

EXTENTS OF SHEET

EXTENTS OF SHEET



## AMENDMENT 2

- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH
- BUFFER LANDSCAPE ALONG PICADILLY PHASED

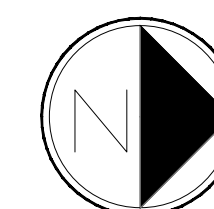
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: KEYMAP  
DATE: March 8, 2023



terraccina  
design

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

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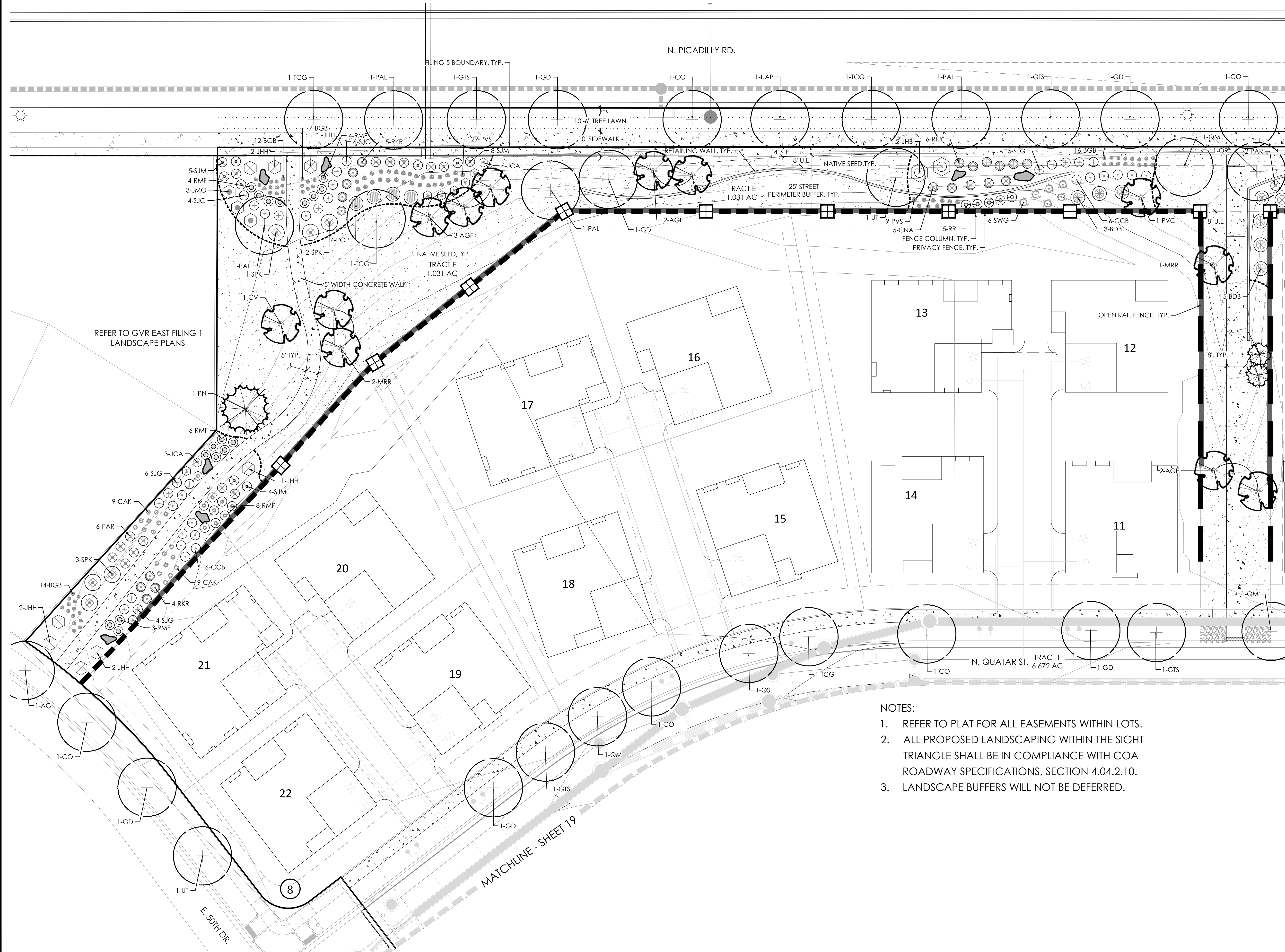


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SHEET 14 OF 34



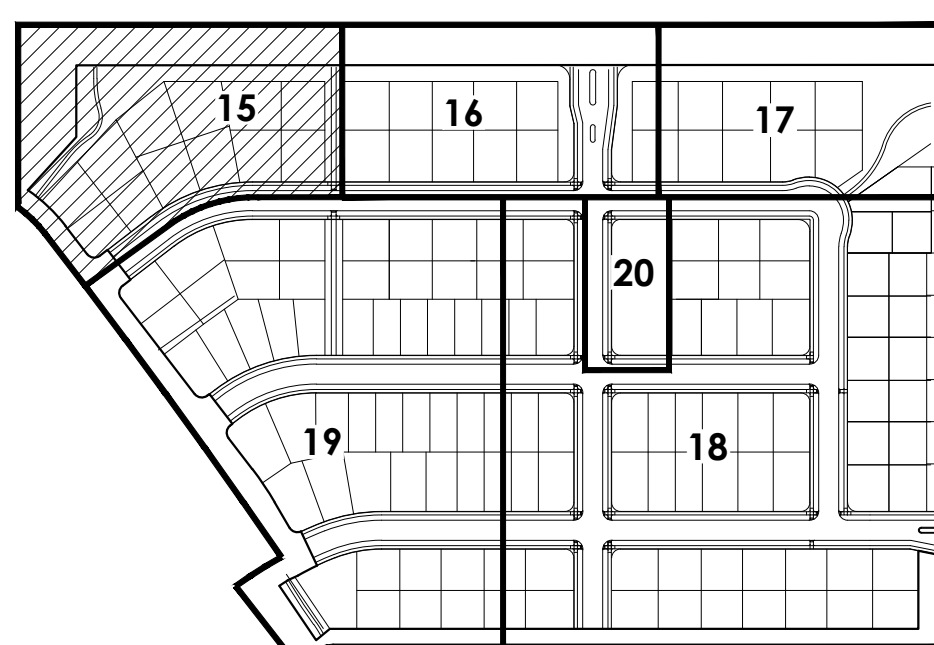
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3/2/2023 8:51 AM  
DILLON COOK



LEGEND

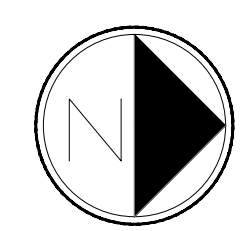
- CANOPY TREE
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- EVERGREEN TREE
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- IRRIGATED TURF
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- FILING 5 BOUNDARY
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- PHASE LINE
- LIGHT POLE
- SECURITY LIGHTING
- FIRE HYDRANT
- LANDSCAPE BOULDER
  - S.E. = SIDEWALK EASEMENT
  - A.F.E. = ACCESS AND FIRE LANE EASEMENT
  - U.E. = UTILITY EASEMENT
  - G.E. = GAS EASEMENT

KEY MAP



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

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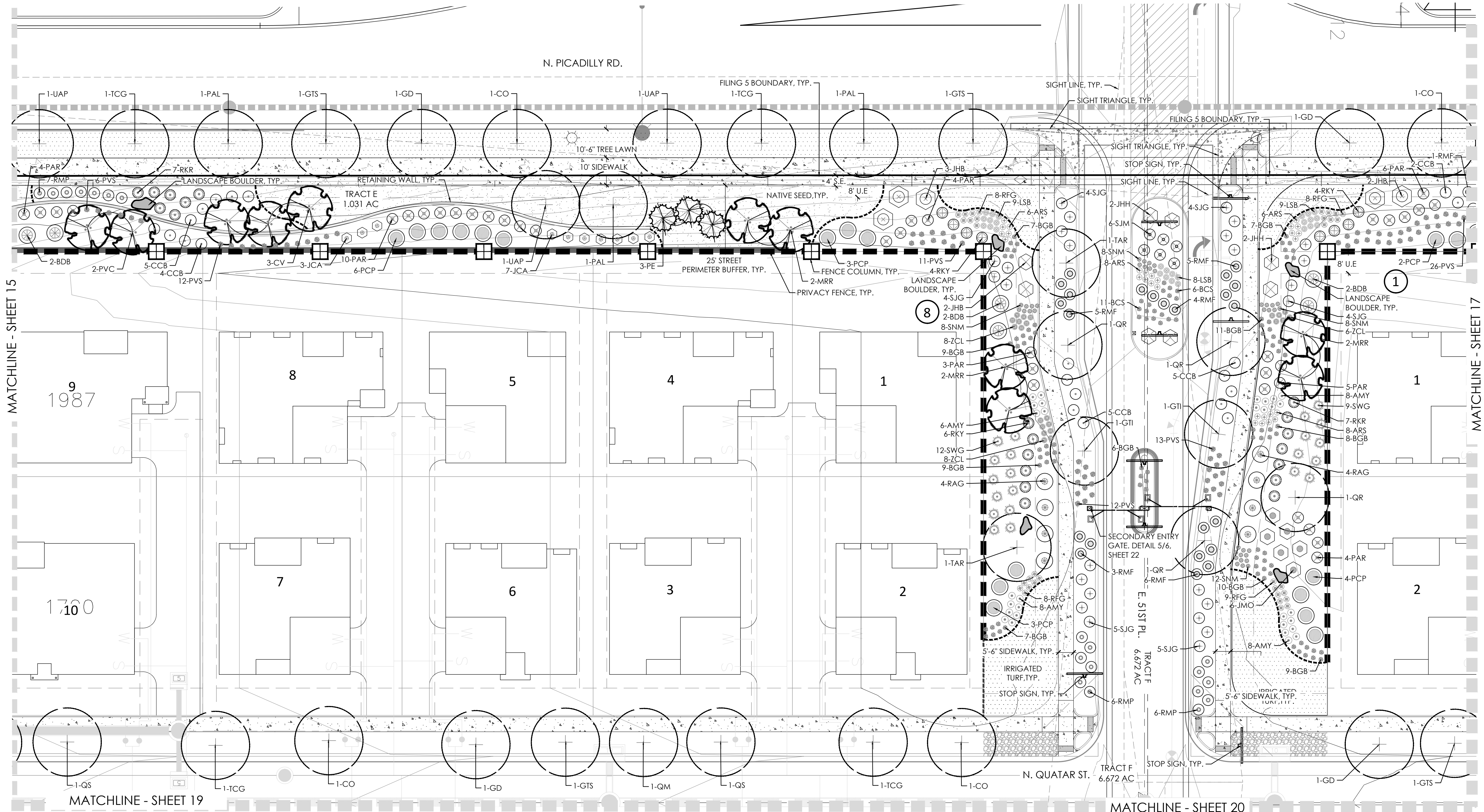
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GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: March 2, 2023





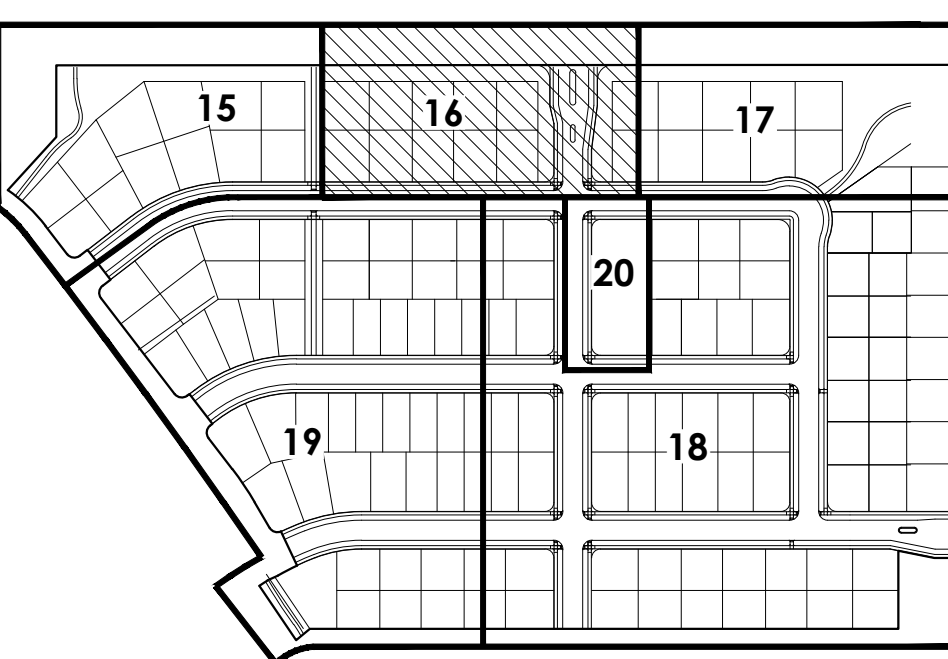
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DILLON COOK



## LEGEND

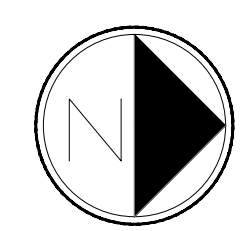
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Scale: 1"= 20'-0"

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: March 2, 2023



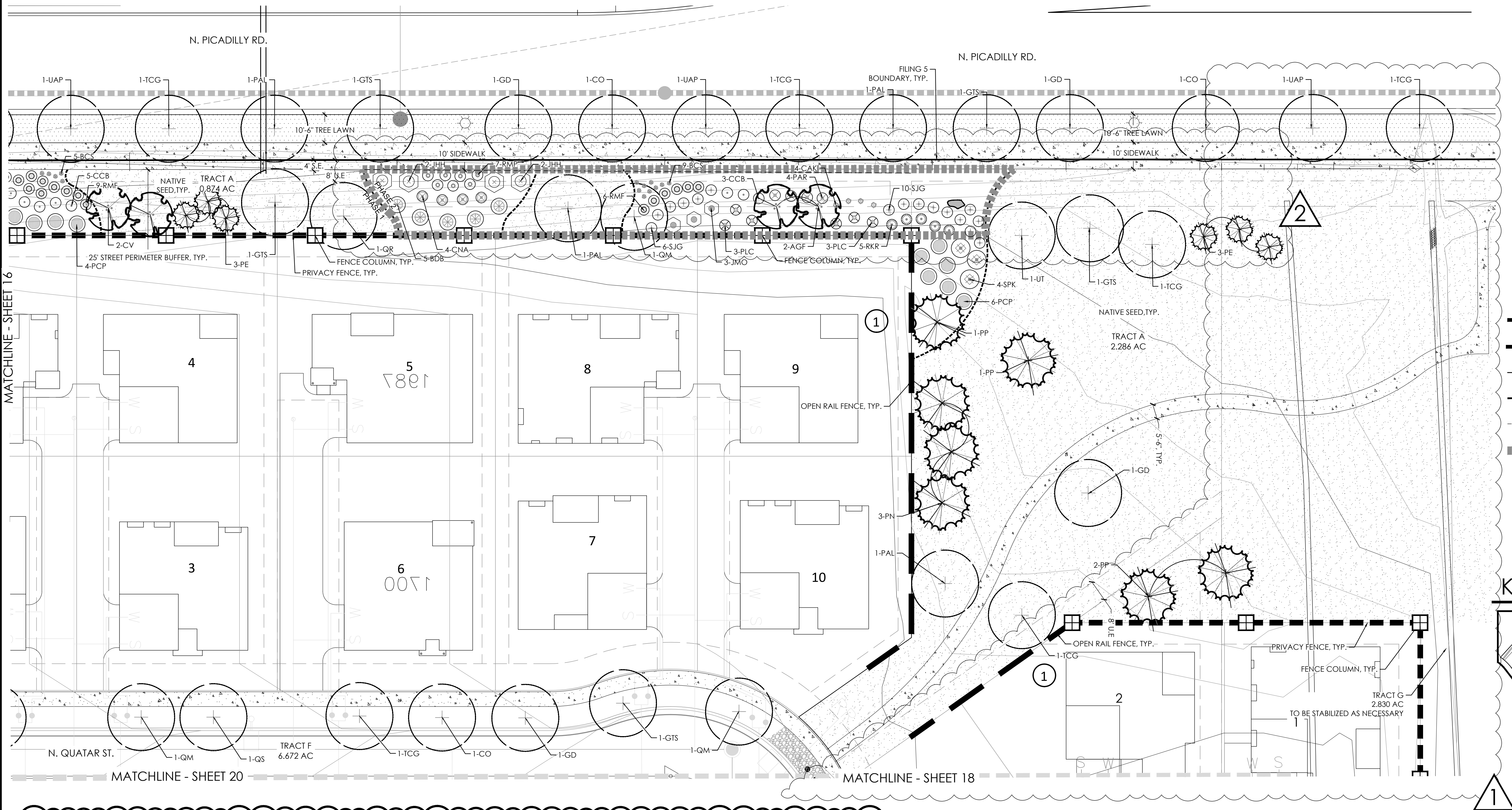
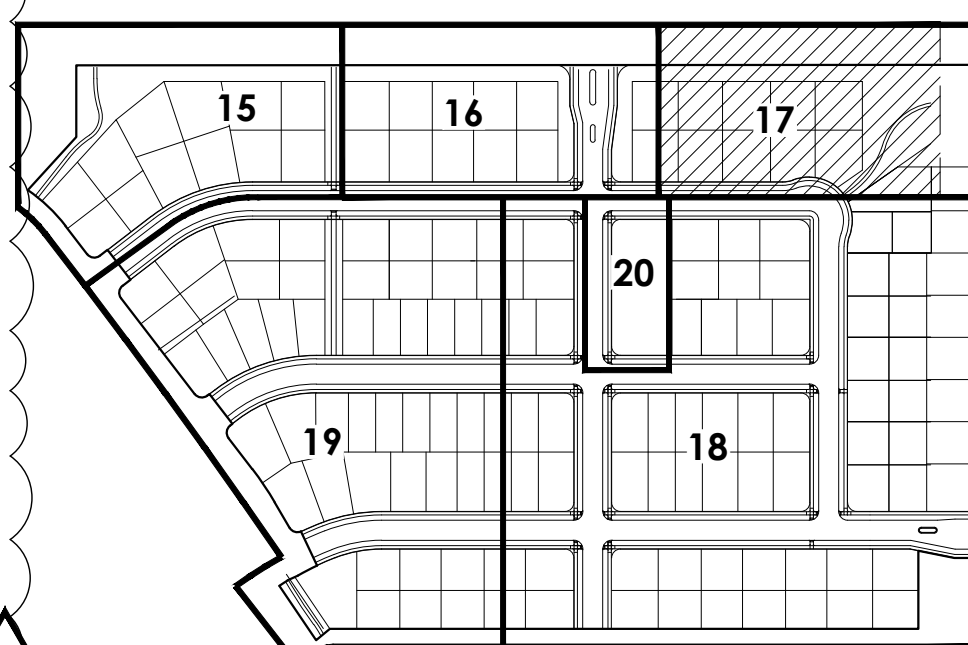


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3/2/2023 8:47 AM  
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LEGEND

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KEY MAP



NOTES:

- REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- LANDSCAPE BUFFERS WILL NOT BE DEFERRED UNLESS OTHERWISE NOTED.
- FUTURE PHASE TO BE STABILIZED WITH NATIVE SEED UNTIL THE SIDEWALK IS CONSTRUCTED.
- ONCE THE SIDEWALK IS CONSTRUCTED, THE ULTIMATE PHASE 2 LANDSCAPE WILL BE INSTALLED PER THE REQUIREMENTS SHOWN IN THE TABLE. FINAL DESIGN MAY VARY PER ULTIMATE SIDEWALK CONFIGURATION.

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 PROVIDED (5 GAL/1 GAL)*
TRACT A (PHASE 1)	OPEN SPACE/ST. PERIMETER BUFFER	250	20'	25'	7	7	63	55
TRACT A (PHASE 2)	OPEN SPACE/ST. PERIMETER BUFFER	140	20'	25'	4	4	35	32
TOTALS		390			11	11	98	87
								103

NOTE: (1)2.5 GAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. SHRUB  
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.  
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE GREATER THAN 20 FEET PER UDO SECTION 146-4.7.5.VII  
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

1

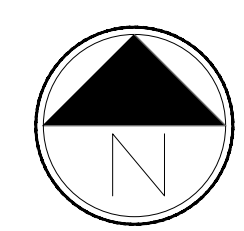
AMENDMENT 1  
- 7 BUNGALOW HOMES ADDED  
- TREES AND NATIVE SEED ADDED

2

AMENDMENT 2  
- ADDED PHASE LINE  
- ADJUSTED PLANTING  
- BUFFER TABLE ADDED

2

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Scale: 1"= 20'-0"



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- 1**  
AMENDMENT 1  
- 7 BUNGALOW HOMES ADDED  
- FENCE AND COLUMNS ADDED ON REAR OF LOTS
- 2**  
AMENDMENT 2  
- 2 BUNGALOW HOMES ADDED  
- N. QUEMOY CT. EXTENDED NORTH  
- PLANTING ADDED TO CURBSIDE LANDSCAPE

- 3**  
AMENDMENT 3  
- SWAPPED SINGLE FAMILY HOMES FOR DUPLEX  
- ADJUSTED UTILITY SERVICES  
- ADJUSTED STREET TREES

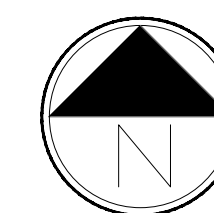
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  2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

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- KEY MAP**
- 

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: March 2, 2023



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Scale: 1"= 40'-0"

SHEET 18 OF 28



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NOTES:

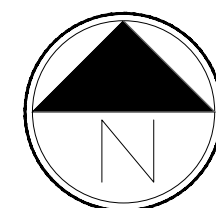
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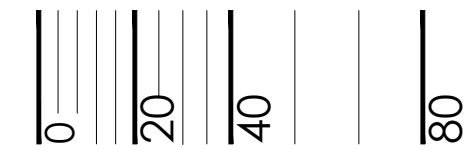
AMENDMENT 3

- SWAPPED SINGLE FAMILY HOMES FOR DUPLEX
- ADJUSTED UTILITY SERVICES
- ADJUSTED STREET TREES

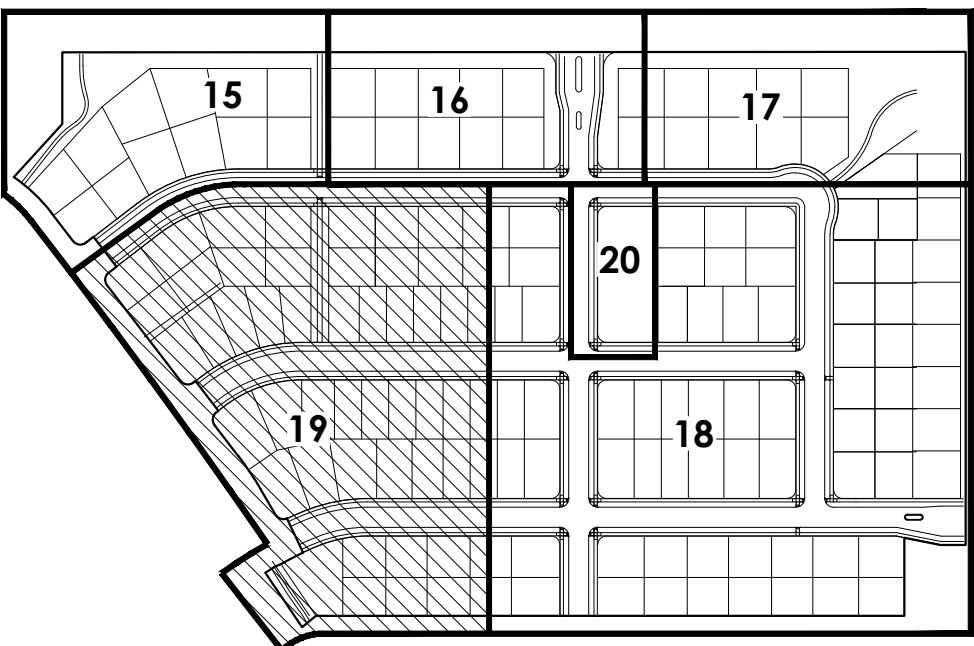
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Scale: 1"= 40'-0"



KEY MAP



LEGEND

- + CANOPY TREE
- + LOCAL CANOPY TREE
- ORNAMENTAL TREE
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GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE PLAN  
DATE: March 2, 2023







MATCHLINE - SHEET 18

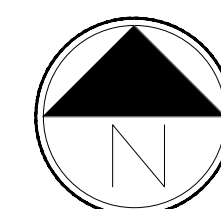
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3/2/2023 8:52 AM  
DILLON COOK

## OPEN SPACE REQUIREMENTS TABLE

TRACT DATA			TREES + SHRUBS				
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED	
						5 GAL	1 GAL
TRACT A	OPEN SPACE/ST. PERIMETER BUFFER	54,762	14	29	137	152	186
TRACT B	OPEN SPACE/ST. PERIMETER BUFFER	23,452	6	20	59	58	254
TRACT C	OPEN SPACE	3,277	1	3	9	0	0
TRACT D	OPEN SPACE	6,904	2	5	18	0	0
TRACT E	OPEN SPACE/ST. PERIMETER BUFFER	44,900	12	33	113	245	167
TOTALS		133,300	35	90	336	455	637

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

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

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

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

## STREET PERIMETER BUFFER TABLE

TRACT DATA					TREES AND SHRUBS				
TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1 GAL)*	
								5 GAL	1 GAL
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	94	43
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	108	71
TOTALS		1,057			27	30	265	202	114

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

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

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

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

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

## CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E 51ST PL	1 TREE/40 LF	1,788	36	36
N PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N QUINCY ST	1 TREE/40 LF	2,269	57	57
N QUEMOY ST	1 TREE/40 LF	1,788	45	45
N QUEMOY CT	1 TREE/40 LF	1,984	50	50
E 51ST DR	1 TREE/40 LF	1,018	26	26
E 50TH DR	1 TREE/40 LF	574	15	15

NOTE:

SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

## SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	30.740	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.60	21.5%
LANDSCAPE AREA	5.99	19.5%
COOL SEASON GRASSES	0.64	2.1%
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.		

## RESIDENTIAL RECOMMENDED PLANT LIST

### SHADE STREET TREE

TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR', AUTUMN SPLENDOR HORSE CHESTNUT
- PLATANUS X ACERIFOLIA BLOODGOOD, BLOODGOOD PLANETREE
- CATALPA SPECIOSA, 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
- 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 TRUNK, 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

### AMENDMENT 2

- TREES ADDED TO N. QUEMOY CT.
- SITE DATA UPDATED TO INCLUDE AMENDMENT AREA
- PLANT COUNTS UPDATED

### AMENDMENT 1

- OPEN SPACE TRACT A REQUIREMENTS UPDATED
- STREET PERIMETER BUFFER MEASUREMENTS UPDATED
- TREE QUANTITIES UPDATED
- TREES ADDED TO PICADILLY RD CURBSIDE LANDSCAPE REQUIREMENTS
- SITE DATA AREA UPDATED

### ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN

TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE @ BUILDING ELEVATION
- MALUS 'RED BARRON', RED BARRON CRABAPPLE @ BUILDING ELEVATION
- PYRUS CALLERYANA 'RED SPIRE', RED SPIRE FLOWERING PEAR @ BUILDING ELEVATION
- PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM @ BUILDING CORRIDORS

NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.

### DECIDUOUS SHRUBS - MED

SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- CARYOPTERIS X CLANDONENSIS 'BLUE MIST', BLUE MIST SPIREA
- PHYSOCARPUS OPULIFOLIUS DART'S GOLD, DART'S GOLD NINEBARK
- PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE', LITTLE SPIRE RUSSIAN SAGE
- ROSA SPP., KNOCKOUT OR MEIDLILAN ROSES, NO WHITE FLOWERS

### PERENNIAL GRASS - SMALL

SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- BOUTELOUA GRACILIS, BLUE GRAMA GRASS
- PENNISETUM ALOPECUROIDES 'HAMELN', 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						
16	AG	AESCULUS GLABRA	BUCKEYE, CHIO	2.5' CAL	B&B	L-M
25	CO	CELTIS OCCIDENTALIS	HICKBERRY, WESTERN	2.5' CAL	B&B	L-M
28	GD	GYMNOCLADUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	L-M
14	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	L-M
25	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	L-M
27	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5' CAL	B&B	M
20	QM	QUERCUS MACROCARPA	OAK, BUR	2.5' CAL	B&B	L-M
20	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5' CAL	B&B	L-M
17	QS	QUERCUS SCHUMMARDI	OAK, SWAMP WHITE	2.5' CAL	B&B	L-M
28	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
24	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
20	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
24	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
ORNAMENTAL TREES						
9	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
4	AGM	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
1	ATH	ACER TARTARIANA 'HOT WINGS'	MAPLE, HOT WINGS TARTARIAN	6-8' MULTI	B&B	L-M
7	CV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
11	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
3	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0' CAL	B&B	L-M
6	PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2.0' CAL	B&B	M
4	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOKECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M
EVERGREEN TREES						
13	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
10	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
6	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
EVERGREEN SHRUBS						
34	JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.	L
14	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR-HARBOUR	#5	CONT.	L
19	JHM	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
DECIDUOUS SHRUBS						
19	BBB	BUTOLEUA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
52	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
9	CNA	CHRYSOETHAMNUS NAUSEOSUS 'ALBICAULIS'	RABBITRUSH, TALL BLUE	#5	CONT.	L
51	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
32	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M
6	PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOKORANGE, CHEYENNE	#5	CONT.	L
14	RAG	RHUS ARGENTATA 'GRAND L'OW'	SHRUB, DWARF EMAGRANT	#5	CONT.	L
62	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
20	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
59	RNF	ROSA 'MIDLAND FIRE'	ROSE, FIRE MIDLAND	#5	CONT.	L-M
37	RMP	ROSA 'MIDLAND MAGIC'	ROSE, MAGIC MIDLAND	#5	CONT.	L-M
5	RRL	RIBES RUBRUM 'RED LAKE'	CURRENT, RED LAKE	#5	CONT.	L
95	SJG	SPIREA JAPONICA 'GOLDFLAME'	SPIREA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIREA JAPONICA 'MAGIC CARPET'	SPIREA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L
PERENNIALS						
30	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	L
76	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
92	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
74	RFG	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	L
78	SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
68	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
ORNAMENTAL GRASSES						
187	BBB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
37	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
148	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
27	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

### LEGEND

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

NOTE:

SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

## SINGLE FAMILY LANDSCAPE AREAS

### PERENNIAL SHRUB

SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- ACHILLEA 'MOONSHINE', MOONSHINE YARROW
- ECHINACEA PURPUREA, PURPLE CONEFLOWER
- HEMEROCALLIS 'STELLA DE ORO', DWARF GOLD DAYLILY
- LEUCANTHEMUM X SUPERBUM 'BECKY', SHASTA DAISY
- RUDEBECKIA FULGIDA 'GOLDSTURM', BLACK-EYED SUSAN
- SALVIA NEMOROSA 'MAY NIGHT', MAY NIGHT PURPLE SALVIA

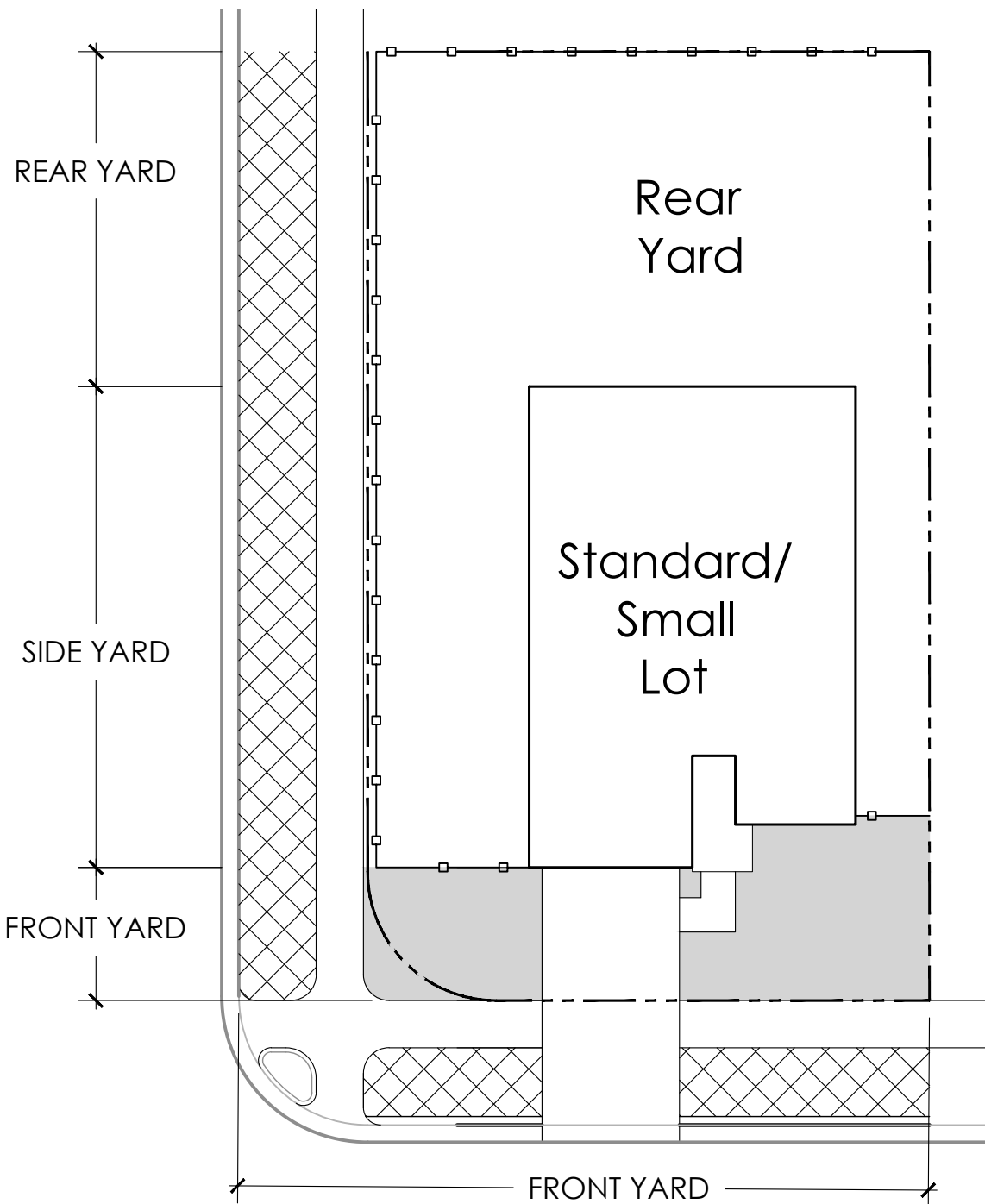
### EVERGREEN GROUND COVER SHRUB

SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- JUNIPERUS HORIZONTALIS BAR HARBOUR, BAR HARBOUR JUNIPER
- JUNIPERUS HORIZONTALIS YOUNGSTOWN, ANDORRA YOUNGSTOWN JUNIPER

NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.

- 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 UNOBSTRUCTED 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.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- PRESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
- 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 ENCROACH 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.
- 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 FULL CUTOFF FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. 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.



GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE DETAILS  
DATE: March 2, 2023



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

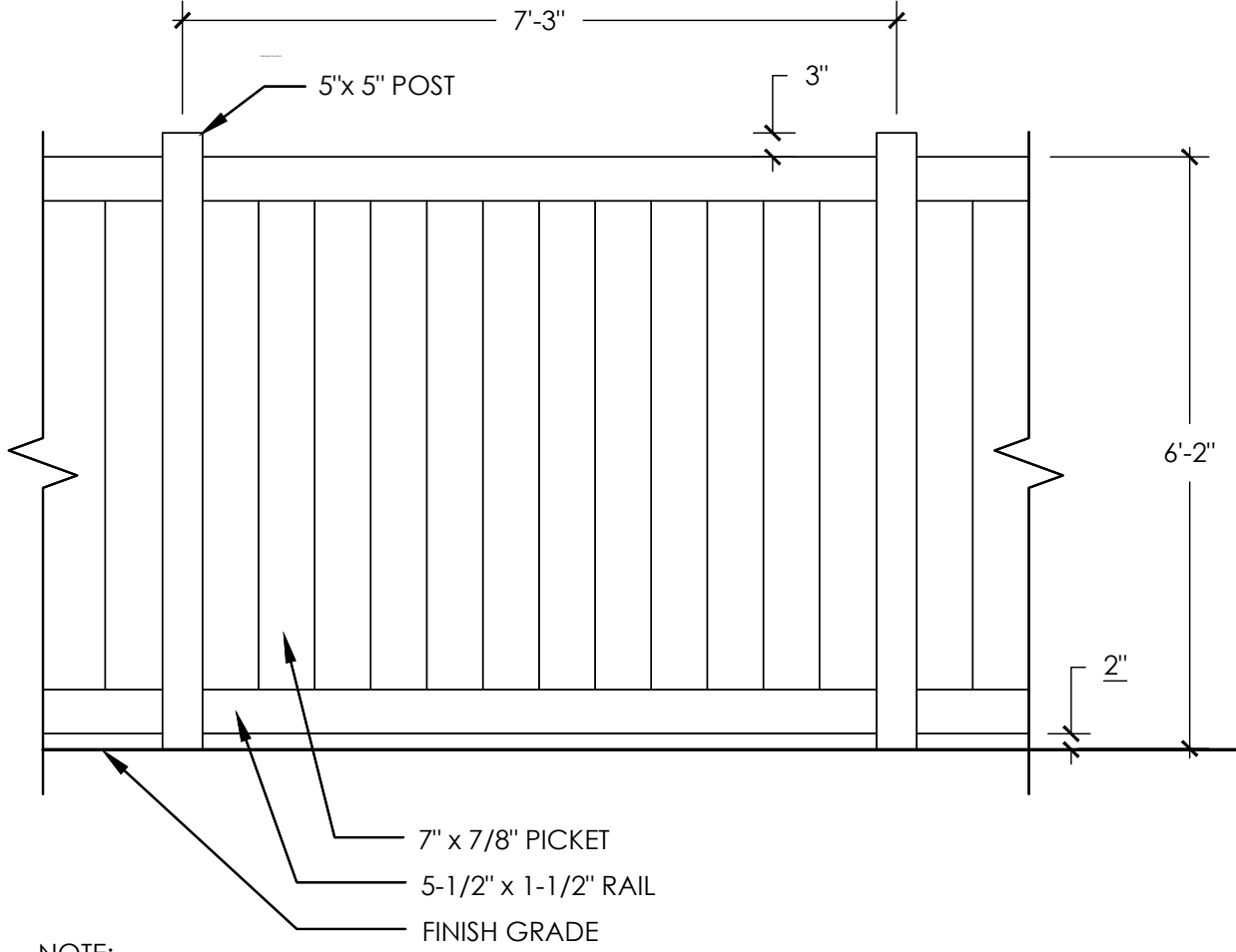






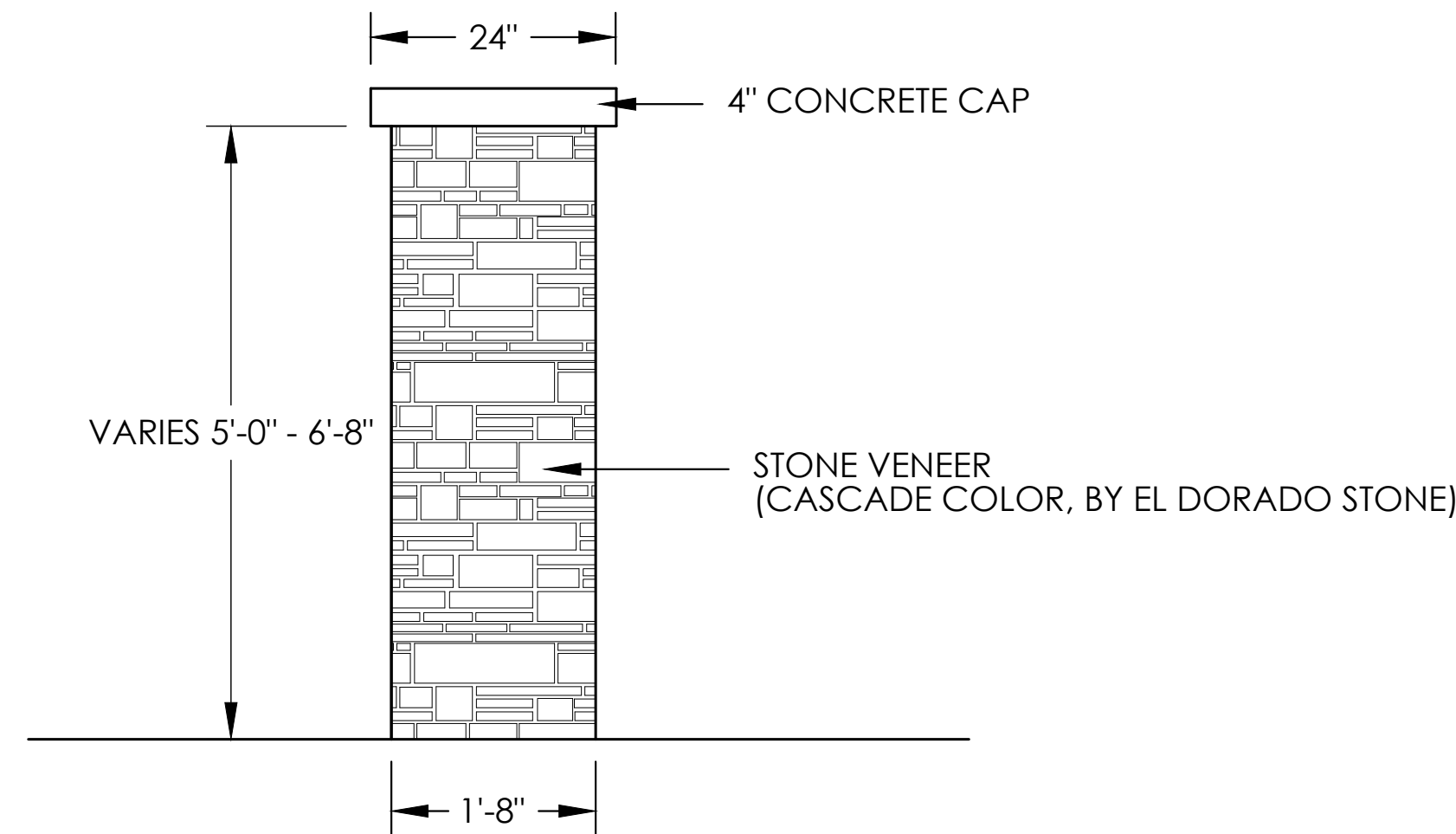
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3/2/2023 8:50 AM  
DILLON COOK

FENCING ALONG LOCAL ROADS AND INTERIOR LOTS SHOULD BE MADE OF VINYL MATERIAL AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF VINYL MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL.



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.



## PRIVACY FENCE

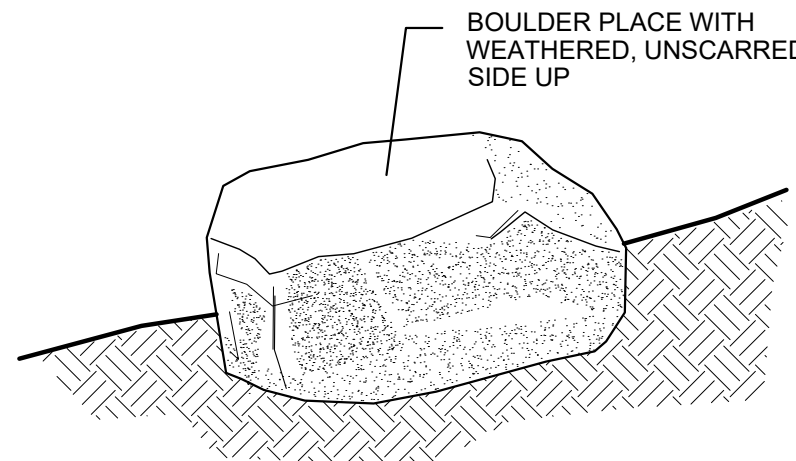
1 1/2" = 1'

## FENCE COLUMN

2 3/4" = 1'

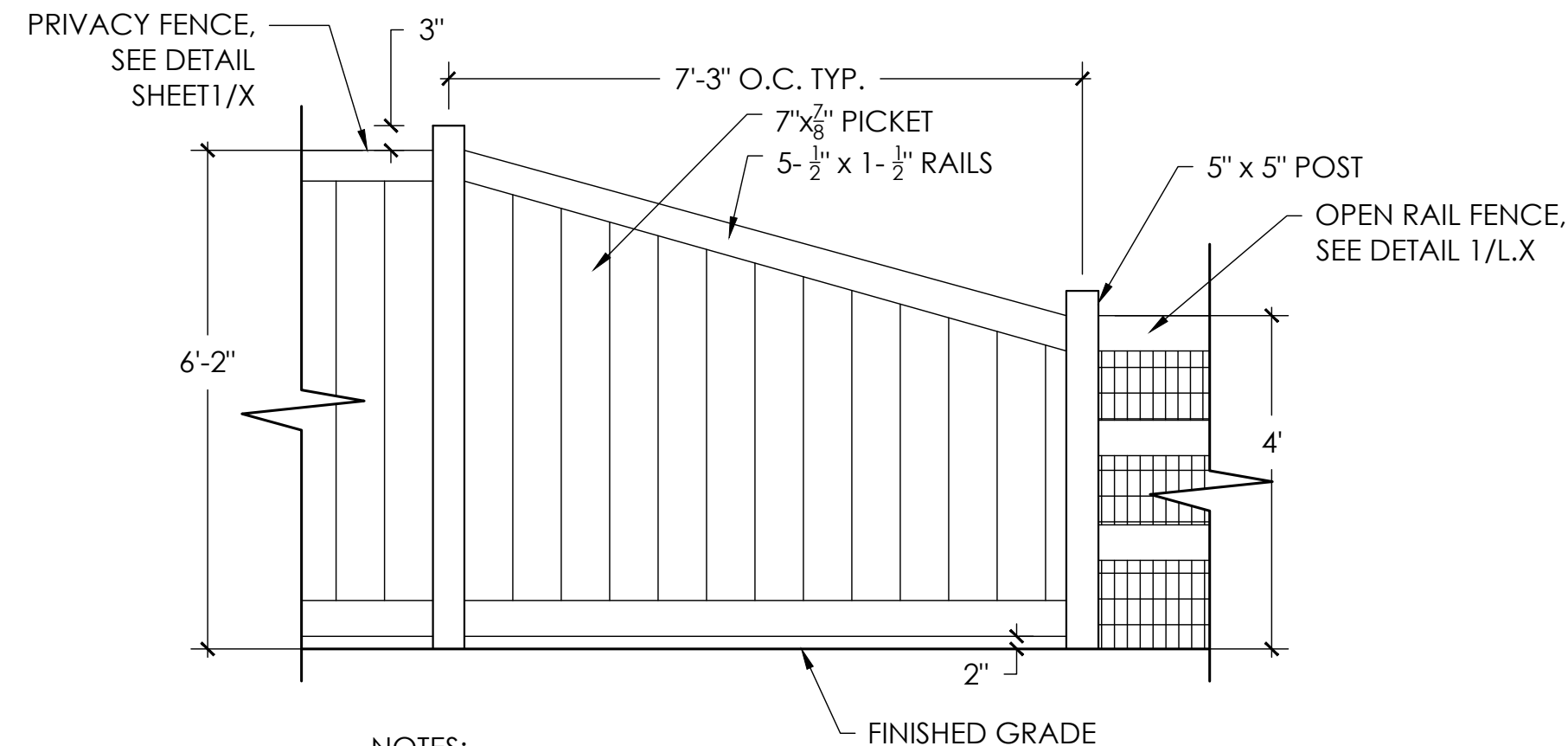
## PET STATION

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



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).



NOTES:

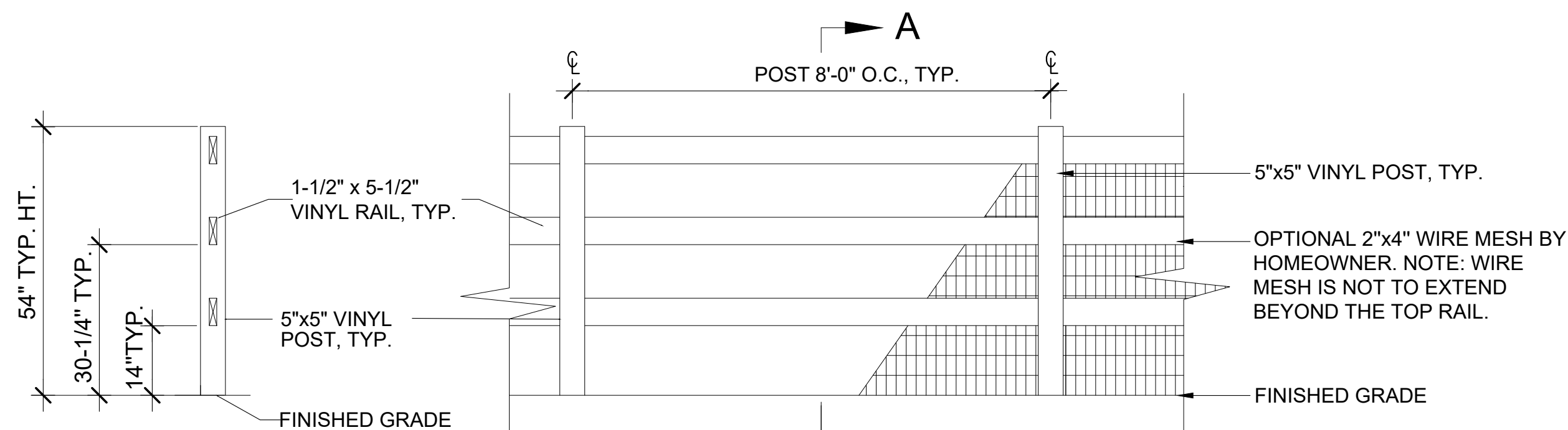
1. FENCE TO BE ALMOND COMPOSITE WOOD
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

## LANDSCAPE BOULDER

4 NTS

## FENCE TRANSITION DETAIL

5 1/2" = 1'



NOTE:

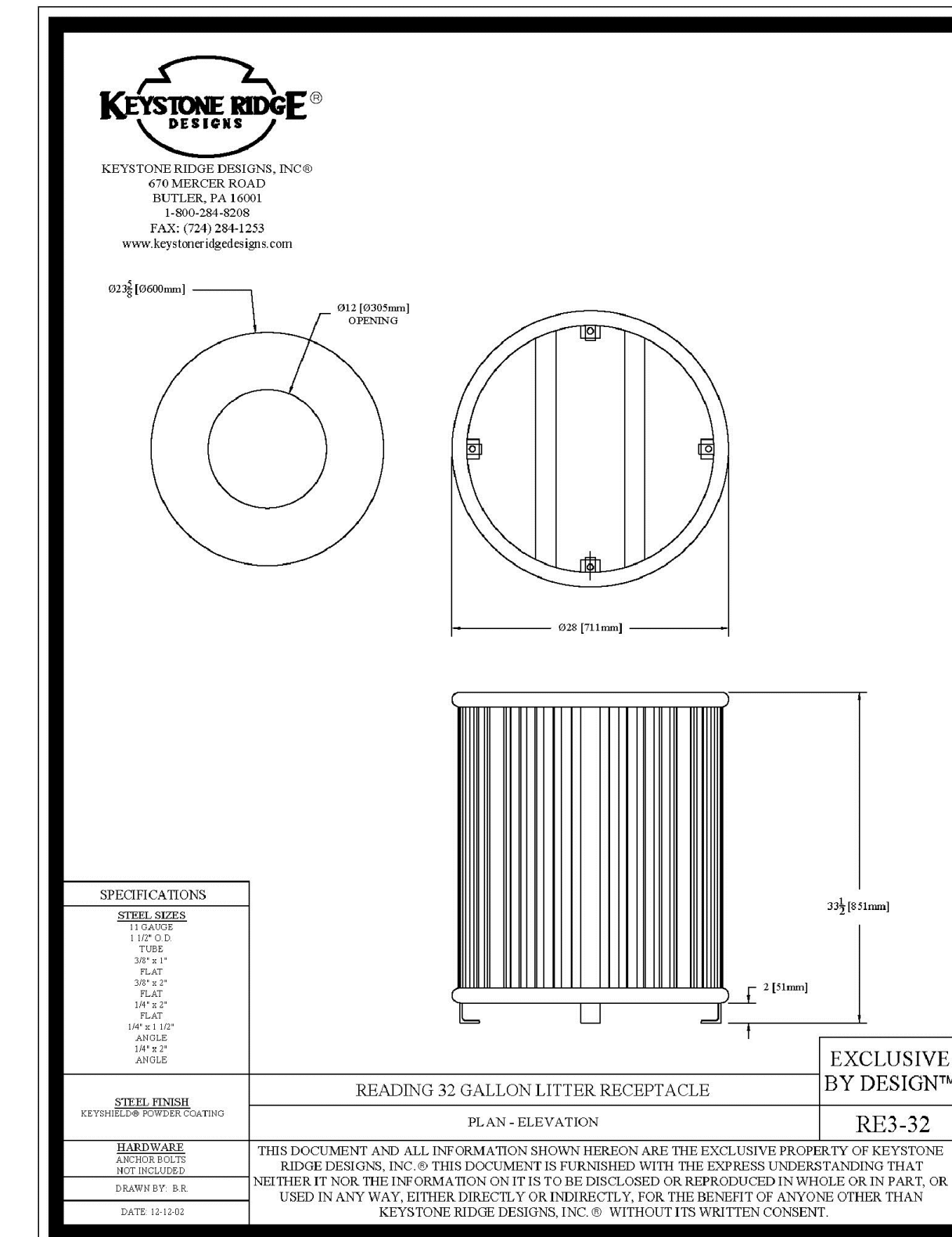
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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

## OPEN RAIL FENCE

6 1/2" = 1'

NOTES:

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



## TRASH RECEPTACLE

7 NTS \*COLOR TO BE CHROMITE • 38/90018

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE DETAILS  
DATE: March 2, 2023





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3/2/2023 8:46 AM



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



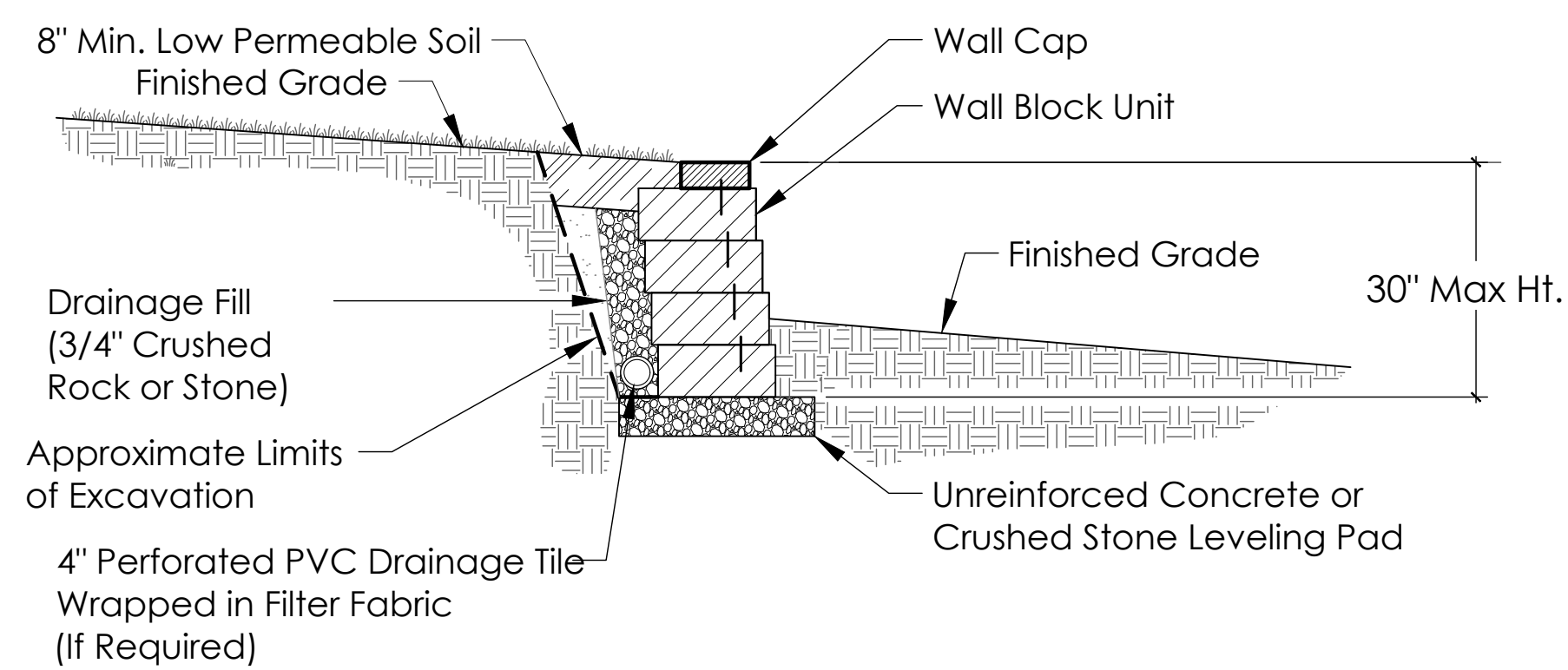
2 HARVEST TABLE  
NTS (Images for reference only)



3 OUTDOOR LOUNGE  
NTS (Images for reference only)



4 BBQ GRILL AREA  
NTS (Images for reference only)




5 RETAINING WALL  
NTS

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

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE DETAILS  
DATE: March 2, 2023








## Urban

UrbanScope

MPTC  
Post top



Lumec UrbanScope LED post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

**Luminaire ordering guide**

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
<b>MPTC</b>	70w64led	4k	<b>G2</b>	k3						
<b>MPTC<sup>1</sup> UrbanScope LED post top luminaire</b>	3W32LED <sup>2</sup>	3K	Gen2	<b>LE2</b>	120V	<b>CDMG<sup>1</sup></b>	<b>HS</b>	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles.	<b>BE2TX</b>
	50W32LED <sup>2</sup>	3000K		Type II	120V	Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pag. 3)	<b>House Side Shield</b>			<b>BESTX</b>
	72W32LED <sup>2</sup>	4K		flat lens	208V	<b>OVR</b>	Dynadimmer override function			<b>BC2TX</b>
	90W32LED <sup>2</sup>	4000K		<b>LE3</b>	240V	<b>CLO<sup>1</sup></b>	Photoelectric cell			<b>BKTX</b>
	50W48LED	<b>LES<sup>3</sup></b>		240V	Pre-set driver to manage lumen depreciation	<b>PH8</b>	Photocell			<b>BRTX</b>
	80W48LED	Type III		277V	<b>PH9</b>	Shorting Cap	<b>GN4TX</b>			
	100W48LED	wide flat lens		347V	<b>AST<sup>1</sup></b>	Pre-set driver for progressive start-up	<b>GN6TX</b>			
	70W64LED	<b>LE4</b>		480V	<b>PHXL<sup>1</sup></b>	Photoelectric cell, extended life	<b>GN8TX</b>			
	110W64LED	Type IV		480V	<b>OTL<sup>1</sup></b>	Pre-set driver to signal end of life of the lamp	<b>GNTX</b>			
	90W80LED	flat lens		480V	<b>CD<sup>1</sup></b>	5-Pin receptacle for dimming photoelectric cell	<b>GR</b>			
										<b>G3TX</b>
										<b>NP</b>
										<b>RD2TX</b>
										<b>RD4TX</b>
										<b>TG</b>
										<b>TS</b>
										<b>WH1TX</b>
										<b>WH2TX</b>
										(consult pag. 4 for code descriptions)

**Example MPTC-42W32LED4K-T-LE3-120-CDMG42S-PH8-BKTX**


<sup>1</sup> DMS 0-10V driver come standard

<sup>2</sup> The 347V and 480V are not available.


<sup>3</sup> Not available with HS option.

<sup>4</sup> Use of photoelectric cell or shorting cap is required to ensure proper illumination.

<sup>5</sup> Not available with Motion Response.



[illegible]



# ROUND TAPERED STEEL DS210 Light Duty

Job Name: \_\_\_\_\_


Job Location - City: \_\_\_\_\_ State: \_\_\_\_\_

Product: DS210 Quote: \_\_\_\_\_

Client Name: \_\_\_\_\_

Created By: \_\_\_\_\_ Date: \_\_\_\_\_

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_



# ROUND TAPERED STEEL DS210 Light Duty

Job Name: \_\_\_\_\_

Job Location - City: \_\_\_\_\_ State: \_\_\_\_\_

Product: DS210 Quote: \_\_\_\_\_

Client Name: \_\_\_\_\_

Created By: \_\_\_\_\_ Date: \_\_\_\_\_

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

## SPECIFICATIONS

**Pole Shaft** - The pole shaft is a 1-piece assembly conforming to ASTM A595 Grade A or A572 Grade 55 with a constant linear taper of 0.14 in/ft.

**Pole Top** - Pole is provided with either a tenon top or drilled for a fixture mounting. A removable pole cap is provided for drilled poles. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is light gray when the pole top diameter matches the necessary slip fit dimensions.

**Handhole** - A reinforced handhole with grounding provision is provided at 1'-0" from the base end of the pole assembly. Each handhole includes a cover and the cover attachment hardware. Poles with a 5.90" base diameter are supplied with a 3" X 5" rectangular handhole. All other pole assemblies are provided with a 4" X 6.5" ovalized handhole. Handhole dimensions are nominal.

**Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Valmont reserves the right to provide a two-piece steel full base cover on some applications depending upon the finish requirement and/or pole base diameter. Nut covers can be substituted on most models. Additional base cover options, including the Dart Square (2T) cast aluminum cover and Dart Round (DT) cast aluminum cover, are available upon request.

**Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

**Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

**Finish** - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPG) or any of the V-PRO™ Finish Coatings Systems are available upon request. See the product ordering code for color options.

**Design Criteria** - Please reference Design Criteria Specification for appropriate design conditions.

## DESIGNATION, LOAD AND DIMENSIONAL DATA

NOMINAL MOUNTING	DESIGN INFORMATION						POLE DIMENSIONS				DESIGNATION
	80 MPH W/ 3 GUST	80 MPH W/ 3 GUST	100 MPH W/ 3 GUST	100 MPH W/ 3 GUST	BASE DIA	TOP DIA	WALL THK	STRUCTURE WEIGHT			
20'-0"	19.3	482	15.1	377	12.2	305	5.90	3.10	11	140	590A200
	24.2	605	19.3	482	15.6	390	6.50	3.70	11	180	650A200
25'-0"	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250
	20.3	507	16.2	405	13.1	327	6.50	3.10	11	200	700A250
30'-0"	30.5	760	24.0	625	19.8	495	7.00	3.50	7	280	700E250
	11.7	292	9.3	232	7.5	187	6.60	2.40	11	200	650A300
35'-0"	18.9	473	14.9	373	12.0	300	8.00	3.80	11	265	800A300
	33.5	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300
40'-0"	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350
	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350
45'-0"	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350
	10.7	267	8.5	212	6.8	165	7.62	2.40	11	265	762A389
50'-0"	17.2	430	13.5	338	10.8	270	9.00	3.58	11	355	900A389
	28.5	715	23.0	575	19.6	475	10.00	3.70	11	450	100A450
55'-0"	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	100A500
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	100E500

1. Maximum EPA (Effective Projected Area) and weight values are based on top mounted luminaires and/or brackets having a centroid 2'-0" above the Normal Mounting Height. Variations from these values are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

2. Structure weight is a nominal value which includes the pole shaft and base plate only.

## ANCHORAGE DATA

POLE		BASE PLATE		ANCHOR BOLTS				
BASE DIA (IN)	WALL THK (IN)	BOLT CIRCLE SQUARE (IN)	THK (IN)	DIAM. LENGTH x HOOK	PROJECTION (IN)			
5.90	11	9.00	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.50	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.60	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	11	10.00	0.50	10.88	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	7	10.00	0.50	10.88	1.000	1.00 x 36.00 x 4.00	4.25	0.25
7.30	11	10.50						

3 LIGHT POLE  
NTS



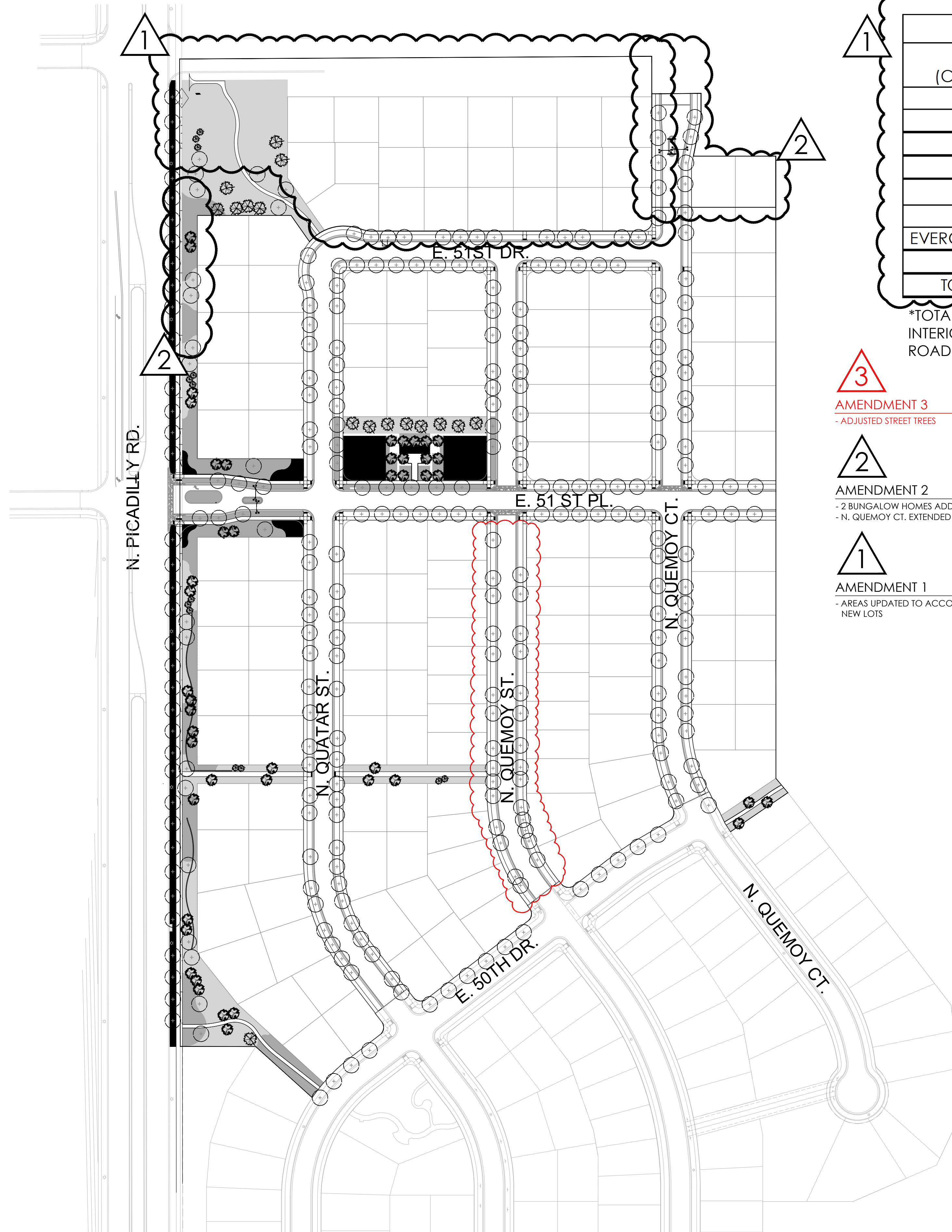
3 SECURITY LIGHTING  
NTS (Image for reference only)

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: LANDSCAPE DETAILS  
DATE: March 2, 2023

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



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\1\_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A311.1-SHEETS\GVR EAST PRELAT 5 HYDROZONE.DWG  
3/2/2023 8:48 AM  
DILLON COOK



## HYDROZONE TABLE

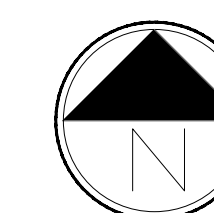
WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	28,959	21%	
LOW WATER USE	41,880	30%	
Z-ZONE	69,425	49%	
TOTAL*	140,264	100%	
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	74	706	52,244
EVERGREEN/ORNAMENTAL TREES	74	177	13,098
TOTAL			65,342
TOTAL LANDSCAPE AREA	205,606		

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

## LEGEND

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

NOT FOR CONSTRUCTION



Scale: 1"= 100'-0"  
0 50 100 200

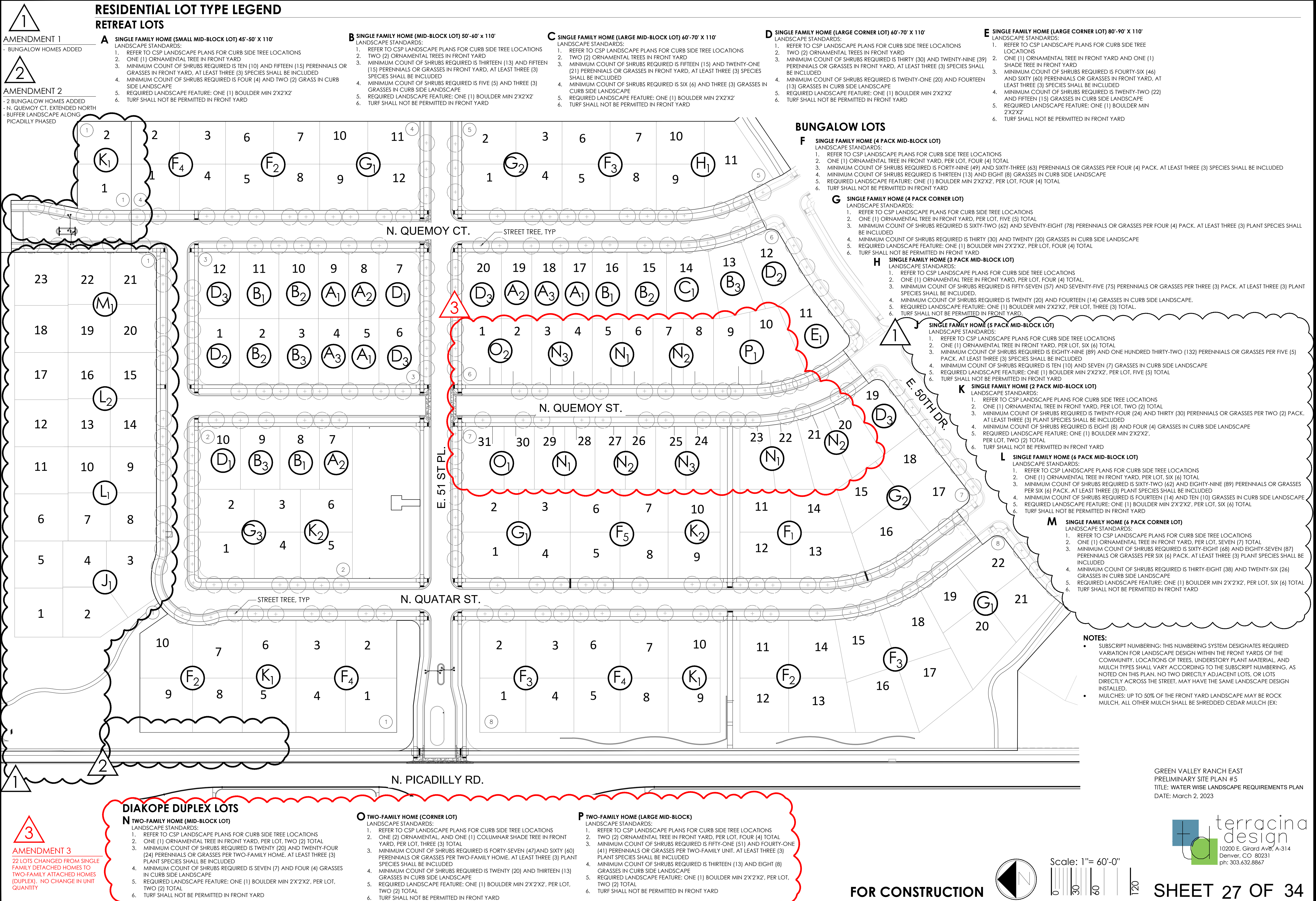
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: HYDROZONE MAP  
DATE: March 2, 2023



SHEET 26 OF 34



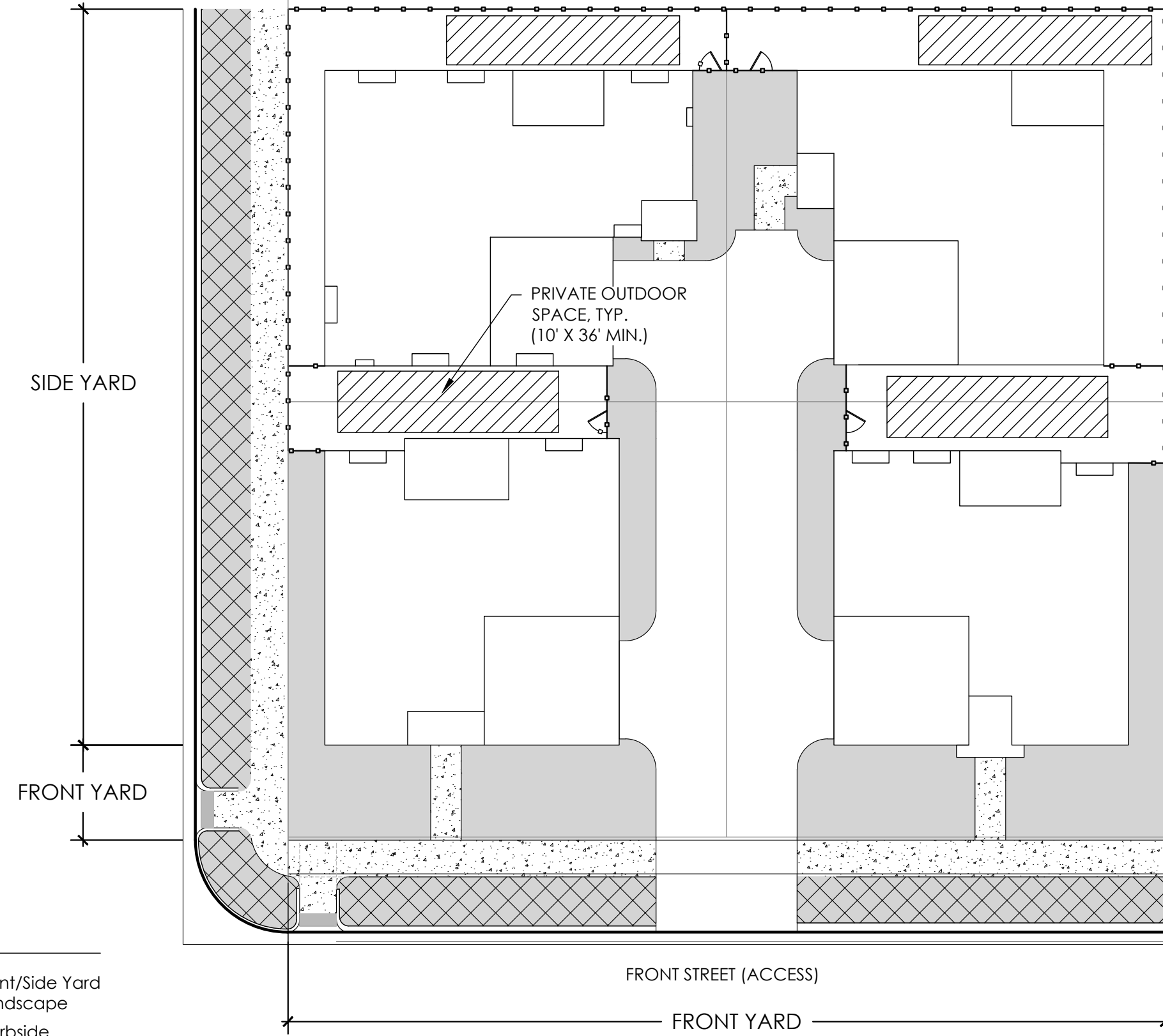
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3/2/2023 9:01 AM  
DILLON COOK



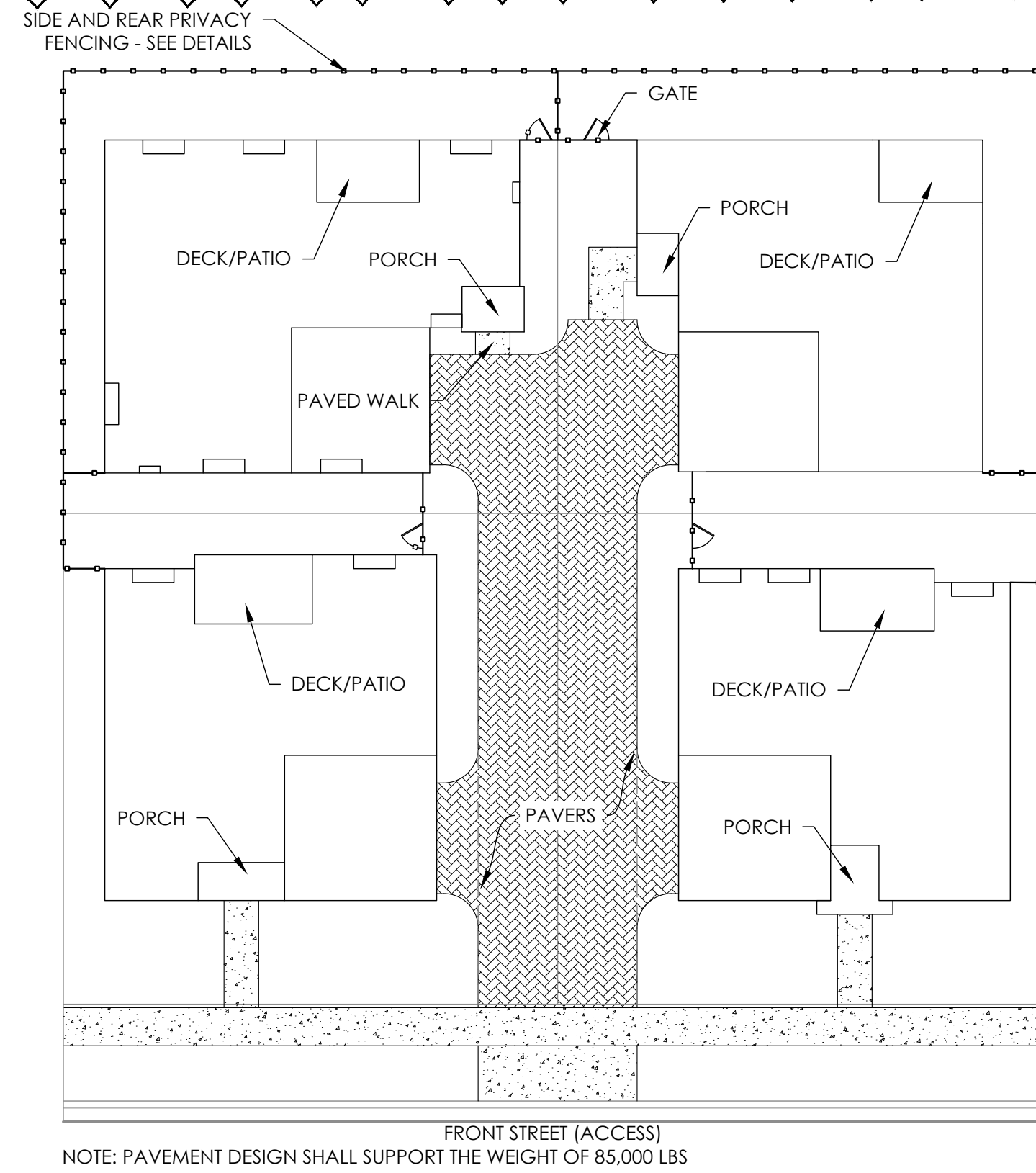


LEGEND

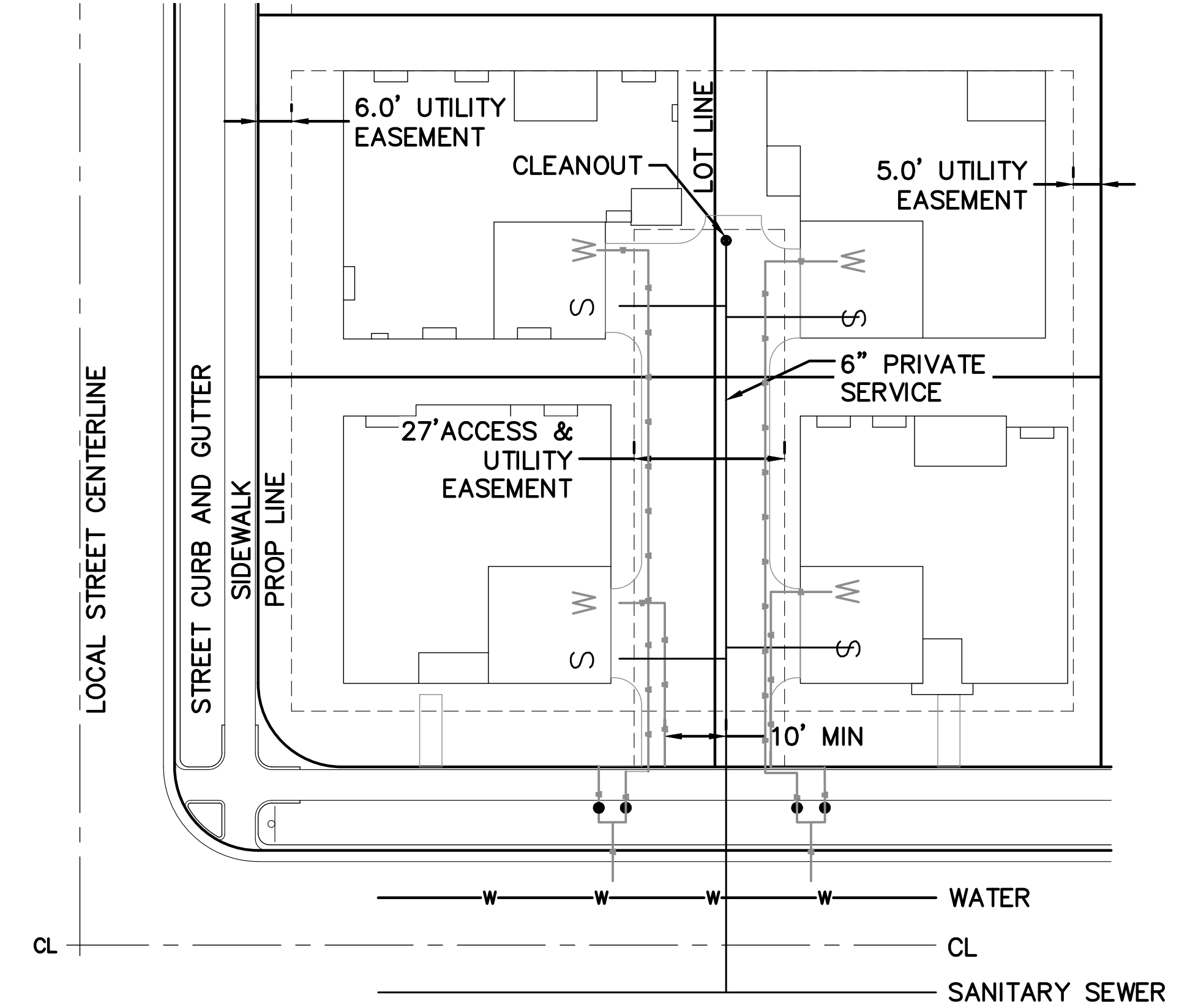
- Front/Side Yard Landscape
- Curbside Landscape
- Property line
- Privacy Fence



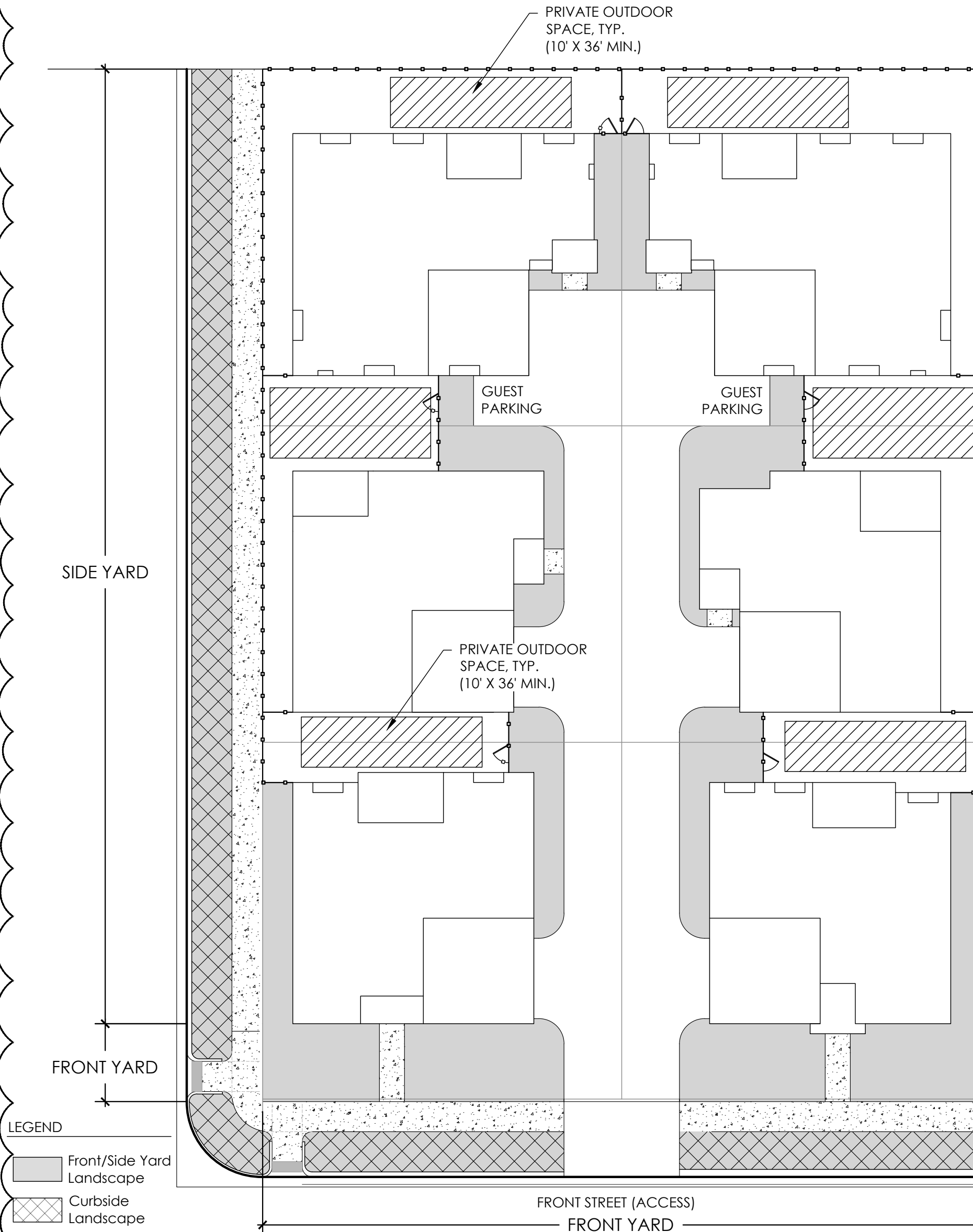
TYPICAL BUNGALOW 4-PACK  
LANDSCAPE



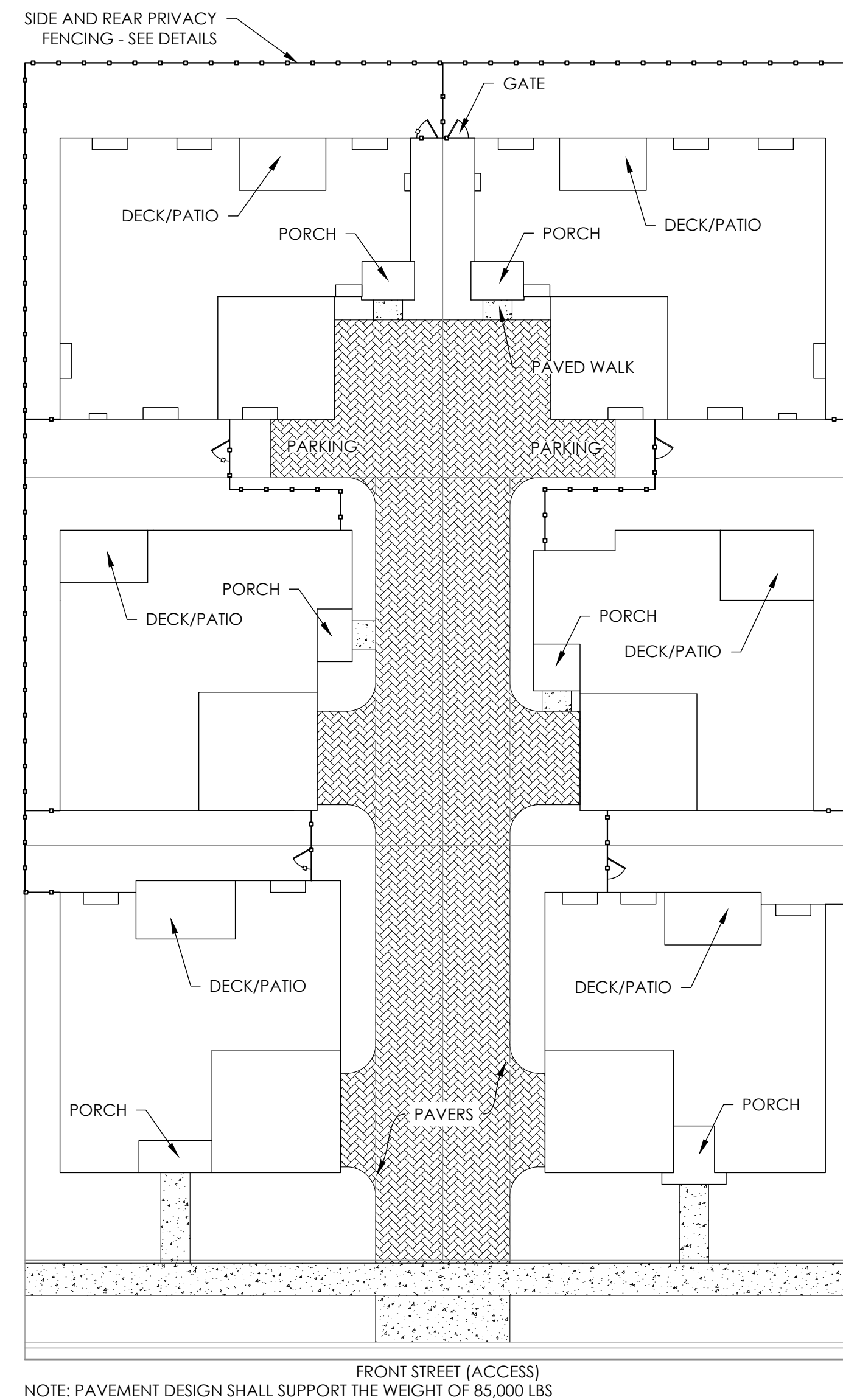
TYPICAL BUNGALOW 4-PACK  
MATERIALS AND FENCING



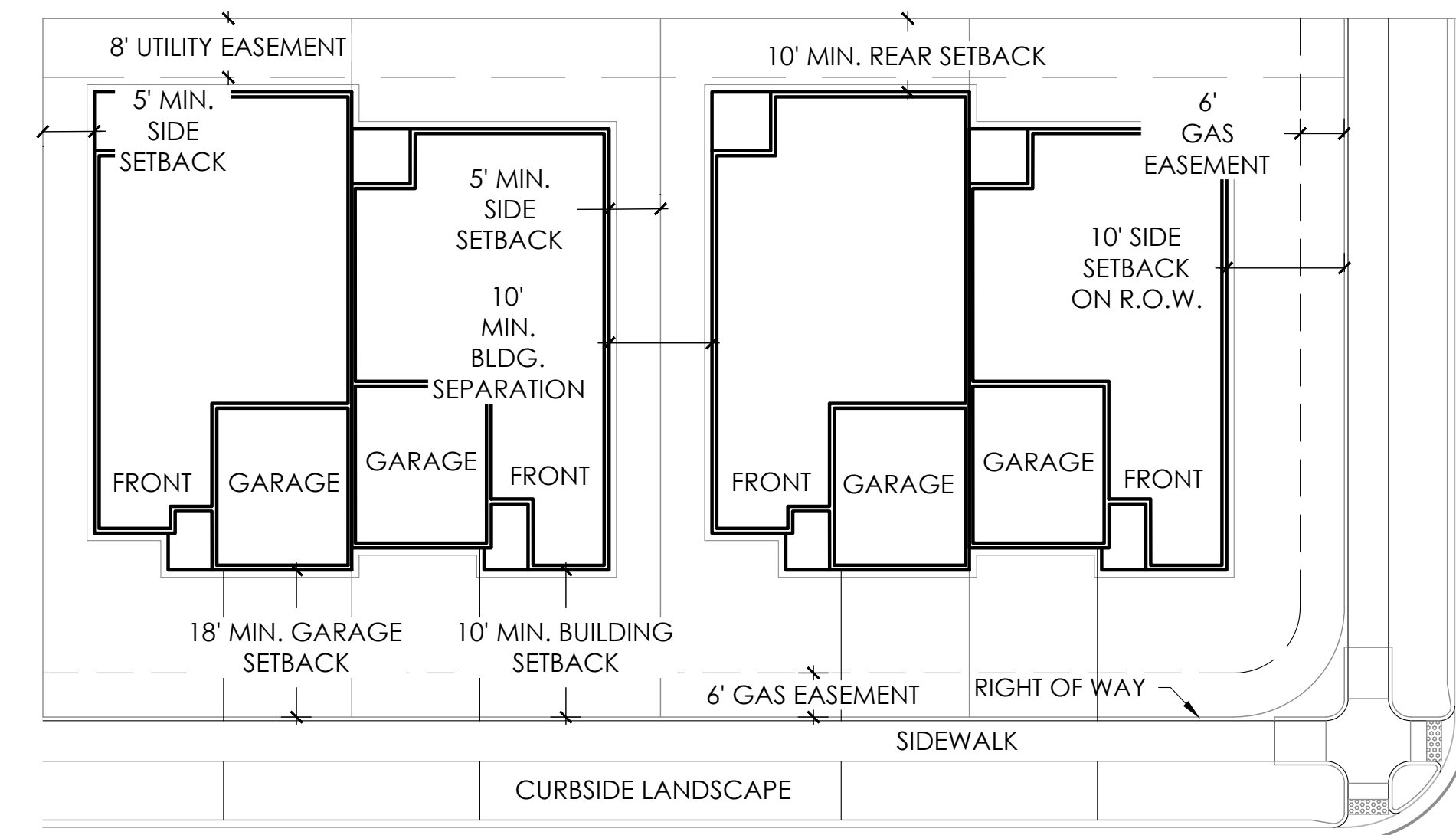
BUNGALOW LOT SERVICES  
N.T.S.



TYPICAL BUNGALOW 6-PACK  
LANDSCAPE



TYPICAL BUNGALOW 6-PACK  
MATERIALS AND FENCING



TYPICAL FRONT LOADED DUPLEX  
SETBACKS AND EASEMENT

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

1  
AMENDMENT 1  
- BUNGALOW 6 PACK TYPICALS ADDED

3  
AMENDMENT 3  
- ADDED FRONT LOADED DUPLEX SETBACK AND EASEMENT TYPICAL

### ARCHITECTURAL STANDARDS

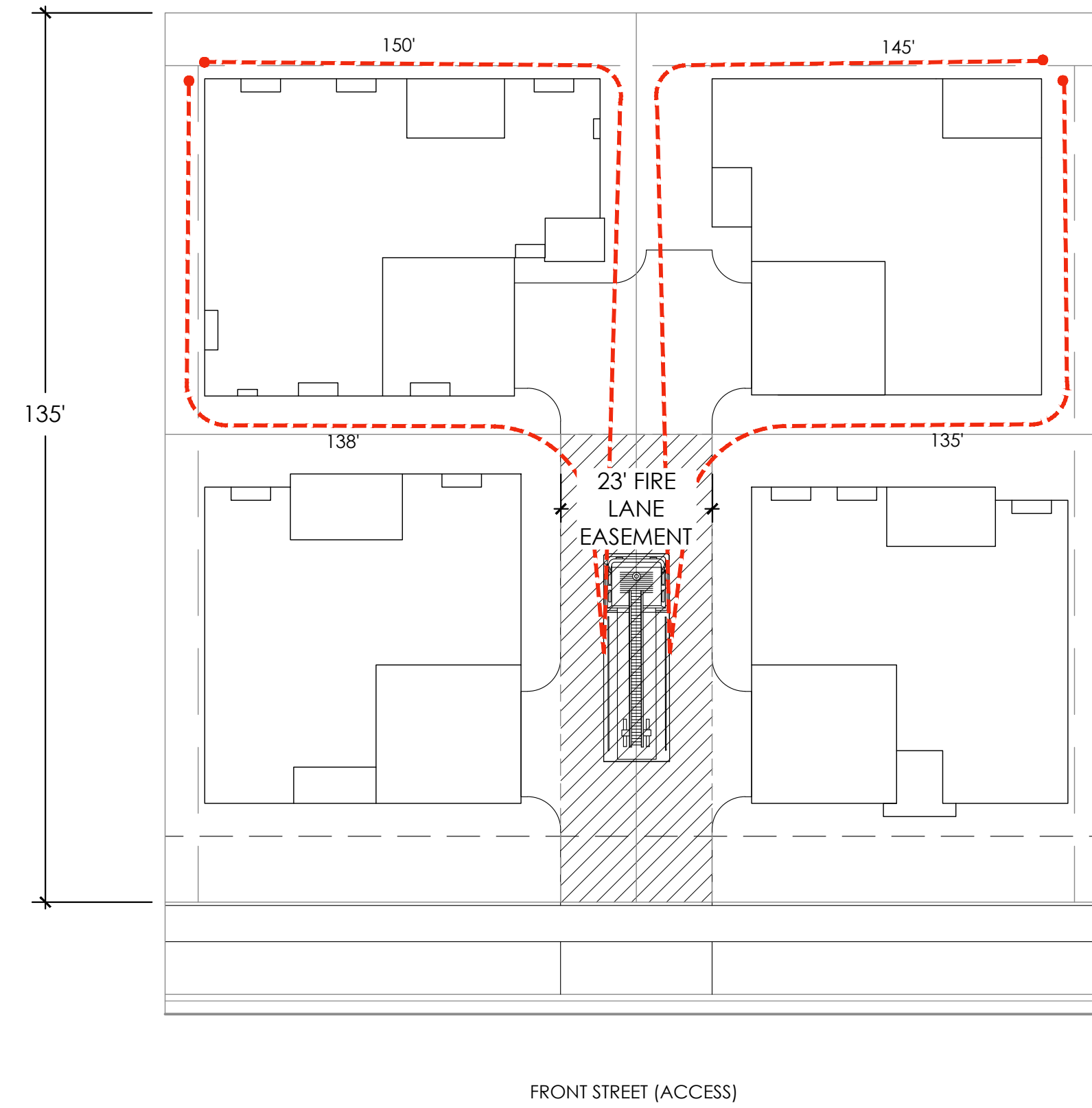
1. ELEVATIONS SHALL MEET CODES STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
2. IN A SUBDIVISION PLAT OF 50 OR MORE LOTS, AT LEAST FOUR DIFFERENT HOME MODEL VARIETIES SHALL BE CONSTRUCTED, EACH WITH A DISTINCT FLOOR PLAN AND ELEVATIONS.
3. NO IDENTICAL MODEL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

NOT FOR CONSTRUCTION SHEET 28 OF 34

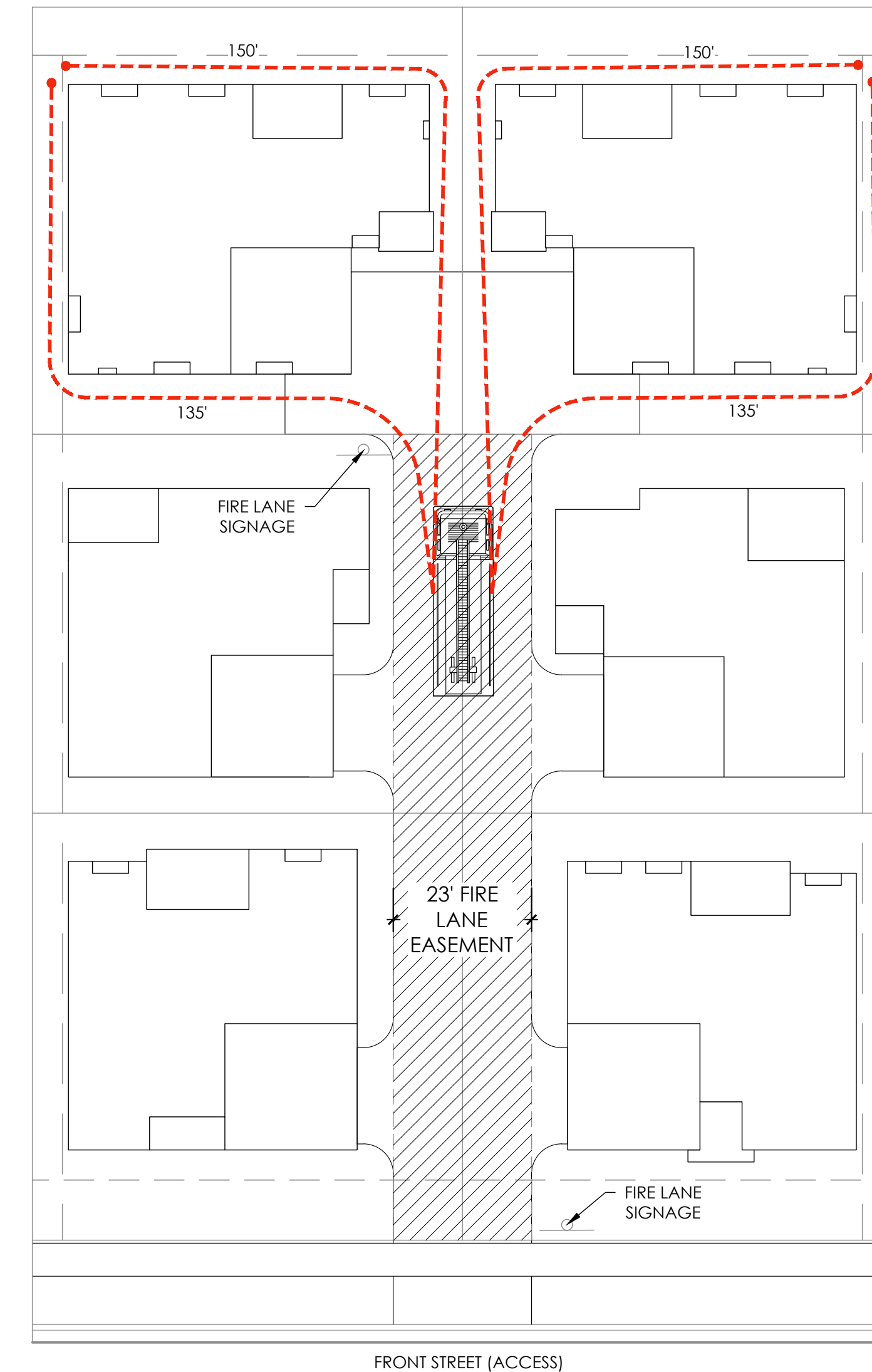
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: ARCHITECTURE  
DATE: March 2, 2023

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






### TYPICAL BUNGALOW 4-PACK HOSEPULL



TYPICAL BUNGALOW 6-PACK  
HOSEPULL

## ARCHITECTURAL STANDARDS

- NOTE:

- 
- A triangle with the number 1 inside.

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: ARCHITECTURE  
DATE: March 2, 2023



Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	14
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	2

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Small Mid-Block Lot Type 1 (45'-50' x 110')  
A1  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	14
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	2

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Small Mid-Block Lot Type 2 (45'-50' x 110')  
A2  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	14
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	2

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Small Mid-Block Lot Type 3 (45'-50' x 110')  
A3  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	2
Shrubs	#5 Cont	18
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	3

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Mid-Block Lot Type 1 (50'-60' x 110')  
B1  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	2
Shrubs	#5 Cont	18
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	3

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Mid-Block Lot Type 2 (50'-60' x 110')  
B2  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	2
Shrubs	#5 Cont	18
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	3

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Mid-Block Lot Type 3 (50'-60' x 110')  
B3  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	2
Shrubs	#5 Cont	21
Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	16
Curb Side Grasses	#5 Cont	3

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Mid-Block Lot Type 1 (60'-70' x 110')  
C1  
Not to Scale February 2023

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Curb Side Shrubs	7
Front Curb Side Grasses	4
Side Curb Side Shrubs	13
Side Curb Side Grasses	9

GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 1 (60'-70' x 110')  
D1  
Not to Scale February 2023



- 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
  - Fence to tie in at or near corner of building depending on model.

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

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Curb Side Shrubs	8
Front Curb Side Grasses	2
Side Curb Side Shrubs	12
Side Curb Side Grasses	11

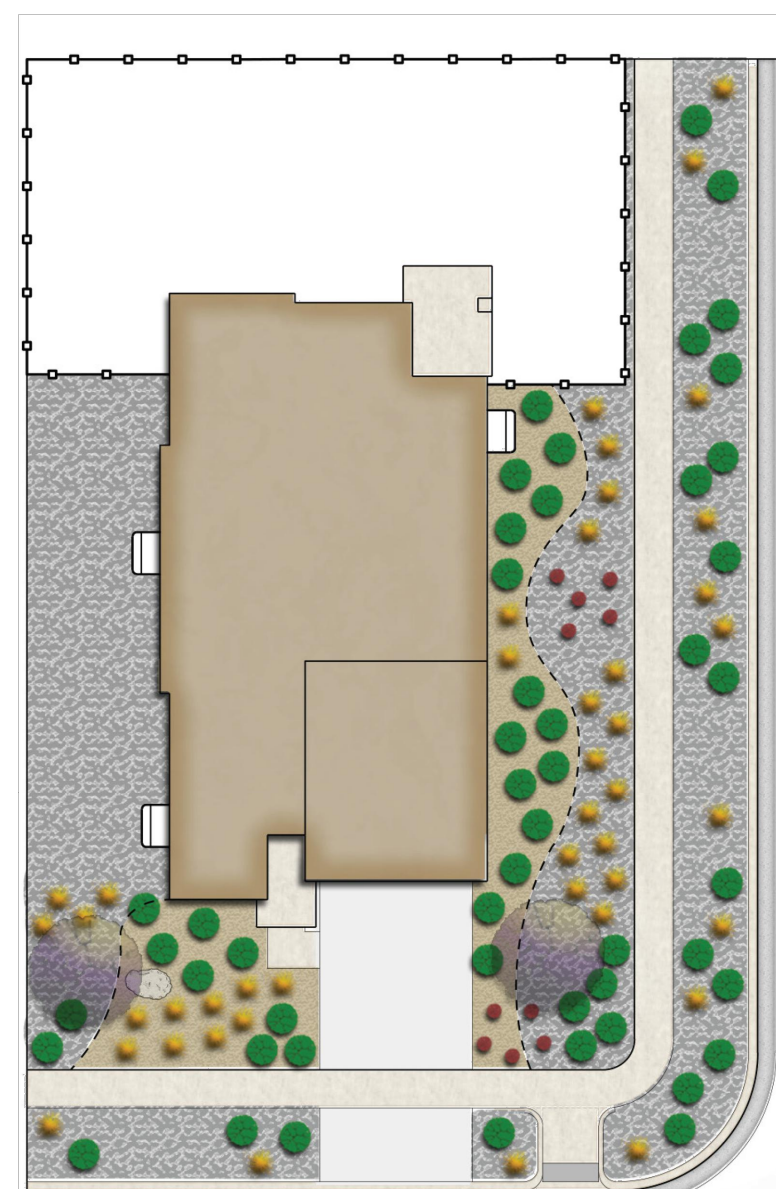


GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 2 (60'-70' x 110')  
D2

- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to Site Plans for curb side tree locations and species
  - Fencing shall be located a minimum of 18" behind the sidewalk
  - Fence to tie in at or near corner of building depending on model.

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

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Curb Side Shrubs	5
Front Curb Side Grasses	4
Side Curb Side Shrubs	15
Side Curb Side Grasses	9

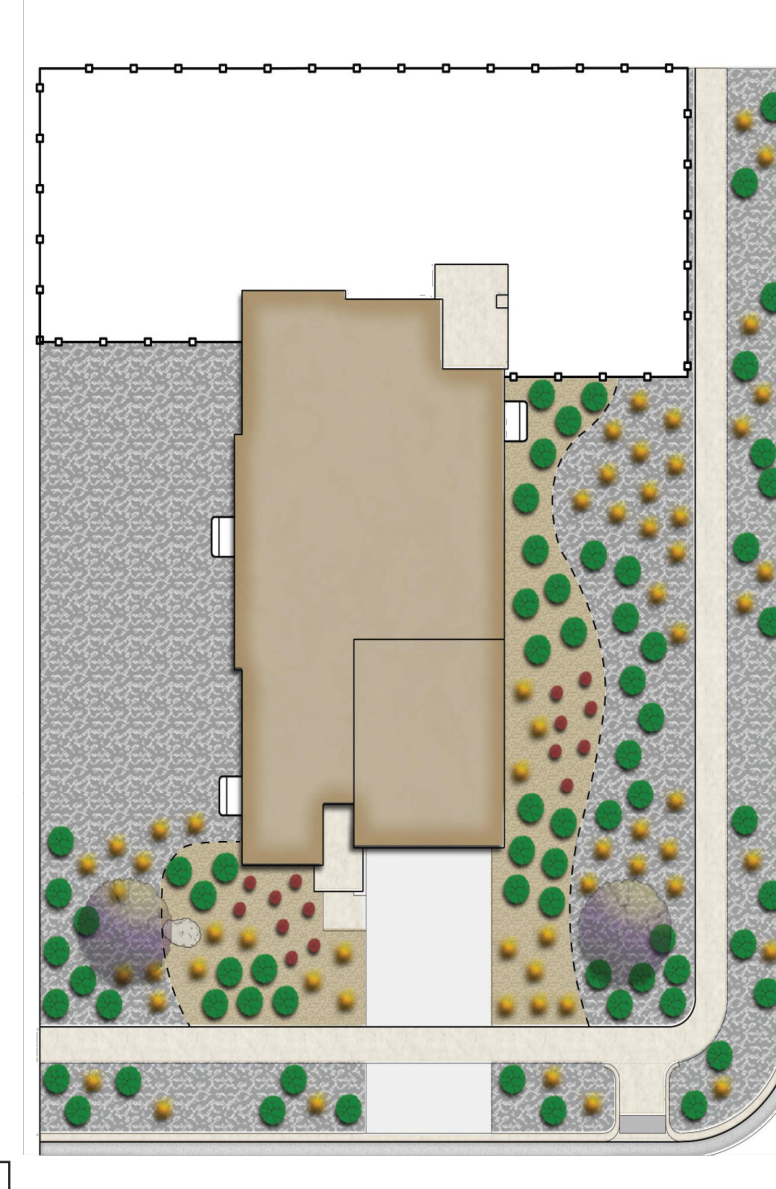


GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 3 (60'-70' x 110')  
D3

- Note:
- Exact placement of plant material will vary
  - All curb side landscape understory shall be #5 containers
  - Refer to Site Plans for curb side tree locations and species
  - Fencing shall be located a minimum of 18" behind the sidewalk
  - Fence to tie in at or near corner of building depending on model.

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

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	46
Front Yard Perennials	15
Front Yard Grasses	45
Front Curb Side Shrubs	8
Front Curb Side Grasses	6
Side Curb Side Shrubs	14
Side Curb Side Grasses	9

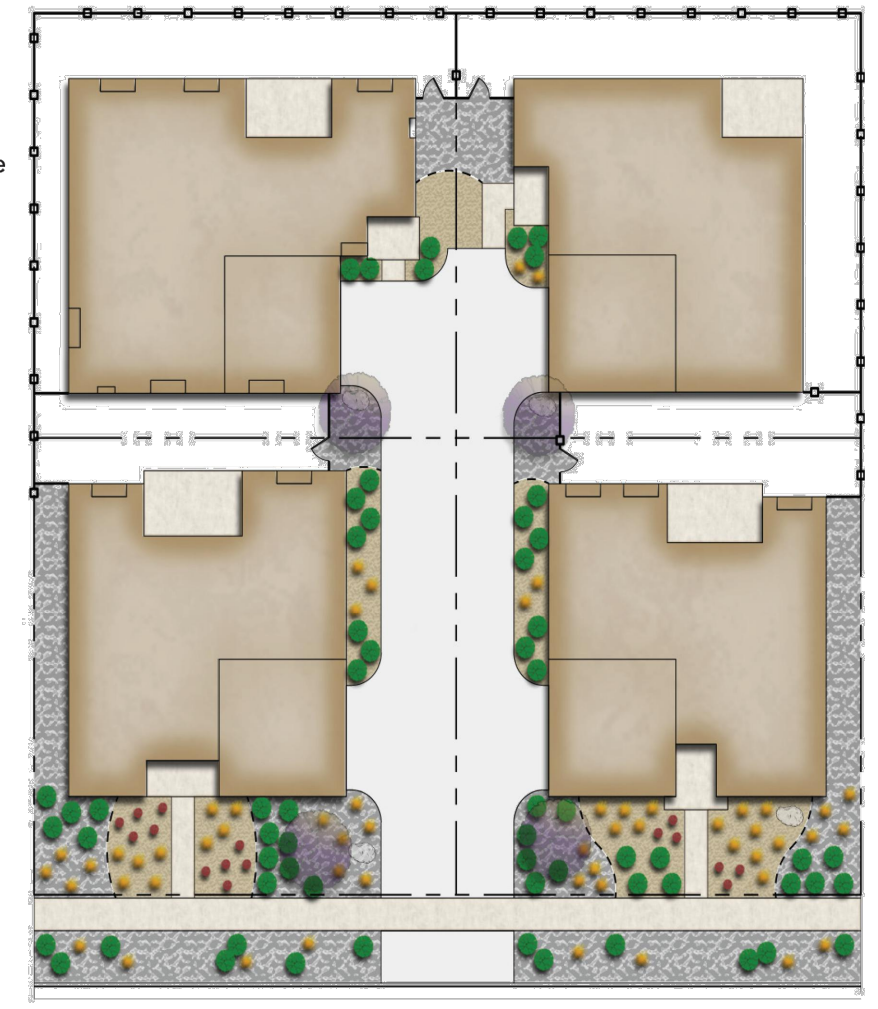


GVR-E Filing 5 Front Yard Landscape Typical  
Retreat Large Corner Lot Type 1 (80'-90' x 110')  
E1

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

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

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8

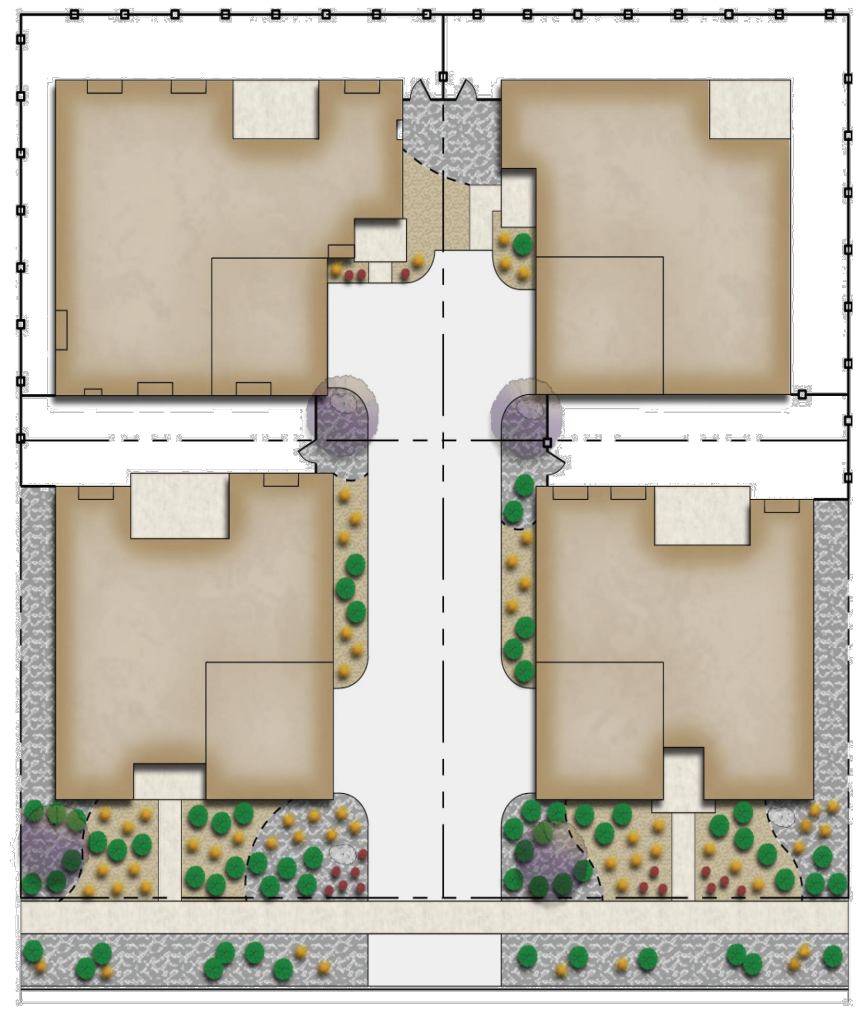


GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 4-Pack Mid-Block Lot Type 1  
F1

- 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

- 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	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8

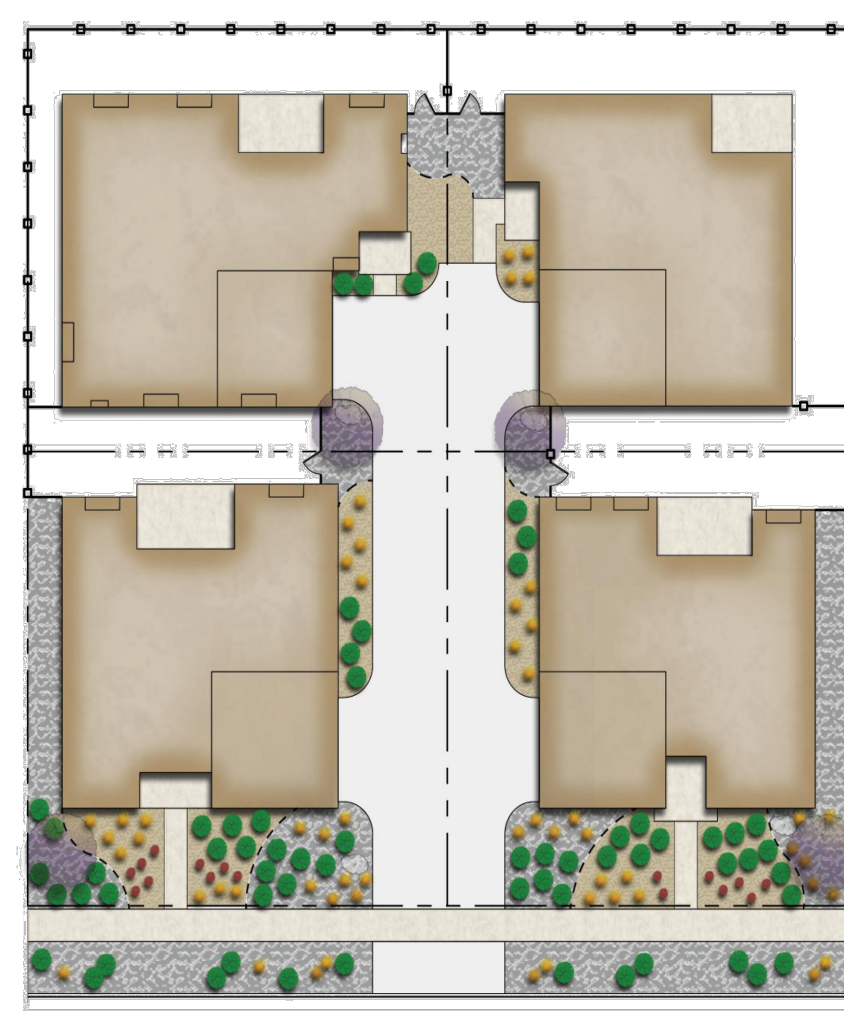


GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 4-Pack Mid-Block Lot Type 2  
F2

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

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

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 4-Pack Mid-Block Lot Type 3  
F3

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

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

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8

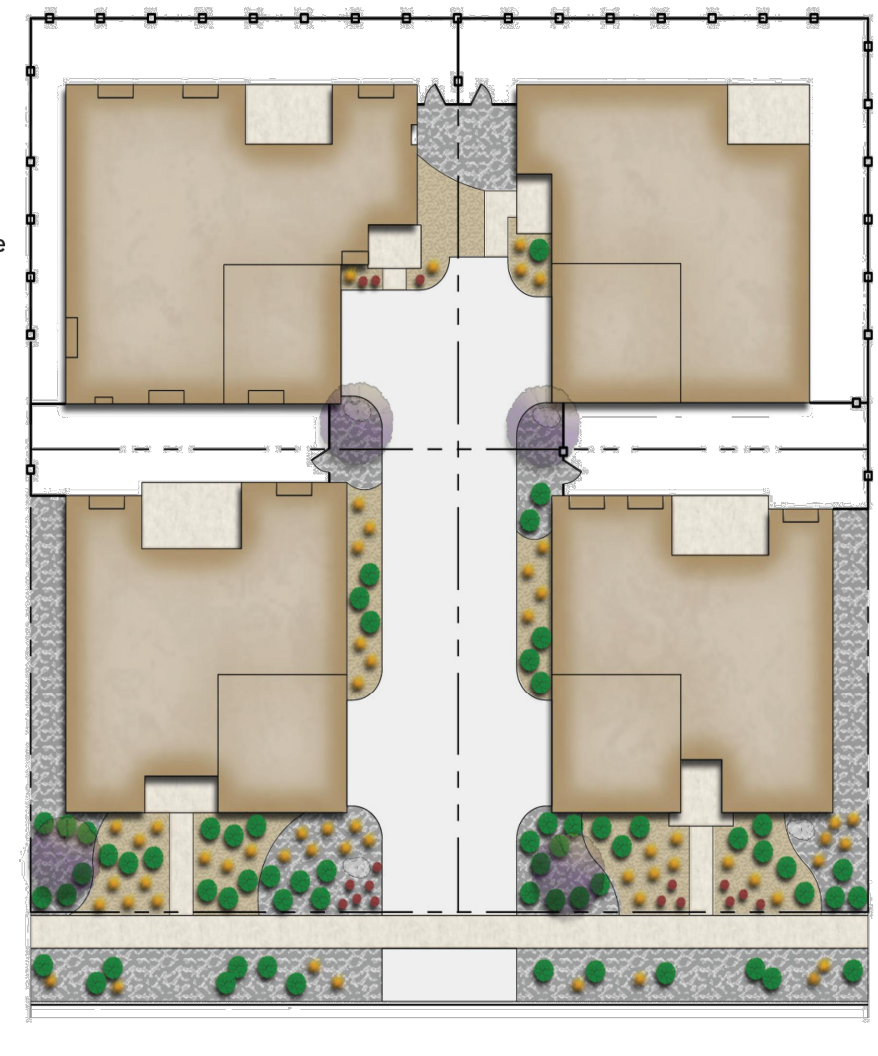


GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 4-Pack Mid-Block Lot Type 4  
F4

- 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	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 4-Pack Mid-Block Lot Type 5  
F5



1  
AMENDMENT 1  
- CHANGED 3 PACK TO 5 PACK  
- SHIFTED WING FENCE TO BACK OF BUILDINGS ON ALL TYPICALS IN THIS FILING.  
- PLANT COUNTS HAVE BEEN REVISED FOR CORNER LOTS

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
Front Curb Side Shrubs	16
Front Curb Side Grasses	7
Side Curb Side Shrubs	14
Side Curb Side Grasses	13

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

Scale: Not to Scale February 2023

terracedesign  
OAKWOOD  
DENVER

G1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
Front Curb Side Shrubs	16
Front Curb Side Grasses	7
Side Curb Side Shrubs	14
Side Curb Side Grasses	13

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

Scale: Not to Scale February 2023

terracedesign  
OAKWOOD  
DENVER

G2

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
Front Curb Side Shrubs	16
Front Curb Side Grasses	7
Side Curb Side Shrubs	14
Side Curb Side Grasses	13

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

Scale: Not to Scale February 2023

terracedesign  
OAKWOOD  
DENVER

G3

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	4
Shrubs	#5 Cont	77
Perennials	#1 Cont	25
Front Yard Grasses	#1 Cont	60
Curb Side Grasses	#5 Cont	14

GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 3-Pack Mid-Block Lot Type 1

Scale: Not to Scale February 2023

terracedesign  
OAKWOOD  
DENVER

H1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	6
Shrubs	#5 Cont	99
Perennials	#1 Cont	34
Front Yard Grasses	#1 Cont	98
Curb Side Grasses	#5 Cont	7

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

Scale: Not to Scale February 2023

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OAKWOOD  
DENVER

J1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey 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	2
Shrubs	#5 Cont	32
Perennials	#1 Cont	8
Front Yard Grasses	#1 Cont	22
Curb Side Grasses	#5 Cont	4

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

Scale: Not to Scale February 2023

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DENVER

K1



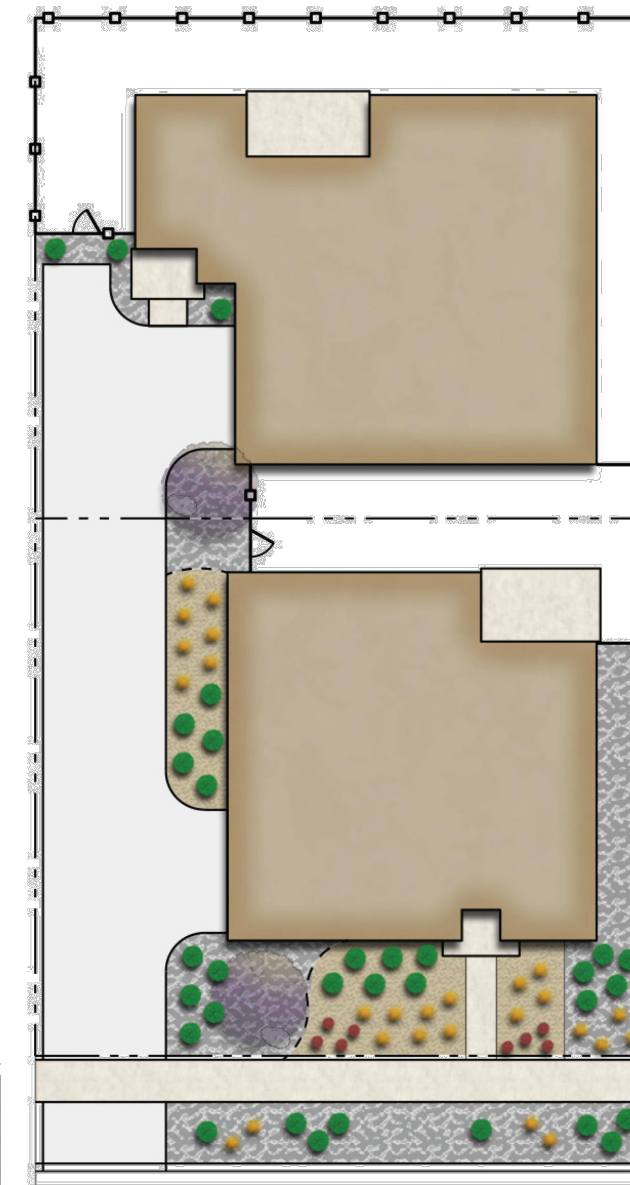
- CHANGED 4 PACKS TO 6 PACKS
- SHIFTED WING FENCE TO BACK OF BUILDINGS ON ALL TYPICALS IN THIS FILING.
- PLANT COUNTS HAVE BEEN REVISED FOR CORNER LOTS

- Note:
- Exact placement of plant material will vary
  - All curb side landscape understorey 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	2
Shrubs	#5 Cont	32
Perennials	#1 Cont	8
Front Yard Grasses	#1 Cont	22
Curb Side Grasses	#5 Cont	4



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

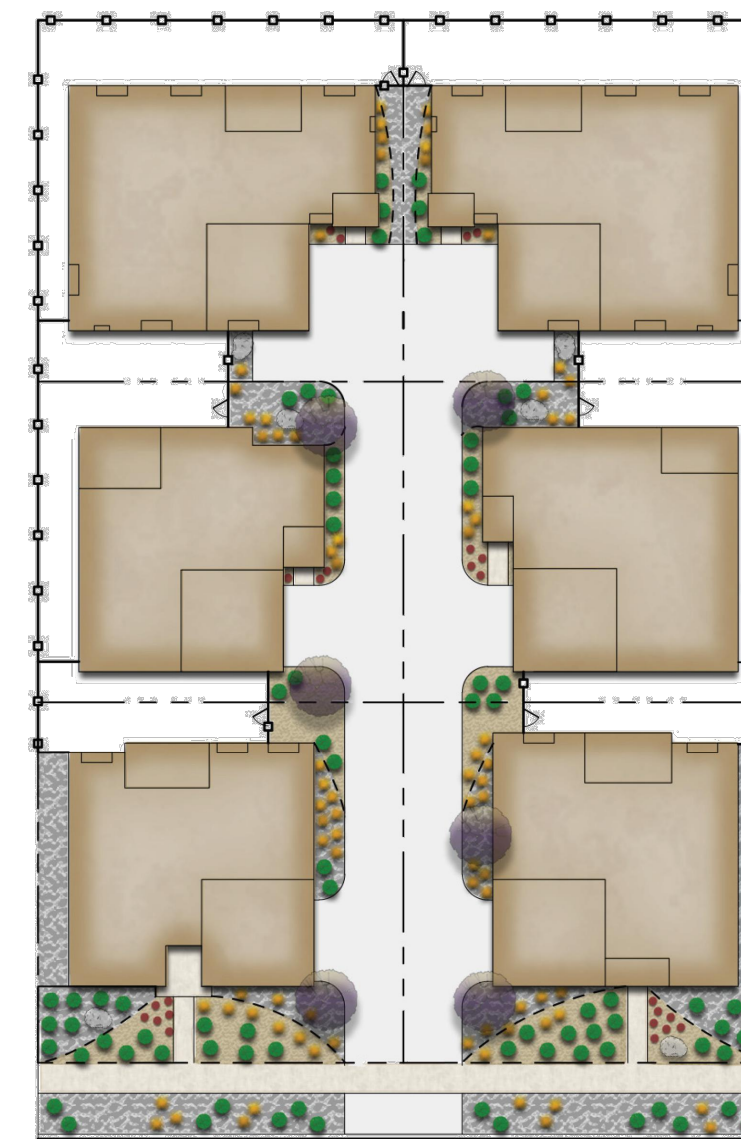
Not to Scale  
February 2023  
K2

- Note:
- Exact placement of plant material will vary
  - All curb side landscape understorey 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	6
Shrubs	#5 Cont	76
Perennials	#1 Cont	22
Front Yard Grasses	#1 Cont	67
Curb Side Grasses	#5 Cont	10



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

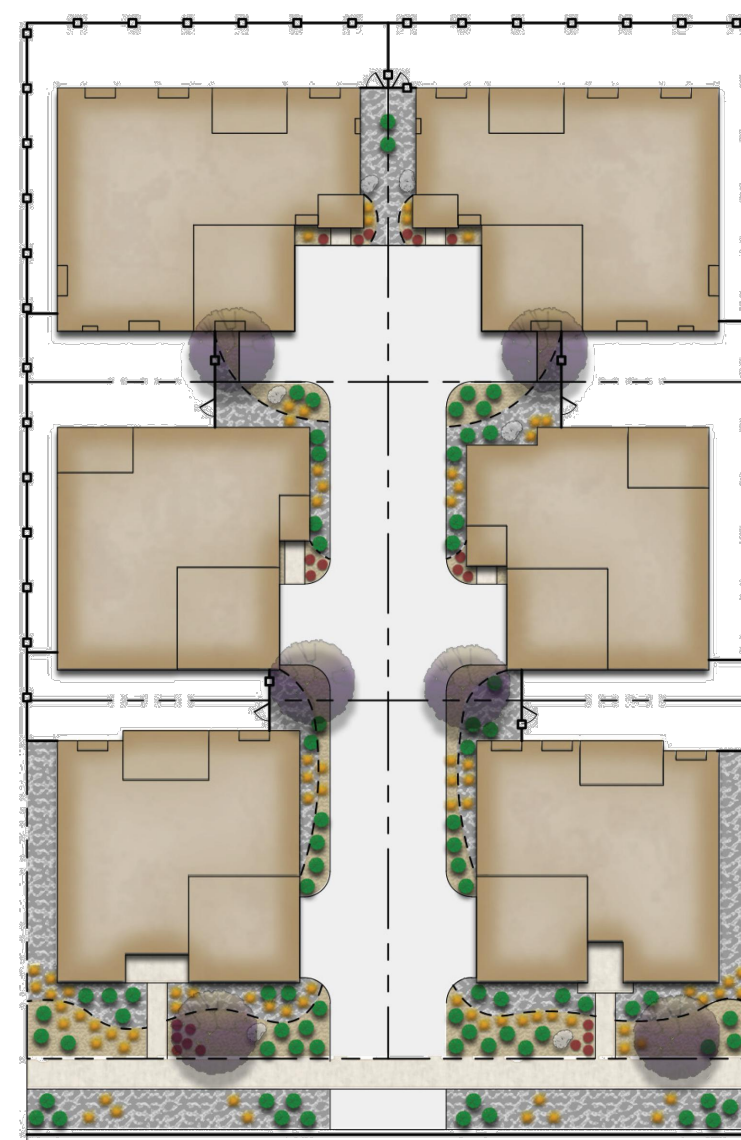
Not to Scale  
February 2023  
L1

- Note:
- Exact placement of plant material will vary
  - All curb side landscape understorey 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	6
Shrubs	#5 Cont	76
Perennials	#1 Cont	22
Front Yard Grasses	#1 Cont	67
Curb Side Grasses	#5 Cont	10



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

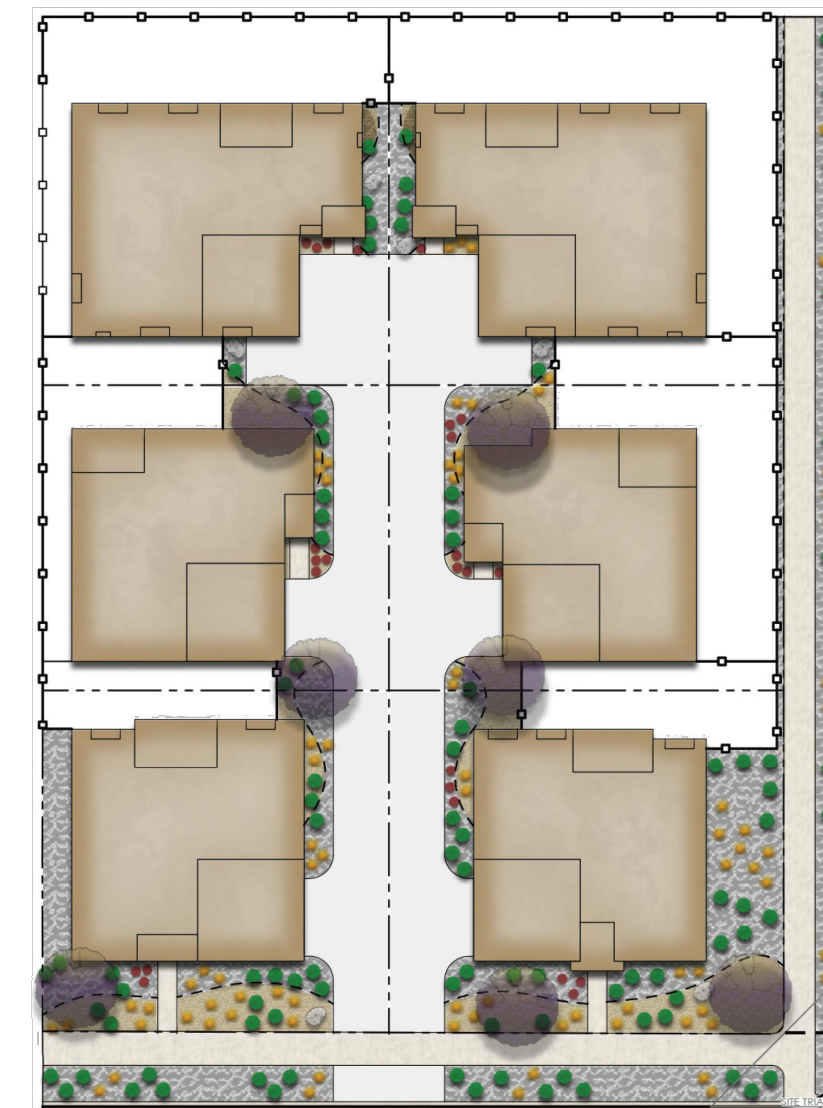
Not to Scale  
February 2023  
L2

- Note:
- Exact placement of plant material will vary
  - All curb side landscape understorey 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
  - Fence to tie in at or near corner of building depending on model.

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	7
Front Yard Shrubs	68
Front Yard Perennials	25
Front Yard Grasses	62
Front Curb Side Shrubs	18
Front Curb Side Grasses	8
Side Curb Side Shrubs	20
Side Curb Side Grasses	18



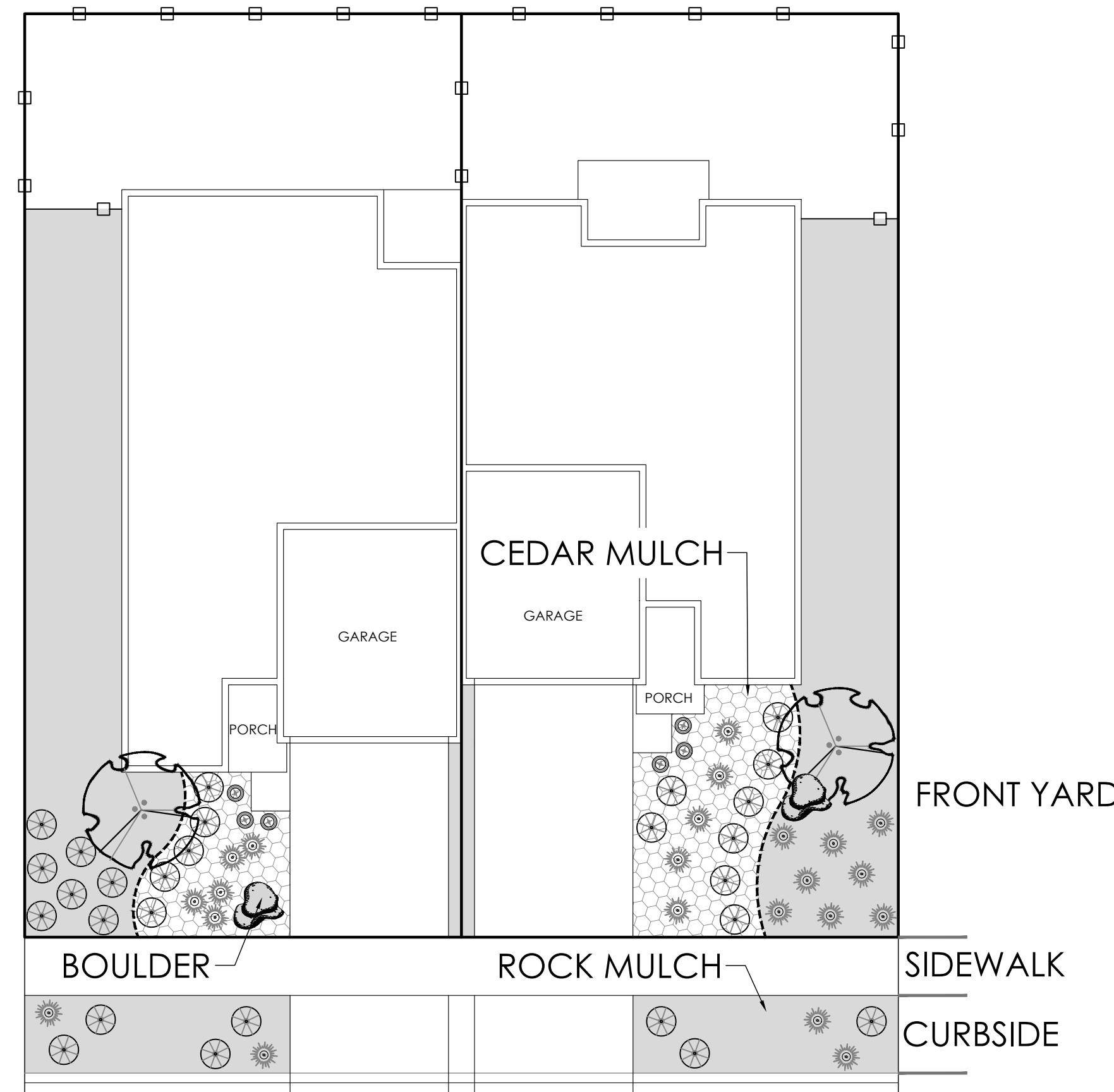
GVR-E Filing 5 Front Yard Landscape Typical  
Bungalow 6-Pack Corner Lot Type 1

Scale: Not to Scale  
February 2023  
M1

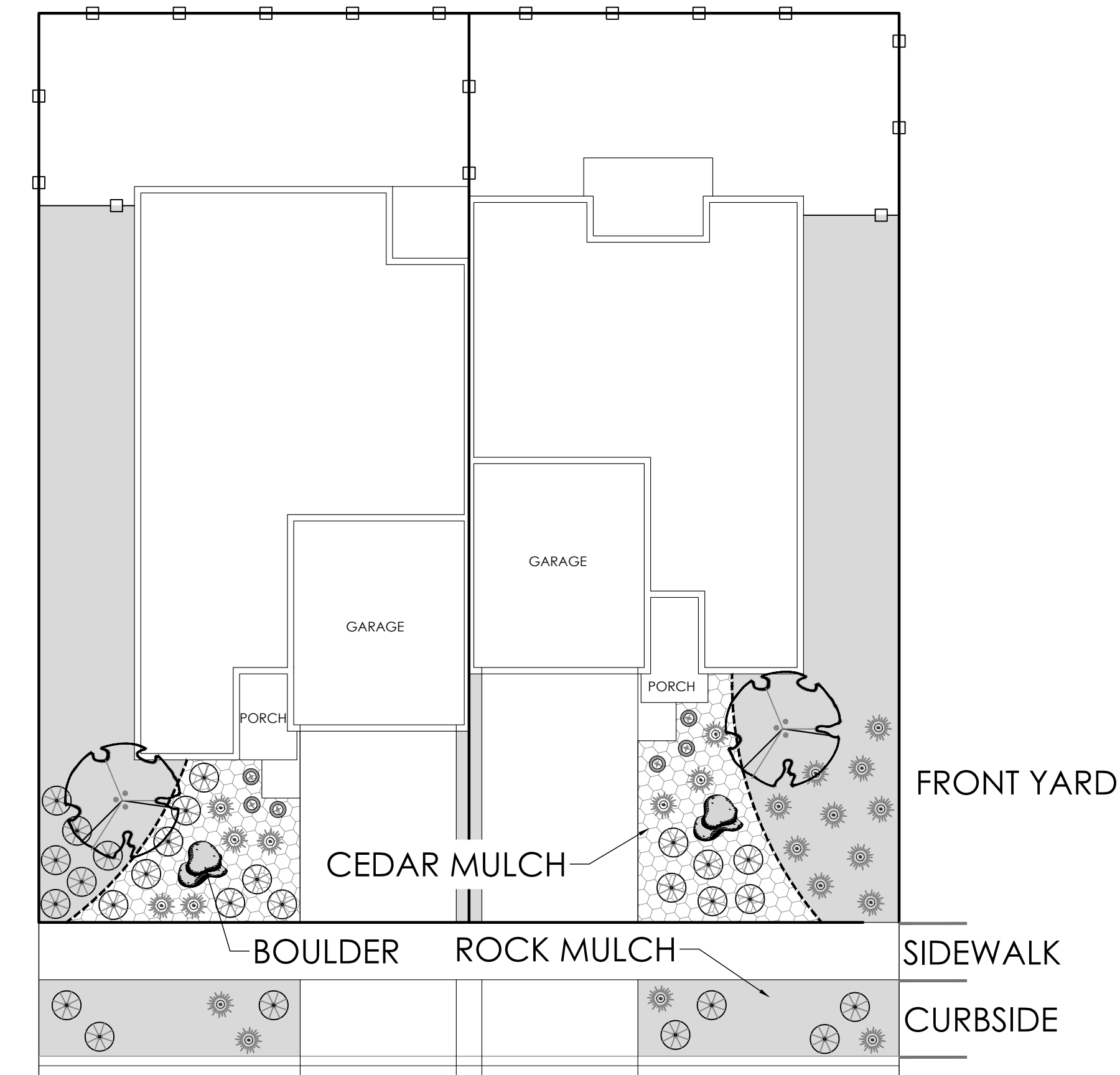
GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: FRONT YARD IRRIGATION AND  
LANDSCAPE DESIGN  
DATE: MAY 2022

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

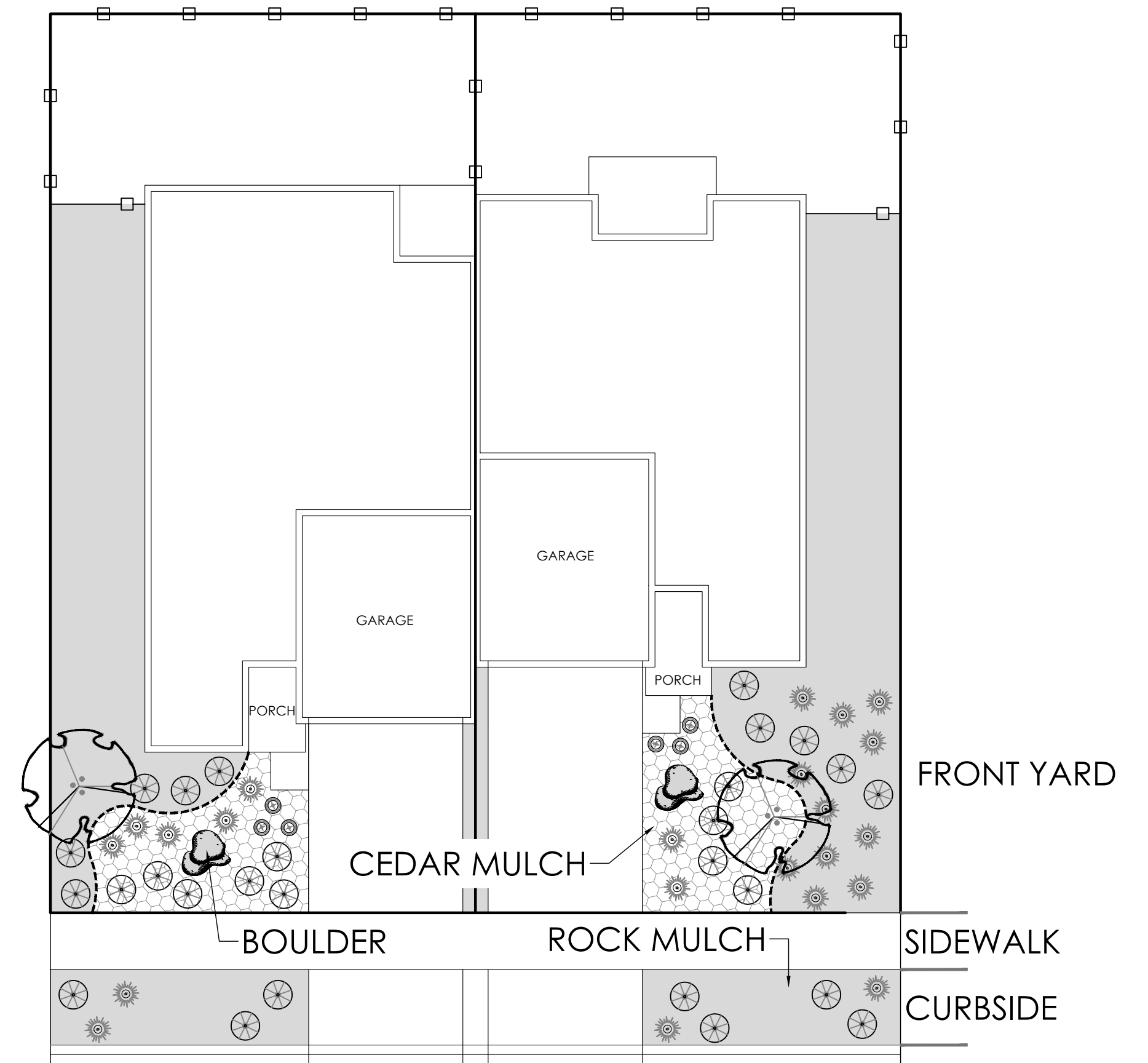




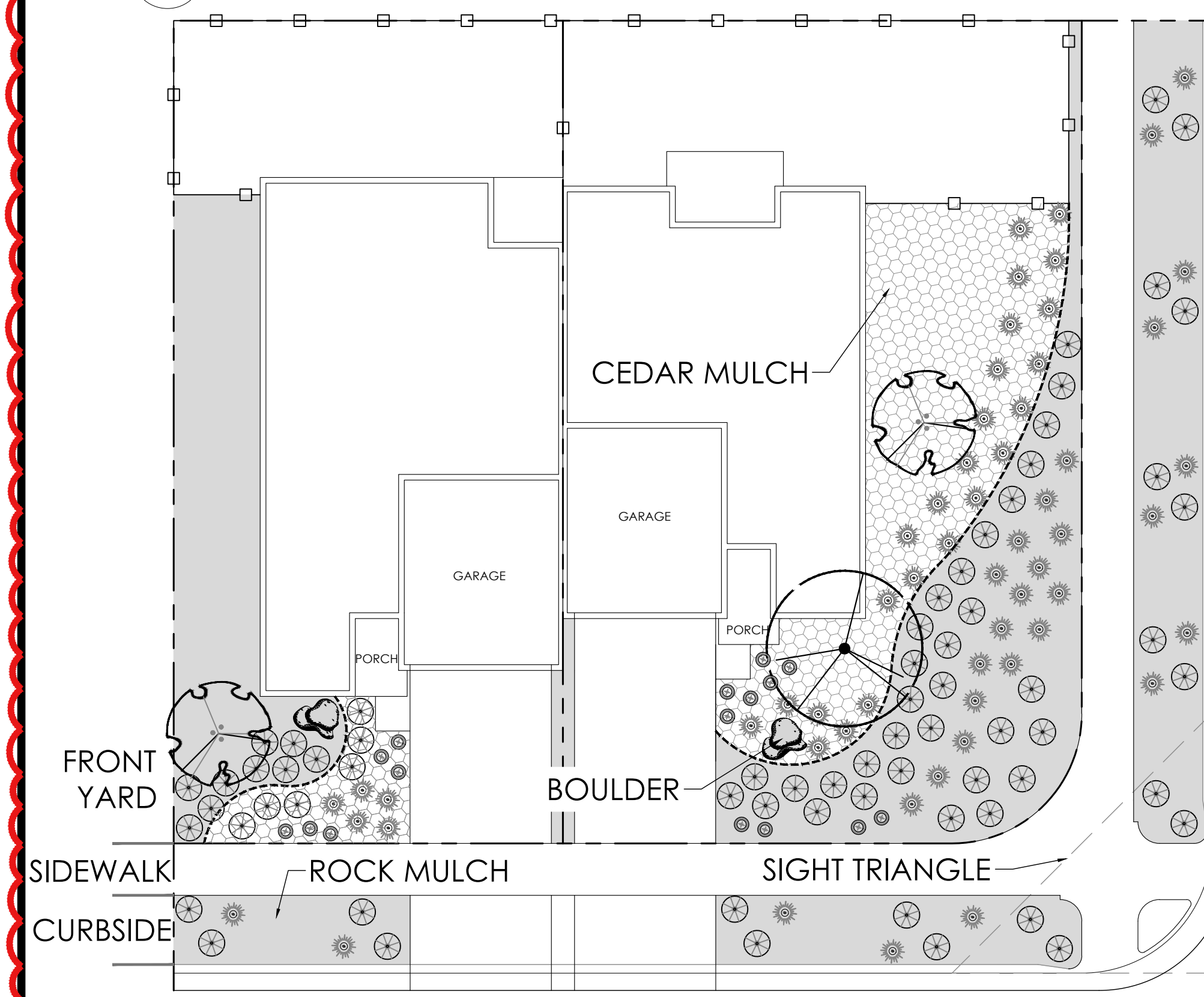
**N1** TWO-FAMILY HOME (MID-BLOCK) 85'-100' X 95'  
NTS



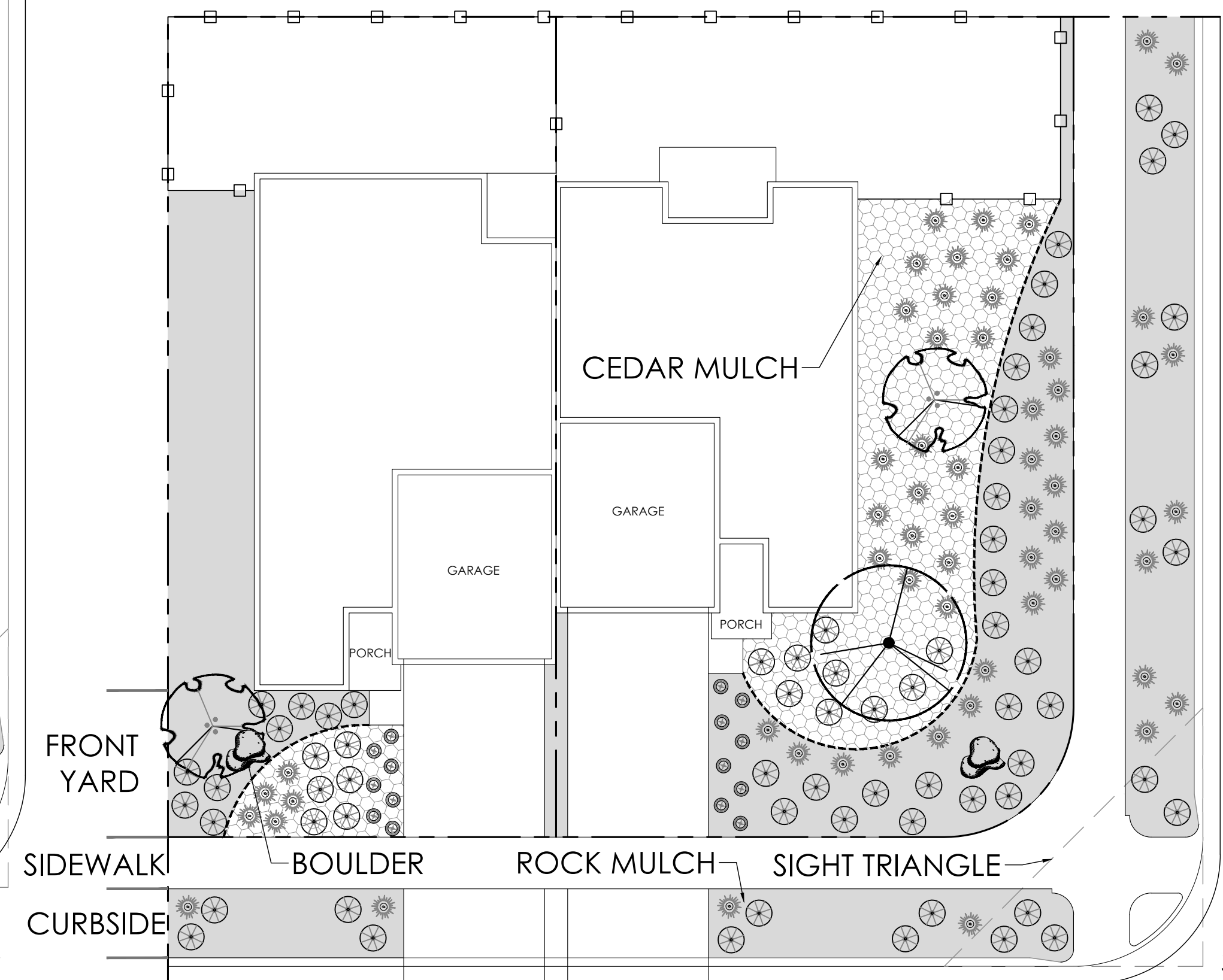
**N2** TWO-FAMILY HOME (MID-BLOCK) 85'-100' X 95'  
NTS



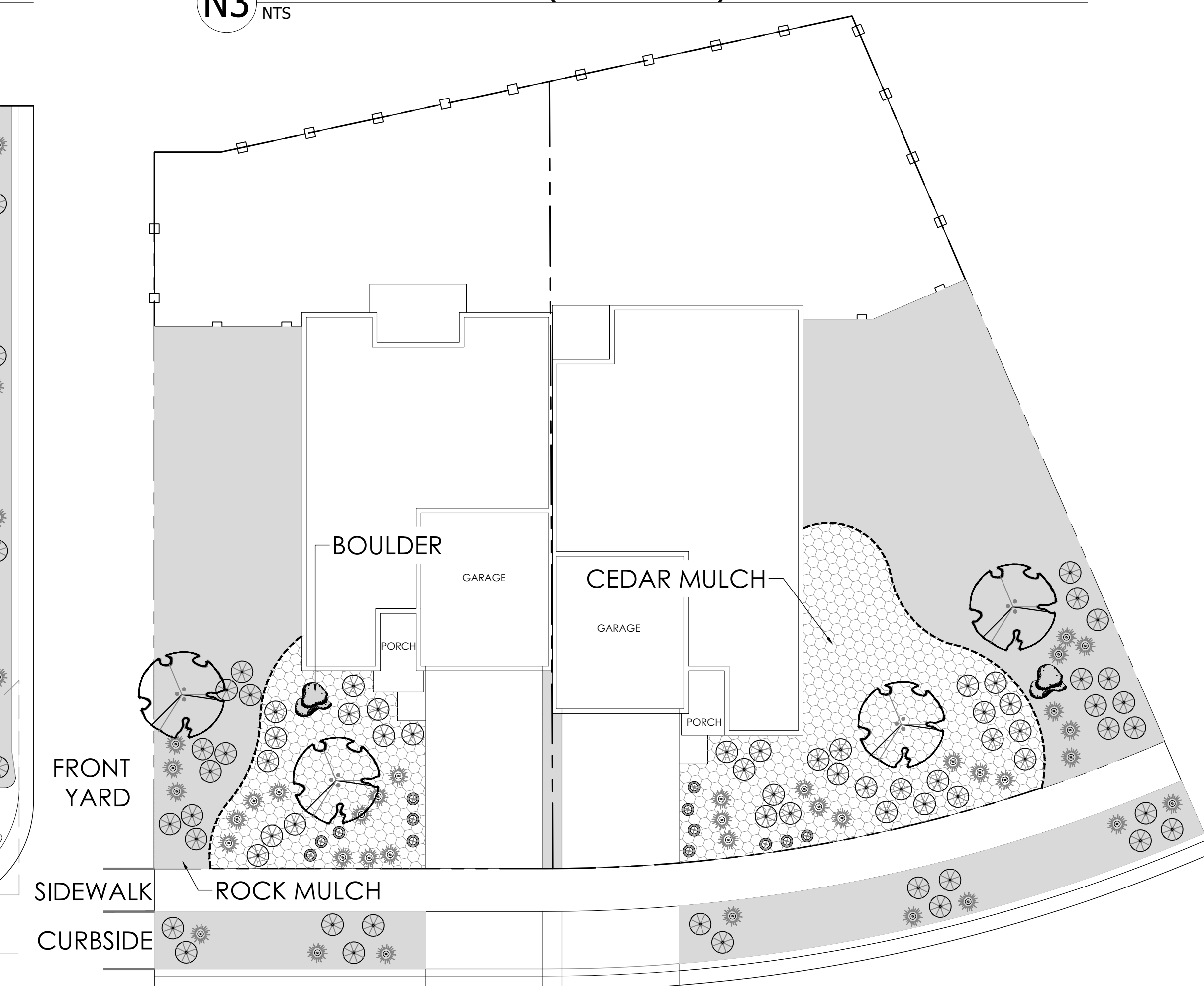
**N3** TWO-FAMILY HOME (MID-BLOCK) 85'-100' X 95'  
NTS



**O1** TWO-FAMILY HOME (CORNER LOT) 100'-110' X 95'  
NTS



**O2** TWO-FAMILY HOME (CORNER LOT) 100'-110' X 95'  
NTS



**P1** TWO-FAMILY HOME (LARGE CUSTOM MID-BLOCK LOT) 140' X 100'  
NTS

**LEGEND**

	CANOPY TREE		PERENNIAL		CEDAR MULCH
	SHRUB		ACCENT BOULDER - MINIMUM DIMENSIONS 24" X 24" X 24"		ROCK MULCH
	GRASS		STEEL EDGER		

**NOTES**

- 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.

**AMENDMENT 3**  
22 LOTS CHANGED FROM SINGLE FAMILY DETACHED HOMES TO TWO-FAMILY ATTACHED HOMES (DUPLEX). NO CHANGE IN UNIT QUANTITY

GREEN VALLEY RANCH EAST  
PRELIMINARY SITE PLAN #5  
TITLE: FRONT YARD IRRIGATION AND LANDSCAPE DESIGN  
DATE: FEBRUARY 28, 2023

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