



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@xcelenergy.com / 303-571-3306)

No Comments **RESPONSE: Noted**

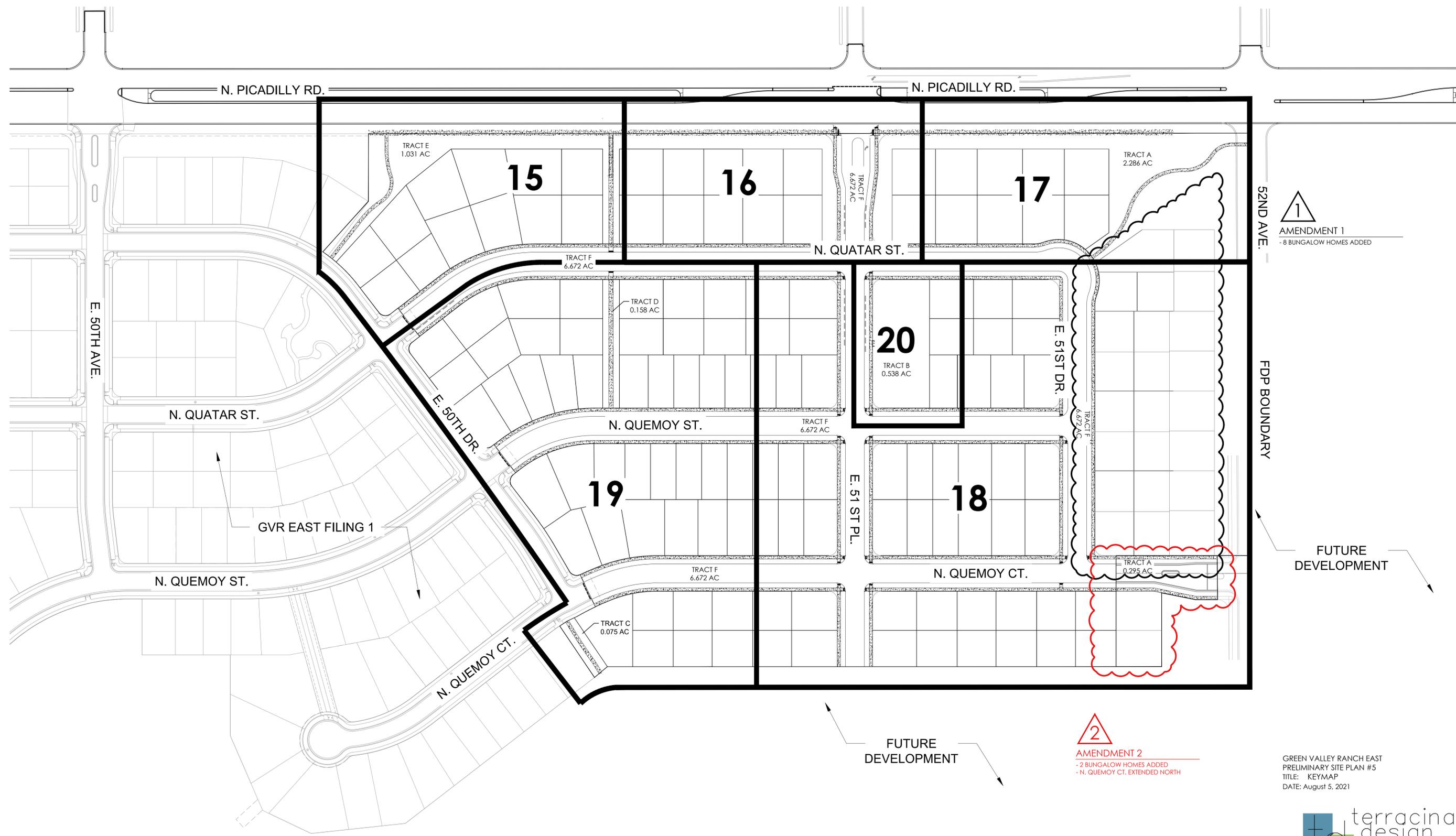
12. Adams County Department of Planning and Development (developmentsubmittals@adcogov.org)
No Comments **RESPONSE: Noted**

END OF RESPONSES

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LEGEND

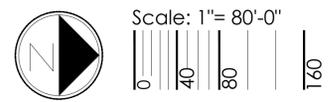
EXTENTS OF SHEET



AMENDMENT 1
- 8 BUNGALOW HOMES ADDED

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



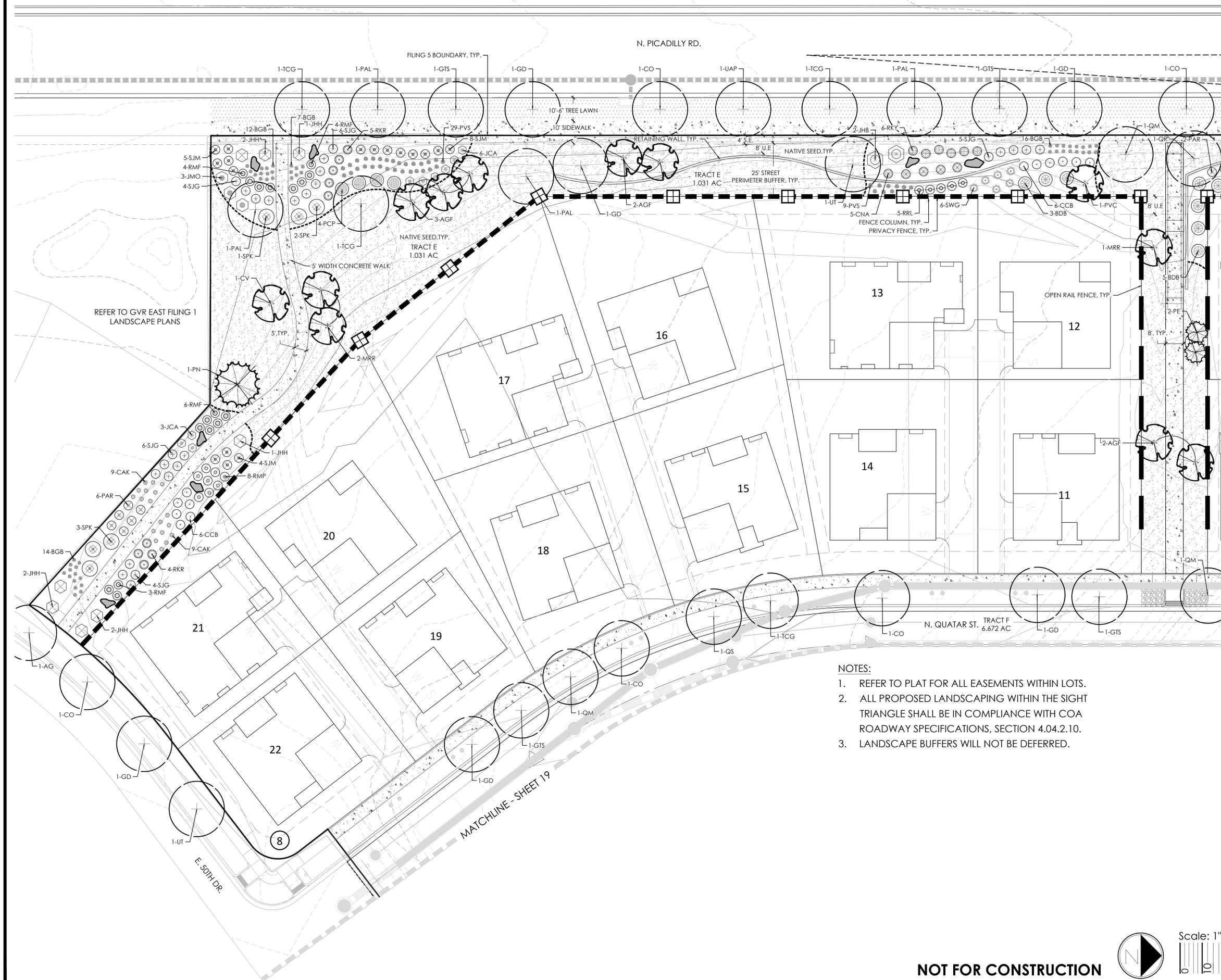
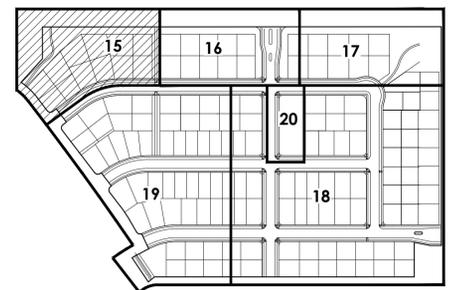
NOT FOR CONSTRUCTION

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LEGEND

- CANOPY TREE
 - LOCAL CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF
 - NATIVE SEED MIX
 - CRUSHER FINES
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 - PRIVACY FENCE
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 - FILING 5 BOUNDARY
 - SIGHT LINE
 - LIGHT POLE
 - SECURITY LIGHTING
 - FIRE HYDRANT
 - LANDSCAPE BOULDER
- U.E. = UTILITY EASEMENT S.E. = SIDEWALK EASEMENT
G.E. = GAS 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.

NOT FOR CONSTRUCTION



Scale: 1" = 20'-0"
0 10 20 40

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



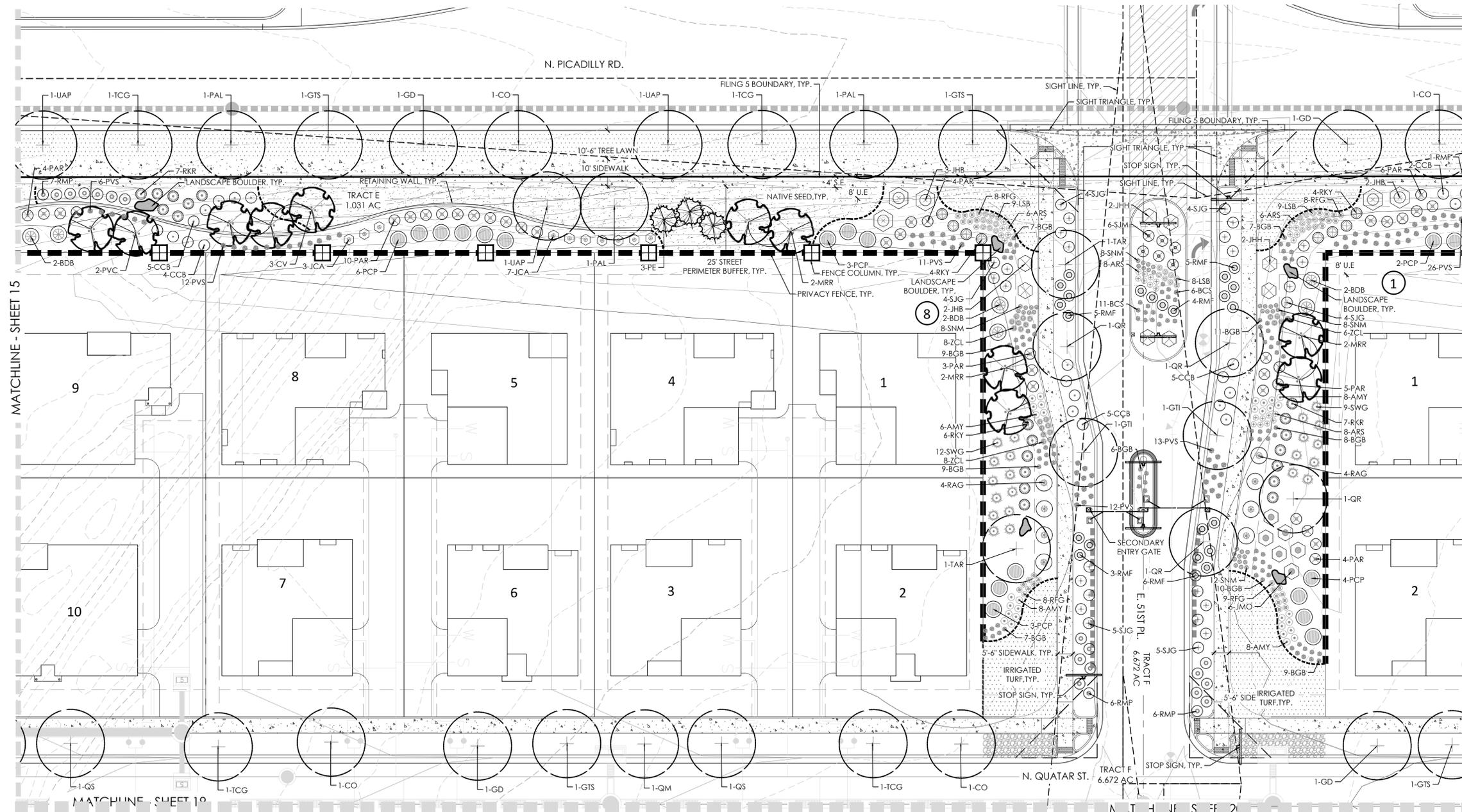
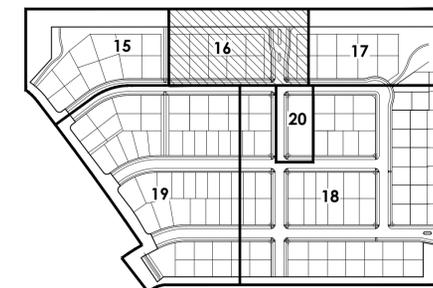
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DILLON COOK

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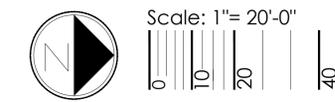
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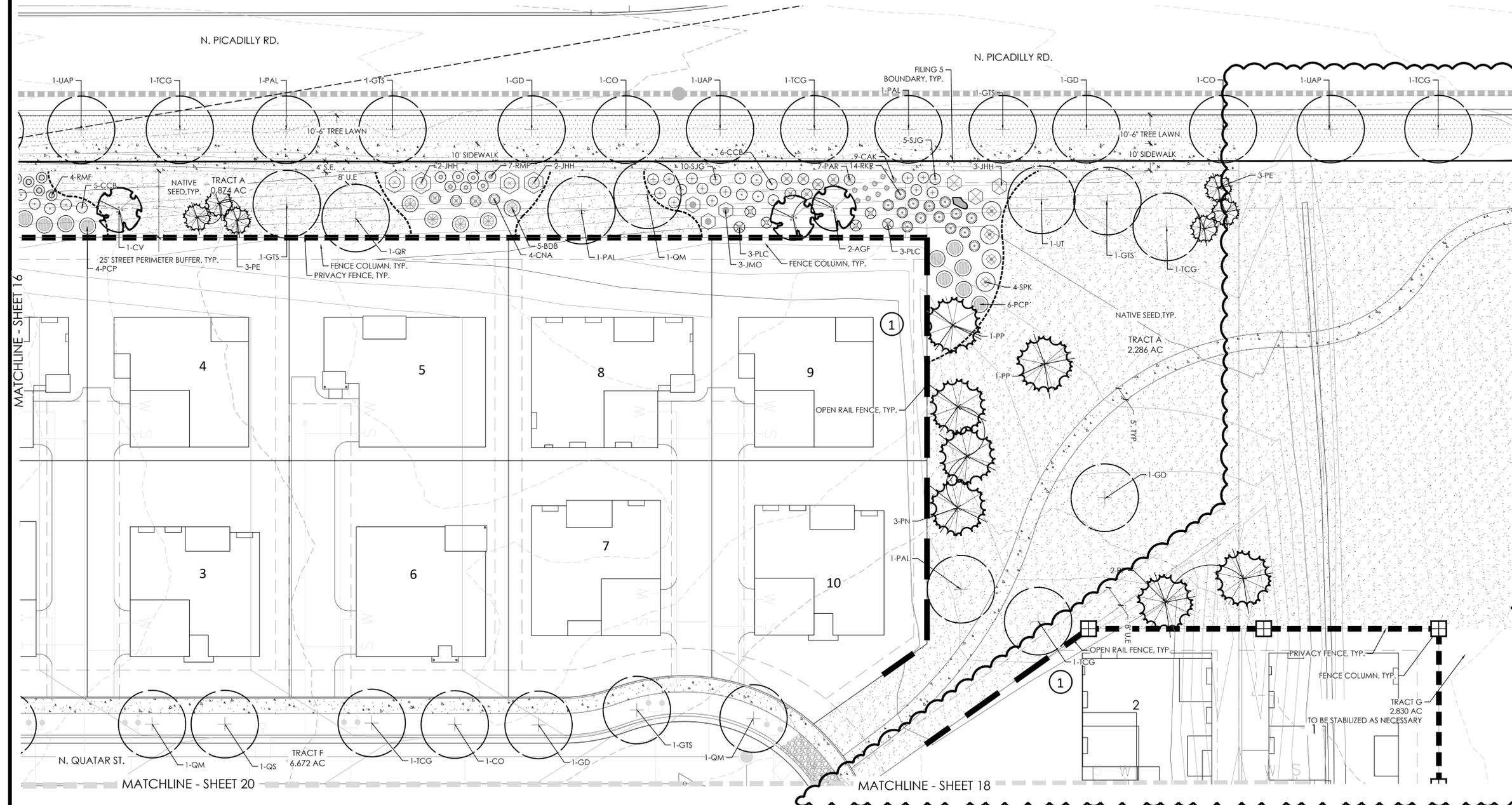
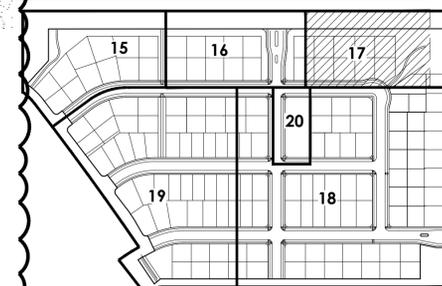
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AMENDMENT 1
- 7 BUNGALOW HOMES ADDED
- TREES AND NATIVE SEED ADDED

NOT FOR CONSTRUCTION



Scale: 1" = 20'-0"
0 10 20 40

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TITLE: LANDSCAPE PLAN
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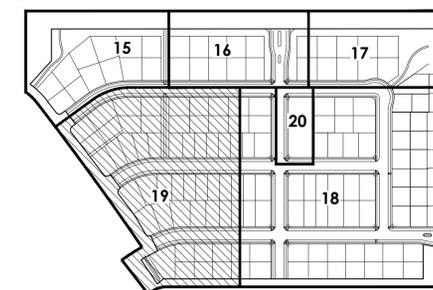


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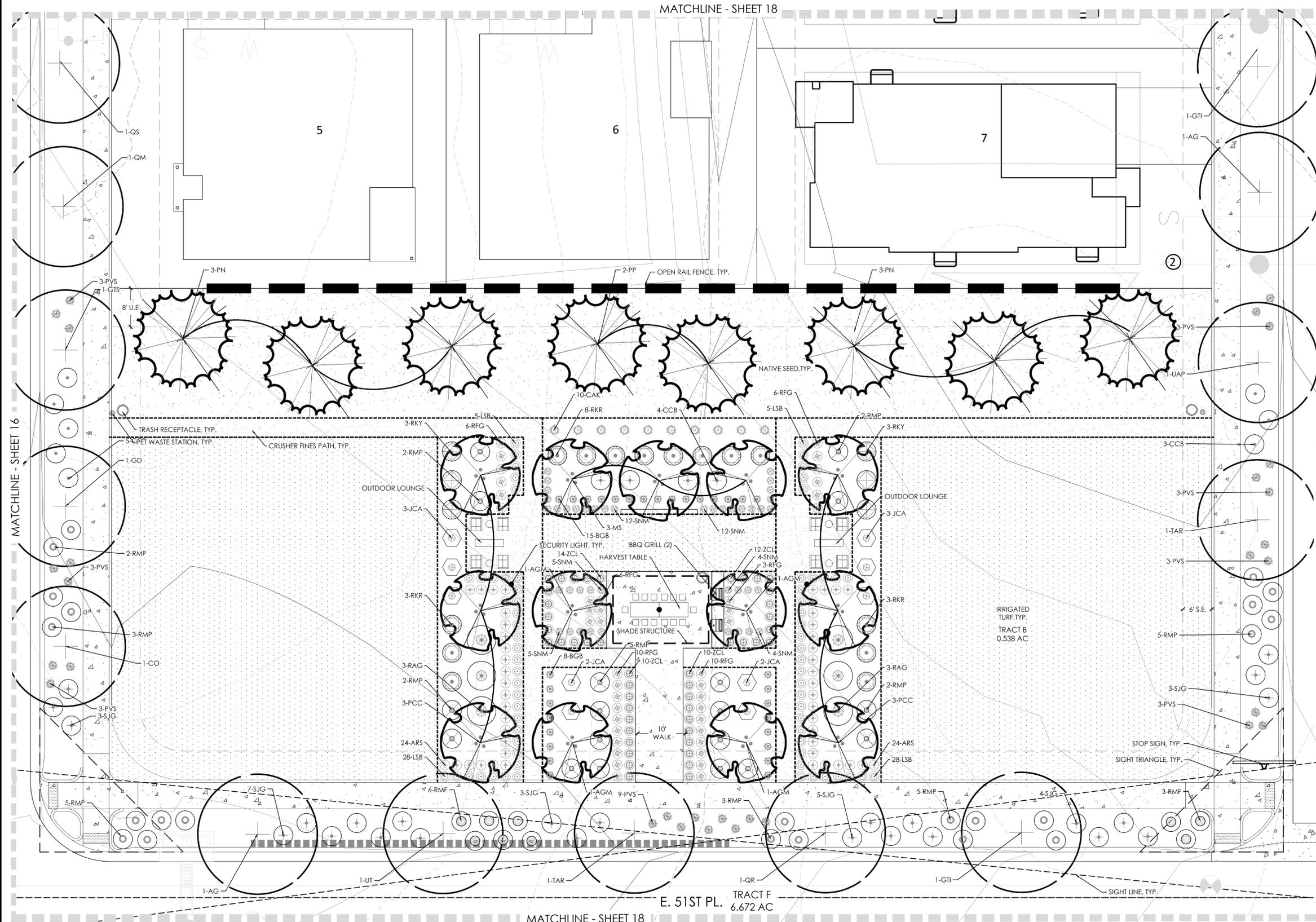
SHEET 19 OF 28

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MATCHLINE - SHEET 16

MATCHLINE - SHEET 18

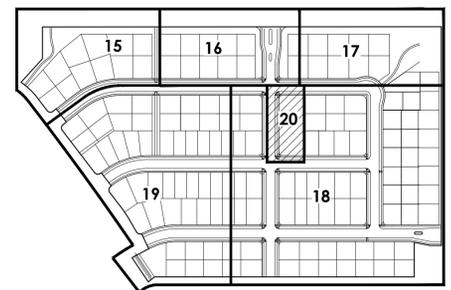
MATCHLINE - SHEET 18



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KEY MAP



E. 51ST PL. TRACT F 6.672 AC

MATCHLINE - SHEET 18

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Scale: 1" = 10'-0"



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



OPEN SPACE REQUIREMENTS TABLE

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

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. SHRUB
 NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE 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 PROVIDED (5 GAL/1 GAL)*
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	94
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	71
TOTALS		#REF!			27	30	265	240

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. SHRUB
 NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
 NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE GREATER THAN 20 FEET PER UDO SECTION 146-4.7.5.VII
 NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE 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 CT	1 TREE/40 LF	1,984	50	50
E 5165 DR	1 TREE/40 LF	574	15	15

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

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	

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

RESIDENTIAL RECOMMENDED PLANT LIST

SHADE STREET TREE

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

SHADE PATIO TREE

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

ORNAMENTAL TREE - MULTI TRUNK

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

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

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

ORNAMENTAL TREE - VERTICAL, 10' DIA MAX FULL GROWN

- TREE SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- MALUS 'ADIRONDACK', ADIRONDACK CRABAPPLE @ BUILDING ELEVATION
 - MALUS 'RED BARRON', RED BARRON CRABAPPLE @ BUILDING ELEVATION
 - PYRUS CALLERYANA 'REDSPIRE', REDSPIRE FLOWERING PEAR @ BUILDING ELEVATION
 - PRUNUS NIGRA 'PRINCESS KAY', PRINCESS KAY PLUM @ BUILDING CORRIDORS
- NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.

DECIDUOUS SHRUBS - MED

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

PERENNIAL GRASS - SMALL

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

PERENNIAL GRASS - MEDIUM

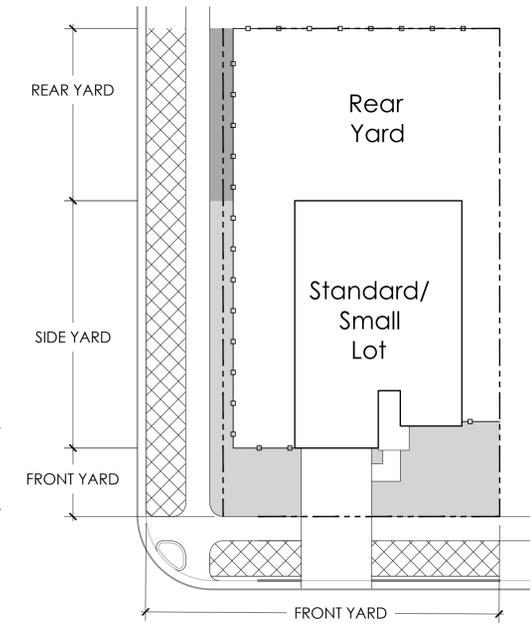
- SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:
- CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER', FEATHER REED GRASS
 - PANICUM VIRGATUM 'HEAVY METAL', HEAVY METAL BLUE SWITCH GRASS
 - SCHIZACHYRIUM SCOPARIUM 'THE BLUES', THE BLUES LITTLE BLUESTEM GRASS

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	AG	AESCULUS GLABRA	BUCKEYE, CHO	2.5' CAL	B&B	L-M
25	CO	CELTIS OCCIDENTALIS	HACKBERRY, 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
28	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5' CAL	B&B	M
24	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5' CAL	B&B	M
20	UAP	ULMUS AMERICANA 'PRINCE OF PEACE'	ELM, PRINCE OF PEACE	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 TARTARIAN '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'	CHOCHEERRY, 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 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.	L
11	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L
12	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L
DECIDUOUS SHRUBS						
19	BDB	BUTELLOUA DAVIDI 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L
52	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
9	CNA	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	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'	MOKKORANGE, CHEYENNE	#5	CONT.	L
14	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L
57	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.	L-M
20	RKY	ROSA 'SUNNY KNOCK OUT'	ROSE, SUNNY KNOCK OUT	#5	CONT.	L-M
54	RMF	ROSA '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	SPIREA JAPONICA 'GOLDFLAME'	SPIREA, GOLDFLAME	#5	CONT.	L
41	SJM	SPIREA JAPONICA 'MAGIC CARPET'	SPIREA, MAGIC CARPET	#5	CONT.	L
10	SPK	SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L
PERENNIALS						
30	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	L
76	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	L
92	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.	L
74	RFG	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	L
78	SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L
68	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
ORNAMENTAL GRASSES						
187	BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
27	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
148	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
27	SWG	SPOROBOLEUS 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN 1 1/2" - 3" WASHED ROUNDED COLORADO RIVER ROCK; FROM A LOCAL SOURCE.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- PRESTANDING LIGHTS INCLUDE STREET LIGHTS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARK.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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.



SINGLE FAMILY LANDSCAPE AREAS

PERENNIAL SHRUB

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

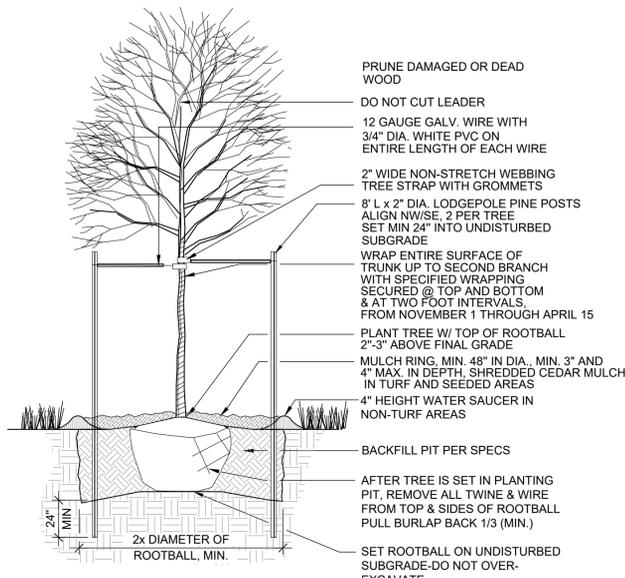
EVERGREEN GROUND COVER SHRUB

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

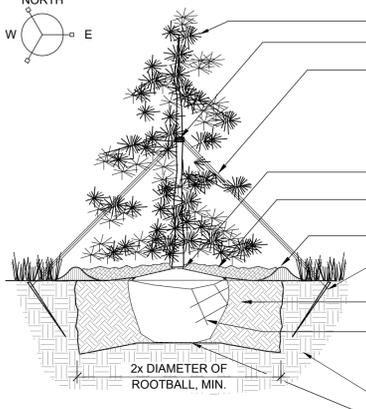
NOTE: PLANTS LISTED ARE ONLY RECOMMENDATIONS THAT MATCH THE CHARACTER AND SCALE OF THE SURROUNDING LANDSCAPE. REFER TO THE COA APPROVED PLANT LIST FOR ADDITIONAL RECOMMENDATIONS.

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

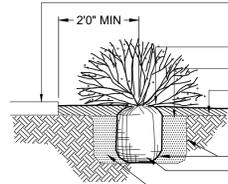




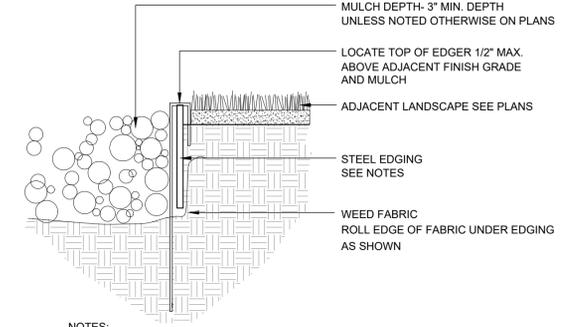
- PRUNE DAMAGED OR DEAD WOOD
- DO NOT CUT LEADER
- 12 GAUGE GALV. WIRE WITH 3/4" DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE
- 2" WIDE NON-STRETCH WEBBING TREE STRAP WITH GROMMETS
- 8' L x 2" DIA. LODGEPOLE PINE POSTS ALIGN NW/SE, 2 PER TREE SET MIN 24" INTO UNDISTURBED SUBGRADE
- WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED @ TOP AND BOTTOM & AT TWO FOOT INTERVALS FROM NOVEMBER 1 THROUGH APRIL 15
- PLANT TREE W/ TOP OF ROOTBALL 2"-3" ABOVE FINAL GRADE
- MULCH RING, MIN. 48" IN DIA., MIN. 3" AND 4" MAX. IN DEPTH, SHREDDED CEDAR MULCH IN TURF AND SEEDED AREAS
- 4" HEIGHT WATER SAUCER IN NON-TURF AREAS
- BACKFILL PIT PER SPECS
- AFTER TREE IS SET IN PLANTING PIT, REMOVE ALL TWINE & WIRE FROM TOP & SIDES OF ROOTBALL PULL BURLAP BACK 1/3 (MIN.)
- SET ROOTBALL ON UNDISTURBED SUBGRADE-DO NOT OVER-EXCAVATE



- DO NOT CUT LEADER
- 2" WIDE NON-STRETCH WEBBING TREE STRAP WITH GROMMETS
- DOUBLE STRAND GALVANIZED WIRE PROVIDE 3 GUY SYSTEMS EQUALLY SPACED AROUND TREE, AS PER DIAGRAM
- PLACE 3/4" DIA. WHITE PVC, 36" LENGTH, ON ALL GUYING WIRES
- PLANT TREE W/ TOP OF ROOTBALL 2"-3" ABOVE FINAL GRADE
- MULCH RING, MIN. 48" IN DIA., MIN. 3" AND 4" MAX. IN DEPTH, SHREDDED CEDAR MULCH IN TURF AND SEEDED AREAS
- 4" HEIGHT WATER SAUCER IN NON-TURF AREAS
- STAKES DRIVEN AT AN ANGLE, FLUSH WITH GRADE
- BACKFILL PIT, PER SPECS.
- AFTER TREE IS SET IN PLANTING PIT, REMOVE ALL TWINE & WIRE FROM TOP & SIDES OF ROOTBALL PULL BURLAP BACK 1/3 (MIN.)
- UNDISTURBED SUBGRADE
- SET ROOTBALL ON EXISTING UNDISTURBED SUBGRADE - DO NOT OVER-EXCAVATE



- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
- PLANT SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATIONS.
- CONCRETE CURB OR SIDEWALK HOLD FINISH GRADE 1 IN. BELOW EDGE
- SET SHRUB 1" HIGHER THAN THE GRADE AT WHICH IT GREW
- DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
- SPECIFIED MULCH, MIN. 3" DEPTH
- FINISHED GRADE (ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)
- LOOSEN SIDES OF PLANT PIT AND ROOTBALL
- REMOVE CONTAINER
- BACKFILL PIT, PER SPECS.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED, REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL
- HOLD FINISHED GRADE 1" BELOW ADJACENT WALK OR CURB



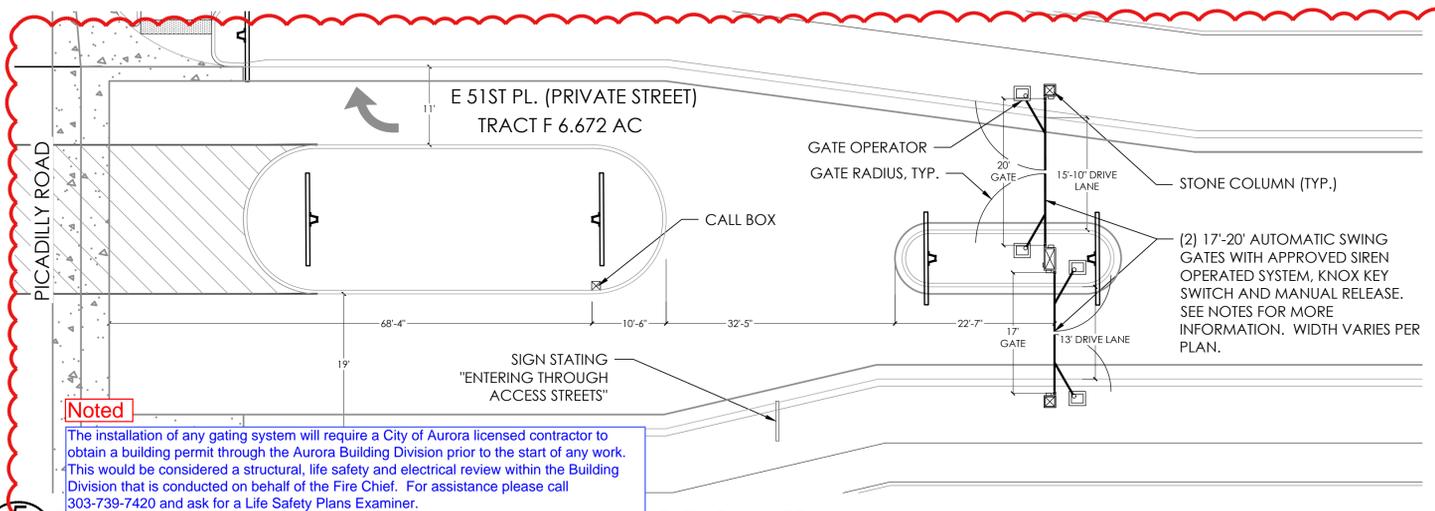
- NOTES:
- STEEL EDGING SHALL BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
 - EDGING SHALL BE POWDER COATED, BLACK
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
 - ALL JOINTS SHALL BE SECURELY STAKED.

1 DECIDUOUS TREE PLANTING
NTS

2 EVERGREEN TREE PLANTING
NTS

3 TYPICAL SHRUB PLANTING
NTS

4 STEEL EDGER
NTS



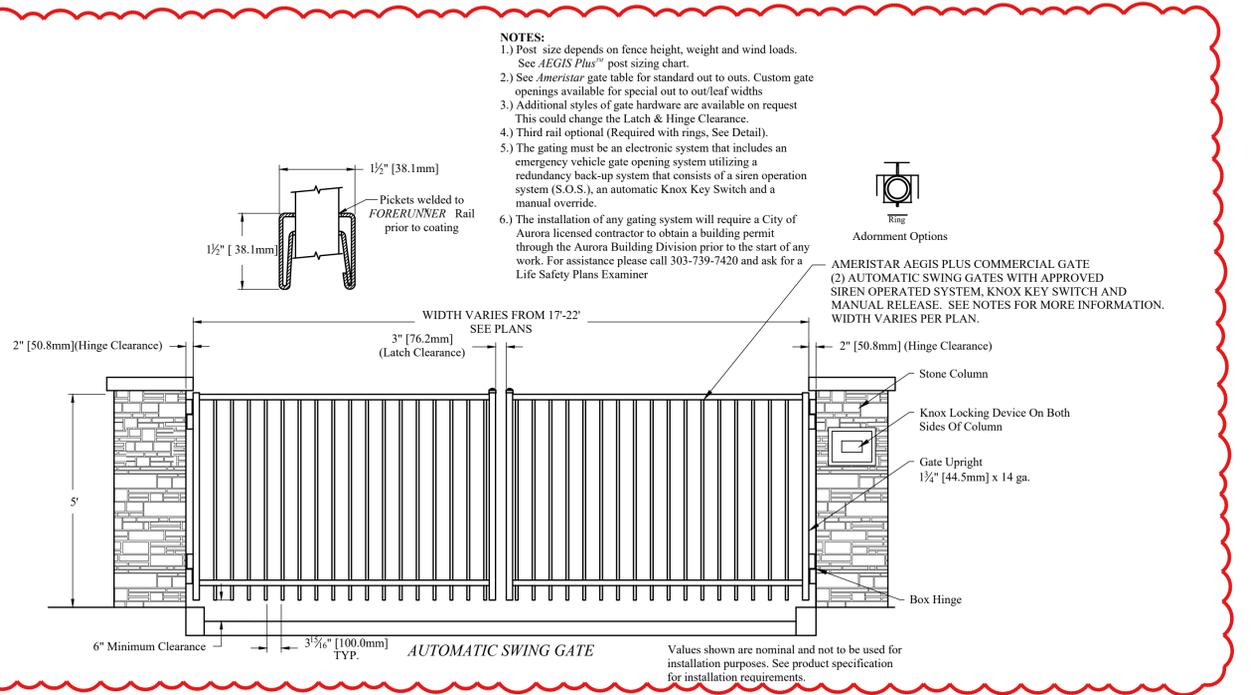
Noted
The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is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

Gating systems must be reflected the site plan. Please revise the site plan to showing gating systems.

Gates shown on Sheet 16 and 18

Noted
The license agreement for the gating. Please start the license agreement with Real property for the gating systems.

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



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

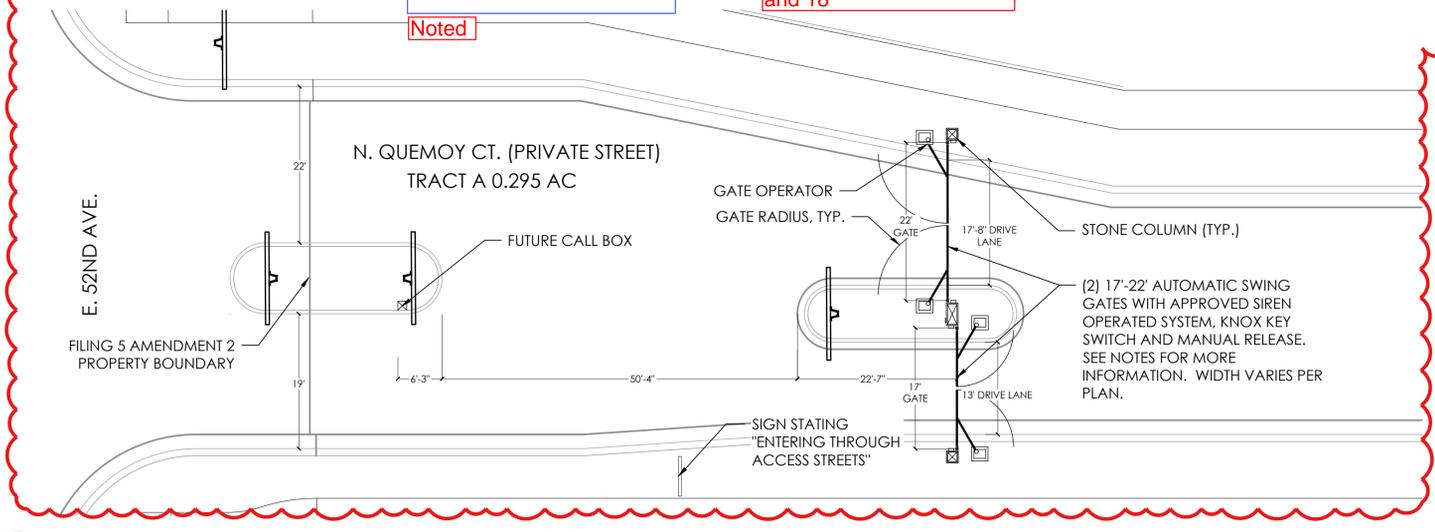


AMERISTAR AEGIS PLUS COMMERCIAL GATE (2) AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. SEE NOTES FOR MORE INFORMATION. WIDTH VARIES PER PLAN.

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 SECONDARY ENTRY GATE
1/2" = 1'

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



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

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



P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING 50AC\SUBMITTALS\PRELIMINARY PLAT\1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
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DILLON COOK

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DILLON COOK



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



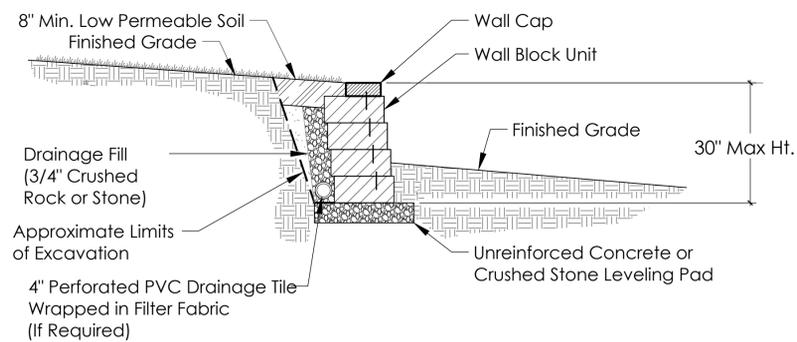
2 HARVEST TABLE
NTS (Images for reference only)



3 OUTDOOR LOUNGE
NTS (Images for reference only)



4 BBQ GRILL AREA
NTS (Images for reference only)

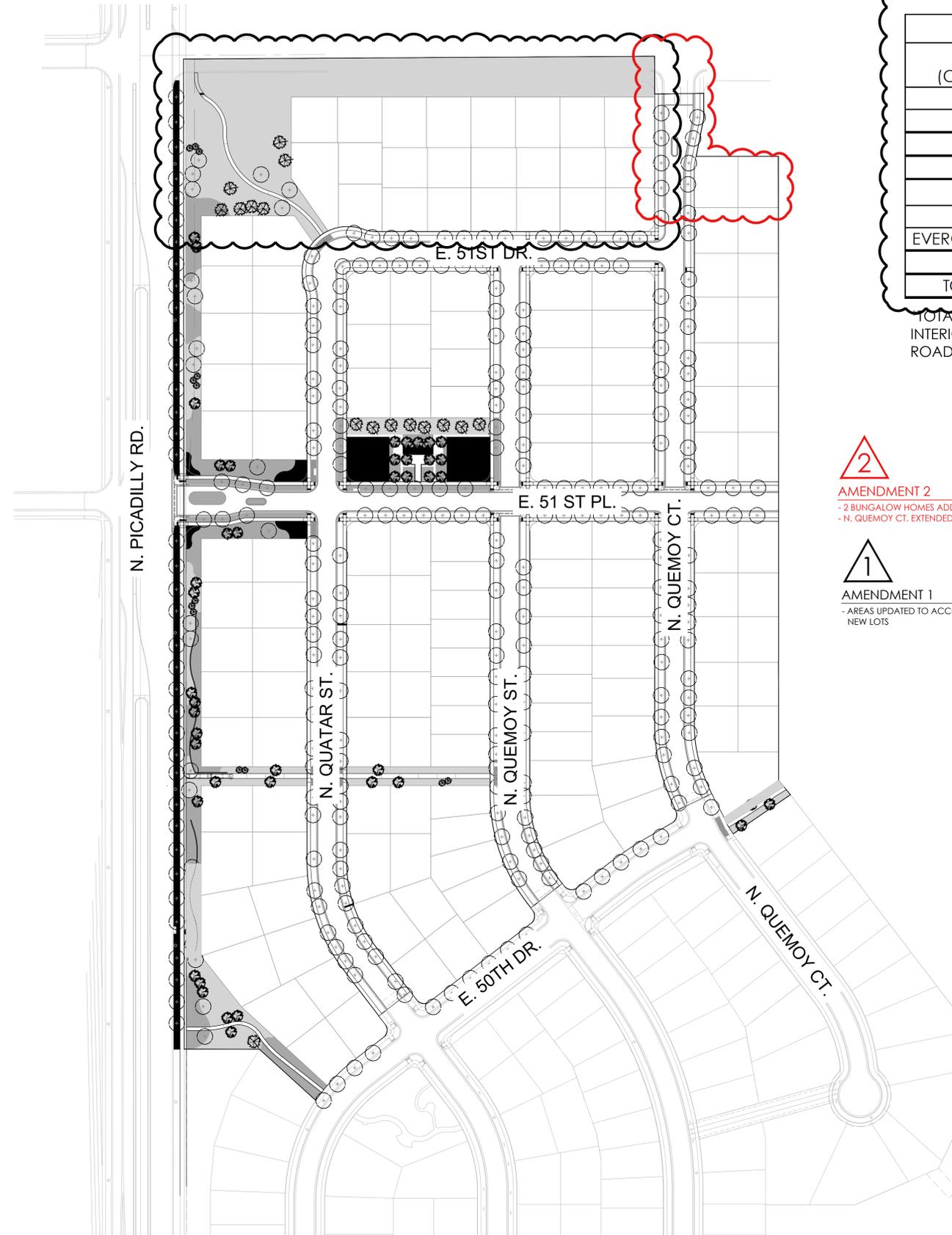


5 RETAINING WALL
NTS

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

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





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

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

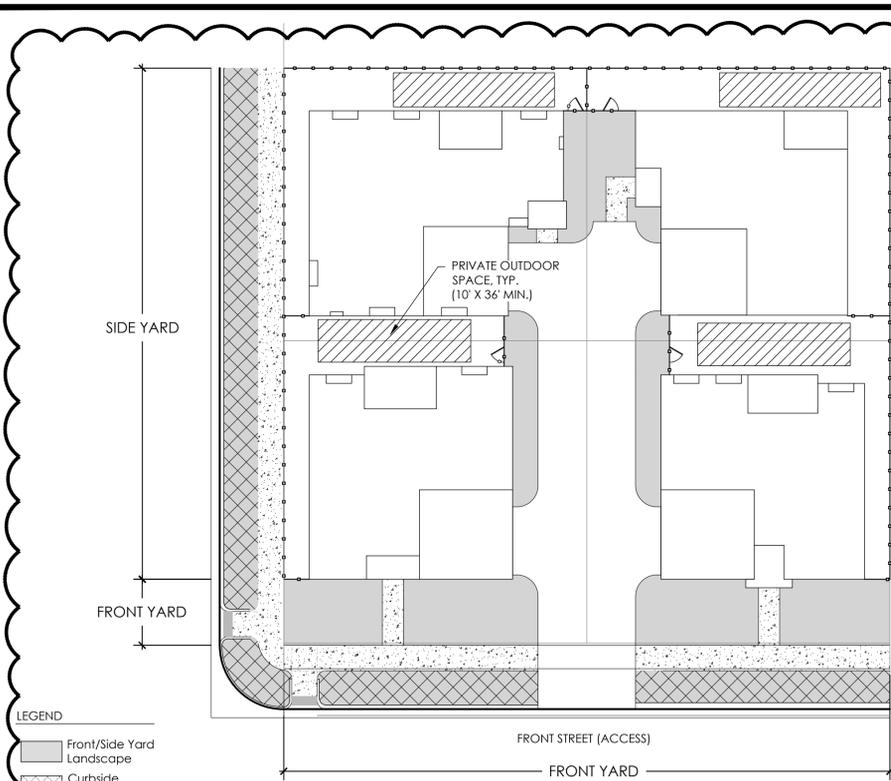
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: August 5, 2021



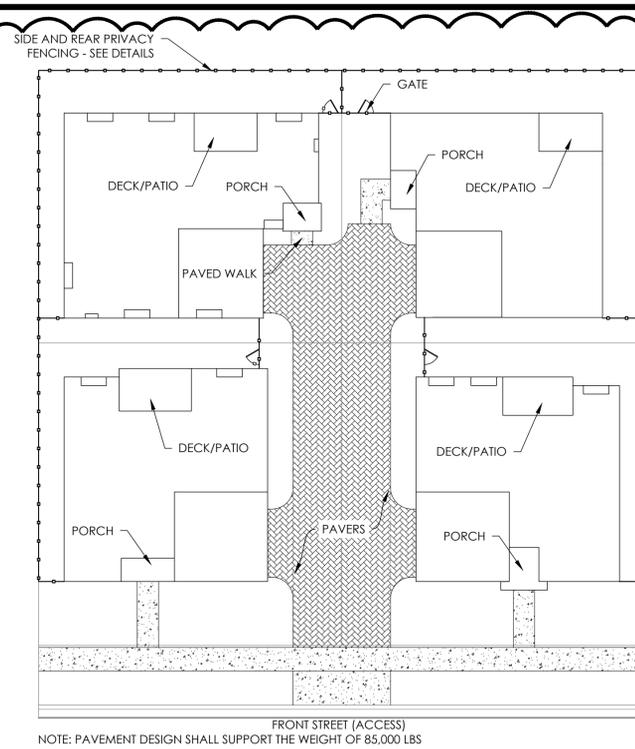
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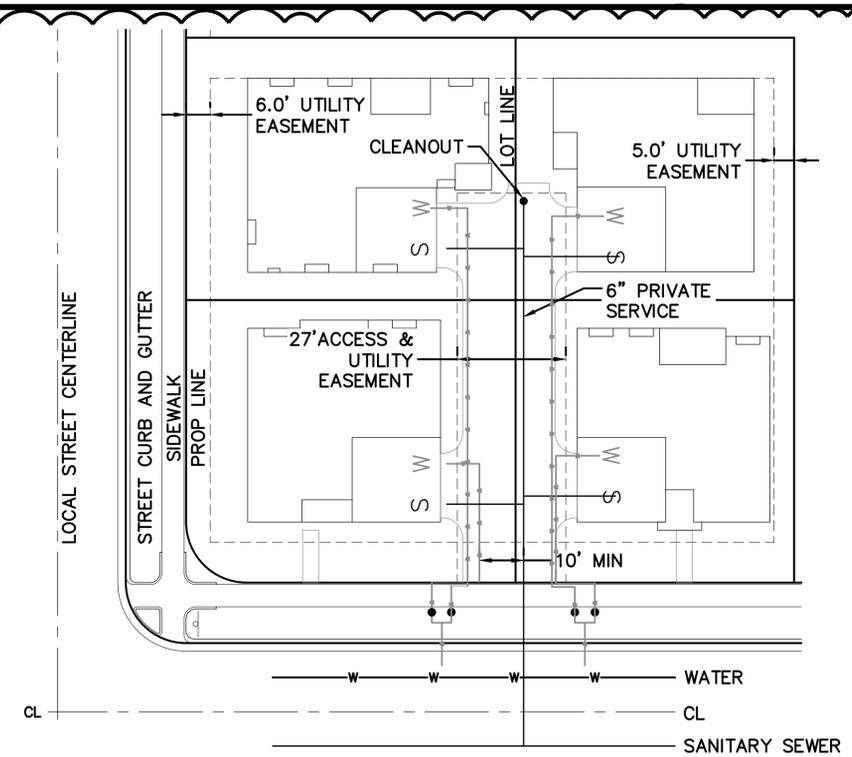
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DILLON COOK



TYPICAL BUNGALOW 4-PACK LANDSCAPE



TYPICAL BUNGALOW 4-PACK MATERIALS AND FENCING



BUNGALOW LOT SERVICES

N.T.S.

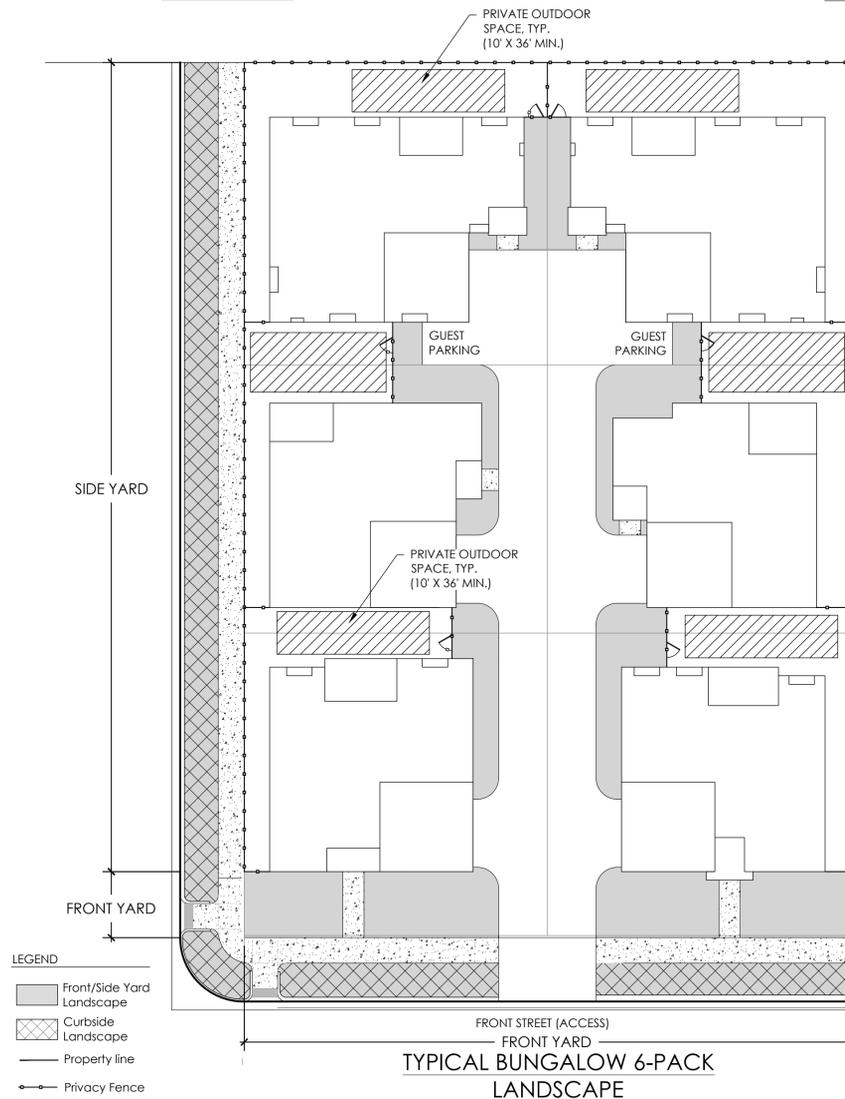
ARCHITECTURAL STANDARDS

- 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.

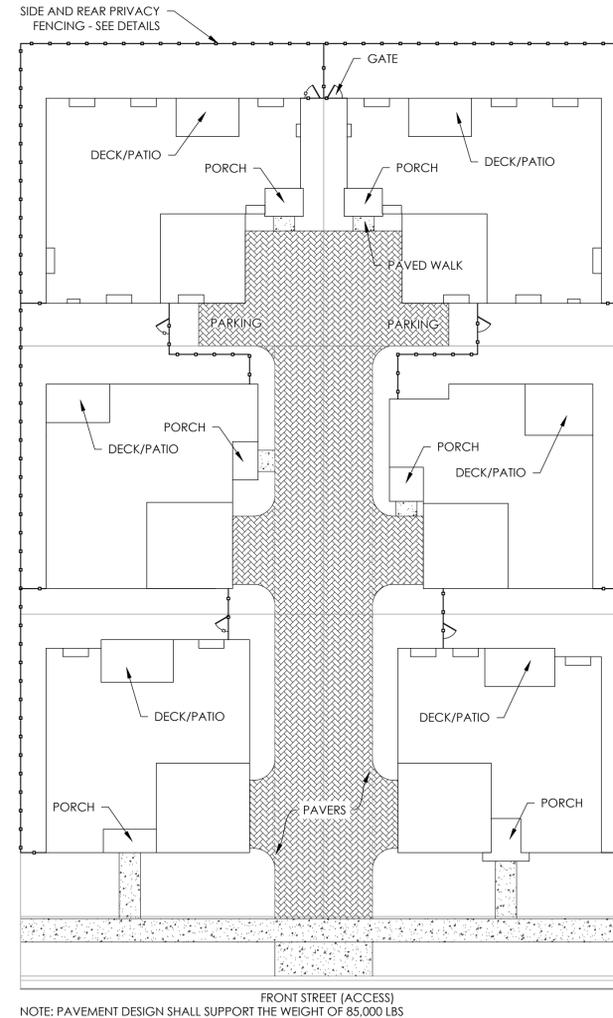
NOTE:

- 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

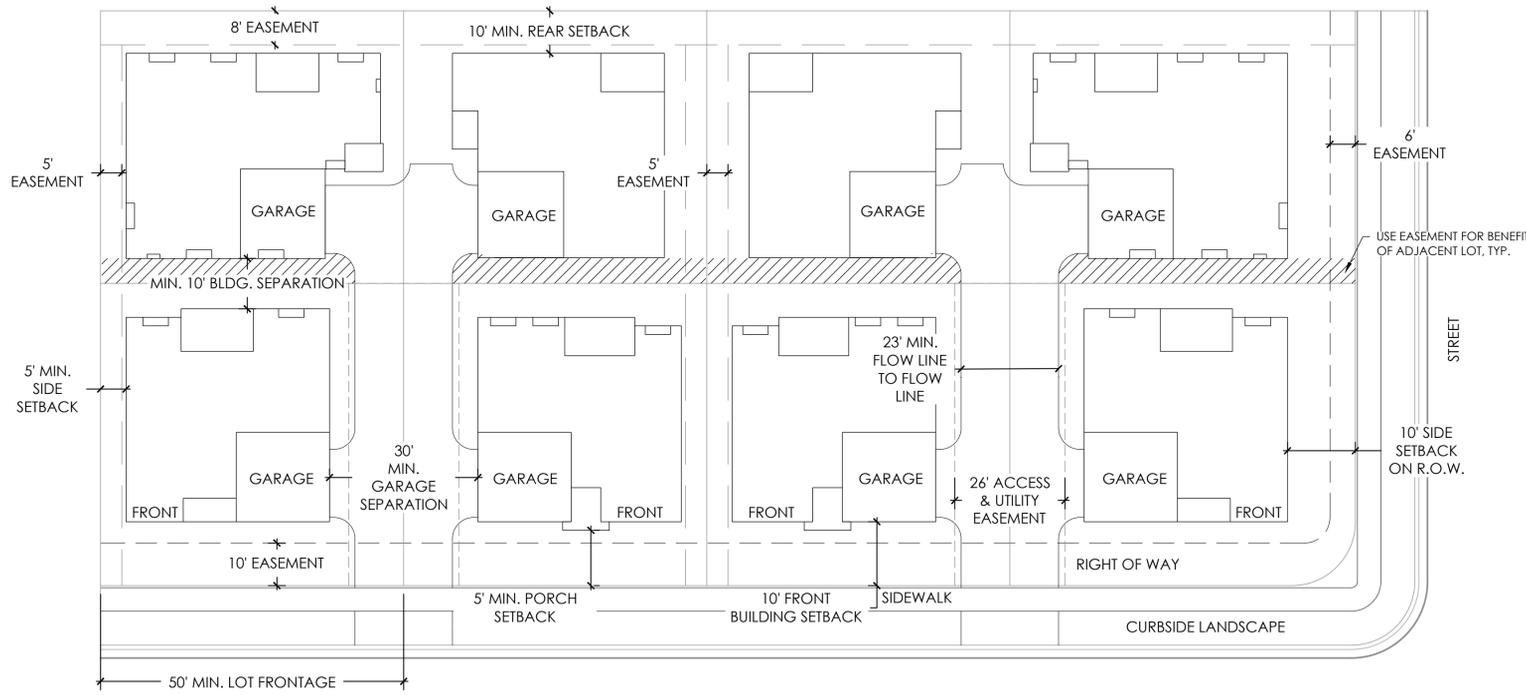


TYPICAL BUNGALOW 6-PACK LANDSCAPE

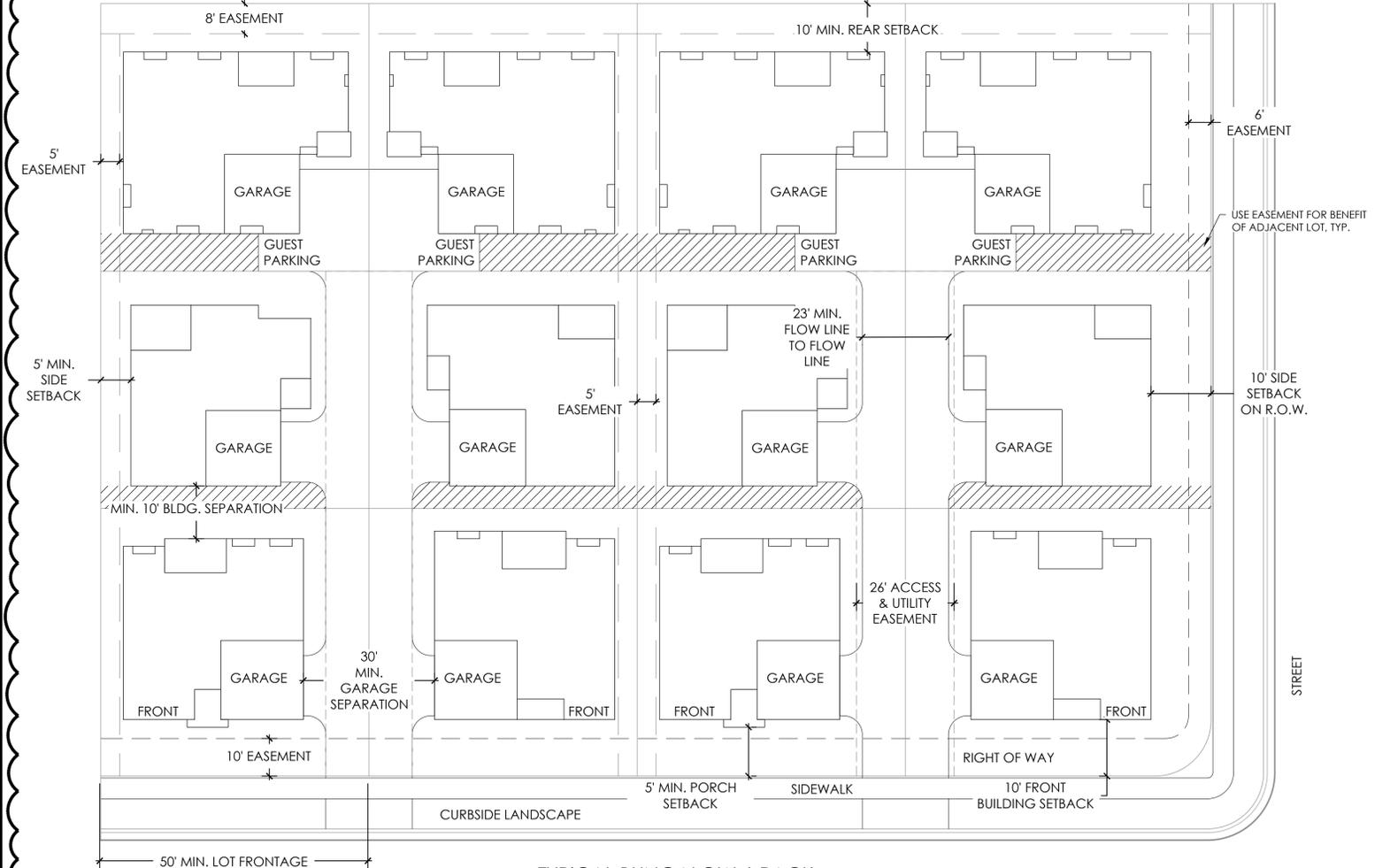


TYPICAL BUNGALOW 6-PACK MATERIALS AND FENCING

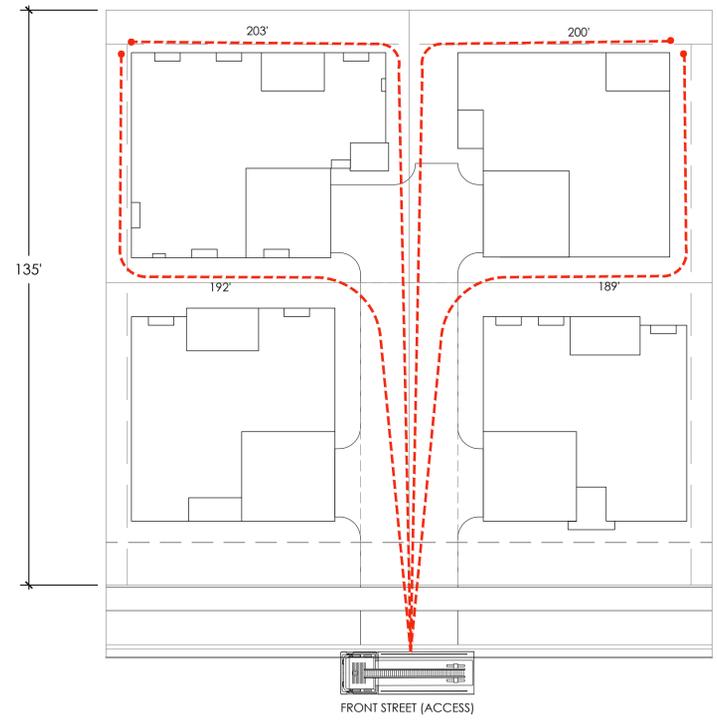
P:\OAKWOOD MASTER FOLDER\GRV EAST-CURRENT_FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT\1-SHEETS\IGVR EAST PREPLAT 5 ARCHITECTURE.DWG
8/5/2021 4:35 PM
DILLON COOK



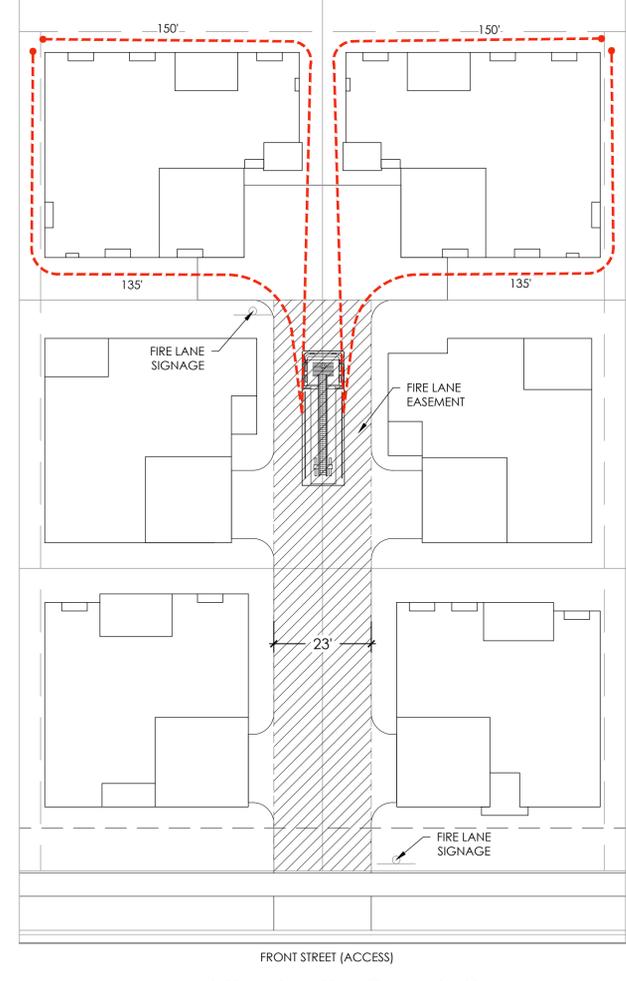
TYPICAL BUNGALOW 4-PACK
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 6-PACK
SETBACKS AND EASEMENTS



TYPICAL BUNGALOW 4-PACK
HOSEPULL



TYPICAL BUNGALOW 6-PACK
HOSEPULL

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 HOME MODEL 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. 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.



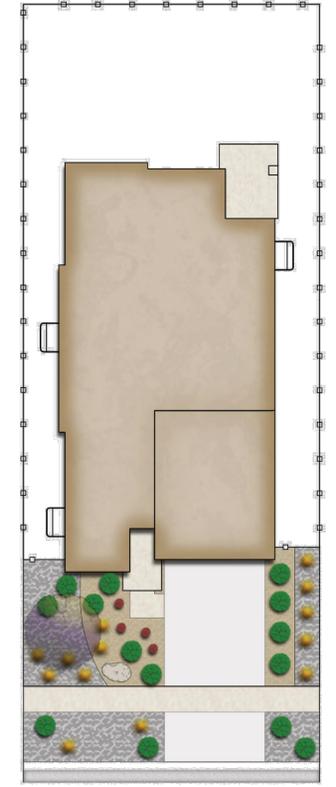
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED

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 understorey 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

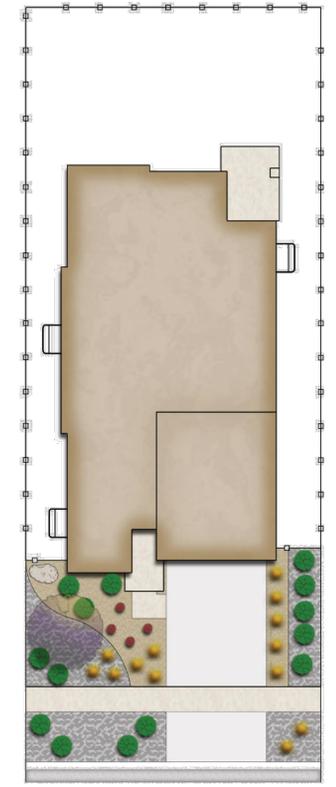
Plant Type	Qty.
Ornamental Tree	1
Shrubs	14
Perennials	4
Grasses	13

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 understorey 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

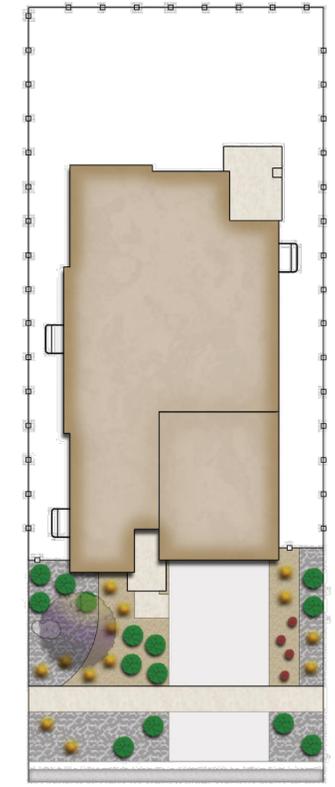
Plant Type	Qty.
Ornamental Tree	1
Shrubs	14
Perennials	4
Grasses	13

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 understorey 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

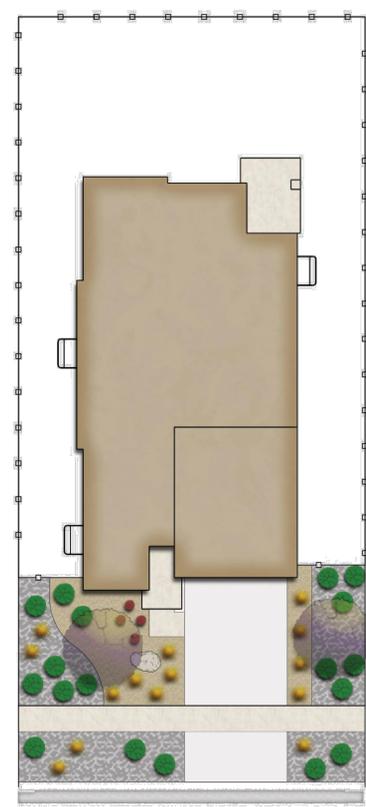
Plant Type	Qty.
Ornamental Tree	1
Shrubs	14
Perennials	4
Grasses	13

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 understorey 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

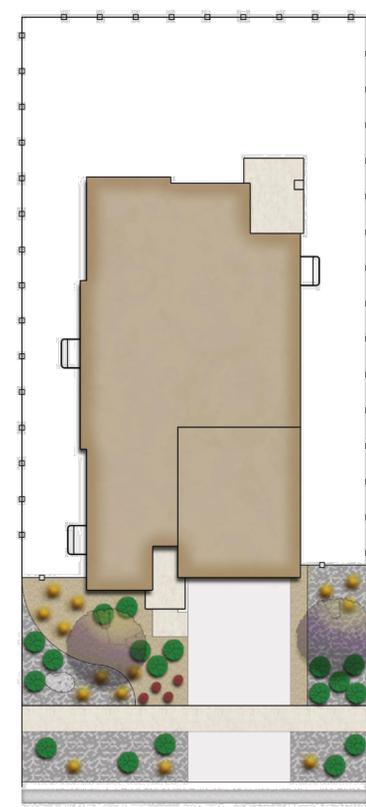
Plant Type	Qty.
Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	14

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 understorey 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

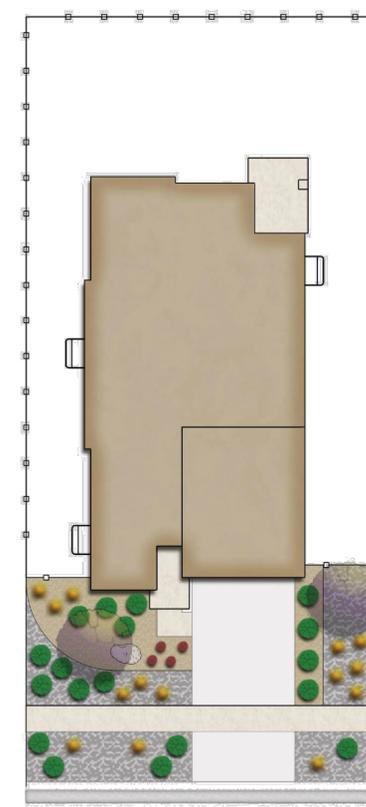
Plant Type	Qty.
Ornamental Tree	2
Shrubs	18
Perennials	4
Grasses	14

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 understorey shall be #5 containers
- Refer to CSP Landscape Plans for curb side tree locations



Legend

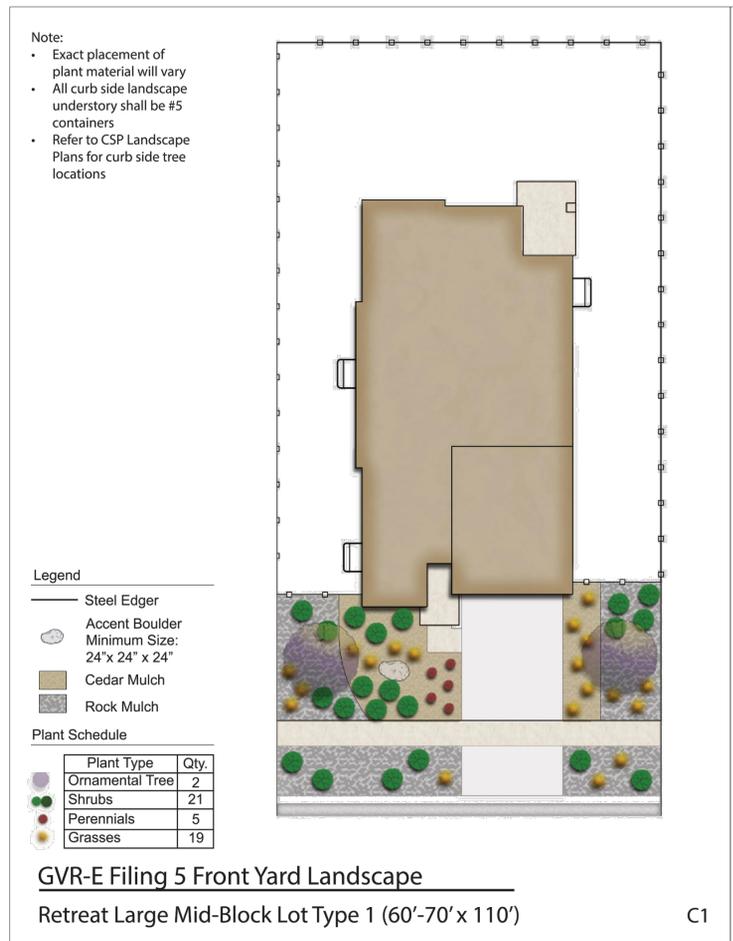
- Steel Edger
- Accent Boulder Minimum Size: 24" x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

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

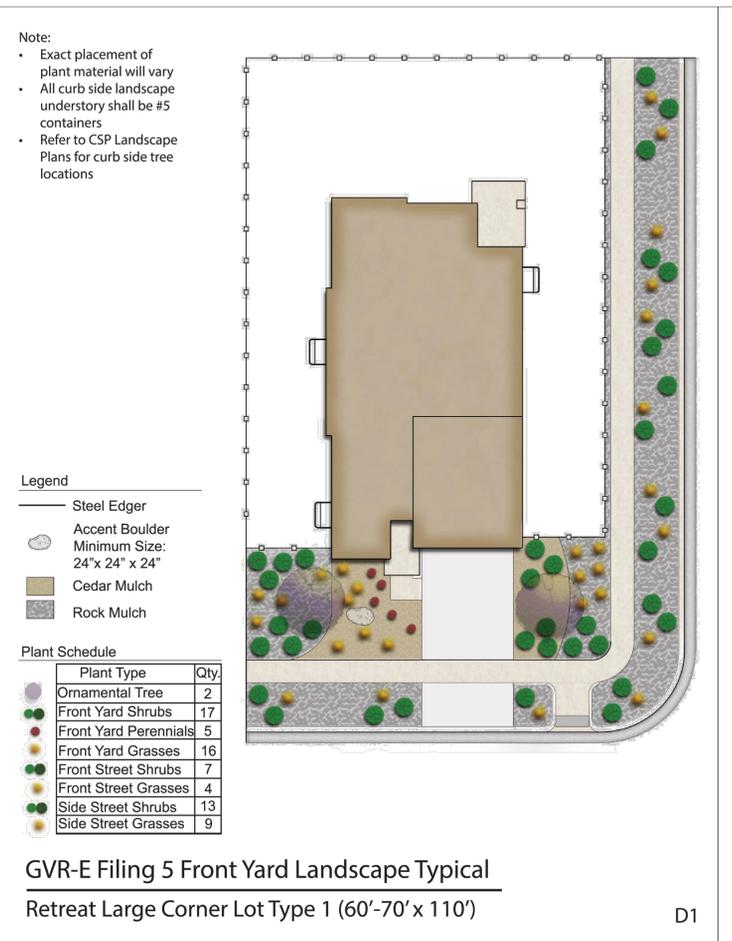
GVR-E Filing 5 Front Yard Landscape
Retreat Mid-Block Lot Type 3 (50'-60' x 110')

B3



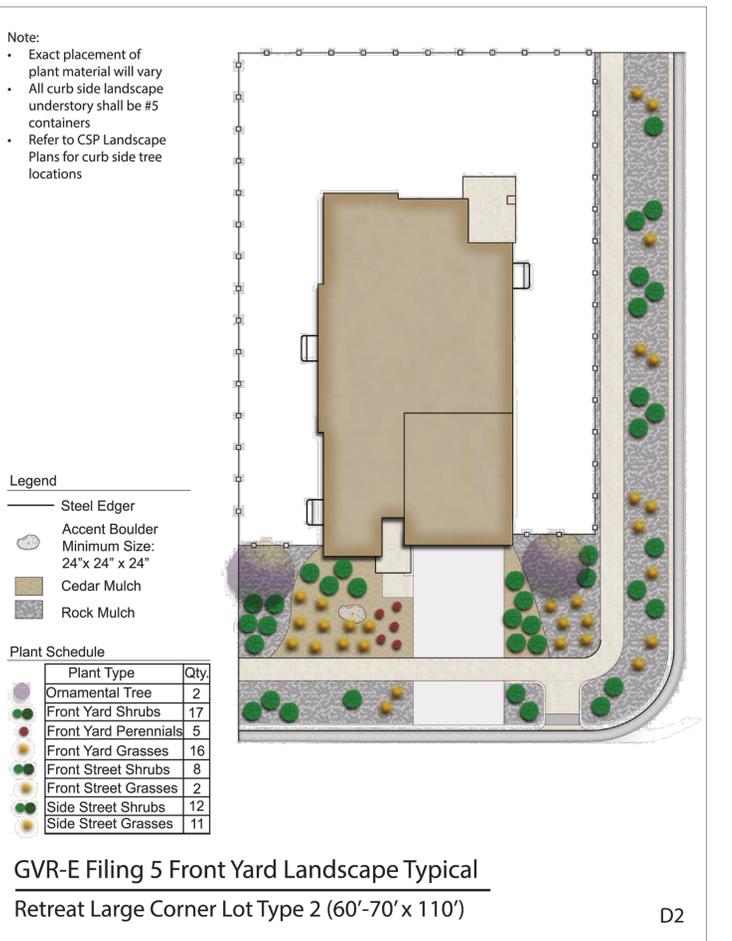
GVR-E Filing 5 Front Yard Landscape
Retreat Large Mid-Block Lot Type 1 (60'-70' x 110')

C1



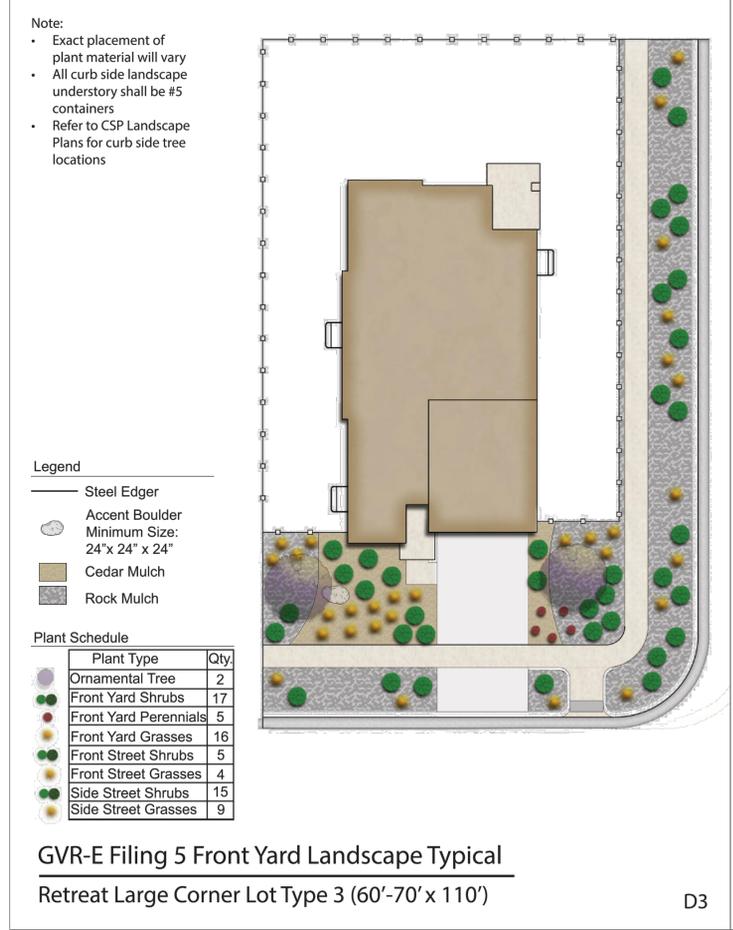
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 1 (60'-70' x 110')

D1



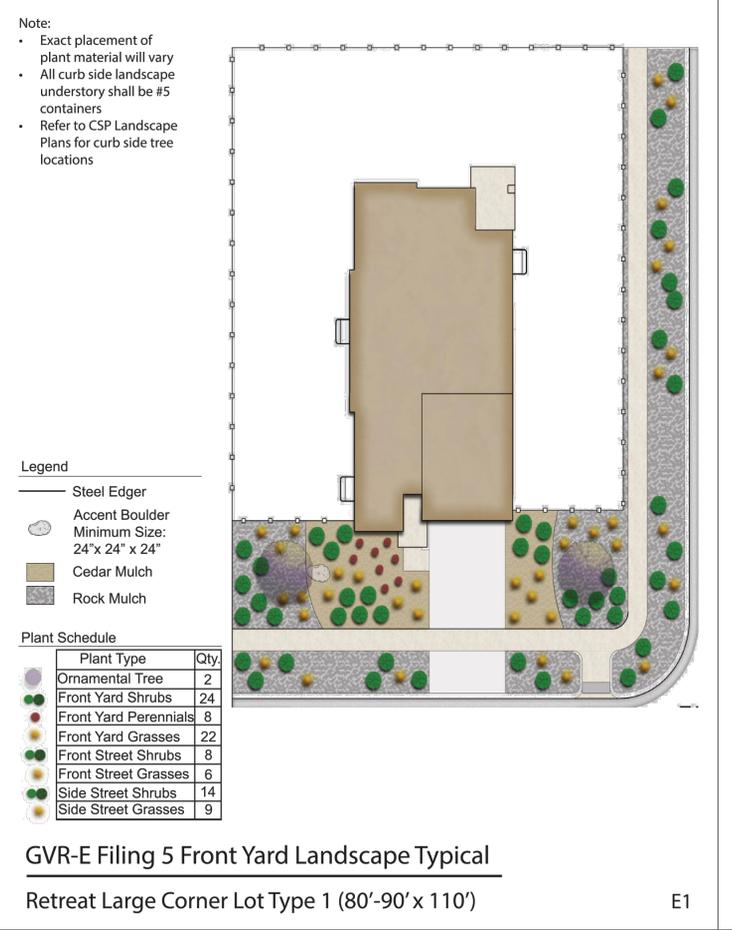
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 2 (60'-70' x 110')

D2



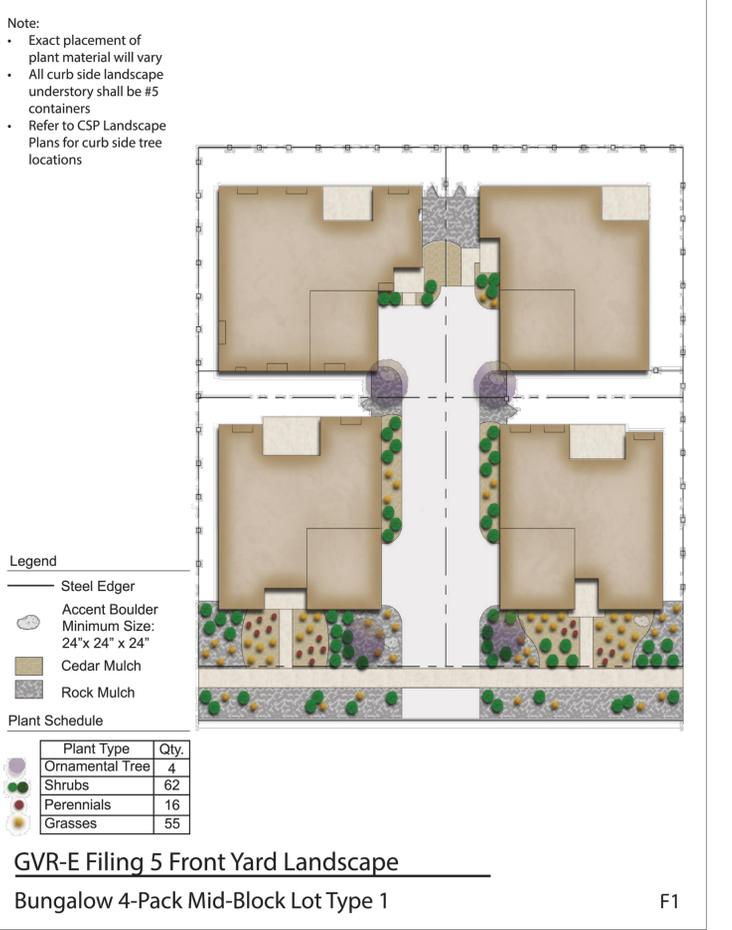
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 3 (60'-70' x 110')

D3



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

E1



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

F1

Note:

- Exact placement of plant material will vary
- All curb side landscape understory shall be #5 containers
- Refer to 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 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 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 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 Schedule

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

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 Schedule

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

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 Schedule

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

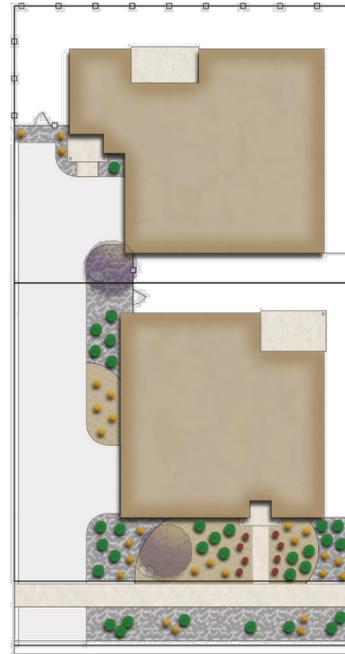
- Steel Edger
- Accent Boulder Minimum Size: 24"x 24" x 24"
- Cedar Mulch
- Rock Mulch

Plant Schedule

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

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

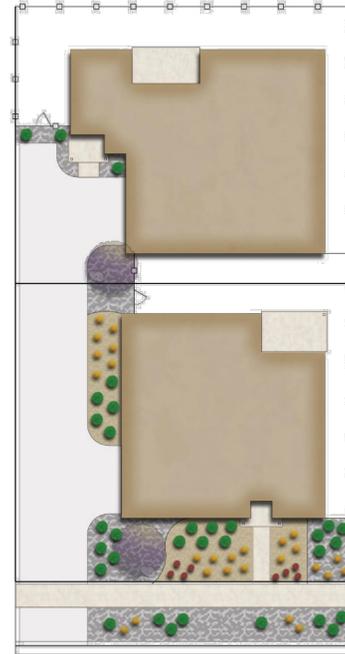
Plant Schedule

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

Scale: Not to Scale
September 2020
terracedesign
OAKWOOD
BOWEN

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 understorey 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

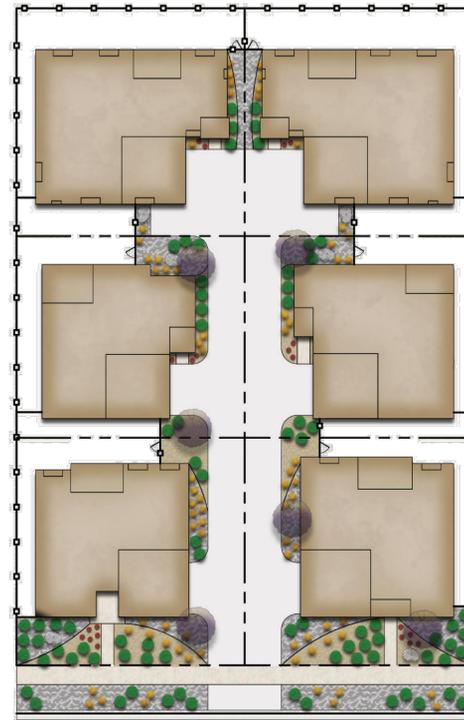
Plant Schedule

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

Scale: Not to Scale
September 2020
terracedesign
OAKWOOD
BOWEN

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 understorey 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

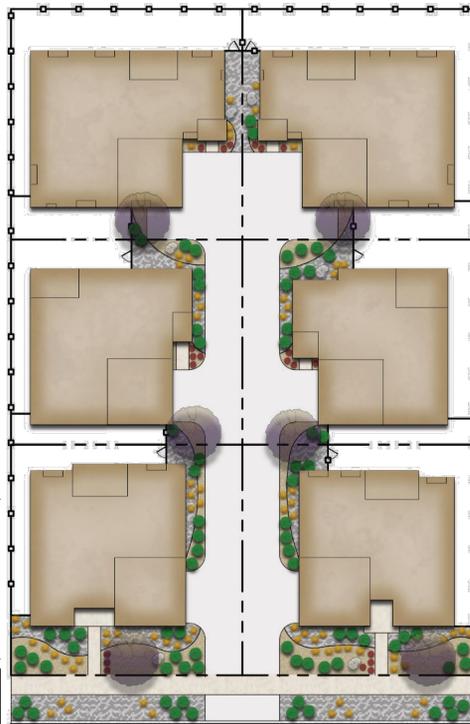
Plant Schedule

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

Scale: Not to Scale
June 2021
terracedesign
OAKWOOD
BOWEN

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 understorey 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
BOWEN

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 understorey 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
BOWEN

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

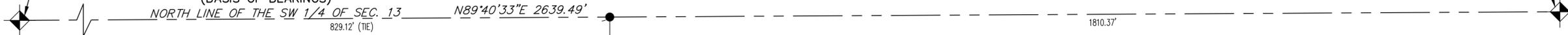
SHEET 2 OF 2

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

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

(BASIS OF BEARINGS)



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. _____

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'

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. _____

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

5' UTILITY EASEMENT
REC. NO. _____

LOT 23

TRACT A
12,823 SF
0.295 AC

SW 1/4 SEC. 13,
T.3S., R.66W.,
SIXTH P.M.

FILING NO. 12 HAS NOT BEEN RECORDED YET
WILL FILL IN ONCE RECORDED

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

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

DISTANCES HAVE BEEN UPDATED TO REFLECT THE TOTAL SHOWN

these distance totals should match the total shown

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. _____

8' UTILITY EASEMENT
REC. NO. 2020000137533

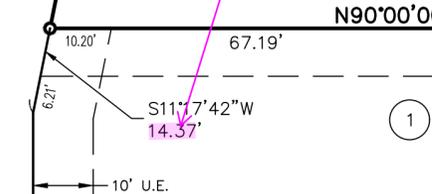
6' UTILITY EASEMENT
REC. NO. 2020000137533

LOT 22

NORTH QUEMOY COURT
(VARIABLE WIDTH PRIVATE STREET)

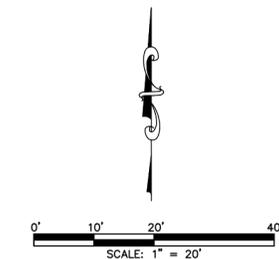
(A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY)

N90°00'00"W 132.19'



FIRE LANE HAS BEEN UPDATED

two words



UNPLATTED HAS BEEN ADDED

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

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

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. _____

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

TRACT DESIGNATION HAS BEEN ADDED

add Tract designation

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

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

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:	1" = 20'
SHEET 2 OF 2	

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

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

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

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

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

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

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

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

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

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

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

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

ADDRESSED

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

CONTAINING AN AREA OF 30.191 ACRES, (1,315,139 SQUARE **ADDRESSED**

add these 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.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5

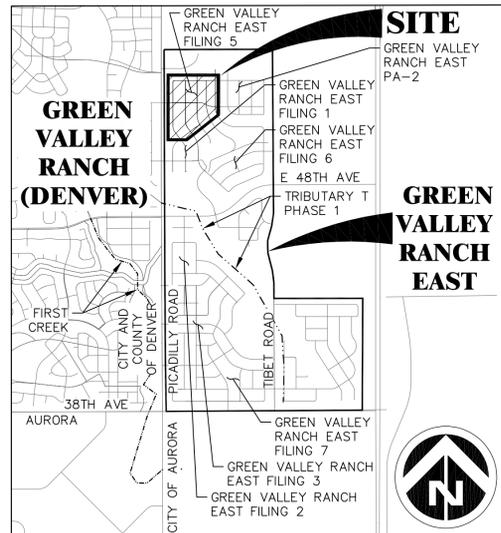
SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M., **ACKNOWLEDGED**
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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

AMENDMENT 2
 -UPDATE LAND USE TABLE

entire sheet didn't change. cloud specific items that changed.

ADDRESSED



VICINITY MAP
 SCALE: 1"=2000'

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

PROJECT BENCHMARK

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

ELEVATION = 5521.54 (NAVD 88)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.59 FEET.

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,339,012 SQ FT (30.740 AC) ← doesn't match legal total ac
NUMBER OF LOTS PROPOSED	153
BUILDING HEIGHT	35' MAX. ADDRESSED
LOT AREA	18.15 AC - 59.1%
HARD SURFACE AREA*	6.60 AC - 21.4%
LANDSCAPE AREA	5.99 AC - 19.5%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT
2015 IBC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

*SIDEWALKS, DRIVEWAYS, STREETS, CURB AND GUTTER

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

PROJECT TEAM:

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

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

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

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

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

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5
 LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS _____ DAY OF _____ AD. 20 _____

BY: _____

STATE OF COLORADO (_____) SS

COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. 20 _____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK, _____ M,

THIS _____ DAY OF _____ AD. 20 _____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT: _____

AMENDMENTS

AMENDMENT 1 - 6/14/21 4-PACK TO 6-PACK MODIFICATION ALONG THE NORTH SIDE OF 51ST DRIVE.
 AMENDMENT 2 - 8/13/21 EXTEND QUEMOY CT. AND ADD A 2-PACK.

Dewberry
 Dewberry Engineers Inc.
 8100 East Maplewood Avenue, Suite 150
 Greenwood Village, CO 80111
 303.368.5001
 Contact: Craig C. Northam, PE
 Email: ccrnortham@dewberry.com

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	06/19/21	
SIXTH SUBMITTAL	6/10/19/20	
FIFTH SUBMITTAL	5/19/23/20	
FOURTH SUBMITTAL	4/18/14/20	
THIRD SUBMITTAL	3/16/26/20	
SECOND SUBMITTAL	2/3/21/20	
FIRST SUBMITTAL	1/12/12/19	

PRELIMINARY NOT FOR CONSTRUCTION

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-PA-1\PLAN SETS\PCSP-NOTES AND TYPICAL SECTIONS.DWG 8/10/2021 8:11 AM NORTHMAN.DRAG

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C48.

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C49 through C80.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L3 through L28.

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. Columns include FRONT (FT) GARAGE/HOUSE, SIDE/CORNER (FT). Rows 1 through 115.

LOT #, BLOCK #, SQ. FOOTAGE, FRONTAGE, SETBACKS, SETBACKS, CLASSIFICATION. Columns include FRONT (FT) HOUSE/GARAGE, SIDE/CORNER (FT). Rows 1 through 222.

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.



GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5

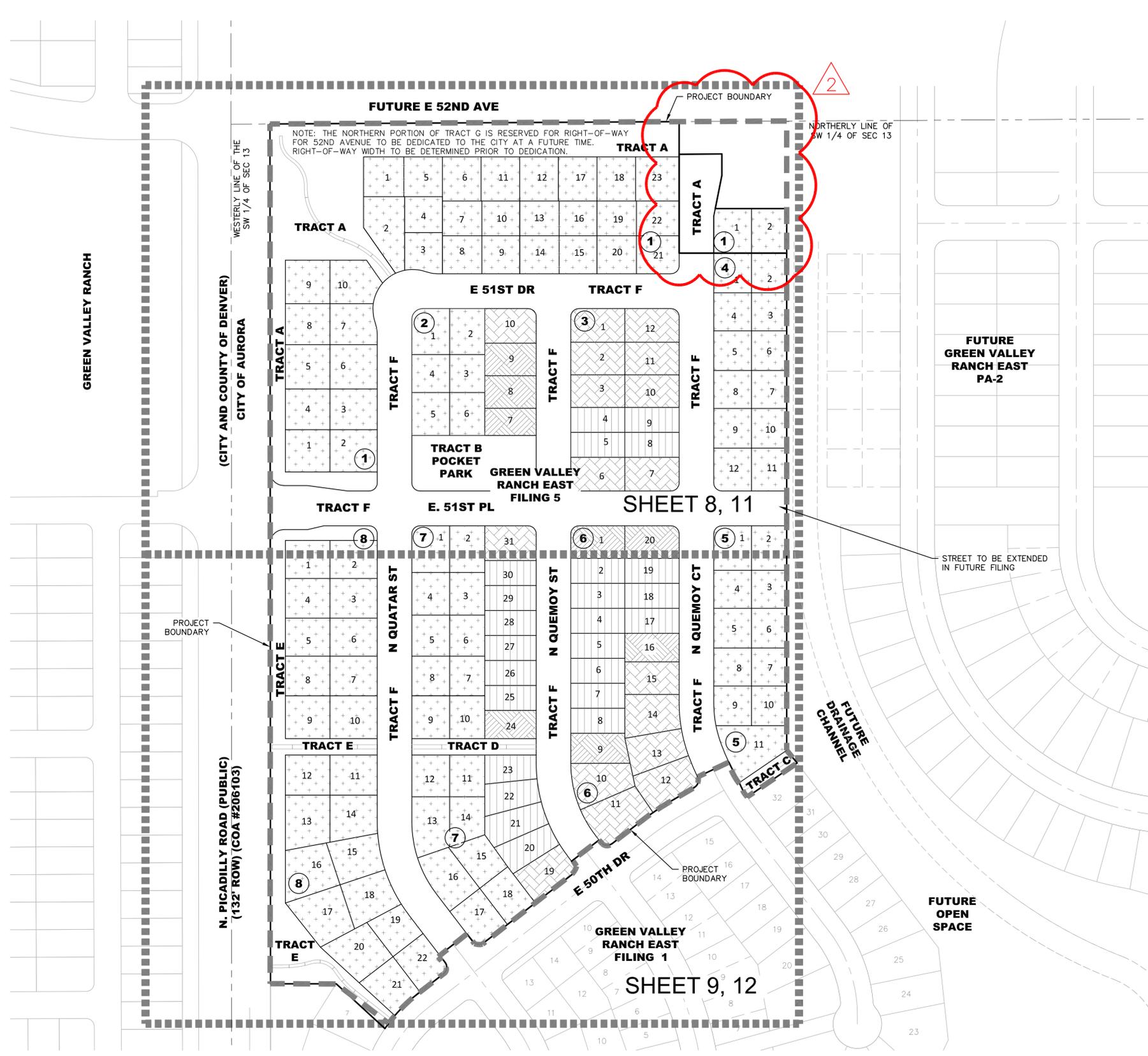
OAKWOOD HOMES 4908 TOWER ROAD DENVER, CO 80249 TEL: (303) 486-8500 CONTACT: BRANDON WYSZINSKI

AMENDMENT 2 DOCUMENT AMENDMENTS table with columns: No., Date, Description. Rows 1 through 22.

PRELIMINARY NOT FOR CONSTRUCTION

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA-PA-1\PLAN SETS\PCS\PCS-05P.DWG 8/15/2021 8:11 AM NORTHMAN_CRRAG



(IN FEET)
1 inch = 100 ft.

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	24
	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

	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%

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

- * MINIMUM 10' BUILDING SEPARATION
- ** MINIMUM SIDE ON STREET SETBACK IS 10 FEET. MINIMUM SIDE ON OPEN SPACE SETBACK IS 5 FT.
- *** NO FRONT-LOADED SINGLE-FAMILY DETACHED DWELLING MAY BE LOCATED ON A LOT LESS THAN 45'-FT IN WIDTH
- **** LOTS ARE CONSIDERED "SMALL" WHEN EITHER THE LOT FRONTAGE OR LOT SQUARE FOOTAGE ARE MET.

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Craig C. Northman, PE
303.385.5001
Email: cnorthman@dewberry.com

**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		
AMENDMENT 1		
SIXTH SUBMITTAL		
FIFTH SUBMITTAL		
FOURTH SUBMITTAL		
THIRD SUBMITTAL		
SECOND SUBMITTAL		
FIRST SUBMITTAL		

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

OVERALL SITE PLAN

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

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



PHASING PLAN

- FILING 1
- PHASE 1 - START AFTER FILING 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
- PHASE 2 - START AFTER PHASE 1 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
- PHASE 3 - START AFTER PHASE 2 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START
- PHASE 4 - START AFTER PHASE 3 LOTS DELIVERED; DELIVER 3 QUARTERS AFTER START

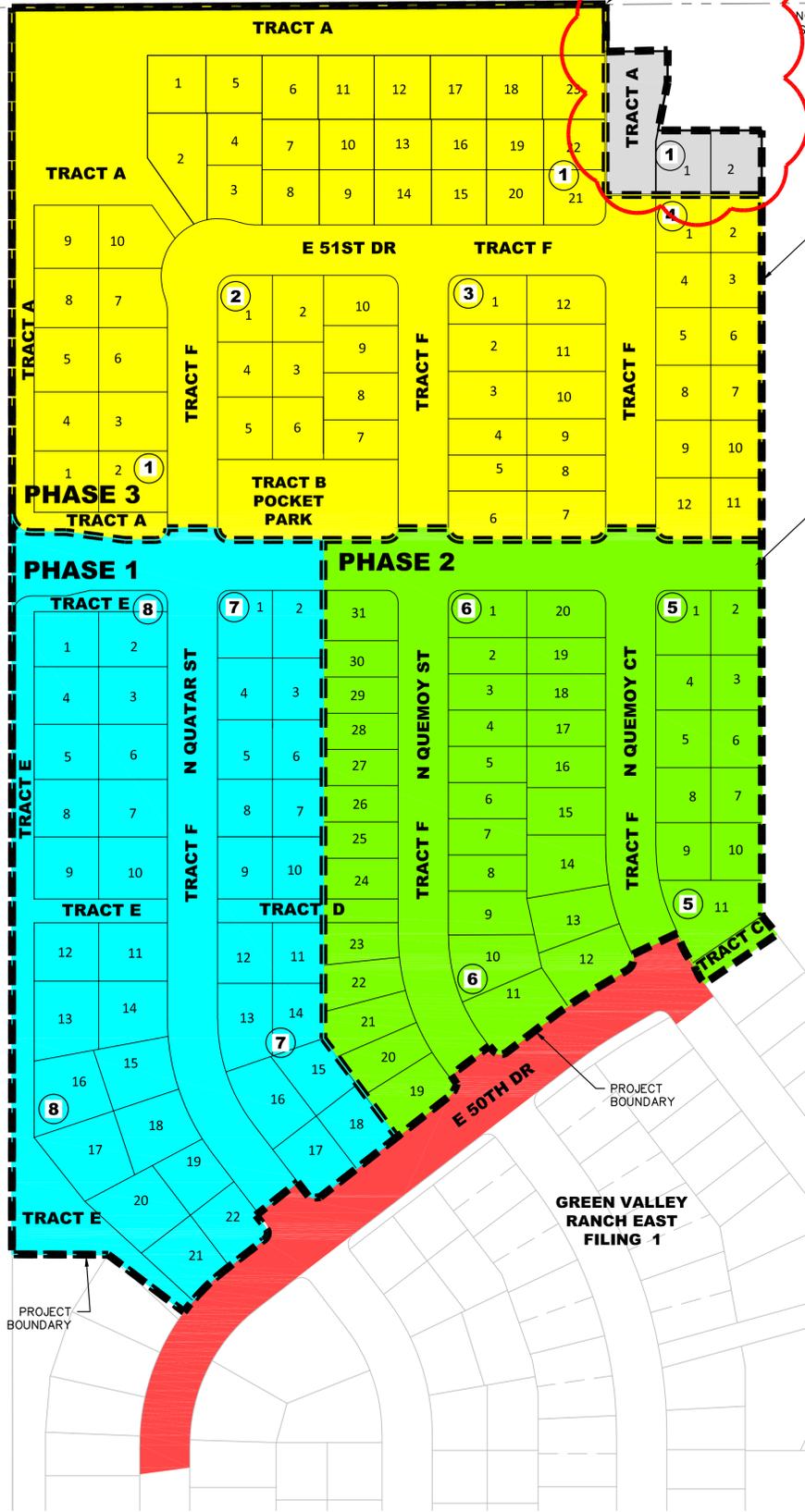
FILING 1 STREETS SHALL BE CONSTRUCTED PRIOR TO THE COMPLETION OF PHASE 1, PROVIDING THE TWO POINTS OF ACCESS NEEDED TO MEET THE IFC REQUIREMENTS

SYMBOLS AND LINETYPES LEGEND

- BOUNDARY LINE
- LOT PHASE LINE
- SECTION LINE
- HALF-SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF STREET
- LOT LINE
- LOT NUMBER 15
- BLOCK NUMBER #

NOTES

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



EXTENSION OF EAST 51ST PLACE TO THE EAST SHALL OCCUR IN FUTURE FILINGS OF GREEN VALLEY RANCH EAST. RIGHT OF WAY DEDICATION, BOX CULVERT, WATERLINE, AND SANITARY SEWER EXTENSIONS SHALL OCCUR AS PART OF THE FUTURE CHANNEL DEVELOPMENT. ALL OTHER ROAD RELATED WORK SHALL OCCUR WITH FUTURE PA-2 DEVELOPMENT.

CITY AND COUNTY OF DENVER
CITY OF AURORA
WESTERLY LINE OF THE SW 1/4 OF SEC 13
N. PICADILLY ROAD (PUBLIC) (132' ROW) (COA #206103)

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

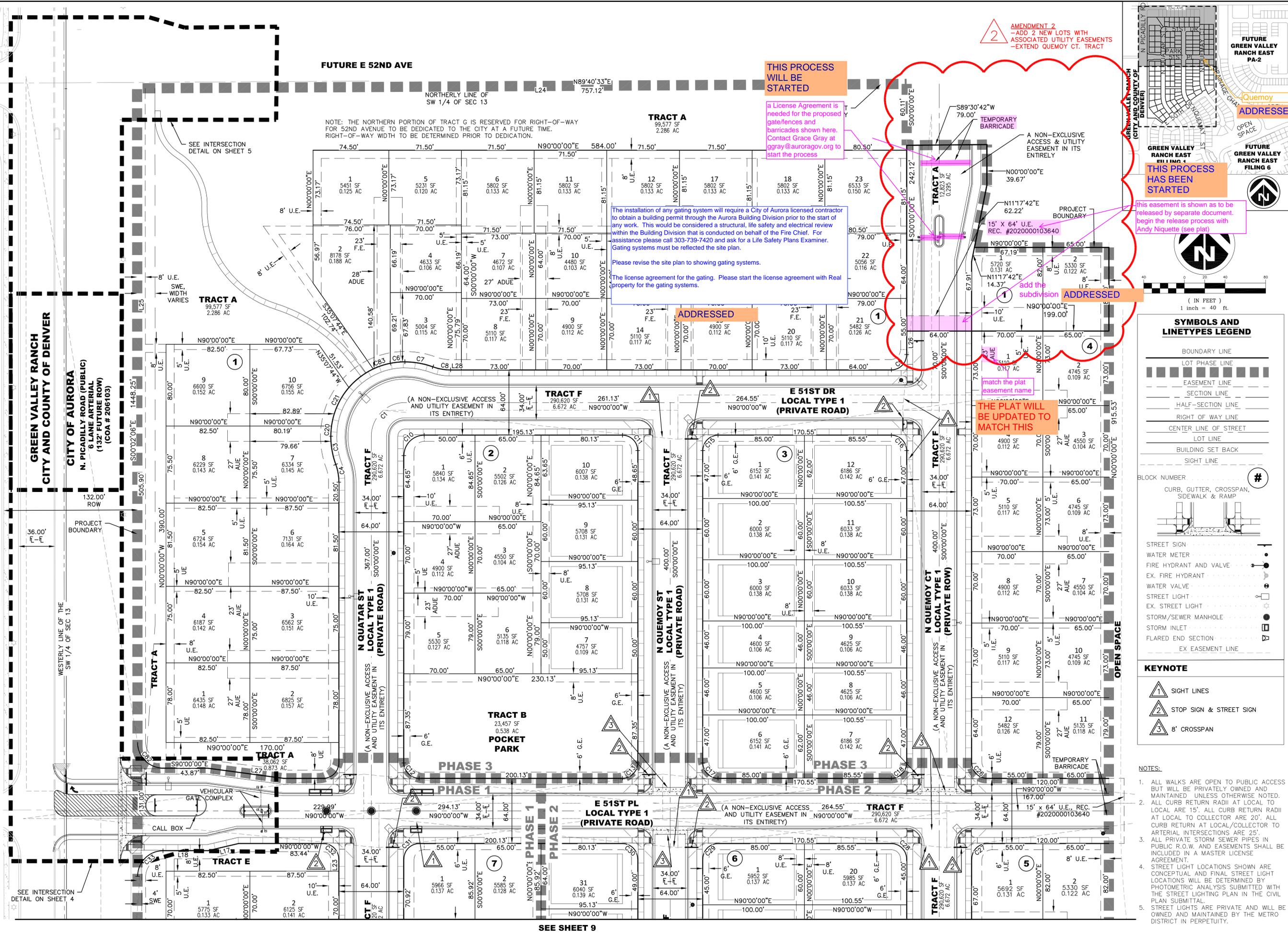
OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, CO 80249
 TEL: (303) 486-8500
 CONTACT:
 BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Date
AMENDMENT 2	
AMENDMENT 1	
SIXTH SUBMITTAL	06/19/20
FIFTH SUBMITTAL	6/10/19/20
FOURTH SUBMITTAL	5/19/23/20
THIRD SUBMITTAL	4/18/14/20
SECOND SUBMITTAL	3/6/26/20
FIRST SUBMITTAL	2/3/31/20
	1/12/12/19

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SETS\PCS\SP-DWG 04130201 9:12 AM\NORTHMAP_CRMG



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

THIS PROCESS WILL BE STARTED

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

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. Gating systems must be reflected the site plan.

Please revise the site plan to showing gating systems.
The license agreement for the gating. Please start the license agreement with Real property for the gating systems.

TEMPORARY BARRICADE

A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY

THIS PROCESS HAS BEEN STARTED

this easement is shown as to be released by separate document. begin the release process with Andy Niquette (see plat)

add the subdivision ADDRESSSED

match the plat easement name
THE PLAT WILL BE UPDATED TO MATCH THIS

SYMBOLS AND LINETYPES LEGEND

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

BLOCK NUMBER #

CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP

STREET SIGN

WATER METER

FIRE HYDRANT AND VALVE

EX. FIRE HYDRANT

WATER VALVE

STREET LIGHT

EX. STREET LIGHT

STORM/SEWER MANHOLE

STORM INLET

FLARED END SECTION

EX EASEMENT LINE

KEYNOTE

- 1 SIGHT LINES
- 2 STOP SIGN & STREET SIGN
- 3 8' CROSSSPAN

- NOTES:
- ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADI AT LOCAL TO LOCAL ARE 15'. ALL CURB RETURN RADI AT LOCAL TO COLLECTOR ARE 20'. ALL CURB RETURN AT LOCAL/COLLECTOR TO ARTERIAL INTERSECTIONS ARE 25'.
 - ALL PRIVATE STORM 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.
 - STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.



Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.385.5001
jmac@cedg.com Northern, PE
Email: erandam@dewberry.com

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

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

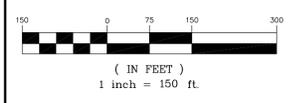
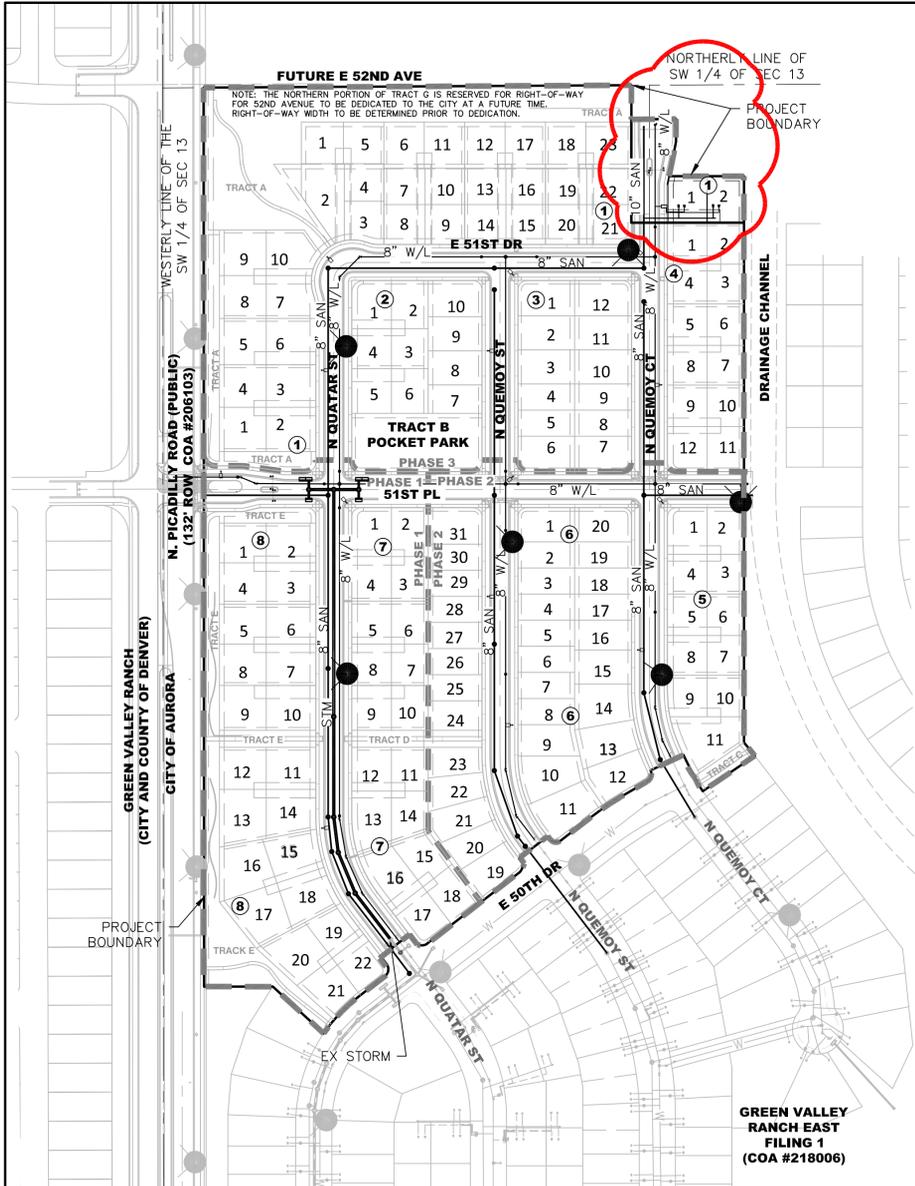
AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
06/13/21	06/19/21	06/10/20	05/19/20	04/17/20	03/26/20	03/31/20	01/12/19

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number:
50118860
Designed By: **GKP** Drawn By: **BMS**
Checked By: **CCN**
Sheet Number:
8

SEE SHEET 9

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-PLAN SETS\PCSP-Overall Utility Plan.DWG (8/13/2021 9:13 AM NORTHAM, CRMG)



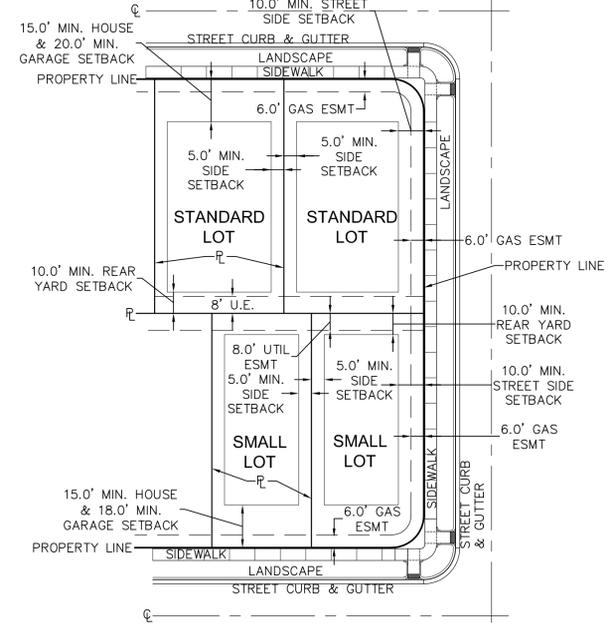
NOTES:

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

6 LOT BUNGALOW LOT SERVICES DETAIL

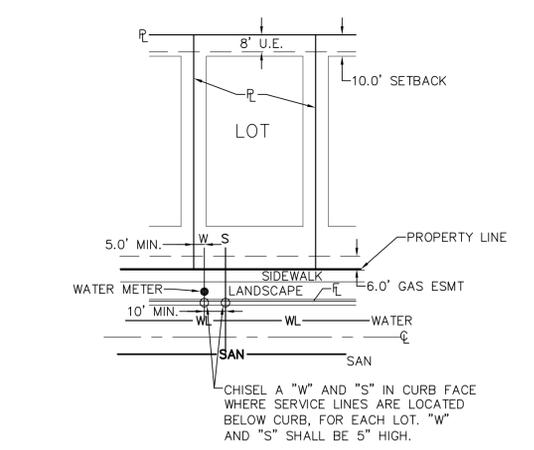
N.T.S.
NOTE: ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)

TYPICAL STANDARD AND SMALL LOT SETBACKS AND EASEMENTS



N.T.S.

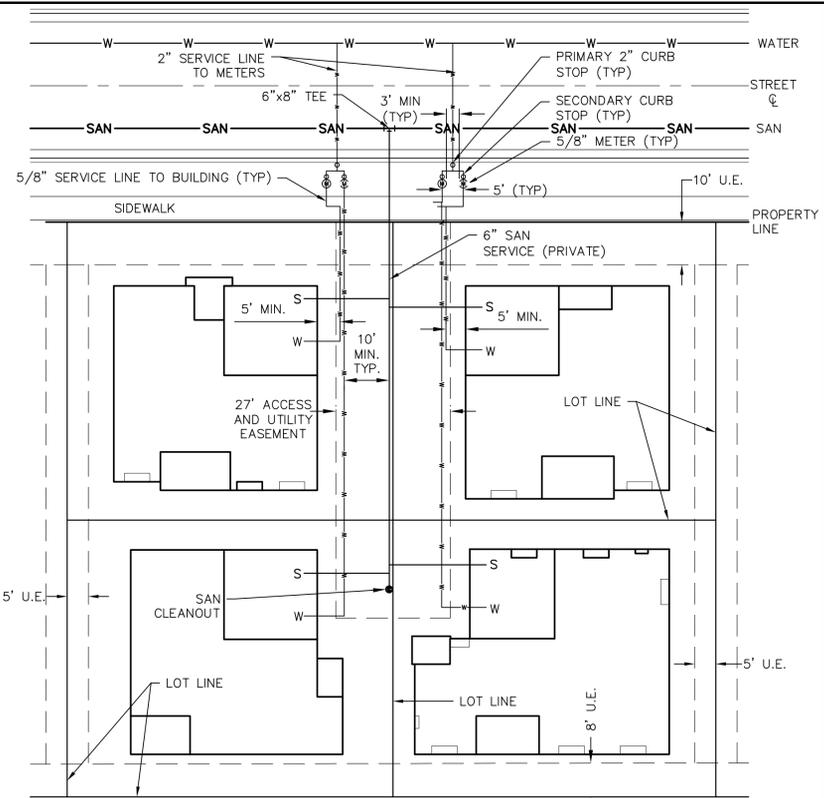
STANDARD LOT AND STANDARD SMALL LOT TYPICAL SERVICES



N.T.S.
CHISEL A "W" AND "S" IN CURB FACE WHERE SERVICE LINES ARE LOCATED BELOW CURB, FOR EACH LOT. "W" AND "S" SHALL BE 5" HIGH.

4 LOT BUNGALOW LOT SERVICES DETAIL

N.T.S.
NOTE: ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE. (TYP.)



Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.385.5001
Contact: Craig C. Northam, PE
Email: cnortham@dewberry.com

GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 OVERALL UTILITY PLAN

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

DOCUMENT AMENDMENTS	
No.	Description
1	12/12/19
2	3/31/20
3	6/26/20
4	8/14/20
5	9/23/20
6	10/19/20
7	06/18/21
8	08/13/21

PRELIMINARY NOT FOR CONSTRUCTION

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

J:\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST-AA-PA-1\PLAN SET\SCPS-GRADING AND UTILITY.DWG 8/13/2021 8:12 AM NORTHAM_CRMG

GREEN VALLEY RANCH
CITY AND COUNTY OF DENVER

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

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

NORTHERLY LINE OF SW 1/4 OF SEC 13

TRACT A

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

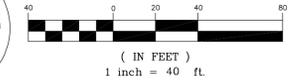
PROJECT BOUNDARY

ADDRESSED

Label slopes

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

THIS PROCESS WILL BE STARTED



KEY MAP
SCALE: 1"=600'



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'.
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GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5

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

AMENDMENT 2	DESCRIPTION	DATE
AMENDMENT 1	SIXTH SUBMITTAL	06/19/21
FIFTH SUBMITTAL	FIFTH SUBMITTAL	06/10/20
FOURTH SUBMITTAL	FOURTH SUBMITTAL	05/19/20
THIRD SUBMITTAL	THIRD SUBMITTAL	04/18/20
SECOND SUBMITTAL	SECOND SUBMITTAL	03/31/20
FIRST SUBMITTAL	FIRST SUBMITTAL	12/12/19

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303.366.5001
Tom Mac Craig, C. Northam, P.E.
Email: cronham@dewberry.com

GRADING AND UTILITY PLAN

SEE SHEET 12

