October 7, 2022

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

Re: **Tech Submission Review –** Green Valley Ranch East Site Plan No. 5 - Site Plan Amendment No. 2 Minor Site Plan Amendment and Plat
Application Number: **DA-1662-23**
Case Number(s): 2019-4022-02; 2021-3047-00

Dear Ms. Fuselier,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated August 2, 2022. The following is a response to comments.

Tech Submission Review

PLANNING DEPARTMENT COMMENTS

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Public Works (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)
1A. Approved. RESPONSE: Noted

2. Real Property (Roger Nelson / Ronelson@auroragov.org / 303-739-7294 / comments in magenta)
PlatA
2A. Approved. RESPONSE: Noted

Site Plan
2B. Approved. RESPONSE: Noted.

3. Landscape (Deborah Bickmire / dbickmire@auroragov.org / 303-739-7261)
3A. Revise Fence Details. RESPONSE: Revised

3B. Sheet 19: this is the lot typical for the 2 new lots. Confirm the fence will end at the rear corner of the house since the side yard will face 52nd avenue. RESPONSE: Correct the fence will end at the rear corner of the house

3C. No Cloud necessary. This is your tracking not ours. RESPONSE: Removed

3D. Only Red cloud amendment 2. Move Delta 1 up toward amendment 1. RESPONSE: Revised

3E. Sheet 6: Please verify. I count 48. Must have street frontage to be a standard lot. RESPONSE: Per conversation with Debbie, only the amendment 1&2 area will follow small/standard rules for motorcourt lots. Previously recorded site plan that indicated all Bungalows as standards lots will remain standard.

END OF RESPONSES

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENT

SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 (INCLUDING SUBDIVISION FILING 12)

A PORTION OF THAT CERTAIN "PARCEL I" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 AND ALL OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, RECORDED SEPTEMBER 1, 2020 AT RECEPTION NO. 2020000086087, BOTH BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°02'06" WEST, A DISTANCE OF 1070.82 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°57'54" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 RECORDED FEBRUARY 07, 2019 AT RECEPTION NO. 2019000001480 AND THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT "A" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 2006000386390, BOTH BEING RECORDED IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'06" WEST, A DISTANCE OF 1,583.20 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG SAID NORTH LINE, NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 242.12 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 915.33 FEET;

THENCE SOUTH 39°45'09" EAST, A DISTANCE OF 30.14 FEET TO THE MOST NORTHERLY CORNER OF LOT 32, BLOCK 4 OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. SOUTH 55°50'58" WEST, A DISTANCE OF 111.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°50'58" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
3. NORTH 25°03'25" WEST, A DISTANCE OF 19.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°15'03" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
5. SOUTH 64°43'26" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°43'26" WEST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
7. SOUTH 59°47'41" WEST, A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 532.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
9. SOUTH 52°27'25" WEST, A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
12. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
13. SOUTH 37°32'35" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
14. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. SOUTH 52°27'25" WEST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
17. NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
18. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
19. SOUTH 37°32'35" EAST, A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
20. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
21. SOUTH 52°27'25" WEST, A DISTANCE OF 60.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET;
22. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'54", AN ARC LENGTH OF 88.42 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 AMENDMENT NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, NORTH 47°33'44" WEST, A DISTANCE OF 122.09 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°57'54" WEST, A DISTANCE OF 121.55 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 30.191 ACRES, (1,315,139 SQUARE FEET), MORE OR LESS.

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14

A PORTION OF THAT CERTAIN "PARCEL I" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, WHENCE THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 BEARS NORTH 89°40'33" EAST, A DISTANCE OF 2,639.49 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°40'33" EAST, A DISTANCE OF 829.12 FEET TO THE NORTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, RECORDED _____ _____, _____ AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, SOUTH 00°00'00" EAST, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, SOUTH 00°00'00" EAST, A DISTANCE OF 182.01 FEET TO THE NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 RECORDED DECEMBER 29, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 82.00 FEET;

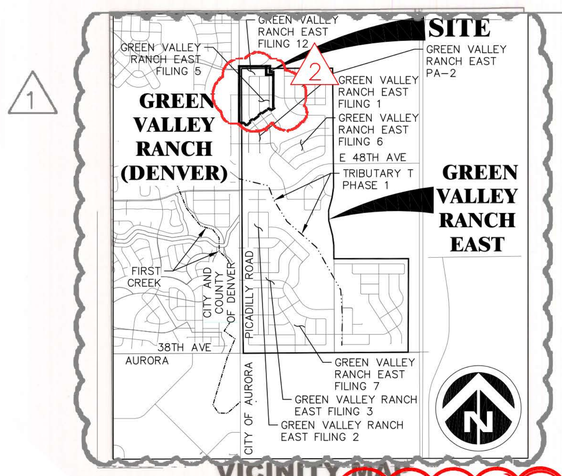
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 132.19 FEET;

THENCE NORTH 11°17'42" EAST, A DISTANCE OF 62.22 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET;

THENCE SOUTH 89°30'42" WEST, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.549 ACRES, (23,873 SQUARE FEET), MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES AND TYPICAL SECTIONS
3	LOT, LINE AND CURVE TABLES
4	TEMPORARY STREET INTERSECTION
5	TEMPORARY STREET INTERSECTION
6	OVERALL SITE PLAN
7	PHASING PLAN
8	SITE PLAN
9	SITE PLAN
10	OVERALL UTILITY PLAN
11	GRADING AND UTILITY PLAN
12	GRADING AND UTILITY PLAN
13	SIGNAGE AND STRIPING PLAN
14	KEYMAP
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	DETAILS
22	DETAILS
23	DETAILS
24	DETAILS
25	DETAILS
26	HYDROZONE MAP
27	IRRIGATION REBATE EXHIBIT
28	ARCHITECTURE
29	ARCHITECTURE
30	INDIVIDUAL WATER WISE SHEETS
31	INDIVIDUAL WATER WISE SHEETS
32	INDIVIDUAL WATER WISE SHEETS
33	INDIVIDUAL WATER WISE SHEETS

NOTES

1. ALL CROSSINGS OR 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.
2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED.

STANDARD: CITY OF AURORA, AURORA MUNICPAL CODE, ARTICLE 11, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS..

JUSTIFICATION: E. 52ND AVE IS DESIGNATED AS A COLLECTOR STREET IN THE GREEN VALLEY RANCH EAST MASTER PLAN. THE DEVELOPER HAD HOPED TO REALIGN ACCESS AND HAVE 52ND AVENUE RE-DESIGNATED AS A LOCAL STREET. TRAFFIC ANALYSIS DETERMINED 52ND AVENUE COULD NOT BE A LOCAL STREET, RESULTING IN LOTS NOT BEING ABLE TO FRONT ONTO 52ND AVENUE. THIS AMENDMENT PROPOSES TO CONVERT 4 PACK BUNGALOW LOTS (MOTORCOURT) INTO 6 PACK BUNGALOW LOTS (MOTORCOURT) ALONG THE NORTH SIDE OF E. 51ST DRIVE. THE RESULT OF THIS IS 8 DOUBLE FRONTAGE LOTS. A 20' MIN. LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK WILL BE PROVIDED ALONG E. 52ND AVE. TO MEET THE BUFFER STANDARD FOR DOUBLE FRONTED LOTS ADJACENT TO AN ARTERIAL.

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, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.

Revised

only red cloud amendment 2, Move delta 1 up toward Amendment 1.

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,339,012 SQ FT (30.740 AC) (FILING 12 & FILING 14)
NUMBER OF LOTS PROPOSED	153
BUILDING HEIGHT	35' MAX.
LOT AREA	18.15 AC – 59.1%
HARD SURFACE AREA*	6.60 AC – 21.4%
LANDSCAPE AREA	5.99 AC – 19.5%
PRESENT ZONING CLASSIFICATION	
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

NOTE: THE NORTHERN PORTION OF TRACT C IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

PROJECT TEAM:

OWNER / DEVELOPER:
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
CONTACT: BRANDON WYSZYNSKI
PHONE: (303) 486-8500

ENGINEER:
DEWBERRY
8100 E. MAPLEWOOD AVE,. SUITE. 150
GREENWOOD VILLAGE, CO 80111
CONTACTS:
JASON MARGRAF & CRAIG NORTHAM
PHONE: (303) 368-5601
FAX: (303) 368-5603

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
CONTACT: DAN DAVIS
PHONE: (303) 713-1897

GEOTECHNICAL ENGINEER:
A.G. WASSENAAR, INC.
2180 S. IVANHOE ST.
DENVER, CO 80222
CONTACT: ROBERT BRANSON
PHONE: (303) 759-8100

PLANNER/LANDSCAPE ARCHITECT:
TERRACINA DESIGN
10200 E. GIRARD AVE,
SUITE A-314
DENVER, CO 80231
CONTACTS:
MIKE WEIHER & LAYLA ROSALES
PHONE: (303) 632-8867

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5
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, Bruce Rau HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1st DAY OF Dec AD. 2020

BY: _____

STATE OF COLORADO ( ) SS

COUNTY OF (Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 1st DAY OF December AD. 20 20

BY Bruce Rau

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

JAMIE LYNN VANASDALE
Notary Public
State of Colorado
Notary ID # 20204030645
My Commission Expires 09-02-2024

MY COMMISSION EXPIRES: 9/2/2024 ADDRESS: 4908 Tower Rd, Denver, CO 80249

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 12/10/20

PLANNING DIRECTOR: _____ DATE: 12-8-2020

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

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

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

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 8 LOTS BY REVISING MOTORCOURTS FROM 4-PACK TO 6-PACK ALONG THE NORTH SIDE OF 51ST DRIVE. ADDED 5 SHEETS TO THE PLAN SET. UPDATED LAND USE TABLE. ADDED \ ADJUSTMENT NOTE. MODIFIED BASIS OF BEARING NOTE.
- MAJOR ADJUSTMENT FOR LOTS BACKING ONTO COLLOECTOR ROAD APPROVED BY PLANNING AND ZONING COMMISSION ON 10/27/2021

AMENDMENT 2
- UPDATED VICINITY MAP
- ADDED 2 LOTS BY EXTENDING QUEMOY CT. NORTH TOWARD THE FUTURE 52ND AVE. ALIGNMENT. UPDATED LAND USE TABLES WITH UPDATED LOT COUNTS. ADDED NOTES. ADDED FILING 14 LEGAL DESCRIPTION
- SIDE YARD FENCE LOCATIONS REVISED ON WATERWISE SHEETS 31-33. RESIDENTIAL LOT TYPES REVISED ON SHEET 27. F4, F5, AND G3 LOT TYPES ADDED TO SHEETS 27, 31-32.

Removed

no cloud necessary. this is your tracking, not ours.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Craig C. Northam, PE
Email: cnorthamj@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

COVER

No.	Date	Description
1	12/19	FIRST SUBMITTAL
2	3/4/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/30/20	SIXTH SUBMITTAL
7	04/15/22	AMENDMENT 1
8	05/23/22	AMENDMENT 2

DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 1

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT: BRANDON WYSZYNSKI

J:_DEWBERRY-OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SET\SCP\SCP-COVER.DWG 10/20/2020 3:05 PM NORTHAM, CRAIG

LIST OF ACRONYMS AND ABBREVIATIONS

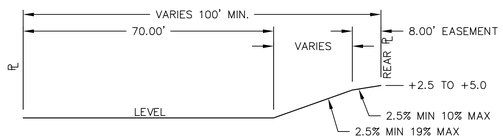
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSEL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY LINE
BOW	BACK OF WALK	PMF	PROBABLE MAXIMUM FLOOD
BP	BEGINNING POINT	PROP	PROPOSED
BW	BOTTOM OF WALL	PVC	POLY VINYL CHLORIDE
CFS	CUBIC FEET PER SECOND	Q10	10 YEAR DISCHARGE
CL	CENTERLINE	Q100	100 YEAR DISCHARGE
CONC	CONCRETE	R	RADIUS
D.U.E.	DRAINAGE AND UTILITY EASEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
E.A.E.	EMERGENCY ACCESS EASEMENT	SAN	SANITARY SEWER
ELEV	ELEVATION	SB	STILLING BASIN
EX	EXISTING	SEC.	SECTION
F.E.	FIRE LANE EASEMENT	STA	STATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	STM	STORM SEWER
FES	FLARED END SECTION	SWE	SIDEWALK EASEMENT
FG	FINISHED GRADE	TB	THRUST BLOCK
FH	FIRE HYDRANT	TBC	TOP BACK OF CURB
FHAD	FLOOD HAZARD AREA DELINEATION	TEMP	TEMPORARY
FIRM	FLOOD INSURANCE RATE MAP	TOF	TOP OF FOUNDATION
FL	FLOW LINE	TOP	TOP OF PIPE
FS	FIRE SERVICE	TOS	TOP OF SLAB
FT	FOOT	TW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
G.B.	GRADE BREAK	U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GV	GATE VALVE		
HC	HANDICAP	UTIL	UTILITY
HORZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	VN	NORMAL VELOCITY
HW	HEAD WALL	W/	WITH
INT	INTERSECTION OR INTERCEPT	W/L	WATER LINE
INV	INVERT	WQ	WATER QUALITY
IRR	IRRIGATION	WQCV	WATER QUALITY CAPTURE VOLUME
LP	LOW POINT	WSEL	WATER SURFACE ELEVATION
MAX	MAXIMUM	YR	YEAR
MH	MANHOLE		

REQUIRED SITE PLAN NOTES

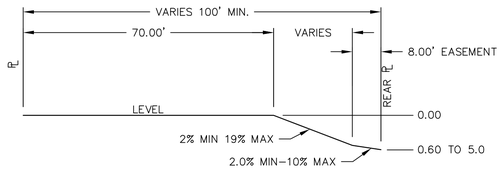
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR 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."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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.
6. 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. 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.
10. 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. 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; GRASSPAVE, 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.
17. 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.
18. 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.
19. 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 LOCKING 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.

NOTES

1. REFER TO SHEET 10 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
2. 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.
3. STREET ISLANDS LOCATED WITHIN CITY ROW, SHALL BE MAINTAINED BY THE DEVELOPER/OWNER/METRO DISTRICT.
4. ALL MAIL KIOSKS SERVING FILING 5 ARE LOCATED AT THE CLUBHOUSE. REFERENCE FILING 4 DOCUMENTS FOR INFORMATION REGARDING POSTAL AND ADA REQUIREMENT CONFORMANCE.



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



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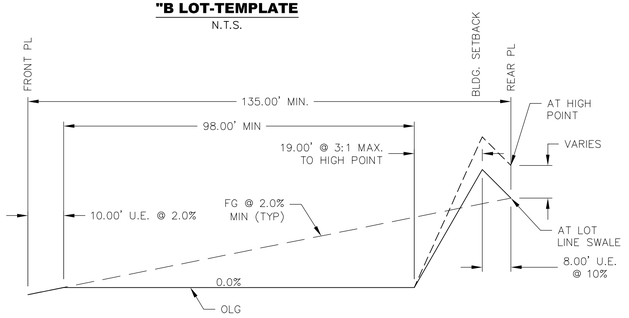

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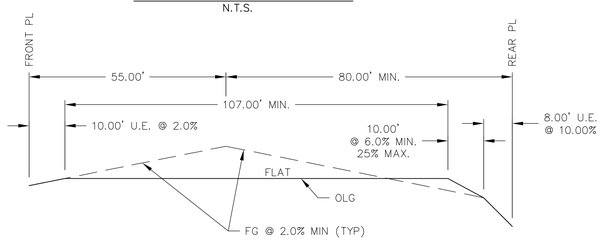
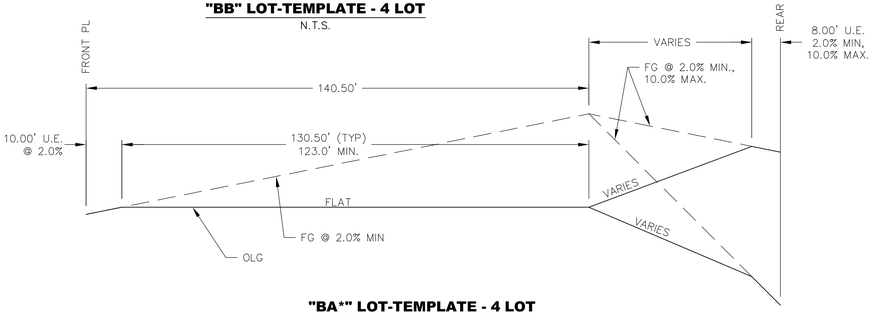
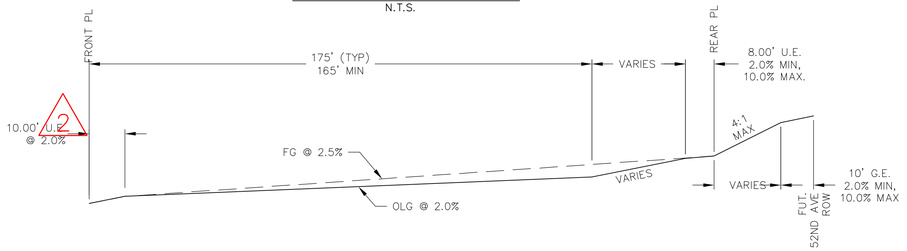


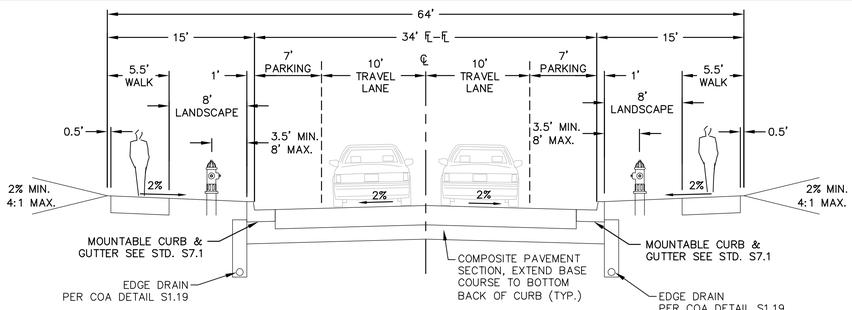
"BB" LOT-TEMPLATE - 4 LOT
N.T.S.



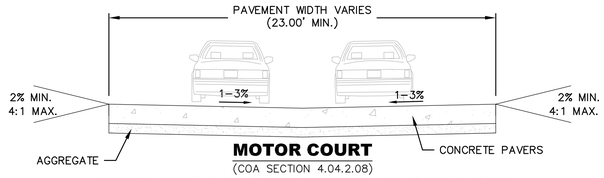
"BA*" LOT-TEMPLATE - 4 LOT
N.T.S.



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



LOCAL TYPE 1 PRIVATE
E. 51ST DR., E. 51ST PL., N. QUATAR ST., N. QUEMOY ST., N. QUEMOY CT.
N.T.S.



MOTOR COURT
(COA SECTION 4.04.2.08)
CONCRETE PAVERS SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LBS.AS DENOTED IN THE OVERALL PROJECT PAVEMENT DESIGN REPORT
N.T.S.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Knesebone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

NOTES AND TYPICAL SECTIONS

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
1	04/15/22	AMENDMENT 1
2	03/23/22	AMENDMENT 2

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP **Drawn By:** BMS
Checked By: CCN
Sheet Number: 2

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-NOTES AND TYPICAL SECTIONS DWG 4/27/2022 2:14 PM DINH, GIANG

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°00'00"W	46.67'
C3	80.28'	28.25'	020°09'40"	S10°04'50"E	28.10'
C4	50.28'	17.69'	020°09'40"	N10°04'50"W	17.60'
C5	73.00'	114.67'	090°00'00"	S45°00'00"W	103.24'
C7	73.00'	32.24'	025°18'23"	N77°20'48"E	31.98'
C8	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
C9	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C10	20.00'	31.42'	090°00'00"	N45°00'00"E	28.28'
C11	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C12	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C13	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C15	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C16	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C17	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C18	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C20	73.00'	10.03'	007°52'25"	N03°56'12"E	10.02'
C21	73.00'	42.16'	033°05'23"	N24°25'06"E	41.58'
C26	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C27	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C28	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C29	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C30	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C31	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C32	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C33	25.00'	39.29'	090°02'06"	S44°58'57"W	35.37'
C34	218.25'	42.44'	011°08'31"	S05°34'27"E	42.37'
C35	218.00'	38.26'	010°03'21"	S16°10'56"E	38.21'
C36	218.00'	80.70'	021°12'36"	S10°36'18"E	80.24'
C37	250.00'	92.55'	021°12'36"	S10°36'18"E	92.02'
C38	282.00'	47.76'	009°42'10"	N04°51'05"W	47.70'
C39	282.00'	51.61'	010°29'07"	N14°56'43"W	51.53'
C40	281.86'	5.03'	001°01'21"	S20°41'56"E	5.03'
C41	282.00'	104.39'	021°12'36"	S10°36'18"E	103.80'
C42	500.00'	35.48'	004°03'58"	S23°14'35"E	35.48'
C43	532.00'	37.75'	004°03'58"	S23°14'35"E	37.75'
C44	15.00'	22.27'	085°04'15"	N17°15'33"E	20.28'
C45	532.00'	39.21'	004°13'22"	S57°41'00"W	39.20'
C46	532.00'	28.92'	003°06'52"	N54°00'53"E	28.91'
C47	532.00'	68.13'	007°20'16"	N56°07'33"E	68.09'
C48	15.00'	23.56'	090°00'00"	N82°32'35"W	21.21'
C49	218.00'	87.77'	023°04'05"	S11°46'41"E	87.18'
C50	218.00'	54.15'	014°13'52"	S30°25'39"E	54.01'
C52	218.02'	141.92'	037°17'46"	S18°53'40"E	139.42'
C53	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	281.72'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	281.85'	43.00'	008°44'25"	S10°18'14"E	42.95'
C56	282.00'	43.00'	008°44'08"	S19°02'27"E	42.95'
C57	282.00'	43.00'	008°44'08"	S27°46'35"E	42.95'
C58	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C59	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C60	15.00'	23.56'	090°00'00"	S82°32'35"E	21.21'
C61	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C62	218.00'	68.09'	017°53'42"	S08°56'51"E	67.81'
C63	218.00'	74.76'	019°38'53"	S27°43'09"E	74.39'
C64	218.00'	142.84'	037°32'35"	S18°46'18"E	140.30'
C65	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C66	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C67	282.00'	21.74'	004°25'03"	S02°12'31"E	21.74'
C68	282.00'	68.66'	013°56'57"	S11°23'31"E	68.49'
C70	282.00'	76.62'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.10'	88.42'	017°57'31"	N43°28'34"E	88.06'
C73	282.00'	24.33'	004°56'39"	N35°04'16"W	24.33'
C74	282.00'	26.57'	005°23'56"	N34°50'37"W	26.56'
C75	468.00'	36.54'	004°28'23"	S27°30'46"E	36.53'
C76	468.00'	33.21'	004°03'58"	S23°14'35"E	33.21'
C79	282.00'	70.05'	014°13'57"	S25°28'58"E	69.87'
C80	470.00'	16.64'	002°01'43"	S33°08'10"E	16.64'
C82	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C84	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°00'00"E	9.28'
L4	S12°09'01"E	18.78'
L5	N00°00'00"E	14.73'
L6	S25°03'25"E	5.99'
L7	S25°03'25"E	13.53'
L9	N39°45'09"W	30.14'
L10	S37°32'35"E	11.57'
L11	S37°32'35"E	5.00'
L12	S37°32'35"E	5.00'
L13	S37°32'35"E	16.83'
L14	N37°32'35"W	16.83'
L15	N52°27'25"E	5.56'
L17	S76°53'39"W	30.87'
L18	N90°00'00"W	44.46'
L23	N00°00'00"E	12.00'
L24	S89°40'33"W	757.12'
L25	S00°02'06"E	640.85'
L26	N00°00'00"E	23.00'
L27	S82°24'07"E	75.63'

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) GARAGE/HOUSE	SIDE/CORNER (FT)	
1	1	6435	36.00	N/A	5	BUNGALOW–INTERIOR
2	1	6825	78.00	10	5	BUNGALOW–INTERIOR
3	1	6562	75.00	10	5	BUNGALOW–INTERIOR
4	1	6187	33.00	N/A	5	BUNGALOW–INTERIOR
5	1	6724	44.00	N/A	5	BUNGALOW–INTERIOR
6	1	7131	81.50	10	5	BUNGALOW–INTERIOR
7	1	6334	76.48	10	5	BUNGALOW–INTERIOR
8	1	6229	36.00	N/A	5	BUNGALOW–INTERIOR
9	1	6600	33.00	N/A	5	BUNGALOW–INTERIOR
10	1	6756	42.16	10	5	BUNGALOW–INTERIOR
1*	1	5451	43.00	N/A	5	BUNGALOW–INTERIOR
2*	1	8178	17.83	10	5	BUNGALOW–INTERIOR
3*	1	5004	53.34	10	5	BUNGALOW–INTERIOR
4*	1	4633	66.19	N/A	5	BUNGALOW–INTERIOR
5*	1	5231	39.00	N/A	5	BUNGALOW–INTERIOR
6*	1	5802	39.00	N/A	5	BUNGALOW–INTERIOR
7*	1	4672	64.00	N/A	5	BUNGALOW–INTERIOR
8*	1	5110	73.00	10	5	BUNGALOW–INTERIOR
9*	1	4900	70.00	10	5	BUNGALOW–INTERIOR
10*	1	4480	64.00	N/A	5	BUNGALOW–INTERIOR
11*	1	5802	36.00	N/A	5	BUNGALOW–INTERIOR
12*	1	5802	39.00	N/A	5	BUNGALOW–INTERIOR
13*	1	4672	64.00	N/A	5	BUNGALOW–INTERIOR
14*	1	5110	73.00	10	5	BUNGALOW–INTERIOR
15*	1	4900	70.00	10	5	BUNGALOW–INTERIOR
16*	1	4480	64.00	N/A	5	BUNGALOW–INTERIOR
17*	1	5802	36.00	N/A	5	BUNGALOW–INTERIOR
18*	1	5802	39.00	N/A	5	BUNGALOW–INTERIOR
19*	1	4672	64.00	N/A	5	BUNGALOW–INTERIOR
20*	1	5110	73.00	10	5	BUNGALOW–INTERIOR
21*	1	5482	79.00	10	5/10	BUNGALOW–CORNER
22*	1	5056	64.00	N/A	5/10	BUNGALOW–CORNER
23*	1	6533	36.00	N/A	5/10	BUNGALOW–CORNER
1	2	5840	84.65	10	5/10	BUNGALOW–CORNER
2	2	5502	38.00	N/A	5/10	BUNGALOW–CORNER
3	2	4550	35.00	N/A	5	BUNGALOW–INTERIOR
4	2	4900	70.00	10	5	BUNGALOW–INTERIOR
5	2	5530	79.00	10	5	BUNGALOW–INTERIOR
6	2	5135	46.00	N/A	5	BUNGALOW–INTERIOR
7	2	4757	50.00	15/20	5	STANDARD–INTERIOR
8	2	5708	60.00	15/20	5	STANDARD–INTERIOR
9	2	5708	60.00	15/20	5	STANDARD–INTERIOR
10	2	6007	63.65	15/20	5/10	STANDARD–CORNER
1	3	6152	62.00	15/20	5/10	STANDARD–CORNER
2	3	6000	60.00	15/20	5	STANDARD–INTERIOR
3	3	6000	60.00	15/20	5	STANDARD–INTERIOR
4	3	4600	46.00	15/18	5	SMALL–INTERIOR
5	3	4600	46.00	15/18	5	SMALL–INTERIOR
6	3	6152	62.00	15/20	5/10	STANDARD–CORNER
7	3	6186	62.00	15/20	5/10	STANDARD–CORNER
8	3	4625	46.00	15/18	5	SMALL–INTERIOR
9	3	4625	46.00	15/18	5	SMALL–INTERIOR
10	3	6033	60.00	15/20	5	STANDARD–INTERIOR
11	3	6033	60.00	15/20	5	STANDARD–INTERIOR
12	3	6186	62.00	15/20	5/10	STANDARD–CORNER
1	4	5110	73.00	10	5	BUNGALOW–INTERIOR
2	4	4745	38.00	N/A	5	BUNGALOW–INTERIOR
3	4	4550	35.00	N/A	5	BUNGALOW–INTERIOR
4	4	4900	70.00	10	5	BUNGALOW–INTERIOR
5	4	5110	73.00	10	5	BUNGALOW–INTERIOR
6	4	4745	38.00	N/A	5	BUNGALOW–INTERIOR
7	4	4550	35.00	N/A	5	BUNGALOW–INTERIOR
8	4	4900	70.00	10	5	BUNGALOW–INTERIOR
9	4	5110	73.00	10	5	BUNGALOW–INTERIOR
10	4	4745	38.00	N/A	5	BUNGALOW–INTERIOR
11	4	5135	35.00	N/A	5/10	BUNGALOW–CORNER
12	4	5482	79.00	10	5/10	BUNGALOW–CORNER
1	5	5692	82.00	10	5/10	BUNGALOW–CORNER
2	5	5330	38.00	N/A	5	BUNGALOW–CORNER
3	5	4550	35.00	N/A	5	BUNGALOW–INTERIOR
4	5	4900	70.00	10	5	BUNGALOW–INTERIOR
5	5	5110	73.00	10	5	BUNGALOW–INTERIOR
6	5	4745	38.00	N/A	5	BUNGALOW–INTERIOR
7	5	4550	35.00	N/A	5	BUNGALOW–INTERIOR
8	5	4900	70.00	10	5	BUNGALOW–INTERIOR
9	5	5052	73.37	10	5	BUNGALOW–INTERIOR
10	5	4745	38.00	N/A	5	BUNGALOW–INTERIOR
11	5	9183	114.00	10	5	BUNGALOW–INTERIOR

LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) HOUSE/GARAGE	SIDE/CORNER (FT)	
1	6	5952	60.00	5/20	5/10	STANDARD–CORNER
2	6	4600	46.00	5/18	5/10	SMALL–INTERIOR
3	6	4600	46.00	5/18	5/10	SMALL–INTERIOR
4	6	4600	46.00	5/18	5/10	SMALL–INTERIOR
5	6	4600	46.00	5/18	5/10	SMALL–INTERIOR
6	6	4600	46.00	5/18	5/10	SMALL–INTERIOR
7	6	4600	46.00	5/18	5/10	SMALL–INTERIOR
8	6	4596	45.96	5/18	5/10	SMALL–INTERIOR
9	6	5767	55.62	5/20	5/10	STANDARD–INTERIOR
10	6	7283	87.77	5/20	5/10	STANDARD–INTERIOR
11	6	7966	91.98	5/20	5/10	STANDARD–CORNER
12	6	7122	56.53	5/20	5/10	STANDARD–CORNER
13	6	6552	51.61	5/20	5/10	STANDARD–INTERIOR
14	6	7314	63.04	5/20	5/10	STANDARD–INTERIOR
15	6	6033	60.00	5/20	5/10	STANDARD–INTERIOR
16	6	5284	52.55	5/20	5/10	STANDARD–INTERIOR
17	6	4625	46.00	15/18	5/10	SMALL–INTERIOR
18	6	4625	46.00	15/18	5/10	SMALL–INTERIOR
19	6	4625	46.00	15/18	5/10	SMALL–INTERIOR
20	6	5985	60.00	15/20	5/10	STANDARD–CORNER
1	7	5966	85.92	10	5/10	BUNGALOW–CORNER
2	7	5585	34.00	N/A	5	BUNGALOW–CORNER
3	7	5102	37.00	N/A	5	BUNGALOW–INTERIOR
4	7	5495	78.50	10	5	BUNGALOW–INTERIOR
5	7	5285	75.50	10	5	BUNGALOW–INTERIOR
6	7	4908	35.00	N/A	5	BUNGALOW–INTERIOR
7	7	4745	36.00	N/A	5	BUNGALOW–INTERIOR
8	7	5110	73.00	10	5	BUNGALOW–INTERIOR
9	7	5530	79.00	10	5	BUNGALOW–INTERIOR
10	7	5135	46.00	N/A	5	BUNGALOW–INTERIOR
11	7	5010	39.00	N/A	5	BUNGALOW–INTERIOR
12	7	5396	77.08	10	5	BUNGALOW–INTERIOR
13	7	7044	113.70	10	5	BUNGALOW–INTERIOR
14	7	5273	34.00	N/A	5	BUNGALOW–INTERIOR
15	7	5558	38.00	N/A	5	BUNGALOW–INTERIOR
16	7	7154	115.96	10	5	BUNGALOW–INTERIOR
17	7	5832	84.00	10	5/10	BUNGALOW–CORNER
18	7	5460	35.00	N/A	5/10	BUNGALOW–CORNER
19	7	6258	43.14	15/20	5/10	STANDARD–CORNER
20	7	5385	43.00	15/18	5	SMALL–INTERIOR
21	7	5842	43.00	15/18	5	SMALL–INTERIOR
22	7	5162	43.00	15/18	5	SMALL–INTERIOR
23	7	4677	43.95	15/18	5	SMALL–INTERIOR
24	7	4939	51.92	15/20	5	STANDARD–INTERIOR
25	7	4376	46.00	15/18	5	SMALL–INTERIOR
26	7	4376	46.00	15/18	5	SMALL–INTERIOR
27	7	4376	46.00	15/18	5	SMALL–INTERIOR
28	7	4376	46.00	15/18	5	SMALL–INTERIOR
29	7	4376	46.00	15/18	5	SMALL–INTERIOR
30	7	4376	46.00	15/18	5	SMALL–INTERIOR
31	7	6040	64.00	15/20	5/10	STANDARD–CORNER
1	8	5775	33.00	N/A	5	BUNGALOW–INTERIOR
2	8	6125	70.00	10	5	BUNGALOW–INTERIOR
3	8	6388	73.00	10	5	BUNGALOW–INTERIOR
4	8	6022	36.00	N/A	5	BUNGALOW–INTERIOR
5	8	5775	33.00	N/A	5	BUNGALOW–INTERIOR
6	8	6125	70.00	10	5	BUNGALOW–INTERIOR
7	8	6388	73.00	10	5	BUNGALOW–INTERIOR
8	8	6022	36.00	N/A	5	BUNGALOW–INTERIOR
9	8	6517	44.00	N/A	5	BUNGALOW–INTERIOR
10	8	6913	79.00	10	5	BUNGALOW–INTERIOR
11	8	6475	74.00	10	5	BUNGALOW–INTERIOR
12	8	6105	33.00	N/A	5	BUNGALOW–INTERIOR
13	8	7777	36.00	N/A	5	BUNGALOW–INTERIOR
14	8	6881	70.35	10	5	BUNGALOW–INTERIOR
15	8	6773	68.66	10	5	BUNGALOW–INTERIOR
16	8	8003	33.00	N/A	5	BUNGALOW–INTERIOR
17	8	8232	36.00	N/A	5	BUNGALOW–INTERIOR
18	8	7044	70.05	10	5	BUNGALOW–INTERIOR
19	8	5161	67.53	10	5	BUNGALOW–INTERIOR
20	8	7598	35.00	N/A	5	BUNGALOW–INTERIOR
21	8	6002	38.00	N/A	5/10	BUNGALOW–CORNER
22	8	5692	82.00	10	5/10	BUNGALOW–CORNER
1**	1	5720	82.28	10	5	BUNGALOW–INTERIOR
2**	1	5330	46.00	10	5	BUNGALOW–INTERIOR

2

AMENDMENT 2
-ADD 2 NEW LOTS TO BLOCK 1 WITH ASSOCIATED TABLE UPDATES

** AMENDMENT 2 LOT REVISIONS

* AMENDMENT 1 LOT REVISIONS

NOTE:

FOR THIS CHART, FRONTAGE IS DEFINED AS THE LOT WIDTH AT THE STREET PROPERTY LINE FOR SMALL, STANDARD, AND FRONT BUNGALOW LOTS. FOR REAR BUNGALOW LOTS, FRONTAGE IS DEFINED AS THE ACCESS EASEMENT FRONTAGE LENGTH.

2

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Knesebone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

LOT, LINE AND CURVE TABLES

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

No.	Date	Description
2	03/23/22	AMENDMENT 2
1	04/15/22	AMENDMENT 1
6	10/19/20	SIXTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 3

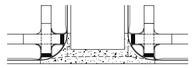
Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-1AA PA-1\PLAN SETS\CSP\CSP-NOTES AND TYPICAL SECTIONS.DWG 4/27/2022 2:16 PM DINH, GWAG

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT OR TRACT LINE
- BUILDING SET BACK
- SIGHT LINE
- EX TELEVISION
- EX ELECTRIC
- EX TELEPHONE
- EX FIBER OPTIC
- EX GAS LINE

- STREET SIGN
- WATER METER
- FH AND VALVE
- EX FH
- EX WATER VALVE
- STREET LIGHT
- EX STREET LIGHT
- EX 24" STM
- EX STORM MH
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE
- BLOCK NUMBER (#)

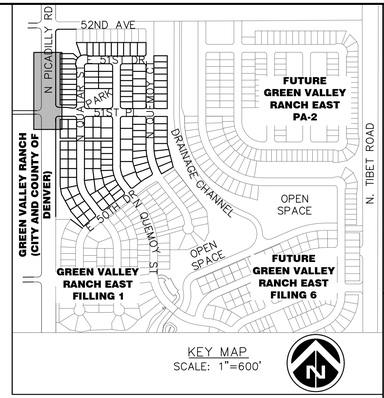
CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP



KEYNOTE

1. SIGHT LINES
2. STOP SIGN & STREET SIGN
3. MEDIAN WARNING SIGN
4. 8' CROSSPAN
5. PAINT STRIPING
6. RIGHT TURN ONLY SIGN

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



KEY MAP
SCALE: 1"=600'

GREEN VALLEY RANCH SUBDIVISION FILING 36 (BK 34, PG 23-26 CITY & COUNTY OF DENVER RECORDS)

REMOVE EX CURB AND GUTTER

TEMPORARY STOP SIGN AND RIGHT TURN ONLY SIGN

REMOVE EX PAINT STRIPING

EX CURB AND GUTTER

EX MEDIAN SPLASHBLOCK

CITY AND COUNTY OF DENVER

WESTERLY LINE OF THE SW 1/4 OF SEC 13

92+00 93+00 94+00 95+00

CITY OF AURORA ADAMS COUNTY

EX 24" WL

N PICADILLY ROAD (PUBLIC)
6 LANE ARTERIAL
(132' ROW)
(COA # 206103)
(REC. NO. 2006000386390)

EX 24" STM

FUTURE 10' SIDEWALK

EX FIRE HYDRANT

EX STREET LIGHT, TYP.

FUTURE CURB AND CUTTER

72.0'

EDGE OF TEMPORARY ASPHALT PAVEMENT

REMOVE EX SIGN

R = 25'

4' SWE
8' U.E.

FINAL PLACEMENT

8' U.E.

RIGHT-OF-WAY

SWE, WIDTH VARIES

PROJECT BOUNDARY

PHASE 2

TRACT A

8' UE

PROPERTY LINE

PROPERTY LINE

TRACT E

TRACT F

PHASE 1

PHASE 2

TRACT A

8' UE

5' UE

TRACT A

PROP. 2-8' AUTOMATIC SWINGING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE

THE GATE MUST BE AN ELECTRONIC SYSTEM THAT INCLUDES AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATION SYSTEM (S.O.S.), AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE.
RE: LANDSCAPE PLANS FOR DETAILS OF THE GATING SYSTEM.

E 51ST PL
LOCAL
TYPE 1
(64' PRIVATE ROAD)

1 4 5 8 9
2 3 6 7 10

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Kneebone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

TEMPORARY STREET INTERSECTION

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

No.	Date	Description
7	03/23/22	AMENDMENT 2
6	03/22/22	AMENDMENT 1
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5	9/23/20	FIFTH SUBMITTAL
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3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 4

X:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-TEMP-STRT-INTERSECTION.DWG 3/23/2022 2:45 PM DINH, GIANG

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT OR TRACT LINE
- BUILDING SET BACK
- SIGHT LINE
- EX TELEVISION
- EX ELECTRIC
- EX TELEPHONE
- EX FIBER OPTIC
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- STREET SIGN
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- FH AND VALVE
- EX FH
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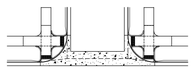
CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP



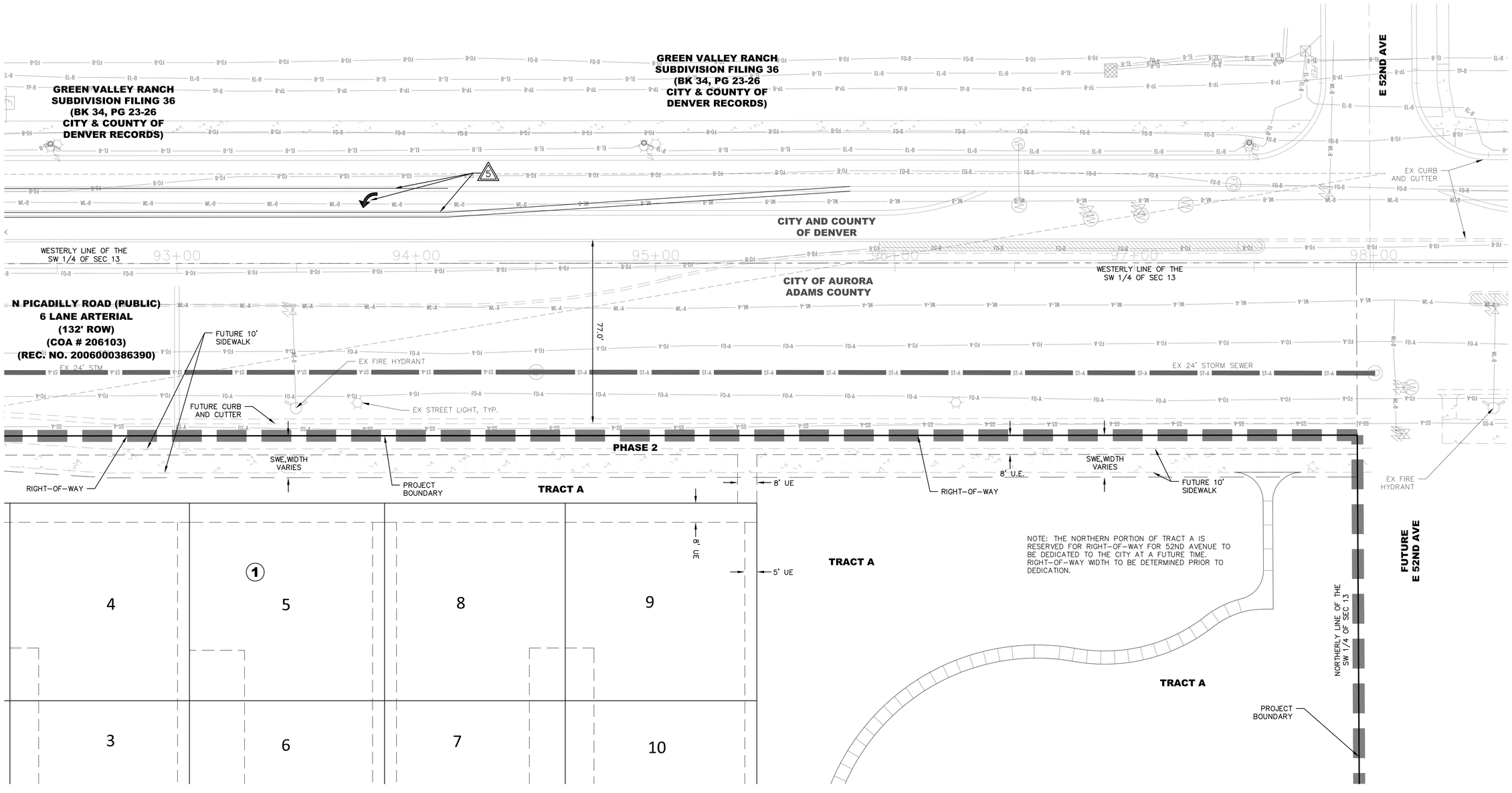
KEYNOTE

1. SIGHT LINES
2. STOP SIGN & STREET SIGN
3. MEDIAN WARNING SIGN
4. 8' CROSSPAN
5. PAINT STRIPING

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

KEY MAP
SCALE: 1"=600'



GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

TEMPORARY STREET INTERSECTION

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Kneebone Marler, PE
Email: amarler@Dewberry.com

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

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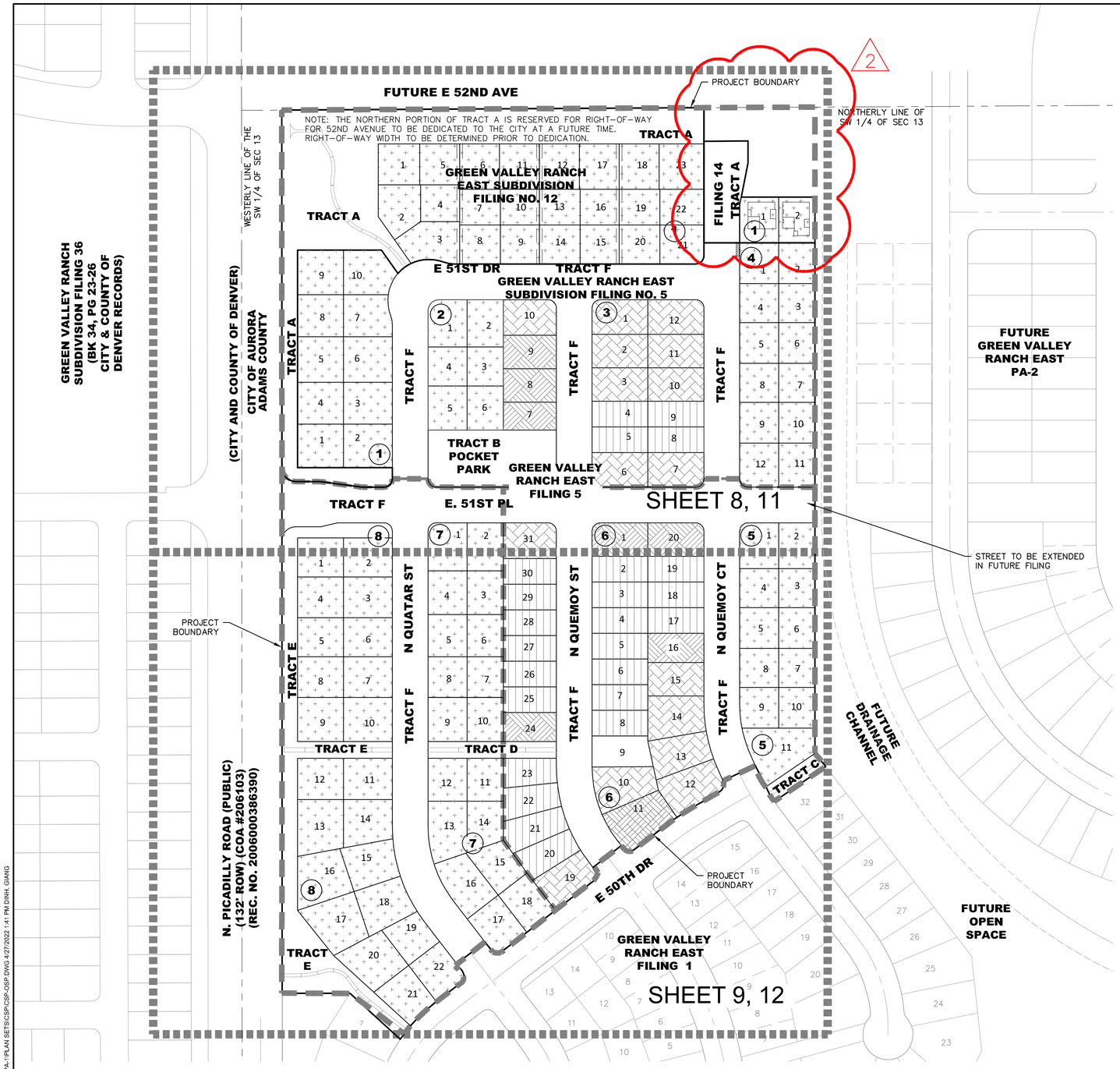
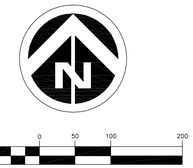
	12/12/19	FIRST SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 5

Y:_DEN\BERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-TEMP-STRT-INTERSECTION.DWG 3/23/2022 2:48 PM DINH, GIANG





STANDARD LOT-60'+ -	17
STANDARD -	8
SMALL LOT -	24
BUNGALOW LOT -	104
TOTAL -	153

2

AMENDMENT 2
-ADD 2 NEW LOTS WITH ASSOCIATED LOT RENUMBERING
-EXTEND QUEMOY CT. TRACT
-UPDATE TABLES

GREEN VALLEY RANCH EAST FILING 5 LOT SUMMARY TABLE

	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
SINGLE-FAMILY DETACHED <50'	24	16%	24	
SINGLE-FAMILY DETACHED 50-60'	8	5%		
SINGLE-FAMILY DETACHED 60-70'	15	10%		
SINGLE-FAMILY DETACHED >70'	2	1%		
MOTORCOURT STANDARD	87	57%		
MOTORCOURT SMALL	17	11%	17	
SUBTOTAL	153	100%	41	27%

2

verify. I count 48. Must have street frontage to be standard

per conversations with Debbie, only amendment 1&2 areas will follow motorcourt small/standard rules. All Bungalow lots that were originally part of the recorded Filing 5 are considered standard.

LOT DATA TABLE

NUMBER OF LOTS	LOT %	UNIT TYPE	LOT TYPE	MIN. LOT SQ. FT.	MIN. STREET FRONTAGE	MIN. FRONT SETBACK	MIN. PORCH SETBACK	MIN. SIDE SETBACK ** INTERIOR	MIN. SIDE SETBACK ** CORNER	MIN. REAR YARD SETBACK	MAX. BLDG HT.
17	11%	STANDARD LOTS-60'+	FRONT LOAD	6,000 SF	60 FEET	15 FEET – HOUSE 20 FEET – GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
8	5%	STANDARD LOTS	FRONT LOAD	4,500 SF	50 FEET	15 FEET – HOUSE 20 FEET – GARAGE	10 FEET	5 FEET *	10 FEET	10 FEET	35 FEET
24	16%	SMALL LOTS****	FRONT LOAD	<4,500 SF OR <50 FEET		15 FEET – HOUSE 18 FEET – GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
104	68%	BUNGALOW	ALT LOADED	2,500 SF	50 FEET	10 FEET	5 FEET	5 FEET*	10 FEET	10 FEET	35 FEET

* MINIMUM 10' BUILDING SEPARATION

** MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.

*** NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45-FT IN WIDTH

**** LOTS ARE CONSIDERED "SMALL" WHEN EITHER THE LOT FRONTAGE OR LOT SQUARE FOOTAGE ARE MET.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Knesbone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

OVERALL SITE PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL.: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

No.	Date	Description
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5	9/23/20	FIFTH SUBMITTAL
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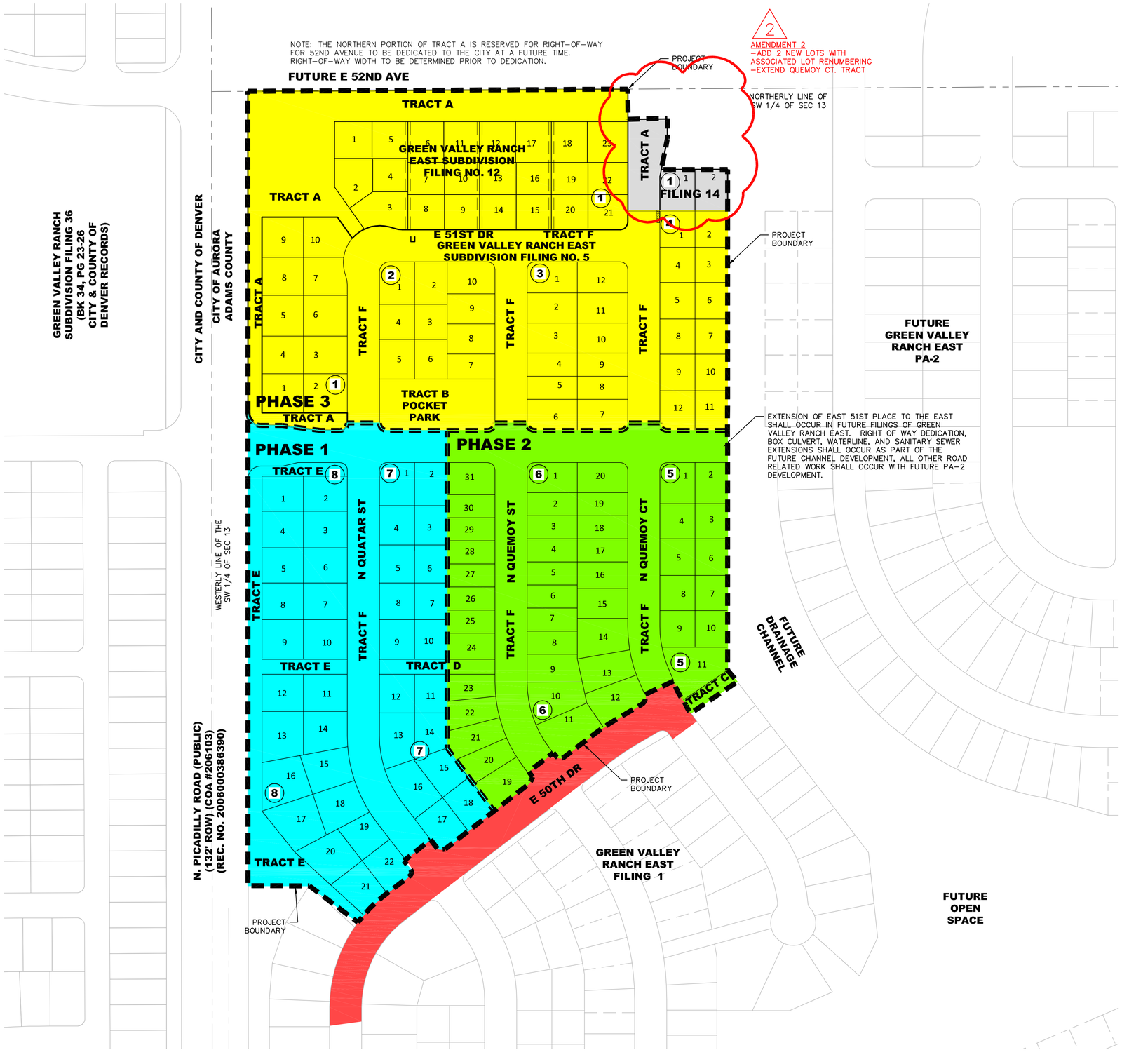
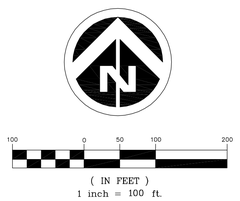
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL
2	03/23/22	AMENDMENT 2
1	04/15/22	AMENDMENT 1

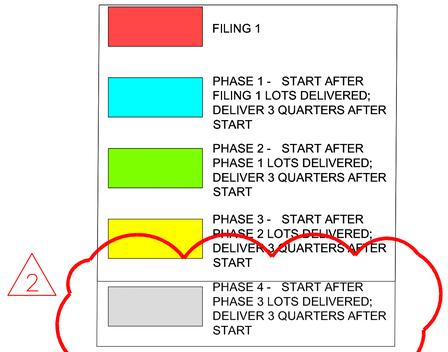
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP **Drawn By:** BMS
Checked By: CCN
Sheet Number: 6

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-OSP.DWG 4/27/2022 1:41 PM DINH, GIANG







FILING 1 STREETS SHALL BE CONSTRUCTED PRIOR TO THE COMPLETION OF PHASE 1, PROVIDING THE TWO POINTS OF ACCESS NEEDED TO MEET THE IFC REQUIREMENTS

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT OR TRACT LINE
- LOT NUMBER 15
- BLOCK NUMBER ..... (#)

NOTES

1. THE PHASING PLAN SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2015 IFC, PROVIDING TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS THAT EXCEED 30 UNITS. ONCE A DEVELOPMENT EXCEEDS 30 UNITS THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT ON THE COMPLETION OF THE APPROVED EMERGENCY ACCESS POINTS AND WATER SUPPLY.
2. PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
3. PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
4. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE PICADILLY RIGHT-OF-WAY WILL BE BUILT IN A FUTURE FILING. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
5. GREEN VALLEY RANCH EAST IS RESPONSIBLE FOR THE COMPLETION OF PICADILLY ROAD MEDIANS TO PROS STANDARDS, INCLUSIVE OF SPLASHBLOCK, LANDSCAPE AND IRRIGATION DESIGN AND IMPLEMENTION AS PART OF A SEPARATE SUBMITTAL. PICADILLY ROAD WILL BE CONSTRUCTED WITHIN GROUP F OF THE APPROVED PUBLIC IMPROVEMENT PLAN.
6. FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Knesbone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

PHASING PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL.: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

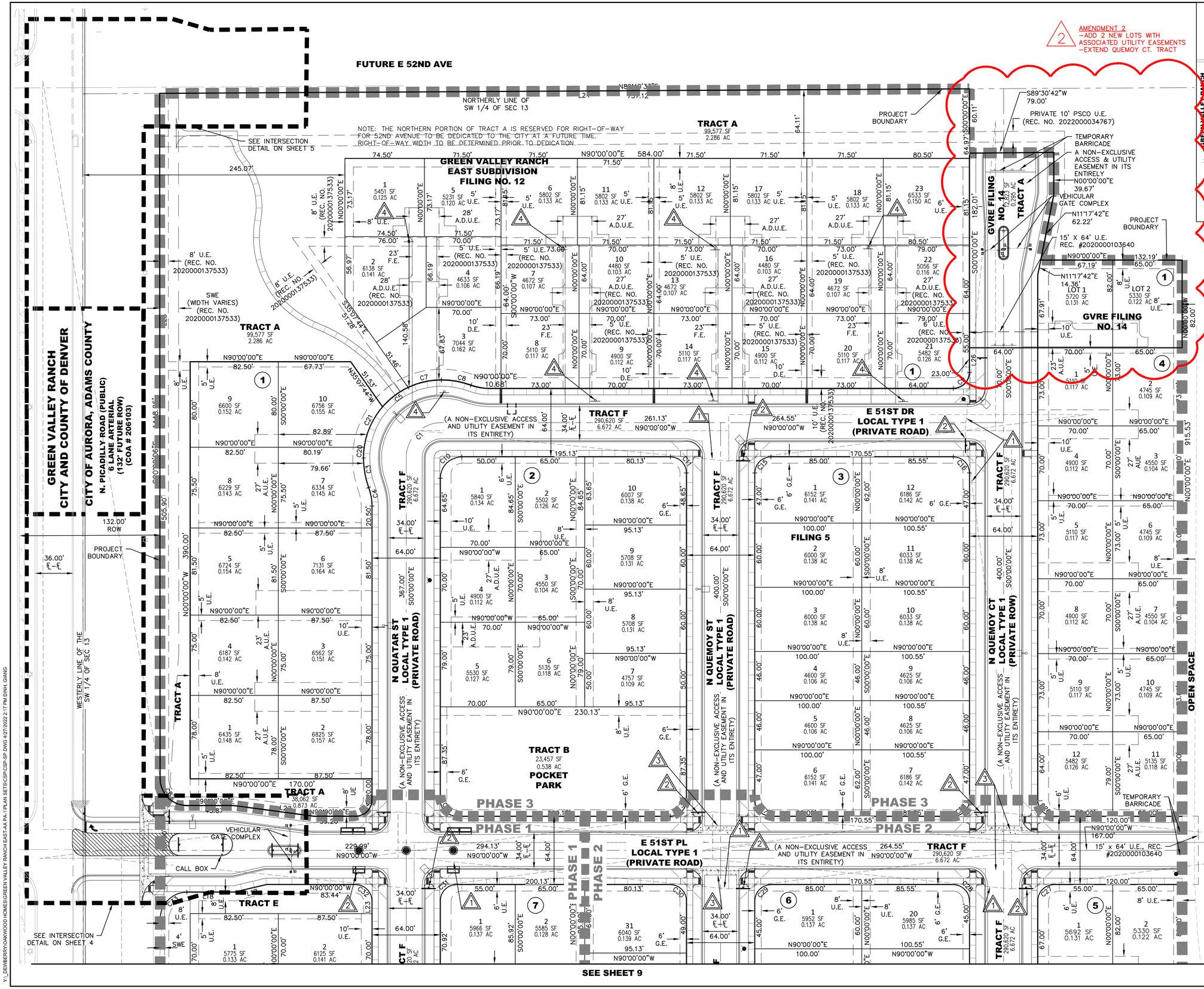
DOCUMENT AMENDMENTS

No.	Date	Description
2	03/23/22	AMENDMENT 2
1	04/15/22	AMENDMENT 1
6	10/19/20	SIXTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

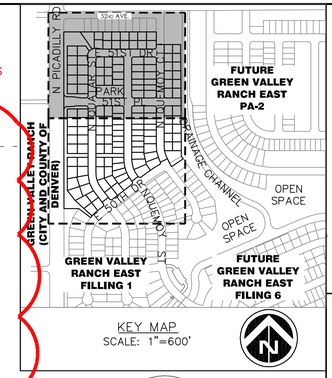
PRELIMINARY NOT FOR CONSTRUCTION

Project Number:	50118860
Designed By:	GKP
Drawn By:	BMS
Checked By:	CCN
Sheet Number:	7

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1 PLAN SETS\CSP\CSP-PHASING.DWG 4/27/2022 1:44 PM DINH, GIANG



AMENDMENT 2
-ADD 2 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
-EXTEND QUEMOY CT. TRACT



(IN FEET)
1 inch = 40 ft.

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 OR TRACT 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/SEWER MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE

KEYNOTE

1. SIGHT LINES
2. STOP SIGN & STREET SIGN
3. 8' CROSSPAN
4. FIRE LANE SIGN

NOTES:

1. ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
3. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
5. STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.

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Greenwood Village, CO 80111
303.388.5601
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Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

SITE PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL.: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	04/15/22	AMENDMENT 1
8	03/23/22	AMENDMENT 2

DOCUMENT AMENDMENTS

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP
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Checked By: CCN
Sheet Number: 8

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-SP.DWG 4/27/2022 2:17 PM DINH, GIANG

SEE SHEET 8

SEE INTERSECTION DETAIL ON SHEET 4

WESTERLY LINE OF THE SW 1/4 OF SEC 13

RETAINING WALL

132.00' ROW

36.00' ℄–℄

GREEN VALLEY RANCH
(CITY AND COUNTY OF DENVER)

CITY OF AURORA
N. PICADILLY ROAD (PUBLIC)
6 LANE ARTERIAL
(132' FUTURE ROW)
(COA # 206103)

TRACT E
44,900 SF
1.031 AC

TRACT E
N89°59'53"E 170.00'
S90°00'00"E 170.00'
N00°00'00"W 365.00'
S00°02'06"E 1448.25'

TRACT F
290,620 SF
6.672 AC

TRACT D
6904 SF
0.158 AC
N90°00'00"E 230.13'

N QUATAR ST
LOCAL TYPE 1
(PRIVATE ROAD)

(A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT IN ITS ENTIRETY)

N QUEMOY ST
LOCAL TYPE 1
(PRIVATE ROAD)

N QUEMOY CT
LOCAL TYPE 1
(PRIVATE ROAD)

TRACT C
3277 SF
0.075 AC

N QUEMOY CT
LOCAL TYPE 2
(PRIVATE ROAD)

E 50TH DR
LOCAL TYPE 1
(PRIVATE ROAD)

PHASE 1

PHASE 2

GREEN VALLEY RANCH EAST FILING 1

TRACT D

TRACT C

TRACT B

OPEN SPACE

PROJECT BOUNDARY

TRACT E
44,900 SF
1.031 AC

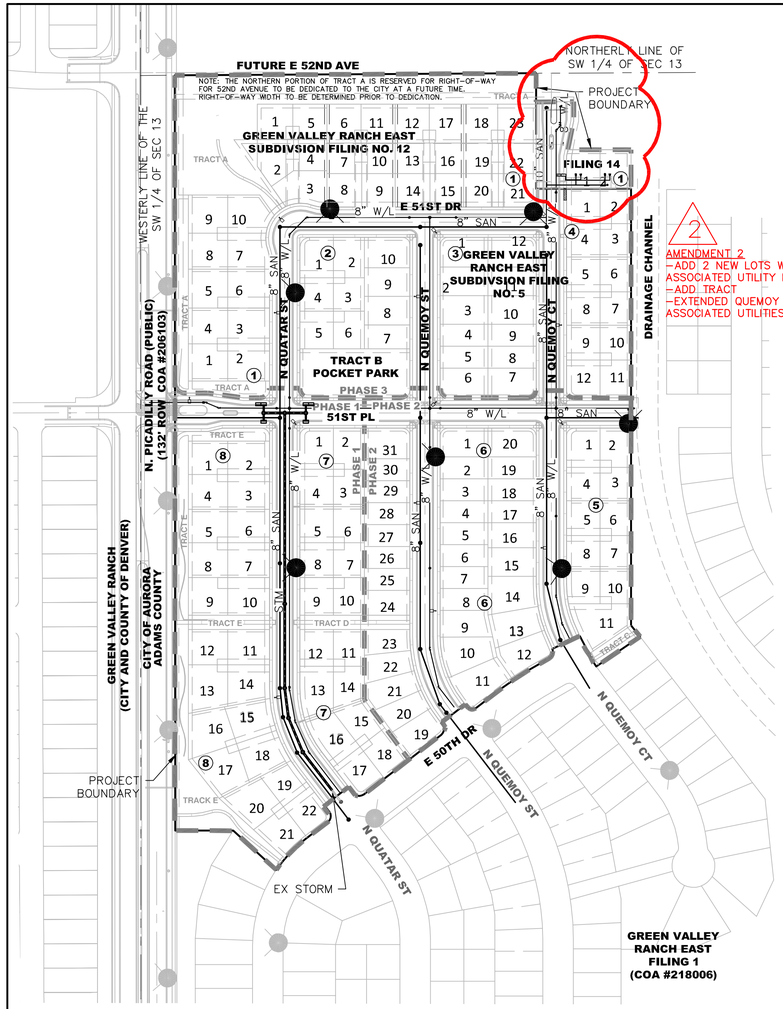
Blocks 1–10 (Phase 1) and Blocks 11–19 (Phase 2) with lots, areas, and setbacks as shown.

Curve Table

Curve	Length	Radius
C35	30.83'	67.00'
C36	65.88'	65.00'
C37	130.88'	915.53'
C38	15.28'	915.53'
C40	109.59'	915.53'
C41	106.10'	915.53'
C42	106.00'	915.53'
C43	49.86'	915.53'
C48	54.69'	915.53'
C49	49.86'	915.53'
C50	16.51'	915.53'
C52	66.36'	915.53'
C53	59.95'	915.53'
C54	97.16'	915.53'
C55	107.84'	915.53'
C56	110.16'	915.53'
C57	16.51'	915.53'
C58	66.36'	915.53'
C59	59.95'	915.53'
C60	49.86'	915.53'
C61	16.51'	915.53'
C62	66.36'	915.53'
C63	59.95'	915.53'
C64	49.86'	915.53'
C65	16.51'	915.53'
C66	66.36'	915.53'
C67	59.95'	915.53'
C68	49.86'	915.53'
C69	16.51'	915.53'
C70	66.36'	915.53'
C71	59.95'	915.53'
C72	49.86'	915.53'
C73	43.20'	915.53'
C74	16.51'	915.53'
C75	66.36'	915.53'
C76	59.95'	915.53'
C77	49.86'	915.53'
C78	16.51'	915.53'
C79	99.00'	915.53'

Line Table

Line	Length	Direction
L3	43.18'	S12°09'01"E
L4	43.18'	S12°09'01"E
L5	97.16'	N84°03'46"E
L6	107.84'	N75°19'37"E
L7	110.16'	N66°41'17"E
L8	59.95'	S34°25'41"E
L9	49.86'	N59°47'41"E
L10	16.51'	S52°27'25"W
L11	66.36'	N52°27'25"E
L12	59.95'	S52°27'25"W
L13	49.86'	N37°32'35"W
L14	16.51'	S52°27'25"W
L15	66.36'	N52°27'25"E
L16	59.95'	S37°32'35"E
L17	49.86'	N37°32'35"W
L18	16.51'	S52°27'25"W
L19	66.36'	N52°27'25"E
L20	59.95'	S37°32'35"E
L21	49.86'	N37°32'35"W
L22	16.51'	S52°27'25"W
L23	66.36'	N52°27'25"E
L24	59.95'	S37°32'35"E



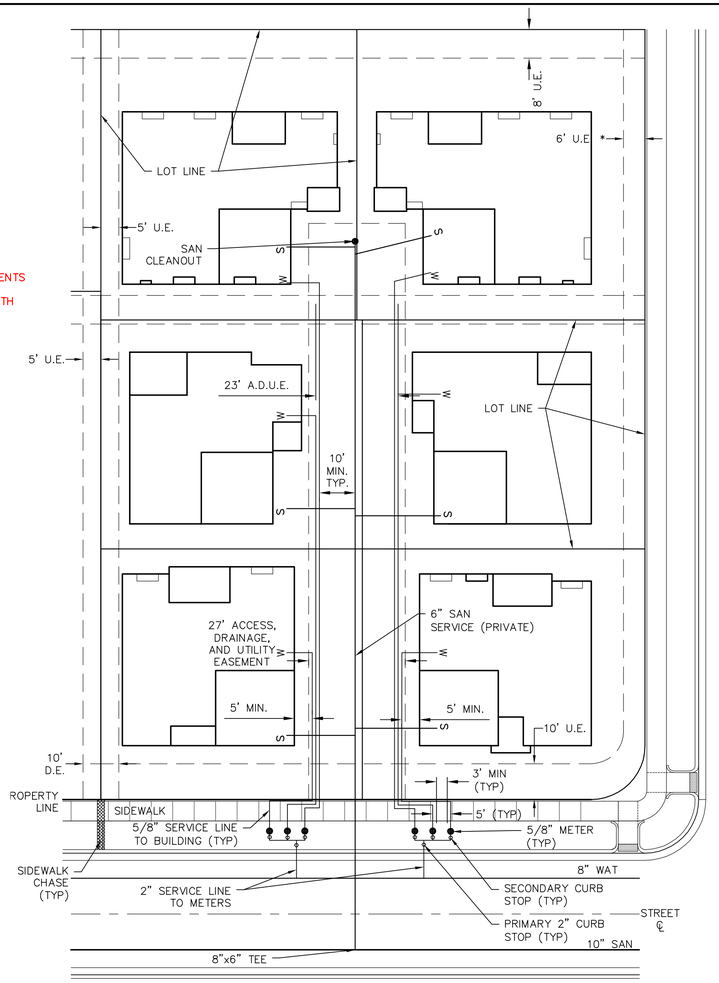
2

AMENDMENT 2
- ADD 2 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
- ADD TRACT
- EXTENDED QUEMOY CT. WITH ASSOCIATED UTILITIES

NOTES:

1. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
2. FINAL IRRIGATION METER LOCATIONS WILL BE PROVIDED ON THE CIVIL CONSTRUCTION DRAWINGS.
3. PHASE 1 STREET AND WATERLINE CONSTRUCTION INCLUDES NORTH QUATAR STREET SOUTH OF EAST 51ST PLACE ALONG WITH EAST 51ST PLACE FROM PICADILLY ROAD TO NORTH QUATAR STREET. PHASE 2 INCLUDES NORTH QUEMOY STREET AND NORTH QUEMOY COURT SOUTH OF EAST 51ST PLACE ALONG WITH THE REMAINING PORTION OF EAST 51ST PLACE. PHASE 3 STREET AND WATERLINE CONSTRUCTION INCLUDES ALL REMAINING STREET/WATERLINE CONSTRUCTION.

150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

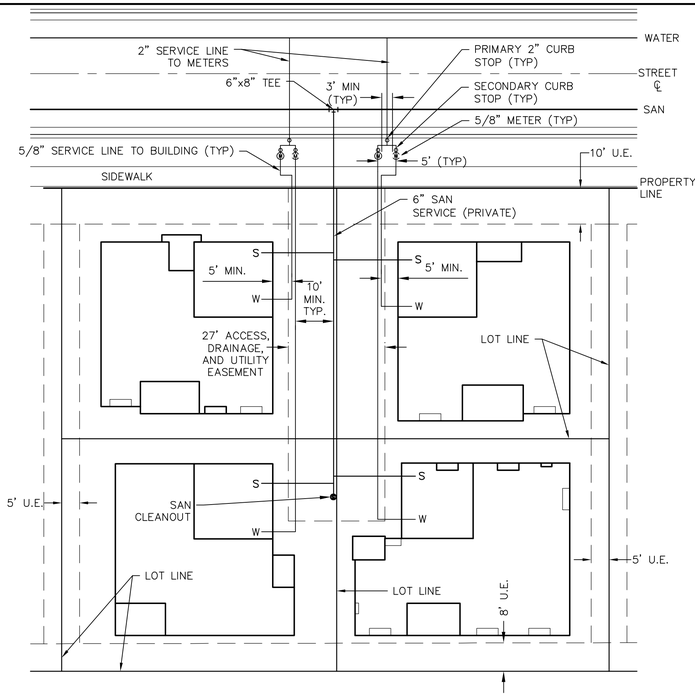


6 LOT BUNGALOW LOT SERVICES DETAIL

N.T.S.

NOTES:

1. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)
2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.

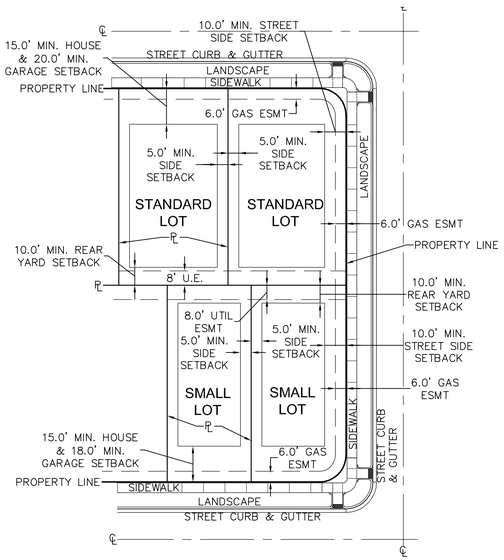


4 LOT BUNGALOW LOT SERVICES DETAIL

N.T.S.

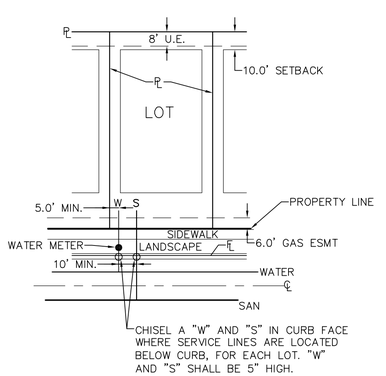
NOTES:

1. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)
2. ALL WATER SERVICE LINES ARE TO BE SLEEVED UNDER DRIVEWAY APRONS.



TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS

N.T.S.



STANDARD LOT AND STANDARD SMALL LOT TYPICAL SERVICES

N.T.S.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Knesbone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

OVERALL UTILITY PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

No.	Date	Description
2	03/23/22	AMENDMENT 2
1	04/15/22	AMENDMENT 1
6	10/19/20	SIXTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
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3	6/26/20	THIRD SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 10

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\GSP\CSP-OVERALL UTILITY PLAN.DWG 4/27/2022 2:06 PM DINH, GIANG

GREEN VALLEY RANCH SUBDIVISION FILING 36 (BK 34, PG 23-26 CITY AND COUNTY OF DENVER RECORDS)
CITY OF AURORA ADAMS COUNTY

AMENDMENT 2
-ADD 2 NEW LOTS WITH ASSOCIATED UTILITY EASEMENTS
-EXTEND QUEMOY CT. TRACT AND ASSOCIATED WATER AND SAN. SEWER MAINS AND SERVICES FOR NEW LOTS

FUTURE E. 52ND AVE

NOTE: THE NORTHERN PORTION OF TRACT A IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

NORTHERLY LINE OF SW 1/4 OF SEC 13

PRIVATE 10' PSCO U.E. (REC. NO. 2022000034767)

PROJECT BOUNDARY

TRACT A

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

GVRE FILING NO. 14 TRACT A

GVRE FILING NO. 14

CAP FOR FUTURE SANITARY

CAP FOR FUTURE WATER

15' X 64' U.E. REC. #2020000103640

SWE (WIDTH VARIES) (REC. NO. 2020000137533)

N. PICADILLY ROAD (PUBLIC) 6 LANE ARTERIAL (132 FUTURE ROW) (COA # 206103)

132.00' ROW

36.00' E-E

EX. 24" W/L

EX. 24" STORM

EX FIRE HYDRANT

WESTERLY LINE OF THE SW 1/4 OF SEC 13

TRACT E

TRACT B POCKET PARK

TRACT F

E. 51ST DR

E 51ST AVE (PRIVATE STREET)

N. QUATAR ST (PRIVATE ST)

N. QUEMOY ST (PRIVATE ST)

N. QUEMOY CT (PRIVATE ST)

(A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT IN ITS ENTIRETY)

PHASE 1
PHASE 2
PHASE 3

CONNECT TO EXISTING 24" WATERMAIN

PROP TYPE R INLET

UTILITY CROSSING

UTILITY XING

IRRIGATION TAP

FIRE HYDRANT

CAP FOR FUTURE SANITARY

CAP FOR FUTURE WATER

SEE SHEET 12

(IN FEET)
1 inch = 40 ft.

KEY MAP
SCALE: 1"=600'

FUTURE GREEN VALLEY RANCH EAST PA-2
GREEN VALLEY RANCH EAST FILLING 1
FUTURE GREEN VALLEY RANCH EAST FILING 6
GREEN VALLEY RANCH (CITY AND COUNTY OF DENVER)
PARK
OPEN SPACE
DRAINAGE CHANNEL
SOUTH PLATTE RIVER
52nd AVE

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT OR TRACT LINE
- BUILDING SET BACK
- PROPOSED CONTOURS 5800
- EXISTING CONTOURS 5700
- 8" WATERLINE W/ GATE VALVE & TEE
- 12" WATERLINE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- BLOCK NUMBER #
- CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP
- WATER METER
- FIRE HYDRANT
- STREET LIGHT
- EX. WATERLINE W/ VALVE & TEE
- EX. SANITARY SEWER W/ MANHOLE
- EX. STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- EX. EASEMENT LINE
- EX. FIRE HYDRANT
- EX. STREET LIGHT
- FLOW ARROW
- EMERGENCY OVERFLOW

ABBREVIATIONS:

T.W. = TOP OF WALL
B.W. = BOTTOM OF WALL

NOTES:

1. ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADII AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
3. ALL PRIVATE STORM SEWER PIPES IN PUBLIC R.O.W. AND EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
4. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
5. ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE METRO DISTRICT UNLESS OTHERWISE NOTED.

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GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 W/ ADJUSTMENTS

GRADING AND UTILITY PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT: BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

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2	3/31/20	SECOND SUBMITTAL
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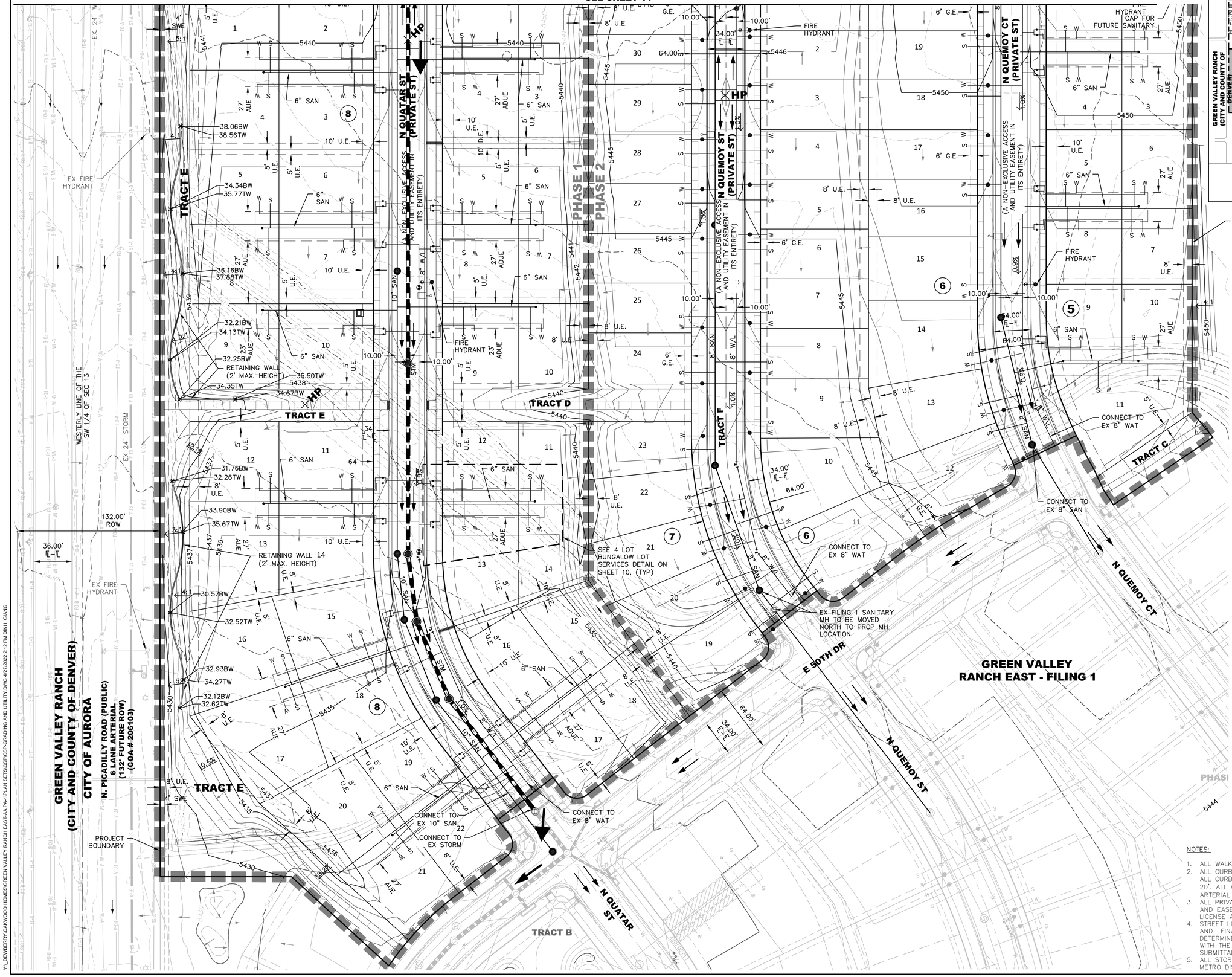
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
1	04/15/22	AMENDMENT 1
2	03/23/22	AMENDMENT 2

PRELIMINARY NOT FOR CONSTRUCTION

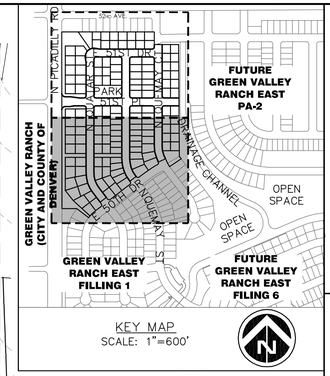
Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 11

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-GRADING AND UTILITY.DWG 4/27/2022 2:15 PM DINH, GIANG

SEE SHEET 11



SEE SHEET 11



PROJECT BOUNDARY

(IN FEET)
1 inch = 40 ft.

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
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- EXISTING CONTOURS 5700
- 8" WATERLINE W/ GATE VALVE & TEE
- 12" WATERLINE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET, MANHOLE, & F.E.S.
- BLOCK NUMBER #
- CURB, GUTTER, CROSSPAN, SIDEWALK & RAMP
- WATER METER
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- EX. WATERLINE W/ VALVE & TEE
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- FLOW ARROW
- EMERGENCY OVERFLOW

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GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

GRADING AND UTILITY PLAN

OAKWOOD HOMES
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TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

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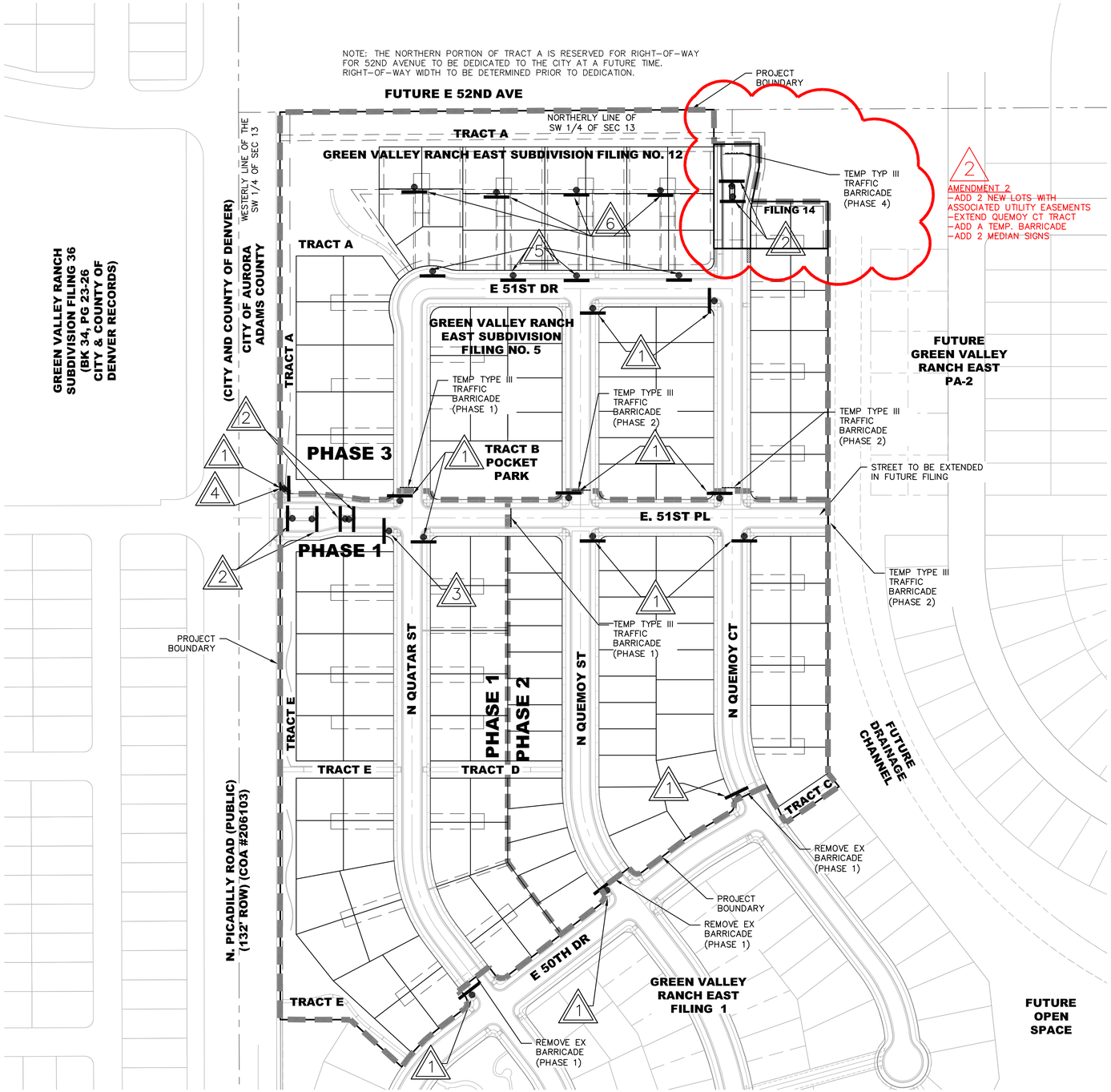
2	3/31/20	SECOND SUBMITTAL
1	12/12/19	FIRST SUBMITTAL

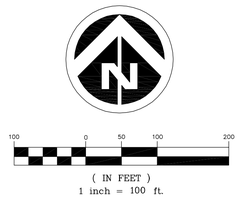
DOCUMENT AMENDMENTS

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP **Drawn By:** BMS
Checked By: CCN
Sheet Number: 12

Y:_DENBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-GRADING AND UTILITY.DWG 4/27/2022 2:13 PM DINH, GIANG





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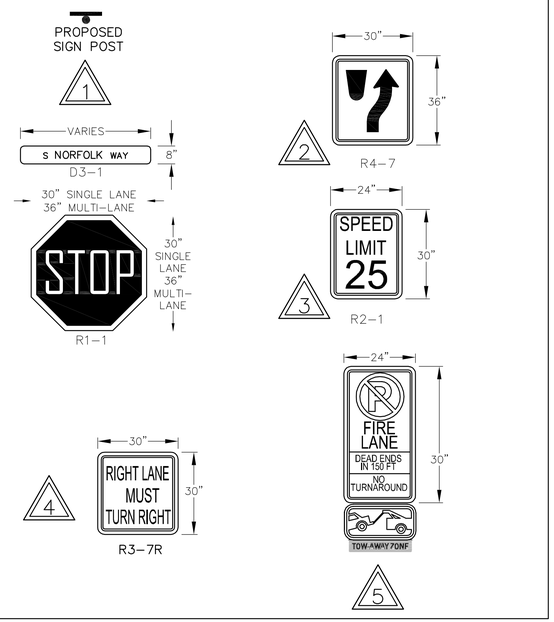


Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5601
Contact: Alaina Knesbone Marler, PE
Email: amarler@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

SIGNAGE AND STRIPING PLAN

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS

No.	Date	Description
7	03/23/22	AMENDMENT 2
6	04/15/22	AMENDMENT 1
5	10/19/20	SIXTH SUBMITTAL
4	9/23/20	FIFTH SUBMITTAL
3	8/14/20	FOURTH SUBMITTAL
2	6/26/20	THIRD SUBMITTAL
1	3/31/20	SECOND SUBMITTAL
	12/12/19	FIRST SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 50118860
Designed By: GKP
Drawn By: BMS
Checked By: CCN
Sheet Number: 13

Y:_DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA PA-1\PLAN SETS\CSP\CSP-SAS.DWG 4/27/2022 2:13 PM DINH, GIANG

LEGEND

EXTENTS OF SHEET

N. PICADILLY RD.

N. PICADILLY RD.

TRACT E
1.031 AC

15

16

TRACT F
6.672 AC

17

TRACT A
2.286 AC

52ND AVE.

1
AMENDMENT 1
- 8 BUNGALOW HOMES ADDED

N. QUATAR ST.

TRACT F
6.672 AC

TRACT D
0.158 AC

20
TRACT B
0.538 AC

E. 51ST DR.

E. 50TH AVE.

E. 50TH DR.

N. QUEMOY ST.

TRACT F
6.672 AC

TRACT F
6.672 AC

FDP BOUNDARY

19

E. 51 ST PL.

18

GVR EAST FILING 1

TRACT F
6.672 AC

N. QUEMOY CT.

TRACT A
0.295 AC

N. QUEMOY ST.

FUTURE
DEVELOPMENT

TRACT C
0.075 AC

N. QUEMOY CT.

FUTURE
DEVELOPMENT

2
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: KEYMAP
DATE: July 6, 2022

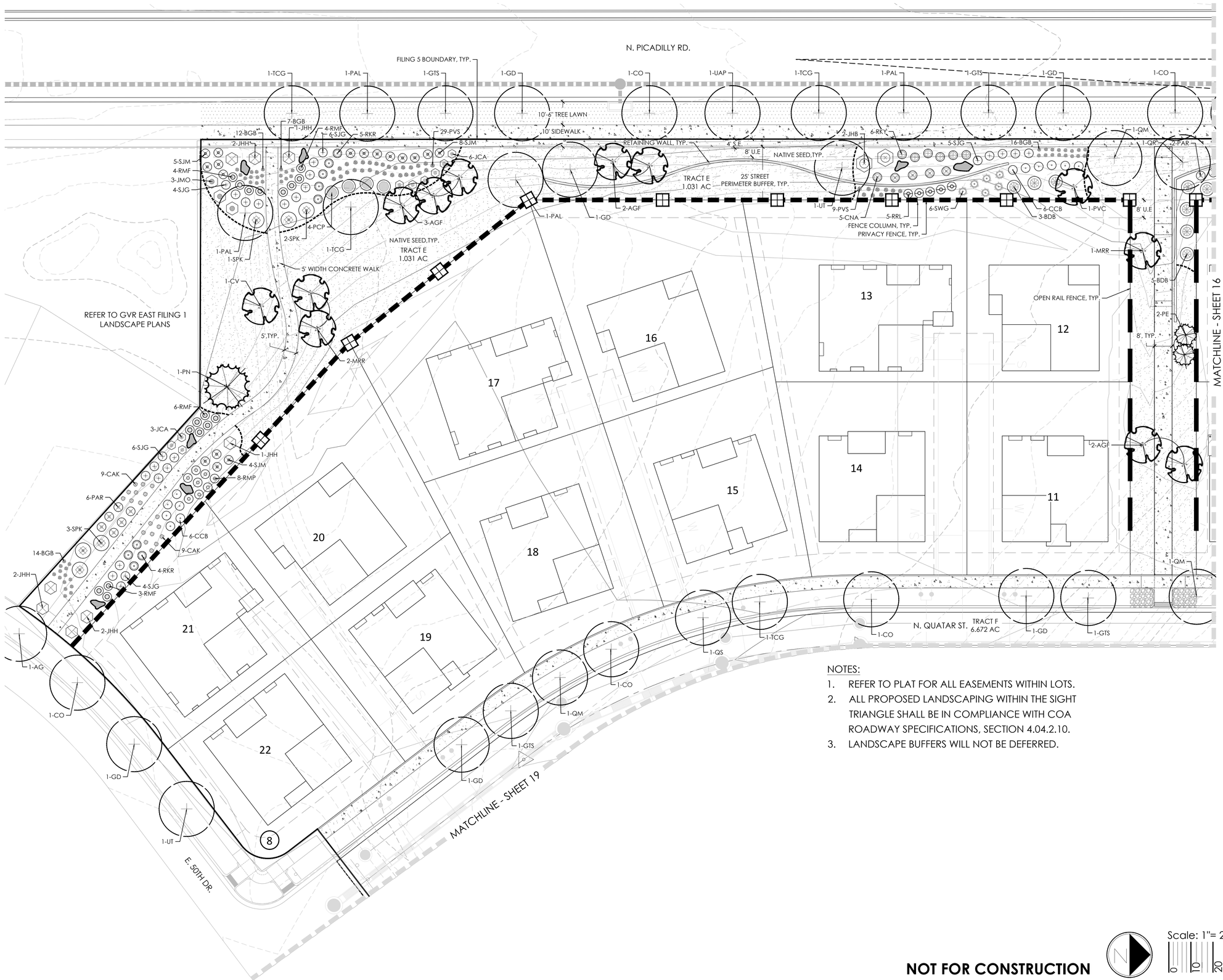
terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Scale: 1"= 80'-0"

0 40 80 160

NOT FOR CONSTRUCTION

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\1.1-SHEETS\GVR EAST PREPLAT 5 LANDSCAPE SHEETS.DWG
7/6/2022 3:10 PM
DILLON COOK



LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
- FILING 5 R.O.W.
- FILING 5 BOUNDARY
- SIGHT LINE
- LIGHT POLE
- SECURITY LIGHTING
- FIRE HYDRANT
- LANDSCAPE BOULDER

U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
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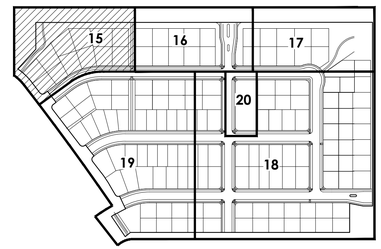
A.F.E. = ACCESS AND FIRE LANE EASEMENT

KEY MAP



NOTES:

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: July 6, 2022

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

NOT FOR CONSTRUCTION

Scale: 1"= 20'-0"

0 10 20 40

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\11-SHEETS\GVR EAST PREPLAT 5 LANDSCAPE SHEETS.DWG
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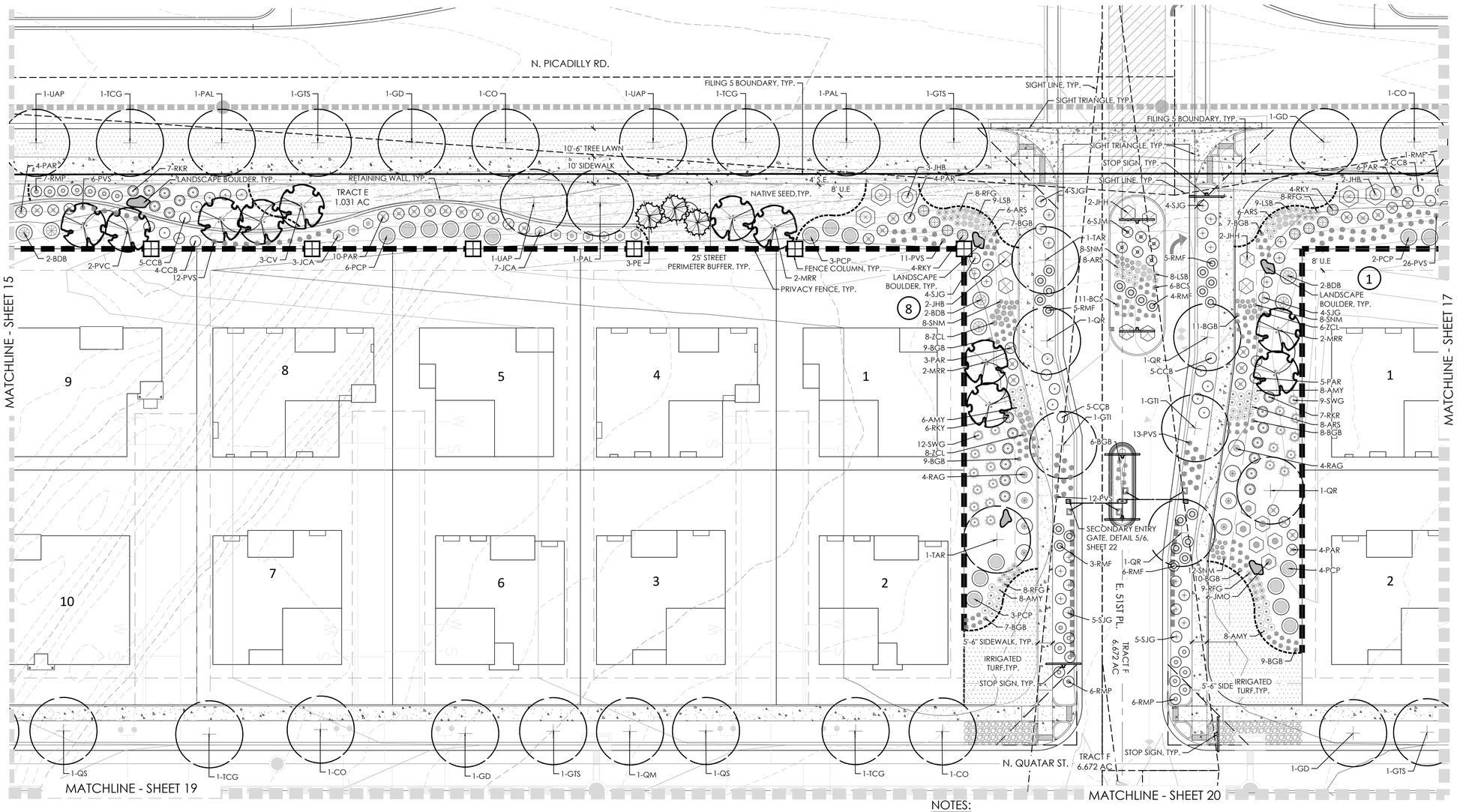
DILLON COOK



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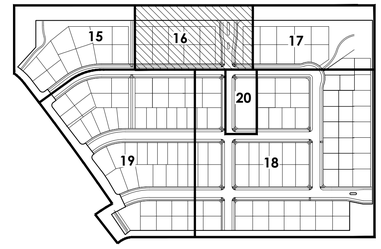

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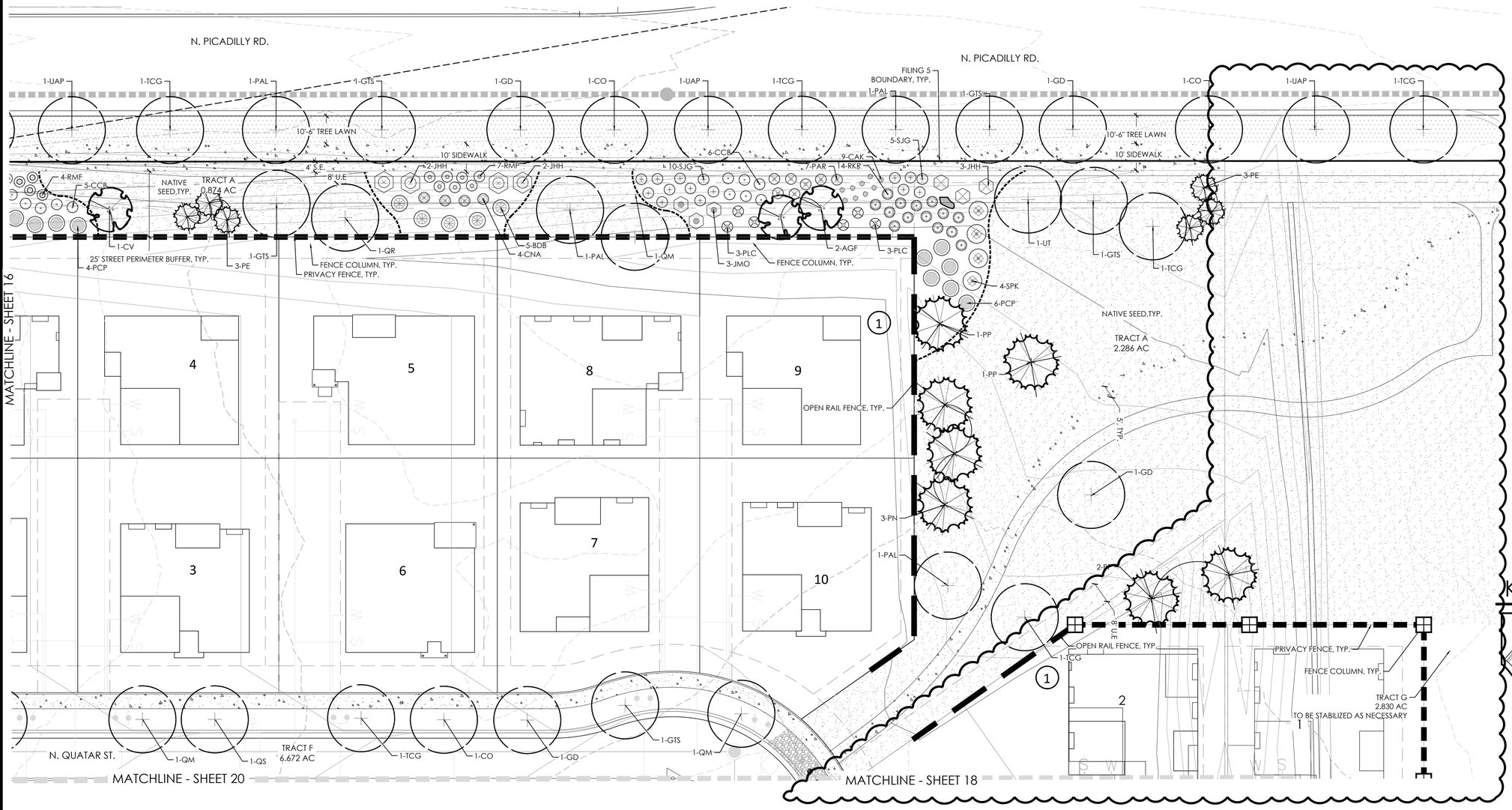
7/6/2022 3:13 PM
DILLON COOK



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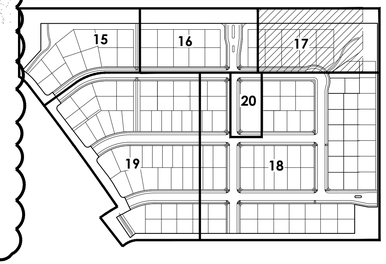

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1
AMENDMENT 1
- 7 BUNGALOW HOMES ADDED
- TREES AND NATIVE SEED ADDED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: July 6, 2022

terracina design
10200 E. Girard Ave, A-314
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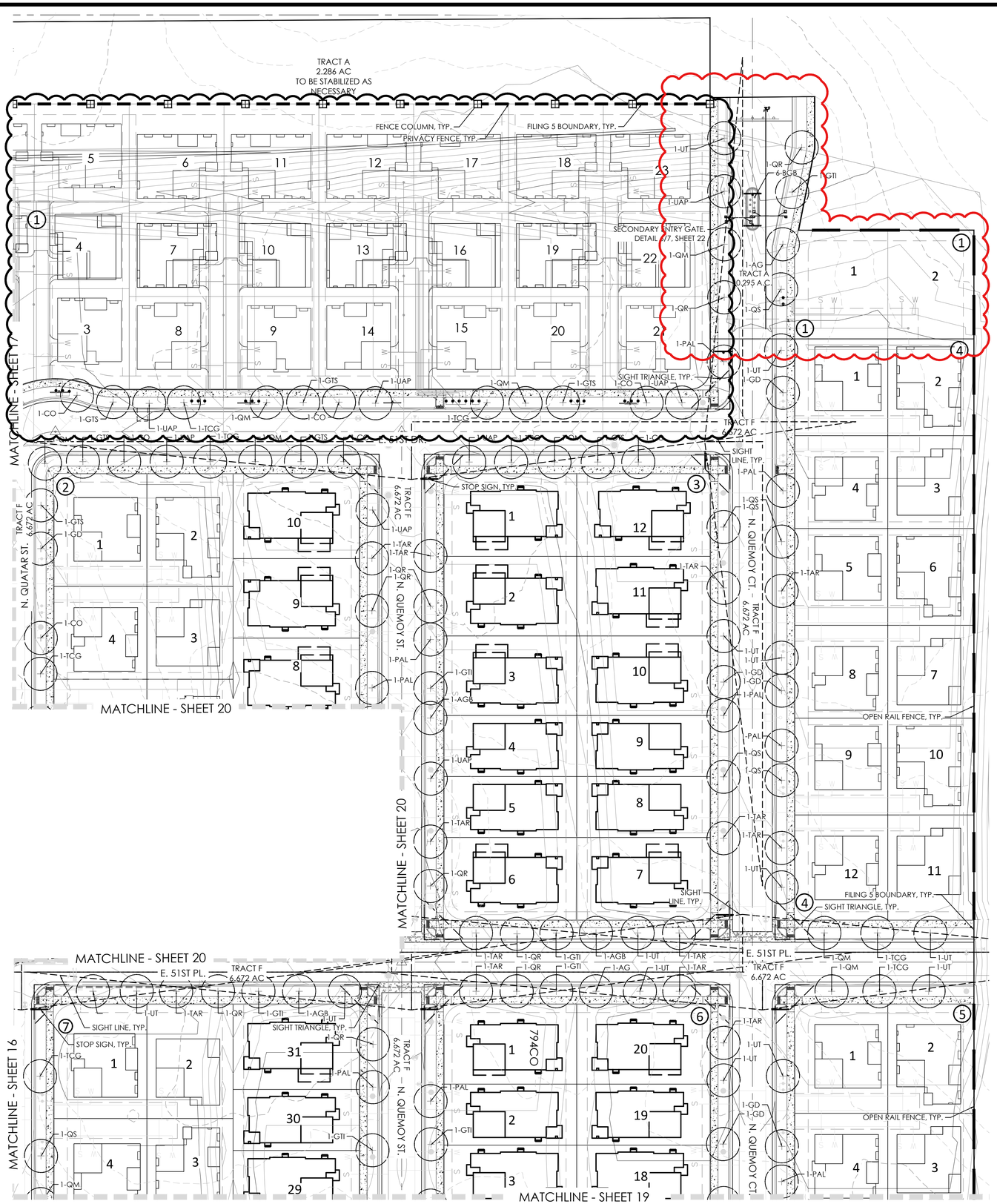
DILLON COOK



1 AMENDMENT 1
- 7 BUNGALOW HOMES ADDED
- FENCE AND COLUMNS ADDED ON REAR OF LOTS

2 AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
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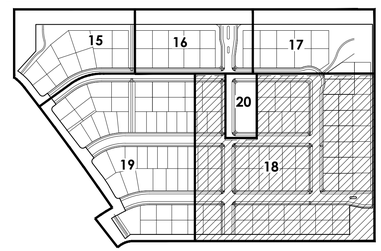

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PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: July 6, 2022

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

Scale: 1"= 40'-0"

NOT FOR CONSTRUCTION

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7/6/2022 3:16 PM
DILLON COOK

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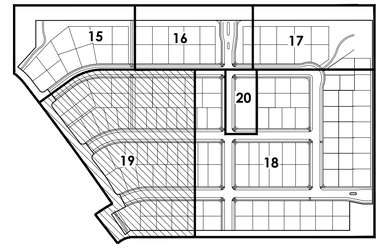

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: July 6, 2022

Scale: 1"= 40'-0"

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

NOT FOR CONSTRUCTION

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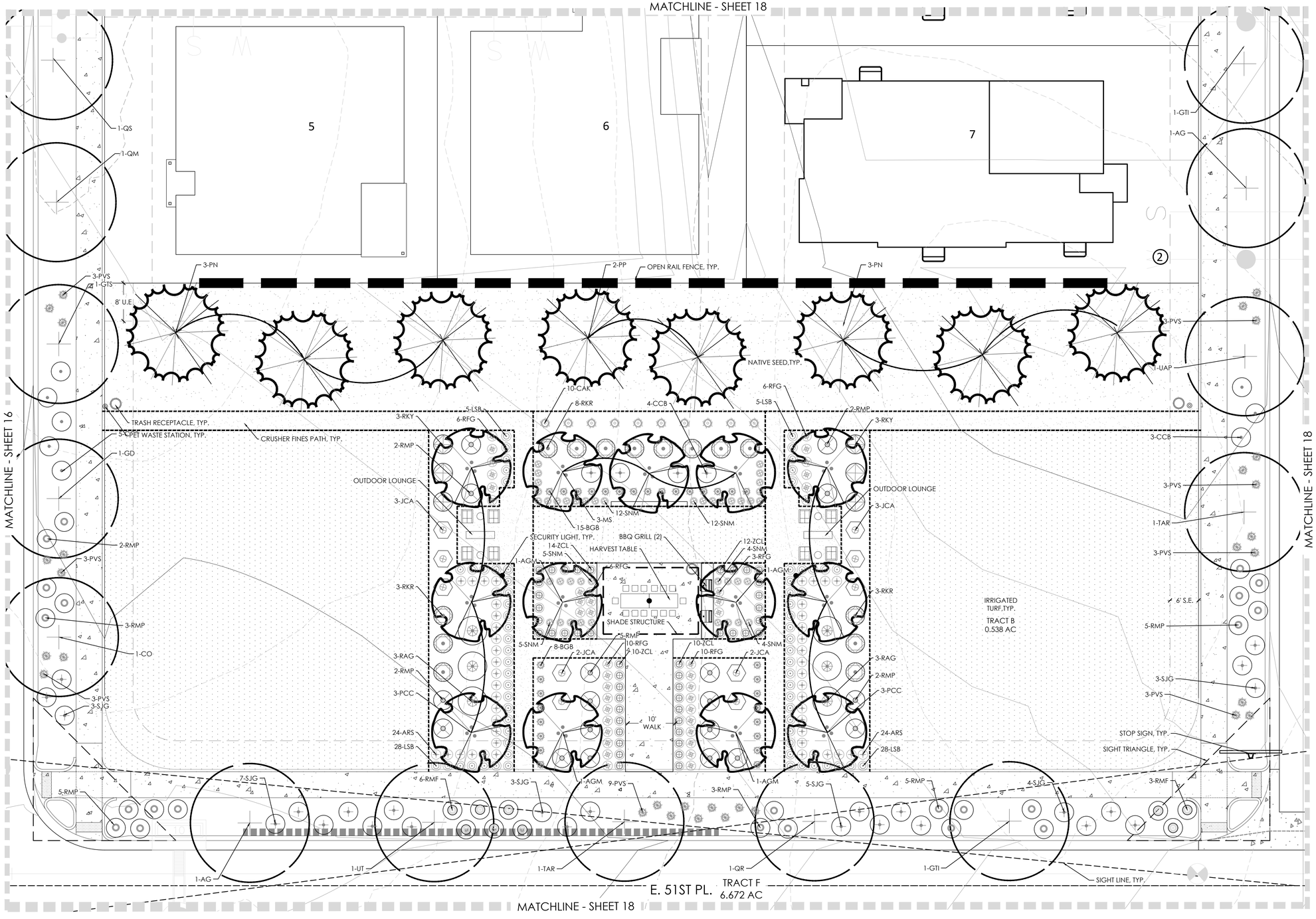
DILLON COOK



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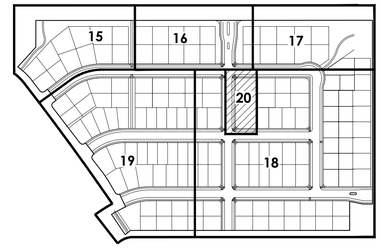

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3. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

NOT FOR CONSTRUCTION

Scale: 1"= 10'-0"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: July 6, 2022

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
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P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\1.1-SHEETS\GVR EAST PREPLAT 5 LANDSCAPE SHEETS.DWG
7/6/2022 3:12 PM
DILLON COOK

OPEN SPACE REQUIREMENTS TABLE

TRACT DATA			TREES + SHRUBS				
TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	SHRUBS PROVIDED	
						5 GAL	1 GAL
TRACT A	OPEN SPACE/ST. PERIMETER BUFFER	54,762	14	29	137	152	186
TRACT B	OPEN SPACE/PARK	423,416	106	20	0	48	0
TRACT C	OPEN SPACE	3,277	1	3	9	0	0
TRACT D	OPEN SPACE	6,904	2	5	18	0	0
TRACT E	OPEN SPACE/ST. PERIMETER BUFFER	44,900	12	33	113	245	167
	TOTALS					455	637
		133,300	35	90	336	*667	

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS. (1)5 GAL. SHRUB = (3)1 GAL. SHRUB
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVILENT NOTED ABOVE.
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL)/3

STREET PERIMETER BUFFER TABLE

TRACT DATA					TREES AND SHRUBS				
TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	SHRUBS PROVIDE (5 GAL/1GAL)*	
								5 GAL	1 GAL
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	94	43
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	108	71
	TOTALS							202	114
		#REF!			27	30	265	240	

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS. (1)5 GAL. SHRUB = (3)1 GAL. SHRUB
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE GREATER THAN 20 FEET PER UDO SECTION 146-4.7.5.VII
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVILENT NOTED ABOVE.
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL)/3 + (2 TREES)

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
N. QUEMOY CT.	1 TREE/40 LF	1,984	50	50
N PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N. QUEMOY ST.	1 TREE/40 LF	2,268	57	57
N. QUEMOY CT.	1 TREE/40 LF	1,794	45	45
N. QUEMOY CT	1 TREE/40 LF	1,984	50	50
E. 51ST CT.	1 TREE/40 LF	1,018	26	26
E. 50TH DR.	1 TREE/40 LF	574	15	15

NOTE:
SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

2
AMENDMENT 2
- TREES ADDED TO N. QUEMOY CT.
- SITE DATA UPDATED TO INCLUDE AMENDMENT AREA
- PLANT COUNTS UPDATED

NATIVE SEED MIX

DRYLAND SEED MIX: TALL		
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL
BLUEBUNCH WHEATGRASS	AGROPYRON SPICATUM	10
BIG BLUESTEM	ANDROPOGON GRARDII	10
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	10
BLUE GRAMA	BOUTELOUA GRACILIS	10
THICKSPIKE WHEATGRASS	ELYMUS MACROURUS	10
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	10
SHEEP FESCUE	FESTUCA OVINE	10
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	10
WESTERN WHEATGRASS	AGROPYRON SMITHII	10
LITTLE BLUESTEM	SHCIZACHYRIUM SCOPARIUM	10
	TOTAL	100

SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	30.739	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.67	21.7%
LANDSCAPE AREA	5.92	19.3%
COOL SEASON GRASSES	0.64	

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

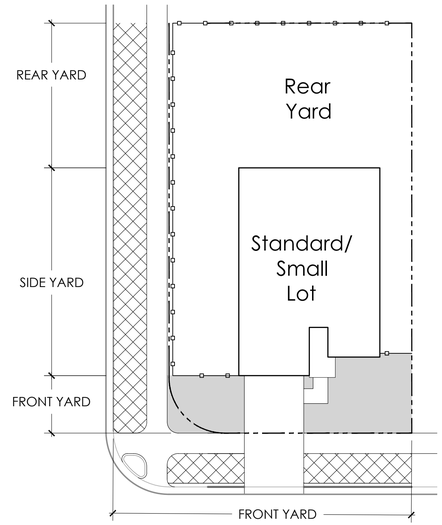
1
AMENDMENT 1
- OPEN SPACE TRACT A REQUIREMENTS UPDATED
- STREET PERIMETER BUFFER MEASUREMENTS UPDATED
- TREE QUANTITIES UPDATED
- TREES ADDED TO PICADILLY RD CURBSIDE LANDSCAPE REQUIREMENTS
- SITE DATA AREA UPDATED

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	AG	AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	L-M
25	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L-M
28	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L-M
14	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L-M
25	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L-M
27	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B	M
20	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
20	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	L-M
17	QS	QUERCUS SCHUMMARDI	OAK, SWAMP WHITE	2.5" CAL	B&B	L-M
28	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5" CAL	B&B	M
24	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
20	UAP	ULMUS AMERICIANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B	L-M
24	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L-M
ORNAMENTAL TREES						
9	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
4	AGM	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
1	ATH	ACER TARTARIAN 'HOT WINGS'	MAPLE, HOT WINGS TARTARIAN	6-8' MULTI	B&B	L-M
7	CV	CRATAEGUS VIRIDUS 'WINTER KING'	HAWTHORN, WINTER KING	6-8' MULTI	B&B	L-M
11	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
3	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2.0" CAL	B&B	L-M
6	PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2.0" CAL	B&B	M
4	PVC	PRUNUS VIRGINIANA 'SCHUBERT'	CHOKECHERRY, SCHUBERT	6-8' MULTI	B&B	L-M
EVERGREEN TREES						
13	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	L-M
10	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
6	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	L-M
EVERGREEN SHRUBS						
29	JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG	#5	CONT.	L
11	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L
19	JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
DECIDUOUS SHRUBS						
19	BDB	BUDDLEJA DAVIDII 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
52	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
9	CNA	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	RABBITBRUSH, TALL BLUE	#5	CONT.	L
51	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
32	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M
6	PLC	PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.	L
14	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
57	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
20	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
54	RMF	ROSA 'MEIDILAND FIRE'	ROSE, FIRE MEIDILAND	#5	CONT.	L-M
57	RMP	ROSA 'MEIDILAND MAGIC'	ROSE, MAGIC MEIDILAND	#5	CONT.	L-M
5	RRL	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.	L
95	SJG	SPIRAEA JAPONICA 'GOLDFLAME'	SPIRAEA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIREA JAPONICA 'MAGIC CARPET'	SPIREA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L
PERENNIALS						
30	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	L
76	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
92	LSB	LEUCANTHEMUM x SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
74	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	L
78	SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
68	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
ORNAMENTAL GRASSES						
187	BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
36	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
148	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
27	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

LANDSCAPE NOTES

1. 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.
2. 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. SHRUB BEDS SHALL CONTAIN 1 ½" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. FREESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
8. 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.
9. 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).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
11. LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING, BOLLARD LIGHTING, AND ACCENT LIGHTING FOR ENTRY FEATURES, LANDSCAPE, AND OTHER IMPORTANT ELEMENTS. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. ON- SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.



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

NOTE:
SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27

SINGLE FAMILY LANDSCAPE AREAS

RESIDENTIAL RECOMMENDED PLANT LIST

SHADE STREET TREE
TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AESCULUS X ARNOLDIANA ' AUTUMN SPLENDOR', AUTUMN SPLENDOR HORSE CHESTNUT
- PLATANUS X ACERIFOLIA BLOODGOOD, BLOODGOOD PLANETREE
- CATALPA SPECIOSA, WESTERN CATALPA
- GLEDITSIA TRIACANTHOS INERMIS ' SKYLINE', SKYLINE HONEYLOCUST

SHADE PATIO TREE
TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- GLEDITSIA TRIACANTHOS INERMIS ' SKYLINE', SKYLINE HONEYLOCUST
- TILIA CORDATA GREENSPIRE, LINDEN, GREENSPIRE
- ULMUS X TRIUMPH, TRIUMPH ELM

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

ORNAMENTAL TREE - SINGLE TRUNK, 15' DIA MAX. FULL GROWN
TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CRATAEGUS CRUS-GALLI INERMIS, THORNLESS COCKSPUR HAWTHORN
- MALUS RADIANT, RADIANT CRABAPPLE
- MALUS THUNDERCHILD, THUNDERCHILD CRABAPPLE
- **ALTERNATE THROUGHOUT CORRIDOR

ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN
TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE @ BUILDING ELEVATION
- MALUS 'RED BARRON', RED BARRON CRABAPPLE @ BUILDING ELEVATION
- PYRUS CALLERYANA 'REDSPIRE, REDSPIRE FLOWERING PEAR @ BUILDING ELEVATION
- PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM @ BUILDING CORRIDORS

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

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

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

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

PERENNIAL SHRUB
SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- ACHILLEA 'MOONSHINE', MOONSHINE YARROW
- ECHINACEA PURPUREA, PURPLE CONEFLOWER
- HEMEROCALLIS 'STELLA DE ORO', DWARF GOLD DAYLILY
- LEUCANTHEMUM x SUPERBUM 'BECKY', SHASTA DAISY
- RUDBECKIA FULGIDA 'GOLDSTURM', BLACK-EYED SUSAN
- SALVIA NEMOROSA 'MAY NIGHT', MAY NIGHT PURPLE SALVIA

EVERGREEN GROUNDCOVER SHRUB
SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- JUNIPERUS HORIZONTALIS BAR HARBOUR, BAR HARBOUR JUNIPER
- JUNIPERUS HORIZONTALIS YOUNGSTOWN, ANDORRA YOUNGSTOWN JUNIPER

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: July 6, 2022

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 5\CAD\SUBMITTALS\PRELIMINARY PLAT A211.1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
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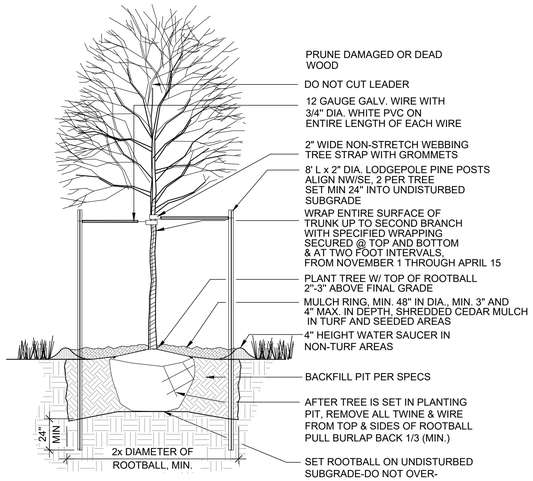
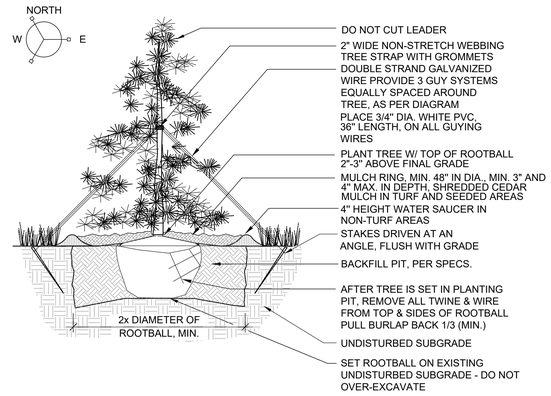
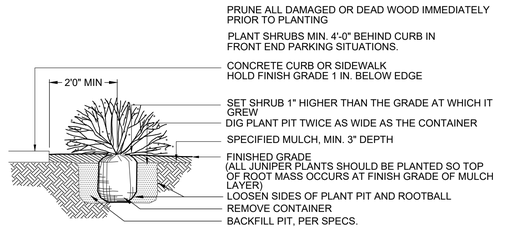
DILLON COOK



1 DECIDUOUS TREE PLANTING
NTS

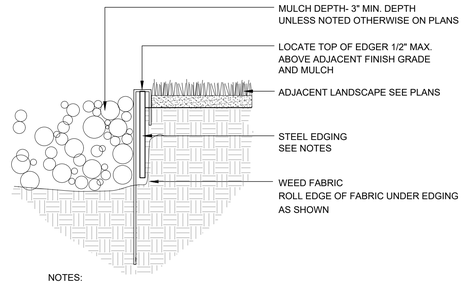


2 EVERGREEN TREE PLANTING
NTS



- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL.
- HOLD FINISHED GRADE 1" BELOW ADJACENT WALK OR CURB

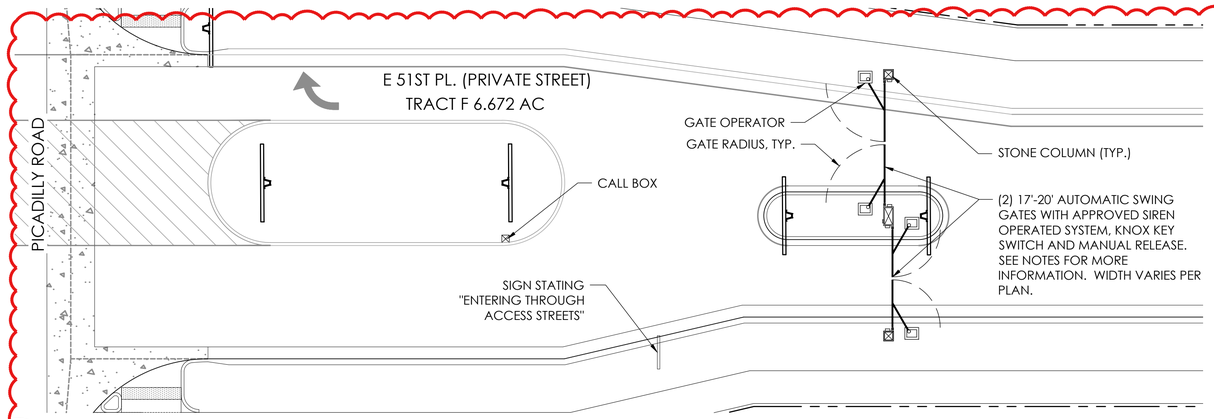
3 TYPICAL SHRUB PLANTING
NTS



NOTES:

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

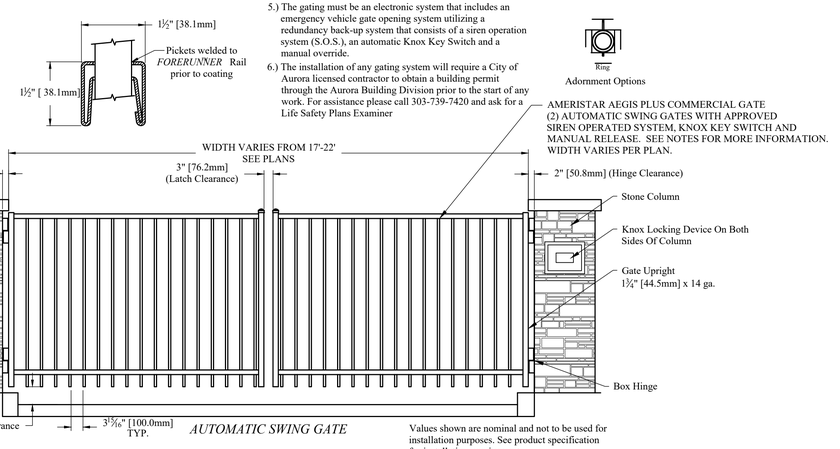
4 STEEL EDGER
NTS



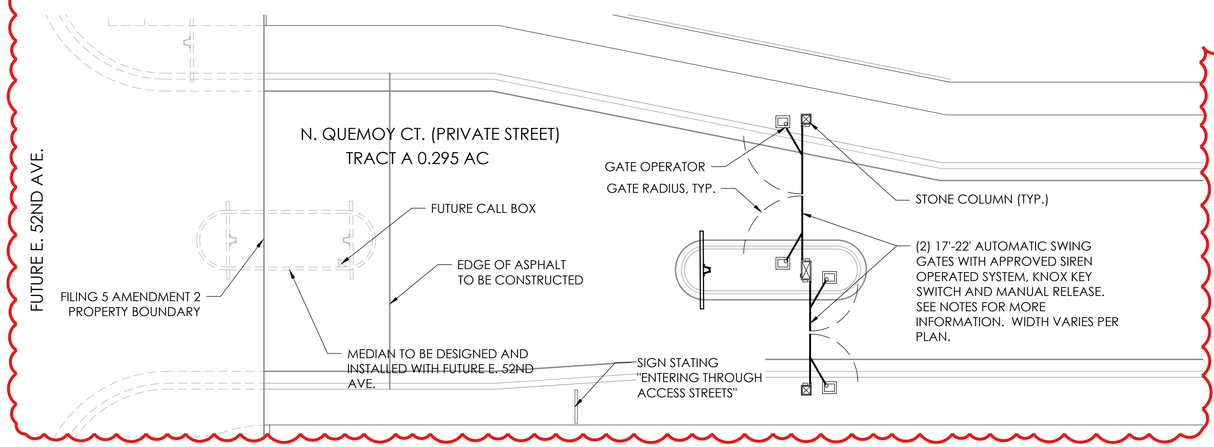
5 SECONDARY ENTRY GATE-PLAN VIEW (E. 51ST PL AND PICADILLY RD.)
1" = 1'

NOTES:

1.) Post size depends on fence height, weight and wind loads. See *AEGIS Plus™* post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths
3.) Additional styles of gate hardware are available on request This could change the Latch & Hinge Clearance.
4.) Third rail optional (Required with rings, See Detail).
5.) The gating must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch and a manual override.
6.) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner



6 SECONDARY ENTRY GATE
1/2" = 1'



7 SECONDARY ENTRY GATE-PLAN VIEW (N. QUEMOY CT AND 52ND AVE.)
1" = 1'

2
AMENDMENT 2
- ADDED GATE DETAIL FOR N. QUEMOY CT. AND 52ND AVE.
- GATE DETAILS UPDATED TO CURRENT STANDARDS

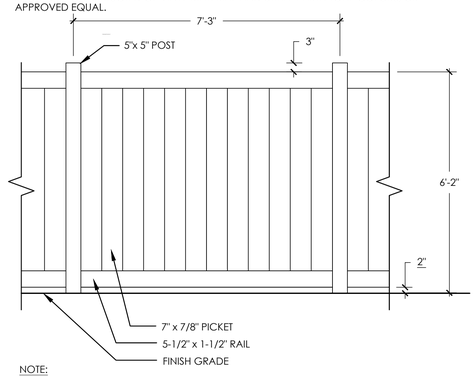
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: July 6, 2022

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

NOT FOR CONSTRUCTION

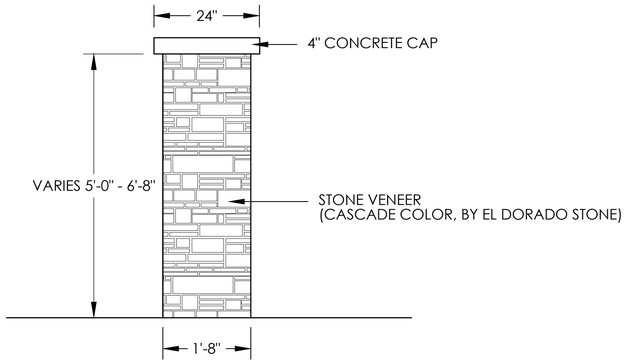
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\1.1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
7/6/2022 3:13 PM
DILLON COOK

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



NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWA
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.

1 PRIVACY FENCE
1/2" = 1'

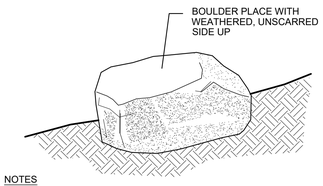


NOTE:
6'8" COLUMN ON PRIVACY FENCING, 5'0" COLUMN ON OPEN RAIL FENCING.

2 FENCE COLUMN
3/4" = 1'

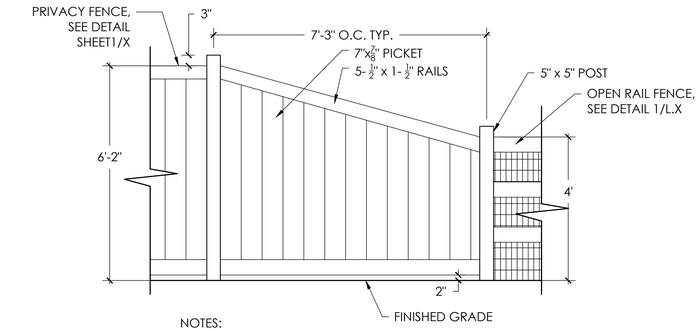
3 PET STATION
NTS

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



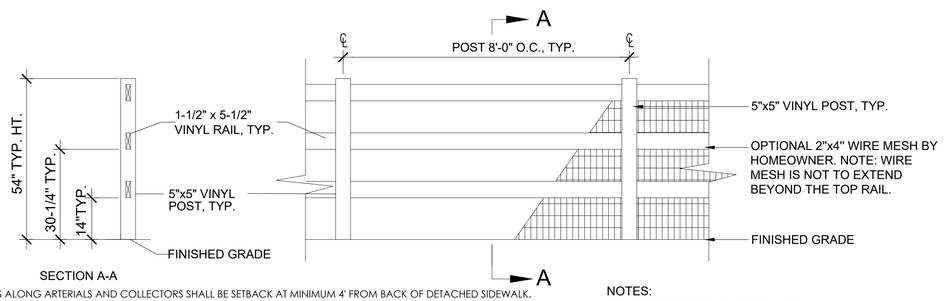
NOTES
1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
2. BURY ROCK 1/3 OF TOTAL DEPTH.
3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.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

4 LANDSCAPE BOULDER
NTS



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

5 FENCE TRANSITION DETAIL
1/2" = 1'

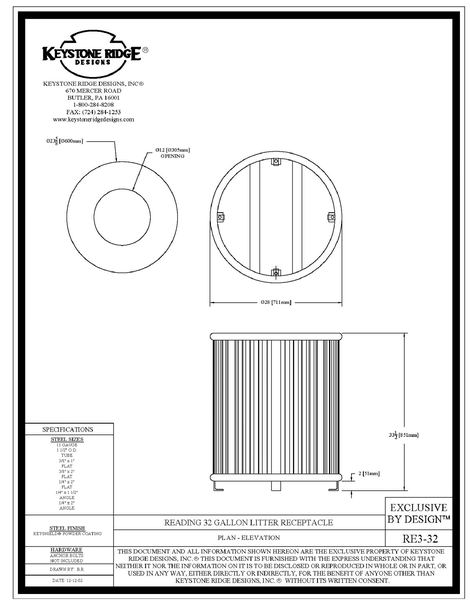


SECTION A-A

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.

6 OPEN RAIL FENCE
1/2" = 1'

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



7 TRASH RECEPTACLE
NTS *COLOR TO BE CHROMITE • 38/90018

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: July 6, 2022

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 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\1.1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
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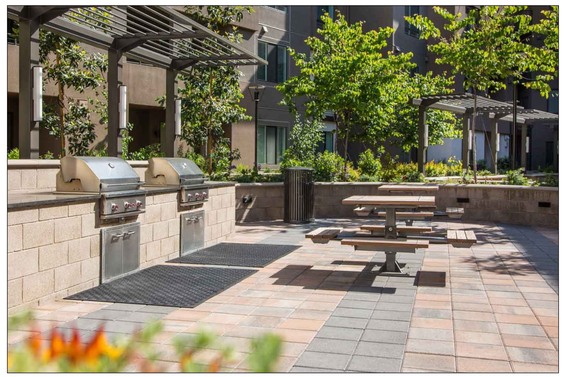
DILLON COOK

1 SHADE STRUCTURE
NTS (Images for reference only)

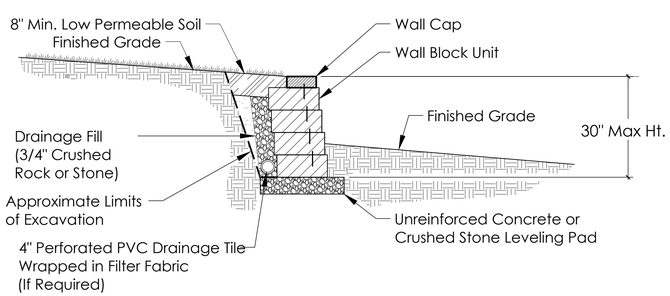
DIMENSIONS: 14' X 20'
MATERIALS:
VENEER: STONE
BEAMS: WOOD
ROOF: STEEL

2 HARVEST TABLE
NTS (Images for reference only)

3 OUTDOOR LOUNGE
NTS (Images for reference only)



4 BBQ GRILL AREA
NTS (Images for reference only)



5 RETAINING WALL
NTS

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: July 6, 2022

terracina design
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Denver, CO 80231
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NOT FOR CONSTRUCTION

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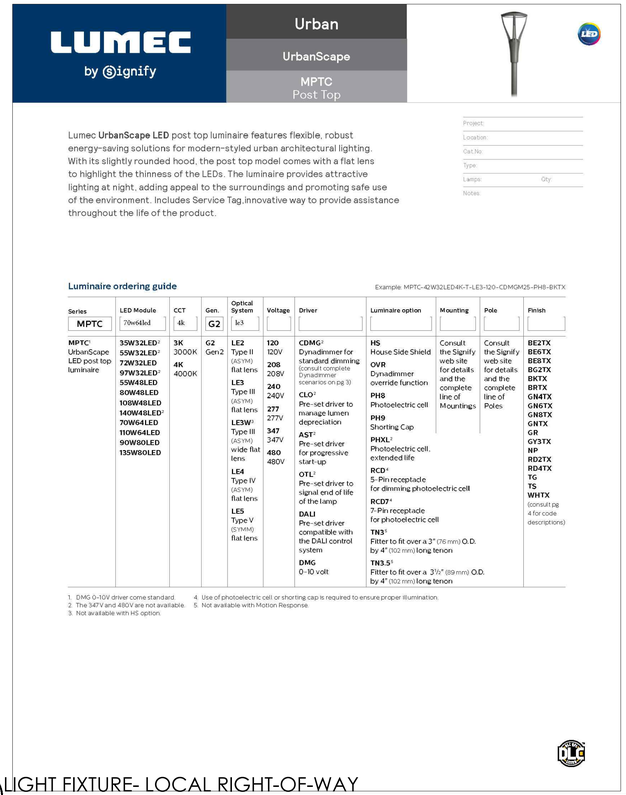
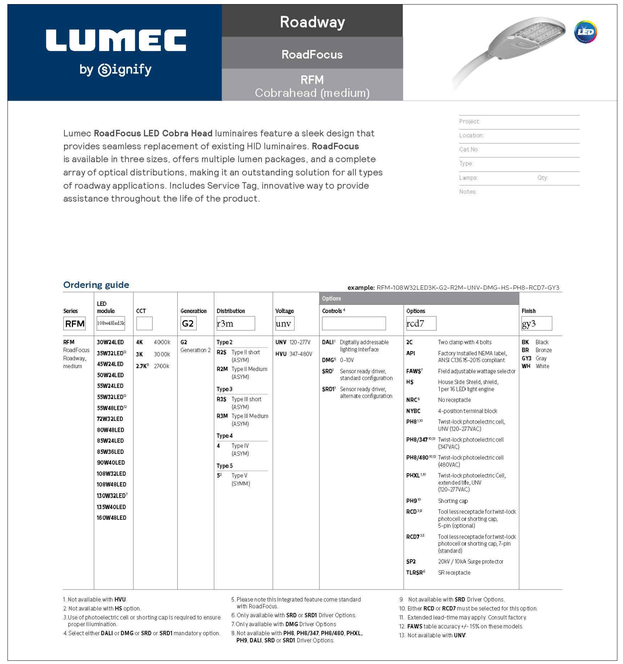


1 LIGHT FIXTURE- LOCAL RIGHT-OF-WAY
NTS



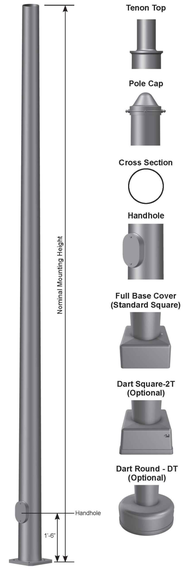
2 LIGHT FIXTURE- PICADILLY RIGHT-OF-WAY
NTS

valmont STRUCTURES

ROUND TAPERED STEEL DS210
Light Duty

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: DS210 ---- Quote: _____ Customer Approval: _____ Date: _____

Poles - Steel | RTS / DS210 | Light Duty



SPECIFICATIONS

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

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

Handhole - A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes a cover and the cover attachment hardware. Poles with a 5.90" base diameter are supplied with a 3" X 5" rectangular handhole. All other pole assemblies are provided with a 4" X 6.5" ovalized handhole. Handhole dimensions are nominal.

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

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

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

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

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

valmont STRUCTURES

ROUND TAPERED STEEL DS210
Light Duty

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: DS210 ---- Quote: _____ Customer Approval: _____ Date: _____

DESIGNATION, LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION						POLE DIMENSIONS				DESIGNATION
	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST					
NOMINAL MOUNTING HEIGHT	MAX EPA (SQ.FT)	MAX WEIGHT (LBS)	MAX EPA (SQ.FT)	MAX WEIGHT (LBS)	MAX EPA (SQ.FT)	MAX WEIGHT (LBS)	BASE OD (IN)	TOP OD (IN)	WALL THK (GA)	STRUCTURE WEIGHT[1] (LBS)	
20'-0"	19.3	482	15.1	377	12.2	305	5.90	3.10	11	140	590A200
	24.2	605	19.3	482	15.6	390	6.50	3.70	11	160	650A200
25'-0"	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250
	20.3	507	16.2	405	13.1	327	7.00	3.50	11	200	700A250
30'-0"	30.5	760	24.0	625	19.8	495	7.00	3.50	7	280	700E250
	11.7	292	9.3	232	7.5	187	6.80	2.40	11	200	680A300
	18.9	473	14.9	373	12.0	300	8.00	3.80	11	265	800A300
	33.5	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300
35'-0"	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350
	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350
	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350
39'-0"	10.7	267	8.5	212	6.6	165	7.82	2.40	11	285	782A389
	17.2	430	13.5	338	10.8	270	9.00	3.58	11	355	900A389
	28.5	715	23.0	575	19.0	475	9.00	3.58	7	515	900E389
45'-0"	17.4	435	13.5	338	10.6	265	10.00	3.70	11	450	T00A450
	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	T00E450
50'-0"	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	T00A500
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	T00E500

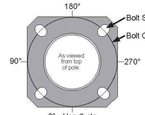
DS210 Heavy Duty poles available at valmontstructures.com

1. Maximum EPA (Effective Projected Area) and weight values are based on top mounted luminaires and/ or brackets having a centroid 2'-6" above the Nominal Mounting Height. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate only.

ANCHORAGE DATA

POLE	BASE PLATE				ANCHOR BOLTS			
	DATA CIRCLE							
BASE OD (IN)	WALL THK (GA)	DIA (IN)	± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH + HOOK (IN)	PROJECTION (IN)	± (IN)
5.90	11	9.00	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.50	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.60	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	11	10.00	0.50	10.88	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	7	10.00	0.50	10.88	1.000	1.00 x 36.00 x 4.00	4.25	0.25
7.30	11	10.50	0.50	11.25	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.82	11	11.00	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	11	11.00	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	7	11.00	0.50	11.50	1.250	1.25 x 42.00 x 6.00	5.00	0.25
8.50	11	11.50	0.50	12.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
9.00	11	12.50	0.50	12.38	1.000	1.00 x 36.00 x 4.00	4.25	0.25
9.00	7	12.50	0.50	12.38	1.250	1.25 x 42.00 x 6.00	5.00	0.25
9.50	11	13.00	0.50	13.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
10.00	11	13.50	0.50	14.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
10.00	7	13.50	0.50	14.00	1.250	1.25 x 42.00 x 6.00	5.00	0.25

Anchor Base Detail



PRODUCT ORDERING CODE

MODEL	DESIGNATION	FOOTPRINT MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS210	650A200	D1	GV	---	NC	---	
	Select Correct Designation from the Load and Dimensional Data Chart.	Drill Mounting (See Orientation) D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D3 = (3) Drillings @ 90°, 180°, & 270° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° **Tenon Mounting** P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) **Other Options** PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted -----OPTIONAL----- FPGV = Finish Paint over Galvanizing VP30 = V-PRO™ 30 System VP32 = V-PRO™ 32 System VP53 = V-PRO™ 53 System VP54 = V-PRO™ 54 System VP67 = V-PRO™ 67 System VP100 = V-PRO™ 100 System VP105 = V-PRO™ 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HG = Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover -----OPTIONAL----- NC = Nut Covers DT = Square Dart Cover DT = Dart Round Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

3 LIGHT POLE
NTS

3 SECURITY LIGHTING
NTS (Image for reference only)

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: July 6, 2022

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

NOT FOR CONSTRUCTION

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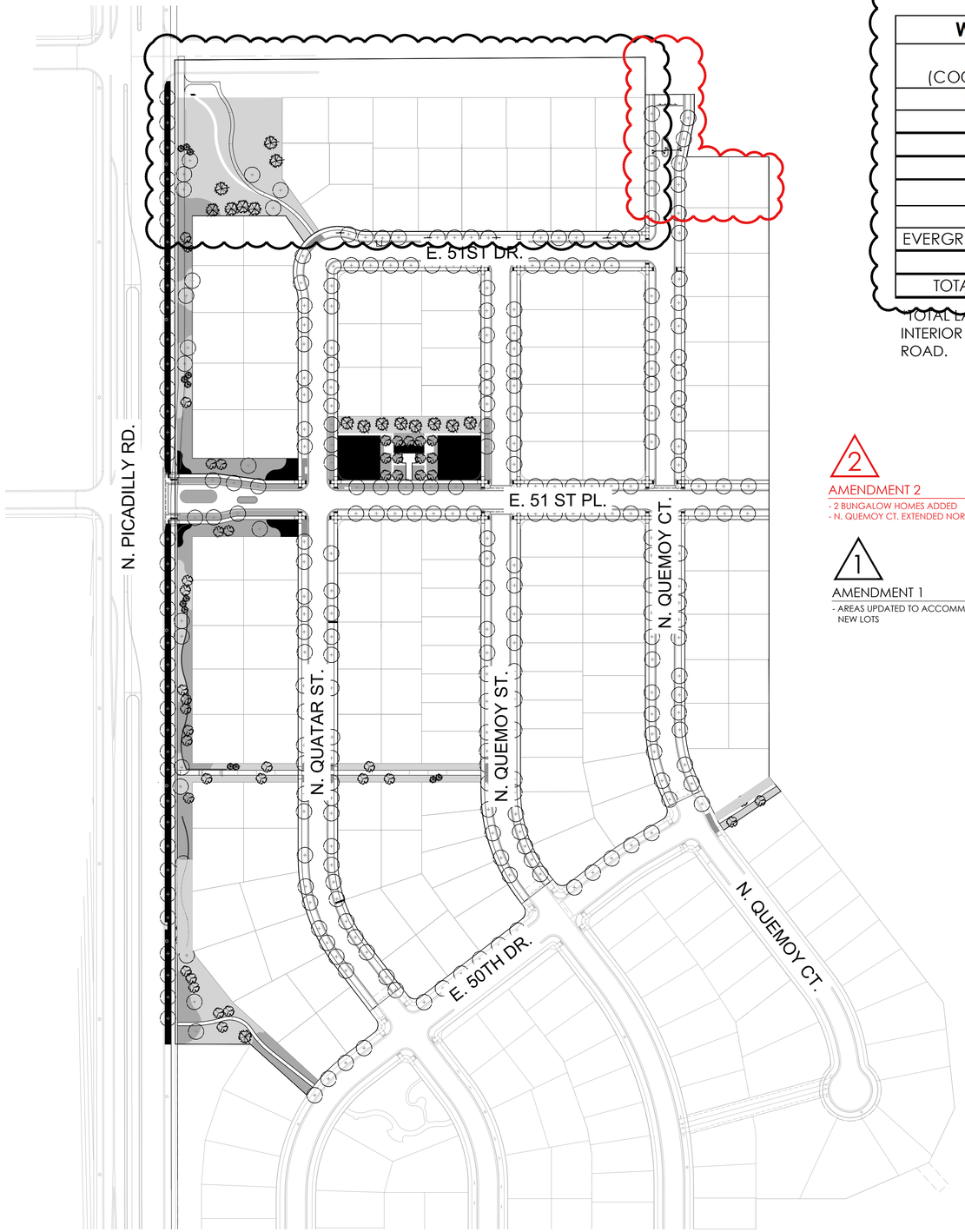
DILLON COOK



HYDROZONE TABLE

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

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

2
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

1
AMENDMENT 1
- AREAS UPDATED TO ACCOMMODATE NEW LOTS

LEGEND

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: July 6, 2022

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

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

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RESIDENTIAL LOT TYPE LEGEND

RETREAT LOTS

1

AMENDMENT 1
- BUNGALOW HOMES ADDED

2

AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

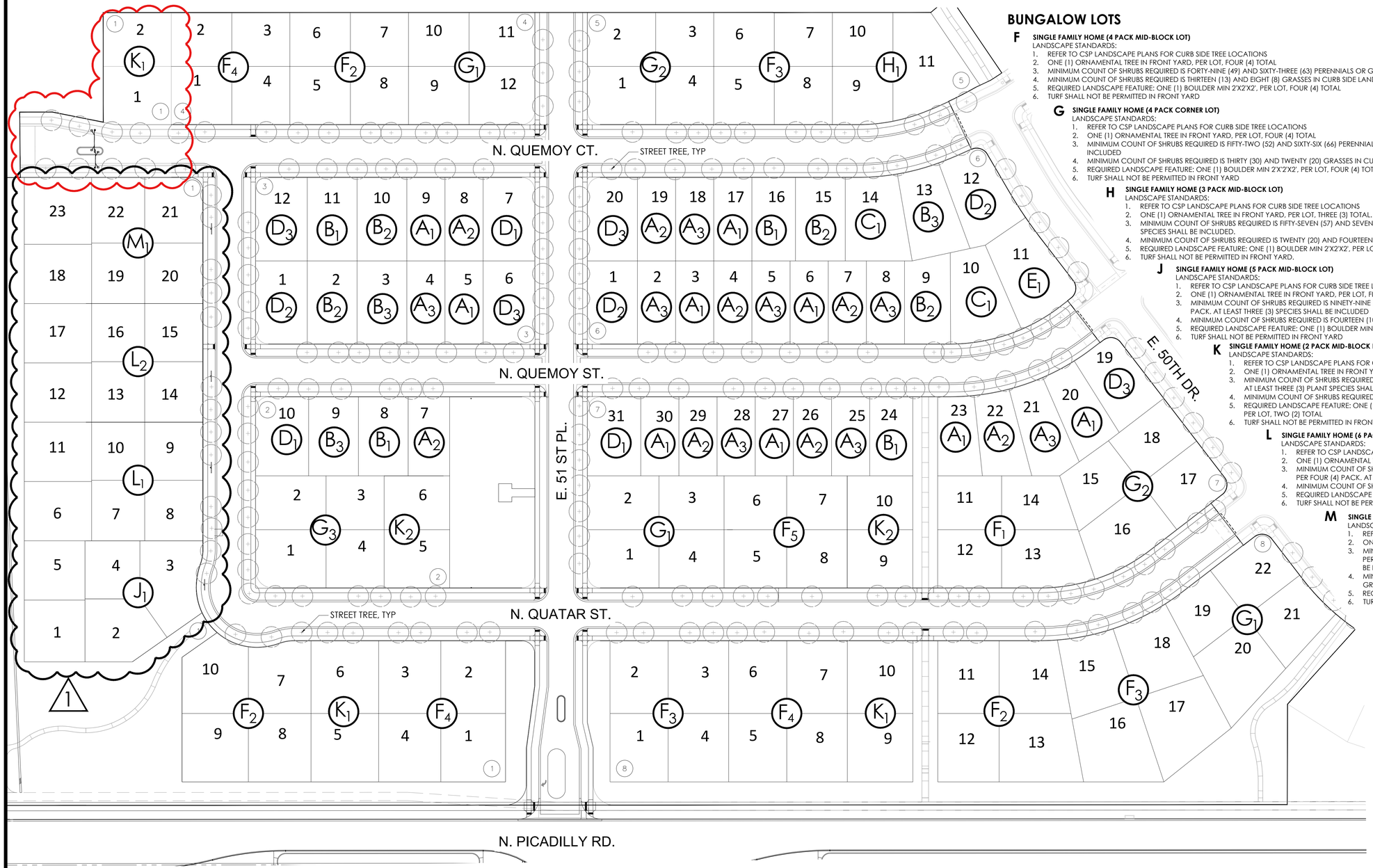
A **SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND TWO (2) GRASS IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

B **SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' x 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

C **SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 60'-70' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

D **SINGLE FAMILY HOME (LARGE CORNER LOT) 60'-70' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-ONE (20) AND FOURTEEN (13) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

E **SINGLE FAMILY HOME (LARGE CORNER LOT) 80'-90' X 110'**
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD AND ONE (1) SHADE TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-FOUR (24) AND THIRTY (30) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-TWO (22) AND FIFTEEN (15) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD



BUNGALOW LOTS

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

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

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

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

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

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

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

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: WATER WISE LANDSCAPE REQUIREMENTS PLAN
DATE: July 6, 2022

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

FOR CONSTRUCTION

Scale: 1"= 60'-0"
0 30 60 120

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\1.1-SHEETS\GVR EAST PREPLAT 5 IRRIGATION-REBATE.DWG
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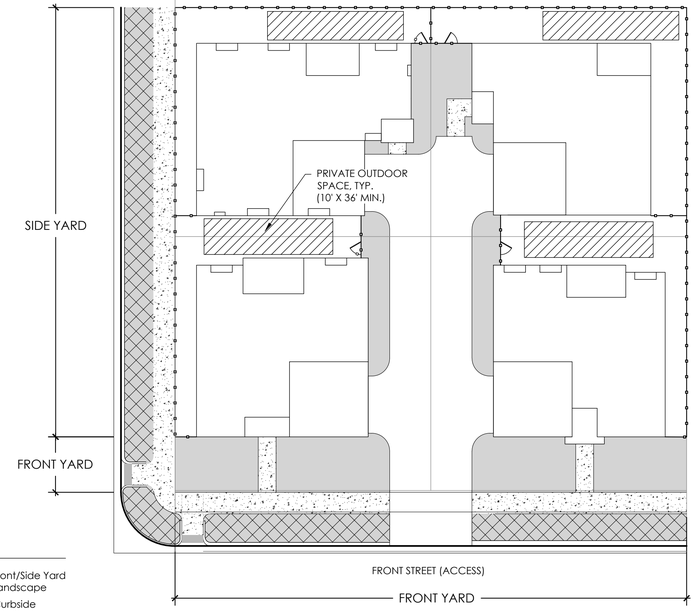
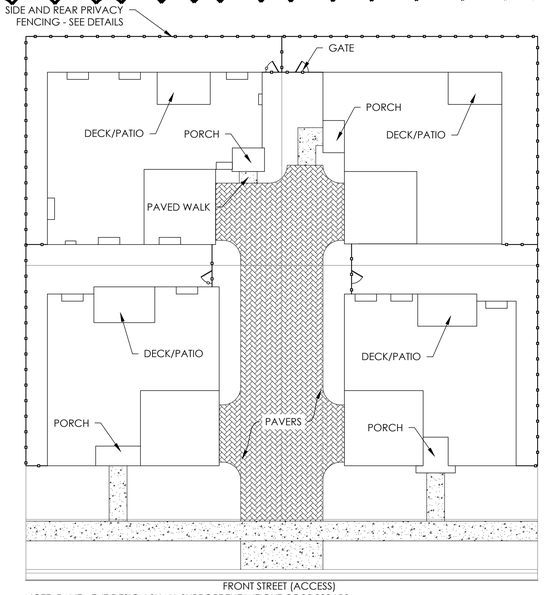
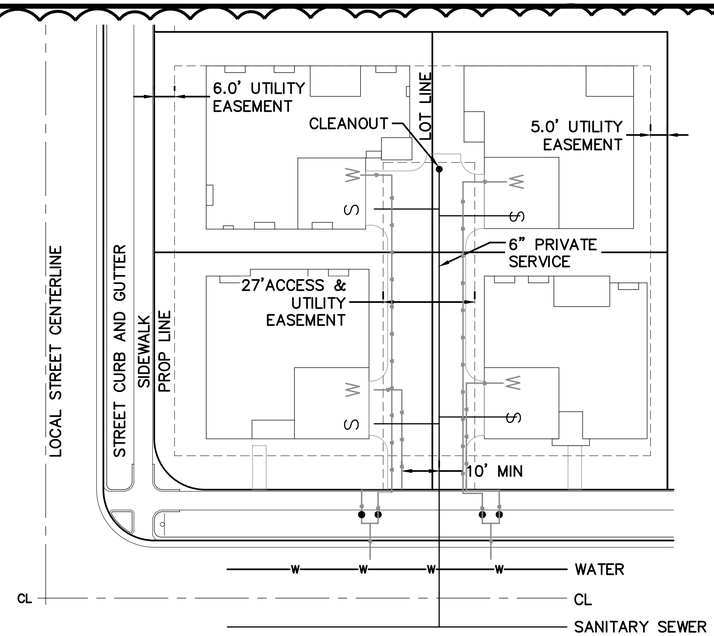


TYPICAL BUNGALOW 4-PACK
LANDSCAPE



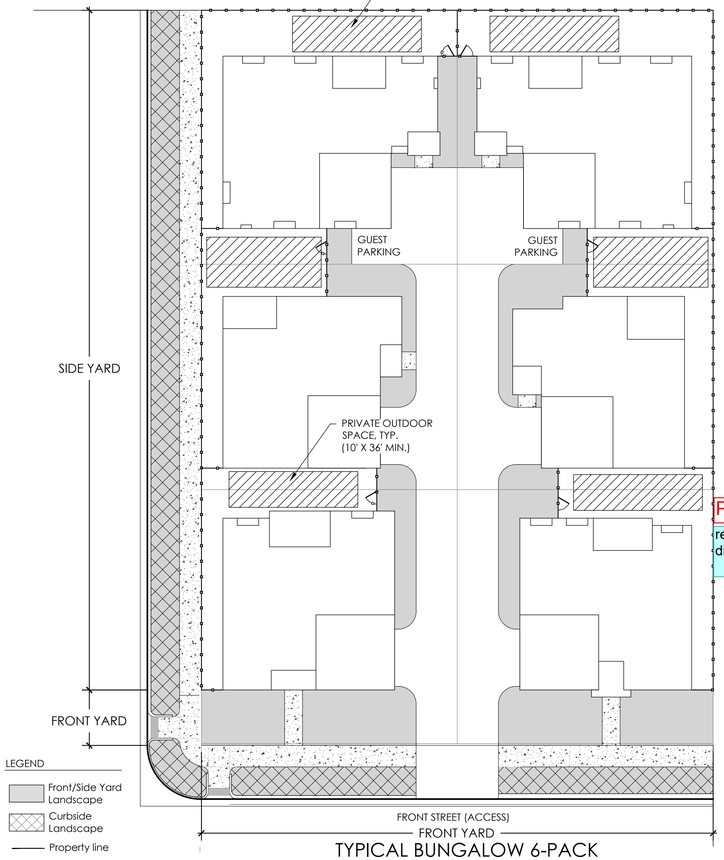
NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS

TYPICAL BUNGALOW 4-PACK
MATERIALS AND FENCING



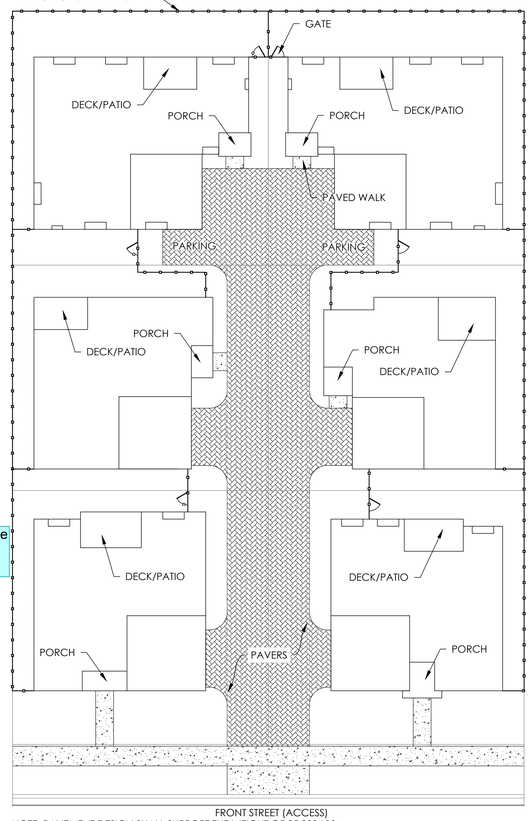
BUNGALOW LOT SERVICES
N.T.S.

1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED



TYPICAL BUNGALOW 6-PACK
LANDSCAPE

Revised
revise fence in these diagrams too



NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS

TYPICAL BUNGALOW 6-PACK
MATERIALS AND FENCING

ARCHITECTURAL STANDARDS

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

NOTE:

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: July 6, 2022

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

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A2\11.1-SHEETS\GVR EAST PREPLAT 5 ARCHITECTURE.DWG
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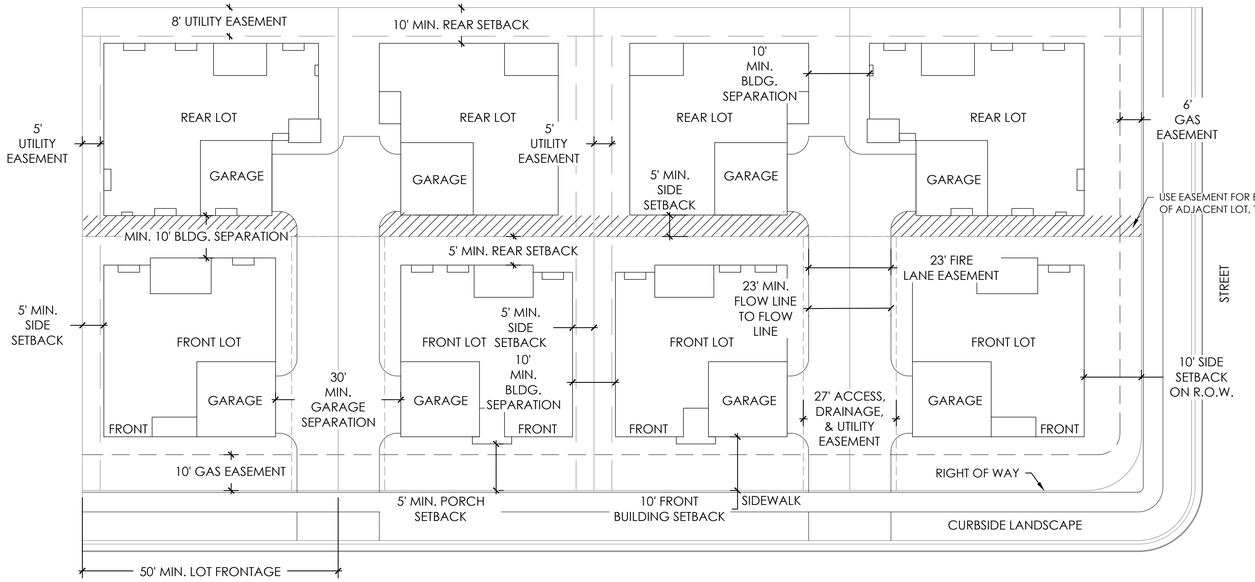
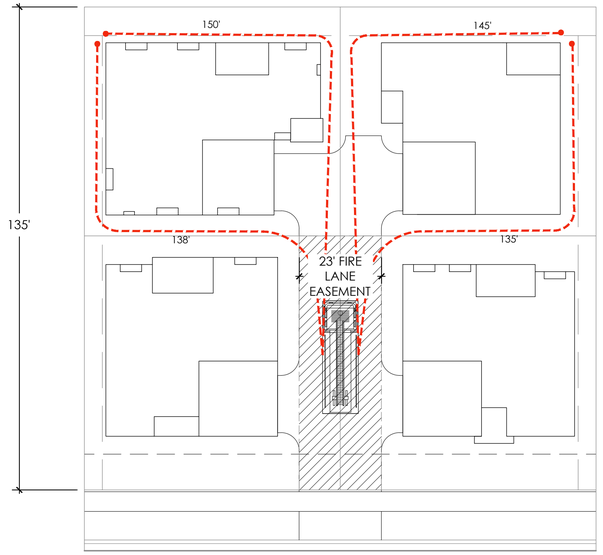
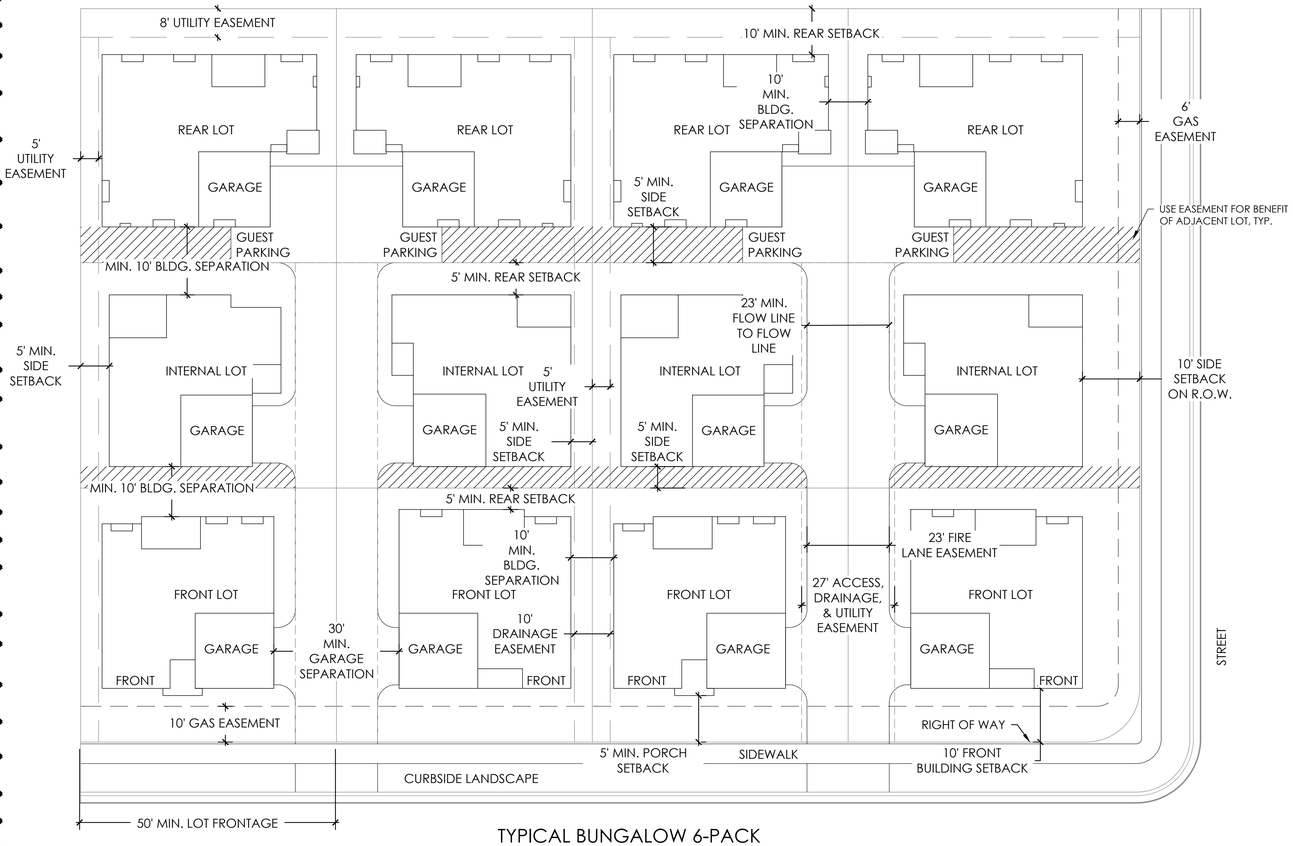


TYPICAL BUNGALOW 4-PACK SETBACKS AND EASEMENTS

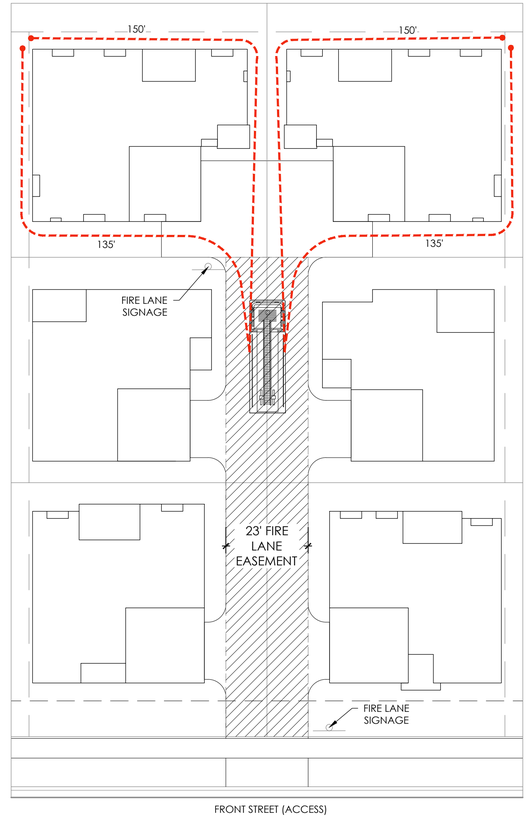


FRONT STREET (ACCESS)

TYPICAL BUNGALOW 4-PACK HOSEPULL



TYPICAL BUNGALOW 6-PACK SETBACKS AND EASEMENTS



FRONT STREET (ACCESS)

TYPICAL BUNGALOW 6-PACK HOSEPULL

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1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: July 6, 2022

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

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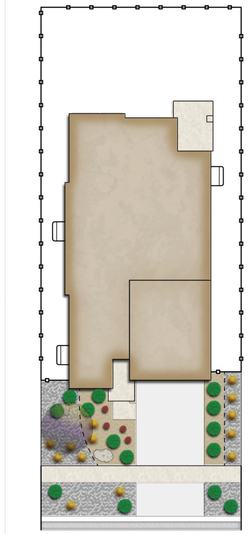
NOT FOR CONSTRUCTION

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

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

Plant Schedule

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



Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

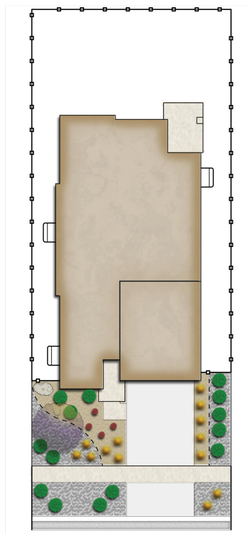
Retreat Small Mid-Block Lot Type 1 (45'-50' x 110') A1

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
- Wing fence location optional

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

Plant Schedule

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



Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

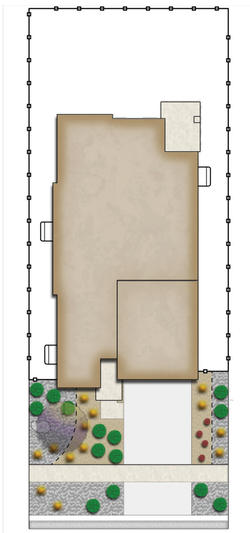
Retreat Small Mid-Block Lot Type 2 (45'-50' x 110') A2

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
- Wing fence location optional

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

Plant Schedule

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



Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

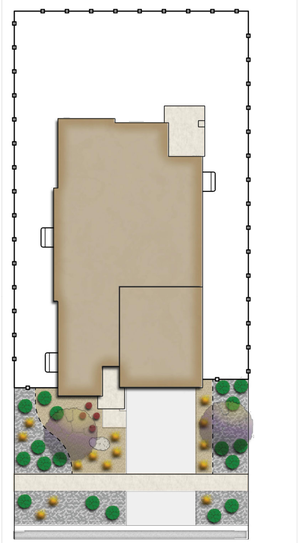
Retreat Small Mid-Block Lot Type 3 (45'-50' x 110') A3

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
- Wing fence location optional

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

Plant Schedule

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



Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

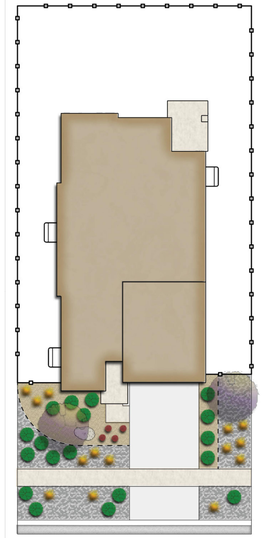
Retreat Mid-Block Lot Type 1 (50'-60' x 110') B1

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
- Wing fence location optional

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	13



Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

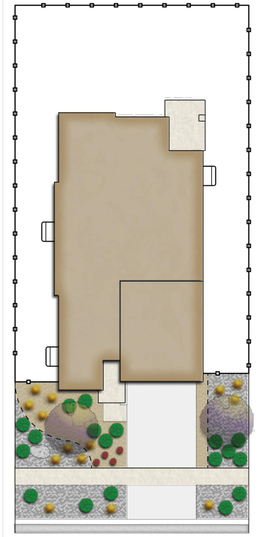
Retreat Mid-Block Lot Type 2 (50'-60' x 110') B2

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

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

Plant Schedule

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



Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

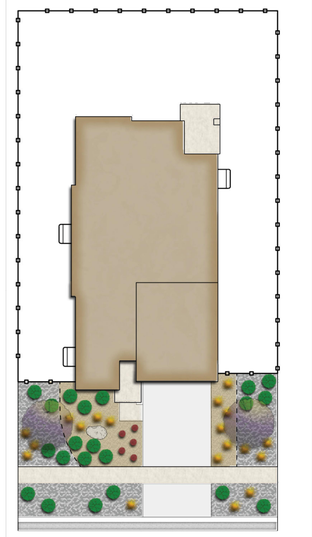
Retreat Mid-Block Lot Type 3 (50'-60' x 110') B3

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

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

Plant Schedule

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



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July 2022

GVR-E Filing 5 Front Yard Landscape Typical

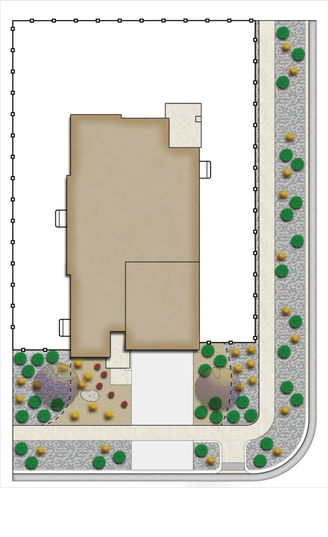
Retreat Large Mid-Block Lot Type 1 (60'-70' x 110') C1

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
- Wing fence location optional

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

Plant Schedule

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



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July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 1 (60'-70' x 110') D1

2
AMENDMENT 2
-WING FENCE NOTE ADDED

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

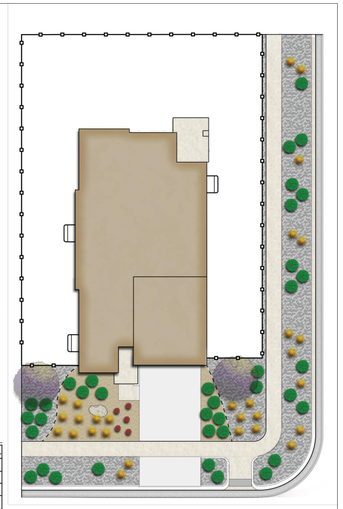
terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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
- Wing fence location optional

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	17
Front Yard Perennials	5
Front Yard Grasses	16
Front Street Shrubs	8
Front Street Grasses	2
Side Street Shrubs	12
Side Street Grasses	11



Scale: Not to Scale
July 2022

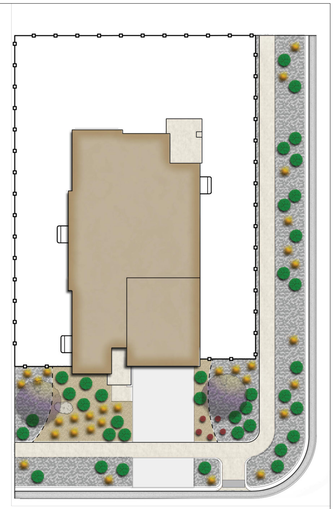
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 2 (60'-70' x 110') D2

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	17
Front Yard Perennials	5
Front Yard Grasses	16
Front Street Shrubs	5
Front Street Grasses	4
Side Street Shrubs	15
Side Street Grasses	9



Scale: Not to Scale
July 2022

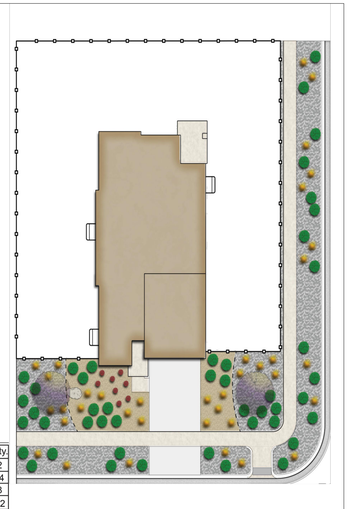
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 3 (60'-70' x 110') D3

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	24
Front Yard Perennials	8
Front Yard Grasses	22
Front Street Shrubs	8
Front Street Grasses	6
Side Street Shrubs	14
Side Street Grasses	9



Scale: Not to Scale
July 2022

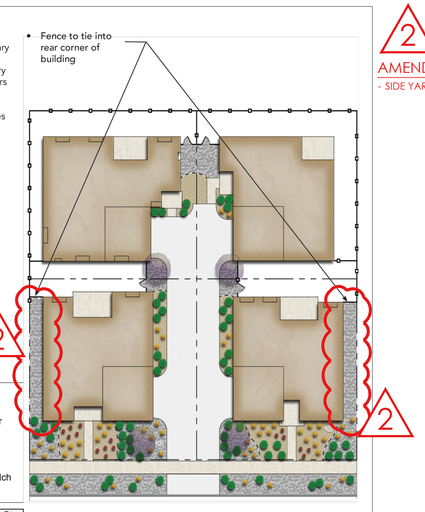
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 1 (80'-90' x 110') E1

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55



2
AMENDMENT 2
- SIDE YARD FENCE LOCATION REVISED

Scale: Not to Scale
July 2022

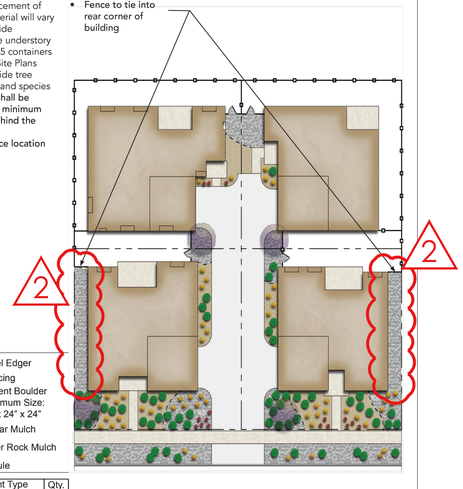
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 1 F1

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55



Scale: Not to Scale
July 2022

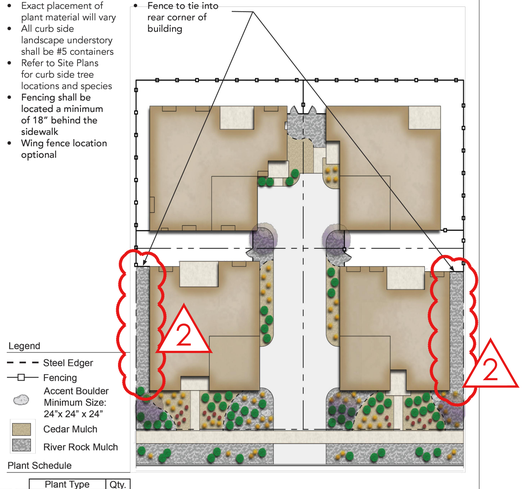
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 2 F2

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55



Scale: Not to Scale
July 2022

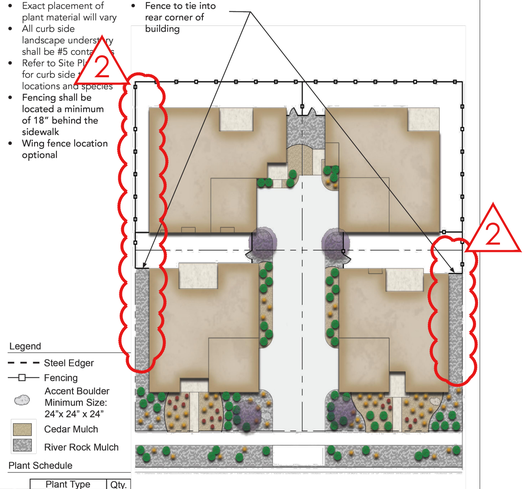
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 3 F3

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55



Scale: Not to Scale
July 2022

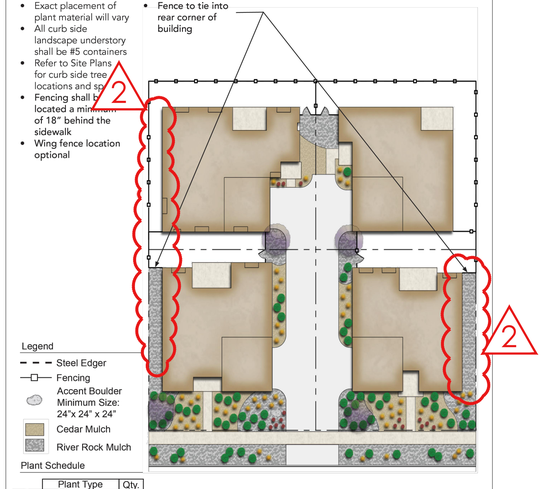
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 4 F4

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

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	4
Shrubs	62
Perennials	16
Grasses	55



Scale: Not to Scale
July 2022

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

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

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

2

AMENDMENT 2

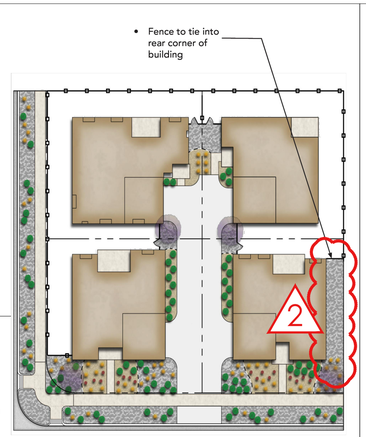
- SIDE YARD FENCE LOCATION REVISED

1

AMENDMENT 1

- CHANGED 3 PACK TO 5 PACK

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



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

Plant Schedule

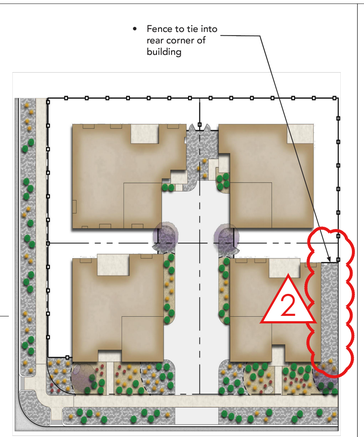
Plant Type	Qty.
Ornamental Tree	4
Front Yard Shrubs	52
Front Yard Perennials	17
Front Yard Grasses	49
Front Street Shrubs	16
Front Street Grasses	7
Side Street Shrubs	14
Side Street Grasses	13

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 4-Pack Corner Lot Type 1 G1

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



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

Plant Schedule

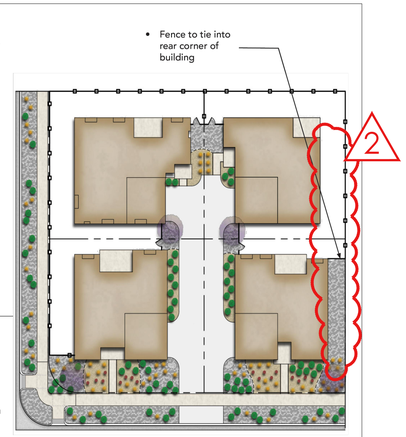
Plant Type	Qty.
Ornamental Tree	4
Front Yard Shrubs	52
Front Yard Perennials	17
Front Yard Grasses	49
Front Street Shrubs	16
Front Street Grasses	7
Side Street Shrubs	14
Side Street Grasses	13

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 4-Pack Corner Lot Type 2 G2

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



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

Plant Schedule

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

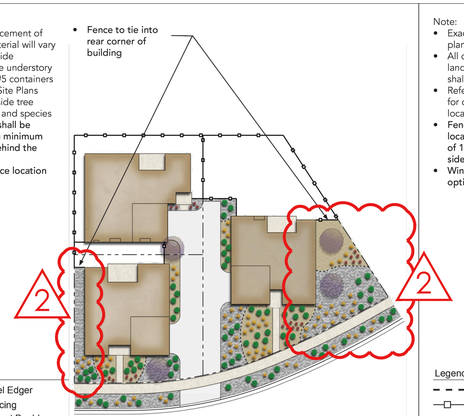
Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 4-Pack Corner Lot Type 3 G3

1

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



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

Plant Schedule

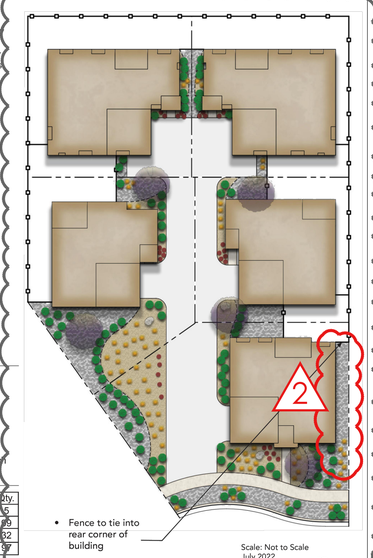
Plant Type	Qty.
Ornamental Tree	4
Shrubs	77
Perennials	25
Grasses	74

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 3-Pack Mid-Block Lot Type 2 H1

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



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

Plant Schedule

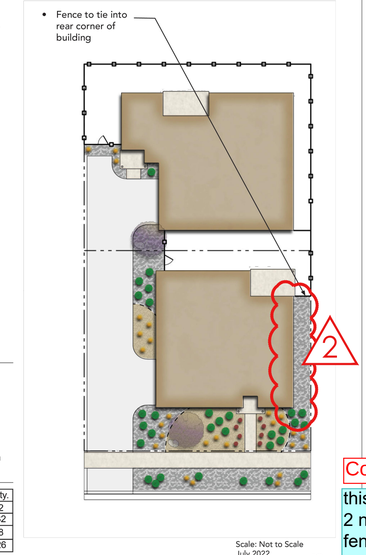
Plant Type	Qty.
Ornamental Tree	5
Shrubs	89
Perennials	32
Grasses	97

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 5-Pack Mid-Block Lot Type 1 J1

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



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

Plant Schedule

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

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 2-Pack Mid-Block Lot Type 1 K

Correct

this is the lot typical for the 2 new lots. Confirm the fence will end at the rear corner of the house since the side yard will face 52nd Ave

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

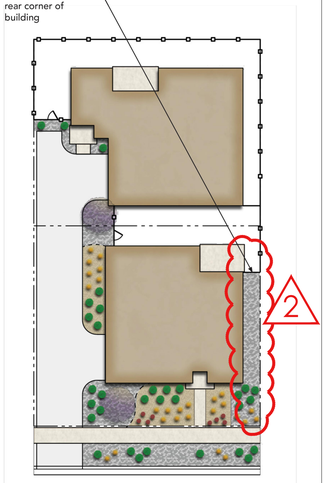
terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

1
AMENDMENT 1
- CHANGED 4 PACKS TO 6 PACKS

2
AMENDMENT 2
- SIDE YARD FENCE LOCATION REVISED

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

- Fence to tie into rear corner of building



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

Plant Schedule

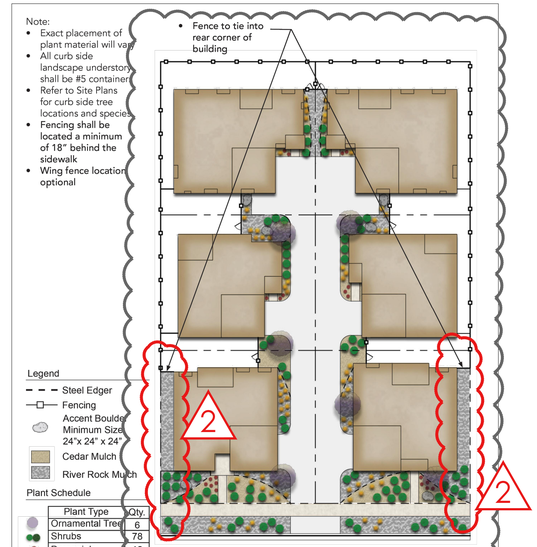
Plant Type	Qty.
Ornamental Tree	2
Shrubs	32
Perennials	8
Grasses	26

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 2-Pack Mid-Block Lot Type 2
K2

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

- Fence to tie into rear corner of building



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

Plant Schedule

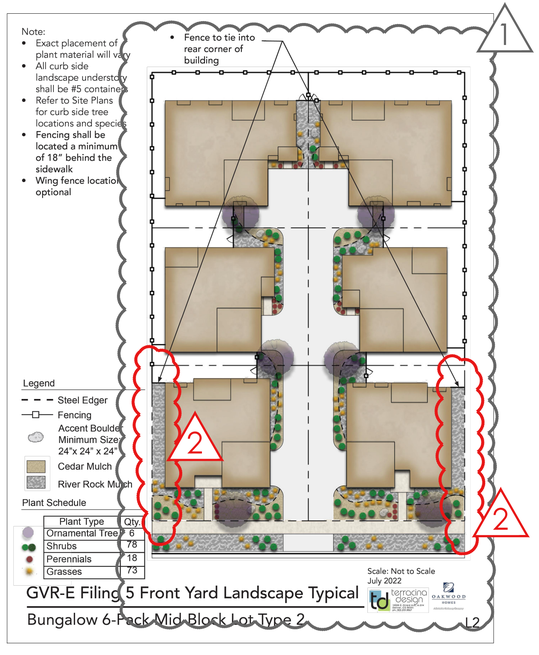
Plant Type	Qty.
Ornamental Tree	6
Shrubs	78
Perennials	18
Grasses	73

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 6-Pack Mid-Block Lot Type 1
L1

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

- Fence to tie into rear corner of building



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

Plant Schedule

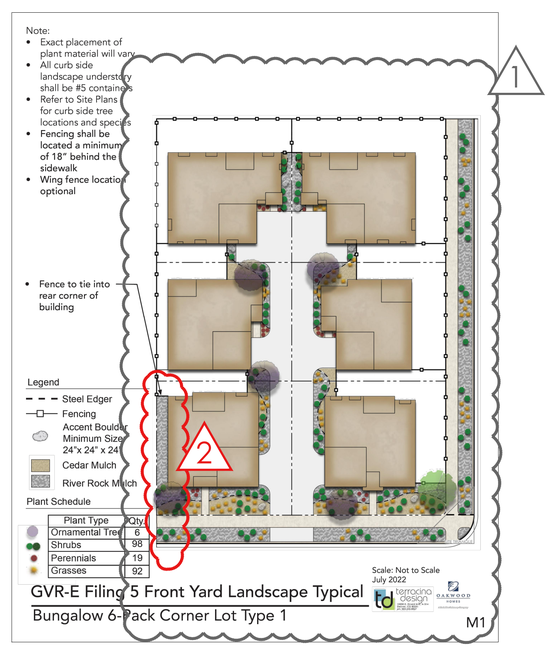
Plant Type	Qty.
Ornamental Tree	6
Shrubs	78
Perennials	18
Grasses	73

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 6-Pack Mid-Block Lot Type 2
L2

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

- Fence to tie into rear corner of building



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

Plant Schedule

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

Scale: Not to Scale
July 2022

GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 6-Pack Corner Lot Type 1
M1

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

terracina design
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