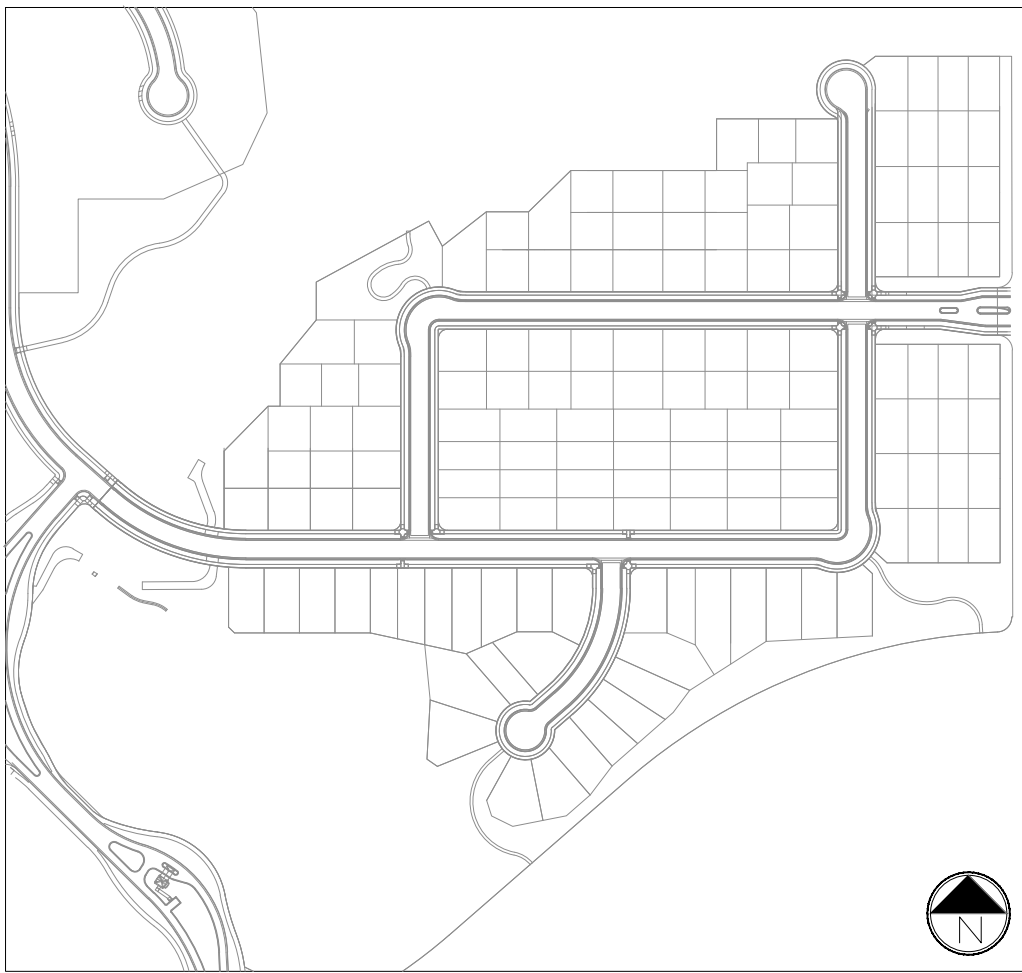
*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.

LEGEND

- HIGH WATER USE: COOL SEASON GRASSES
- LOW WATER USE: SHRUB BED
- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREES
36 TREES
- ORNAMENTAL TREES
54 TREES
- EVERGREEN TREES
34 TREES

1
AMENDMENT 1
- LOT LINE CHANGES
- N. TEMPE CONNECTION REMOVED
- SEED HATCHES AND ACREAGE REVISED

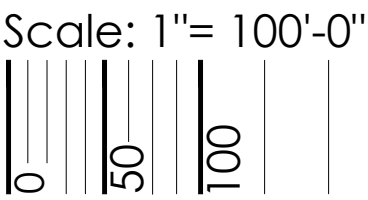
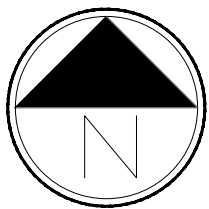
KEY MAP



GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: HYDROZONE MAP
DATE: December 18, 2023



NOT FOR CONSTRUCTION



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT, FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 11.1-SHEETS\GVR-E_GVR EAST CSP 6 OVERALL WATER WISE EXHIBIT.DWG
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DILLON COOK

1
AMENDMENT 1
- LOT LINE CHANGES
- STREET TREE LOCATIONS REVISED

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 ADJACENT TO A STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
• MULCHES: UP TO 50% OF THE FRONT YARD
• OTHER MULCH SHALL BE SHREDDED CEDAR
• REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
move this label. show all of cul-de-sac
REVISED
ROCK MULCH, ALL A HAIR).



RESIDENTIAL LOT TYPE LEGEND

RETREAT LOTS

A SINGLE FAMILY HOME (MID-BLOCK LOT) 45'-50' x 110'

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND TWELVE (12) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

B SINGLE FAMILY HOME (MID-BLOCK LOT) 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

C 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

D 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

E SINGLE FAMILY HOME (MID-BLOCK LOT) 100'-110' x 110'

- LANDSCAPE STANDARDS:
- ONE (1) COLUMNAR SHADE TREE AND ONE (1) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-THREE (33) AND THIRTY-NINE (39) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND SIX (6) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

BUNGALOW LOTS

F SINGLE FAMILY HOME (2 PACK MID BLOCK)

- LANDSCAPE STANDARDS:
- TWO (2) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-FOUR (24) AND THIRTY-ONE (30) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

G SINGLE FAMILY HOME (3 PACK MID BLOCK)

- LANDSCAPE STANDARDS:
- THREE (3) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTY-ONE (71) AND NINETY-THREE (93) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

H SINGLE FAMILY HOME (3 PACK MID BLOCK STACK)

- LANDSCAPE STANDARDS:
- THREE (3) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-NINE (29) AND THIRTY-NINE (39) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

J SINGLE FAMILY HOME (4 PACK CORNER)

- LANDSCAPE STANDARDS:
- FOUR (4) ORNAMENTAL TREE IS FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY (50) AND SIXTY-SIX (66) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-TWO (32) AND TWENTY-ONE (21) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

K SINGLE FAMILY HOME (4 PACK MID BLOCK)

- LANDSCAPE STANDARDS:
- FOUR (4) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-NINE (49) AND SIXTY-THREE (63) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

L SINGLE FAMILY HOME (5 PACK MID BLOCK)

- LANDSCAPE STANDARDS:
- FIVE (5) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTY FOUR (74) AND NINETY-SIX (96) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

M SINGLE FAMILY HOME (5 PACK MID-BLOCK)

- LANDSCAPE STANDARDS:
- FIVE (5) 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 FIFTEEN (15) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

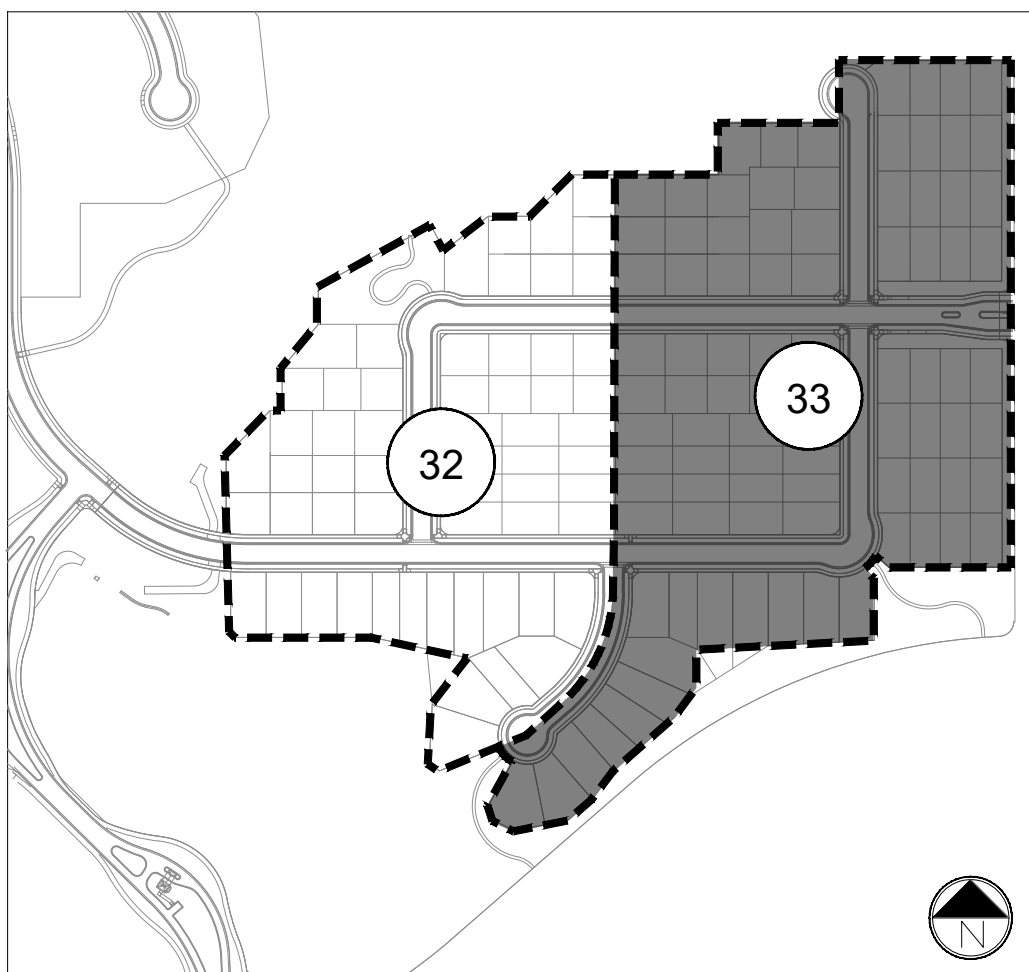
N SINGLE FAMILY HOME (6 PACK CORNER)

- LANDSCAPE STANDARDS:
- SIX (6) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-SIX (66) AND EIGHTY-SEVEN (87) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-EIGHT (38) AND TWENTY-SIX (26) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

O SINGLE FAMILY HOME (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 FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

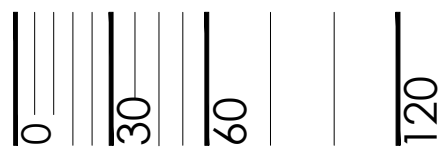
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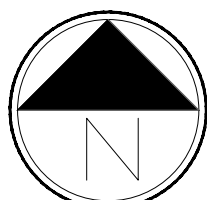
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: OVERALL WATER WISE EXHIBIT
DATE: December 18, 2023

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

Scale: 1"= 60'-0"



NOT FOR CONSTRUCTION

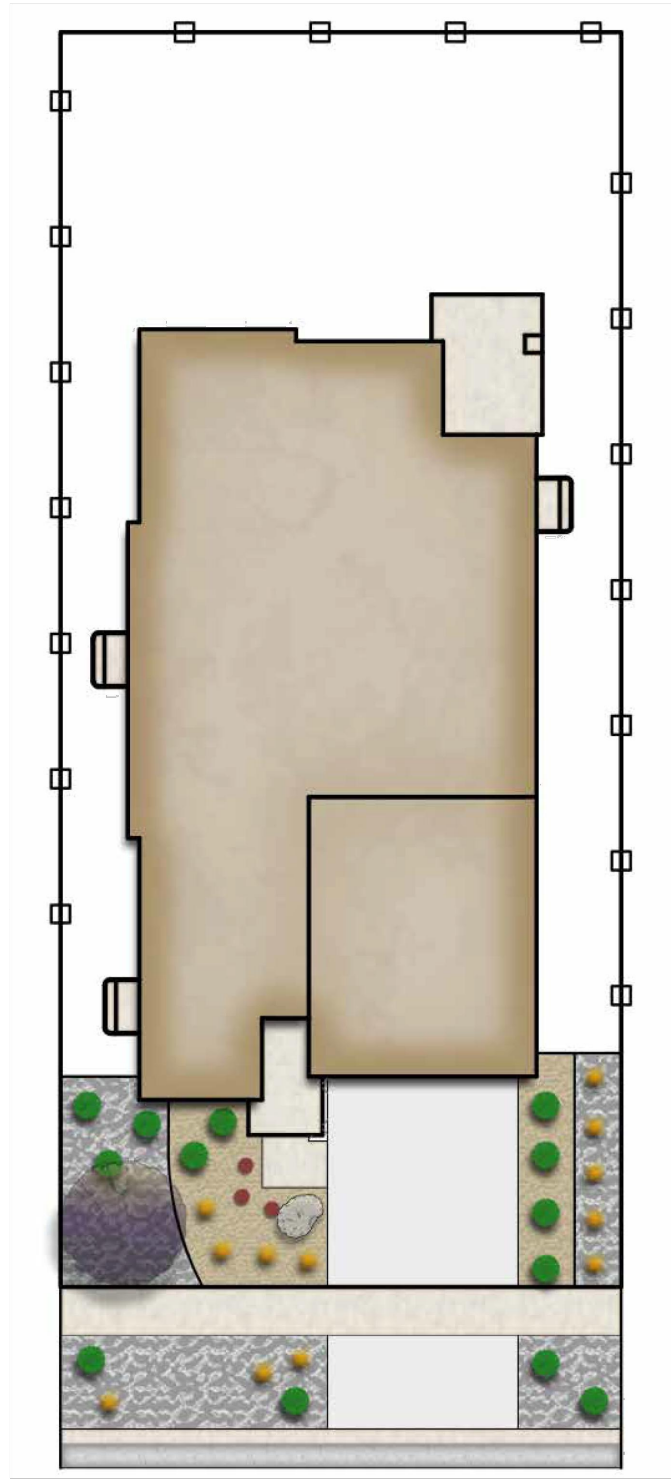


SHEET 33 OF 36

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

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

| Plant Schedule | | | |
|--------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 13 | |
| Perennials | #1 Cont | 3 | |
| Front Yard Grasses | #1 Cont | 9 | |
| Curbside Grasses | #5 Cont | 3 | |



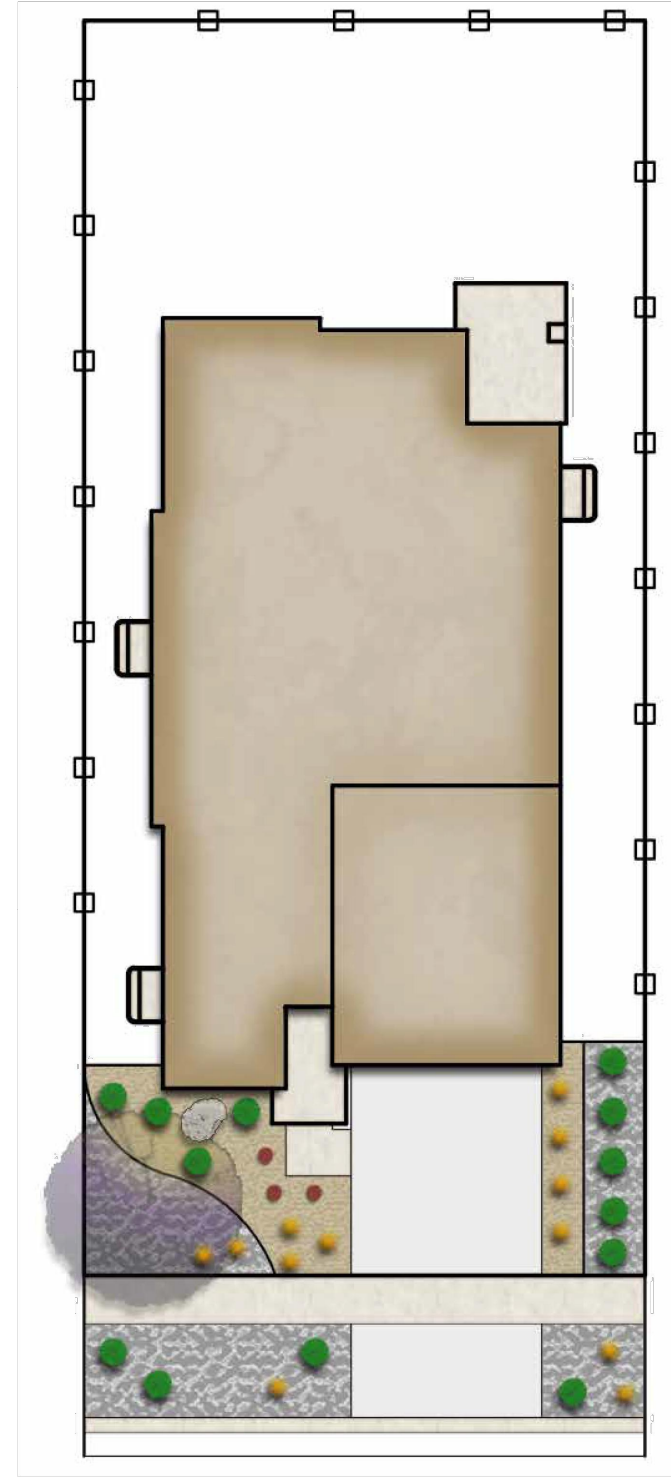
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (45'-50' x 110')

terracedesign
Not to Scale
August 2021
A1

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

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

| Plant Schedule | | | |
|--------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 13 | |
| Perennials | #1 Cont | 3 | |
| Front Yard Grasses | #1 Cont | 9 | |
| Curbside Grasses | #5 Cont | 3 | |



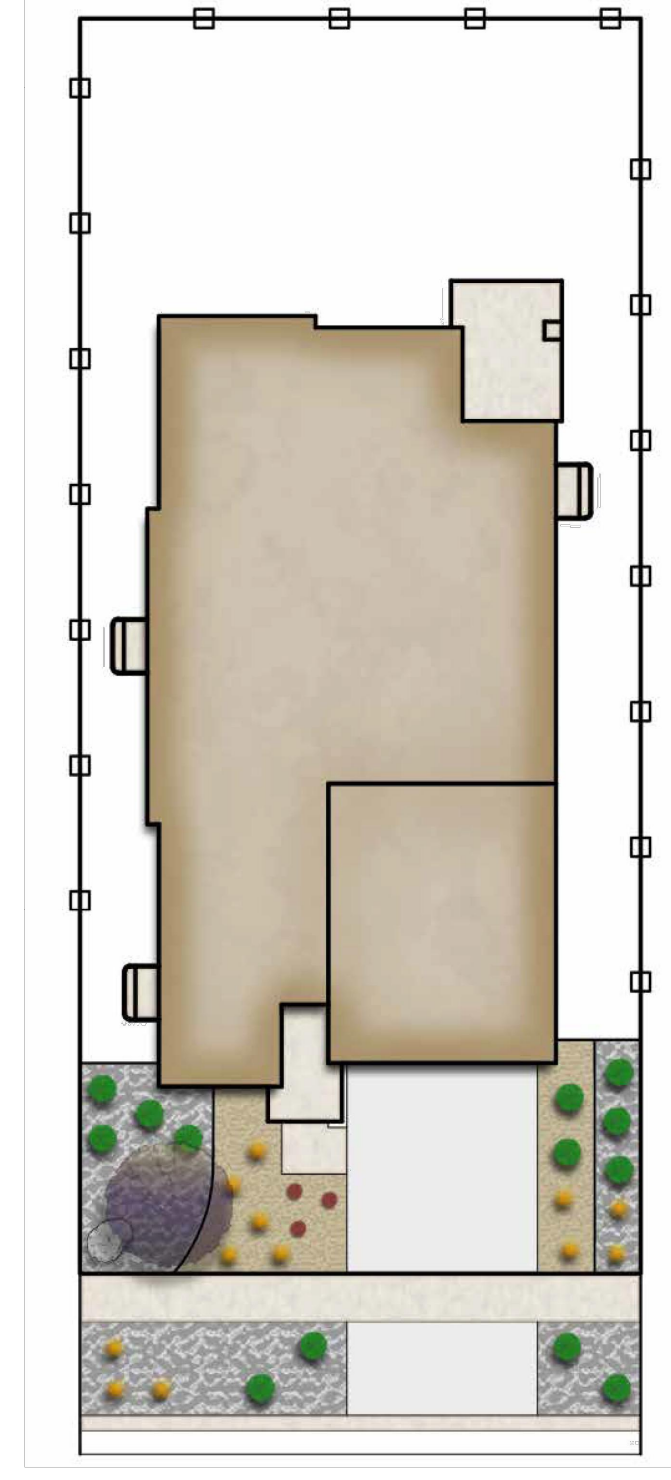
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 2 (45'-50' x 110')

terracedesign
Not to Scale
August 2021
A2

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

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

| Plant Schedule | | | |
|--------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 13 | |
| Perennials | #1 Cont | 3 | |
| Front Yard Grasses | #1 Cont | 9 | |
| Curbside Grasses | #5 Cont | 3 | |



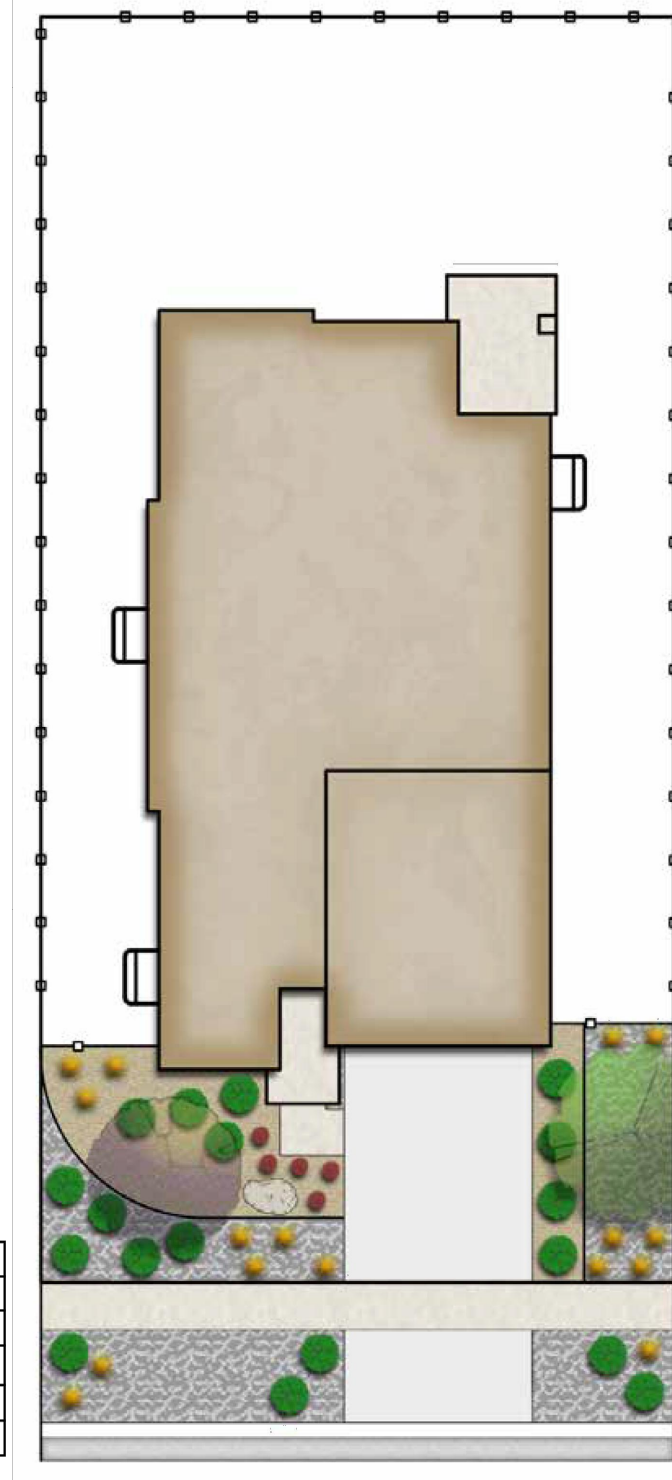
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 3 (45'-50' x 110')

terracedesign
Not to Scale
August 2021
A3

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

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

| Plant Schedule | | | |
|---------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Columnar Shade Tree | 2.5' Cal | 1 | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 18 | |
| Perennials | #1 Cont | 5 | |
| Front Yard Grasses | #1 Cont | 13 | |
| Curbside Grasses | #5 Cont | 3 | |



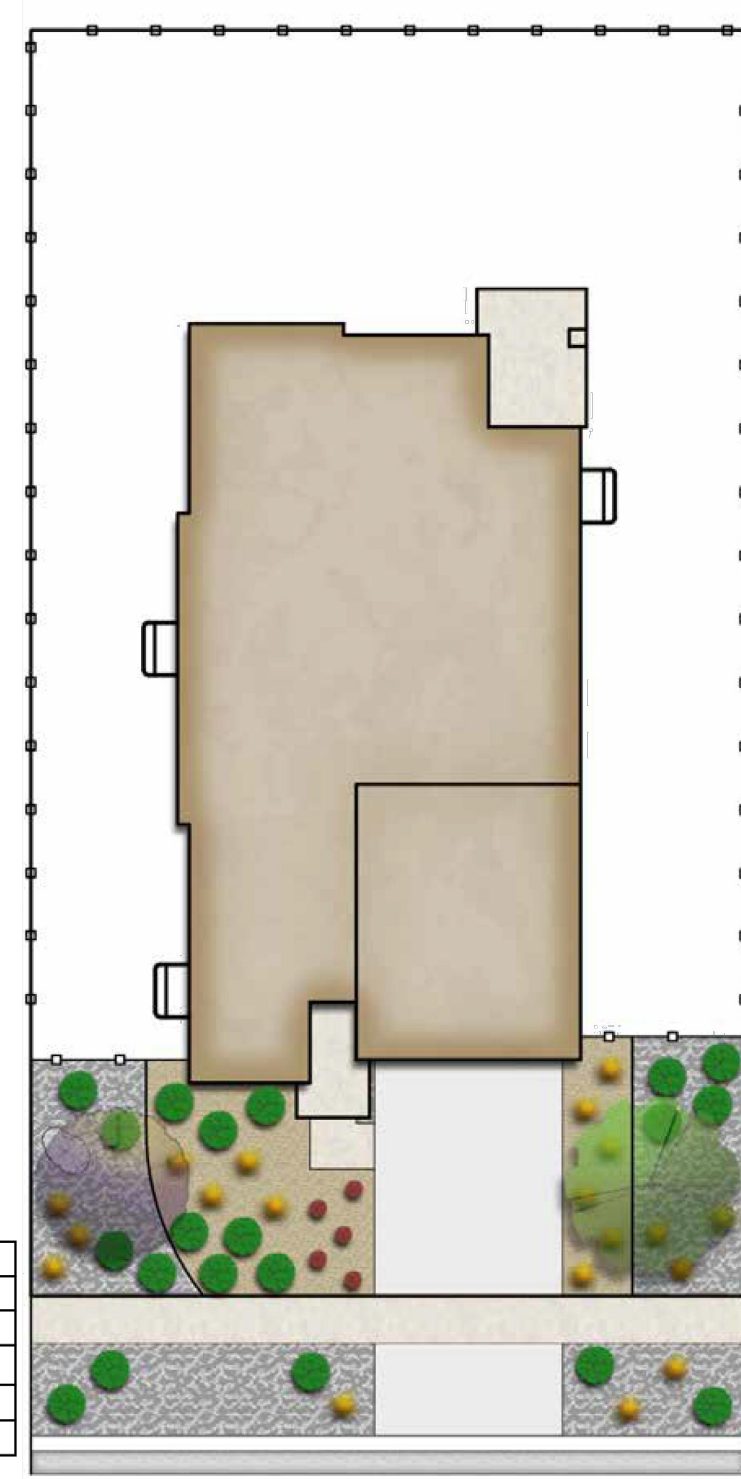
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (50'-60' x 110')

terracedesign
Not to Scale
August 2021
B1

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

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

| Plant Schedule | | | |
|---------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Columnar Shade Tree | 2.5' Cal | 1 | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 20 | |
| Perennials | #1 Cont | 5 | |
| Front Yard Grasses | #1 Cont | 16 | |
| Curbside Grasses | #5 Cont | 3 | |



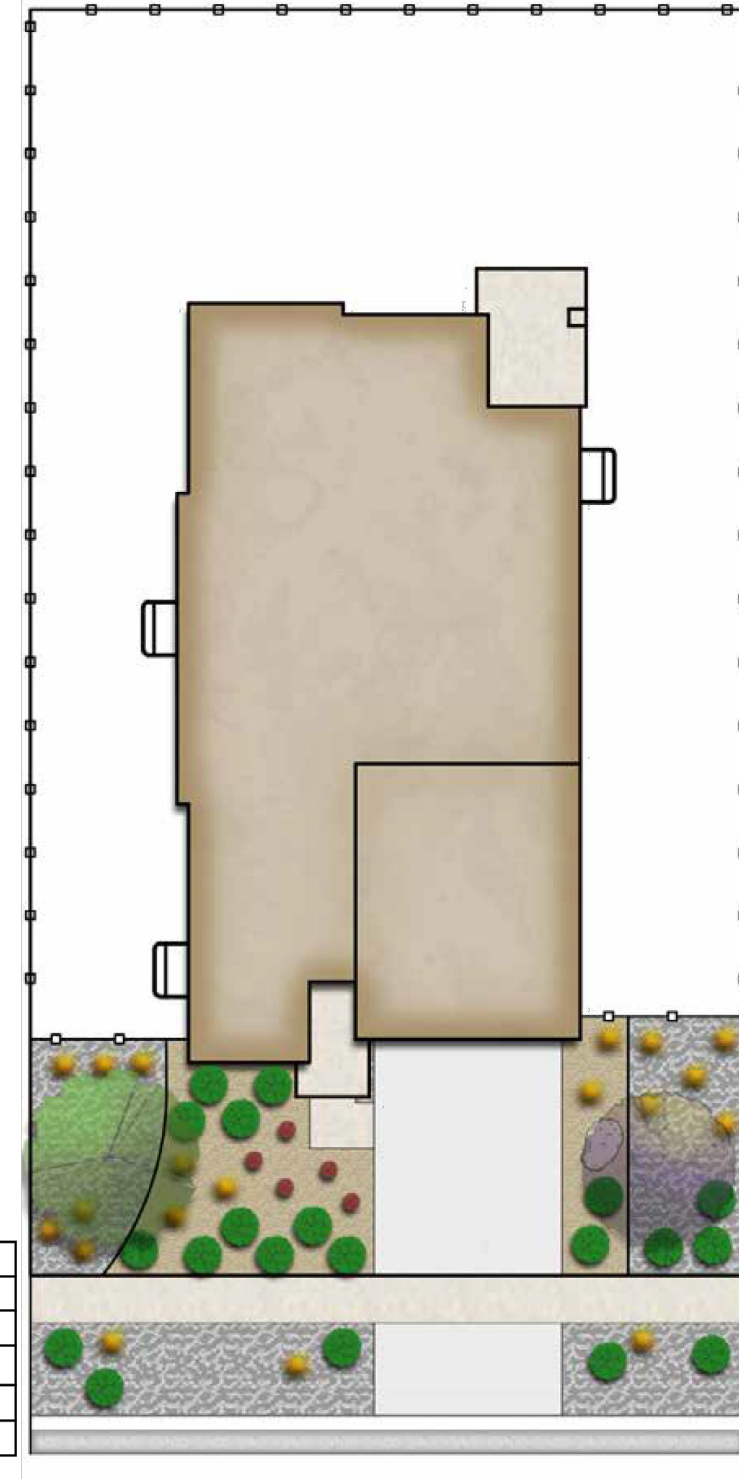
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (60'-70' x 110')

terracedesign
Not to Scale
August 2021
C1

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

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

| Plant Schedule | | | |
|---------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Columnar Shade Tree | 2.5' Cal | 1 | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 20 | |
| Perennials | #1 Cont | 5 | |
| Front Yard Grasses | #1 Cont | 16 | |
| Curbside Grasses | #5 Cont | 3 | |



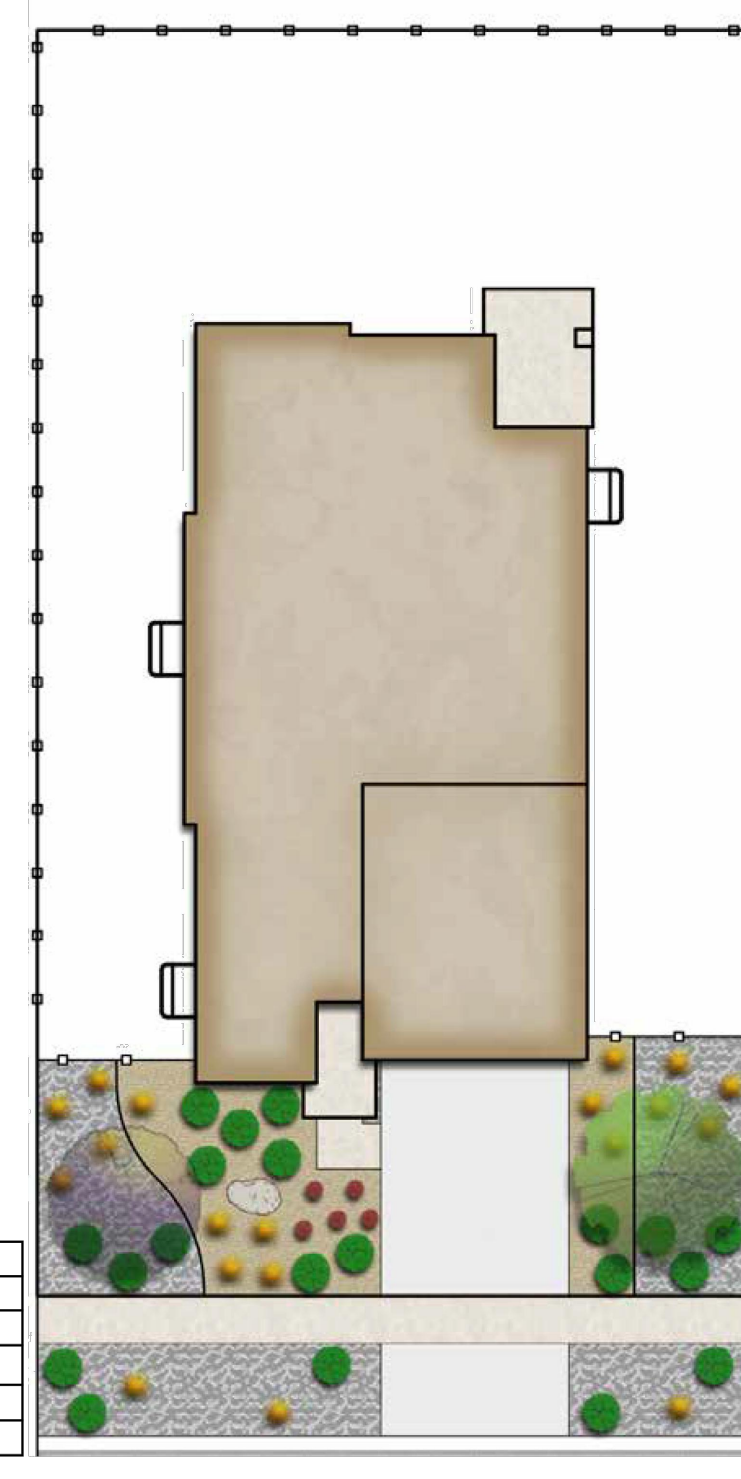
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (60'-70' x 110')

terracedesign
Not to Scale
August 2021
C2

- 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
 - The curbside landscape shall be distributed equally on either side of the shared driveway

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

| Plant Schedule | | | |
|---------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Columnar Shade Tree | 2.5' Cal | 1 | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Shrubs | #5 Cont | 20 | |
| Perennials | #1 Cont | 5 | |
| Front Yard Grasses | #1 Cont | 16 | |
| Curbside Grasses | #5 Cont | 3 | |



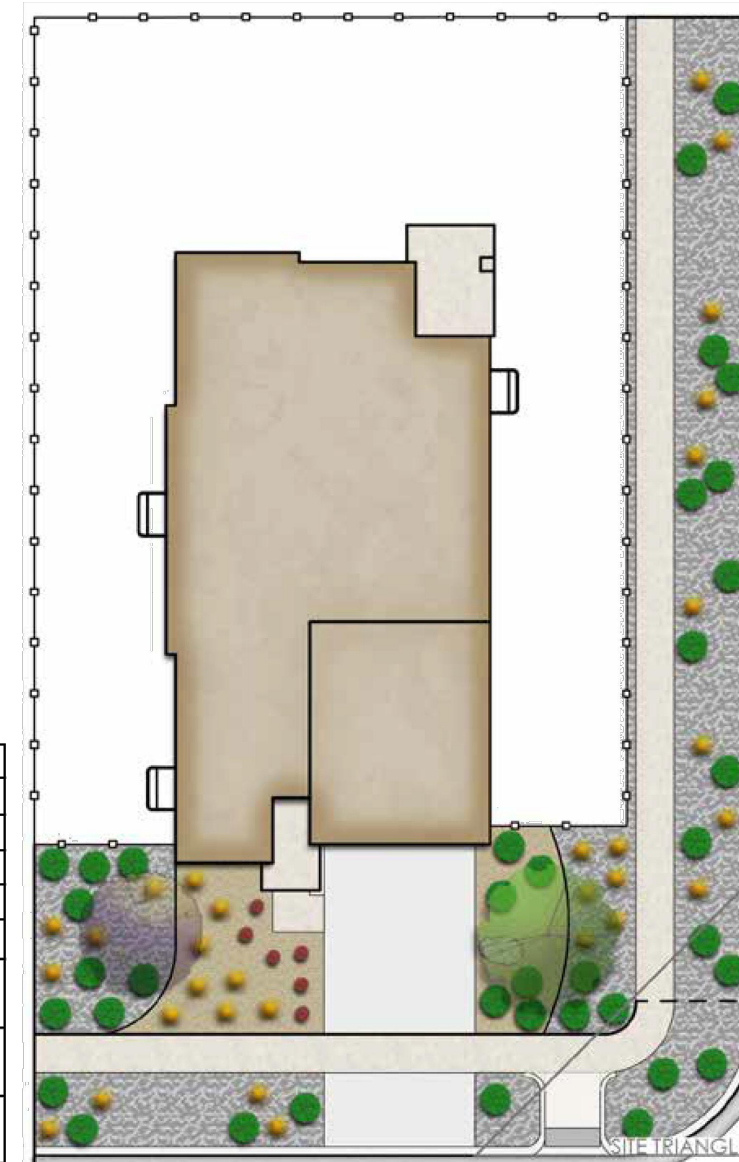
GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (60'-70' x 110')

terracedesign
Not to Scale
August 2021
C3

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Landscape Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - The curbside landscape shall be distributed equally on either side of the shared driveway

- Legend
- Steel Edger
 - Front Curbside Landscape & Side Curbside Landscape Delineation Line
 - Accent Boulder
Minimum Size:
24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

| Plant Schedule | | | |
|----------------------------------|----------|------|--|
| Plant Type | Size | Qty. | |
| Columnar Shade Tree | 2.5' Cal | 1 | |
| Ornamental Tree | 2.0' Cal | 1 | |
| Front Yard Shrubs | #5 Cont | 17 | |
| Front Yard Perennials | #1 Cont | 6 | |
| Front Yard Grasses | #1 Cont | 18 | |
| Front Curbside Landscape Shrubs | #5 Cont | 8 | |
| Front Curbside Landscape Grasses | #5 Cont | 4 | |
| Side Curbside Landscape Shrubs | #5 Cont | 12 | |
| Side Curbside Landscape Grasses | #5 Cont | 9 | |



GVR-E Filing 3 Front Yard Landscape Typical
Retreat Corner Lot Type 1 (60'-70' x 110')

terracedesign
Not to Scale
August 2021
D1

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: INDIVIDUAL WATER WISE GRAPHICS
DATE: December 18, 2023

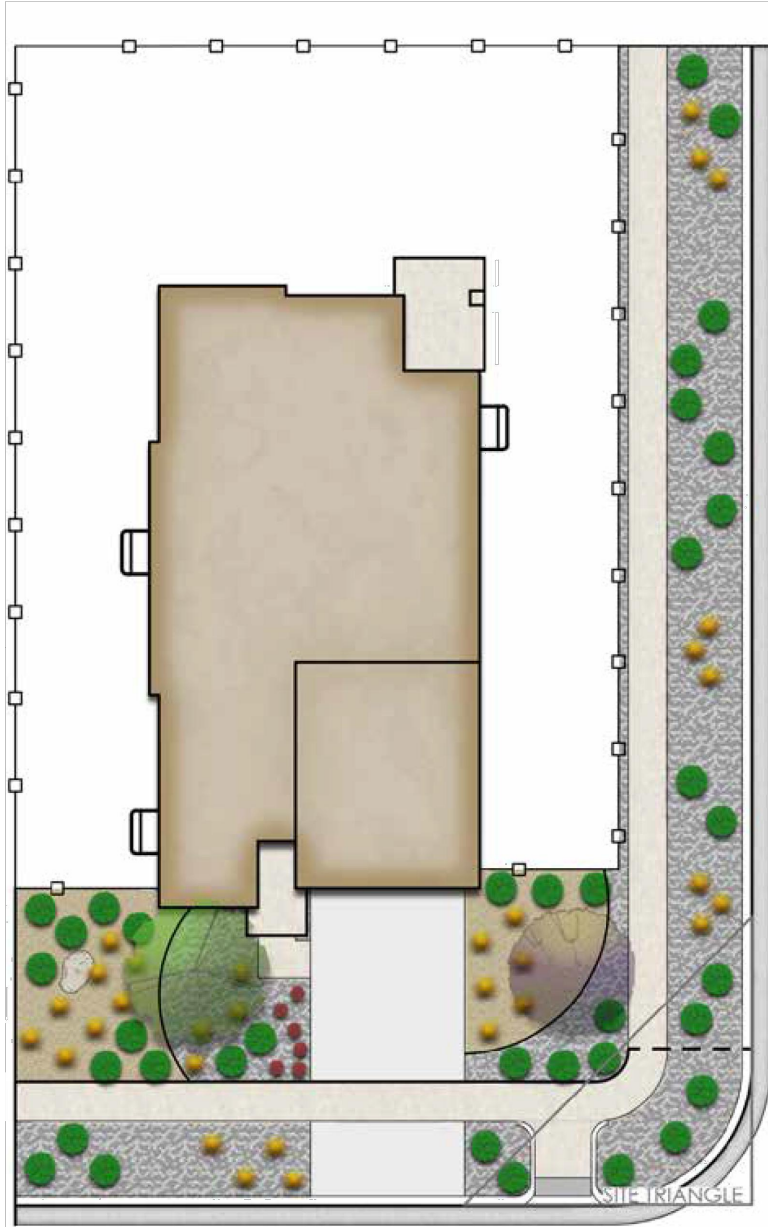
terracedesign
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Landscape Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - The curbside landscape shall be distributed equally on either side of the shared driveway

Legend

- Steel Edger
- Front Curbside Landscape & Side Curbside Landscape Delineation Line
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

| Plant Type | Size | Qty. |
|----------------------------------|----------|------|
| Columnar Shade Tree | 2.5" Cal | 1 |
| Ornamental Tree | 2.0" Cal | 1 |
| Front Yard Shrubs | #5 Cont | 17 |
| Front Yard Perennials | #1 Cont | 18 |
| Front Yard Grasses | #1 Cont | 6 |
| Front Curbside Landscape Shrubs | #5 Cont | 8 |
| Front Curbside Landscape Grasses | #5 Cont | 4 |
| Side Curbside Landscape Shrubs | #5 Cont | 12 |
| Side Curbside Landscape Grasses | #5 Cont | 9 |



GVR-E Filing 3 Front Yard Landscape Typical
Retreat Corner Lot Type 2 (60'-70' x 110')

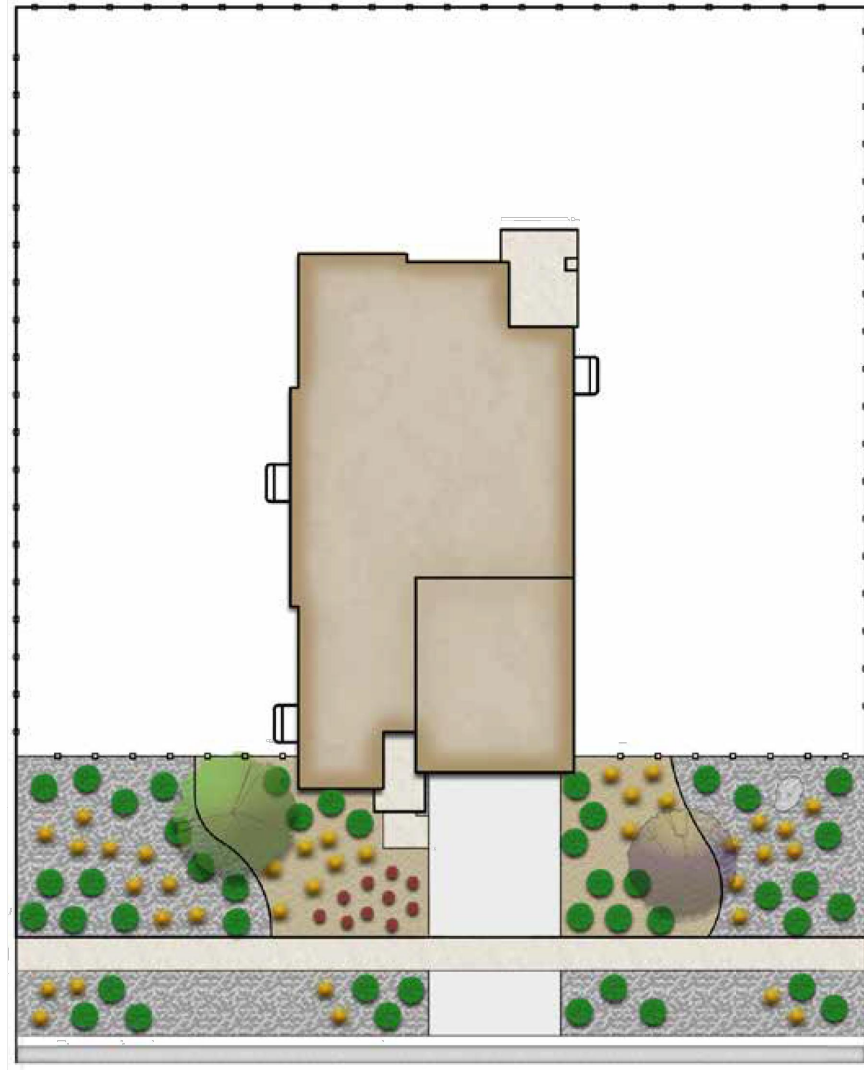
Not to Scale
August 2021
D2

- Note:
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 - Fencing shall be located a minimum of 18" behind the sidewalk
 - The curbside landscape shall be distributed equally on either side of the shared driveway

Legend

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

| Plant Type | Size | Qty. |
|---------------------|----------|------|
| Columnar Shade Tree | 2.5" Cal | 1 |
| Ornamental Tree | 2.0" Cal | 1 |
| Shrubs | #5 Cont | 44 |
| Perennials | #1 Cont | 10 |
| Front Yard Grasses | #1 Cont | 29 |
| Curbside Grasses | #5 Cont | 7 |



GVR-E Filing 6 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (90'-100' x 110')

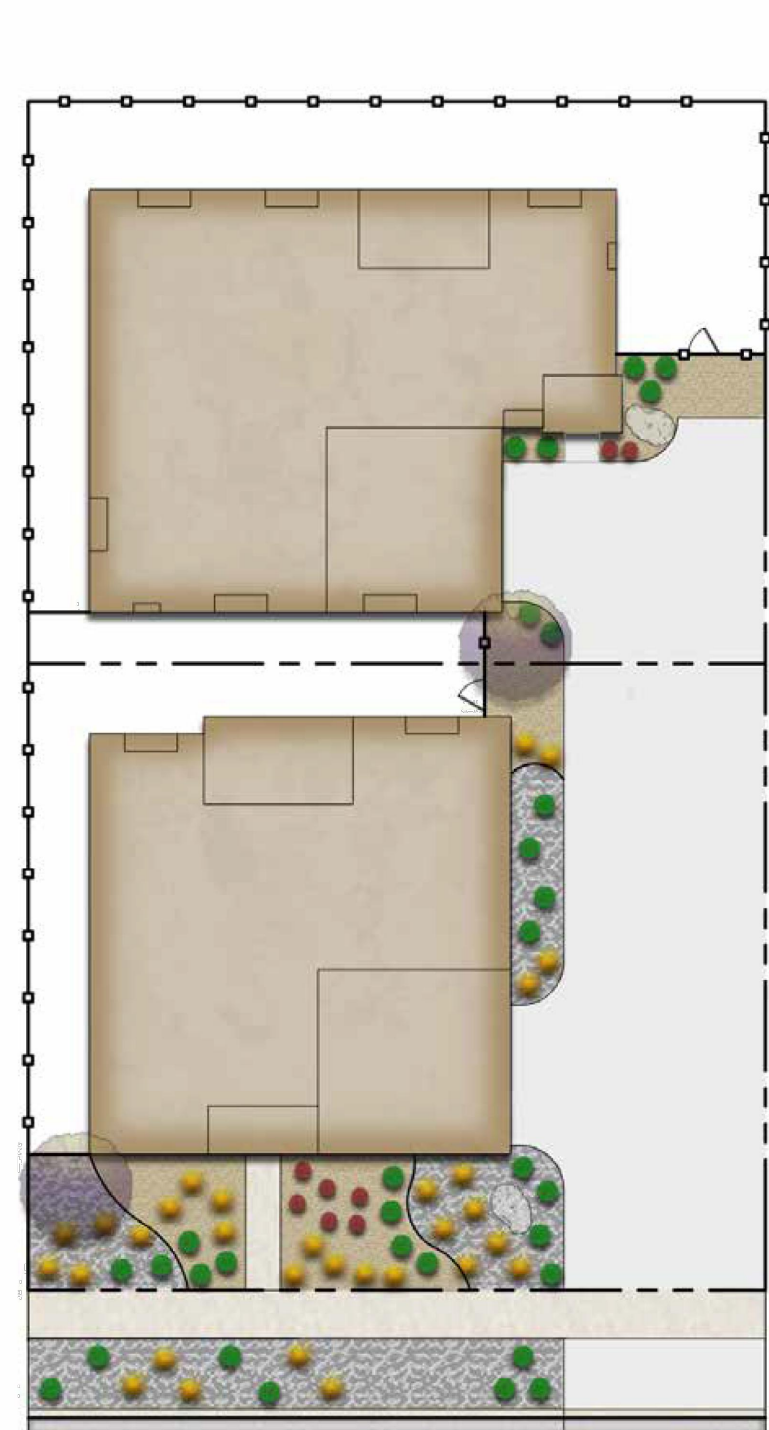
Not to Scale
August 2021
E1

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

Legend

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 2 |
| Shrubs | #5 Cont | 31 |
| Perennials | #1 Cont | 8 |
| Front Yard Grasses | #1 Cont | 25 |
| Curbside Grasses | #5 Cont | 5 |



GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 2 Pack Mid-Block Lots Type 1

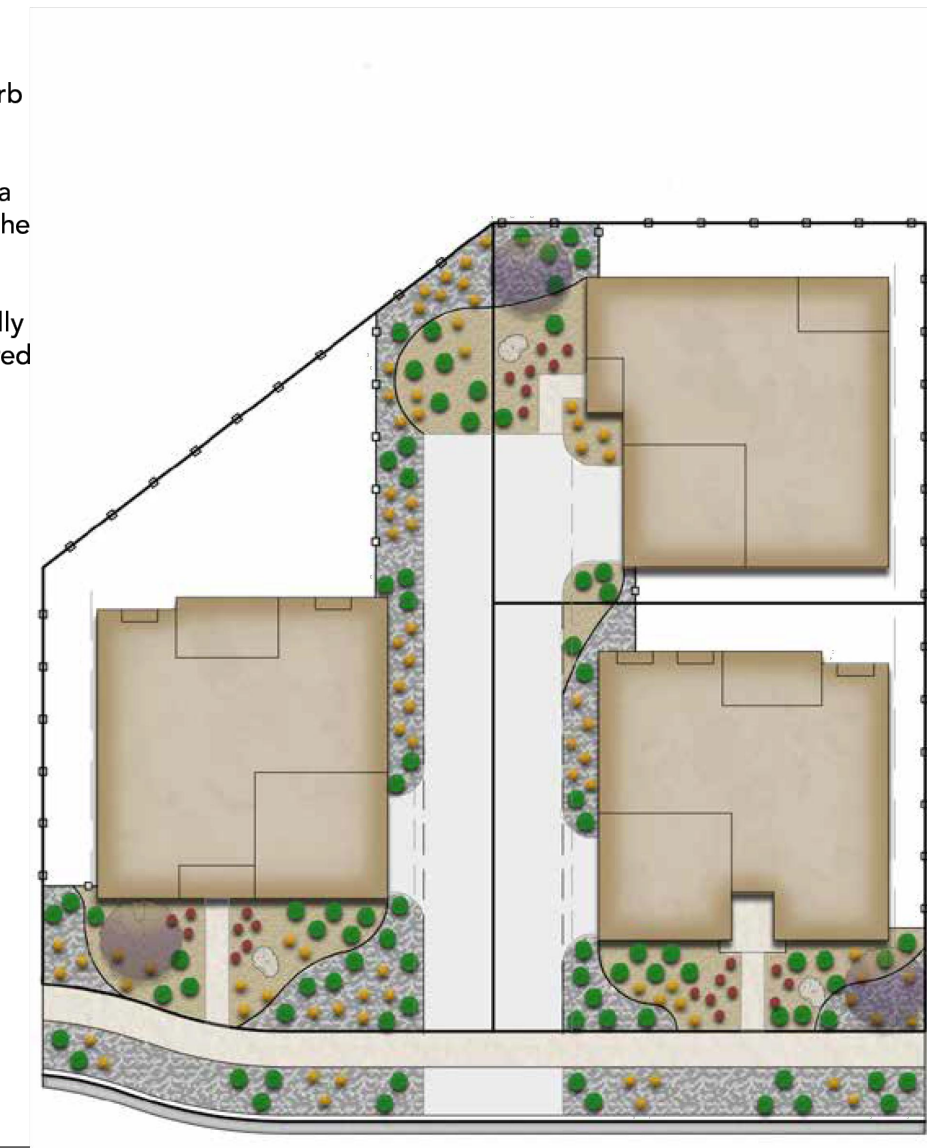
Not to Scale
August 2021
F1

- 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
 - The curbside landscape shall be distributed equally on either side of the shared driveway

Legend

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 3 |
| Shrubs | #5 Cont | 83 |
| Perennials | #1 Cont | 24 |
| Front Yard Grasses | #1 Cont | 66 |
| Curbside Grasses | #5 Cont | 10 |



GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 3 Pack Mid-Block Lots Type 1

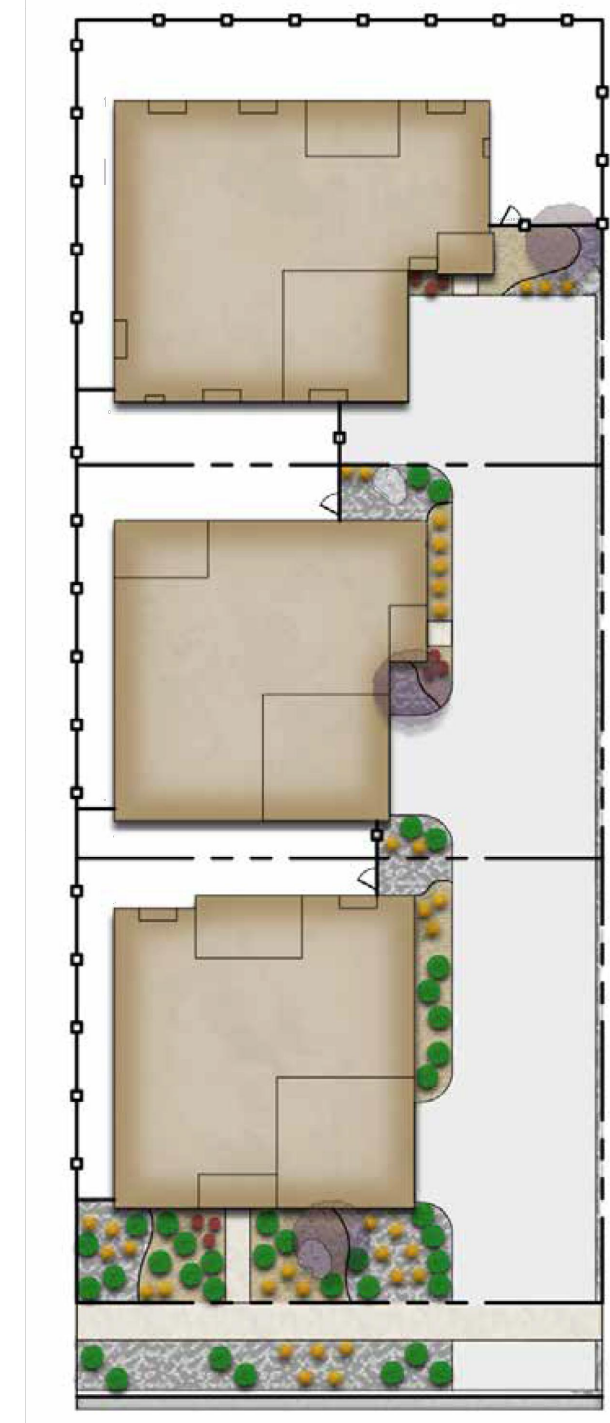
Not to Scale
August 2021
G1

- Note:
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 - 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
 - The curbside landscape shall be distributed equally on either side of the shared driveway

Legend

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 3 |
| Shrubs | #5 Cont | 36 |
| Perennials | #1 Cont | 9 |
| Front Yard Grasses | #1 Cont | 30 |
| Curbside Grasses | #5 Cont | 5 |



GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 3 Pack Mid-Block Lots Type 2

Not to Scale
August 2021
H1

- Note:
- Exact placement of plant material will vary
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 - Refer to Landscape Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - The curbside landscape shall be distributed equally on either side of the shared driveway

Legend

- Steel Edger
- Front Curbside Landscape & Side Curbside Landscape Delineation Line
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

| Plant Type | Size | Qty. |
|----------------------------------|----------|------|
| Columnar Shade Tree | 2.5" Cal | 1 |
| Ornamental Tree | 2.0" Cal | 3 |
| Front Yard Shrubs | #5 Cont | 50 |
| Front Yard Perennials | #1 Cont | 17 |
| Front Yard Grasses | #1 Cont | 49 |
| Front Curbside Landscape Shrubs | #5 Cont | 15 |
| Front Curbside Landscape Grasses | #5 Cont | 10 |
| Side Curbside Landscape Shrubs | #5 Cont | 17 |
| Side Curbside Landscape Grasses | #5 Cont | 11 |



GVR-E Filing 3 Front Yard Landscape Typical
Bungalow 4 Pack Corner Lots Type 1

Not to Scale
August 2021
J1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Landscape Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - The curbside landscape shall be distributed equally on either side of the shared driveway

Legend

- Steel Edger
- Front Curbside Landscape & Side Curbside Landscape Delineation Line
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

| Plant Type | Size | Qty. |
|----------------------------------|----------|------|
| Columnar Shade Tree | 2.5" Cal | 1 |
| Ornamental Tree | 2.0" Cal | 3 |
| Front Yard Shrubs | #5 Cont | 50 |
| Front Yard Perennials | #1 Cont | 17 |
| Front Yard Grasses | #1 Cont | 49 |
| Front Curbside Landscape Shrubs | #5 Cont | 15 |
| Front Curbside Landscape Grasses | #5 Cont | 10 |
| Side Curbside Landscape Shrubs | #5 Cont | 17 |
| Side Curbside Landscape Grasses | #5 Cont | 11 |



GVR-E Filing 3 Front Yard Landscape Typical
Bungalow 4 Pack Corner Lots Type 2

Not to Scale
August 2021
J2

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

Legend

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 4 |
| Shrubs | #5 Cont | 63 |
| Perennials | #1 Cont | 16 |
| Front Yard Grasses | #1 Cont | 47 |
| Curbside Grasses | #5 Cont | 10 |



GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 4 Pack Mid-Block Lots Type 1

Not to Scale
August 2021
K1

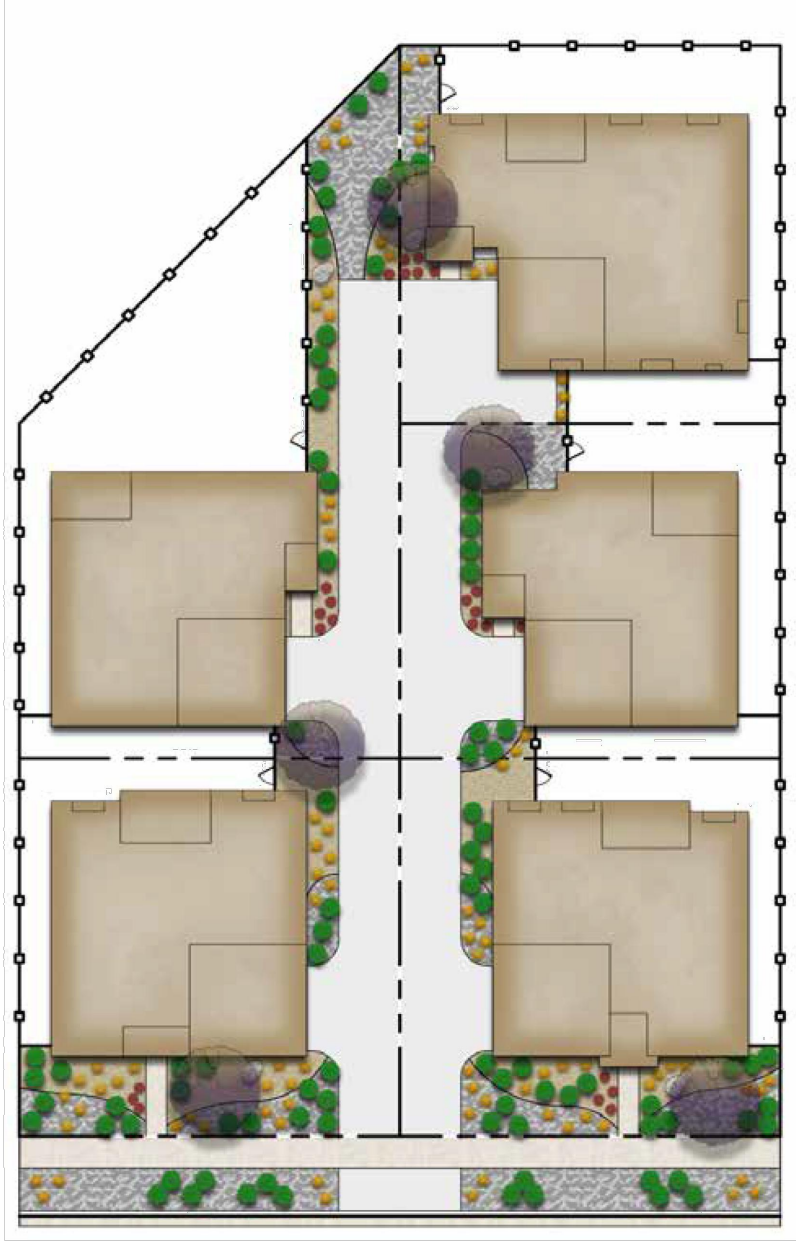
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: INDIVIDUAL WATER WISE GRAPHICS
DATE: December 18, 2023

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

- Note:
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 - 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
 - The curbside landscape shall be distributed equally on either side of the shared driveway

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 5 |
| Shrubs | #5 Cont | 88 |
| Perennials | #1 Cont | 24 |
| Front Yard Grasses | #1 Cont | 72 |
| Curbside Grasses | #5 Cont | 10 |



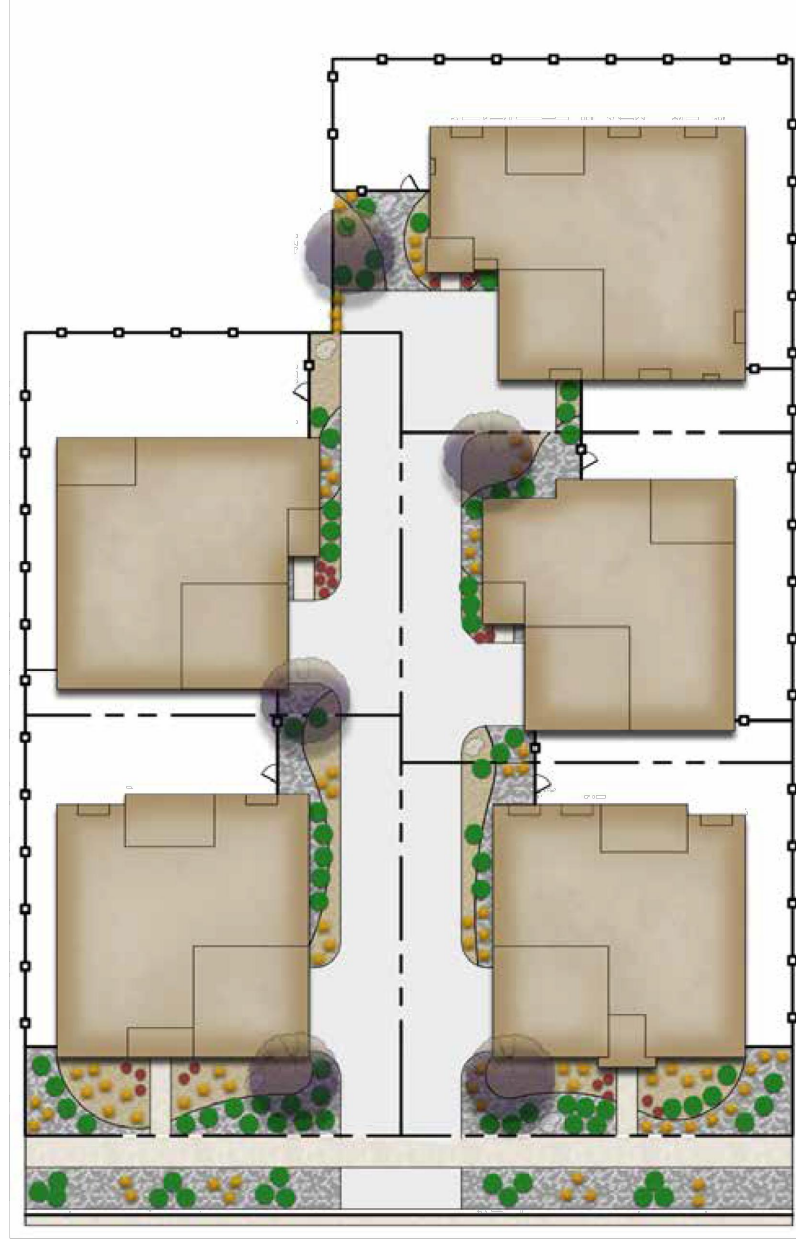
GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 5 Pack Mid-Block Lots Type 1

Not to Scale
August 2021
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
 - The curbside landscape shall be distributed equally on either side of the shared driveway

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 5 |
| Shrubs | #5 Cont | 79 |
| Perennials | #1 Cont | 20 |
| Front Yard Grasses | #1 Cont | 64 |
| Curbside Grasses | #5 Cont | 10 |



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

Not to Scale
August 2021
M1

- Note:
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- Legend
- Steel Edger
 - Front Curbside Landscape & Side Curbside Landscape Delineation Line
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

| Plant Type | Size | Qty. |
|----------------------------------|----------|------|
| Columnar Shade Tree | 2.5" Cal | 1 |
| Ornamental Tree | 2.0" Cal | 5 |
| Front Yard Shrubs | #5 Cont | 66 |
| Front Yard Perennials | #1 Cont | 21 |
| Front Yard Grasses | #1 Cont | 66 |
| Front Curbside Landscape Shrubs | #5 Cont | 16 |
| Front Curbside Landscape Grasses | #5 Cont | 12 |
| Side Curbside Landscape Shrubs | #5 Cont | 22 |
| Side Curbside Landscape Grasses | #5 Cont | 14 |



GVR-E Filing 3 Front Yard Landscape Typical
Bungalow 6 Pack Corner Lots Type 1

Not to Scale
August 2021
N1

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- Legend
- Steel Edger
 - Front Curbside Landscape & Side Curbside Landscape Delineation Line
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

| Plant Type | Size | Qty. |
|----------------------------------|----------|------|
| Columnar Shade Tree | 2.5" Cal | 1 |
| Ornamental Tree | 2.0" Cal | 5 |
| Front Yard Shrubs | #5 Cont | 66 |
| Front Yard Perennials | #1 Cont | 21 |
| Front Yard Grasses | #1 Cont | 66 |
| Front Curbside Landscape Shrubs | #5 Cont | 16 |
| Front Curbside Landscape Grasses | #5 Cont | 12 |
| Side Curbside Landscape Shrubs | #5 Cont | 22 |
| Side Curbside Landscape Grasses | #5 Cont | 14 |



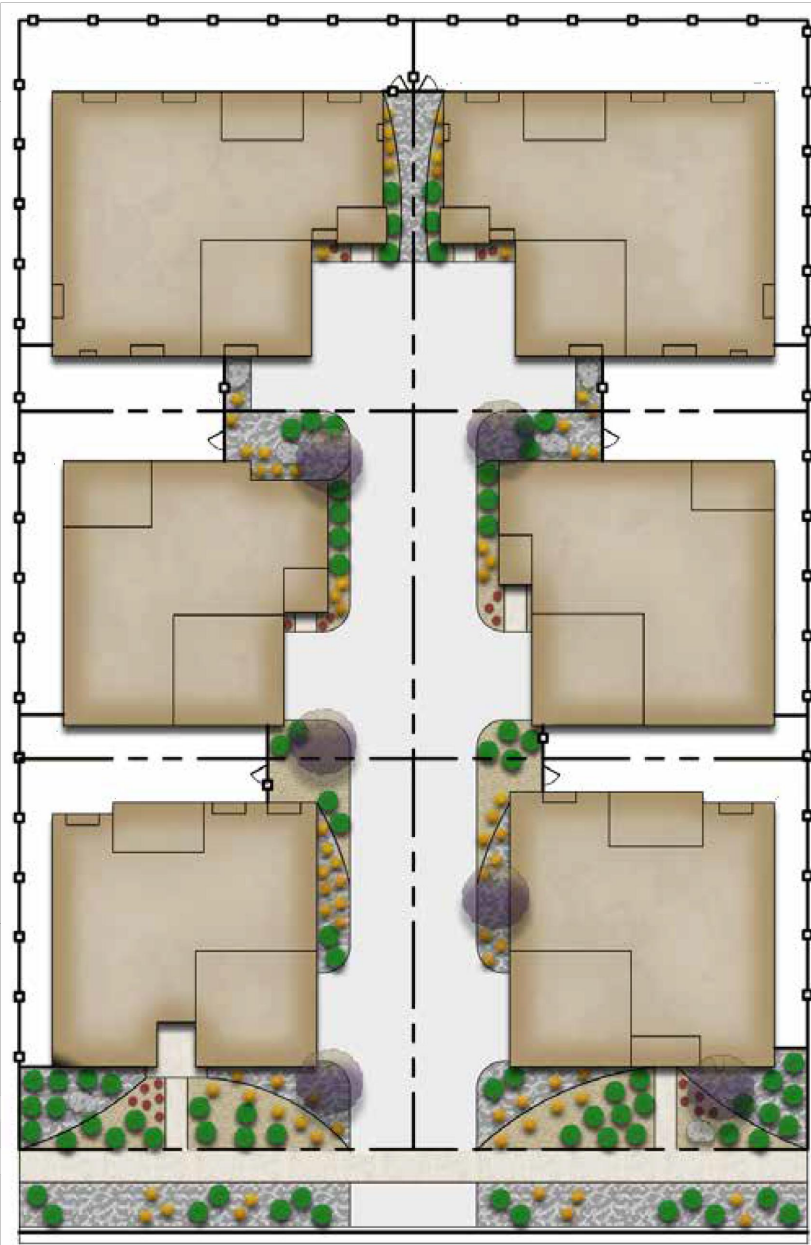
GVR-E Filing 3 Front Yard Landscape Typical
Bungalow 6 Pack Corner Lots Type 2

Not to Scale
August 2021
N2

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 6 |
| Shrubs | #5 Cont | 78 |
| Perennials | #1 Cont | 21 |
| Front Yard Grasses | #1 Cont | 63 |
| Curbside Grasses | #5 Cont | 10 |



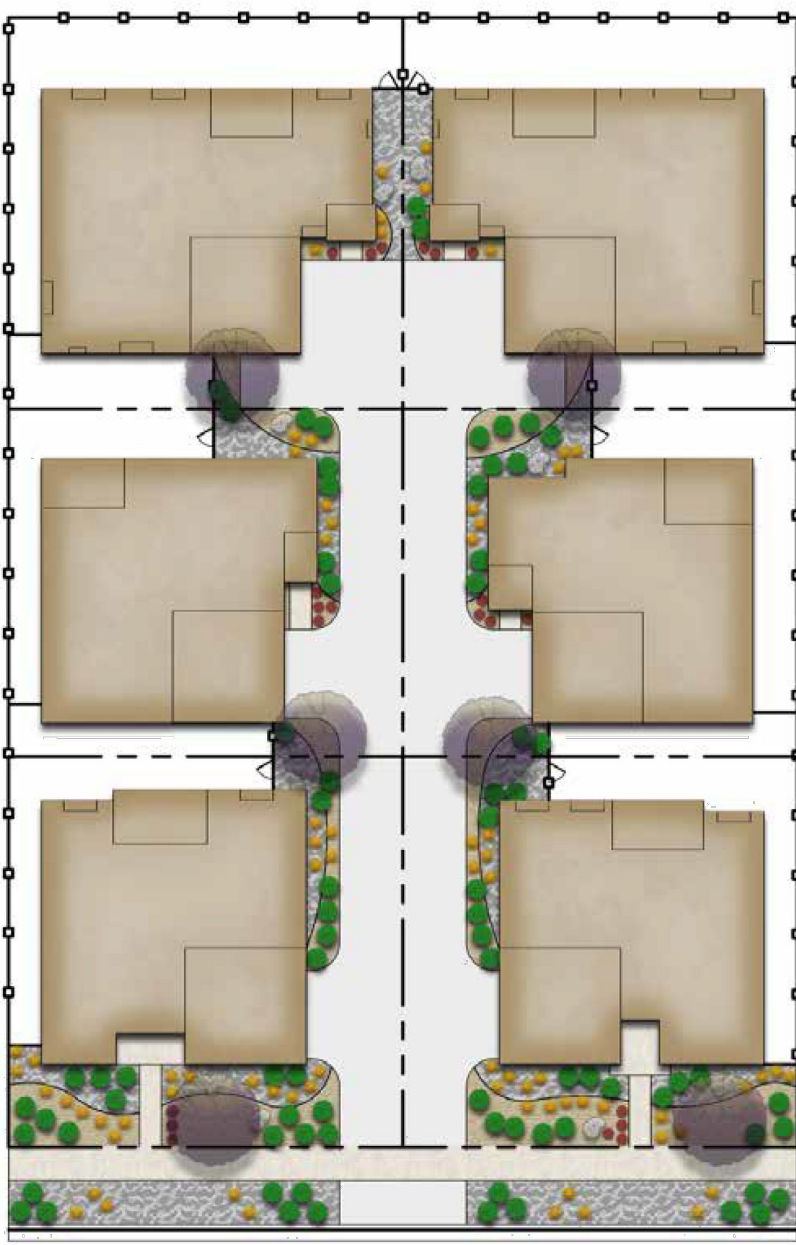
GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 6 Pack Mid-Block Lots Type 1

Not to Scale
August 2021
O1

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

| Plant Type | Size | Qty. |
|--------------------|----------|------|
| Ornamental Tree | 2.0" Cal | 6 |
| Shrubs | #5 Cont | 78 |
| Perennials | #1 Cont | 21 |
| Front Yard Grasses | #1 Cont | 63 |
| Curbside Grasses | #5 Cont | 10 |



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

Not to Scale
August 2021
O2

GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
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