

LEGAL DESCRIPTION

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

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

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

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14

A PORTION OF THAT CERTAIN "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

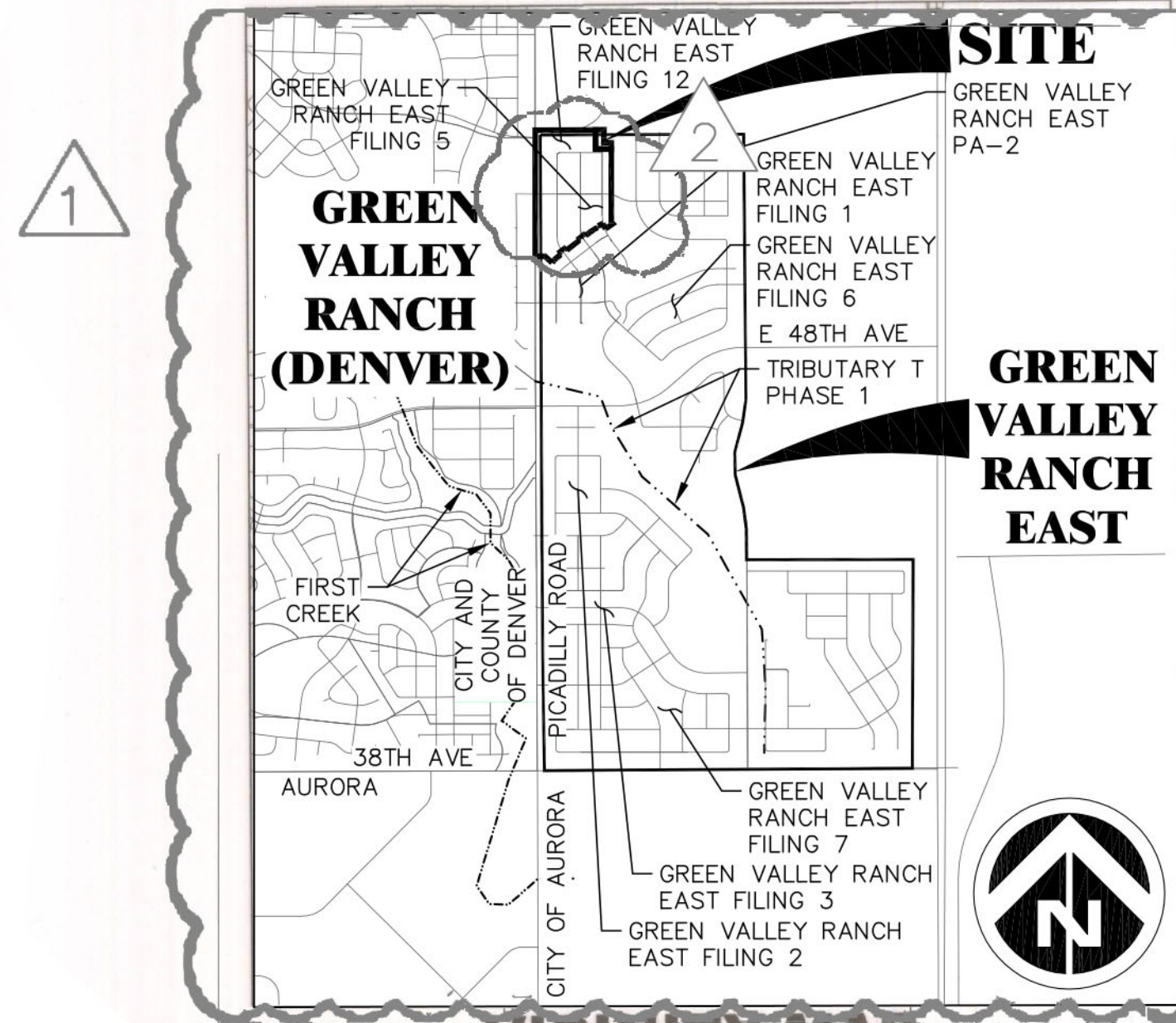
CONTAINING AN AREA OF 0.549 ACRES, (23,873 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

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

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENT

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



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
34	INDIVIDUAL WATER WISE SHEETS
35	INDIVIDUAL WATER WISE SHEETS
36	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)

AMENDMENT 3

- CHANGED LOTS 1-10 OF BLOCK 6 AND LOTS 20-31 OF BLOCK 7 (22 TOTAL) FROM SINGLE FAMILY DETACHED LOTS TO TWO-FAMILY DUPLEX LOTS.
- MOVED WATER SERVICE LINES ON SAID LOTS TO ACCOMMODATE UPDATED BUILDING FOOTPRINTS, AND INCLUDED TYPICAL DUPLEX SERVICES DETAIL ON SHEET 10.
- MOVED FIRE HYDRANT NEAR THE INTERSECTION OF E. 51ST PL AND N QUEMOY ST TO THE NORTH SLIGHTLY TO AVOID PLACEMENT IN FRONT OF DUPLEX SHARED DRIVEWAY.
- MOVED LIGHT POLE BETWEEN LOTS 28 & 29 45FT TO THE SOUTH.
- ADJUSTED GRADING ON AREA GRADING PLAN SLIGHTLY TO ACCOMMODATE DUPLEX BUILDING FOOTPRINTS.
- LAND USE TABLE REVISED

PROJECT TEAM:

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

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

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

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

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

OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

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

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

IN WITNESS THEREOF, Bruce Rau HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 1st DAY OF Dec AD. 20 20

BY: [Signature]

STATE OF COLORADO () SS

COUNTY OF (Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 1st DAY OF December AD. 20 20

BY Bruce Rau

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC

JAMIE LYNN VANASDALE
Notary Public
State of Colorado
Notary ID # 20204030645
My Commission Expires 08-02-2024

MY COMMISSION EXPIRES: 9/12/2024 ADDRESS: 4908 Tower Rd, Denver, CO 80249

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 12/10/20

PLANNING DIRECTOR: [Signature] DATE: 12-8-2020

PLANNING COMMISSION: NA DATE: N/A

CITY COUNCIL: NA DATE: N/A

ATTEST: NA DATE: N/A

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

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

THIS _____ DAY OF _____ AD. 20 _____

CLERK AND RECORDER: _____

DEPUTY: _____

INSTRUMENT: _____ AMENDMENTS

AMENDMENT 1

- ADDED 8 LOTS BY REVISING MOTORCOURTS FROM 4-PACK TO 6-PACK ALONG THE NORTH SIDE OF 51ST DRIVE. ADDED 5 SHEETS TO THE PLAN SET. UPDATED LAND USE TABLE. ADDED \ ADJUSTMENT NOTE. MODIFIED BASIS OF BEARING NOTE.
- MAJOR ADJUSTMENT FOR LOTS BACKING ONTO COLLECTOR ROAD APPROVED BY PLANNING AND ZONING COMMISSION ON 10/27/2021
- SIDE YARD FENCE LOCATIONS REVISED ON WATERWISE SHEETS 31-33. RESIDENTIAL LOT TYPES REVISED ON SHEET 27. F4, F5, AND G3 LOT TYPES ADDED TO SHEETS 27, 31-32.
- REVISED PLANTING ON SHEET 17 INTO PHASES FOR WHEN THE ULTIMATE SIDEWALK ALONG PICADILLY IS CONSTRUCTED.

AMENDMENT 2

- UPDATED VICINITY MAP
- ADDED 2 LOTS BY EXTENDING QUEMOY CT. NORTH TOWARD THE FUTURE 52ND AVE. ALIGNMENT. UPDATED LAND USE TABLES WITH UPDATED LOT COUNTS. ADDED NOTES. ADDED FILING 14 LEGAL DESCRIPTION

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

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

COVER

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	Description
03/23/22	04/15/22	04/19/20	9/23/20	8/14/20	8/26/20	3/31/20	1/12/19	No.
6	6	5	4	3	2	1	1	

PRELIMINARY
NOT FOR
CONSTRUCTION

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

I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA Pk-1\PLAN SET\CSGPCSP-NOTES AND TYPICAL SECTIONS.DWG 4/20/2023 9:44 AM AKMIM_JC

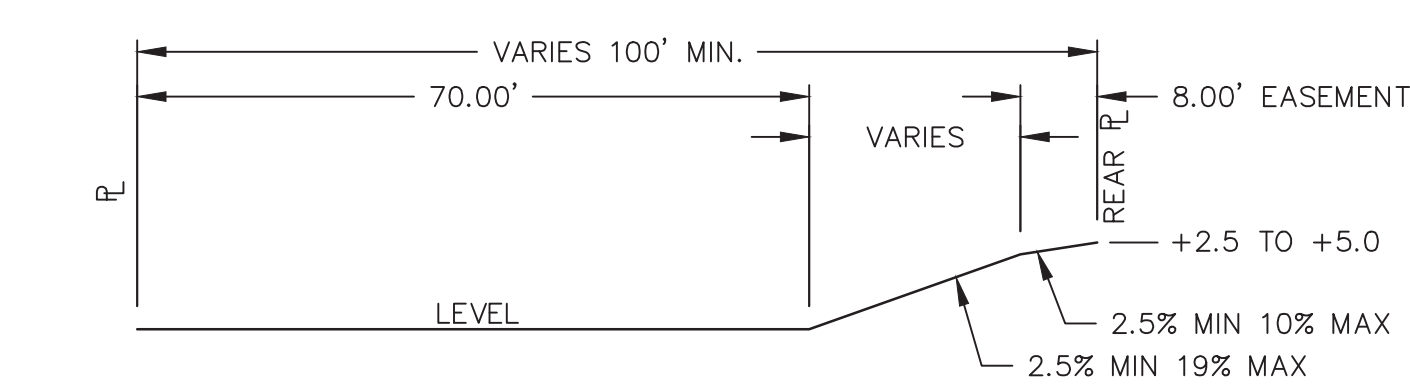
LIST OF ACRONYMS AND ABBREVIATIONS			
AC	ACRE	MIN	MINIMUM
ADUE	ACCESS, DRAINAGE, AND UTILITY EASEMENT	N.T.S.	NOT TO SCALE
AE	ACCESS EASEMENT	NO.	NUMBER
AUE	ACCESS AND UTILITY EASEMENT	NWSL	NORMAL WATER SURFACE ELEVATION
BMP	BEST MANAGEMENT PRACTICES	PI	POINT OF INTERSECTION
BNDY	BOUNDARY	PL	PROPERTY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

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PER THE GREEN VALLEY RANCH EAST DEVELOPMENT AGREEMENT WITH THE CITY OF AURORA, TRAFFIC SIGNAL ESCROW FUNDS WILL NOT BE COLLECTED FOR THIS PROJECT. THIS FUNDING WILL BE ESTIMATED AND COLLECTED IN CONJUNCTION WITH THE REQUIREMENTS SET FORTH IN THE PIFA.
- THE DEVELOPER, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSOR AND ASSIGN SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LAND EASEMENT.

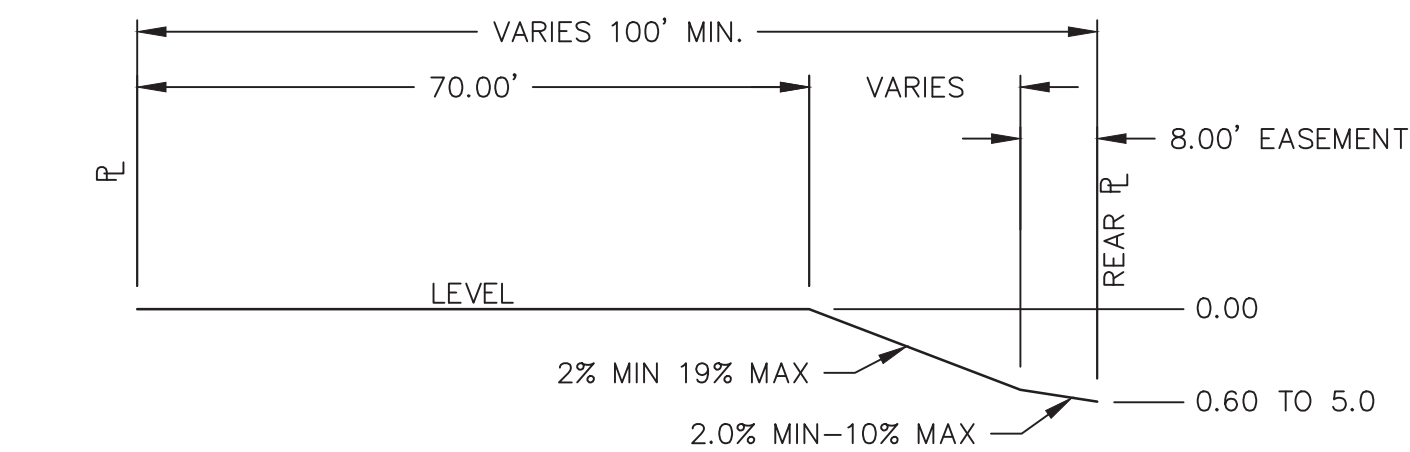
NOTES

- REFER TO SHEET 10 FOR DETAILS SHOWING TYPICAL PLACEMENTS OF SETBACKS, EASEMENTS AND UTILITY SERVICES.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- STREET ISLANDS LOCATED WITHIN CITY ROW, SHALL BE MAINTAINED BY THE DEVELOPER/OWNER/METRO DISTRICT.
- ALL MAIL KIOSKS SERVING FILING 5 ARE LOCATED AT THE CLUBHOUSE. REFERENCE FILING 4 DOCUMENTS FOR INFORMATION REGARDING POSTAL AND ADA REQUIREMENT CONFORMANCE.



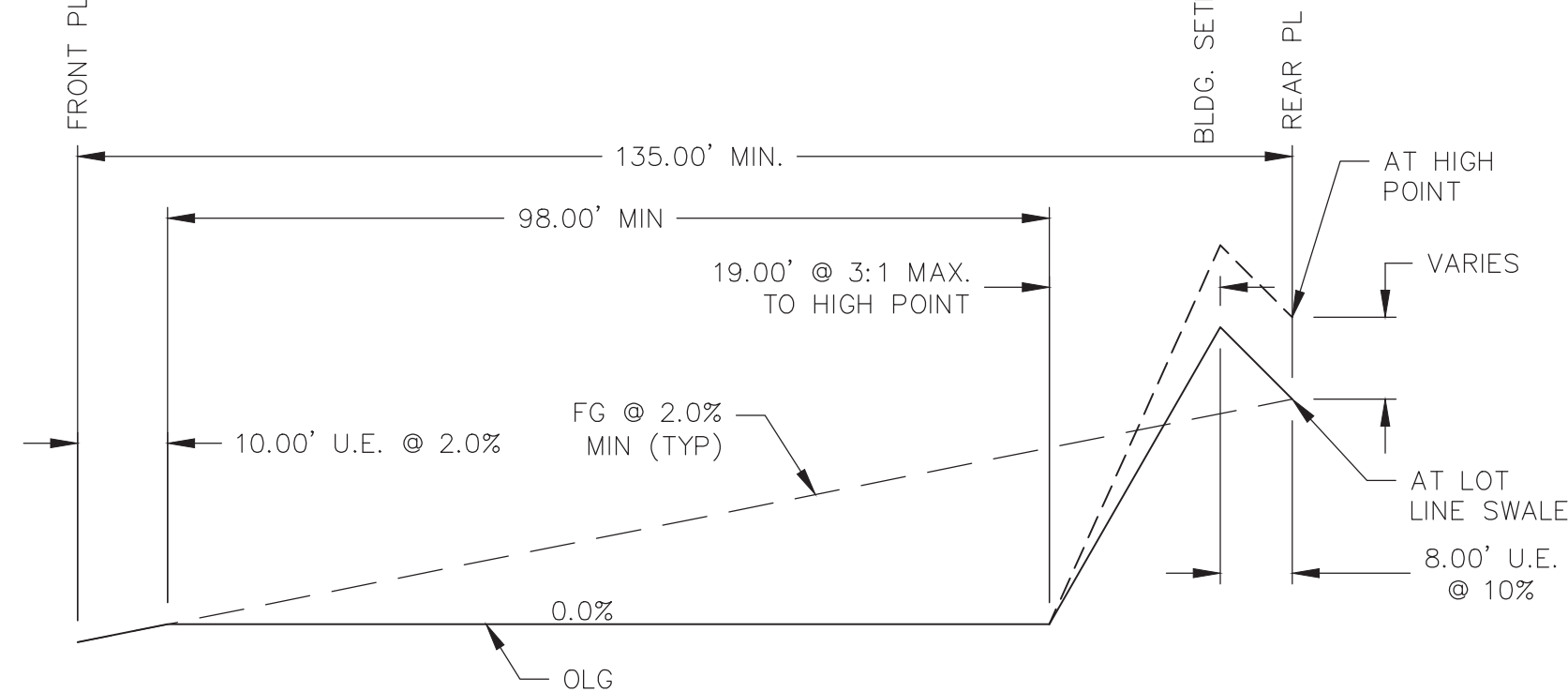
"A" LOT-TEMPLATE

N.T.S.



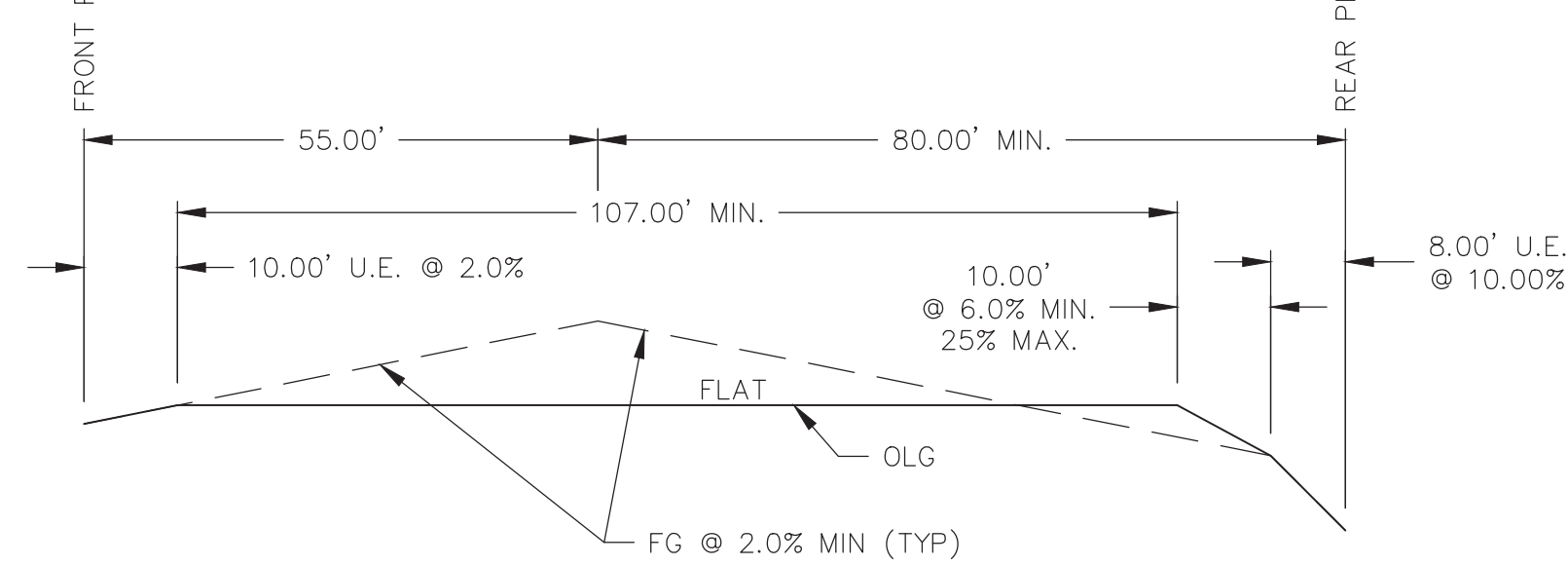
"B" LOT-TEMPLATE

N.T.S.



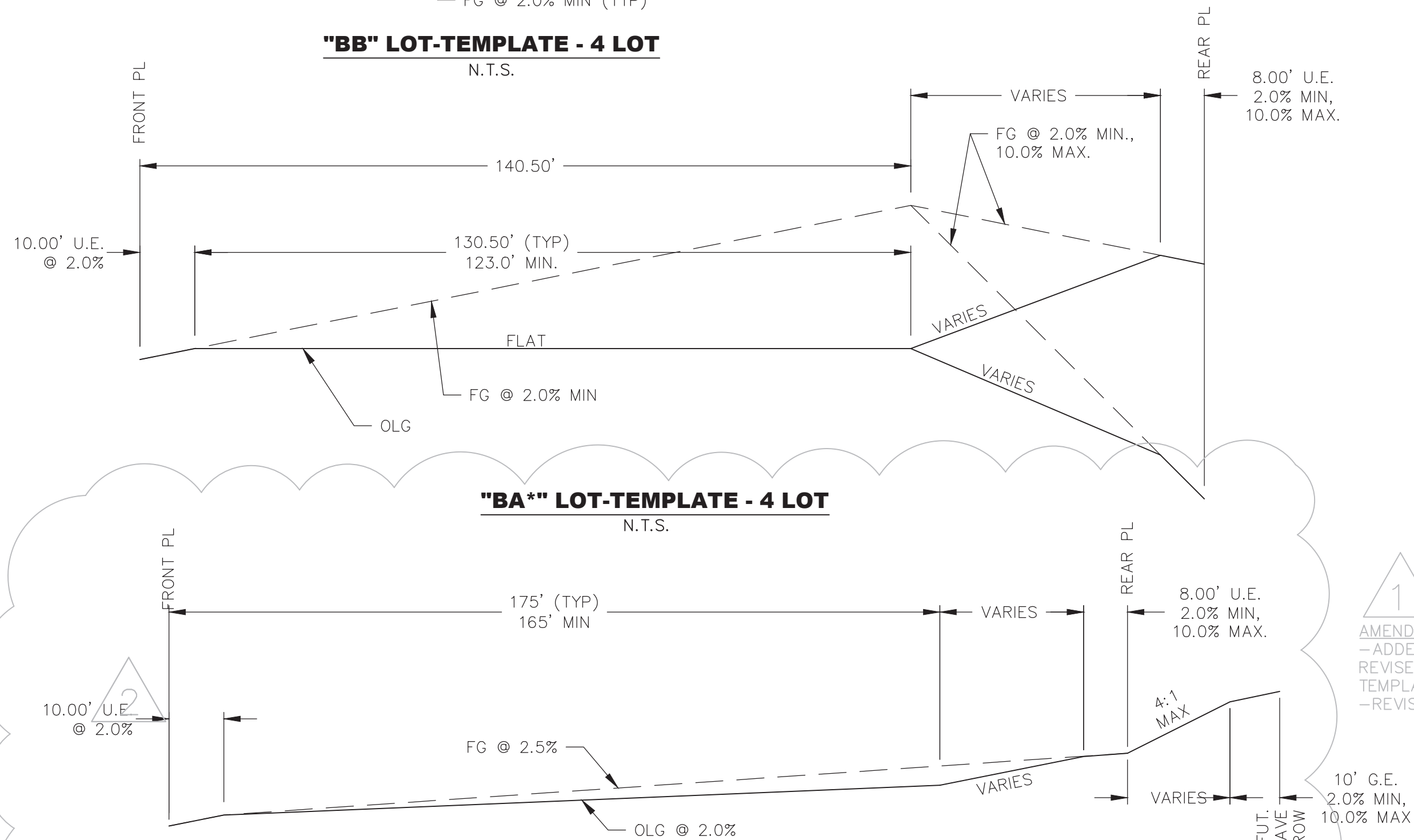
"BA" LOT-TEMPLATE - 4 LOT

N.T.S.



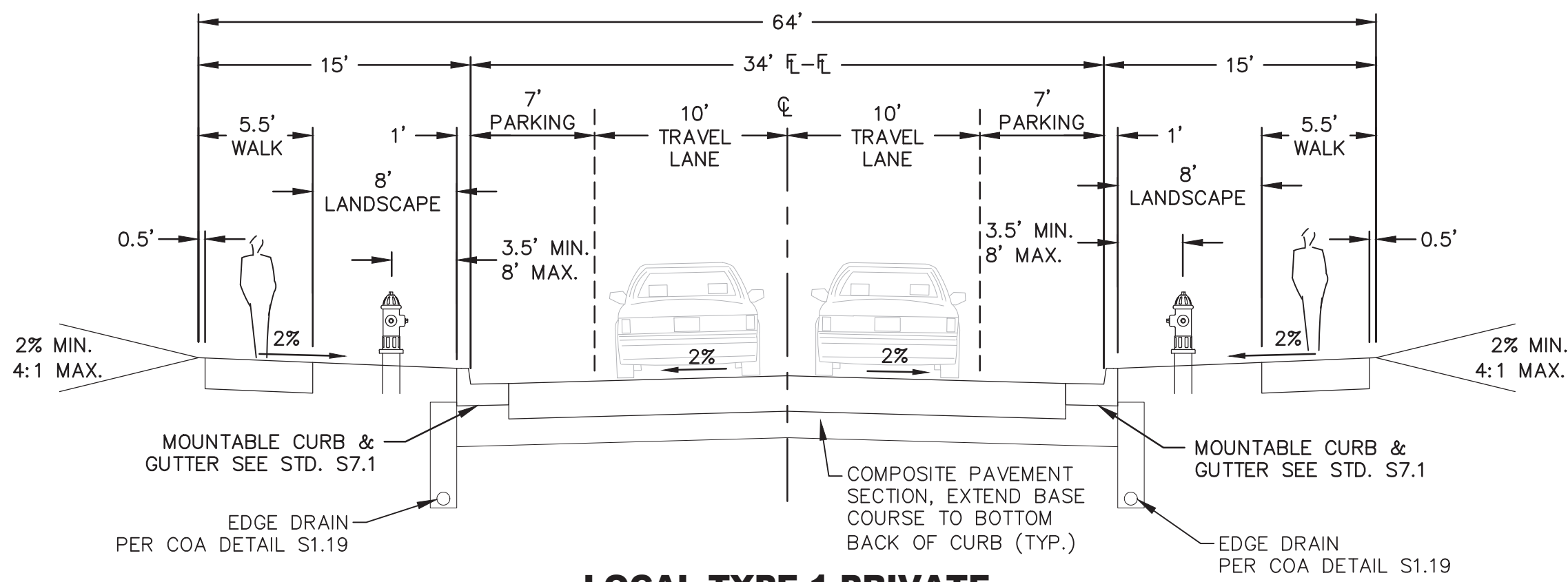
"BB" LOT-TEMPLATE - 4 LOT

N.T.S.



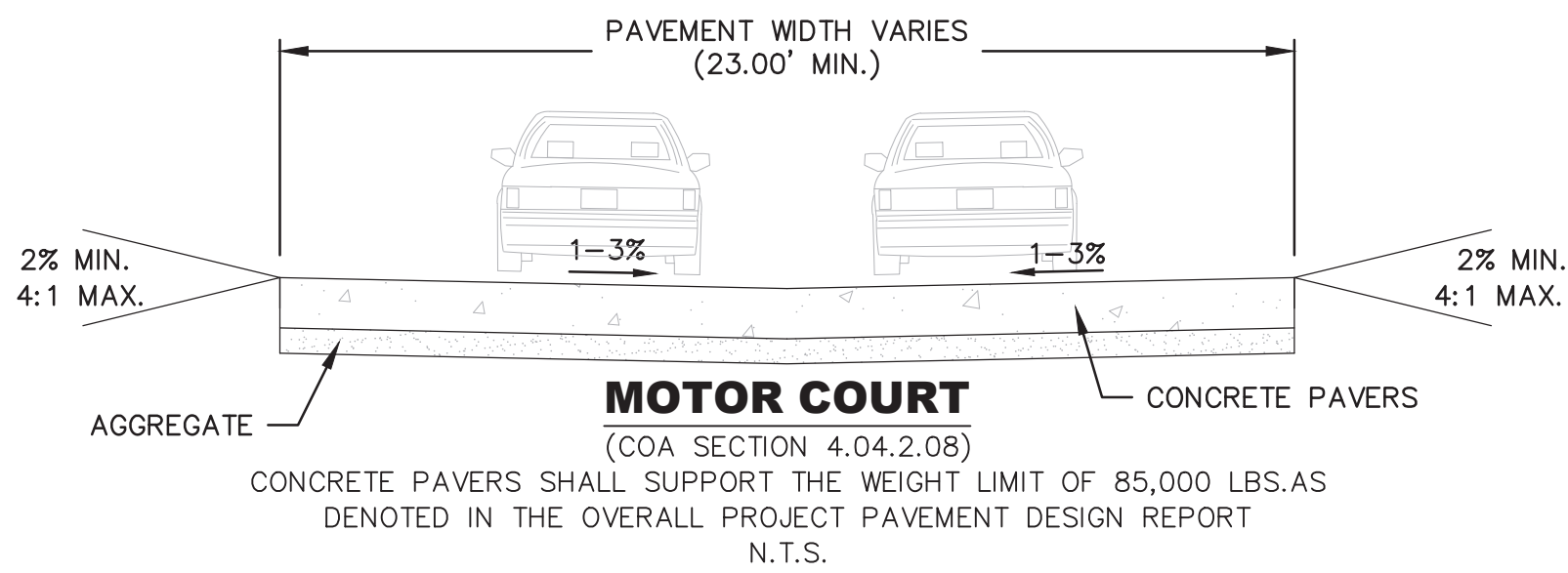
"BA" LOT-TEMPLATE - 6 LOT

N.T.S.



LOCAL TYPE 1 PRIVATE

E. 51ST DR., E. 51ST PL., N. QUATAR ST.,
N. QUEMOY ST., N. QUEMOY CT.
N.T.S.



MOTOR COURT

(COA SECTION 4.04.2.08)

CONCRETE PAVERS SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LBS.AS
DENOTED IN THE OVERALL PROJECT PAVEMENT DESIGN REPORT
N.T.S.

Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
Greenwood Village, CO 80111
Contact: Alaina Kneebone Maifer, PE
Email: amailer@dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

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

AMENDMENT 3	
AMENDMENT 2	04/20/23
AMENDMENT 1	03/23/22
SIXTH SUBMITTAL	04/15/22
FIFTH SUBMITTAL	06/10/20
FOURTH SUBMITTAL	05/23/20
THIRD SUBMITTAL	04/14/20
SECOND SUBMITTAL	03/26/20
FIRST SUBMITTAL	02/31/20
No.	1
Date	12/12/19
Description	

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50118860
Designed By: **GKP** Drawn By: **JCM**
Checked By: **TDK**
Sheet Number:
2

I:\OBS_ DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\AA.PA-1\PLAN SETS\CS\CS2-SP-NOTES AND TYPICAL SECTIONS.DWG 4/20/2023 9:44 AM MCKIM, JC

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

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

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

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

1
AMENDMENT 1
--REVISED EXISTING LOTS AND
ADDED 8 NEW LOTS TO BLOCK
1 WITH ASSOCIATED TABLE
UPDATES

3
AMENDMENT 3
--CHANGED 22 LOTS FROM
SINGLE FAMILY DETACHED TO
TWO-FAMILY DUPLEX

*** AMENDMENT 3 LOT REVISIONS

** AMENDMENT 2 LOT REVISIONS

* AMENDMENT 1 LOT REVISIONS

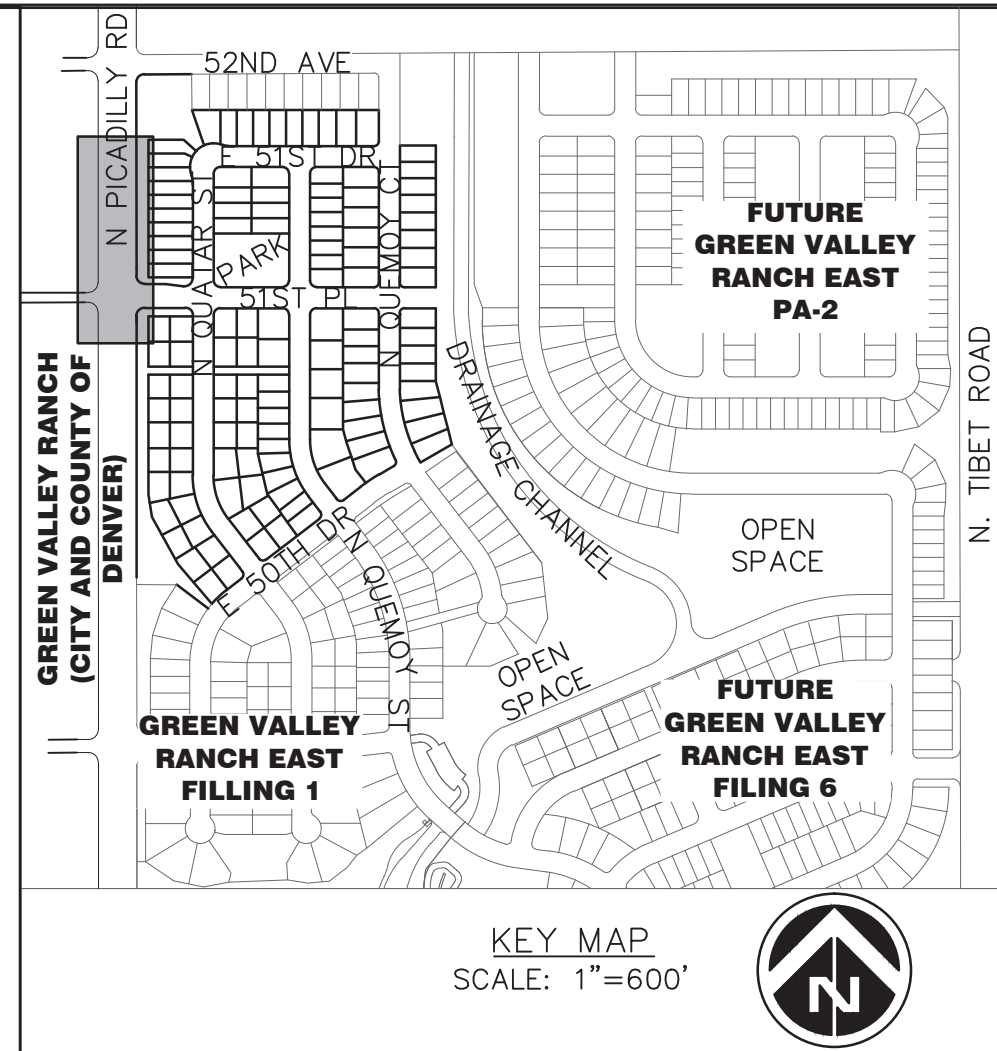
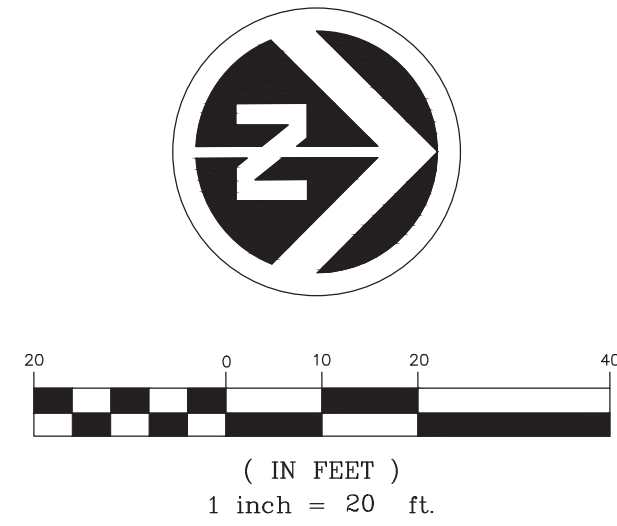
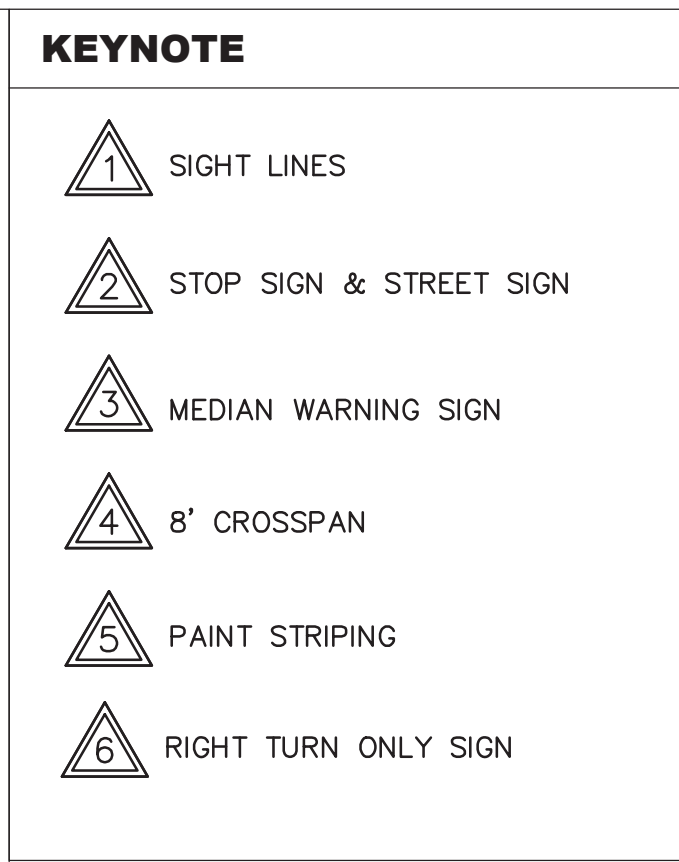
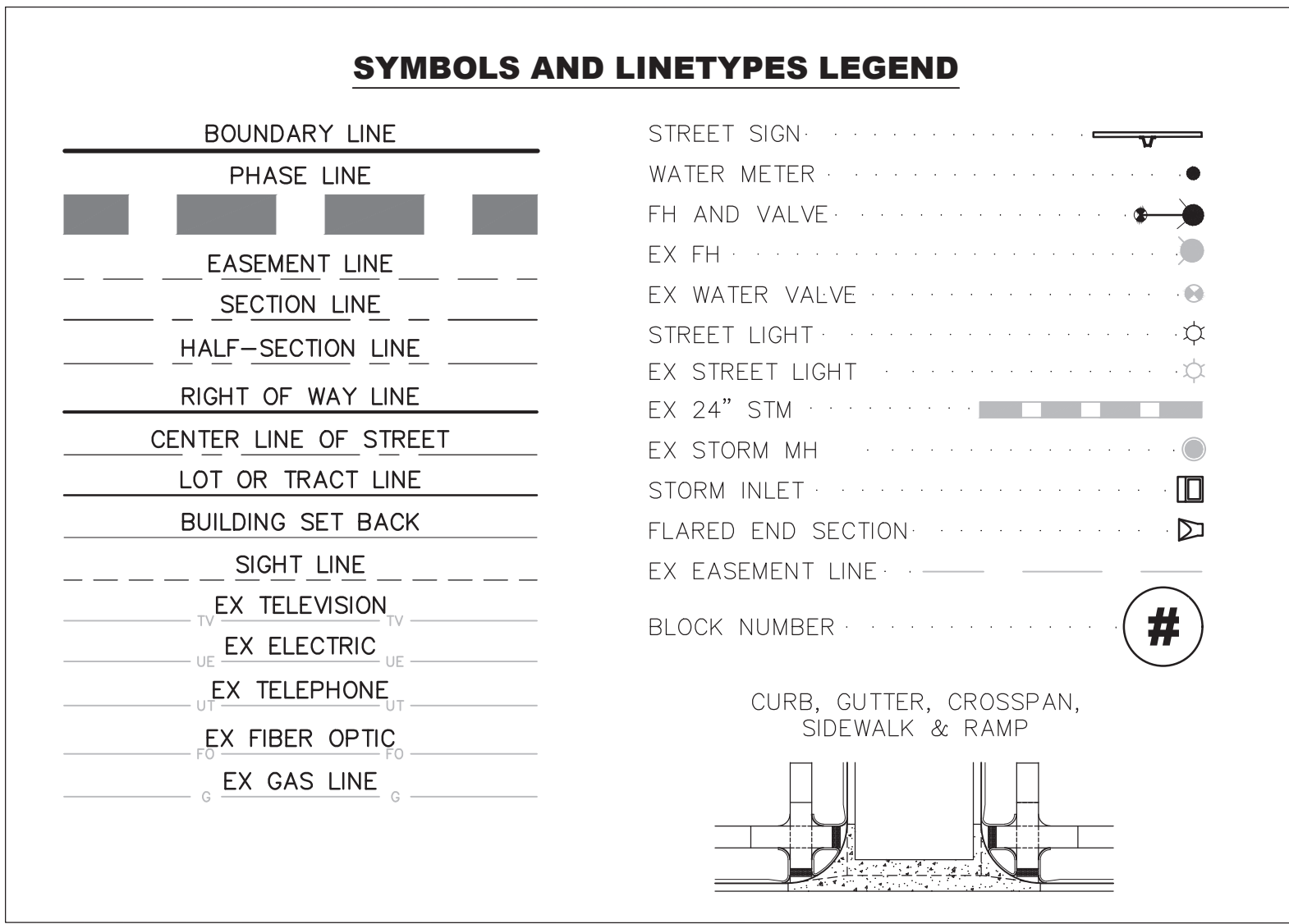
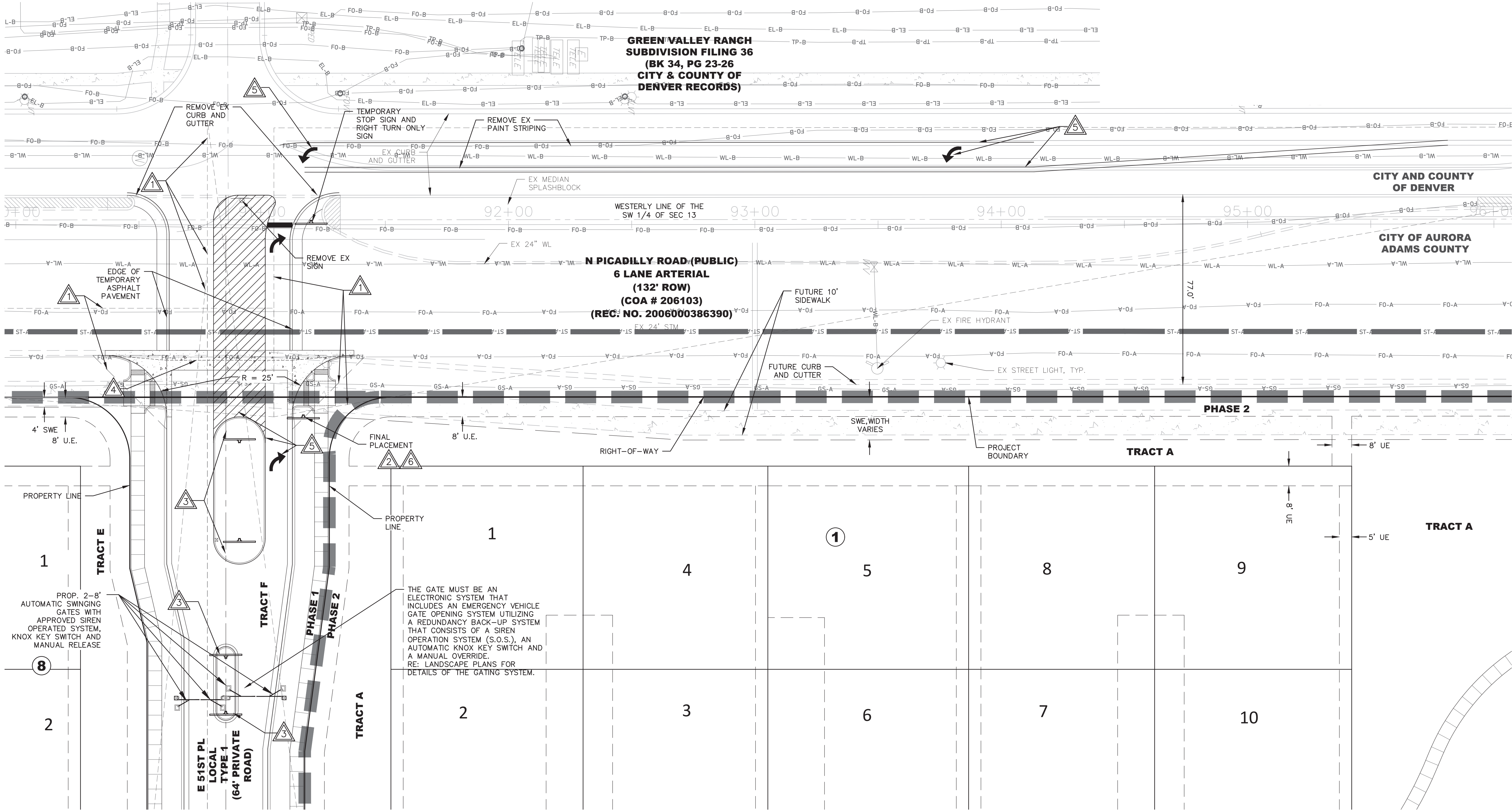
LOT #	BLOCK #	SQ. FOOTAGE	FRONTAGE	SETBACKS	SETBACKS	CLASSIFICATION
			FT	FRONT(FT) GARAGE/HOUSE	SIDE/CORNER (FT)	
1	1	6435	36.00	N/A	5	BUNGALOW--INTERIOR
2	1	6825	78.00	10	5	BUNGALOW--INTERIOR
3	1	6562	75.00	10	5	BUNGALOW--INTERIOR
4	1	6187	33.00	N/A	5	BUNGALOW--INTERIOR
5	1	6724	44.00	N/A	5	BUNGALOW--INTERIOR
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	10/18	5/10	DUPLEX--CORNER
2***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
3***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
4***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
5***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
6***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
7***	6	4600	46.00	10/18	5/10	DUPLEX--INTERIOR
8***	6	4596	45.96	10/18	5/10	DUPLEX--INTERIOR
9***	6	5767	55.62	10/18	5/10	DUPLEX--INTERIOR
10***	6	7283	87.77	10/18	5/10	DUPLEX--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

I:\0081_Dewberry\Oakwood-Homes\GreenValley\GreenValley-East-PA-1\PLAN SET\GIS\PCSP-TEMP-STRT-INT-INTERSECTION.DWG 4/20/2023 9:44 AM MCKM, JC



Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Alana Kneebone Maier, PE
Email: amaei@dewberry.com

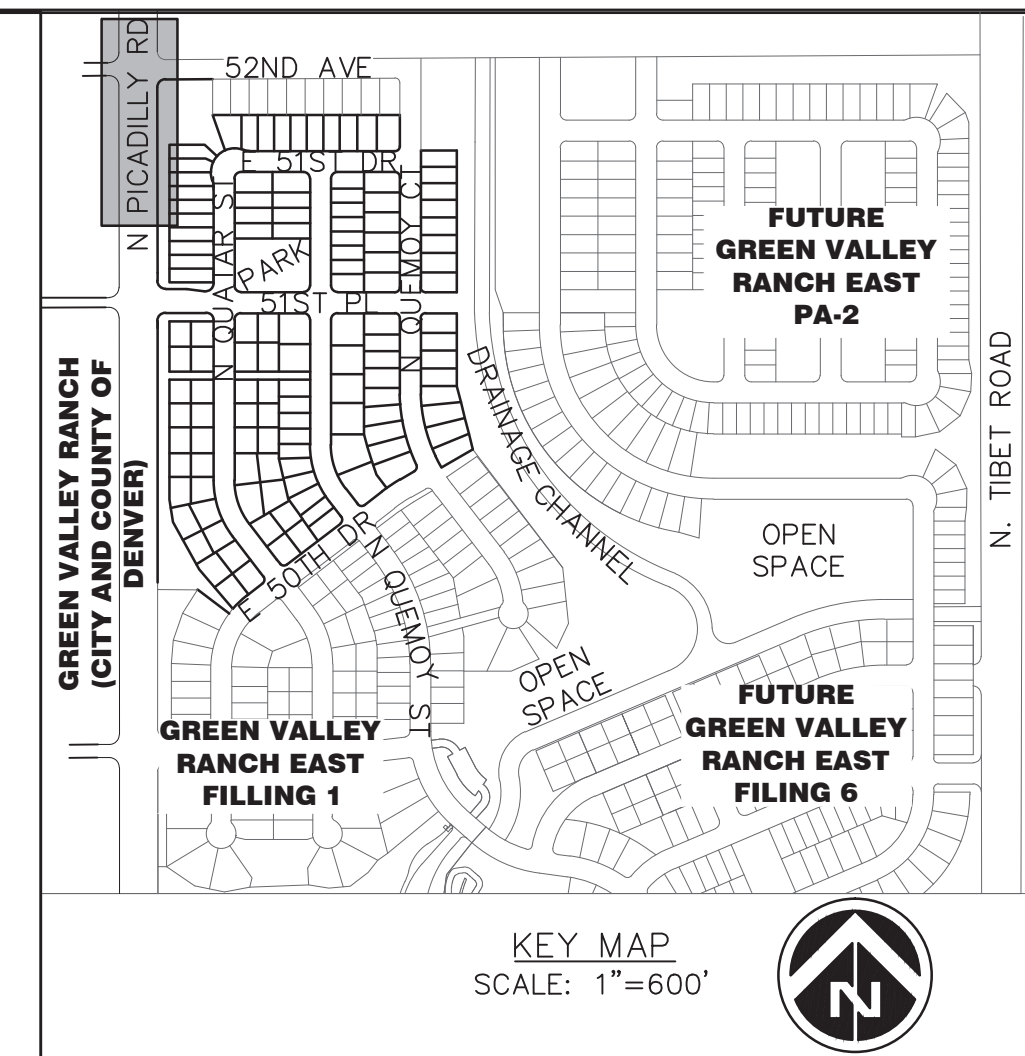
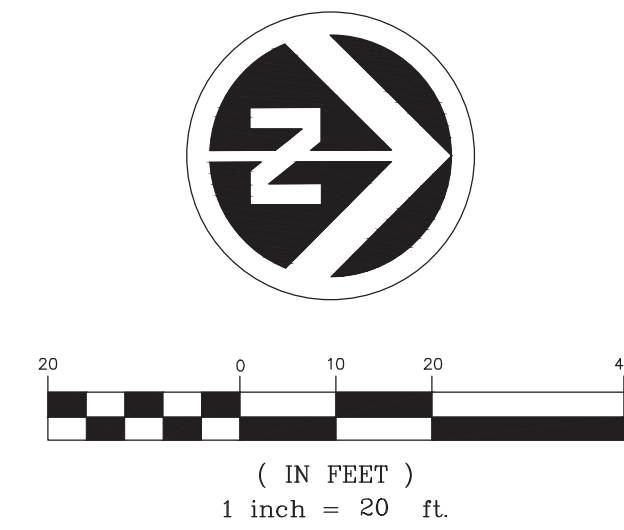
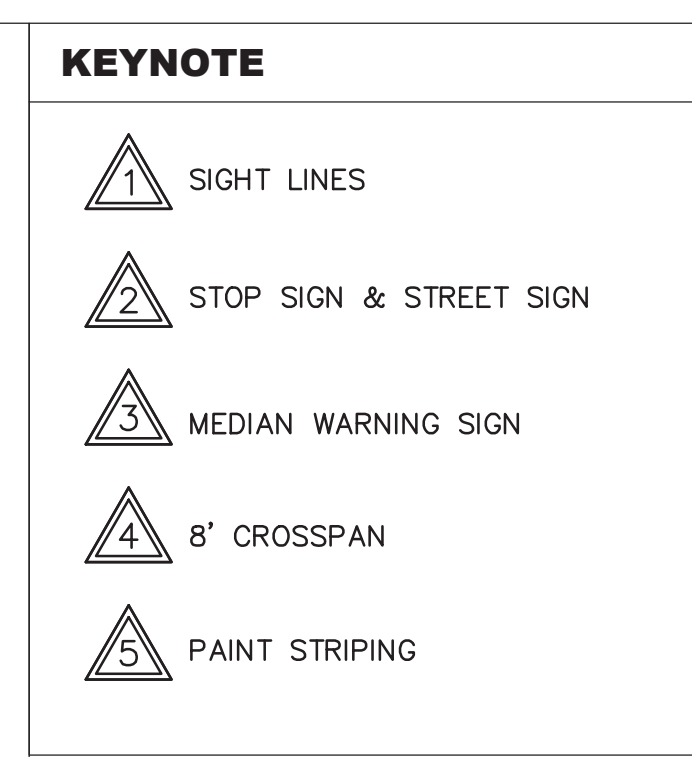
**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS
TEMPORARY STREET INTERSECTION**

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

AMENDMENT	DATE	DESCRIPTION
AMENDMENT 1	03/23/22	SIXTH SUBMITTAL
AMENDMENT 2	04/15/22	FIFTH SUBMITTAL
AMENDMENT 3	04/20/23	FOURTH SUBMITTAL
AMENDMENT 4	04/20/23	THIRD SUBMITTAL
AMENDMENT 5	04/20/23	SECOND SUBMITTAL
AMENDMENT 6	04/20/23	FIRST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number:	50118860
Designed By:	GKP
Drawn By:	JCM
Checked By:	TDK
Sheet Number:	4



Dewberry.
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Alaina Kneebone Marler, PE
Email: amarler@Dewberry.com

**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS
TEMPORARY STREET INTERSECTION**

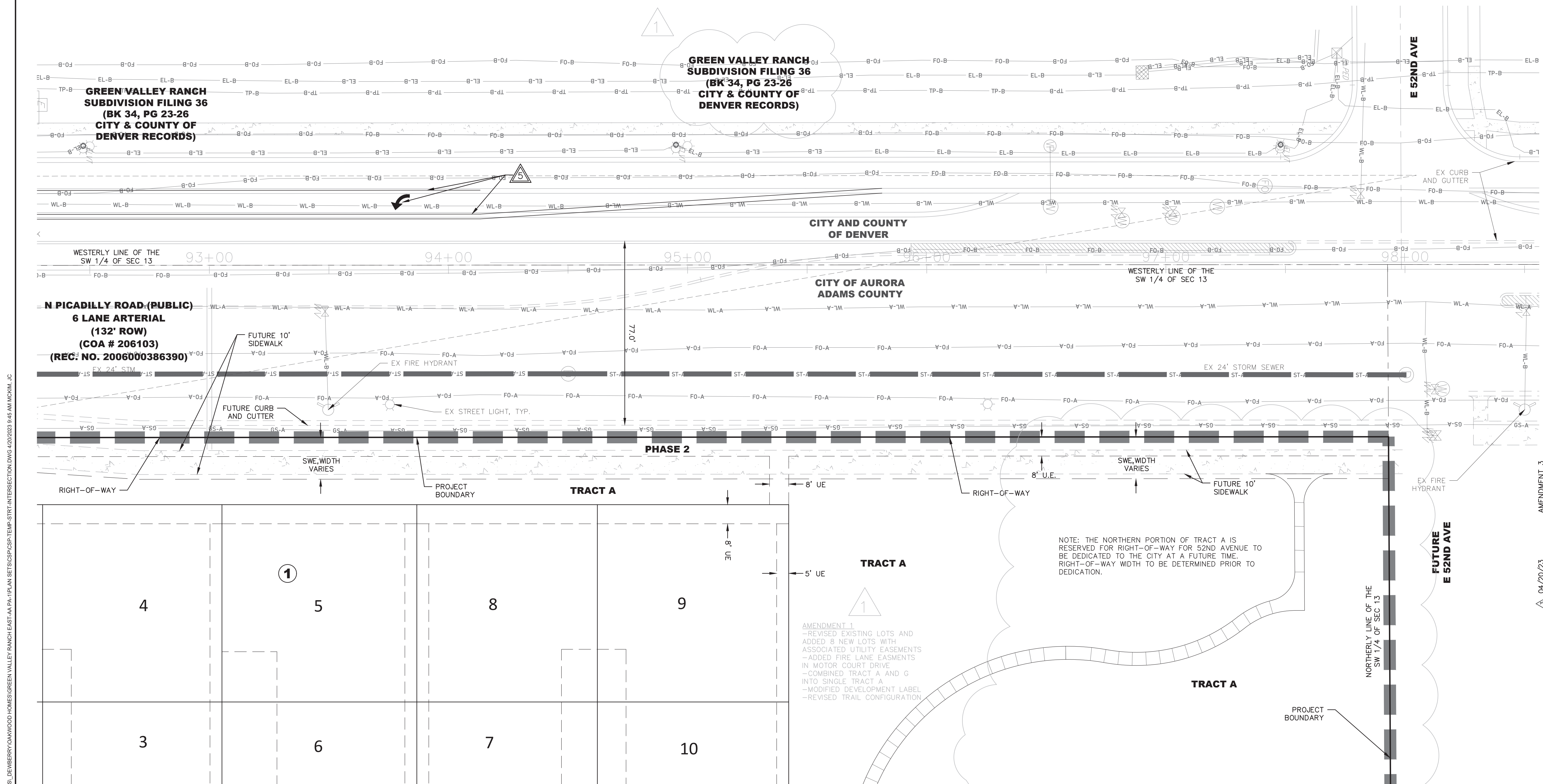
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

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

PRELIMINARY
NOT FOR
CONSTRUCTION

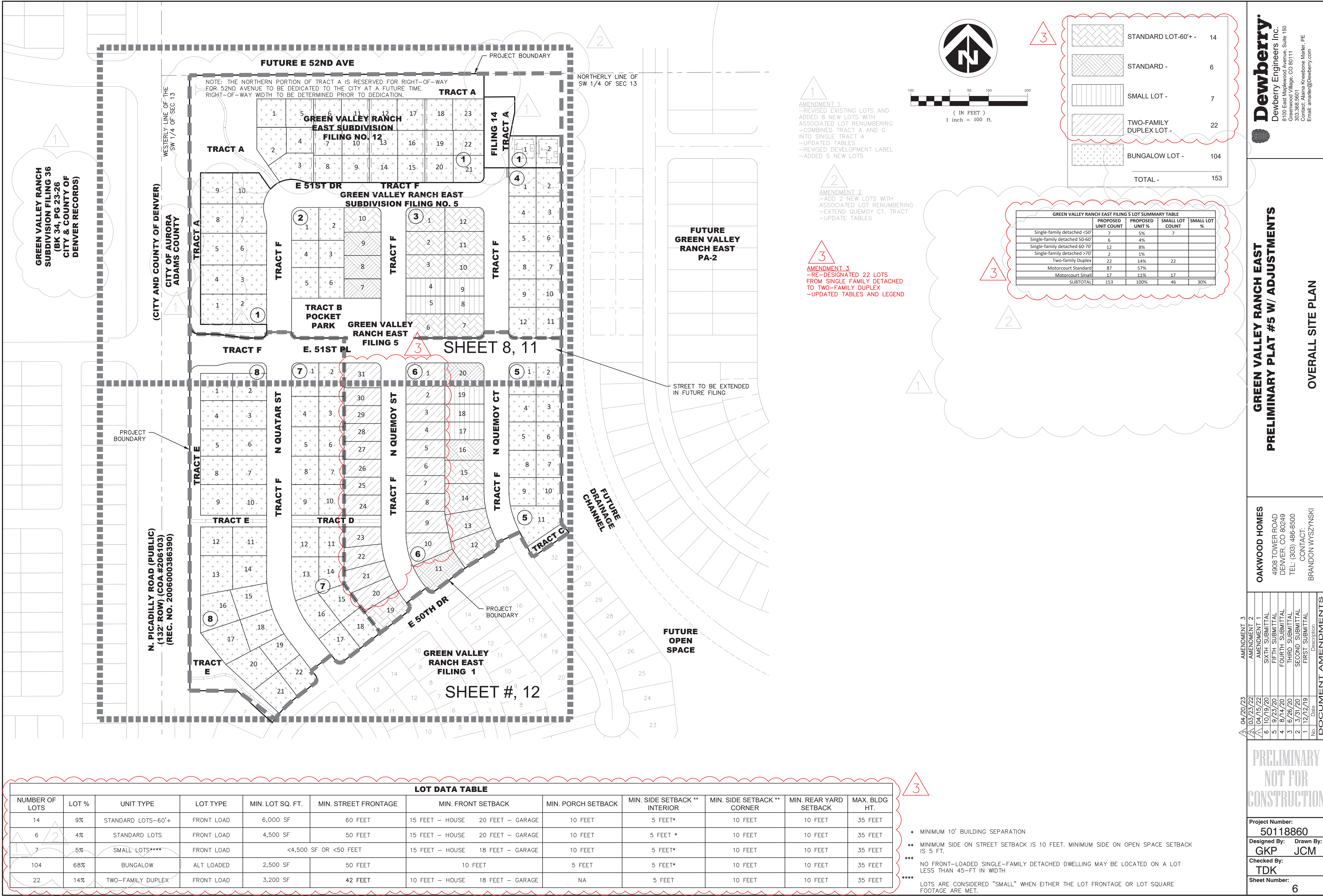
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50118860	
Designed By:	Drawn By:
GKP	JCM
Checked By:	
TDK	
Sheet Number:	

5



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I:\JOBS\DEWBERRY\OAKWOOD HOMES\GREEN VALLEY RANCH EAST\PA-1\PLAN SET\CSPPSP-OSP.DWG 4/20/2023 9:45 AM MCKIM, JC



Dewberry
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**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

OVERALL SITE PLAN

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

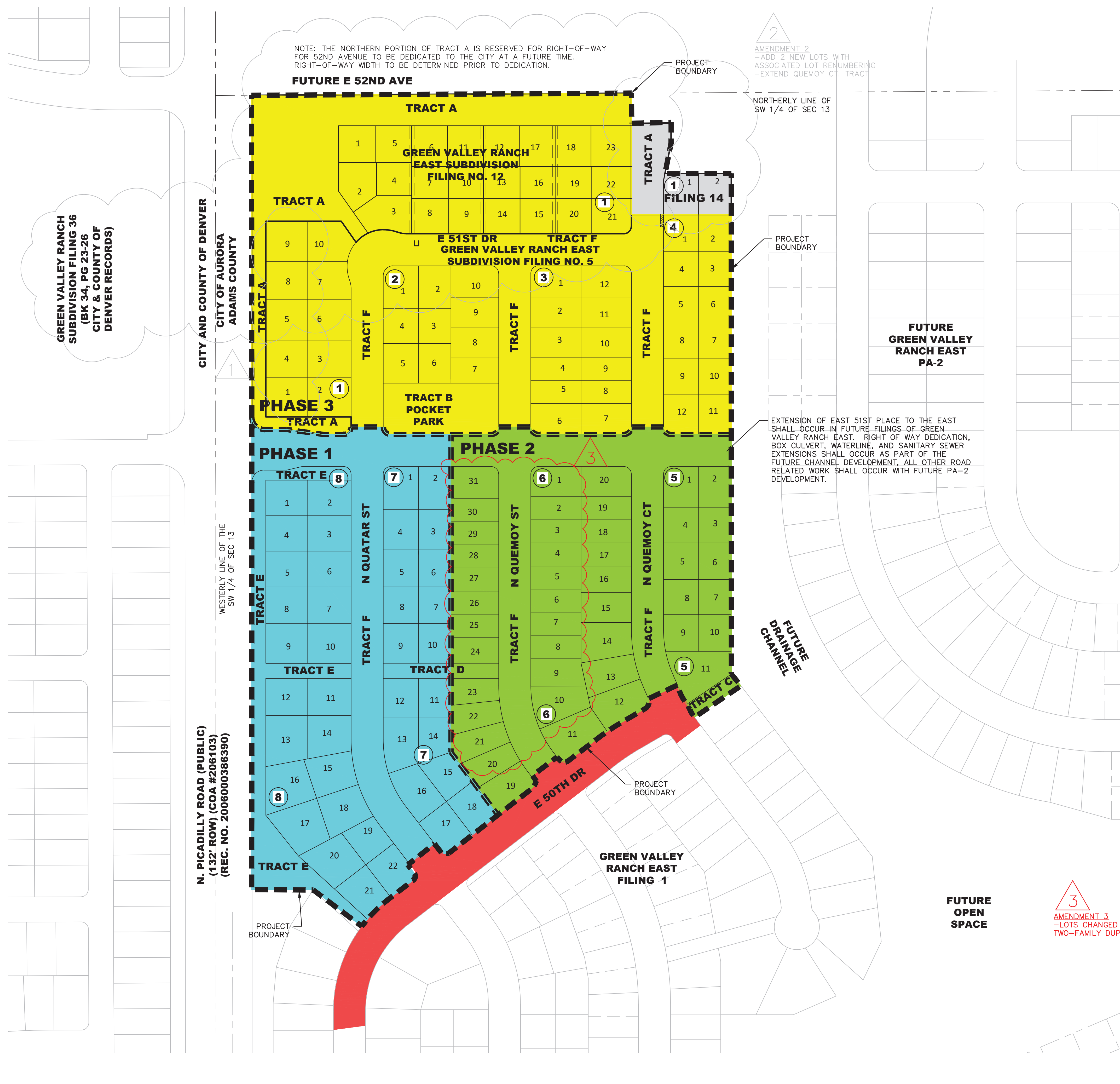
AMENDMENT 3	AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL	No.	Date	Description
04/20/23	03/23/22	04/15/22	10/19/20	09/23/20	08/14/20	06/26/20	03/31/20	12/12/19			

DOCUMENT AMENDMENTS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project Number:
50118860
Designed By: **GKP** Drawn By: **JCM**
Checked By: **TDK**
Sheet Number:
6

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1
AMENDMENT 1
-REVISED EXISTING LOTS AND
ADDED 8 NEW LOTS WITH
ASSOCIATED LOT RENUMBERING
-COMBINED TRACT A AND G
INTO SINGLE TRACT A
-REVISED DEVELOPMENT LABEL
-ADDED 5 NEW LOTS



(IN FEET)
1 inch = 100 ft.

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 OR TRACT 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.

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

3
AMENDMENT 3
-LOTS CHANGED TO
TWO-FAMILY DUPLEX

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Email: amai@Dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

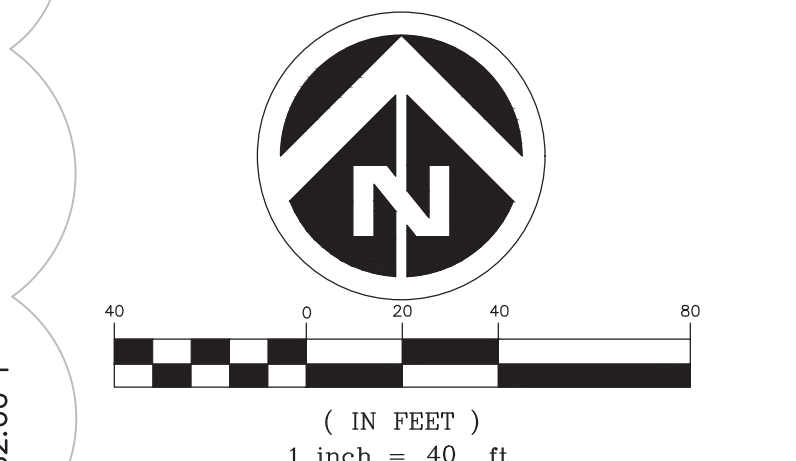
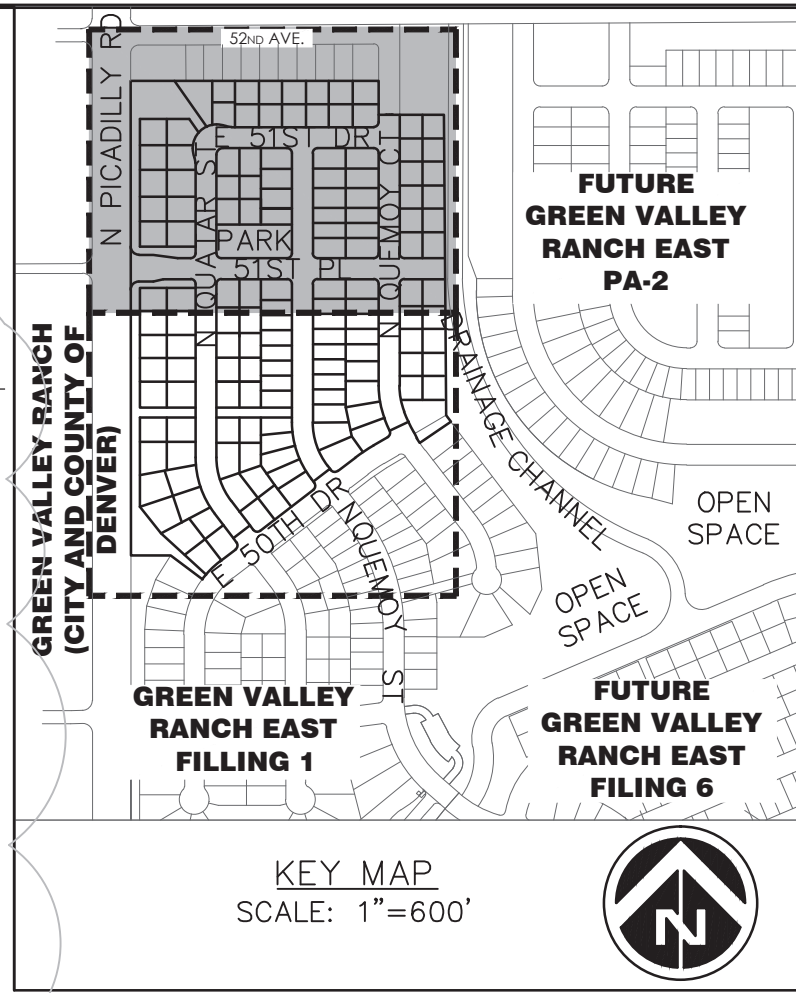
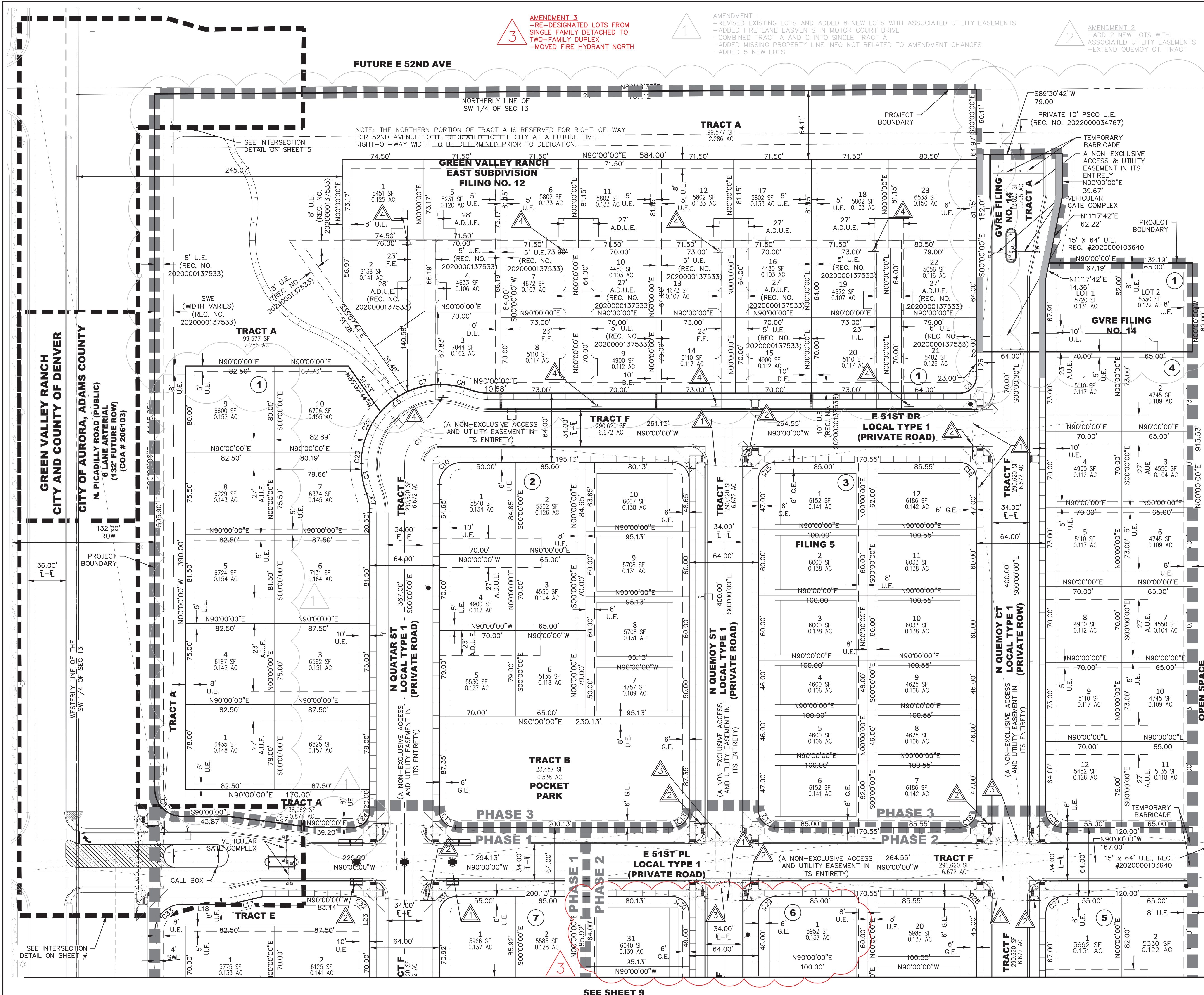
OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
BRANDON WYSZYNSKI

DOCUMENT AMENDMENTS	
No.	Description
AMENDMENT 3	04/20/23
AMENDMENT 2	03/23/22
AMENDMENT 1	04/15/22
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 3/31/20
FIRST SUBMITTAL	1 12/12/19

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:	50118860
Designed By:	GKP
Drawn By:	JCM
Checked By:	TDK
Sheet Number:	7

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SYMBOLS AND LINETYPES LEGEND	
	BOUNDARY LINE
	LOT PHASE LINE
	EASEMENT LINE
	SECTION LINE
	HALF-SECTION LINE
	RIGHT OF WAY LINE
	CENTER LINE OF STREET
	LOT OR TRACT LINE
	BUILDING SET BACK
	SIGHT LINE
	BLOCK NUMBER
	CURB, GUTTER, 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	
	SIGHT LINES
	STOP SIGN & STREET SIGN
	8' CROSSSPAN
	FIRE LANE SIGN

NOTES:

- ALL WALKS ARE OPEN TO PUBLIC ACCESS BUT WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
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- 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.
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Dewberry
Dewberry Engineers Inc.
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Email: amaeir@dewberry.com

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS

SITE PLAN

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

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

PRELIMINARY
NOT FOR
CONSTRUCTION

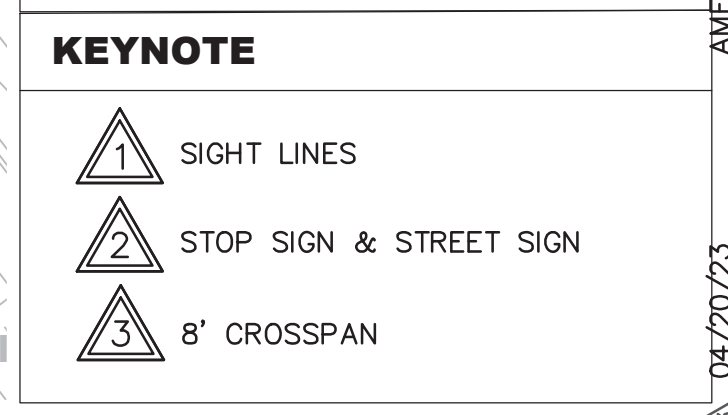
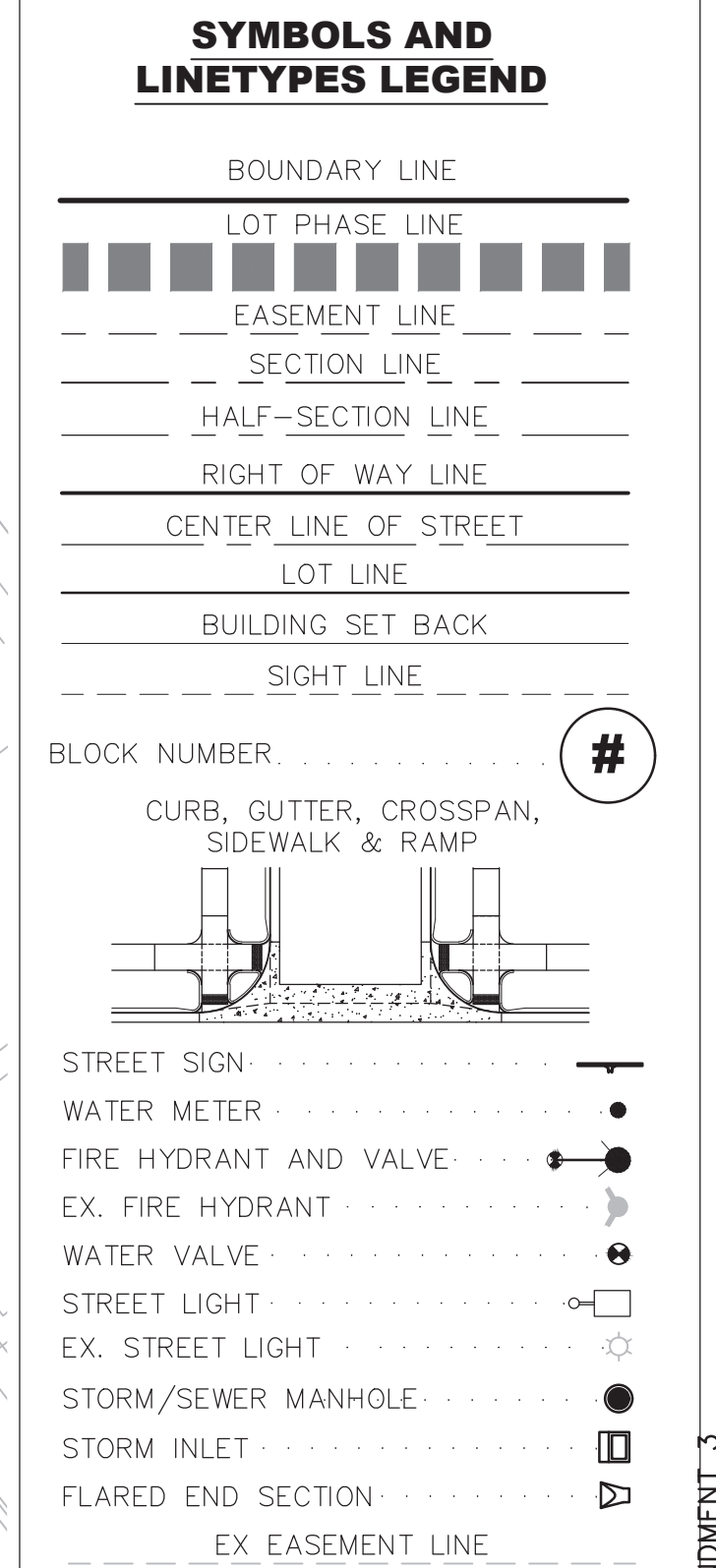
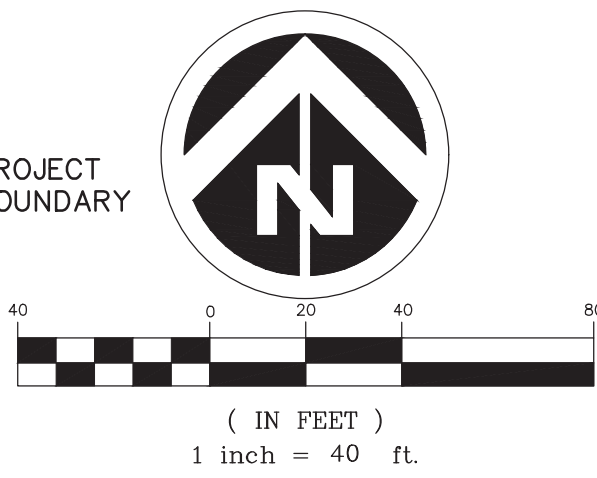
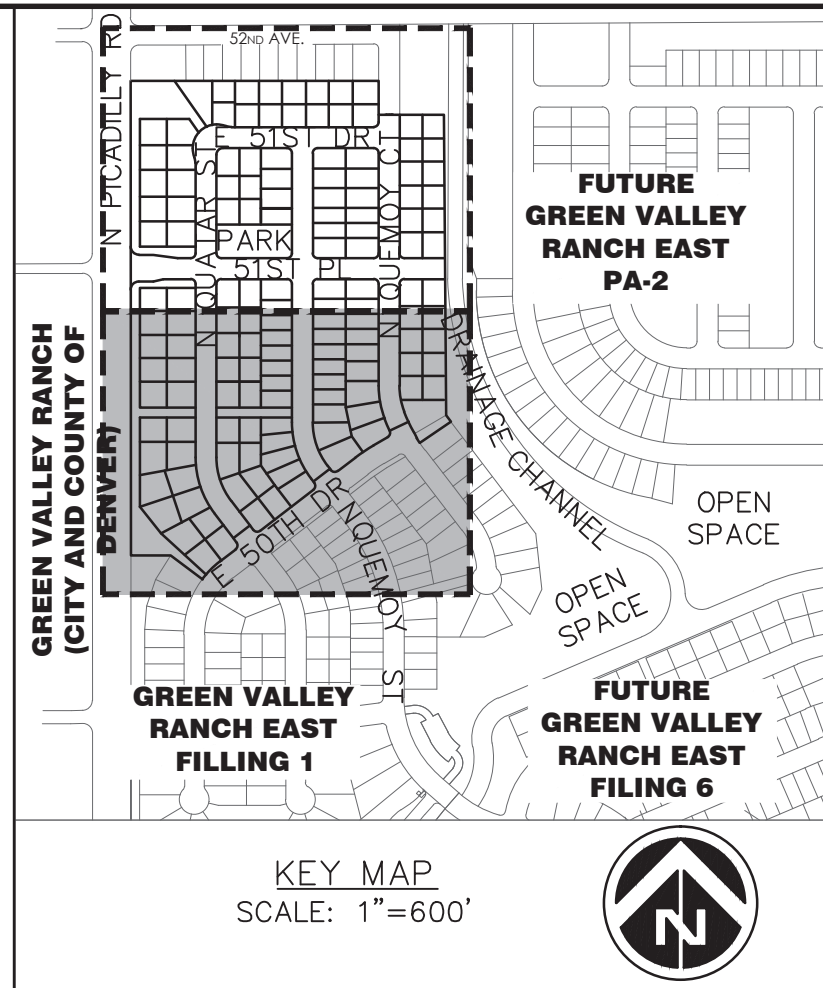
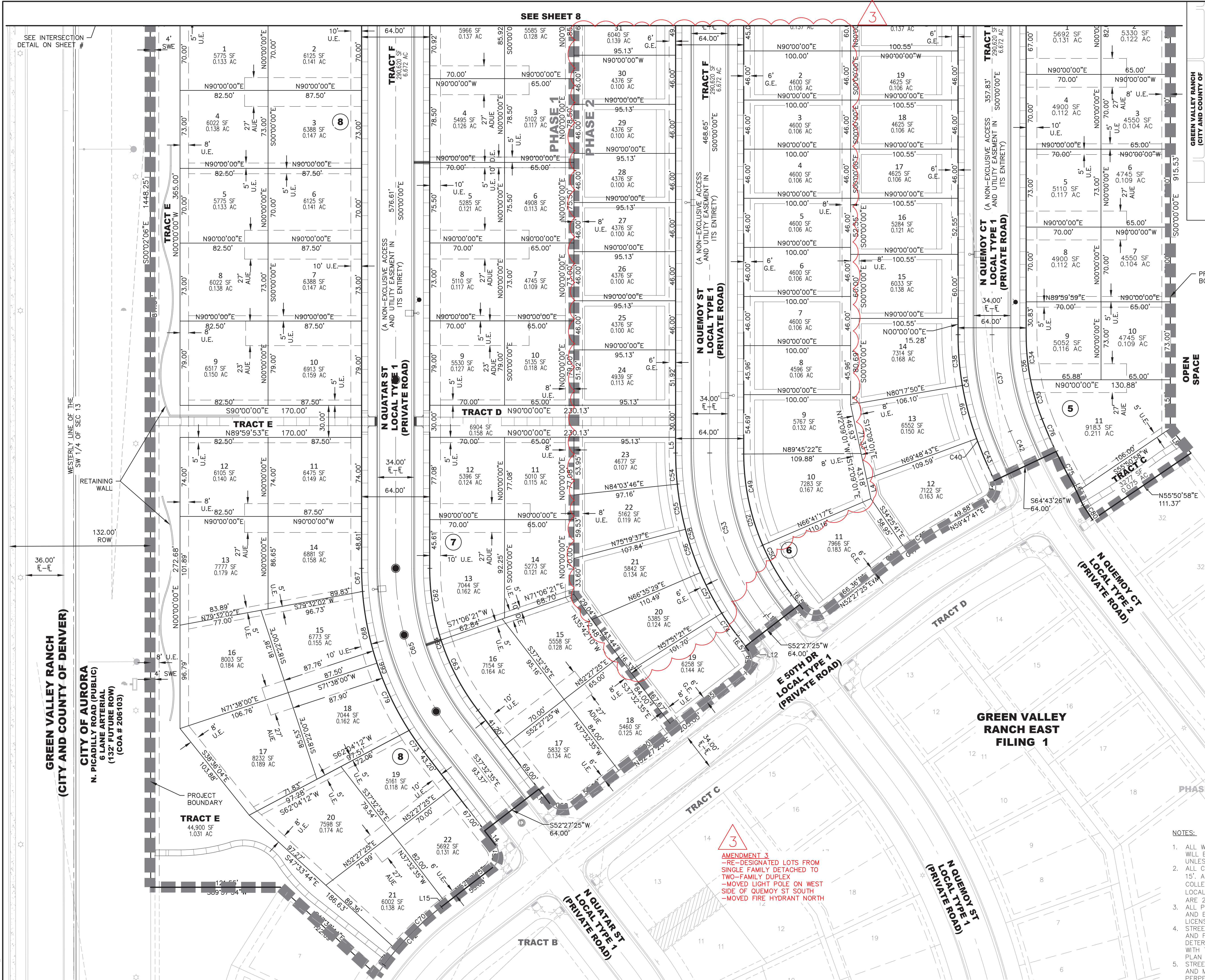
Project Number:
50118860

Designed By:
GKP

Drawn By:
JCM

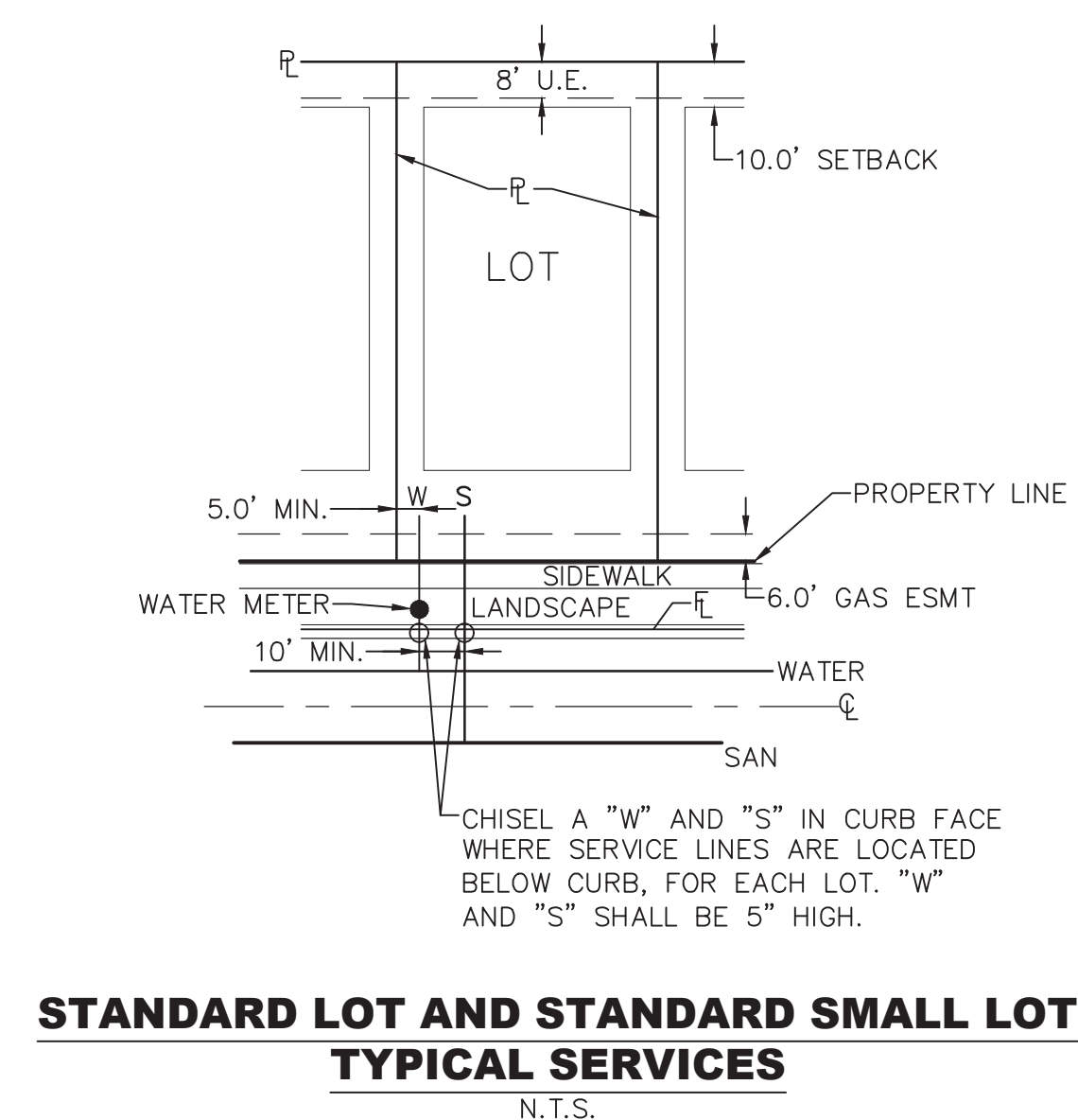
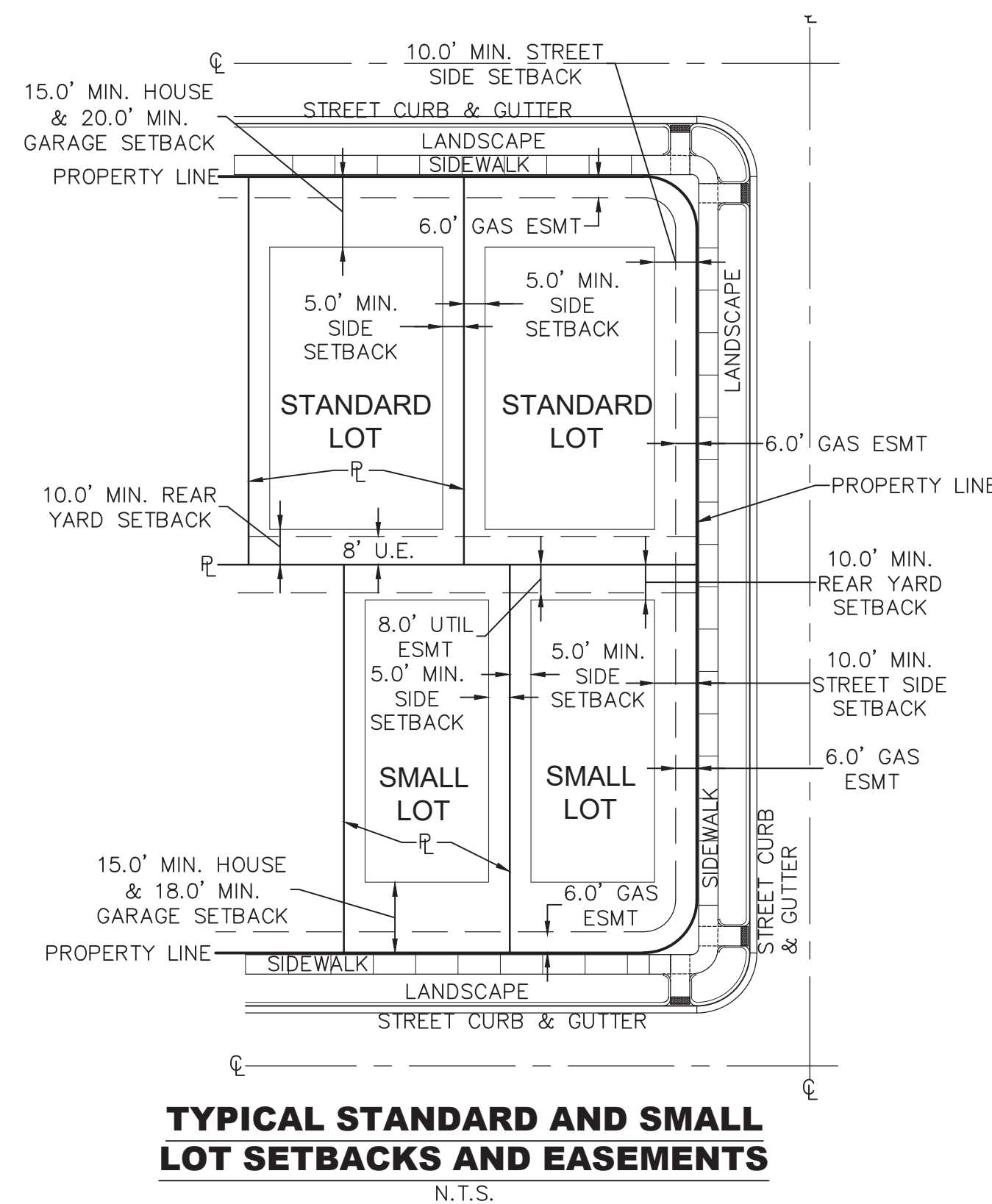
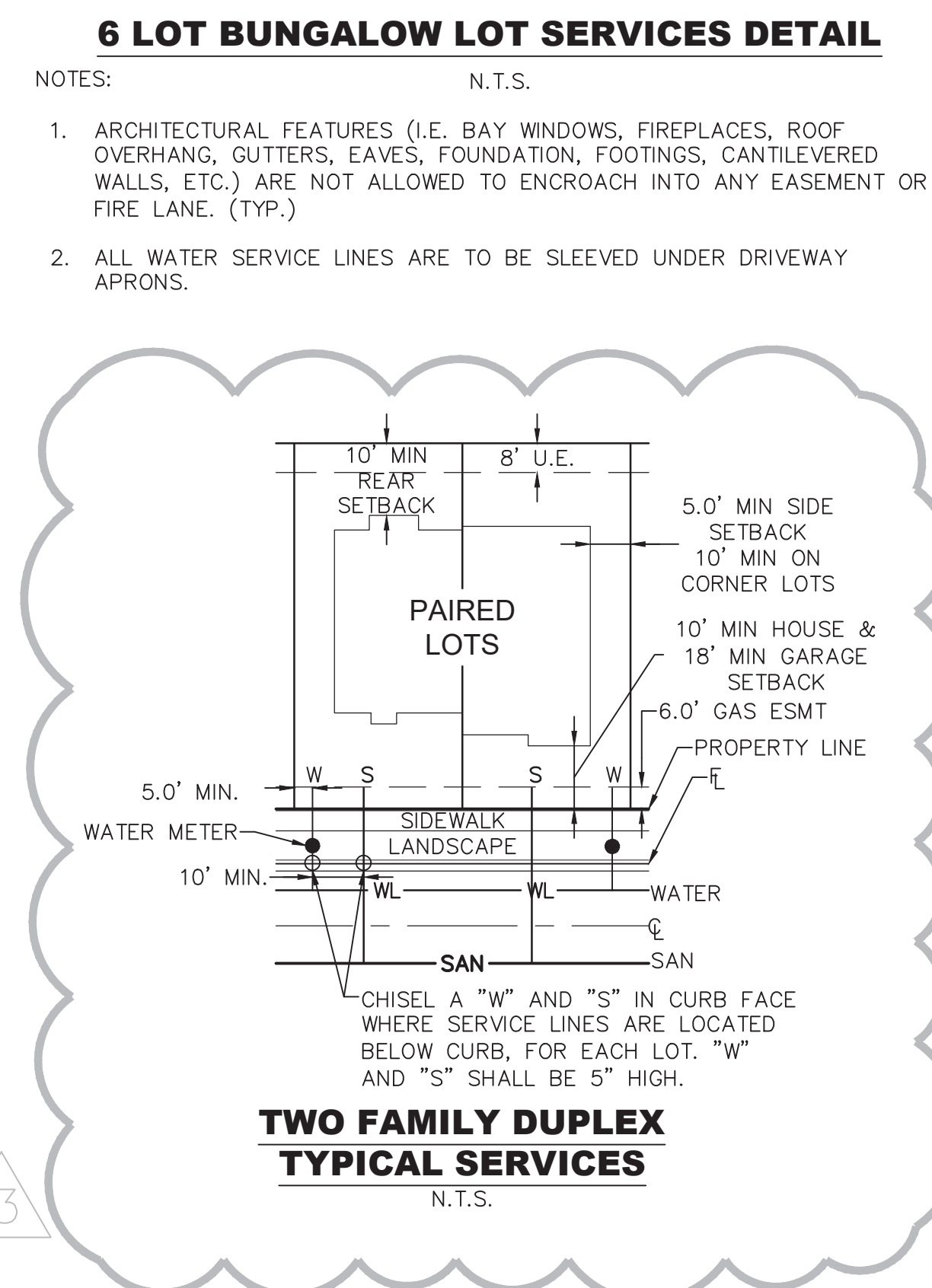
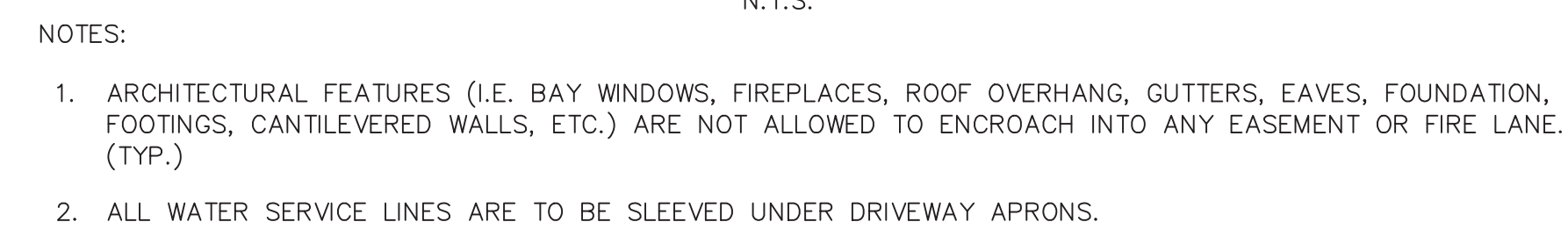
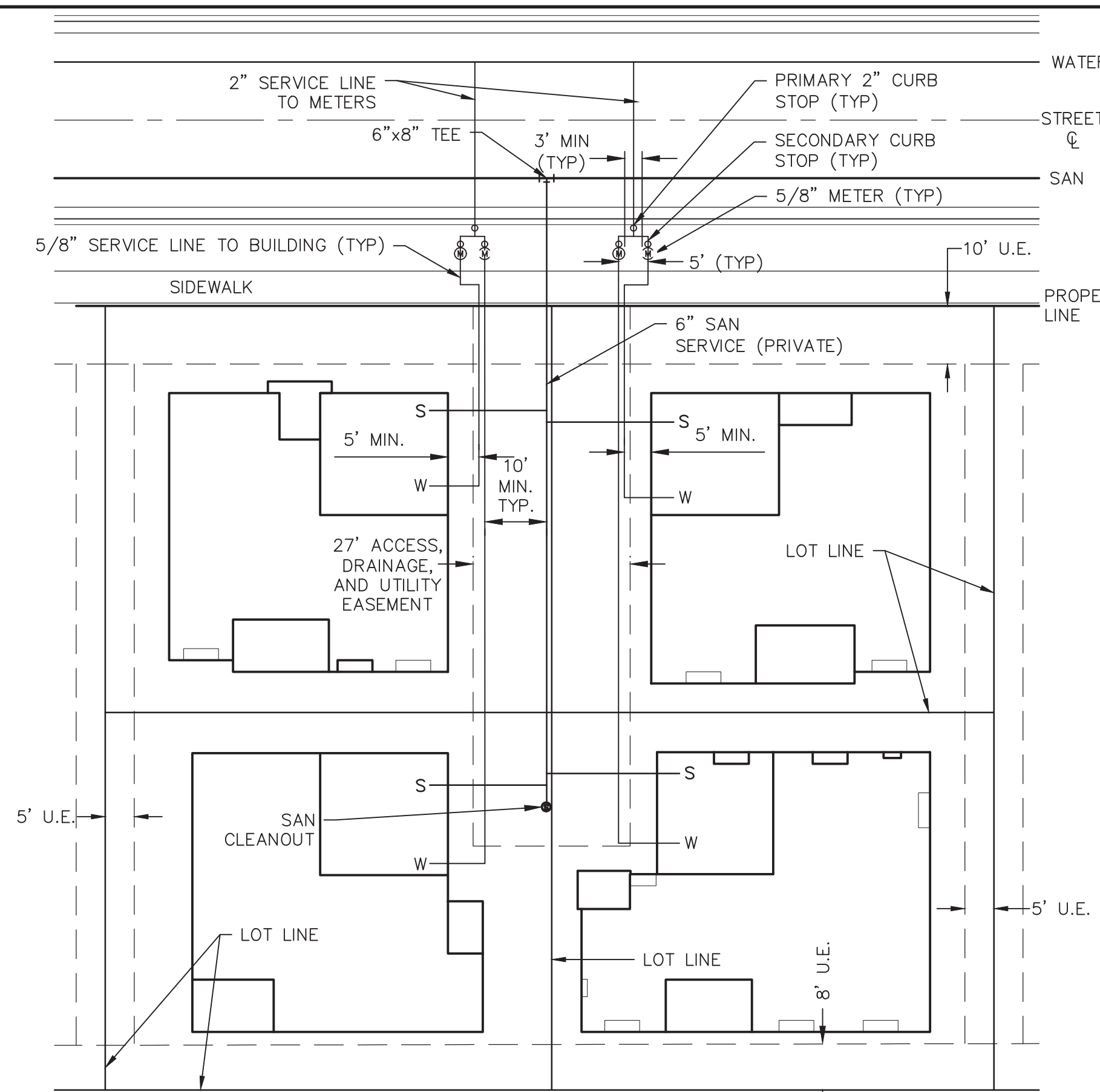
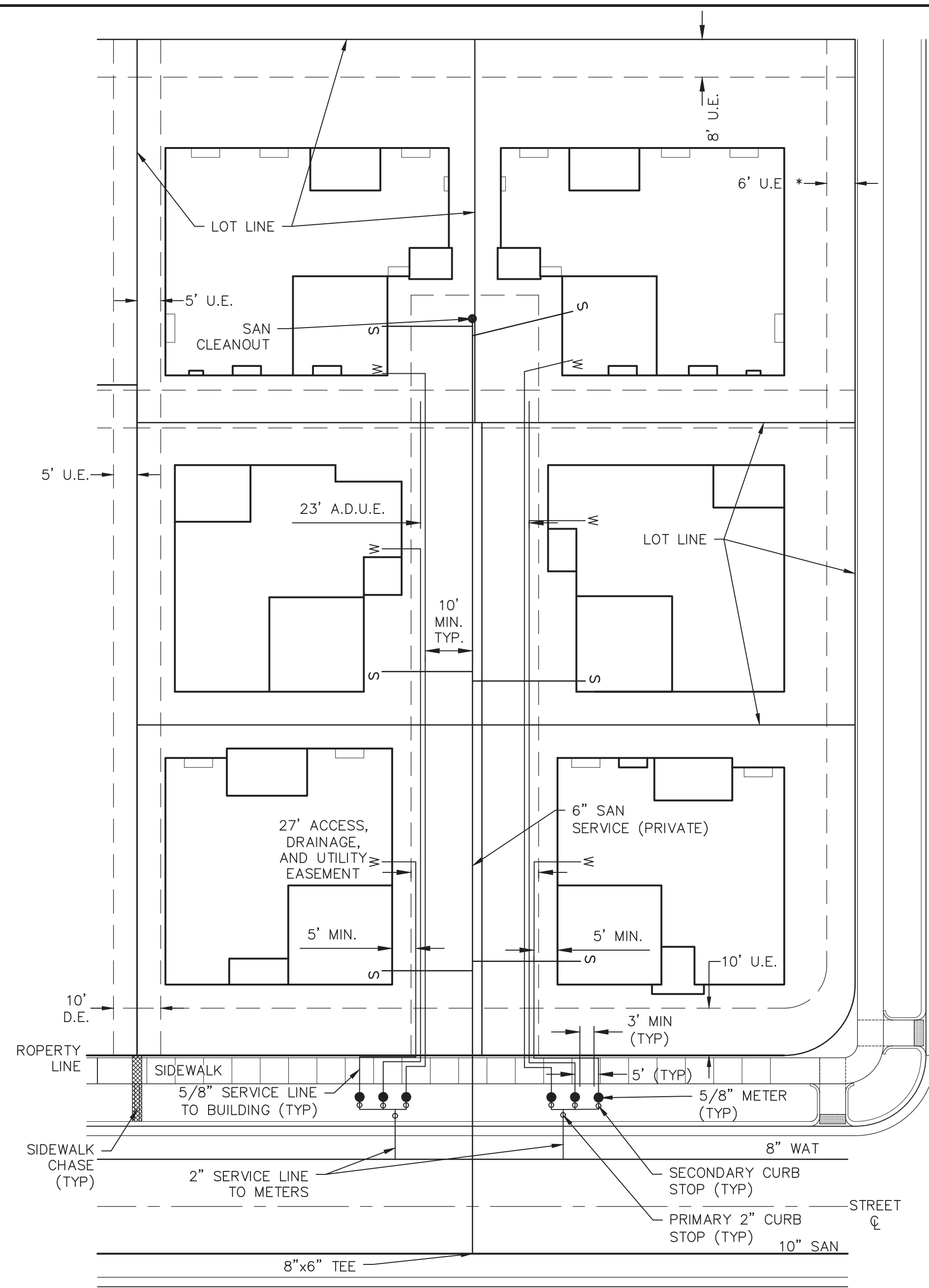
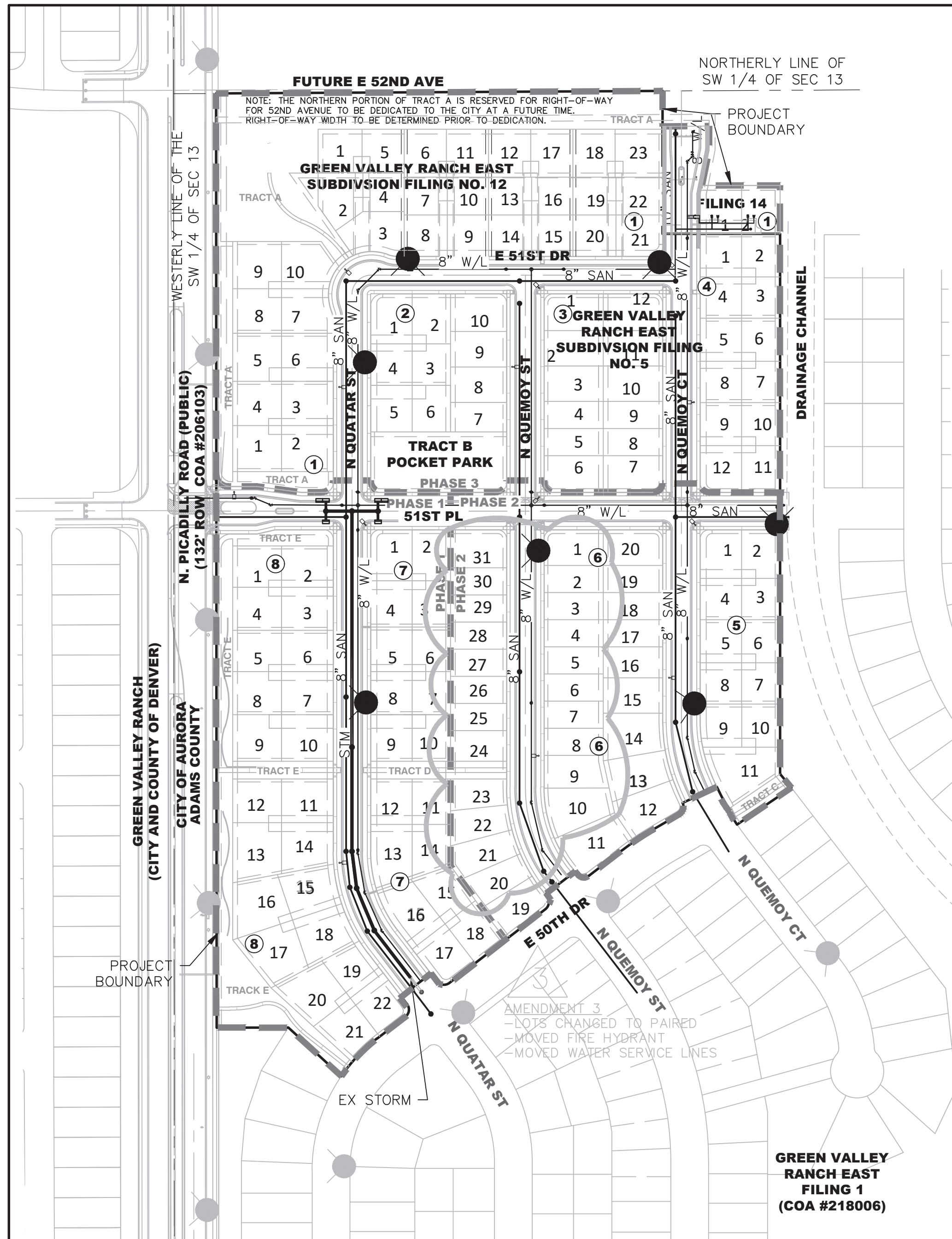
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TDK

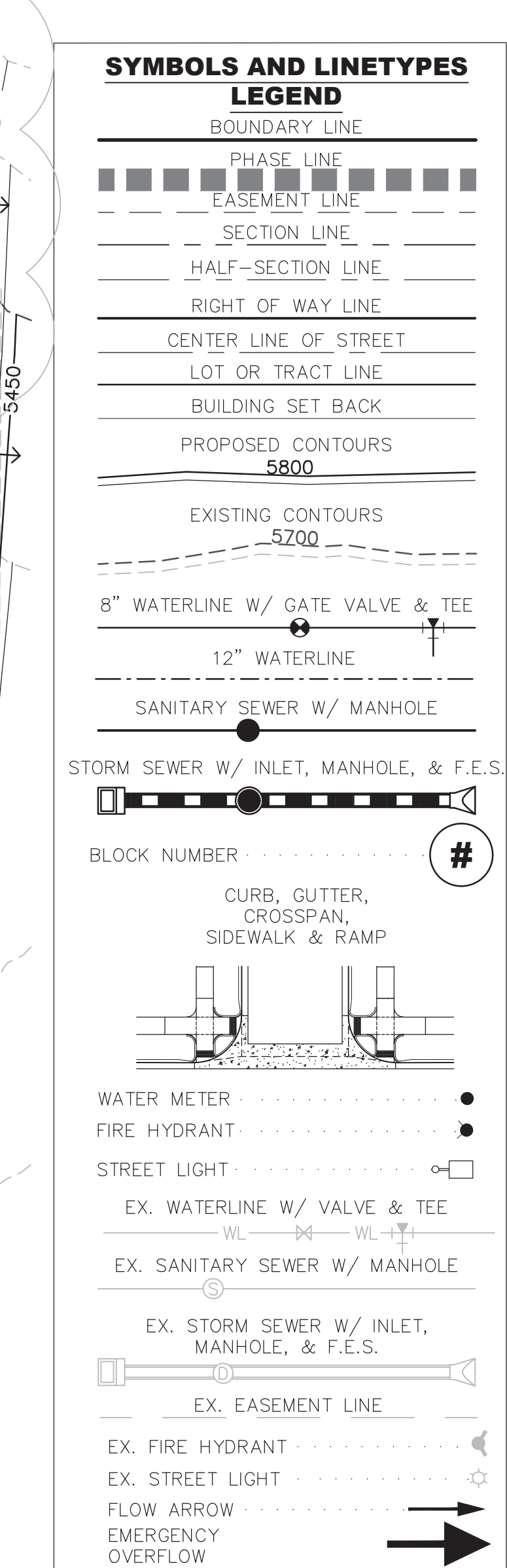
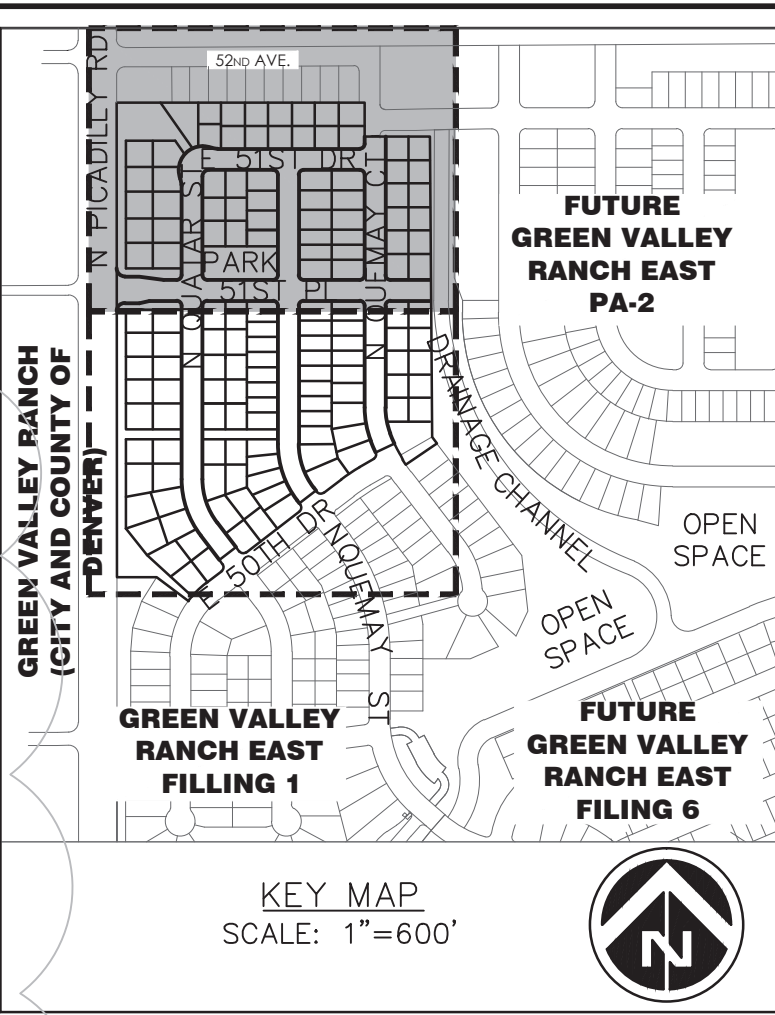
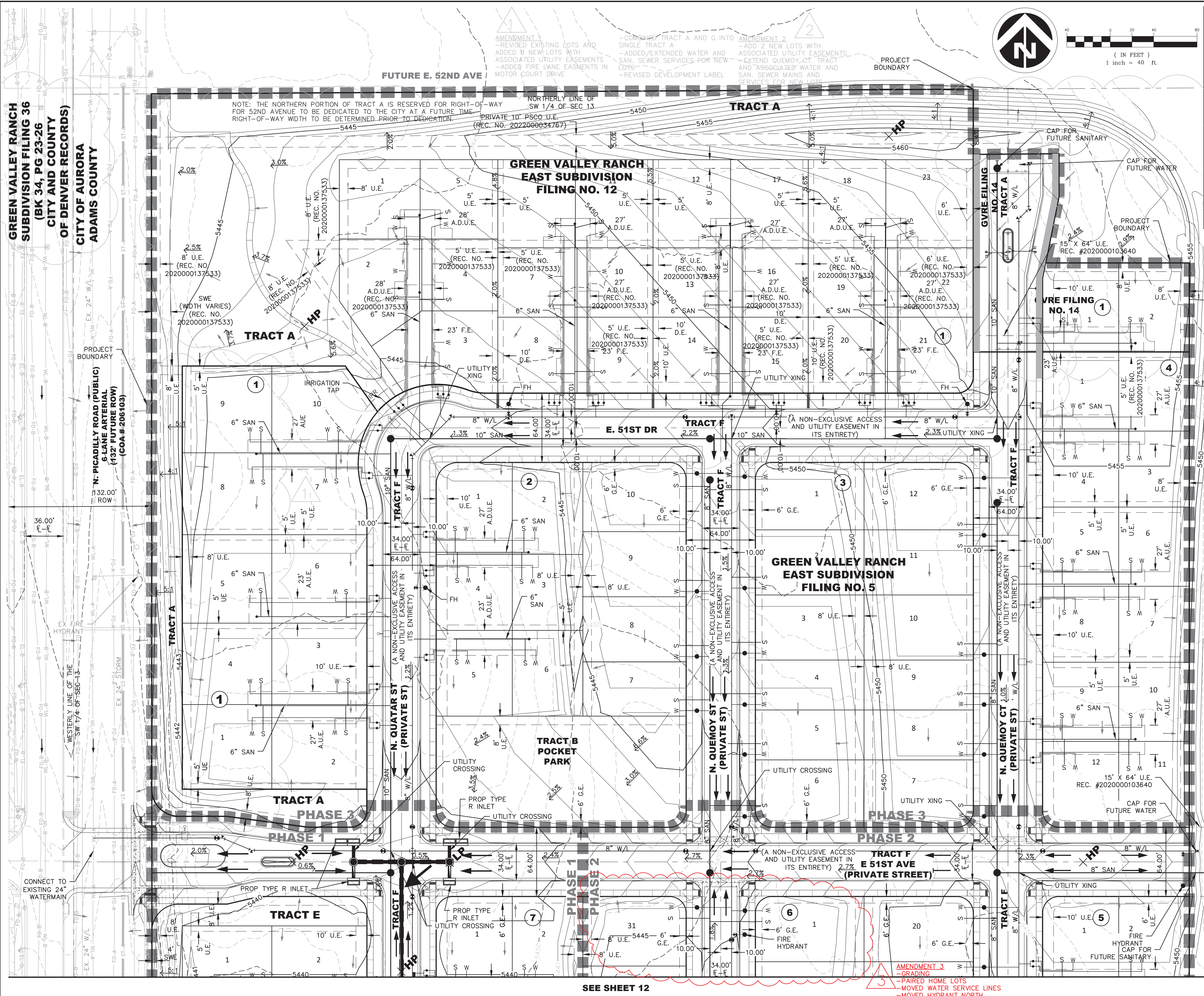
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8



- NOTES:
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 - STREET LIGHTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN PERPETUITY.

DOCUMENT AMENDMENTS	
No.	Description
1	04/20/23
2	03/27/23
3	04/20/23
4	03/27/23
5	04/20/23
6	10/19/20
7	09/23/20
8	08/14/20
9	06/26/20
10	03/31/20
11	12/12/19





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

NOTES:

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Dewberry
Dewberry Engineers Inc.
8100 East Madewood Avenue, Suite 160
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**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

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

AMENDMENT 3	AMENDMENT 2	AMENDMENT 1	SIXTH SUBMITTAL	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL	No.	Date
04/20/23	03/23/22	04/15/22	06/10/20	05/19/20	04/14/20	03/26/20	02/23/20	12/12/19		

DOCUMENT AMENDMENTS

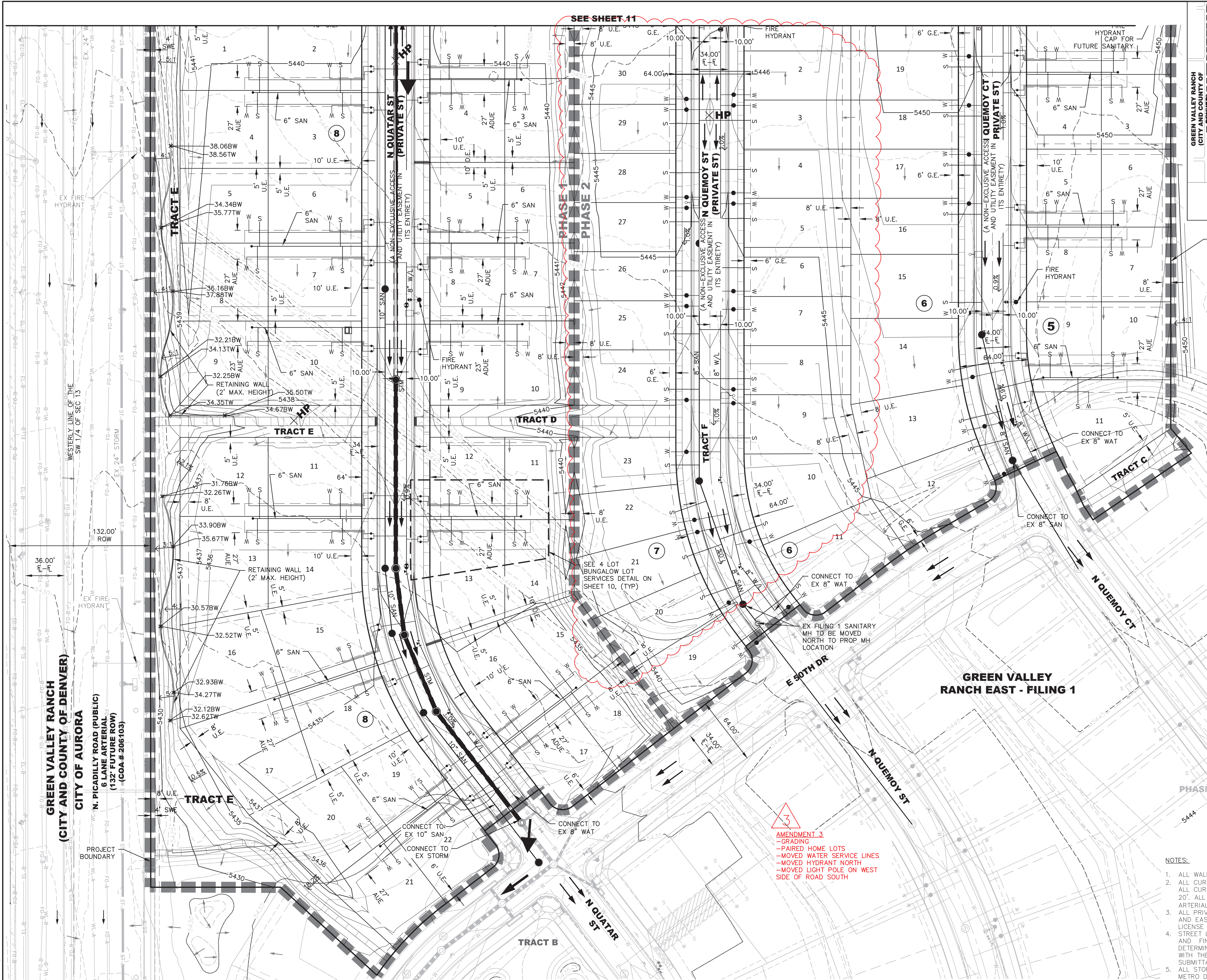
Project Number:
50118860

Designed By:
GKP

Checked By:
TDK

Sheet Number:
11

**PRELIMINARY
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CONSTRUCTION**



GREEN VALLEY RANCH
(CITY AND COUNTY OF DENVER)

GREEN VALLEY RANCH EAST
FILLING 1

FUTURE
GREEN VALLEY RANCH EAST
PA-2

FUTURE
GREEN VALLEY RANCH EAST
FILLING 6

KEY MAP
SCALE: 1"=600'

PROJECT BOUNDARY

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

- NOTES:
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303.368.5601
Contact: Alana Kneebone Mailer, PE
Email: amailer@dewberry.com

**GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #5 W/ ADJUSTMENTS**

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

AMENDMENT	Date	Description
AMENDMENT 1	03/23/22	
SIXTH SUBMITTAL	04/15/22	
FIFTH SUBMITTAL	05/19/20	
FOURTH SUBMITTAL	08/14/20	
THIRD SUBMITTAL	06/26/20	
SECOND SUBMITTAL	02/31/20	
FIRST SUBMITTAL	12/12/19	

DOCUMENT AMENDMENTS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

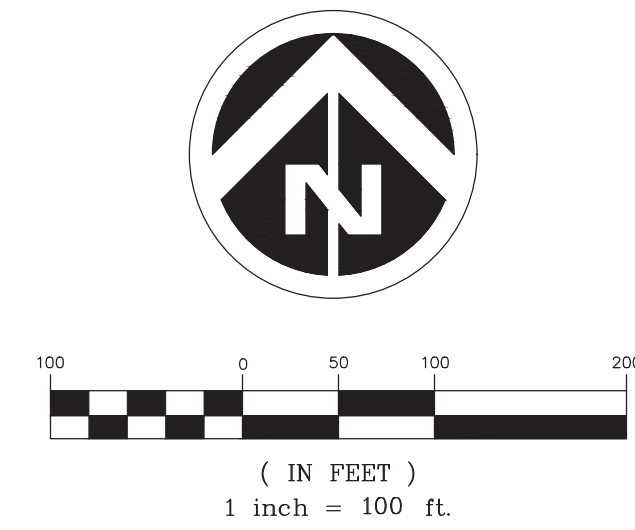
Project Number:
50118860

Designed By:
GKP

Drawn By:
JCM

Checked By:
TDK

Sheet Number:
12



PROPOSED
SIGN POST

1

VARIABLE

S NORFOLK WAY
D3-1

30" SINGLE LANE
36" MULTI-LANE

STOP
R1-1

30" SINGLE LANE
36" MULTI-LANE

2

30"

3

24"

SPEED
LIMIT
25
R2-1

24"

FIRE LANE
DEAD ENDS
IN 150 FT
NO
TURNAROUND

LOW-AWAY ZONE

RIGHT LANE
MUST
TURN RIGHT
R3-7R

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
TEL: (303) 486-8500
CONTACT:
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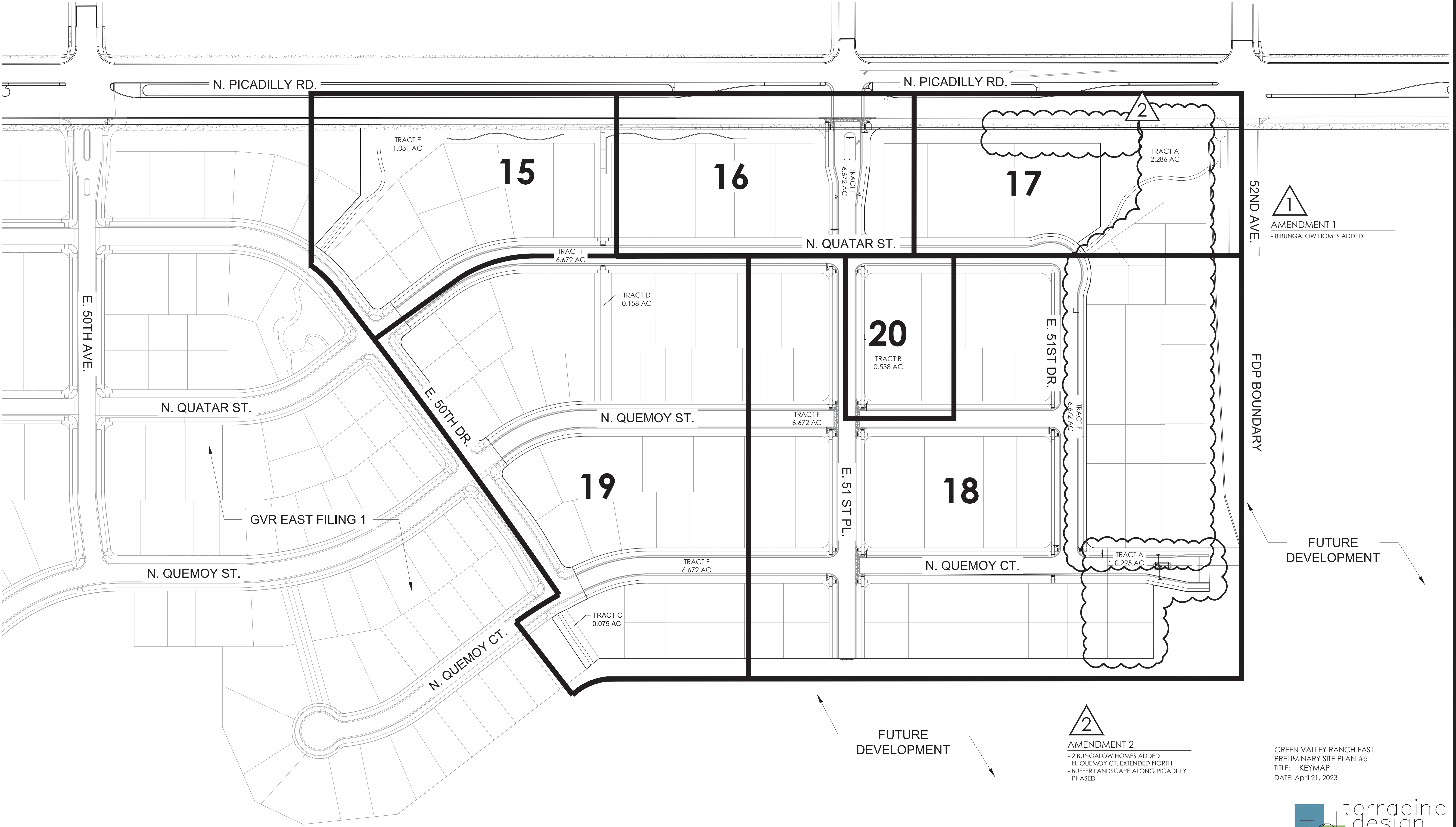
No.	Date	Description
1	12/12/19	FIRST SUBMITTAL
2	3/31/20	SECOND SUBMITTAL
3	6/26/20	THIRD SUBMITTAL
4	8/14/20	FOURTH SUBMITTAL
5	9/23/20	FIFTH SUBMITTAL
6	10/19/20	SIXTH SUBMITTAL
7	04/15/22	AMENDMENT 1
8	03/23/22	AMENDMENT 2
9	04/20/23	AMENDMENT 3

Project Number: 50118860	
Designed By: GKP	Drawn By: JCM
Checked By: TDK	
Sheet Number:	

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_L FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A311.1-SHEETS\GVR EAST PRELAT 5 LANDSCAPE SHEETS.DWG
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DILLON COOK

LEGEND

EXTENTS OF SHEET

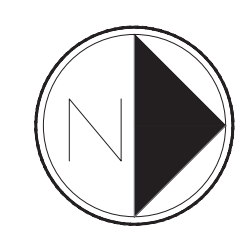


1
AMENDMENT 1
- 8 BUNGALOW HOMES ADDED

2
AMENDMENT 2
- 2 BUNGALOW HOMES ADDED
- N. QUEMOY CT. EXTENDED NORTH
- BUFFER LANDSCAPE ALONG PICADILLY PHASED

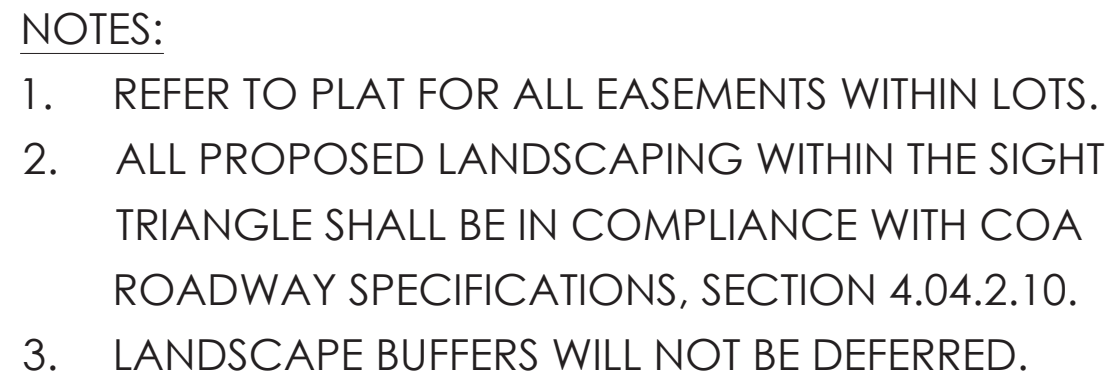
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: KEYMAP
DATE: April 21, 2023

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



Scale: 1"= 80'-0"

NOT FOR CONSTRUCTION



-  LIGHT POLE
-  SECURITY LIGHTING
-  FIRE HYDRANT
-  LANDSCAPE BOULDER

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

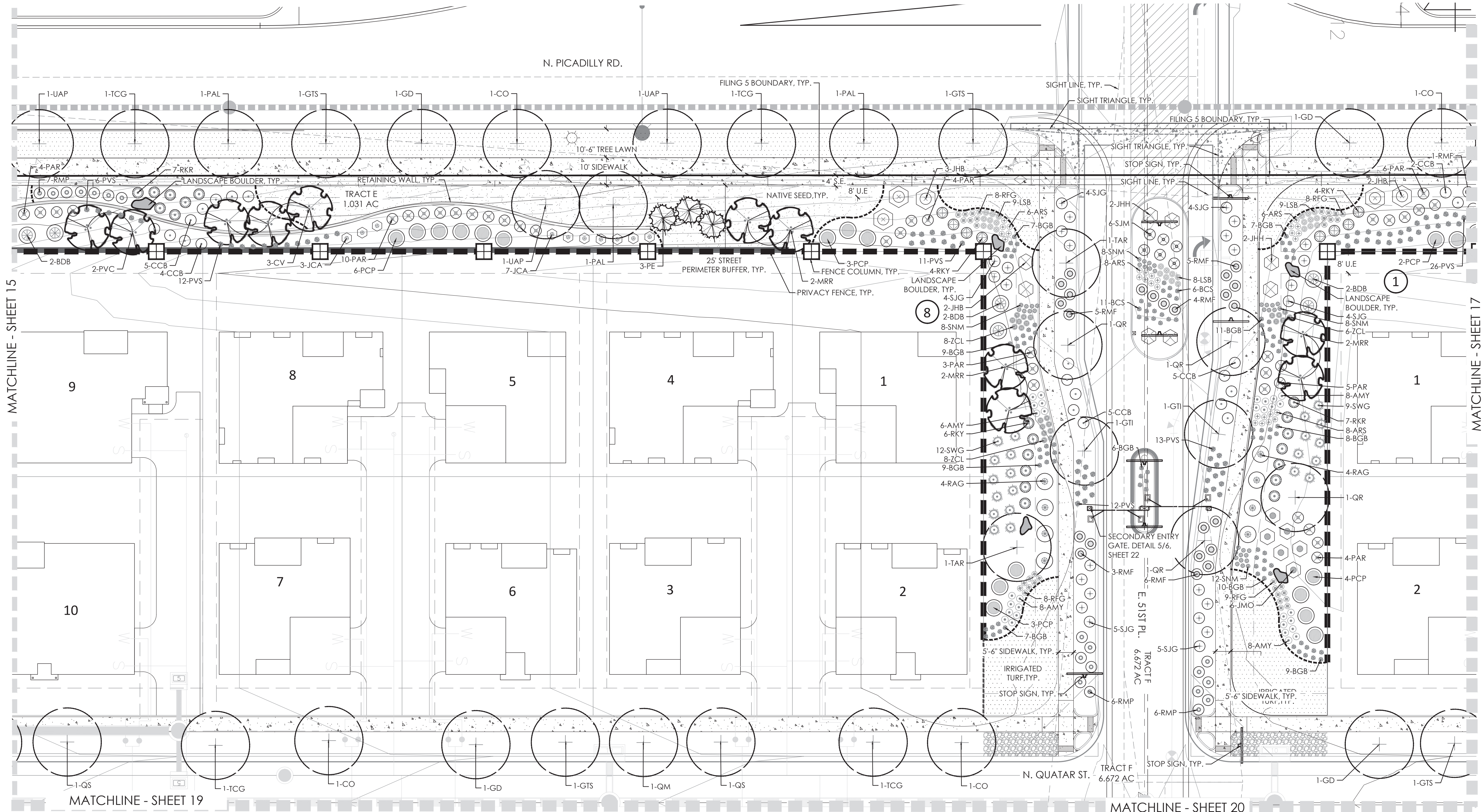


terraccino
design

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

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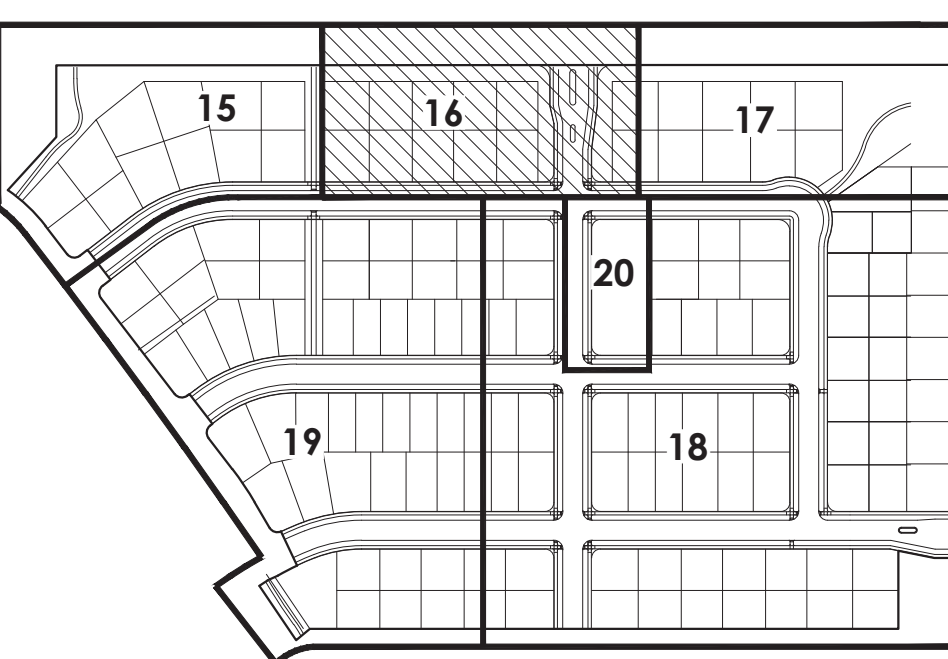
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LEGEND

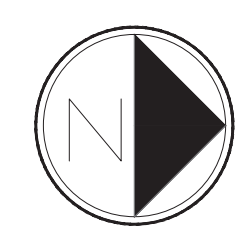
- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- STEEL EDGER
- FENCE COLUMN
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KEY MAP



- 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"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: April 21, 2023

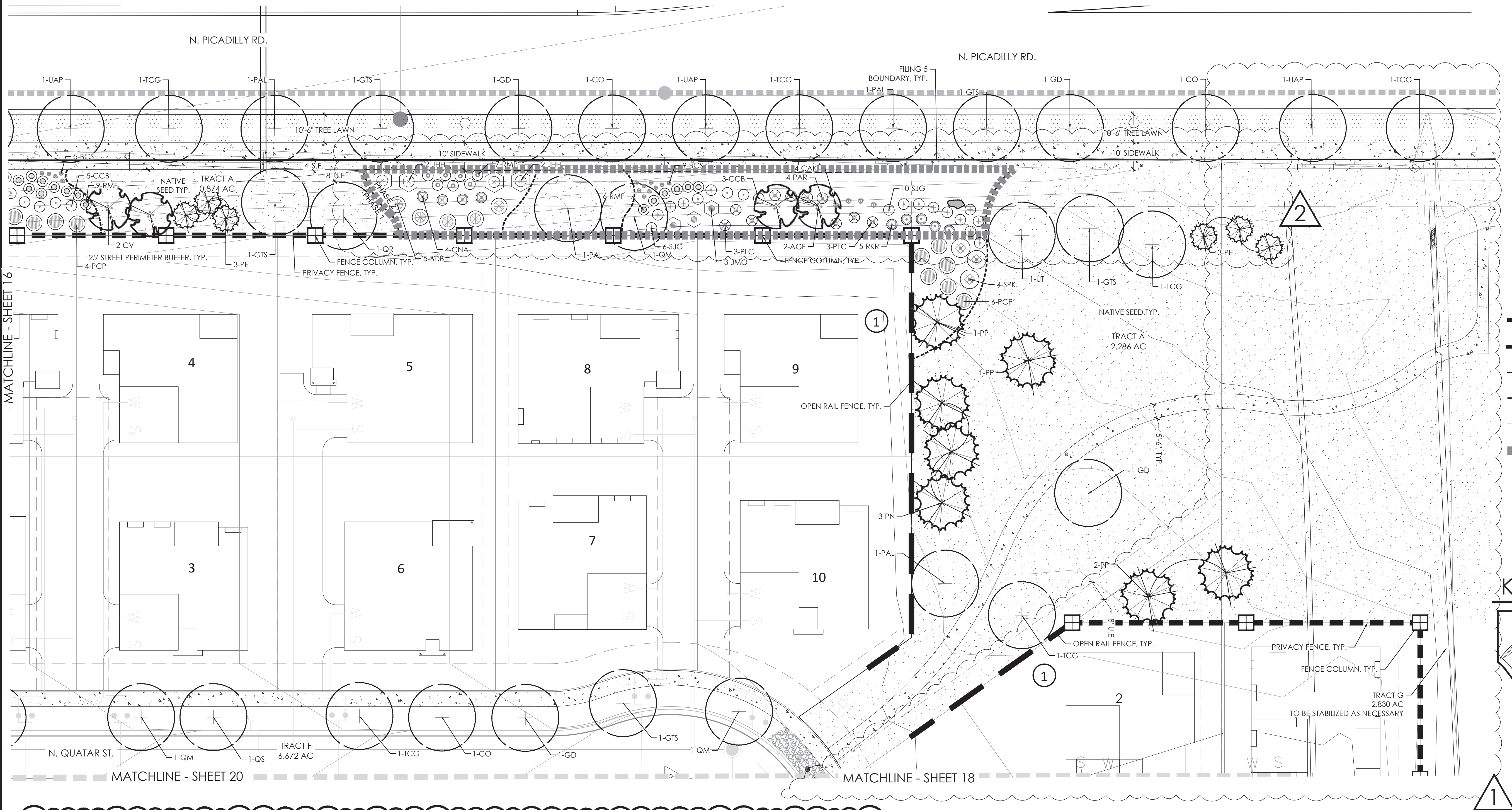
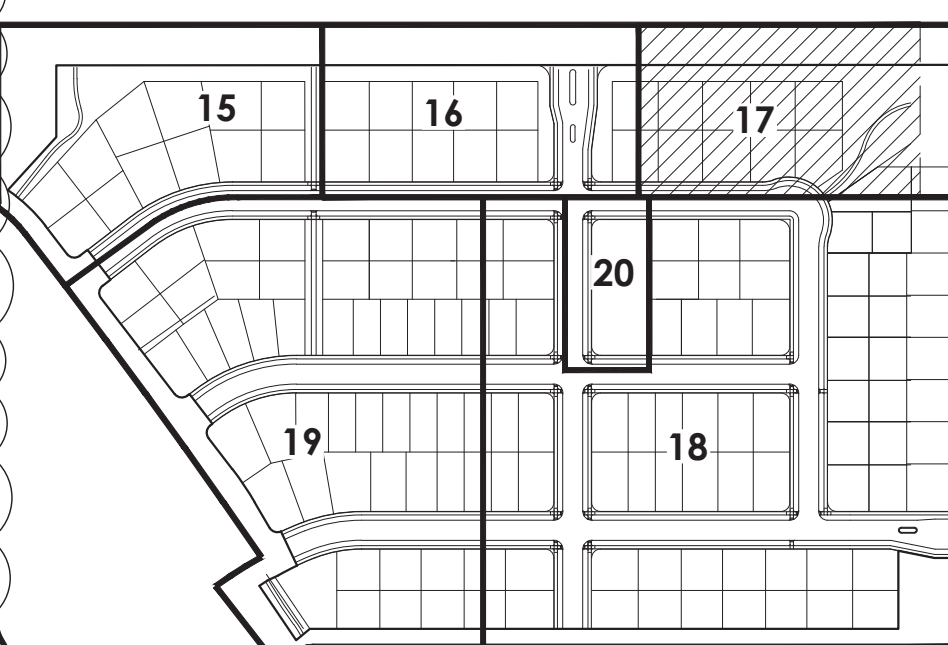


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LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IRRIGATED TURF
- NATIVE SEED MIX
- CRUSHER FINES
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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 UNLESS OTHERWISE NOTED.
- FUTURE PHASE TO BE STABILIZED WITH NATIVE SEED UNTIL THE SIDEWALK IS CONSTRUCTED.
- ONCE THE SIDEWALK IS CONSTRUCTED, THE ULTIMATE PHASE 2 LANDSCAPE WILL BE INSTALLED PER THE REQUIREMENTS SHOWN IN THE TABLE. FINAL DESIGN MAY VARY PER ULTIMATE SIDEWALK CONFIGURATION.

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 (PHASE 1)	OPEN SPACE/ST. PERIMETER BUFFER	250	20'	25'	7	7	63	55
TRACT A (PHASE 2)	OPEN SPACE/ST. PERIMETER BUFFER	140	20'	25'	4	4	35	32
TOTALS		390			11	11	98	87
								103

NOTE: (1)2.5 GAL. 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.

1

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

2

AMENDMENT 2
- ADDED PHASE LINE
- ADJUSTED PLANTING
- BUFFER TABLE ADDED

2

NOT FOR CONSTRUCTION



Scale: 1"= 20'-0"

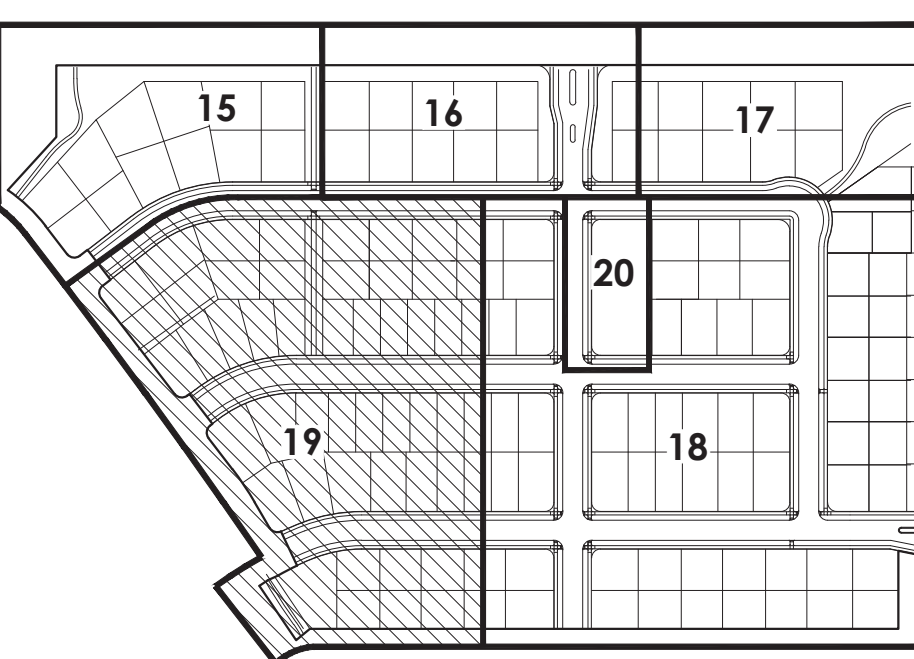
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LEGEND

- CANOPY TREE
 - LOCAL CANOPY TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - IRRIGATED TURF
 - NATIVE SEED MIX
 - CRUSHER FINES
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KEY MAP



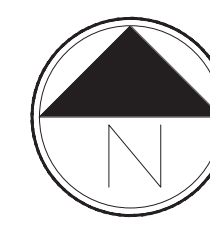
NOTES:

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



AMENDMENT 3
- SWAPPED SINGLE FAMILY HOMES FOR DUPLEX
- ADJUSTED UTILITY SERVICES
- ADJUSTED STREET TREES

NOT FOR CONSTRUCTION

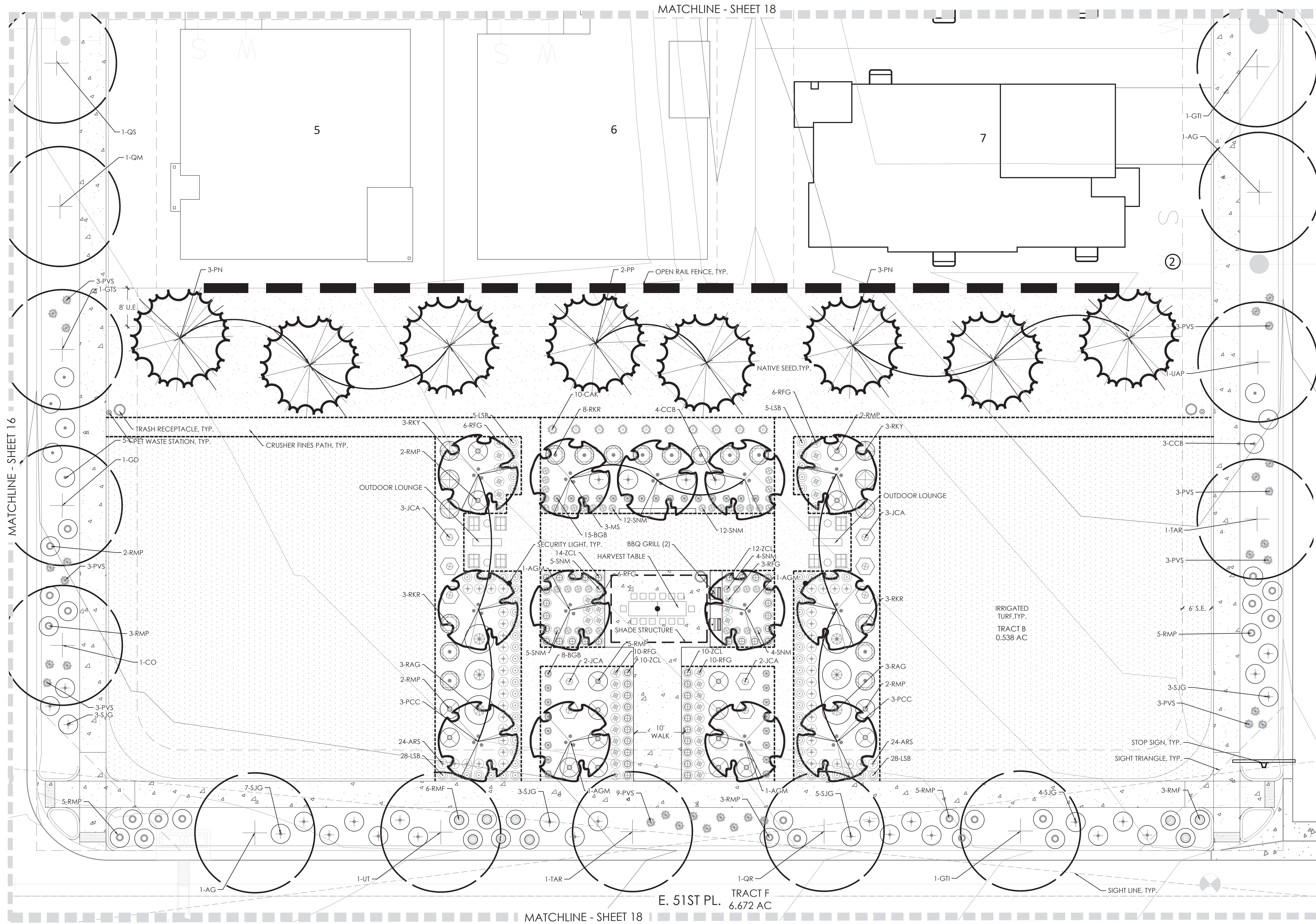


Scale: 1"= 40'-0"
0 20 40 80

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: April 21, 2023



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DILLON COOK



LEGEND

- CANOPY TREE
- LOCAL CANOPY TREE
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KEY MAP



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 - 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"= 10'-0"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE PLAN
DATE: April 21, 2023



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/ST. PERIMETER BUFFER	23,452	6	20	59	58	284
TRACT C	OPEN SPACE	3,277	1	3	9	0	0
TRACT D	OPEN SPACE	6,904	2	5	18	0	0
TRACT E	OPEN SPACE/ST. PERIMETER BUFFER	44,900	12	33	113	245	167
TOTALS		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/1GAL)*
							5 GAL	1 GAL
TRACT A (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	390	20'	25'	10	10	98	43
TRACT E (PICADILLY)	OPEN SPACE/ST. PERIMETER BUFFER	667	20'	25'	17	20	167	71
TOTALS		1,057			27	30	265	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
E. 51ST PL.	1 TREE/40 LF	1,788	36	36
N. PICADILLY ROAD	1 TREE/40 LF	1,434	36	36
N. QUINCY ST.	1 TREE/40 LF	2,269	57	57
N. QUEMOY ST.	1 TREE/40 LF	1,788	45	45
N. QUEMOY CT.	1 TREE/40 LF	1,984	50	50
E. 51ST DR.	1 TREE/40 LF	1,015	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	30.740	100.0%
LOT AREA	18.15	59.0%
HARD SURFACE AREA*	6.60	21.5%
LANDSCAPE AREA	5.99	19.5%
COOL SEASON GRASSES	0.64	2.1%
* HARD SURFACE AREA INCLUDES PAVEMENT, CURB, GUTTER, AND SIDEWALK.		

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 'LITTLE BLUE', LITTLE BLUE

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

AMENDMENT 2

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

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

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 MEIDLILAN 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, CHIO	2.5' CAL	B&B	L-M
25	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5' CAL	B&B	L-M
28	GD	GYMNOCLADUS 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 'PRINCETON'	ELM, PRINCETON	2.5' CAL	B&B	L-M
24	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5' CAL	B&B	L-M
ORNAMENTAL TREES						
9	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
4	AGM	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8' MULTI	B&B	L-M
1	ATH	ACER 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						
34	JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	#5	CONT.	L
14	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	BUTOLEIA 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 '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 ARGENTATA 'GOLDEN GLOW'	SHRUB, DWARF FRAGRANT	#5	CONT.	L
62	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
59	RMF	ROSA 'MIDLAND FIRE'	ROSE, FIRE MIDLAND	#5	CONT.	L-M
37	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	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
37	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
148	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	L
27	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

LANDSCAPE NOTES

- 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. 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 ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10.
- 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

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

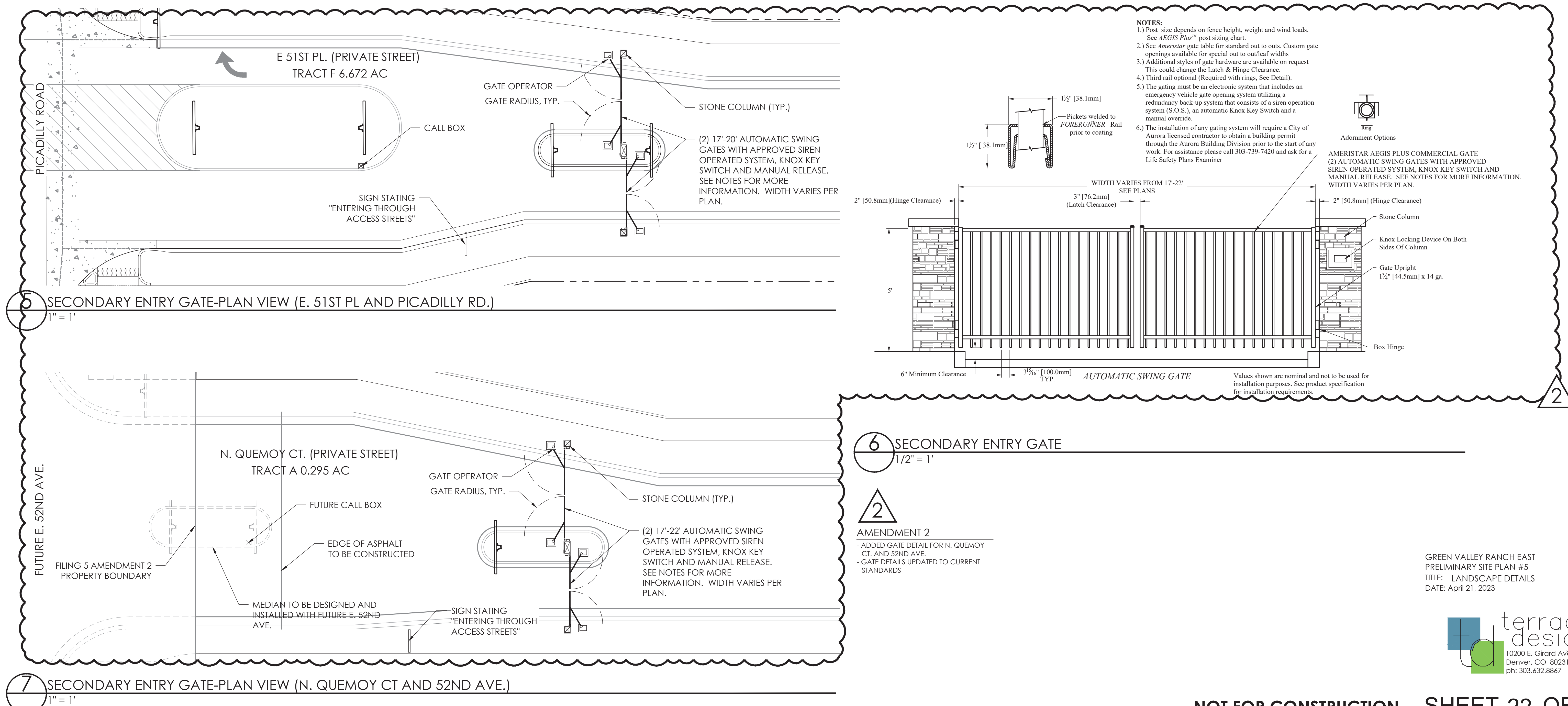
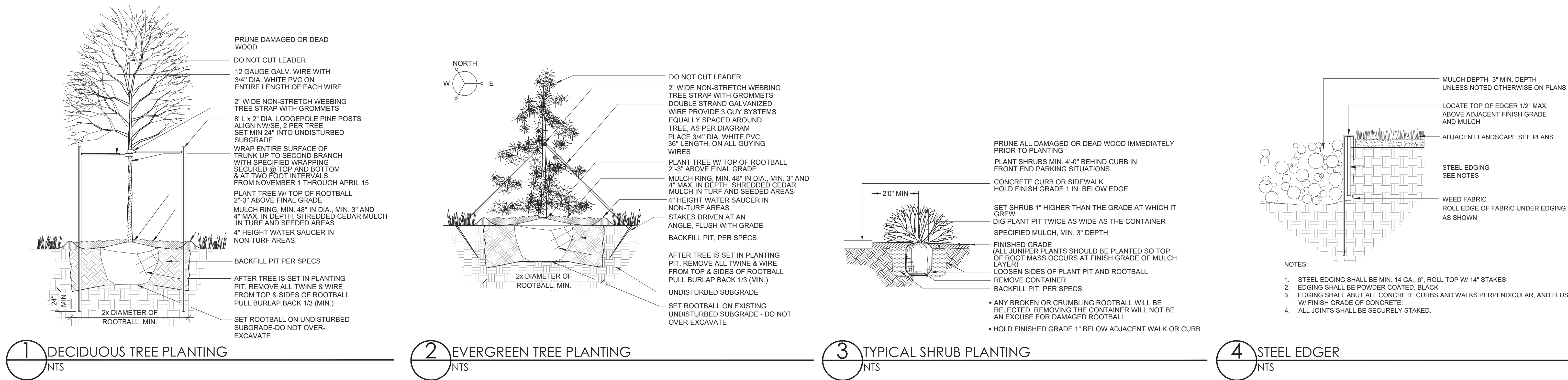
SHRUB SPECIES (OR SIMILAR) TO BE INSTALLED INCLUDE:

- 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.

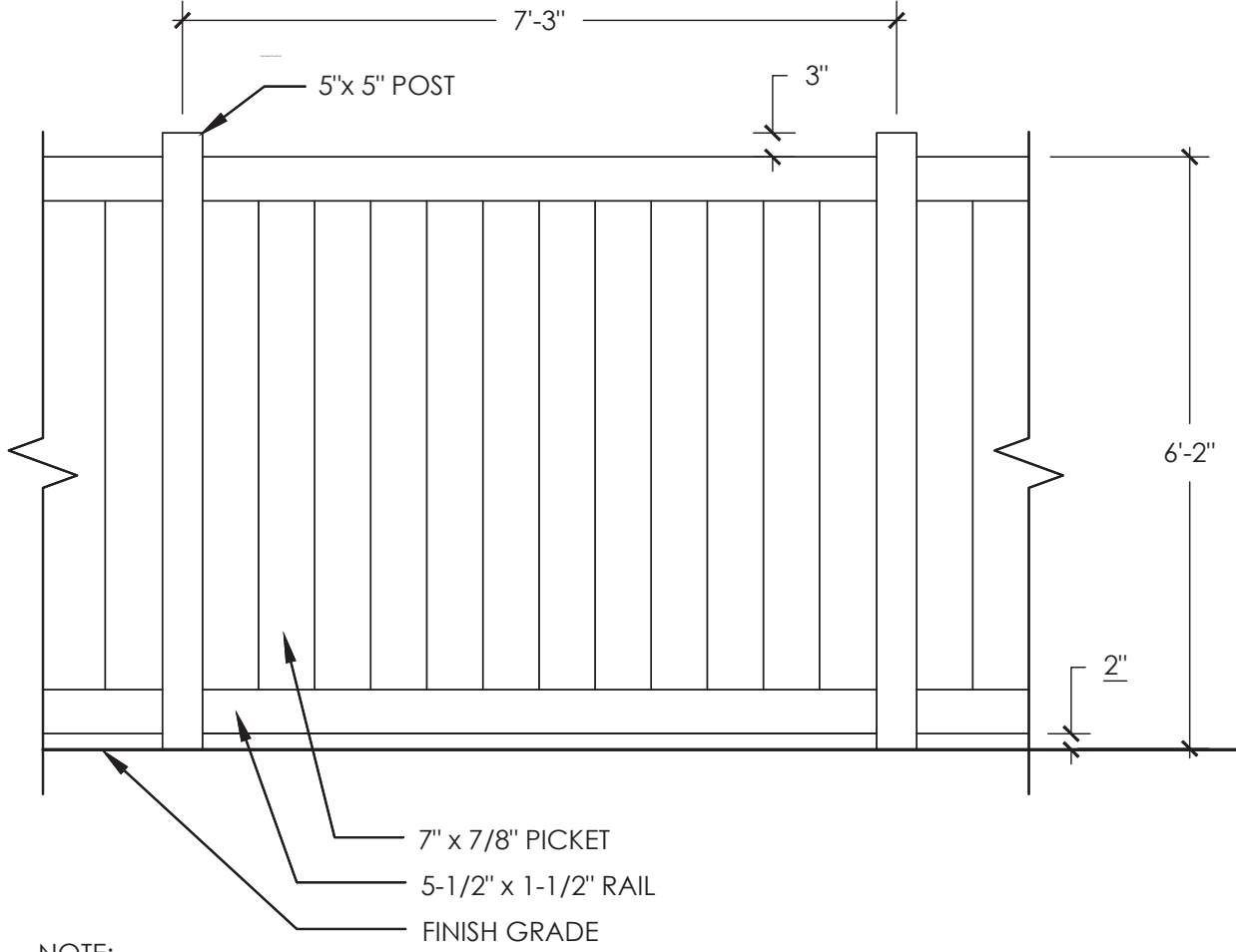
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: April 21, 2023

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\FILING 5\SUBMITTALS\PRELIMINARY PLAT A31.1.1-SHEETS\GVR EAST PREPLAT 5 DETAILS.DWG
DILLON COOK
4/21/2023 11:17 AM



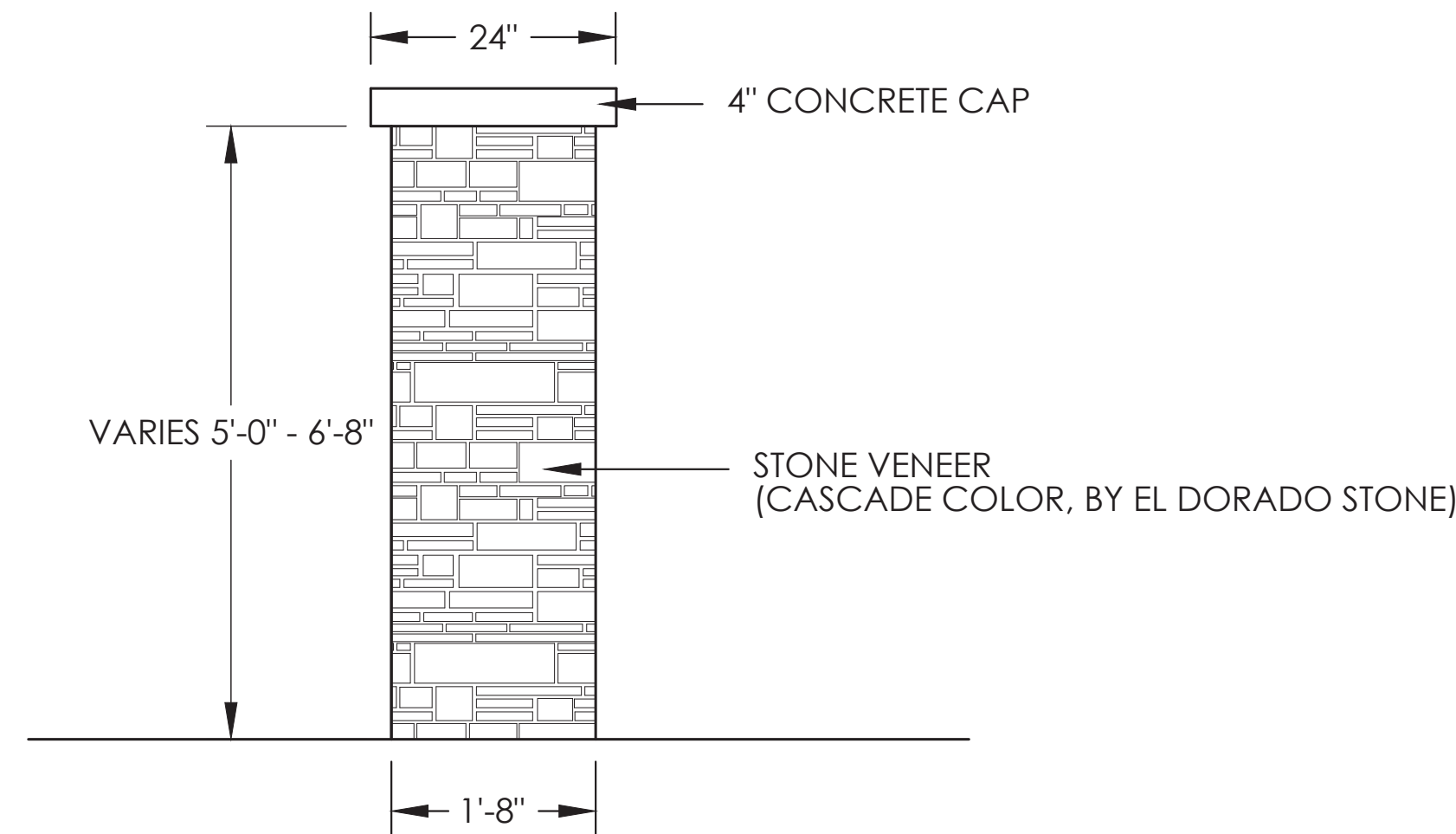
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4/21/2023 11:19 AM
DILLON COOK

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.



NOTE:

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



1 PRIVACY FENCE

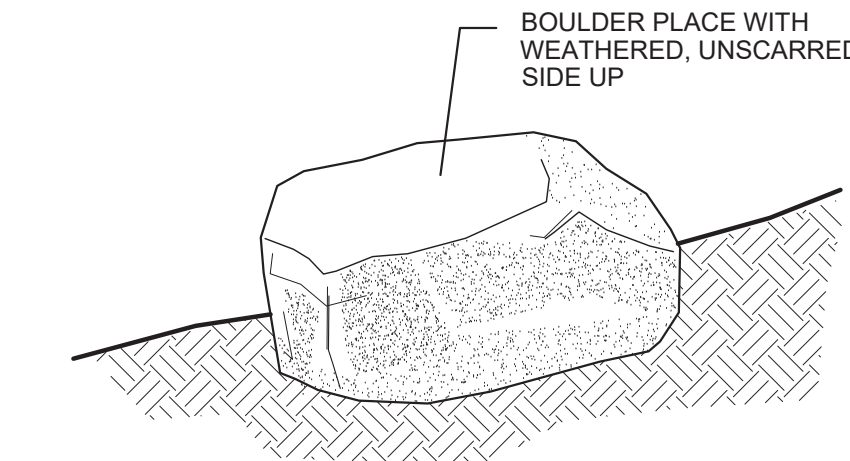
1/2" = 1'

2 FENCE COLUMN

3/4" = 1'

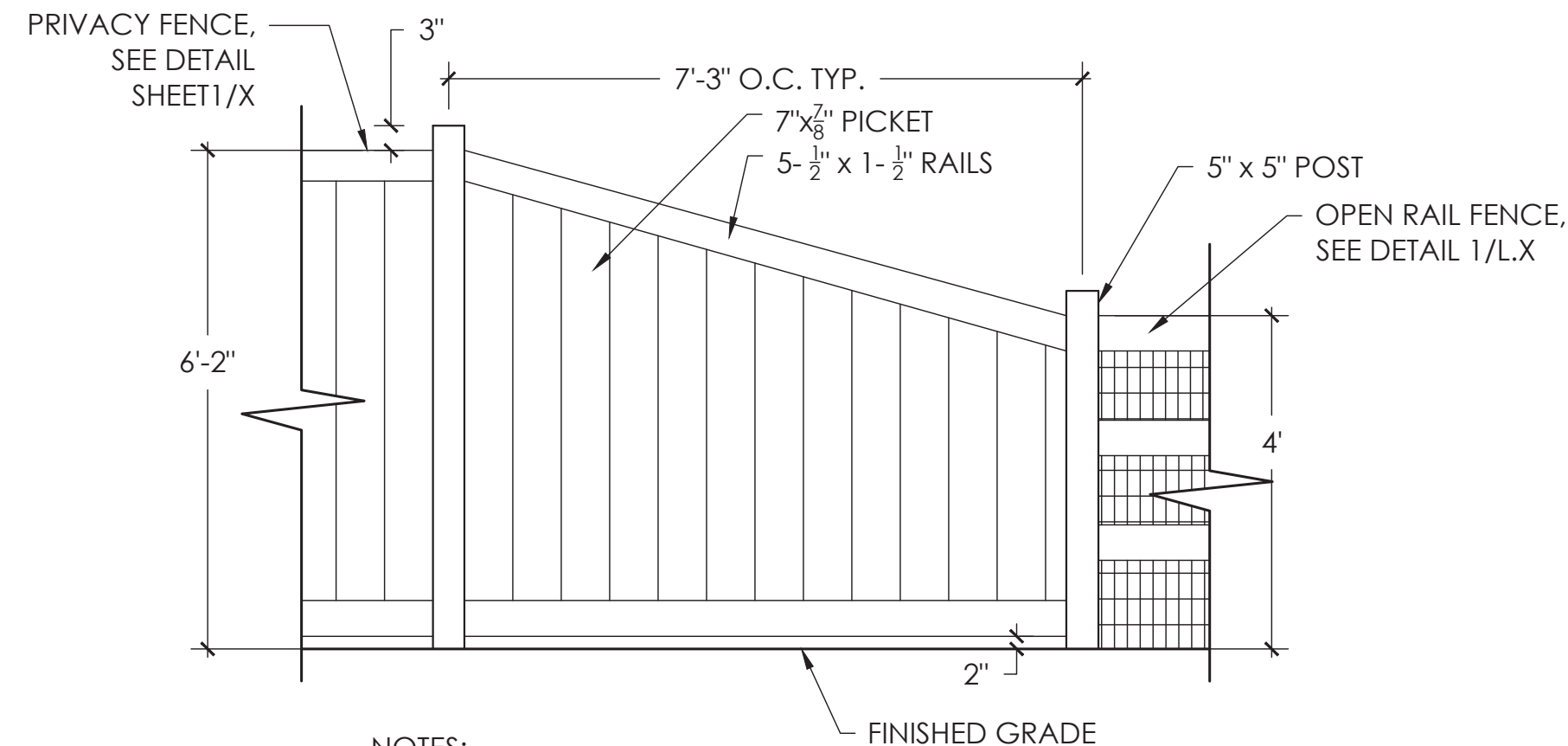
3 PET STATION

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



NOTES

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



NOTES:

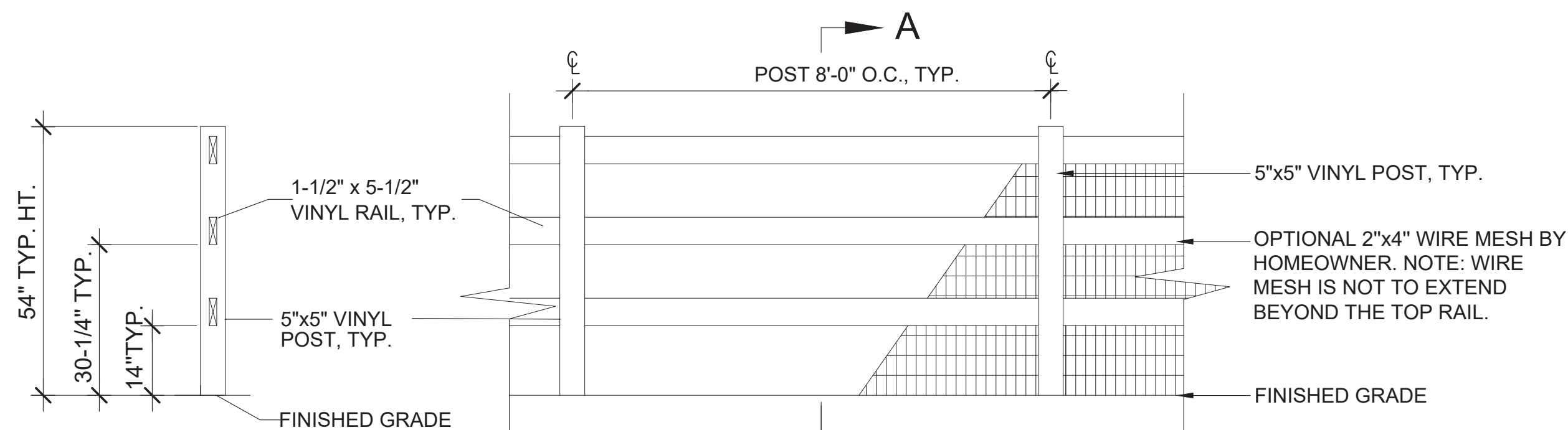
1. FENCE TO BE ALMOND COMPOSITE WOOD
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

4 LANDSCAPE BOULDER

NTS

5 FENCE TRANSITION DETAIL

1/2" = 1'



NOTE:

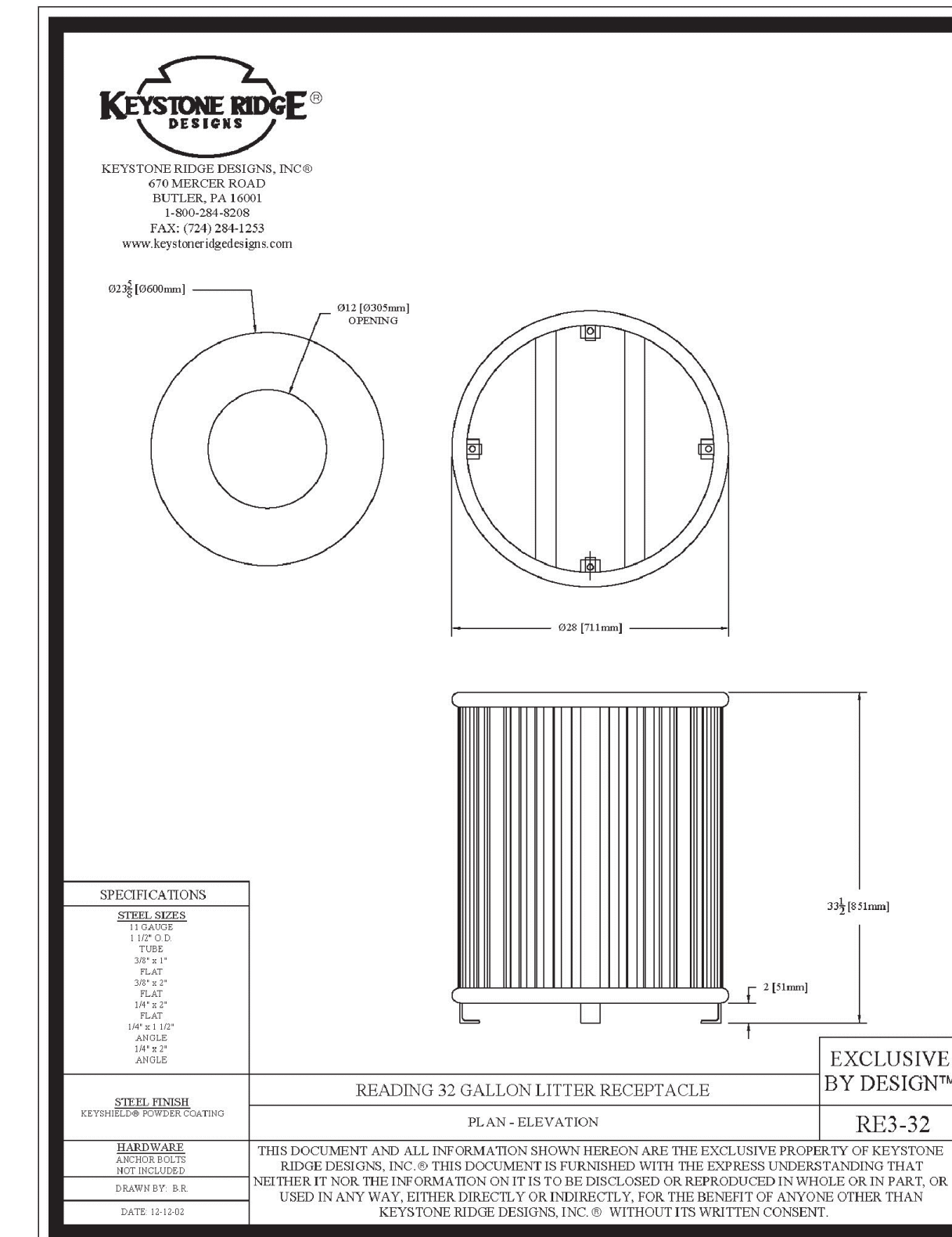
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF DETACHED SIDEWALK.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 1.5' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY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

6 OPEN RAIL FENCE

1/2" = 1'

NOTES:

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



7 TRASH RECEPTACLE

NTS *COLOR TO BE CHROMITE • 38/90018

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: April 21, 2023



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4/21/2023 11:20 AM
DILLON COOK



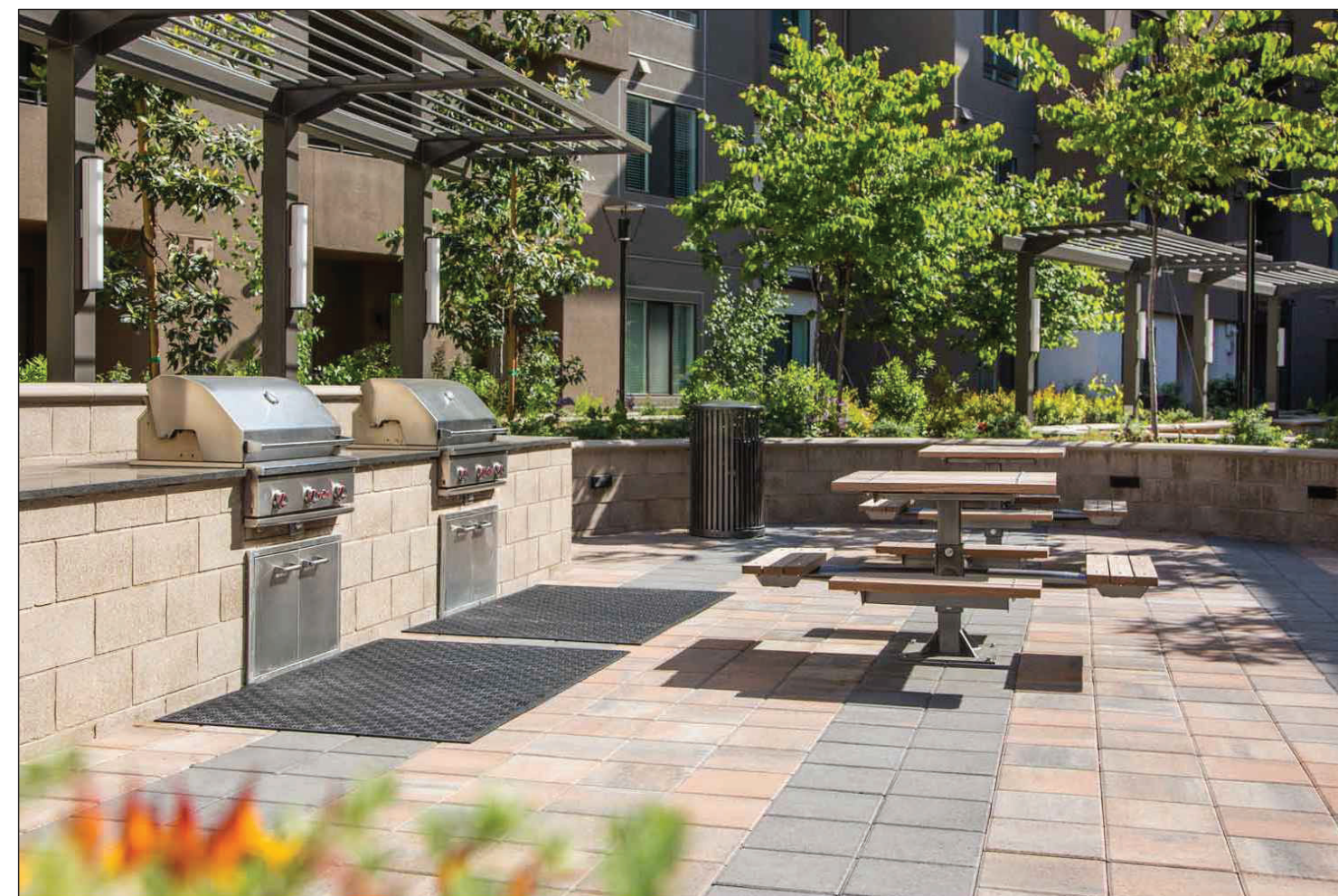
1 SHADE STRUCTURE
NTS (Images for reference only)
DIMENSIONS: 14' X 20'
MATERIALS:
VENEER: STONE
BEAMS: WOOD
ROOF: STEEL



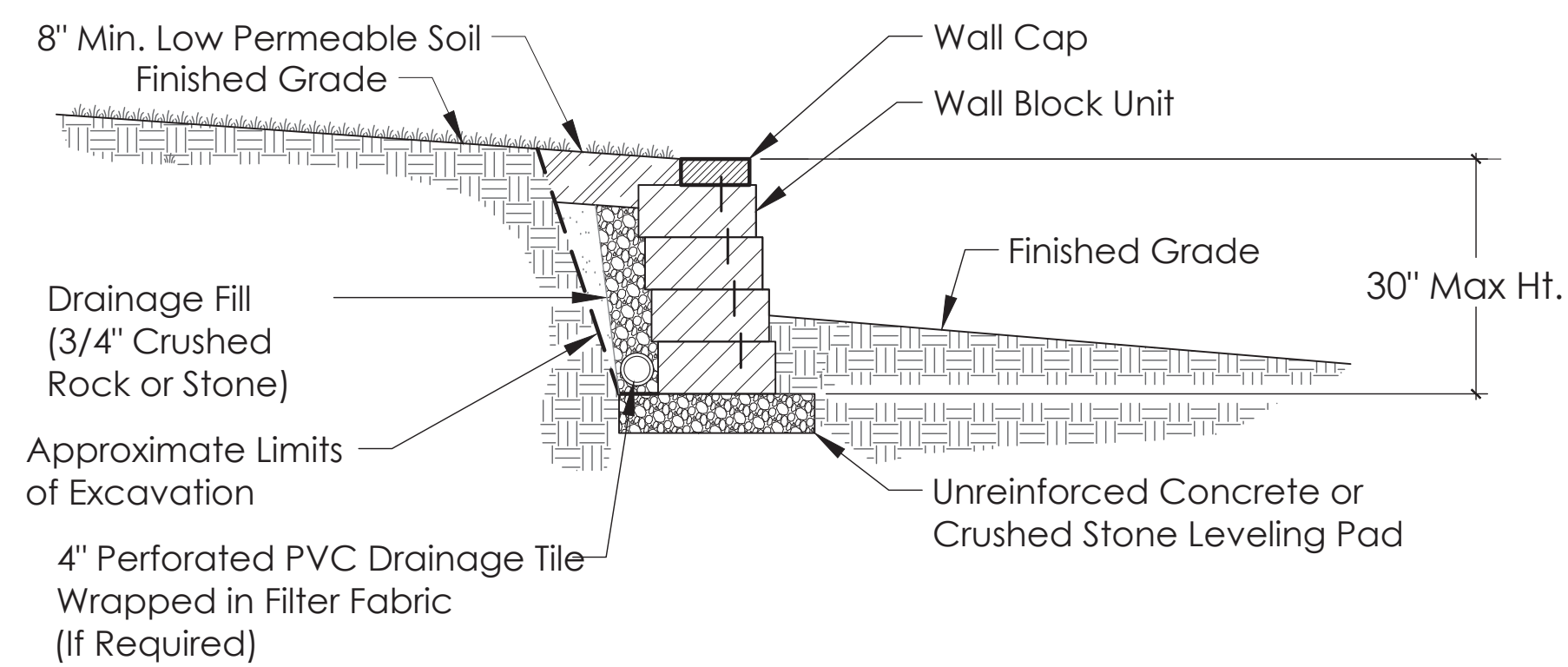
2 HARVEST TABLE
NTS (Images for reference only)



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: April 21, 2023






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	70x64x6d		G2	k3						
MPTC ¹ UrbanScope LED post top luminaire	3W32LED ²	3K	G2 Gen2	LE2 Type II (GSYM)	120V	CDMG ¹ Dynadimmer for standard dimming (consult complete Dynadimmer scenario on pag.3)	HS House Side Shield	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 BESTX BG2TX BKTX BR7X GN4TX GN6TX GN8TX GN7X GR GY3TX NP RD2TX RD4TX TS WH1TX (consult pag 4 for code descriptions)
	50W32LED ²	3K		LE2 Type II (GSYM)	120V					
	72W32LED ²	4K		LE3 Type III (GSYM)	208V		OVR Dynadimmer override function			
	50W48LED	4K		LE3 Type III (GSYM)	208V		PH8 Photoelectric cell			
	80W48LED	4K		LE3 Type III (GSYM)	240V	CLO ³ Pre-set driver to manage lumen depreciation	PH9 Shorting Cap			
	100W48LED ²	4K		LE3 Type III (GSYM)	240V		PH9 Shorting Cap			
	140W48LED ²	4K		LE3 Type III (GSYM)	240V		PH9 Shorting Cap			
	70W64LED	4K		LE3 Type III (GSYM)	277V		PH9 Shorting Cap			
	110W64LED	4K		LE3 Type III (GSYM)	277V		PH9 Shorting Cap			
	90W80LED	4K		LE3 Type III (GSYM)	347V		PH9 Shorting Cap			
	135W80LED	4K		LE3 Type III (GSYM)	480V		PH9 Shorting Cap			
				LE4 Type IV (GSYM)	120V	CDMG ¹ Dynadimmer for standard dimming (consult complete Dynadimmer scenario on pag.3)	HS House Side Shield	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 BESTX BG2TX BKTX BR7X GN4TX GN6TX GN8TX GN7X GR GY3TX NP RD2TX RD4TX TS WH1TX (consult pag 4 for code descriptions)
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					
				LE4 Type IV (GSYM)	120V					

Example MPTC-42W32LED-4K-T-LE3-120-CDMG42S-PH8-8K4TX

1. DMS 0-10V driver can be standard
2. The 347V and 480V are not available.
3. Not available with HS option.

4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response




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.

Ordering guide

Series	LED module [00-00-00-00]	CCT [00-00-00-00]	Generation G2	Distribution R3m	Voltage Unv	Options Controls *	Options rcd7	Finish gry3	
RfM RoadFocus Roadway, medium	309W4LE0	4K	4000K	G2 Generation 2	Type1	UNV 120-277V	DALI Digitally addressable lighting interface	AC Two clamp with 4 bolts	BK Black BR Bronze GR Grey WH White
	309W3LE0	3K	3000K		R25 Type II short (S-25M)	UNV 347-480V	DMC 0-10V	XF For factory installed HEMA label, ANSI C136-10-20 compliant	
	459W4LE0	120°	2700K		R3M Type II Medium (S-3M)	SRO Sensor ready drive, standard configuration	2AWS Field adjustable wattage selector		
	509W4LE0				Type3		SRO* Sensor ready drive, alternate configuration	H5 Housie (Type 2) steel, steel, Type III LED light engine	
	509W4LE0				R25 Type II short (S-25M)			NBC* No receptacle	
	509W3LE0				R3M Type II Medium (S-3M)			NYSC 4 position tamper lock	
	509W4LE0				Type4			PH01M Twist-lock photoelectric cell, UNV (200-277VAC)	
	72W3LE0				4 Type IV (AS-1M)			PH01M Twist-lock photoelectric cell (S-1M)	
	80W4LE0				Type5			PH01480 Twist-lock photoelectric cell (480VAC)	
	93W4LE0				S Type V (S-1M)			PH01M Twist-lock photoelectric cell, extended life, UNV (200-277VAC)	
	109W3LE0							PH01M Twist-lock photoelectric cell, extended life, UNV (200-277VAC)	
	109W4LE0							PH01M Twist-lock photoelectric cell, extended life, UNV (200-277VAC)	
130W3LE0							PH01M Twist-lock photoelectric cell, extended life, UNV (200-277VAC)		
130W4LE0							PH01M Twist-lock photoelectric cell, extended life, UNV (200-277VAC)		
160W4LE0							PH01M Twist-lock photoelectric cell, extended life, UNV (200-277VAC)		

example: RfM-108W3LED3K-G2-R2M-UNV-DMG-H5-PH08-RCD7-GY3

1. Not available with **HVU**

2. Not available with **H5** option

3. Use of photoelectric cell or shorting cap required to ensure proper illumination

4. Select either **DALI** or **DMG** or **SRO** or **SRO*** mandatory or option.

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

6. Only available with **SRO** or **SRO*** Drive Options

7. Only available with **DMG** Drive Options

8. Not available with **PH01/347 PH01/480, PH01L, PH01/480 SRO** or **SRO*** Drive Options


9. Not available with **SRO** Drive Options.

10. Either **RCD** or **RCD*** must be selected for this option.

11. Extended lead-time may apply. Consult factory

12. **FAWS** false accuracy +/- 10% on these models

13. Not available with **UNV**

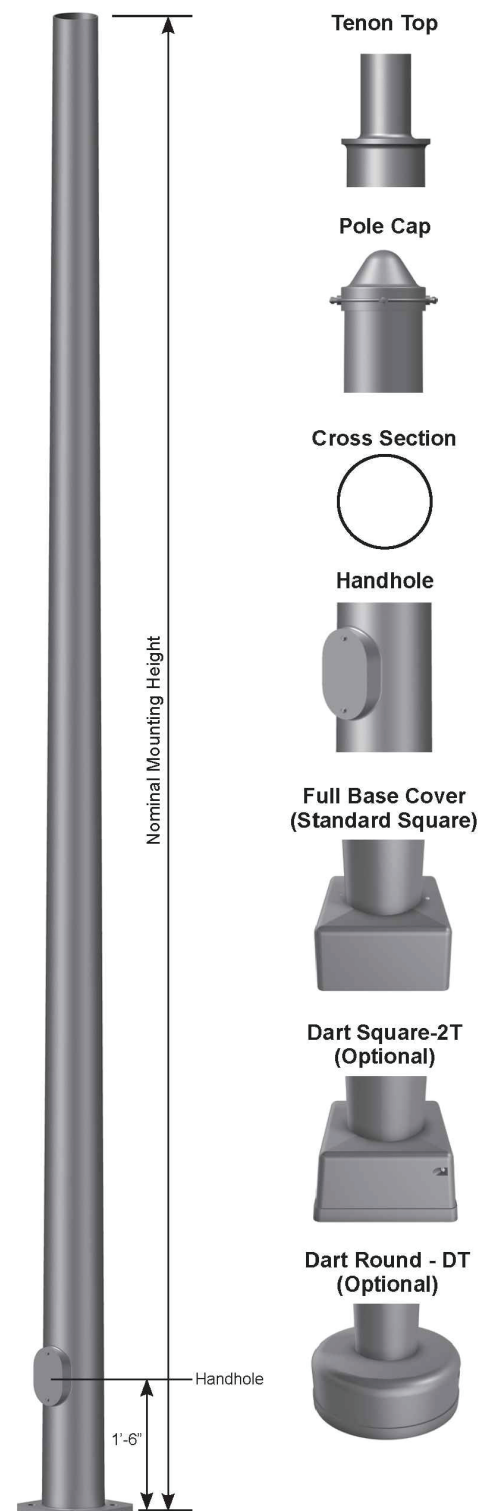
valmont 
STRUCTURES

ROUND TAPERED STEEL
DS210
Light Duty

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

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

SPECIFICATIONS



The diagram illustrates the components of the DS210 Round Tapered Steel Pole assembly. On the left, a vertical pole is shown with a dimension line indicating the 'Normal Mounting Height'. To the right of the pole, the components are listed from top to bottom: 'Temon Top' (a small cap), 'Pole Cap' (a larger cap), 'Cross Section' (a circular cross-section), 'Handhole' (a circular access point), 'Full Base Cover (Standard Square)' (a square base), 'Dart Square-2T (Optional)' (a square base with a small protrusion), and 'Dart Round - DT (Optional)' (a round base with a small protrusion). A dimension line at the bottom indicates the 'Handhole' height is '1' 4"'. The pole itself is labeled 'Normal Mounting Height'.

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.

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:

Job Location - City:

Product: DS210 ---

State:

Quote:

Client Name:

Created By:

Customer Approval:

Date:

Date:

DESIGNATION, LOAD AND DIMENSIONAL DATA

	DESIGN INFORMATION										POLE DIMENSIONS		DESIGNATION
	80 MPH NOMINAL WIND SPEED EPA WEIGHT LB/FT	80 MPH MAX WIND SPEED EPA WEIGHT LB/FT	90 MPH NOMINAL WIND SPEED EPA WEIGHT LB/FT	90 MPH MAX WIND SPEED EPA WEIGHT LB/FT	100 MPH NOMINAL WIND SPEED EPA WEIGHT LB/FT	100 MPH MAX WIND SPEED EPA WEIGHT LB/FT	BASE DIA IN	TOP DIA IN	WALL THK IN	STRUCTURE WEIGHT LB/FT			
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		
	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250		
25'-0"	20.3	507	16.2	405	13.1	327	6.50	3.10	11	200	700A250		
	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		
30'-0"	18.9	473	14.9	373	12.0	300	6.00	3.80	11	265	800A300		
	33.8	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300		
	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350		
35'-0"	18.9	472	15.1	377	12.2	305	6.50	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	782A389		
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		
	17.4	435	13.5	338	10.6	265	10.00	3.70	11	450	700A450		
45'-0"	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	700E450		
	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	700A500		
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	700E500		

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 Normal Mounting Height. Brackets 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	DIA IN	THK IN	DIA IN	LENGTH IN
5.90	11	9.00	0.50	10.00	0.875
6.50	11	9.50	0.50	10.50	0.875
6.80	11	9.50	0.50	10.50	0.875
7.00	11	10.00	0.50	10.88	0.875
7.					

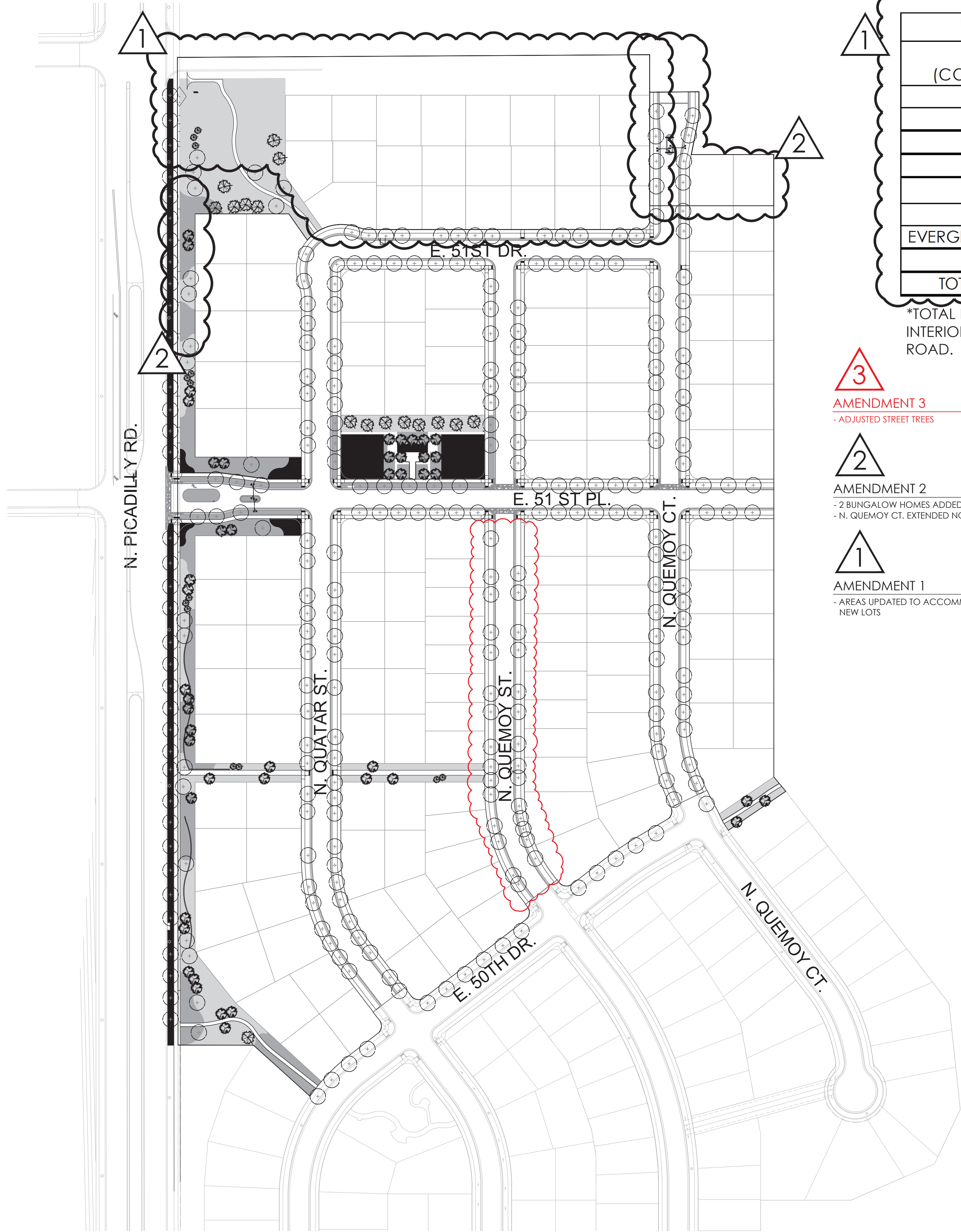
3 LIGHT POLE
NTS



A tall, slender, black light pole with a clear, cylindrical top section containing internal lighting components. The pole is shown against a white background.

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: LANDSCAPE DETAILS
DATE: April 21, 2023

P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT\ FILING 5\CAD\SUBMITTALS\PRELIMINARY PLAT A311.1-SHEETS\GVR EAST PRELAT 5 HYDROZONE.DWG
4/21/2023 11:19 AM
DILLON COOK



HYDROZONE TABLE

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

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

LEGEND

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

NOT FOR CONSTRUCTION



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

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: HYDROZONE MAP
DATE: April 21, 2023



RETREAT LOTS

2

		(4)		(5)	
--	--	-----	--	-----	--

[illegible]

BUNGALOW LOTS

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

G SINGLE FAMILY HOME (4 PACK COR
LANDSCAPE STANDARDS:
1. REFER TO CSP LANDSCAPE PLAN

H SINGLE FAMILY HOME
LANDSCAPE STAND

1. REFER TO CSP L
2. ONE (1) ORNAMENTAL




50TH

terminating

LEFT: 05-05-22

Abstract

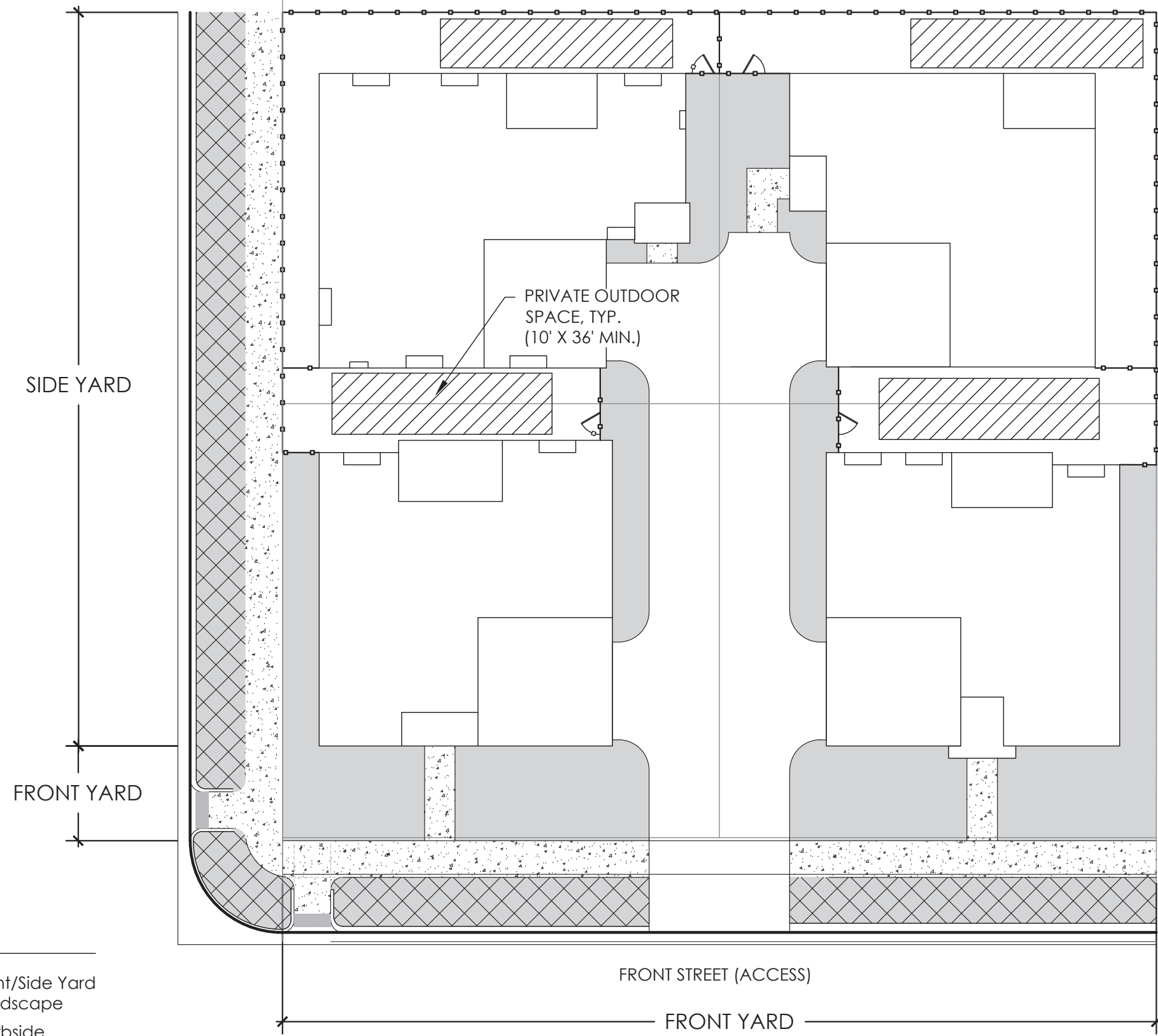


SHEET 27 OF 36

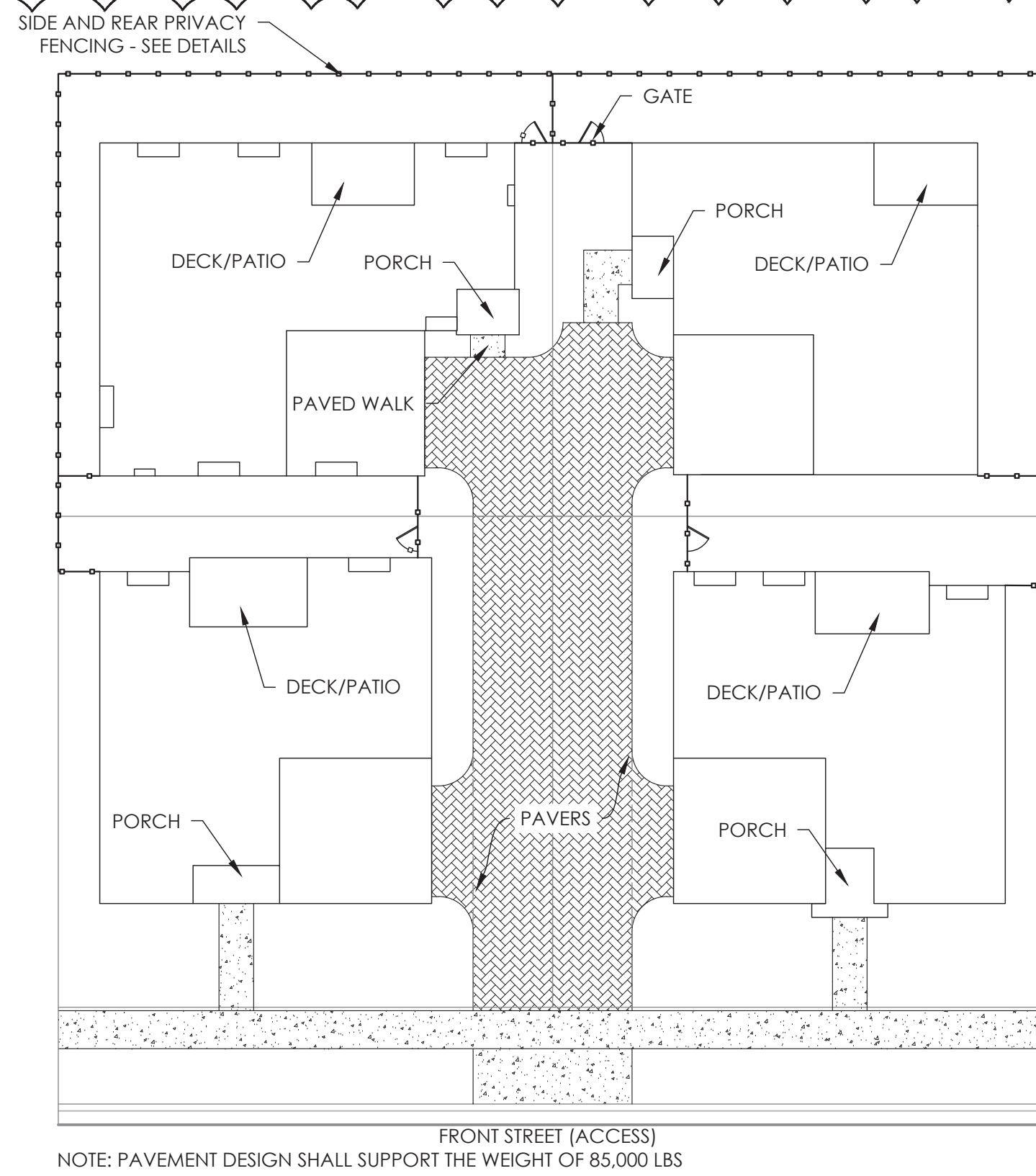


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DILLON COOK

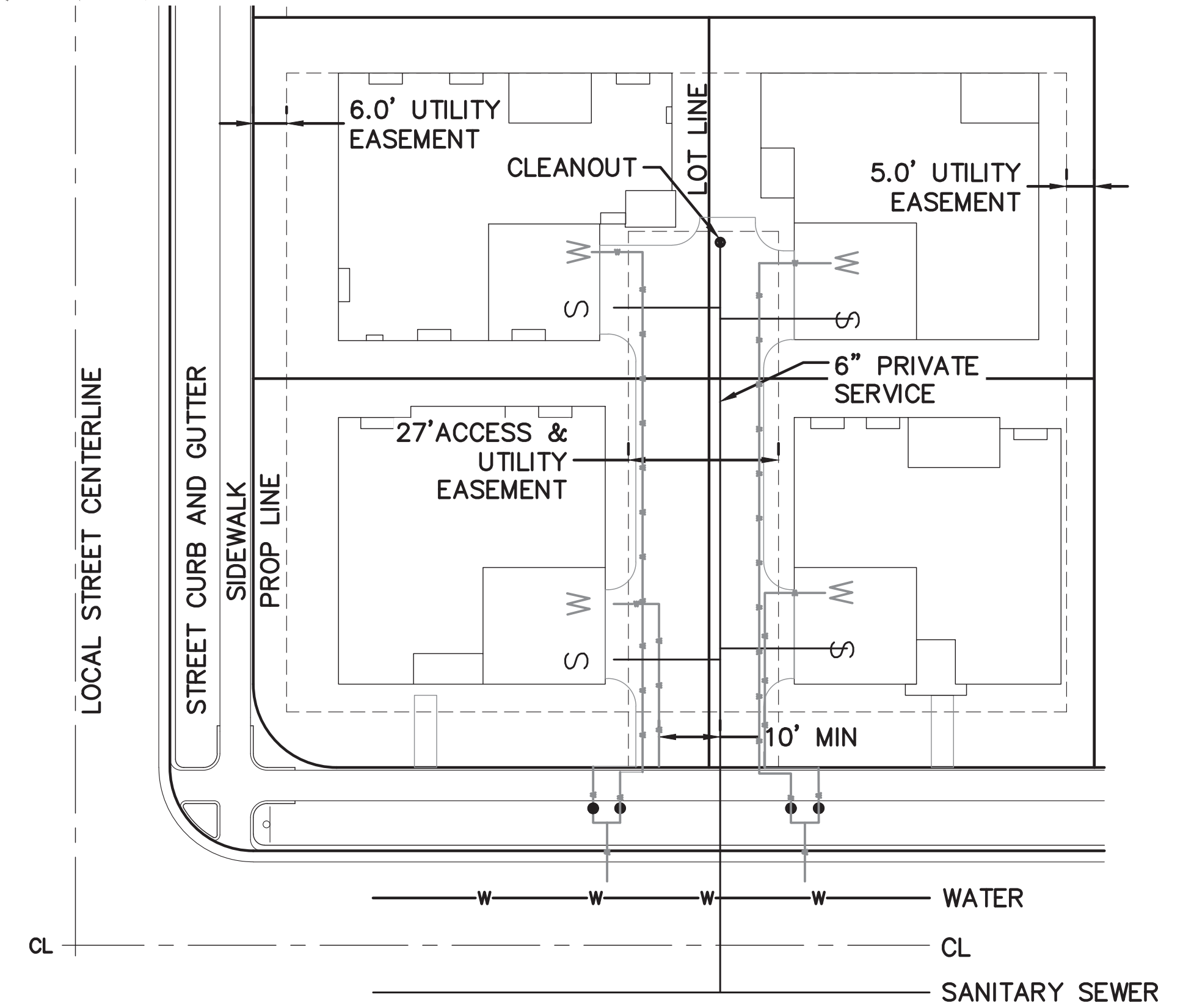
LEGEND
Front/Side Yard Landscape
Curbside Landscape
Property line
Privacy Fence



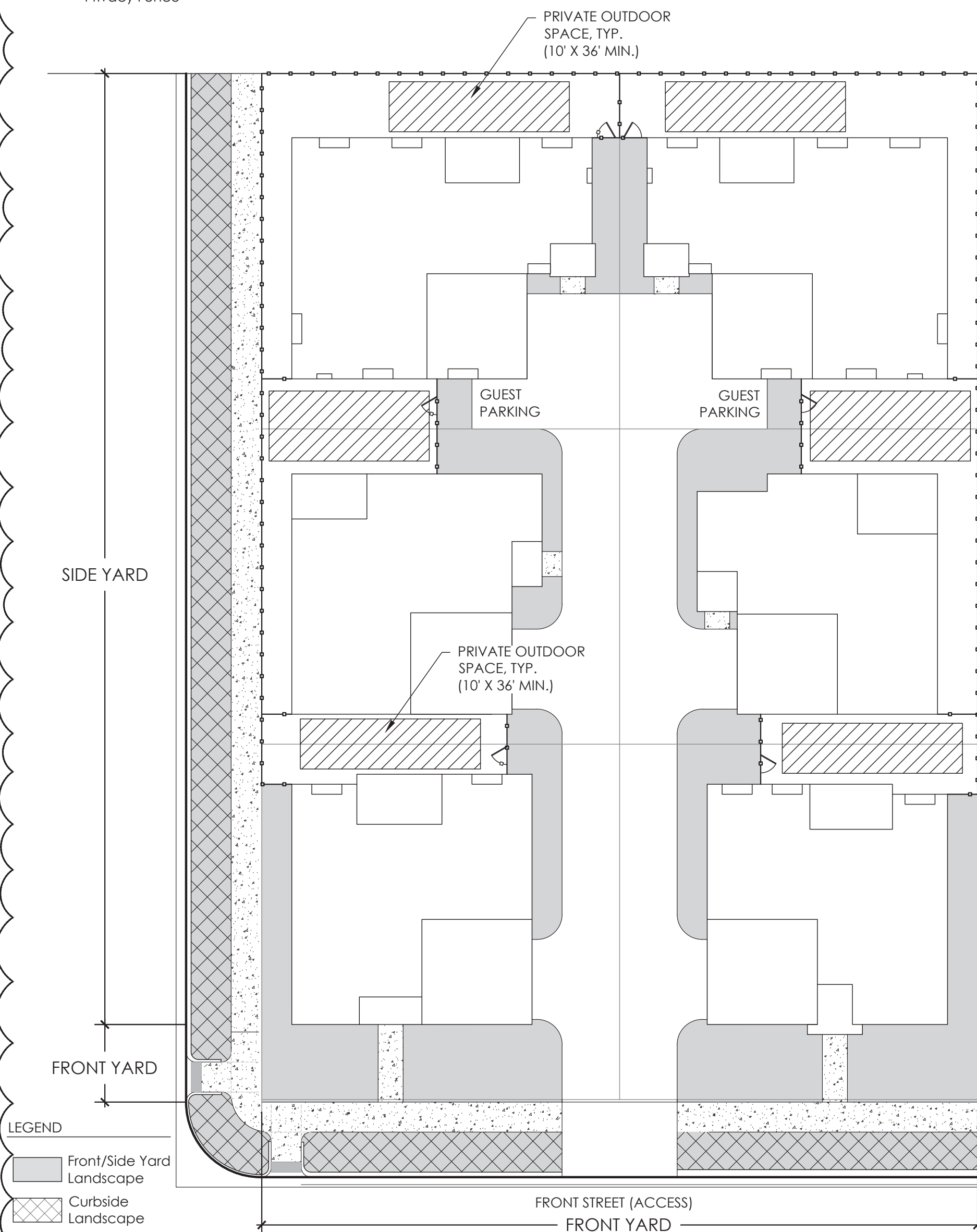
TYPICAL BUNGALOW 4-PACK LANDSCAPE



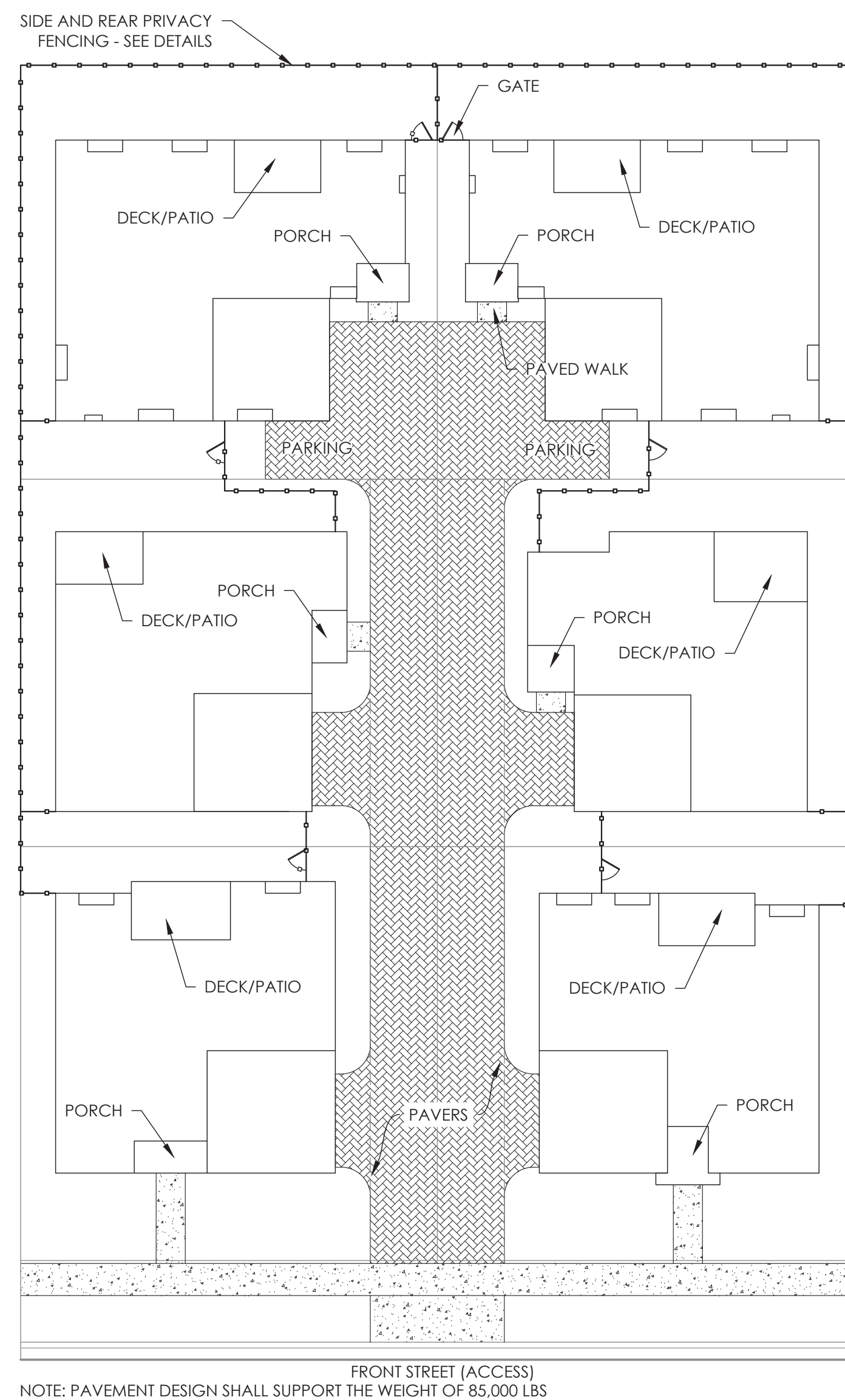
TYPICAL BUNGALOW 4-PACK MATERIALS AND FENCING



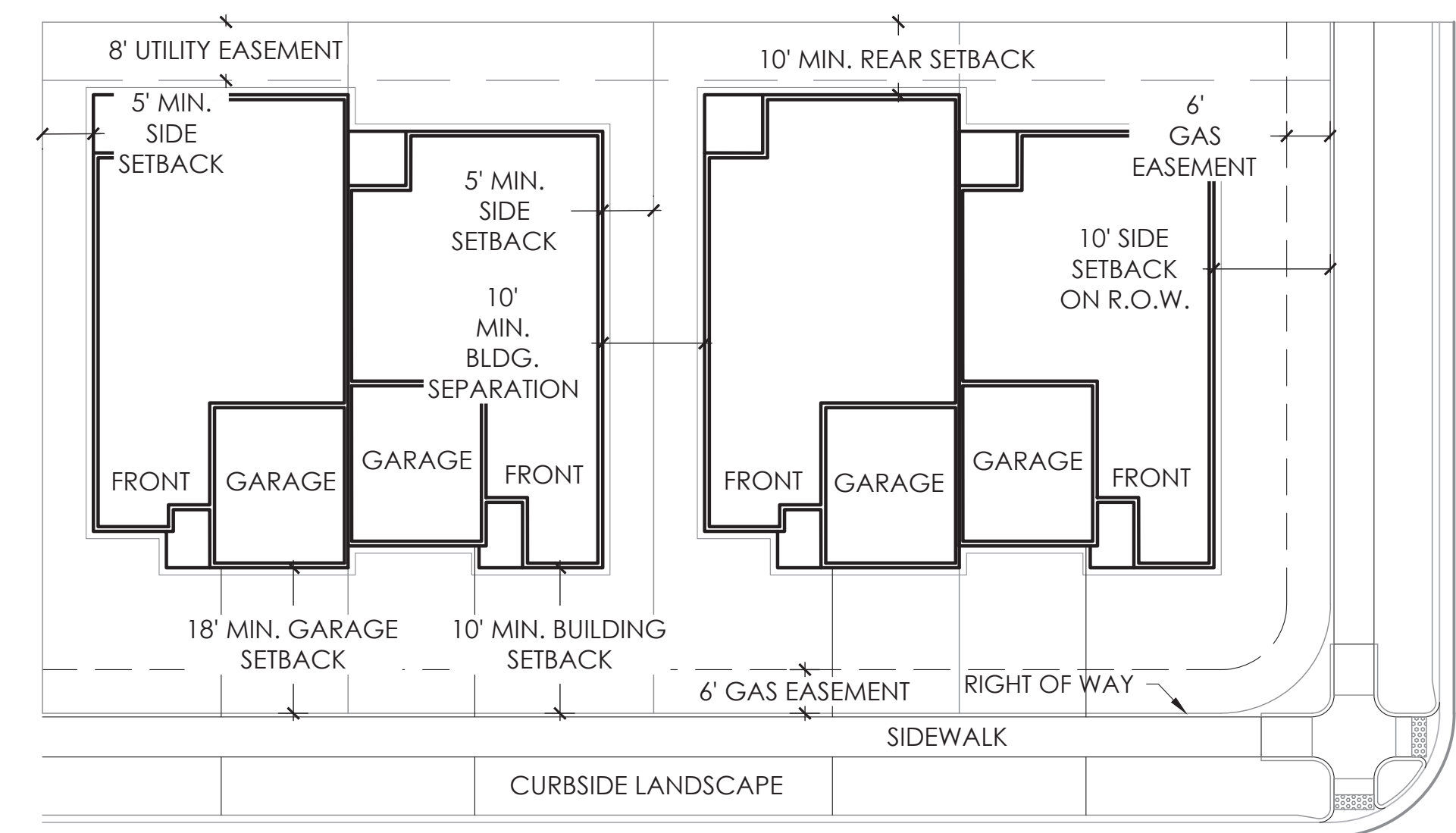
BUNGALOW LOT SERVICES
N.T.S.



TYPICAL BUNGALOW 6-PACK LANDSCAPE



TYPICAL BUNGALOW 6-PACK MATERIALS AND FENCING



TYPICAL FRONT LOADED DUPLEX SETBACKS AND EASEMENT

- 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.

1
AMENDMENT 1
- BUNGALOW 6 PACK TYPICALS ADDED

3
AMENDMENT 3
- ADDED FRONT LOADED DUPLEX SETBACK AND EASEMENT TYPICAL

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.

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: ARCHITECTURE
DATE: April 21, 2023

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

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	14
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	2

GVR-E Filing 5 Front Yard Landscape Typical
Retreat Small Mid-Block Lot Type 1 (45'-50' x 110')

terrachino design
February 2023
Not to Scale
OAKWOOD
A1

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	14
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	2

GVR-E Filing 5 Front Yard Landscape Typical
Retreat Small Mid-Block Lot Type 2 (45'-50' x 110')

terrachino design
February 2023
Not to Scale
OAKWOOD
A2

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	1
Shrubs	#5 Cont	14
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	2

GVR-E Filing 5 Front Yard Landscape Typical
Retreat Small Mid-Block Lot Type 3 (45'-50' x 110')

terrachino design
February 2023
Not to Scale
OAKWOOD
A3

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	2
Shrubs	#5 Cont	18
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	3

GVR-E Filing 5 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 1 (50'-60' x 110')

terrachino design
February 2023
Not to Scale
OAKWOOD
B1

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	2
Shrubs	#5 Cont	18
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	3

GVR-E Filing 5 Front Yard Landscape Typical
Retreat Mid-Block Lot Type 2 (50'-60' x 110')

terrachino design
February 2023
Not to Scale
OAKWOOD
B2

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	2
Shrubs	#5 Cont	18
Perennials	#1 Cont	4
Front Yard Grasses	#1 Cont	11
Curb Side Grasses	#5 Cont	3

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

terrachino design
February 2023
Not to Scale
OAKWOOD
B3

Note:

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	2
Shrubs	#5 Cont	21
Perennials	#1 Cont	5
Front Yard Grasses	#1 Cont	16
Curb Side Grasses	#5 Cont	3

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

terrachino design
February 2023
Not to Scale
OAKWOOD
C1

Note:

- Exact placement of plant material will vary
- All curb side landscape understorey shall be #5 containers
- Refer to Site Plans for curb side tree locations and species
- Fencing shall be located a minimum of 18" behind the sidewalk
- Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Curb Side Shrubs	7
Front Curb Side Grasses	4
Side Curb Side Shrubs	13
Side Curb Side Grasses	9

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

terrachino design
February 2023
Not to Scale
OAKWOOD
D1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Curb Side Shrubs	8
Front Curb Side Grasses	2
Side Curb Side Shrubs	12
Side Curb Side Grasses	11



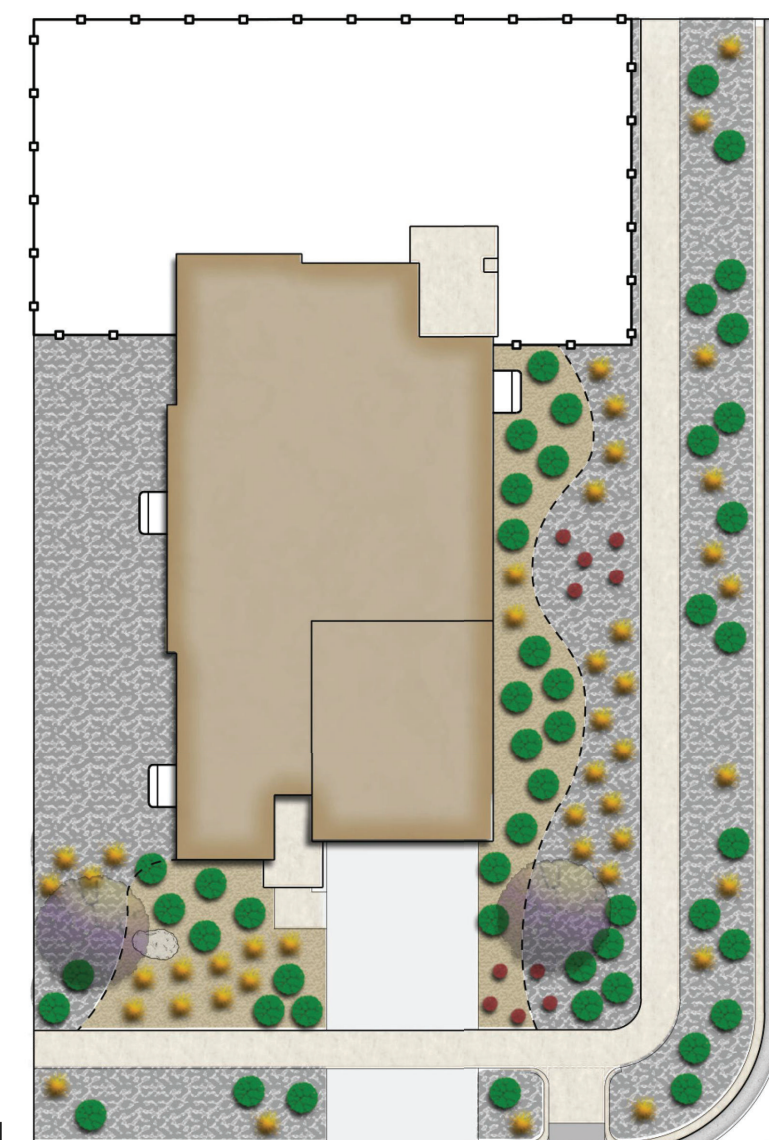
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 2 (60'-70' x 110')
D2

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	30
Front Yard Perennials	10
Front Yard Grasses	29
Front Curb Side Shrubs	5
Front Curb Side Grasses	4
Side Curb Side Shrubs	15
Side Curb Side Grasses	9



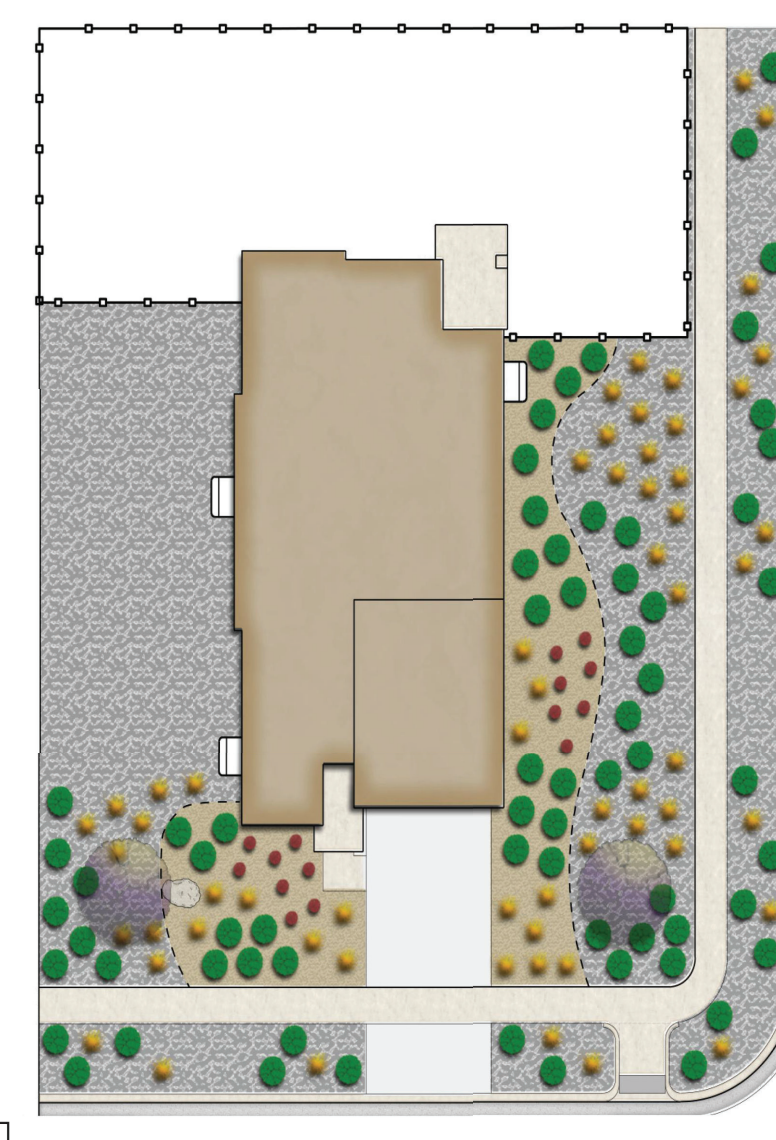
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 3 (60'-70' x 110')
D3

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	2
Front Yard Shrubs	46
Front Yard Perennials	15
Front Yard Grasses	45
Front Curb Side Shrubs	8
Front Curb Side Grasses	6
Side Curb Side Shrubs	14
Side Curb Side Grasses	9



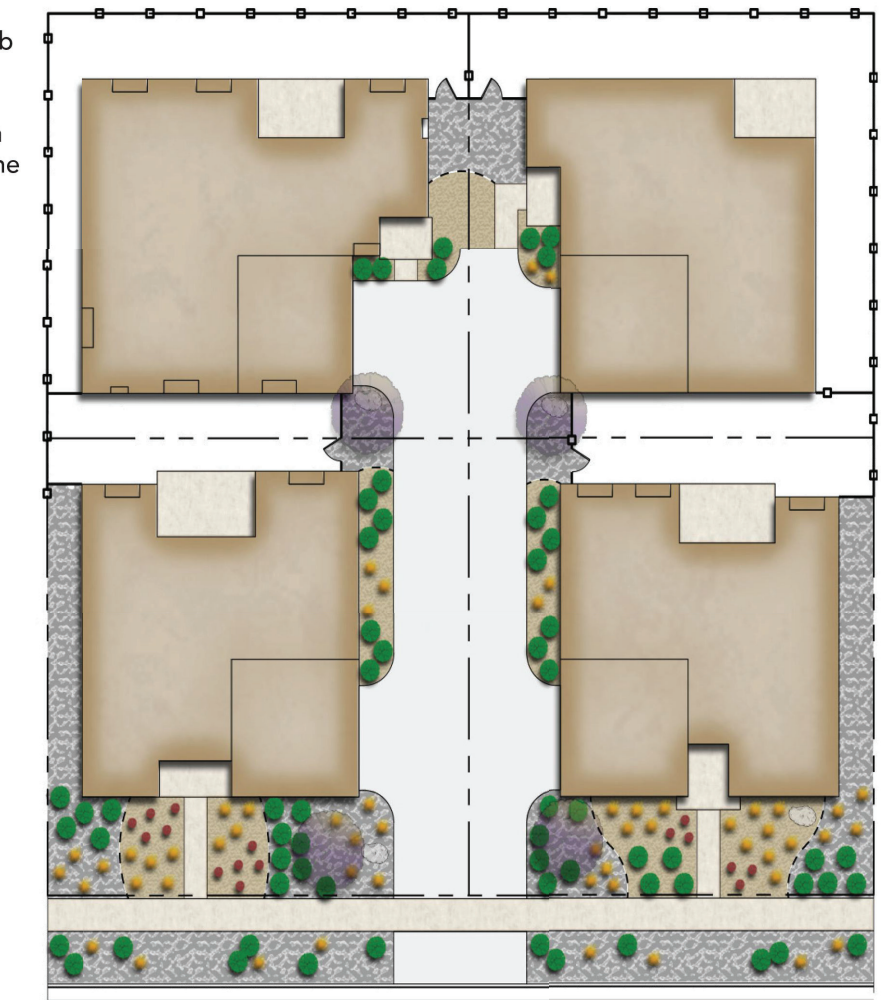
GVR-E Filing 5 Front Yard Landscape Typical
Retreat Large Corner Lot Type 1 (80'-90' x 110')
E1

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



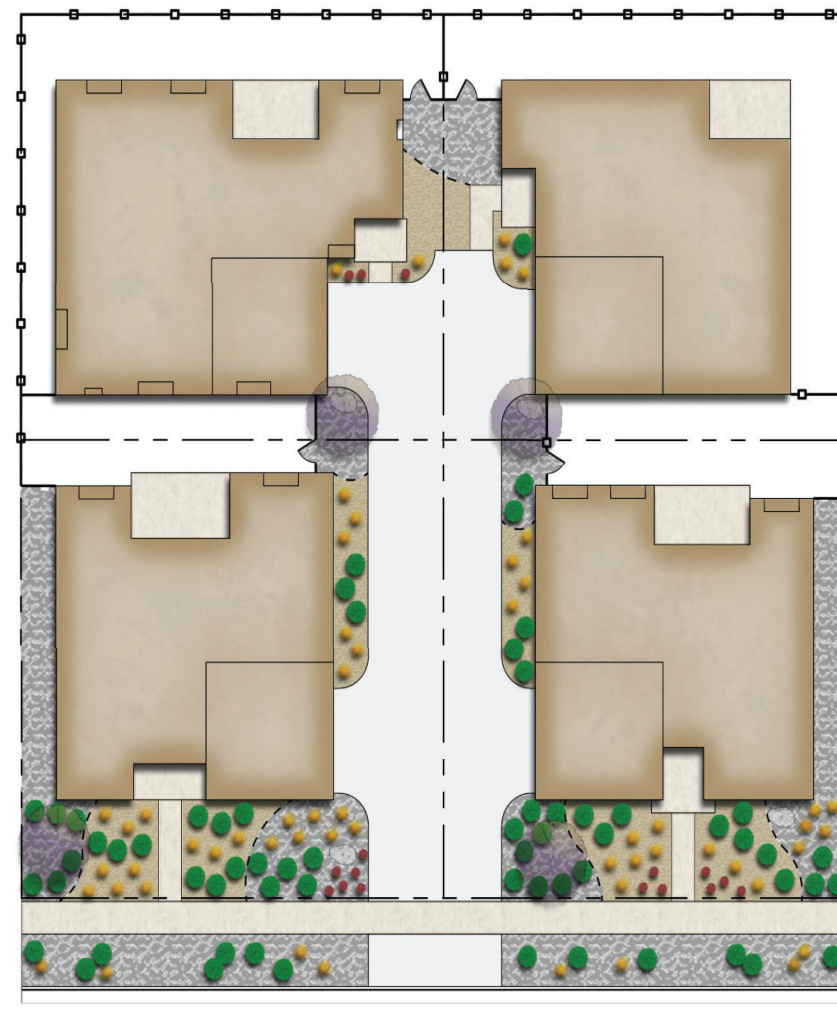
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 1
F1

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



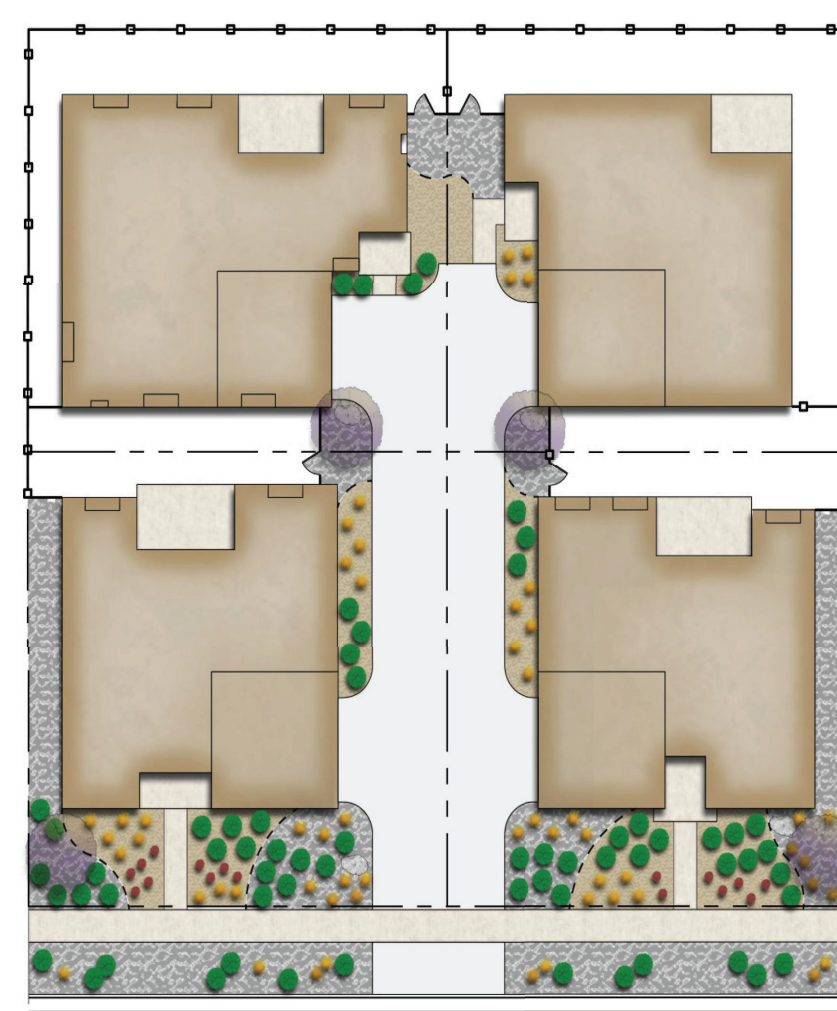
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 2
F2

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



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

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



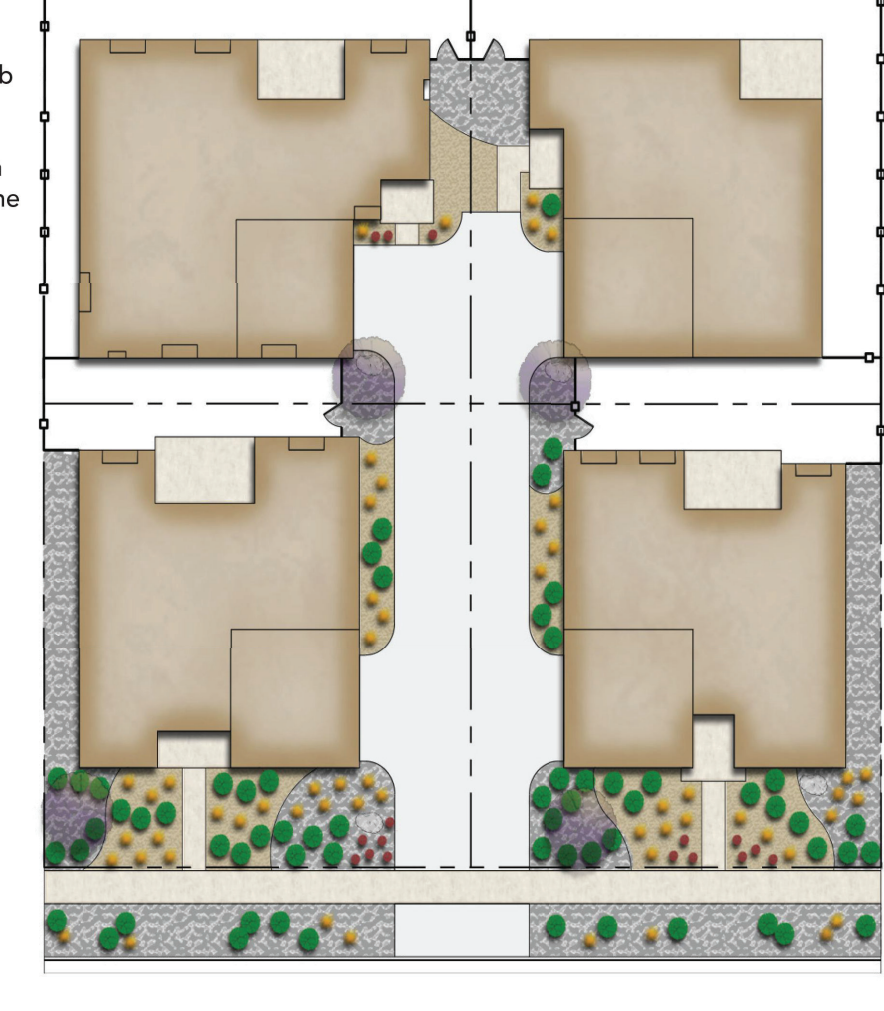
GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 4-Pack Mid-Block Lot Type 4
F4

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

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	62
Perennials	#1 Cont	16
Front Yard Grasses	#1 Cont	47
Curb Side Grasses	#5 Cont	8



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

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
Front Curb Side Shrubs	16
Front Curb Side Grasses	7
Side Curb Side Shrubs	14
Side Curb Side Grasses	13

GVR-E Filing 5 Front Yard Landscape Typical
 Bungalow 4-Pack Corner Lot Type 1

Scale: Not to Scale
 February 2023

G1

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
Front Curb Side Shrubs	16
Front Curb Side Grasses	7
Side Curb Side Shrubs	14
Side Curb Side Grasses	13

GVR-E Filing 5 Front Yard Landscape Typical
 Bungalow 4-Pack Corner Lot Type 2

Scale: Not to Scale
 February 2023

G2

- Note:
- Exact placement of plant material will vary
 - All curb side landscape understory shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	5
Front Yard Shrubs	62
Front Yard Perennials	20
Front Yard Grasses	58
Front Curb Side Shrubs	16
Front Curb Side Grasses	7
Side Curb Side Shrubs	14
Side Curb Side Grasses	13

GVR-E Filing 5 Front Yard Landscape Typical
 Bungalow 4-Pack Corner Lot Type 3

Scale: Not to Scale
 February 2023

G3

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	4
Shrubs	#5 Cont	77
Perennials	#1 Cont	25
Front Yard Grasses	#1 Cont	60
Curb Side Grasses	#5 Cont	14

GVR-E Filing 5 Front Yard Landscape Typical
 Bungalow 3-Pack Mid-Block Lot Type 1

Scale: Not to Scale
 February 2023

H1

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	6
Shrubs	#5 Cont	99
Perennials	#1 Cont	34
Front Yard Grasses	#1 Cont	98
Curb Side Grasses	#5 Cont	7

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

Scale: Not to Scale
 February 2023

J1

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

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	2
Shrubs	#5 Cont	32
Perennials	#1 Cont	6
Front Yard Grasses	#1 Cont	22
Curb Side Grasses	#5 Cont	4

GVR-E Filing 5 Front Yard Landscape Typical
 Bungalow 2-Pack Mid-Block Lot Type 1

Scale: Not to Scale
 February 2023

K1

- CHANGED 4 PACKS TO 6 PACKS
- SHIFTED WING FENCE TO BACK OF BUILDINGS ON ALL TYPICALS IN THIS FILING.
- PLANT COUNTS HAVE BEEN REVISED FOR CORNER LOTS

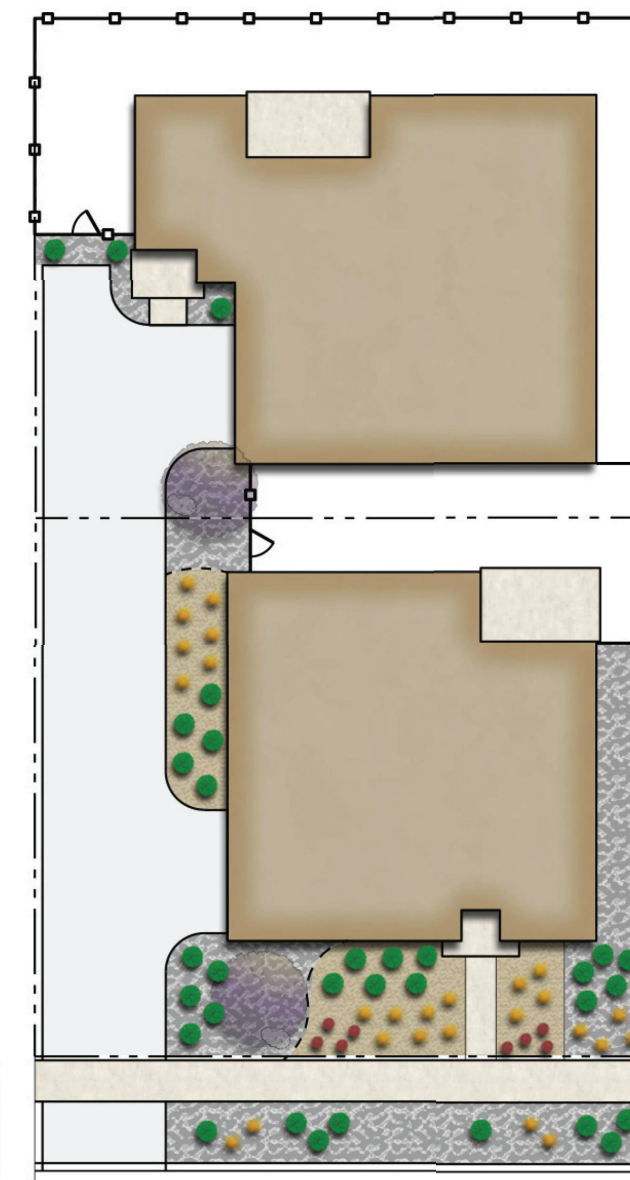
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	2
Shrubs	#5 Cont	32
Perennials	#1 Cont	8
Front Yard Grasses	#1 Cont	22
Curb Side Grasses	#5 Cont	4



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

terra design
February 2023
Not to Scale
K2

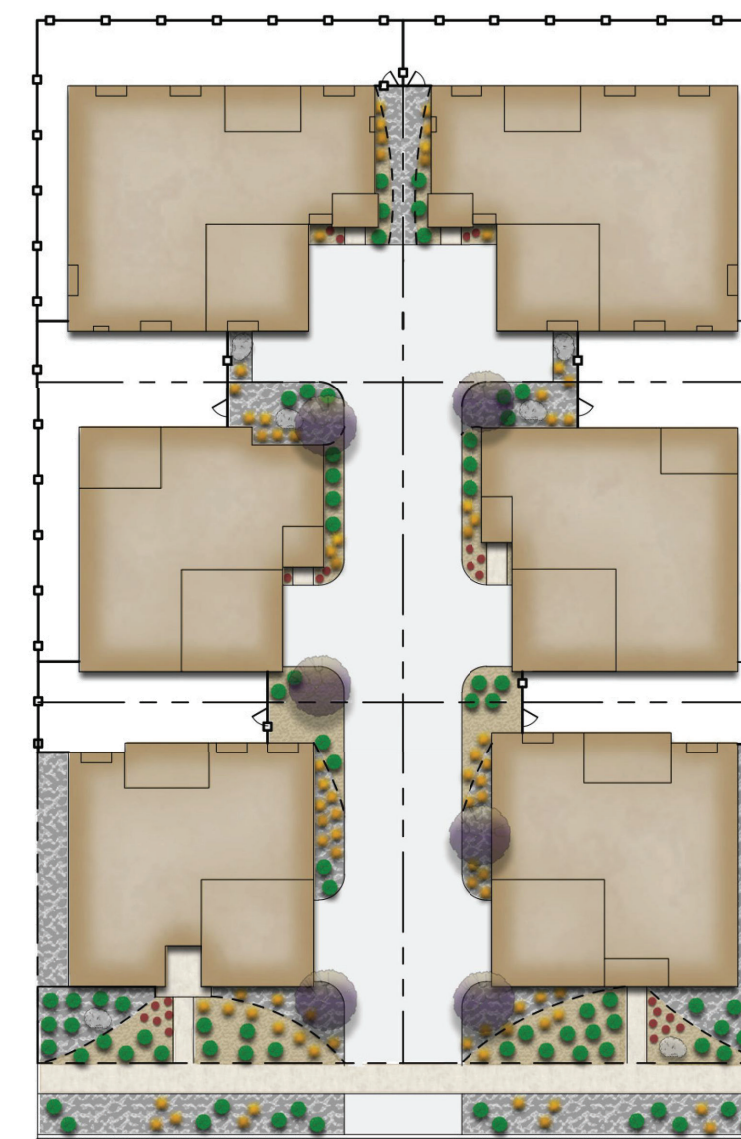
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	6
Shrubs	#5 Cont	76
Perennials	#1 Cont	22
Front Yard Grasses	#1 Cont	67
Curb Side Grasses	#5 Cont	10



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

terra design
February 2023
Not to Scale
L1

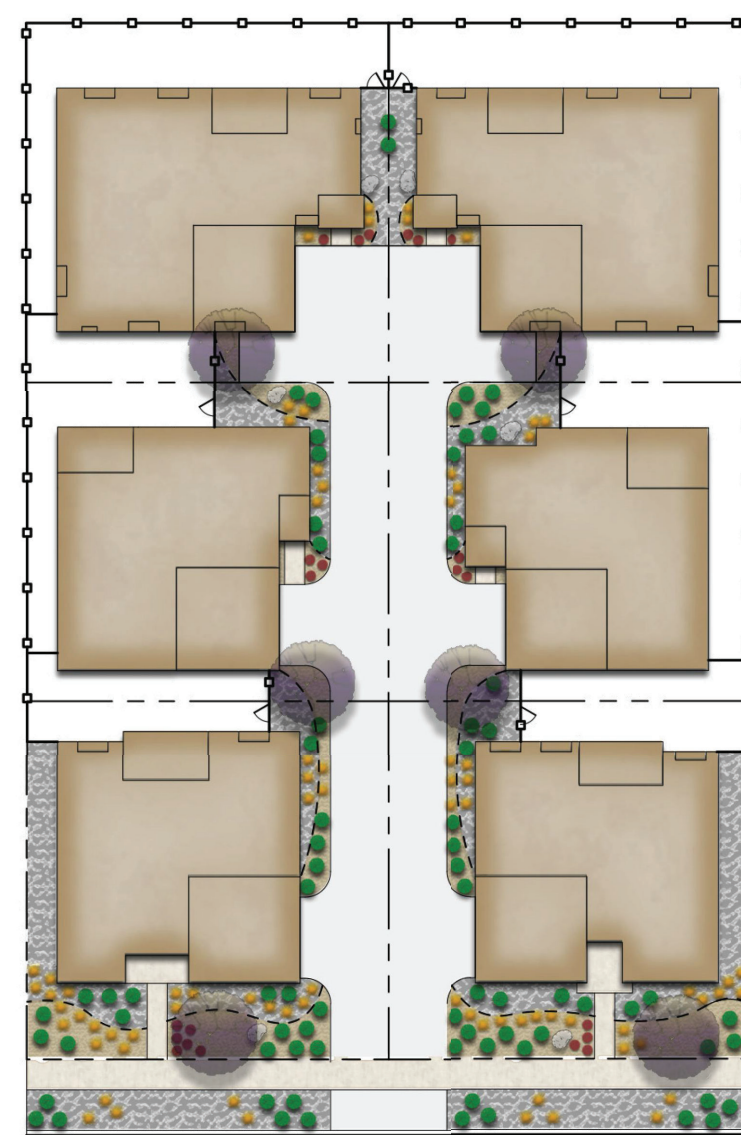
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk

Legend

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

Plant Schedule

Plant Type	Size	Qty.
Ornamental Tree	2.0" Cal	6
Shrubs	#5 Cont	76
Perennials	#1 Cont	22
Front Yard Grasses	#1 Cont	67
Curb Side Grasses	#5 Cont	10



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

terra design
February 2023
Not to Scale
L2

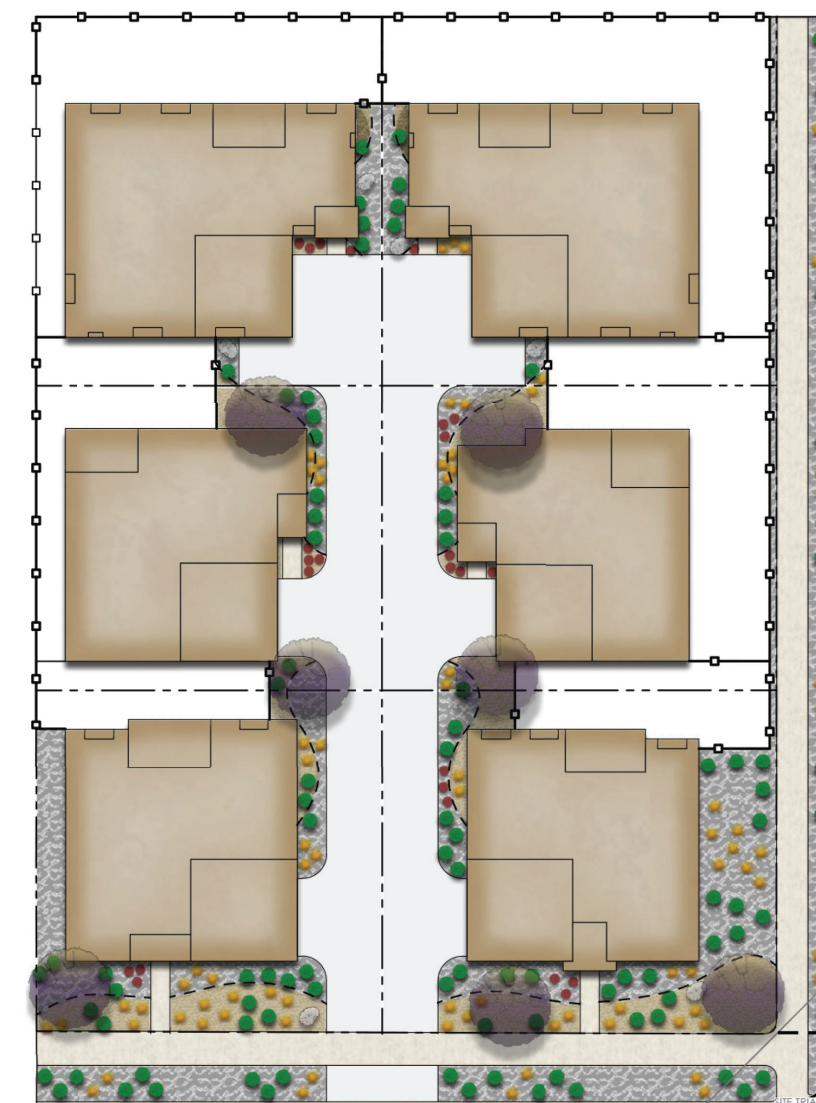
- Note:
- Exact placement of plant material will vary
 - All curb side landscape understorey shall be #5 containers
 - Refer to Site Plans for curb side tree locations and species
 - Fencing shall be located a minimum of 18" behind the sidewalk
 - Fence to tie in at or near corner of building depending on model.

Legend

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

Plant Schedule

Plant Type	Qty.
Ornamental Tree	7
Front Yard Shrubs	68
Front Yard Perennials	25
Front Yard Grasses	62
Front Curb Side Shrubs	18
Front Curb Side Grasses	8
Side Curb Side Shrubs	20
Side Curb Side Grasses	18

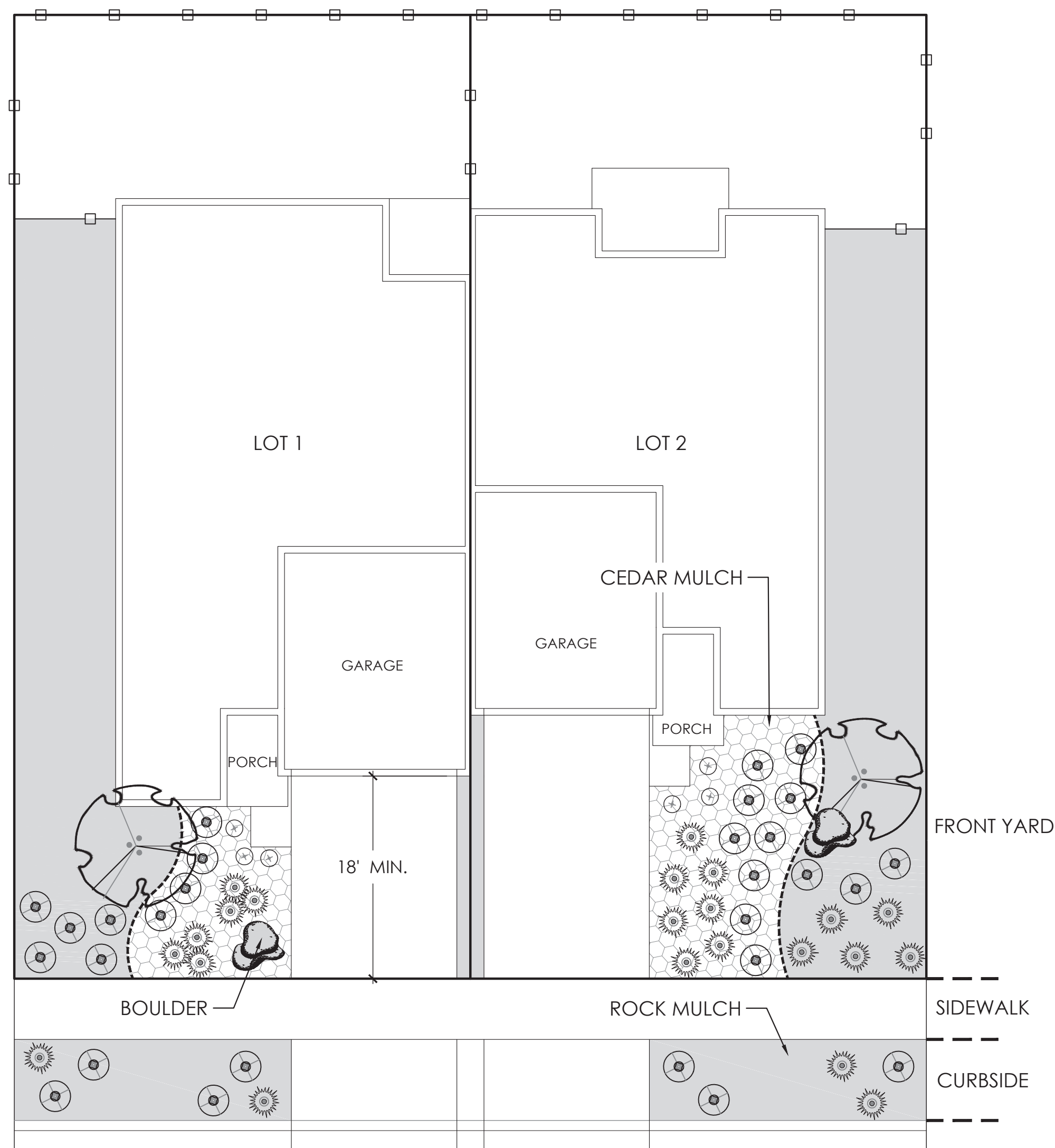


GVR-E Filing 5 Front Yard Landscape Typical
Bungalow 6-Pack Corner Lot Type 1

terra design
February 2023
Scale: Not to Scale
M1

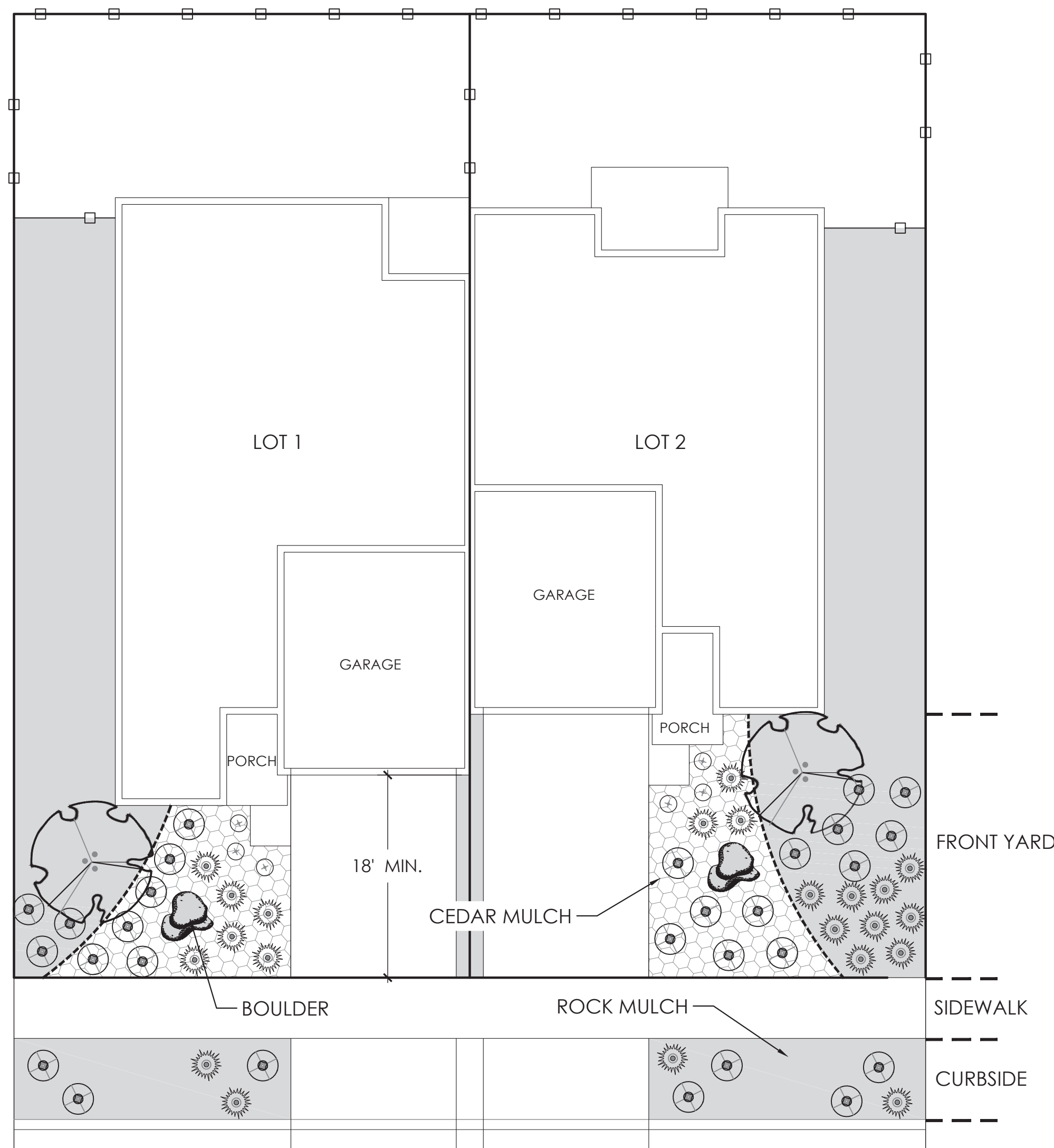
GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND
LANDSCAPE DESIGN
DATE: MAY 2022

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



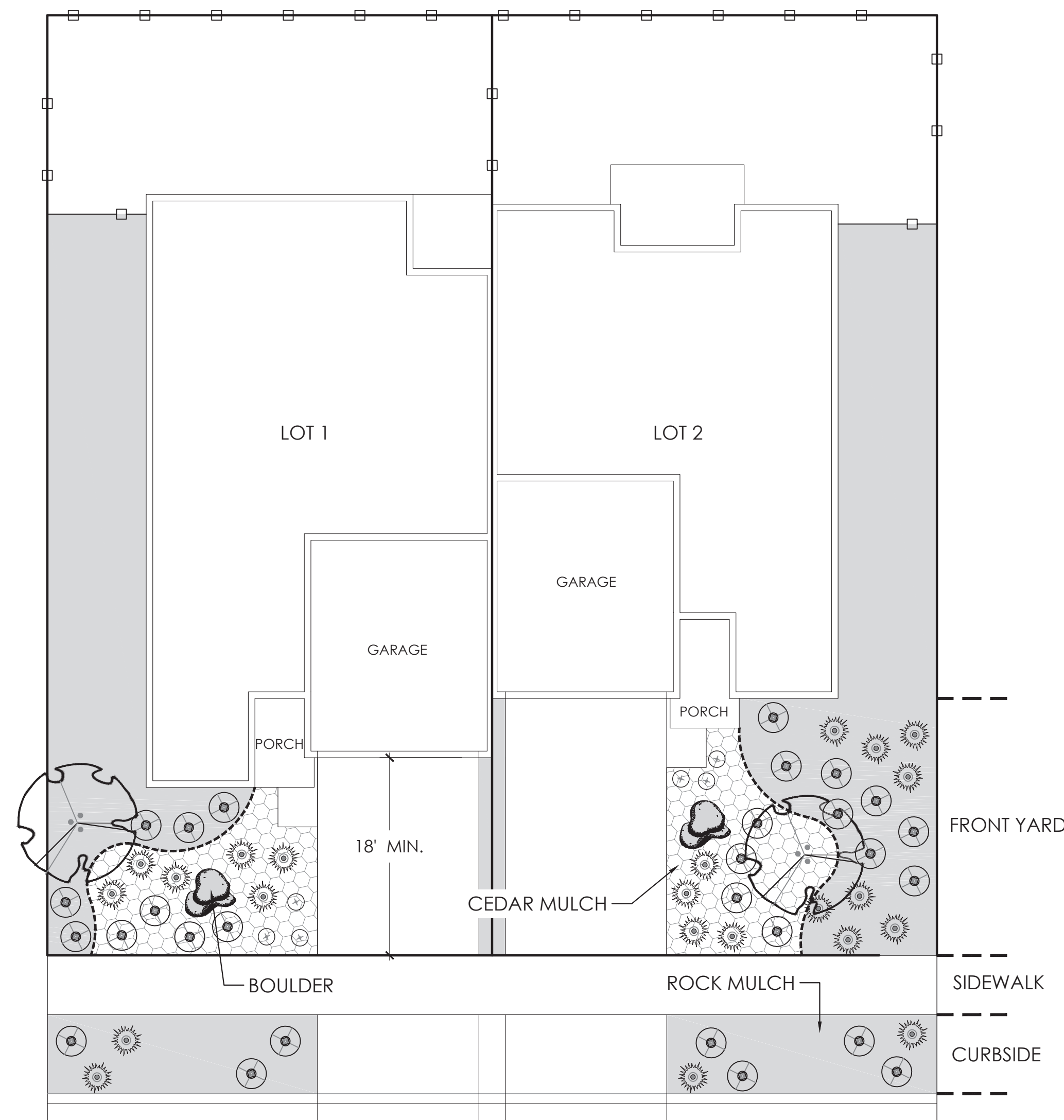
N1 TWO-FAMILY HOME (MID-BLOCK)
NTS

N1-Two Family Pair Front Yard Landscapes				
	Trees	Shrubs	Perennials	Grasses
Lot 1 (43' - 46' x 100')	1	9	3	6
Lot 2 (43' - 46' x 100')	1	12	3	12
Curb Side Landscape	N/A	7	0	4
TOTAL	2	28	6	22



N2 TWO-FAMILY HOME (MID-BLOCK)
NTS

N2-Two Family Pair Front Yard Landscapes				
	Trees	Shrubs	Perennials	Grasses
Lot 1 (46' x 100')	1	9	3	6
Lot 2 (46' x 100')	1	12	3	12
Curb Side Landscape	N/A	7	0	4
TOTAL	2	28	6	22



N3 TWO-FAMILY HOME (MID-BLOCK)
NTS

N3-Two Family Pair Front Yard Landscapes				
	Trees	Shrubs	Perennials	Grasses
Lot 1 (46' - 52' x 100')	1	9	3	6
Lot 2 (46' x 100')	1	12	3	12
Curb Side Landscape	N/A	7	0	4
TOTAL	2	28	6	22

LEGEND

	CANOPY TREE		PERENNIAL		CEDAR MULCH
	SHRUB		ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24"		ROCK MULCH
	GRASS		STEEL EDGER		

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL CURB SIDE LANDSCAPE UNDERSTORY SHALL BE #5 CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.

3

AMENDMENT 3
22 LOTS CHANGED FROM SINGLE FAMILY DETACHED HOMES TO TWO-FAMILY ATTACHED HOMES (DUPLEX). NO CHANGE IN UNIT QUANTITY

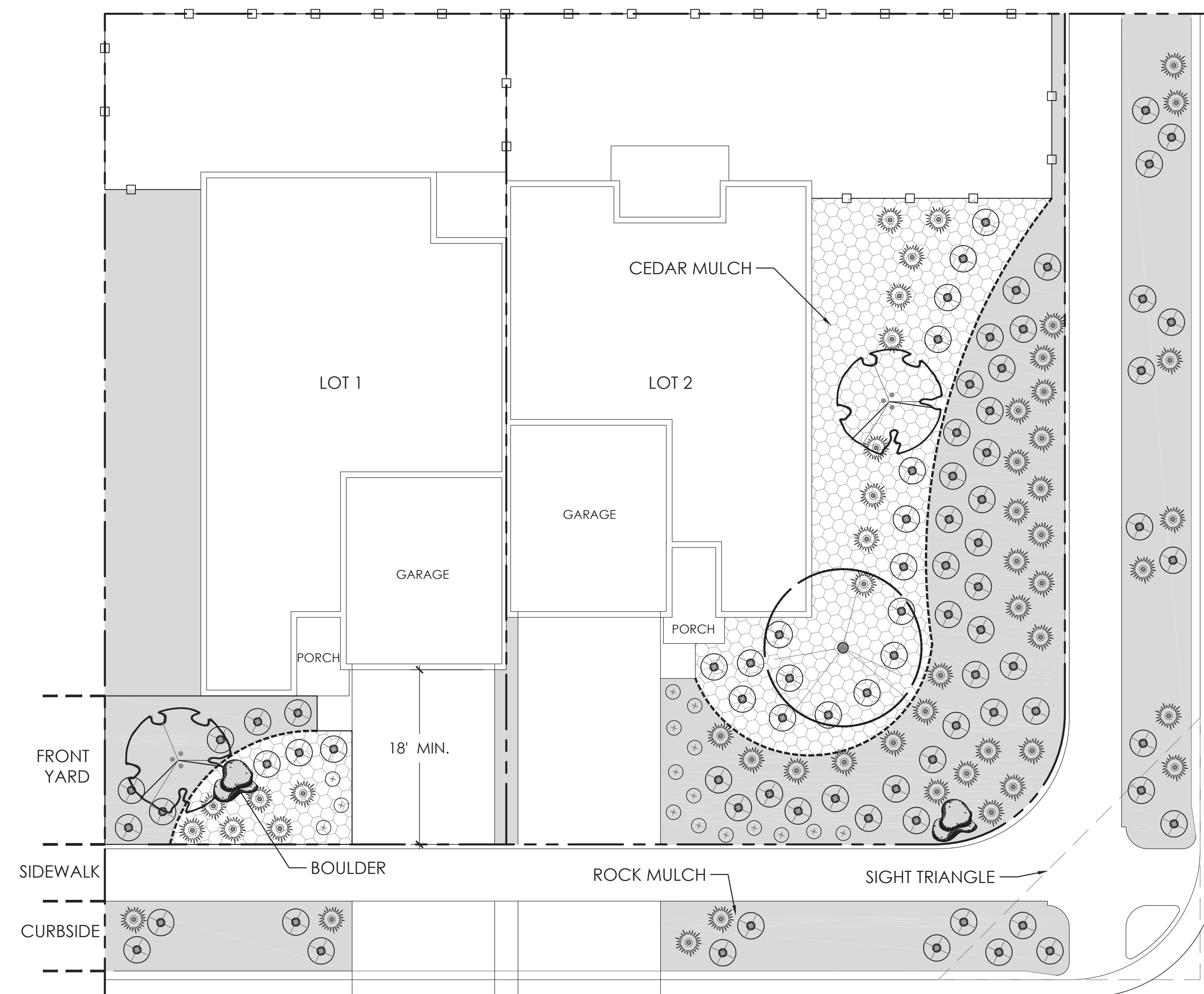
Scale: 1"= 10'-0"



GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND LANDSCAPE DESIGN
DATE: FEBRUARY 28, 2023

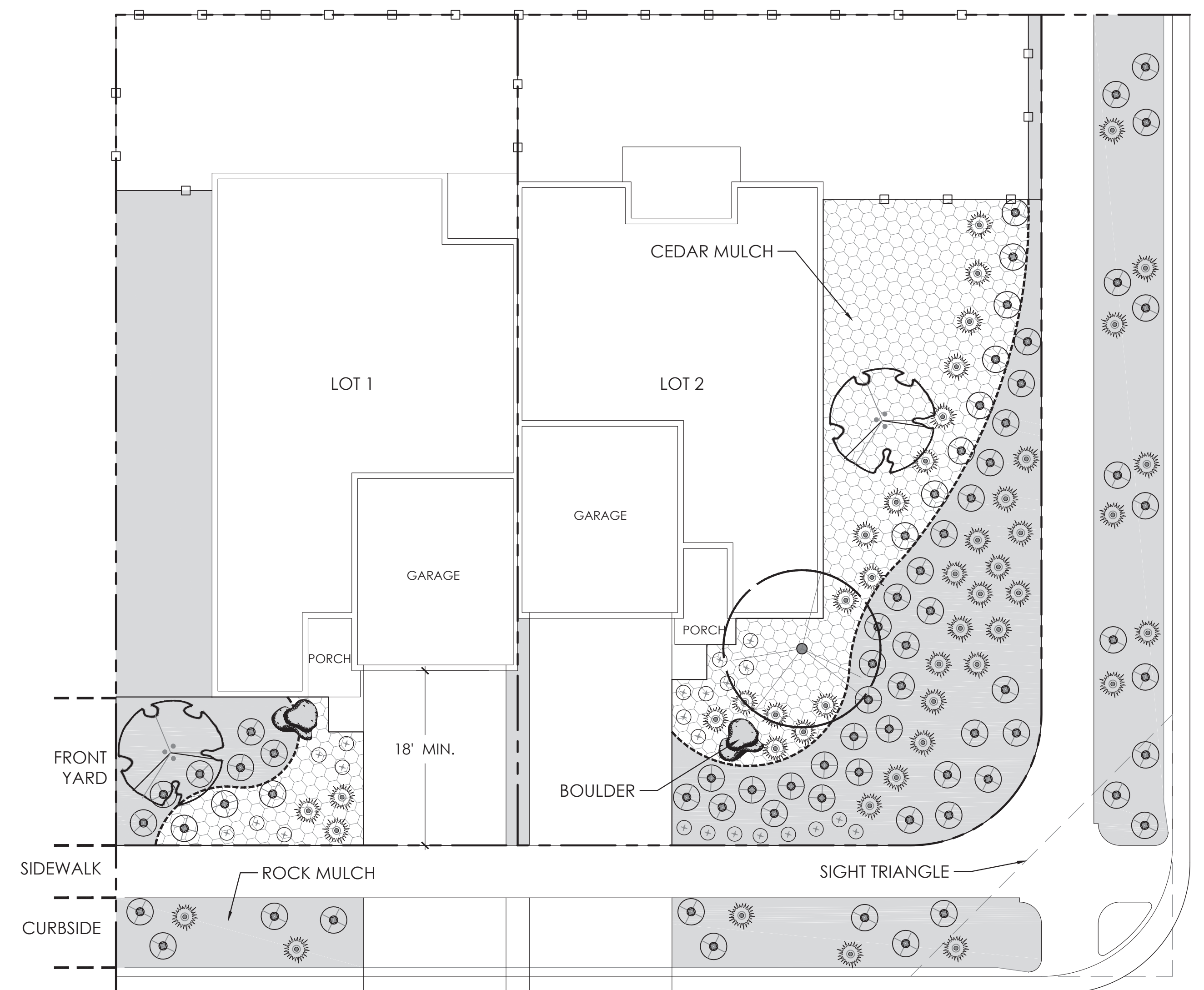
terracedesign
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

SHEET 34 OF 36



01 TWO FAMILY HOME (CORNER LOT)
NTS

01-Two Family Pair Front Yard Corner Landscape				
	Trees	Shrubs	Perennials	Grasses
Lot 1 (46' x 95')	1	9	3	6
Lot 2 (64' x 95')	2	48	13	35
Front Yard Curb Side Landscape	N/A	11	0	4
Side Yard Curb Side Landscape	N/A	12	0	7
TOTAL	3	80	16	52



02 TWO-FAMILY HOME (CORNER LOT)
NTS

02-Two Family Pair Front Yard Corner Landscape				
	Trees	Shrubs	Perennials	Grasses
Lot 1 (46' x 100')	1	9	6	3
Lot 2 (60' x 100')	2	40	16	32
Front Yard Curb Side Landscape	N/A	9	0	5
Side Yard Curb Side Landscape	N/A	12	0	7
TOTAL	3	70	22	47

LEGEND

	CANOPY TREE		PERENNIAL		CEDAR MULCH
	SHRUB		ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24"		ROCK MULCH
	GRASS		STEEL EDGER		

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL CURB SIDE LANDSCAPE UNDERSTORY SHALL BE #5 CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.

3

AMENDMENT 3
22 LOTS CHANGED FROM SINGLE FAMILY DETACHED HOMES TO TWO-FAMILY ATTACHED HOMES (DUPLEX). NO CHANGE IN UNIT QUANTITY

Scale: 1"= 10'-0"



GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND LANDSCAPE DESIGN
DATE: FEBRUARY 28, 2023

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Denver, CO 80231
ph: 303.632.8867

SHEET 36 OF 36



P1 TWO-FAMILY HOME (LARGE CUSTOM MID-BLOCK LOT)
NTS

P1-Two Family Pair Front Yard Custom Lot Landscape				
	Trees	Shrubs	Perennials	Grasses
Lot 1 (55' x 100' - 110')	2	20	6	12
Lot 2 (88' x 110')	2	26	7	23
Curb Side Landscape	N/A	13	0	8
TOTAL	4	59	13	43

LEGEND

- | | | | | | |
|--|-------------|--|---|--|-------------|
| | CANOPY TREE | | PERENNIAL | | CEDAR MULCH |
| | SHRUB | | ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24" | | ROCK MULCH |
| | GRASS | | STEEL EDGER | | |

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL CURB SIDE LANDSCAPE UNDERSTORY SHALL BE #5 CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.

3

AMENDMENT 3
22 LOTS CHANGED FROM SINGLE FAMILY DETACHED HOMES TO TWO-FAMILY ATTACHED HOMES (DUPLEX). NO CHANGE IN UNIT QUANTITY

Scale: 1"= 10'-0"

GREEN VALLEY RANCH EAST
PRELIMINARY SITE PLAN #5
TITLE: FRONT YARD IRRIGATION AND LANDSCAPE DESIGN
DATE: FEBRUARY 28, 2023

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