



December 15, 2023

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: **Initial Submission Review** – Green Valley Ranch East Site Plan No 6 Amdt – 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 November 17, 2023 for your review. We have also included responses on the redlines PDF for your review.

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, comments and Concerns

1A. Referrals were sent to eleven (11) adjacent property owners, seven (7) community associations, and four (4) outside agencies. No comments were received from any adjacent property owners or neighborhood associations. One (1) response was received from an outside agency and is attached to this letter. Please provide a response with your next submission. **RESPONSE: Noted**

2. Completeness and Clarity of Application

Narrative

2A. Provide context of the original approval of Green Valley Ranch Site Plan No. 6. Include location, acreage, number of lots, etc. **RESPONSE: Narrative revised.**

2B. Outline the elements of the amendment more specifically. Include location, street references, lot quantities, and any acreage changes. **RESPONSE: Narrative revised to include more detail.**

Site Plan

2C. Update the Land Use Data and cloud all revisions. **RESPONSE: Updated**

2D. The lot area and dimensions in the Lot Data Tables must match the plat. **RESPONSE: Lot areas updated to match plat**

2E. Add a footnote to clarify the new lot and block references in the lot data. **RESPONSE: Footnote added and clouded**

2F. Update the plat reference adjacent to Tempe Street since it is no longer Filing 11. **RESPONSE: Updated**

2G. Cloud all the revisions around the E. 49th Street bridge and adjacent drainage areas. **RESPONSE: Clouded**

2H. Is there a reason for the additional maintenance access to Rome Street? It is a less-than-ideal location since that is the primary entrance to the community. **RESPONSE: This maintenance-only path was added to allow maintenance vehicles to drive straight through the concrete forebay instead of providing a maintenance turnaround at the pond bottom. We anticipate the maintenance access along N. Quemoy Street to be the primary access point. The maintenance path will not extend beyond the project boundary.**

2I. The new maintenance access ends at the Rome Street sidewalk. Will the adjacent Site Plan need to be amended to show access to the street? **RESPONSE: No, path stops at project boundary.**

2J. Review the description in the Amendment Block and ensure it includes all revisions and is labeled consistently throughout the plans. **RESPONSE: Block and lot numbers corrected.**

Plat

2K. Show all streets within ½ mile of the subject property. **RESPONSE: Addressed as noted.**

2L. Label dimension of lot frontage for amended lots. **RESPONSE: Addressed as noted.**

2M. There are numerous easements to be released and/or recorded by separate documents. Ensure they are submitted for review and are ready to record by the time of approval of the subdivision plat. **RESPONSE: Easements are being released by separate document.**

2N. Update the Title Commitment. **RESPONSE: New title commitment was provided for Filing 20 Subdivision dated September 25, 2023. Revised title will be provided closer to production of mylars.**

3. Landscape

3A. Sheet 18 is entirely different than the approved sheet. Is there a reason? Cloud revisions, especially the tract areas. **RESPONSE: Sheet revised to better match what was already approved. Revised areas now shown better with revision clouds.**

3B. Please revise the adjacent site plan and plat reference and include the updated case numbers. **RESPONSE: Referencing has been updated.**

3C. Revise the cloud highlighting the changes to the Open Space Requirements Table to only include the items that were changed. **RESPONSE: Noted**

3D. Numerous changes were made to the Curbside Tree Requirements table. Revisions to Tempe Street have been noted, but there is no explanation or clouds to clarify the changes to any other streets. **RESPONSE: Street lights have been added in numerous location per stricter code requirements. Street tree requirements and trees provided have been revised accordingly.**

3E. Street trees have been repositioned, added, and removed in locations. Cloud where quantities have changed. **RESPONSE: Street trees have been shifted and quantities revised due to revisions to street lights. Changes revclouded.**

3F. It appears the street trees have been revised on the Residential Lot Type keymaps, so add to the amendment note and cloud the maps. **RESPONSE: Sheet 32-33 revised to show new street tree locations.**

3G. Cloud revisions to the Hydrozone Table . **RESPONSE: Hydrozone table revclouded.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

4A. Please start the civil plan revision process once the in-process civil plans have been approved. **RESPONSE:** Noted.

4B. The maintenance path design and location around 49th Place have changed with this amendment. Please cloud all the changes. **RESPONSE:** Clouded.

4C. Label the linetype noted on Sheet 8. **RESPONSE:** Labeled

4D. Identify the polygon noted on Sheet 14. Add a revision cloud if it is an intended change. **RESPONSE:** Polygon was not relevant to this site plan and was removed.

5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in Purple)

Site Plan

5A. Quantify the area of the open space reduction. **RESPONSE:** Open space reduction has been quantified.

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

Site Plan – Sheet 9

6A. Show the turn radii for the entrance to the motor court to allow fire apparatus to be used as an alternative hammerhead. Fire lane widths shall be as provided in City Code Section 66-32 and shall be designated on all plats, site plans, and civil plans. Where fire lanes turn the inside radius shall be 29 feet and the outside radius shall be 52 feet. Where the fire lane width is 26 feet wide the inside radius shall be 26 feet and the outside radius of 52 feet. **RESPONSE:** Hammerhead shown on phasing sheet and updated for cul-de-sac.

6B. Show the location of all FIRE LANE - NO PARKING signs down the motor court and around the cul-de-sac. **RESPONSE:** No parking signs added and locations shown.

6C. Show if this motor court is intended to be a dedicated fire lane easement for the turn-around at the end of the dead-end cul-de-sac. **RESPONSE:** Motor court is a fire lane easement intended to be used as a turn around.

6D. Gating is required to be submitted under deferred submittals prior to construction. Provide the following note on the redlines. **RESPONSE:** note added to sheet.

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

7A. Comments are forthcoming and will be emailed to the consultant. **RESPONSE:** Redlines received

7B. All easements are to be dedicated by plat. Any required offsite easements and releases are to be dedicated by separate document. **RESPONSE:** Acknowledged.

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

8A. See attached comment letter. **RESPONSE:**



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

November 7, 2023

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

Attn: Debbie Bickmire

Re: Green Valley Ranch East Site Plan No. 6 Amendment, Case # DA-1662-33

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Green Valley Ranch East F6**. How/why will the hashed utility easements be released by separate document when they are platted easements?

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

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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

END OF RESPONSES

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20

A REPLAT 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 I, CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF AURORA, COLORADO, THE FOLLOWING DESCRIBED PARCELS:

PARCEL A [Lot 1, Block 1]

BEING ALL OF LOT 1, BLOCK 3 AND A PORTION OF LOT 1, BLOCK 3, 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, SAID NORTHEASTERLY CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED APRIL 26, 2022 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 SOUTHERLY 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 159.57 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 3, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY AND SOUTHERLY BOUNDARIES, NORTH 90°00'00" WEST, A DISTANCE OF 71.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 3;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, SOUTH 53°12'46" WEST, A DISTANCE OF 26.29 FEET TO AN ANGLE POINT THEREIN, BEING 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; THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°37'20", AN ARC LENGTH OF 47.67 FEET TO A POINT OF TANGENCY WITH THE EASTERLY LINE OF SAID TRACT D;

THENCE TANGENT TO SAID CURVE, ALONG SAID EASTERLY BOUNDARY, NORTH 00°06'54" WEST, A DISTANCE OF 30.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, B; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, B, SOUTH 53°12'46" WEST, A DISTANCE OF 71.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, B; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, B, NORTH 00°06'54" WEST, A DISTANCE OF 87.50 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6,435 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

PARCEL B [Tract A & Lot 1, Block 4?]

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 SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED APRIL 26, 2022 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 NORTHEASTERLY CORNER OF LOT 1, BLOCK 3, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, PER PLAT RECORDED APRIL 26, 2022 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 SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, 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; THENCE 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: 1. 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; 2. 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 NORTHEASTERLY 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 7,840 SQUARE FEET OR 0.180 ACRES, MORE OR LESS.

PARCEL C [Lots 1, 2, & 3, Block 2?]

BEING ALL OF LOTS 7, 10 AND 11, BLOCK 7 AND A PORTION OF LOT 14, BLOCK 6, 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 APRIL 26, 2022 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 NORTHEASTERLY CORNER OF SAID LOT 7, BLOCK 7;

THENCE ALONG THE NORTHERLY AND NORTHEASTERLY LINE OF SAID LOT 7, BLOCK 7, THE FOLLOWING 2 COURSES: 1. NORTH 90°00'00" EAST, A DISTANCE OF 72.34 FEET; 2. 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 NORTHEASTERLY CORNER OF SAID LOT 10, BLOCK 7;

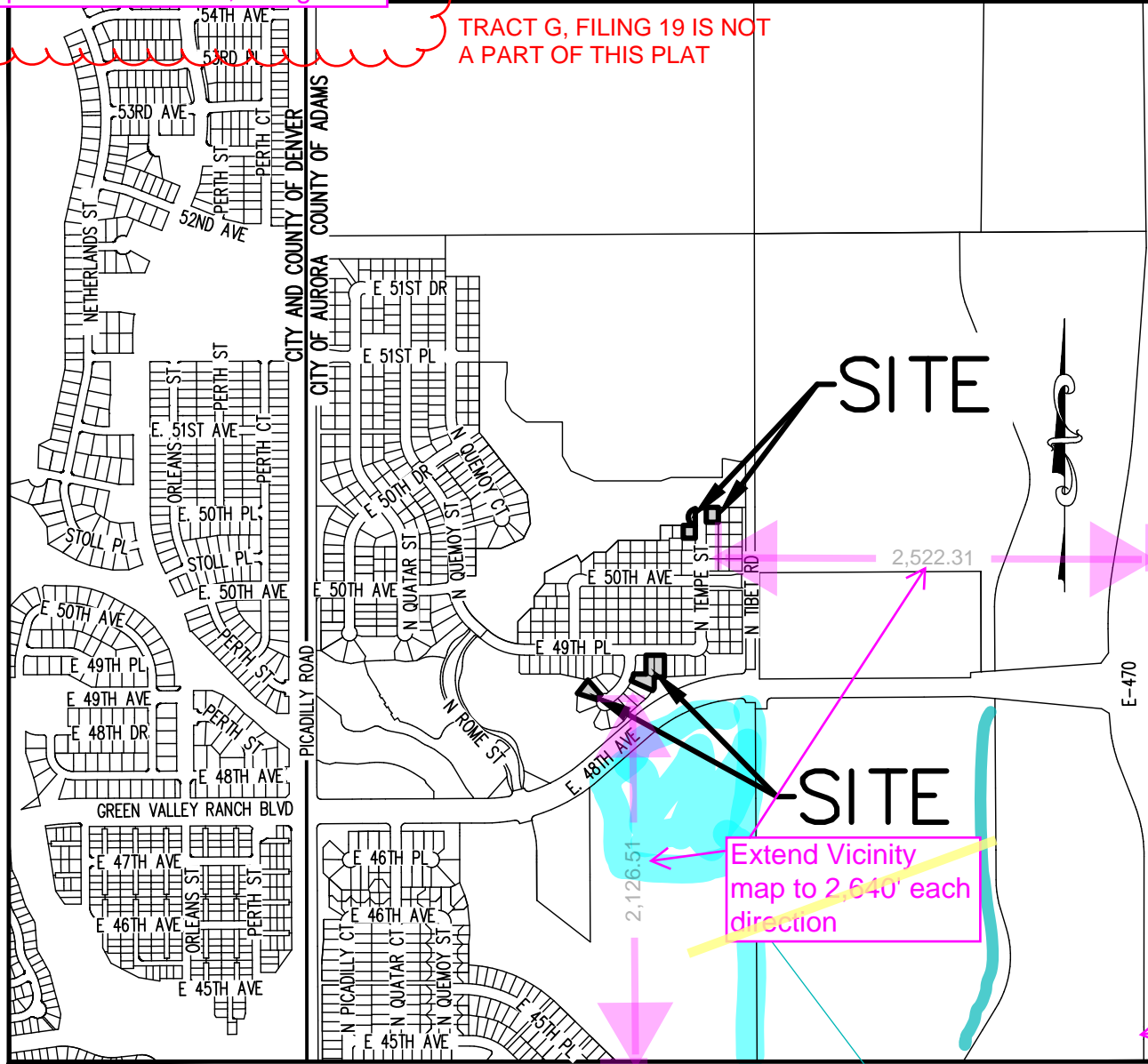
THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 10 AND 11, BLOCK 7, NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 28,226 SQUARE FEET OR 0.648 ACRES, MORE OR LESS.

PARCEL D [Lot 1, Block 3?]

BEING ALL OF LOT 14, BLOCK 6 AND A PORTION OF LOT 14, BLOCK 6, 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 APRIL 26, 2022 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: 1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°44'19", AN ARC LENGTH OF 37.30 FEET;

2. NORTH 72°10'12" WEST, A DISTANCE OF 118.90 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 14, BLOCK 6; 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;



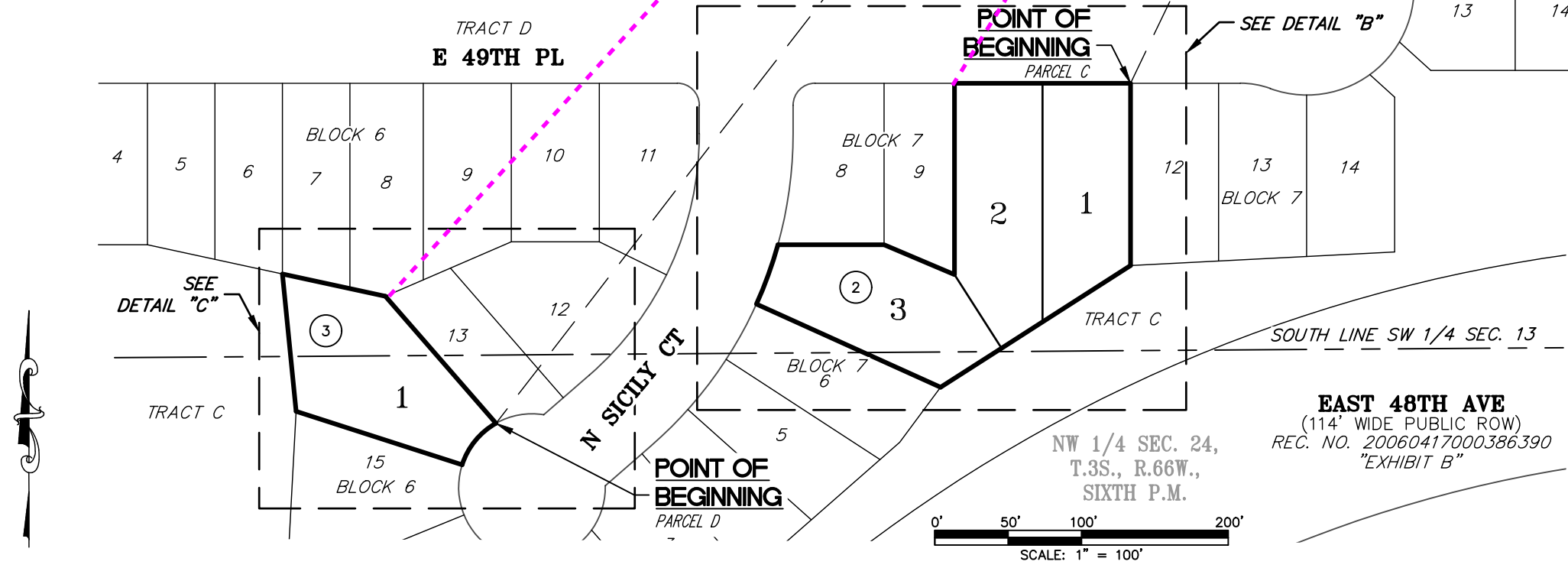
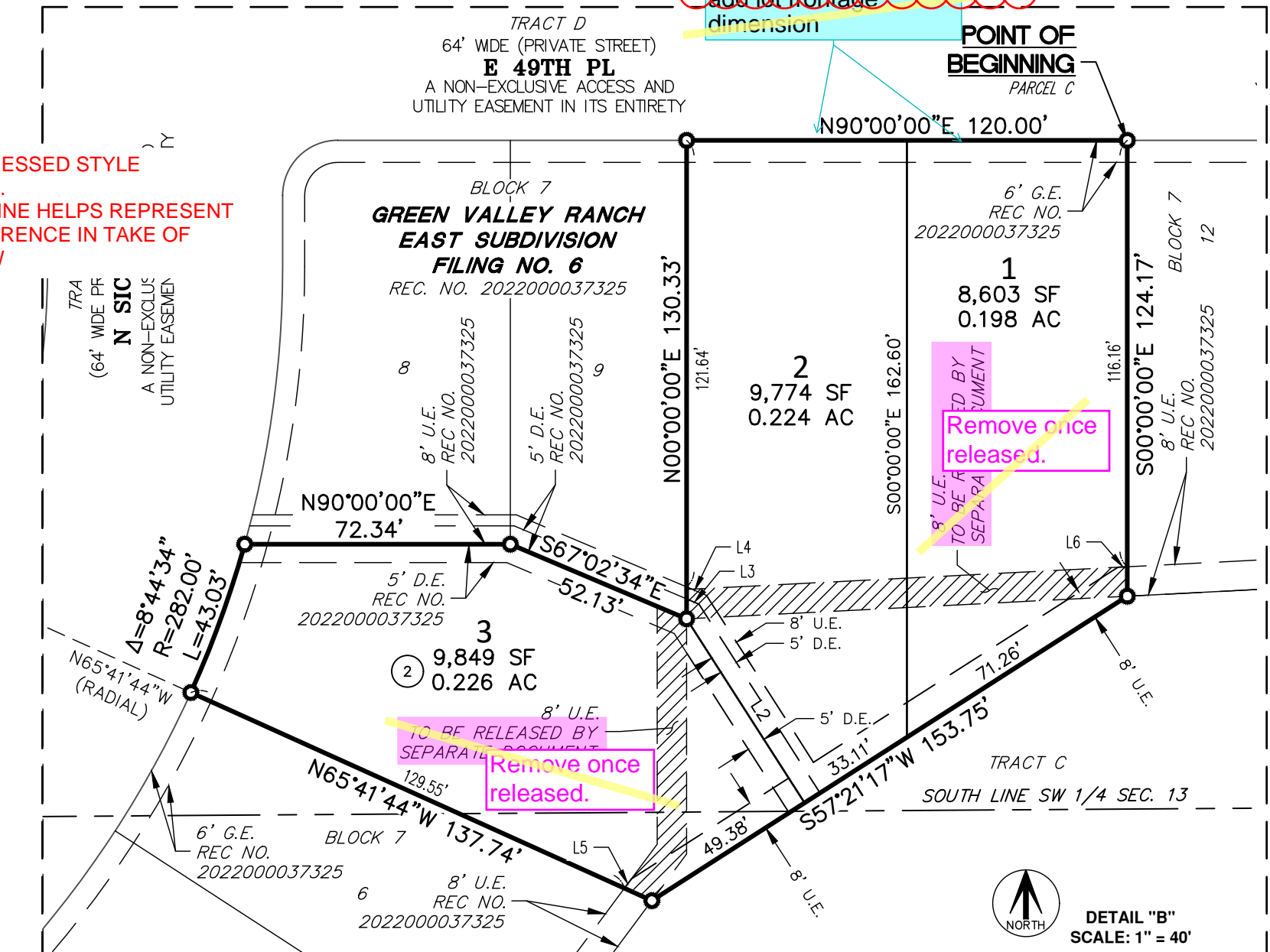
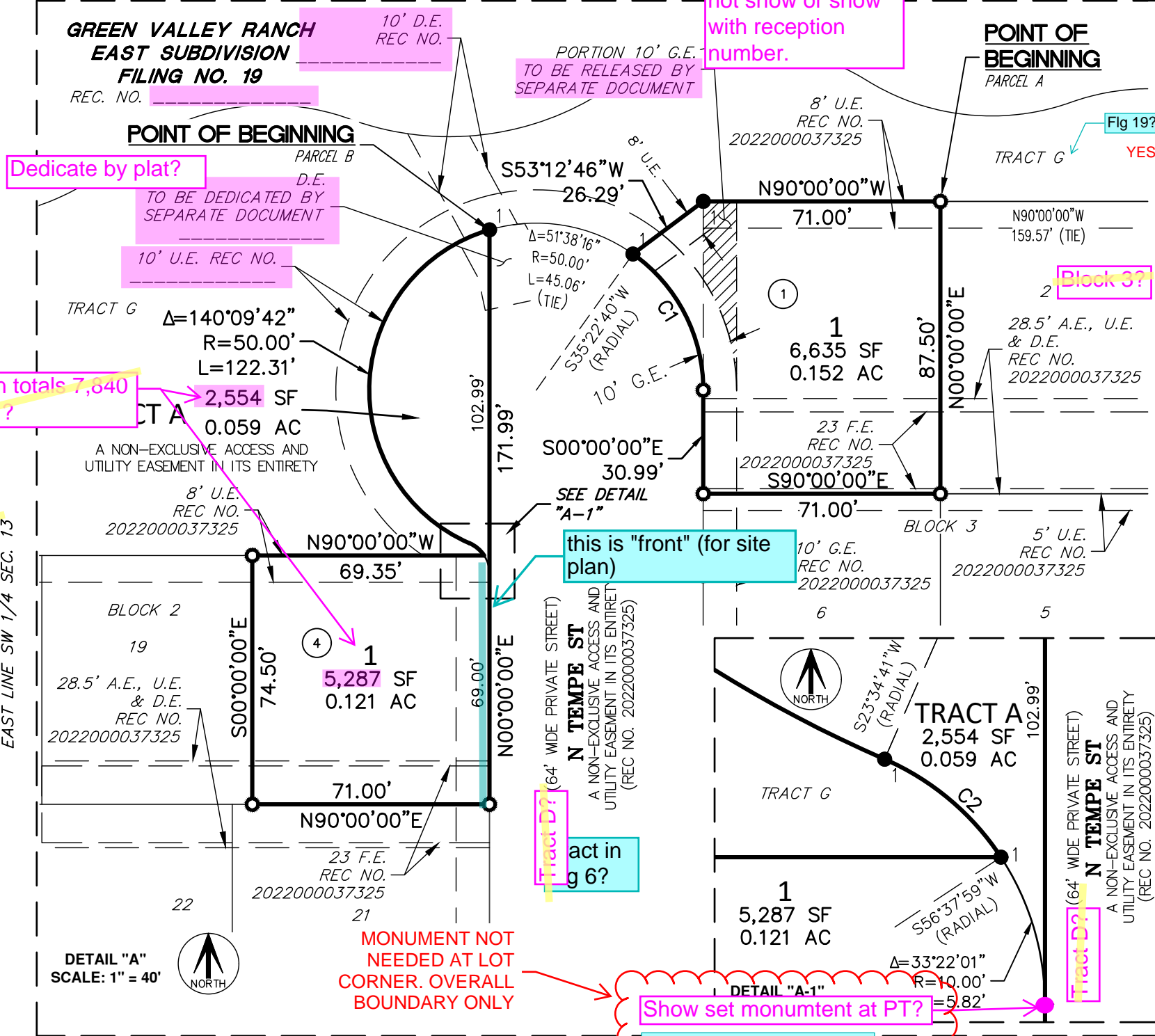
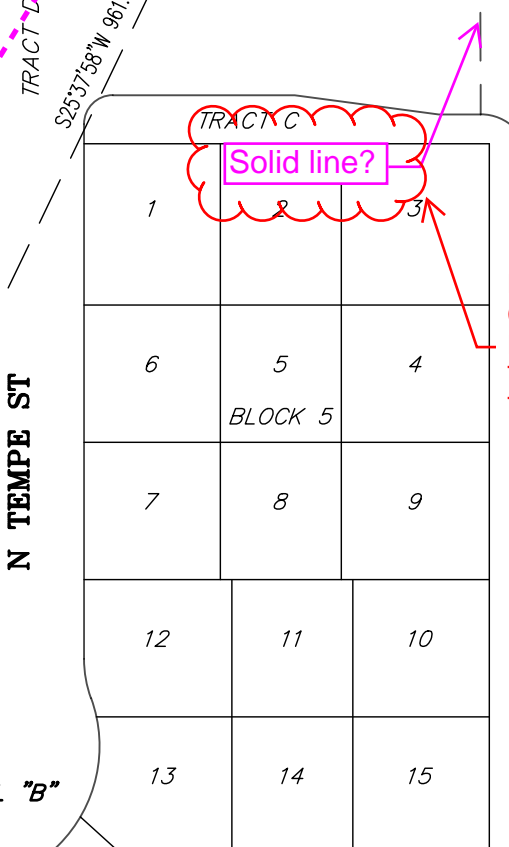
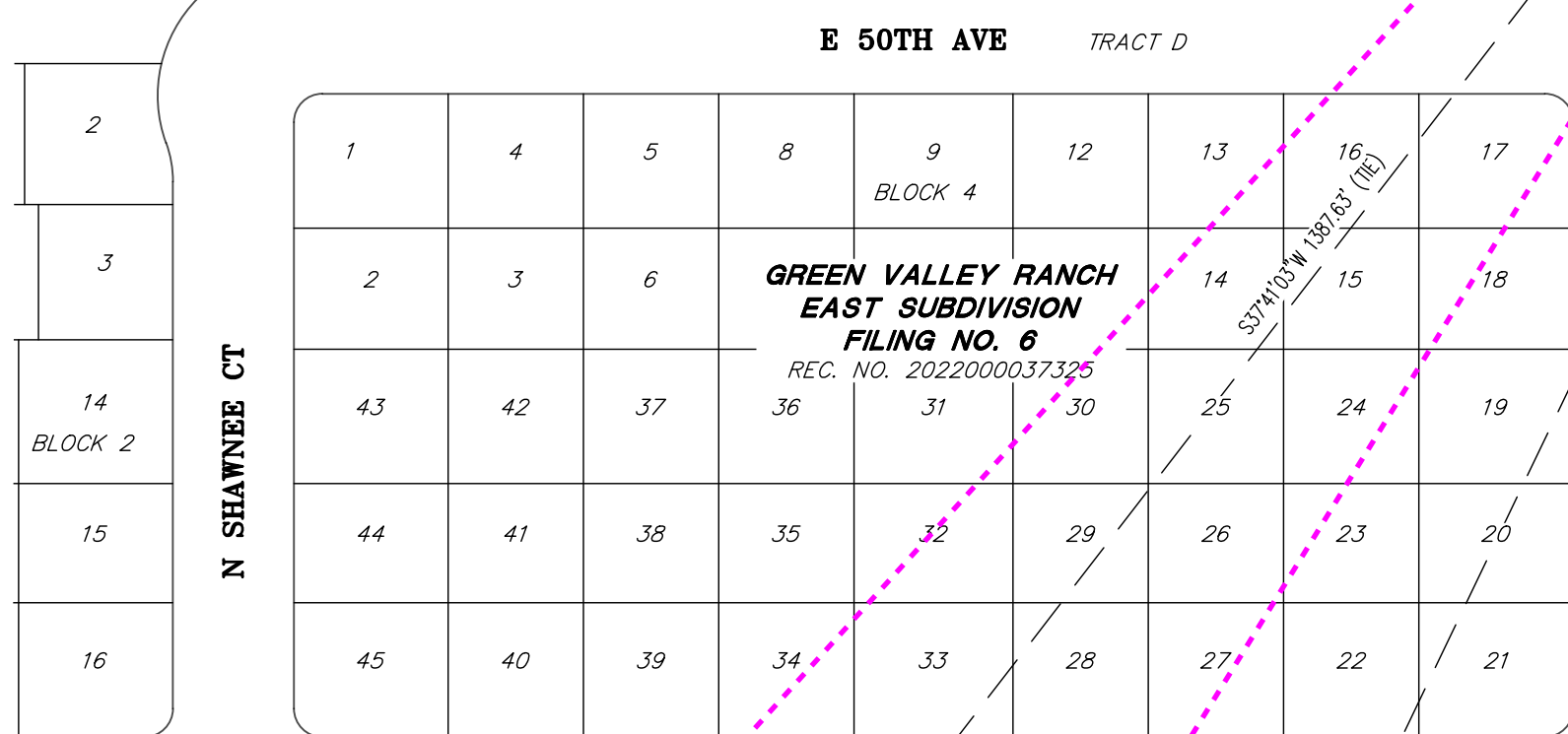
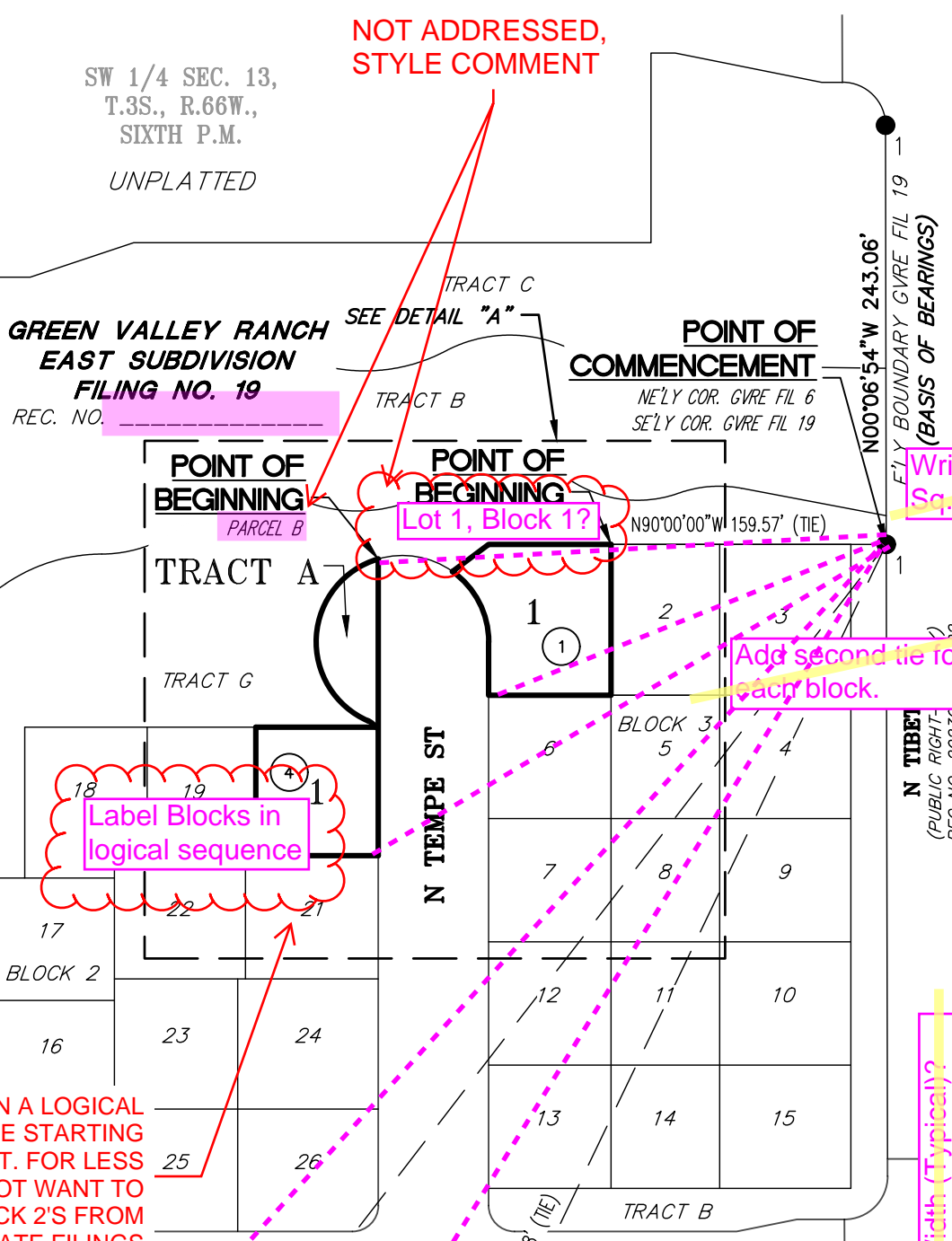
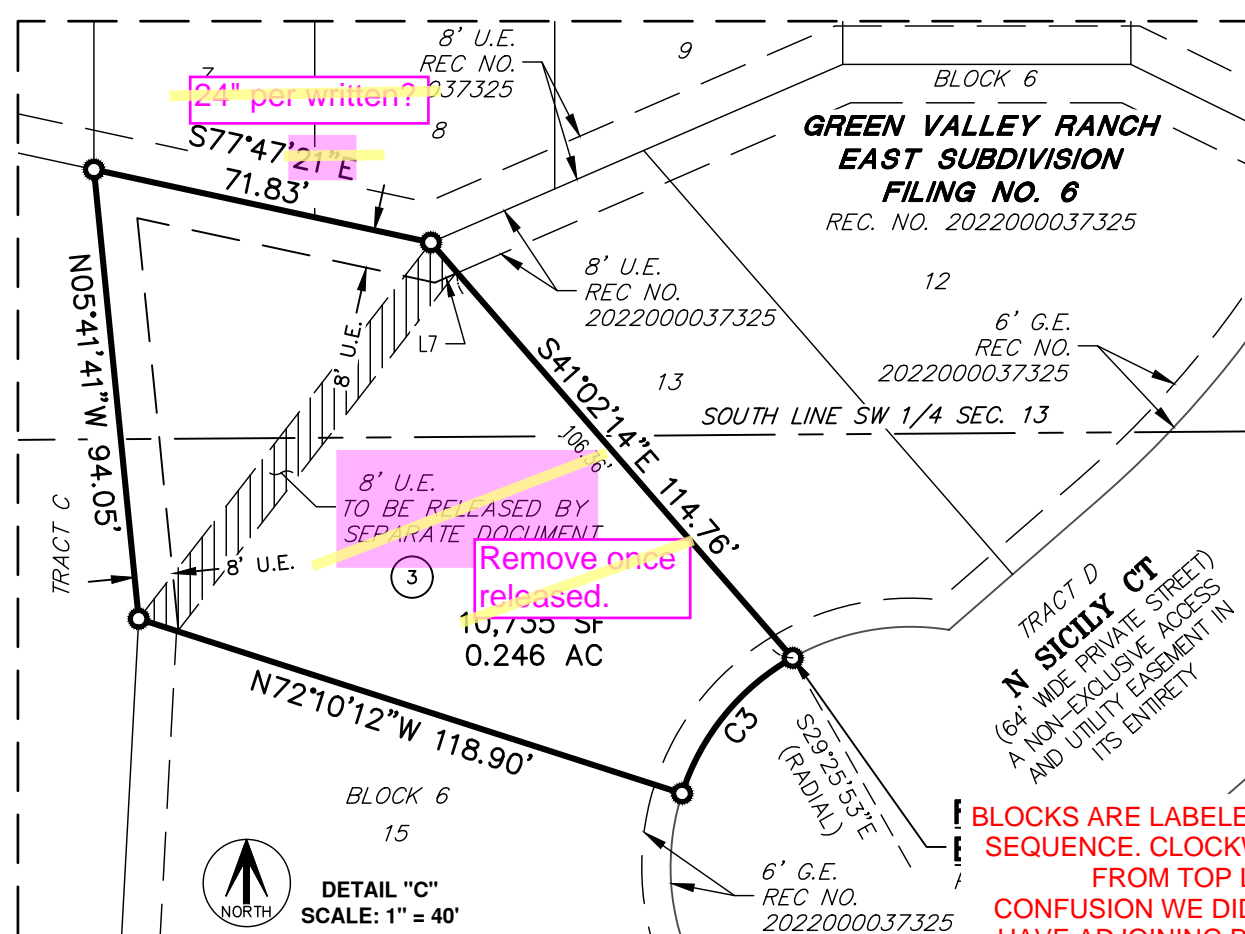
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 20
A REPLAT OF LOT 20, BLOCK 2, LOT 1, BLOCK 3, LOT 14, BLOCK 6, LOT 7, 10 AND 11, BLOCK 7, A PORTION OF TRACTS C AND D, ALL IN GREEN VALLEY RANCH EAST FILING NO. 6, SITUATED WITHIN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP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

LEGEND

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



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19323-15
Drawn By: DED

DATE OF PREPARATION:	10/3/2023
SCALE:	VARIES
SHEET 2 OF 2	

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRP\PRP-PA3-COVER.DWG 10/6/2023 1:07 PM DICARLO, SONIA

Please start the civil plan revision process, once the in process civil plans have been approved.

It was decided that the cul-de-sac would be included into the original Civil Plans prior to first approval

Acknowledged

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 05°54'09", AN ARC LENGTH OF 10.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 318.00 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;

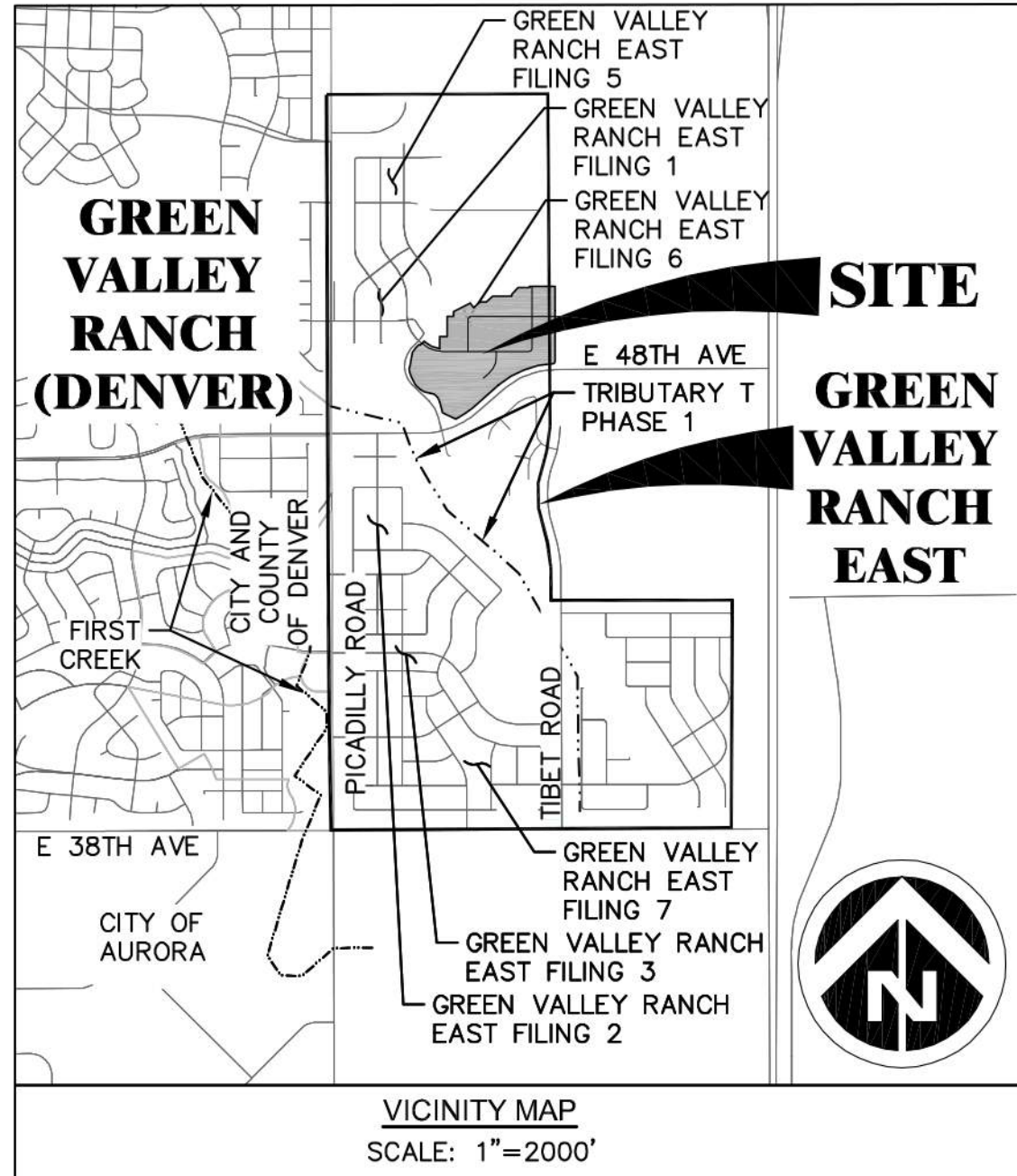
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.33 FEET;

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

SHEET INDEX	
NUMBER	SHEET TITLE
1	COVER SHEET
2	TYPICAL SECTIONS
3	NOTES AND LOT TABLE
4	OVERALL SITE PLAN
5	PHASING PLAN
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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:
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2011 CHERRY ST, SUITE 206
LOUISVILLE, CO 80027
CONTACTS: SUE SIBEL
PHONE: (720) 463-2966
FAX: (303) 368-5603

SURVEYOR:
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LITTLETON, CO 80122
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PHONE: (303) 713-1897

GEOTECHNICAL ENGINEER:
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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 - 52.2%
HARD SURFACE AREA*	5.740 AC - 15.9%
LANDSCAPE AREA	11.553 AC - 31.9%
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

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Pat Hamill DATE: 3/29/22

PLANNING DIRECTOR: Pat Hamill DATE: 3/31/22

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

CITY COUNCIL: N/A DATE: N/A

ATTEST: 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 DRAINAGE CHANNEL. REMOVE RETAINING WALL IN TRACT A.

include month/yr. reference. Will need to be updated to reference time of actual approval

Amendment submittal date provided on titleblock

in Tract ?

make sure everything is referenced and consistent

Drainage channel is not in a tract. We added a slightly better descriptor instead

AMENDMENT 1
-REVISED EXISTING LOT AREAS
-MODIFIED N. TEMPE ST.
-MODIFIED SANITARY LAYOUT AND SIZE
-MODIFIED CULVERT AND WING WALLS
-REMOVED RETAINING WALL

Made amendment narrative more consistent

Project Number: 50119125	Designed By: SDC	Checked By: SOS	Sheet Number: 1	DOCUMENT AMENDMENTS	1st AMENDMENT
					10/6/2023
					8 03/07/2022
					7 03/02/2022
Drawn By: JTM	SOS	JTM	SOS	1	6 02/11/2022
					5 01/04/2022
					4 10/06/2021
					3 09/01/2021
Drawn By: JTM	SOS	JTM	SOS	1	2 6/19/2021
					1 4/21/2021
					No. Date
					Description

GREEN VALLEY RANCH EAST
SITE PLAN #6

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

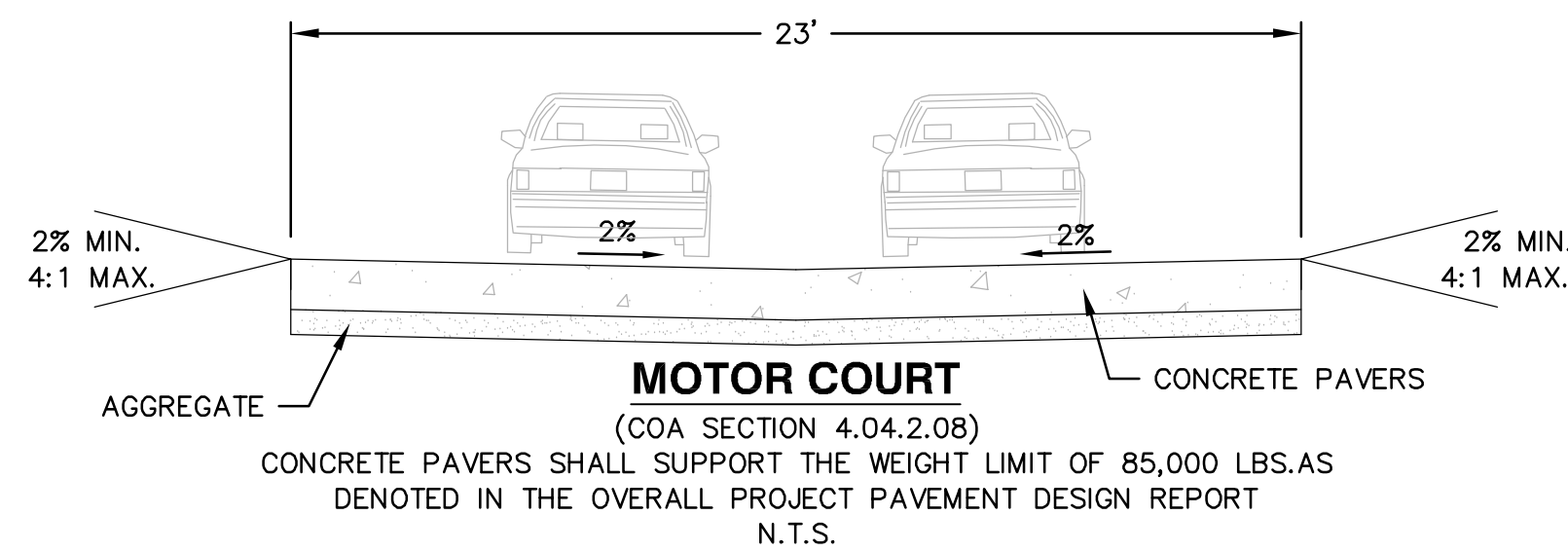
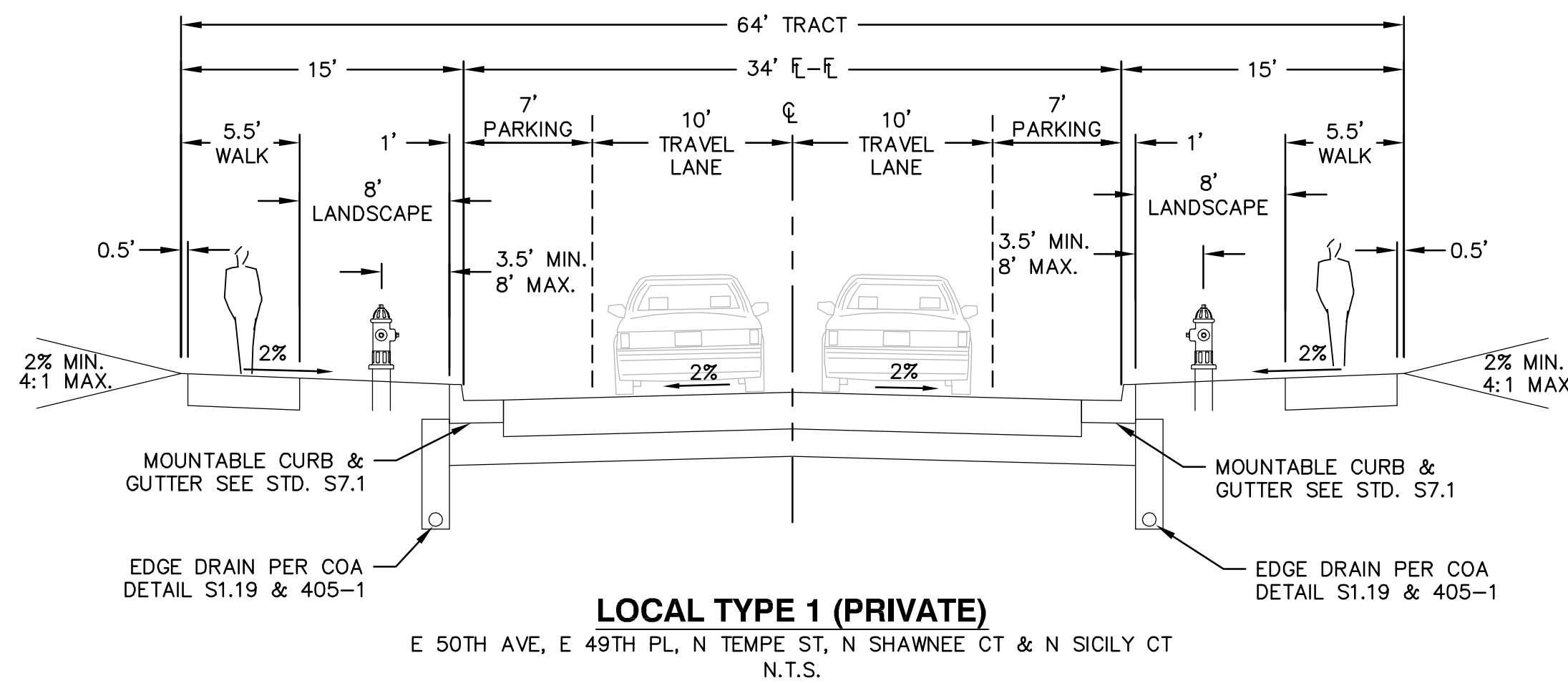
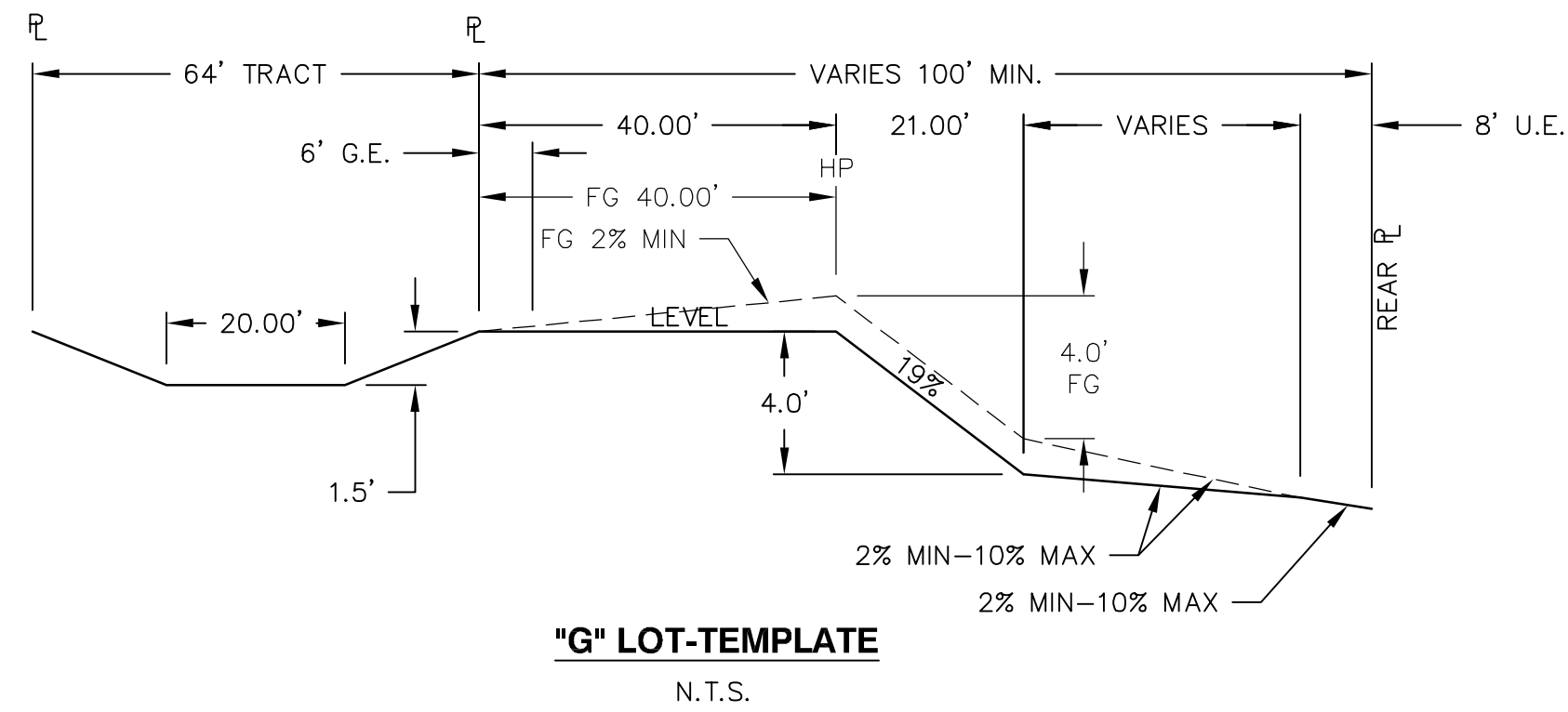
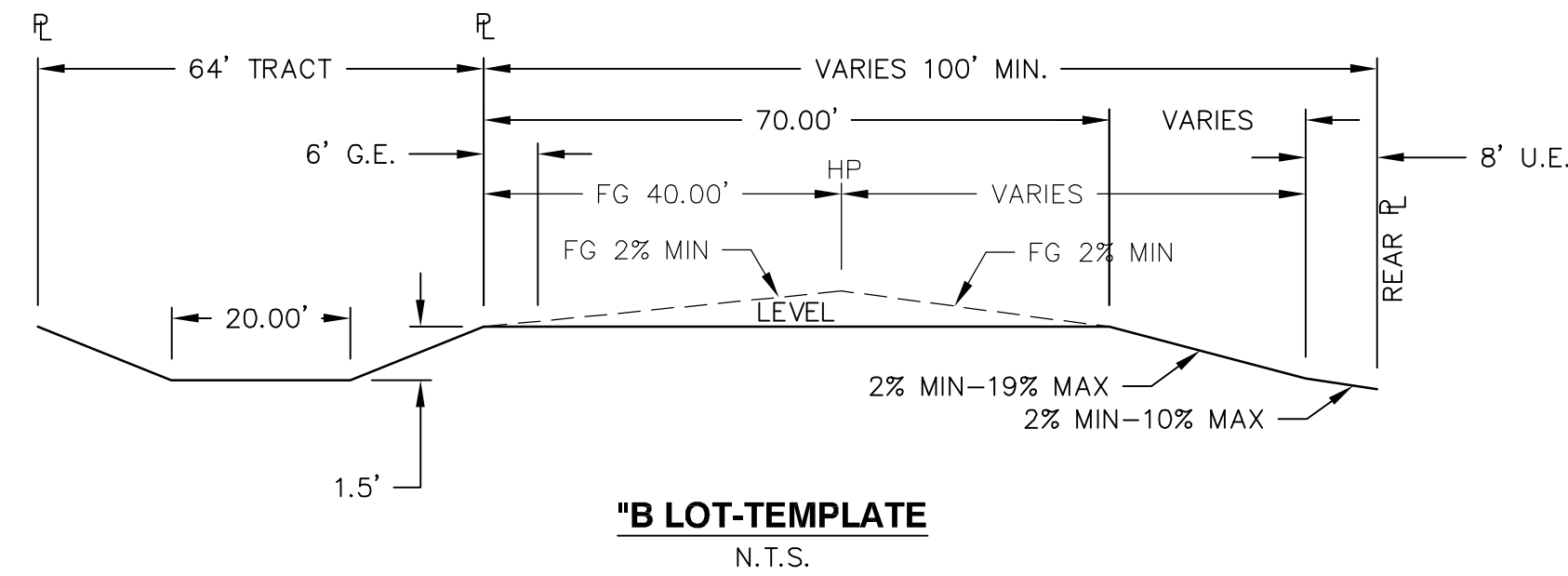
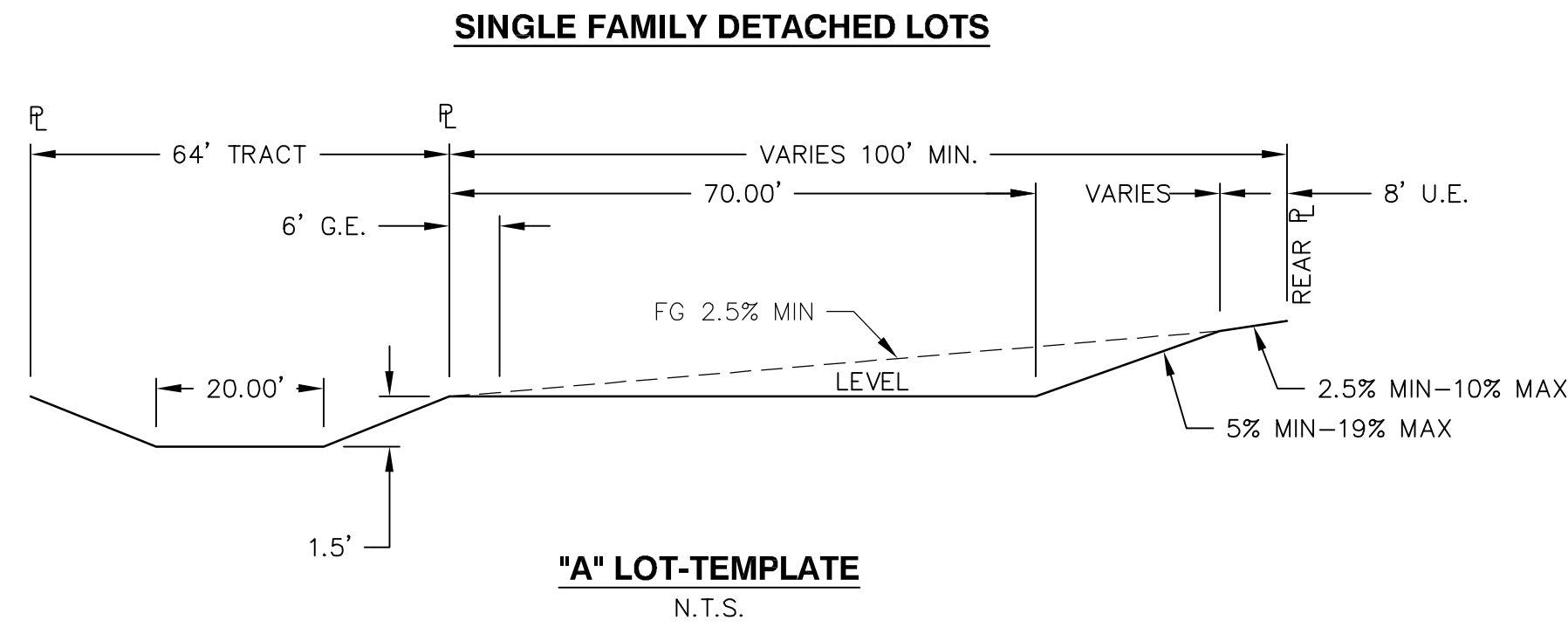
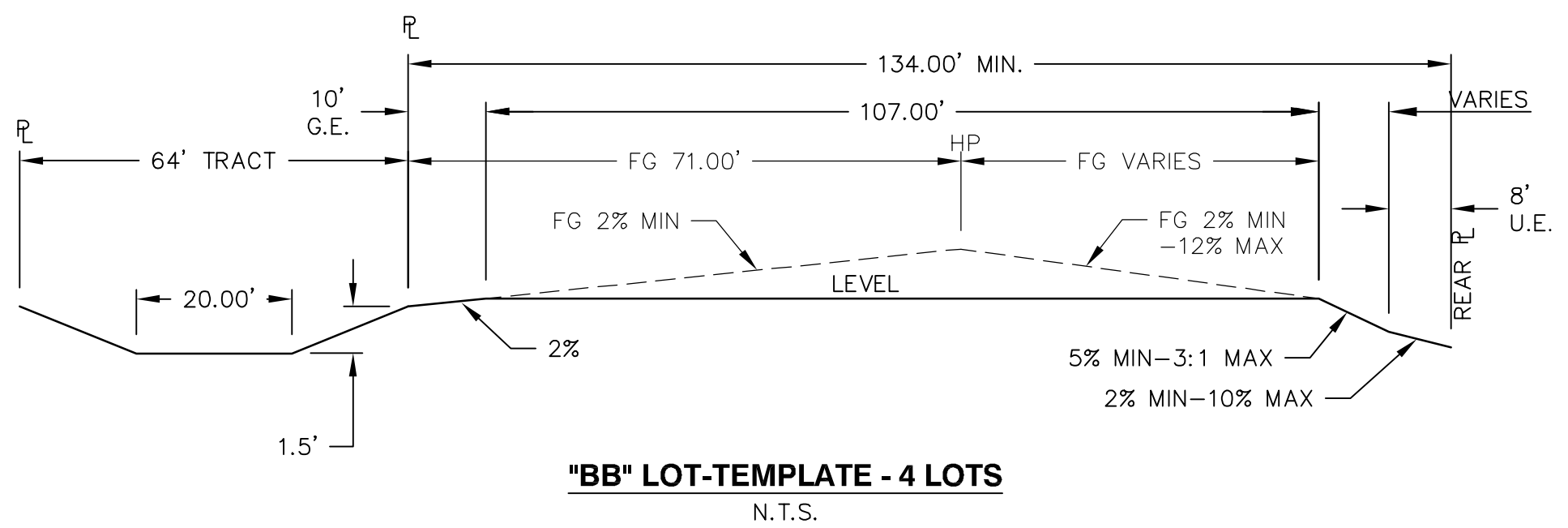
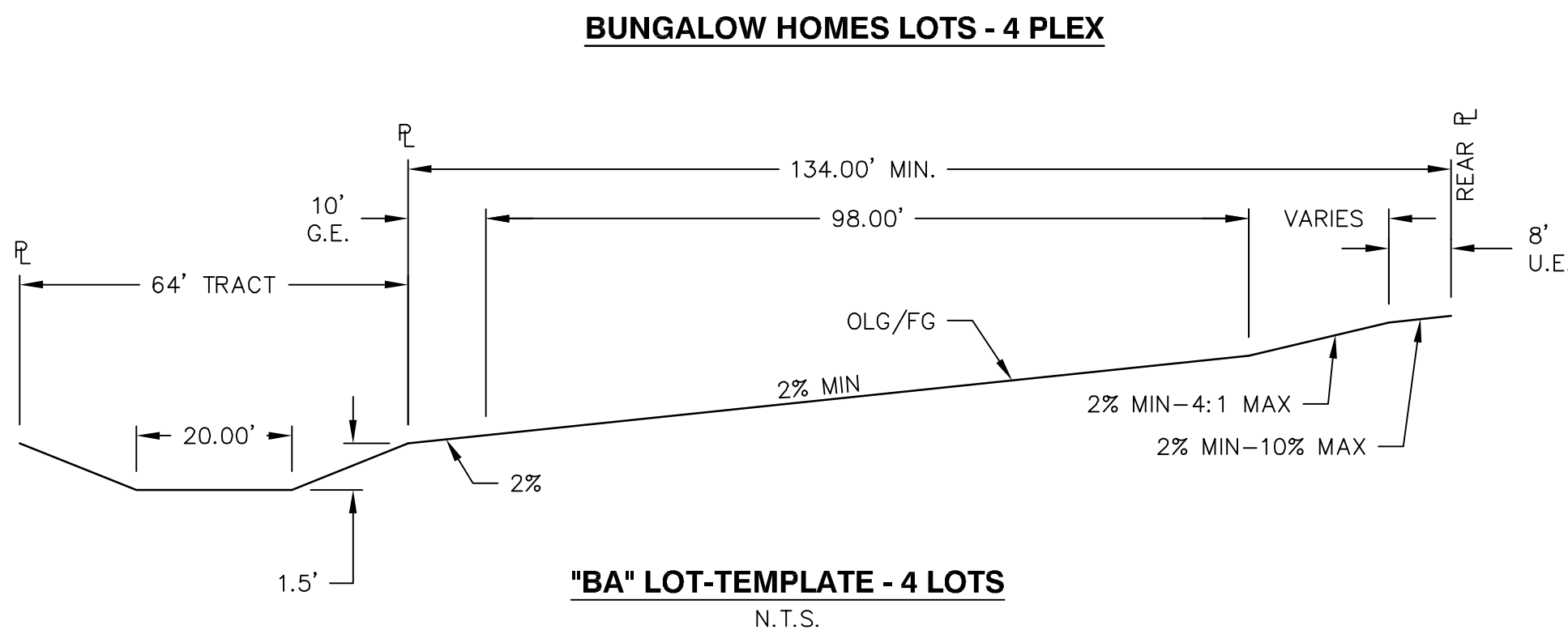
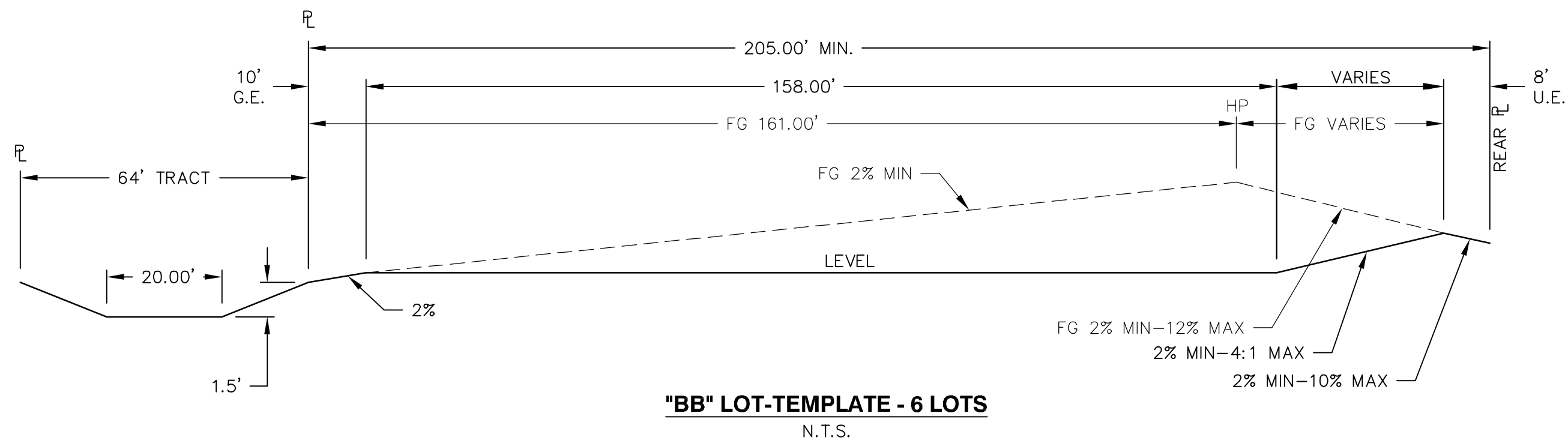
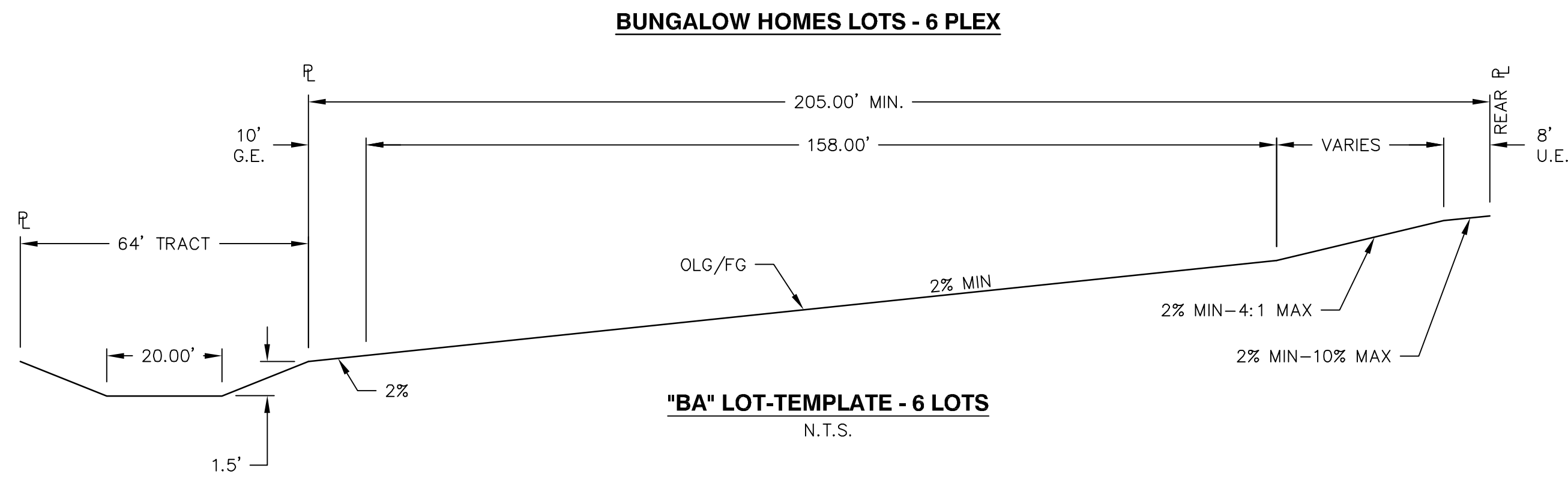
Tel: (303) 486-8500

Contact: DAVID CARRO, RLA

COVER SHEET

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

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-3\PLAN SETS\PRP\PRP-PA3-NOTES-TYP SECT.DWG 10/6/2023 1:07 PM DICARLO, SONIA



1st AMENDMENT	
10/5/2023	MYLAR SUBMITTAL - APPROVAL SET
8 03/07/2022	SEVENTH SUBMITTAL
7 03/02/2022	SIXTH SUBMITTAL
6 02/11/2022	FIFTH SUBMITTAL
5 01/04/2021	FOURTH SUBMITTAL
4 10/26/2021	THIRD SUBMITTAL
3 9/01/2021	SECOND SUBMITTAL
2 6/19/2021	FIRST SUBMITTAL
1 4/21/2021	DESCRIPTION
No.	Date

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRP\PRP-PA3-NOTES-TYP SETCING 10/6/2023 1:07 PM DIOCARLO, SONIA

LIST OF ACRONYMS AND ABBREVIATIONS			
A.E.	ACCESS EASEMENT	FIRM	FLOOD INSURANCE RATE MAP
AATFI	UTILITY ABANDONED ACCORDING TO FIELD INSPECTION	FL	FLOW LINE
AATUR	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS	FR	FROUDE NUMBER
AC	ACRE	FS	FIRE SERVICE
AD	ALGEBRAIC DIFFERENCE	FT	FOOT
ADA	AMERICANS WITH DISABILITY ACT	FUT	FUTURE
ASSY	ASSEMBLY	G.E.	GAS EASEMENT
B.O.	BLOW OFF	GPM	GALLONS PER MINUTE
BMP	BEST MANAGEMENT PRACTICES	GSBD	GROUTED SLOPING BOULDER DROP
BNDY	BOUNDARY	GV	GATE VALVE
BOW	BACK OF WALK	HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
BW	BOTTOM OF WALL	HGL	HYDRAULIC GRADE LINE
C.O.	CLEAN OUT	HORZ	HORIZONTAL
CFS	CUBIC FEET PER SECOND	HP	HIGH POINT
CH	CHORD LENGTH	HW	HEAD WALL
CHB	CHORD BEARING	INT	INTERSECTION OR INTERCEPT
CL	CENTERLINE	INV	INVERT
CMP	CORRUGATED METAL PIPE	IRR	IRRIGATION
CONC	CONCRETE	LF	LINEAR FOOT
D.E.	DRAINAGE EASEMENT	LP	LOW POINT
D.U.E.	DRAINAGE AND UTILITY EASEMENT	MAX	MAXIMUM
DIA.	DIAMETER	MH	MANHOLE
DIP	DUCTILE IRON PIPE	MIN	MINIMUM
E.A.E.	EMERGENCY ACCESS EASEMENT	NAC	NO ASSOCIATED CABLES FOUND FROM STRUCTURE
EATUR	EMPTY ACCORDING TO UTILITY RECORDS	NAP	NO ASSOCIATED PIPING FOUND FROM STRUCTURE
EGL	ENERGY GRADE LINE	N.T.S.	NOT TO SCALE
ELEV	ELEVATION	NO.	NUMBER
EOI	END OF SURFACE GEOPHYSICAL INFO.	NWSL	NORMAL WATER SURFACE ELEVATION
EORI	EXISTING RECORD INFO.	OSP	OUTFALL SYSTEM PLAN
EX	EXISTING	PCR	POINT OF CURVATURE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PC	POINT OF CURVE RETURN
F.E.	FIRE LANE EASEMENT	PL	PROPERTY LINE
FES	FLARED END SECTION	PMF	PROBABLE MAXIMUM FLOOD
FG	FINISHED GRADE	PRC	POINT OF REVERSE CURVATURE
FH	FIRE HYDRANT	PROP	PROPOSED
FHAD	FLOOD HAZARD AREA DELINEATION	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 AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOOKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE 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 BLOCK 1			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	7093	125.88	BUNGALOW SMALL
2	5520	78.29	BUNGALOW STD
3	5076	71.00	BUNGALOW STD
4	4504	63.00	BUNGALOW SMALL
5	5017	70.17	BUNGALOW SMALL
6	5434	76.00	BUNGALOW SMALL
7	7524	139.00	BUNGALOW SMALL
8	4505	63.00	BUNGALOW SMALL
9	5263	71.00	BUNGALOW STD
10	5076	71.00	BUNGALOW STD
11	5076	71.00	BUNGALOW STD
12	4505	63.00	BUNGALOW SMALL
13	5434	76.00	BUNGALOW SMALL
14	6194	76.00	BUNGALOW SMALL
15	5135	63.00	BUNGALOW SMALL
16	5738	71.00	BUNGALOW STD CORNER

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 2			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	7751	135.00	BUNGALOW STD
2	4576	64.00	BUNGALOW SMALL
3	5076	71.00	BUNGALOW STD
4	5076	71.00	BUNGALOW STD
5	7078	134.00	BUNGALOW SMALL
6	5077	71.00	BUNGALOW SMALL
7	4504	63.00	BUNGALOW SMALL
8	5076	71.00	BUNGALOW STD
9	6000	71.00	BUNGALOW STD
10	5324	63.00	BUNGALOW SMALL
11	6000	71.00	BUNGALOW SMALL
12	5076	71.00	BUNGALOW SMALL
13	4505	63.00	BUNGALOW SMALL
14	5076	71.00	BUNGALOW STD
15	5077	71.00	BUNGALOW STD
16	4504	63.00	BUNGALOW SMALL
17	5076	71.00	BUNGALOW SMALL
18	5966	71.00	BUNGALOW SMALL
19	4694	63.00	BUNGALOW SMALL
*B4-1	5290	71.00	BUNGALOW STD
21	5505	77.00	BUNGALOW STD
22	5434	76.00	BUNGALOW SMALL
23	5398	75.50	BUNGALOW SMALL
24	6153	75.50	BUNGALOW SMALL
25	5077	71.00	BUNGALOW STD
26	5738	71.00	BUNGALOW STD CORNER

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 3			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
*B1-1	6213	71.00	BUNGALOW STD
2	5513	63.00	BUNGALOW SMALL
3	6650	76.00	BUNGALOW SMALL
4	5434	76.00	BUNGALOW SMALL
5	4505	63.00	BUNGALOW SMALL
6	5077	71.00	BUNGALOW STD
7	5077	71.00	BUNGALOW STD
8	4504	63.00	BUNGALOW SMALL
9	5434	76.00	BUNGALOW SMALL
10	5434	76.00	BUNGALOW SMALL
11	4504	63.00	BUNGALOW SMALL
12	5076	71.00	BUNGALOW STD
13	5076	71.00	BUNGALOW STD
14	4505	63.00	BUNGALOW SMALL
15	5434	76.00	BUNGALOW SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

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

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

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

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 6			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	6561	60.02	STANDARD +
2	6600	60.00	STANDARD +
3	6600	60.00	STANDARD +
4	6600	60.00	STANDARD +
5	5289	46.00	SMALL
6	5747	46.00	SMALL
7	6205	46.00	SMALL
8	7048	50.00	STANDARD
9	7258	60.00	STANDARD +
10	6480	60.00	STANDARD +
11	7617	74.27	STANDARD + CORNER
12	8864	110.35	STANDARD +
13	5420	51.33	SMALL
*B3-1	10735	37.30	SMALL
15	8758	34.94	SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 7			
LOT #	SQ FOOTAGE	FRONTAGE LENGTH	CLASSIFICATION (INTERIOR UNLESS OTHERWISE NOTED)
1	7606	34.94	SMALL
2	6942	37.65	SMALL
3	6698	65.29	STANDARD +
4	5591	43.53	SMALL
5	6145	42.99	SMALL
6	7001	43.00	SMALL
*B2-3	9849	43.03	SMALL
8	7030	68.21	STANDARD + CORNER
9	5768	48.00	SMALL
*B2-2	9774	60.00	STANDARD +
*B2-1	8603	60.00	STANDARD +
12	7357	60.00	STANDARD +
13	6986	61.16	STANDARD +
14	6804	46.04	SMALL

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

* AMENDMENT 1 LOT REVISIONS

The * indicates a footnote, which would be helpful to interpret the meaning of the "B"

Revised lot and block numbers

Matched plat

match plat
Matched plat

this is not the "front" dimension. Use dimension adjacent to the street
Front dimension used

AMENDMENT 1
REVISED GATING LOT AREAS
Removed

<div>Project Number: 50119125</div> <div>Designed By: Drawn By: SDC JTM</div> <div>Checked By: SOS</div> <div>Sheet Number: 3</div>	<div><div>1st AMENDMENT</div><div>MYLAR SUBMITTAL - APPROVAL SET</div><div>SEVENTH SUBMITTAL</div><div>SIXTH SUBMITTAL</div><div>FIFTH SUBMITTAL</div><div>FOURTH SUBMITTAL</div><div>THIRD SUBMITTAL</div><div>SECOND SUBMITTAL</div><div>FIRST SUBMITTAL</div></div>	<div><div>10/25/2023</div><div>03/07/2022</div><div>03/02/2022</div><div>02/11/2022</div><div>01/04/2022</div><div>10/26/2021</div><div>9/01/2021</div><div>6/18/2021</div><div>4/21/2021</div></div>	<div><div>No.</div><div>Date</div></div>	<div><div>Description</div><div>DOCUMENT AMENDMENTS</div></div>
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GREEN VALLEY RANCH EAST SITE PLAN #6

NOTES AND LOT TABLE

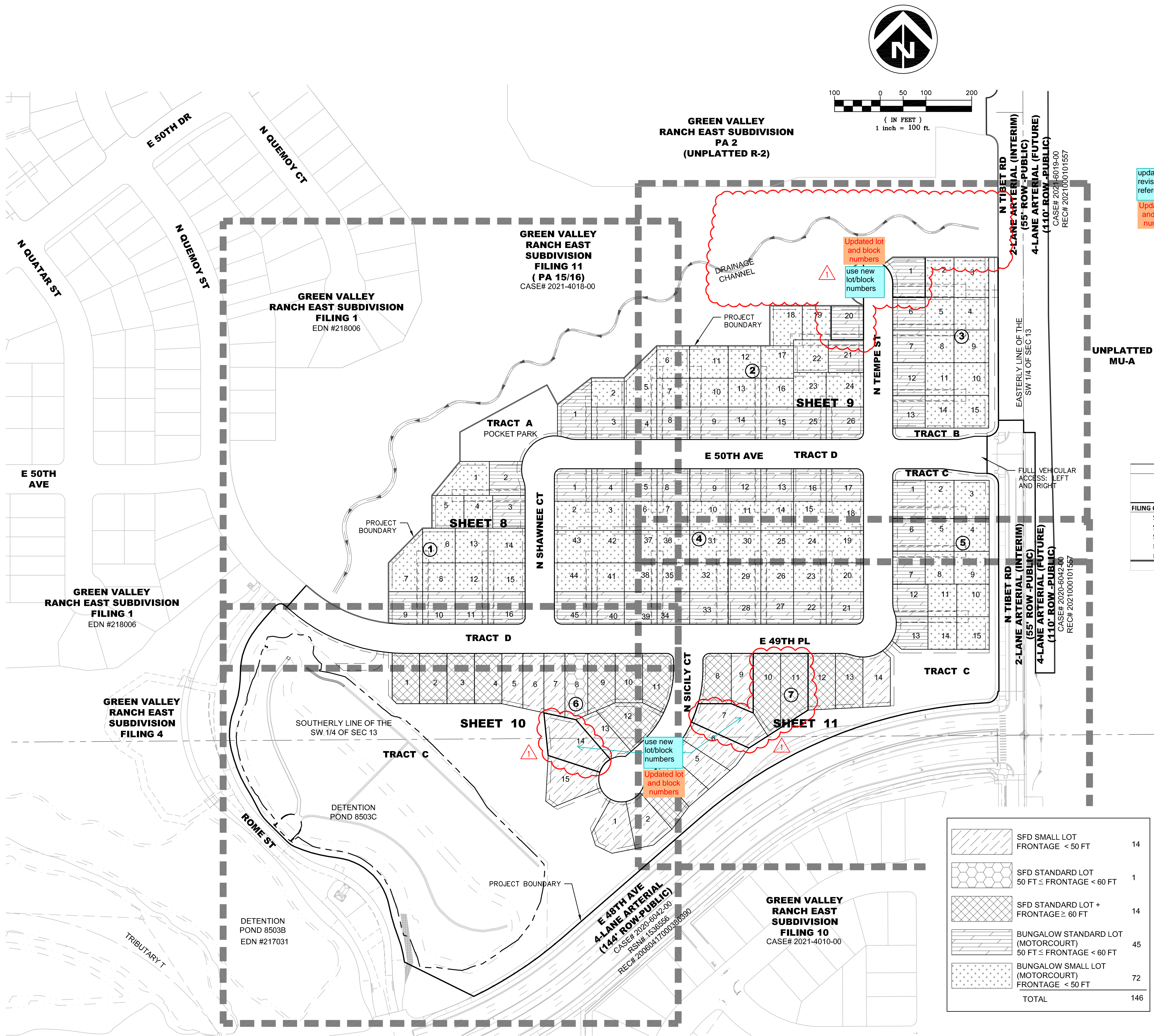
OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303)486-8500

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
Contact: Suzanne O. Sibel, PE
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I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PA-3\PLAN SETS\PRP\PRP-PA3-OSP.DWG 10/6/2023 1:08 PM DICARLO, SONIA



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 +

REFER TO SHEETS 6 & 7 FOR SETBACK AND LOT DIMENSIONS

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%

	SFD SMALL LOT FRONTAGE < 50 FT	14
	SFD STANDARD LOT 50 FT ≤ FRONTAGE < 60 FT	1
	SFD STANDARD LOT + FRONTAGE ≥ 60 FT	14
	BUNGALOW STANDARD LOT (MOTORCOURT) 50 FT ≤ FRONTAGE < 60 FT	45
	BUNGALOW SMALL LOT (MOTORCOURT) FRONTAGE < 50 FT	72
TOTAL		146

AMENDMENT 1 Removed
-REVISED EXISTING LOT AREAS
-MODIFIED N. TEMPE ST.

1st AMENDMENT	
10/5/2023	MYLAR SUBMITTAL - APPROVAL SET
8 03/07/2022	SEVENTH SUBMITTAL
7 03/02/2022	SIXTH SUBMITTAL
6 02/11/2022	FIFTH SUBMITTAL
5 01/04/2022	FOURTH SUBMITTAL
4 10/26/2021	THIRD SUBMITTAL
3 9/01/2021	SECOND SUBMITTAL
2 6/19/2021	FIRST SUBMITTAL
1 4/21/2021	DESCRIPTION
No.	Date

Project Number: 50119125	Designed By: SDC	Drawn By: JTM	Checked By: SOS	Sheet Number: 4
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OAKWOOD HOMES
4908 TOWER ROAD
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Contact: DAVID CARRO, RLA

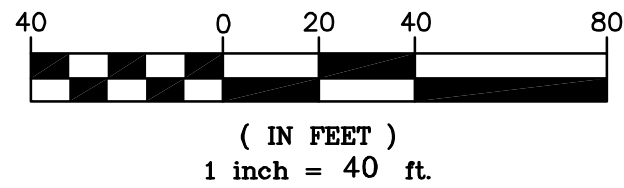
GREEN VALLEY RANCH EAST
SITE PLAN #6
OVERALL SITE PLAN

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

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C53	15.00'	23.56'	090°00'00"	N45°00'00"W
C55	15.00'	23.56'	090°00'00"	N45°00'00"E
C56	318.00'	36.92'	006°39'05"	N86°40'28"W
C83	218.00'	99.54'	026°09'39"	S13°04'49"W
C84	15.00'	23.56'	090°00'00"	S45°00'00"E
C85	382.00'	29.11'	004°21'59"	S87°49'01"E
C86	60.00'	20.92'	019°58'25"	N09°59'13"W
C87	73.00'	42.61'	033°26'25"	N03°15'13"W
C88	15.00'	23.56'	090°00'00"	S45°00'00"W
C89	73.00'	19.94'	015°39'10"	N77°51'10"W
C90	60.00'	20.92'	019°58'25"	N80°00'47"W
C91	73.00'	103.02'	080°51'16"	S53°53'37"W

GREEN VALLEY RANCH EAST SUBDIVISION FILING 1 EDN #218006

AMENDMENT 1
-MODIFIED CULVERT
-REMOVED RETAINING WALL



cloud entire area of revision

Clouded

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

update plat reference. TYP

Updated

FILING 11 TRACT B DRAINAGE EASEMENT IN ITS ENTIRETY

Δ=34°53'41"
R=318.00'
L=193.67'
Ch=N65°54'05"W
190.69'

VARIABLE WIDTH A.E.

TRACT D 245,620 SF 5.64 AC

PROPOSED BOX CULVERT DRAIN TO POND 8503C

EX DRAINAGE ESMT REC NO. 2019000093758

TRACT C 471,326 sq.ft. 10.82 ACRES

13' ALL-WEATHER SURFACE MAINTENANCE PATH

DETECTION POND 8503C

EX DRAINAGE ESMT REC NO. 2019000093758

TRACT A 22,149 SF 0.51 AC

POCKET PARK

6' WALK

(SEE SHEET 10)

E 50TH AVE LOCAL TYPE 1 (64' PRIVATE ROAD)

N SHAWNEE CT LOCAL TYPE 1 (64' PRIVATE ROAD)

PHASE 1 PHASE 2

KEY MAP SCALE: 1"=600'

SYMBOLS AND LINETYPES LEGEND

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

BLOCK NUMBER #

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

STREET SIGN

WATER METER

FIRE HYDRANT AND VALVE

EX. FIRE HYDRANT

WATER VALVE

STREET LIGHT

EX. STREET LIGHT

STORM MANHOLE

STORM INLET

FLARED END SECTION

EX EASEMENT LINE

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 SPEED LIMIT SIGN
- 4 KEEP RIGHT SIGN
- 5 8' CROSSSPAN
- 6 PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE SHEET 28 FOR DETAILS)
- 7 NO OUTLET SIGN
- 8 DEAD END SIGN

NOTES:

- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
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Contact: Suzanne O. Sibel, PE
Email: Ssibel@dewberry.com

GREEN VALLEY RANCH EAST
SITE PLAN #6

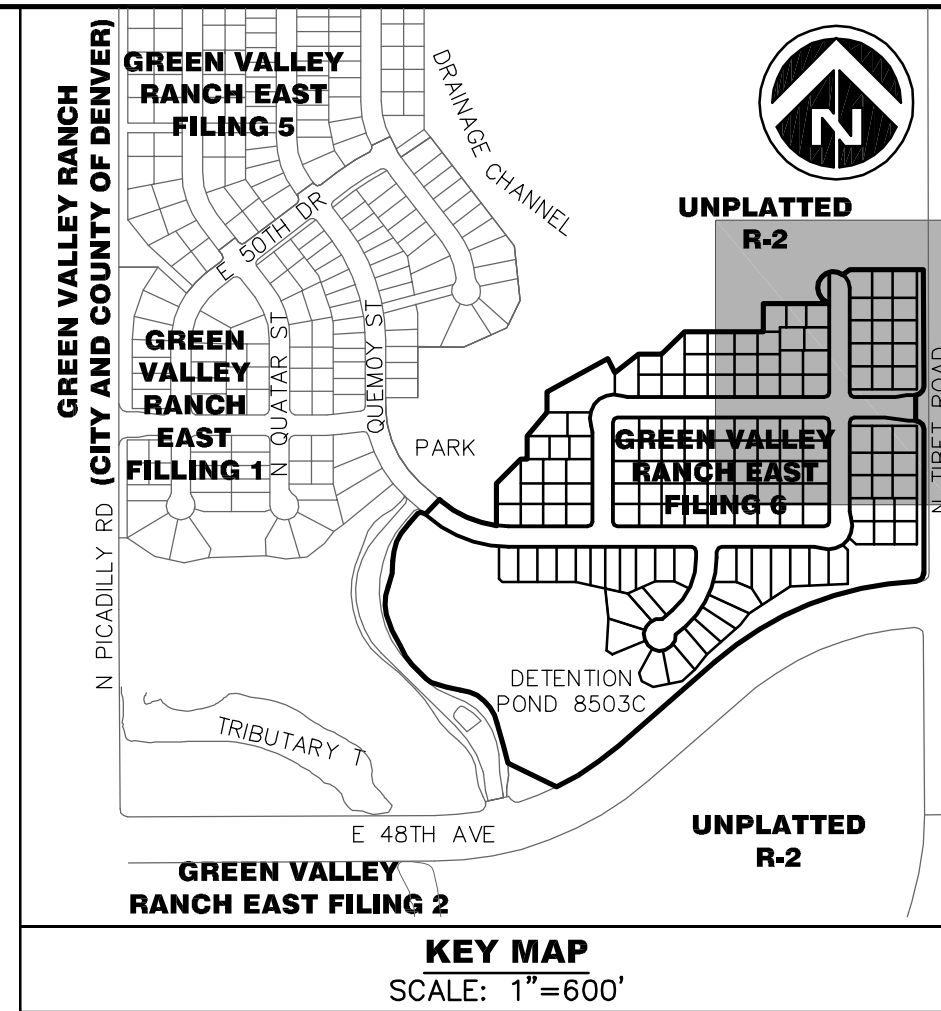
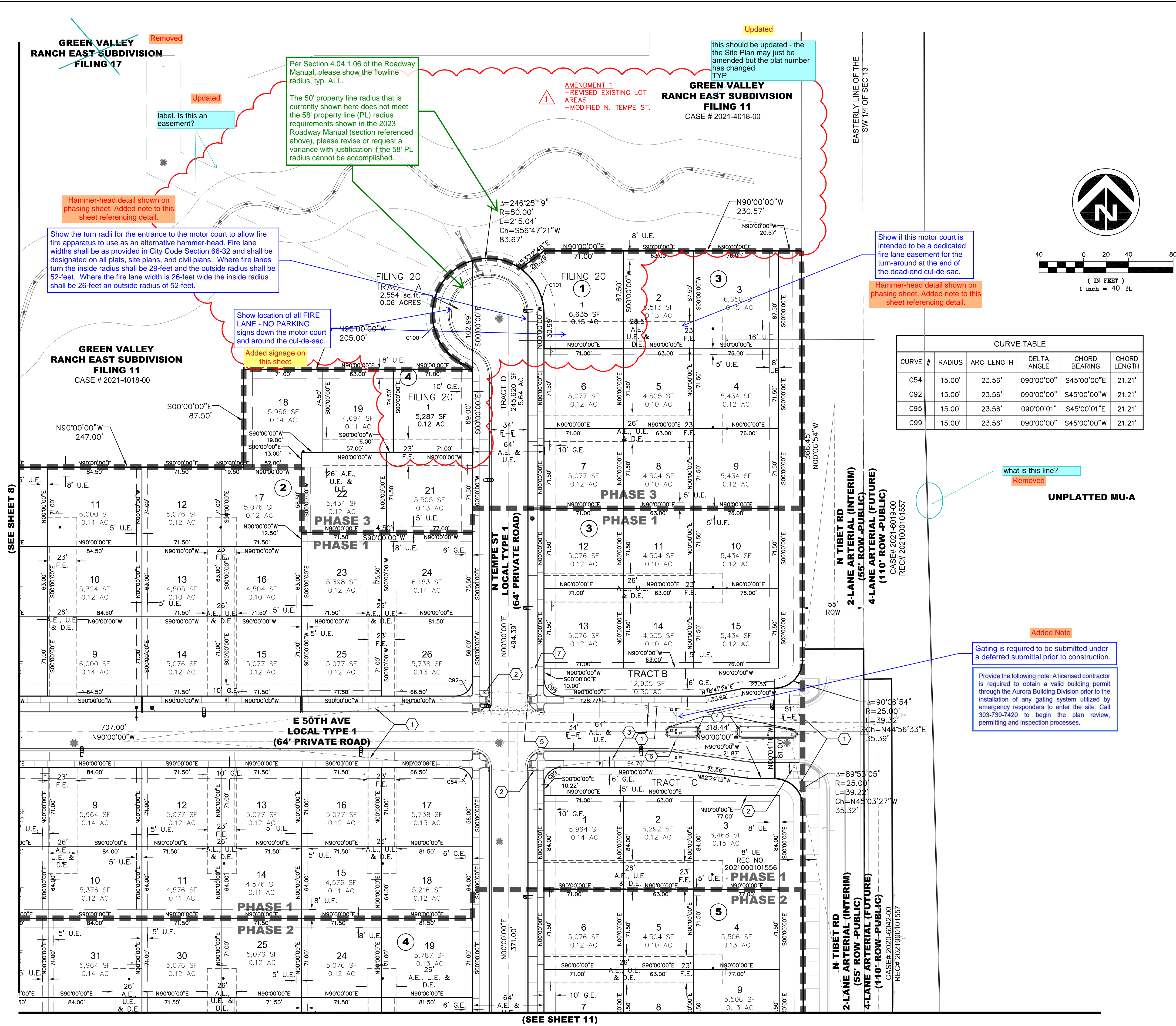
SITE PLAN

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

DOCUMENT AMENDMENTS	
No.	Description
1	10/5/2023
2	10/30/2022 MYLAR SUBMITTAL - APPROVAL SET
3	10/30/2022 SEVENTH SUBMITTAL
4	02/11/2022 SIXTH SUBMITTAL
5	01/04/2022 FIFTH SUBMITTAL
6	10/26/2021 FOURTH SUBMITTAL
7	9/01/2021 THIRD SUBMITTAL
8	6/19/2021 SECOND SUBMITTAL
9	4/21/2021 FIRST SUBMITTAL

Project Number: 50119125
Designed By: Drawn By: SDG JTM
Checked By: SOS
Sheet Number: 8

L:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-3\PLAN SETS\PRP\PRP-PA3-SF.DWG 10/6/2023 1:08 PM DICARLO, SONIA

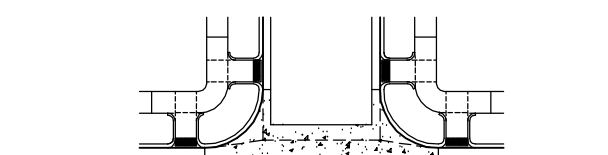


SYMBOLS AND LINETYPES LEGEND

- 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
EX. EASEMENT LINE

KEYNOTE

- 1 SIGHT LINES
2 STOP SIGN & STREET SIGN
3 SPEED LIMIT SIGN
4 KEEP RIGHT SIGN
5 8' CROSSSPAN
6 PRIMARY ENTRY GATE: AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. WIDTH VARIES (SEE SHEET 28 FOR DETAILS)
7 NO OUTLET SIGN
8 DEAD END SIGN

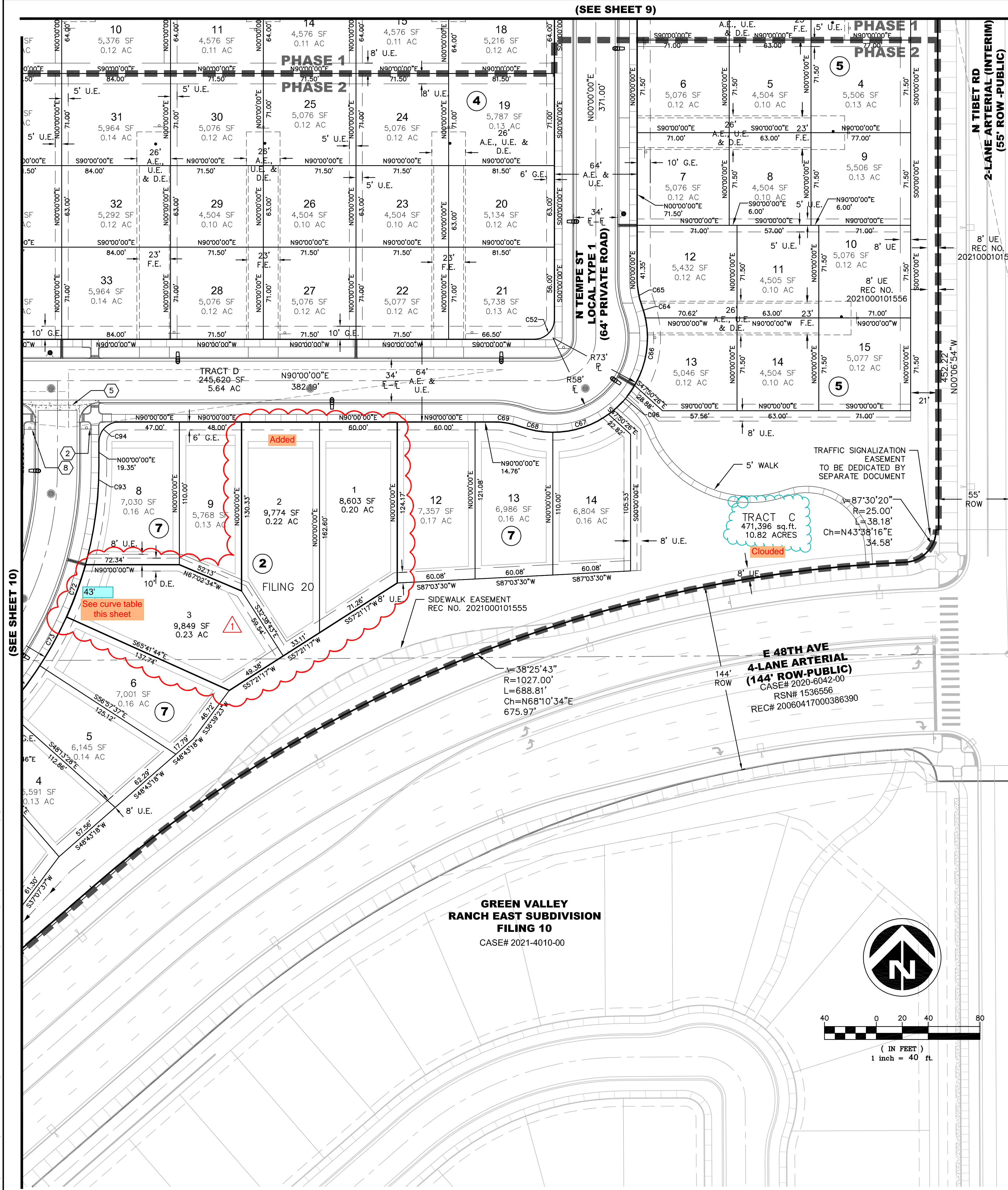
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1st AMENDMENT	2nd AMENDMENT	3rd AMENDMENT	4th AMENDMENT	5th AMENDMENT	6th AMENDMENT	7th AMENDMENT	8th AMENDMENT	9th AMENDMENT	10th AMENDMENT
10/5/2023	10/5/2023	10/5/2023	10/5/2023	10/5/2023	10/5/2023	10/5/2023	10/5/2023	10/5/2023	10/5/2023
8	7	6	5	4	3	2	1		
MYLAR SUBMITTAL - APPROVAL SET	SEVENTH SUBMITTAL	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL		
No.	Date	Description							

Project Number:	Drawn By:	Checked By:	Sheet Number:
50119125	SDC JTM	SOS	9

I:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-3\PLAN SETS\PRP\PRP-PA3-SF.DWG 10/6/2023 1:08 PM DICARLO, SONIA



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	45.28'
C68	73.00'	25.26'	019°49'19"	S79°56'14"E	25.13'
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

KEYNOTE

1 SIGHT LINES

2 STOP SIGN & STREET SIGN

3 SPEED LIMIT SIGN

4 KEEP RIGHT SIGN

5 8' CROSSSPAN

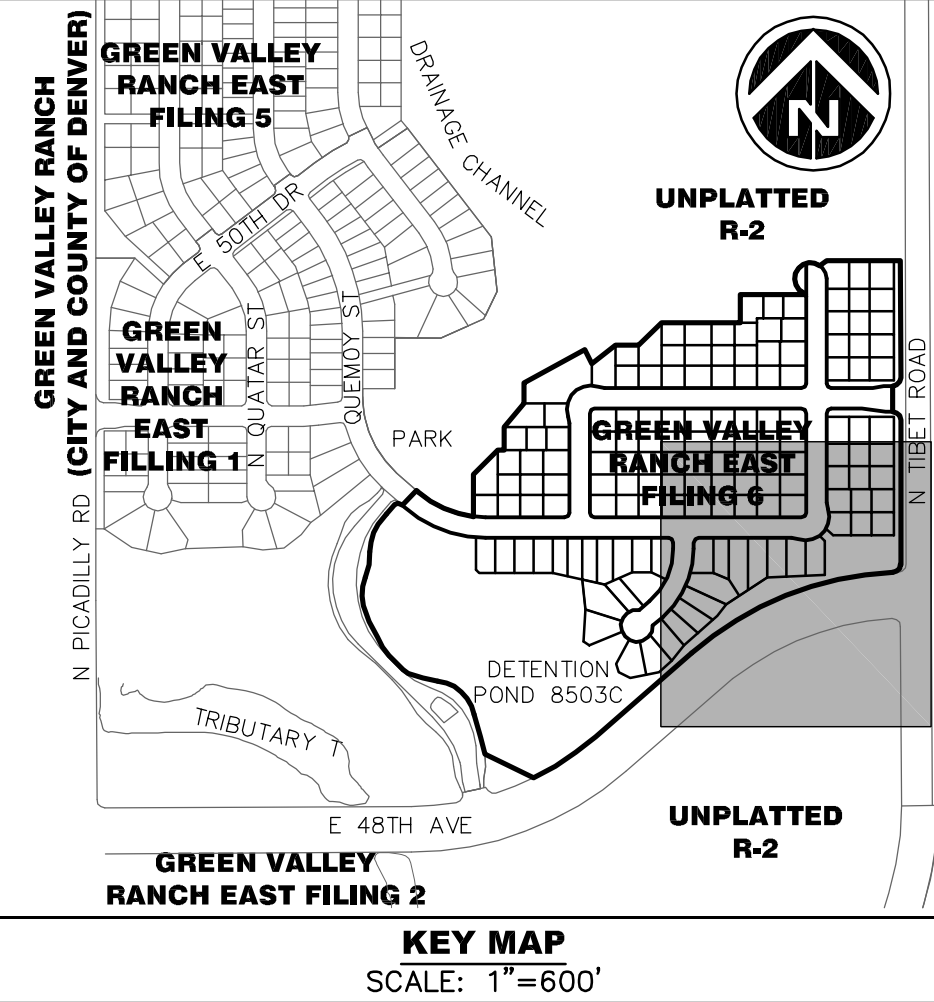
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GREEN VALLEY RANCH EAST
SITE PLAN #6
SITE PLAN

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

DOCUMENT AMENDMENTS

No.	Date	Description
1	10/5/2023	1st AMENDMENT
2	10/30/2022	MYLAR SUBMITTAL - APPROVAL SET
3	03/02/2022	SEVENTH SUBMITTAL
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6	10/26/2021	FOURTH SUBMITTAL
7	09/01/2021	THIRD SUBMITTAL
8	06/19/2021	SECOND SUBMITTAL
9	04/21/2021	FIRST SUBMITTAL

Project Number:
50119125

Designed By:
SDC JTM

Checked By:
SOS

Sheet Number:
11

(SEE SHEET 13)
MATCH LINE

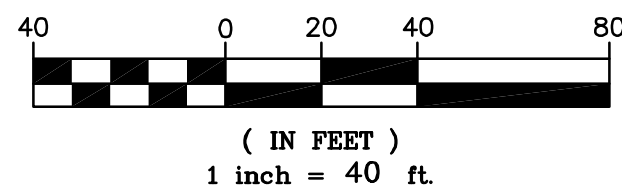
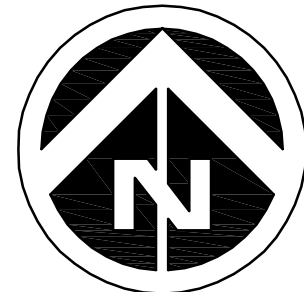
**GREEN VALLEY
RANCH EAST
SUBDIVISION FILING 11
(PA 15/16)
CASE# 2021-4018-00**


UNPLATTED MU-A

N TIBET RD
2-LANE ARTERIAL (INTERIM)
(55' ROW -PUBLIC)
4-LANE ARTERIAL (FUTURE)
(110' ROW -PUBLIC)

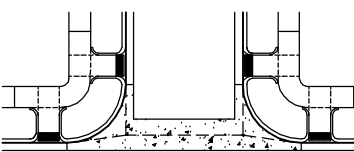
N TIBET RD
2-LANE ARTERIAL (INTERIM)
(55' ROW -PUBLIC)
4-LANE ARTERIAL (FUTURE)
(44' ROW PUBLIC)

MATCH LINE (SEE SHEET 16)



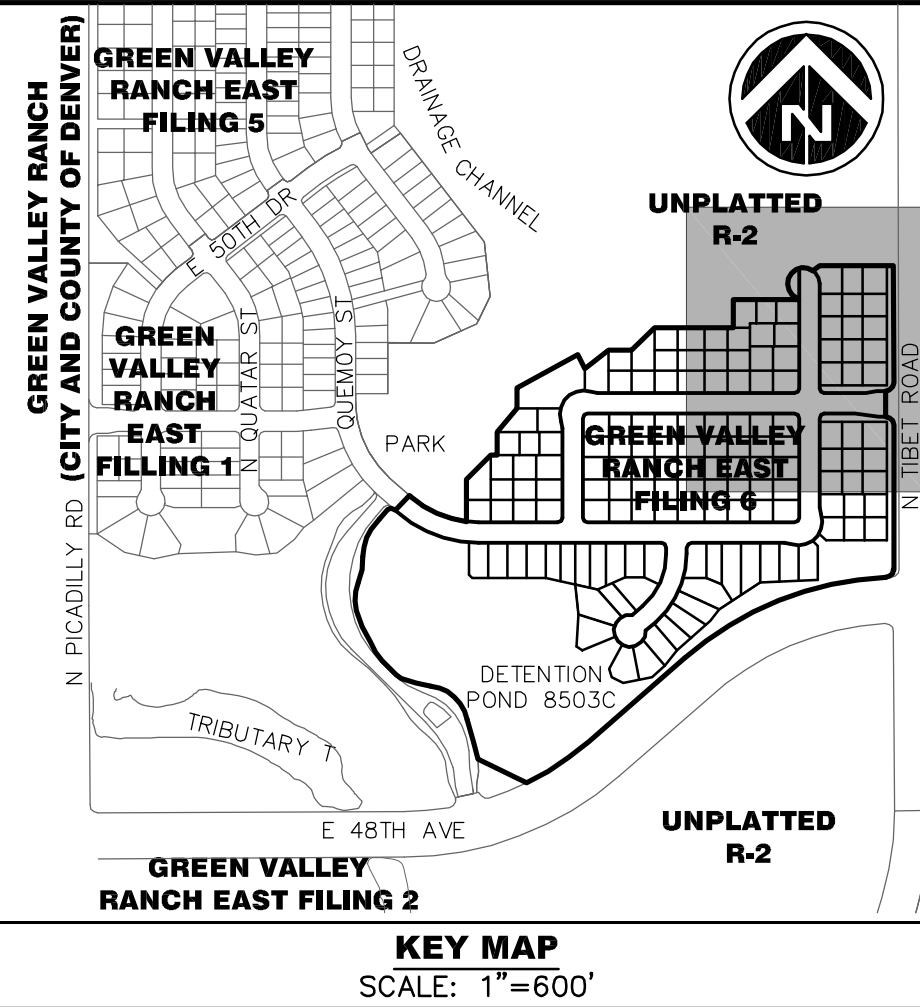
 AMENDMENT 1
-REVISED EXISTING LOT
AREAS
-MODIFIED N. TEMPE ST.
-MODIFIED SANITARY
LAYOUT AND SIZE

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, 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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2. ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
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6. WATER METER RIS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).



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

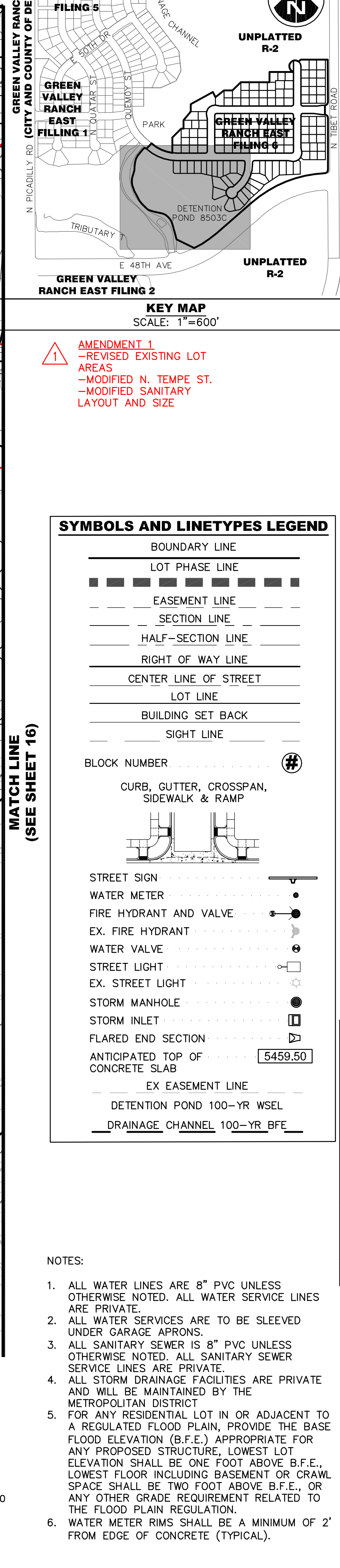
OAKWOOD HOMES
4908 TOWER ROAD
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Tel: (303)486-8500
Contact: DAVID CARRO, RLA

1st AMENDMENT	
10/5/2023	MYLAR SUBMITTAL - APPROVAL SET
03/07/2022	SEVENTH SUBMITTAL
03/02/2022	SIXTH SUBMITTAL
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01/04/2022	FOURTH SUBMITTAL
10/26/2021	THIRD SUBMITTAL
9/01/2021	SECOND SUBMITTAL
6/18/2021	FIRST SUBMITTAL
4/21/2021	

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

Dewberry.
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Louisville, CO 80027
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SEE SHEET 13
MATCH LINE



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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

Project Number:
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Designed By: Drawn By:
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SOS
Sheet Number:
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Contact: DAVID CARRO, RLA

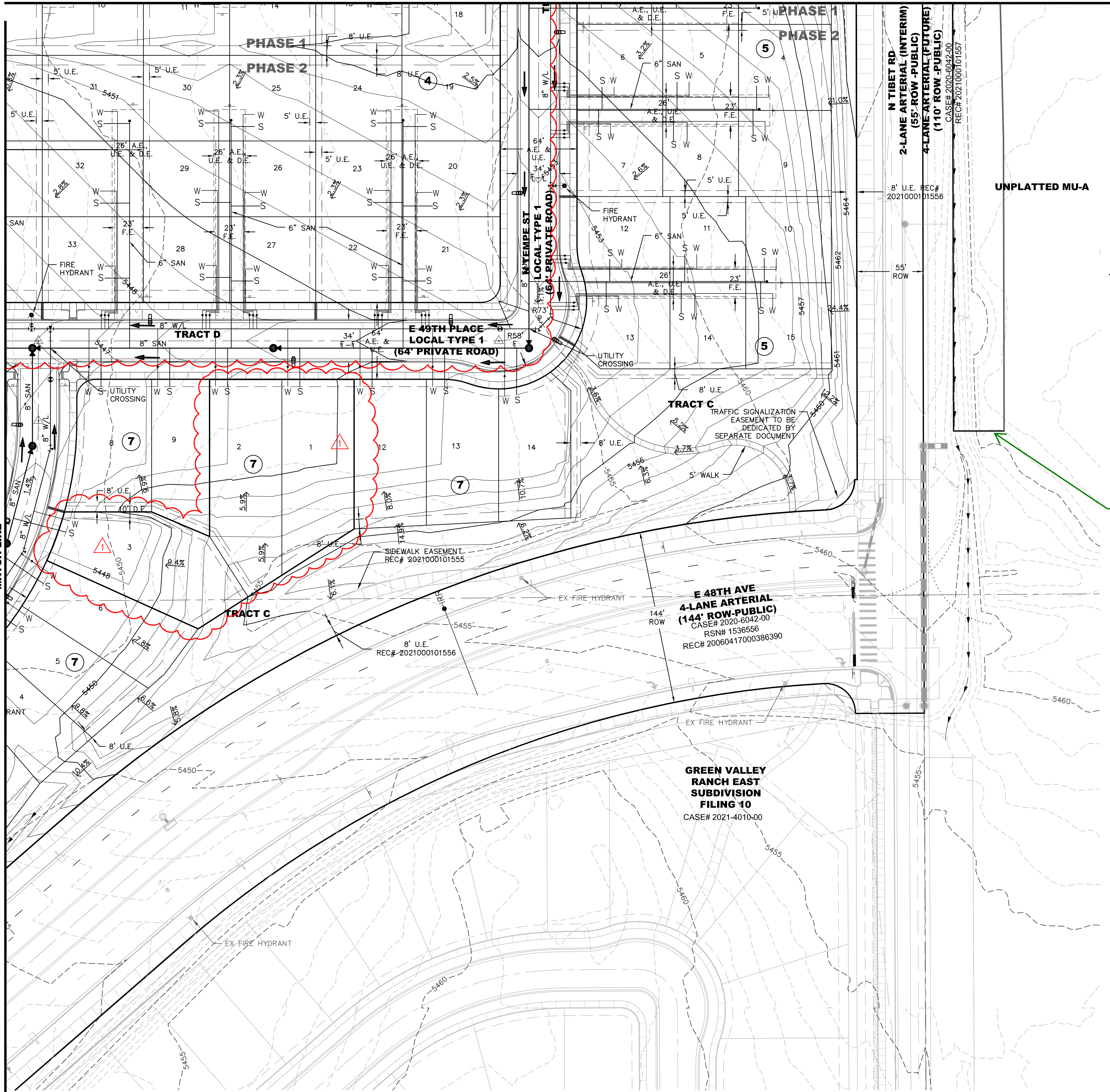
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15

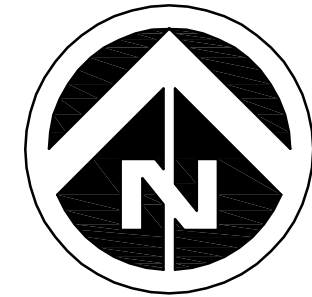
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(SEE SHEET 15)
MATCH LINE

MATCH LINE (SEE SHEET 14)



UNPLATTED MU-A



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

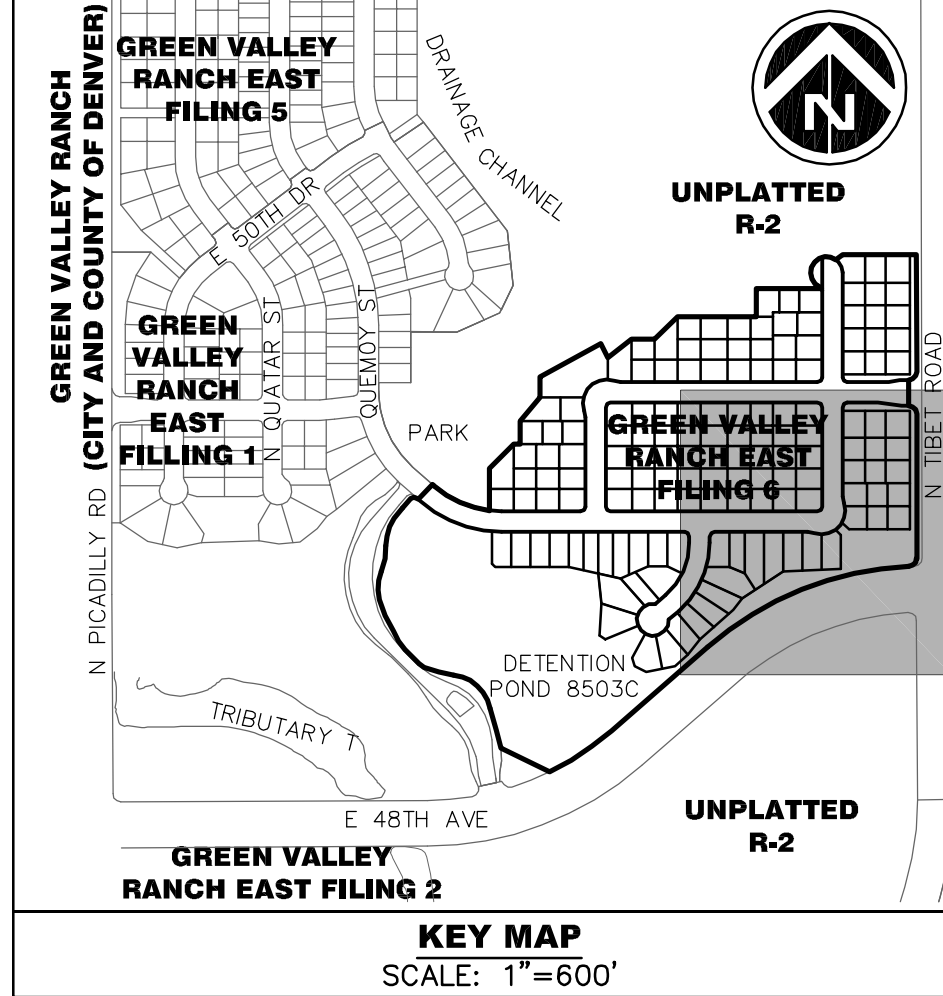
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-MODIFIED SANITARY
LAYOUT AND SIZE

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
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- DRAINAGE CHANNEL 100-YR BFE

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

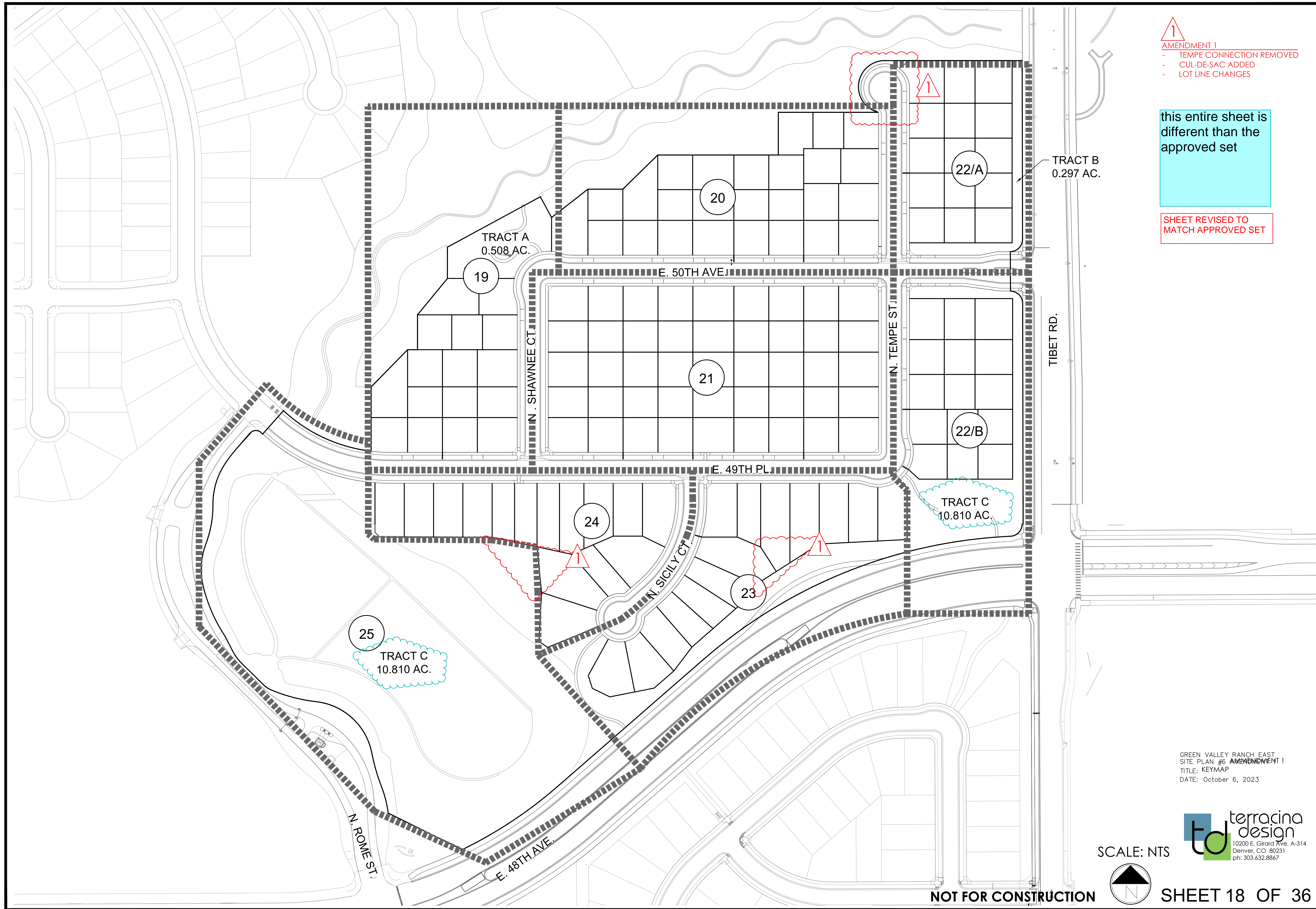
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Contact: DAVID CARRO, RLA

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3	09/01/2021	THIRD SUBMITTAL	
2	01/19/2021	SECOND SUBMITTAL	
1	01/21/2021	FIRST SUBMITTAL	

Project Number:
50119125
Designed By: Drawn By:
SDC JTM
Checked By:
SOS
Sheet Number:
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Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
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720.976.0177
Contact: Suzanne O. Sibel, PE
Email: Ssibel@dewberry.com

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 1\1.1-SHEETS\1-GVR-E_CSP-6_PREPLAT_LANDSCAPE-SHEETS.DWG
DILLON COOK
10/6/2023 2:05 PM



1
AMENDMENT 1
- TEMPE CONNECTION REMOVED
- CUL-DE-SAC ADDED
- LOT LINE CHANGES

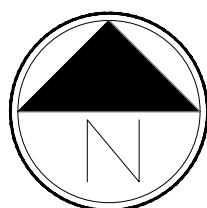
this entire sheet is
different than the
approved set

SHEET REVISED TO
MATCH APPROVED SET

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

SCALE: NTS

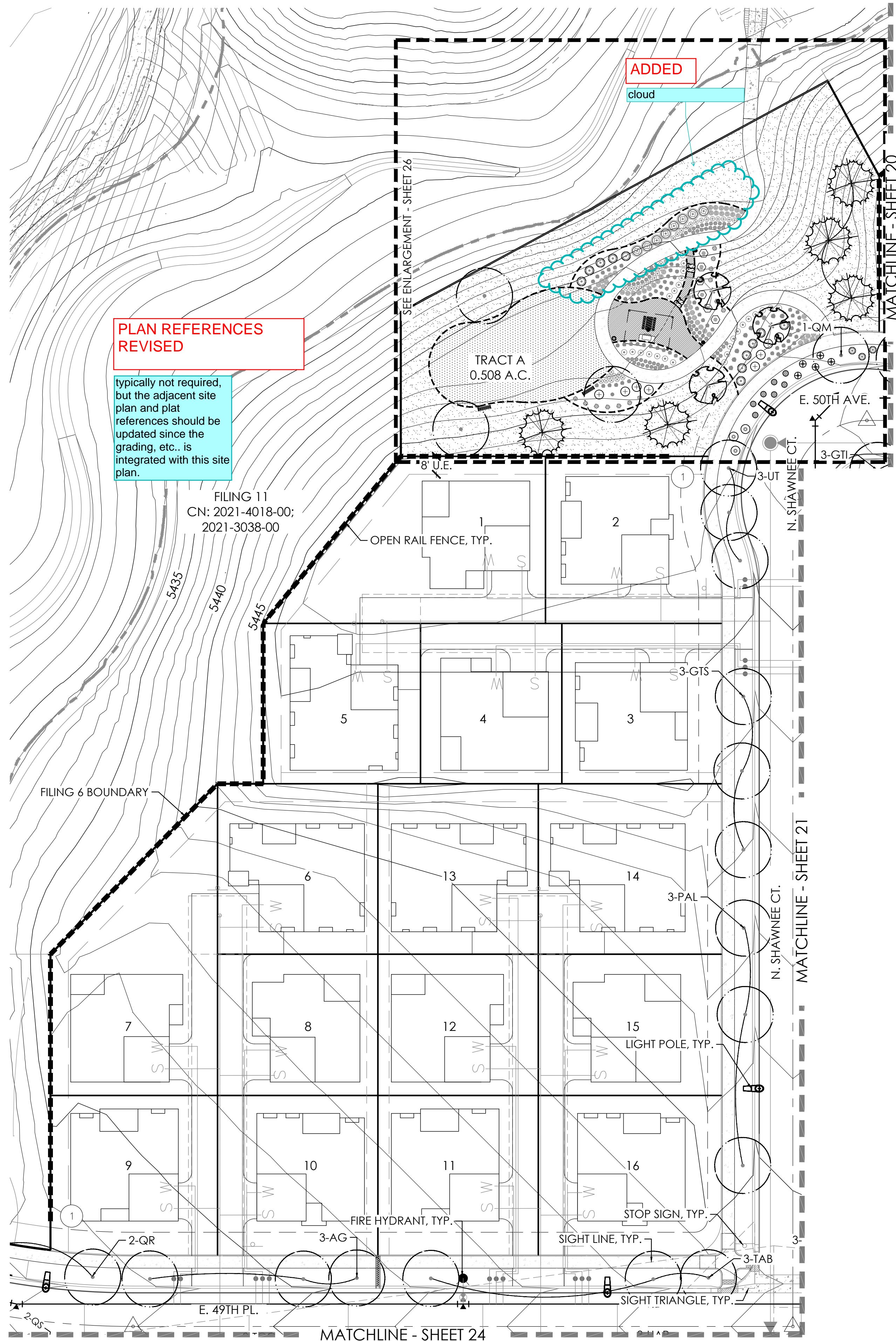
td terracina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867



NOT FOR CONSTRUCTION

SHEET 18 OF 36

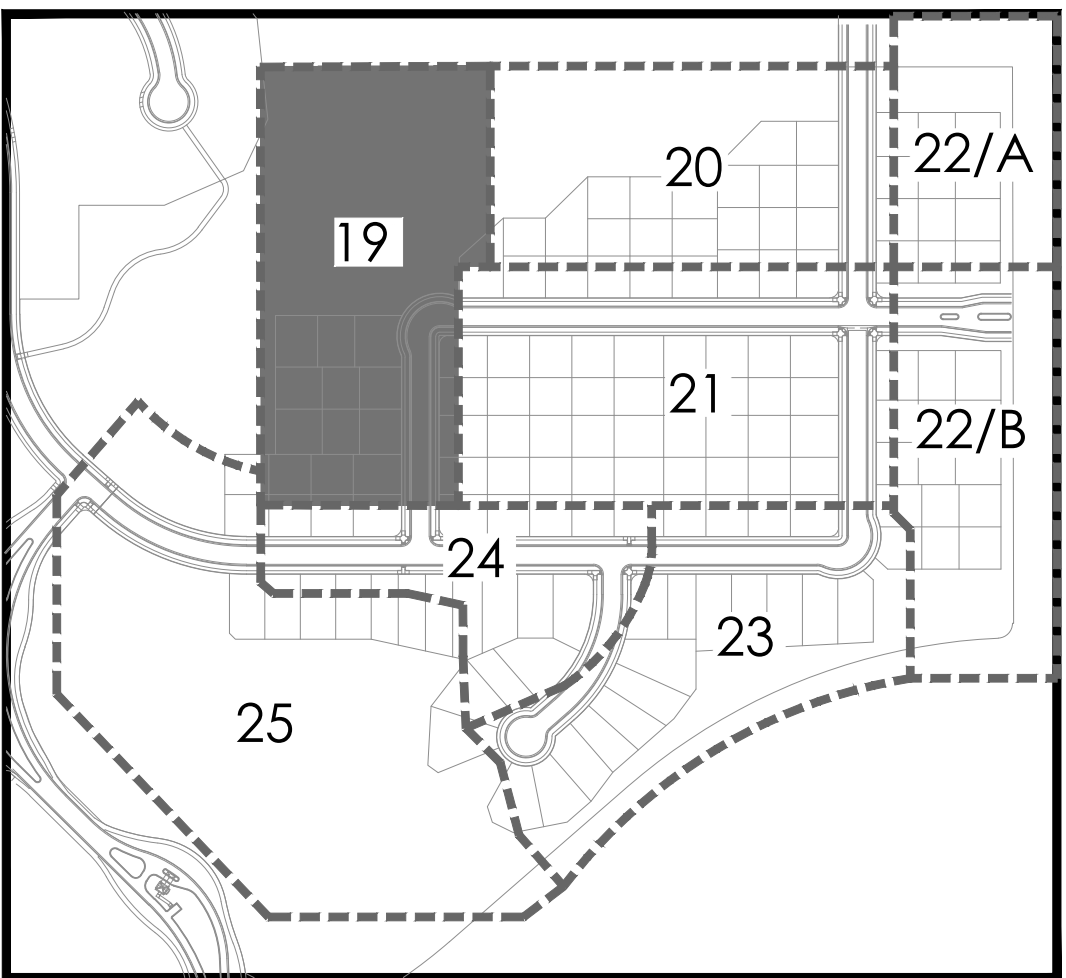
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DILLON COOK
10/6/2023 2:05 PM



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

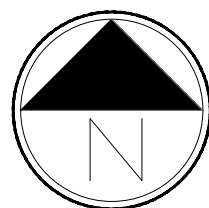


GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE PLAN
DATE: October 6, 2023

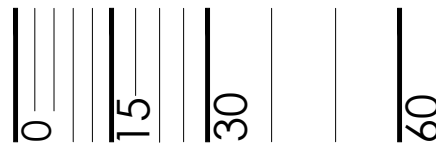
NOTES:

- 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"



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Denver, CO 80231
ph: 303.632.8867

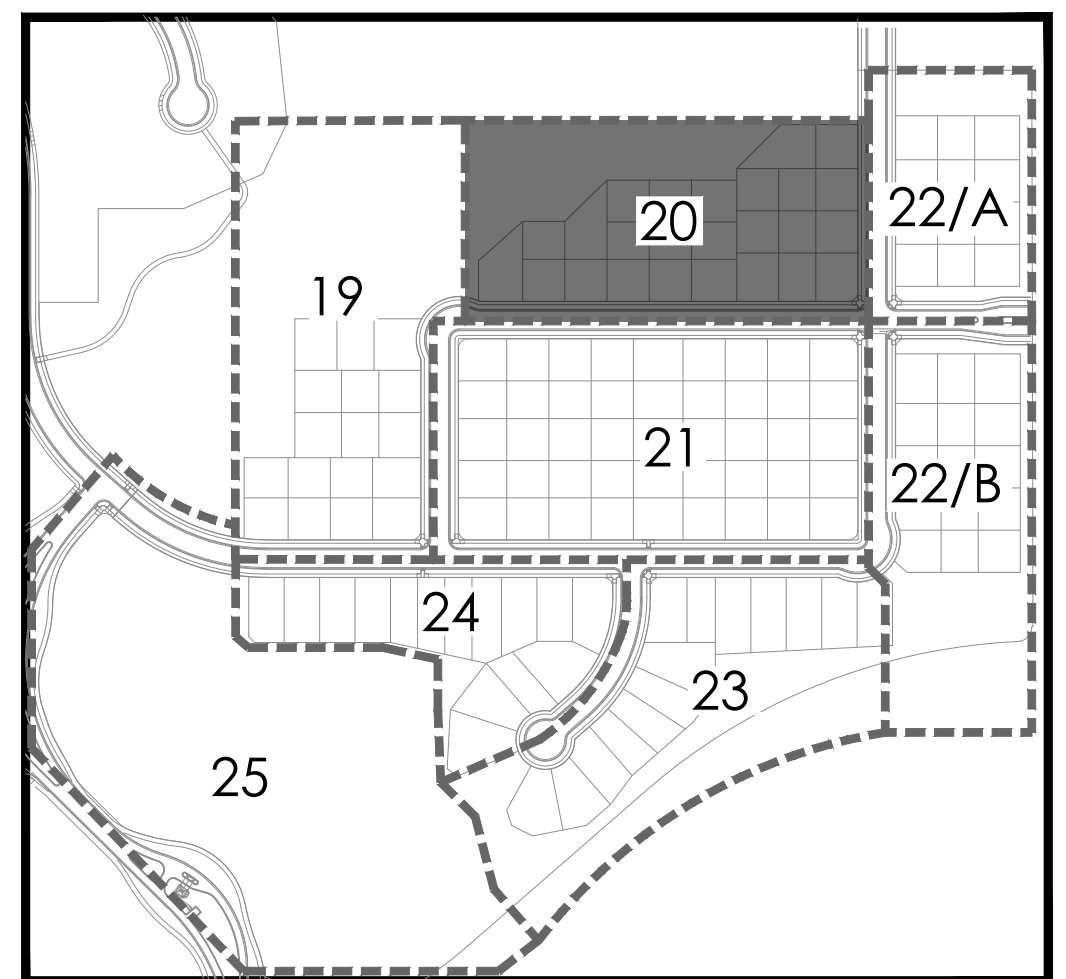
SHEET 19 OF 36

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT, FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 1\1.1-SHEETS\1-GVR-E_CSP-6_PREPLAT_LANDSCAPE-SHEETS.DWG
DILLON COOK
10/6/2023 2:05 PM

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
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G.E. = GAS EASEMENT A.F.E. = ACCESS & FIRE LANE EASEMENT

KEY MAP

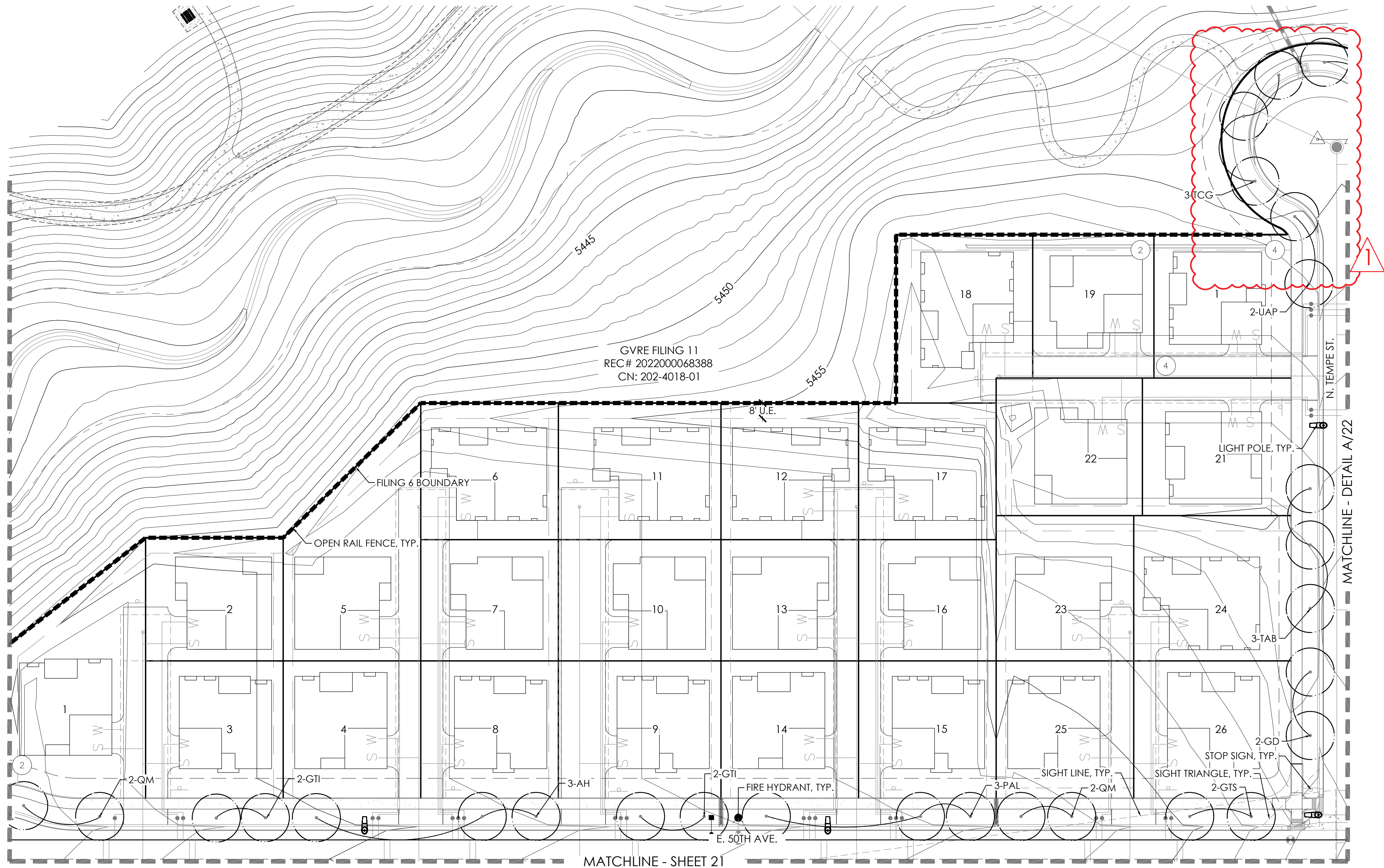


GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE PLAN
DATE: October 6, 2023



AMENDMENT 1

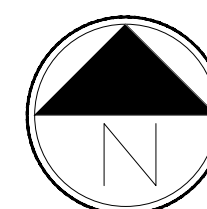
- TEMPE ST. CONNECTION TO FILING 17 REMOVED.
- LOT 20 ADJUSTED TO ACCOMMODATE CUL-DE-SAC ADDED.



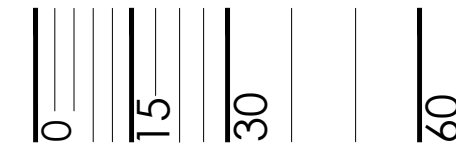
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NOT FOR CONSTRUCTION

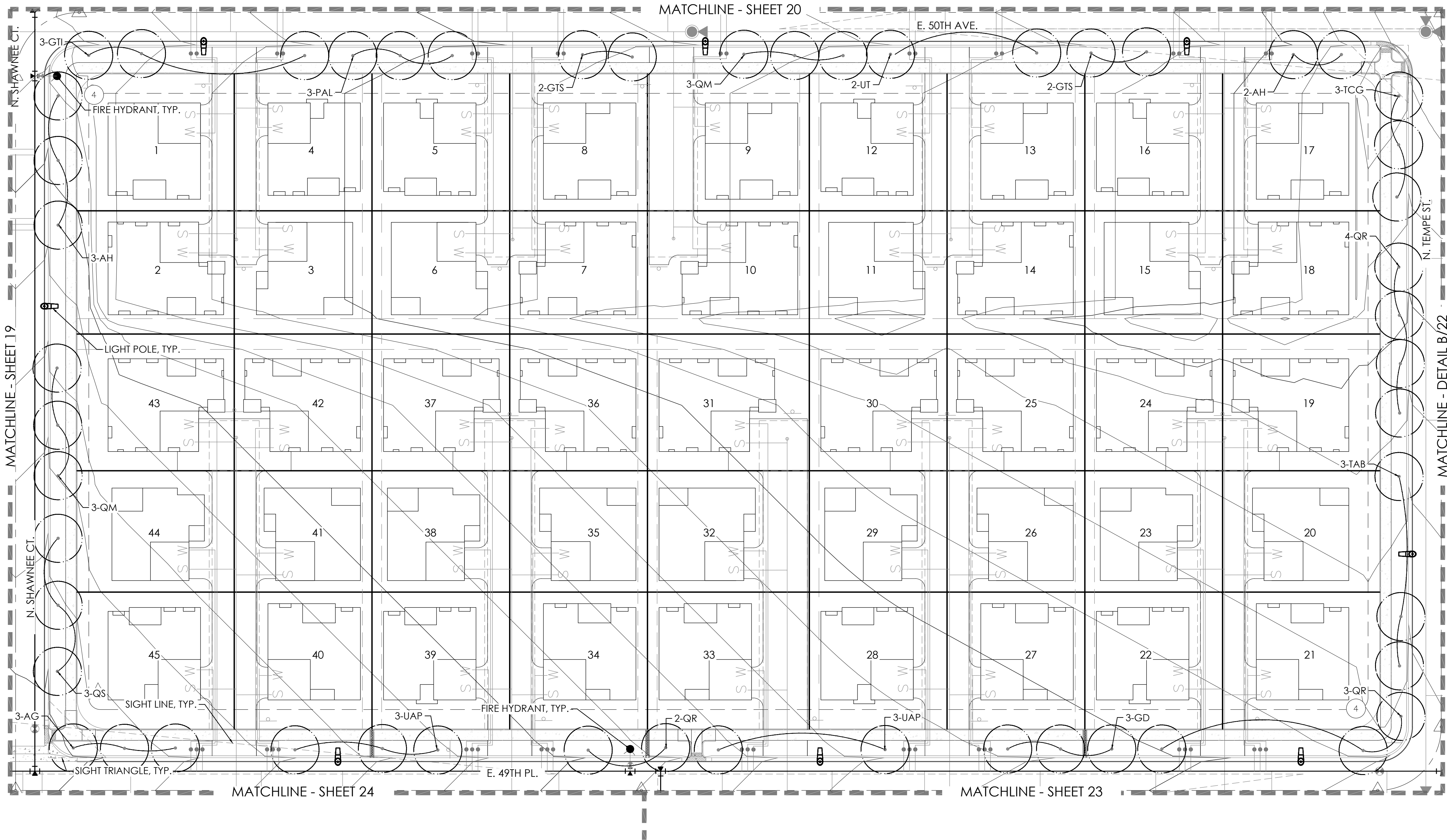


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SHEET 20 OF 36

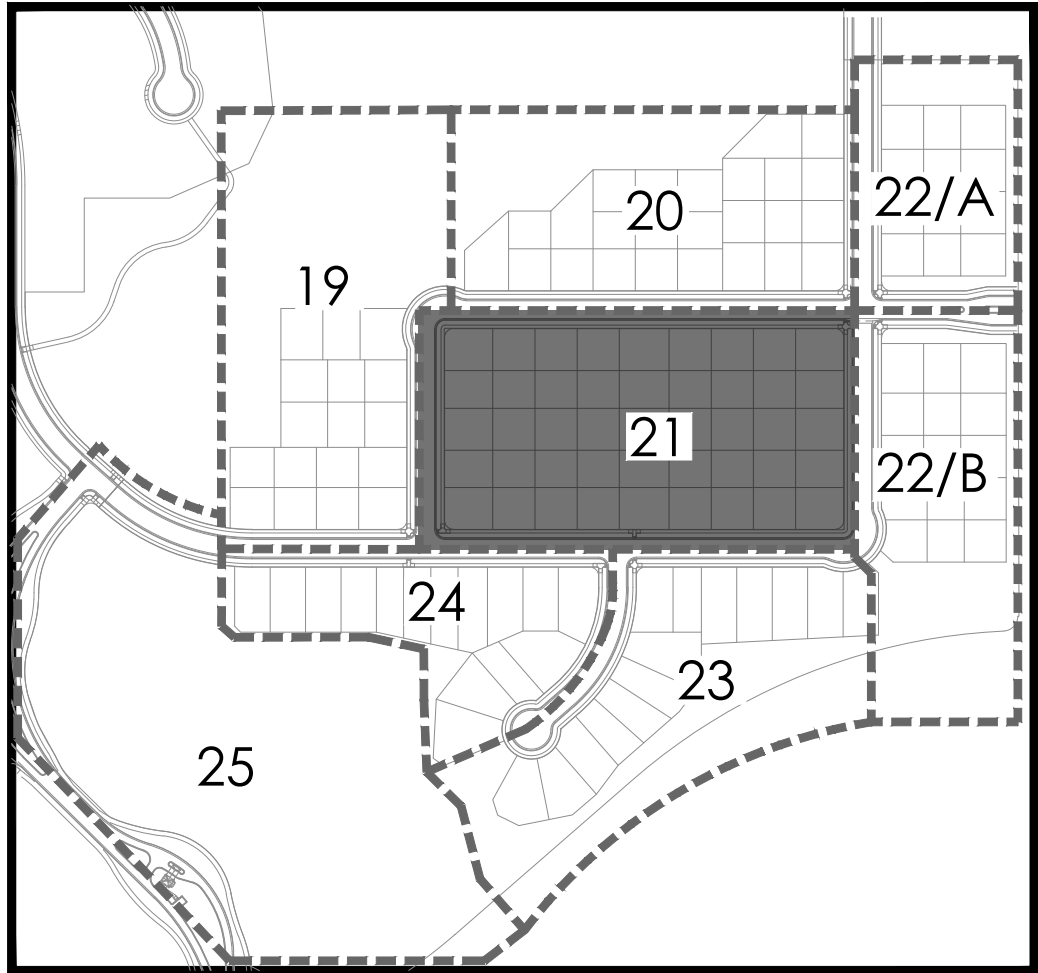
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LEGEND

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- SHRUBS
- IRRIGATED TURF MIX
- NATIVE SEED MIX
- ROCK MULCH
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SEE SHEET 27
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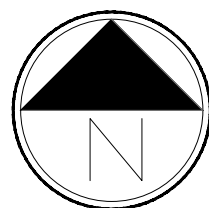
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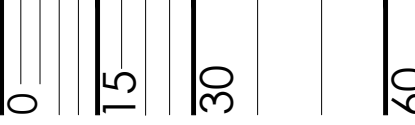
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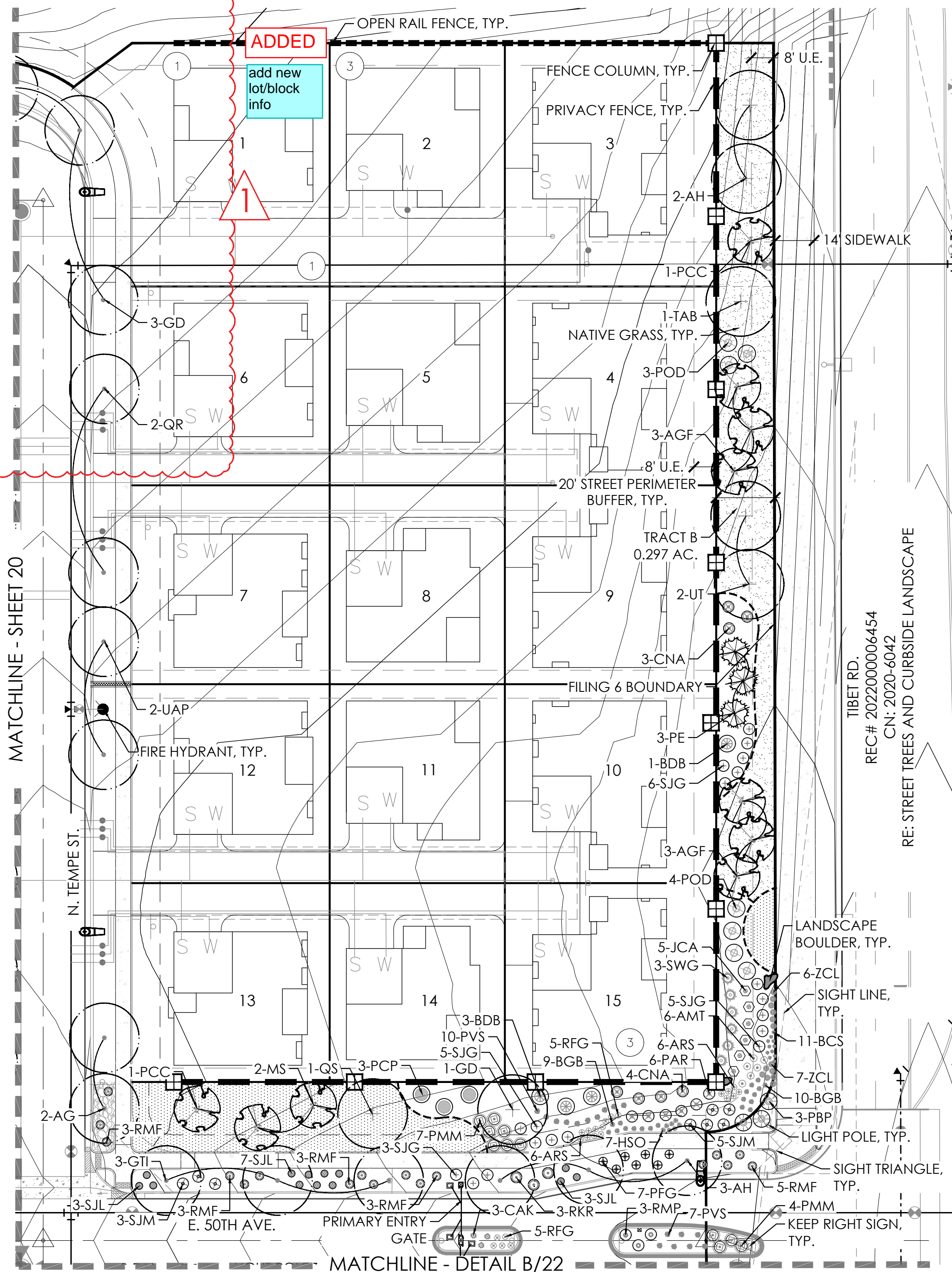
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SHEET 21 OF 36

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





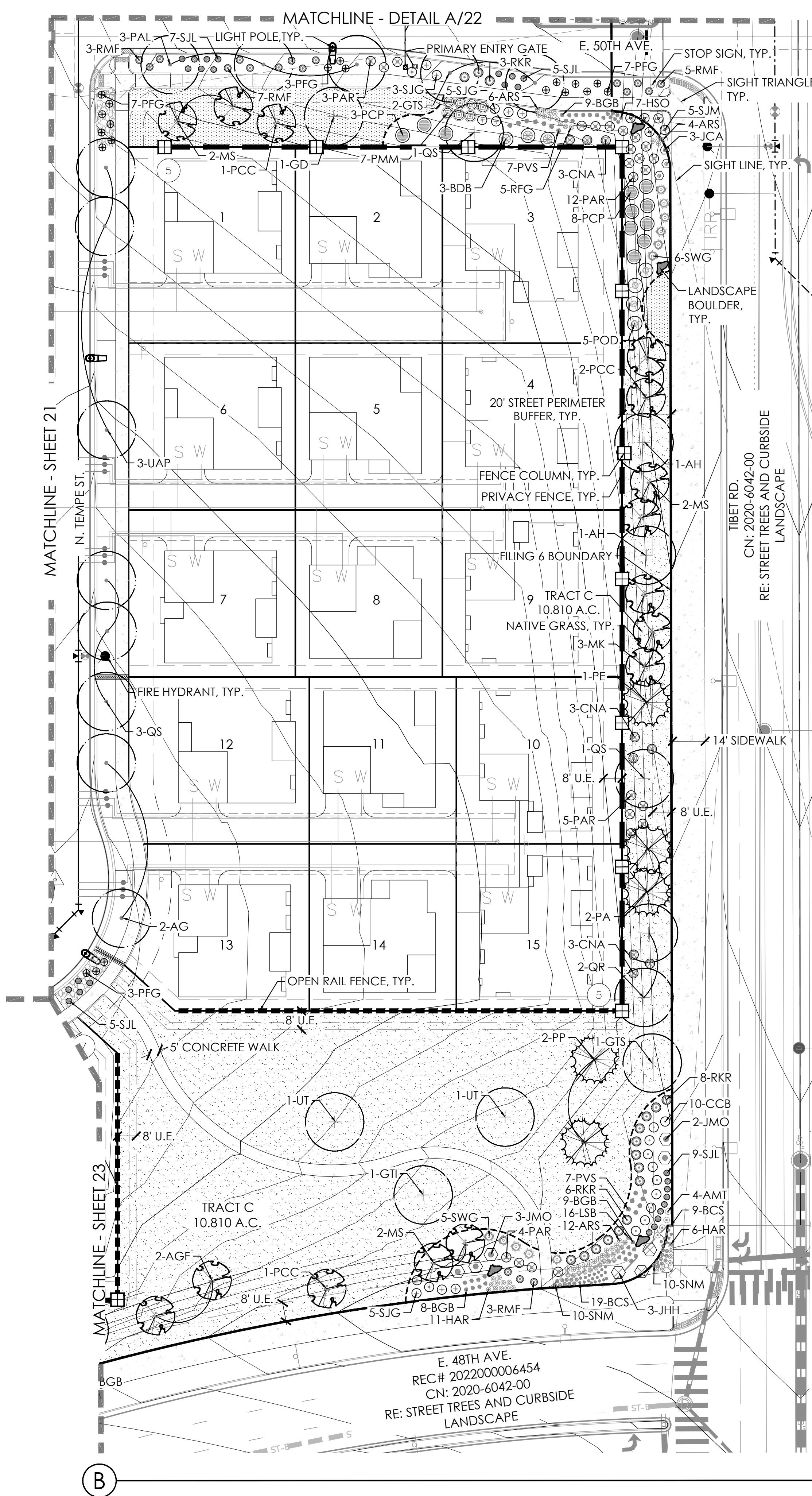
A



AMENDMENT 1
- LOT 1 ADJUSTED TO ACCOMMODATE CUL-DE-SAC

NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
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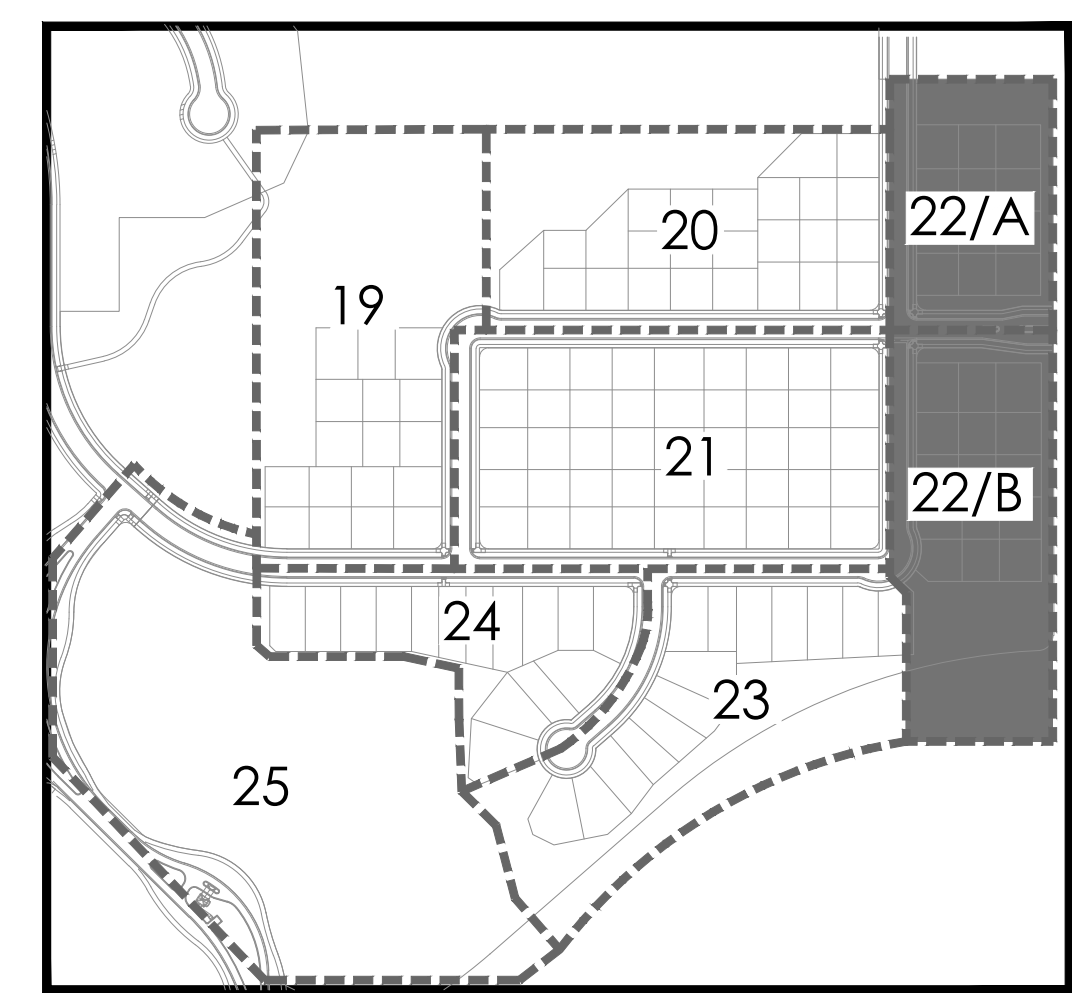


B

LEGEND

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- ORNAMENTAL TREE
- EVERGREEN TREE
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- ROCK MULCH
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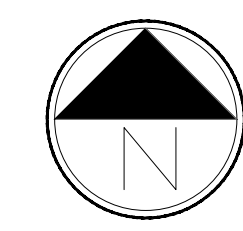
KEY MAP



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



Scale: 1"= 30'-0"

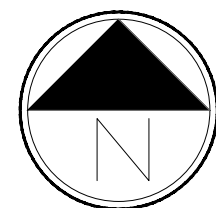


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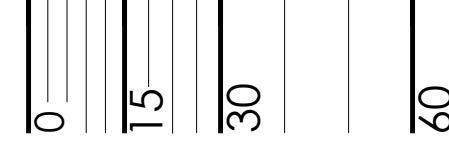
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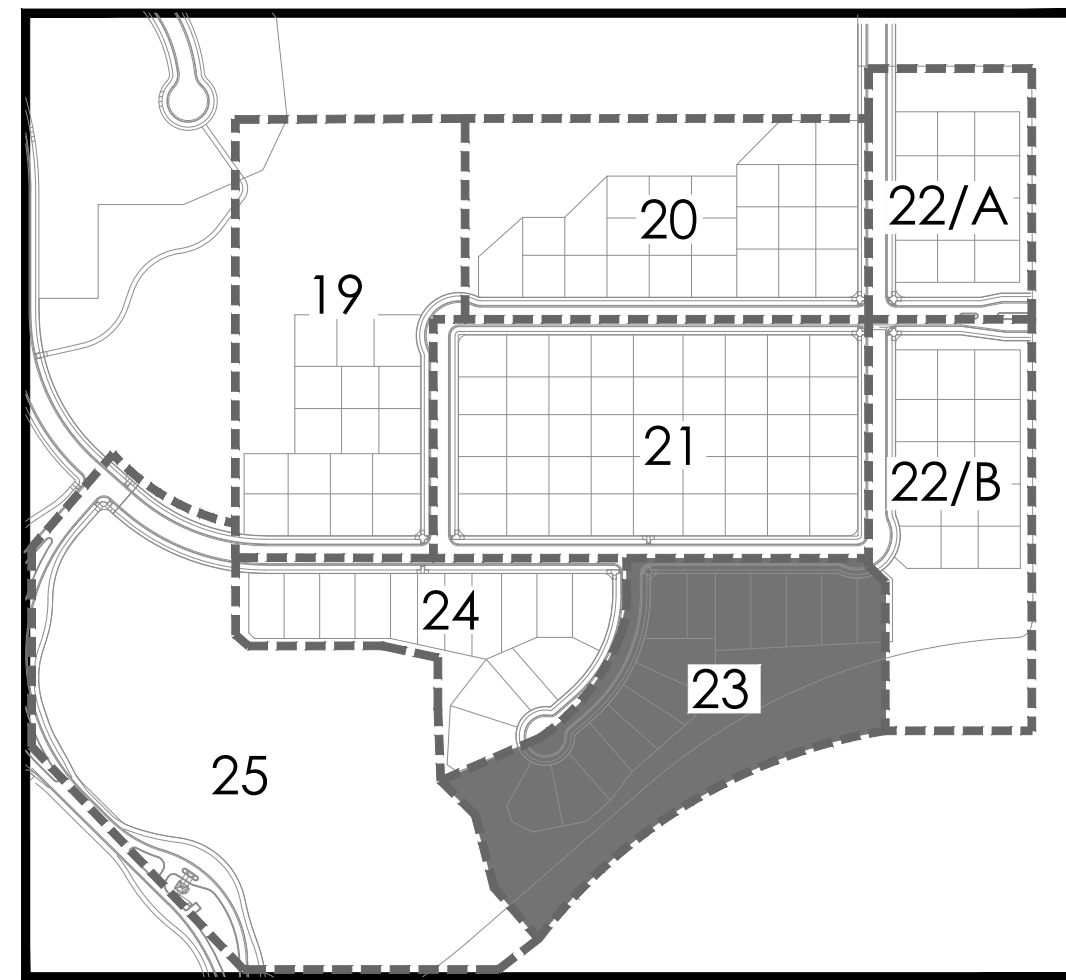


SHEET 23 OF 36

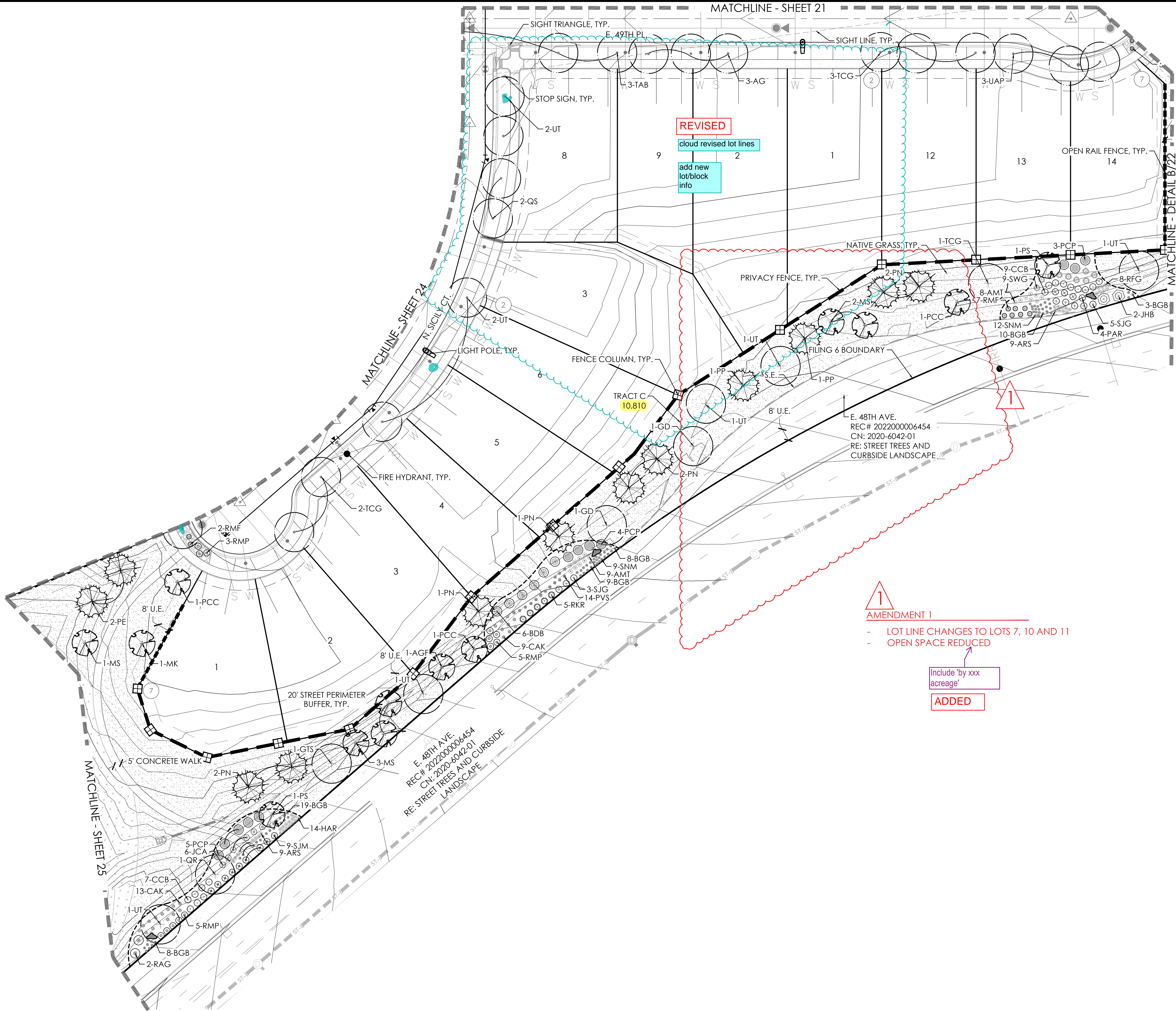
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KEY MAP



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

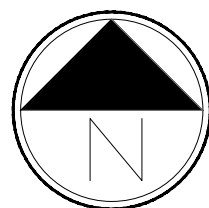


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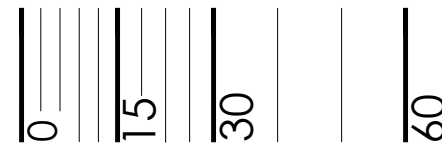
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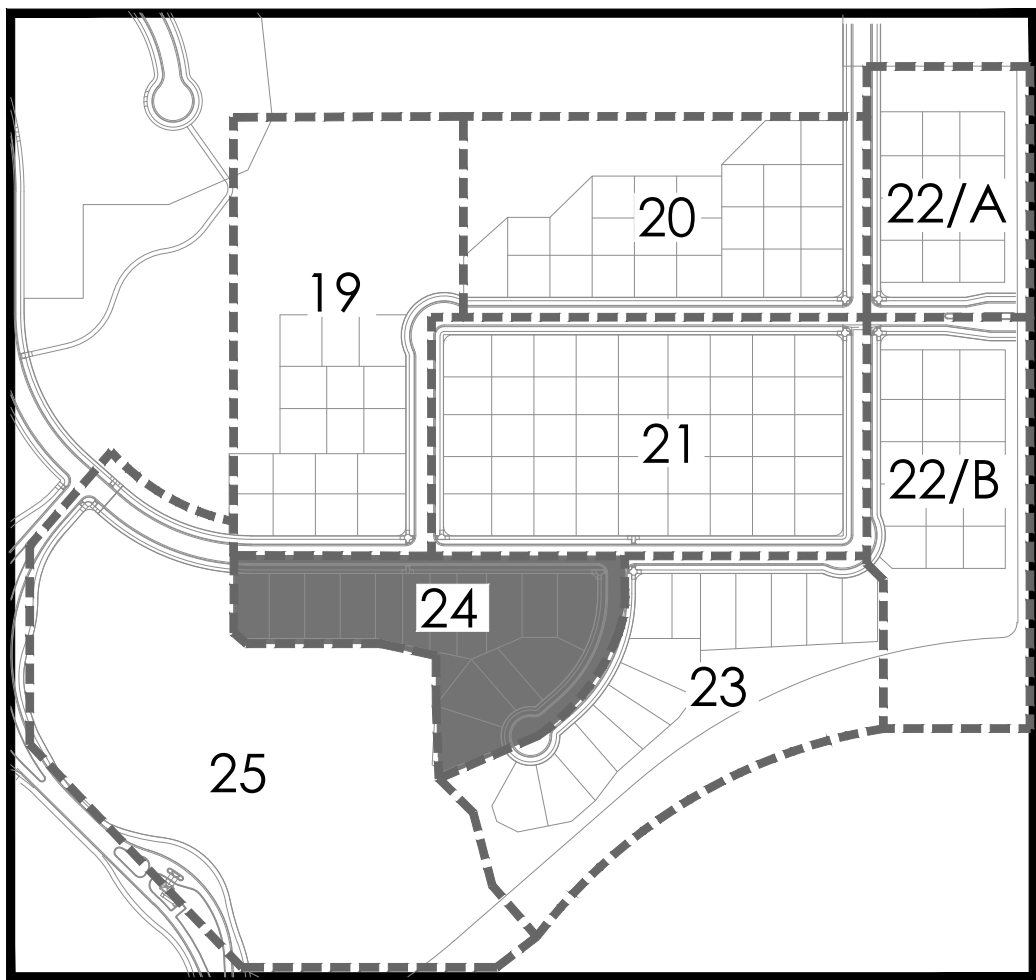


SHEET 24 OF 36

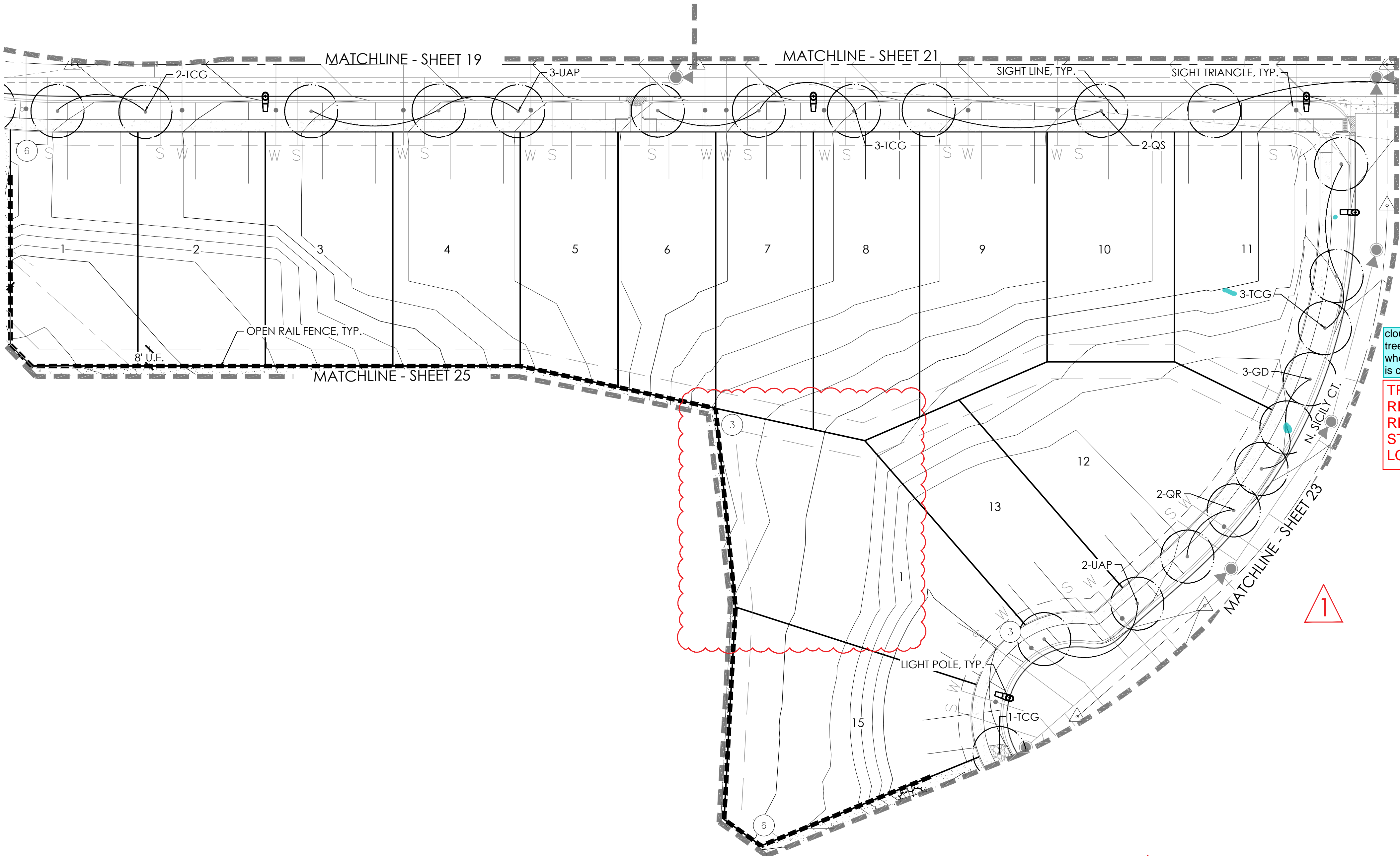
LEGEND

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KEY MAP



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



cloud street
tree changes
where quantity
is changed

TREE TOTALS
REMAINED THE SAME.
REVISED AROUND NEW
STREET LIGHT
LOCATIONS

1

AMENDMENT 1

- LOT 14 EXPANDED
- OPEN SPACE REDUCED

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10/6/2023 2:05 PM

12' ALL WEATHER SURFACE
MAINTENANCE PATH

Maintenance access?

ADDED

update to
match site plan
sheets.
Cloud all
revised areas

ADDED

TRACT C
10.810 A.C.

REVISED

did these areas
change? Cobble on
approved plans

ADDED

EXISTING MAINTENANCE
ACCESS
add symbol

1

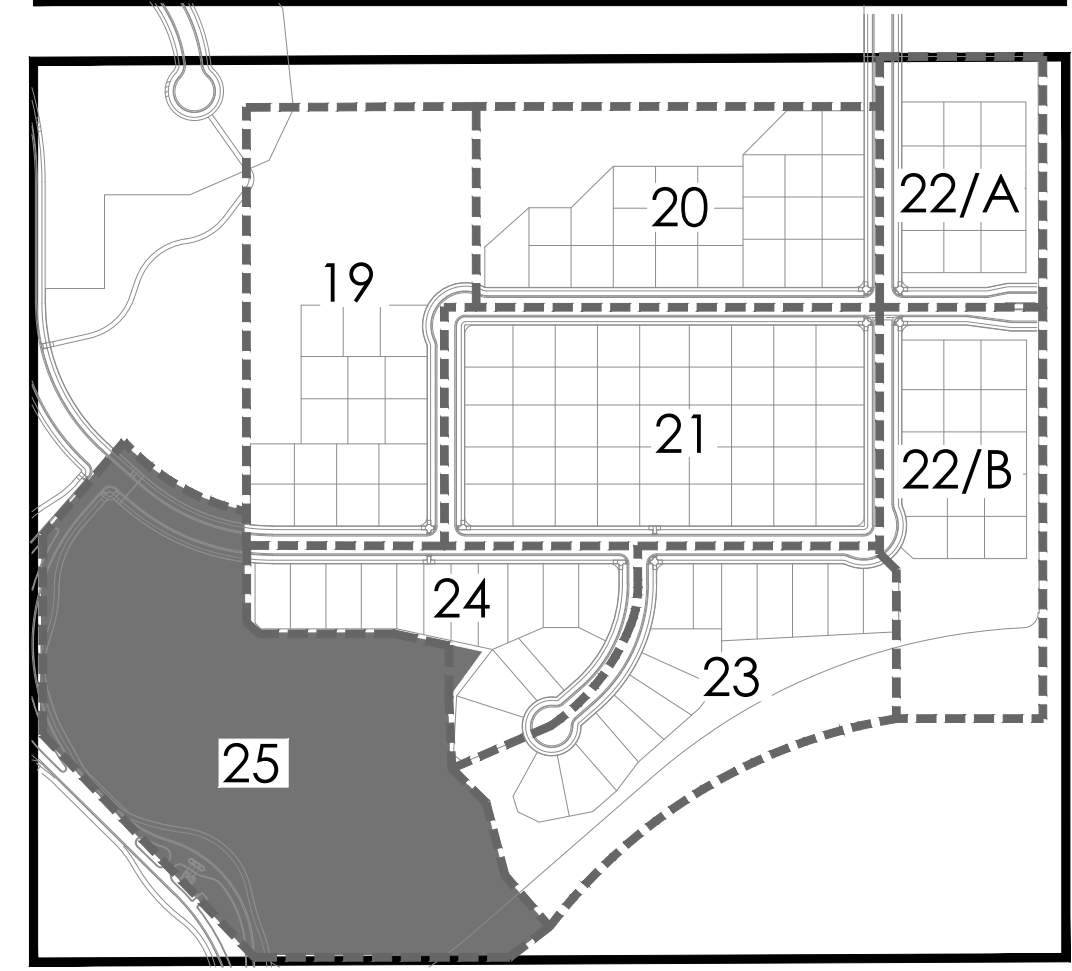
AMENDMENT 1

- LOT 14 EXPANDED
- OPEN SPACE REDUCED

LEGEND

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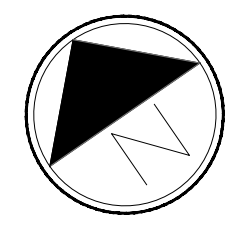
KEY MAP



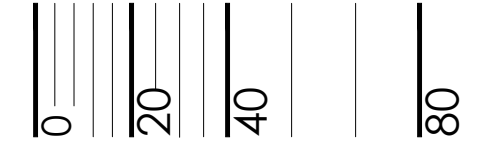
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NOT FOR CONSTRUCTION



Scale: 1"= 40'-0"

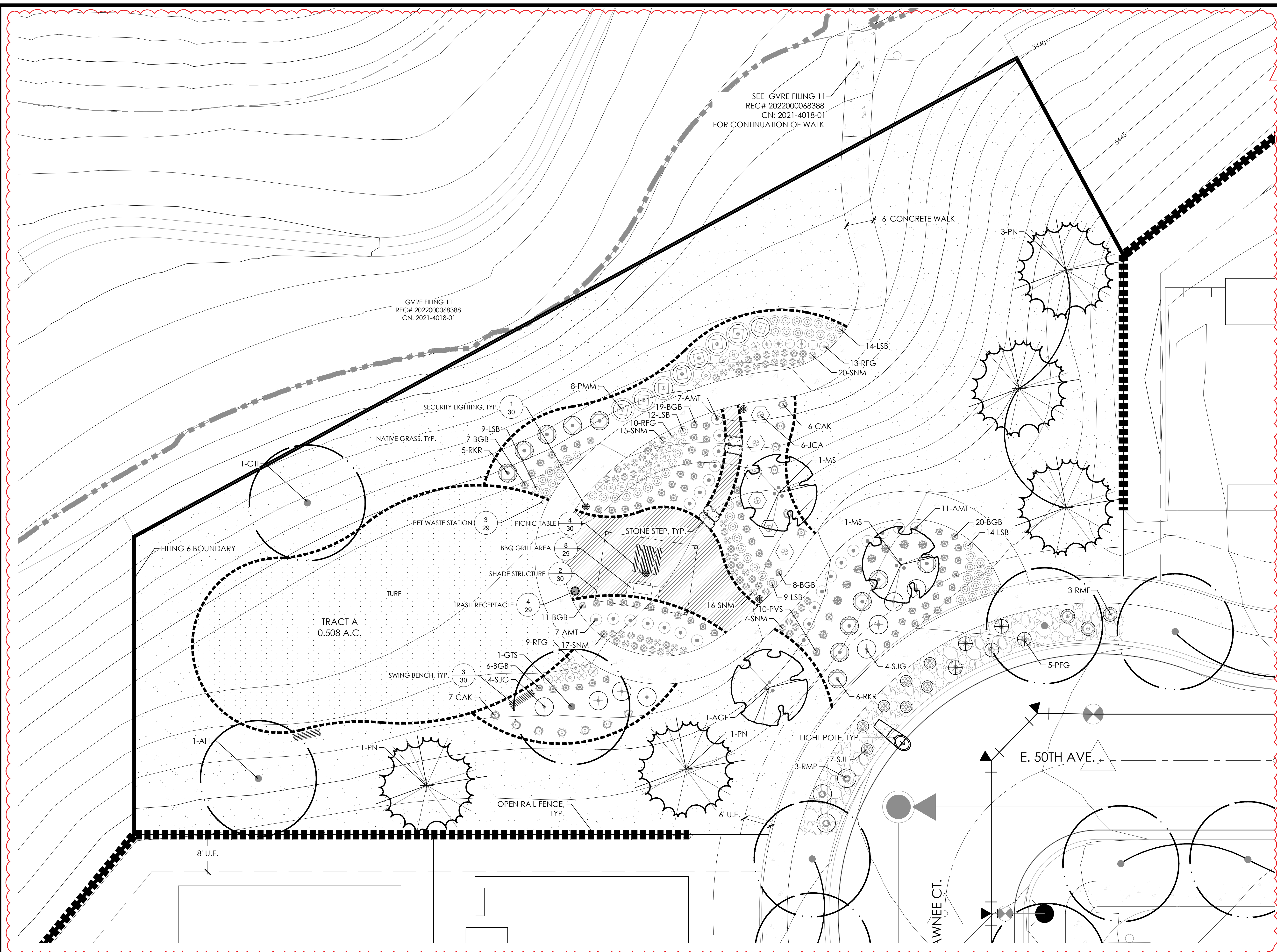


SHEET 25 OF 36

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

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Denver, CO 80231
ph: 303.632.8867

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10/6/2023 2:05 PM

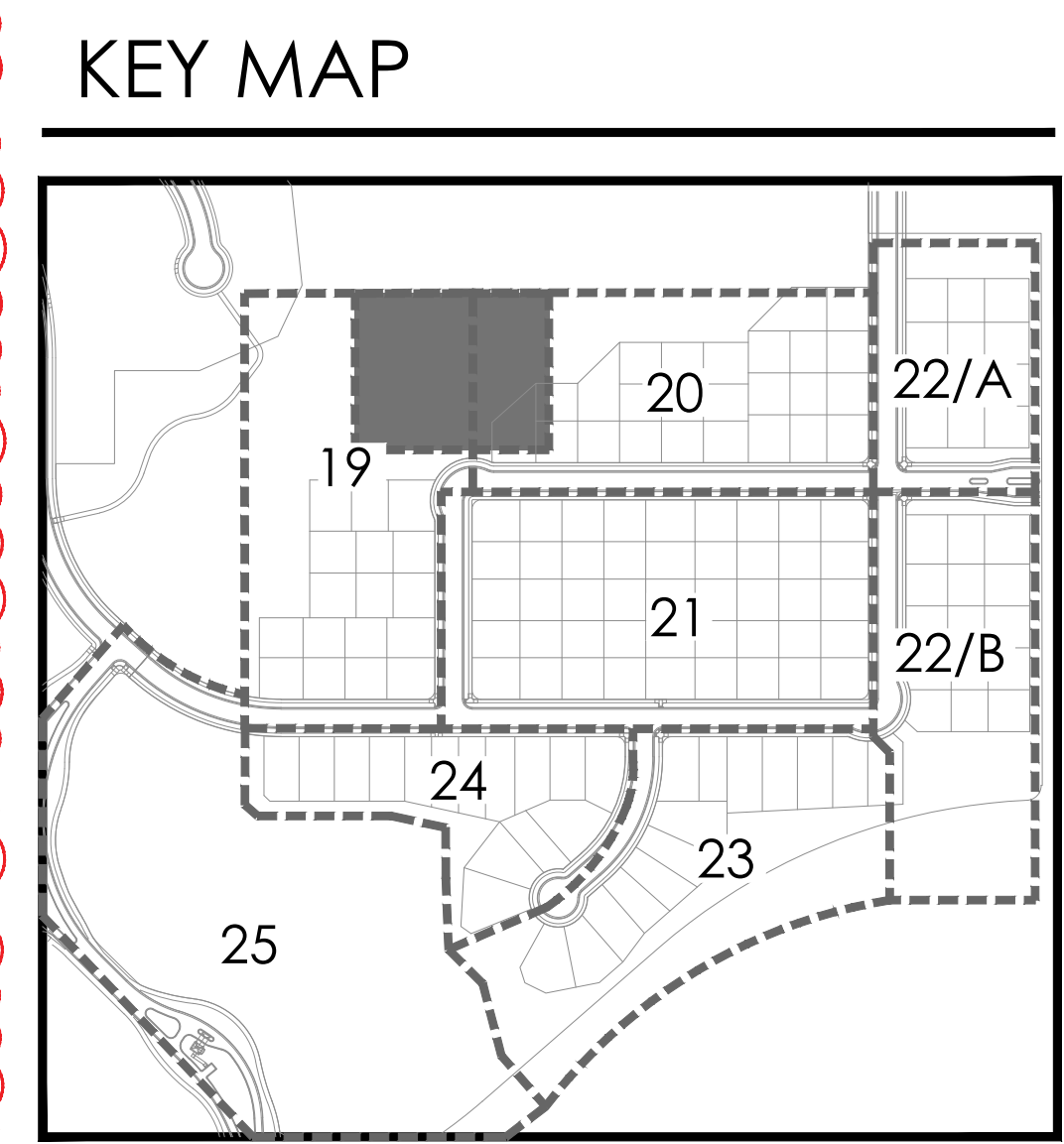


LEGEND

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- SHRUBS
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- NATIVE SEED MIX
- CONCRETE WALK
- CRUSHER FINES
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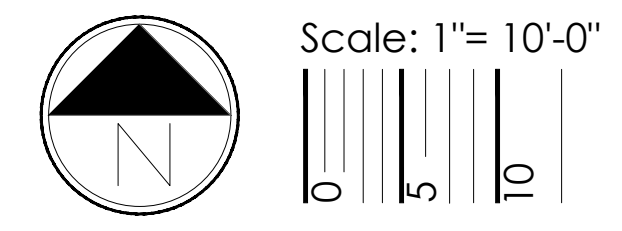
AMENDMENT 1
GRADING REVISED AND LANDSCAPE
RETAINING WALL REMOVED

U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
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10/8/2023 2:05 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

11/2.5" CAL. TREE = [12]5 GAL. SHRUBS, [1]5 GAL. SHRUB = [3]1 GAL. GRASSES
[1] 6" HT or 2" CAL. TREE = [10]5 GAL. SHRUBS, [1]5 GAL. SHRUB = [3]1 GAL. SHRUB
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

Can you specify the total acreage for PROS open space that was reduced? Either here, in the amendment triangle labels or via the letter of intro.

ADDED TO AMENDMENT TEXT

these are the only lines that changed

REVISED

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)	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1 GAL)*
TRACT C (E. 48TH AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	890	20'	20'	23	40	223
TRACT C (TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	500	20'	20'	13	25	125
TRACT B (TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	373	20'	20'	10	15	93
TOTALS		1,763			46	80	441

NOTE: [1]2.5" CAL. TREE = [12]5 GAL. SHRUBS, [1]5 GAL. SHRUB = [3]1 GAL. GRASSES
NOTE: [1] 6" HT or 2" CAL. TREE = [10]5 GAL. SHRUBS, [1]5 GAL. SHRUB = [3]1 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	1,418	36	36
E. 49TH PL.	1 TREE/40 LF	1,857	47	54
N. SICILY CT.	1 TREE/40 LF	567	15	17
TOTAL		6,348	162	171

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

NATIVE SEED AREAS: MIXTURE 2- MID-GRASS PRAIRIE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
4	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
6	BOUTELOUA CURTINPENDULA 'BUTTE'	SIDEOATS 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	SILKY 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)

all of these counts have changed. Only Tempe changed and there are no clouds to indicate the landscape changes noted in this table

TABLE UPDATED. REQUIRED TREE COUNTS REMAINED THE SAME ALONG WITH LENGTHS.

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

DETENTION POND AND BANK AREAS: MIXURE 7- UPLAND DRAINAGE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
1.5	BUCHLOE DACTYLOIDES	BUFFALOGRASS, NATIVE
0.25	CAREX NEBRASCENSIS	NEBRASKA SEDGE, NATIVE *
1	DISTICHLIS STRICTA	INLAND SALTGRASS, NATIVE
0.25	JUNILUS BALTICUS	BALTIC RUSH, NATIVE*
1	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
1	PASCOPYRIUM SCOPARIUM	WESTERN WHEATGRASS, ARIBA*
2	PANICUM VIRGATUM	SWITCHGRASS, BLACKWELL*
TOTAL:12		
OPTIONAL WILDFLOWERS		
4	ASCLEPIAS SPECIOSA	SHOWY MILKWEED, NATIVE
4	HELIANTHUS NUTTALLI	NUTTALL'S SUNFLOWER, NATIVE
4	VERBENA HASTATE	BLUE VERAIN, NATIVE

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 12 PLS#/ACRE RATE.
**1/4 LBS/ACRE MIN ORDER PER WILDFLOWER SPECIES

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 OPULIFOLIUS 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 'HADELN', 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	AD	AESULUS GLABRA	BUCKEYE, OHIO	2.5' CAL	B&B	L-M
16	AH	AESULUS HIPPOCASTANUM 'BAUMANNII'	HORSECHESTNUT, BAUMANNII	2.5' CAL	B&B	L-M
16	GD	GYMNOCLADUS DIOICUS '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
13	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	CS	QUERCUS INCOLOR	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' HT.	B&B	L-M
5	ATH	ACER TARTARIUM '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
16	PN	PINUS NIGRA	PINE, AUSTRIAN	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	BUTDELLA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
26	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
38	CNA	CHRYSOTHAMNUS 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	PLUM, PURPLE LEAF	PLUM, PURPLE LEAF	#5	CONT.	L-M
30	PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA	#5	CONT.	L
11	POD	PHYSOCARPUS OPULIFOLIUS 'DIAOLO'	DIABOLO NINEBARK	#5	CONT.	L
2	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
36	RBR	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 'GOLD FLAME'	SPIRAEA, GOLD FLAME	#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	RUDBECKIA 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	SIDEOATS GRAMA GRASS	#1	CONT.	L
173	BGB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1	CONT.	L
39	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 'MERSCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

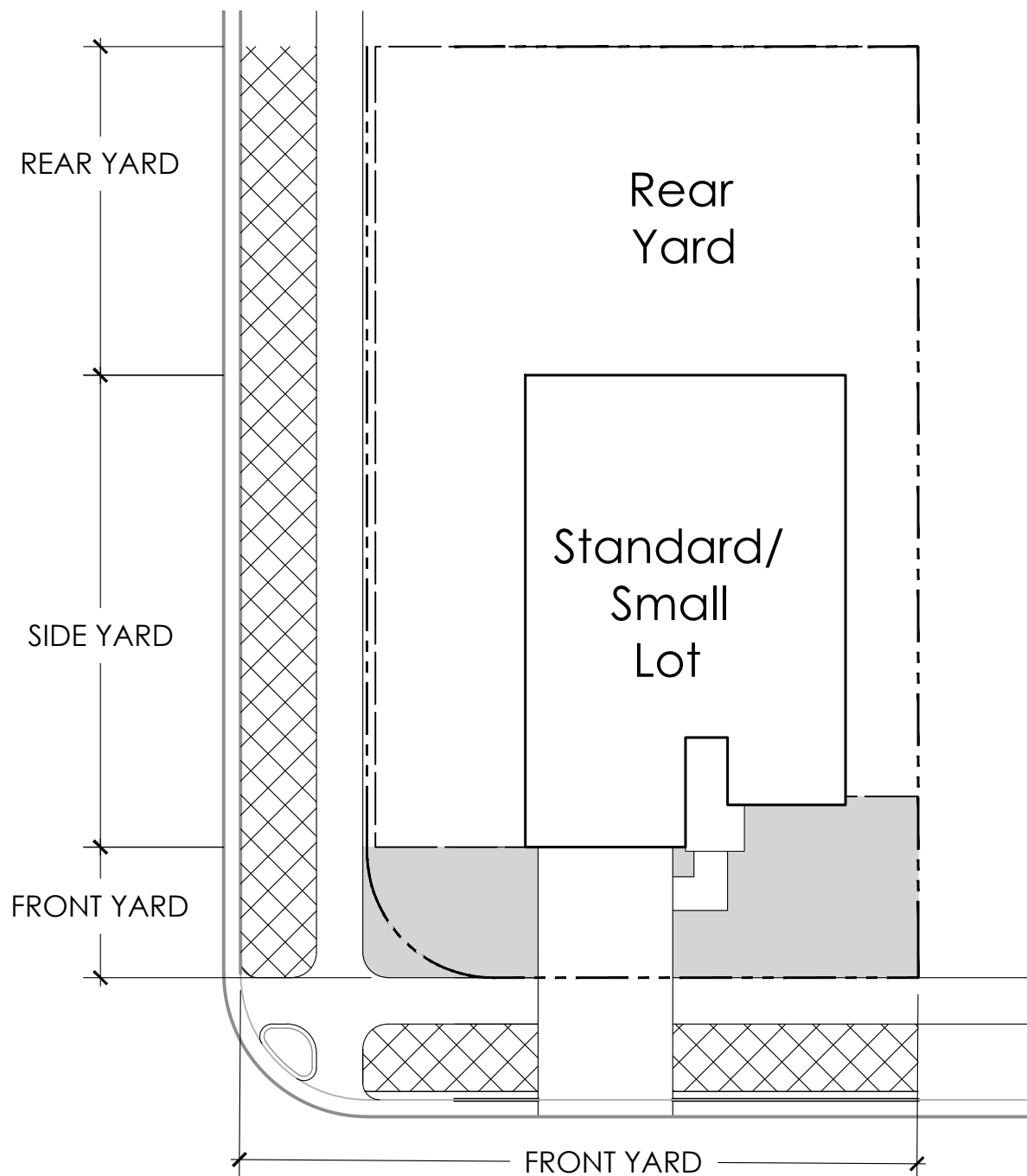
CITY OF AURORA PROS SEED MIXTURE 1- SHORT GRASS PRAIRIE SEED MIX

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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPE 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 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. 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 DOWNGO TYP.

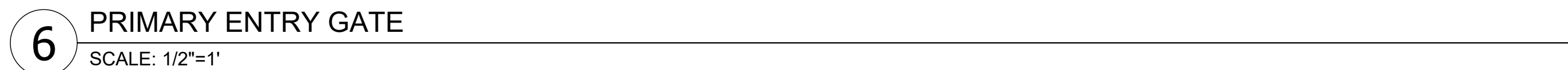
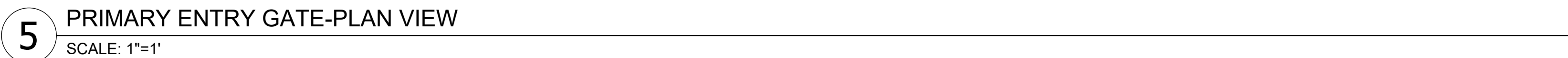
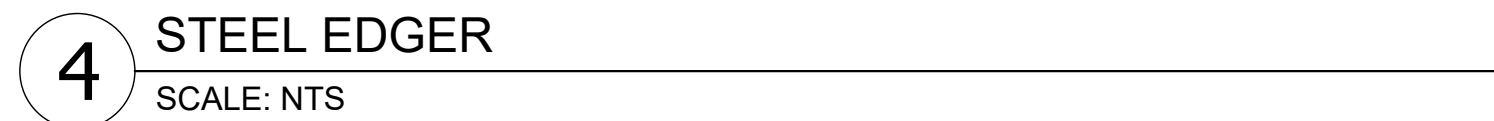


LEGEND

- Front/Side Yard Landscape
 - Rear Yard Landscape
 - Curbside Landscape
 - Property Line
 - Privacy Fence
- NOTE:
1. SEE WATER WISE LANDSCAPE REQUIREMENTS SHEET 32-36
2. FENCE SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.

SINGLE FAMILY LS AREAS

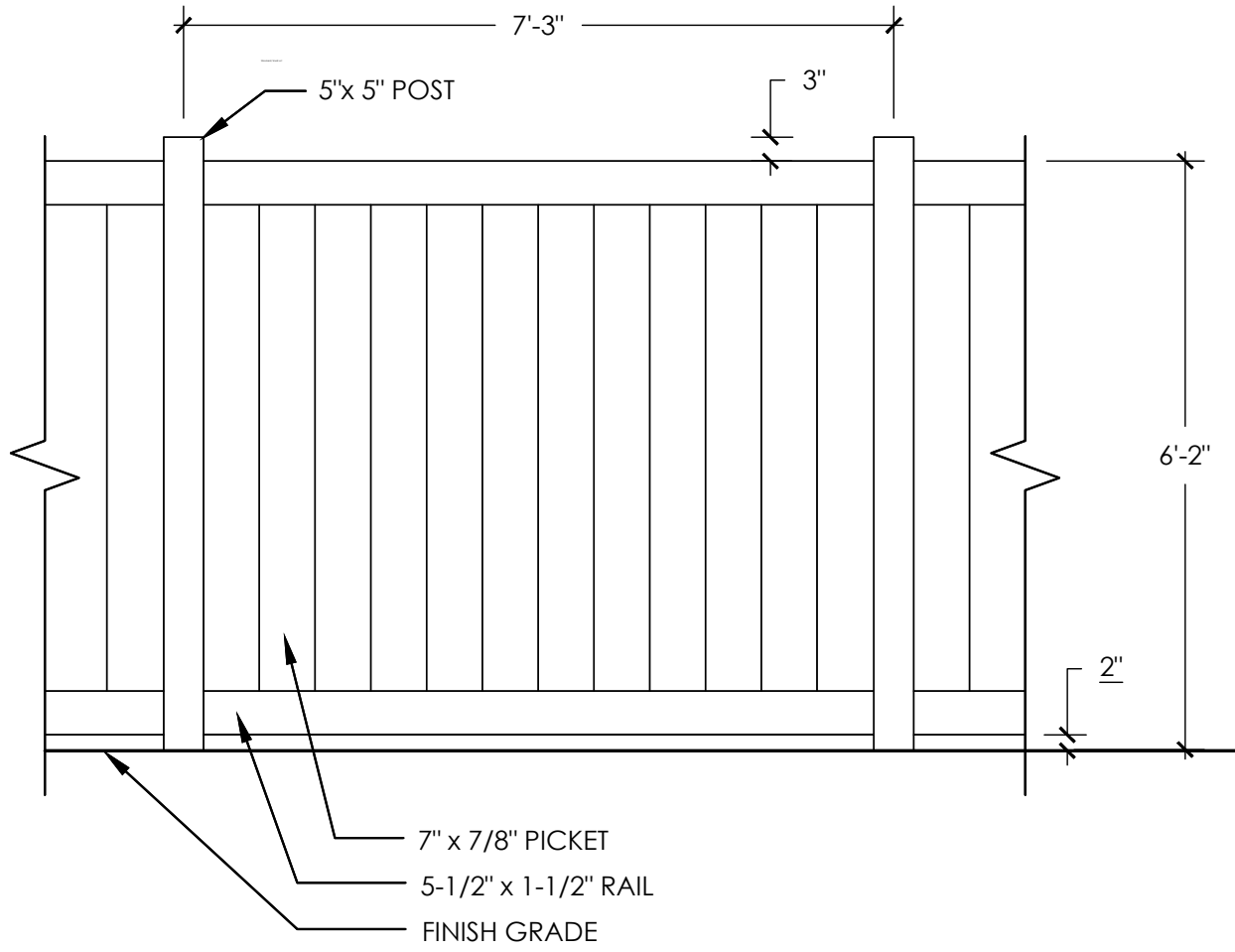
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DILLON COOK
10/6/2023 2:05 PM



**terraccina
design**
10200 E. Girard Ave, A-31
Denver, CO 80231
ph: 303.632.8867

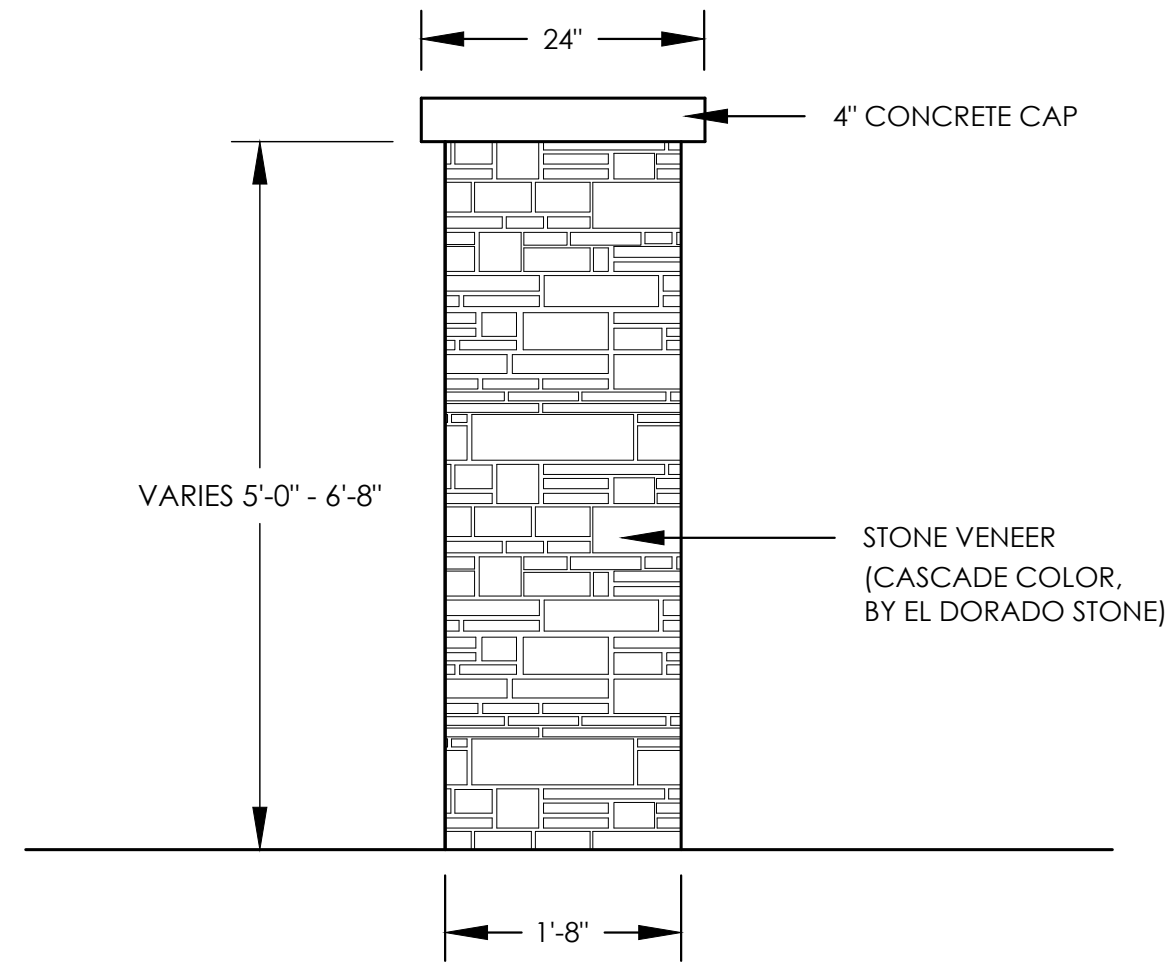
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10/6/2023 2:05 PM
DILLON COOK

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



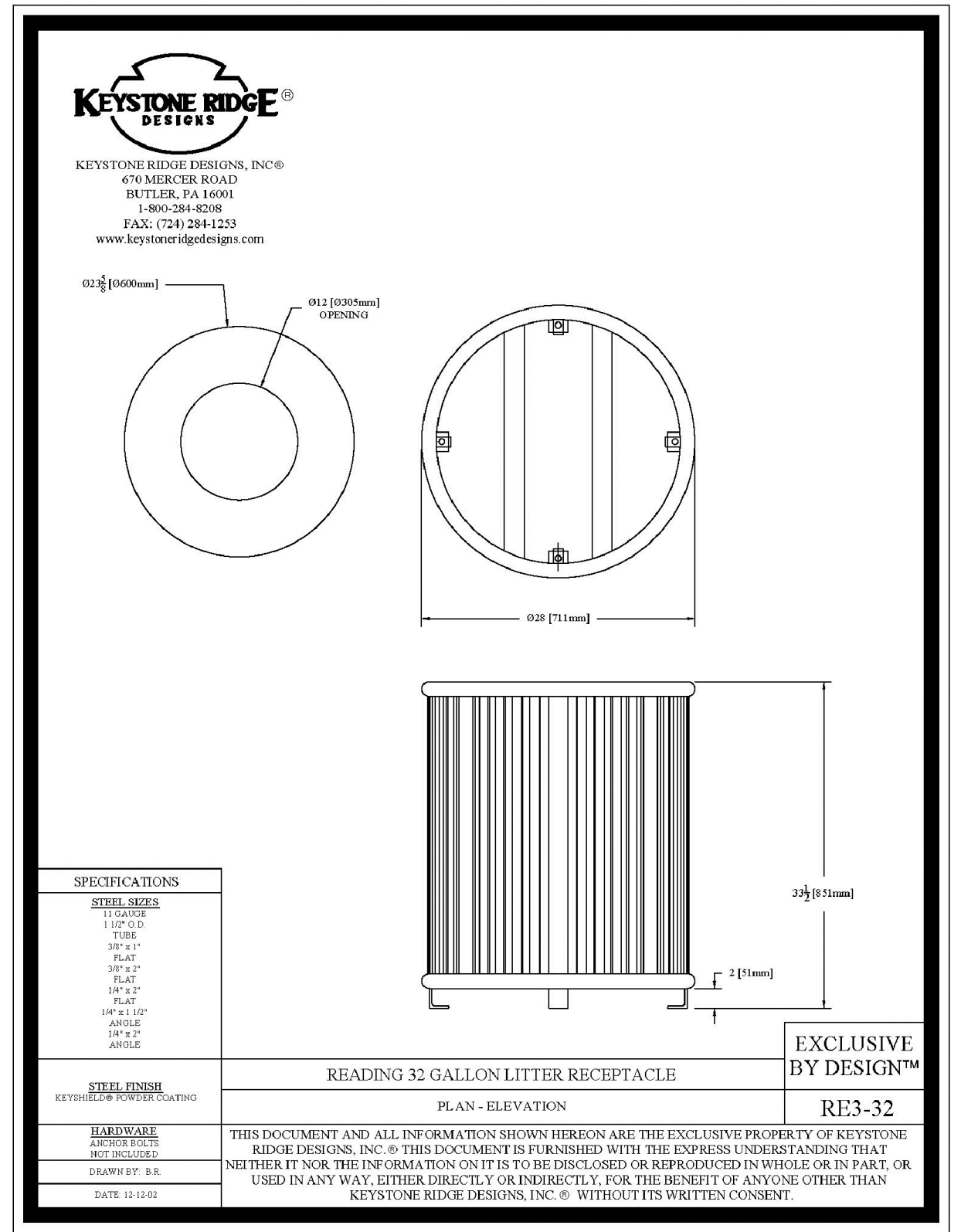
NOTE:

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'

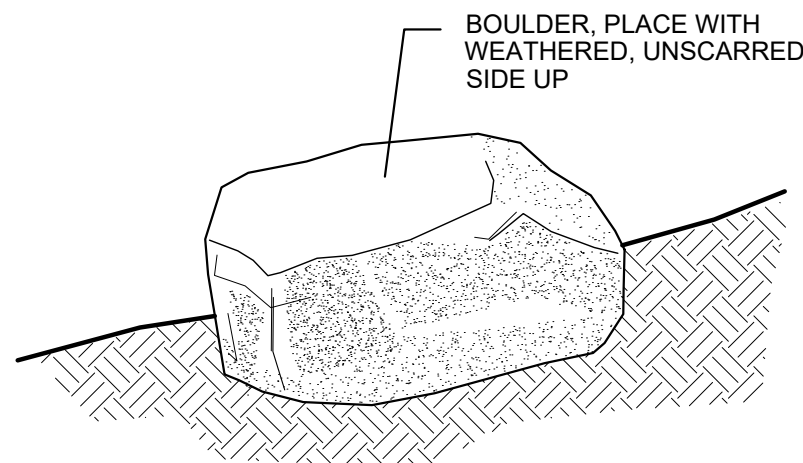
3 PET WASTE STATION

SCALE: 3/4"=1'

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

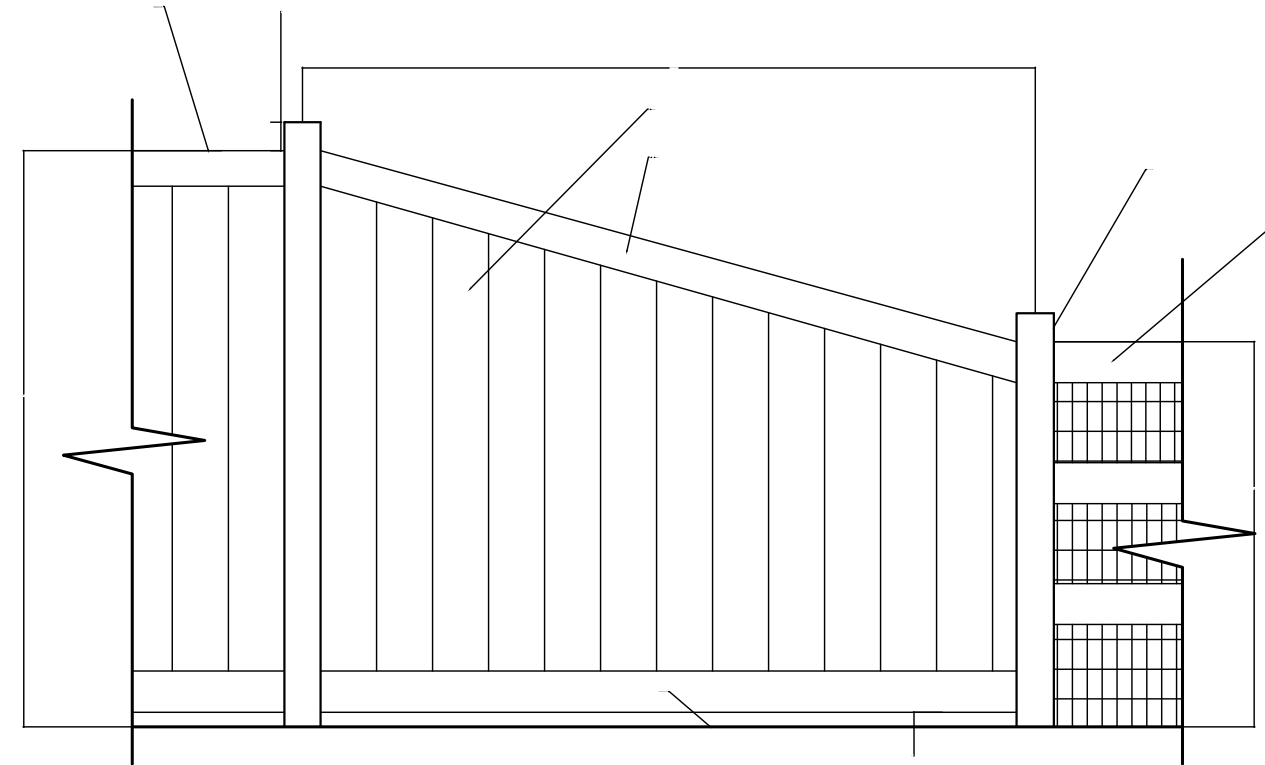
4 TRASH RECEPTACLE

SCALE: NTS



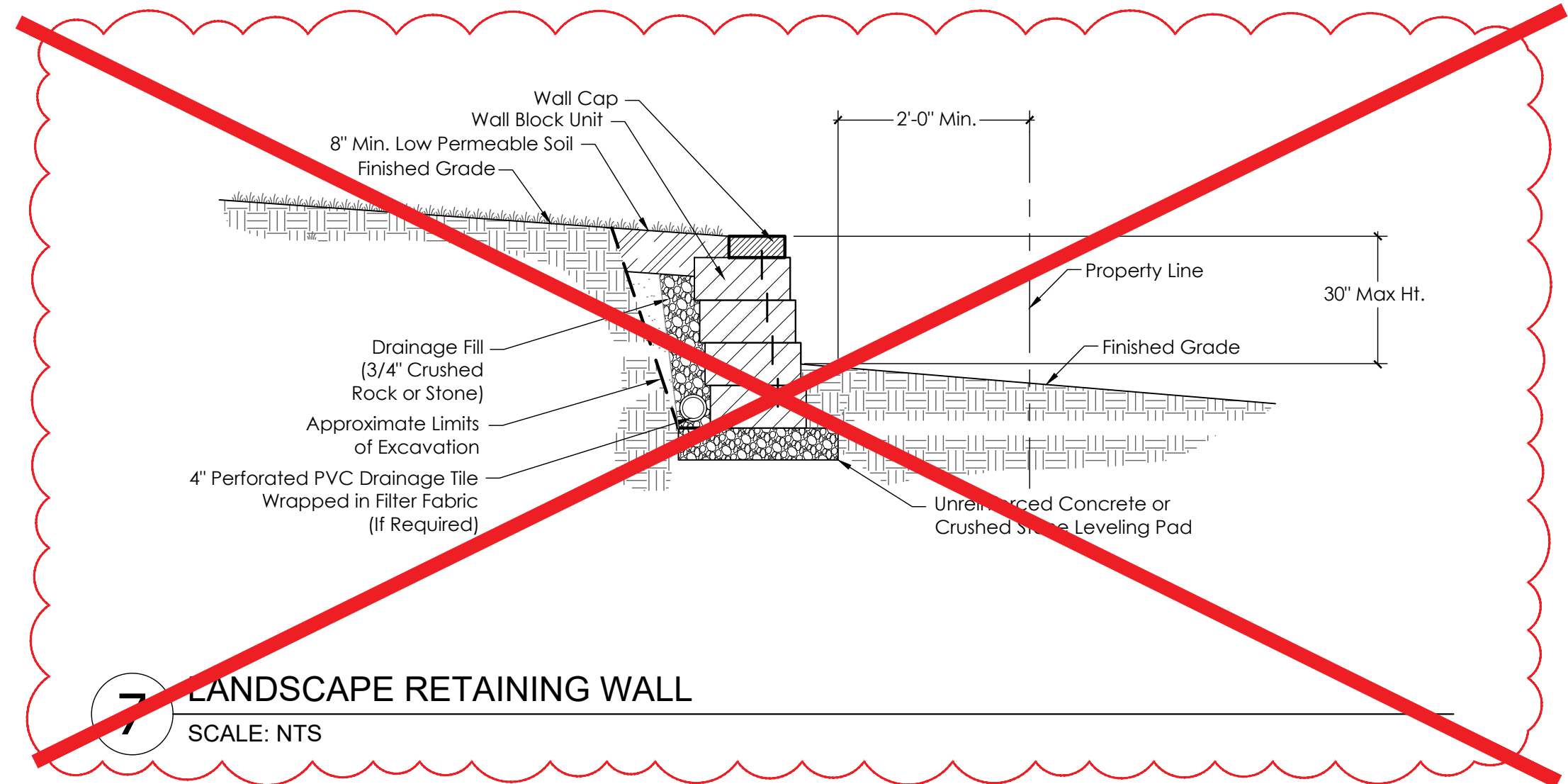
NOTES

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

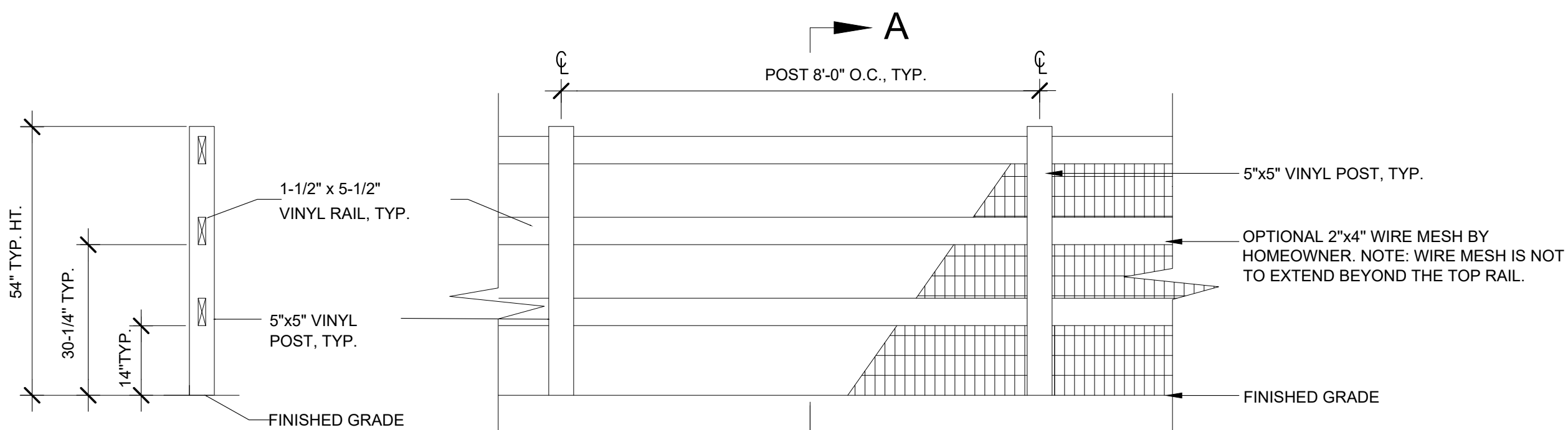
SCALE: NTS

6 FENCE TRANSITION DETAIL

SCALE: 1/2"=1'

7 LANDSCAPE RETAINING WALL

SCALE: NTS



NOTE:

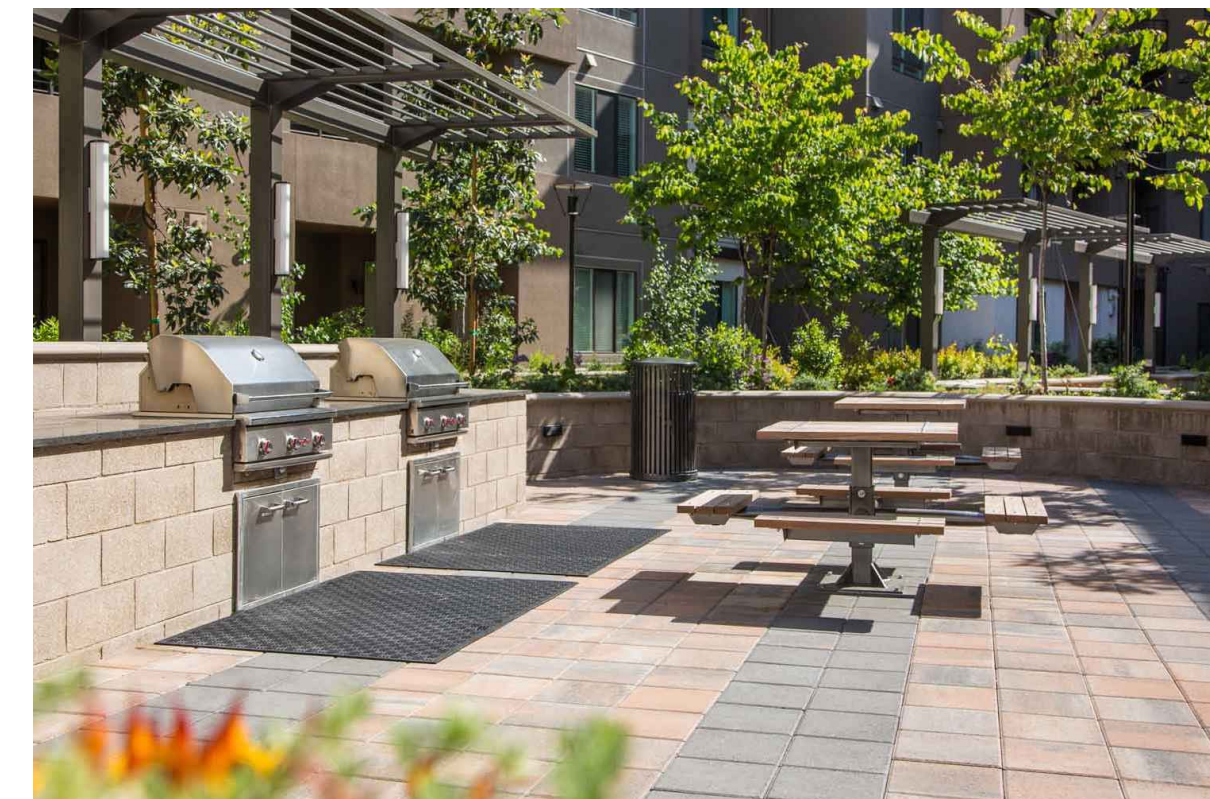
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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

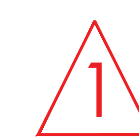
8 OPEN RAIL FENCE

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: October 6, 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

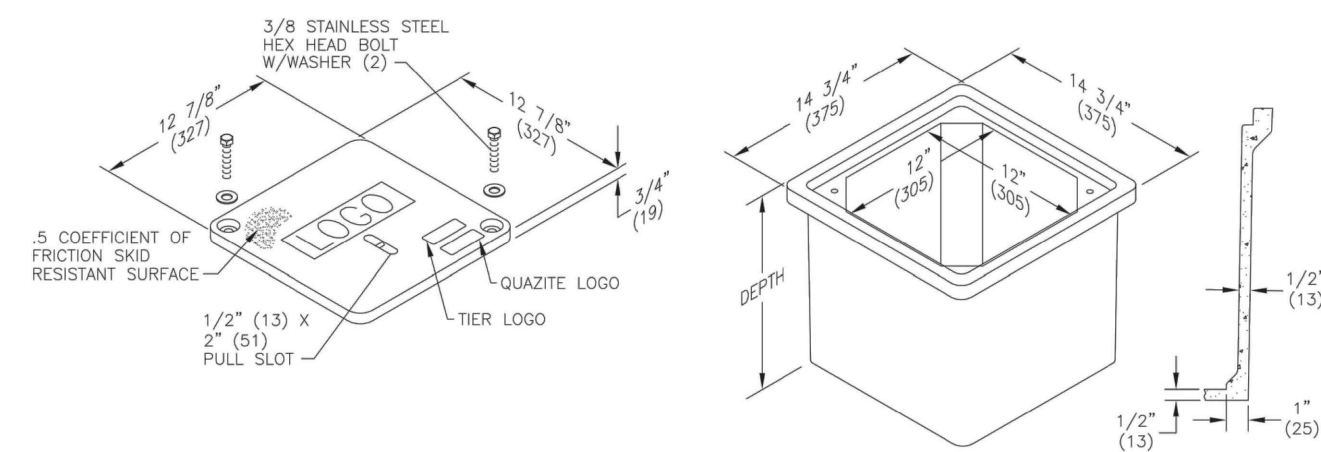
SCALE: NTS

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.



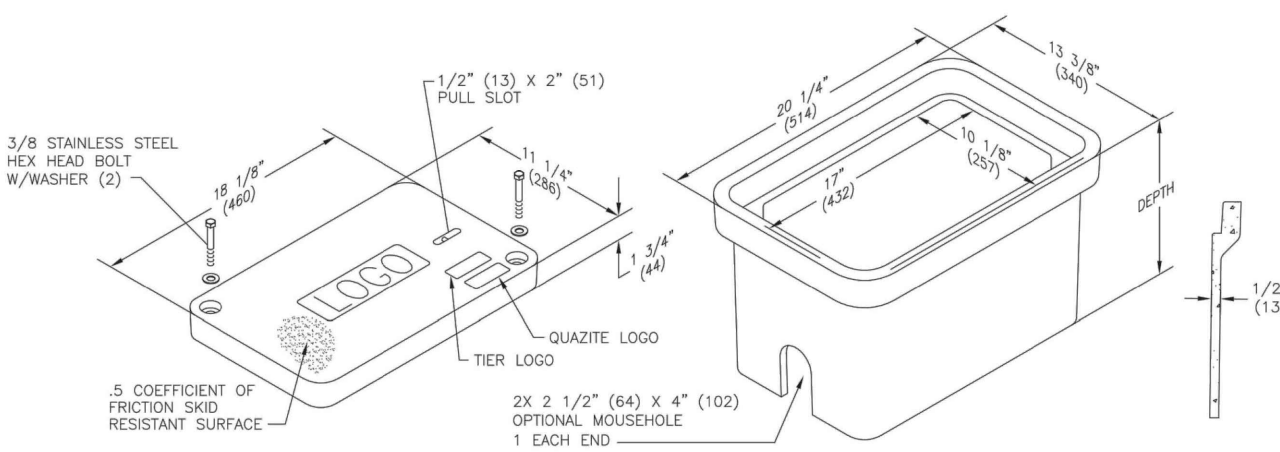
Page 24 | September 2015

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	PG1118HA00**

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
	18"		22,500 / 33,750	53	24	PG1118BA18
Solid Bottom	12 1/2"	22	22,500 / 33,750	43	30	PG1118DA12
	18 1/2"		22,500 / 33,750	60	24	PG1118DA18
Footed Box	12 1/2"	22	22,500 / 33,750	41	30	PG1118IA12
	18 1/2"		22,500 / 33,750	55	24	PG1118IA18

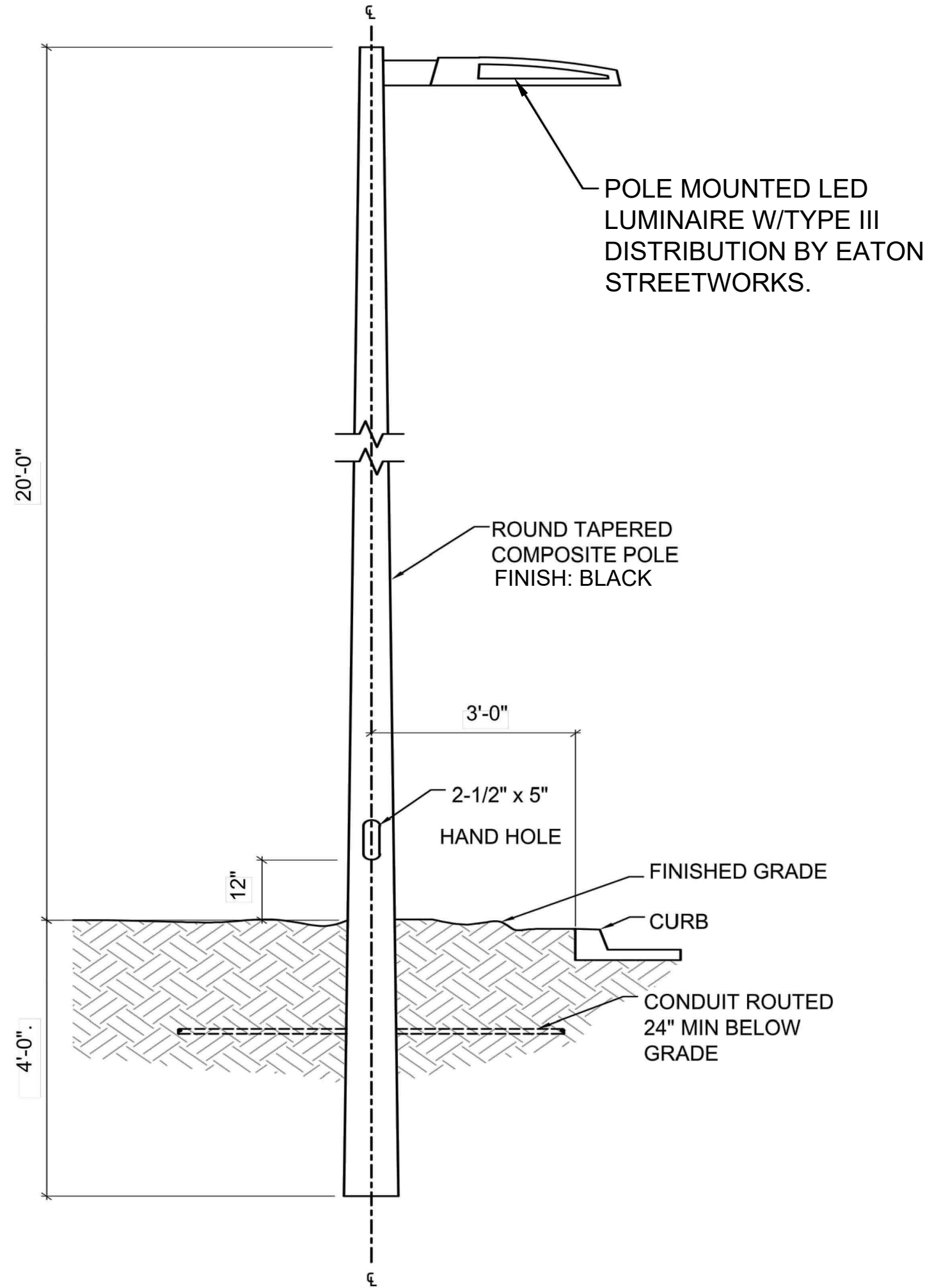
To order boxes with 2 standard mouseholes, replace the letter "A" with the letter "B".
To order gasketed boxes, replace the letter "A" with the letter "G".
NOTE: Gasketed covers and bolt grommets must be used with a gasketed box. Gaskets reduce the inflow of fluids but do not make the enclosure water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



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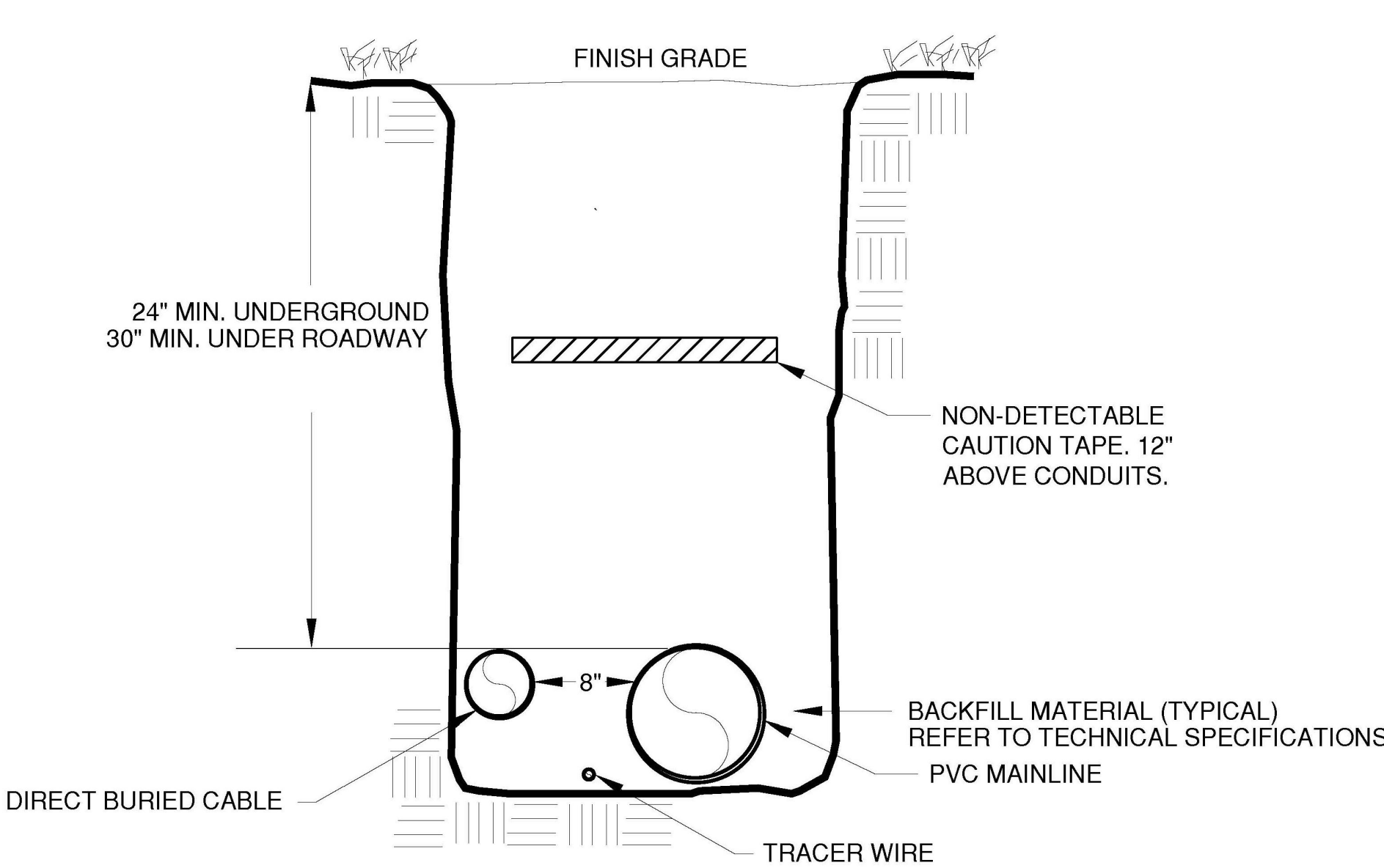
5 ELECTRICAL BOXES

SCALE: NTS



6 LIGHT POLE AND FIXTURE

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.

7 TYPICAL TRENCH DETAIL

SCALE: NTS

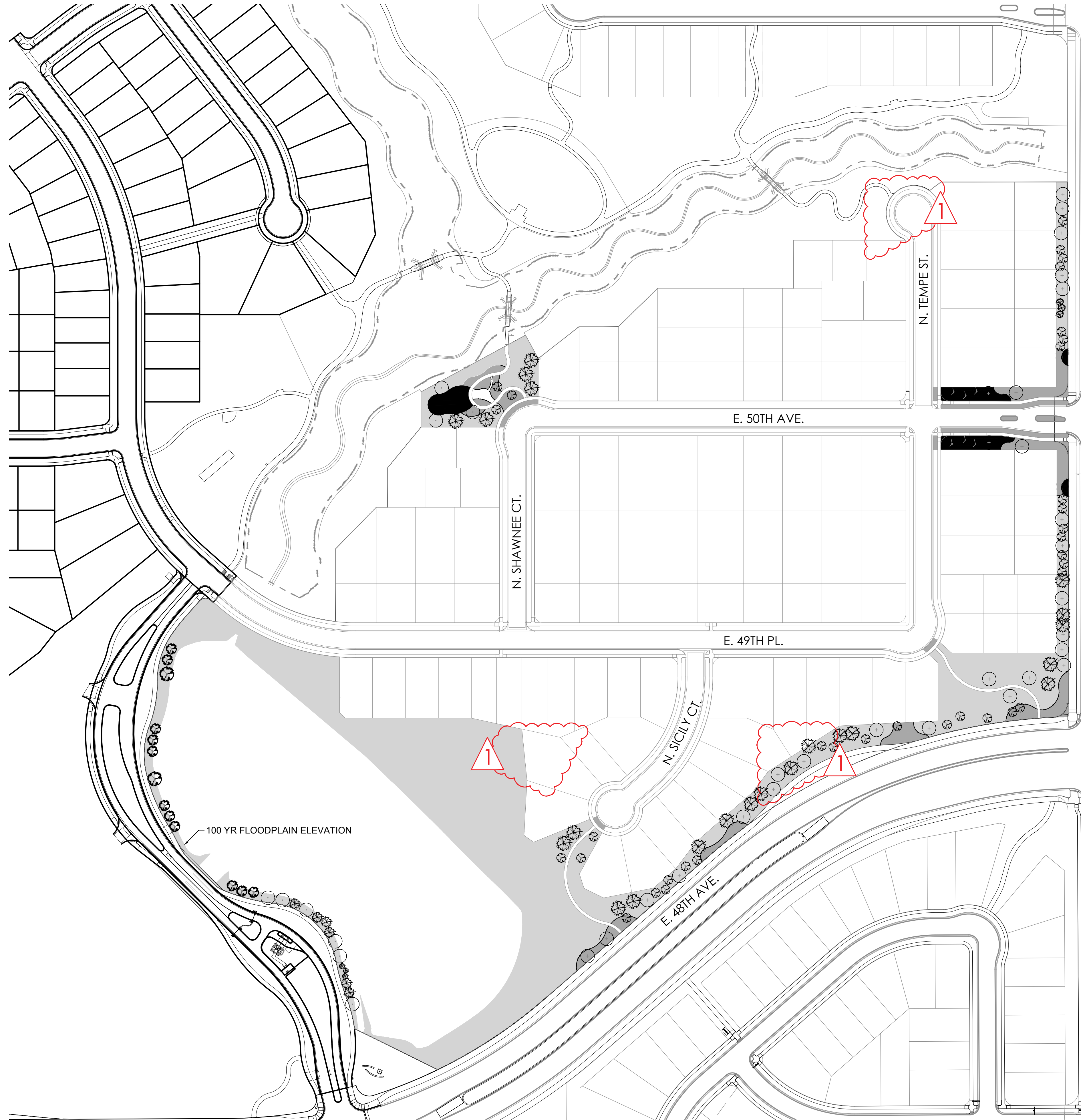
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: LANDSCAPE DETAILS
DATE: October 6, 2023

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

NOT FOR CONSTRUCTION

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
10/6/2023 2:06 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			
	cloud changes		
	QUANTITY	REV CLOUD UPDATED: 1)	TOTAL AREA
CANOPY TREES	37	706	26,122
EVERGREEN/ORNAMENTAL TREES	88	177	15,576
TOTAL			41,698
TOTAL AREA	300,359		

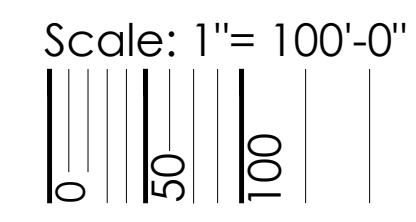
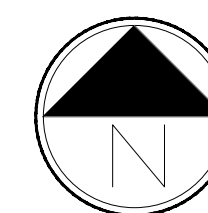
*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.

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 LINES CHANGES

NOT FOR CONSTRUCTION



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



WOOD MASTE
DILLON COOK

NOTE



- LOT LINES CHANGES

street tree
locations revised

RETREAT LOTS

LANDSCAPE STANDARDS:

1. ONE (1) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:
1. ONE (1) ORNAMENTAL

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

LANDSCAPE STANDARDS:

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

LANDSCAPE STANDARDS:

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

LANDSCAPE STANDARDS:

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

F SINGLE FAMILY HOME (2 PACK MID BLOCK)

LANDSCAPE STANDARDS:

1. TWO (2) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:

1. THREE (3) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:

1. THREE (3) ORNAMENTAL TREES IN FRONT YARD
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4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:

1. FOUR (4) ORNAMENTAL TREE IS FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-TWO (32) AND TWENTY-ONE (21) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:

1. FOUR (4) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-ONE (41) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:

1. FIVE (5) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TUFF SHALL NOT BE PERMITTED IN FRONT YARD

LANDSCAPE STANDARDS:

1. FIVE (5) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

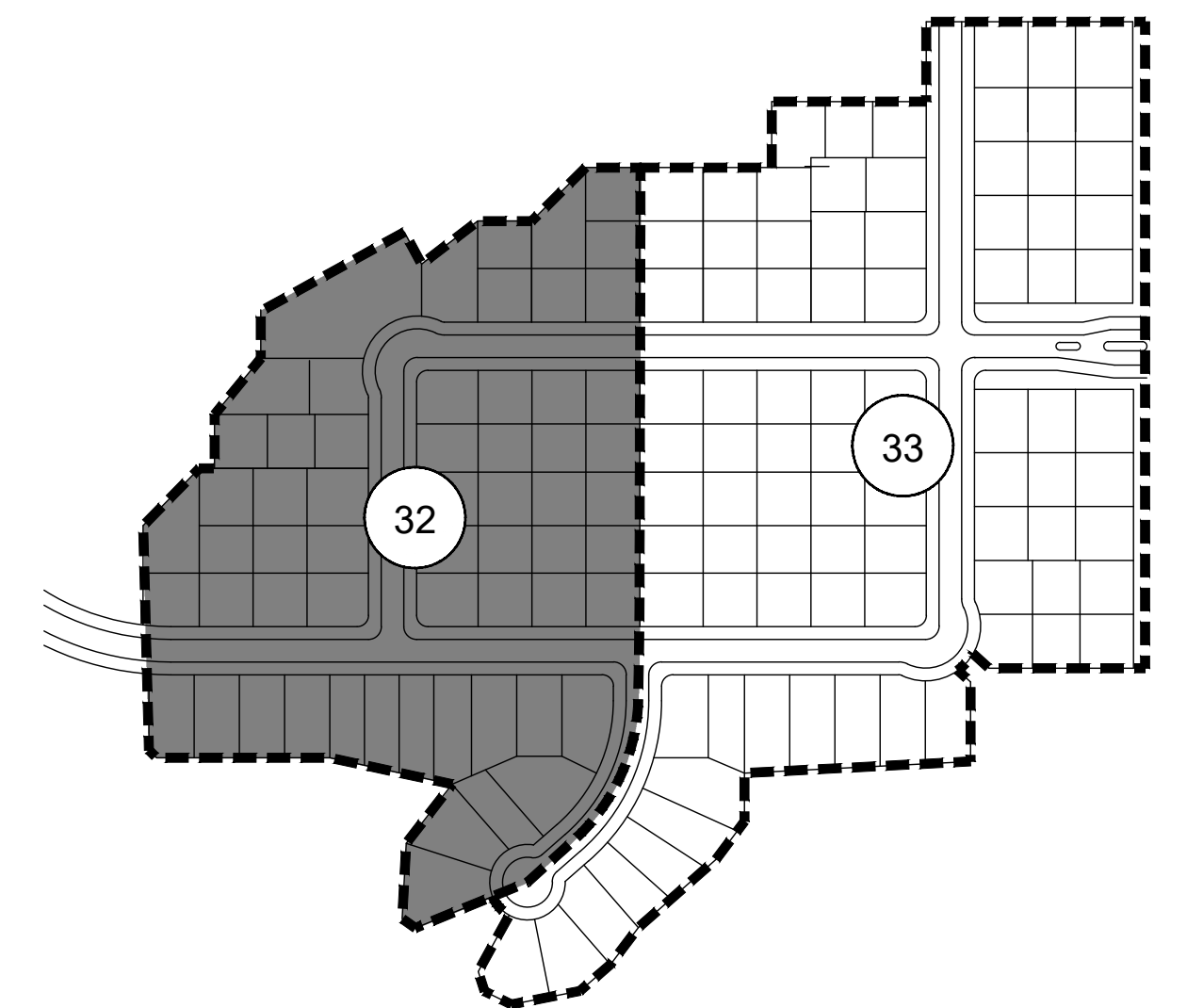
LANDSCAPE STANDARDS:

1. SIX (6) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-EIGHT (38) AND TWENTY-SIX (26) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

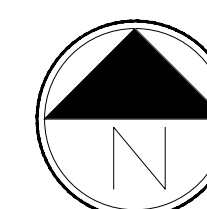
LANDSCAPE STANDARDS:

1. SIX (6) ORNAMENTAL TREES IN FRONT YARD
2. 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
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD

KEY MAP



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



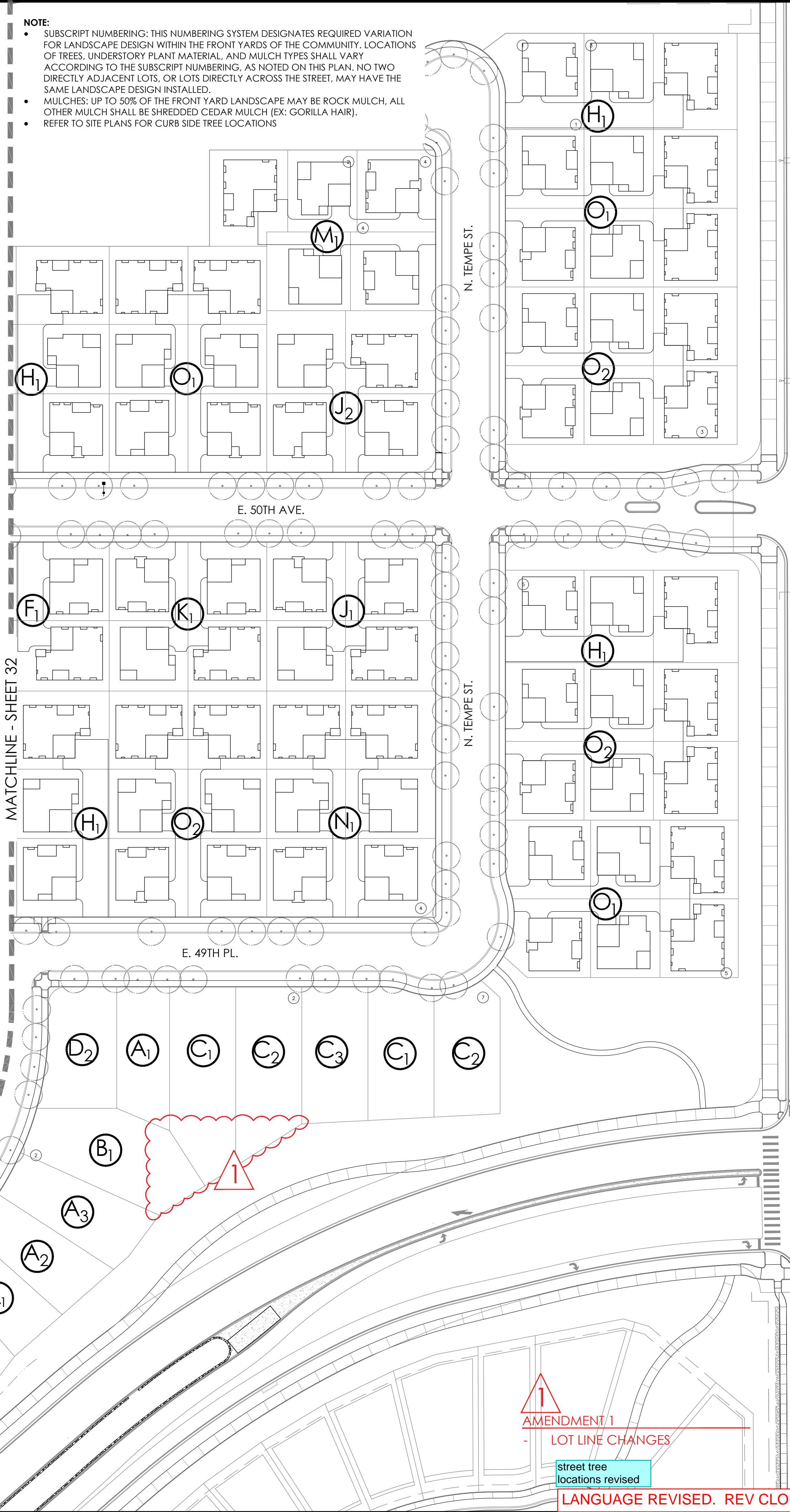
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td terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

NOT FOR CONSTRUCTION

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT, FILING 6\CAD\SUBMITTALS\SITE PLAN AMENDMENT 111-1-SHEETS\GVR-E_GVR EAST CSP 6 OVERALL WATER WISE EXHIBIT.DWG
10/6/2023 2:06 PM
DILLON COOK

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



RESIDENTIAL LOT TYPE LEGEND

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:

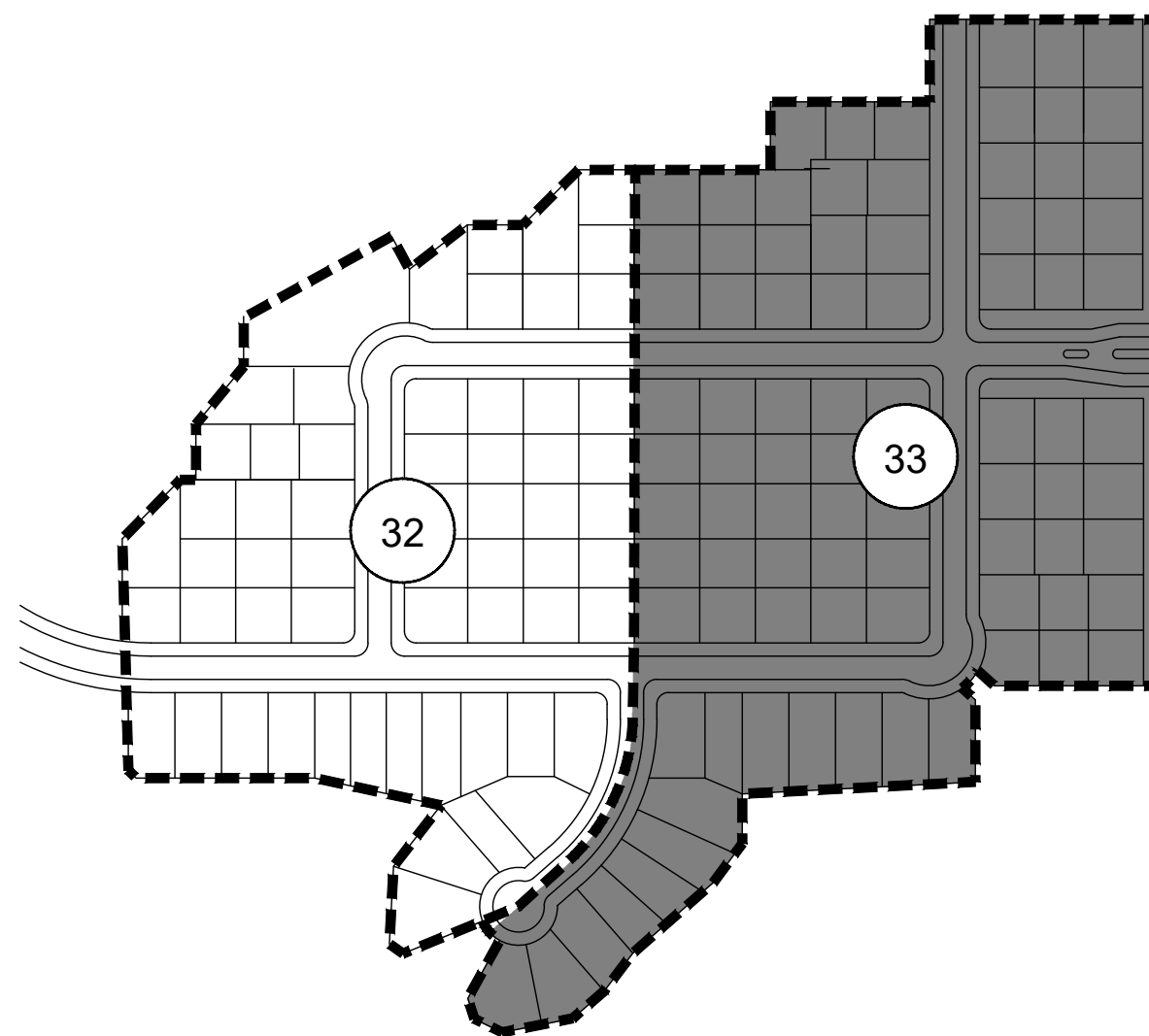
- SIX (6) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-SIX (66) AND EIGHTY-SEVEN (87) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-EIGHT (38) AND TWENTY-SIX (26) GRASSES IN CURB SIDE LANDSCAPE
- 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:

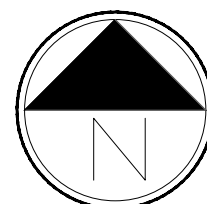
- SIX (6) ORNAMENTAL TREES IN FRONT YARD
- MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-FOUR (64) AND EIGHTY-FOUR (84) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
- MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
- REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
- TURF SHALL NOT BE PERMITTED IN FRONT YARD

KEY MAP

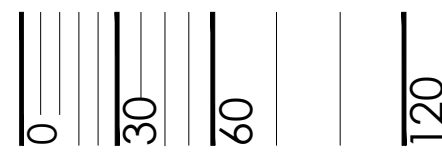


GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: OVERALL WATER WISE EXHIBIT
DATE: October 6, 2023

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



Scale: 1"= 60'-0"



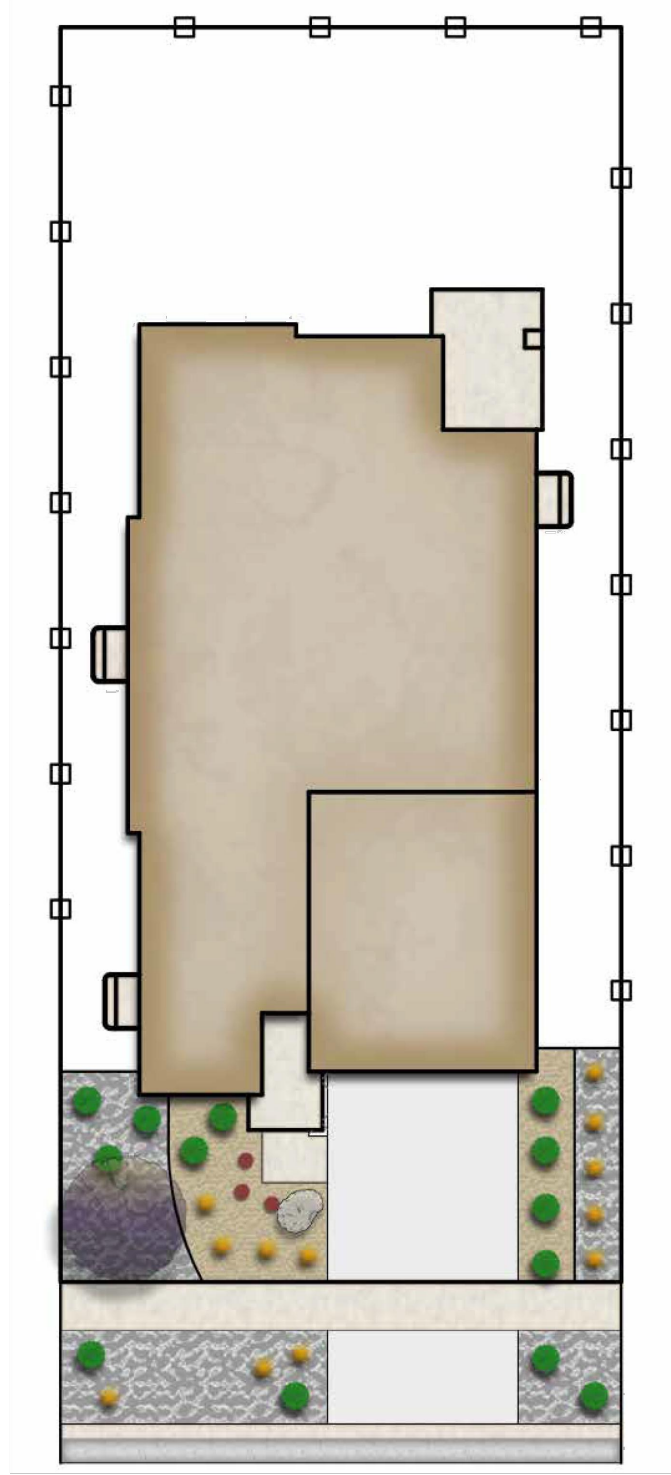
NOT FOR CONSTRUCTION

LANGUAGE REVISED. REV CLOUD UPDATED.

- 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')

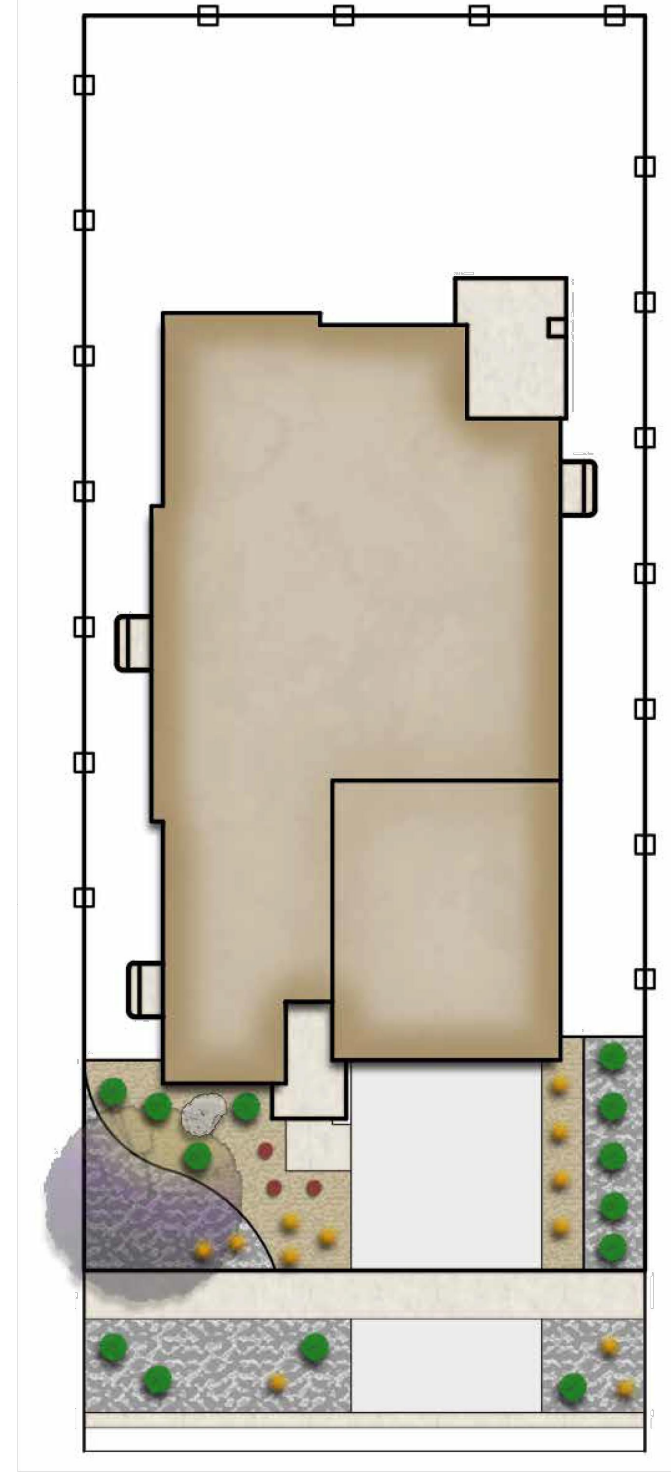
terraco design
Not to Scale
August 2021
DARWOOD

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')

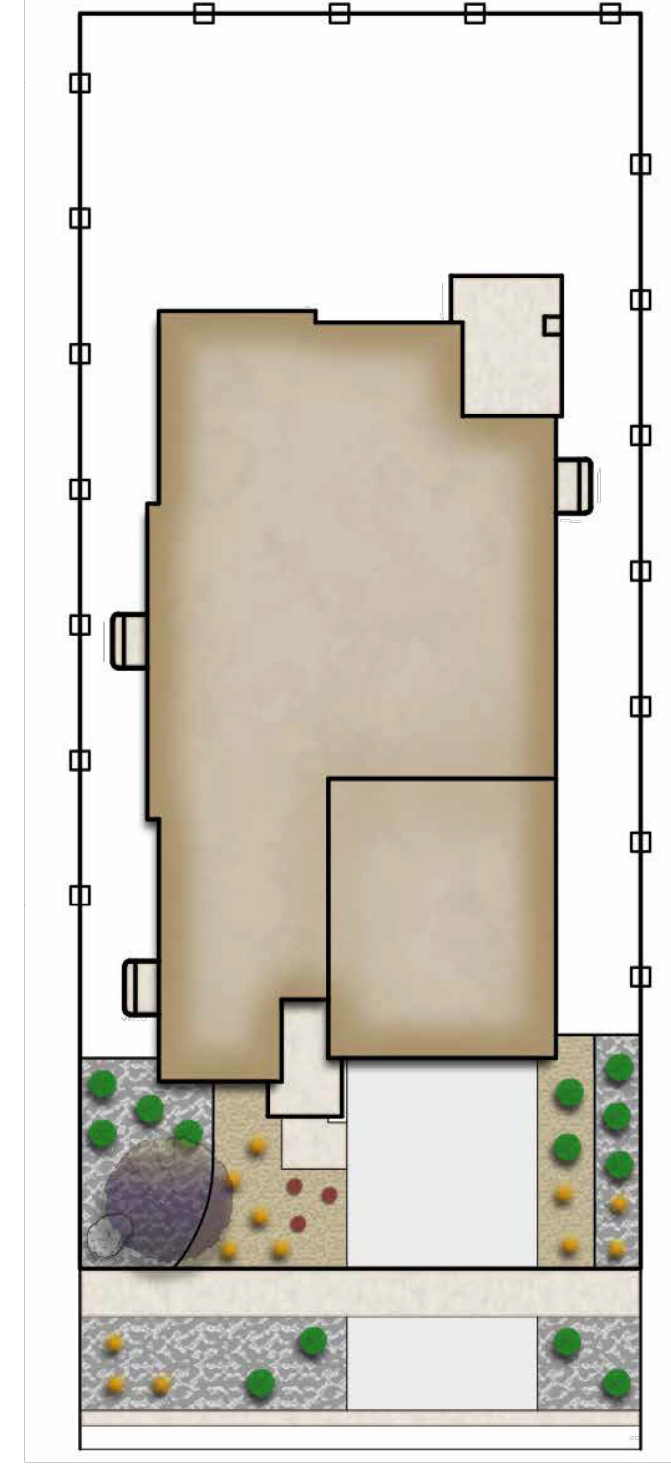
terraco design
Not to Scale
August 2021
DARWOOD

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')

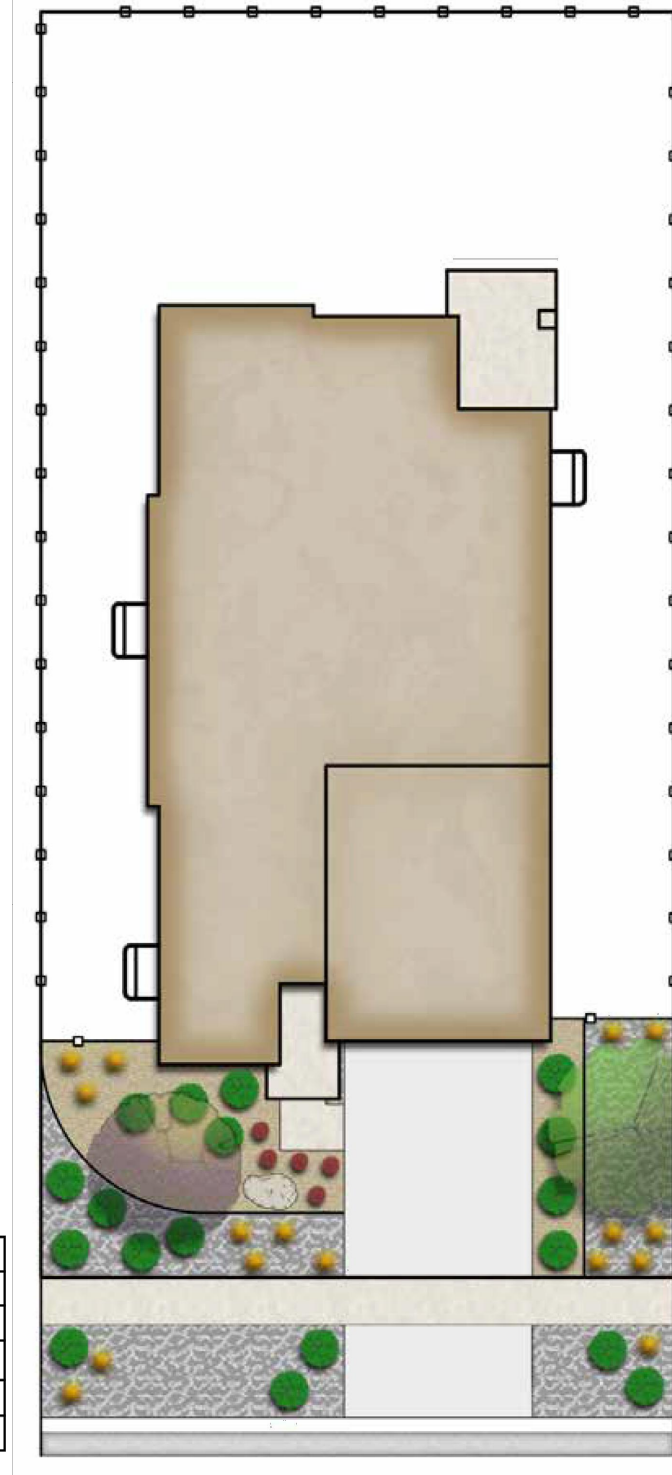
terraco design
Not to Scale
August 2021
DARWOOD

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')

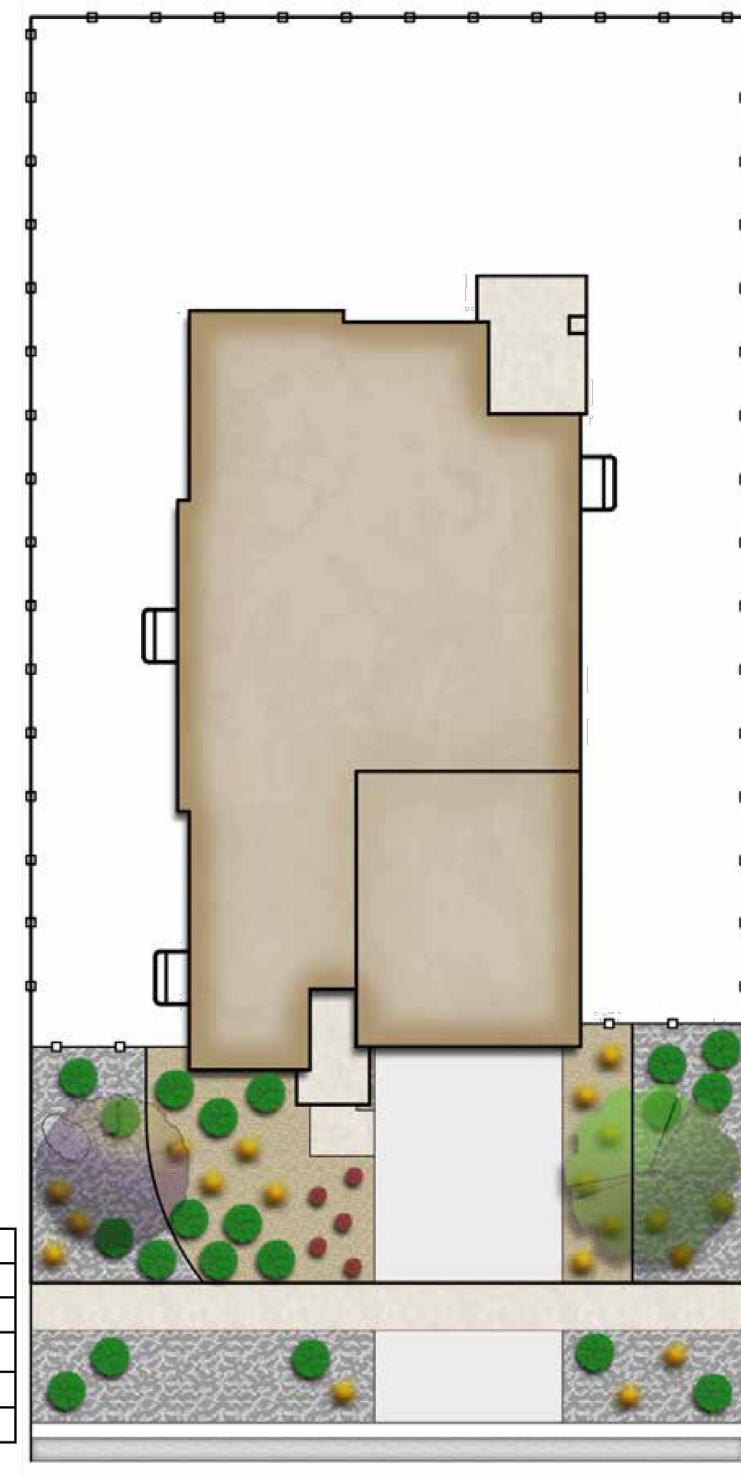
terraco design
Not to Scale
August 2021
DARWOOD

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')

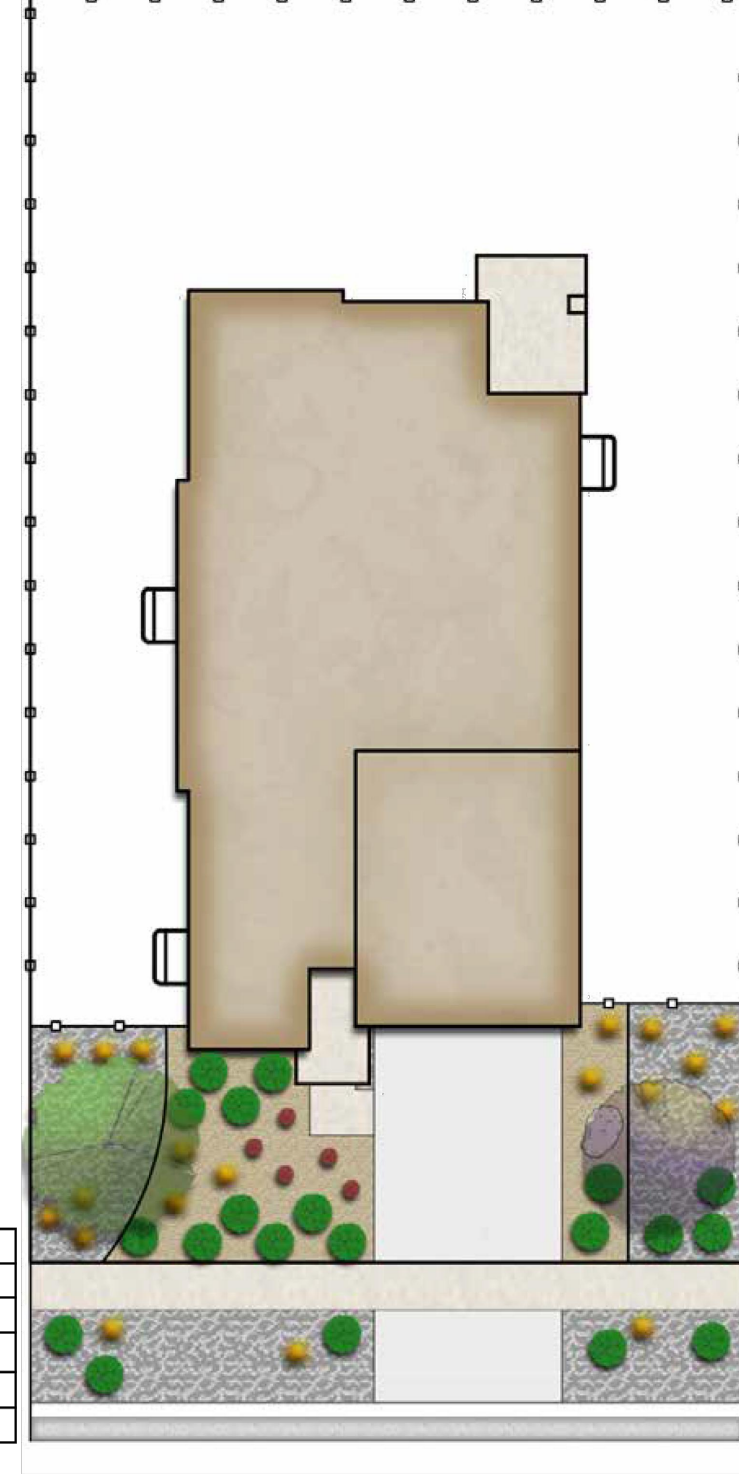
terraco design
Not to Scale
August 2021
DARWOOD

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')

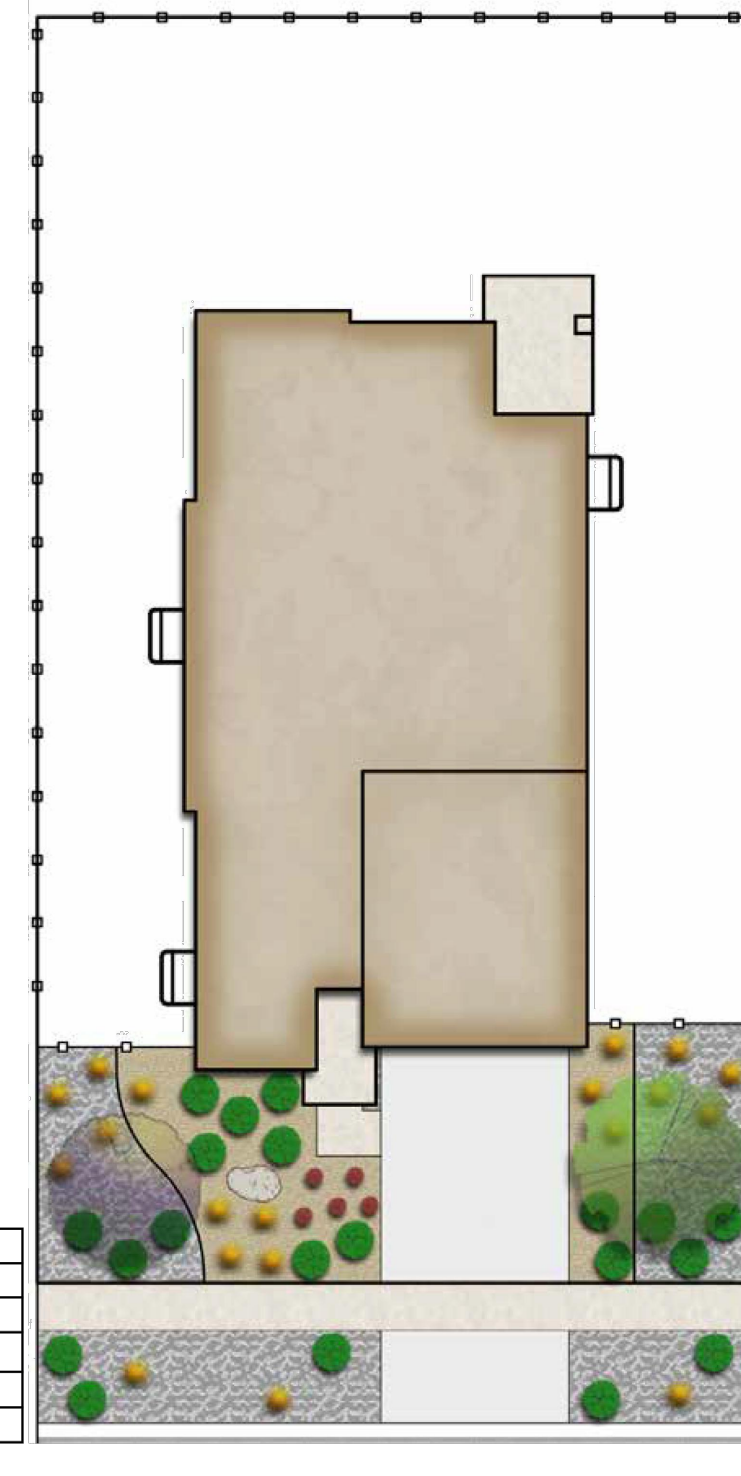
terraco design
Not to Scale
August 2021
DARWOOD

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')

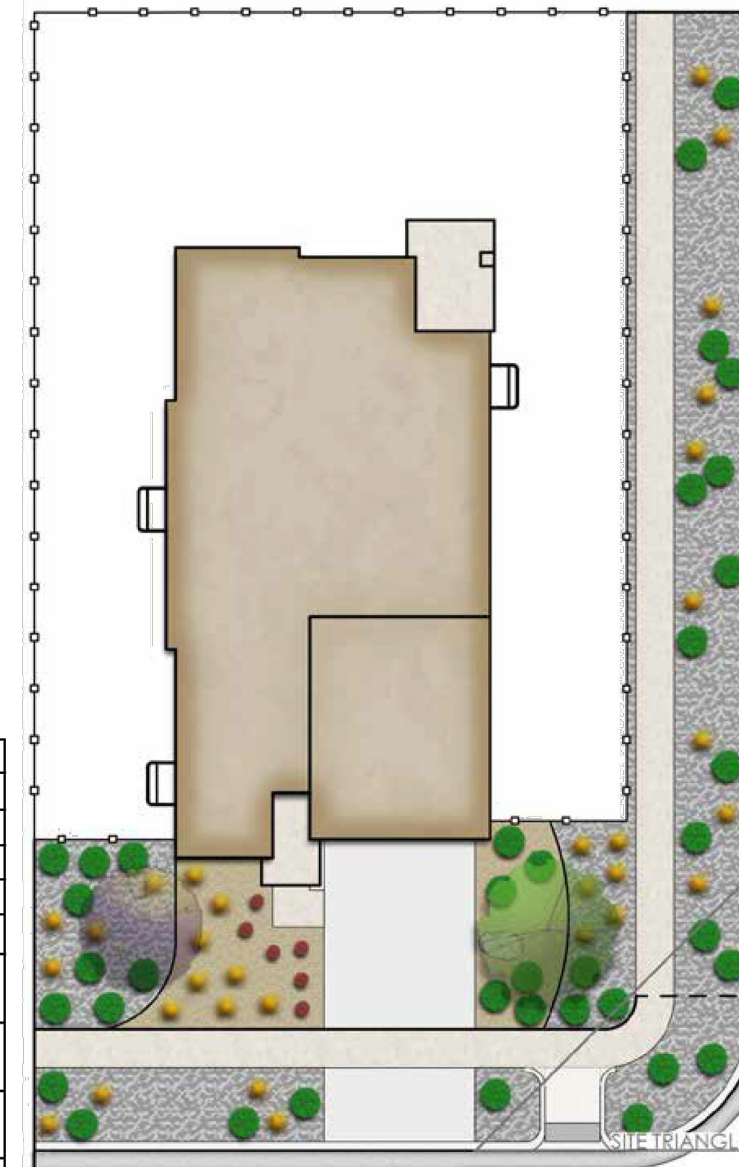
terraco design
Not to Scale
August 2021
DARWOOD

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')

terraco design
Not to Scale
August 2021
DARWOOD

D1

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

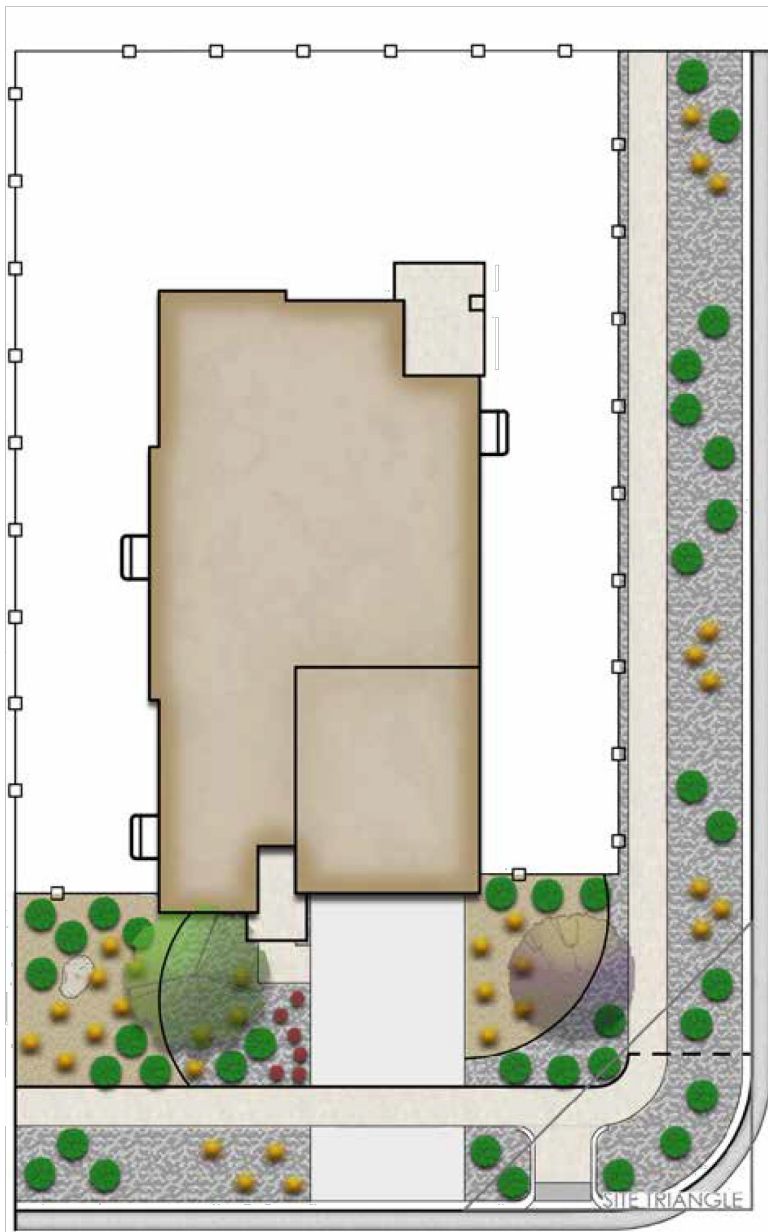
terraco design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey 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	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 2 (60'-70' x 110')

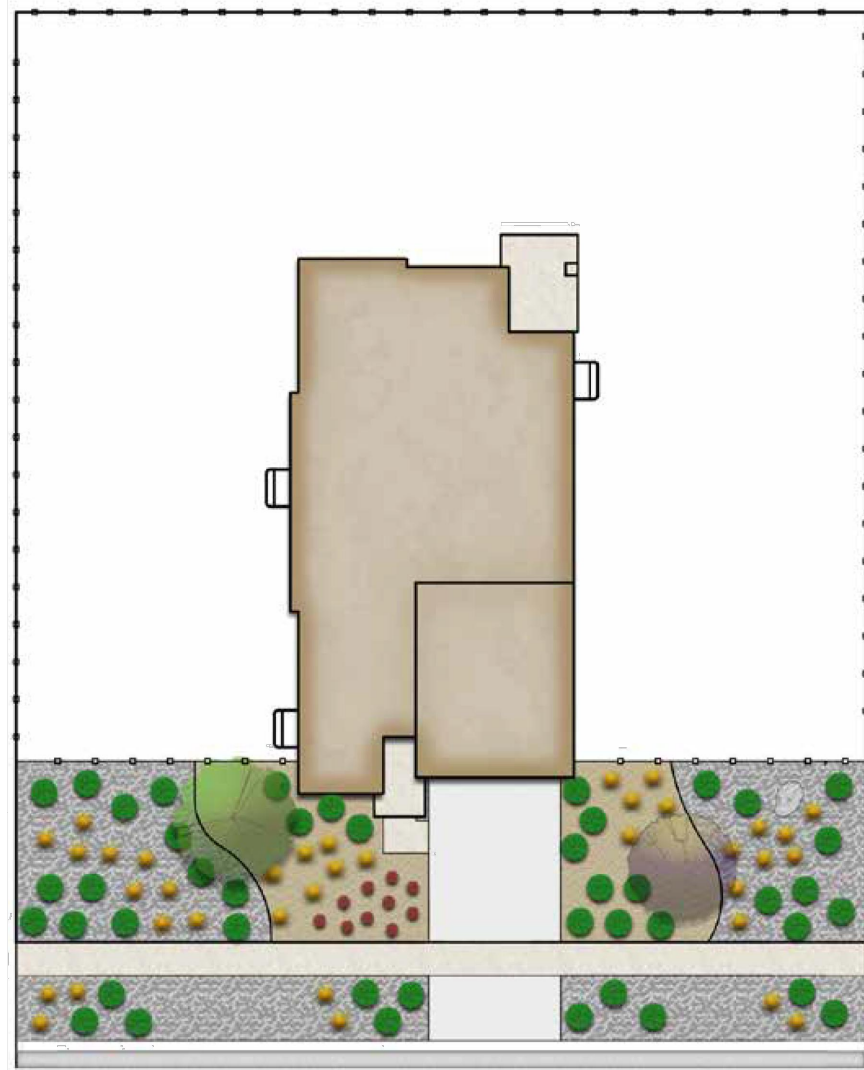
Not to Scale
August 2021
D2

- 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
 - 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 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 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 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
 - 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

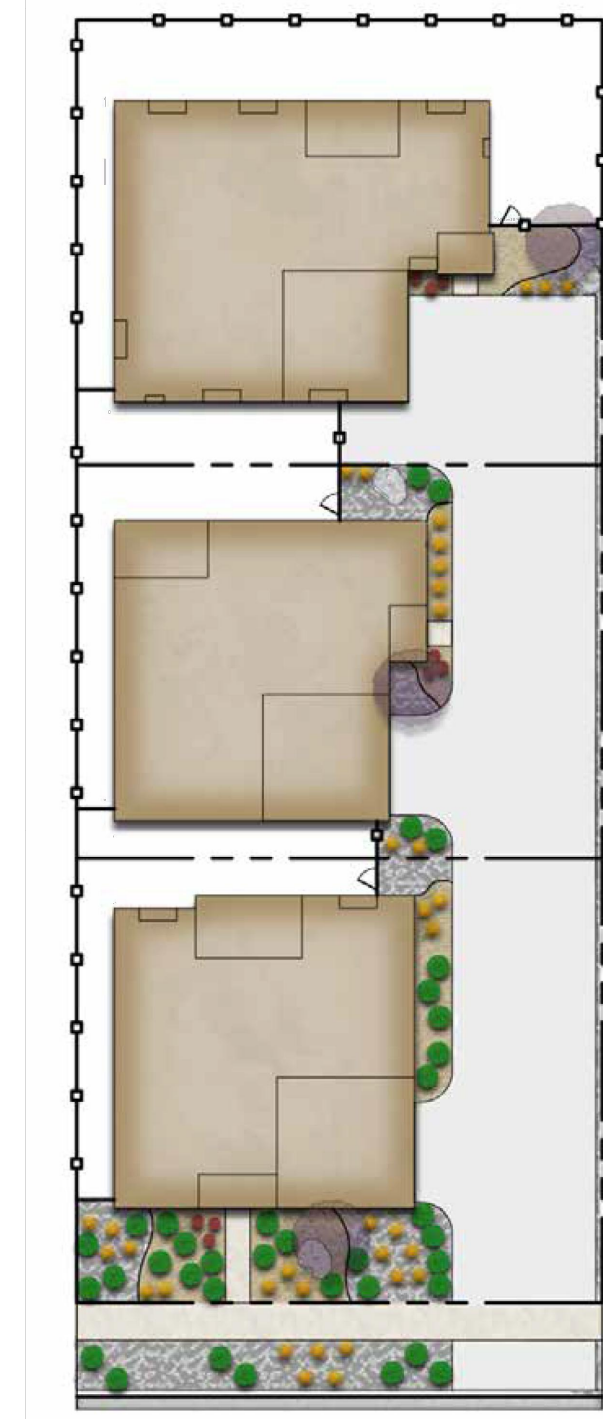
Not to Scale
August 2021
G1

- Note:
- 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
 - 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
 - All curb side landscape understorey 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 1

Not to Scale
August 2021
J1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey 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 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
 - 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

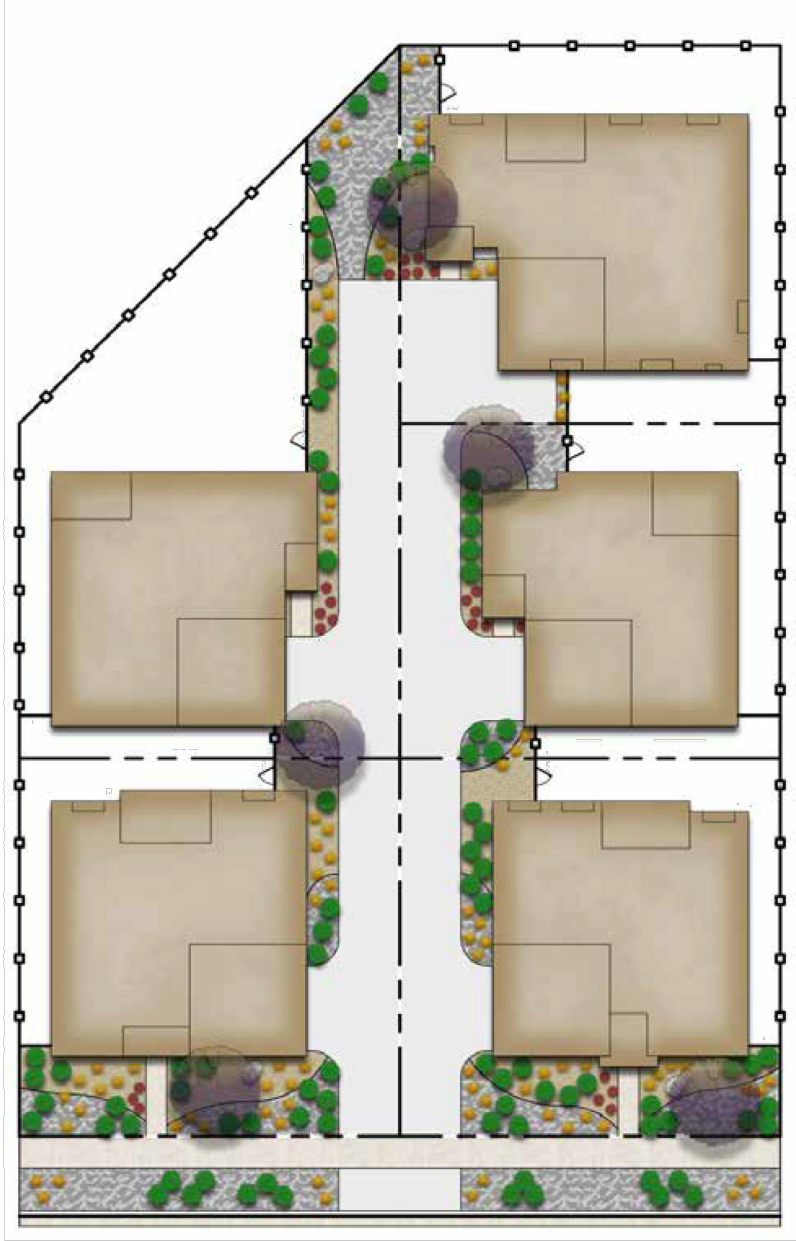
GREEN VALLEY RANCH EAST
SITE PLAN #6 AMENDMENT 1
TITLE: INDIVIDUAL WATER WISE GRAPHICS
DATE: October 6, 2023

terraccina
design
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 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



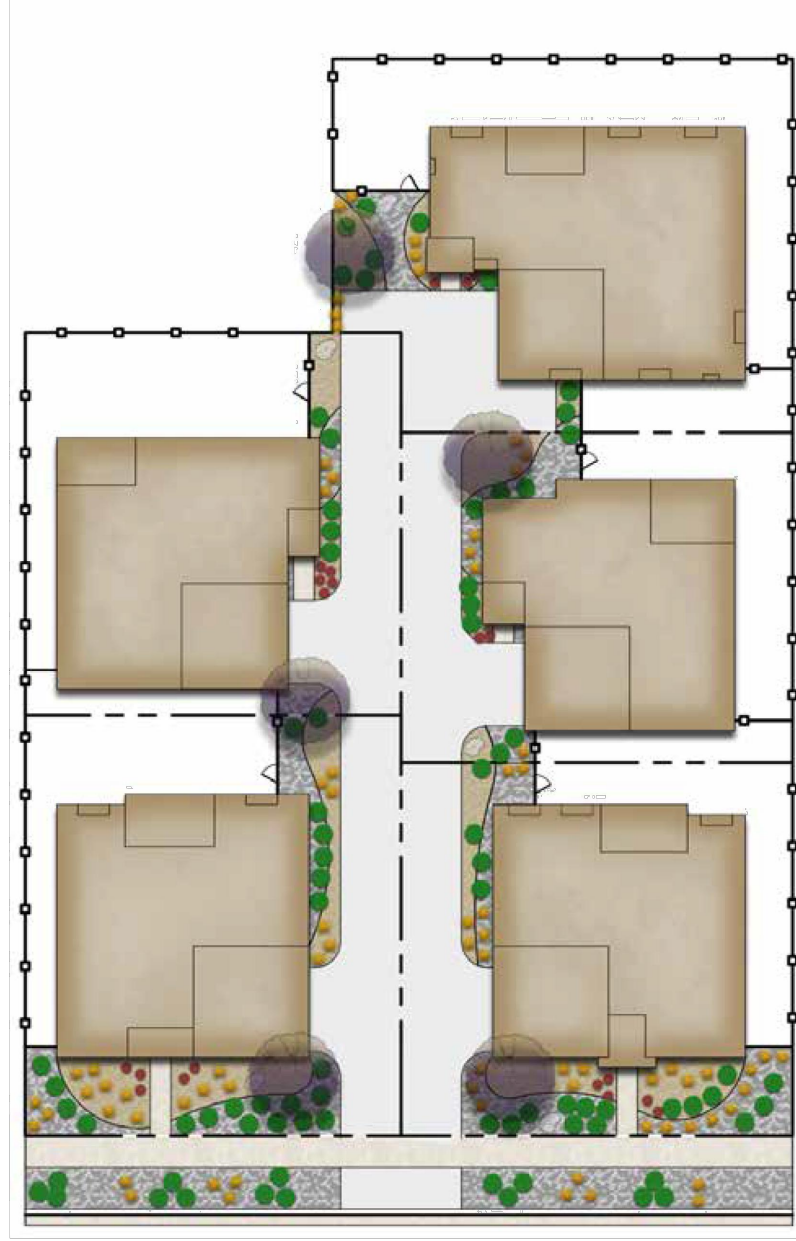
GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 5 Pack Mid-Block Lots Type 1

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:
- 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	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

- 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	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



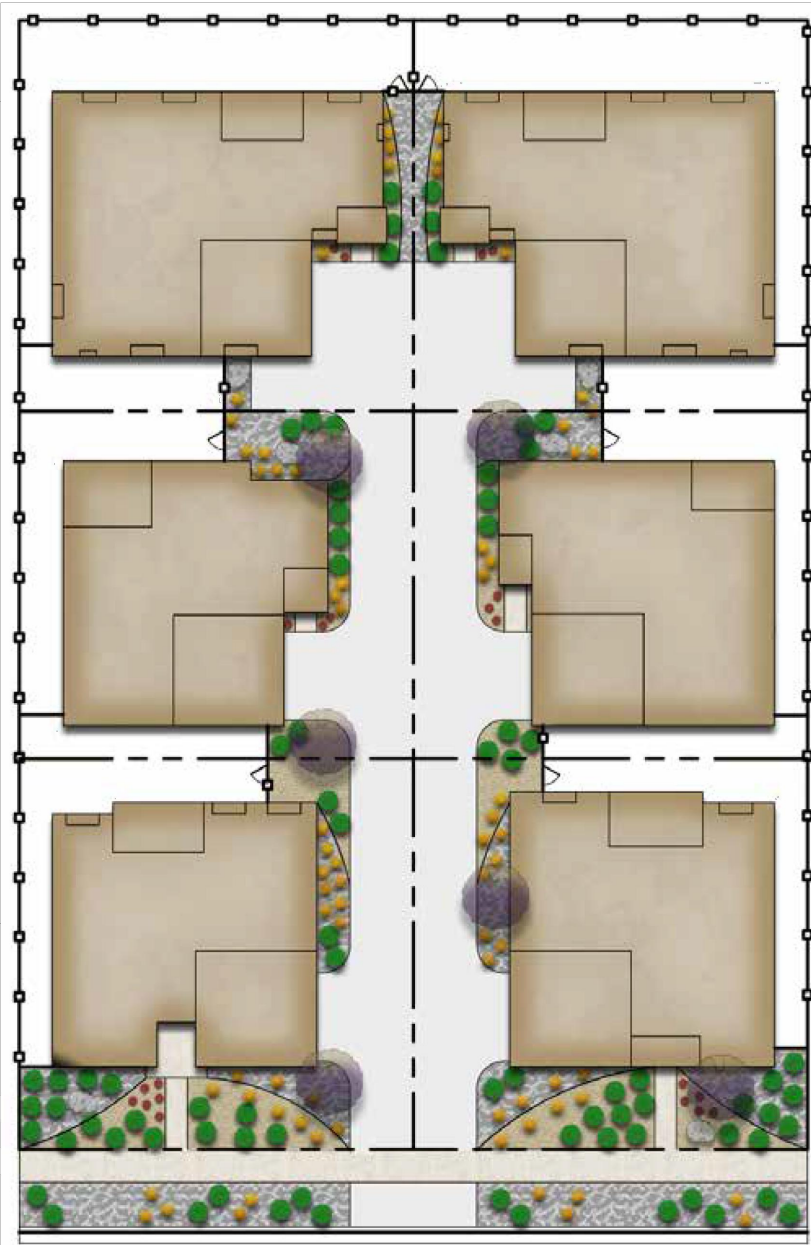
GVR-E Filing 3 Front Yard Landscape Typical
Bungalow 6 Pack Corner Lots Type 2

Not to Scale
August 2021
N2

- 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	6
Shrubs	#5 Cont	78
Perennials	#1 Cont	21
Front Yard Grasses	#1 Cont	63
Curbside Grasses	#5 Cont	10



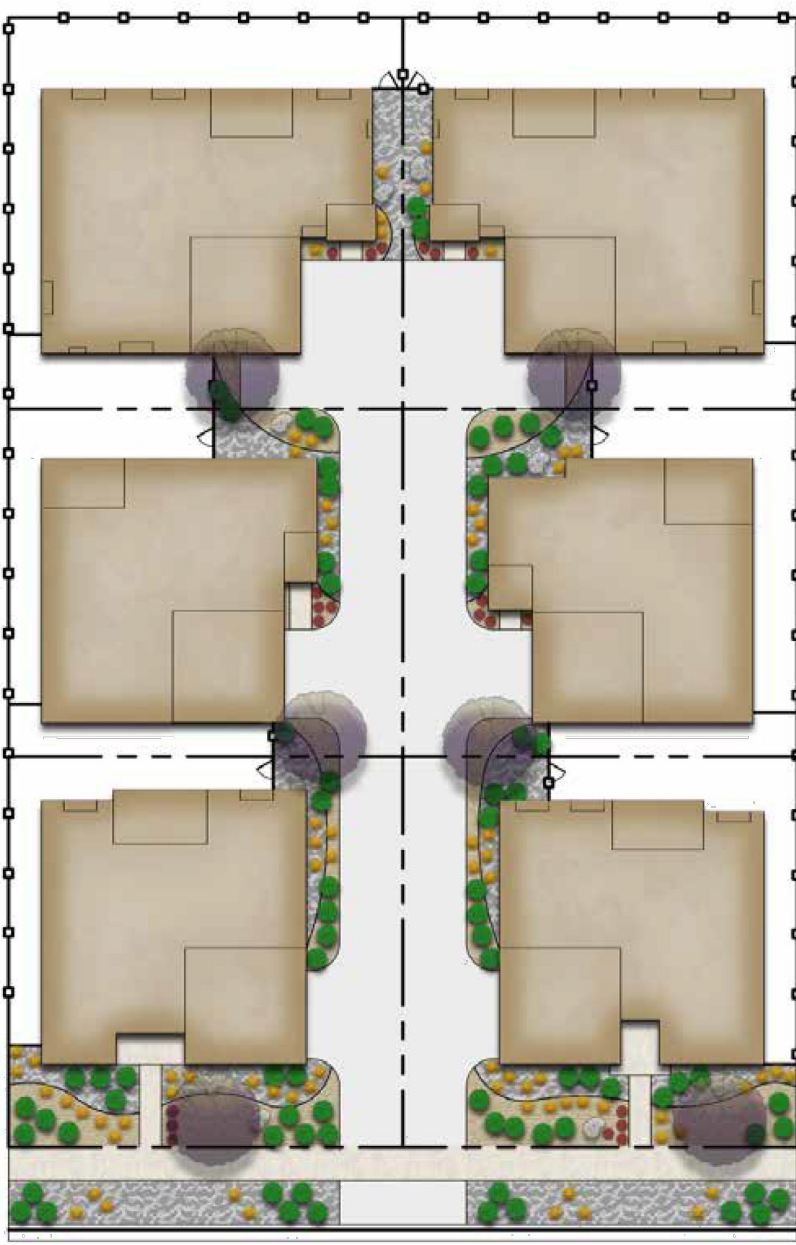
GVR-E Filing 6 Front Yard Landscape Typical
Bungalow 6 Pack Mid-Block Lots Type 1

Not to Scale
August 2021
O1

- 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	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
TITLE: INDIVIDUAL WATER WISE GRAPHICS
DATE: October 6, 2023

lead with the removal, then discuss the cul-de-sac in its place

Added

itemize amendment items more specifically. How many lots, locations, is there a change in acreage, etc...

Revised

No. 6,

on Tempe St

The site plan is filing 11, the Subdivision plat is Filing 19.

is it still Flg 11?

Added

provide context to original approved GVRE SP #6, approved in 20**....

Revised

Green Valley Ranch East - Filing No. 6

GVRE Site Plan Amendment No. 1 Narrative

The purpose of this amendment is to add a cul-de-sac at the northern end of Tempe Street due to the removal of the Tempe Street connection thru the Neighborhood Park in Filing 11 into Filing 17. and to adjust the lot frontages and easements of 2 lots within Filing 6. Additional lot line changes are proposed to several single family lots to the south which makes them larger. Since we are adding a tract of land for the cul de sac, there will be a new subdivision associated with this amendment known as Filing 20. ~~We anticipate construction of this amendment to start in Q3 of 2024.~~

Revised

where ? Reference Street, lot block.....

Revised

The plan application complies with all other applicable standards in the UDO and the approved GVRE FDP Amendment 1. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable. No natural areas or wetlands are located within this Filing that need to be protected.

This site plan maintains the road network established in previously approved Filing 6 by providing access to Rome Street as well as future Tibet Road. Trails within the site connect to surrounding uses and roadways.

This application is an extension of the Active Adult community north of 48th Ave and is consistent with the standards set forth in previous filings in size, scale, and materials.

Any adverse impacts on the surrounding area are mitigated with the use of quality site design.