



February 18, 2022

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

Re: Initial Submission Review – Green Valley Ranch East Site Plan No. 5 - Site Plan Amendment No. 2 Minor Site Plan Amendment and Plat

Application Number: **DA-1662-23**

Case Number(s): 2019-4022-02; 2021-3047-00

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated September 24, 2021. The following is a response to comments.

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to nine (9) adjacent property owners and two (2) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. No responses were received from outside agencies. Please provide documentation that neighborhood associations were notified of this application with your next submission.

RESPONSE: Noted

2. Completeness and Clarity of the Application

2A. Only cloud specific items that have changed. **RESPONSE: Revclouds revised where possible**

2B. Review legal total acreage. **RESPONSE: Total acreage reflected in legal**

3. Landscape Plans (Debbie Bickmire / dbickmir@auroragov.org / 303-739-7261 / comments in teal)

4. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels and street line layers at a minimum. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org. **RESPONSE: This will be submitted soon.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Public Works (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is submitted.

RESPONSE: Noted

5B. Label all slopes. **RESPONSE: Revised**

6. Traffic (Steve Gomez / segomez@auroragov.org / 303-739-7336 / comments in amber)

6A. Change spelling of street name (Sheet 5). **RESPONSE: Revised**

7. Life/Safety (Will Polk / wpolk@auroragov.org / 303-739-7371 / comments in blue)

Site Plan

7A. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner. **RESPONSE: Noted**

7B. Please revise the site plan to showing gating systems. **RESPONSE: Gating systems are in site plan submittal sheet 16 and 18**

7C. Please start the license agreement with Real property for the gating systems. **RESPONSE: This process has been in process**

8. Aurora Water (Steve Dekoskie / sdekoski@auroragov.org / 303-739-7490 / comments in red)

No comments **RESPONSE: Noted**

9. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)
Plat

9A. Match the graphic basis of bearing. **RESPONSE: Addressed as noted.**

9B. Add the center line monument and note in the legend. **RESPONSE: This is a private street. Previous GVRE submittals has not required centerline monumentation for private streets. Please advise.**

9C. Add line types. **RESPONSE: Addressed as noted.**

9D. Review distance totals to match the total shown. **RESPONSE: Addressed as noted.**

9E. Contact Andy Niquette at releaseeasement@auroragov.org to start the easement release process. **RESPONSE: Has this started?**

9F. Add Tract designation. **RESPONSE: Addressed as noted.**

Plat

9G. Add standard site plan notes:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane. **RESPONSE: Added**

10. Parks and Open Space (Michelle Teller / mteller@auroragov.org / 303-739-7437)

No Comments **RESPONSE: Noted**

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

No Comments **RESPONSE: Noted**

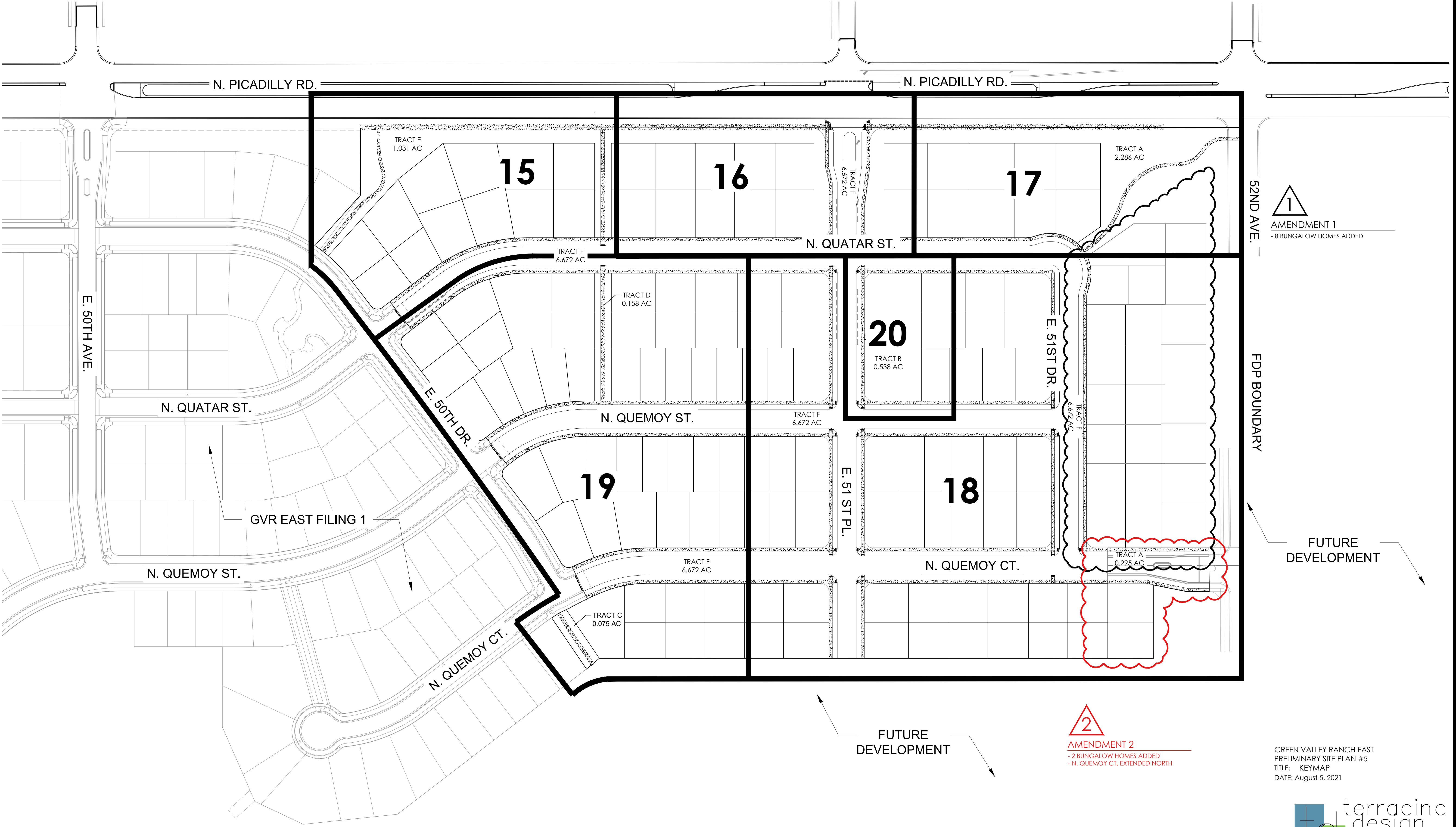
12. Adams County Department of Planning and Development (developmentsubmittals@adcogov.org)
No Comments **RESPONSE: Noted**

END OF RESPONSES

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LEGEND

EXTENTS OF SHEET



1
AMENDMENT 1
- 8 BUNGALOW HOMES ADDED

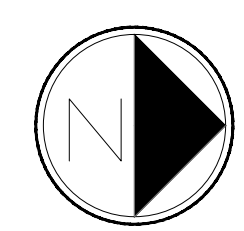
2
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: KEYMAP
DATE: August 5, 2021

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

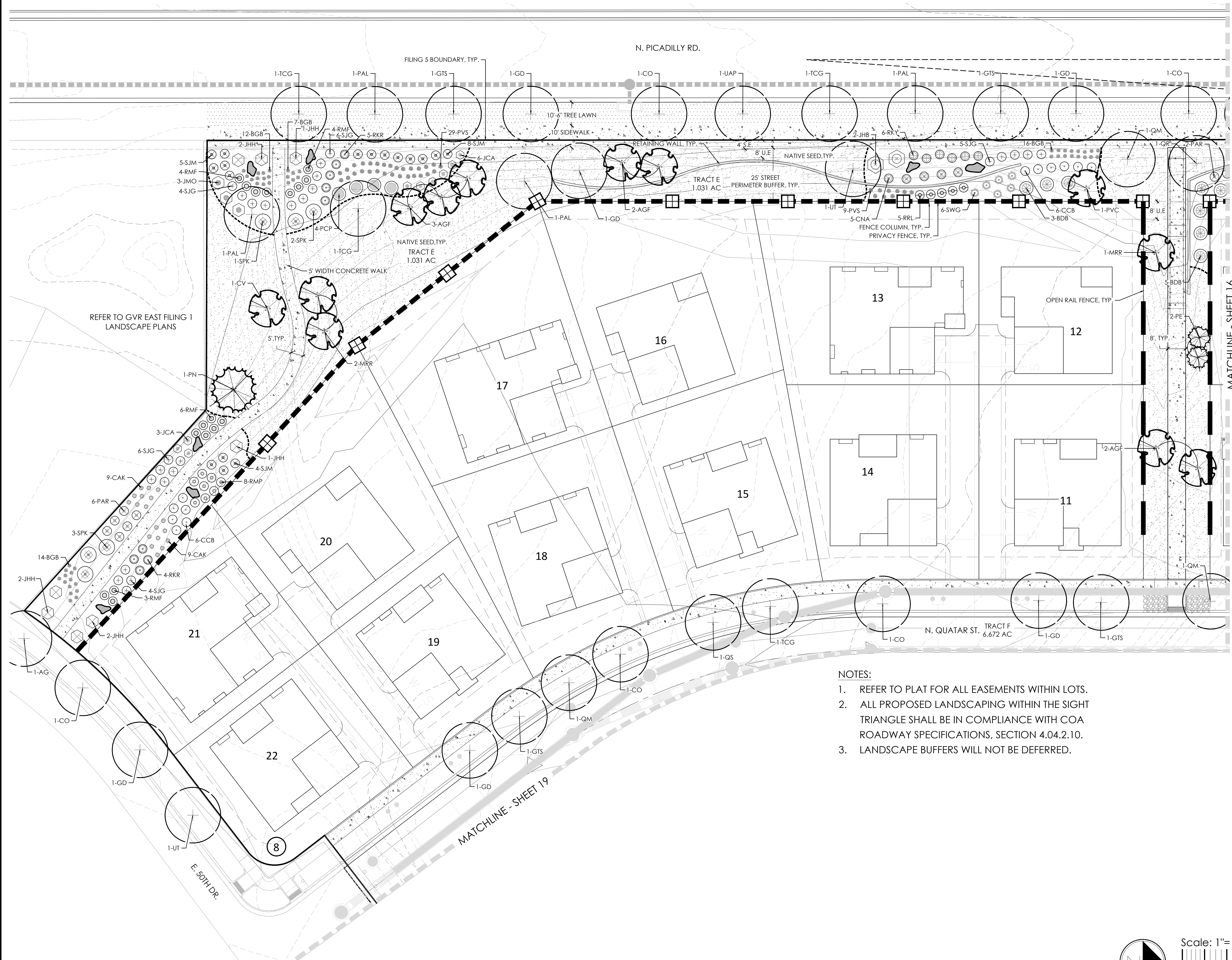
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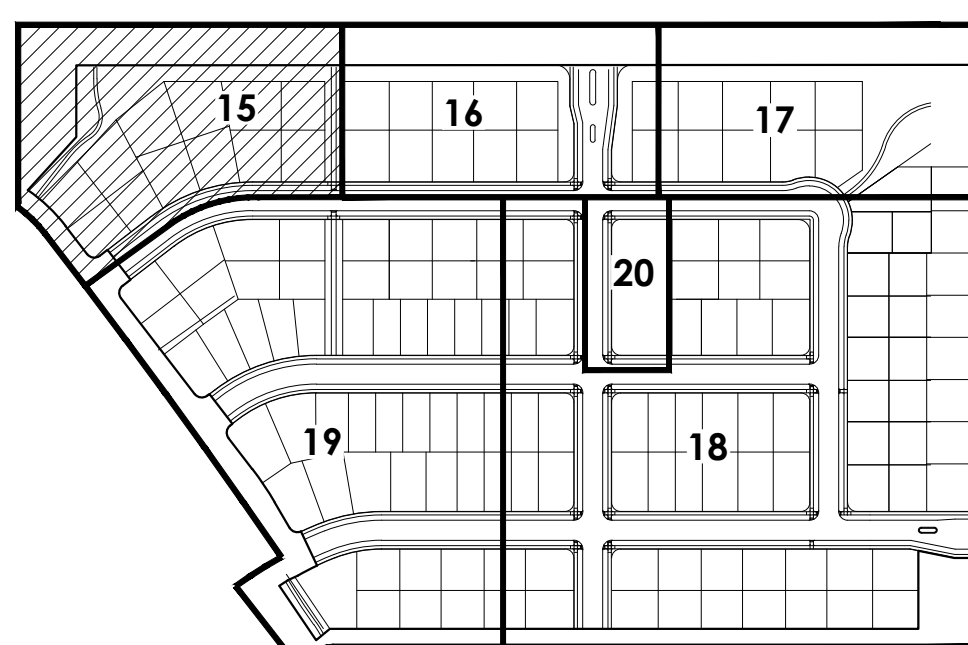
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LEGEND

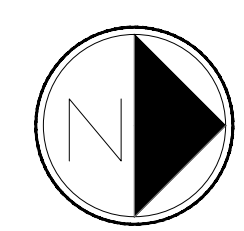
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 - FILING 5 R.O.W.
 - FILING 5 BOUNDARY
 - SIGHT LINE
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 - SECURITY LIGHTING
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT
G.E. = GAS EASEMENT
S.E. = SIDEWALK EASEMENT
A.F.E. = ACCESS AND FIRE LANE EASEMENT

KEY MAP



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

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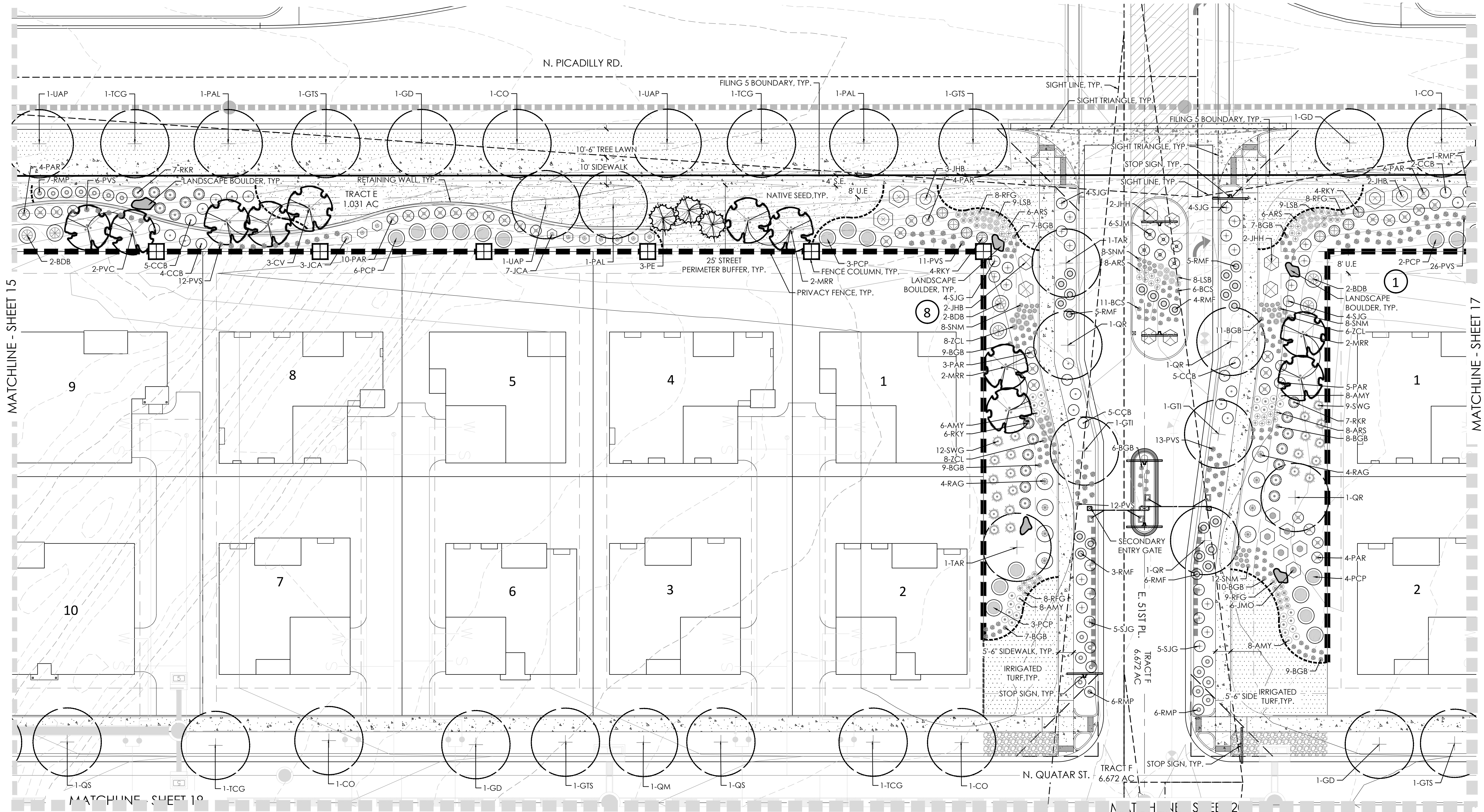


Scale: 1"= 20'-0"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: August 5, 2021

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

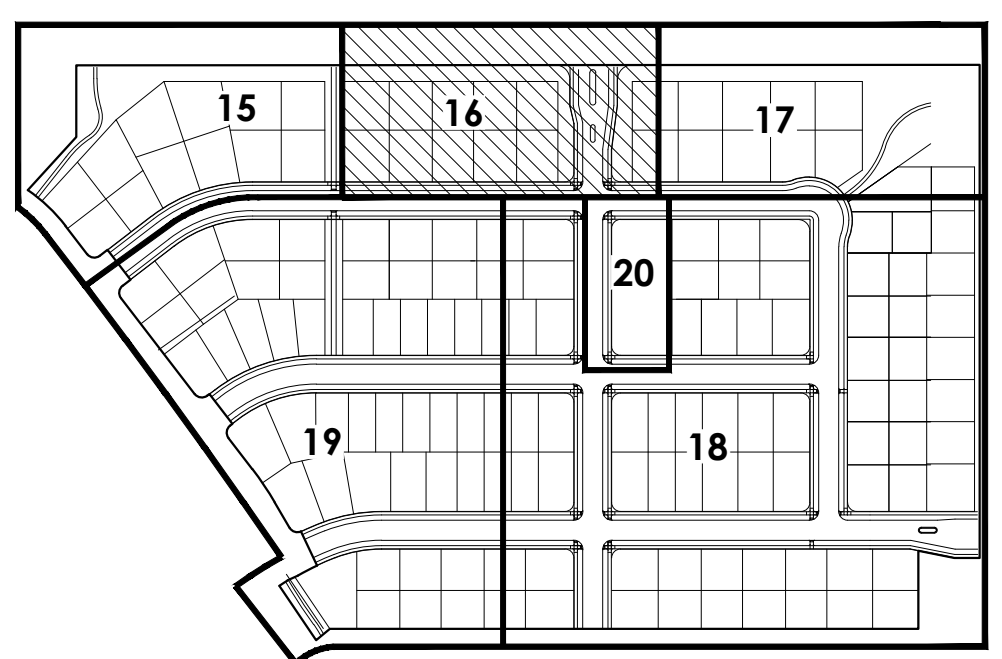
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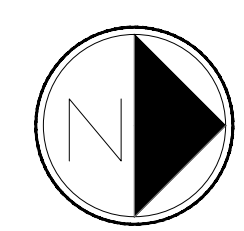
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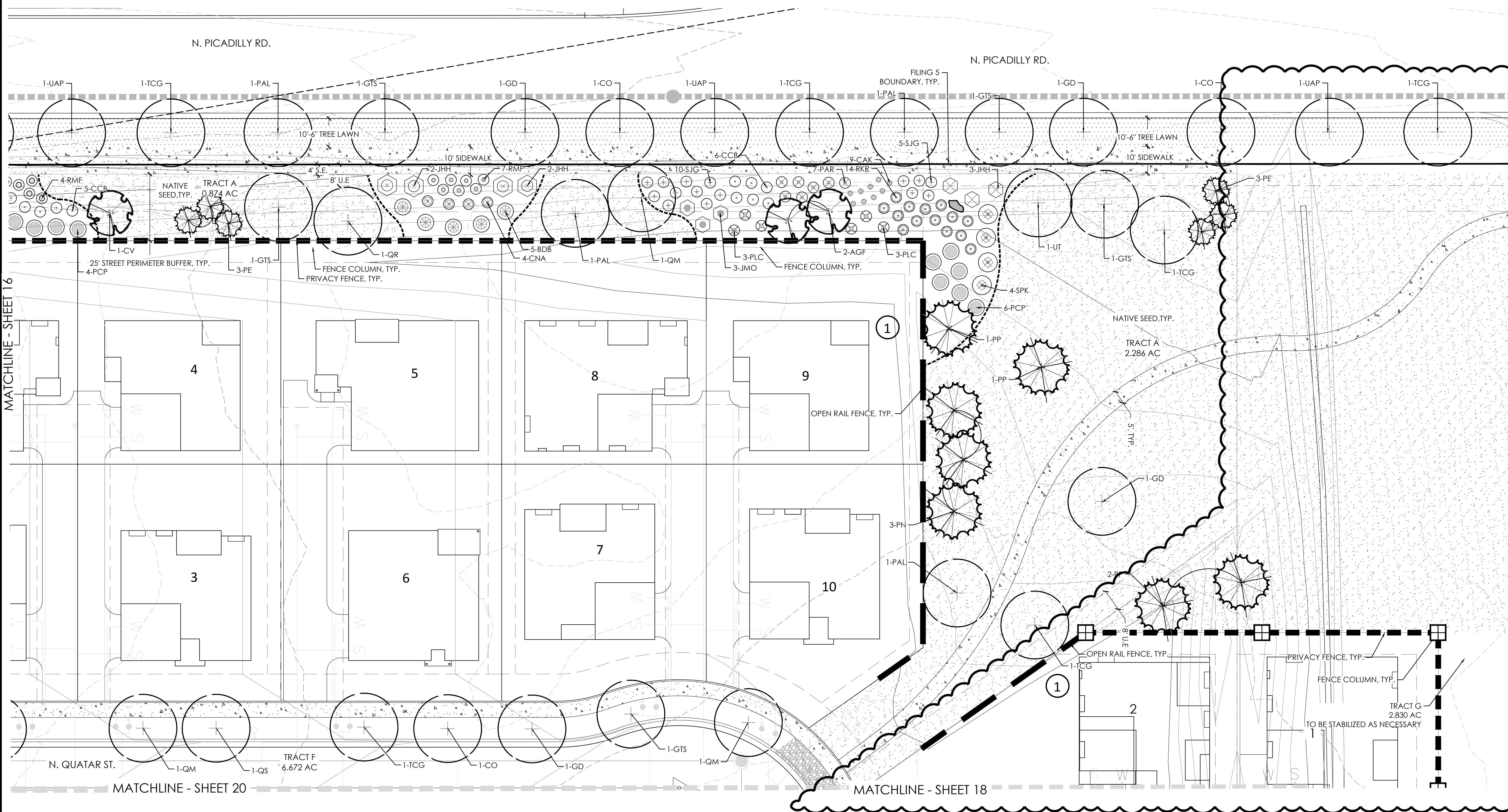
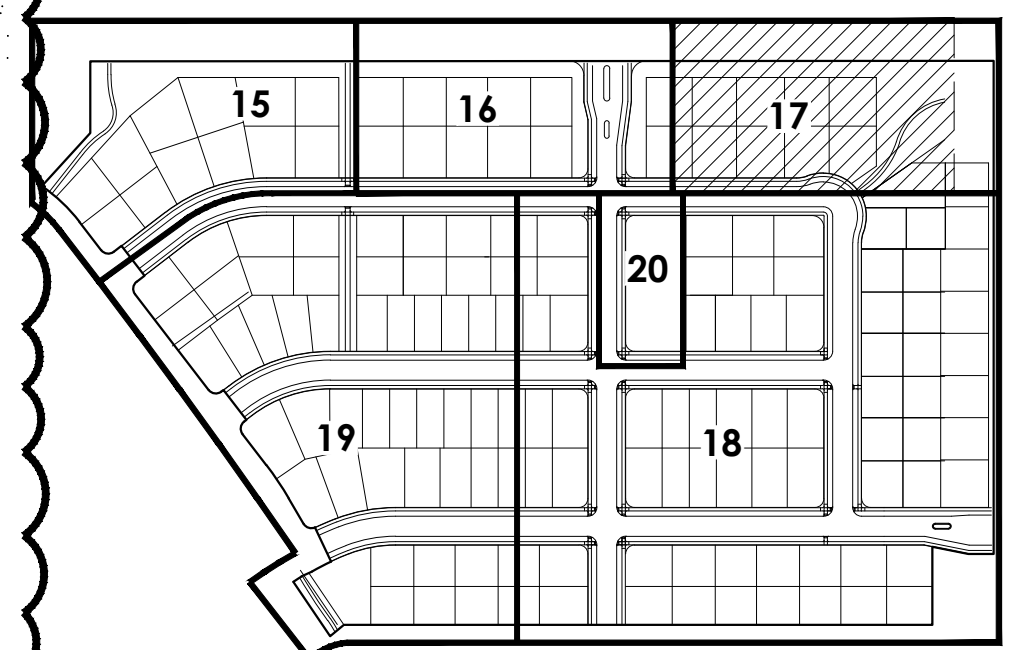
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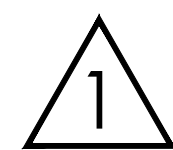
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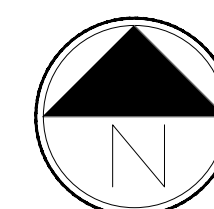
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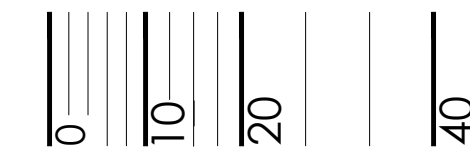
AMENDMENT 1

- 7 BUNGALOW HOMES ADDED
- TREES AND NATIVE SEED ADDED

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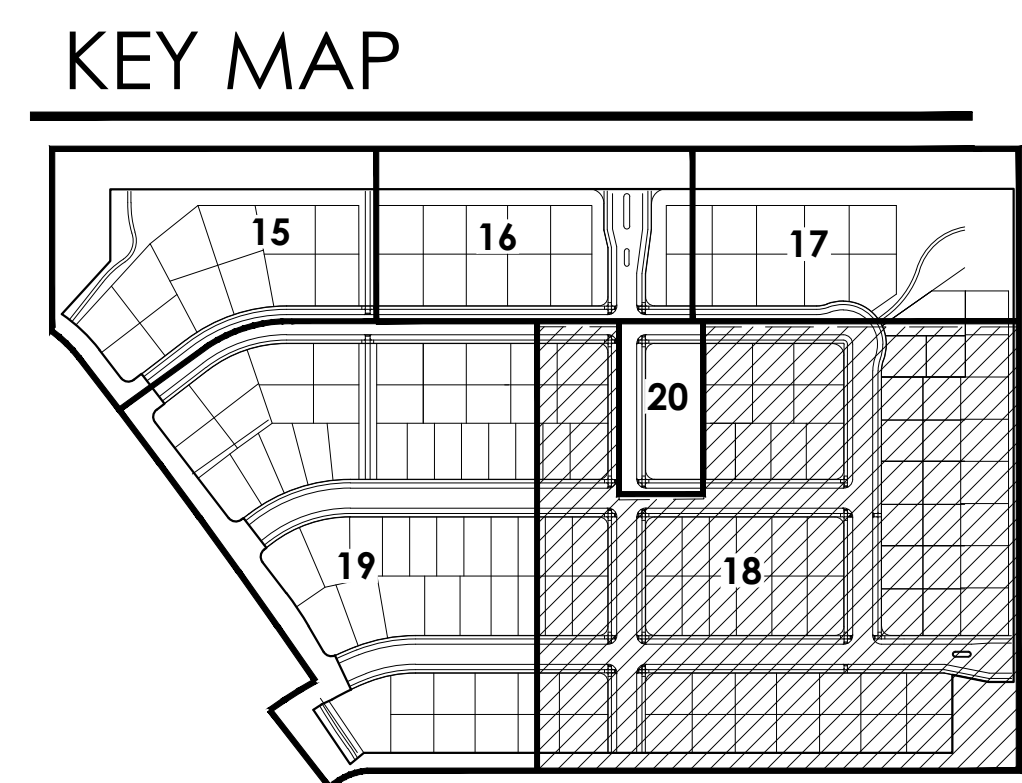


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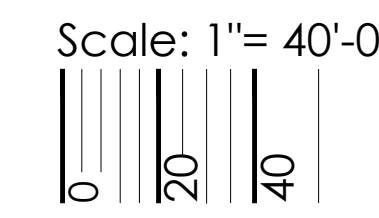
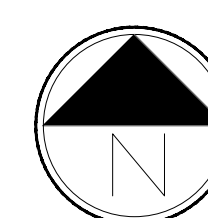
- 1**
AMENDMENT 1
- 7 BUNGALOW HOMES ADDED
- FENCE AND COLUMNS ADDED ON REAR OF LOTS
- 2**
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH

- ### LEGEND
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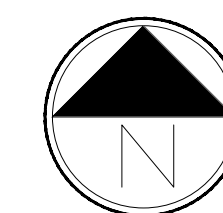
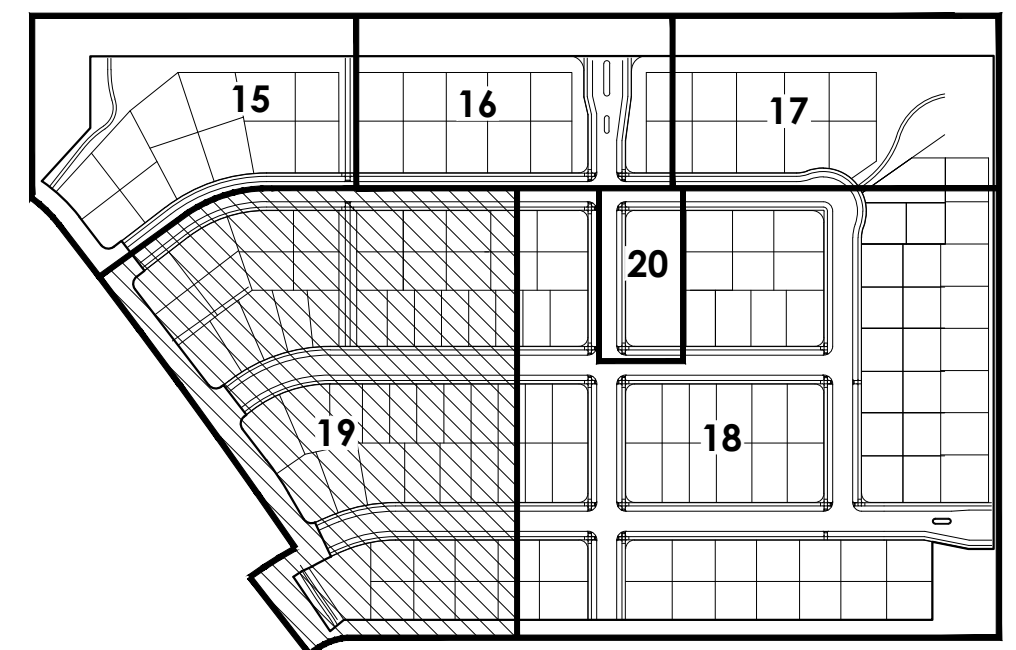
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KEY MAP



Scale: 1"= 40'-0"

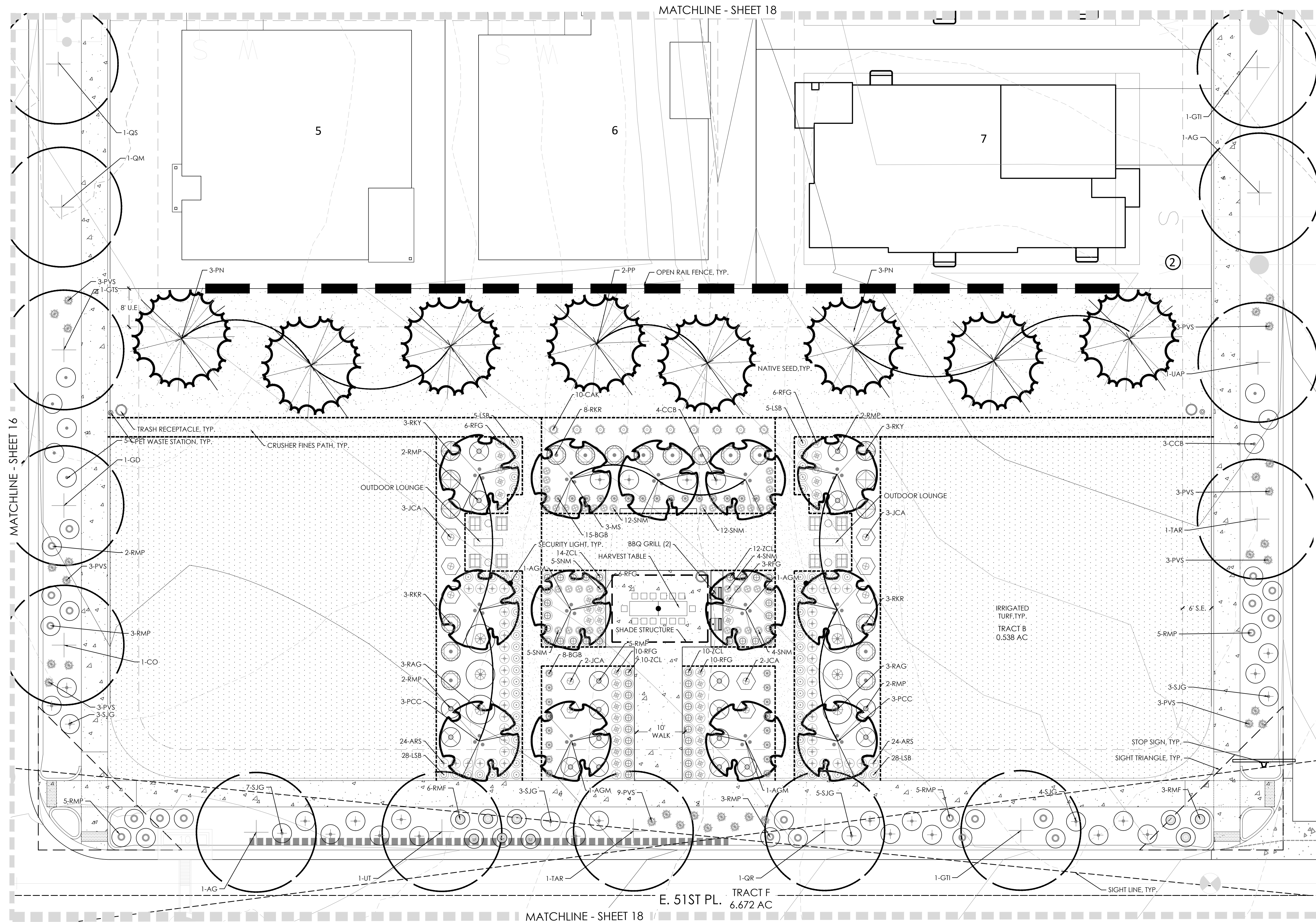
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: August 5, 2021



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SHEET 19 OF 28

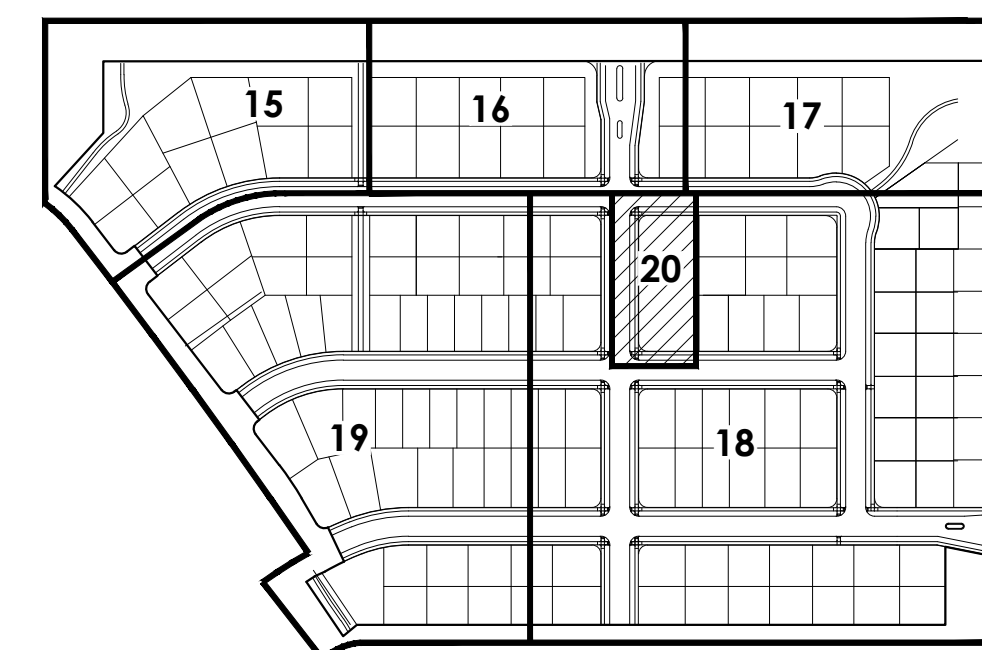
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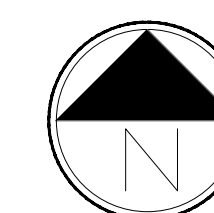
KEY MAP



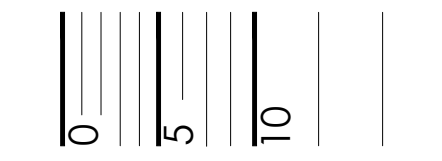
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Scale: 1"= 10'-0"



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SHEET 20 OF 28

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OPEN SPACE REQUIREMENTS TABLE

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

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

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

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

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

STREET PERIMETER BUFFER TABLE

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

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

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

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

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

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

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
N PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N QUENOMOY ST	1 TREE/40 LF	1,266	32	32
N QUENOMOY ST	1 TREE/40 LF	1,784	45	45
N QUENOMOY CT	1 TREE/40 LF	1,984	50	50
E 51ST DR	1 TREE/40 LF	1,018	26	26
E 50TH DR	1 TREE/40 LF	574	15	15

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

SITE DATA

SITE DATA		
SITE DATA	AREA (AC)	%
TOTAL SITE AREA	30.739	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.67	21.7%
LANDSCAPE AREA	5.92	19.3%
* COOL SEASON GRASSES	0.64	
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.		



AMENDMENT 2

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

NATIVE SEED MIX

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

PLANT LIST

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

LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" -3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- FREESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10.
- LIGHTING WILL INCLUDE A MIXTURE OF STREET POLE LIGHTING, BOLLARD LIGHTING, AND ACCENT LIGHTING FOR ENTRY FEATURES, LANDSCAPE, AND OTHER IMPORTANT ELEMENTS. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHOULD BE OF THE DOWNCAST TYPE.

LEGEND

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

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

SINGLE FAMILY LANDSCAPE AREAS

SHADE STREET TREE

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

SHADE PATIO TREE

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

ORNAMENTAL TREE - MULTI TRUNK

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

ORNAMENTAL TREE - SINGLE TRUNK, 15' DIA MAX. FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CRATAEGUS CRUS-GALLI INERMIS, THORNLESS COCKSPUR HAWTHORN
 - MALUS RADIANT, RADIANT CRABAPPLE
 - MALUS THUNDERCHILD, THUNDERCHILD CRABAPPLE
 - *ALTERNATE THROUGHOUT CORRIDOR

ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN

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

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

DECIDUOUS SHRUBS - MED

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

PERENNIAL GRASS - SMALL

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

PERENNIAL GRASS - MEDIUM

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

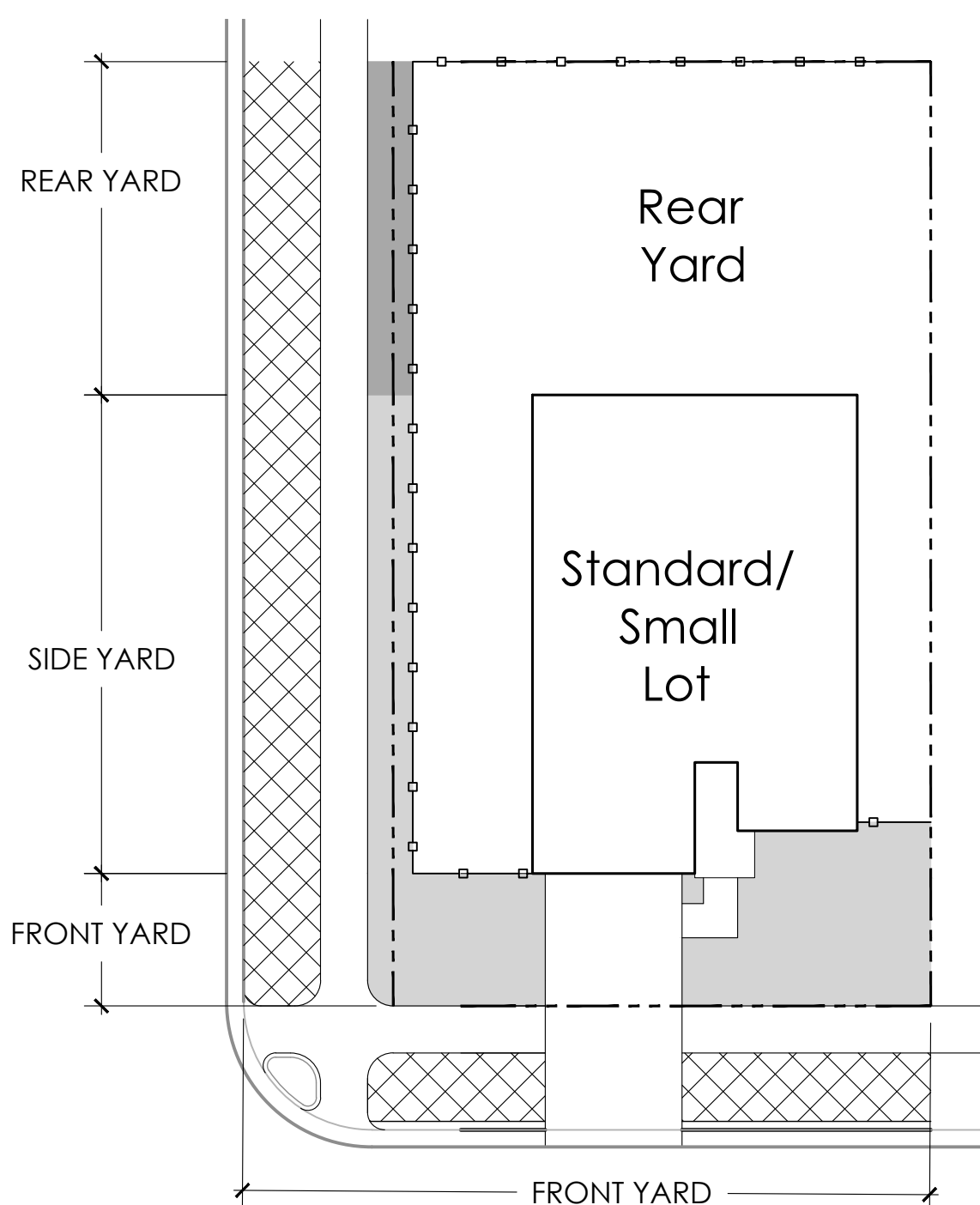
PERENNIAL SHRUB

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

EVERGREEN GROUNDCOVER SHRUB

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

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

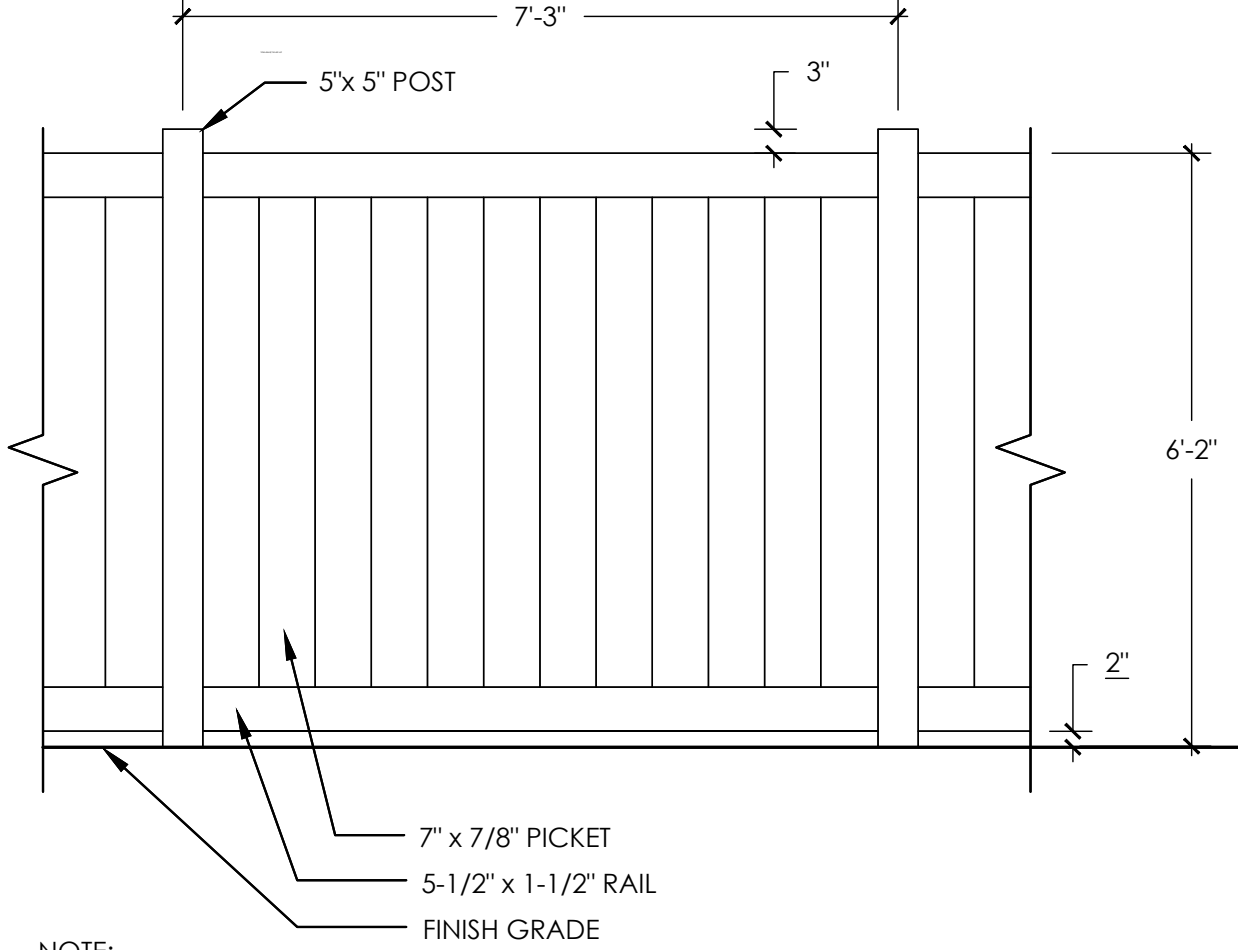


GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: August 5, 2021



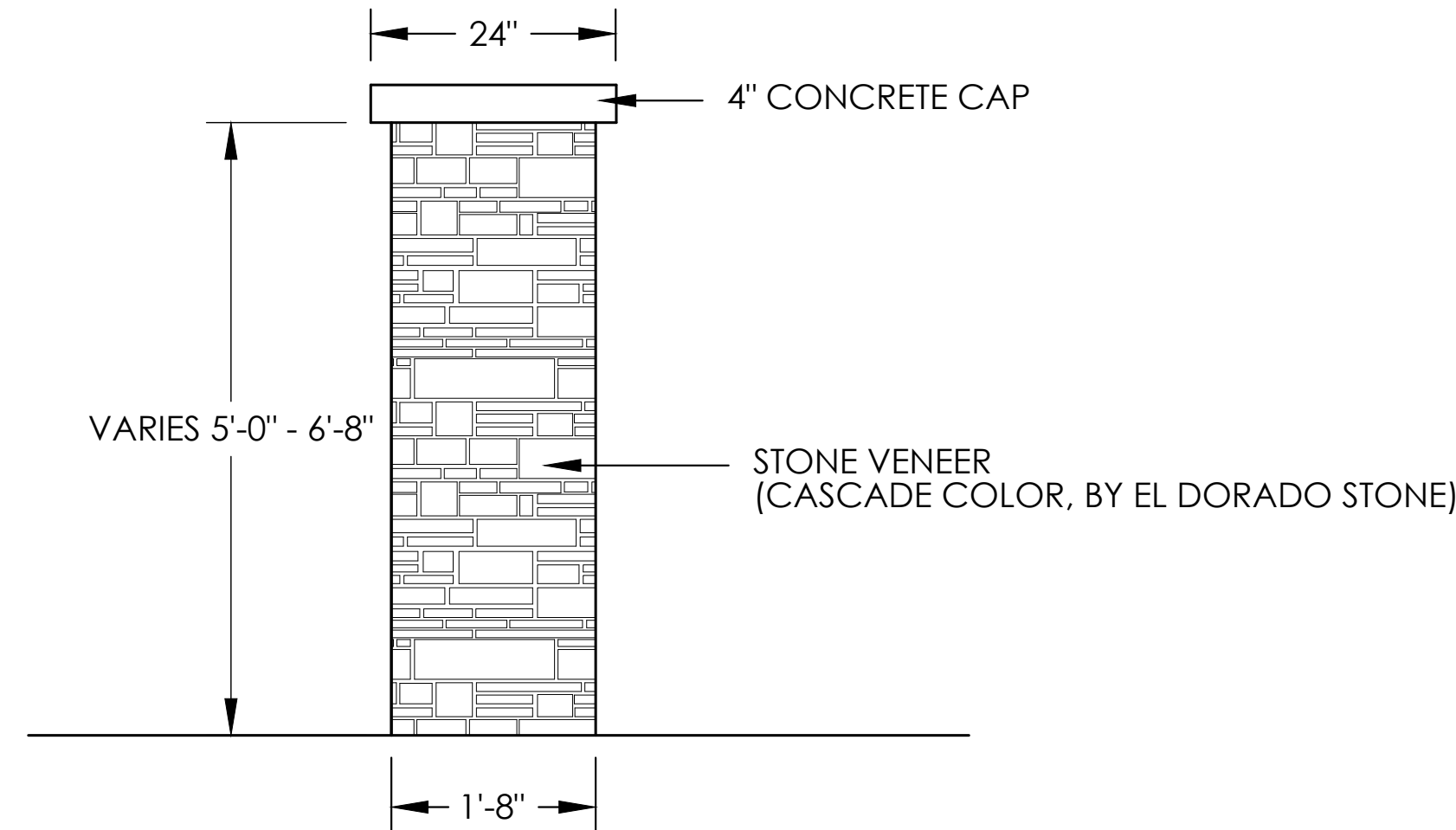
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8/5/2021 4:34 PM
DILLON COOK

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



NOTE:

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



NOTE:

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



PRIVACY FENCE

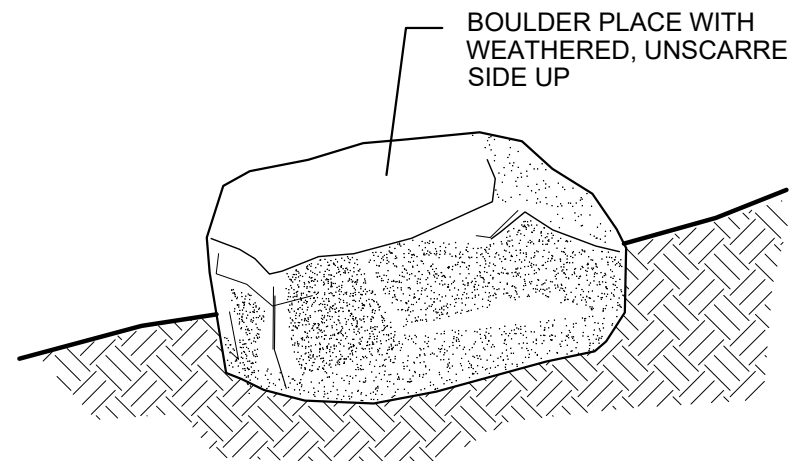
1 1/2" = 1'

FENCE COLUMN

2 3/4" = 1'

PET STATION

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

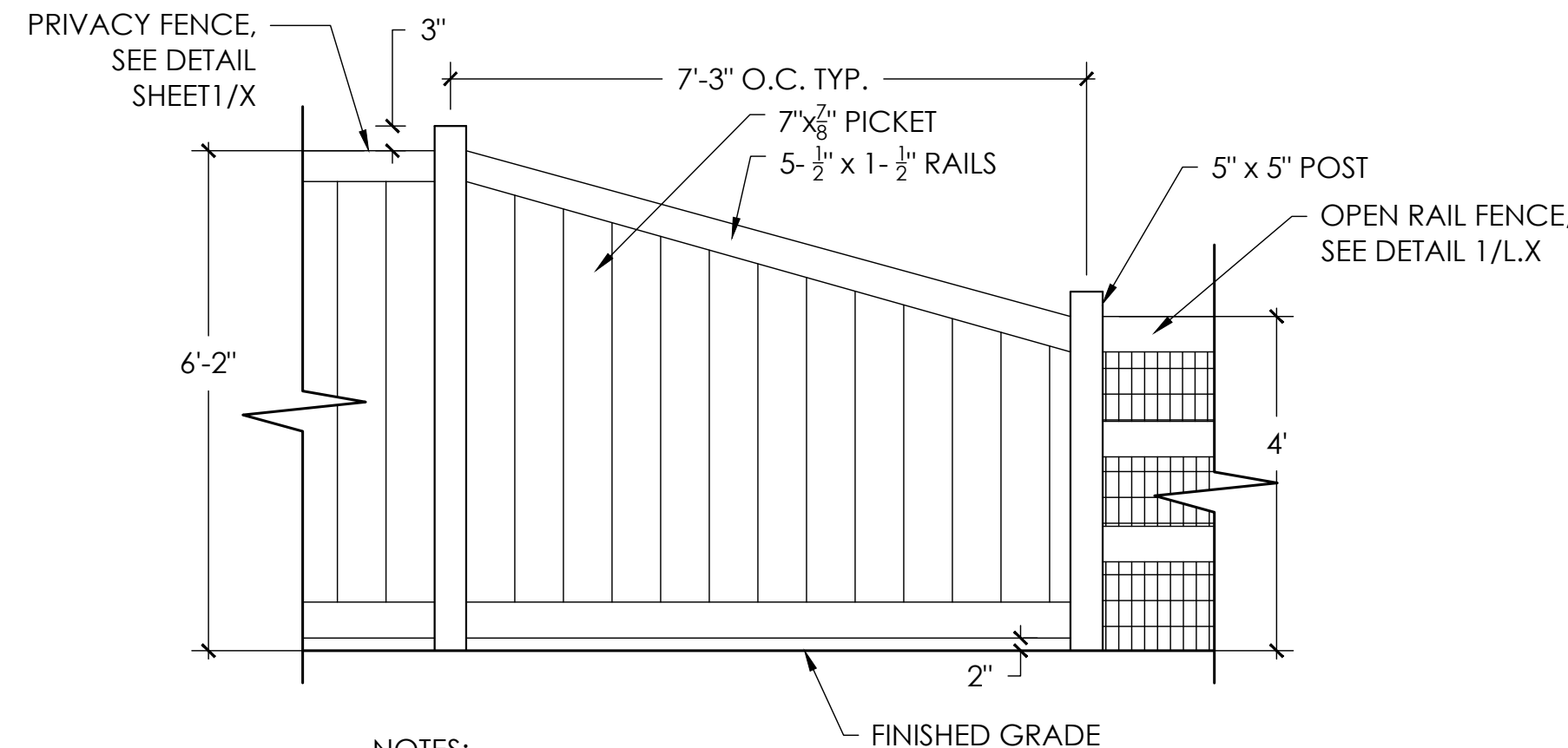


NOTES

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

LANDSCAPE BOULDER

4 NTS

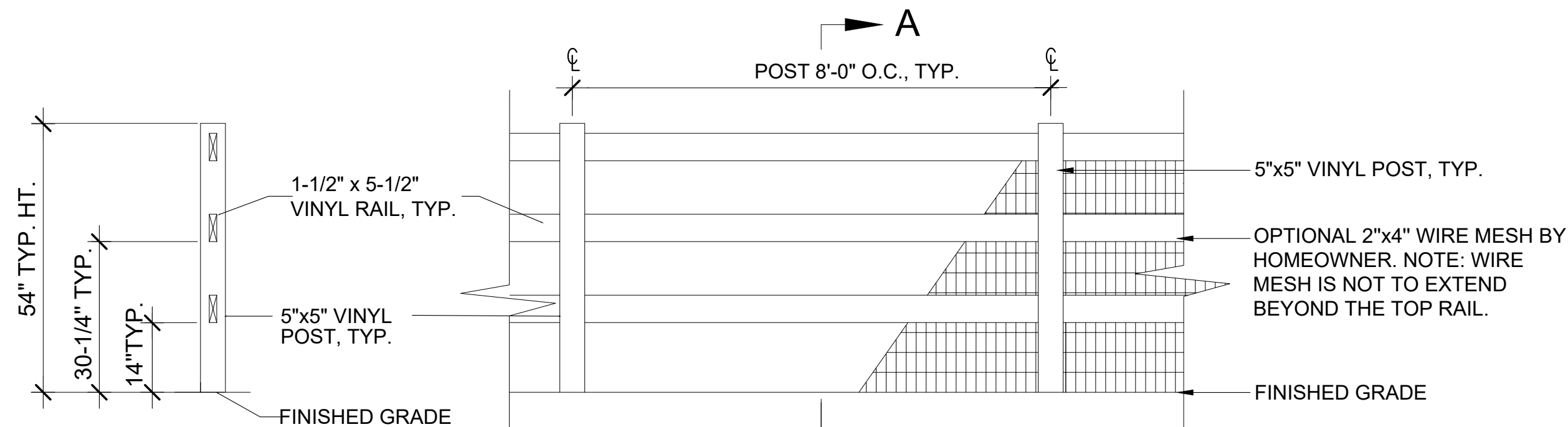


NOTES:

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

FENCE TRANSITION DETAIL

5 1/2" = 1'

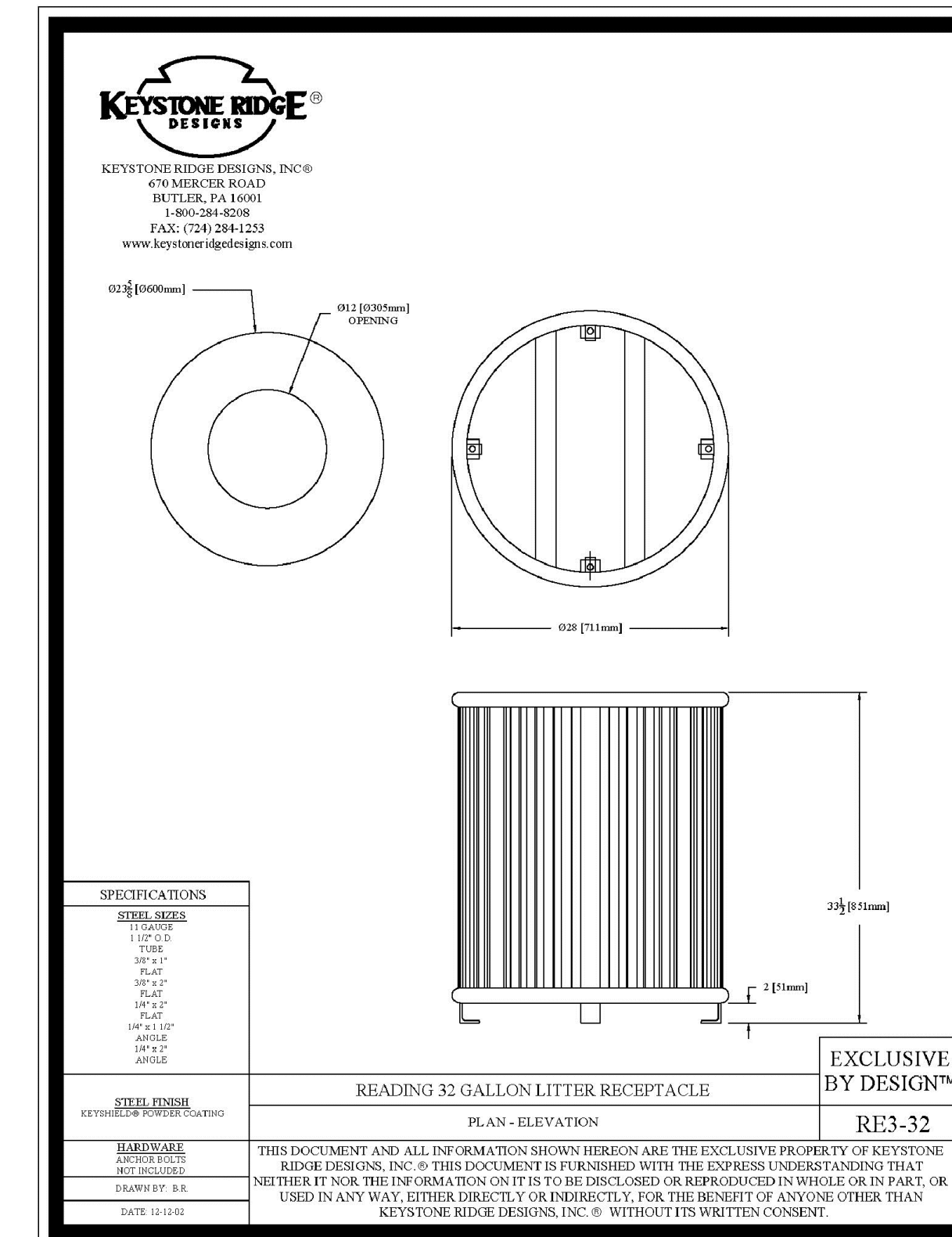


NOTE:

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

OPEN RAIL FENCE

6 1/2" = 1'



TRASH RECEPTACLE

7 NTS *COLOR TO BE CHROMITE • 38/90018

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
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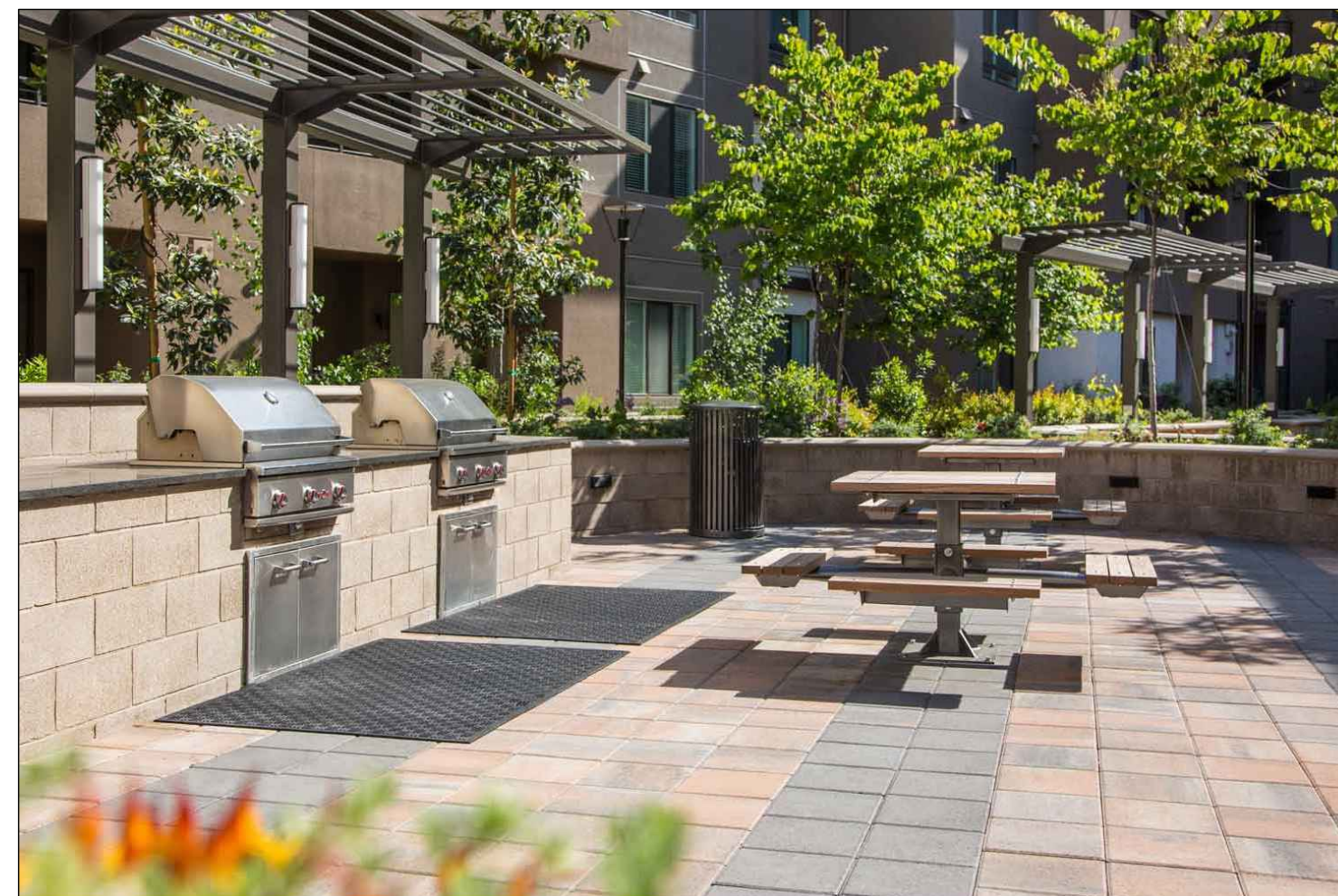
1 SHADE STRUCTURE
NTS (Images for reference only)
DIMENSIONS: 14' X 20'
MATERIALS:
VENEER: STONE
BEAMS: WOOD
ROOF: STEEL



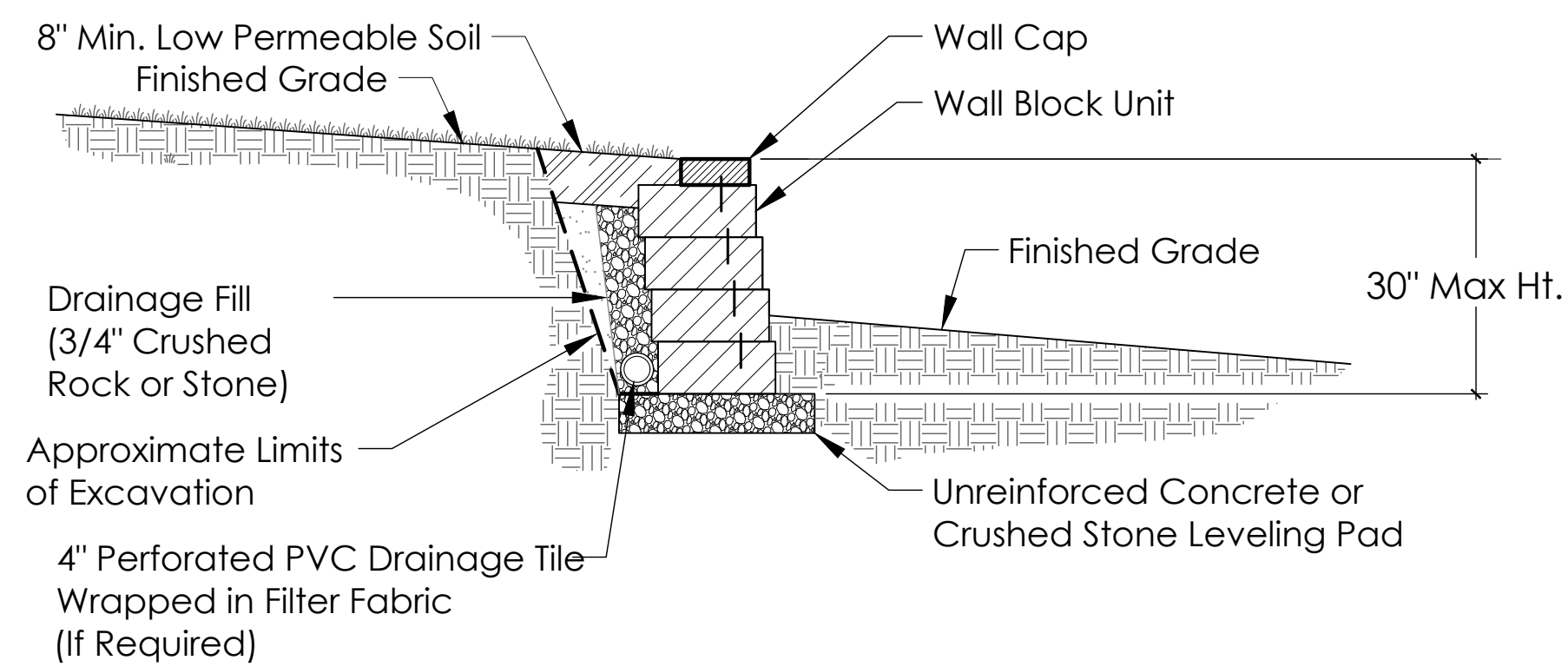
2 HARVEST TABLE
NTS (Images for reference only)



3 OUTDOOR LOUNGE
NTS (Images for reference only)



4 BBQ GRILL AREA
NTS (Images for reference only)




5 RETAINING WALL
NTS

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

GREEN VALLEY RANCH EAST
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Urban

UrbanScope

MPTC
Post top



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

Luminaire ordering guide

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish				
MPTC	70w64led	4k	G2	k3										
MPTC¹ UrbanScope LED post top luminaire	3W32LED²	3K	G2 Gen2	LE2	120	CDMG¹	H5	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles.	BE2TX				
	50W32LED³	3000K		Type II	120V	Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pag. 3)	House Side Shield			BE6TX				
	72W32LED	4K		flat lens	208	OVR	Dynadimmer override function			BC2TX				
	97W32LED	4000K		LE3	208V	CLO¹	PH8			BKTX				
	50W48LED			Type III	240V	Pre-set driver to manage lumen depreciation	PH8			BNTX				
	80W48LED			LE3	240V	Pre-set driver to manage lumen depreciation	PH9			GN6TX				
	106W48LED			Type III (ASYM)	277	AST¹	Shorting Cap			GN8TX				
	140W48LED¹			flat lens	277V	Pre-set driver for progressive start-up	PHXL¹			GR				
	70W64LED			LE3W¹	347V	Pre-set driver for progressive start-up	PHXL¹			G3TX				
	110W64LED			Type III (ASYM) wide flat lens	480	Pre-set driver for progressive start-up	Photoelectric cell, extended life			NP				
	90W80LED			LE4	480V	Pre-set driver to signal end of life of the lamp	RD2TX			RD4TX				
				Type IV (ASYM)		OTL¹	RD1¹	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles.	TG				
				flat lens		Pre-set driver to signal end of life of the lamp	5-Pin receptacle for dimming photoelectric cell			WH1TX				
				LE5		DALI	RD7¹			WH2TX				
				Type V (ASYM)		Pre-set driver compatible with the DALI control system	7-Pin receptacle for photoelectric cell			WH3TX				
				flat lens			TN3¹			WH4TX				
							DMG							
							0-10 volt							

by @ignify

RoadFocus

RFM

Cobrahead (medium)

Lumec **RoadFocus LED Cobra Head** luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. **RoadFocus** is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag. Innovative way to provide assistance throughout the life of the product.

Project:

Location:

City No:

Type:

Lampse:

Qty:

Project:

Location:

City No:

Type:

Lampse:

Qty:

Ordering guide

example: RM-108W32LED3C-G2-R2M-UVN-DVG-HS-PH8-RCED7-GY3

Series	LED module (30W=4xR32)	CCT	Generation	Distribution	Voltage UNV	Options Controls ¹	Options rcd7	Finish gy3
RFM RoadFocus roadway, medium	30W4LED 30W32LED 45W4LED 50W4LED 50W42LED 50W48LED 50W48LED 72W32LED 80W48LED 89W42LED 89W60LED 90W60LED 101W82LED 101W84LED 110W52LED 115W60LED 160W48LED	4K 4100K 3K 3000K 37K 2700K	G2 Generation-2	R3m Type II short (6-5°M) R2M Type II Medium (6-5°M) Type3 R25 Type II Short (6-5°M) R3M Type II Medium (6-5°M) Type4 4 Type IV (6-5°M) Type5 5 Type V (5°M)	UNV 120-277V HVU 347-480V	DALI DALI/P addressable lighting interface DMG ² 0-10V SRD ³ Sensor ready drive, standard configuration SRD ³ Sensor ready drive, alternate configuration	AC Two clamp with 4 bolts FC Factory installed NEMA label, ANSI C136-16-2016 compliant FABS ⁴ Field adjustable wattage selector HS House (5°), Street (5°), Street, 1 per 5° LED light engine NRC ⁵ No receptacle NTSC A position terminal block PH8/16 Twist-lock photoelectric cell, UNV (200-277VAC) PH8/347 Twist-lock photoelectric cell (347VAC) PH8/480 Twist-lock photoelectric cell (480VAC) PH8/16 Twist-lock photoelectric cell, extended life, UNV (200-277VAC) PH8 Shutting cap RCED ⁶ Tool less receptacle for twist-lock photoelectric on shutting cap, 5-pin (optional) RCED ⁶ Tool less receptacle for twist-lock photoelectric on shutting cap, 5-pin (standard) SP3 20W / 10W Surge protector TL85P SR-receptacle	BK Black BR Bronze GY3 Grey WH White

1. Not available with HVU

2. Only available with SRD or SRD1 Driver Options

3. Only available with DMG Driver Options

4. Select either DALI or DMG or SRD or SRD1 mandatory or option.

5. Please note this integrated feature come standard with RoadFocus.

6. Only available with SRD or SRD1 Driver Options

7. Only available with DMG Driver Options

8. Not available with PH8/347 PH8/480, PH8/16, PH8/16 SRD or SRD1 Driver Options


9. Not available with SRD Driver Options.

10. Either RCD or RCD7 must be applied for this option.

11. Extended lead-time may apply. Consult factory

12. FABS value accuracy +/- 10% on these models

13. Not available with UNV

valmont 
STRUCTURES

ROUND TAPERED STEEL
DS210
Light Duty

Job Name: _____
Job Location - City: _____ State: _____
Product: **DS210** ---- Quote: _____

Client Name: _____
Created By: _____ Date: _____
Customer Approval: _____ Date: _____

SPECIFICATIONS

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

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

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

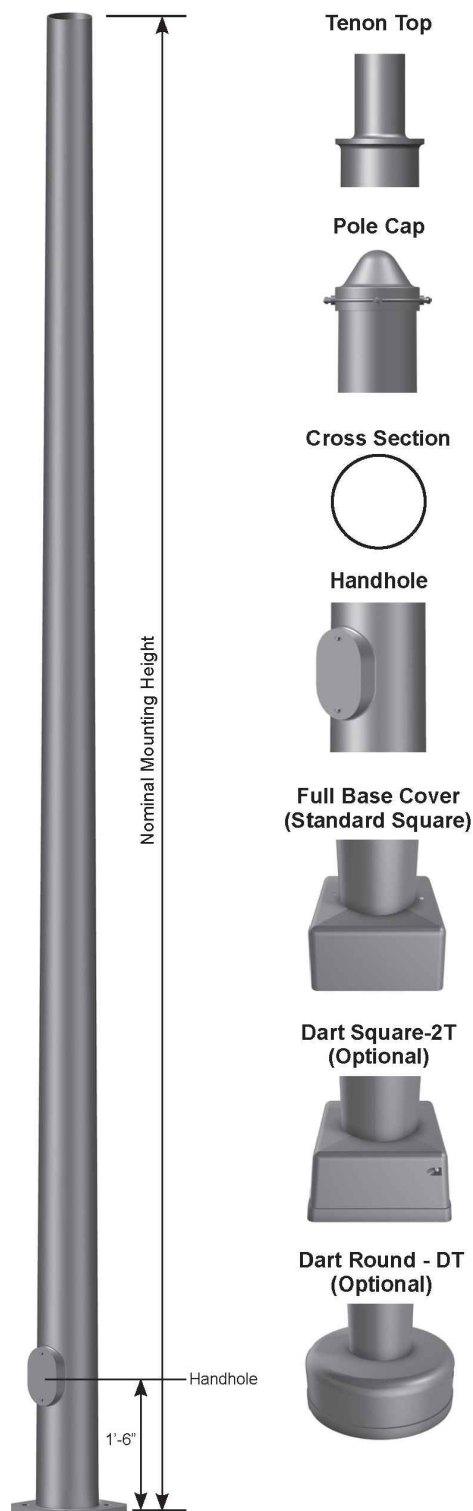
Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Valmont reserves the right to provide a two-piece steel full base cover on some applications depending upon the finish requirement and/or pole base diameter. Nut covers can be substituted on most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

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

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

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

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



The diagram illustrates the components of the DS210 Round Tapered Steel Pole assembly. On the left, a vertical line indicates the 'Normal Mounting Height'. The components shown from top to bottom are: Tenon Top, Pole Cap, Cross Section (a circle), Handhole, Full Base Cover (Standard Square), Dart Square-2T (Optional), and Dart Round - DT (Optional). A dimension of 1'-0" is shown for the height of the handhole area.

VALMONT INDUSTRIES, INC.

28800 IDA STREET, PO BOX 350 - VALLEY, NE 68604 USA


800.825.6668

VALMONTSTRUCTURES.COM

Poles - Steel

Poles - Steel

ROUND TAPERED STEEL DS210 Light Duty

valmont 
STRUCTURES

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

DESIGNATION, LOAD AND DIMENSIONAL DATA

	DESIGN INFORMATION						POLE DIMENSIONS				DESIGNATION
	80 MPH WIND NOMINAL LOAD	80 MPH WIND EPA WEIGHT LOAD	90 MPH WIND NOMINAL LOAD	90 MPH WIND EPA WEIGHT LOAD	100 MPH WIND NOMINAL LOAD	100 MPH WIND EPA WEIGHT LOAD	BASE DIA	TOP DIA	WALL THK	STRUCTURE WEIGHT	
20'-0"	19.3	482	15.1	377	12.2	305	5.90	3.10	11	140	590A200
	24.2	605	19.3	482	15.6	390	6.50	3.70	11	160	650A200
25'-0"	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250
	20.3	507	16.4	405	13.1	327	7.00	3.50	11	200	700A250
30'-0"	30.5	760	24.0	625	19.8	495	7.00	3.50	7	280	700E250
	11.7	292	9.3	232	7.5	187	6.80	2.40	11	200	660A300
	18.9	473	14.9	373	12.0	300	6.80	3.80	11	265	800A300
	33.5	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300
35'-0"	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350
	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350
	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350
	10.7	267	8.5	212	6.8	165	7.82	2.40	11	265	763A389
39'-0"	17.2	430	13.5	338	10.8	270	9.00	3.58	11	355	900A389
	28.5	715	23.0	575	19.0	475	9.00	3.58	7	515	900E389
45'-0"	17.4	435	13.5	338	10.6	265	10.00	3.70	11	450	100A450
	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	100E450
50'-0"	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	100A500
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	100E500

DS210 Heavy Duty
poles available at
valmontstructures.com

- Maximum EPA (Effective Projected Area) and weight values are based on top mounted luminaires and/or brackets having a centroid 2'4" above the Nominal Mounting Height. Structures from sizes above are available upon inquiry at the factory. Satisfaction performance or poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
- Structure weight is a nominal value which includes the pole shaft and base plate only.

ANCHORAGE DATA

POLE	BASE PLATE		ANCHOR BOLTS	
BASE DIA (IN)	WALL THK (IN)	BOLT CIRC DIA (IN)	THK (IN)	LENGTH (IN)
5.90	11	9.00	0.50	10.00
6.50	11	9.50	0.50	10.00
6.80	11	9.50	0.50	10.00
7.00	11	10.00	0.50	10.88
7.30	11	10.00	0.50	10.88
7.82	11	11.00	0.50	11.50
8.00	11	11.00	0.50	11.50
8.50	7	11.00	0.50	11.50
8.80	7	11.50	0.50	12.00
9.00	11	12.50	0.50	12.38
9.50	7	12.50	0.50	12.38
9.80	7	13.50	0.50	14.00
10.00	7	13.50	0.50	14.00

PRODUCT ORDERING CODE

POLE	DESIGNATION	ANCHOR BOLTS	ANCHOR COVERS	ANCHOR COVERS OR PLATES	PAINT COLOR	ANCHOR BASE PLATE	SHIELD FASTENERS (NO)
DS210	650A200	D1	GV	GV	NC	AS	10
<p>Ordering Code Legend:</p> <p>POLE: DS210 = Steel Pole</p> <p>DESIGNATION: 650A200 = 650' x 20" Pole</p> <p>ANCHOR BOLTS: D1 = 1" Dia. x 20"</p> <p>ANCHOR COVERS: GV = Galvanized, GP = Plain Painted, OPT=Optional</p>							

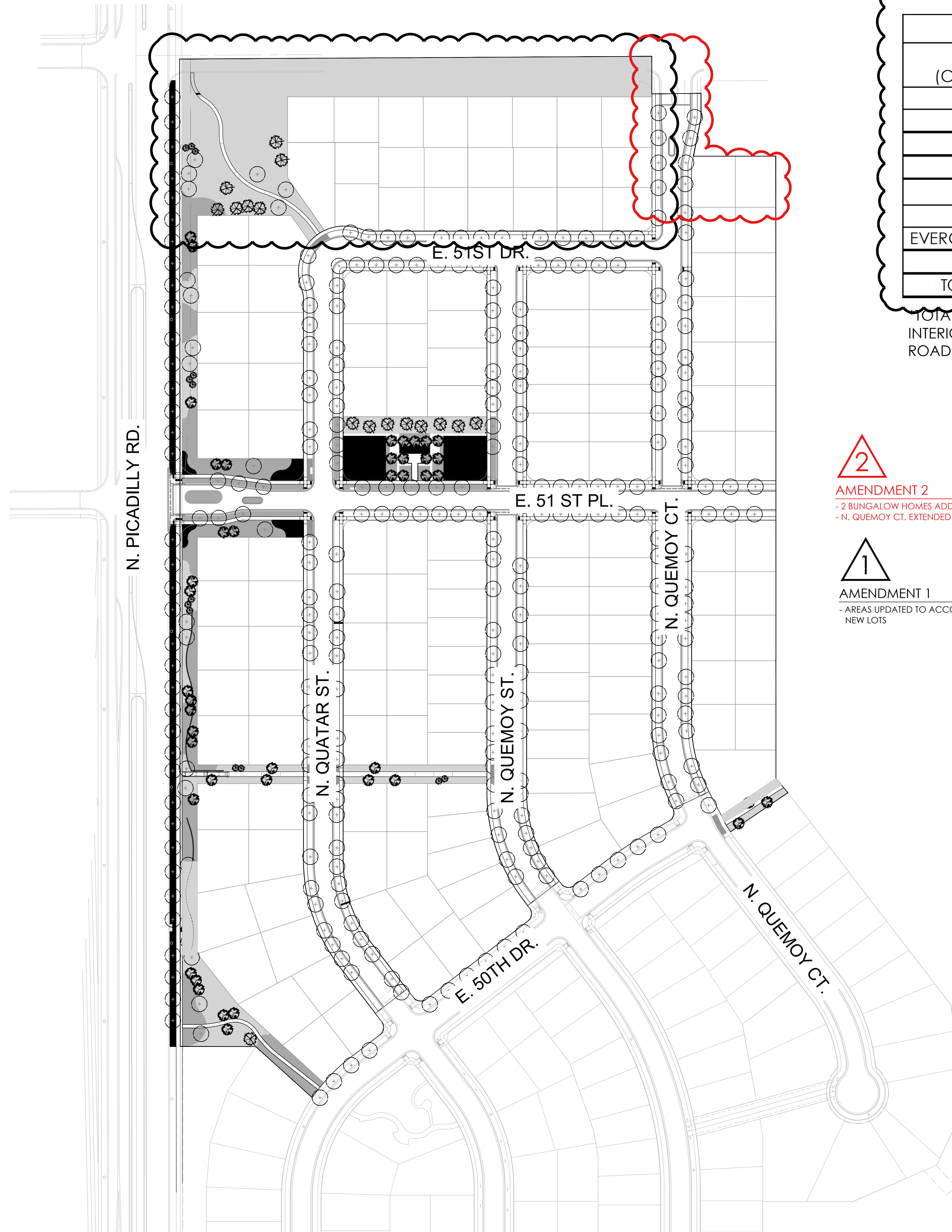
3 LIGHT POLE
NTS



A tall, slender, black light pole stands vertically against a white background. The pole has a long, cylindrical black body. At the top, there is a clear, cylindrical section that houses the internal lighting components, including a series of horizontal, curved, translucent elements. The pole is shown within a thin black rectangular frame.

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: August 5, 2021

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\1. FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\11-1-SHEETS\GVR EAST PREPLAT 5 HYDROZONE.DWG
8/5/2021 4:33 PM
DILLON COOK



HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	28,959	15%	
LOW WATER USE	41,880	22%	
Z-ZONE	116,774	62%	
TOTAL*	187,613	100%	
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	74	706	52,244
EVERGREEN/ORNAMENTAL TREES	74	177	13,098
TOTAL			65,342
TOTAL LANDSCAPE AREA	252,955		

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

LEGEND

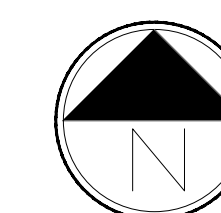
- 2**
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH
- 1**
AMENDMENT 1
- AREAS UPDATED TO ACCOMMODATE
NEW LOTS

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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: August 5, 2021



NOT FOR CONSTRUCTION



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

SHEET 26 OF 33

RETREAT LOTS

AMENDMENT 2

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

AMENDMENT 1

- BUNGALOW HOMES ADDED

A SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50' X 110'
LANDSCAPE STANDARDS:

1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS TEN (10) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FOUR (4) AND TWO (2) GRASS IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

B SINGLE FAMILY HOME (MID-BLOCK LOT) 50'-60' x 110'
LANDSCAPE STANDARDS:

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

C SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 60'-70' X 110'
LANDSCAPE STANDARDS:

1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. TWO (2) ORNAMENTAL TREES IN FRONT YARD
3. MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY-ONE (21) PERENNIALS OR GRASSES IN FRONT YARD. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS SIX (6) AND THREE (3) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2'
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD

D SINGLE FAMILY HOME (LARGE CORNER LOT) 60'-70' X 110'
LANDSCAPE STANDARDS:

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

E SINGLE FAMILY HOME (LARGE CORNER LOT) 80'-90' X 110'
LANDSCAPE STANDARDS:

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

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

LANDSCAPE STANDARDS:

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

G SINGLE FAMILY HOME (4 PACK CORNER LOT)

LANDSCAPE STANDARDS:

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

SINGLE FAMILY HOME (3 PACK MID-BLOCK LOT)
LANDSCAPE STANDARDS:

LANDSCAPE STANDARDS:

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

J SINGLE FAMILY HOME (5 PACK MID-BLOCK LOT)

LANDSCAPE STANDARDS:

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

K SINGLE FAMILY HOME (2 PACK MID-BLOCK LOT)
LANDSCAPE STANDARDS:

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

L SINGLE FAMILY HOME (6 PACK CORNER LOT)

LANDSCAPE STANDARDS:

1. REFER TO CSP LANDSCAPE PLANS FOR CURB SIDE TREE LOCATIONS
2. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
3. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTY-FOUR (64) AND EIGHTY-FOUR (84) PERENNIALS OR GRASSES PER FOUR (4) PACK, AT LEAST THREE (3) PLANT SPECIES SHALL BE INCLUDED
4. MINIMUM COUNT OF SHRUBS REQUIRED IS FORTY-FOUR (44) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE
5. REQUIRED LANDSCAPE FEATURE: ONE (1) BOULDER MIN 2'X2'X2', PER LOT, SIX (6) TOTAL
6. TURF SHALL NOT BE PERMITTED IN FRONT YARD



M SINGLE FAMILY HOME (6 PACK CORNER LOT)

LANDSCAPE STANDARDS:

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

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

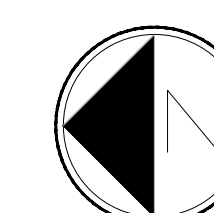
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: WATER WISE LANDSCAPE REQUIREMENTS PLAN
DATE: August 5, 2021



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

Scale: 1"= 60'-0"

NOT FOR CONSTRUCTION

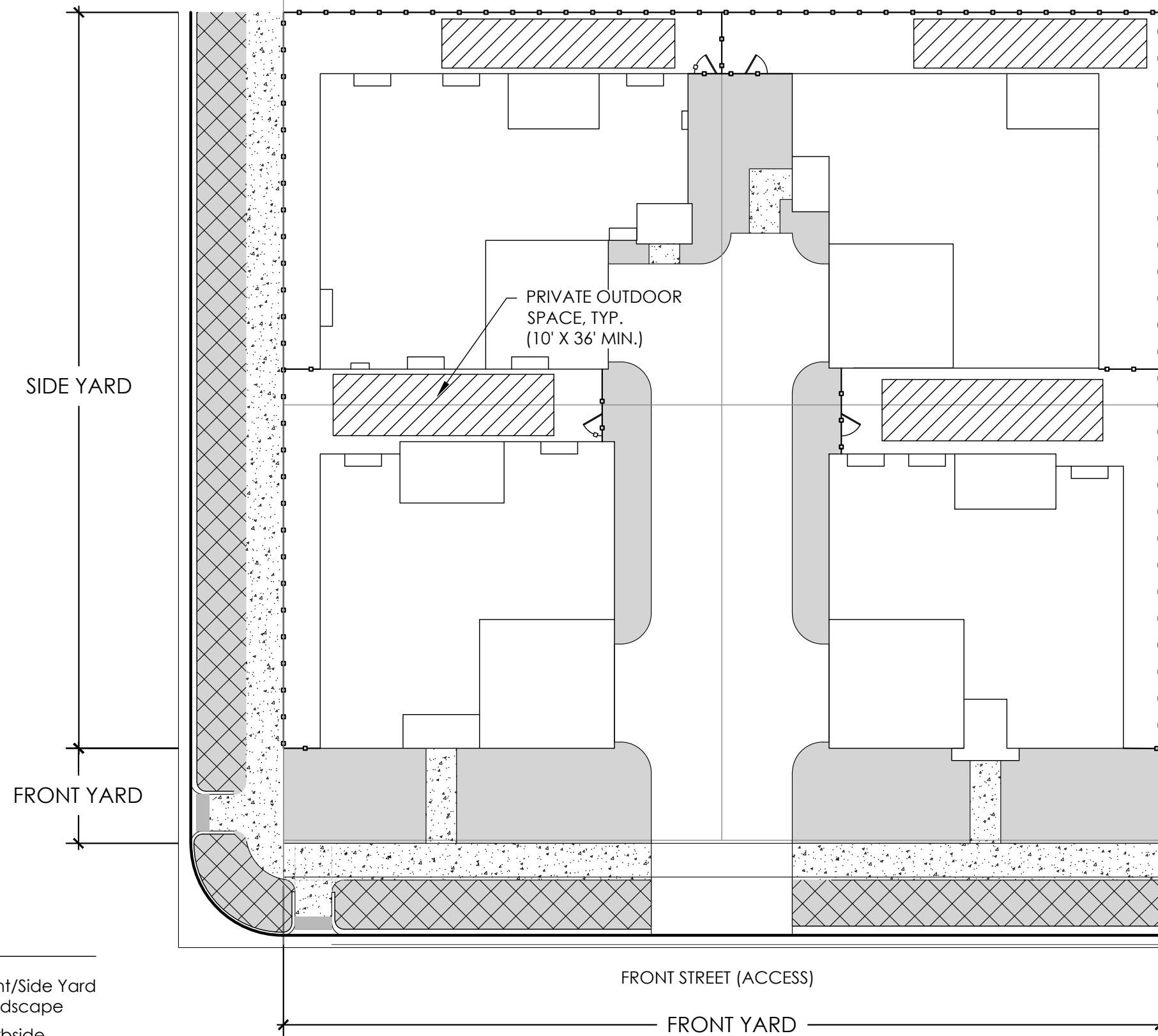


SHEET 27 OF 33

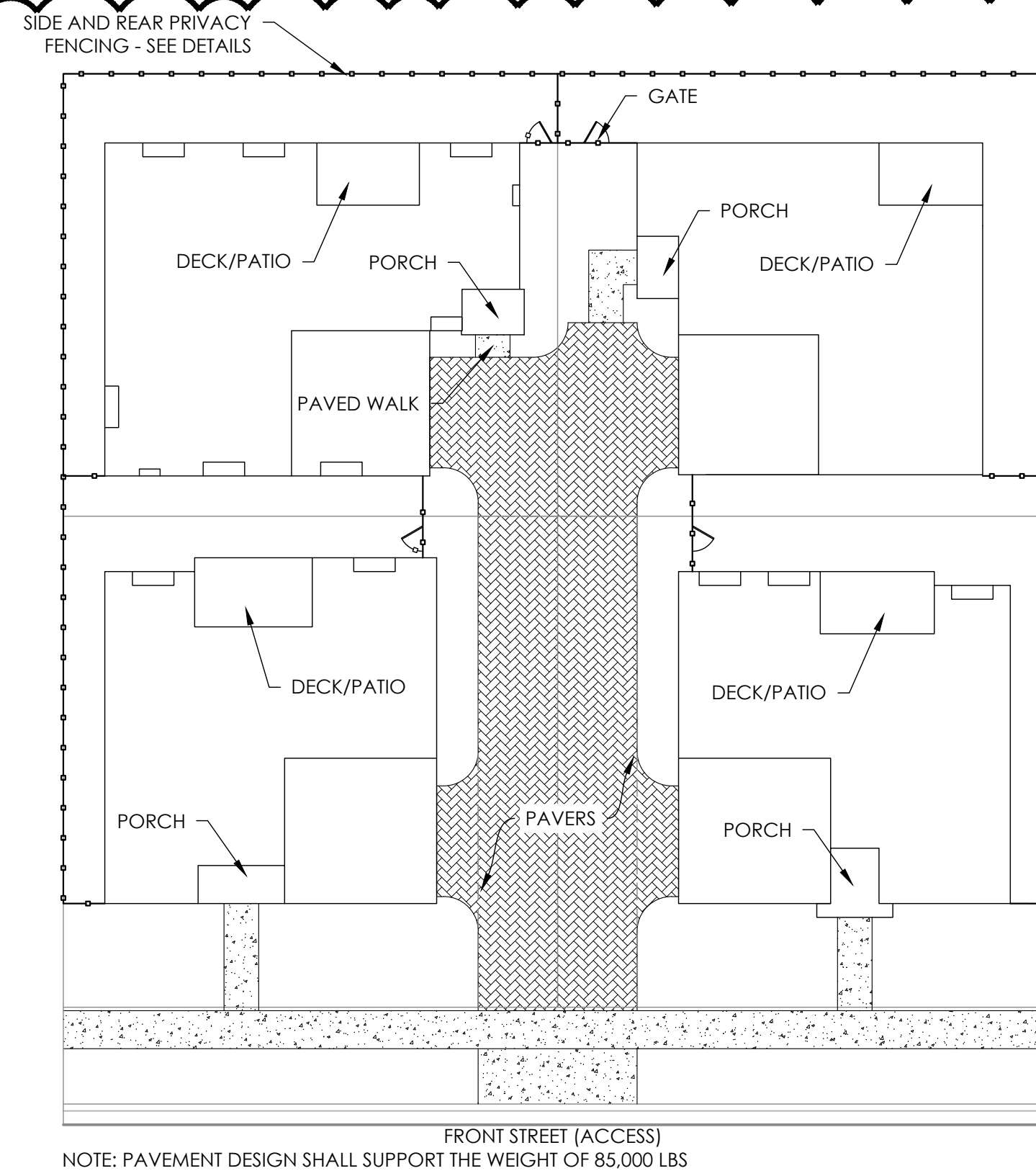
LEGEND

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

1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED

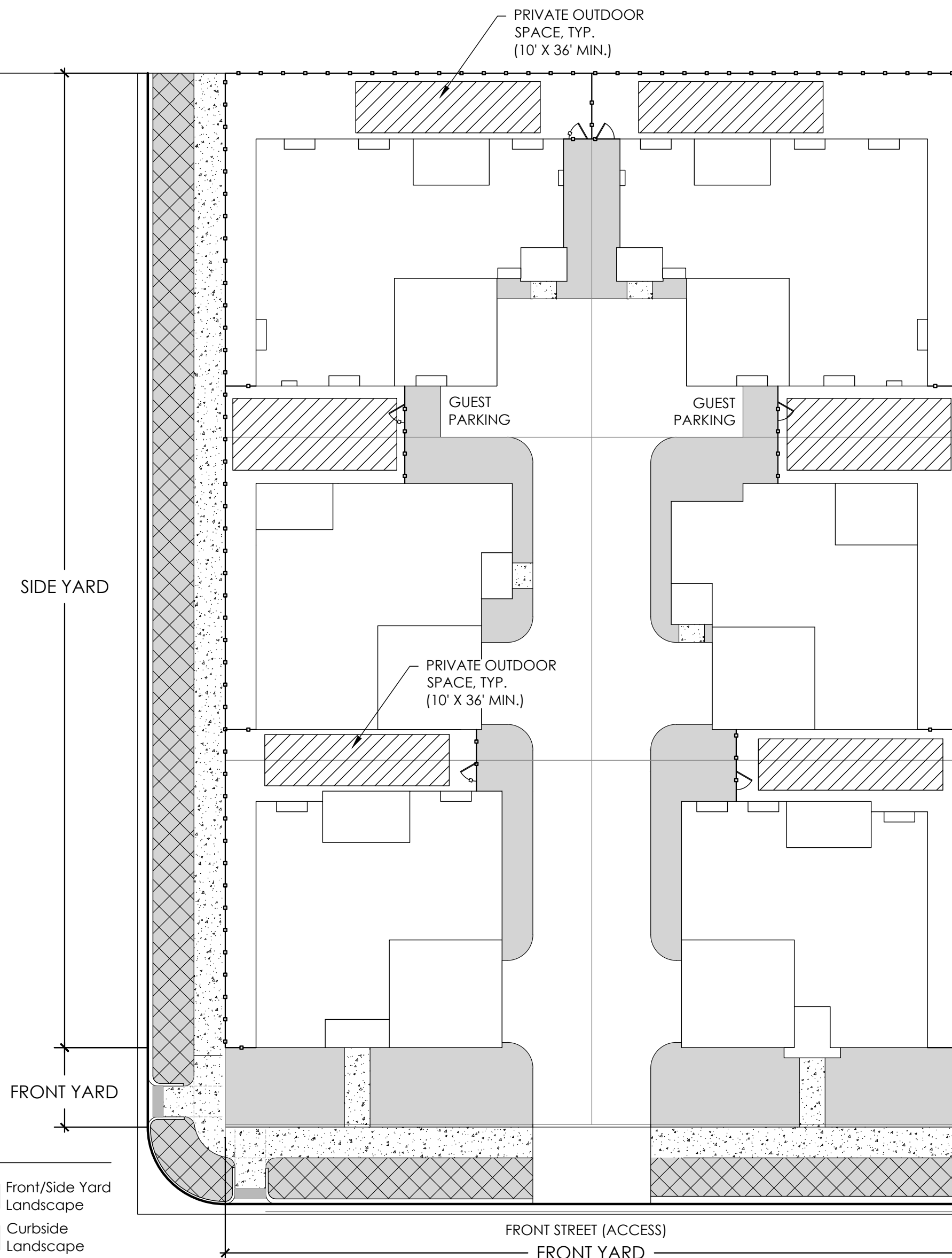


TYPICAL BUNGALOW 4-PACK
LANDSCAPE



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

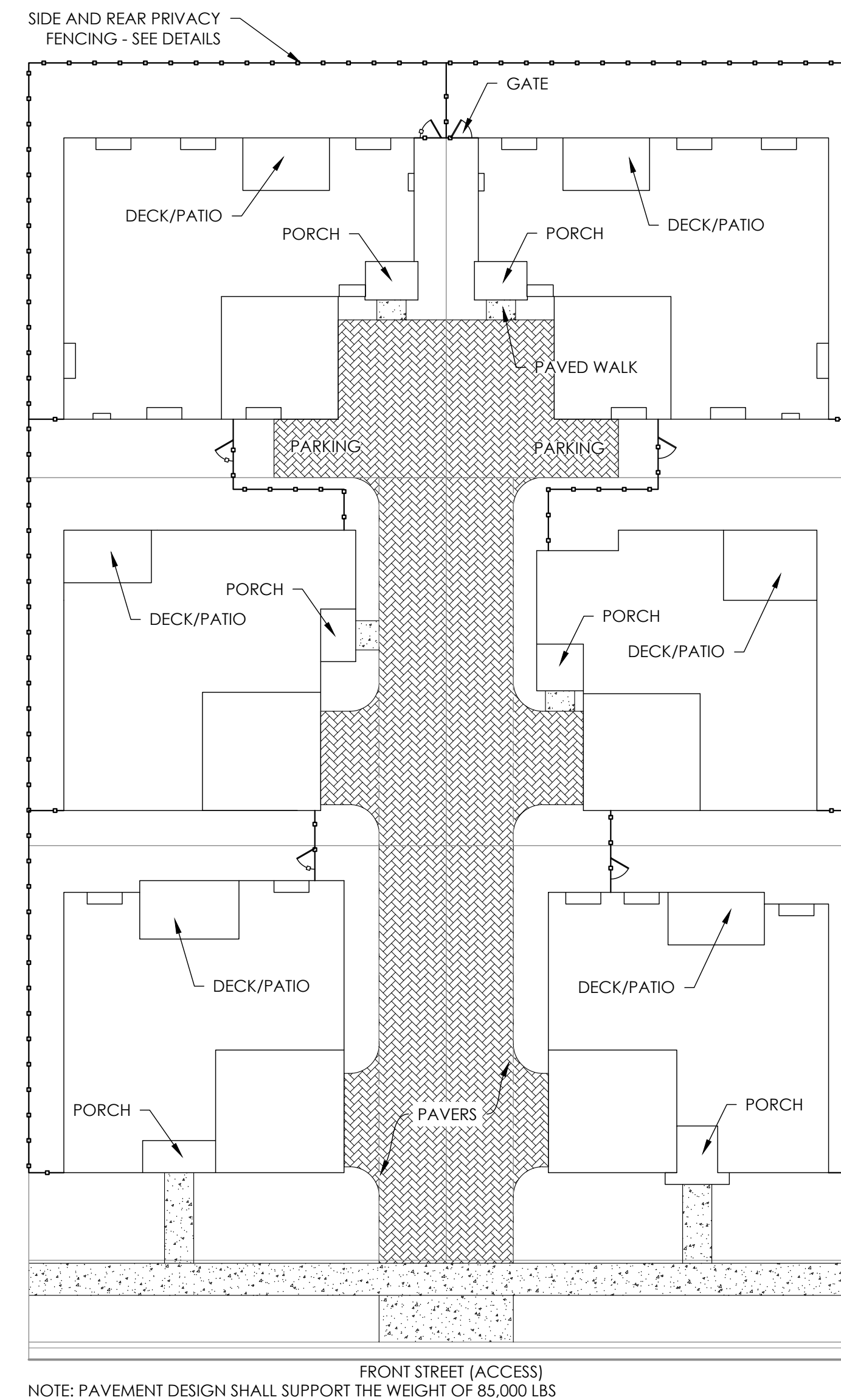
TYPICAL BUNGALOW 4-PACK
MATERIALS AND FENCING



LEGEND

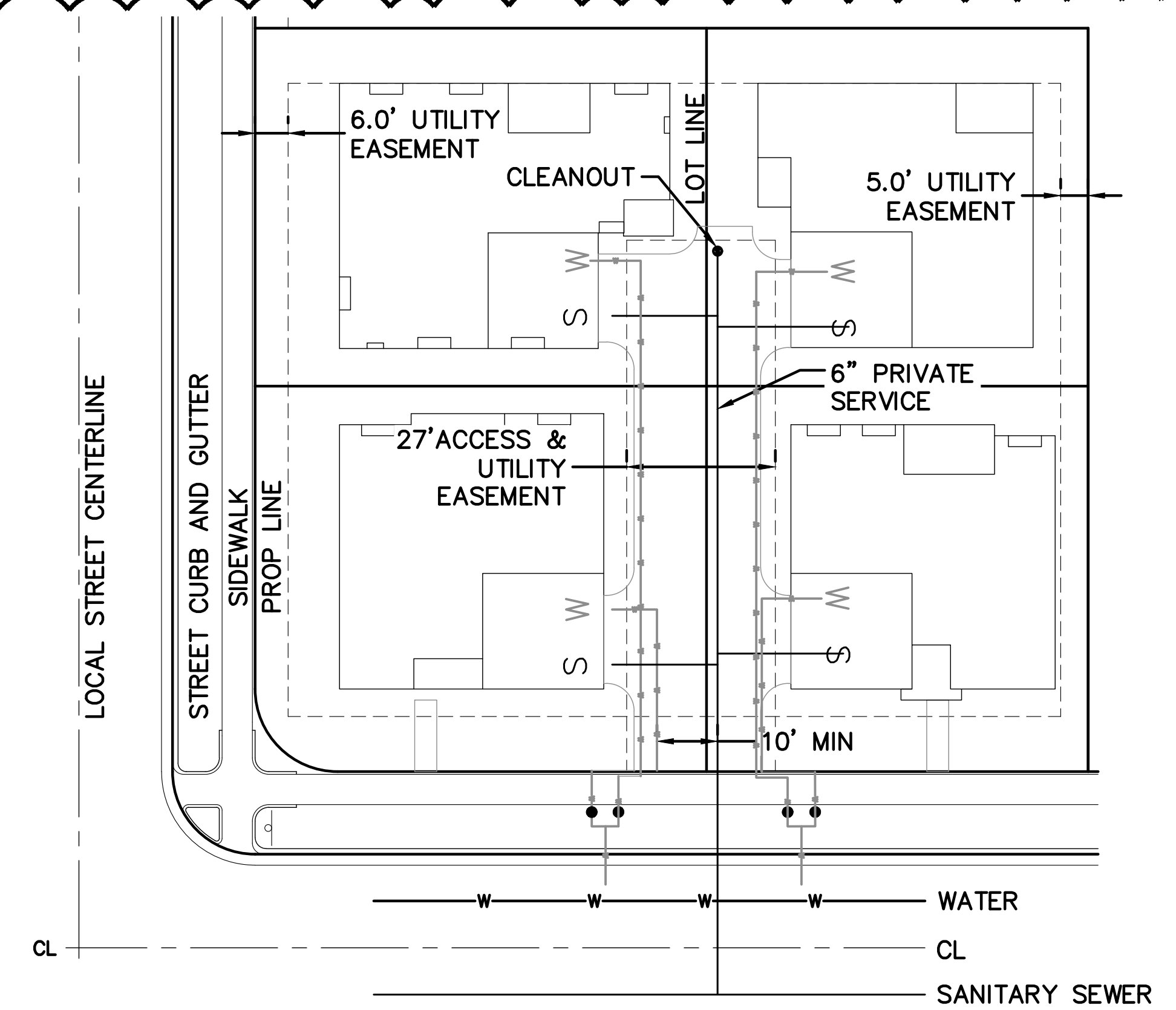
- Front/Side Yard Landscape
- Curbside Landscape
- Property line
- Privacy Fence

TYPICAL BUNGALOW 6-PACK
LANDSCAPE



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

TYPICAL BUNGALOW 6-PACK
MATERIALS AND FENCING



BUNGALOW LOT SERVICES

N.T.S.

ARCHITECTURAL STANDARDS

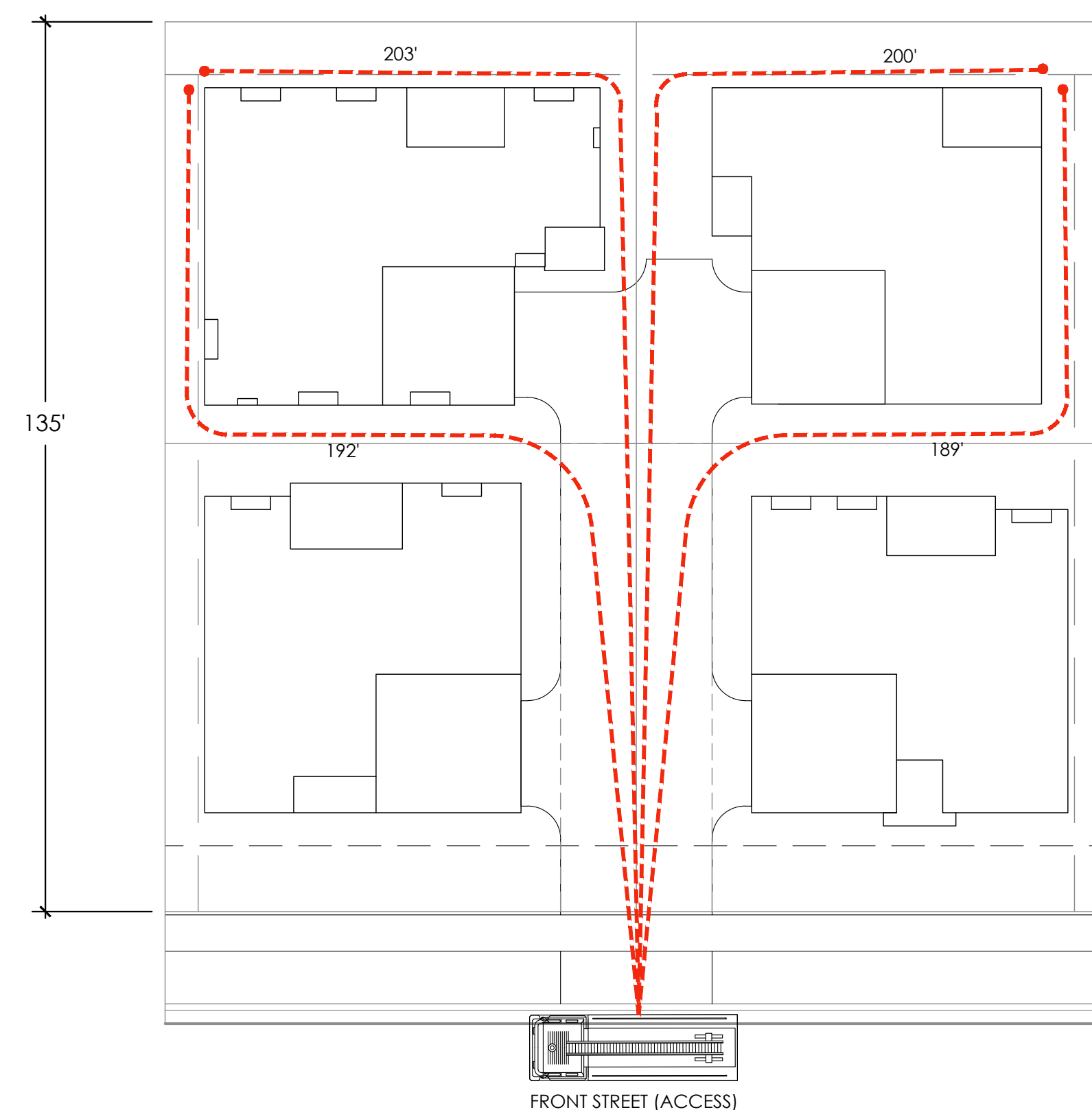
- ELEVATIONS SHALL MEET CODE STANDARDS. CODE STANDARDS WILL BE MEASURED AT TIME OF ARCHITECTURE TYPICAL ELEVATION REVIEW.
- IN A SUBDIVISION PLAT OF 50 OR MORE LOTS, AT LEAST FOUR DIFFERENT HOME MODEL VARIETIES SHALL BE CONSTRUCTED, EACH WITH A DISTINCT FLOOR PLAN AND ELEVATIONS.
- NO IDENTICAL MODEL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

NOTE:

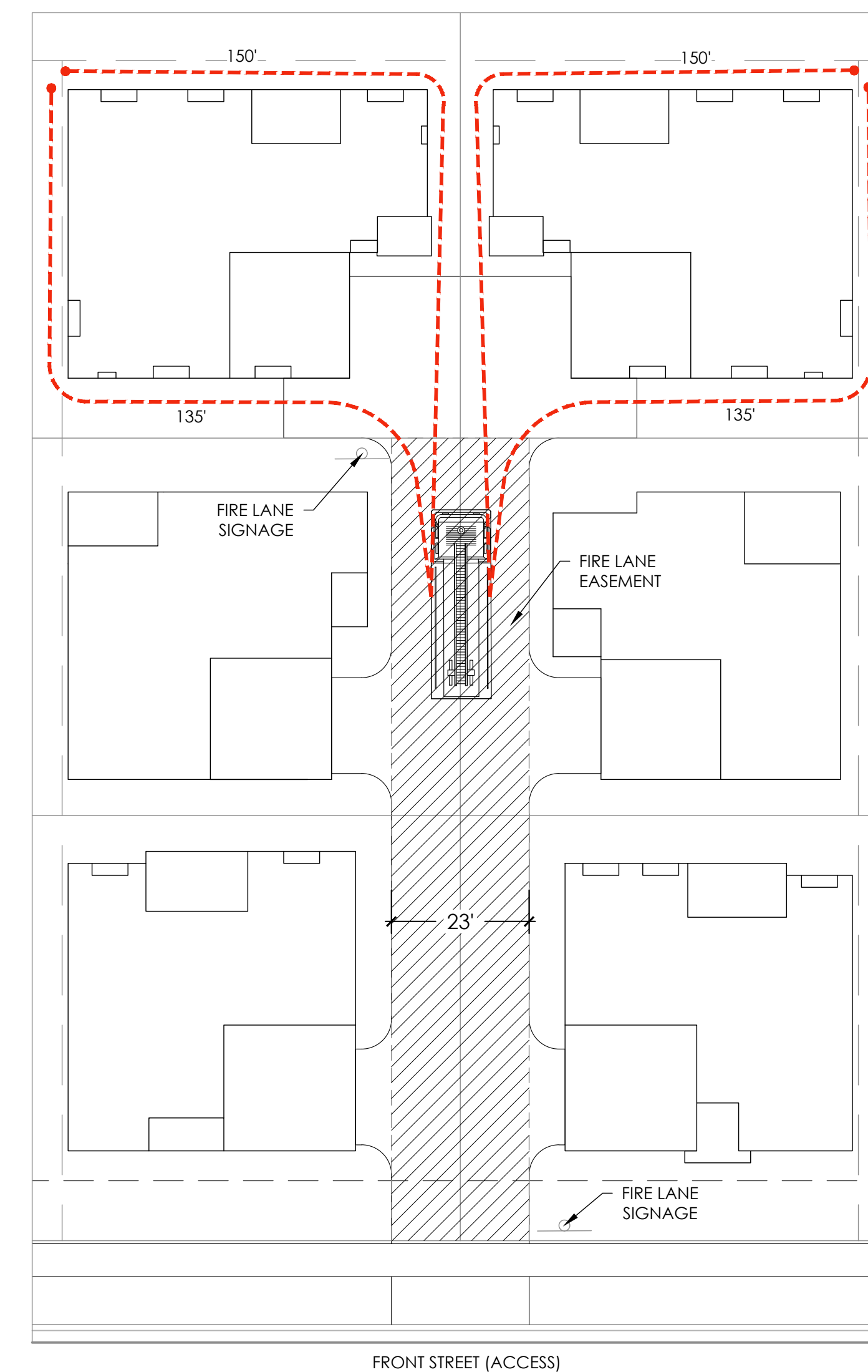
- SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- SEE THE WATER WISE LANDSCAPE REQUIREMENTS PLAN, SHEET 27
- LANDSCAPE DESIGN IS FOR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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: August 5, 2021

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



TYPICAL BUNGALOW 4-PACK HOSEPULL



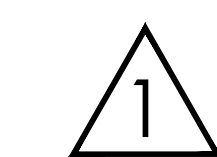
TYPICAL BUNGALOW 6-PACK
HOSEPULL

ARCHITECTURAL STANDARDS

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

NOTE:

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



AMENDMENT 1

- BUNGALOW 6 PACK TYPICALS ADDED

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: August 5, 2021

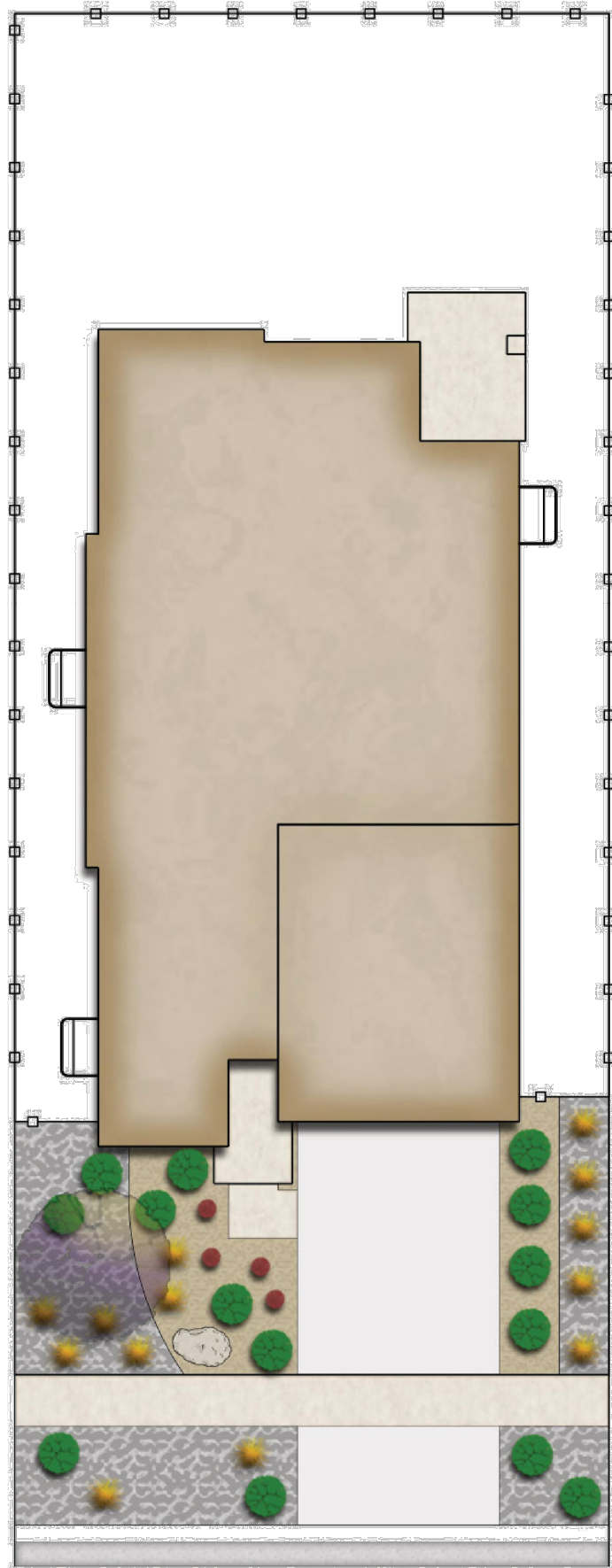
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

A1

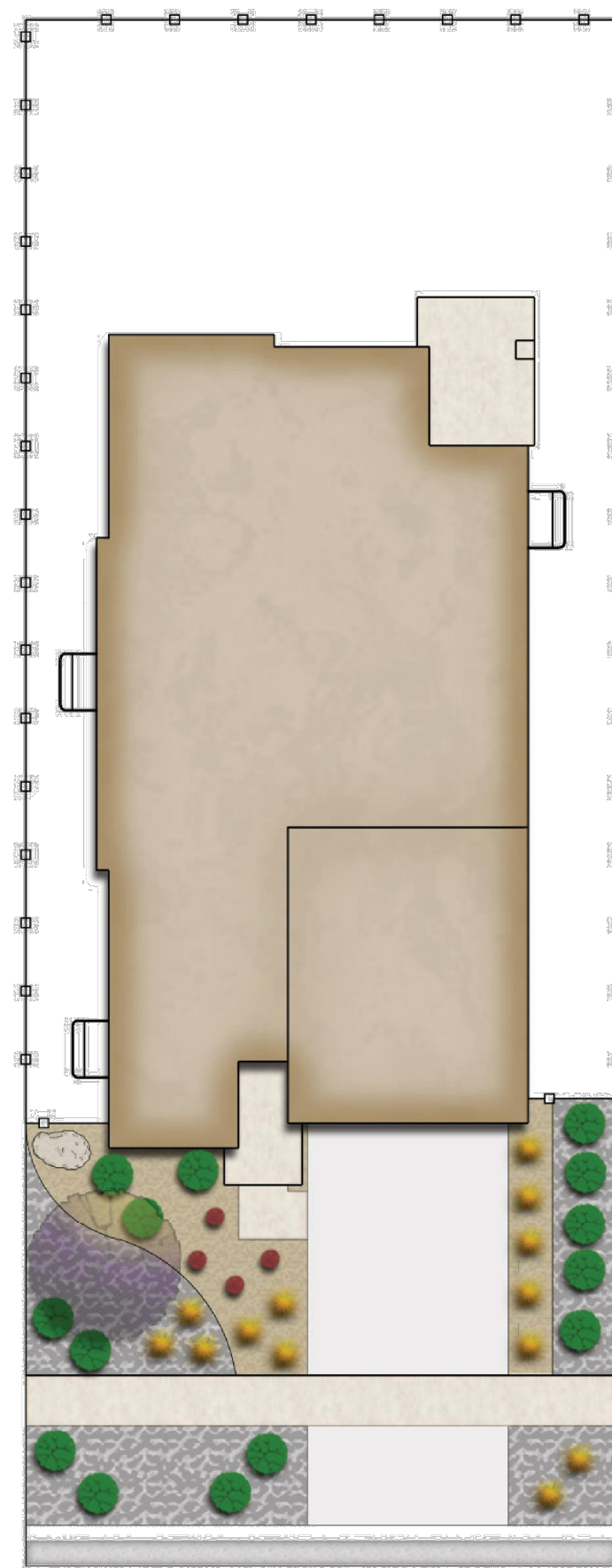
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

A2

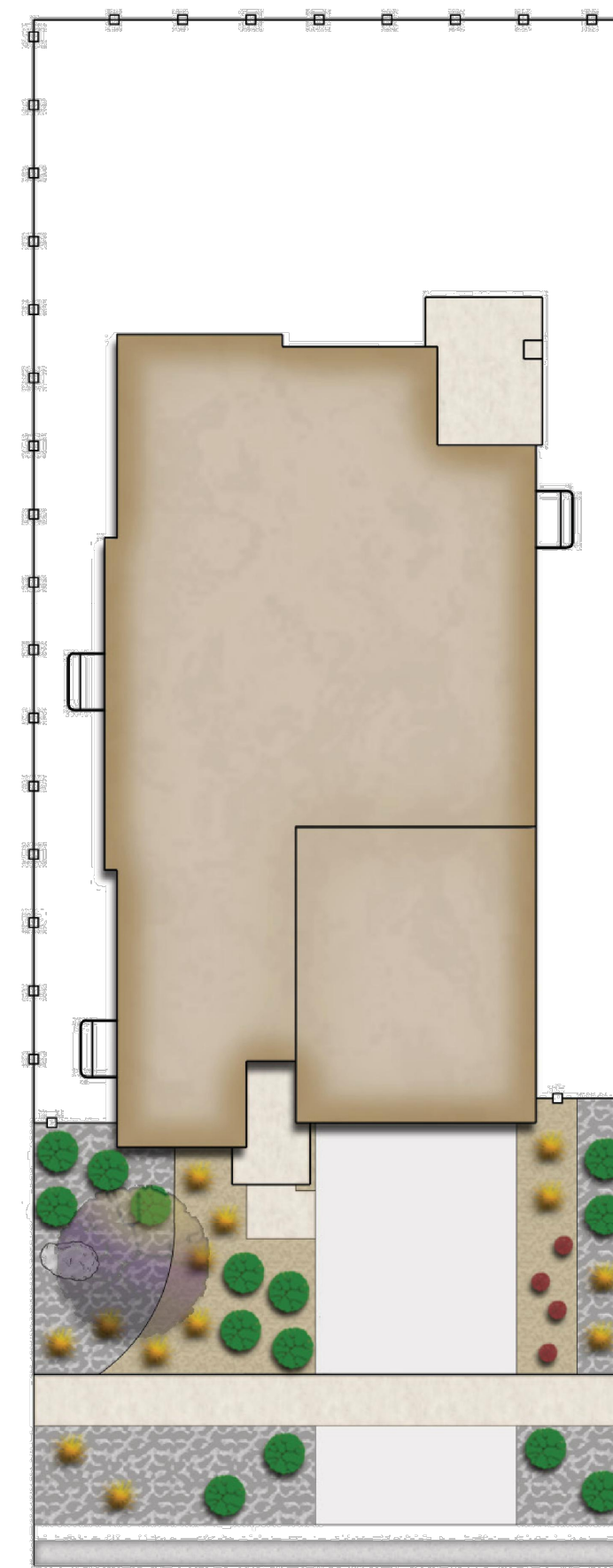
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

A3

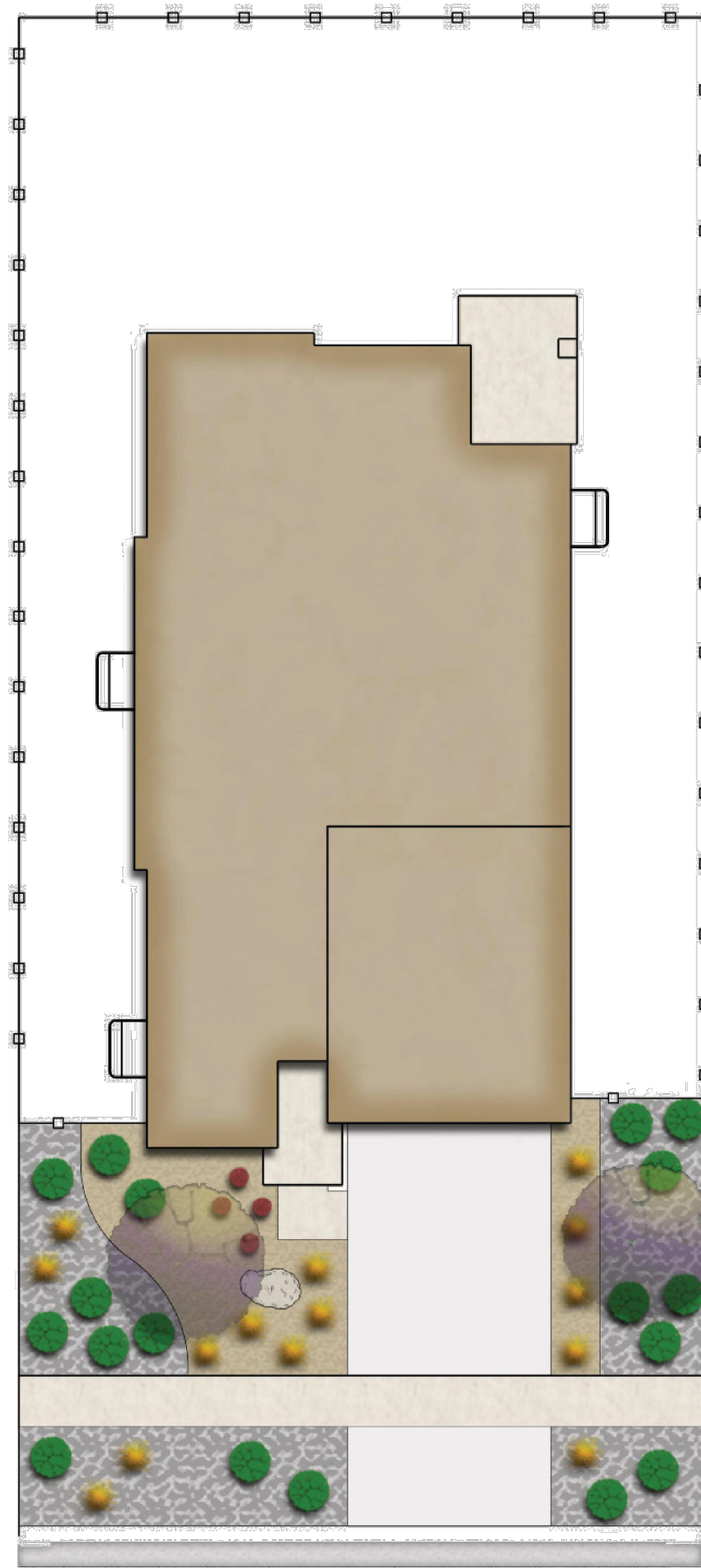
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

B1

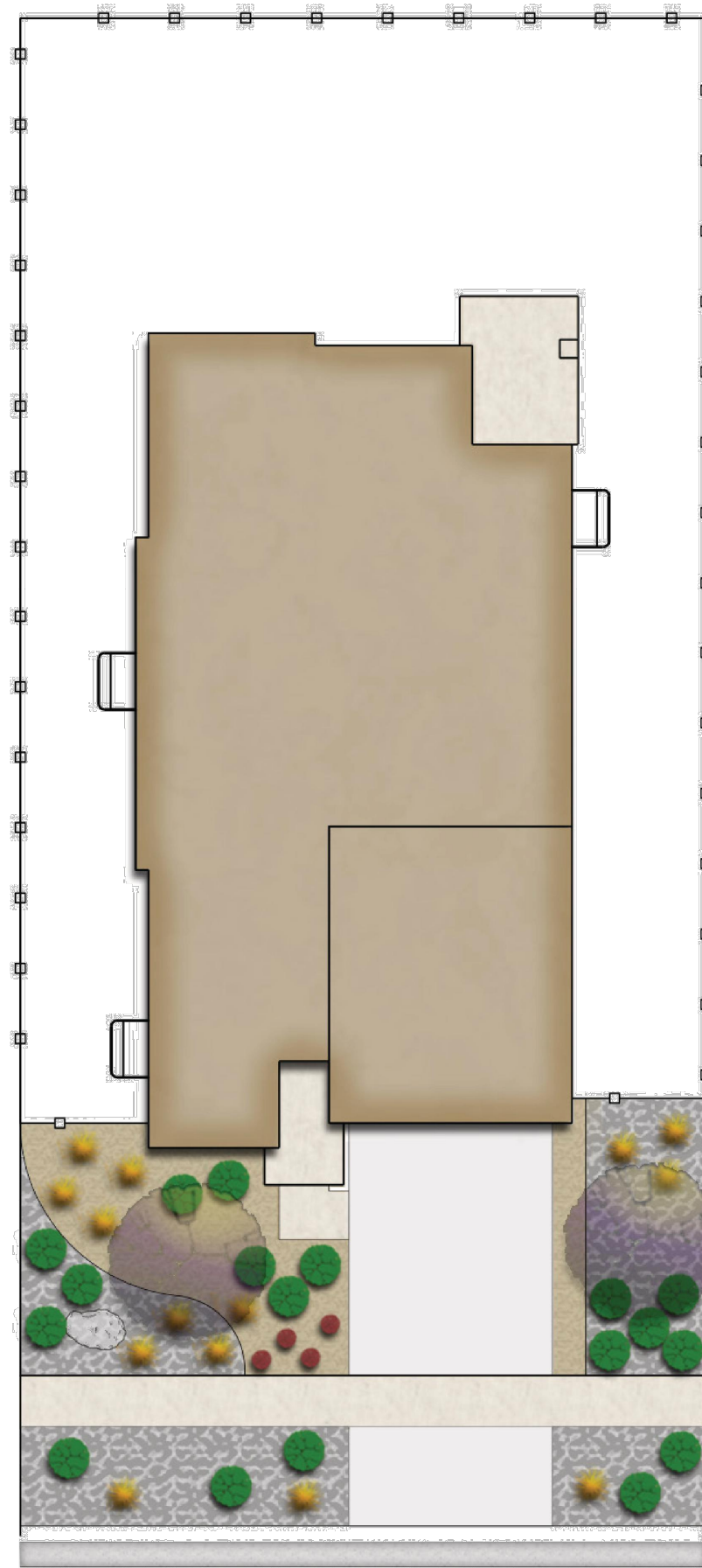
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

B2

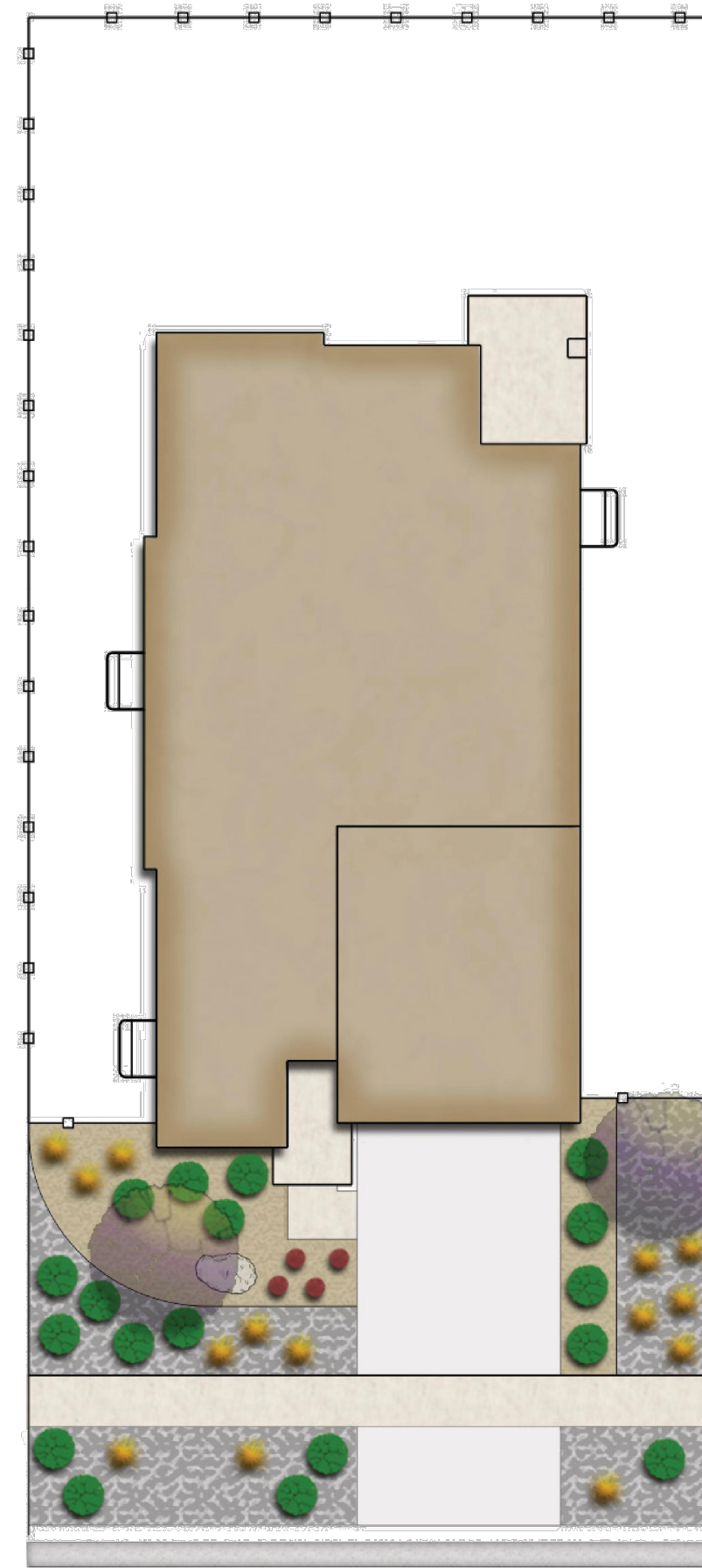
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

B3

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND
LANDSCAPE DESIGN
DATE: OCTOBER 2020

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

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

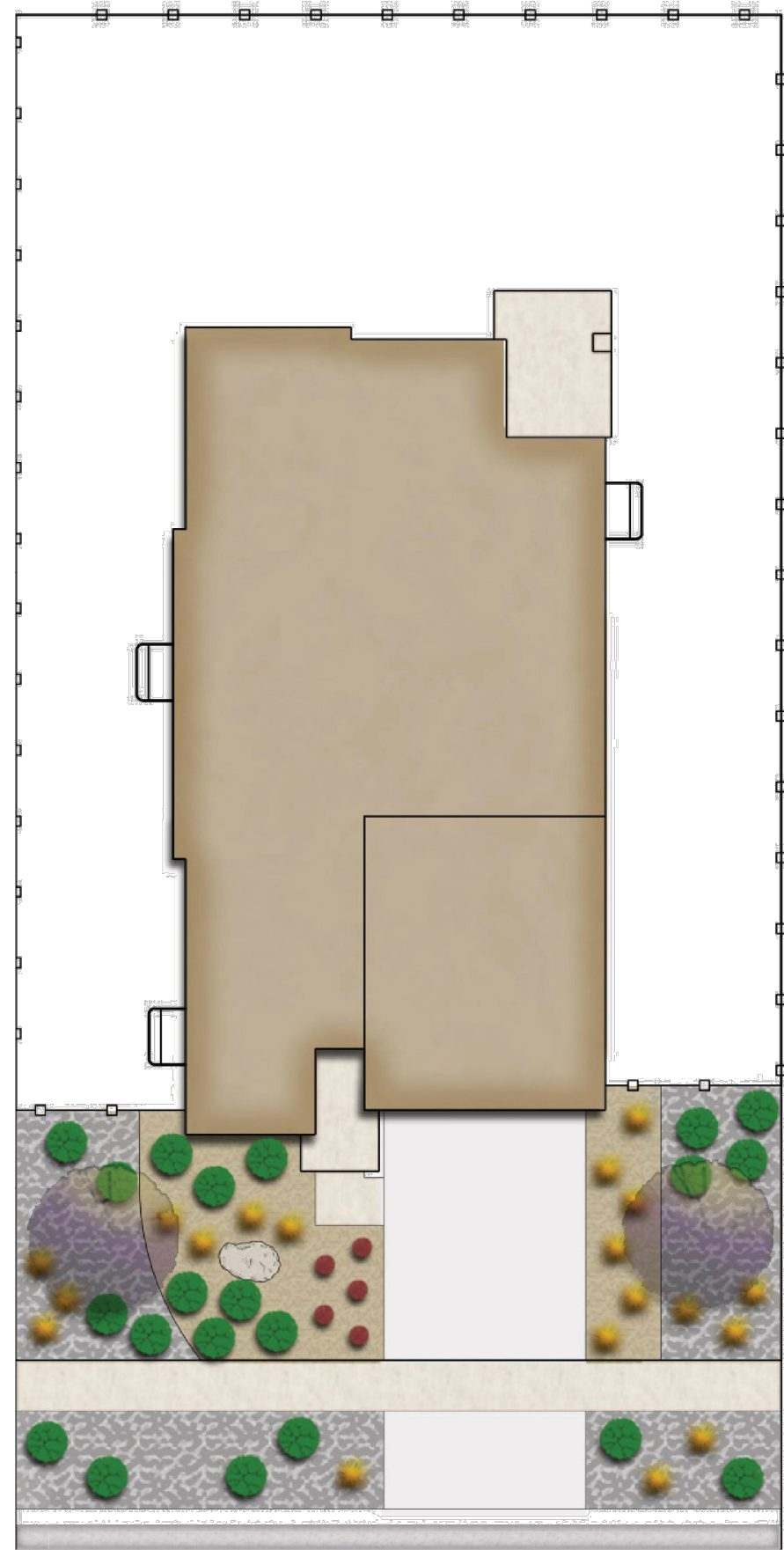
Accent Boulder
Minimum Size:
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

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

C1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

Accent Boulder
Minimum Size:
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

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

D1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

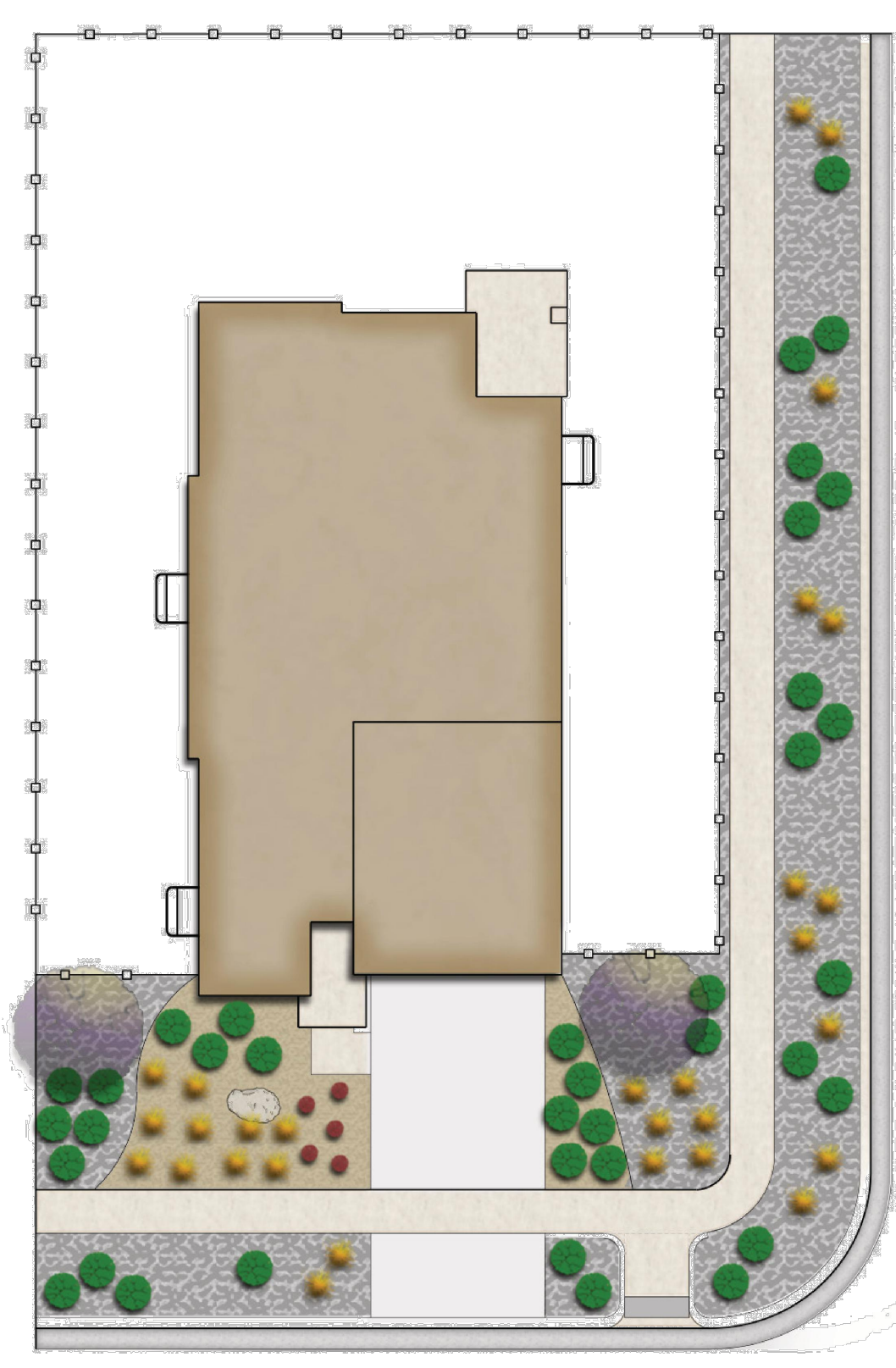
Accent Boulder
Minimum Size:
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 2 (60'-70' x 110')

D2

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

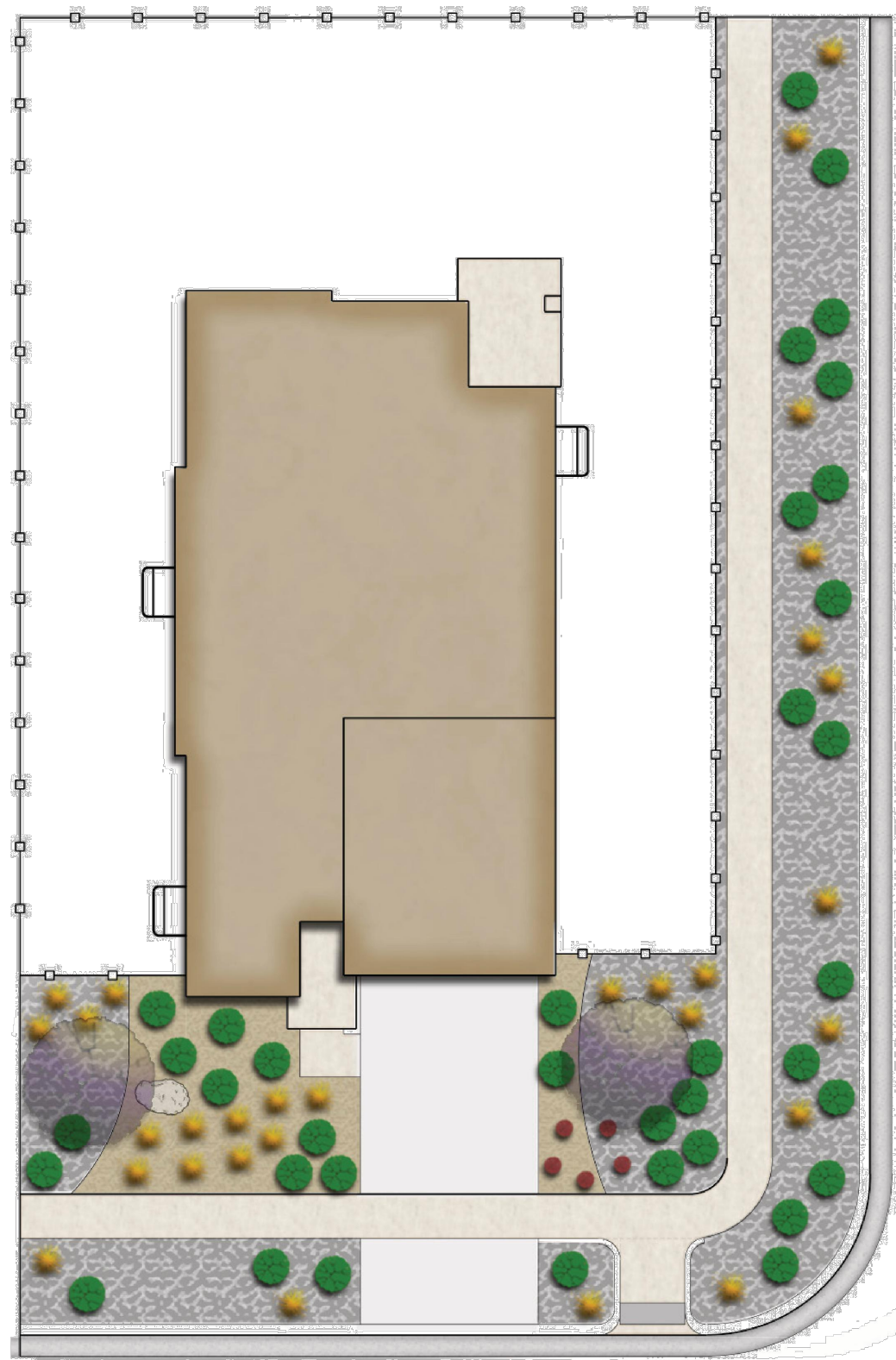
Accent Boulder
Minimum Size:
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 3 (60'-70' x 110')

D3

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

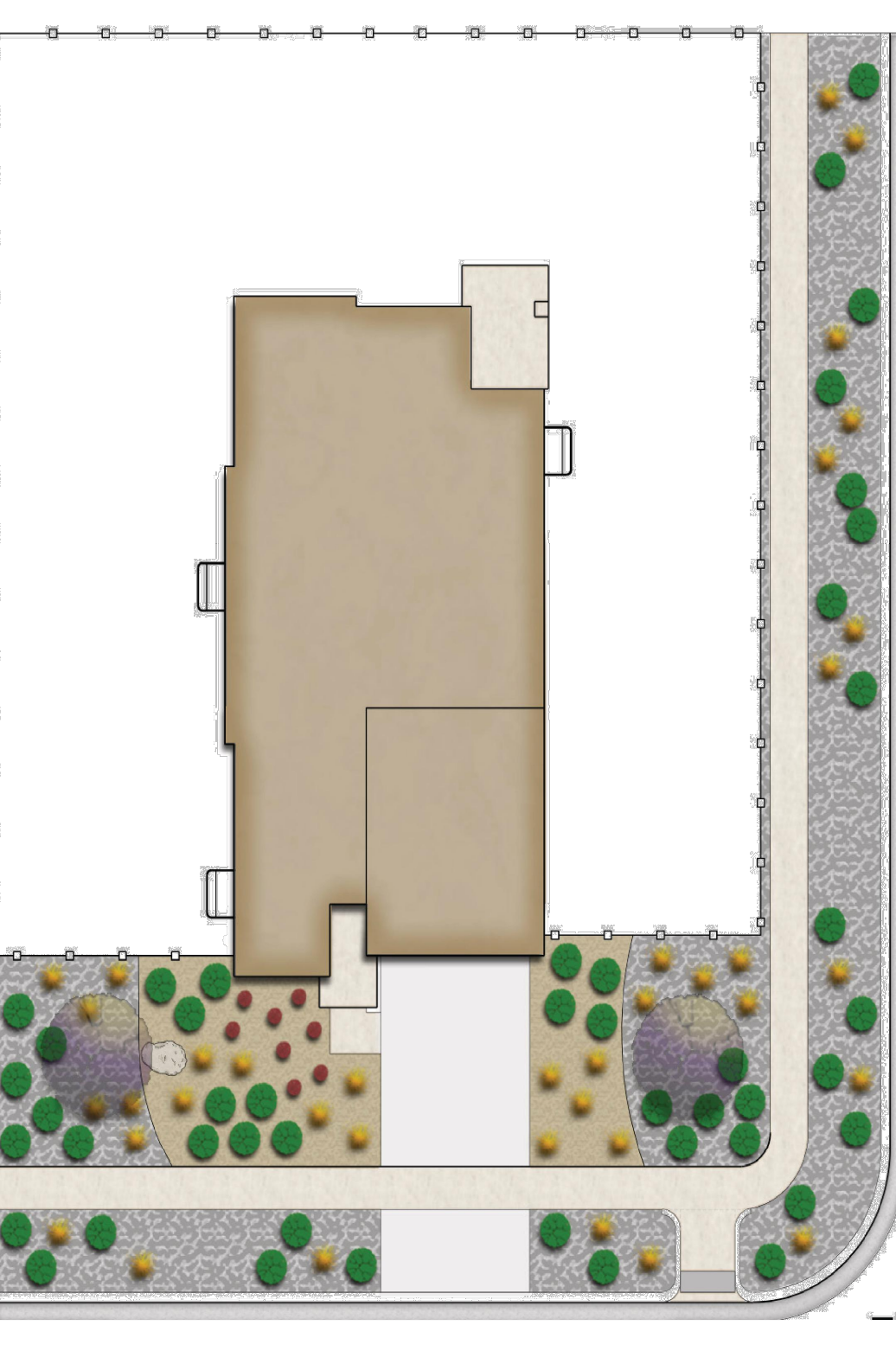
Accent Boulder
Minimum Size:
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape Typical

Retreat Large Corner Lot Type 1 (80'-90' x 110')

E1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

Legend

Steel Edger

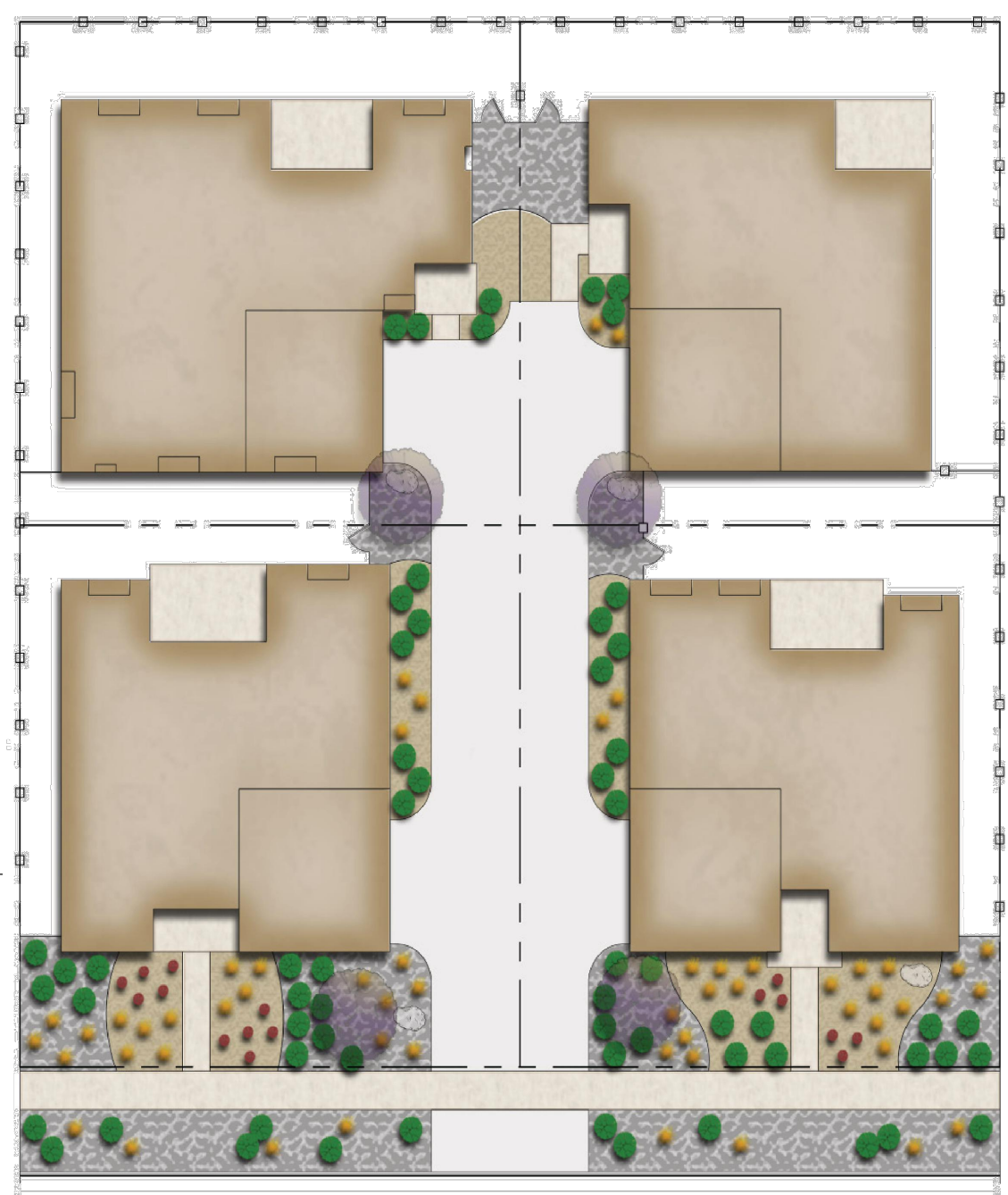
Accent Boulder
Minimum Size:
24"x 24" x 24"

Cedar Mulch

Rock Mulch

Plant Schedule

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



GVR-E Filing 5 Front Yard Landscape

Bungalow 4-Pack Mid-Block Lot Type 1

F1

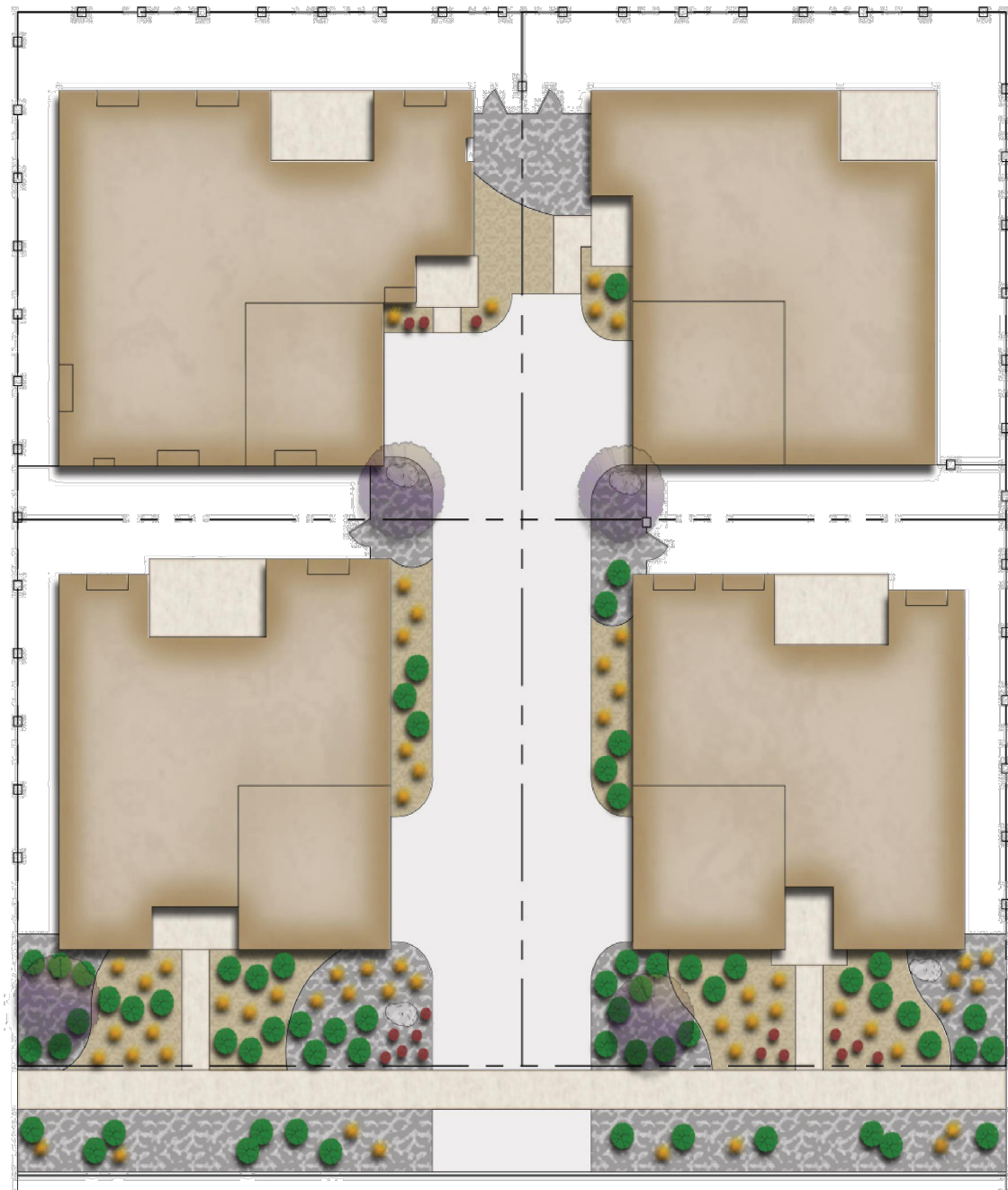
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND
LANDSCAPE DESIGN
DATE: OCTOBER 2020

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

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

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

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



GVR-E Filing 5 Front Yard Landscape

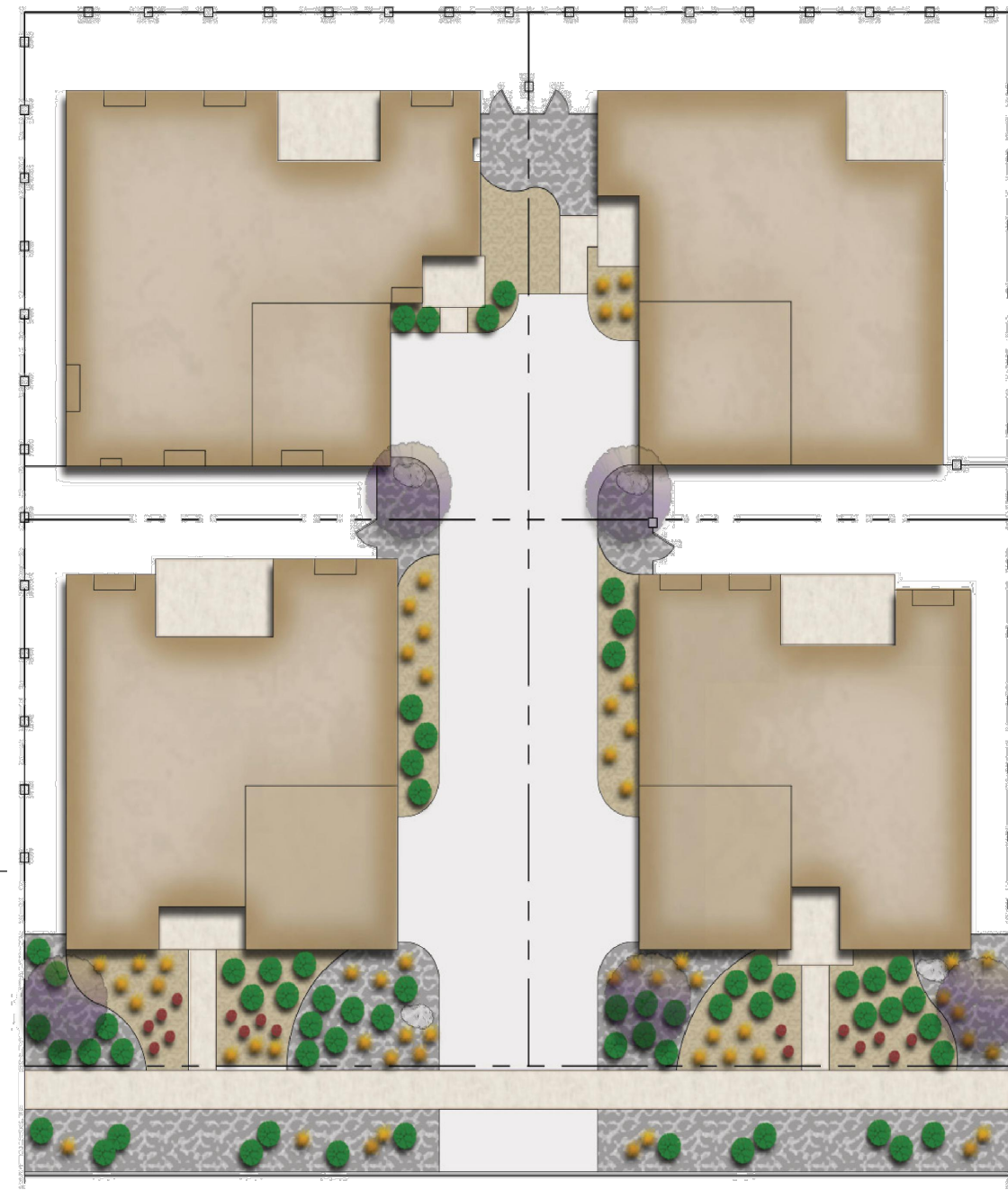
Bungalow 4-Pack Mid-Block Lot Type 2

F2

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

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

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



GVR-E Filing 5 Front Yard Landscape

Bungalow 4-Pack Mid-Block Lot Type 3

F3

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

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

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 4-Pack Corner Lot Type 1

G1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

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

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



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 4-Pack Corner Lot Type 2

G2

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

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

Plant Type	Qty.
Ornamental Tree	3
Shrubs	77
Perennials	19
Grasses	70



GVR-E Filing 5 Front Yard Landscape

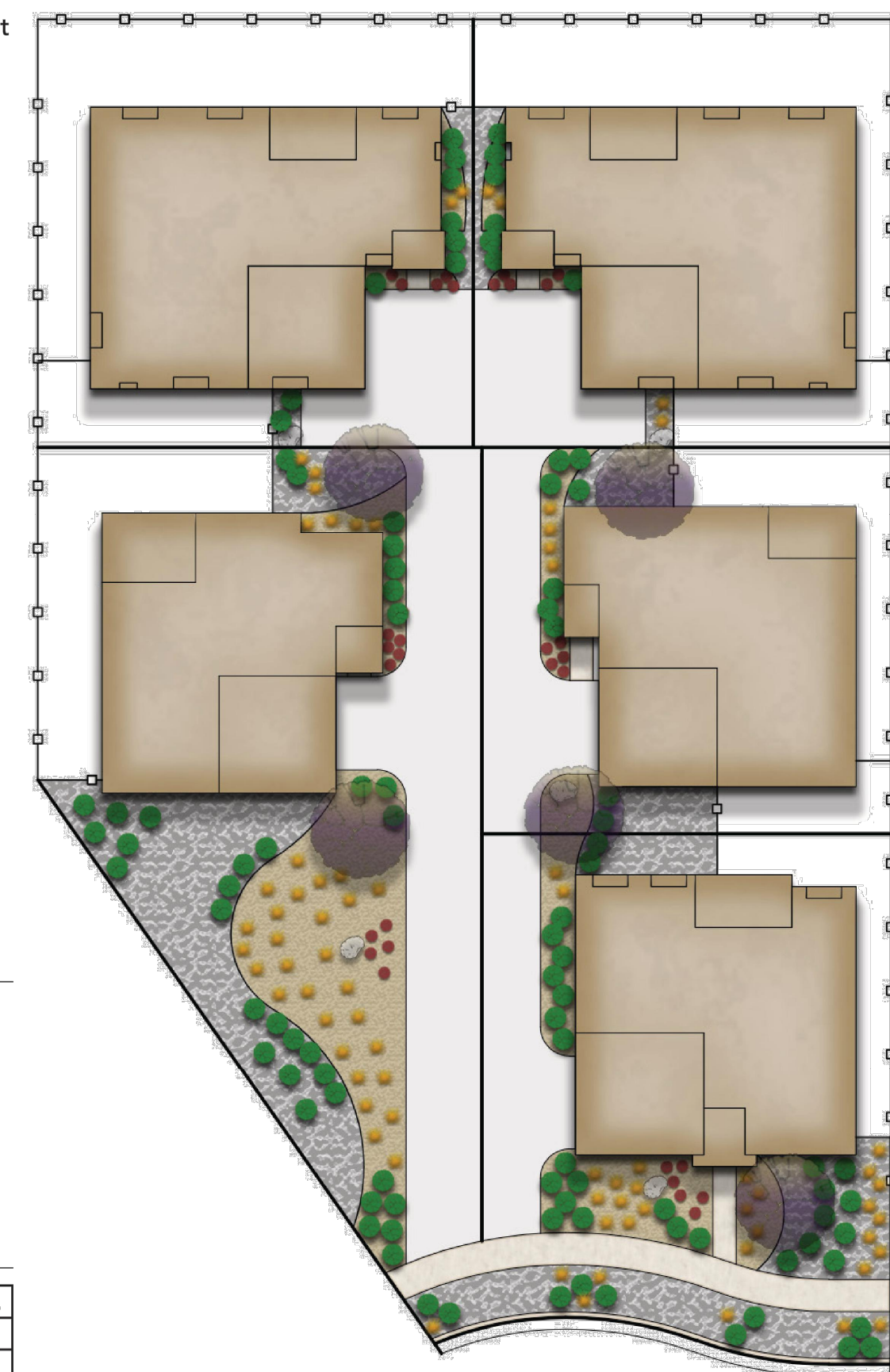
Bungalow 3-Pack Mid-Block Lot Type 2

H1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to CSP Landscape Plans for curb side tree locations

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

Plant Type	Qty.
Ornamental Tree	5
Shrubs	99
Perennials	32
Grasses	97



GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 5-Pack Mid-Block Lot Type 1

J1

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND
LANDSCAPE DESIGN
DATE: OCTOBER 2020

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

Note:

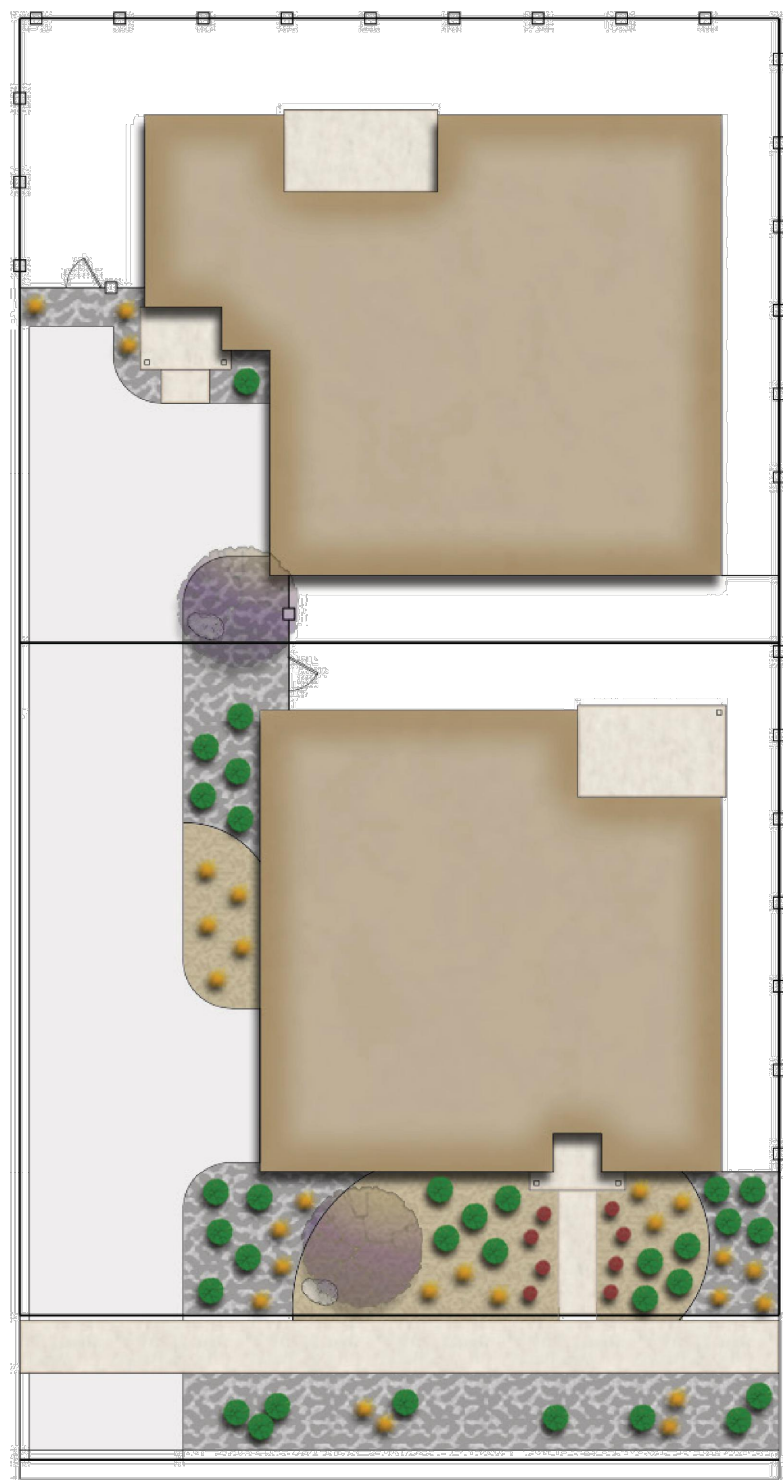
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



Scale: Not to Scale
September 2020
terracedesign
OAKWOOD
POWER

GVR-E Filing 5 Front Yard Landscape

Bungalow 2-Pack Mid-Block Lot Type 1

K1

Note:

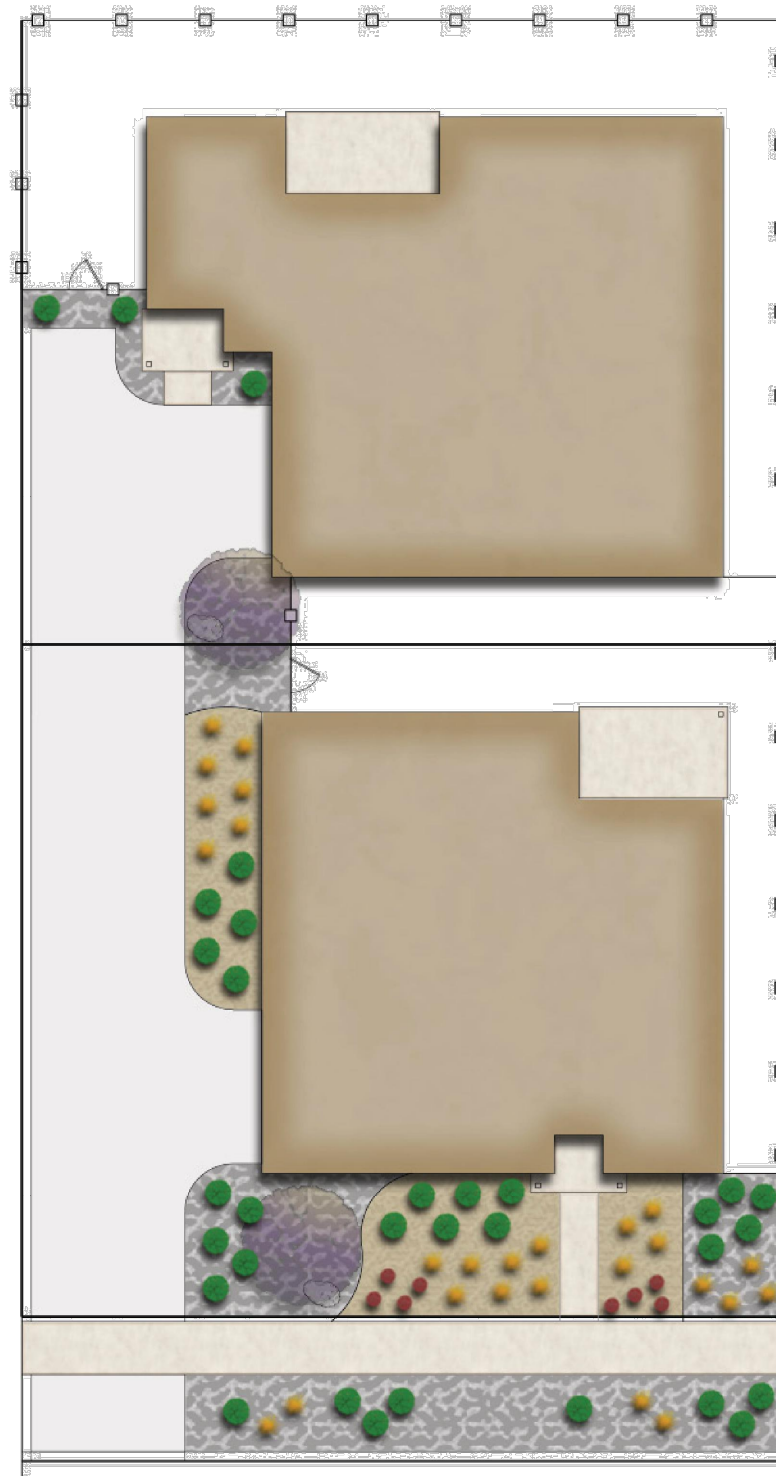
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



Scale: Not to Scale
September 2020
terracedesign
OAKWOOD
POWER

GVR-E Filing 5 Front Yard Landscape

Bungalow 2-Pack Mid-Block Lot Type 2

K2

Note:

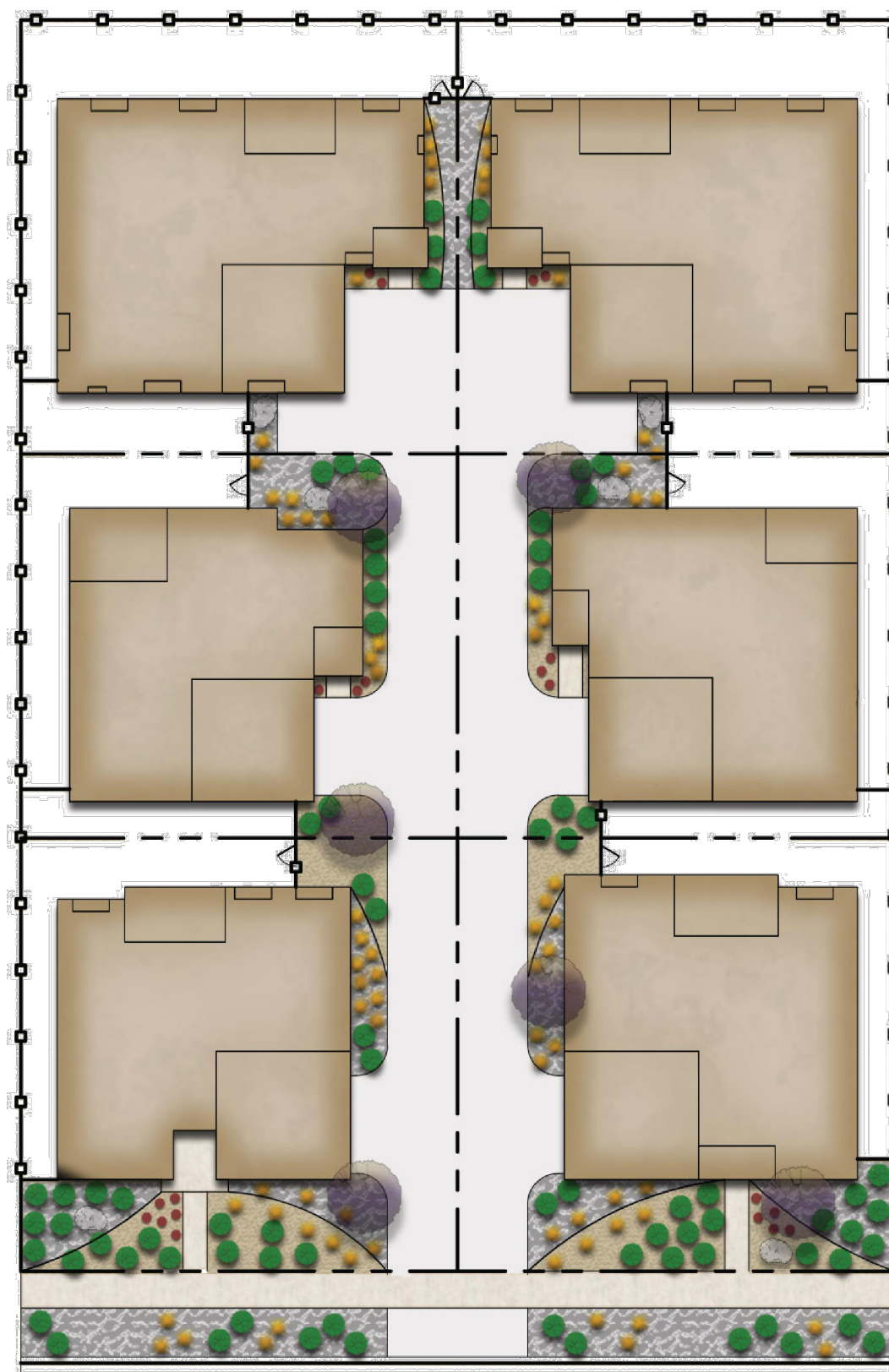
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



Scale: Not to Scale
June 2021
terracedesign
OAKWOOD
POWER

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 1

L1

Note:

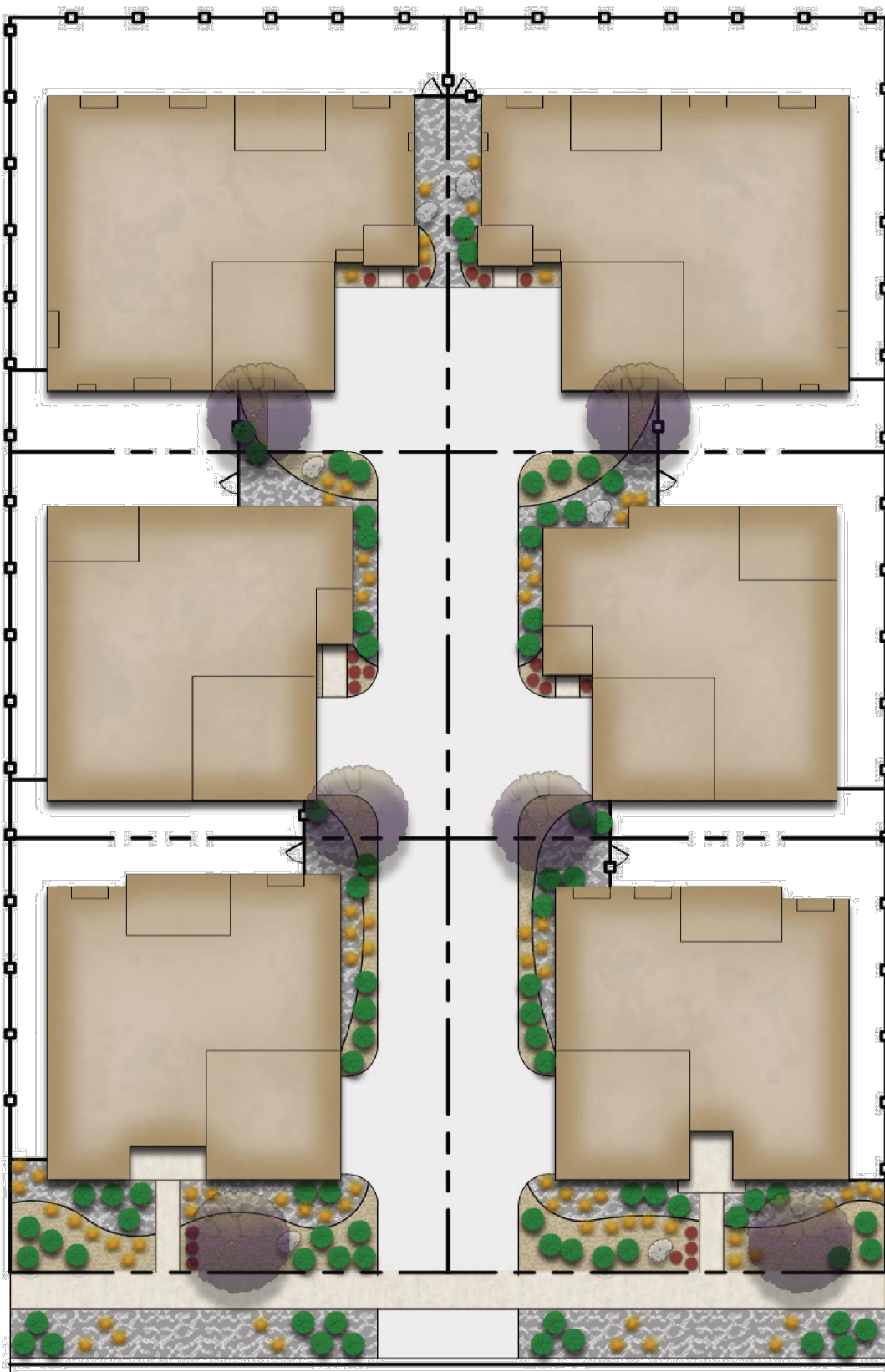
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



Scale: Not to Scale
June 2021
terracedesign
OAKWOOD
POWER

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Mid-Block Lot Type 2

L2

Note:

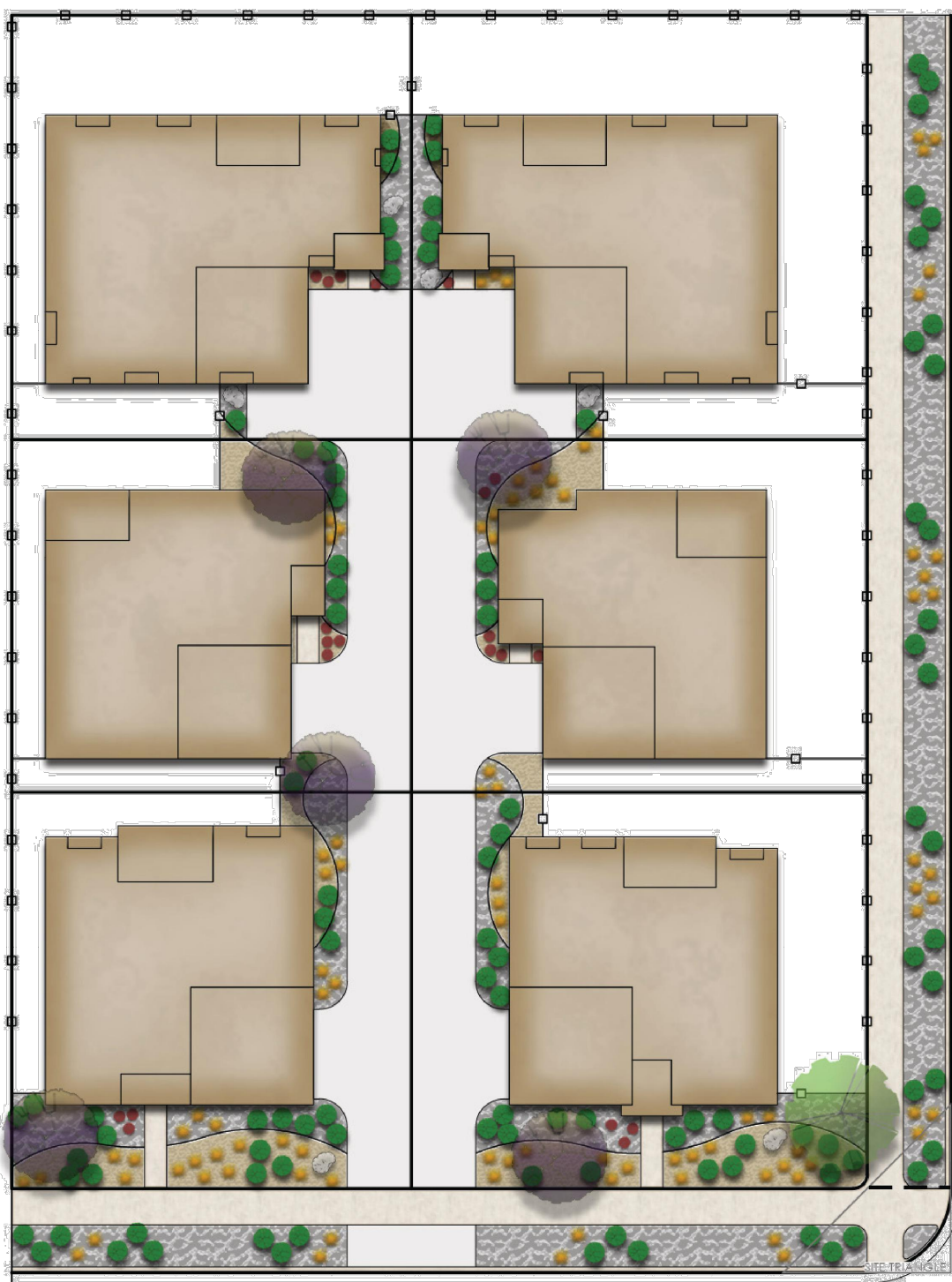
- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations

Legend

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

Plant Schedule

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



Scale: Not to Scale
June 2021
terracedesign
OAKWOOD
POWER

GVR-E Filing 5 Front Yard Landscape Typical

Bungalow 6-Pack Corner Lot Type 1

M1

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND
LANDSCAPE DESIGN
DATE: OCTOBER 2020

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

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14

LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET INDEX

SHEET 1 TITLE SHEET

SHEET 2 LOT AND EASEMENT DETAIL SHEET

AZTEC RESPONSES
2021-09-28

CHANGED WORDING
FROM "THEY ARE" TO
"IT IS"

it is

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. 2018000015451 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

CONTAINING AN AREA OF 0.548 ACRES, (23,873 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TWO (2) LOTS, A BLOCK AND A TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14**, 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

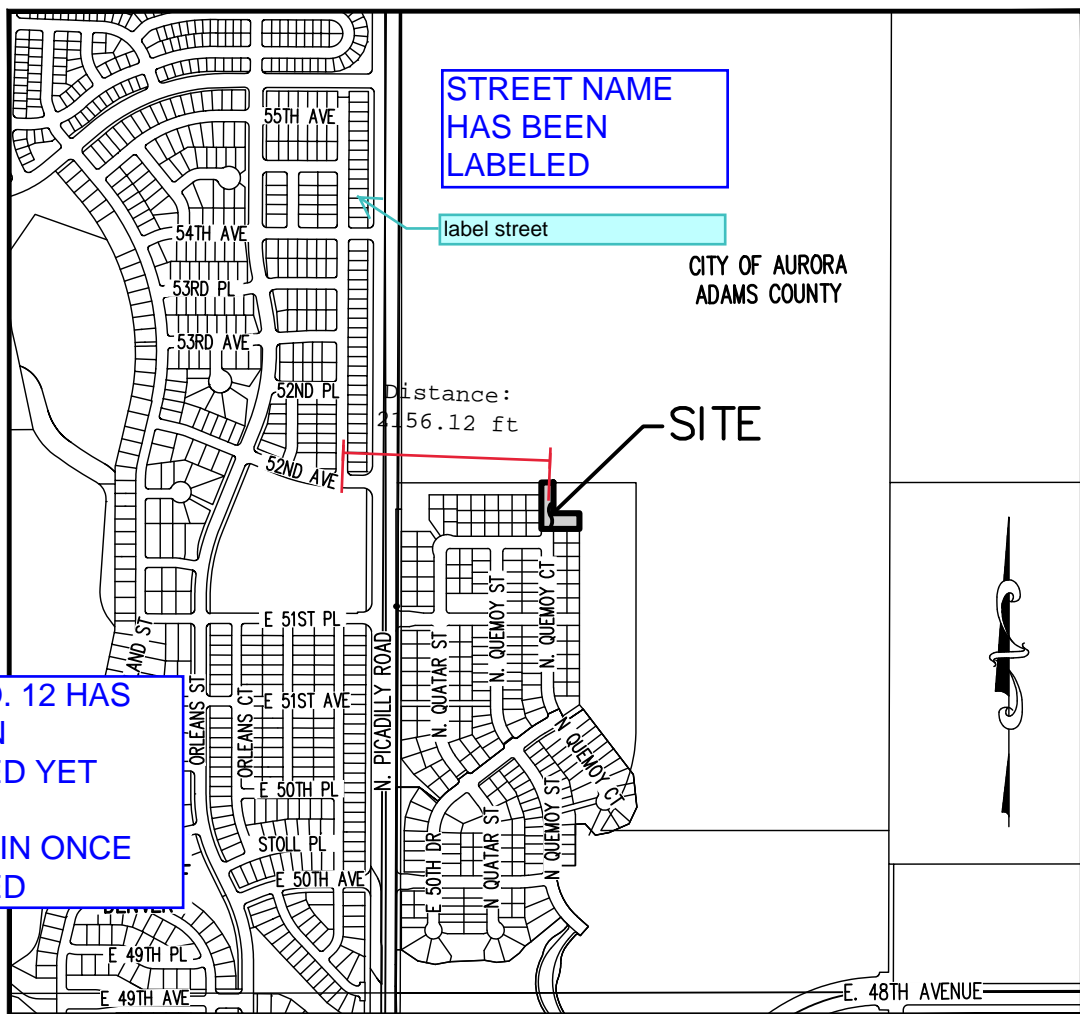
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

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

SHEET 1 OF 2



STREET NAME
HAS BEEN
LABELED

label street

CITY OF AURORA
ADAMS COUNTY

Distance:
2156.12 ft

SITE

FILING NO. 12 HAS
NOT BEEN
RECORDED YET

WILL FILL IN ONCE
RECORDED

VICINITY MAP

SCALE 1" = 2000'

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____

OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, **BASIS OF BEARINGS HAS BEEN UPDATED TO MATCH THE GRAPHICS ON SHEET 2**

match the graphic basis of bearing (see page 2)

2. 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, 1992) REFERENCED TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID PLAT BY A NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256", AND MONUMENTED AT THE SOUTHEAST CORNER OF SAID PLAT BY A NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "PLS 38256", TAKEN TO BEAR SOUTH 00°00'00" EAST, A DISTANCE OF 242.12 FEET.

3. 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.

4. 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.

5. STEWART TITLE COMPANY COMMITMENT NO.: 21000310764 WITH AN EFFECTIVE DATE OF JULY 28, 2021 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.

GENERAL NOTES (CONT.)

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

7. A AVIGATION EASEMENT AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN RECORDED DECEMBER 8, 2017 AT RECEPTION NO. 2017000108261.

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

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

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 GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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.: 19321-28

Drawn By: BAM

DATE OF
PREPARATION:

2021-07-19

SCALE:

N/A

SHEET 1 OF 2

LAST REVISED: 08/04/2021

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14

LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

POINT OF COMMENCEMENT

W 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M.

FOUND 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA T3S 1/4 S14 S13 R66W 2007 PLS 38003" 1.5'± BELOW SURFACE IN A MONUMENT BOX PER MONUMENT RECORD BY PLS 38003, ACCEPTED ON JUNE 30, 2007

(BASIS OF BEARINGS)

NORTH LINE OF THE SW 1/4 OF SEC. 13
829.12' (TIE)

N89°40'33"E 2639.49'

1810.37'

C 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M.

FOUND 2" BRASS CAP STAMPED "C 1/4 SEC 13 T3S R66W 1984 LS 11389" 0.5'± BELOW SURFACE PER MONUMENT RECORD BY PLS 38318, ACCEPTED ON JULY 31, 2018

FILING NO. 12 HAS NOT BEEN RECORDED YET

WILL FILL IN ONCE RECORDED

TRACT A
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 12
REC. NO. 2020000137533

CENTERLINE MONUMENTATION HAS NOT BEEN ADDED SINCE NORTH QUEMOY COURT IS BEING DEDICATED AS A PRIVATE STREET

add the center line monument and note in the legend

POINT OF BEGINNING

S89°30'42"W 79.00'

32.00' 47.00'

FILING NO. 12 HAS NOT BEEN RECORDED YET

WILL FILL IN ONCE RECORDED

LOT 18
BLOCK 1
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 12
REC. NO. 2020000137533

FILING NO. 12 HAS NOT BEEN RECORDED YET

WILL FILL IN ONCE RECORDED

27' ACCESS, DRAINAGE, AND UTILITY EASEMENT
REC. NO. 2020000137533

5' UTILITY EASEMENT
REC. NO. 2020000137533

LOT 23

TRACT A
12,823 SF
0.295 AC

UNPLATTED

add line types as shown in the graphic

LINE TYPES SHOWN ON GRAPHIC HAVE BEEN ADDED TO LEGEND

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER

FIRE LANE HAS BEEN UPDATED

FILING NO. 12 HAS NOT BEEN RECORDED YET

WILL FILL IN ONCE RECORDED

two words

23' FIRELANE EASEMENT
REC. NO. 2020000137533

8' UTILITY EASEMENT
REC. NO. 2020000137533

6' UTILITY EASEMENT
REC. NO. 2020000137533

LOT 22

27' ACCESS, DRAINAGE, AND UTILITY EASEMENT
REC. NO. 2020000137533

UTILITY EASEMENT "EXHIBIT B"
REC. NO. 2020000103640
(TO BE VACATED BY SEPARATE DOCUMENT)

contact Andy Niquette at releaseeasement@auroragov.org to start the easement release process

FILING NO. 12 HAS NOT BEEN RECORDED YET

WILL FILL IN ONCE RECORDED

LOT 21
BLOCK 1
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 12
REC. NO. 2020000137533

LOT 20

10' UTILITY EASEMENT
REC. NO. 2020000137533

TRACT DESIGNATION HAS BEEN ADDED

add Tract designation

NORTH QUEMOY COURT
(VARIABLE WIDTH PRIVATE STREET)

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

N. QUEMOY COURT
(PRIVATE STREET)
REC. NO. 2020000137533

CENTERLINE MONUMENTATION HAS NOT BEEN ADDED SINCE NORTH QUEMOY COURT IS BEING DEDICATED AS A PRIVATE STREET

add the center line monument and note in the legend

DISTANCES HAVE BEEN UPDATED TO REFLECT THE TOTAL SHOWN

these distance totals should match the total shown

add the center line monument note in the legend

CENTERLINE MONUMENTATION HAS NOT BEEN ADDED SINCE NORTH QUEMOY COURT IS BEING DEDICATED AS A PRIVATE STREET

FIRE LANE HAS BEEN UPDATED

two words

23' FIRELANE EASEMENT
REC. NO. 2020000137533

00°00'00"E 199.00'

UTILITY EASEMENT
REC. NO. 2020000137533

LOT 1
BLOCK 4
GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 6
REC. NO. 2020000137533

N90°00'00"W 132.19'

67.19' 65.00'

1
5,720 SF
0.131 AC

2
5,330 SF
0.122 AC

unplatted

UNPLATTED HAS BEEN ADDED

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 19321-28

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

Drawn By: BAM

DATE OF PREPARATION: 2021-07-19

SCALE: 1" = 20'

SHEET 2 OF 2

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\CPSP-PLANES AND TYPICAL SECTIONS.DWG 8/12/2021 9:11 AM NORTHAM CRAIG

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°00'00"W	46.67'
C3	80.28'	28.25'	020°09'40"	S10°04'50"E	28.10'
C4	50.28'	17.69'	020°09'40"	N10°04'50"W	17.60'
C5	73.00'	17.83'	013°59'37"	N71°41'26"E	17.78'
C6	73.00'	14.41'	011°18'46"	N84°20'37"E	14.39'
C7	80.28'	28.25'	020°09'40"	S79°55'10"E	28.10'
C8	50.28'	17.69'	020°09'40"	S79°55'10"E	17.60'
C9	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C10	20.00'	31.42'	090°00'00"	N45°00'00"E	28.28'
C11	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C12	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C13	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C14	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C15	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C16	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C17	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C18	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C20	73.00'	10.03'	007°52'25"	N03°56'12"E	10.02'
C21	73.00'	42.16'	033°05'23"	N24°25'06"E	41.58'
C22	73.00'	30.23'	023°43'50"	N52°49'42"E	30.02'
C25	25.00'	39.25'	089°57'54"	S45°01'03"E	35.34'
C26	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C27	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C28	15.00'	23.56'	090°00'00"	S45°00'00"E	21.21'
C29	15.00'	23.56'	090°00'00"	S45°00'00"W	21.21'
C30	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C31	15.00'	23.56'	090°00'00"	N45°00'00"E	21.21'
C32	15.00'	23.56'	090°00'00"	N45°00'00"W	21.21'
C33	25.00'	39.29'	090°02'06"	S44°58'57"W	35.37'
C34	218.00'	42.44'	011°08'31"	S05°34'27"E	42.37'
C35	218.00'	38.26'	010°03'21"	S16°10'56"E	38.21'
C36	218.00'	80.70'	021°12'36"	S10°36'18"E	80.24'
C37	250.00'	92.55'	021°12'36"	S10°36'18"E	92.02'
C38	282.00'	47.76'	009°42'10"	N04°51'05"W	47.70'
C39	282.00'	51.61'	010°29'07"	N14°56'43"W	51.53'
C40	282.00'	5.03'	001°01'21"	S20°41'56"E	5.03'
C41	282.00'	104.39'	021°12'36"	S10°36'18"E	103.80'
C42	500.00'	35.48'	004°03'58"	S23°14'35"E	35.48'
C43	532.00'	37.75'	004°03'58"	S23°14'35"E	37.75'
C44	15.00'	22.27'	085°04'15"	N17°15'33"E	20.28'
C45	532.00'	39.21'	004°13'22"	S57°41'00"W	39.20'
C46	532.00'	28.92'	003°06'52"	N54°00'53"E	28.91'
C47	532.00'	68.13'	007°20'16"	N56°07'33"E	68.09'
C48	15.00'	23.56'	090°00'00"	N82°32'35"W	21.21'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C49	218.00'	87.77'	023°04'05"	S11°46'41"E	87.18'
C50	218.00'	54.15'	014°13'52"	S30°25'39"E	54.01'
C52	218.00'	141.92'	037°17'46"	S18°53'40"E	139.42'
C53	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C54	282.00'	29.22'	005°56'32"	S02°58'03"E	29.21'
C55	282.00'	43.00'	008°44'25"	S10°18'14"E	42.95'
C56	282.00'	43.00'	008°44'08"	S19°02'27"E	42.95'
C57	282.00'	43.00'	008°44'03"	S27°46'35"E	42.95'
C58	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C59	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C60	15.00'	23.56'	090°00'00"	S82°32'35"E	21.21'
C61	15.00'	23.56'	090°00'00"	N07°27'25"E	21.21'
C62	218.00'	68.09'	017°53'42"	S08°56'51"E	67.81'
C63	218.00'	74.76'	019°38'53"	S27°43'09"E	74.39'
C64	218.00'	142.84'	037°32'35"	S18°46'18"E	140.30'
C65	250.00'	163.81'	037°32'35"	S18°46'18"E	160.90'
C66	282.00'	184.78'	037°32'35"	S18°46'18"E	181.49'
C67	282.00'	21.74'	004°25'03"	S02°12'31"E	21.74'
C68	282.00'	68.66'	013°56'57"	S11°23'31"E	68.49'
C70	282.00'	58.30'	015°33'59"	S44°40'25"W	76.38'
C71	282.00'	30.12'	006°07'14"	S37°33'07"W	30.11'
C72	282.00'	88.42'	017°57'31"	N43°28'34"E	88.06'
C73	282.00'	24.33'	004°56'39"	N35°04'16"W	24.33'
C74	282.00'	26.57'	005°23'56"	N34°50'37"W	26.56'
C75	468.00'	36.54'	004°28'23"	S27°30'46"E	36.53'
C76	468.00'	33.21'	004°03'58"	S23°14'35"E	33.21'
C79	282.00'	70.05'	014°13'57"	S25°28'58"E	69.87'
C80	470.00'	16.64'	002°01'43"	S33°08'10"E	16.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°00'00"E	9.28'
L4	S12°09'01"E	18.78'
L5	N00°00'00"E	14.73'
L6	S25°03'25"E	5.99'
L7	S25°03'25"E	13.53'
L9	N39°45'09"W	30.14'
L10	S37°32'35"E	11.57'
L11	S37°32'35"E	5.00'
L12	S37°32'35"E	5.00'
L13	S37°32'35"E	16.83'
L14	N37°32'35"W	16.83'
L15	N52°27'25"E	5.56'
L17	S76°53'39"W	30.87'
L18	N90°00'00"W	44.45'
L23	N00°00'00"E	12.00'
L24	S90°00'00"E	43.87'
L25	S82°24'07"E	75.63'
L26	N00°00'00"E	23.00'
L27	N00°00'00"E	20.00'
L28	N90°00'00"E	10.68'

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

** AMENDMENT 2 LOT REVISIONS

* AMENDMENT 1 LOT REVISIONS

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

NOTE:

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

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA\PA-1\PLAN SETS\PCSP-OSP.DWG 8/13/2021 9:11 AM NORTHAM CRAIG

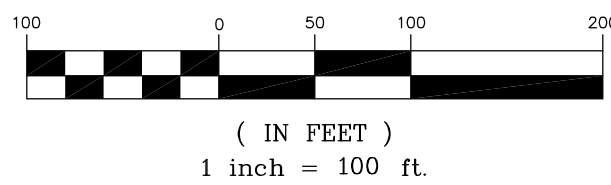
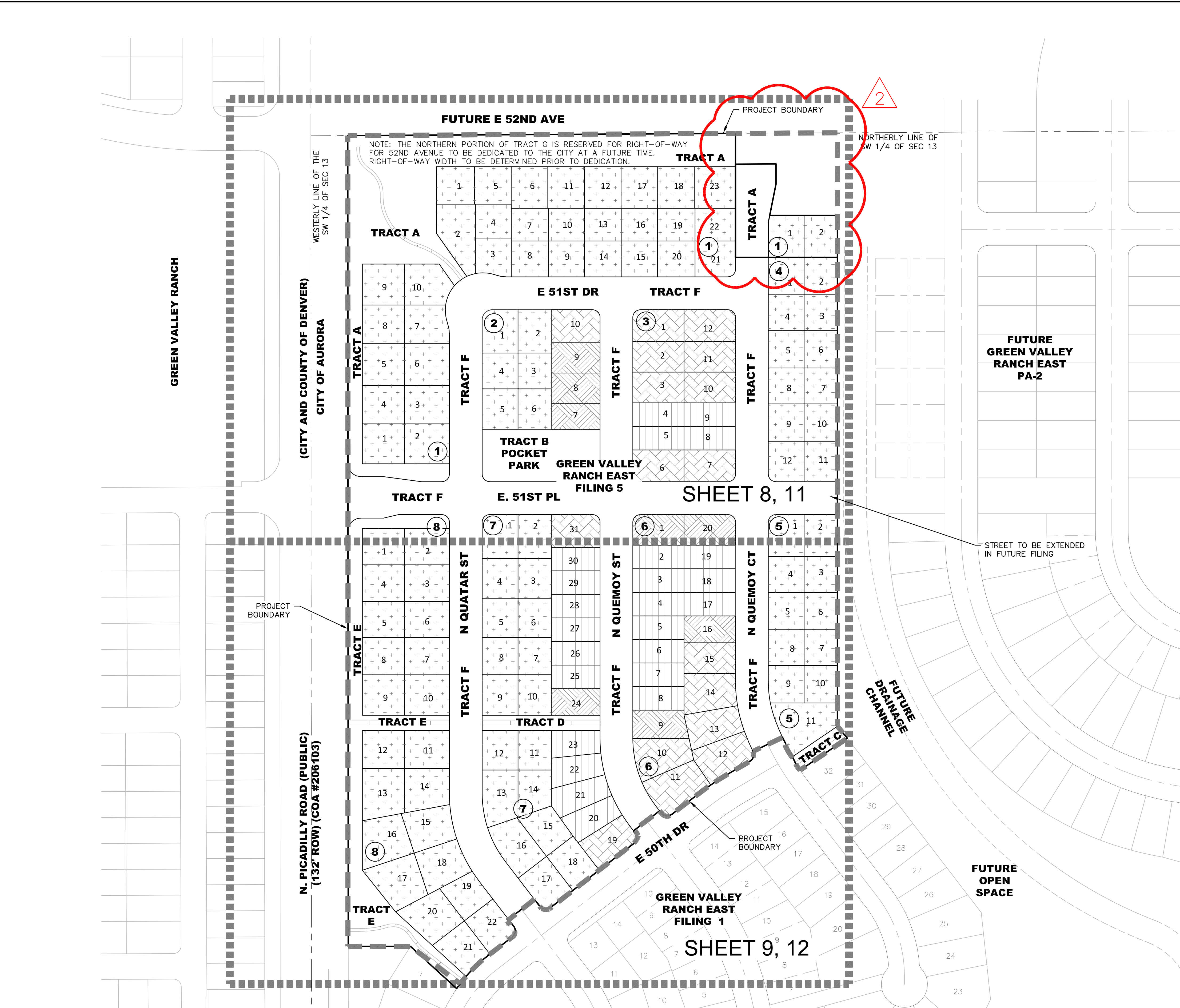
LOT DATA TABLE												
NUMBER OF LOTS	LOT %	UNIT TYPE	LOT TYPE	MIN. LOT SQ. FT.	MIN. STREET FRONTAGE	MIN. FRONT SETBACK		MIN. PORCH SETBACK	MIN. SIDE SETBACK ** INTERIOR	MIN. SIDE SETBACK ** CORNER	MIN. REAR YARD SETBACK	MAX. BLDG HT.
17	11%	STANDARD LOTS-60'+	FRONT LOAD	6,000 SF	60 FEET	15 FEET - HOUSE	20 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
8	5%	STANDARD LOTS	FRONT LOAD	4,500 SF	50 FEET	15 FEET - HOUSE	20 FEET - GARAGE	10 FEET	5 FEET *	10 FEET	10 FEET	35 FEET
21	16%	SMALL LOTS***	FRONT LOAD	<4,500 SF OR <50 FEET		15 FEET - HOUSE	18 FEET - GARAGE	10 FEET	5 FEET*	10 FEET	10 FEET	35 FEET
104	68%	BUNGALOW	ALT LOADED	2,500 SF	50 FEET	10 FEET		5 FEET	5 FEET*	10 FEET	10 FEET	35 FEET

* MINIMUM 10' BUILDING SEPARATION

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

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

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



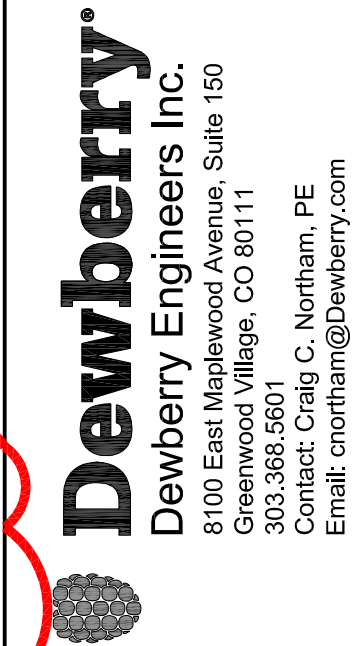
2
AMENDMENT 2
-ADD 2 NEW LOTS WITH
ASSOCIATED LOT RENUMBERING
-EXTEND QUEMOY CT. TRACT
-UPDATE TABLES

	STANDARD LOT-60'+ -	17
	STANDARD -	8
	SMALL LOT	21
	BUNGALOW LOT -	104
TOTAL -		153

BLOCK	LOT	CLASSIFICATION
1	1-2	BUNGALOW
1	1-33	BUNGALOW
2	1-6	BUNGALOW
2	7-9	STANDARD
2	10	STANDARD-60'+
3	1-3, 6-7, 10-12	STANDARD-60'+
3	4-5, 8-9	SMALL
4	1-12	BUNGALOW
5	1-11	BUNGALOW
6	10-15	STANDARD-60+
6	1, 9, 16 & 20	STANDARD
6	2-8, 17-19	SMALL
7	1-18	BUNGALOW
7	19 & 31	STANDARD-60'+
7	24	STANDARD
7	20-23, 25-30	SMALL
8	1-22	BUNGALOW

GREEN VALLEY RANCH EAST - ACTIVE ADULT LOT TYPE SUMMARY

	PROPOSED UNIT COUNT	PROPOSED UNIT %	SMALL LOT COUNT	SMALL LOT %
FILING NO. 1				
SINGLE-FAMILY DETACHED <50'	14	14%	14	
SINGLE-FAMILY DETACHED 50-60'	42	41%		
SINGLE-FAMILY DETACHED 60-70'	11	11%		
SINGLE-FAMILY DETACHED >70'	7	7%		
MOTORCOURT >35' (>4500 SF)	29	28%		
MOTORCOURT >35'	0	0%		
SUBTOTAL:	103	100%	14	14%
FILING NO. 5				
SINGLE-FAMILY DETACHED <50'	24	16%	24	
SINGLE-FAMILY DETACHED 50-60'	8	5%		
SINGLE-FAMILY DETACHED 60-70'	15	10%		
SINGLE-FAMILY DETACHED >70'	2	1%		
MOTORCOURT >35' (>4500 SF)	104	68%		
MOTORCOURT >35'	0	0%		
SUBTOTAL:	153	100%	24	16%
ACTIVE ADULT:				
SINGLE-FAMILY DETACHED <50'	38	15%	38	
SINGLE-FAMILY DETACHED 50-60'	49	20%		
SINGLE-FAMILY DETACHED 60-70'	27	11%		
SINGLE-FAMILY DETACHED >70'	9	4%		
MOTORCOURT >35' (>4500 SF)	123	50%		
MOTORCOURT >35'	0	0%		
TOTAL:	246	100%	38	15%



GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5

OAKWOOD HOMES

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

No.	Date	Description
AMENDMENT 2	08/13/21	
AMENDMENT 1	06/18/21	
SIXTH SUBMITTAL	6/10/19/20	
FIFTH SUBMITTAL	5/9/23/20	
FOURTH SUBMITTAL	4/8/14/20	
THIRD SUBMITTAL	3/6/26/20	
SECOND SUBMITTAL	2/3/31/20	
FIRST SUBMITTAL	1/12/12/19	

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50118860
Designed By: GKP
Checked By: CCN
Sheet Number: 6

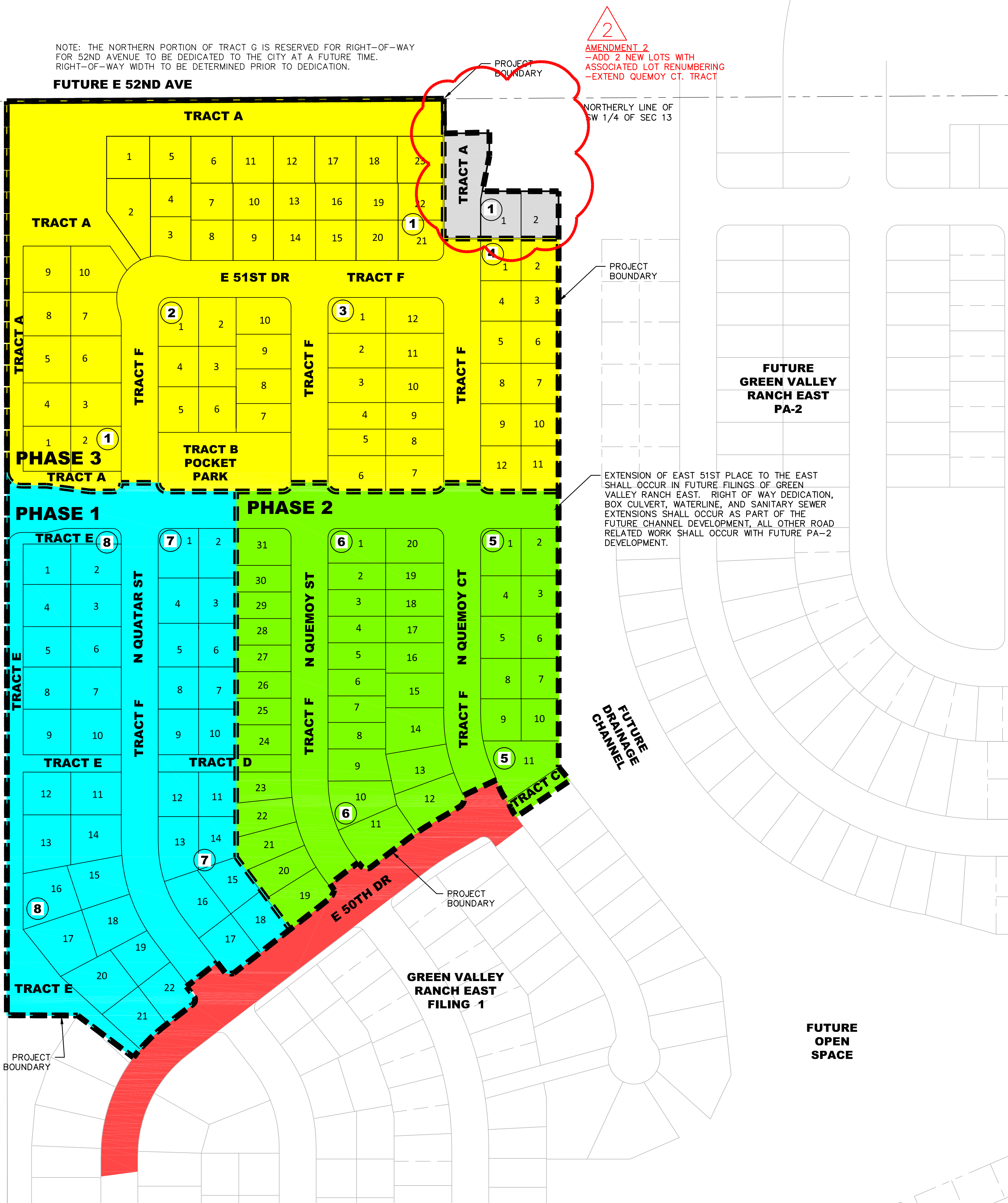
OVERALL SITE PLAN

GREEN VALLEY RANCH

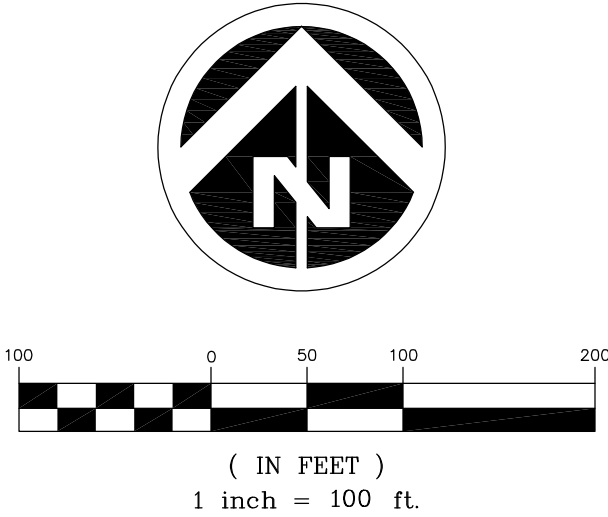
CITY AND COUNTY OF DENVER
CITY OF AURORA

N. PICADILLY ROAD (PUBLIC)
(132' ROW) (COA #206103)

WESTERLY LINE OF THE
SW 1/4 OF SEC 13



2



<div></div>	FILING 1
<div></div>	PHASE 1 - START AFTER FILING 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
<div></div>	PHASE 2 - START AFTER PHASE 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
<div></div>	PHASE 3 - START AFTER PHASE 2 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
<div></div>	PHASE 4 - START AFTER PHASE 3 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START

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

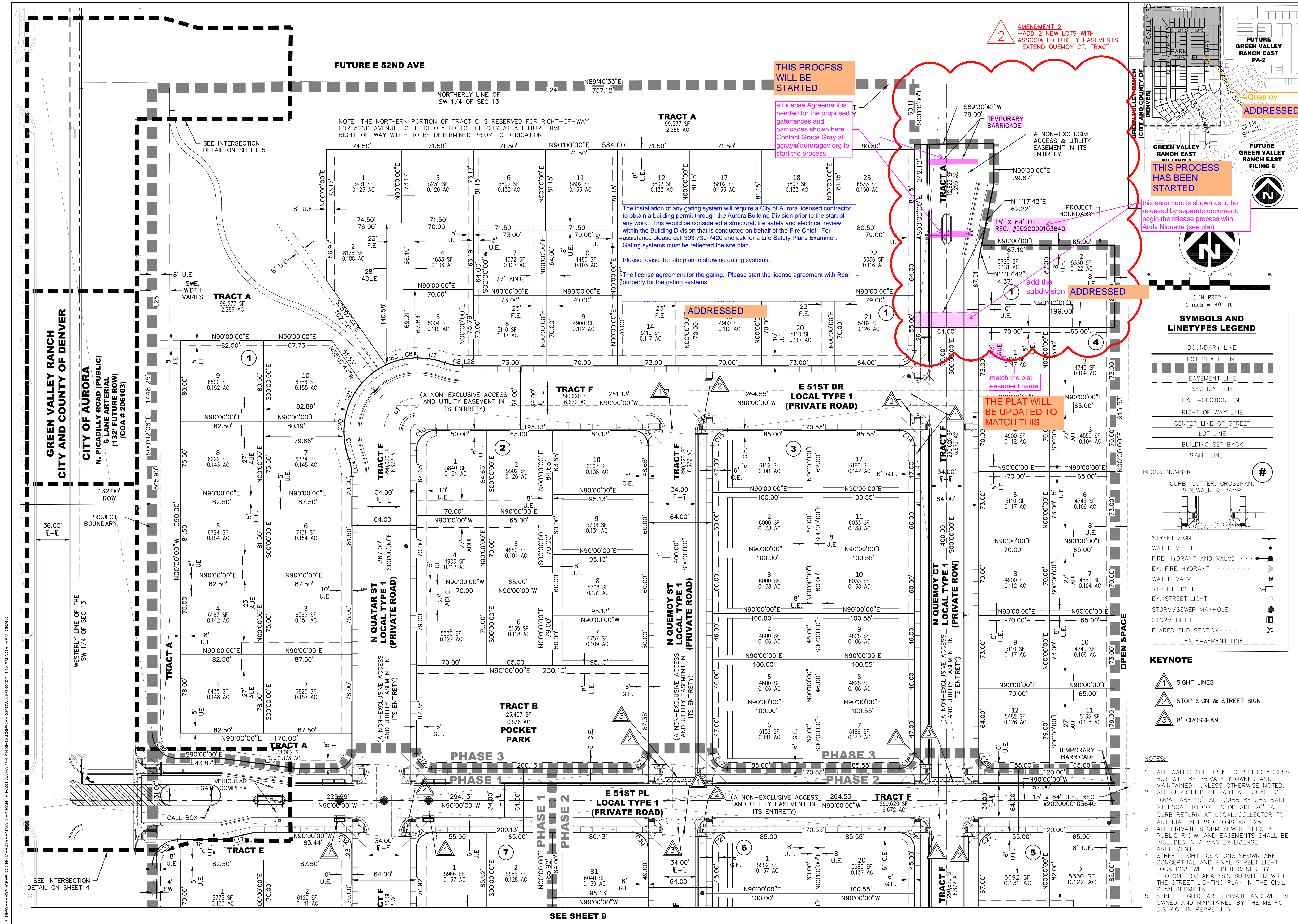
SYMBOLS AND LINETYPES LEGEND	
<div></div>	BOUNDARY LINE
<div></div>	LOT PHASE LINE
<div></div>	SECTION LINE
<div></div>	HALF-SECTION LINE
<div></div>	RIGHT OF WAY LINE
<div></div>	CENTER LINE OF STREET
<div></div>	LOT LINE
LOT NUMBER	15
BLOCK NUMBER	#

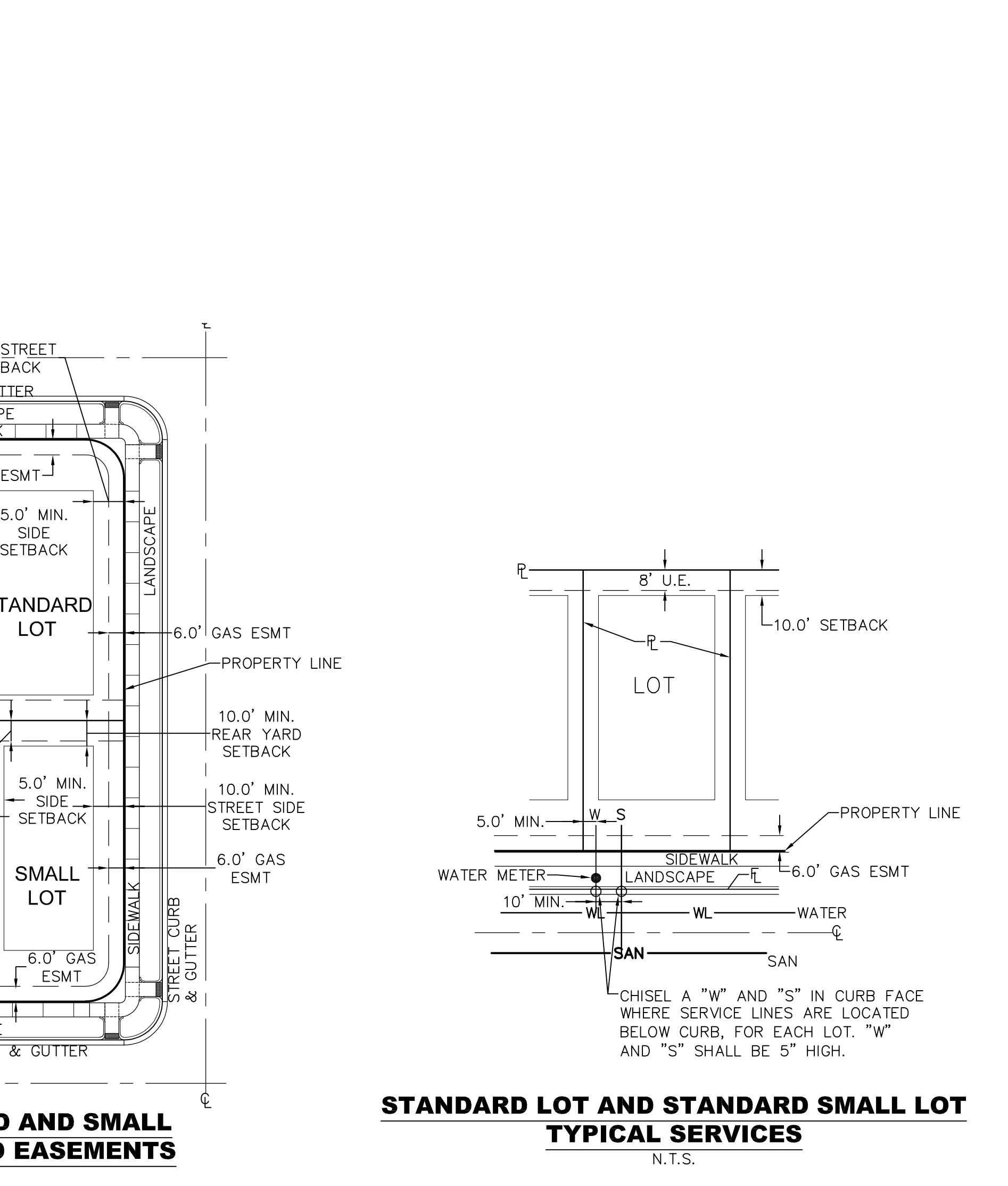
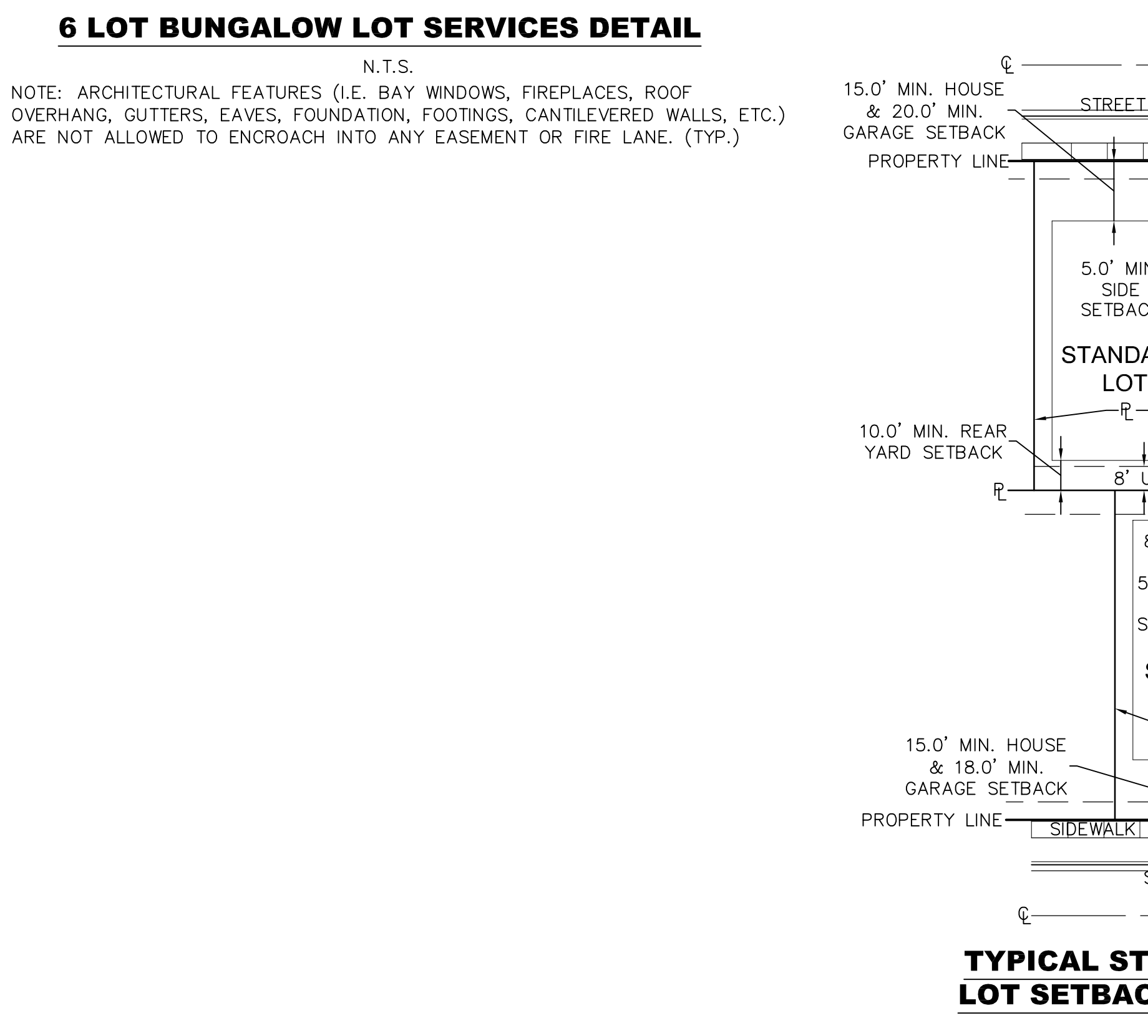
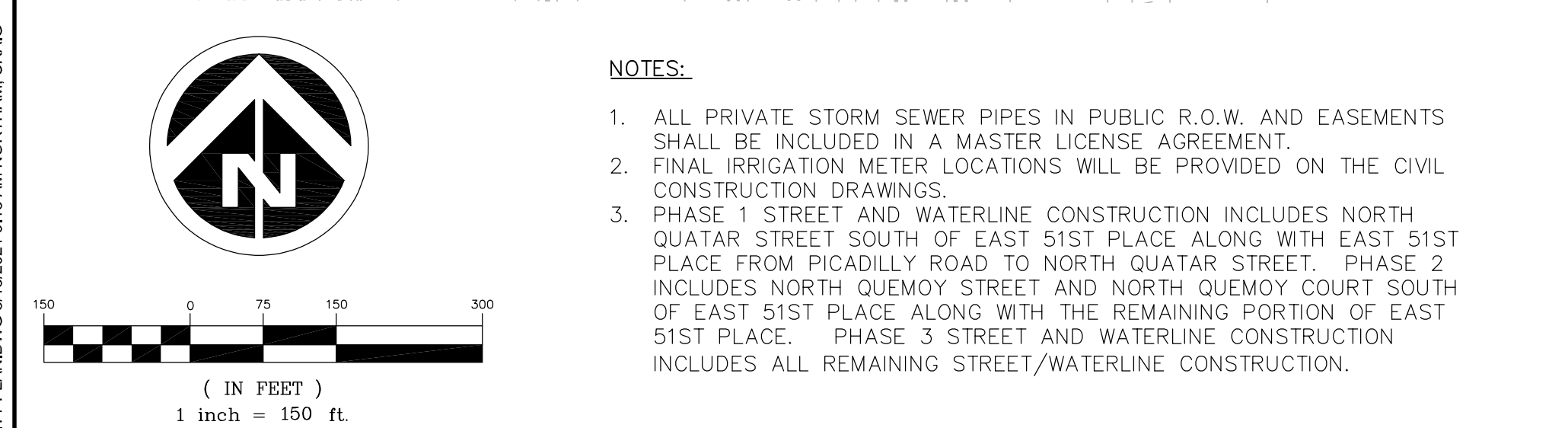
NOTES


- 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 PICADILLY RIGHT-OF-WAY WILL BE BUILT IN A FUTURE FILING. THIS INCLUDES SIDEWALK, TREE LAWN, AND PAVEMENT.
- GREEN VALLEY RANCH EAST IS RESPONSIBLE FOR THE COMPLETION OF PICADILLY ROAD MEDIANS TO PROS STANDARDS, INCLUSIVE OF SPLASHBLOCK, LANDSCAPE AND IRRIGATION DESIGN AND IMPLEMENTATION AS PART OF A SEPARATE SUBMITTAL. PICADILLY ROAD WILL BE CONSTRUCTED WITHIN GROUP F OF THE APPROVED PUBLIC IMPROVEMENT PLAN.
- FUTURE IMPROVEMENTS FOR PEDESTRIAN SAFETY TO BE INCLUDED.

DOCUMENT AMENDMENTS	
No.	Description
AMENDMENT 2	
AMENDMENT 1	
SIXTH SUBMITTAL	
FIFTH SUBMITTAL	
FOURTH SUBMITTAL	
THIRD SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	
No.	Date

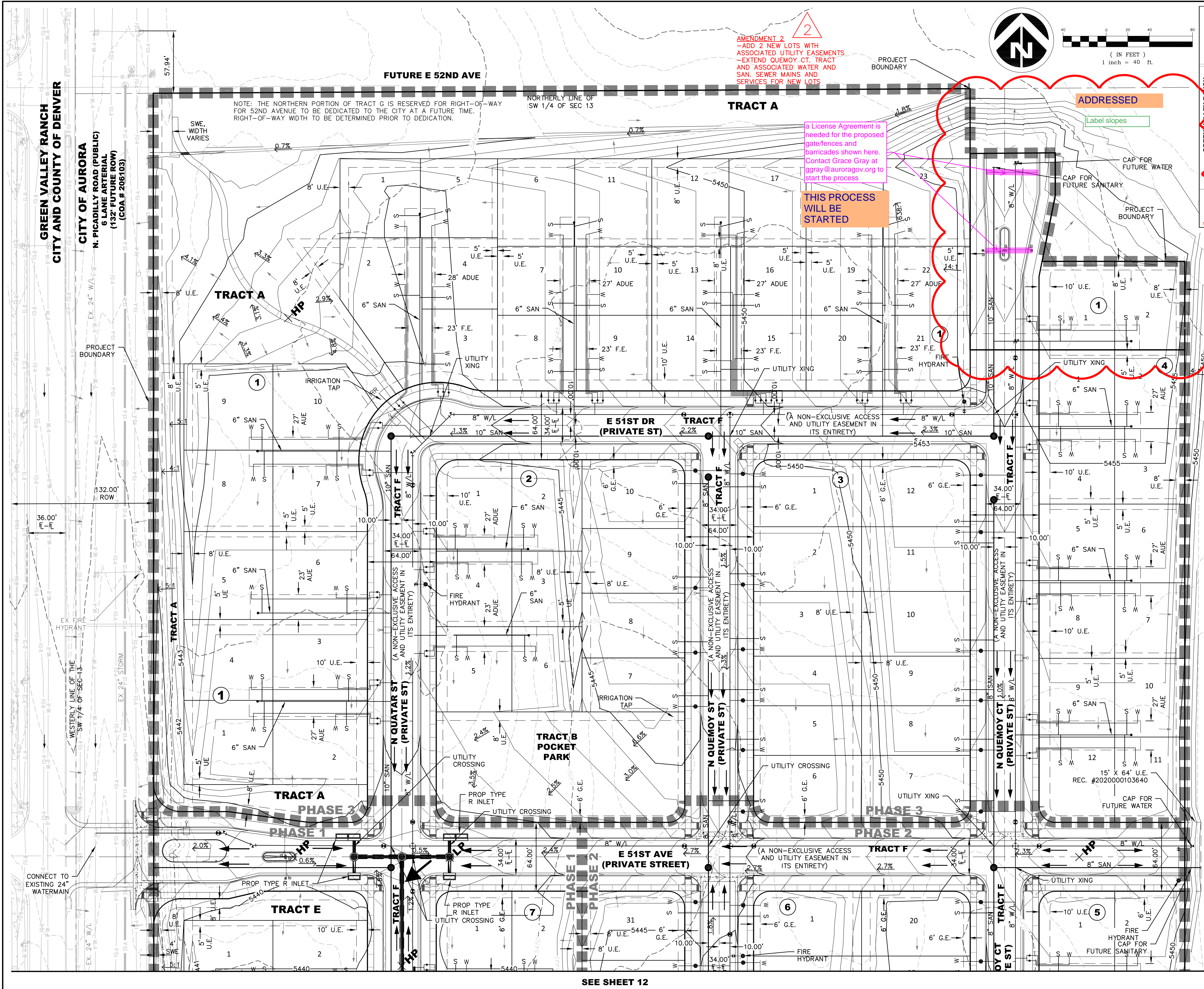
**PRELIMINARY
NOT FOR
CONSTRUCTION**





<div>PRELIMINARY NOT FOR CONSTRUCTION</div>		<div>Project Number: 50118860</div> <div>Designed By: GKP Drawn By: BMS</div> <div>Checked By: CCN</div> <div>Sheet Number: 10</div>	
<div>09/13/21 06/18/21 6 10/19/20 5 9/23/20 4 8/14/20 3 6/26/20 2 3/31/20 1 12/12/19</div> <div>No. Date</div>		<div>AMENDMENT 2 AMENDMENT 1 SIXTH SUBMITTAL FIFTH SUBMITTAL FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL</div> <div>Description</div>	
<div>GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5</div>		<div>OAKWOOD HOMES 4908 TOWER ROAD DENVER, CO 80249 TEL: (303) 496-8500 CONTACT: BRANDON WYSZYNSKI</div>	
<div> Dewberry Dewberry Engineers Inc. 8100 East Maplewood Avenue, Suite 150 Greenwood Village, CO 80111 303.388.5800 20000 E. Orchard C. Northam, PE Email: northam@Dewberry.com</div>		<div>OVERALL UTILITY PLAN</div>	

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA\PA-1P\AN SETS\PCSP-GRADING AND UTILITY.DWG 8/13/2021 8:13 AM NORTHAM, CRAIG



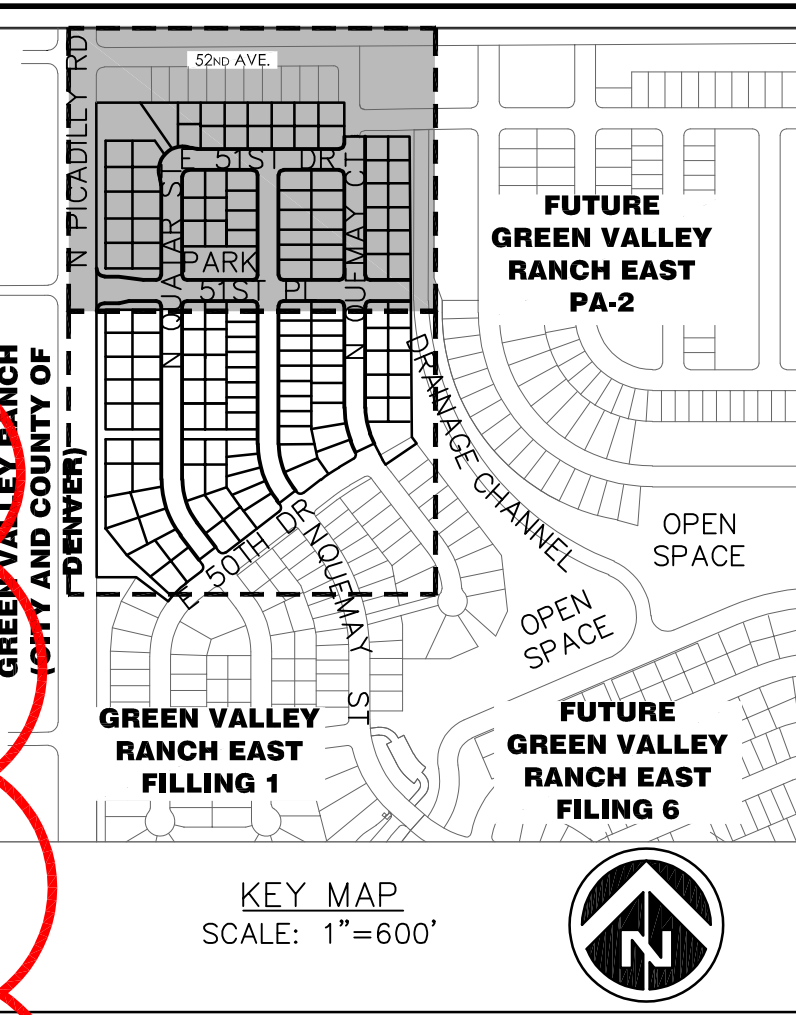
AMENDMENT 2
-ADD 2 NEW LOTS WITH
ASSOCIATED UTILITY EASEMENTS
-EXTEND QUEMOY CT, TRACT
AND ASSOCIATED WATER AND
SAN. SEWER MAINS AND
SERVICES FOR NEW LOTS

a License Agreement is
needed for the proposed
gate/fences and
barricades shown here.
Contact Grace Gray at
ggray@auroragov.org to
start the process

THIS PROCESS
WILL BE
STARTED

ADDRESSED

Label slopes



SYMBOLS AND LINETYPES

LEGEND

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

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

- NOTES:
- 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 SEWER PIPES IN PUBLIC R.O.W. AND 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 SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 - ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE METRO DISTRICT UNLESS OTHERWISE NOTED.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.365.5001
Contact: Craig C. Northam, P.E.
Email: cnortham@dewberry.com

**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5**

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

AMENDMENT 2	DATE	DESCRIPTION
AMENDMENT 1	08/19/21	SIXTH SUBMITTAL
FIFTH SUBMITTAL	6/10/19/20	
FOURTH SUBMITTAL	5/19/23/20	
THIRD SUBMITTAL	4/18/14/20	
SECOND SUBMITTAL	3/16/26/20	
FIRST SUBMITTAL	2/3/31/20	
NO.	1	12/12/19

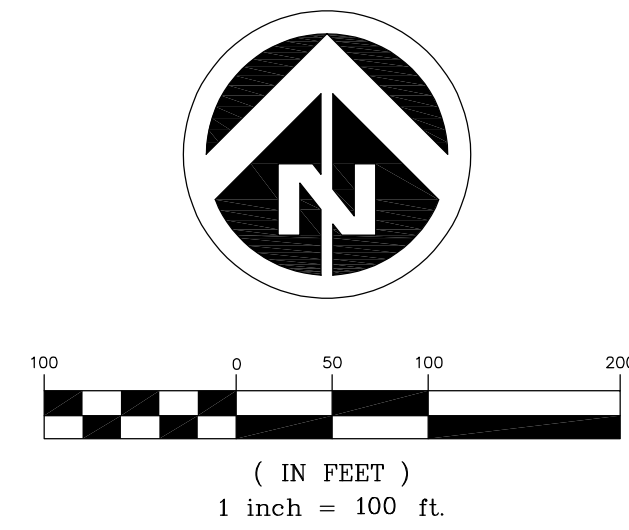
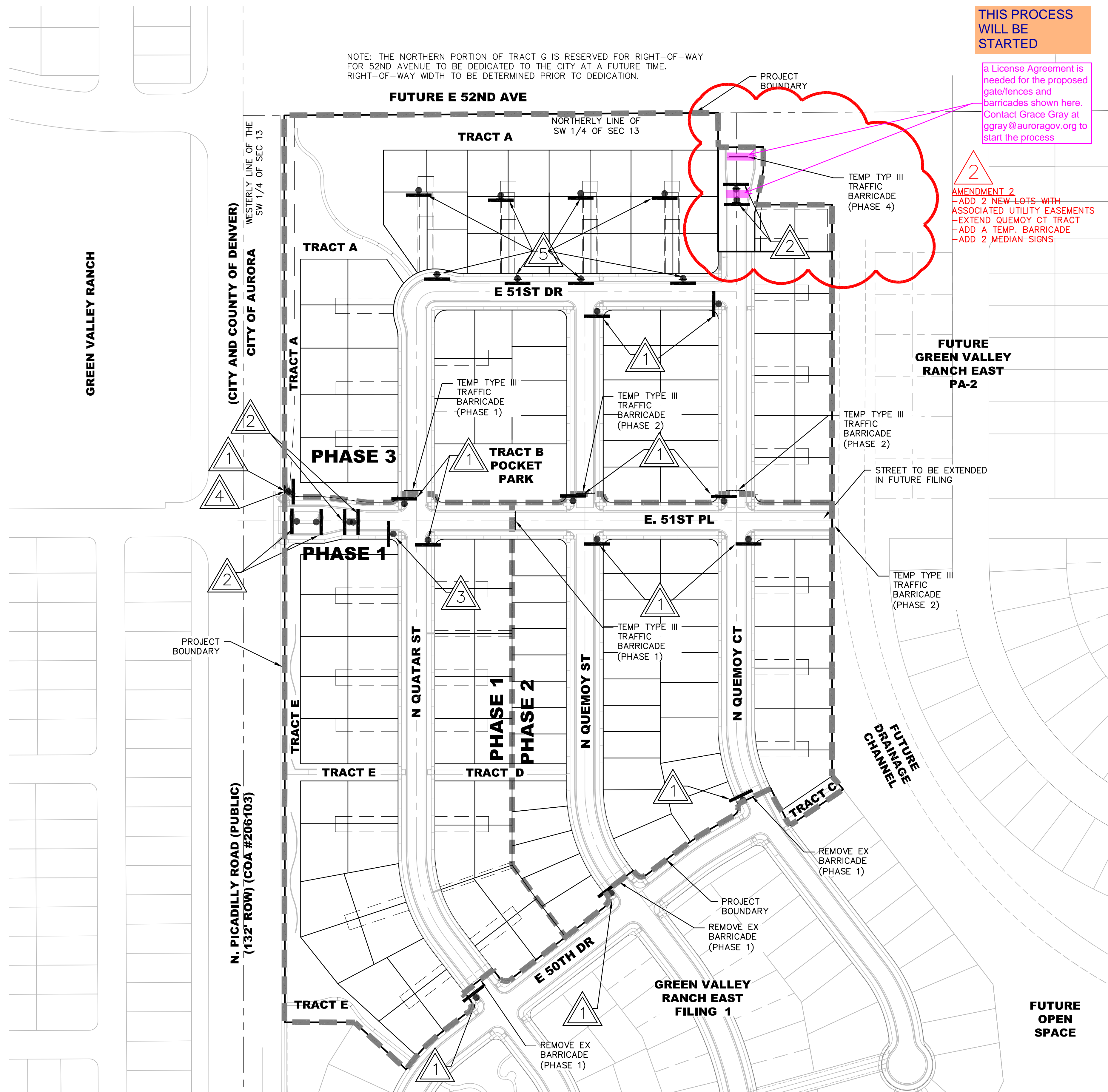
Project Number:
50118860

Designed By: GKP
Checked By: CCN
Sheet Number: 11

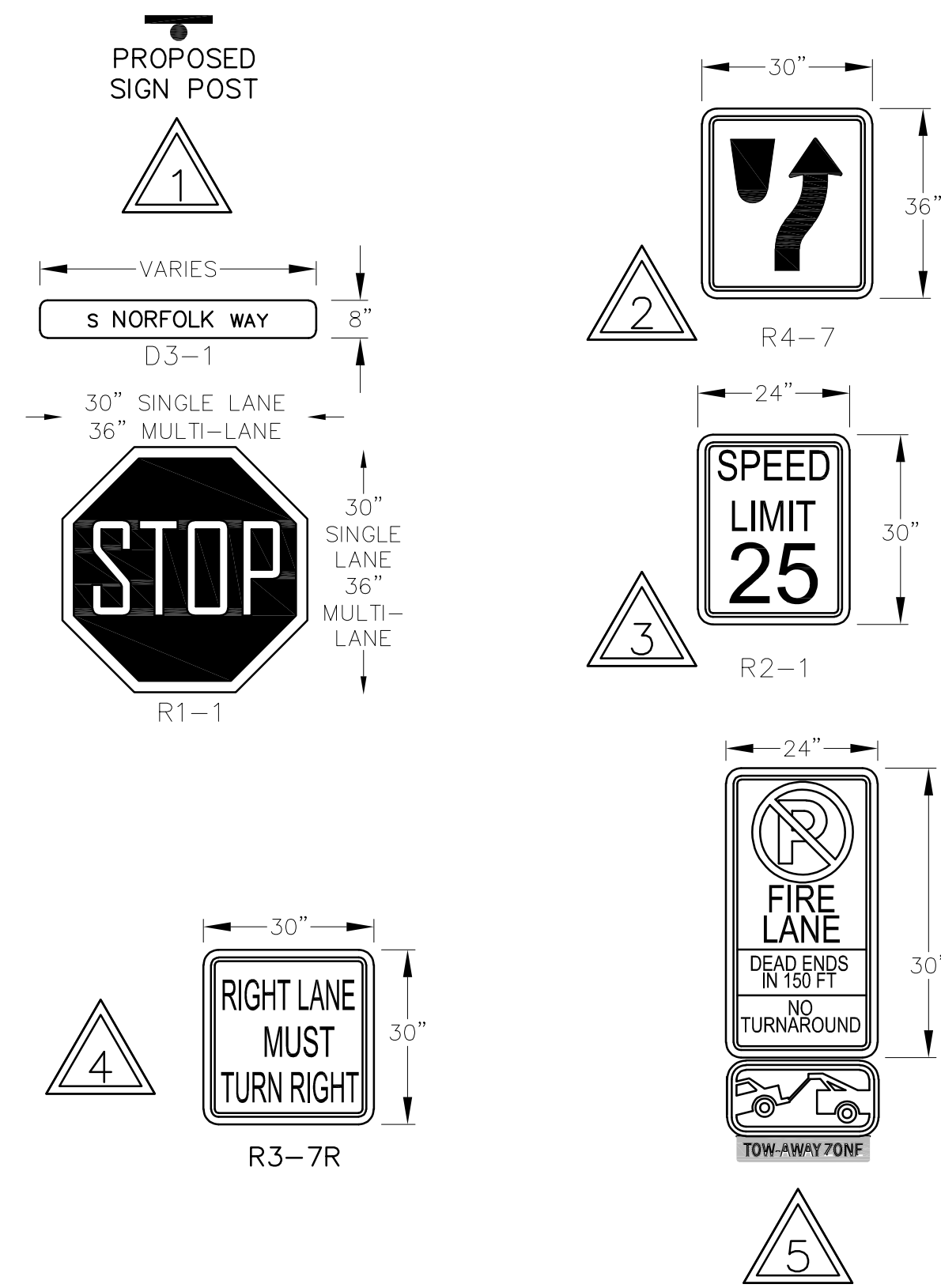
Drawn By: BMS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\CS\PSR-S&S\DWG 01/12/2021 9:13 AM\NORTHAM CRAIG



SIGN LEGEND:



**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5
SIGNAGE AND STRIPING PLAN**

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

AMENDMENT 2	No.	Date	Description
AMENDMENT 1	6	06/19/21	SIXTH SUBMITTAL
	5	10/19/20	FIFTH SUBMITTAL
	4	09/23/20	FOURTH SUBMITTAL
	3	08/14/20	THIRD SUBMITTAL
	2	06/26/20	SECOND SUBMITTAL
	1	03/31/20	FIRST SUBMITTAL
	1	12/12/19	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number:
50118860

Designed By: **GKP** Drawn By: **BMS**

Checked By:
CCN

Sheet Number:
13