



March 21, 2023

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

Re: Fourth Submission Review – Green Valley Ranch East Site Plan No. 15 - Site Plan and Plat
Application Number: **DA-1662-26**
Case Number(s): 2022-4014-00; 2022-3019-00

Dear Ms. Fuselier,

On behalf of Oakwood Homes, Aztec Consultants, Dewberry Engineering and Terracina Design, we have reviewed the comments dated February 17, 2023. The following is a response to comments.

Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Letter of Introduction (Third Request/Planning)
- Comments shall be forwarded (Traffic)
- Title Work (Real Property)
- Preliminary Drainage Report (Public Works)
- Wall Typicals (Public Works)
- Slope of Swales (Public Works)
- Plant Relocation (Landscaping)
- Curbside Planting (Landscaping)
- Verify Plant Counts (Landscaping)
- Sight Triangles (Landscaping)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please provide responses to comments and questions received within the response letter for your next submission.

2.Zoning and Land Use Comments

- 2A. Letter of Introduction was not submitted with this submittal. (Third Request) Please revise the LOI and provide it with the next submission. Revise the Letter of Introduction to discuss how the proposed site plan meets the Adjustment Criteria in Section 146-5.4.4.D. **RESPONSE: Letter submitted**

- 2B. Show lots and dedicated streets east of E-470 on Vicinity Map. **RESPONSE: Addressed as noted**

- 3. Landscaping Issues** (Deborah Bickmire/ 303-739-7189 / dbikmir@auroragov.org / Comments in bright teal)
(Received via email on 2/23)

- 3A. Provide 1 tree and 10 shrubs per 4000 sf of open space per the UDO [Section 146-4.7.5.I](#) and update the Open Space Table accordingly. The requirement is located in the UDO, and while PROS may not have any requirements per their manual, it does not negate the UDO requirement. We do coordinate with PROS on what they want adjacent to one of their parks or open spaces and will continue to do so. **RESPONSE: Plant quantity requirements shown for open space.**
- 3B. Delete the comment stating Open Space does not have to comply with Planning Requirements. **RESPONSE: Note removed.**
- 3C. Verify perennials have not been counted toward buffer landscape requirements. **RESPONSE: Perennials do not count towards buffers.**
- 3D. Review lot size and plant quantities as noted on the Sheet 14 redlines. **RESPONSE: Revised as necessary**
- 3E. Review plant quantities referenced in tables vs. shown in illustrations. **RESPONSE: Tables revised**
- 3F. Review motor court landscape plans to ensure plant material is distributed equitably and all lots include shrubs and grasses. **RESPONSE: Waterwise sheets revised to ensure plant material is equitable for all creeds and colors. Seasonal interest is a core value in design we use to end the injustices brought on by plants.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7306 / JBingham@auroragov.org / Comments in green)

- 4A. The site plan will not be approved by Public Works until the preliminary drainage report is approved. **RESPONSE: Acknowledged. PDR is currently under review.**
- 4B. Revise to (CO). There was a typo in my comment on the last submittal. **RESPONSE: Revised to (CO)**
- 4C. Sheet 10: Call out the wall. **RESPONSE: Wall called out**
- 4D. Sheet 14: Label as just a drainage easement. Ensure this is represented on the plat as well. (typical all sheets). **RESPONSE: Easement labels revised**
- 4E. Sheet 15: Only label as a drainage easement. (typical all sheets). **RESPONSE: Easement labels revised**
- 4F. Correct where this is pointing. It looks like the swale moved to the east. **RESPONSE: Leader adjusted**
- 4G. Sheet 17: Max 3:1 slopes. **RESPONSE: Slopes and wall have been adjusted in this area to show maximum 3:1 slopes**

5. Traffic Engineering (Steve Gomez / 303-739-7336 / segomezauroragov.org / Comments in amber)

- 5A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” as required. **RESPONSE: No further comments from Traffic Engineering Carl Harline on 2/27.**

6. Real Property (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 6A. Provide updated title work dated within 120 days of the plat acceptance date. Title work must be within 120 days of the plat approval date. **RESPONSE: Refreshed title provided.**
- 6B. Provide an updated closure report to match the written property description. **RESPONSE: Addressed as noted.**
- 6C. Confirm the area against the revised closure report. **RESPONSE: Area confirmed.**

6D. Sheet 3: Label RP" Bearing. **RESPONSE: Addressed as noted.**

END OF RESPONSES

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 10

FLATTEN THE PLANS

Provide updated title work dated within 120 days of plat acceptance date.
Provide updated closure report to match written property description.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION OF THAT CERTAIN "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 201800015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

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

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

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

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

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

Title work must be within 120 days of plat approval date.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

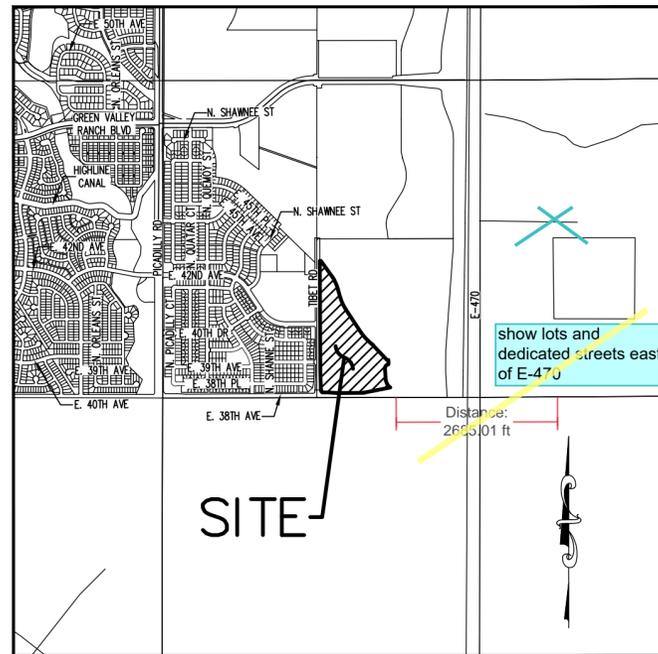
_____ 20____ AD. BY _____, AS _____

OF _____, AS AGENT OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1" = 2000'

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS "FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 00°15'31" WEST, A DISTANCE OF 2,650.01 FEET, MONUMENTED ON THE NORTH BY A 2" BRASS CAP STAMPED "T3S R66W C1/4 S24 FUTURA .ENG 11389 (1984)", AND ON THE SOUTH BY A 3" BRASS CAP STAMPED "T3S R65W 1/4 24-25 CITY OF AURORA LS 16848 (1989)", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE EASEMENTS HEREON SHOWN AND LABELED 5', 6' AND 10' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 22000310117 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2022 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- TRACTS A, B, C, D, E, F, G, H, I, J, K AND L ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 39TH AVENUE, NORTH UKRAINE STREET, NORTH TIBET COURT, EAST 38TH PLACE, EAST 40TH PLACE, EAST 40TH DRIVE AND NORTH VERSAILLES COURT SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3	OVERALL BOUNDARY SHEET
SHEET 4-8	LOT DETAIL SHEETS
SHEET 9	LOT DETAILS AND LINE & CURVE TABLES

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20____.

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

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

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

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT

_____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19322-05
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	N.T.S.
SHEET 1 OF 10	

FOR REVIEW

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 10

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION,

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°15'31" WEST, A DISTANCE OF 110.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000077340, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°44'21" EAST, A DISTANCE OF 49.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED _____, 20____ AT RECEPTION NO. _____ AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°15'31" WEST, A DISTANCE OF 186.10 FEET;
2. NORTH 00°02'21" EAST, A DISTANCE OF 192.53 FEET;
3. NORTH 00°15'31" WEST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
5. NORTH 09°08'21" WEST, A DISTANCE OF 64.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'31" WEST;
6. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID TIBET ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'31" WEST, A DISTANCE OF 1,632.68 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 18.39 FEET;

THENCE SOUTH 35°34'08" EAST, A DISTANCE OF 335.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 738.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°53'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'08", AN ARC LENGTH OF 200.96 FEET;

THENCE SOUTH 15°52'34" EAST, A DISTANCE OF 159.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'13", AN ARC LENGTH OF 217.18 FEET;

THENCE SOUTH 33°16'47" EAST, A DISTANCE OF 464.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'52", AN ARC LENGTH OF 180.09 FEET;

THENCE SOUTH 47°42'39" EAST, A DISTANCE OF 84.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 434.94 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'10", AN ARC LENGTH OF 32.79 FEET;

THENCE SOUTH 43°23'29" EAST, A DISTANCE OF 334.09 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 25.53 FEET;

Graphics show 2021000076958?

Add space

LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 00°06'03" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 53°50'34" WEST, A DISTANCE OF 38.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'46" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°55'43", AN ARC LENGTH OF 68.44 FEET;

THENCE SOUTH 03°56'04" EAST, A DISTANCE OF 203.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°36'51", AN ARC LENGTH OF 81.29 FEET;

THENCE SOUTH 30°32'54" EAST, A DISTANCE OF 47.73 FEET;

THENCE SOUTH 78°58'38" WEST, A DISTANCE OF 415.03 FEET;

THENCE SOUTH 01°07'33" EAST, A DISTANCE OF 3.61 FEET;

THENCE SOUTH 87°32'35" WEST, A DISTANCE OF 7.69 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 432.33 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 86°10'04" WEST, A DISTANCE OF 167.13 FEET TO A LINE PARALLEL WITH AND DISTANT 69.50 FEET NORTHERLY OF SAID SOUTH LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°32'35" WEST, A DISTANCE OF 73.73 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°32'35" WEST, A DISTANCE OF 7.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'46", AN ARC LENGTH OF 39.36 FEET;
3. NORTH 00°15'39" WEST, A DISTANCE OF 16.01 FEET;
4. SOUTH 89°44'21" WEST, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 32.267 ACRES, (1,405,534 SQUARE FEET), MORE OR LESS.

Confirm area against revised closure report.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
	AzTec Proj. No.: 19322-05 Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	N.T.S.
SHEET 2 OF 10	

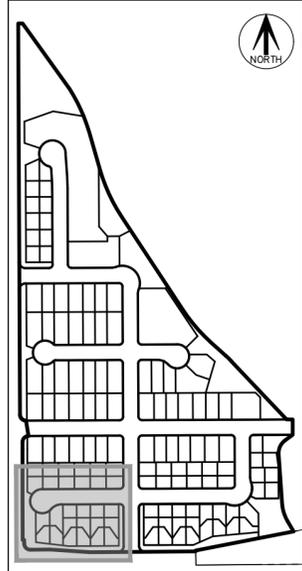
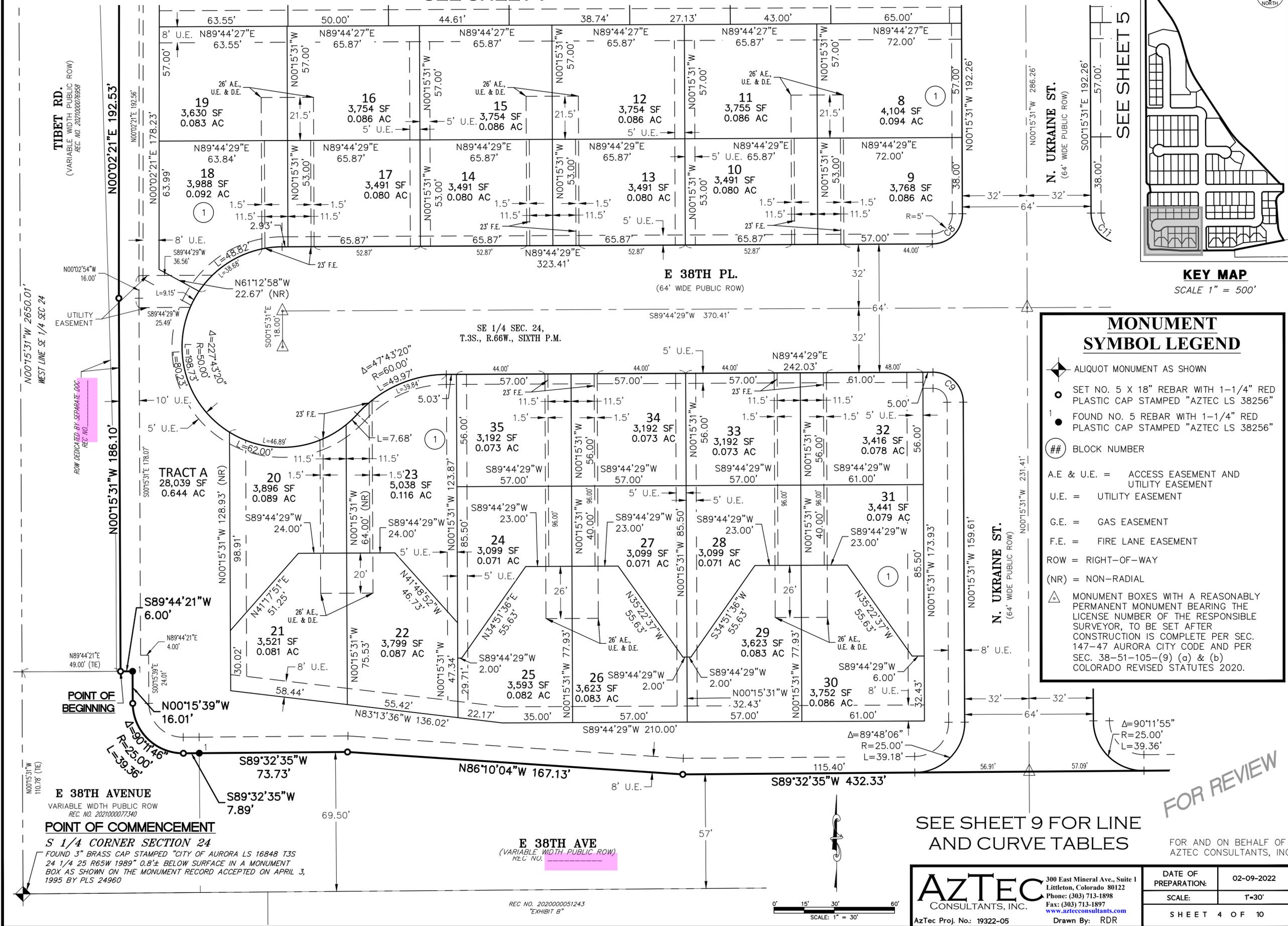
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 10

SEE SHEET 7



MONUMENT SYMBOL LEGEND	
	ALIQUOT MONUMENT AS SHOWN
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	BLOCK NUMBER
A.E. & U.E.	ACCESS EASEMENT AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
F.E.	FIRE LANE EASEMENT
ROW	RIGHT-OF-WAY
(NR)	NON-RADIAL
	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

FOR REVIEW

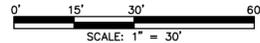
SEE SHEET 9 FOR LINE AND CURVE TABLES

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19322-05
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 4 OF 10	

REC. NO. 202000051243 "EXHIBIT B"



TIBET RD.
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 20200007658

ROW DEDICATED BY SEPARATE DOC.
REC. NO. [REDACTED]

E 38TH AVENUE
VARIABLE WIDTH PUBLIC ROW
REC. NO. 202100007340

POINT OF COMMENCEMENT
S 1/4 CORNER SECTION 24
FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848 T3S 24 1/4 25 R65W 1989" 0.8± BELOW SURFACE IN A MONUMENT BOX AS SHOWN ON THE MONUMENT RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960

E 38TH AVE
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. [REDACTED]

N. UKRAINE ST.
(64' WIDE PUBLIC ROW)

SEE SHEET 5

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 10

MONUMENT SYMBOL LEGEND

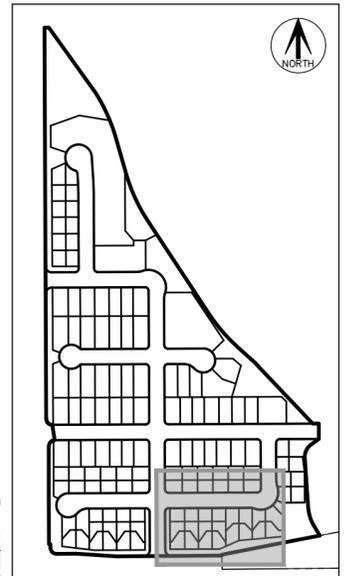
- ◆ ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ## BLOCK NUMBER
- A.E. & U.E. = ACCESS EASEMENT AND UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- G.E. = GAS EASEMENT
- F.E. = FIRE LANE EASEMENT
- ROW = RIGHT-OF-WAY
- (NR) = NON-RADIAL
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 4

SEE SHEET 7

SEE SHEET 6

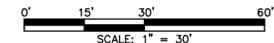
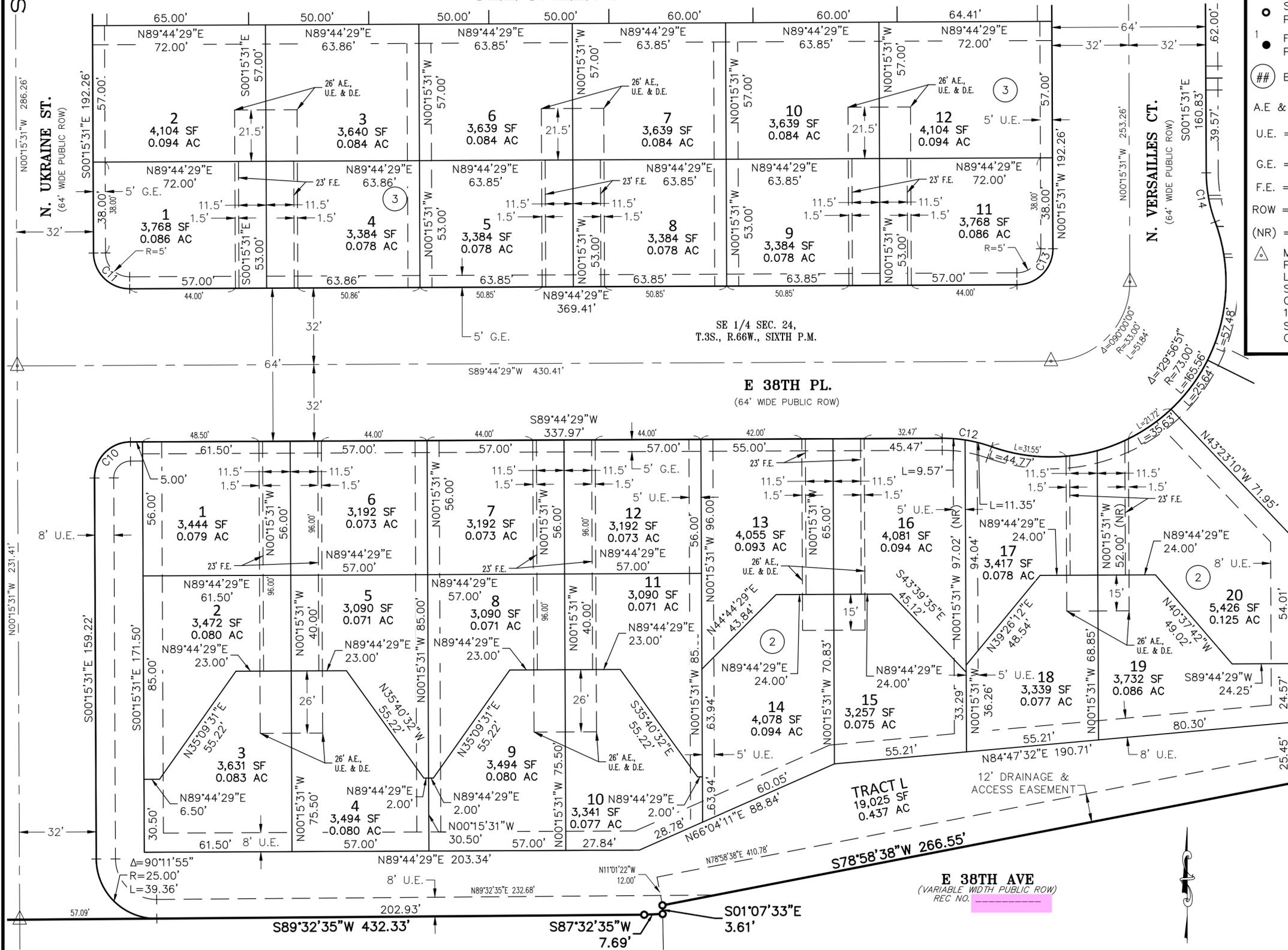
SEE SHEET 3



KEY MAP
SCALE 1" = 500'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



SEE SHEET 9 FOR LINE AND CURVE TABLES

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19322-05
Drawn By: RDR

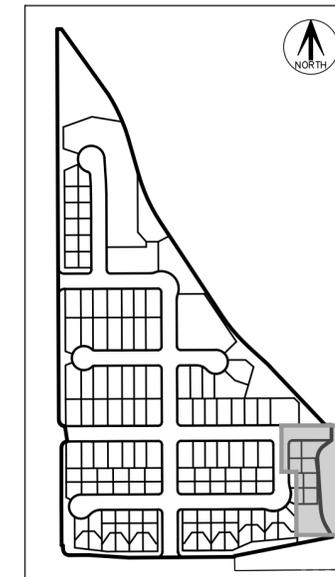
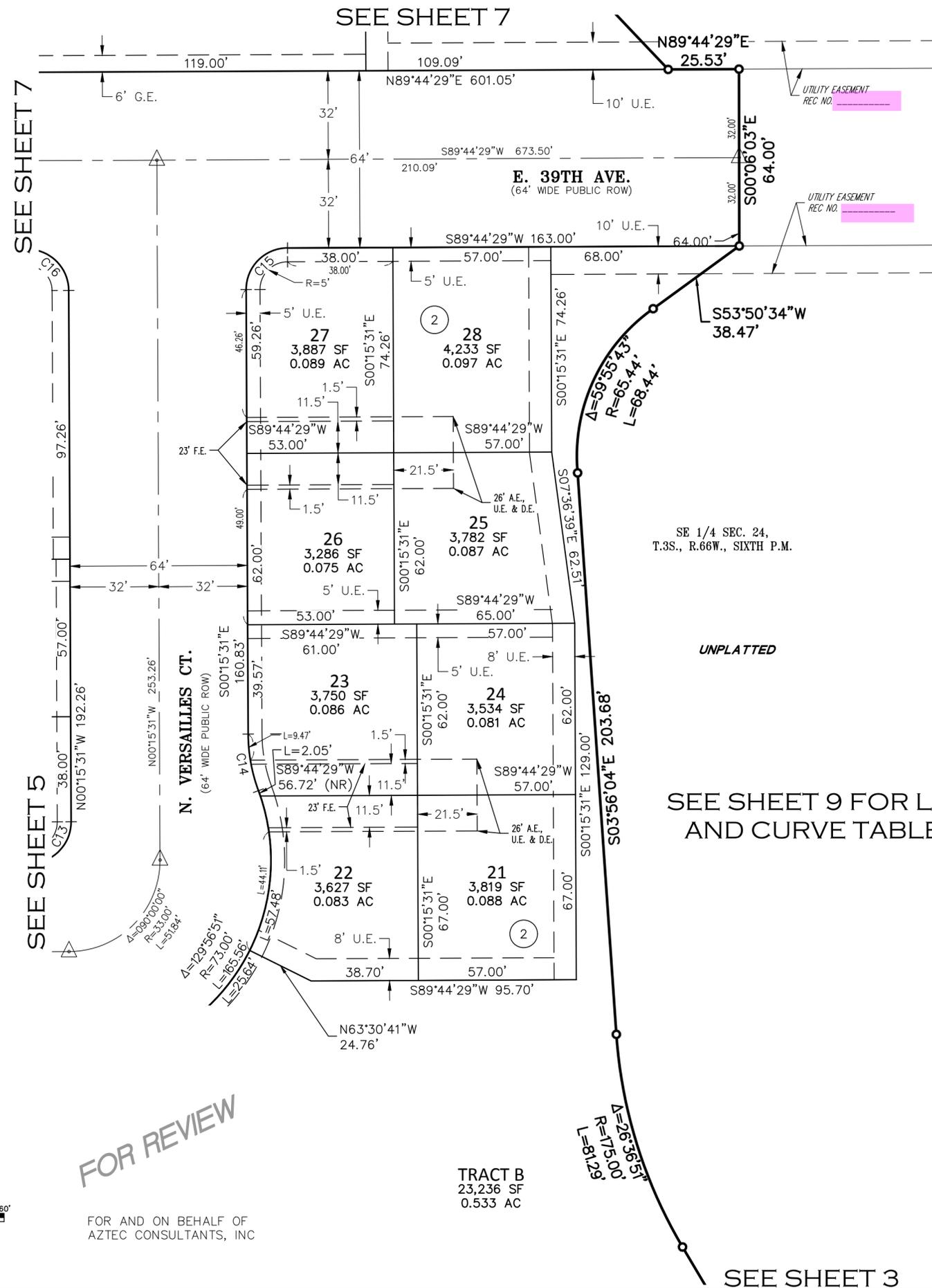
DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 5 OF 10	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 10



KEY MAP
SCALE 1" = 500'

MONUMENT SYMBOL LEGEND

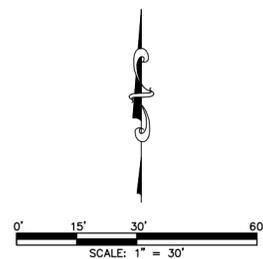
- ◆ ALIQUOT MONUMENT AS SHOWN
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SE 1/4 SEC. 24,
T.3S., R.66W., SIXTH P.M.

UNPLATTED

SEE SHEET 9 FOR LINE
AND CURVE TABLES

TRACT B
23,236 SF
0.533 AC



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 6 OF 10	

AzTec Proj. No.: 19322-05

Drawn By: RDR

SEE SHEET 3

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

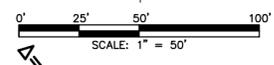
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 10

MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- BLOCK NUMBER
- U.E. = UTILITY EASEMENT
- G.E. = GAS EASEMENT
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FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

SEE SHEET 4

SEE SHEET 4

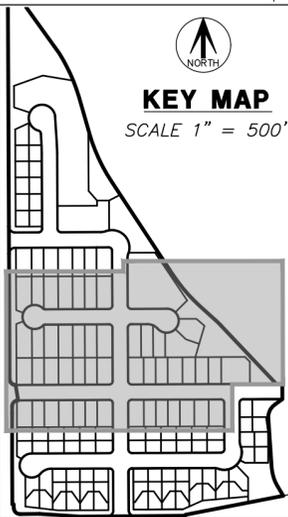
TRACT LEGEND

(TRACT H IS A DRAINAGE EASEMENT AND A ACCESS EASEMENT IN ITS ENTIRETY)

SEE SHEET 5

SEE SHEET 9 FOR LINE AND CURVE TABLES

SEE SHEET 6



TIBET RD.
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 202100076938

AZTEC CONSULTANTS, INC.

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

AzTec Proj. No.: 19322-05
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=50'
SHEET 7 OF 10	

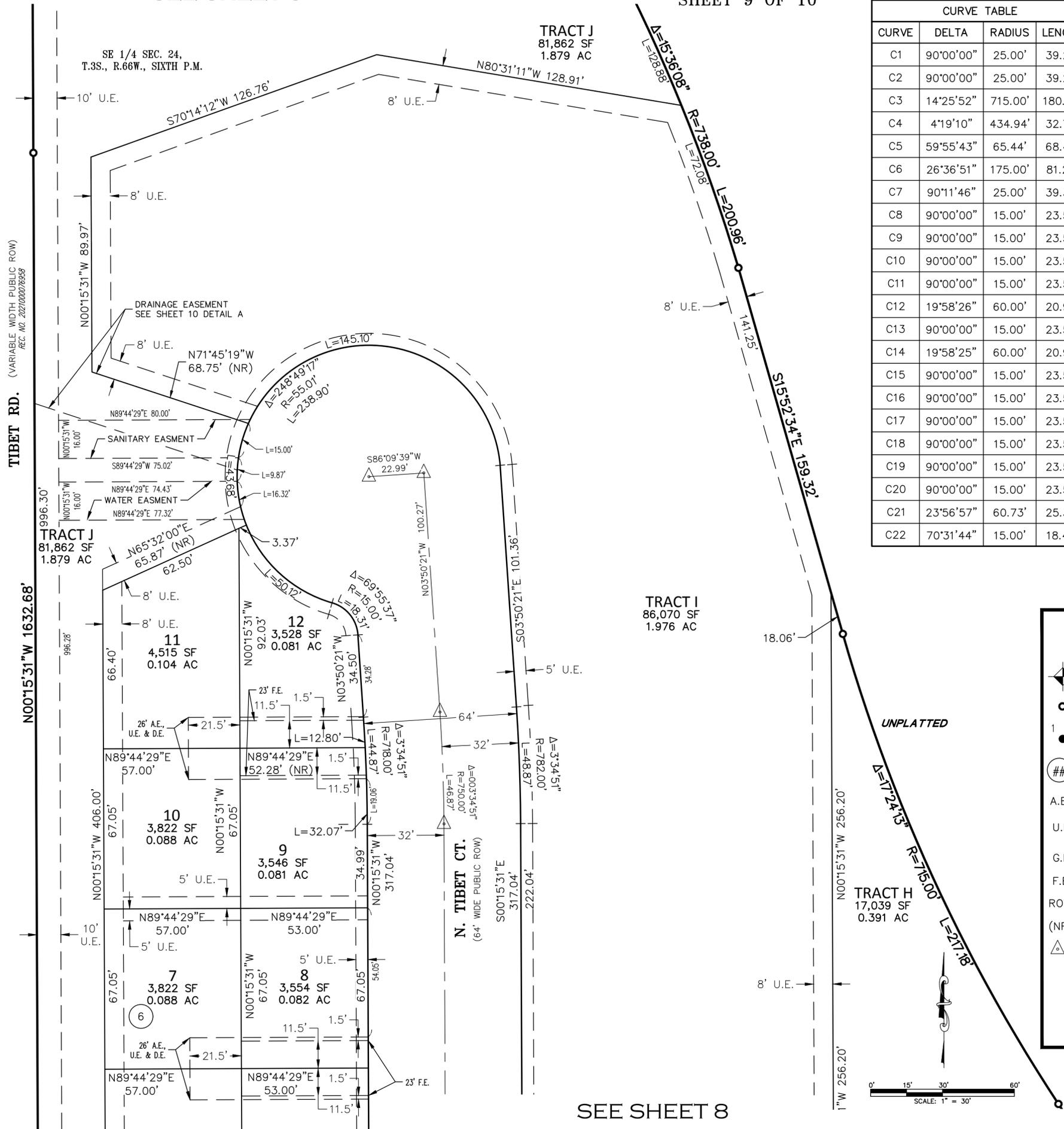
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

SEE SHEET 3

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

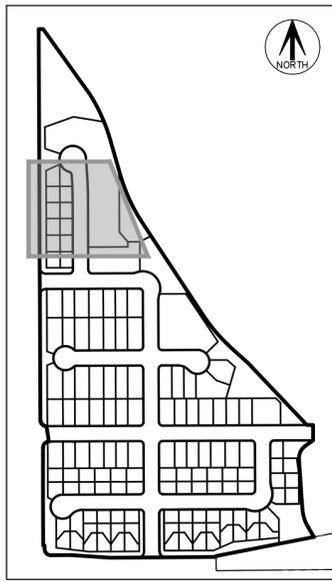
SHEET 9 OF 10



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'
C2	90°00'00"	25.00'	39.27'
C3	14°25'52"	715.00'	180.09'
C4	4°19'10"	434.94'	32.79'
C5	59°55'43"	65.44'	68.44'
C6	26°36'51"	175.00'	81.29'
C7	90°11'46"	25.00'	39.36'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	19°58'26"	60.00'	20.92'
C13	90°00'00"	15.00'	23.56'
C14	19°58'25"	60.00'	20.92'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C21	23°56'57"	60.73'	25.38'
C22	70°31'44"	15.00'	18.46'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	43°41'27"	15.00'	11.44'
C28	43°41'27"	15.00'	11.44'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'31"W	186.10'
L2	N00°02'21"E	192.53'
L3	N00°15'31"W	30.00'
L4	N09°08'21"W	64.78'
L5	N89°44'29"E	18.39'
L6	S35°34'08"E	335.74'
L7	S15°52'34"E	159.32'
L8	S47°42'39"E	84.13'
L9	S43°23'29"E	334.09'
L10	N89°44'29"E	25.53'
L11	S00°06'03"E	64.00'
L12	S53°50'34"W	38.47'
L13	S03°56'04"E	203.68'
L14	S78°58'38"W	415.03'
L15	S01°07'33"E	3.61'
L16	S87°32'35"W	7.69'
L17	S89°32'35"W	432.33'
L18	N86°10'04"W	167.13'
L19	S89°32'35"W	73.73'
L20	S89°32'35"W	7.89'
L21	N00°15'39"W	16.01'
L22	S89°44'21"W	6.00'
L23	S56°43'13"W	11.67'
L24	N00°02'21"E	178.23'
L25	N00°15'30"W	54.52'



KEY MAP
SCALE 1" = 500'

MONUMENT SYMBOL LEGEND

- ◆ ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

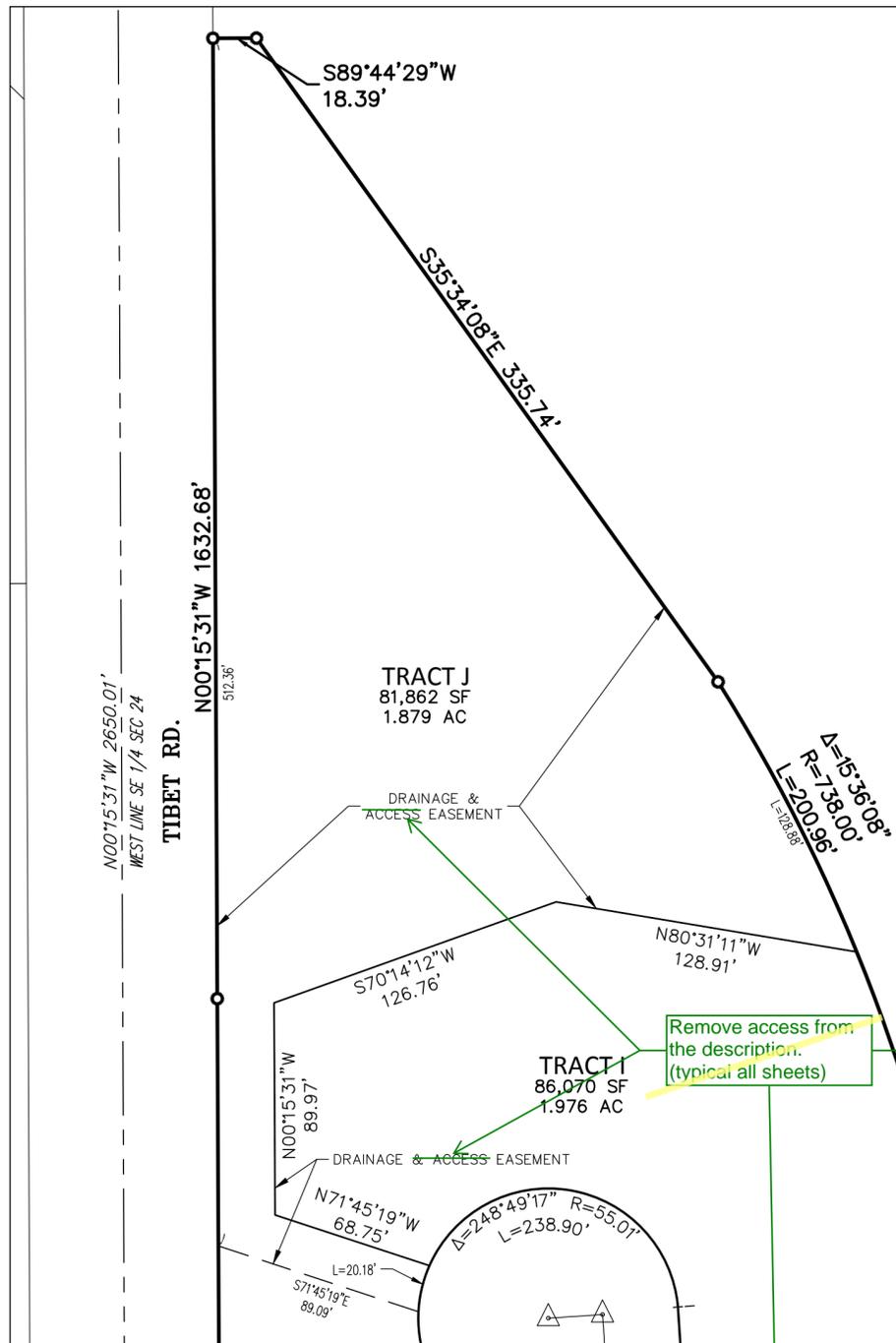
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19322-05
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 9 OF 10	

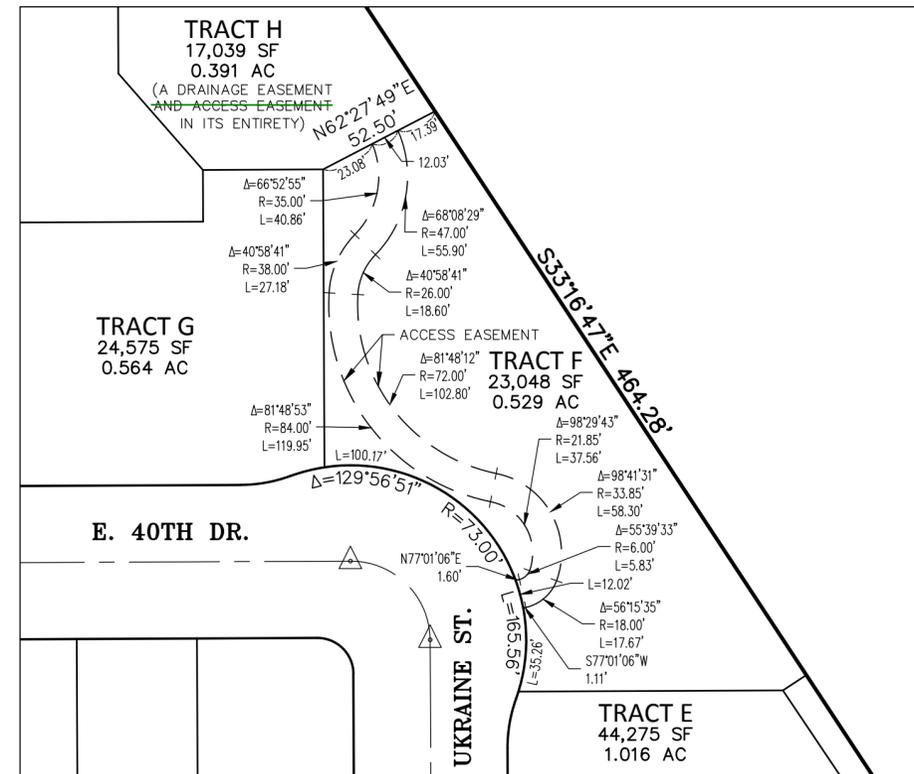
SEE SHEET 8

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 15

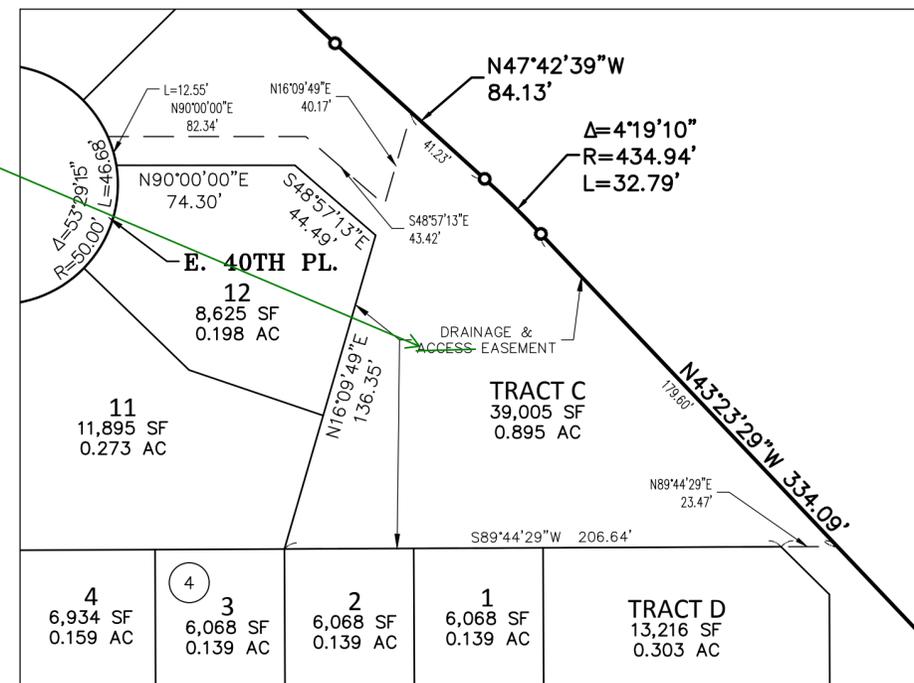
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 10



DETAIL A
SCALE: 1" = 50'



DETAIL B
SCALE: 1" = 50'



DETAIL C
SCALE: 1" = 50'

TRACT LEGEND

(TRACT H IS A DRAINAGE EASEMENT AND A ACCESS EASEMENT IN ITS ENTIRETY)

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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AzTec Proj. No.: 19322-05
Drawn By: RDR

DATE OF PREPARATION:	02-09-2022
SCALE:	1"=30'
SHEET 10 OF 10	

GREEN VALLEY RANCH EAST SITE PLAN #15

SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

DEWBERRY RESPONSE:
NOTED. THE PDR IS CURRENTLY UNDER REVIEW.

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION,

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°15'31" WEST, A DISTANCE OF 110.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000077340, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°44'21" EAST, A DISTANCE OF 49.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED _____, 20____ AT RECEPTION NO. _____ AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°15'31" WEST, A DISTANCE OF 186.10 FEET;
2. NORTH 00°02'21" EAST, A DISTANCE OF 192.53 FEET;
3. NORTH 00°15'31" WEST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
5. NORTH 09°08'21" WEST, A DISTANCE OF 64.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'31" WEST;
6. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID TIBET ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 AT RECEPTION NO. 2021000076958, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'31" WEST, A DISTANCE OF 1,632.68 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 18.39 FEET;

THENCE SOUTH 35°34'08" EAST, A DISTANCE OF 335.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 738.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°53'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'08", AN ARC LENGTH OF 200.96 FEET;

THENCE SOUTH 15°52'34" EAST, A DISTANCE OF 159.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'13", AN ARC LENGTH OF 217.18 FEET;

THENCE SOUTH 33°16'47" EAST, A DISTANCE OF 464.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 715.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'52", AN ARC LENGTH OF 180.09 FEET;

THENCE SOUTH 47°42'39" EAST, A DISTANCE OF 84.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 434.94 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'10", AN ARC LENGTH OF 32.79 FEET;

THENCE SOUTH 43°23'29" EAST, A DISTANCE OF 334.09 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 25.53 FEET;

THENCE SOUTH 00°06'03" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 53°50'34" WEST, A DISTANCE OF 38.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'46" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°55'43", AN ARC LENGTH OF 68.44 FEET;

THENCE SOUTH 03°56'04" EAST, A DISTANCE OF 203.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°36'51", AN ARC LENGTH OF 81.29 FEET;

THENCE SOUTH 30°32'54" EAST, A DISTANCE OF 47.73 FEET;

THENCE SOUTH 78°58'38" WEST, A DISTANCE OF 415.03 FEET;

THENCE SOUTH 01°07'33" EAST, A DISTANCE OF 3.61 FEET;

THENCE SOUTH 87°32'35" WEST, A DISTANCE OF 7.69 FEET TO A LINE PARALLEL WITH AND DISTANT 57.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°32'35" WEST, A DISTANCE OF 432.33 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 86°10'04" WEST, A DISTANCE OF 167.13 FEET TO A LINE PARALLEL WITH AND DISTANT 69.50 FEET NORTHERLY OF SAID SOUTH LINE;

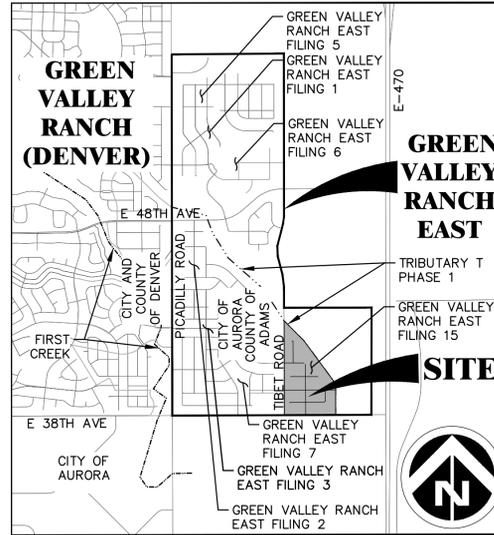
THENCE ALONG SAID PARALLEL LINE SOUTH 89°32'35" WEST, A DISTANCE OF 73.73 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING SOUTH 89°32'35" WEST, A DISTANCE OF 7.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'46", AN ARC LENGTH OF 39.36 FEET;
3. NORTH 00°15'39" WEST, A DISTANCE OF 16.01 FEET;
4. SOUTH 89°44'21" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 32.267 ACRES, (1,405,534 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. SUITE 1, LITTLETON CO 80122
303.327.7488
AZTEC JOB NO. 19322-05



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTIONS
3	GENERAL NOTES & LOT TABLES
4	OVERALL SITE PLAN
5	PHASING PLAN
6-8	ARCHITECTURE TYPICALS
9-12	SITE PLAN
13	OVERALL UTILITY PLAN
14-17	GRADING AND UTILITY PLAN
18	SIGNAGE AND STRIPING PLAN
19	OVERALL LANDSCAPE PLAN
20-27	LANDSCAPE PLANS
28-31	LANDSCAPE NOTES AND DETAILS
32	HYDROZONE MAP
33-34	OVERALL WATER WISE EXHIBITS
35-36	INDIVIDUAL WATER WISE GRAPHICS

ADJUSTMENTS

1. DOUBLE FRONTAGE LOTS

REQUEST: REQUEST THAT 6 DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED AND NOT EXCEED 10% OF THE OVERALL LOT COUNT.

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS. WHERE DOUBLE FRONTAGE LOTS CANT BE AVOIDED, BUFFERING BACK YARDS FROM THOSE STREETS SHALL INCLUDE A LANDSCAPED BUFFER AT LEAST 20 FEET IN WIDTH BETWEEN THE REAR LOT LINE OF ANY RESIDENTIAL LOT AND THE CLOSEST EDGE OF CURBSIDE LANDSCAPING AREA ADJACENT TO THE STREET PER SECTION 146-4.7.3.

JUSTIFICATION: THE UNIQUE SHAPE OF THIS SITE IN THE NORTH HALF CREATES A PINCH POINT WHERE DOUBLE FRONTAGE LOTS ARE THE ONLY SOLUTION TO UTILIZE THE LAND. THE NUMBER OF DOUBLE FRONTAGE LOTS IS LESS THAN 4% OF THE OVERALL LOTS. A 25' MINIMUM LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK IS ALSO PROVIDED ALONG TIBET RD AS MITIGATION.

PROJECT TEAM:

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

ENGINEER:
DEWBERRY
8100 EAST MAPLEWOOD AVENUE, SUITE 150
GREENWOOD VILLAGE, CO 80111
CONTACTS:
JASON MARGRAF & TROY KENT
PHONE: (303) 368-5601
FAX: (303) 368-5603

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

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

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

PROJECT BENCHMARK

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.

LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	1,405,534 SQ FT (32.267 AC)
NUMBER OF LOTS PROPOSED	134
BUILDING HEIGHT	35' MAX.
LOT AREA	19,175 AC - 59.4%
HARD SURFACE AREA*	5,812 AC - 18.0%
LANDSCAPE AREA	7,280 AC - 22.6%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT/2 PER ENTRANCE
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

*SIDEWALKS, STREETS, CURB AND GUTTER

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST SITE PLAN #15
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, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20 _____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
CHAIRMAN

CITY COUNCIL: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
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

No.	Date	Description
4	01/30/2023	4TH SUBMITTAL
3	08/30/2022	3RD SUBMITTAL
2	05/24/2022	2ND SUBMITTAL
1	02/28/2022	1ST SUBMITTAL

GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303) 486-8500

Contact: David Carro, RLA

DOCUMENT AMENDMENTS

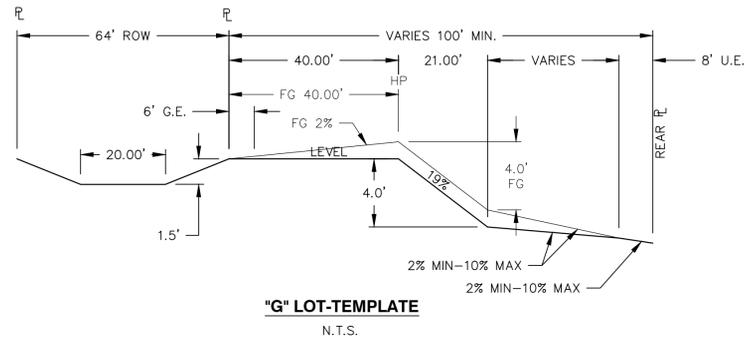
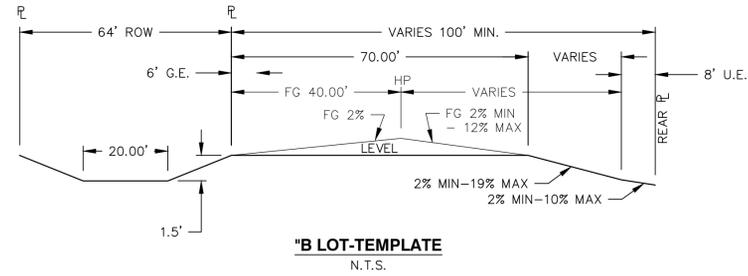
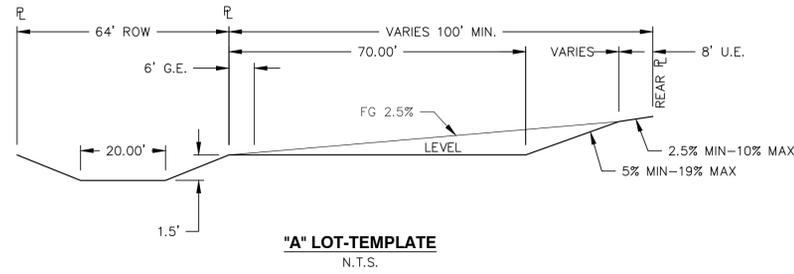
PRELIMINARY
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CONSTRUCTION

Project Number: 50144653
Designed By: JCM
Checked By: TDK
Drawn By: OCB
Sheet Number: 1

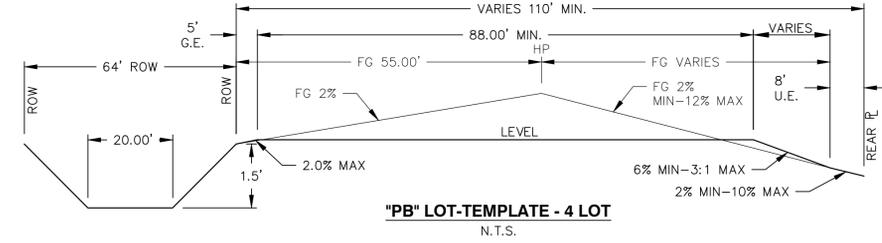
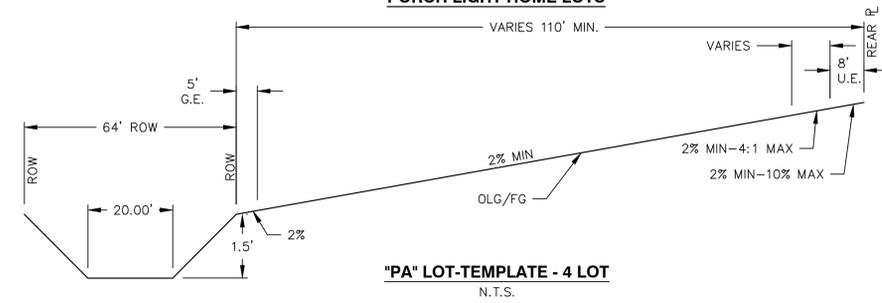
Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

COVER SHEET

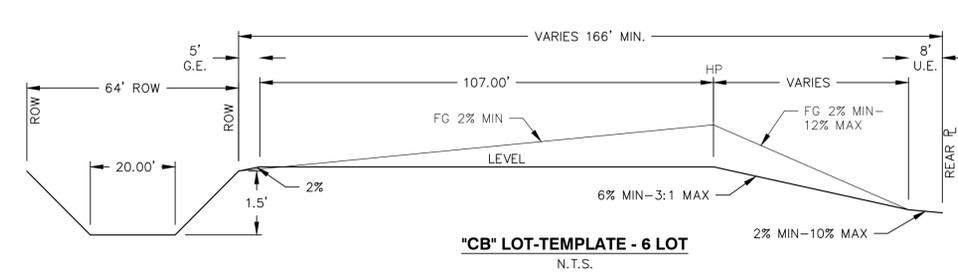
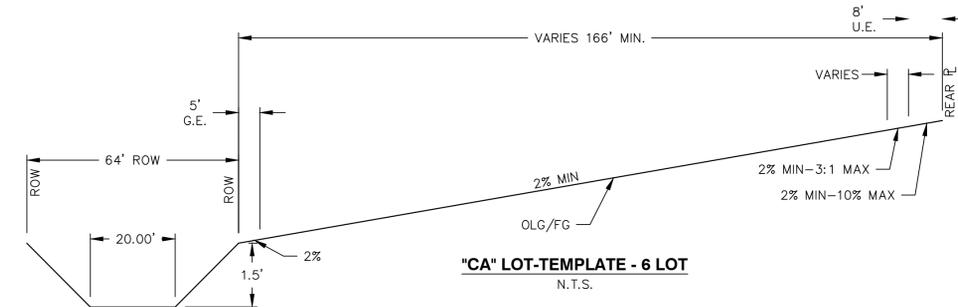
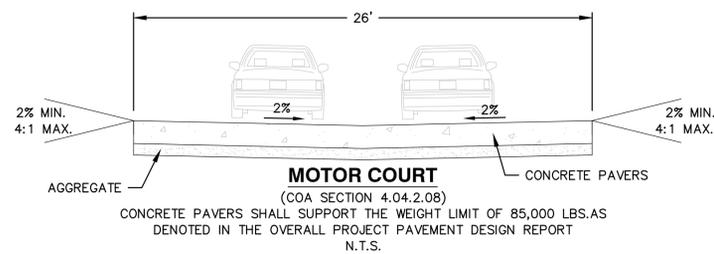
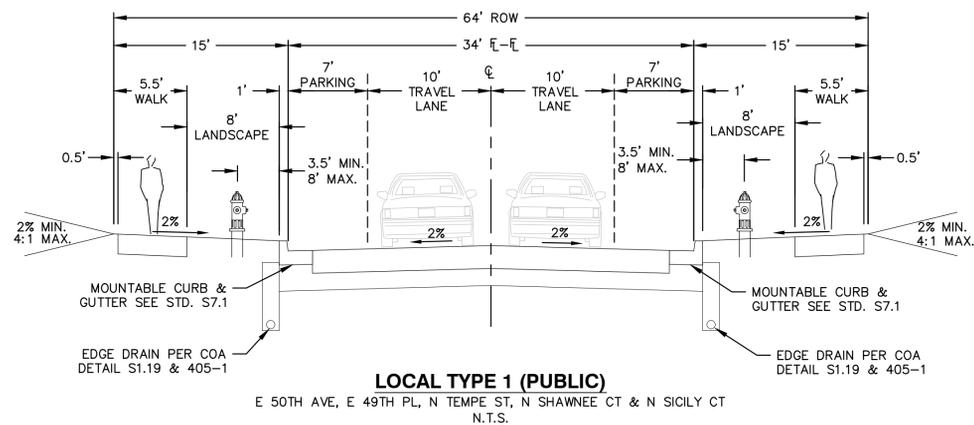
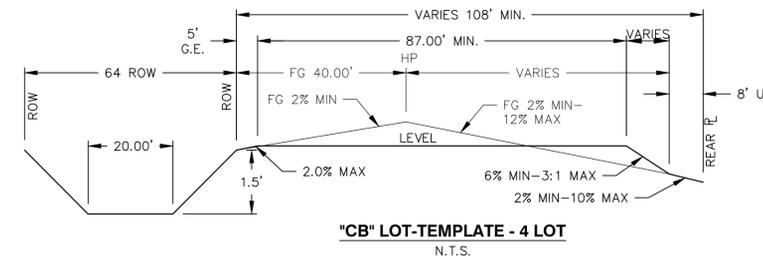
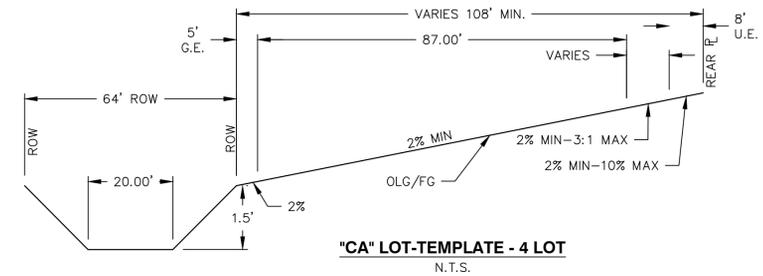
SINGLE FAMILY DETACHED LOTS



PORCH LIGHT HOME LOTS



CARRIAGE HOME LOTS



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DOCUMENT AMENDMENTS	
No.	Date
4	01/30/2023
3	08/30/2022
2	05/24/2022
1	02/28/22
	Description

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LIST OF ACRONYMS AND ABBREVIATIONS

Table with 4 columns: Acronym, Description, Acronym, Description. Includes terms like ACCESS EASEMENT, UTILITY ABANDONED ACCORDING TO FIELD INSPECTION, etc.

LOT DATA TABLE BLOCK 1. Table with 4 columns: LOT #, SQ FOOTAGE, FRONTAGE LENGTH, CLASSIFICATION. Lists lots 1 through 35.

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 4. Table with 4 columns: LOT #, SQ FOOTAGE, FRONTAGE LENGTH, CLASSIFICATION. Lists lots 1 through 12.

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 2. Table with 4 columns: LOT #, SQ FOOTAGE, FRONTAGE LENGTH, CLASSIFICATION. Lists lots 1 through 28.

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 5. Table with 4 columns: LOT #, SQ FOOTAGE, FRONTAGE LENGTH, CLASSIFICATION. Lists lots 1 through 28.

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 3. Table with 4 columns: LOT #, SQ FOOTAGE, FRONTAGE LENGTH, CLASSIFICATION. Lists lots 1 through 19.

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

LOT DATA TABLE BLOCK 6. Table with 4 columns: LOT #, SQ FOOTAGE, FRONTAGE LENGTH, CLASSIFICATION. Lists lots 1 through 12.

REFER TO SHEETS 6-8 FOR SETBACK AND LOT DIMENSIONS

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. 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.

NOTES

- 1. REFER TO SHEET ## FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.



GREEN VALLEY RANCH EAST SITE PLAN #15

GENERAL NOTES & LOT TABLES

OAKWOOD HOMES

4908 TOWER ROAD DENVER, CO 80249

Tel: (303)486-8500

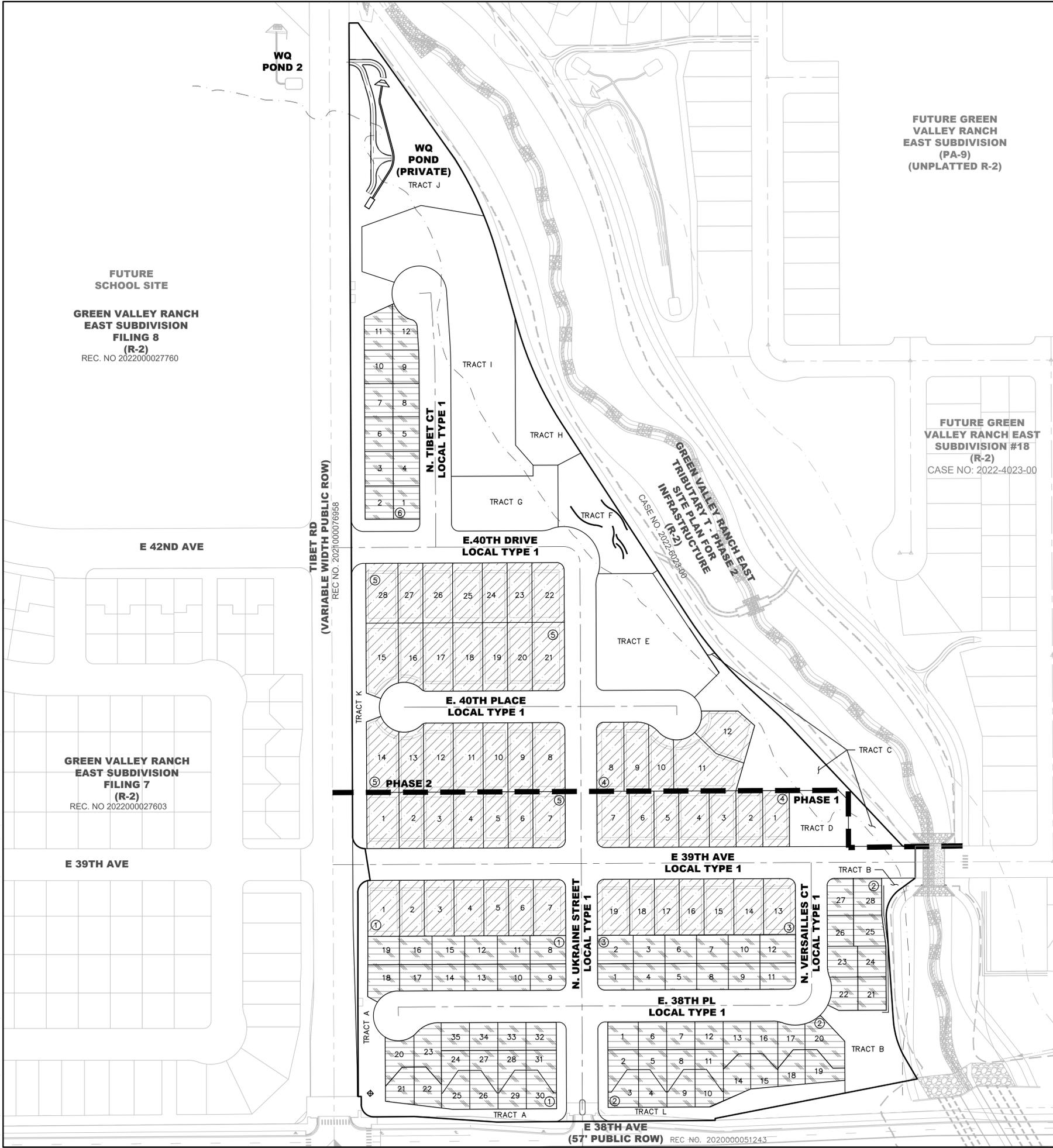
Contact: David Carro, RLA

Table with 2 columns: No., Date. Lists document amendments 1 through 4.

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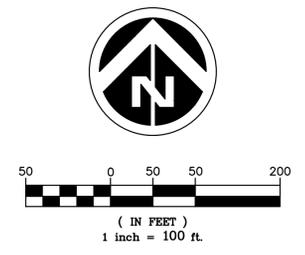
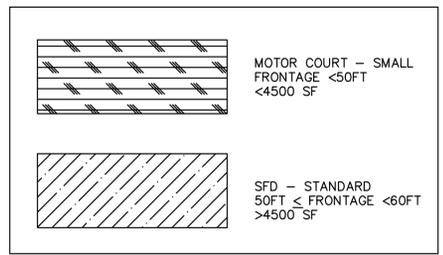
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LOT CLASSIFICATION		
BLOCK	LOT	CLASSIFICATION
1	8,11,12,15,16,19-24,31-35	MOTOR COURT - SMALL
1	1-7	SFD - STANDARD
2	1-28	MOTOR COURT - SMALL
3	1-12	MOTOR COURT - SMALL
3	13-19	SFD - STANDARD
4	1-12	SFD - STANDARD
5	1-28	SFD - STANDARD
6	1-12	MOTOR COURT - SMALL

GREEN VALLEY RANCH EAST LOT SUMMARY TABLE		
	PROPOSED UNIT COUNT	PROPOSED UNIT %
FILING 15		
SINGLE FAMILY DETACHED - STANDARD	54	40%
MOTOR COURT - SMALL	80	60%
SUBTOTAL	134	100%



FUTURE SCHOOL SITE
GREEN VALLEY RANCH EAST SUBDIVISION FILING 8 (R-2)
REC. NO 2022000027760

GREEN VALLEY RANCH EAST SUBDIVISION FILING 7 (R-2)
REC. NO 2022000027603

FUTURE GREEN VALLEY RANCH EAST SUBDIVISION (PA-9) (UNPLATTED R-2)

FUTURE GREEN VALLEY RANCH EAST SUBDIVISION #18 (R-2)
CASE NO: 2022-4023-00

Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15
OVERALL SITE PLAN

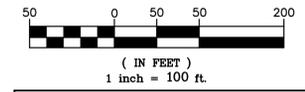
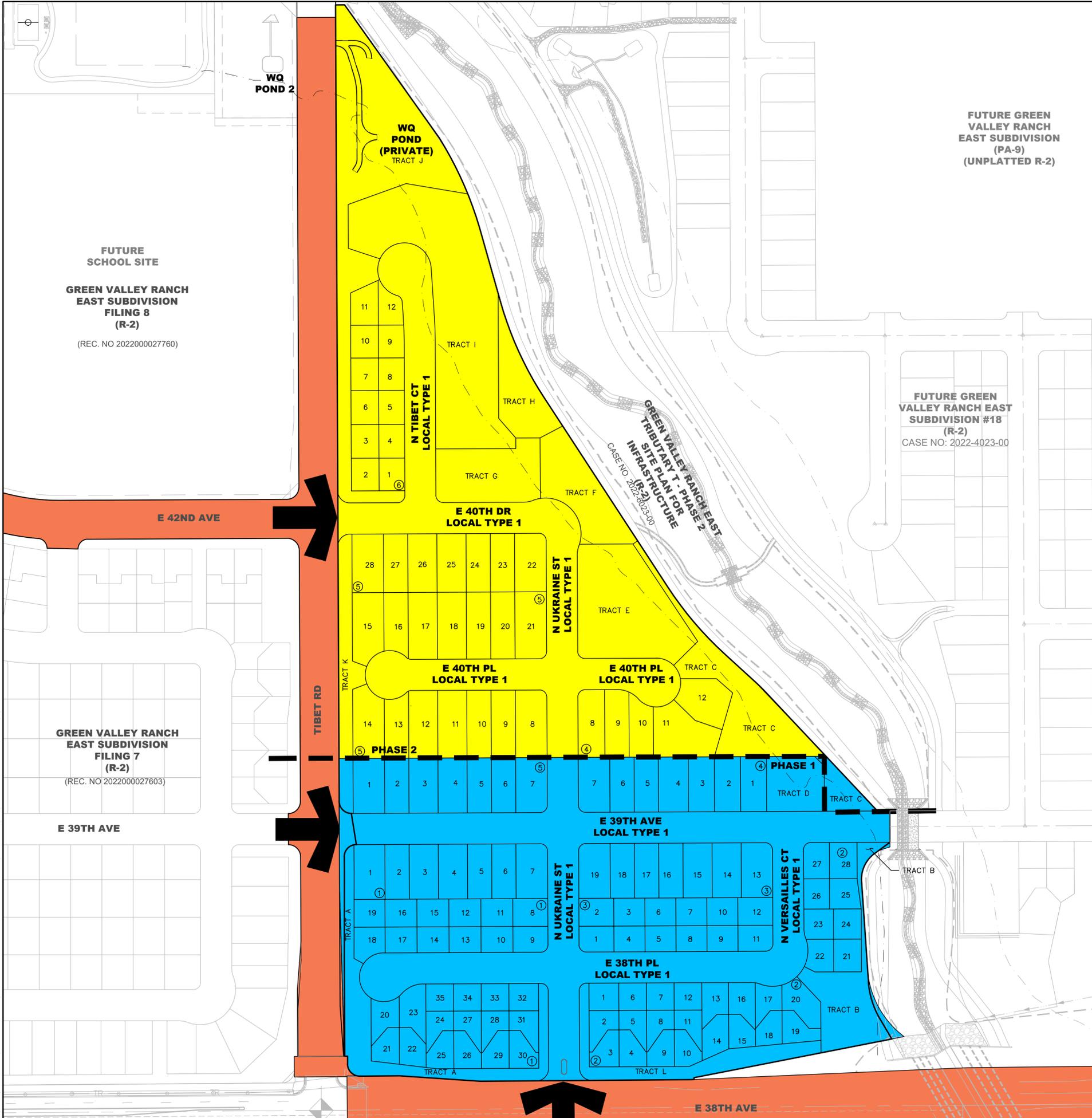
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
Tel: (303)486-8500
Contact: David Carro, RLA

DOCUMENT AMENDMENTS	
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1	02/28/22 1ST SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50144653**
Designed By: **JCM**
Checked By: **OCB**
TDK
Sheet Number: **4**

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SYMBOLS AND LINETYPES LEGEND

—	BOUNDARY LINE
- - -	LOT PHASE LINE
- - - - -	SECTION LINE
- - - - -	HALF-SECTION LINE
- - - - -	RIGHT OF WAY LINE
—	LOT LINE
.....	LOT NUMBER
.....	BLOCK NUMBER

PHASING LEGEND

- E. 42ND AVE, TIBET ROAD PHASE 1 & E 38TH AVE FROM TIBET RD TO E-470 WILL BE BUILT BEFORE PHASE 1
- PHASE 1 - START CONCURRENTLY WITH TIBET ROAD PHASE 1; DELIVER 3 QUARTERS AFTER START
- PHASE 2 - START AFTER PHASE 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START

ENTRY POINT

NOTES

- 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.
- PHASING DEPICTED AND ASSOCIATED START AND DELIVER DATES ARE SUBJECT TO CHANGE TO MEET MARKET CONDITIONS.
- PHASING BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE SO LONG AS THEY MEET THE REQUIREMENTS OF NOTE 1 ABOVE.
- PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE N TIBET ROAD AND E 38TH AVENUE RIGHTS-OF-WAY WILL BE BUILT IN SEPARATE FILINGS. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
- FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.
- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO REVISE TO (CO). THERE WAS A TYPO ON MY SITE PLAN COMMENT ON THE LAST SUBMITTAL. FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURN ON DEAD END FIRE APPARATUS IN EXCESS OF 150 FT. REVISIT TO SHOW (CO). SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MAT ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED CONCRETE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE SHALL CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE. LOOPED UTILITY CONNECTIONS FOR THE DEVELOPMENT WILL BE ACHIEVED AS ALL CIVIL INFRASTRUCTURE WILL BE INSTALLED WITH PHASE 1 CONNECTING TO THE WL STUBS CONSTRUCTED WITH TIBET RD PHASE 1.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE THREE DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROAD. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2)

Dewberry
 Dewberry Engineers Inc.
 8100 East Madewood Avenue, Suite 160
 Greenwood Village, CO 80111
 303.368.5601
 Contact: Troy Kent, PE
 Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15

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

DOCUMENT AMENDMENTS

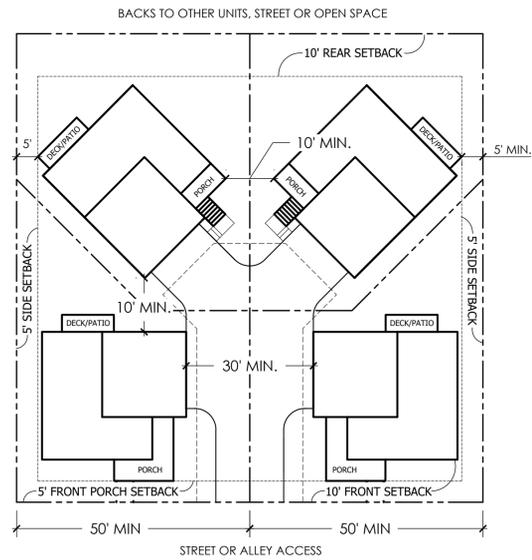
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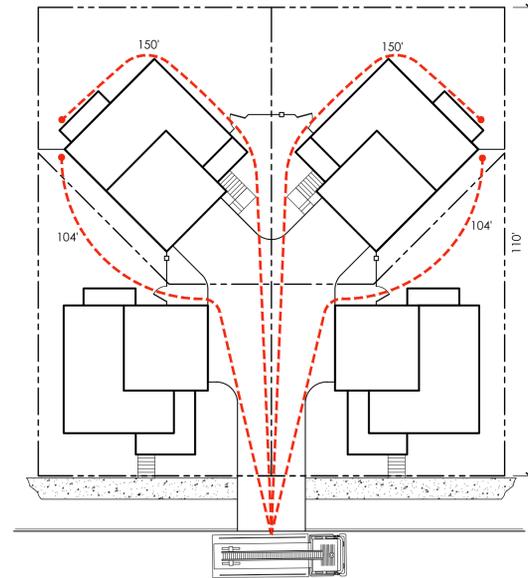
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 Designed By: JCM
 Drawn By: OCB
 Checked By: TDK
 Sheet Number: 5

PHASING PLAN

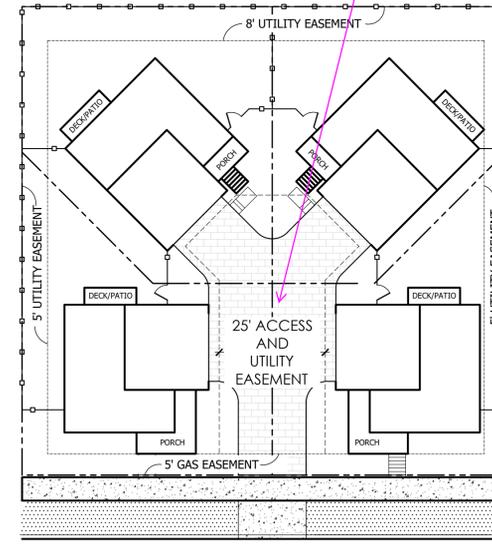
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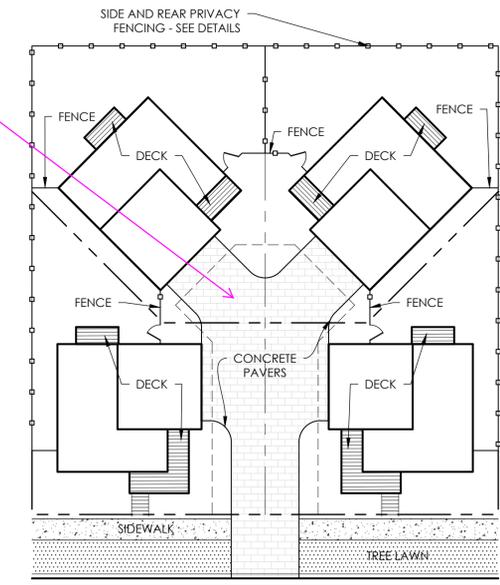
TYPICAL CARRIAGE HOUSE MOTORCOURT SETBACKS



TYPICAL CARRIAGE HOUSE MOTORCOURT HOSE PULL

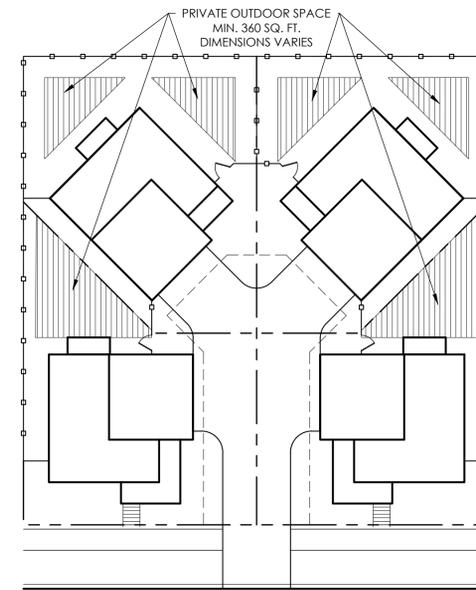


TYPICAL CARRIAGE HOUSE MOTORCOURT EASEMENTS

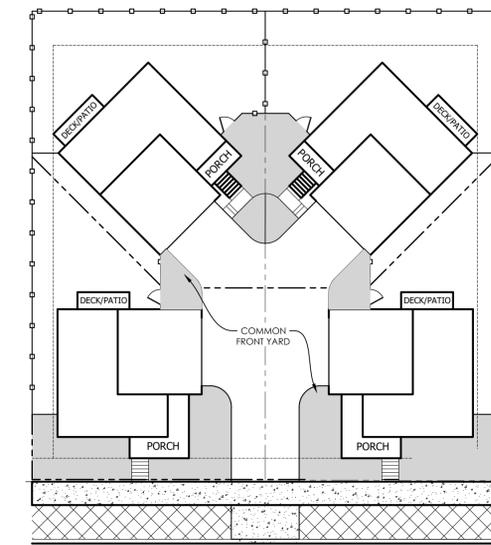


NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LB'S.

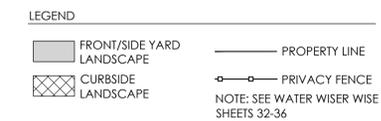
TYPICAL CARRIAGE HOUSE MOTORCOURT MATERIALS AND FENCING



TYPICAL CARRIAGE HOUSE MOTORCOURT PRIVATE OUTDOOR SPACE



TYPICAL CARRIAGE HOUSE MOTORCOURT LANDSCAPE



- NOTE:
- 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.
 - PAVERS SHALL BE MAINTAINED BY THE METRO DISTRICT INCLUDING THE PAVERS OUTSIDE THE EASEMENTS.

LOT DATA TABLE AND SETBACK TABLE					
UNIT TYPE:	SINGLE FAMILY DETACHED SMALL LOT	SINGLE FAMILY DETACHED STANDARD LOT	SINGLE FAMILY DETACHED STANDARD LOT - 60'+	SINGLE FAMILY MOTOR COURT STANDARD LOT	SINGLE FAMILY MOTOR COURT SMALL LOT
NUMBER OF LOTS	0	28	26	0	80
LOT %	0%	20%	20%	0%	60%
LOT TYPE	FRONT LOAD	FRONT LOAD	FRONT LOAD	ALT LOADED	ALT LOADED
MIN. LOT SQ. FT.	< 4,500 SF	4,500 SF	6,000 SF	4,500 SF	2,500 SF
MIN. STREET FRONTAGE	45 FT	50 FT	60 FT	50 FT	50 FT
MIN. FRONT SETBACK	10 FT - HOUSE 18 FT - GARAGE	15 FT - HOUSE 20 FT - GARAGE	15 FT - HOUSE 20 FT - GARAGE	10 FT	10 FT
MIN. PORCH SETBACK	10 FT	10 FT	10 FT	5 FT	5 FT
MIN. SIDE SETBACK - INTERIOR **	5 FT*	5 FT*	5 FT*	5 FT*	5 FT*
MIN. SIDE SETBACK - CORNER **	10 FT	10 FT	10 FT	10 FT	10 FT
MIN. REAR YARD SETBACK	10 FT	10 FT	10 FT	10 FT	10 FT
MIN. REAR YARD SETBACK FOR FRONT AND INTERNAL LOTS	N/A	N/A	N/A	5 FT	5 FT
MAX. BLDG HEIGHT	35 FT	35 FT	35 FT	35 FT	35 FT

NOTE:
 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.

- * 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" IF THEY DO NOT MEET THE MINIMUM LOT SQUARE FOOTAGE OR MINIMUM LOT FRONTAGE REQUIREMENTS FOR A STANDARD LOT.
- ***** MOTOR COURT LOTS ARE CONSIDERED "SMALL MOTOR COURT" WHEN THEY HAVE LESS THAN 50' OF STREET FRONTAGE OR ARE LESS THAN 4500SF.

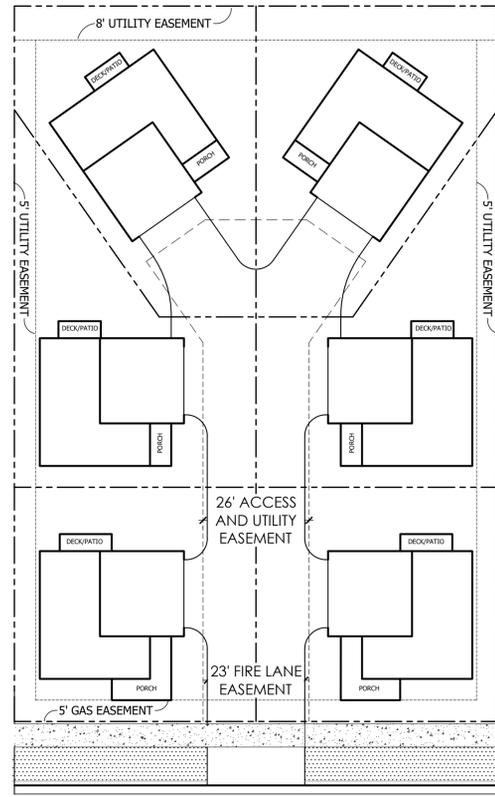
License agreements will be completed as necessary before the completion of the Civil CD's

Pavers may require license agreement for pavers within easement? (Typical)

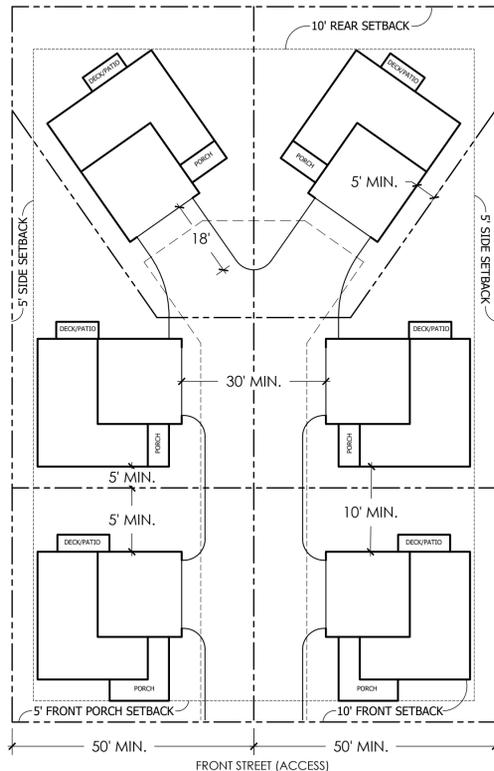
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1	02/28/23

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 NOT FOR
 CONSTRUCTION

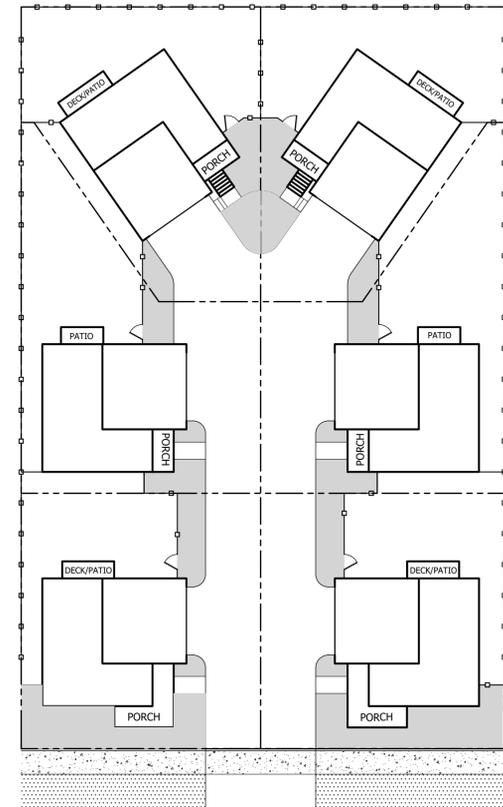
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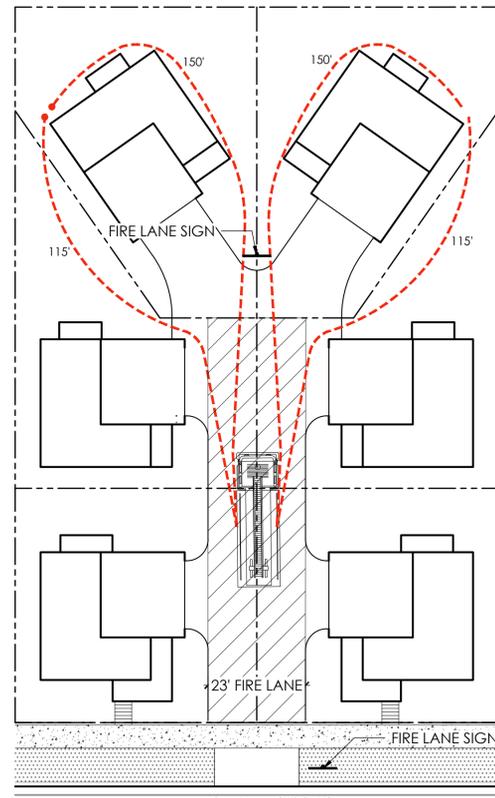
TYPICAL CARRIAGE HOUSE MOTORCOURT EASEMENTS



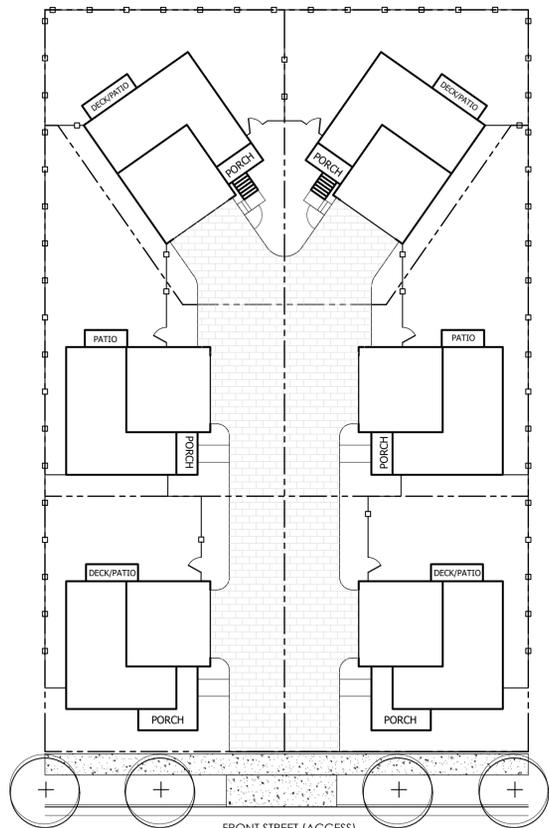
TYPICAL CARRIAGE HOUSE MOTORCOURT SETBACKS



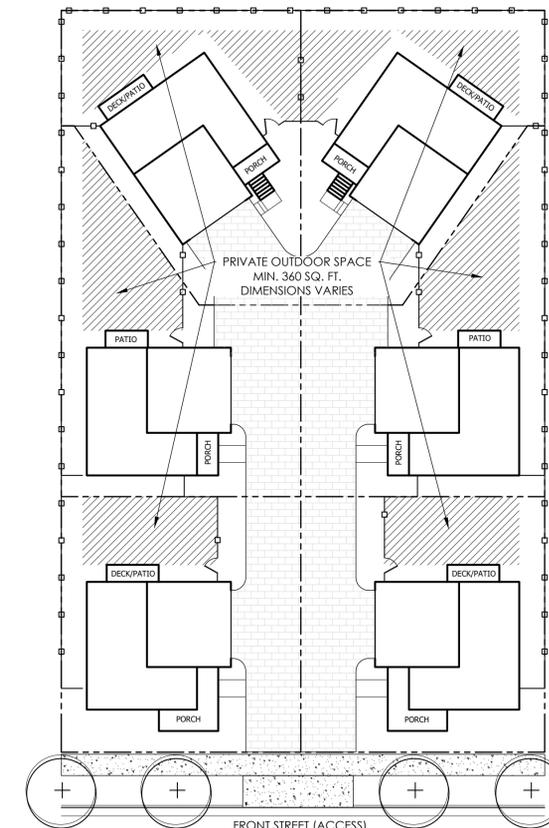
TYPICAL CARRIAGE HOUSE MOTORCOURT LANDSCAPE



TYPICAL CARRIAGE HOUSE MOTORCOURT HOSE PULL



TYPICAL CARRIAGE HOUSE MOTORCOURT MATERIALS AND FENCING



TYPICAL CARRIAGE HOUSE MOTORCOURT OPEN SPACE

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. PAVERS SHALL BE MAINTAINED BY THE METRO DISTRICT INCLUDING THE PAVERS OUTSIDE THE EASEMENTS.

No.	Date	Description
1	02/28/23	1ST SUBMITTAL

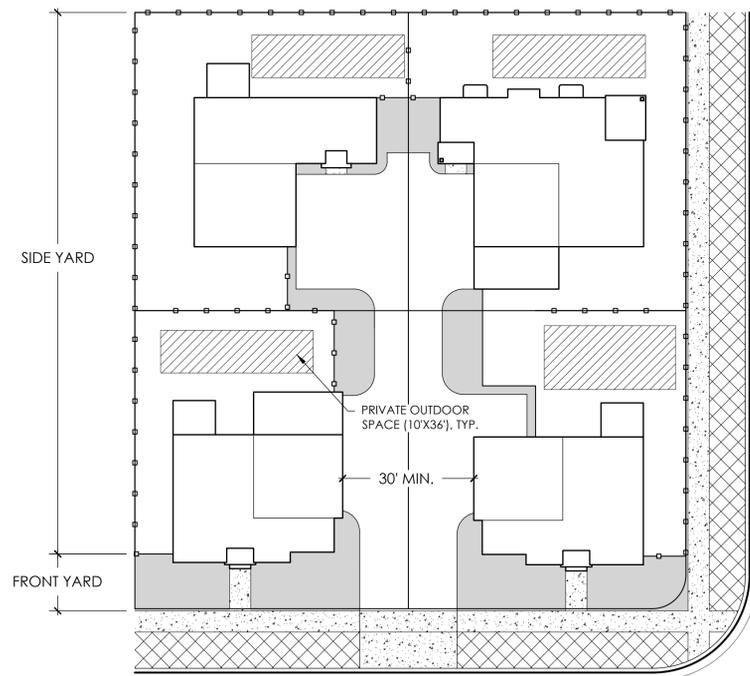
DOCUMENT AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
1	02/28/22	1ST SUBMITTAL

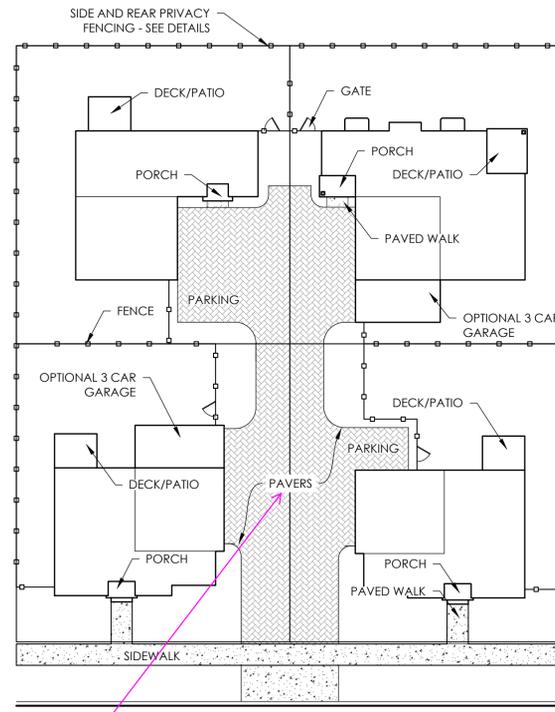
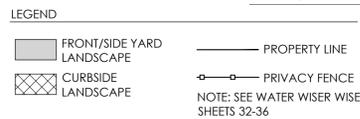
PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:	50144653
Designed By:	Drawn By:
CETB	OCB
Checked By:	TDK
Sheet Number:	8



NOTE:
1. SEE WATER WISE LANDSCAPES REQUIREMENTS, SHT 47-56
2. LANDSCAPE DESIGN IS FOR GRAPHIC REFERENCE ONLY.
FINAL DESIGN TO BE DETERMINED BY HOME BUILDER/OWNER

TYPICAL PORCHLIGHT MOTORCOURT
LANDSCAPE

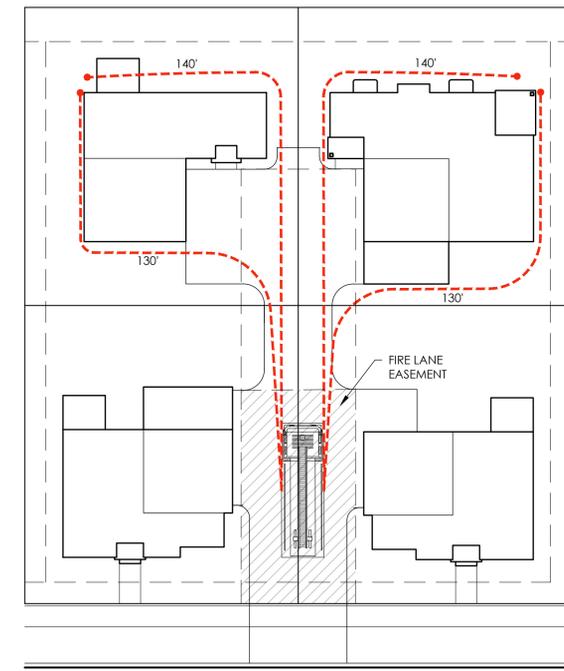


NOTE: PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT OF 85,000 LBS

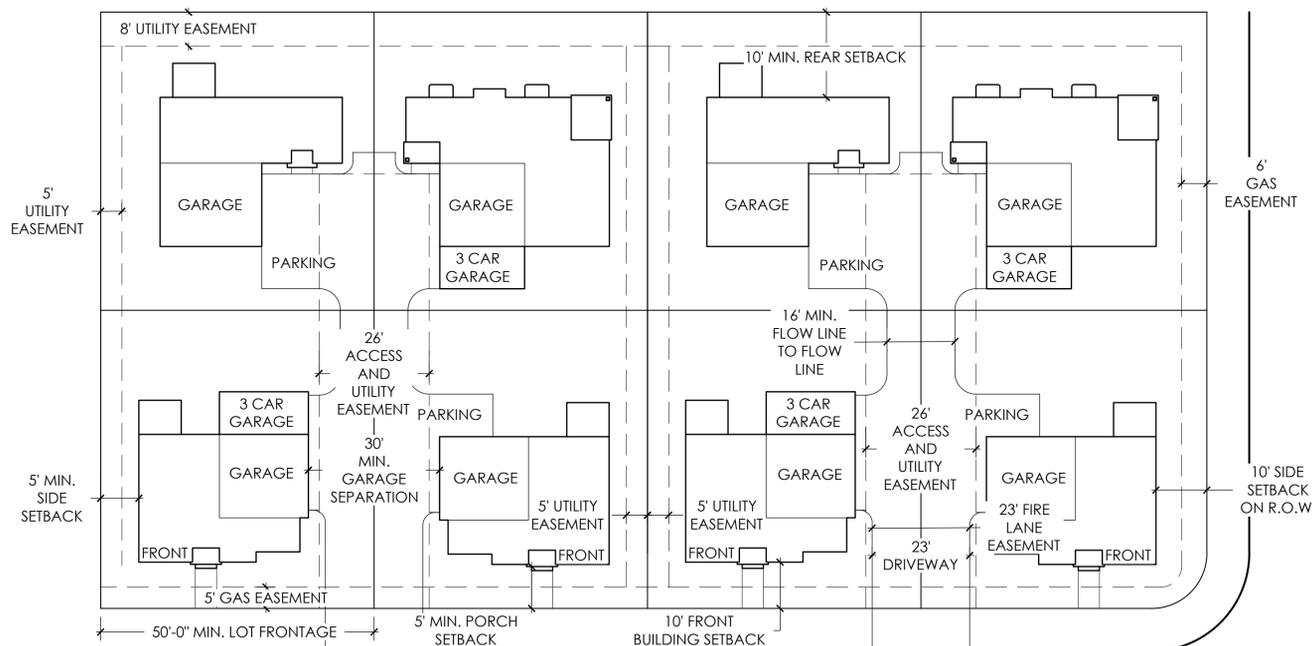
TYPICAL PORCHLIGHT MOTORCOURT
MATERIALS AND FENCING

License agreements will be completed as necessary before the completion of the Civil CD's

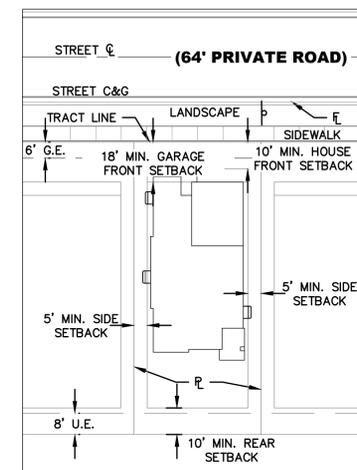
Pavers may require license agreement for pavers within easement? (Typical)



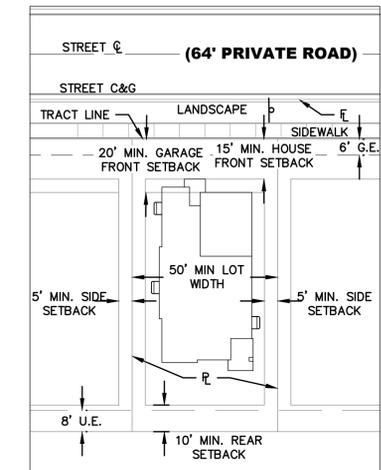
TYPICAL PORCHLIGHT MOTORCOURT
HOSEPULL



TYPICAL PORCHLIGHT MOTORCOURT
SETBACKS AND EASEMENTS



TYPICAL SMALL LOT: SETBACKS
AND EASEMENTS DETAIL

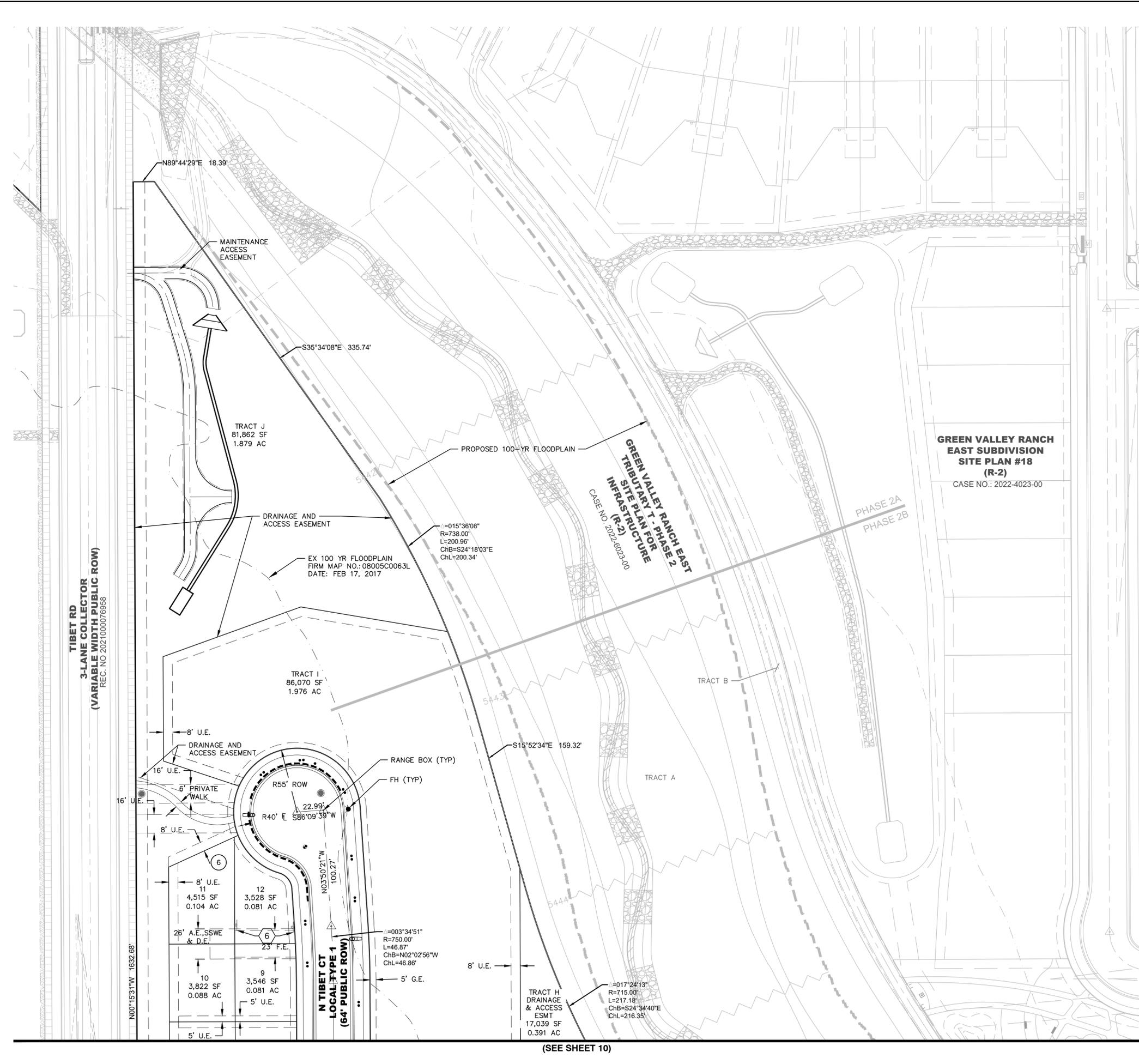


TYPICAL STANDARD LOT 50' - 60'+:
SETBACKS AND EASEMENTS DETAIL

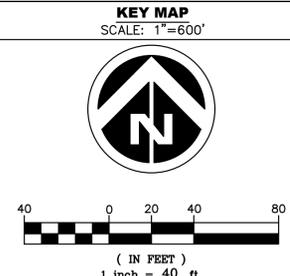
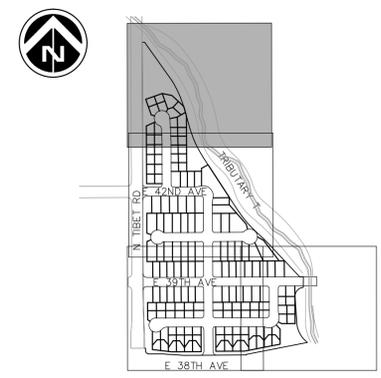
NOTE:

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2. PAVERS SHALL BE MAINTAINED BY THE METRO DISTRICT INCLUDING THE PAVERS OUTSIDE THE EASEMENTS.

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B_PILING-15\PLAN SETS\SIP\SIP-DTL_SP-50144653.DWG 2/1/2023 12:03 PM MCKIM_JC



(SEE SHEET 10)



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
LOT PHASE LINE	----
EASEMENT LINE	- - - -
SECTION LINE	----
HALF-SECTION LINE	----
RIGHT OF WAY LINE	----
CENTER LINE OF STREET	----
LOT LINE	----
BUILDING SET BACK	----
SIGHT LINE	----
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	[Symbol]
STREET SIGN	[Symbol]
WATER METER	[Symbol]
FIRE HYDRANT AND VALVE	[Symbol]
EX. FIRE HYDRANT	[Symbol]
WATER VALVE	[Symbol]
STREET LIGHT	[Symbol]
EX. STREET LIGHT	[Symbol]
STORM MANHOLE	[Symbol]
STORM INLET	[Symbol]
FLARED END SECTION	[Symbol]
EX EASEMENT LINE	[Symbol]
CURB DRAIN	[Symbol]

KEYNOTE

1	SIGHT LINES
2	STOP SIGN & STREET SIGN
3	SPEED LIMIT SIGN
4	DEAD END SIGN
5	KEEP RIGHT SIGN
6	FIRE LANE SIGN

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

Dewberry
 Dewberry Engineers Inc.
 8100 East Madewood Avenue, Suite 160
 Greenwood Village, CO 80111
 303.368.5601
 Contact: Troy Kent, PE
 Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15

SITE PLAN

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

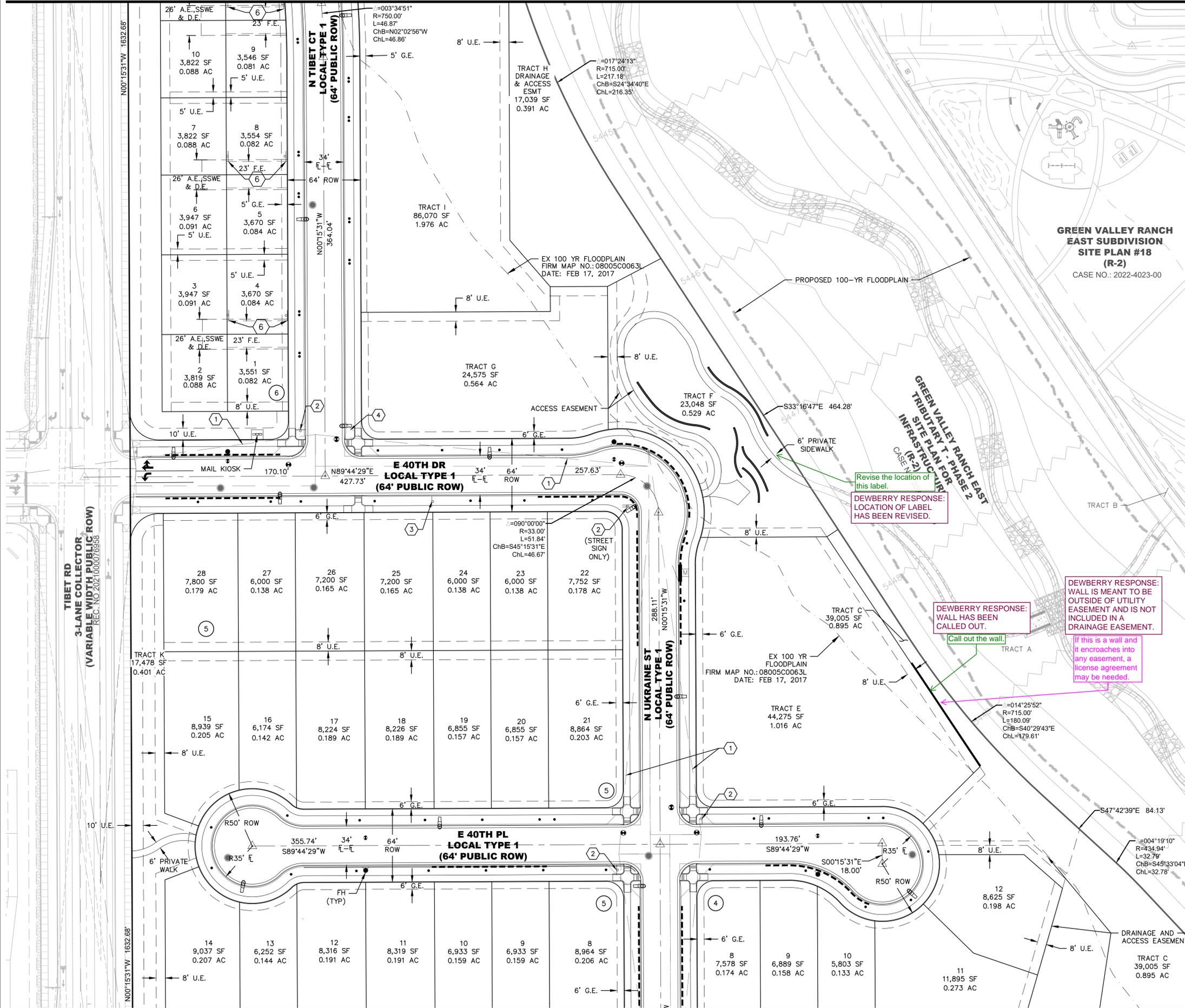
DOCUMENT AMENDMENTS

No.	Date	Description
4	01/30/2023	4TH SUBMITTAL
3	08/30/2022	3RD SUBMITTAL
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number: **50144653**
 Designed By: **JCM**
 Drawn By: **OCB**
 Checked By: **TDK**
 Sheet Number: **9**

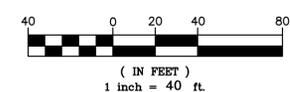
(SEE SHEET 9)



(SEE SHEET 8)



KEY MAP
SCALE: 1"=600'



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
LOT PHASE LINE	---
EASEMENT LINE	---
SECTION LINE	---
HALF-SECTION LINE	---
RIGHT OF WAY LINE	---
CENTER LINE OF STREET	---
LOT LINE	---
BUILDING SET BACK	---
SIGHT LINE	---
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	---
STREET SIGN	---
WATER METER	---
FIRE HYDRANT AND VALVE	---
EX. FIRE HYDRANT	---
WATER VALVE	---
STREET LIGHT	---
EX. STREET LIGHT	---
STORM MANHOLE	---
STORM INLET	---
FLARED END SECTION	---
EX EASEMENT LINE	---
CURB DRAIN	---

KEYNOTE

1	SIGHT LINES
2	STOP SIGN & STREET SIGN
3	SPEED LIMIT SIGN
4	DEAD END SIGN
5	KEEP RIGHT SIGN
6	FIRE LANE SIGN

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 Greenwood Village, CO 80111
 303.368.5601
 Contact: Troy Kent, PE
 Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15

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

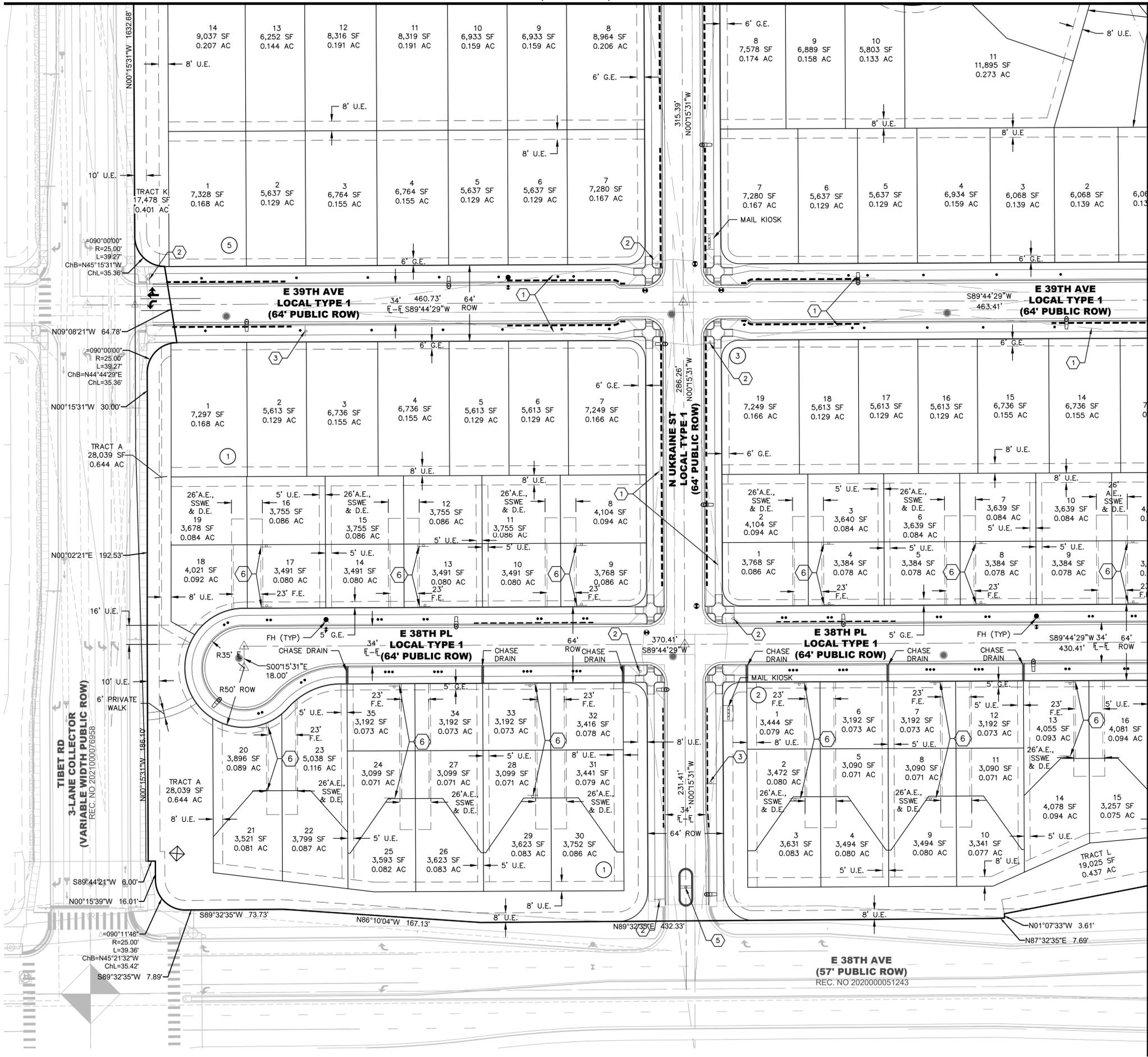
DOCUMENT AMENDMENTS	
No.	Description
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3	08/30/2022 3RD SUBMITTAL
2	05/24/2022 2ND SUBMITTAL
1	02/28/22 1ST SUBMITTAL

PRELIMINARY
NOT FOR
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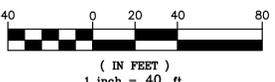
Project Number: 50144653
 Designed By: JCM
 Drawn By: OCB
 Checked By: TDK
 Sheet Number: 10

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(SEE SHEET 10)



SCALE: 1"=600'



SYMBOLS AND LINETYPES LEGEND

--- (Solid Line)	BOUNDARY LINE
--- (Dashed Line)	LOT PHASE LINE
--- (Dotted Line)	EASEMENT LINE
--- (Long Dash-Short Dash)	SECTION LINE
--- (Short Dash-Long Dash)	HALF-SECTION LINE
--- (Dash-Dot Line)	RIGHT OF WAY LINE
--- (Thin Solid Line)	CENTER LINE OF STREET
--- (Thin Dashed Line)	LOT LINE
--- (Thin Dotted Line)	BUILDING SET BACK
--- (Thin Dash-Dot Line)	SIGHT LINE
#	BLOCK NUMBER
--- (Line with symbols)	CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
--- (Line with symbols)	STREET SIGN
--- (Line with symbols)	WATER METER
--- (Line with symbols)	FIRE HYDRANT AND VALVE
--- (Line with symbols)	EX. FIRE HYDRANT
--- (Line with symbols)	WATER VALVE
--- (Line with symbols)	STREET LIGHT
--- (Line with symbols)	EX. STREET LIGHT
--- (Line with symbols)	STORM MANHOLE
--- (Line with symbols)	STORM INLET
--- (Line with symbols)	FLARED END SECTION
--- (Line with symbols)	EX EASEMENT LINE
--- (Line with symbols)	CURB DRAIN

KEYNOTE

- ① SIGHT LINES
- ② STOP SIGN & STREET SIGN
- ③ SPEED LIMIT SIGN
- ④ DEAD END SIGN
- ⑤ KEEP RIGHT SIGN
- ⑥ FIRE LANE SIGN

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GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES

4	01/30/2023	4TH SUBMITTAL
3	08/30/2022	3RD SUBMITTAL
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL
No.	Date	Description

PRELIMINARY NOT FOR CONSTRUCTION

Project Number:	50144653
Designed By:	JCM
Drawn By:	OCB
Checked By:	TDK
Sheet Number:	11

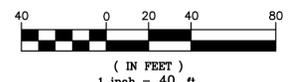
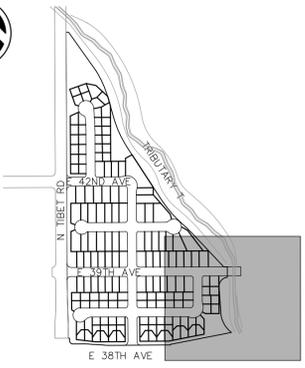
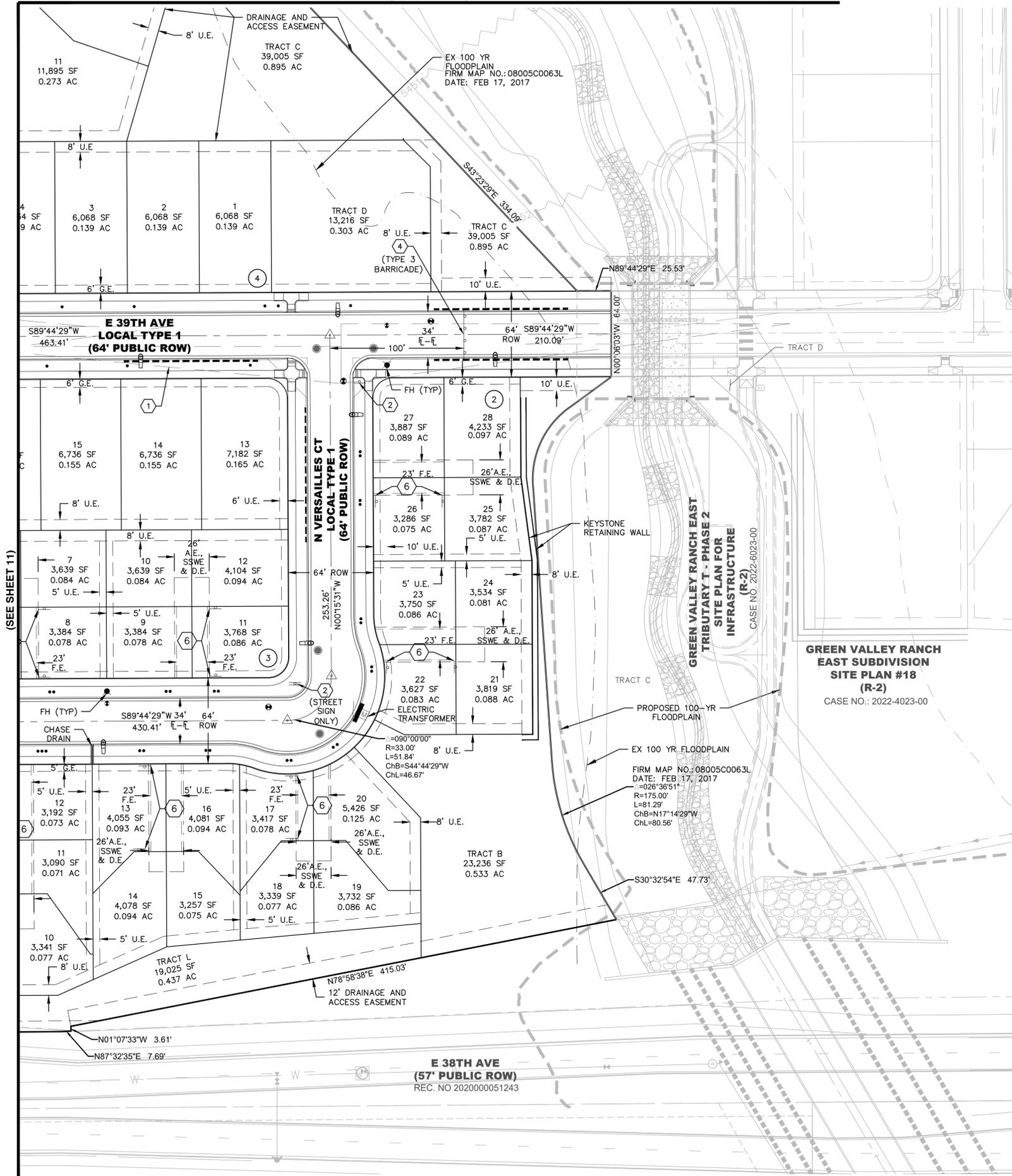
Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

SITE PLAN

Contact: David Carro, RLA

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-PAR_PILING-15\PLAN SETS\SP\SP-DTL_SP-50144653.DWG 2/7/2023 12:03 PM MDRMJC

(SEE SHEET 10)



SYMBOLS AND LINETYPES LEGEND

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

BLOCK NUMBER #



- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- EX. STREET LIGHT
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE
- CURB DRAIN

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 SPEED LIMIT SIGN
- 4 DEAD END SIGN
- 5 KEEP RIGHT SIGN
- 6 FIRE LANE SIGN

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GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249
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Contact: David Carro, RLA

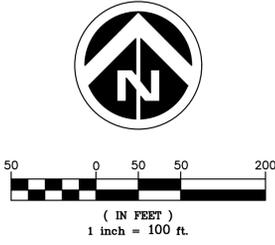
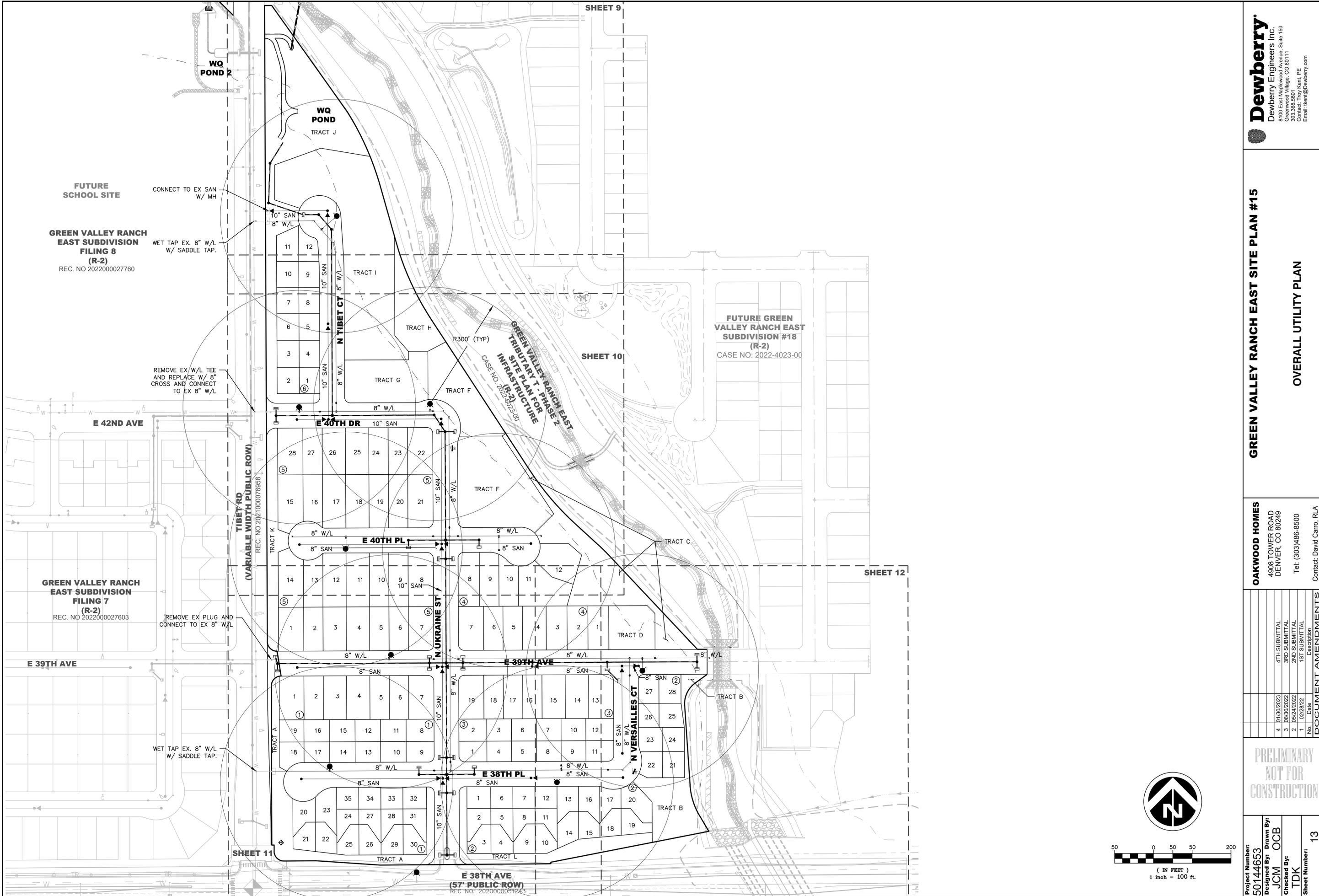
No.	Date	Description
4	01/30/2023	4TH SUBMITTAL
3	08/30/2022	3RD SUBMITTAL
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number: 50144653
Designed By: JCM
Drawn By: OCB
Checked By: TDK
Sheet Number: 12

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&R-PLING-15\PLAN SETS\SP\SP-DTL-SP-50144653.DWG 2/7/2023 12:04 PM MCDMM, JC

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-FILING-15\PLAN SETS\SIP\SIP-CVL-UTIL-50144653.DWG 2/7/2023 12:05 PM MCKIM, JC



GREEN VALLEY RANCH EAST SUBDIVISION FILING 8 (R-2)
REC. NO 2022000027760

GREEN VALLEY RANCH EAST SUBDIVISION FILING 7 (R-2)
REC. NO 2022000027603

FUTURE GREEN VALLEY RANCH EAST SUBDIVISION #18 (R-2)
CASE NO: 2022-4023-00

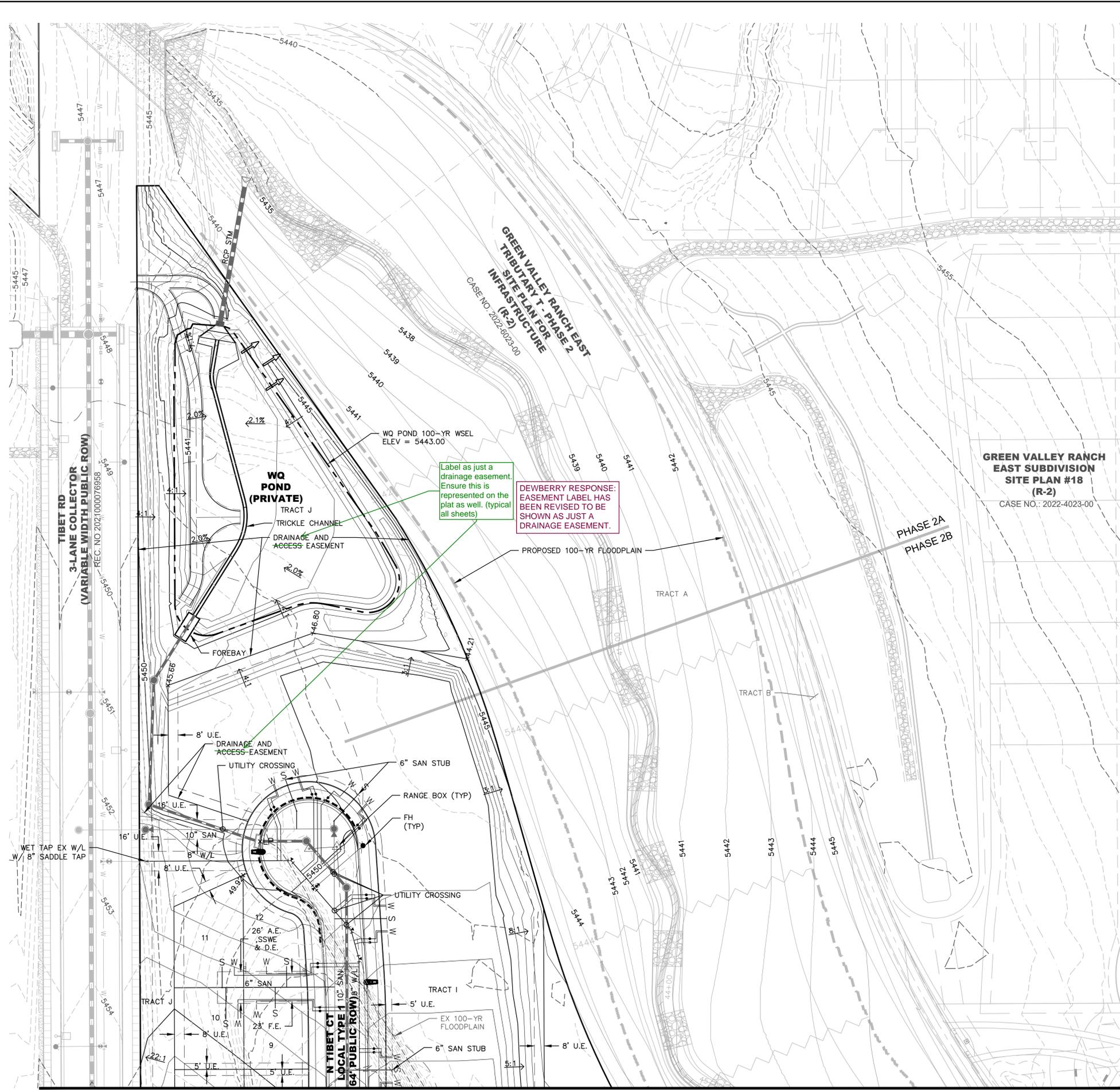
E 38TH AVE (57' PUBLIC ROW)
REC NO. 2020000051243

DOCUMENT AMENDMENTS

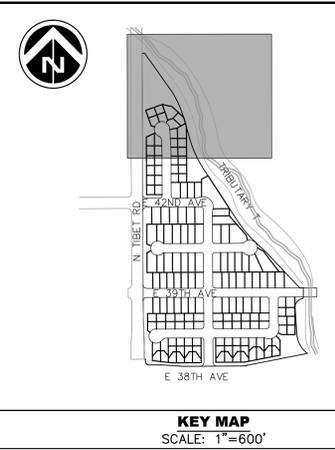
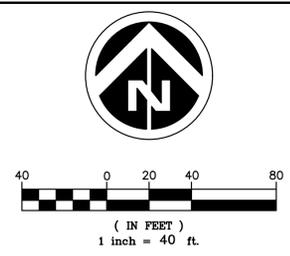
No.	Date	Description
1	02/28/22	1ST SUBMITTAL
2	05/24/22	2ND SUBMITTAL
3	08/30/22	3RD SUBMITTAL
4	01/30/23	4TH SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&B-PLING-15\PLAN SETS\SIP\SP-GRAD-UTIL-50144653.DWG 2/7/2023 12:08 PM MCKIM, JC



(SEE SHEET 15)



SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	---
LOT PHASE LINE	-----
EASEMENT LINE	- - - - -
SECTION LINE	-----
HALF-SECTION LINE	-----
RIGHT OF WAY LINE	-----
CENTER LINE OF STREET	-----
LOT LINE	-----
BUILDING SET BACK	-----
SIGHT LINE	-----
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	[Symbol]
STREET SIGN	[Symbol]
WATER METER	[Symbol]
FIRE HYDRANT AND VALVE	[Symbol]
EX. FIRE HYDRANT	[Symbol]
WATER VALVE	[Symbol]
STREET LIGHT	[Symbol]
EX. STREET LIGHT	[Symbol]
STORM MANHOLE	[Symbol]
STORM INLET	[Symbol]
FLARED END SECTION	[Symbol]
EX EASEMENT LINE	- - - - -
CURB DRAIN	[Symbol]

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 - ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 - THE WATER QUALITY POND IS TO BE OWNED AND MAINTAINED BY THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT. THIS ALSO INCLUDES THE POND FOREBAY, TRICKLE CHANNEL, OUTLET STRUCTURE, AND POND OUTFALL TO TRIBUTARY T.
 - 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.
 - STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
 - ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE.
 - ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
 - ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
 - ALL STORM PIPE ARE PUBLIC AND SIZED FOR THE 100-YR STORM EVENT UNLESS OTHERWISE NOTED.
 - FOR ANY RESIDENTIAL LOT IN OR ADJACENT TO A REGULATED FLOOD PLAIN, PROVIDE THE BASE FLOOD ELEVATION (B.F.E.) APPROPRIATE FOR ANY PROPOSED STRUCTURE, LOWEST LOT ELEVATION SHALL BE ONE FOOT ABOVE B.F.E., LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE SHALL BE TWO FOOT ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAIN REGULATION.
 - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).
 - CONSTRUCTION FOR THE ADJACENT TRIBUTARY T PHASE 2A SHALL BE SUBSTANTIALLY COMPLETED AND APPROVED BY CITY OF AURORA PRIOR TO COMMENCEMENT OF PAVING ACTIVITIES ON GVR FILING 15 SUBDIVISION DEVELOPMENT.

Dewberry
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GREEN VALLEY RANCH EAST SITE PLAN #15

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Tel: (303)486-8500
Contact: David Carro, RLA

GRADING AND UTILITY PLAN

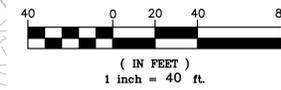
DOCUMENT AMENDMENTS	
No.	Description
4	01/30/2023 4TH SUBMITTAL
3	08/30/2022 3RD SUBMITTAL
2	05/24/2022 2ND SUBMITTAL
1	02/28/22 1ST SUBMITTAL

Project Number: 50144653
Designed By: JCM
Checked By: TDK
Sheet Number: 14

Drawn By: OCB

PRELIMINARY
NOT FOR
CONSTRUCTION

(SEE SHEET 14)



Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303)486-8500

Contact: David Carro, RLA

DOCUMENT AMENDMENTS	
No.	Description
4	01/30/2023 4TH SUBMITTAL
3	08/30/2022 3RD SUBMITTAL
2	05/24/2022 2ND SUBMITTAL
1	02/28/22 1ST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number: **50144653**
 Designed By: **JCM**
 Drawn By: **OCB**
 Checked By: **TDK**
 Sheet Number: **15**

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&S-PLING-15\PLAN SETS\SIP\SIP-GRAD-UTIL-50144653.DWG 2/7/2023 12:08 PM MCKIM, JC

Only label as a drainage easement. (typical all sheets)

DEWBERRY RESPONSE: EASEMENT LABEL HAS BEEN REVISED TO BE SHOWN AS JUST A DRAINAGE EASEMENT.

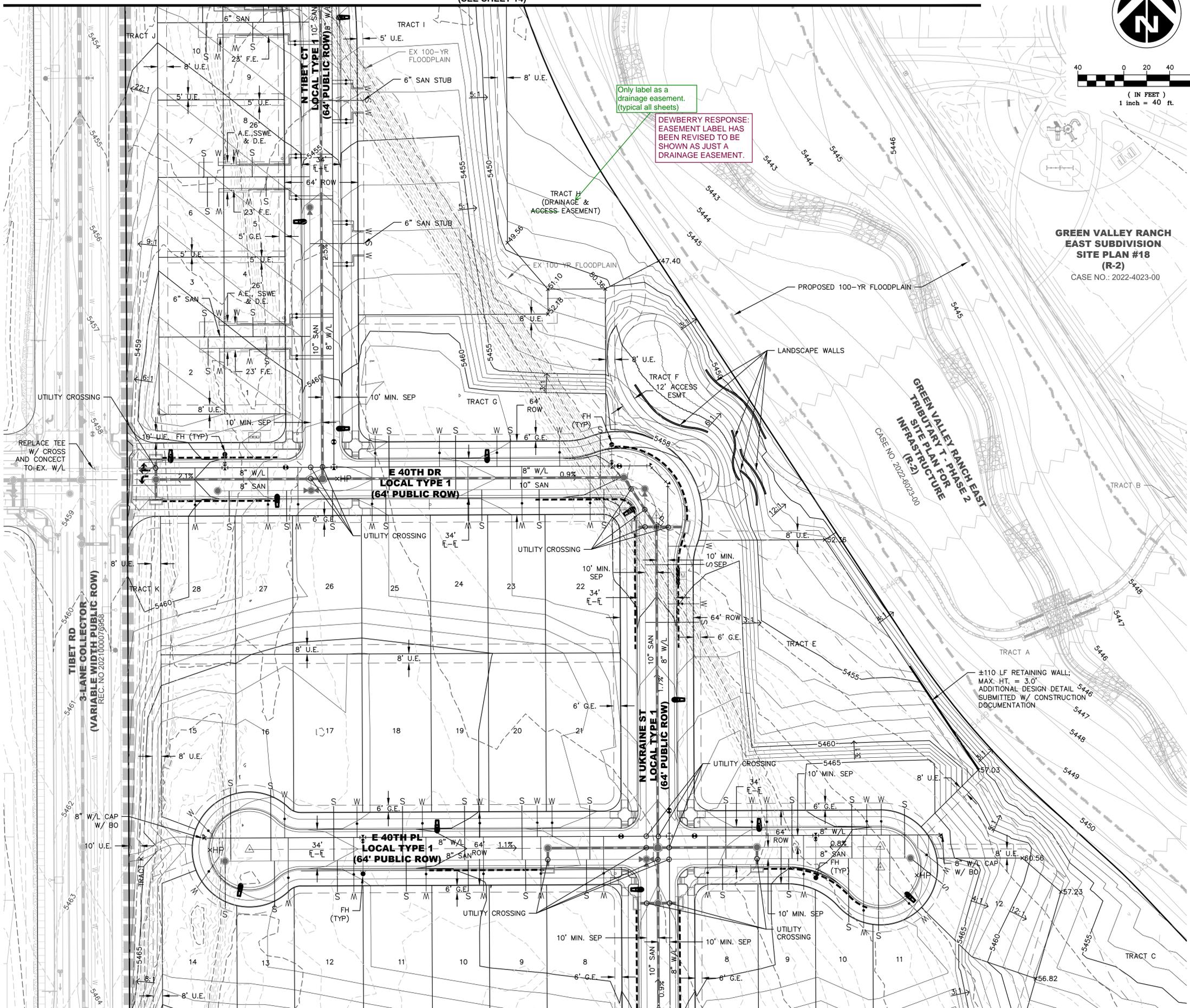
GREEN VALLEY RANCH EAST SUBDIVISION SITE PLAN #18 (R-2)
CASE NO.: 2022-4023-00

GREEN VALLEY RANCH EAST TRIBUTARY T - PHASE 2 SITE PLAN FOR INFRASTRUCTURE (R-2)
CASE NO. 2022-6023-00

SYMBOLS AND LINETYPES LEGEND

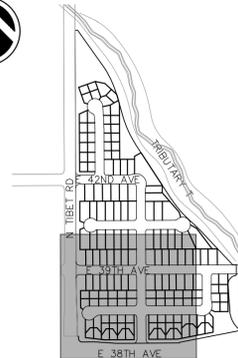
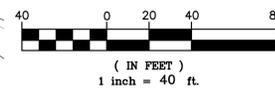
- BOUNDARY LINE
- LOT PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- SIGHT LINE
- BLOCK NUMBER #
- CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- EX. STREET LIGHT
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE
- CURB DRAIN

- NOTES:**
- ALL WALKS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - 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'.
 - ALL PRIVATE STORM PIPES IN EASEMENTS SHALL BE INCLUDED IN A MASTER LICENSE AGREEMENT.
 - THE WATER QUALITY POND IS TO BE OWNED AND MAINTAINED BY THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT. THIS ALSO INCLUDES THE POND FOREBAY, TRICKLE CHANNEL, OUTLET STRUCTURE, AND POND OUTFALL TO TRIBUTARY T. 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.
 - STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.
 - ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES ARE PRIVATE. GARAGE APRONS.
 - ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
 - ALL STORM PIPE ARE PUBLIC AND SIZED FOR THE 100-YR STORM EVENT UNLESS OTHERWISE NOTED.
 - FOR ANY RESIDENTIAL LOT IN OR ADJACENT TO A REGULATED FLOOD PLAIN, PROVIDE THE BASE FLOOD ELEVATION (B.F.E.) APPROPRIATE FOR ANY PROPOSED STRUCTURE. LOWEST FLOOR ELEVATION SHALL BE ONE FOOT ABOVE B.F.E., LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE SHALL BE TWO FOOT ABOVE B.F.E., OR ANY OTHER GRADE REQUIREMENT RELATED TO THE FLOOD PLAIN REGULATION.
 - WATER METER RIMS SHALL BE A MINIMUM OF 2' FROM EDGE OF CONCRETE (TYPICAL).
 - CONSTRUCTION FOR THE ADJACENT TRIBUTARY T PHASE 2A SHALL BE SUBSTANTIALLY COMPLETED AND APPROVED BY CITY OF AURORA PRIOR TO COMMENCEMENT OF PAVING ACTIVITIES ON GYRE FILING 15 SUBDIVISION DEVELOPMENT.



(SEE SHEET 16)

(SEE SHEET 15)



KEY MAP SCALE: 1"=600'

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- EASEMENT LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- BUILDING SET BACK
- SIGHT LINE
- BLOCK NUMBER #
- CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP
- STREET SIGN
- WATER METER
- FIRE HYDRANT AND VALVE
- EX. FIRE HYDRANT
- WATER VALVE
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- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- EX EASEMENT LINE
- CURB DRAIN

NOTES:

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7. ALL WATER SERVICES ARE TO BE SLEEVED UNDER GARAGE APRONS.
8. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICE LINES ARE PRIVATE.
9. ALL STORM PIPE ARE PUBLIC AND SIZED FOR THE 100-YR STORM EVENT UNLESS OTHERWISE NOTED.
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GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES

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

GRADING AND UTILITY PLAN

DOCUMENT AMENDMENTS			
No.	Date	Description	
4	01/30/2023	4TH SUBMITTAL	
3	08/30/2022	3RD SUBMITTAL	
2	05/24/2022	2ND SUBMITTAL	
1	02/28/2022	1ST SUBMITTAL	

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50144653
 Designed By: JCM
 Drawn By: OCB
 Checked By: TDK
 Sheet Number: 16

Project Number: 50144653

Designed By: JCM

Drawn By: OCB

Checked By: TDK

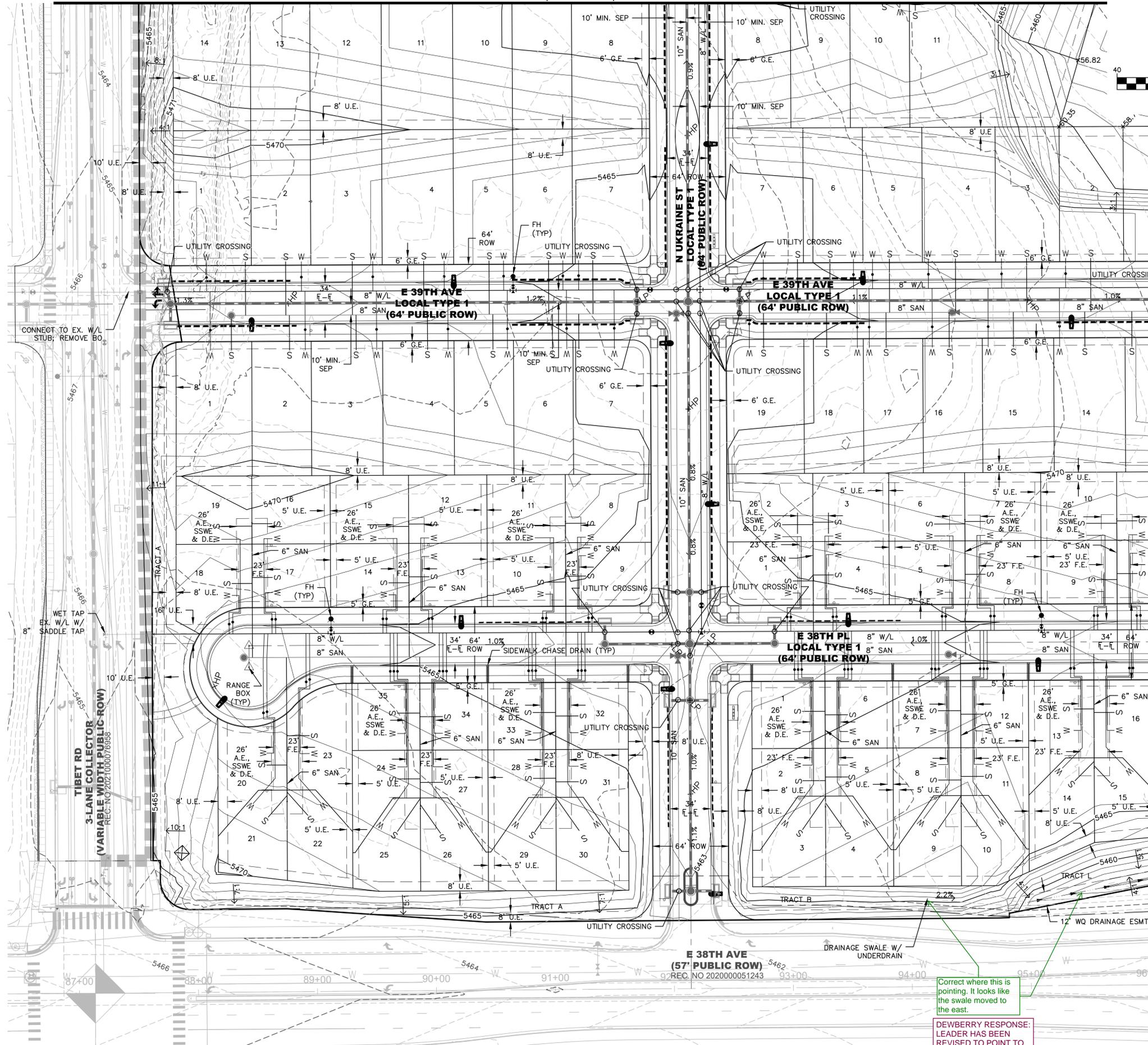
Sheet Number: 16

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Correct where this is pointing. It looks like the swale moved to the east.

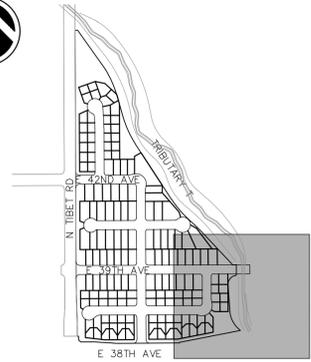
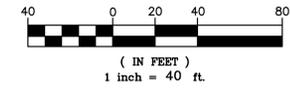
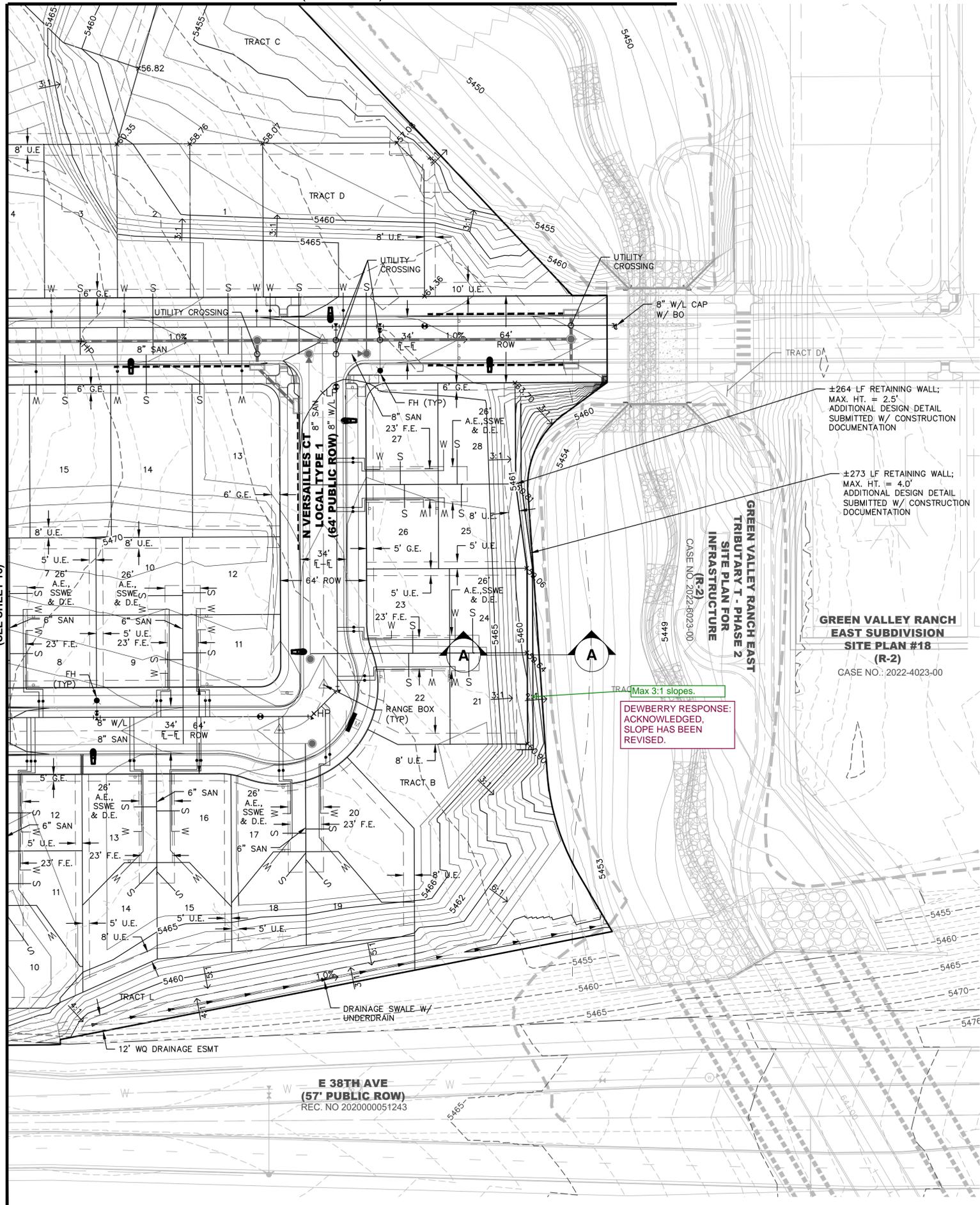
DEWBERRY RESPONSE: LEADER HAS BEEN REVISED TO POINT TO SWALE.

(SEE SHEET 17)



I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&R-PLING-15\PLAN SETS\SIP\SIP-GRAD-UTIL-50144653.DWG 2/7/2023 12:09 PM MOKIM, JC

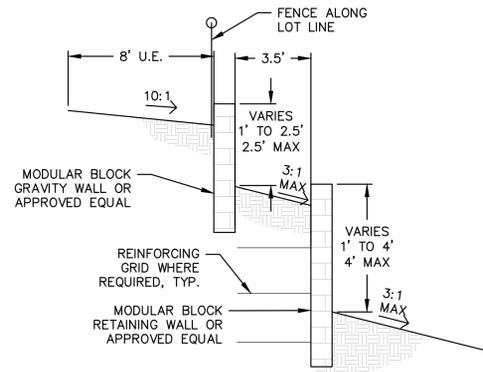
(SEE SHEET 15)



KEY MAP
SCALE: 1"=600'

SYMBOLS AND LINETYPES LEGEND

BOUNDARY LINE	—
LOT PHASE LINE	—
EASEMENT LINE	- - -
SECTION LINE	- - -
HALF-SECTION LINE	- - -
RIGHT OF WAY LINE	—
CENTER LINE OF STREET	—
LOT LINE	—
BUILDING SET BACK	—
SIGHT LINE	—
BLOCK NUMBER	#
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	
STREET SIGN	
WATER METER	
FIRE HYDRANT AND VALVE	
EX. FIRE HYDRANT	
WATER VALVE	
STREET LIGHT	
EX. STREET LIGHT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
EX EASEMENT LINE	- - -
CURB DRAIN	



A TYPICAL SECTION
RETAINING WALLS Scale: NTS

NOTES:

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GREEN VALLEY RANCH EAST SITE PLAN #15

OAKWOOD HOMES

4908 TOWER ROAD
DENVER, CO 80249

Tel: (303)486-8500

Contact: David Carro, RLA

No.	Date	Description
4	01/30/2023	4TH SUBMITTAL
3	08/30/2022	3RD SUBMITTAL
2	05/24/2022	2ND SUBMITTAL
1	02/28/2022	1ST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number: 50144653	Drawn By: JCM OCB
Designed By: JCM	Checked By: TDK
Sheet Number: 17	

Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GRADING AND UTILITY PLAN

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-P&R-FILING-15\PLAN SETS\SIP\SIP-SIGN-50144653.DWG 2/7/2023 12:09 PM MCKIM_JC

FUTURE SCHOOL SITE
GREEN VALLEY RANCH EAST SUBDIVISION FILING 8 (R-2)
REC. NO 2022000027760

GREEN VALLEY RANCH EAST SUBDIVISION FILING 7 (R-2)
REC. NO 2022000027603

E 42ND AVE

E 39TH AVE

WQ POND 2

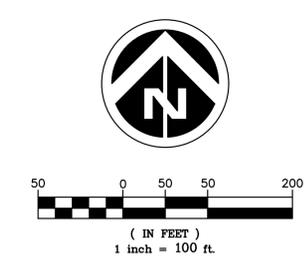
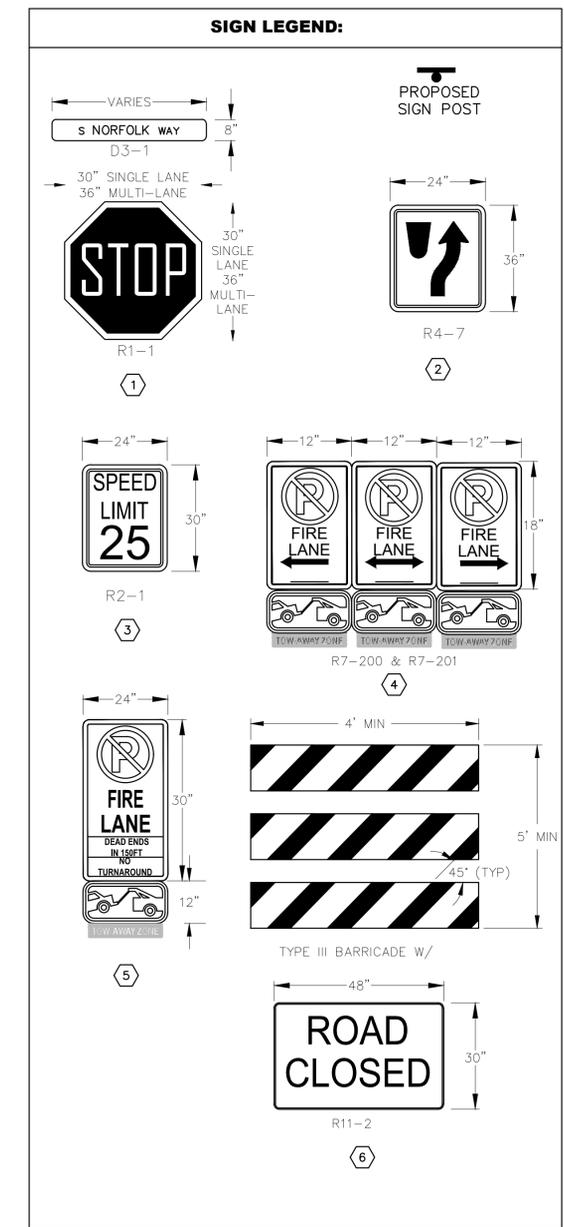
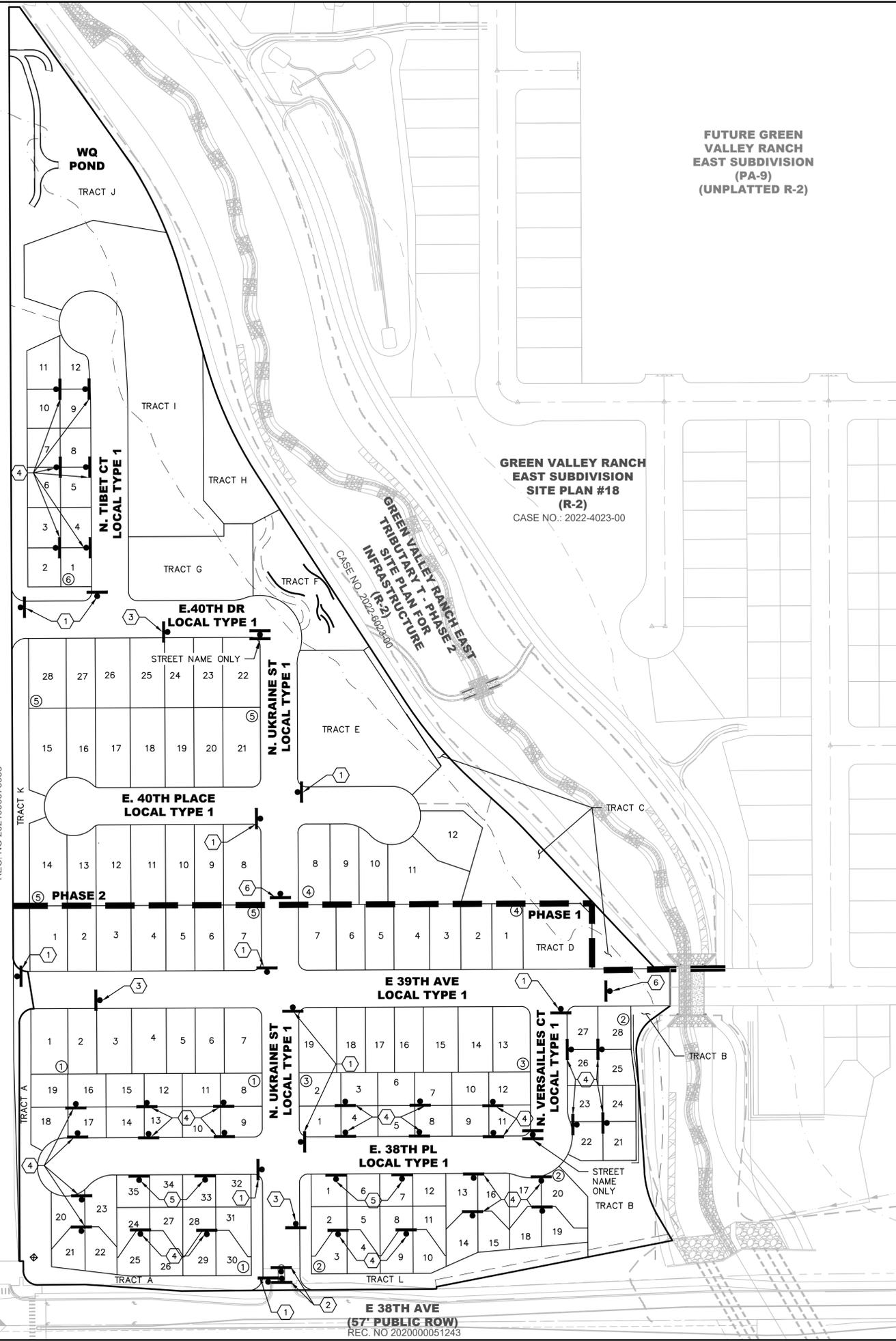
WQ POND

FUTURE GREEN VALLEY RANCH EAST SUBDIVISION (PA-9) (UNPLATTED R-2)

GREEN VALLEY RANCH EAST SUBDIVISION SITE PLAN #18 (R-2)
CASE NO.: 2022-4023-00

GREEN VALLEY RANCH EAST TRIBUTARY T - PHASE 2 INFRASTRUCTURE (R-2)
CASE NO. 2022-9039-00

TIBET RD (VARIABLE WIDTH PUBLIC ROW)
REC. NO 2021000076958



Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
Greenwood Village, CO 80111
303.368.5601
Contact: Troy Kent, PE
Email: tkent@dewberry.com

GREEN VALLEY RANCH EAST SITE PLAN #15
SIGNAGE AND STRIPING PLAN

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

DOCUMENT AMENDMENTS

No.	Date	Description
4	01/30/2023	4TH SUBMITTAL
3	08/30/2022	3RD SUBMITTAL
2	05/24/2022	2ND SUBMITTAL
1	02/28/22	1ST SUBMITTAL

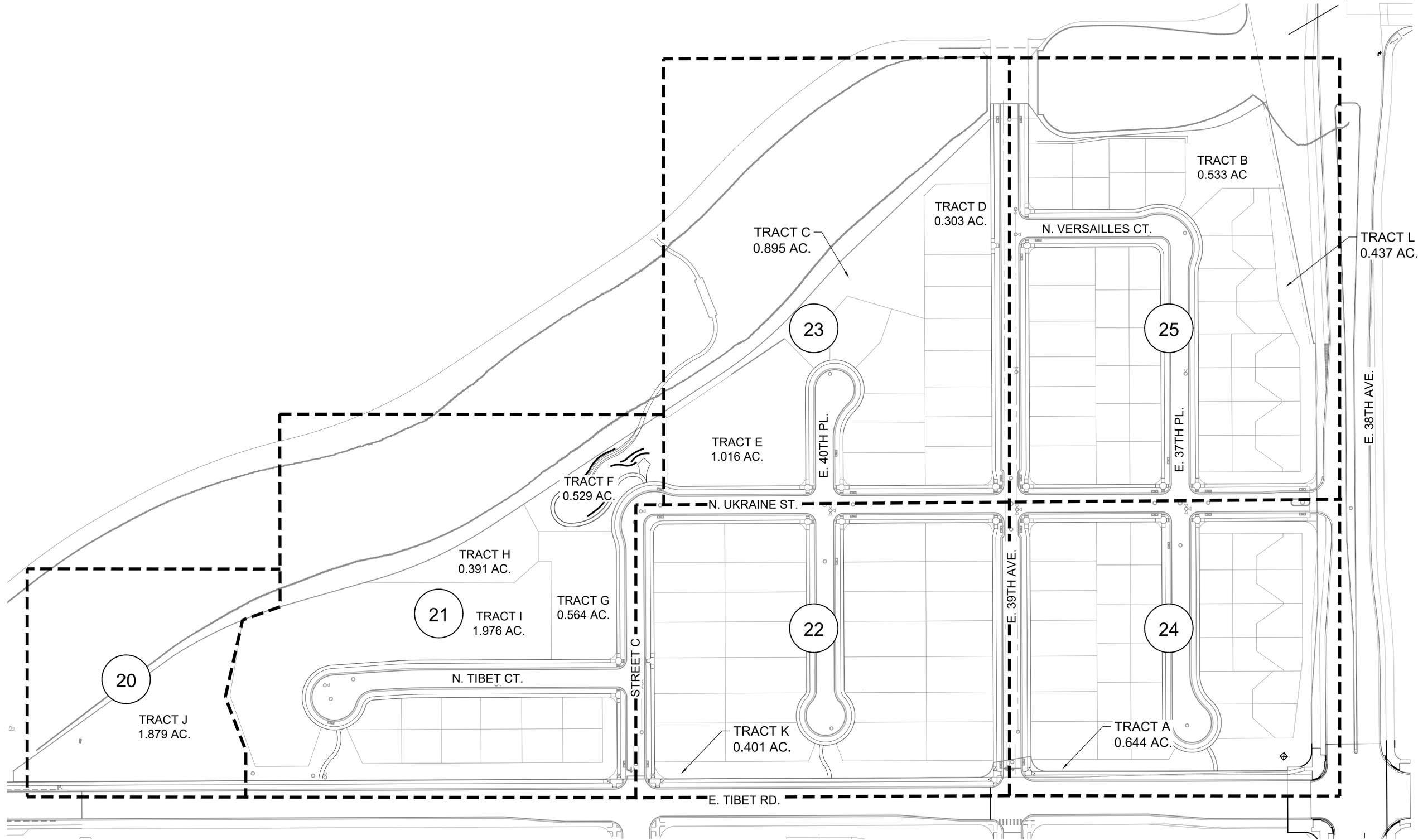
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: **50144653**
Designed By: **JCM**
Checked By: **TDK**
Drawn By: **OCB**
Sheet Number: **18**

LEGEND

13 SHEET NUMBER

--- MATCHLINE



Scale: 1"= 80'-0"
 0 40 80
 T60



GREEN VALLEY RANCH EAST FILING 15
 AURORA, COLORADO
 LANDSCAPE PLANS

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

LP.1

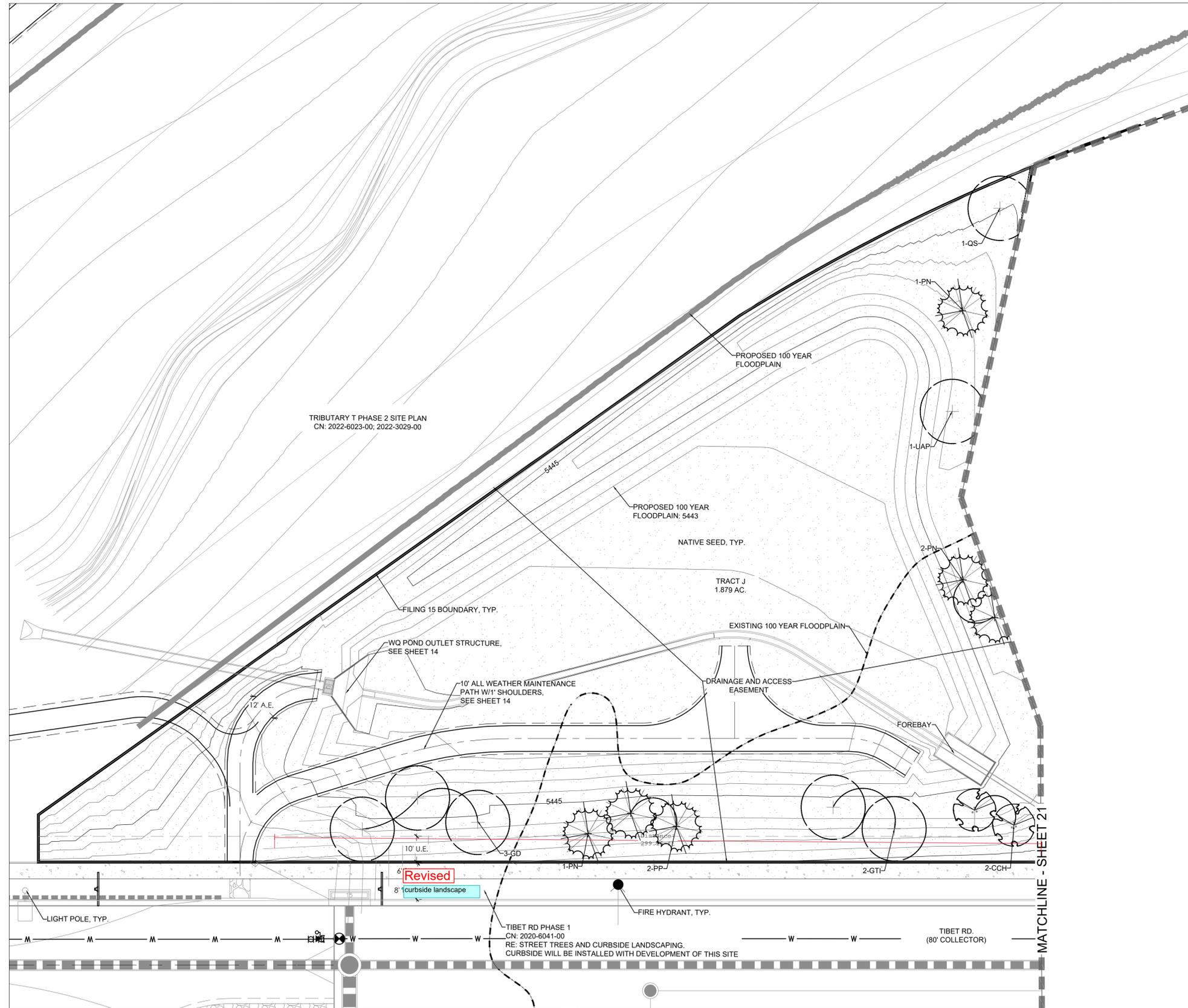
SHEET 19 OF 36

February 2, 2023

NOT FOR CONSTRUCTION

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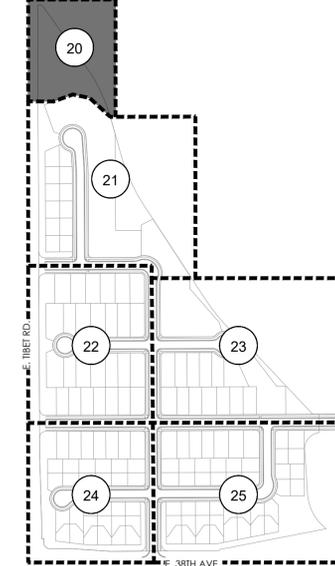
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LEGEND

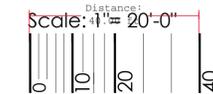
- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - CONCRETE WALK
 - CRUSHER FINES
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
 - FILING 15 R.O.W.
 - FILING 15 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
 - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT S.E. = SEWER EASEMENT
 G.E. = GAS EASEMENT W.E. = WATER EASEMENT
 A.E. = ACCESS EASEMENT

KEY MAP



NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



PROJECT NAME
831 Know what's below.
 Call before you dig.

GREEN VALLEY RANCH EAST FILING 15
 AURORA, COLORADO
 LANDSCAPE PLANS

NOT FOR CONSTRUCTION

LANDSCAPE
 PLAN

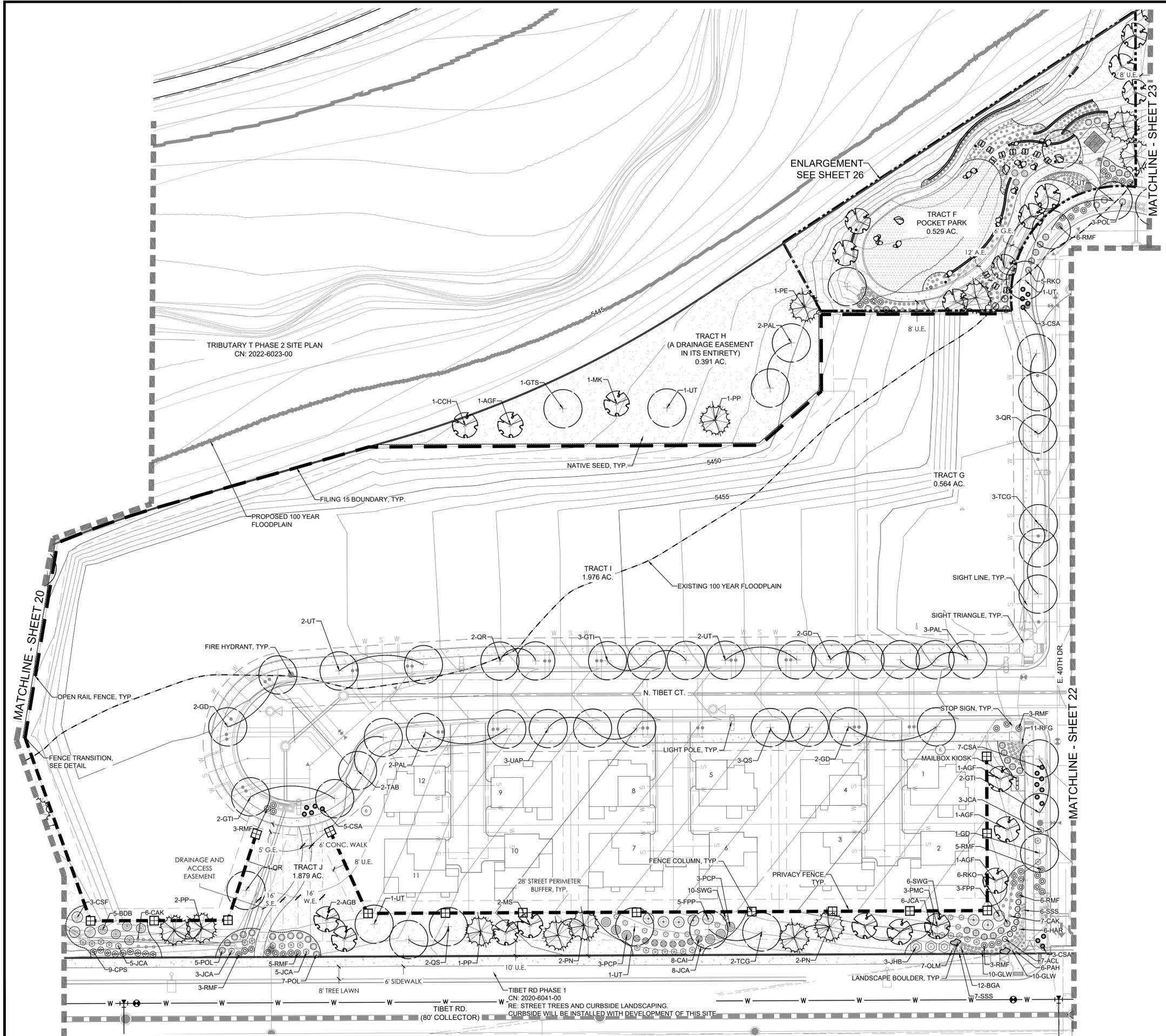
SHEET NUMBER

LP.2

SHEET 20 OF 36

February 2, 2023

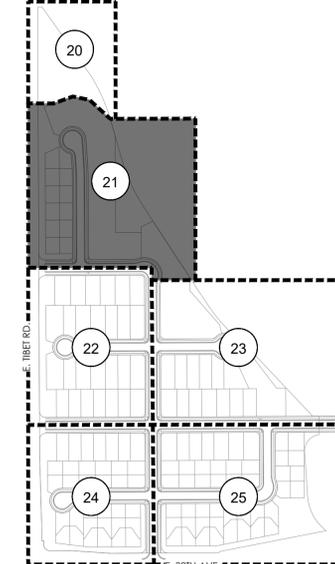
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LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - CONCRETE WALK
 - CRUSHER FINES
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
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 - FILING 15 BOUNDARY
 - SIGHT LINE
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 A.E. = ACCESS EASEMENT

KEY MAP



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4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



Scale: 1" = 30'-0"



PROJECT NAME
 Know what's below. Call before you dig.

GREEN VALLEY RANCH EAST FILING 15
 AURORA, COLORADO
 LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

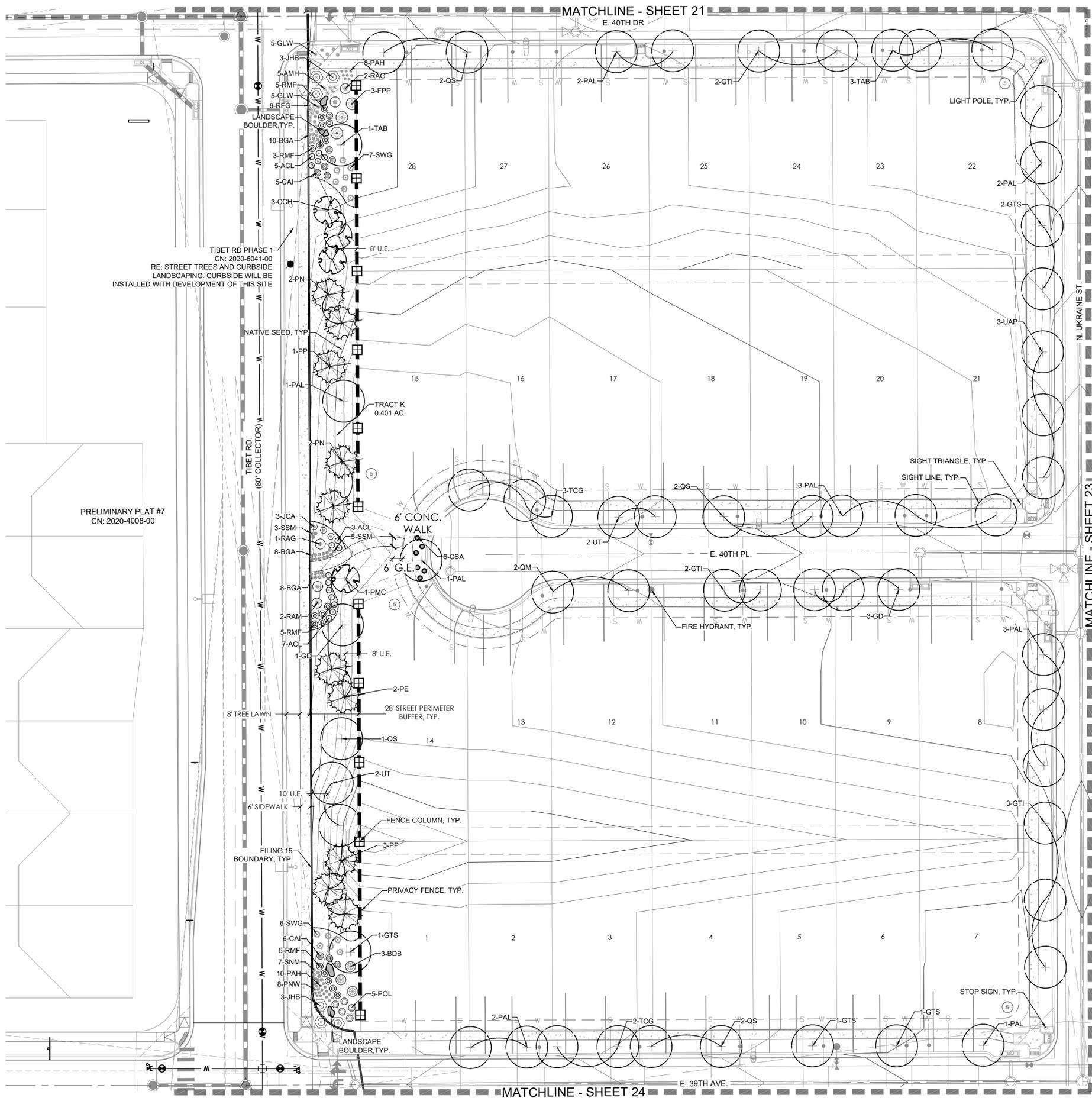
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SHEET 21 OF 36

February 2, 2023

NOT FOR CONSTRUCTION

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PRELIMINARY PLAT #7
CN: 2020-4008-00

TIBET RD PHASE 1
CN: 2020-0341-00
RE: STREET TREES AND CURBSIDE
LANDSCAPING. CURBSIDE WILL BE
INSTALLED WITH DEVELOPMENT OF THIS SITE

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF MIX
- NATIVE SEED MIX
- CONCRETE WALK
- CRUSHER FINES
- STEEL EDGER
- FENCE COLUMN
- PRIVACY FENCE
- OPEN RAIL FENCE
- FILING 15 R.O.W.
- FILING 15 BOUNDARY
- SIGHT LINE
- LIGHT POLE
- FIRE HYDRANT
- LANDSCAPE BOULDER
- MAILBOX KIOSK

U.E. = UTILITY EASEMENT S.E. = SEWER EASEMENT
G.E. = GAS EASEMENT W.E. = WATER EASEMENT
A.E. = ACCESS EASEMENT

KEY MAP

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- LANDSCAPE BUFFERS WILL NOT BE DEFERRED.

Scale: 1" = 30'-0"

10200 E. Grand Ave. Ste A-314
Denver, CO 80231
PH: 303.632.8667

PROJECT NAME

Know what's below.
Call before you dig.

GREEN VALLEY RANCH EAST FILING 15
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

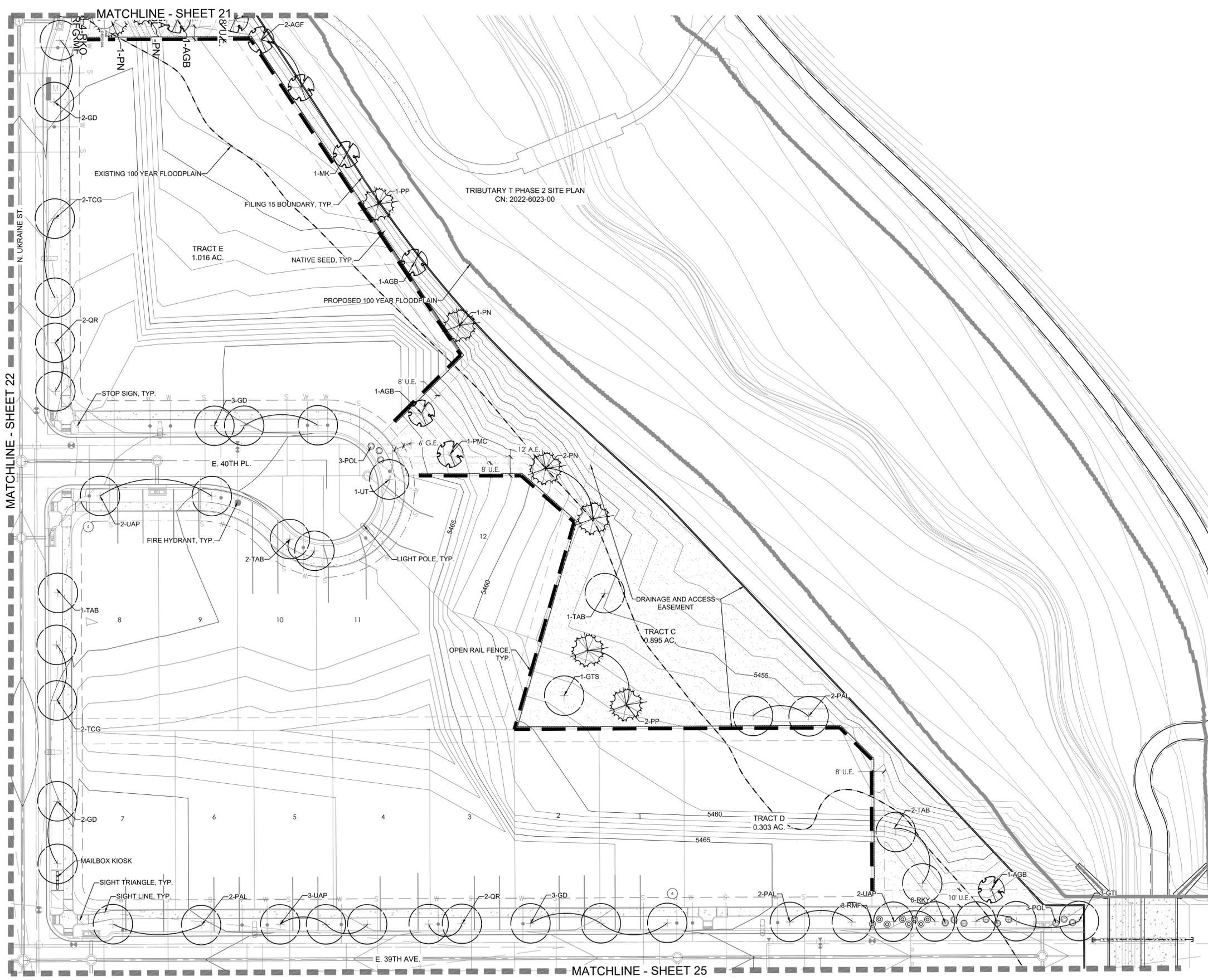
SHEET NUMBER

LP.4

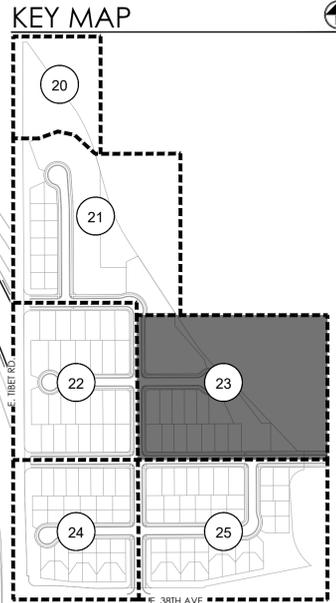
SHEET 22 OF 36

February 2, 2023

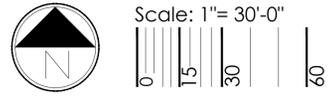
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- ### LEGEND
- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - CONCRETE WALK
 - CRUSHER FINES
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
 - OPEN RAIL FENCE
 - FILING 15 R.O.W.
 - FILING 15 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
 - MAILBOX KIOSK
- U.E. = UTILITY EASEMENT S.E. = SEWER EASEMENT
 G.E. = GAS EASEMENT W.E. = WATER EASEMENT
 A.E. = ACCESS EASEMENT



- ### NOTES:
1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
 2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITTAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
 3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. AND UDO SECTION 146.4.7.5.VII.
 4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



terracing design
 10200 E. Grand Ave. Ste A-314
 Denver, CO 80231
 PH: 303.637.8667

PROJECT NAME
 Know what's below. Call before you dig.

GREEN VALLEY RANCH EAST FILING 15
 AURORA, COLORADO
 LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

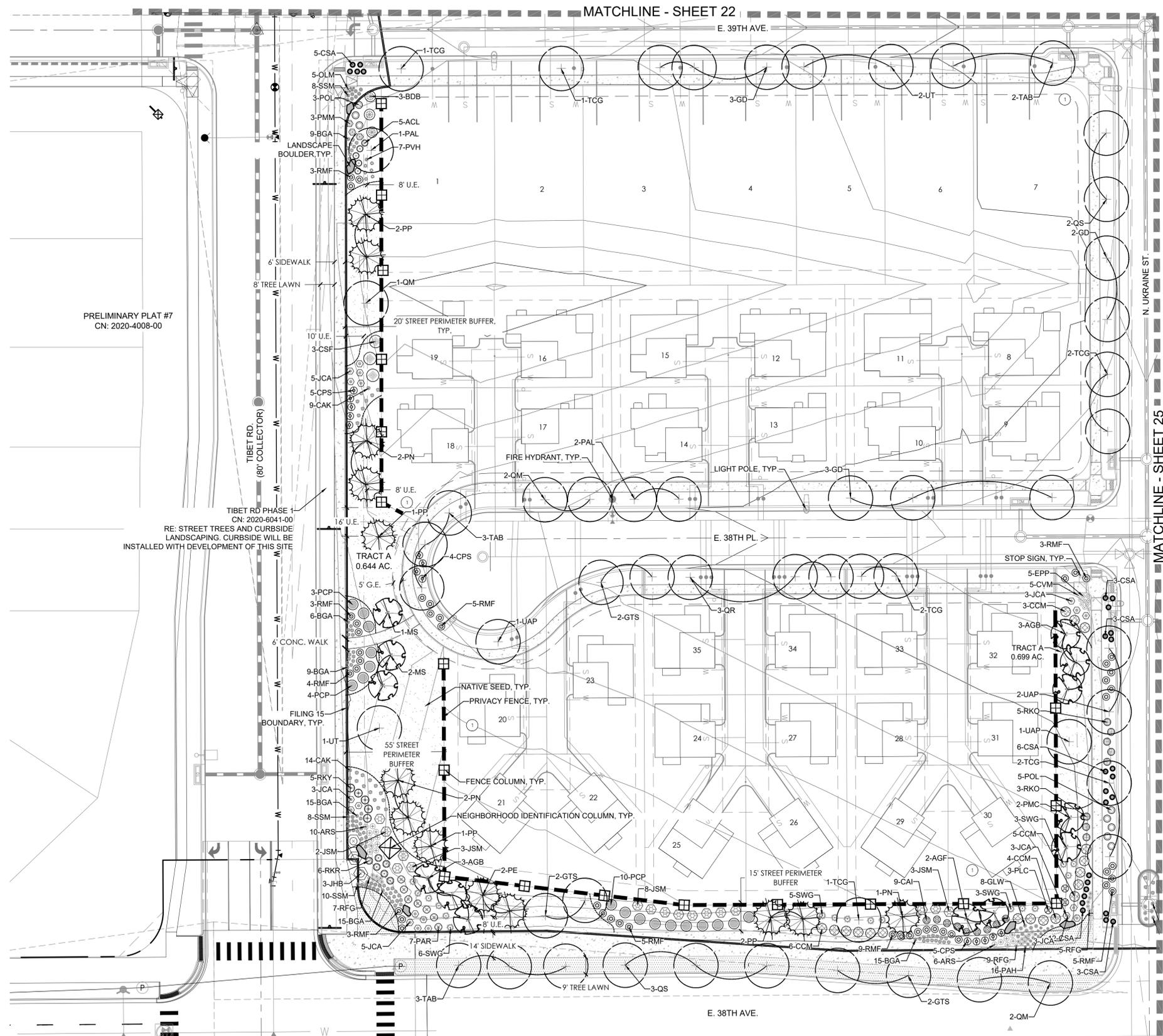
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SHEET 23 OF 36

February 2, 2023

NOT FOR CONSTRUCTION

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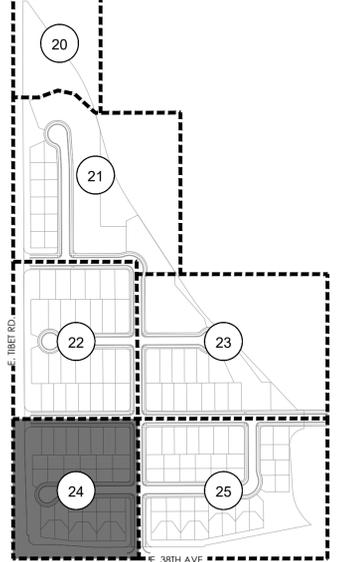
PRELIMINARY PLAT #7
CN: 2020-4008-00

TIBET RD PHASE 1
CN: 2020-6041-00
RE: STREET TREES AND CURBSIDE
LANDSCAPING. CURBSIDE WILL BE
INSTALLED WITH DEVELOPMENT OF THIS SITE

LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF MIX
 - NATIVE SEED MIX
 - CONCRETE WALK
 - CRUSHER FINES
 - STEEL EDGER
 - FENCE COLUMN
 - PRIVACY FENCE
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KEY MAP

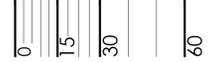


NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. PER THE PUBLIC IMPROVEMENT PLAN (PIP), THE IMPROVEMENTS TO THE TIBET RD. RIGHT OF WAY WILL BE BUILT IN A SEPARATE SUBMITAL. THIS INCLUDES SIDEWALK, TREELAWN, AND PAVEMENT.
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4. LANDSCAPE BUFFERS WILL NOT BE DEFERRED.



Scale: 1" = 30'-0"



GREEN VALLEY RANCH EAST FILING 15
AURORA, COLORADO
LANDSCAPE PLANS

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.6

SHEET 24 OF 36

February 2, 2023

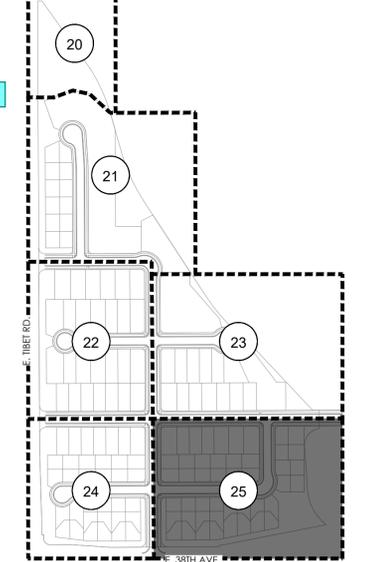
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LEGEND

- CANOPY TREE
 - ORNAMENTAL TREE
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 - IRRIGATED TURF MIX
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KEY MAP



NOTES:

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
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Scale: 1" = 30'-0"

terracing design
td
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 Denver, CO 80231
 PH: 303.657.8667

PROJECT NAME
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GREEN VALLEY RANCH EAST FILING 15
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.7

SHEET 25 OF 36

February 2, 2023

NOT FOR CONSTRUCTION

OPEN SPACE REQUIREMENTS TABLE

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED
TRACT A	ST. PERIMETER BUFFER	28,039	1	32	70	5 GAL 1 GAL
***TRACT B	OPEN SPACE	23,236	N/A	11	N/A	163 154
***TRACT C	OPEN SPACE	39,005	N/A	19	N/A	0 0
***TRACT F	POCKET PARK	23,048	N/A	16	N/A	25 143
***TRACT H	OPEN SPACE	17,039	N/A	13	N/A	0 0
**TRACT J	OPEN SPACE/ST. PERIMETER BUFFER	51,841	13	38	130	129 118
TRACT K	ST. PERIMETER BUFFER	17,478	5	17	44	96 130
TRACT L	ST. PERIMETER BUFFER	19,025	5	21	48	68 44
TOTALS		218,711	31	167	291	481 589

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
 NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.
 * NUMBER EQUAL TO (TOTAL 5 GAL) * (TOTAL 1 GAL/3)
 **EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.

STREET PERIMETER BUFFER TABLE

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (PERIMETER BUFFER 1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (PERIMETER BUFFER 10/40 LF)	*SHRUBS PROVIDED
TRACT A (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	442	20'	20'	12	15	111	60 66
TRACT A (E. 38TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	373	20'	15' to 25'	10	13	93	59 48
TRACT L (E. 38TH. AVE.)	OPEN SPACE/ST. PERIMETER BUFFER	462	20'	16' to 70'	12	21	116	55 30
TRACT J (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	620	20'	28'	16	21	155	90 34
TRACT K (E. TIBET RD.)	OPEN SPACE/ST. PERIMETER BUFFER	573	20'	28'	15	21	143	66 39
TOTALS		2,470			65	91	618	330 402

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
 NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS. NO MORE THAN 20% COUNTED TOWARDS REQUIREMENTS.
 NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
 NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.
 * NUMBER EQUAL TO (TOTAL 5 GAL) * (TOTAL 1 GAL/3)

NATIVE SEED AREAS: DRY / UPLAND GRASSES

LBS/ACRE	BOTANICAL NAME	COMMON NAME
6	BUCHLOE DACTYLOIDES 'SHARP'S'	BUFFALOGRASS, SHARP'S
7	BOUTELOUA CURTINPENDULA 'BUTTE'	SIDEOATS GRAMA, BUTTE*
5	CHONDROSUM GRACILE 'HACHITA'	BLUE GRAMA, HACHITA*
8	PASCOPYRIUM SMITHII 'ARIBA'	WESTERN WHEATGRASS, ARIBA*
1	SPOROBOLUS AIROIDES	ALKALI SACATON
TOTAL:27		

NATIVE SEED AREAS: WET / DRAINAGE GRASSES

LBS/ACRE	BOTANICAL NAME	COMMON NAME
2	BUCHLOE DACTYLOIDES	BUFFALOGRASS
1	CAREX NEBRASCENSIS	NEBRASKA SEDGE*
0.5	JUNCUS BALTICUS	BALTIC RUSH*
6	PASCOPYRIUM SMITHII	WESTERN WHEATGRASS*
6	PANICUM VIRGATUM	SWITCHGRASS*
3	ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS
2	PUCCINELLIA DISTANS	ALKALIGRASS
2	PUCCINELLIA AIROIDES	NUTTALL ALKALIGRASS
TOTAL:22.5		

NOTE: FOR PERCENTAGE OF COOL SEASON GRASSES REFER TO SHEET 30

OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT B	OPEN SPACE	23,236	0.533	CLAYTON PROPERTIES GROUP II INC.
TRACT C	OPEN SPACE	39,005	0.895	CLAYTON PROPERTIES GROUP II INC.
TRACT F	POCKET PARK	23,048	0.529	CLAYTON PROPERTIES GROUP II INC.
TRACT H	OPEN SPACE	17,039	0.391	CLAYTON PROPERTIES GROUP II INC.

RESIDENTIAL RECOMMENDED PLANT LIST

- SHADE STREET TREE**
- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AESCLULUS X ARNOLDIANA 'AUTUMN SPLENDOR', AUTUMN SPLENDOR HORSE CHESTNUT
 - PLATANUS X ACERIFOLIA BLOODGOOD, BLOODGOOD PLANETREE
 - CATALPA SPECIOSA, SEEDLESS WESTERN CATALPA
 - GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST
- SHADE PATIO TREE**
- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE', SKYLINE HONEYLOCUST
 - TILIA CORDATA GREENSPIRE, LINDEN, GREENSPIRE
 - ULMUS X TRIUMPH, TRIUMPH ELM
- ORNAMENTAL TREE - MULTI TRUNK**
- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- AMELANCHIER ANIFOLIA, SASKATOON SERVICEBERRY
 - MALUS ROYAL RAINDROPS, ROYAL RAINDROPS CRABAPPLE
- ORNAMENTAL TREE - SINGLE STEM, 15' DIA MAX. FULL GROWN**
- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CRATAEGUS CRUS-GALLI INERMIS, THORNLESS COCKSPUR HAWTHORN
 - MALUS RADIANT, RADIANT CRABAPPLE
 - MALUS THUNDERCHILD, THUNDERCHILD CRABAPPLE
 - **ALTERNATE THROUGHOUT CORRIDOR

- ORNAMENTAL TREE - SINGLE STEM, 10' DIA MAX FULL GROWN**
- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE
 - MALUS 'RED BARRON', RED BARRON CRABAPPLE
 - PYRUS CALLERYANA 'REDSPIRE', REDSPIRE FLOWERING PEAR
 - PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM
- DECIDUOUS SHRUBS - MED**
- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CARYOPTERIS X CLANDONENSIS 'BLUE MIST', BLUE MIST SPIREA
 - PHYSOCARPUS OPULIFOLIUS DART'S GOLD, DART'S GOLD NINEBARK
 - PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE', LITTLE SPIRE RUSSIAN SAGE
 - ROSA SPP., KNOCKOUT OR 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

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E. 38TH PL.	1 TREE/40 LF	1,511	38	38
E. 38TH AVE.	1 TREE/40 LF	380	10	10
E. 39TH AVE.	1 TREE/40 LF	1,913	48	48
E. 40TH PL.	1 TREE/40 LF	1,080	27	27
E. 40TH DR.	1 TREE/40 LF	442	17	17
N. UKRAINE ST.	1 TREE/40 LF	1,756	44	45
N. TIBET CT.	1 TREE/40 LF	1,057	27	29
N. VERSAILLES CT.	1 TREE/40 LF	442	12	12
TOTAL		8,781	223	226

NOTE:

- ENCUMBRANCES SUCH AS STREET LIGHT AND STOP SIGNS ARE NOT INCLUDED IN THE TOTAL STREET LENGTH REQUIREMENTS
- SEE WATER WISE LANDSCAPE FOR CURBSIDE SHRUB REQUIREMENTS SHEET 32-36

NOTE: FOR ALL STREET TREES AND CURBSIDE LANDSCAPE ALONG E. TIBET RD PLEASE REFERENCE: -GVRE TIBET ROAD PRELIMINARY PLAT - MINOR AMENDMENT 1; CN: 2021-6041-01

SITE DATA

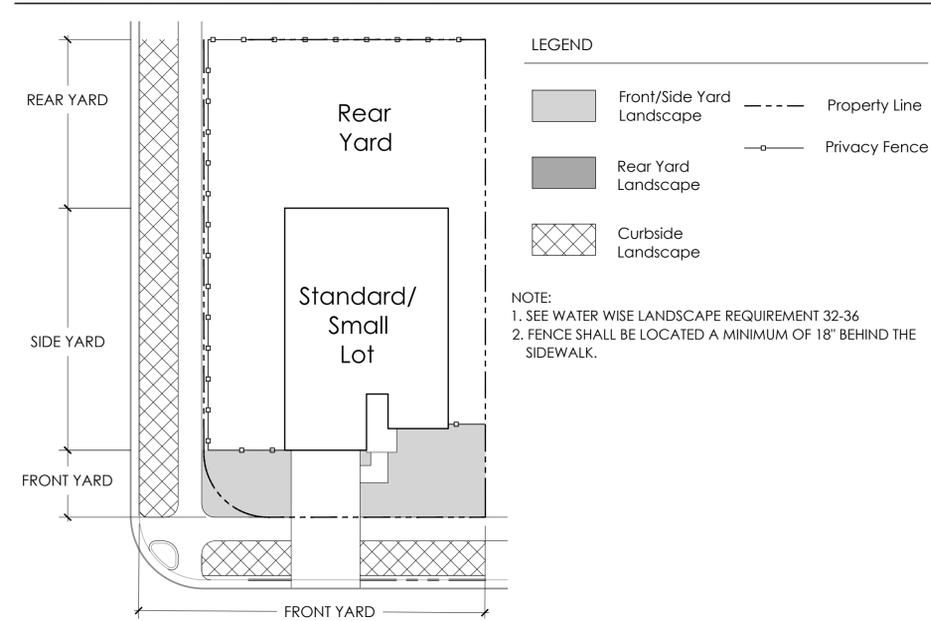
SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	32.267	100.0%
LOT AREA	19.175	59.4%
HARD SURFACE AREA*	5.812	18.0%
LANDSCAPE AREA	7.280	22.6%

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

perennials may not be used as equivalents to meet screening requirements (Sec. 4.7.5.D.3.a.i)
 No more than 20 percent of the buffer plant material shall be ornamental grasses (Sec. 4.7.5.D.3.a.ii)

No Perennials are counted and no more than 20% of grasses to be counted towards overall requirements.

SINGLE FAMILY LANDSCAPE AREAS



PLANT SCHEDULE

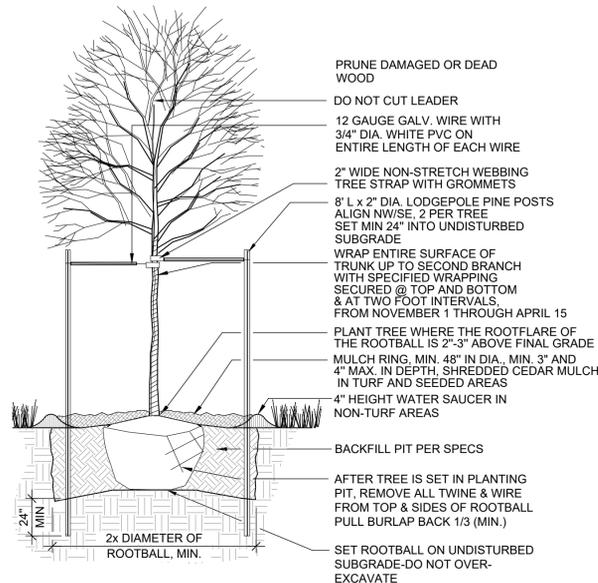
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
39	GD	GYMNOCALADUS DIOCIUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5' CAL	B&B	LM
23	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5' CAL	B&B	LM
21	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5' CAL	B&B	LM
39	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5' CAL	B&B	M
21	QM	QUERCUS MACROCARPA	OAK BUR	2.5' CAL	B&B	LM
15	QR	QUERCUS ROBUR	OAK ENGLISH	2.5' CAL	B&B	LM
25	QS	QUERCUS BICOLOR	OAK SWAMP WHITE	2.5' CAL	B&B	LM
25	TAB	TILIA AMERICANA 'BOULEVARD'	LINDEN, BOULEVARD	2.5' CAL	B&B	M
31	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
20	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON AMERICAN	2.5' CAL	B&B	LM
26	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	LM
ORNAMENTAL TREES						
17	AGB	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	2.0' CAL	B&B	LM
17	AGF	ACER GINNALA	MAPLE, AMUR	2.0' CAL	B&B	LM
6	CCH	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6-8' MULTI-STEM	B&B	LM
6	MK	MALUS 'KELSEY'	CRABAPPLE, KELSEY	6-8' MULTI-STEM	B&B	LM
4	MS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	6-8' MULTI-STEM	B&B	LM
1	PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	2.0' CAL	B&B	LM
10	PMC	PRUNUS MAACKII	CHOKECHERRY, AMUR	2.0' CAL	B&B	LM
EVERGREEN TREES						
5	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	LM
28	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	M
23	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	LM
EVERGREEN SHRUBS						
53	JCA	JUNIPERUS CHINENSIS 'ARMSTONG'	JUNIPER, ARMSTONG	#5	CONT.	L
12	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOR	#5	CONT.	L
26	JSM	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#5	CONT.	L
3	PMM	PINUS MUGO MOPIS	MUGO MOPIS PINE	#5	CONT.	L
DECIDUOUS SHRUBS						
27	ACL	AMPORPHA CANESCENS	LEADPLANT	#5	CONT.	L
11	BDL	Buddleja Davidii 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
3	BTB	Berberis thunbergii 'BURGLINDY CAROUSEL'	BARBERRY, BURGUNDY CAROUSEL JAPANESE	#5	CONT.	L
33	CAI	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.	L
29	COI	COTINUS COGUYGRA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5	CONT.	L
36	CPS	CYTISUS PURGANS SPANISH GOLD	SPANISH GOLD BROOM	#5	CONT.	L
80	CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE	#5	CONT.	L
9	CSF	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOWTWIN	#5	CONT.	L
11	FFP	FERTERA PUBESCENS VAR. PUBESCENS	PRINET, NEW MEXICO	#5	CONT.	L
7	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L
26	PCP	PRUNUS X GISTENA	PLUM, PURPLE LEAF	#5	CONT.	LM
6	PLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.	L
50	POL	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	NINEBARK, LITTLE DEVIL	#5	CONT.	L
5	RAG	ROSA ARGENTEA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
46	RKO	ROSA KNOCK OUT	ROSE, KNOCK OUT	#5	CONT.	LM
6	RKR	ROSA DOUBLE KNOCK OUT	ROSE, DOUBLE KNOCK OUT	#5	CONT.	LM
8	RKY	ROSA SUNNY KNOCK OUT	ROSE, SUNNY KNOCK OUT	#5	CONT.	L
127	RMF	ROSA MEIDLAND FIRE	ROSE, FIRE MEIDLAND	#5	CONT.	LM
PERENNIALS						
5	AMH	ACHILLEA MILEFOLIUM 'HEIDI'	YARROW, COMMON RED	#1	CONT.	L
16	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
3	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.	L
6	CRF	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.	L
20	CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1	CONT.	L
32	EPP	ECHINACEA PURPUREA	CONEFLOWER, PURPLE	#1	CONT.	L
10	GLC	GAURA LINDEMEIERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.	L
71	GLW	GAURA LINDEMEIERI	WHIRLING BUTTERFLIES	#1	CONT.	L
18	HAR	HEMEROCALLIS 'AUTUMN RED'	DAYLILY, RED	#1	CONT.	L
58	OLM	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST	#1	CONT.	L
75	PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.	L
23	PNW	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUEFOIL, MISS WILMOTT	#1	CONT.	L
97	RFC	RUBROCKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	#1	CONT.	L
13	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	L
20	SRF	SOLIDAGO RUOGOSA 'FIREWORKS'	GOLDENROD FIREWORKS	#1	CONT.	L
50	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
47	SSS	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#1	CONT.	L
ORNAMENTAL GRASSES						
170	BGA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1	CONT.	L
59	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
77	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1	CONT.	L
15	PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	CONT.	L
53	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
 WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

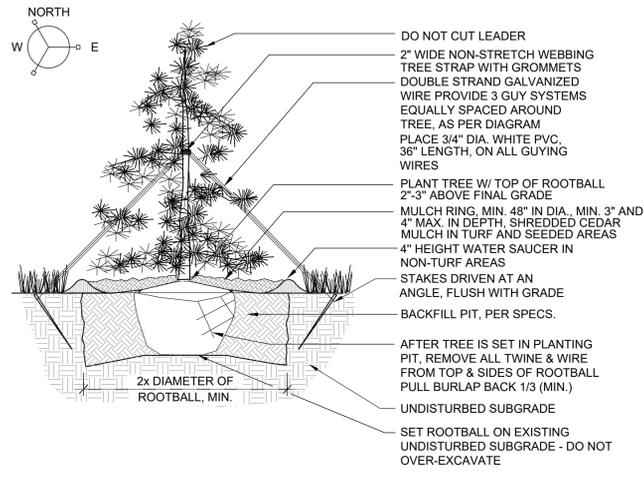
LANDSCAPE NOTES

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

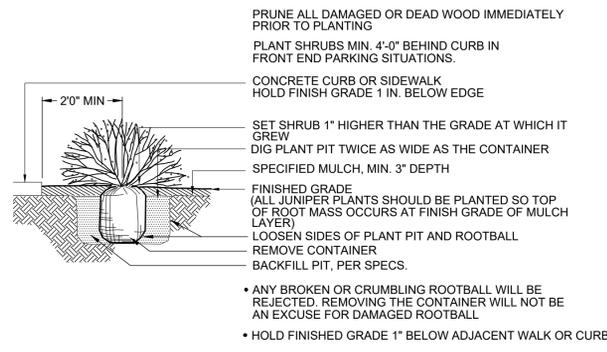




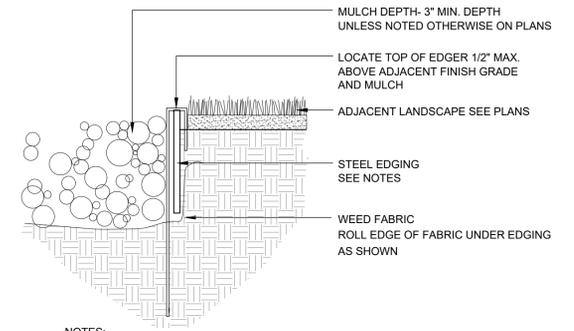
1 DECIDUOUS TREE PLANTING
SCALE: NTS



2 EVERGREEN TREE PLANTING
SCALE: NTS

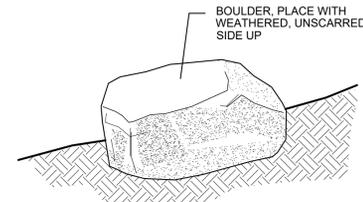


3 TYPICAL SHRUB PLANTING
SCALE: NTS



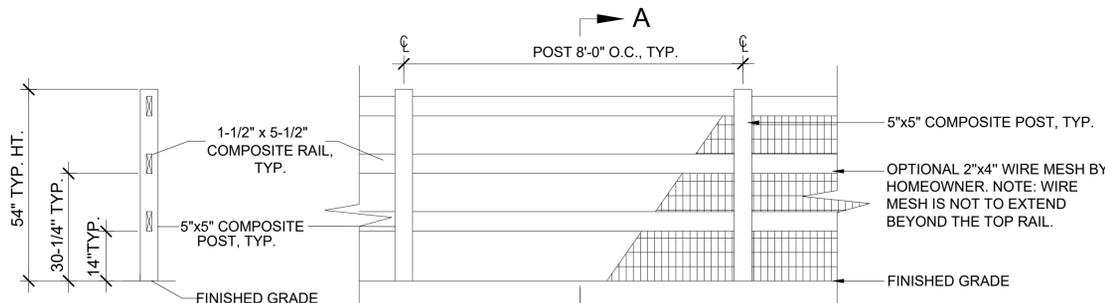
4 STEEL EDGER
SCALE: NTS

- NOTES:
1. STEEL EDGING SHALL BE MIN. 14 GA., 6\"/>
 - 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.



- 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\"/>
 - 8. ALL BOULDERS SHALL BE OUTSIDE ROADWAY CLEAR ZONES

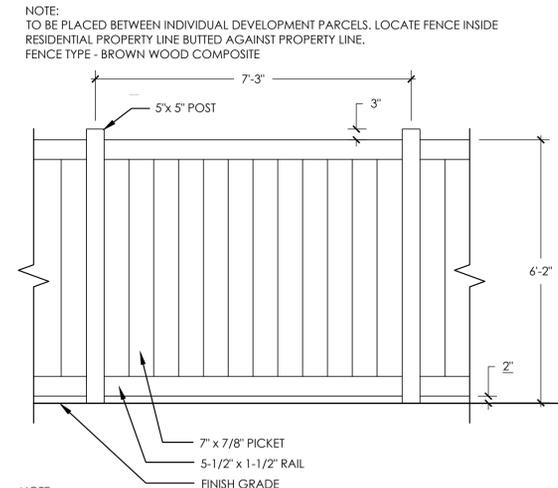
5 LANDSCAPE BOULDER
SCALE: NTS



- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK OR BEHIND THE REQUIRED BUFFER.
 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.

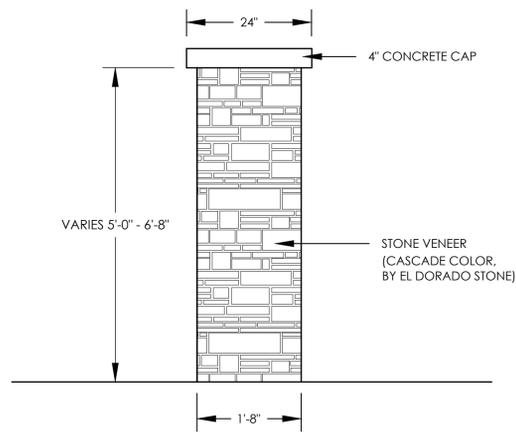
6 OPEN RAIL FENCE
SCALE: 1/2"=1'

- NOTES:
1. FENCE TYPE- BROWN WOOD COMPOSITE
 2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.



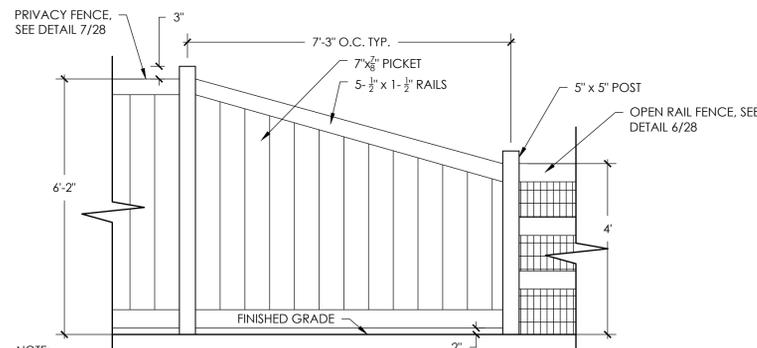
- NOTE:
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK OR BEHIND THE REQUIRED BUFFER.
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 3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.

7 PRIVACY FENCE
SCALE: 1/2"=1'



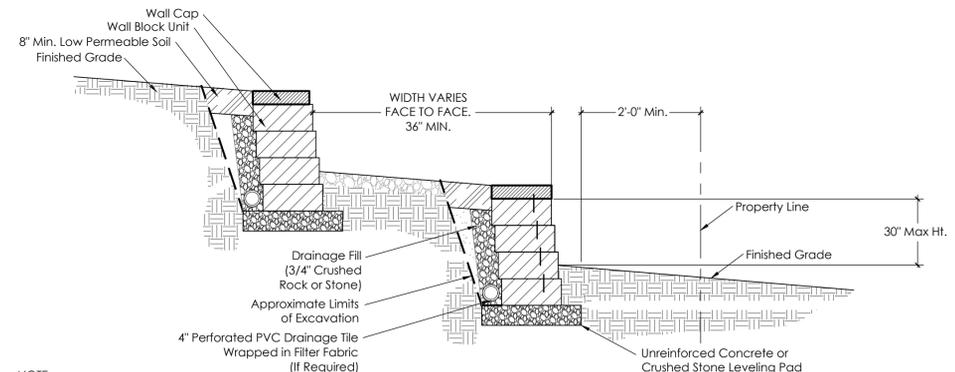
- NOTE:
1. TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.
 2. FENCING ALONG LOCAL ROADS AND INTERIOR LOTS SHOULD BE MADE COMPOSITE MATERIAL OR WOOD AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF COMPOSITE MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL.
 3. FENCING WILL NOT BE ALLOWED WITHIN SIGHT TRIANGLE.

8 FENCE COLUMN
SCALE: 3/4"=1'



- NOTE:
1. TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.
 2. FENCING ALONG LOCAL ROADS AND INTERIOR LOTS SHOULD BE MADE COMPOSITE MATERIAL OR WOOD AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF COMPOSITE MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL.
 3. FENCING WILL NOT BE ALLOWED WITHIN SIGHT TRIANGLE.

9 FENCE TRANSITION DETAIL
SCALE: 1/2"=1'



- NOTE:
1. ALL PORTIONS OF THE WALL AND SUPPORT NEED TO BE 2' AWAY FROM THE PROPERTY LINE.
 2. TIER WALLS AS NECESSARY. SEE SITE PLAN

10 LANDSCAPE RETAINING / SEAT WALL
SCALE: NTS

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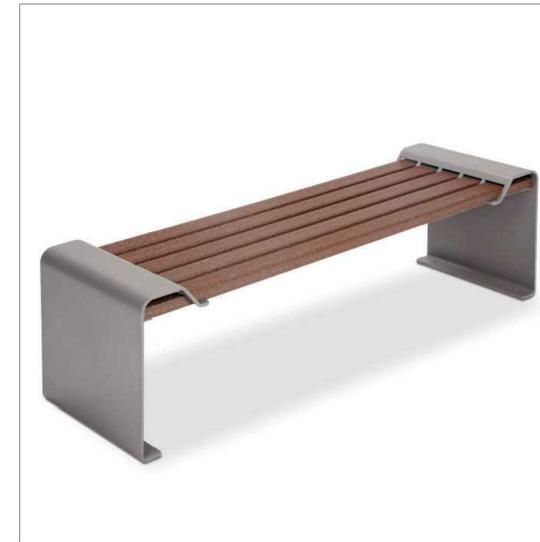
1 PET WASTE STATION
SCALE: 3/4"=1"
BRAND: DOGIPOT
MODEL: ALUMINUM DOGIPOT PET STATION (ITEM #1011-POLY)
PHONE: (800) 364-7681
WEBSITE: WWW.DOGIPOT.COM



2 TRASH RECEPTACLE
SCALE: NTS



3 SHADE SAIL
SCALE: NTS



4 BENCH
SCALE: NTS



5 BBQ GRILL AND CHARCOAL DISPOSAL BIN
SCALE: NTS



6 ADA PICNIC TABLE
SCALE: NTS



7 BOULDER WALL TRANSITION
SCALE: NTS



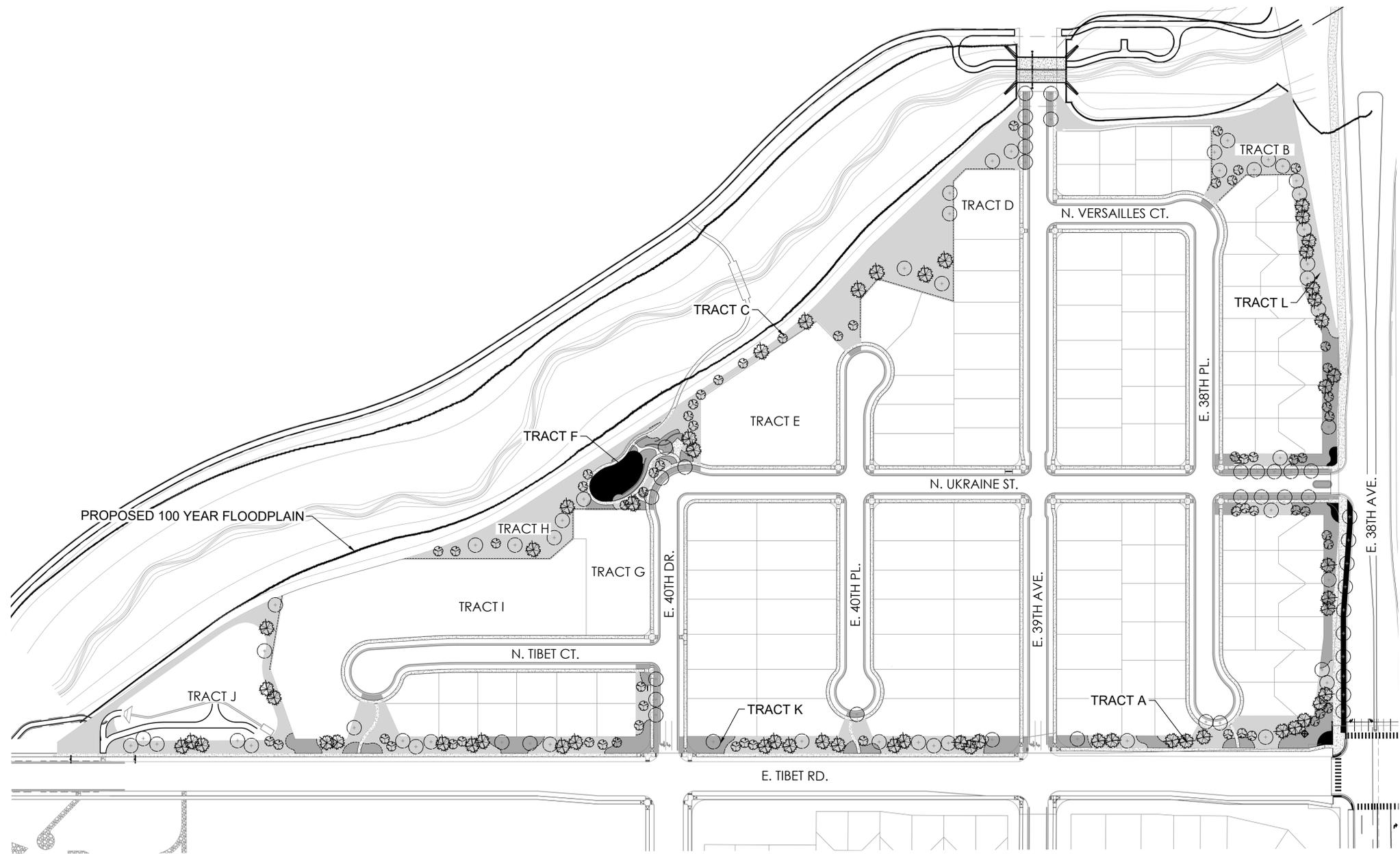
8 SEAT WALL
SCALE: NTS



9 STONE STEP
SCALE: NTS

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

NOT FOR CONSTRUCTION



HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	9,669	4%	
LOW WATER USE	49,097	22%	
Z-ZONE	160,378	73%	
*TOTAL	219,144	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	89	706	62,834
EVERGREEN/ORNAMENTAL TREES	119	177	21,063
TOTAL			83,897
TOTAL AREA	303,041		

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

LEGEND

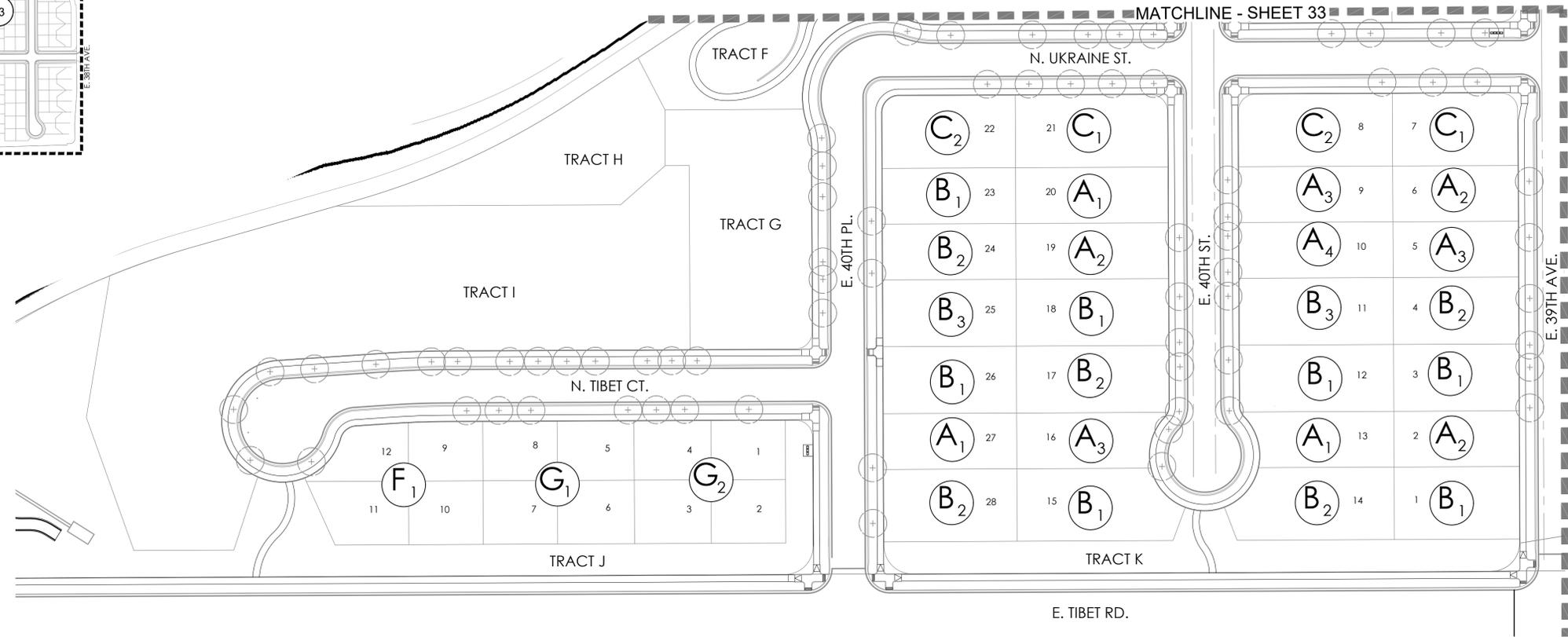
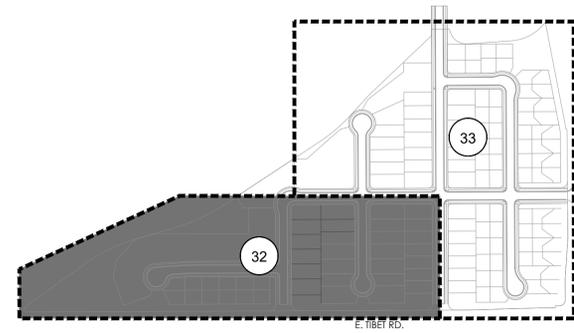
- HIGH WATER USE: COOL SEASON GRASSES
- LOW WATER USE: SHRUB BED
- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREES
89 TREES
- ORNAMENTAL TREES
63 TREES
- EVERGREEN TREES
56 TREES

NOT FOR CONSTRUCTION



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

KEY MAP



RESIDENTIAL LOT TYPE LEGEND

TRADITIONAL LOTS

A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' X 110'

- LANDSCAPE STANDARDS:
- TWO (2) ORNAMENTAL TREES IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

B SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' X 110'

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND FOUR (4) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

C SINGLE FAMILY HOME (CORNER LOT) 60'-70' X 110'

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY(20) AND THIRTEEN(13) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

D SINGLE FAMILY HOME (CORNER LOT) 50'-60' X 110'

- LANDSCAPE STANDARDS:
- ONE (1) ORNAMENTAL TREE(S) AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARD
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
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 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

PORCHLIGHT

F SINGLE FAMILY HOME (4 PACK MID-BLOCK EXTRA LARGE LOT)

- LANDSCAPE STANDARDS:
- FIVE (5) ORNAMENTAL TREES AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARDS
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-NINE (39) AND FIFTY-ONE (51) PERENNIALS OR GRASSES PER FOUR (4) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
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 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

G SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)

- LANDSCAPE STANDARDS:
- SIX (6) ORNAMENTAL TREES IN FRONT YARDS
 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-SIX (36) AND FORTY-EIGHT (48) PERENNIALS OR GRASSES PER FOUR (4) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
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H SINGLE FAMILY HOME (4 PACK CORNER LOT)

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 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FIVE (35) AND FIFTEEN (15) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, FOUR (4) TOTAL
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

CARRIAGE HOUSE

J SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)

- LANDSCAPE STANDARDS:
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 - MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND THIRTY-NINE (39) PERENNIALS OR GRASSES PER FOUR (4) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
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 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

K SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)

- LANDSCAPE STANDARDS:
- EIGHT (8) ORNAMENTAL TREES IN FRONT YARDS
 - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY (50) AND SIXTY-THREE (63) PERENNIALS OR GRASS PER SIX (6) PACK. AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
 - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE
 - REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
 - TURF SHALL NOT BE PERMITTED IN FRONT YARD

check
19 and 13



PROJECT NAME
GREEN VALLEY RANCH EAST FILING 15
AURORA, COLORADO
LANDSCAPE PLANS

SHEET TITLE

OVERALL WATER WISE EXHIBIT

SHEET NUMBER

WW.1

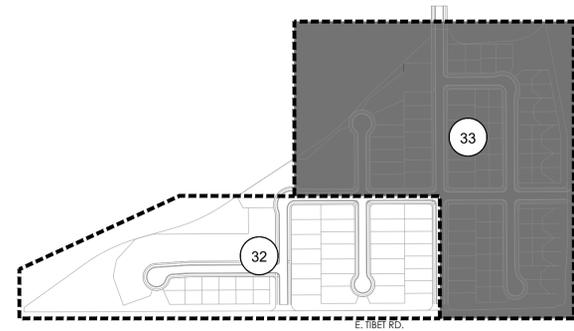
SHEET 32 OF 36

February 2, 2023

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p:\oakwood master folder\gvr east-current\ifiling 15\cad\submittals\gvr f.1.15 site plan\1.1 sheets\1.1.5 irrigation rebates overall.dwg

KEY MAP



RESIDENTIAL LOT TYPE LEGEND

TRADITIONAL LOTS

- A SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' x 110'**
LANDSCAPE STANDARDS:
1. TWO (2) ORNAMENTAL TREES IN FRONT YARD
2. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
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- B SINGLE FAMILY HOME (MID-BLOCK LOT) 60'-70' X 110'**
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PORCHLIGHT

- F SINGLE FAMILY HOME (4 PACK MID-BLOCK EXTRA LARGE LOT)**
LANDSCAPE STANDARDS:
1. FIVE (5) ORNAMENTAL TREES AND ONE (1) COLUMNAR SHADE TREE IN FRONT YARDS
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G SINGLE FAMILY HOME (4 PACK MID-BLOCK LOT)

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H SINGLE FAMILY HOME (4 PACK CORNER LOT)

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CARRIAGE HOUSE

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K SINGLE FAMILY HOME (6 PACK MID-BLOCK LOT)

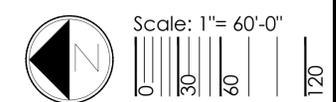
- LANDSCAPE STANDARDS:
1. EIGHT (8) ORNAMENTAL TREES IN FRONT YARDS
2. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTY(50) AND SIXTY-THREE (63) PERENNIALS OR GRASS PER SIX (6) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
3. MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND EIGHT (8) GRASSES IN CURB SIDE LANDSCAPE
4. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
5. TURF SHALL NOT BE PERMITTED IN FRONT YARD



GREEN VALLEY RANCH EAST FILING 15
 AURORA, COLORADO
 LANDSCAPE PLANS

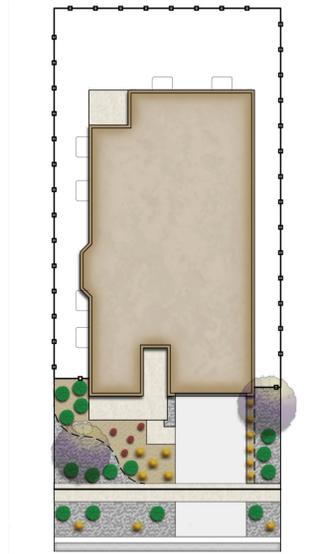
NOT FOR CONSTRUCTION
OVERALL WATER WISE EXHIBIT

SHEET TITLE
 SHEET NUMBER
WW.2
 SHEET 33 OF 36
 February 2, 2023



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



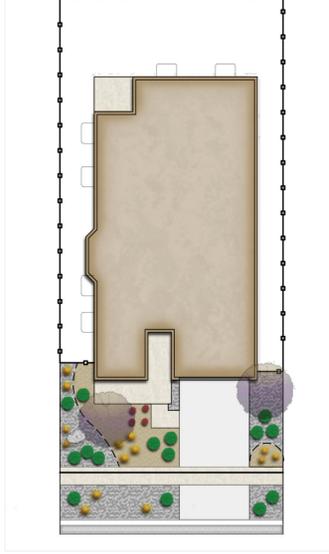
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	2
Shrubs	#5 Cont.	15
Perennials	#1 Cont.	4
Front Yard Grasses	#1 Cont.	11
Curbside Grasses	#5 Cont.	3

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Mid-Block Lot Type 1 (50'-60' x 110') A1

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



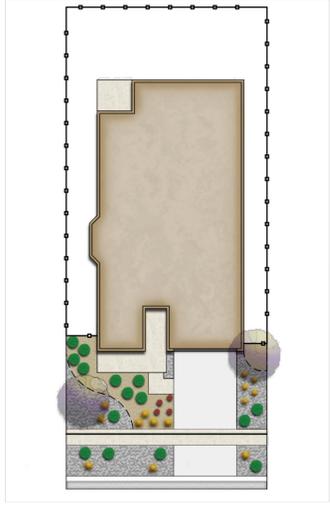
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	2
Shrubs	#5 Cont.	15
Perennials	#1 Cont.	4
Front Yard Grasses	#1 Cont.	11
Curbside Grasses	#5 Cont.	3

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Mid-Block Lot Type 2 (50'-60' x 110') A2

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



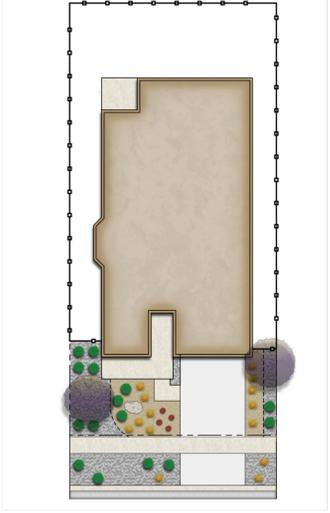
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	2
Shrubs	#5 Cont.	15
Perennials	#1 Cont.	4
Front Yard Grasses	#1 Cont.	11
Curbside Grasses	#5 Cont.	3

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Mid-Block Lot Type 3 (50'-60' x 110') A3

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



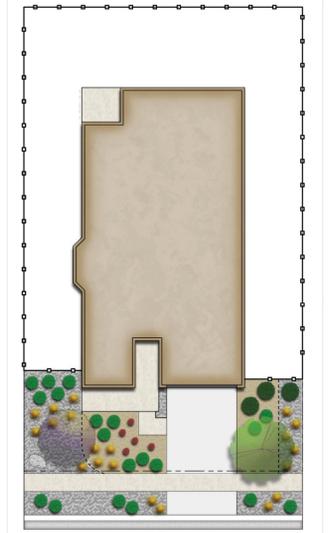
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	2
Shrubs	#5 Cont.	15
Perennials	#1 Cont.	4
Front Yard Grasses	#1 Cont.	11
Curbside Grasses	#5 Cont.	3

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Mid-Block Lot Type 4 (50'-60' x 110') A4

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



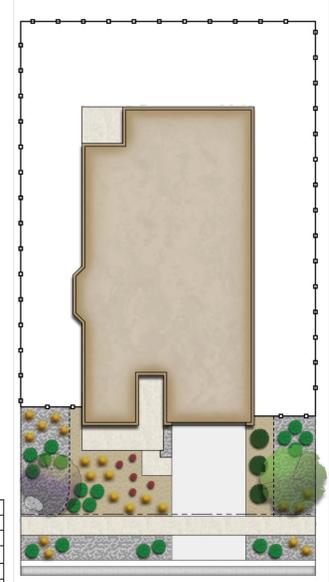
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont.	22
Perennials	#1 Cont.	5
Front Yard Grasses	#1 Cont.	16
Curbside Grasses	#5 Cont.	4

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Large Mid-Block Lot Type 1 (60'-70' x 110') B1

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



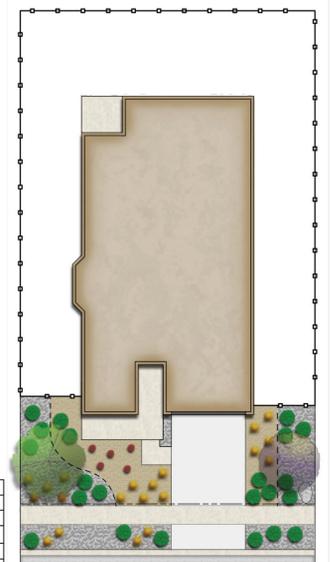
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont.	22
Perennials	#1 Cont.	5
Front Yard Grasses	#1 Cont.	16
Curbside Grasses	#5 Cont.	4

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Large Mid-Block Lot Type 2 (60'-70' x 110') B2

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



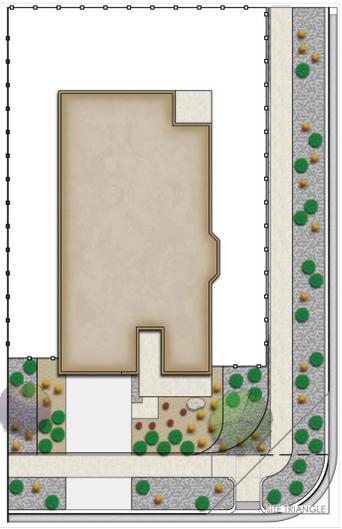
- Legend
- Steel Edger
 - Accent Boulder Minimum Size: 24"x 24" x 24"
 - Cedar Mulch
 - Rock Mulch

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Shrubs	#5 Cont.	22
Perennials	#1 Cont.	5
Front Yard Grasses	#1 Cont.	16
Curbside Grasses	#5 Cont.	4

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Large Mid-Block Lot Type 3 (60'-70' x 110') B3

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



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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5' Cal	1
Ornamental Tree	2.0' Cal	1
Front Yard Shrubs	#5 Cont.	16
Front Yard Perennials	#1 Cont.	5
Front Yard Grasses	#1 Cont.	16
Front Curbside Landscape Shrubs	#5 Cont.	7
Front Curbside Landscape Grasses	#5 Cont.	3
Side Curbside Landscape Shrubs	#5 Cont.	13
Side Curbside Landscape Grasses	#5 Cont.	10

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Corner Lot Type 1 (70'-80' x 110') C1

Revised to be no more than 40% in front and side yard
no more than 9 permitted (40%)

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NOT FOR CONSTRUCTION

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Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	16
Front Yard Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	16
Front Curbside Landscape Shrubs	#5 Cont	7
Front Curbside Landscape Grasses	#5 Cont	4
Side Curbside Landscape Shrubs	#5 Cont	13
Side Curbside Landscape Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Corner Lot Type 2 (70'-80' x 110')

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	1
Front Yard Shrubs	#5 Cont	13
Front Yard Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	13
Front Curbside Landscape Shrubs	#5 Cont	5
Front Curbside Landscape Grasses	#5 Cont	4
Side Curbside Landscape Shrubs	#5 Cont	14
Side Curbside Landscape Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Single Family Corner Lot Type 1 (50'-60' x 110')

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	5
Shrubs	#5 Cont	59
Perennials	#1 Cont	12
Front Yard Grasses	#1 Cont	39
Curbside Grasses	#5 Cont	13

GVR-E Filing 15 Front Yard Landscape Typical
Porchlight 4-Pack Mid Block Extra Large Lot Type 1

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	6
Shrubs	#5 Cont	49
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	30
Curbside Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Porchlight 4-Pack Mid Block Lot Type 1

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	6
Shrubs	#5 Cont	49
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	30
Curbside Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Porchlight 4-Pack Mid Block Lot Type 2

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	6
Shrubs	#5 Cont	49
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	30
Curbside Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Porchlight 4-Pack Mid Block Lot Type 2

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	5
Front Yard Shrubs	#5 Cont	36
Front Yard Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	30
Front Curbside Landscape Shrubs	#5 Cont	16
Front Curbside Landscape Grasses	#5 Cont	6
Side Curbside Landscape Shrubs	#5 Cont	19
Side Curbside Landscape Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Porchlight 4-Pack Corner Lot Type 1

Not to Scale Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Columnar Shade Tree	2.5" Cal	1
Ornamental Tree	2.0" Cal	5
Front Yard Shrubs	#5 Cont	36
Front Yard Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	30
Front Curbside Landscape Shrubs	#5 Cont	16
Front Curbside Landscape Grasses	#5 Cont	6
Side Curbside Landscape Shrubs	#5 Cont	19
Side Curbside Landscape Grasses	#5 Cont	9

GVR-E Filing 15 Front Yard Landscape Typical
Porchlight 4-Pack Corner Lot Type 2

Not to Scale Jan 2023

No E?
There is no E

Revised
check

check
Revised

swapped grasses for shrubs

try to incorporate shrubs on this lot

2 shrubs shifted to here

incorporate shrubs on this lot



GREEN VALLEY RANCH EAST FILING 15
AURORA, COLORADO
LANDSCAPE PLANS

NOT FOR CONSTRUCTION

INDIVIDUAL WATER WISE EXHIBIT

SHEET NUMBER
WW.4
SHEET 35 OF 36
February 2, 2023

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Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	41
Perennials	#1 Cont	10
Front Yard Grasses	#1 Cont	29
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical
Carriage House 4-Pack Mid Block Lot Type 1

Not to Scale
Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	6
Shrubs	#5 Cont	41
Perennials	#1 Cont	10
Front Yard Grasses	#1 Cont	29
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical
Carriage House 4-Pack Mid Block Lot Type 2

Not to Scale
Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	8
Shrubs	#5 Cont	61
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	45
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical
Carriage House 6-Pack Mid-Block Lot Type 1

Not to Scale
Jan 2023

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0' Cal	8
Shrubs	#5 Cont	61
Perennials	#1 Cont	18
Front Yard Grasses	#1 Cont	45
Curbside Grasses	#5 Cont	8

GVR-E Filing 15 Front Yard Landscape Typical
Carriage House 6-Pack Mid Block Lot Type 2

Not to Scale
Jan 2023

NOT FOR CONSTRUCTION