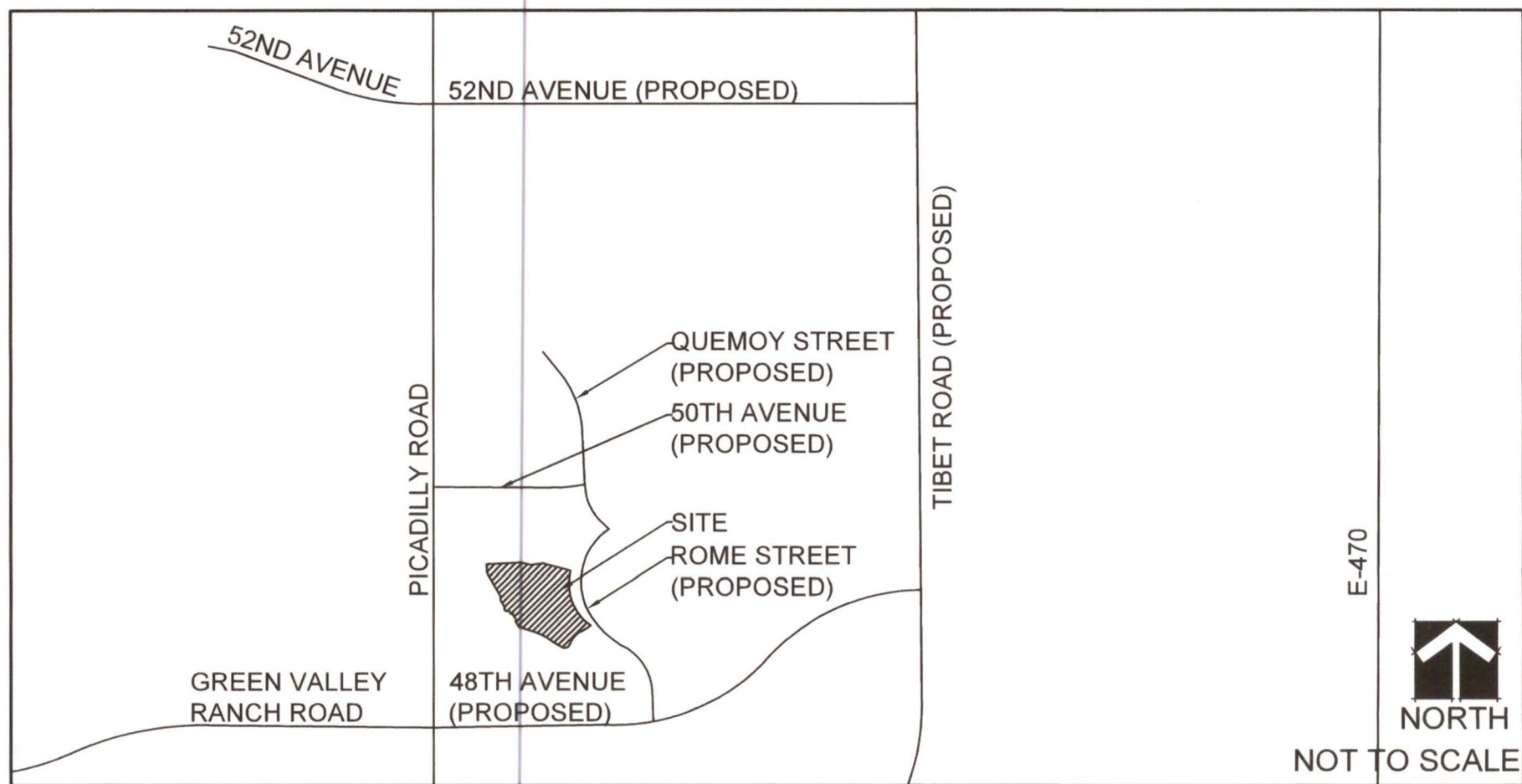


GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

CONTEXTUAL SITE PLAN

A RESUBDIVISION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

VICINITY MAP



DATA BLOCK:

PRESENT ZONING CLASSIFICATION		E-470 - MEDIUM DENSITY RESIDENTIAL			
PROPOSED USE		NEIGHBORHOOD ACTIVITY CENTER/CLUBHOUSE			
AREA WITHIN BOUNDARY (TRACT B)		3.6 ACRES (157,477 SF) 100%			
NUMBER OF BUILDINGS		6			
NUMBER OF STORIES		1			
MAXIMUM PERMITTED BUILDING HEIGHT		35'			
MAXIMUM HEIGHT OF PROPOSED BUILDINGS		31' TO TOP OF ROOF 34' TO TOP OF CHIMNEY COVER			
BUILDING INFORMATION:		CONSTRUCTION TYPE	OCCUPANCY #	SPRINKLERED	FULL BUILD-OUT
		TYPE	#		PHASE 1 PHASE 2
CLUBHOUSE		V-B	A2/A3 261	YES	9,197 SF 9,197 SF
SALES CENTER		V-B	B 34	NO	2,552 SF 2,552 SF
POOL EQUIPMENT		V-B	U/H4 0	NO	659 SF 659 SF
DESIGNER COTTAGES (3 TOTAL)		V-B	R3 6	NO	1,410 SF 1,410 SF
		TOTAL BUILDING COVERAGE			13,818 SF 3,962 SF 9,856 SF
AREA WITHIN TRACT BOUNDARY		FULL BUILD-OUT PHASE 1 PHASE 2			
		157,477 SF 100% 56,235 SF 101,242 SF			
BUILDING COVERAGE		13,818 SF 9% 3,962 SF 9,856 SF			
OPEN SPACE (INCLUDES HARDSCAPE, LANDSCAPE, POOL, & PARKING AREAS)		143,659 SF 91% 52,273 SF 91,386 SF			
HARD SURFACE AREA (PARKING LOT, SIDEWALKS, PATIO, & POOL)		96,954 SF 62% 33,831 SF 63,123 SF			
LANDSCAPE AREA (TURF, NATIVE SEED, PLANTING AREAS, COBBLE, ARTIFICIAL TURF)		46,705 SF 30% 18,442 SF 28,263 SF			
PARKING SPACES		REQ. PROVIDED			
		FULL BUILD-OUT (TOTAL SITE) 121 116			
		BICYCLE PARKING REDUCTION (MAX. 5%) -6 -			
SALES CENTER (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 34 9 9			
DESIGNER COTTAGES (1 SPACE / UNIT)		# OF UNITS: 3 3 3			
		PHASE 1 TOTAL 12 12			
CLUBHOUSE (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 261 65 65			
POOL AREA (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 136 34 34			
OUTDOOR GATHERING AREAS (1 SPACE / 4 OCCUPANTS)		OCCUPANCY: 41 10 5			
		PHASE 2 TOTAL 109 104			
ACCESSIBLE SPACES (1 ADA PER 25 SPACES)		5 8			
VAN ACCESSIBLE SPACES (MINIMUM 1 SPACE PER EVERY 6 ADA SPACES)		1 2			
LOADING SPACES REQUIRED & PROVIDED		N/A N/A			
BICYCLE SPACES (3% OF REQUIRED PARKING SPACES)		4 10			
PHASE 1: SIGNAGE PROPOSED @ SALES CENTER		28 S.F. AND 3.5' MAX. HT.		1 SIGN	
PHASE 2: SIGNAGE PROPOSED @ NORTH & SOUTH ENTRY		28 S.F. AND 2' MAX. HT.		2 SIGNS	

LEGAL DESCRIPTION

A RESUBDIVISION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANES SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE 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.
- 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 CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ALL SIGNS MUST CONFORM TO 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 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".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THE SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1.2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1, OF THE ROADWAY SPECIFICATIONS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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 ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND 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 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 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 VISE VERSA.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- 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 AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VISE VERSA.
- 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 ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS. FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- 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 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.
- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 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.

AMENDMENTS

#/ONE	DATE	ISSUE	ISSUED BY
01	06/02/2020	CSP AMENDMENT #1	LAI
03	12/01/2021	CSP AMENDMENT #3	LAI
PHASE ONE			
1. SALES CENTER ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR			
2. LANDSCAPE BEDS WEST OF SALES CENTER (LAYOUT TO ALIGN WITH SITE FEATURES AND SALES CENTER)			
3. REMOVAL OF FIRE PIT AND TRELLIS			
4. MODIFIED LIGHTING			
5. ADDED DEMONSTRATION AREA W/ SEAT WALL AT SALES CENTER			
6. MINOR MODIFICATIONS TO LANDSCAPE COUNTS.			
PHASE TWO			
1. CLUBHOUSE ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR			
2. REMOVED PAVILION AT LAWN			
3. REMOVED PLANTERS AT LAWN			
4. MODIFIED LIGHTING			
5. REVISED POOL			
6. REMOVED POOL GLASS AT INFINITY EDGE			
7. REMOVED PLANTERS IN ENTIRE POOL AREA			
8. REMOVED FIRE PIT			
9. REMOVED SHADE SHELTER			
10. ADDED ARTIFICIAL TURF			
11. MODIFIED FENCE (6'-5") AND WALL DETAILS			
12. POOL BUILDING NOW HAS RESTROOMS			
13. MINOR MODIFICATIONS TO LANDSCAPE COUNTS AND SMALL ADDITION OF TURF TO THE FRONT FACADE OF CLUBHOUSE			
14. ALL SHADE SHELTERS REMAINING TO BE BUILT ON SITE AND NOT ORDERED FROM A VENDOR			
15. REMOVED ONE PICKLE BALL COURT			
16. ADDED TWO CONDENSER SCREEN FENCES AT FRONT OF CLUBHOUSE			

SIGNATURE BLOCK

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN

A PORTION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, RECORDED JANUARY 7, 2019 AT RECEPTION NO. 2019000001480 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE

THIS CONTEXTUAL SITE PLAN AND THE AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE 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 CLAYTON PROPERTIES GROUP II, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4 DAY OF 2019 AD

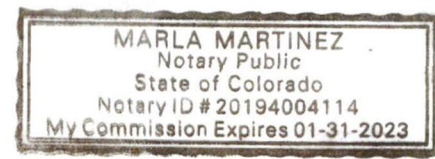
BY: Robert J. Sanderman

NAME: ROBERT J. SANDERMAN

TITLE: ASSISTANT SECRETARY

STATE OF COLORADO } SS
COUNTY OF ADAMS }
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF December AD 2019. BY: Robert J. Sanderman

WITNESS MY HAND AND OFFICIAL SEAL



(NOTARY PUBLIC)

(SEAL)

MY COMMISSION EXPIRES: 1-31-2023
NOTARY BUSINESS ADDRESS: 4908 Tower Rd. Denver, CO 80249

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12/18/19
PLANNING DIRECTOR: [Signature] DATE: 12-19-19
PLANNING COMMISSION (CHAIR PERSON) N/A DATE: N/A
CITY COUNCIL (MAYOR) N/A DATE: N/A
ATTEST: (CITY CLERK) N/A 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 _____.

CLERK AND RECORDER : _____ DEPUTY: _____

CONTACTS

OWNER / CLIENT:
CLAYTON PROPERTIES GROUP II, LLC. / CONTACT: BRANDON WYSZYNSKI
4908 TOWER ROAD
DENVER, COLORADO 80249 / T 303.486.8517

PLANNER / ARCHITECT / LANDSCAPE ARCHITECT:
LAI DESIGN GROUP / CONTACT: JENNIFER CARPENTER
88 INVERNESS CIRCLE EAST - BUILDING J, SUITE 101
ENGLEWOOD, COLORADO 80112 / T 303.734.1777

CIVIL ENGINEER:
CALIBRE ENGINEERING, INC. / CONTACT: RUSS BURROWS/JAMES GUSKY
9090 S RIDGELINE BOULEVARD
HIGHLANDS RANCH, COLORADO 80129 / T 303.257.7653

SHEET INDEX

01	COVER SHEET	19-20	LANDSCAPE PLAN, PHASE 1
02	OVERALL VICINITY SITE PLAN	21-22	LANDSCAPE PLAN, PHASE 2
03	PHASING PLAN	23	DETAILS & DATA TABLES: LANDSCAPE
04-05	SITE PLAN: PHASE 1	24	FLOOR PLAN & ELEVATIONS: DESIGNER COTTAGES & CLUBHOUSE
06-07	SITE PLAN: PHASE 2	25	ELEVATIONS: CLUBHOUSE
08	GRADING PLAN: PHASE 1 & PHASE 2	26	FLOOR PLAN & ELEVATIONS: SALES CENTER & POOL BUILDING
09	UTILITY PLAN: PHASE 1 & PHASE 2	27	SITE PLAN: PHOTOMETRIC
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14	DETAILS: PICKLEBALL COURT		
15	DETAILS: BOCCIE COURT		
16-18	DETAILS: POOL		

AMENDMENT #2		3. MODIFICATIONS TO SITE FURNITURE COUNTS	
PHASE ONE		4. MODIFICATIONS AT PICKLEBALL COURTS (SHELTER/BENCH)	
1. REMOVED WALK NORTH OF COTTAGES		5. MODIFIED FENCE HEIGHT (6' TO 6')	
2. MODIFICATION TO COMMUNITY GARDEN		6. MODIFICATIONS TO TOTAL PLANT COUNTS	
3. MODIFICATION TO RAMP AND DECK AT COTTAGES			
4. MODIFICATIONS TO LANDSCAPE COUNTS			
PHASE TWO			
1. SHADE SAILS REMOVED			
2. REMOVED 5' FREESTANDING WALL AT HOT TUB			

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
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Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

OWNER/CLIENT

CLAYTON PROPERTIES
GROUP II, LLC.
4908 TOWER ROAD
DENVER, COLORADO 80249

GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
COVER SHEET

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

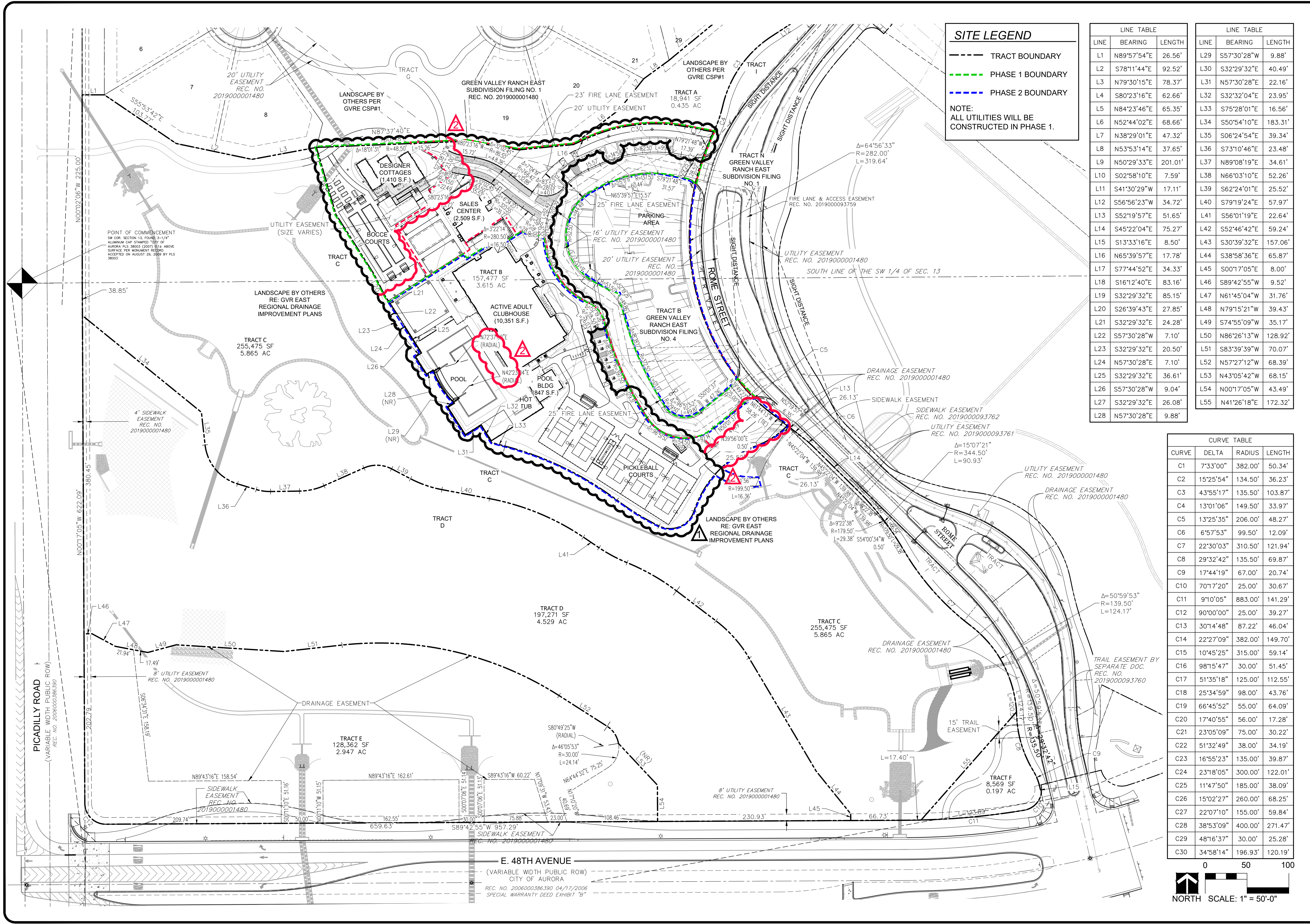
ISSUE RECORD

CSP #1	09/21/2018
CSP #2	08/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022
AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

01

1 OF 28



SITE LEGEND

--- TRACT BOUNDARY

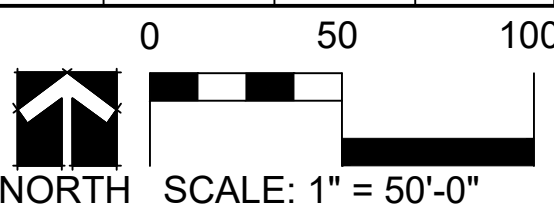
--- PHASE 1 BOUNDARY

--- PHASE 2 BOUNDARY

NOTE:
ALL UTILITIES WILL BE
CONSTRUCTED IN PHASE 1.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°57'54"E	26.56'	L29	S57°30'28"W	9.88'
L2	S78°11'44"E	92.52'	L30	S32°29'32"E	40.49'
L3	N79°30'15"E	78.37'	L31	N57°30'28"E	22.16'
L4	S80°23'16"E	62.66'	L32	S32°32'04"E	23.95'
L5	N84°23'46"E	65.35'	L33	S75°28'01"E	16.56'
L6	N52°44'02"E	68.66'	L34	S50°54'10"E	183.31'
L7	N38°29'01"E	47.32'	L35	S06°24'54"E	39.34'
L8	N53°53'14"E	37.65'	L36	S73°10'46"E	23.48'
L9	N50°29'33"E	201.01'	L37	N89°08'19"E	34.61'
L10	S02°58'10"E	7.59'	L38	N66°03'10"E	52.26'
L11	S41°30'29"W	17.11'	L39	S62°24'01"E	25.52'
L12	S56°56'23"W	34.72'	L40	S79°19'24"E	57.97'
L13	S52°19'57"E	51.65'	L41	S56°01'19"E	22.64'
L14	S45°22'04"E	75.27'	L42	S52°46'42"E	59.24'
L15	S13°33'16"E	8.50'	L43	S30°39'32"E	157.06'
L16	N65°39'57"E	17.78'	L44	S38°58'36"E	65.87'
L17	S77°44'52"E	34.33'	L45	S00°17'05"E	8.00'
L18	S16°12'40"E	83.16'	L46	S89°42'55"W	9.52'
L19	S32°29'32"E	85.15'	L47	N61°45'04"W	31.76'
L20	S26°39'43"E	27.85'	L48	N79°15'21"W	39.43'
L21	S32°29'32"E	24.28'	L49	S74°55'09"W	35.17'
L22	S57°30'28"W	7.10'	L50	N86°26'13"W	128.92'
L23	S32°29'32"E	20.50'	L51	S83°39'39"W	70.07'
L24	N57°30'28"E	7.10'	L52	N57°27'12"W	68.39'
L25	S32°29'32"E	36.61'	L53	N43°05'42"W	68.15'
L26	S57°30'28"W	9.04'	L54	N00°17'05"W	43.49'
L27	S32°29'32"E	26.08'	L55	N41°26'18"E	172.32'
L28	N57°30'28"E	9.88'			

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°33'00"	382.00'	50.34'
C2	15°25'54"	134.50'	36.23'
C3	43°55'17"	135.50'	103.87'
C4	13°01'06"	149.50'	33.97'
C5	13°25'35"	206.00'	48.27'
C6	6°57'53"	99.50'	12.09'
C7	22°30'03"	310.50'	121.94'
C8	29°32'42"	135.50'	69.87'
C9	17°44'19"	67.00'	20.74'
C10	70°17'20"	25.00'	30.67'
C11	9°10'05"	883.00'	141.29'
C12	90°00'00"	25.00'	39.27'
C13	30°14'48"	87.22'	46.04'
C14	22°27'09"	382.00'	149.70'
C15	10°45'25"	315.00'	59.14'
C16	98°15'47"	30.00'	51.45'
C17	51°35'18"	125.00'	112.55'
C18	25°34'59"	98.00'	43.76'
C19	66°45'52"	55.00'	64.09'
C20	17°40'55"	56.00'	17.28'
C21	23°05'09"	75.00'	30.22'
C22	51°32'49"	38.00'	34.19'
C23	16°55'23"	135.00'	39.87'
C24	23°18'05"	300.00'	122.01'
C25	11°47'50"	185.00'	38.09'
C26	15°02'27"	260.00'	68.25'
C27	22°07'10"	155.00'	59.84'
C28	38°53'09"	400.00'	271.47'
C29	48°16'37"	30.00'	25.28'
C30	34°58'14"	196.93'	120.19'



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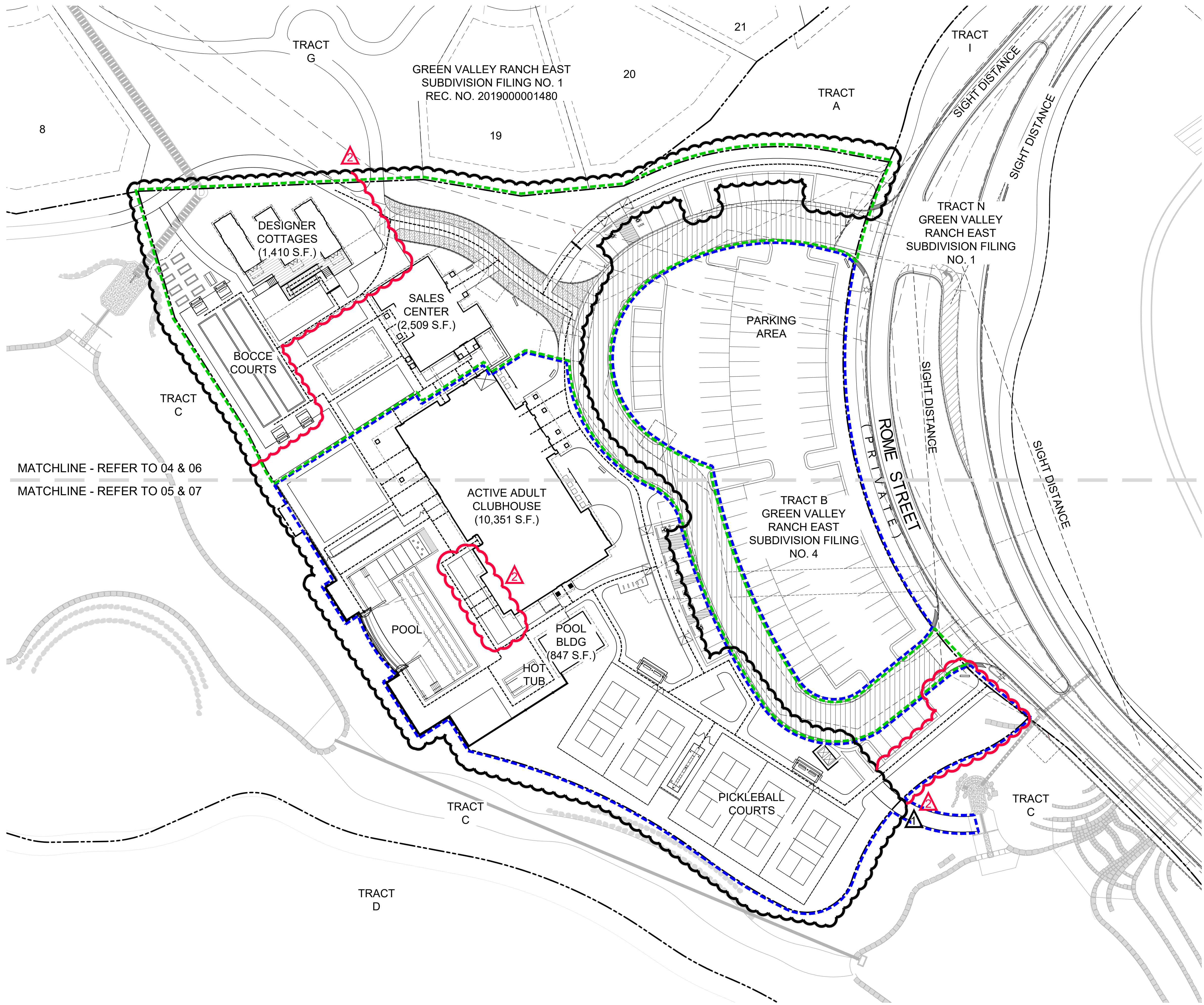
GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
OVERALL VICINITY SITE PLAN

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD	
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
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AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022
AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER



SITE LEGEND

- TRACT BOUNDARY
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- ACCESSIBLE ROUTE

NOTE: ALL PROPOSED UTILITIES WILL BE CONSTRUCTED DURING PHASE 1.

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**GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
PHASING PLAN**

PROFESSIONAL STAMP

PROJECT #: 171053
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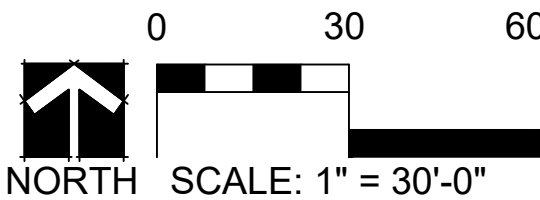
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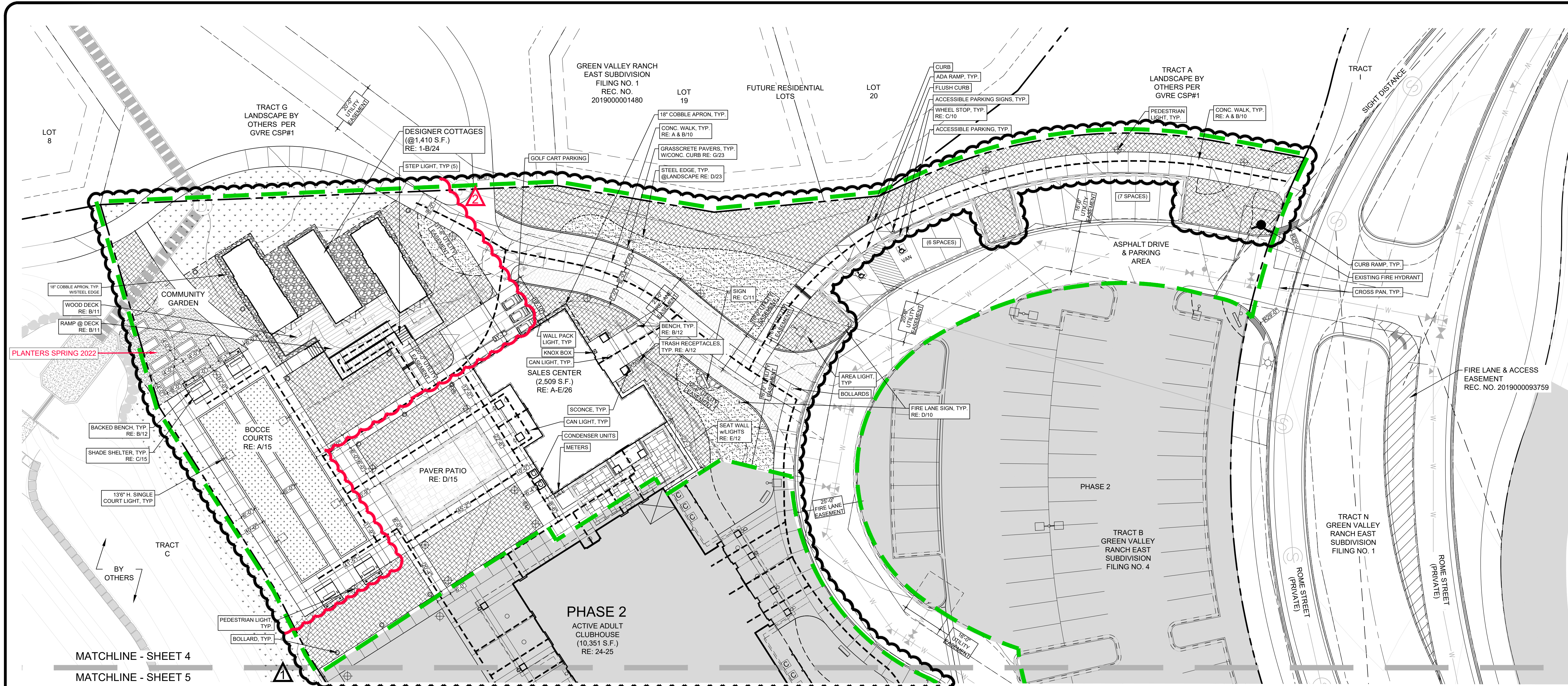
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AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

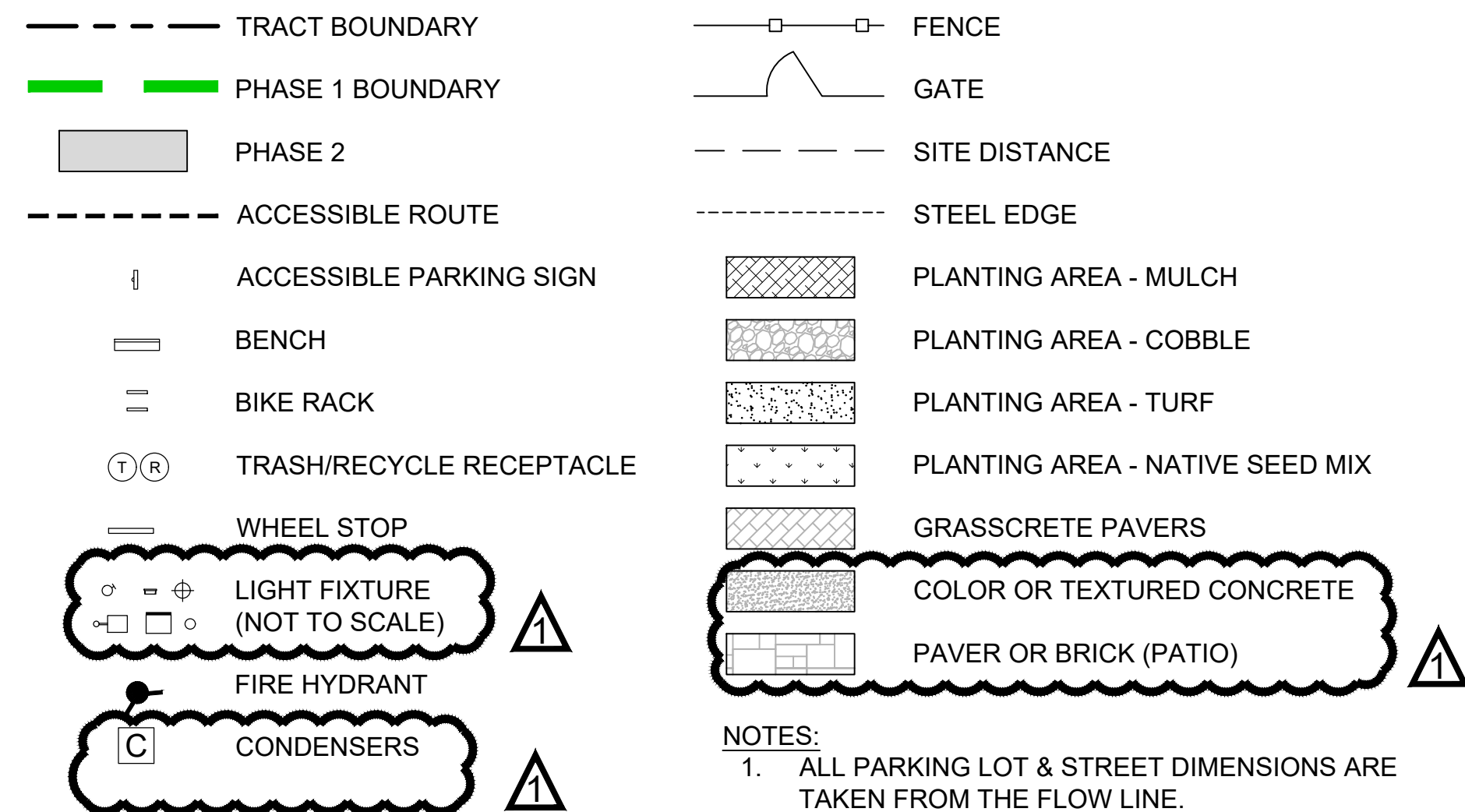
03

3 OF 28

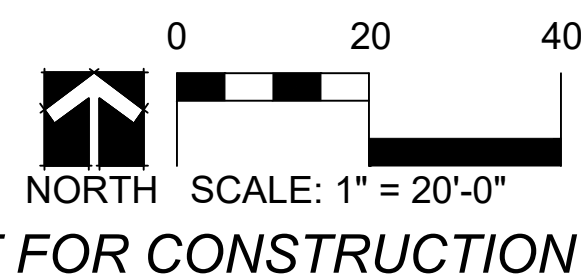




SITE LEGEND



- NOTES:**
1. ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
 2. ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.



NOT FOR CONSTRUCTION

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**GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1**

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
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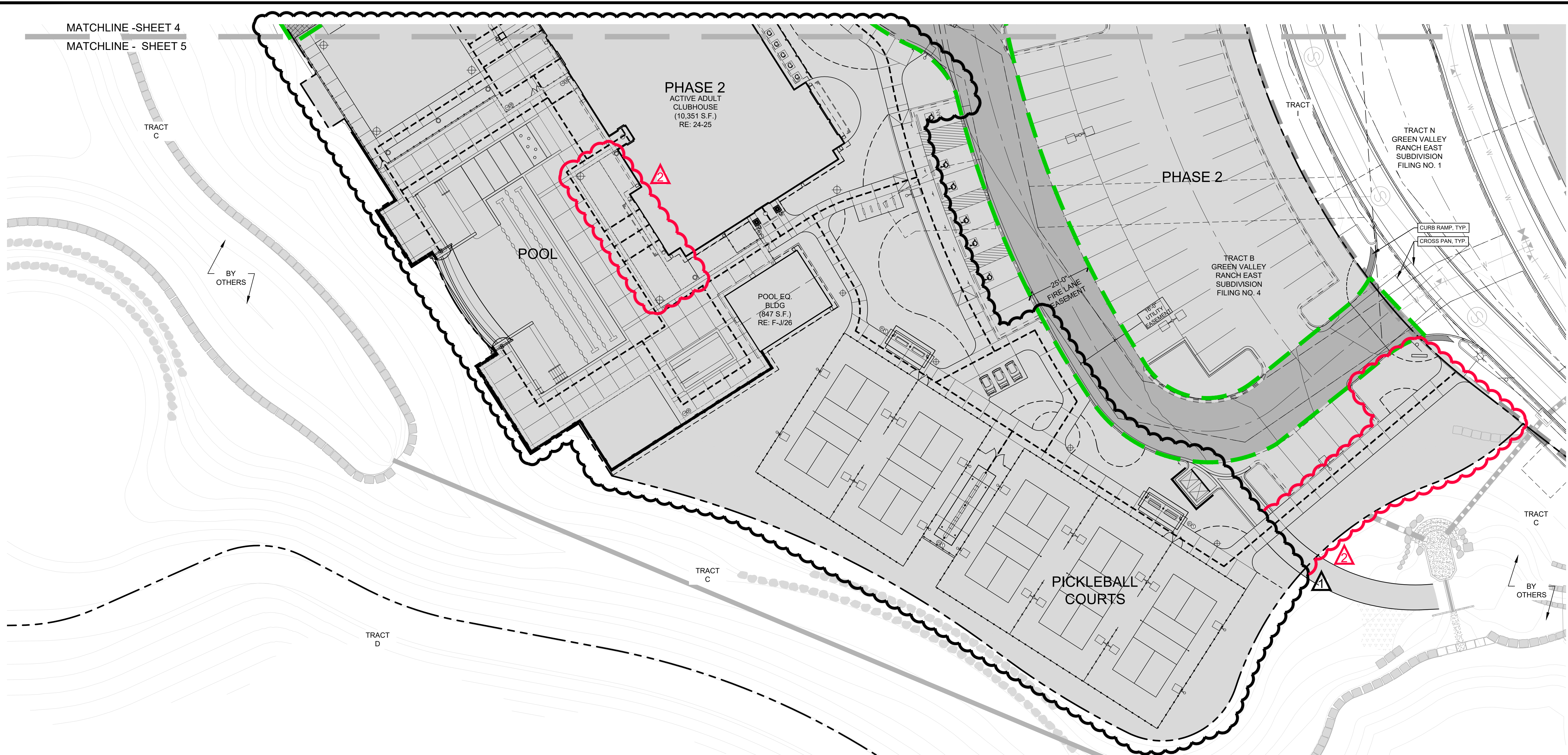
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AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

04

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SITE LEGEND

--- TRACT BOUNDARY	--- FENCE
--- PHASE 1 BOUNDARY	--- GATE
--- PHASE 2	--- SITE DISTANCE
--- ACCESSIBLE ROUTE	--- STEEL EDGE
⊕ ACCESSIBLE PARKING SIGN	▨ PLANTING AREA - MULCH
— BENCH	▨ PLANTING AREA - COBBLE
— BIKE RACK	▨ PLANTING AREA - TURF
Ⓜ TRASH/RECYCLE RECEPTACLE	▨ PLANTING AREA - NATIVE SEED MIX
— WHEEL STOP	▨ GRASSCRETE PAVERS
⊕ LIGHT FIXTURE (NOT TO SCALE)	▨ COLOR OR TEXTURED CONCRETE
⊕ FIRE HYDRANT	▨ PAVER OR BRICK (PATIO)
Ⓜ CONDENSERS	

NOTES:

- ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
- ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.

02040

NORTH

SCALE: 1" = 20'-0"

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1

PROFESSIONAL STAMP

PROJECT #:

171053

DRAWN BY:

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CHECKED BY:

JC

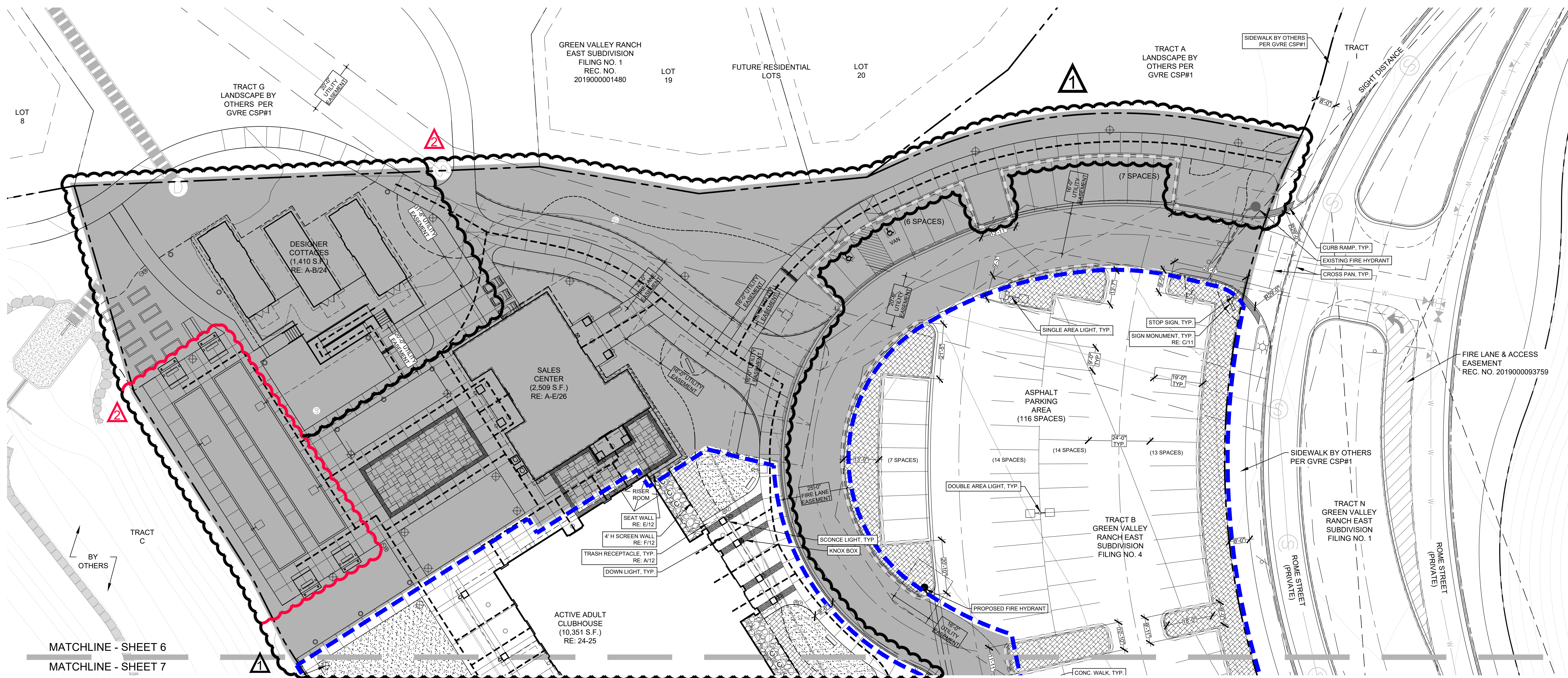
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AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

05

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SITE LEGEND

- | | |
|------------------------------------|-------------------------------------|
| --- TRACT BOUNDARY | --- FENCE |
| --- PHASE 2 BOUNDARY | --- GATE |
| --- PHASE 1 | --- SITE DISTANCE |
| --- ACCESSIBLE ROUTE | --- STEEL EDGE |
| ACCESSIBLE PARKING SIGN | --- PLANTING AREA - MULCH |
| --- BENCH | --- PLANTING AREA - COBBLE |
| --- BIKE RACK | --- PLANTING AREA - TURF |
| ①② TRASH/RECYCLE RECEPTACLE | --- PLANTING AREA - NATIVE SEED MIX |
| --- WHEEL STOP | --- GRASSCRETE PAVERS |
| ○ □ ⊕ LIGHT FIXTURE (NOT TO SCALE) | --- COLOR OR TEXTURED CONCRETE |
| ● FIRE HYDRANT | --- PAVER OR BRICK (PATIO) |
| Ⓢ CONDENSERS | |

- NOTES:
- ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
 - ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.

0 20 40
NORTH SCALE: 1" = 20'-0"
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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN SITE PLAN: PHASE 2

PROFESSIONAL STAMP

PROJECT #: 171053
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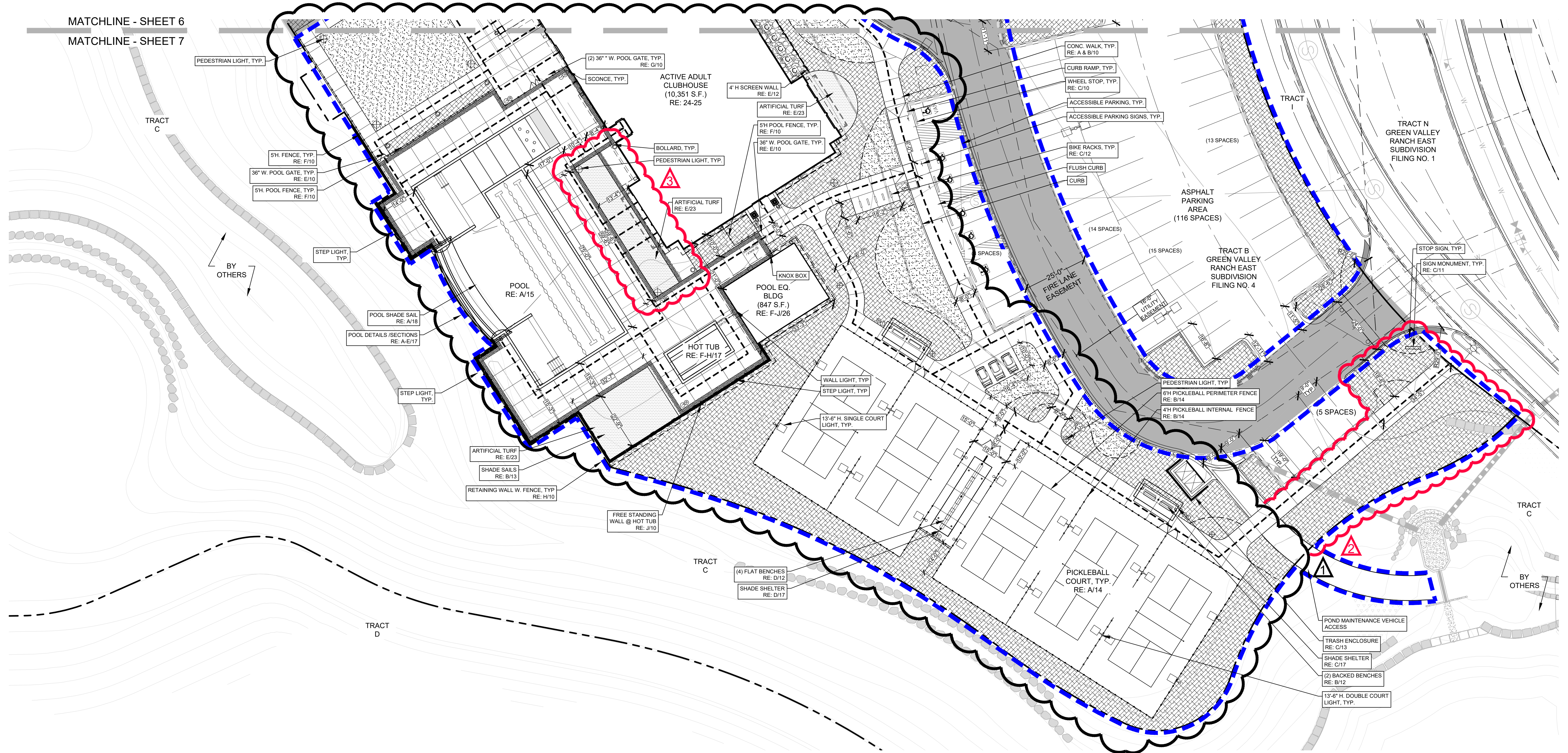
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AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

06

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MATCHLINE - SHEET 6
MATCHLINE - SHEET 7



SITE LEGEND

--- TRACT BOUNDARY	--- FENCE
--- PHASE 2 BOUNDARY	--- GATE
--- PHASE 1	--- SITE DISTANCE
--- ACCESSIBLE ROUTE	--- STEEL EDGE
ACCESSIBLE PARKING SIGN	PLANTING AREA - MULCH
--- BENCH	PLANTING AREA - COBBLE
--- BIKE RACK	PLANTING AREA - TURF
ⓉⓇ TRASH/RECYCLE RECEPTACLE	PLANTING AREA - NATIVE SEED MIX
--- WHEEL STOP	GRASSCRETE PAVERS
○ □ ⊕ LIGHT FIXTURE (NOT TO SCALE)	COLOR OR TEXTURED CONCRETE
● FIRE HYDRANT	PAVER OR BRICK (PATIO)
Ⓢ CONDENSERS	

- NOTES:
- ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
 - ALL DOORS ARE PUBLIC, EXCEPT MECHANICAL, UTILITY OR STORAGE ROOMS ACCESS DOORS.

0 20 40
NORTH SCALE: 1" = 20'-0"
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PROFESSIONAL STAMP

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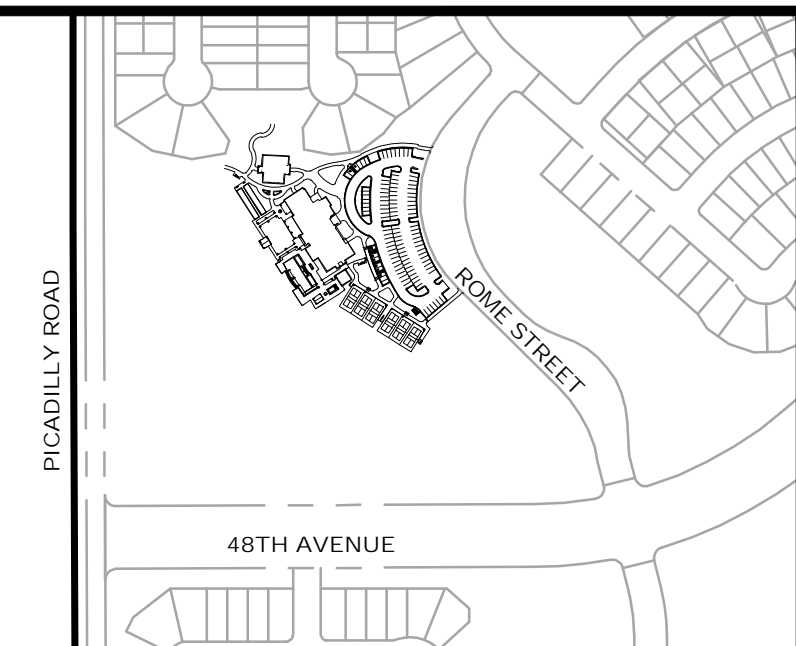
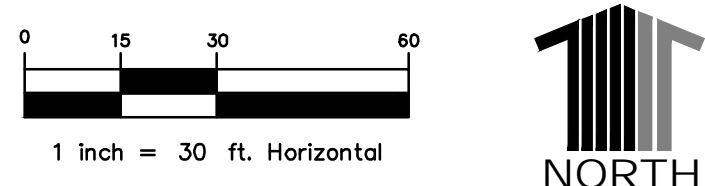
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AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

07

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KEYMAP

LEGEND

- PRIVATE ROW
- PROPERTY BOUNDARY
- EASEMENT
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PR. SWALE
- PR. STORM SEWER (PRIVATE)
- OVERFLOW ROUTE
- U.E. - UTILITY EASEMENT
- A.F.E. - ACCESS & FIRE LANE EASEMENT
- TOD - TOP OF POOL DECK
- TOW - TOP OF WALL
- BOW - BOTTOM OF WALL
- VEHICULAR GRASS PAVERS

- NOTE:
- ALL STORMWATER INFRASTRUCTURE IS PRIVATE UNLESS NOTED OTHERWISE. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.
 - THE RETAINING WALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE FOR THE BOTTOM OF WALL AND TOP OF DECK ELEVATIONS. THE CONTRACTOR TO MAINTAIN A CONSISTENT TOP OF CAP ELEVATION OF 5426.

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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN GRADING PLAN

PROFESSIONAL STAMP

PROJECT #: 171053
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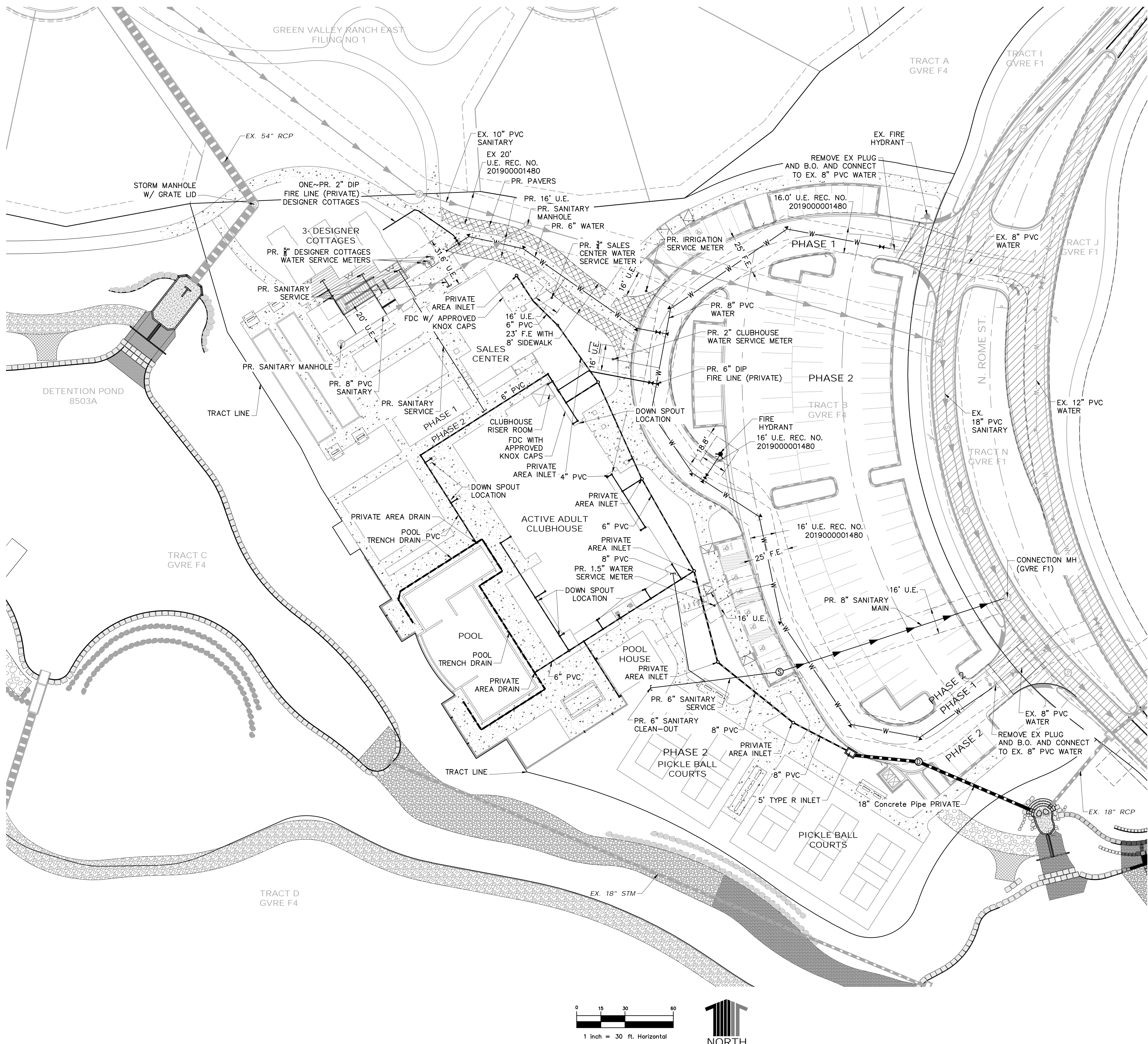
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AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

08

OF 28

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KEYMAP

LEGEND

- PRIVATE ROW ————
- PROPERTY BOUNDARY ————
- EASEMENT ————
- EX. WATERLINE ————
- EX. SANITARY SEWER ————
- PR. SWALE ————
- EX. FIRE HYDRANT ————
- PR. FIRE HYDRANT ————
- EX. WATER VALVE ————
- PR. STORM SEWER (PRIVATE) ————
- PR. WATER SERVICE ————
- PR. SAN SERVICE ————
- PR. IRRIGATION SERVICE ————
- U.E. — UTILITY EASEMENT ————
- A.F.E. — ACCESS & FIRE LANE EASEMENT ————
- VEHICULAR GRASS PAVERS ————

- NOTE:
1. ALL STORMWATER INFRASTRUCTURE IS PRIVATE UNLESS NOTED OTHERWISE. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.
 2. MECHANICAL APPURTENANCES AND PIPING LOCATED IN THE MIDDLE DESIGNER COTTAGE WILL SUPPLY FIRE SPRINKLER FLOWS TO THE ADJACENT COTTAGES.

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
OVERALL UTILITY PLAN

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
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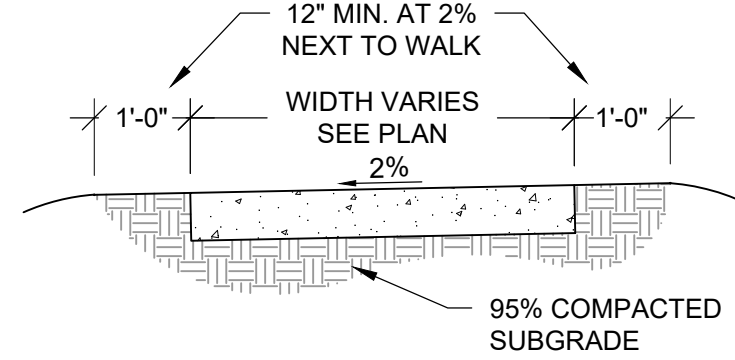
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09
OF 28

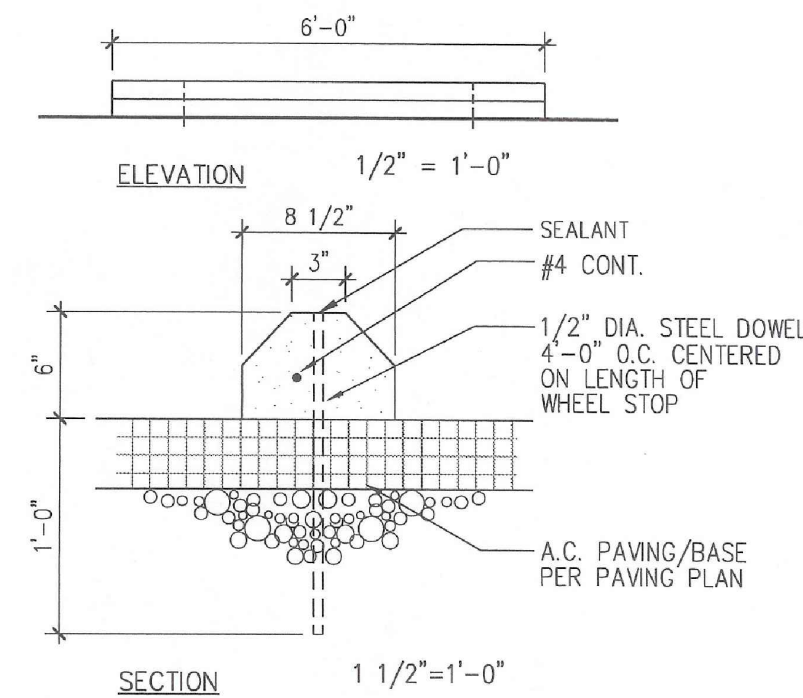
NOT FOR CONSTRUCTION

- CONSTRUCTION JOINTS:
- A. SCORE JOINTS: JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
- B. EXPANSION AND KEYED JOINTS.
1. INSTALL JOINTS AT LOCATIONS AND INTERVALS AS SHOWN ON THE CONSTRUCTION PLANS AND WHERE CONCRETE PAVING ABUTS BUILDINGS, CURBS, OR OTHER STRUCTURES.
2. JOINT MATERIALS SHALL BE PLACED WITH TOP EDGE 1/2" BELOW THE PAVED SURFACE SECURELY HELD IN PLACE TO PREVENT MOVEMENT.
3. JOINTS AND OTHER EDGES SHALL BE FORMED IN THE FRESH CONCRETE USING AN EDGING OR GROOVER TOOL TO PROVIDE A SMOOTH UNIFORM IMPRESSION.
4. AFTER THE CURING PERIOD, EXPANSION JOINTS SHALL BE CAREFULLY CLEANED AND FILLED WITH JOINT COMPOUND TO 1/4" BELOW ADJACENT PAVED SURFACE TO AVOID SPILLING ON PAVED SURFACES OR OVERFLOW FROM JOINT.
5. PREMOLDED JOINT FILLER: NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
6. JOINT SEALANT: SCOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.

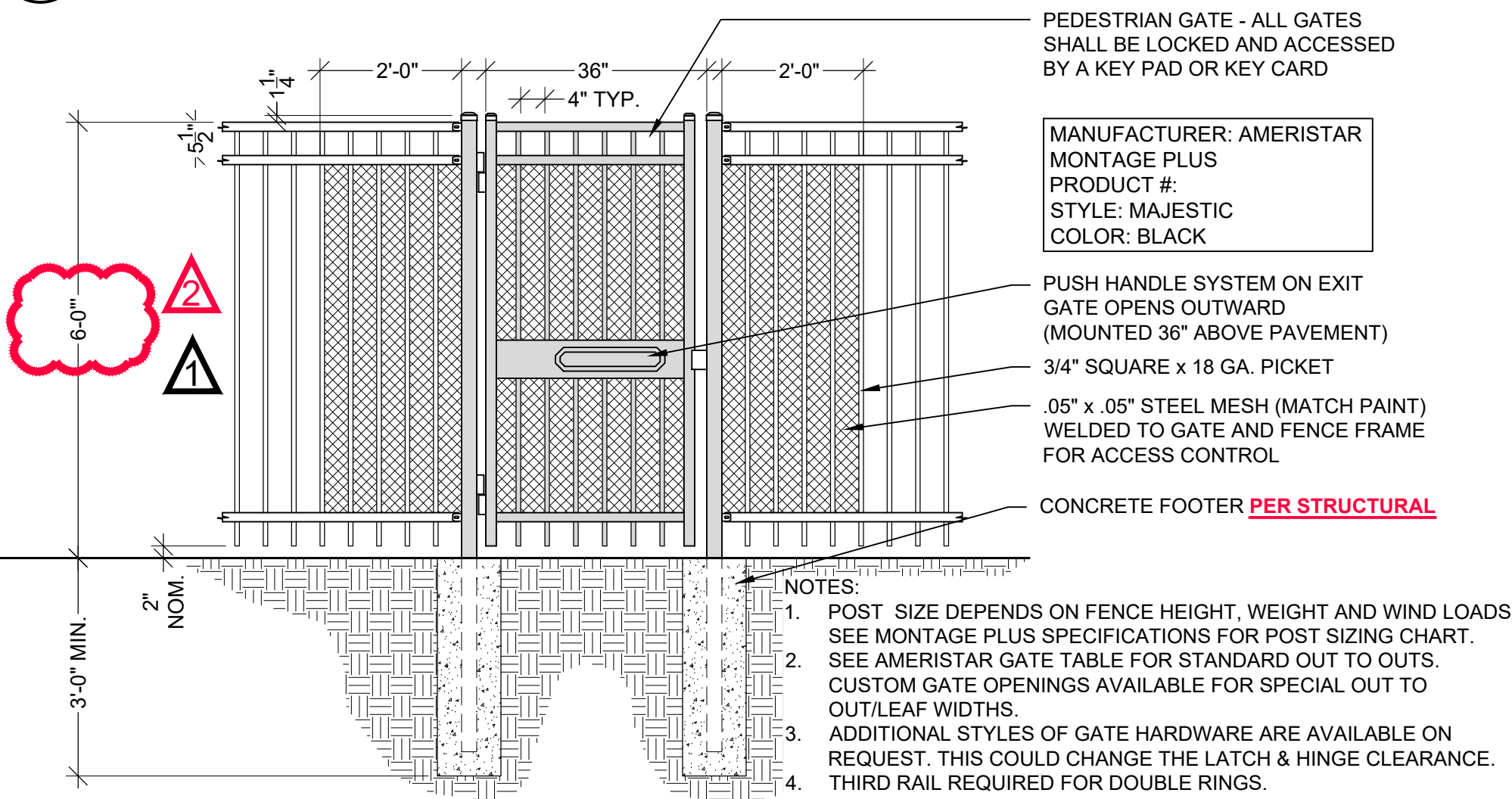
- NOTES:
- A. CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING
- B. INSTALLATION/REPLACEMENT OF R.O.W. SIDEWALK REQUIRES 6" THICK CONCRETE SECTION, REFER TO ENGINEERING PLANS.
- KEYNOTES:
1. SCORE JOINT WITH 1/4" RADIUS TOOLED EDGE PER PLAN.
2. CONCRETE PAVING WITH REINFORCEMENT PER STRUCTURAL ENGINEER. TEXTURE/FINISH AND COLOR PER PLAN.
3. EXPANSION AND JOINT FILLER PER SPECIFICATIONS.
4. ASPHALTIC EXPANSION JOINT (BLDG/COLD JOINT) WHERE CONCRETE POURS ABUT EXISTING CONCRETE AND AT WALKWAY INTERSECTIONS.
5. SUBGRADE PER STRUCTURAL ENGINEER.



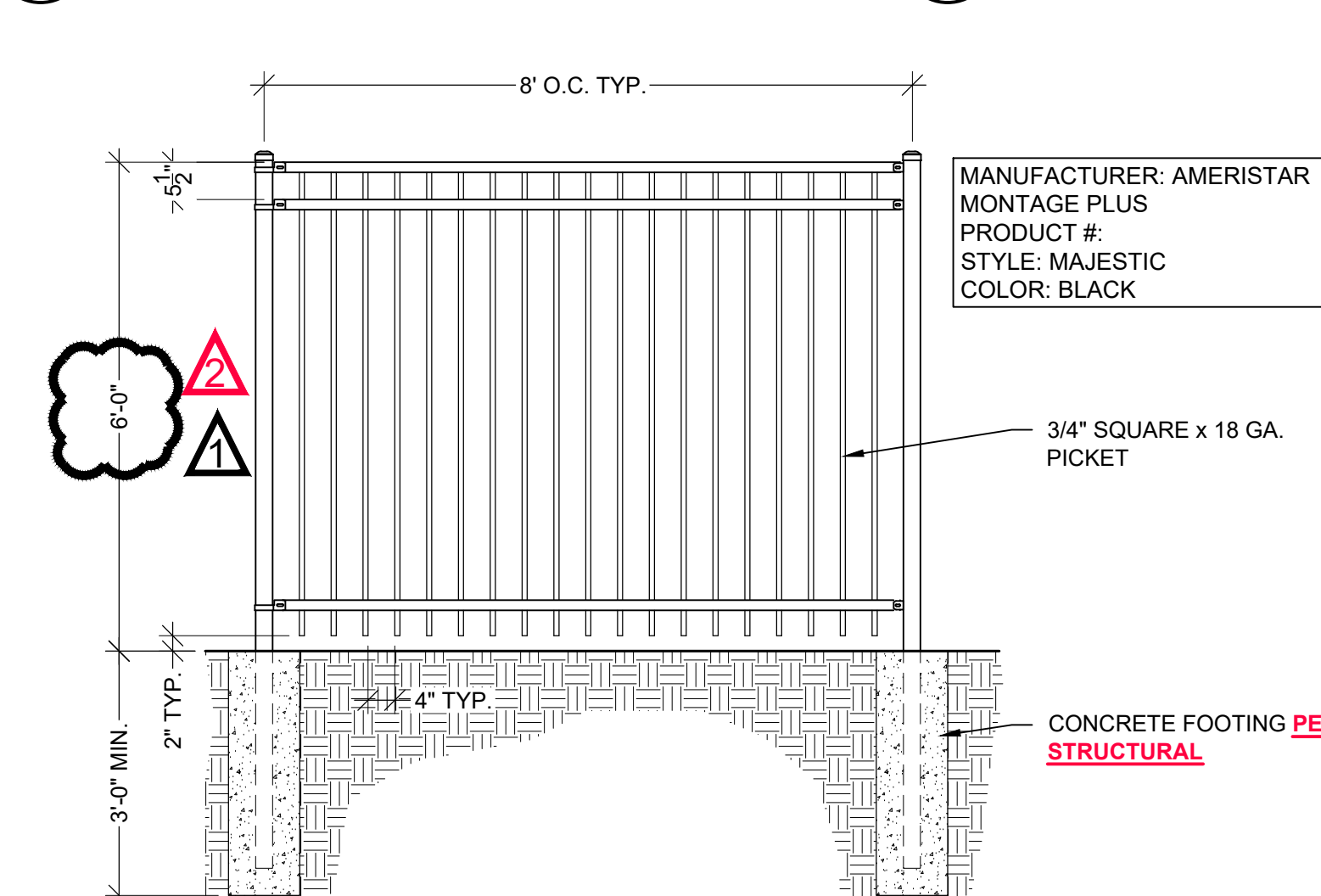
- NOTES:
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
2. CONCRETE WALKS WIDER THAN 8' WIDE SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.



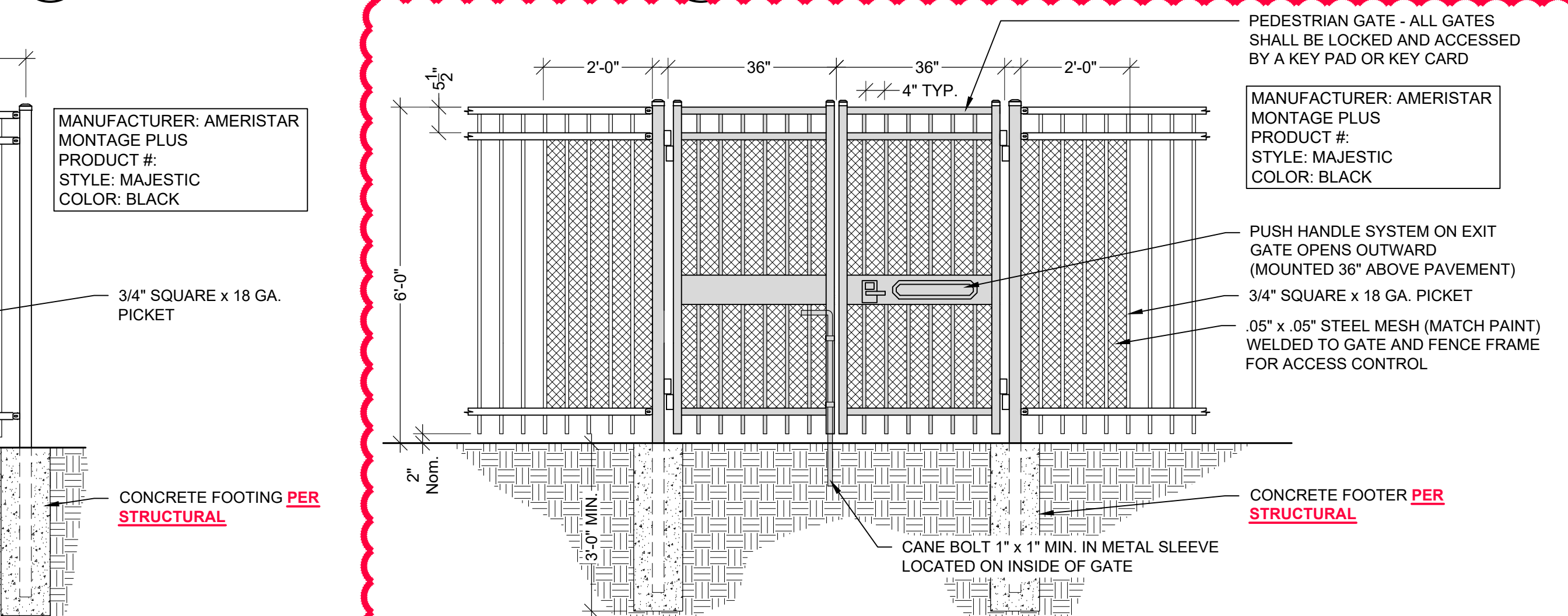
A CONCRETE EXPANSION & SCORE JOINTS
SCALE: 3/8"=1'-0"



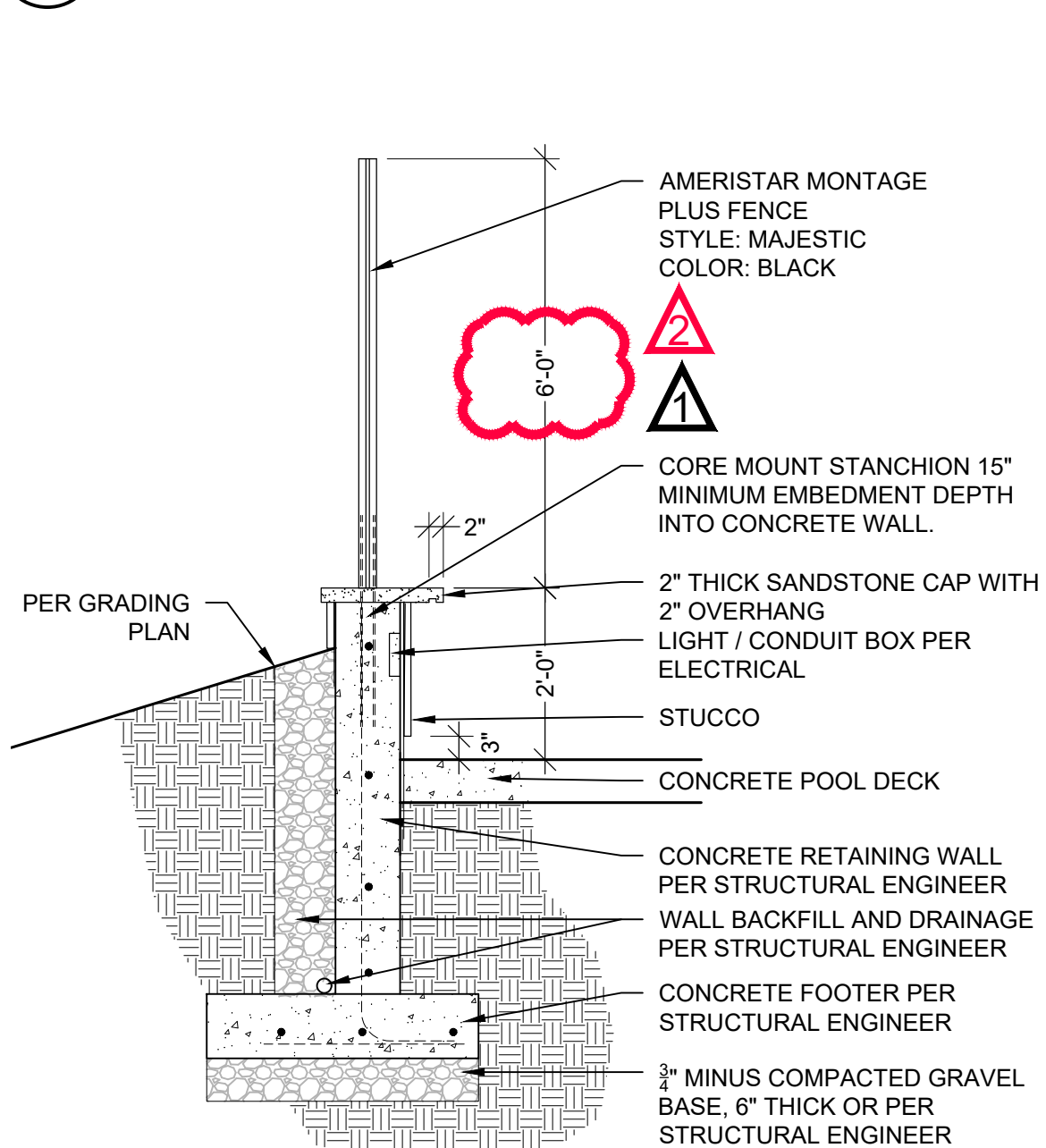
B CONCRETE WALK
SCALE: 1/2"=1'-0"



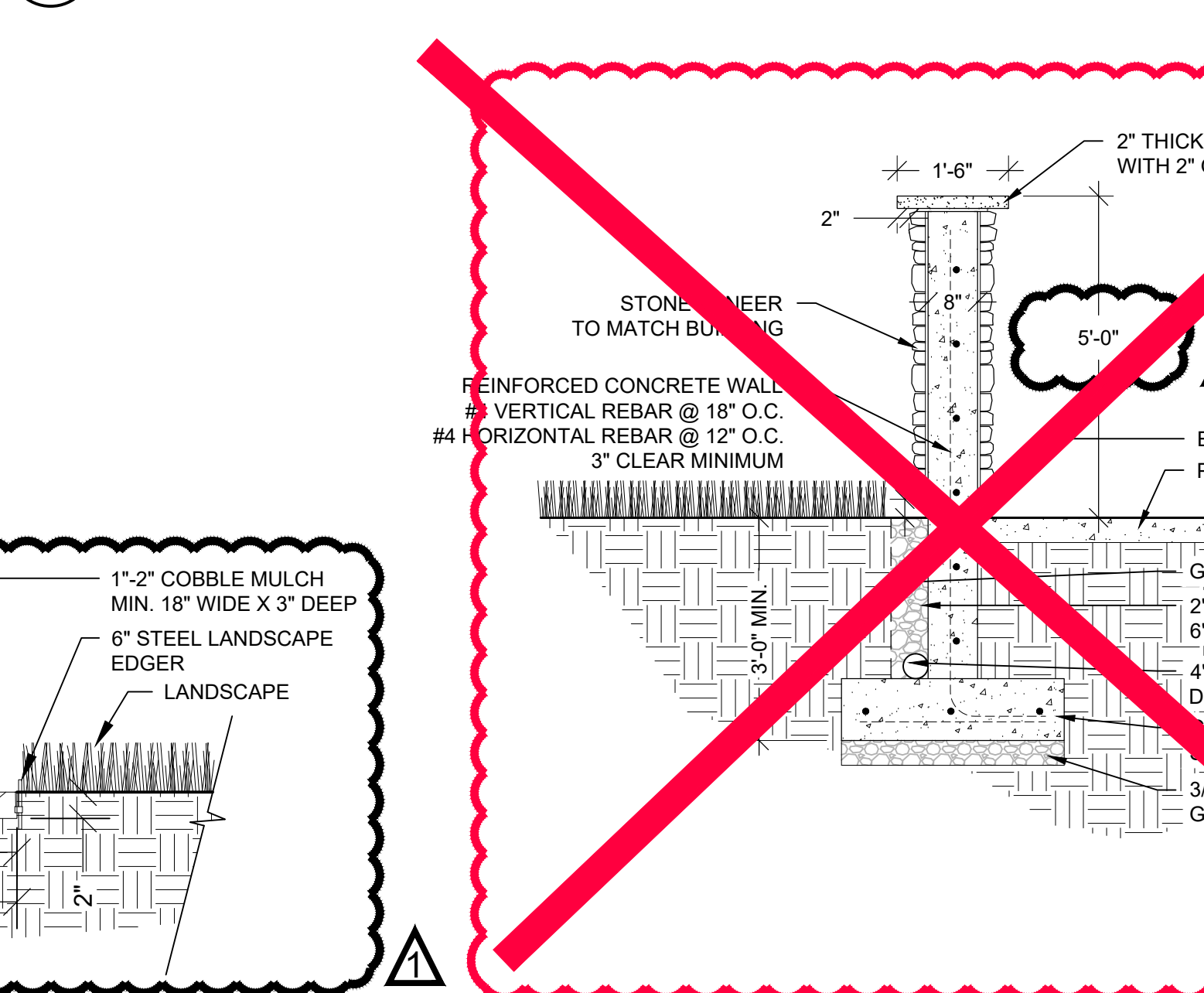
C WHEEL STOP @ ACCESSIBLE SPACES
SCALE: N.T.S.



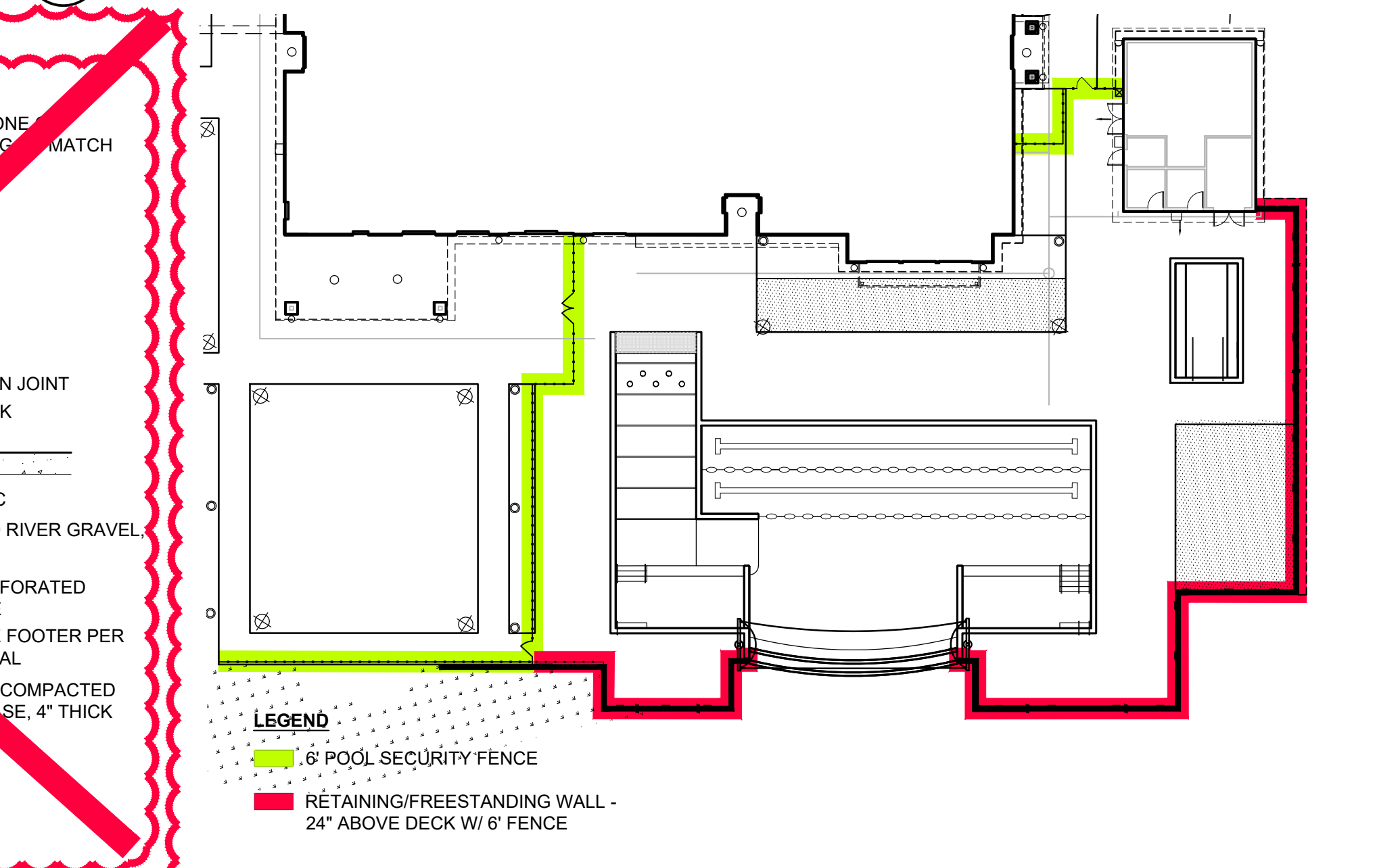
E POOL SECURITY FENCE W/ SINGLE GATE
SCALE: 1/2"=1'-0"



F POOL SECURITY FENCE
SCALE: 1/2"=1'-0"



G POOL SECURITY FENCE W/ DOUBLE GATE
SCALE: 1/2"=1'-0"



H RETAINING WALL W/ FENCE @ POOL
SCALE: 1/2"=1'-0"



I MAINTENANCE STRIP @ FENCE
SCALE: 1"=1'-0"



J NOT USED
SCALE: NA



K FENCE LOCATION PLAN
SCALE: NOT TO SCALE



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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: SITE

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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AMENDMENT #2 (3)	02/08/2022

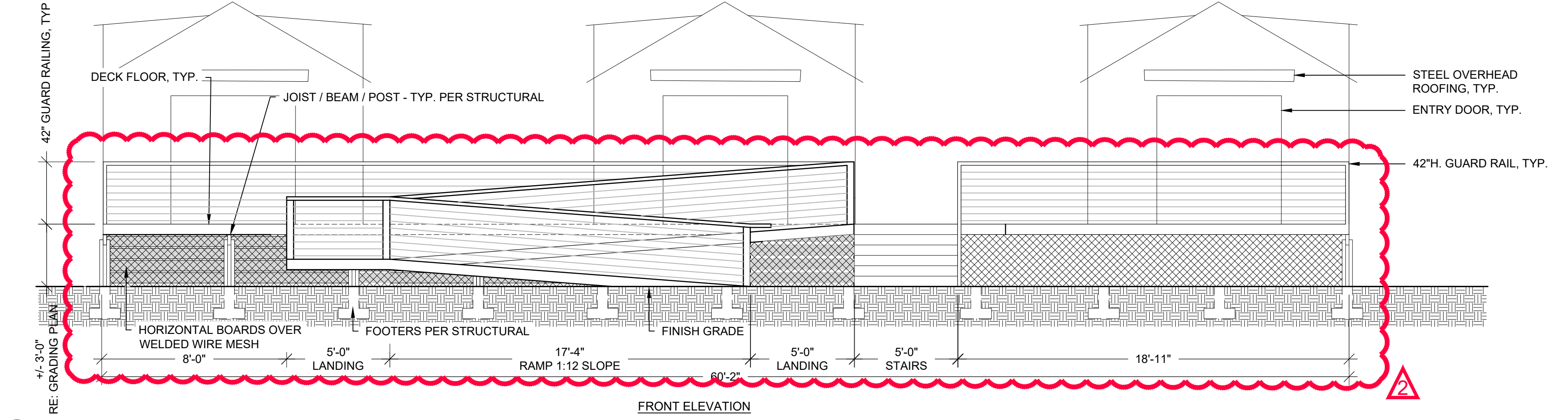
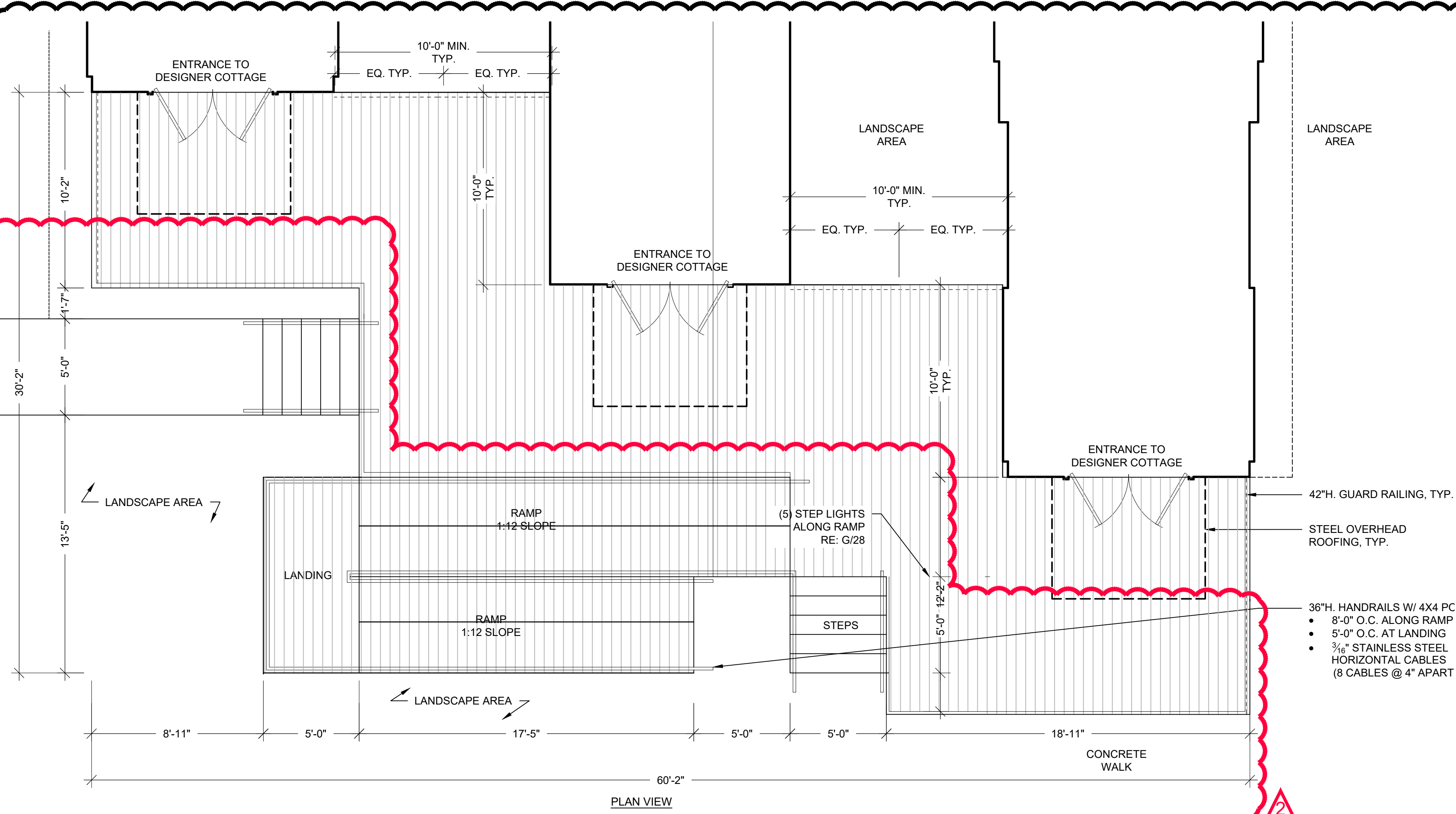
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10 OF 28

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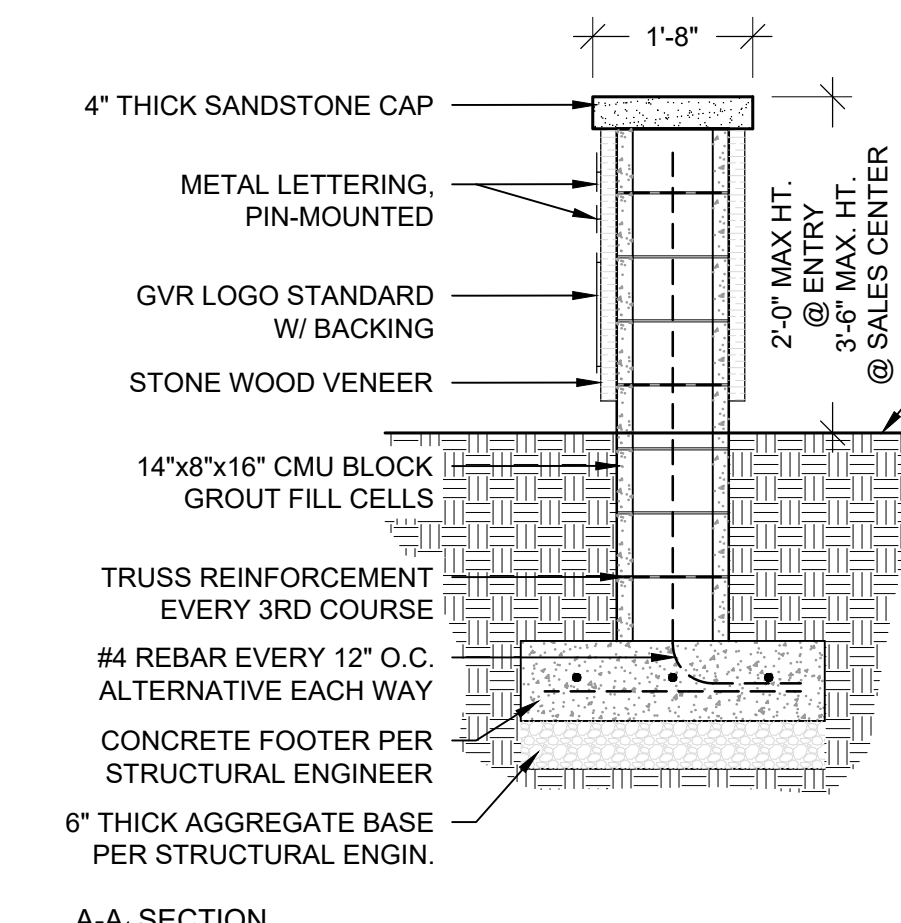
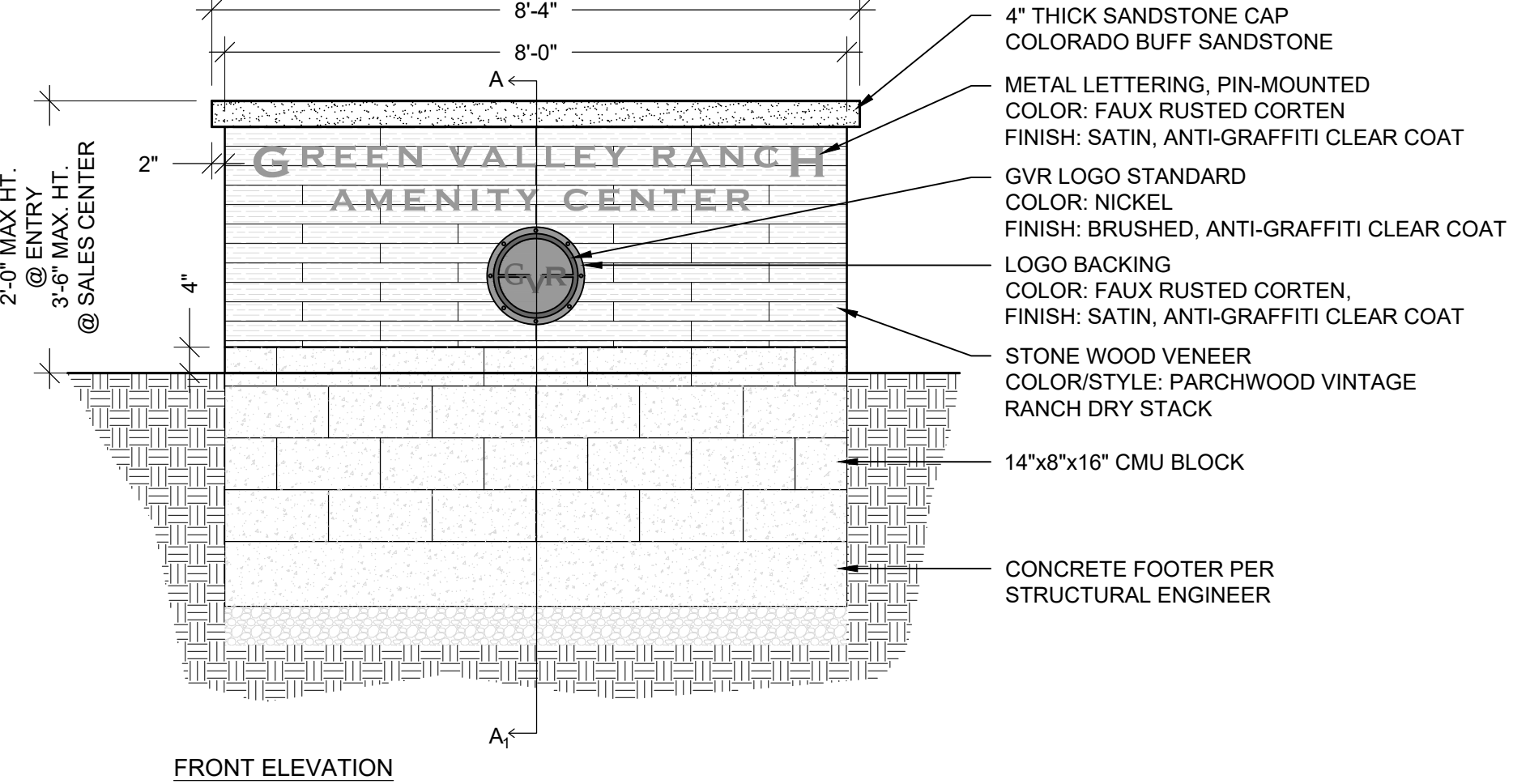
A DETAIL REMOVED
SCALE:



B WOOD DECK @ DESIGNER COTTAGES
SCALE: 1/4"=1'-0"

NOTE: BY SEPARATE PERMIT

C SIGNAGE
SCALE: 1/2"=1'-0"



- NOTES:
- ALL MONUMENT SIGNS BE OF A UNIFORM DESIGN AND CONSISTENT WITH THE GREEN VALLEY RANCH FDP.
 - REFER TO THE "GREEN VALLEY RANCH MONUMENT & SIGNAGE DESIGN INTENT PACKAGE", DATED APRIL 25, 2019.
 - SIGNAGE DESIGN SUBJECT TO CHANGE. HOWEVER, ALL SIGNAGE SHALL COMPLY WITH THE CITY OF AURORA STANDARDS AND WILL BE APPROVED UNDER SEPARATE PERMIT.

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: SITE

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

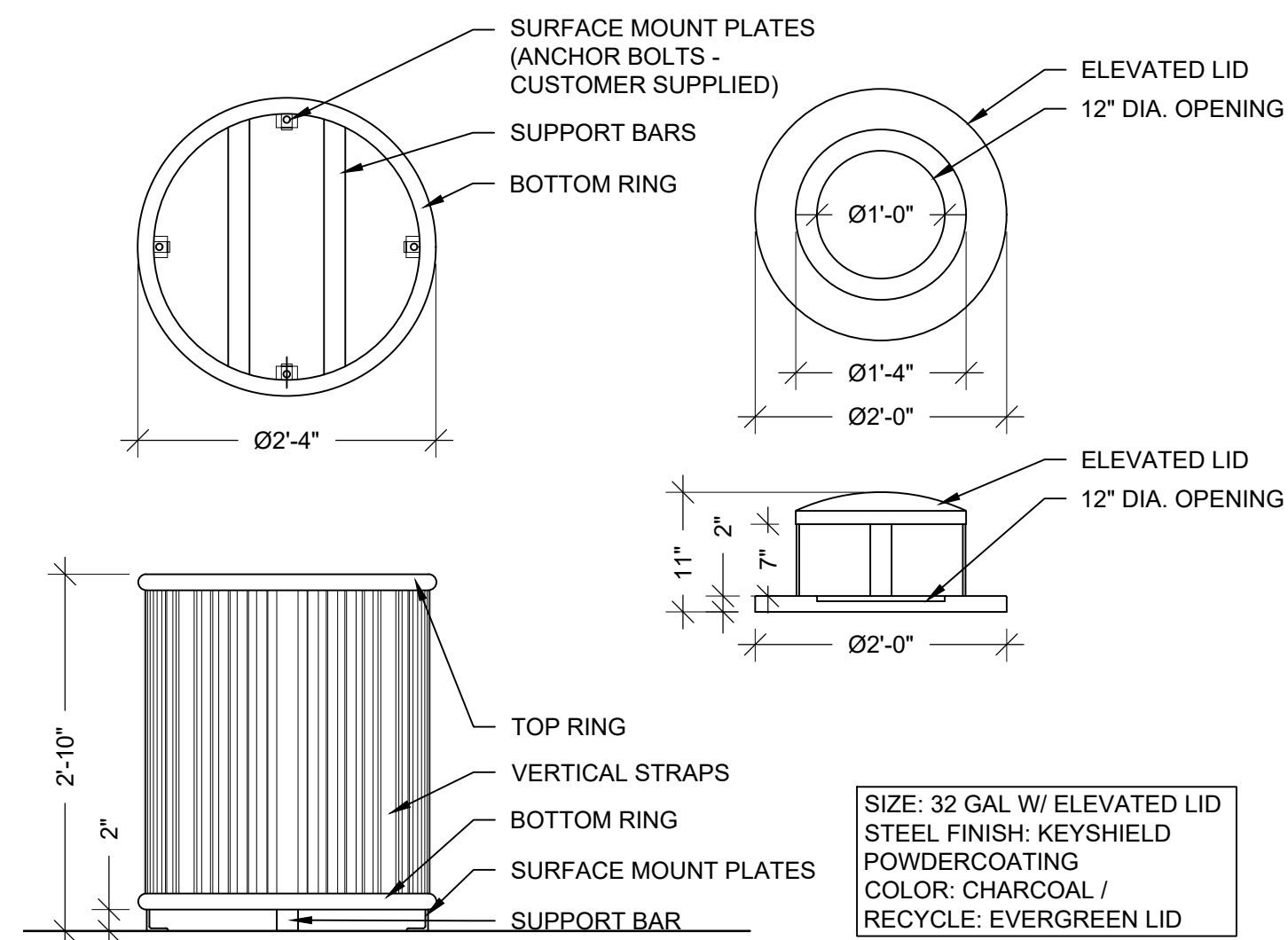
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AMENDMENT #1 (2)	07/24/2020
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AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022
AMENDMENT #2 (3)	02/08/2022

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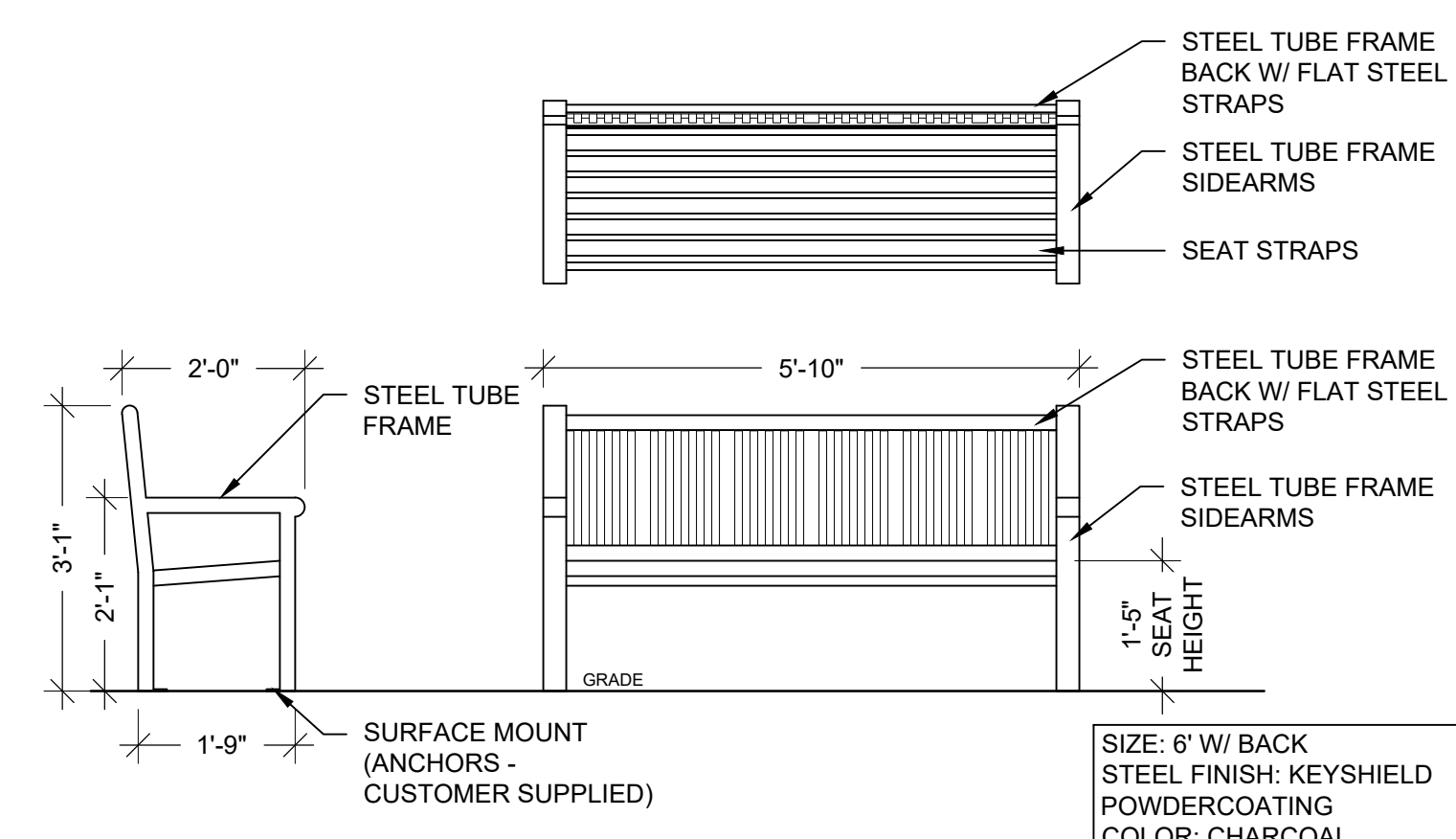
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11 OF 28

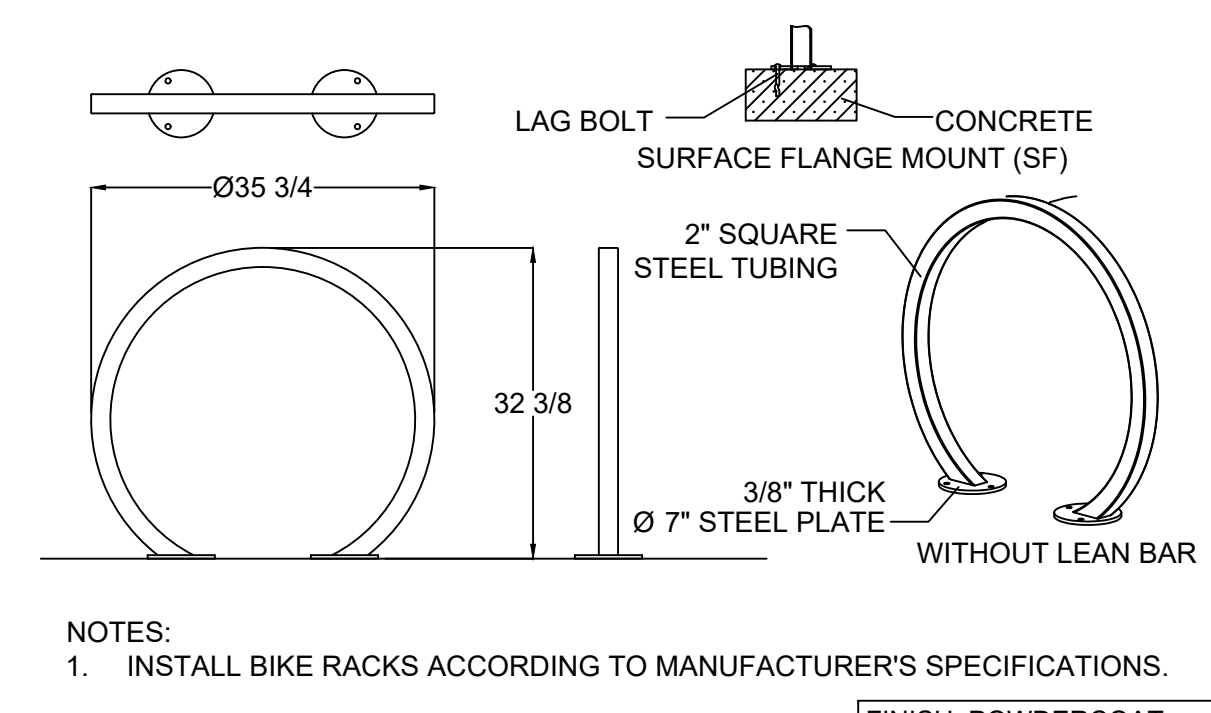
NOT FOR CONSTRUCTION



A TRASH/RECYCLE RECEPTACLE, QTY: 15 EACH
SCALE: NTS

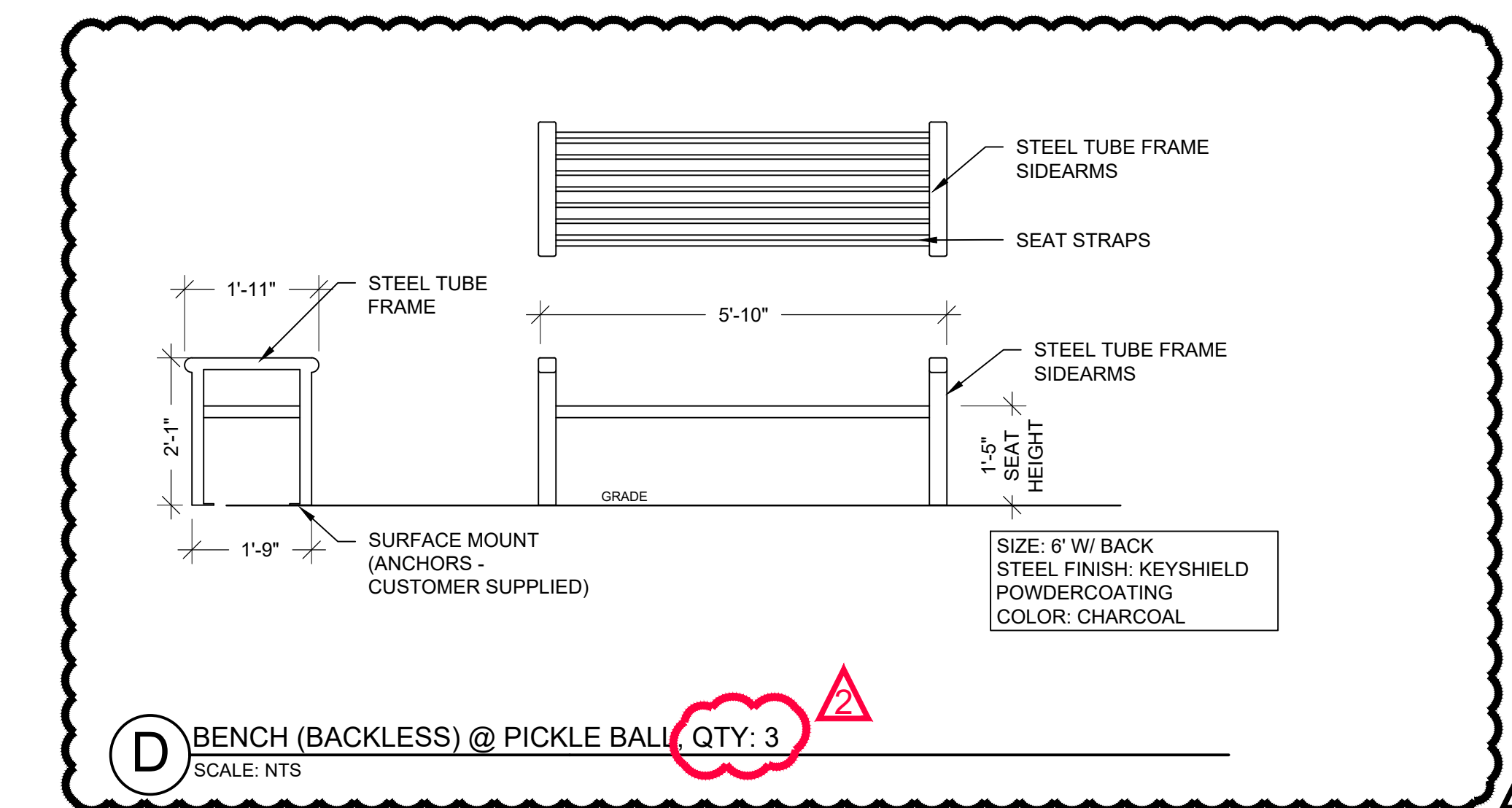


B BENCH (BACKED), QTY: 11
SCALE: NTS

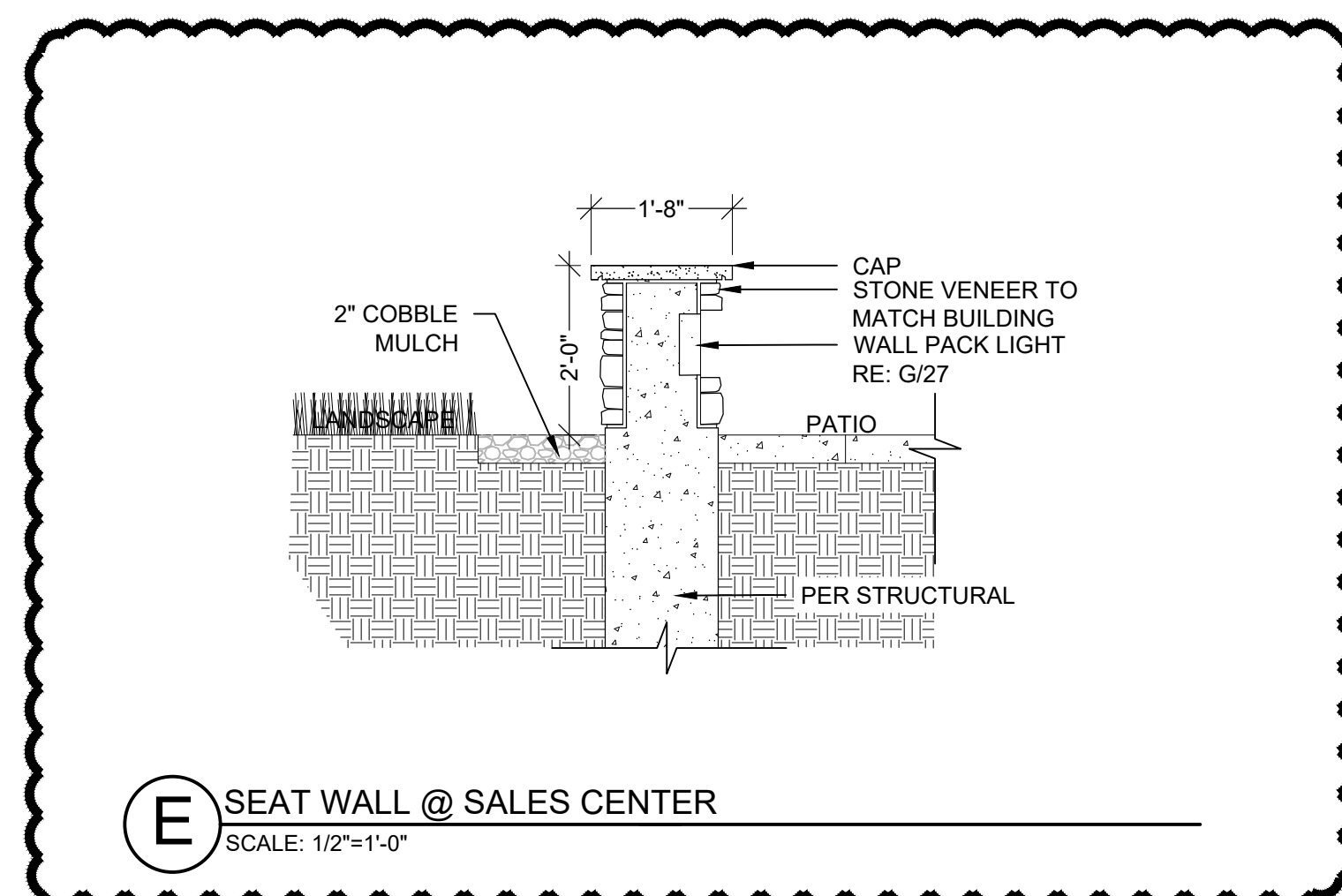


C BIKE RACK, QTY: 5
SCALE: NTS

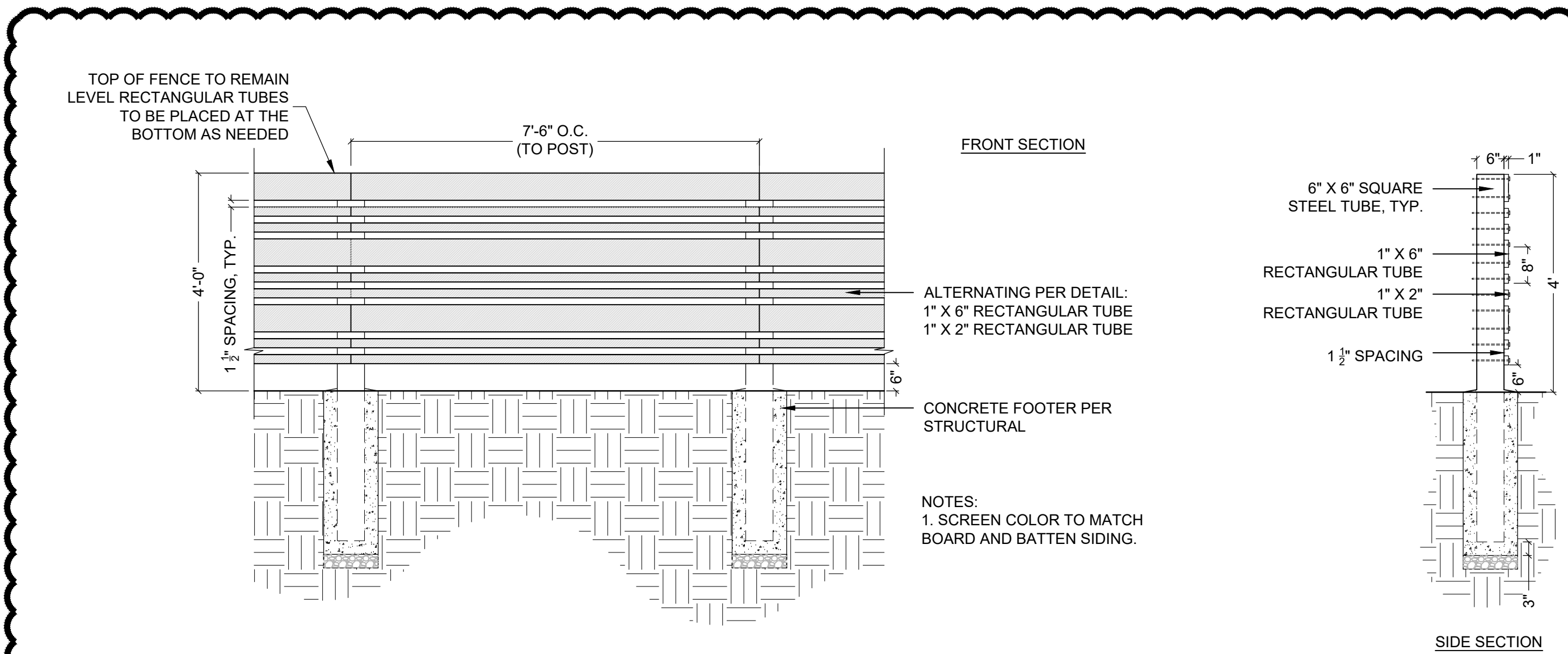
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



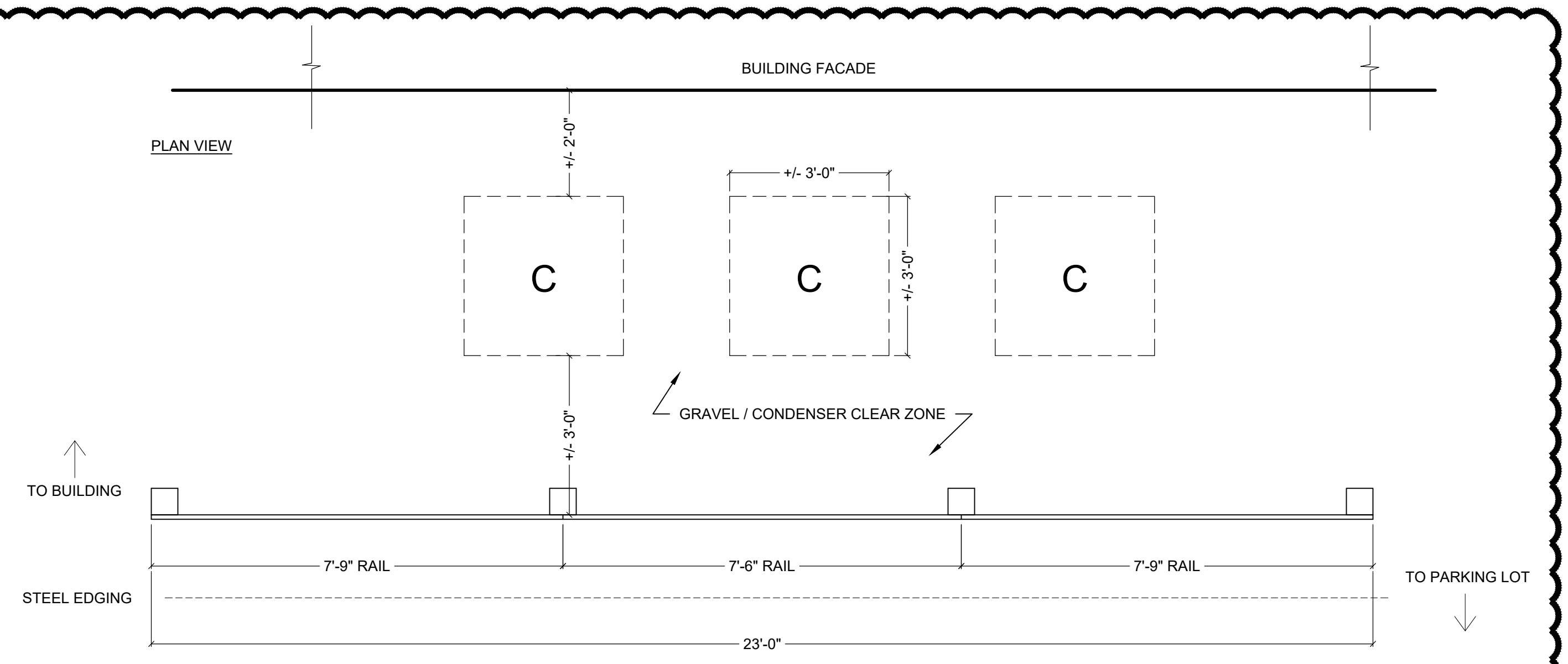
D BENCH (BACKLESS) @ PICKLE BALL, QTY: 3
SCALE: NTS



E SEAT WALL @ SALES CENTER
SCALE: 1/2"=1'-0"



F CONDENSER SCREEN WALL
SCALE: 1/2"=1'-0"



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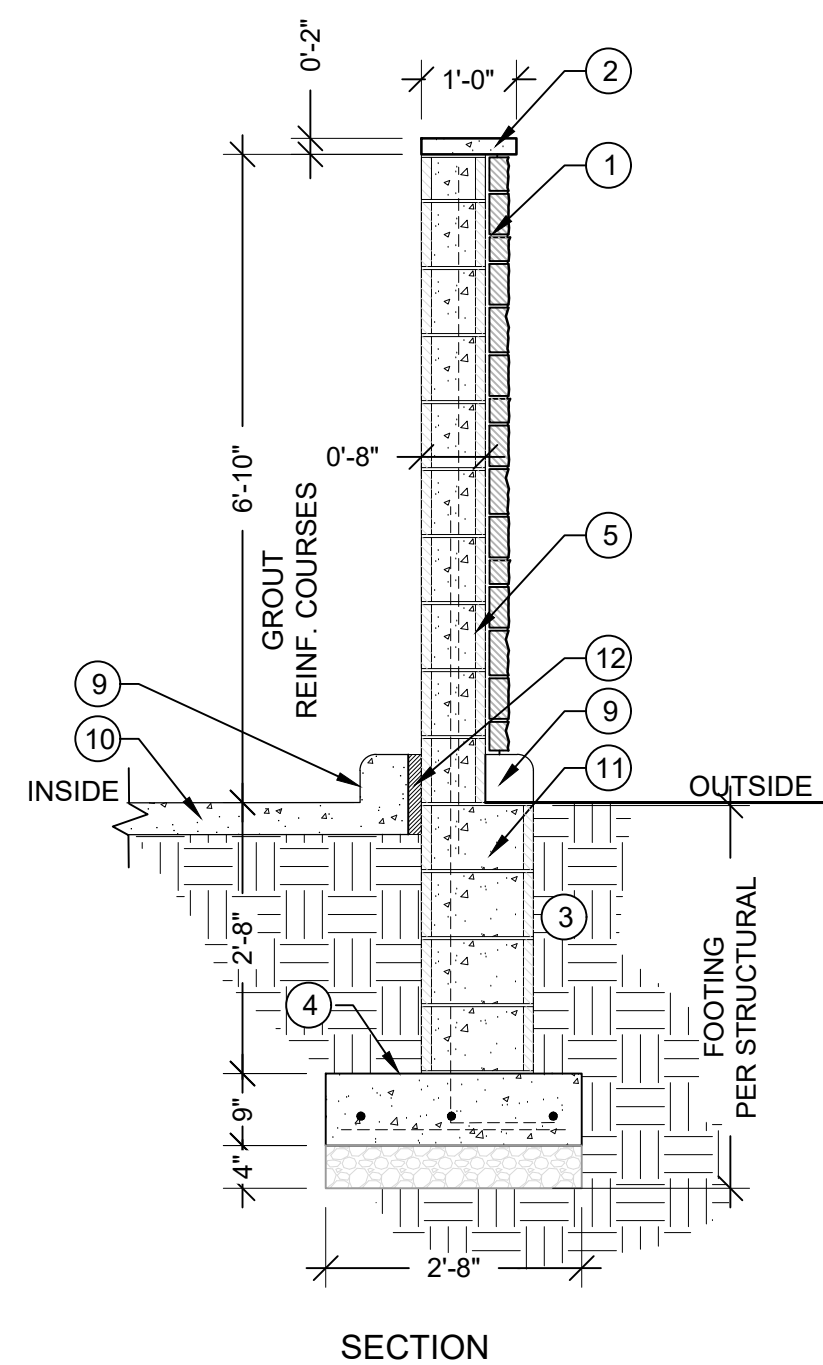
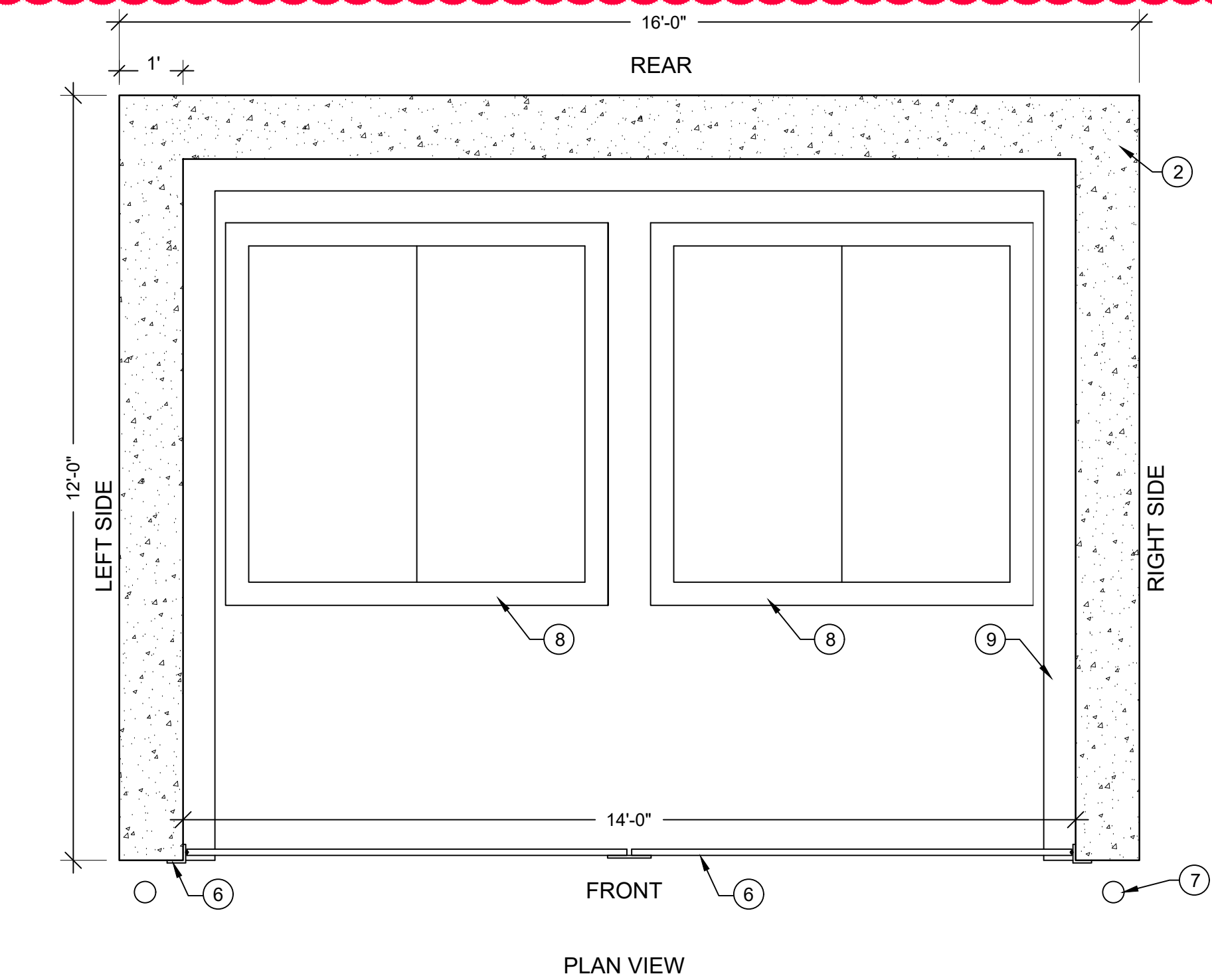
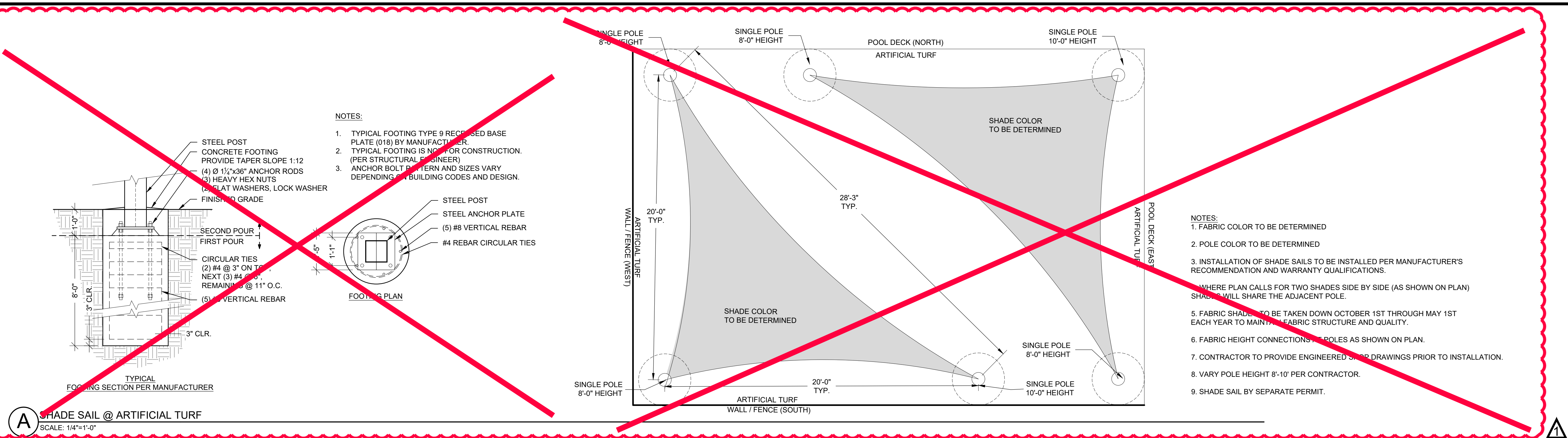
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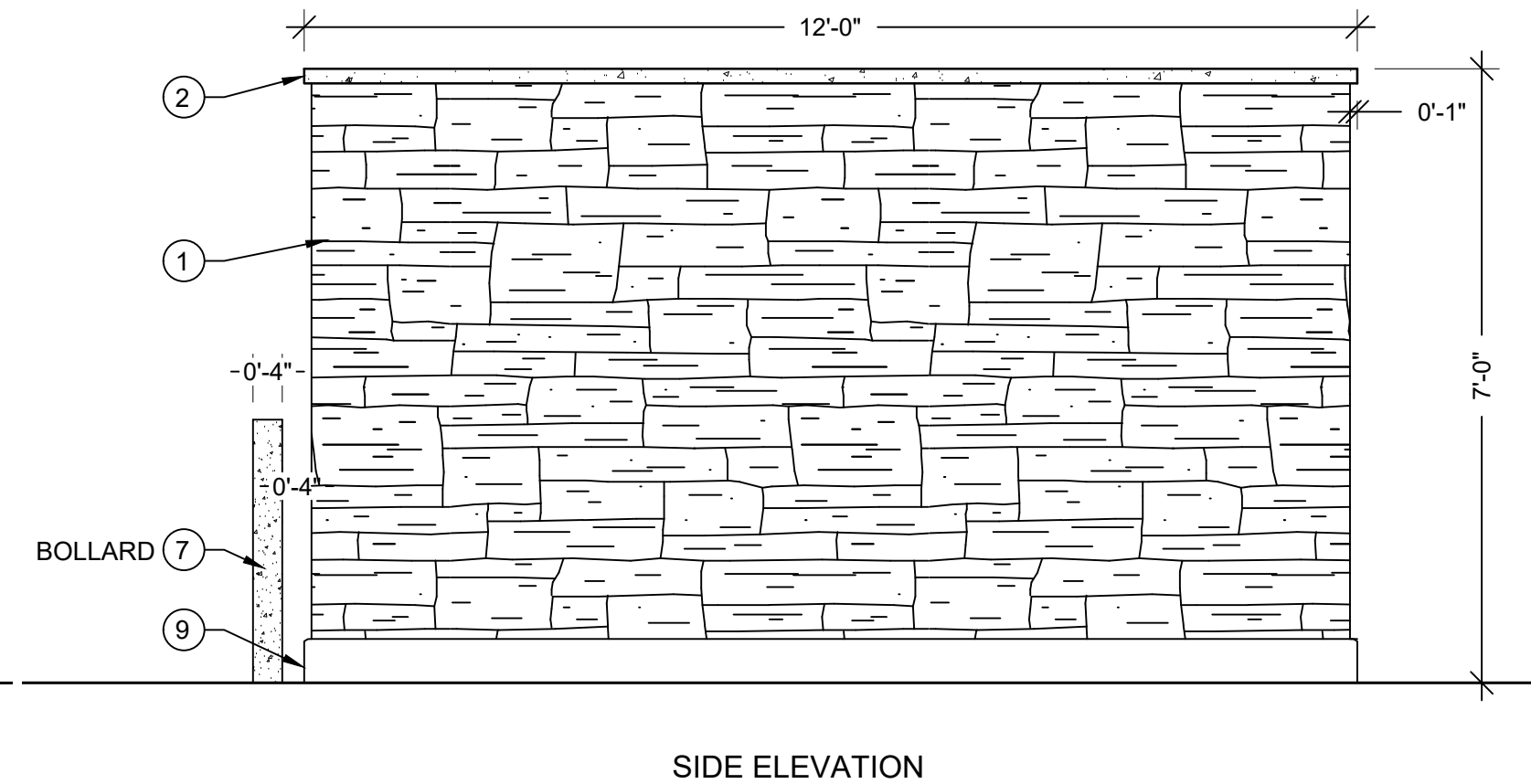
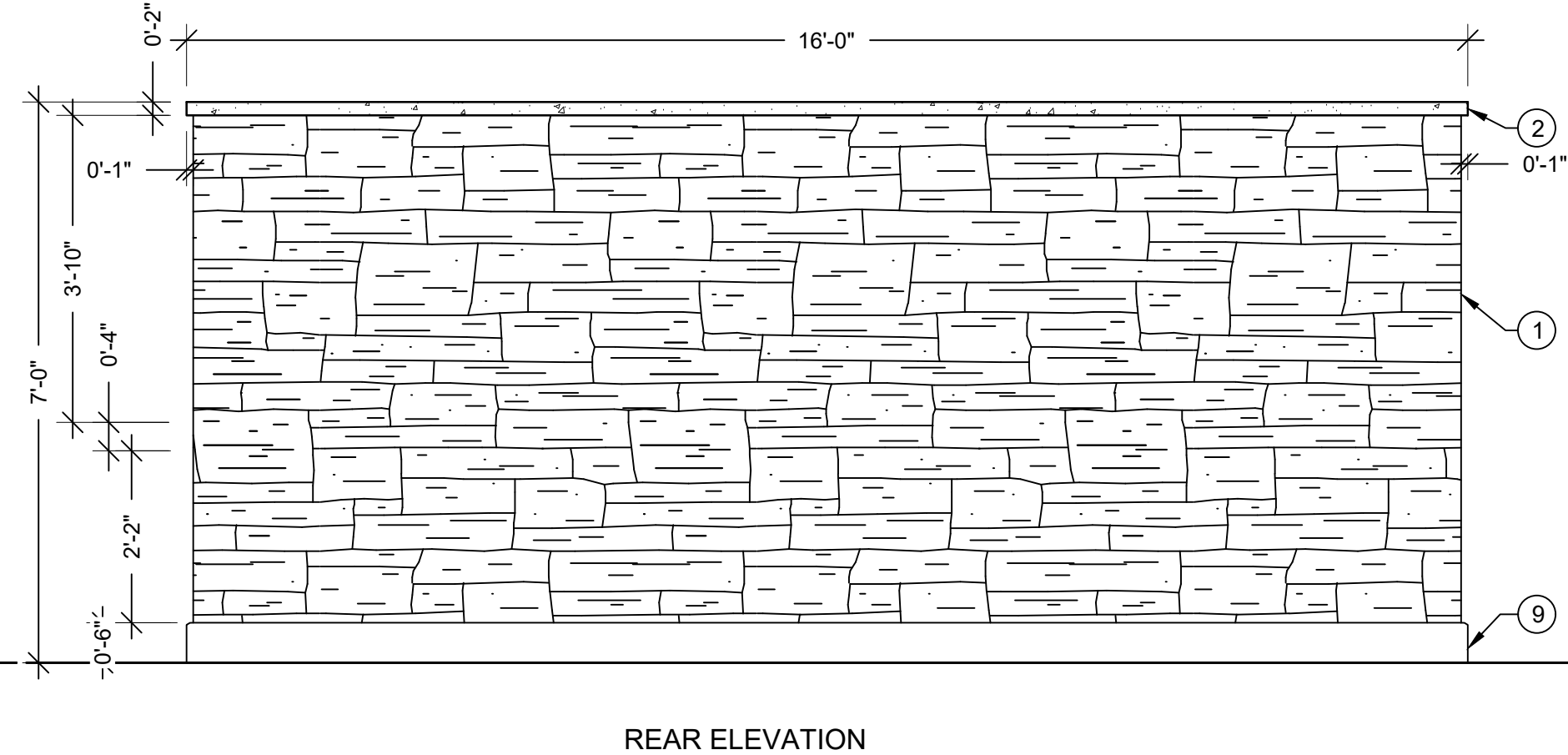
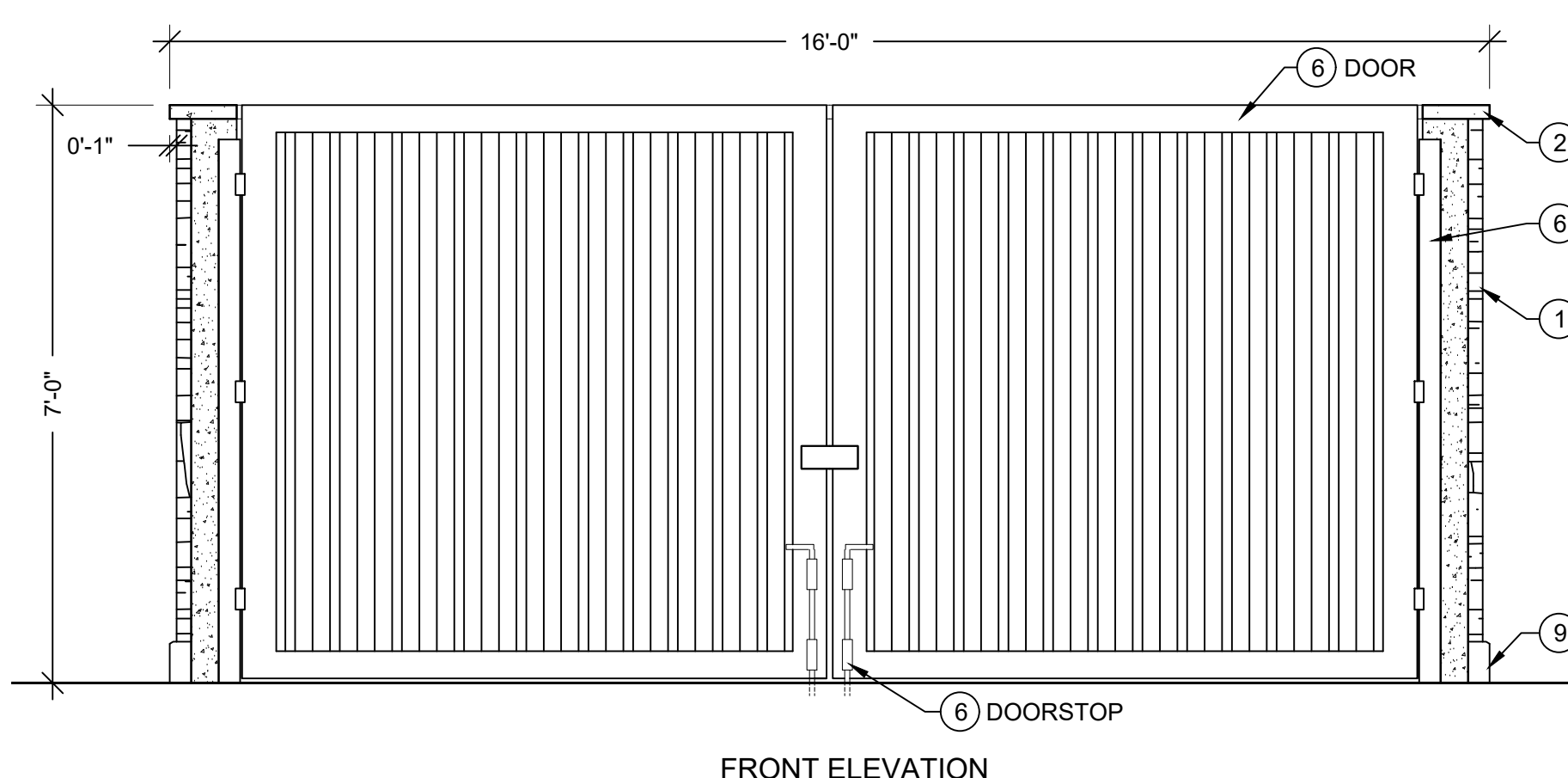
SHEET NUMBER

12

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- NOTES:**
1. STONE VENEER TO MATCH BUILDING.
 2. PRECAST CONCRETE WALL CAP TO MATCH BUILDING.
 3. 95% COMPACTED SUB-GRADE UNDER FOOTINGS AND SLAB INSIDE TRASH ENCLOSURE.
 4. WALL FOOTING PER STRUCTURAL ENGINEER AND GEOTECH REPORT.
 5. 8" X 8" X 16" STANDARD CMU BLOCK WITH GROUT FILL AND 9 GAUGE LADDER TYP.
 6. 4"X4" STEEL ANGLE IRON. ATTACH WITH ANCHOR BOLTS AT 12" O.C. CONSTRUCT RIGID CRIMPED STEEL PANEL INSERT. PROVIDE CLOSURE LATCH AND GROUND DOORS.
 7. STEEL BOLLARD 4" DIAMETER, 36" HEIGHT FILLED WITH CONCRETE IN MIN. 12" DIA. DOORS OF ENCLOSURE.
 8. TYPICAL 6 YARD DUMPSTER.
 9. 6" TALL CONCRETE CURB.
 10. CONCRETE PAD REQUIRED WITHIN TRASH ENCLOSURE AND ADJACENT TO ENCLOSURE.
 11. 14" x 8" x 16" STANDARD CMU BLOCK WITH GROUT FILL AND 9 GAUGE LADDER TYP.
 12. EXPANSION JOINT.



B DUMPSTER ENCLOSURE

SCALE: 1/2"=1'-0"

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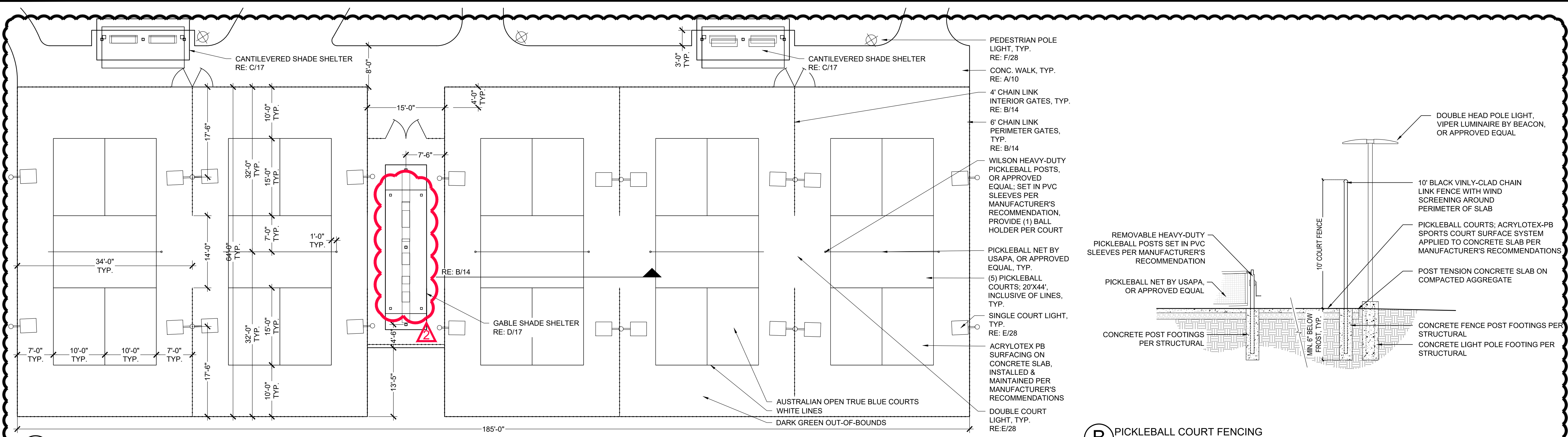
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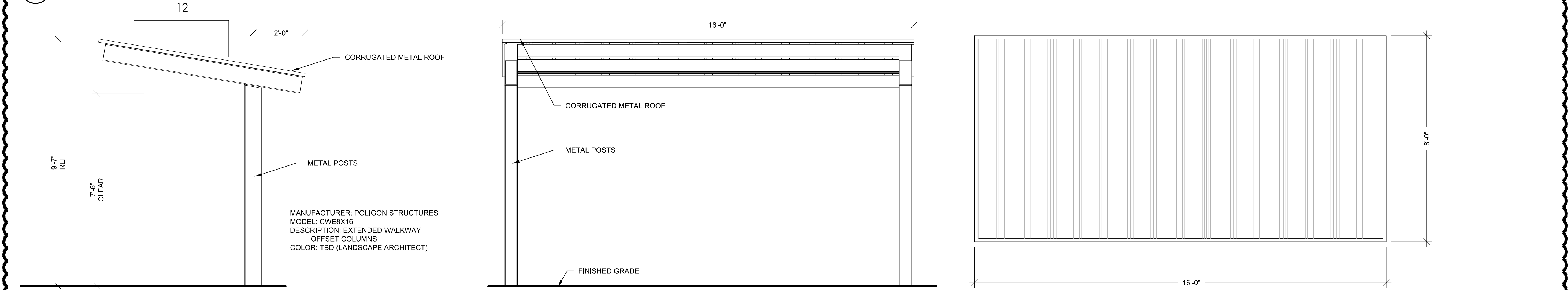
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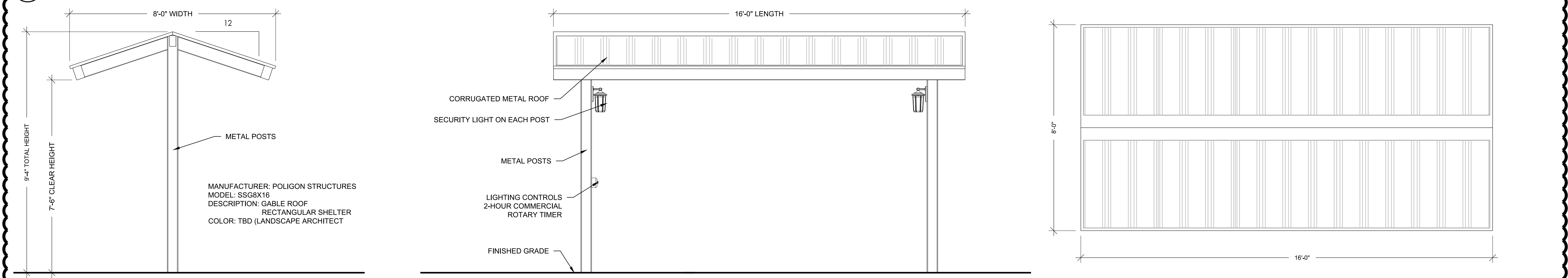


A PICKLEBALL COURT
SCALE: 1"=10'-0"

B PICKLEBALL COURT FENCING
SCALE: 1/4"=1'-0"



C CANTILEVERED SHADE SHELTER 8'X16' (2 BACKED BENCHES) QTY:2
SCALE: 1/4"=1'-0"



D GABLE SHADE SHELTER @ PICKLEBALL COURTS (4 FLAT BENCHES) QTY:1
SCALE: 1/4"=1'-0"

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DETAILS: PICKLEBALL COURT

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

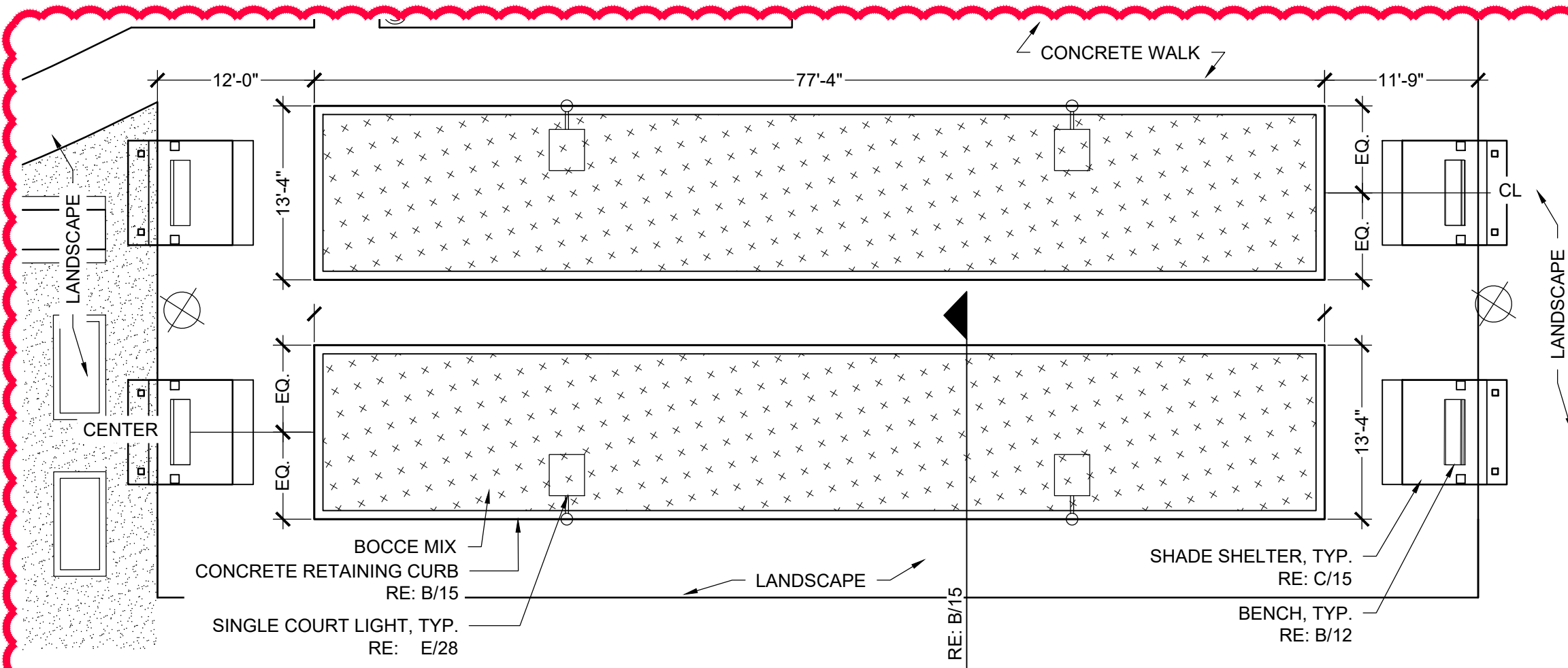
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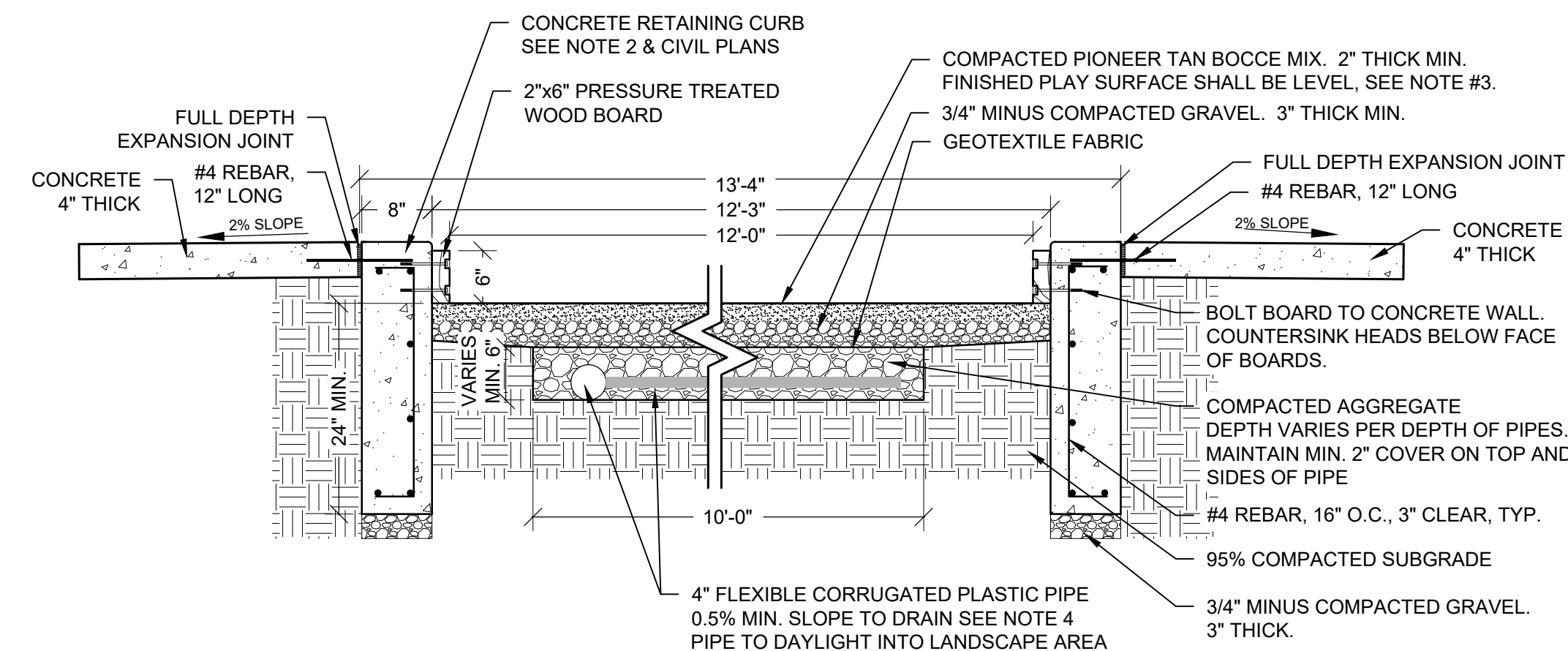
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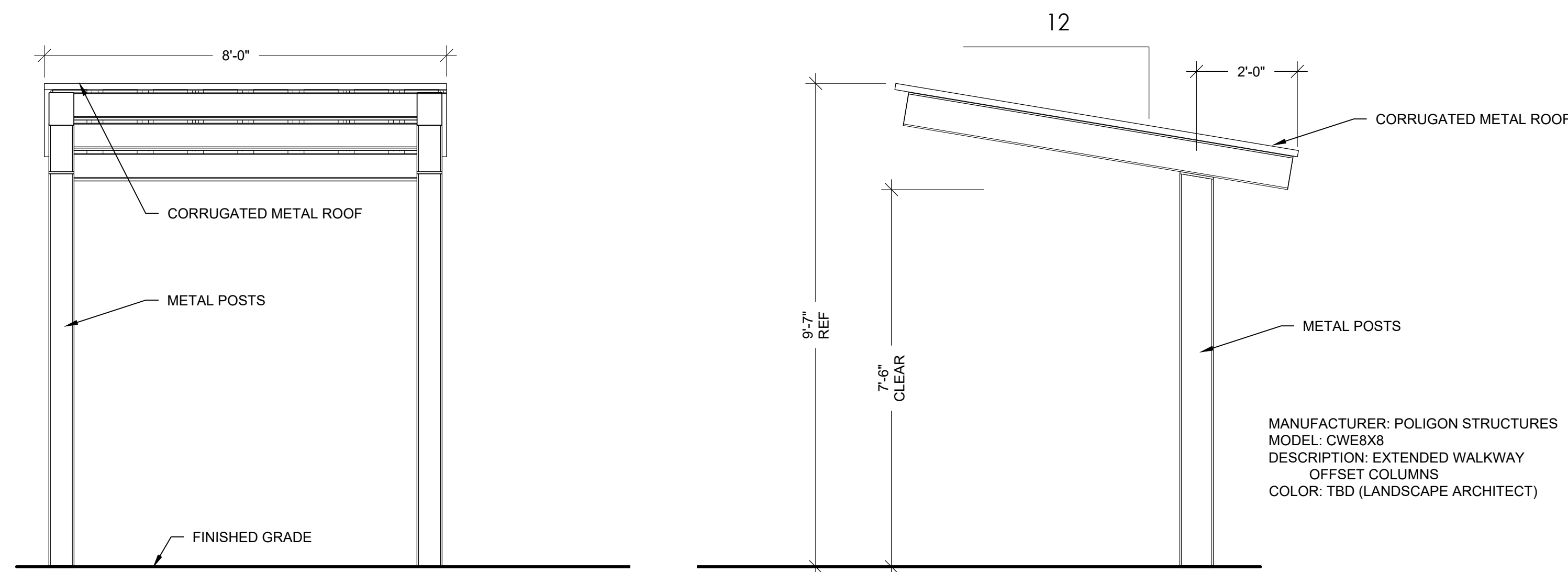


A BOCCE COURTS - PLAN
SCALE: 1"=10'-0"

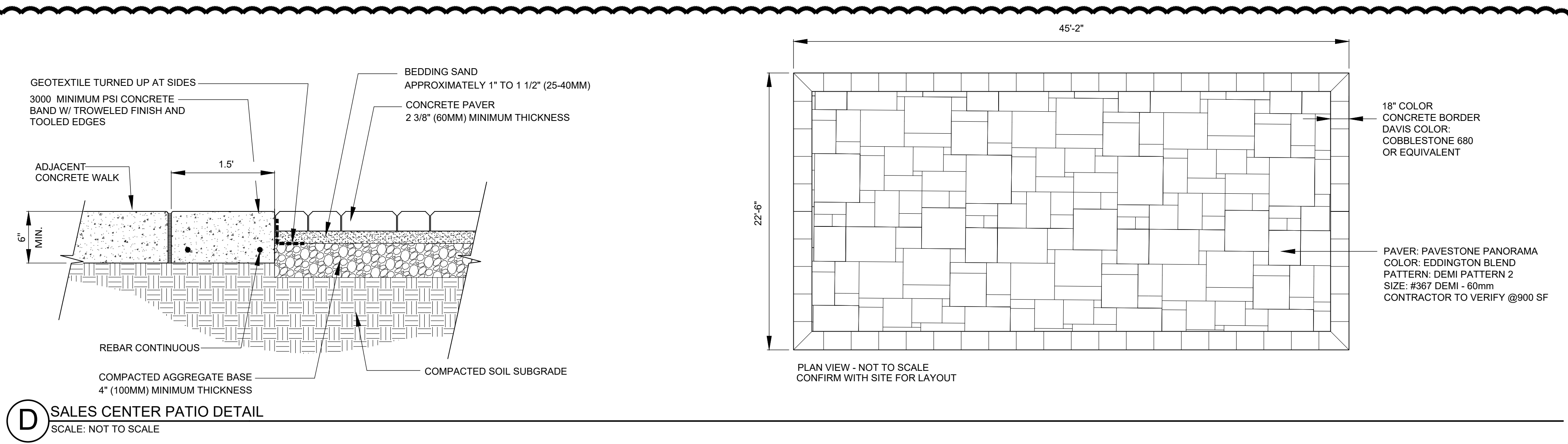
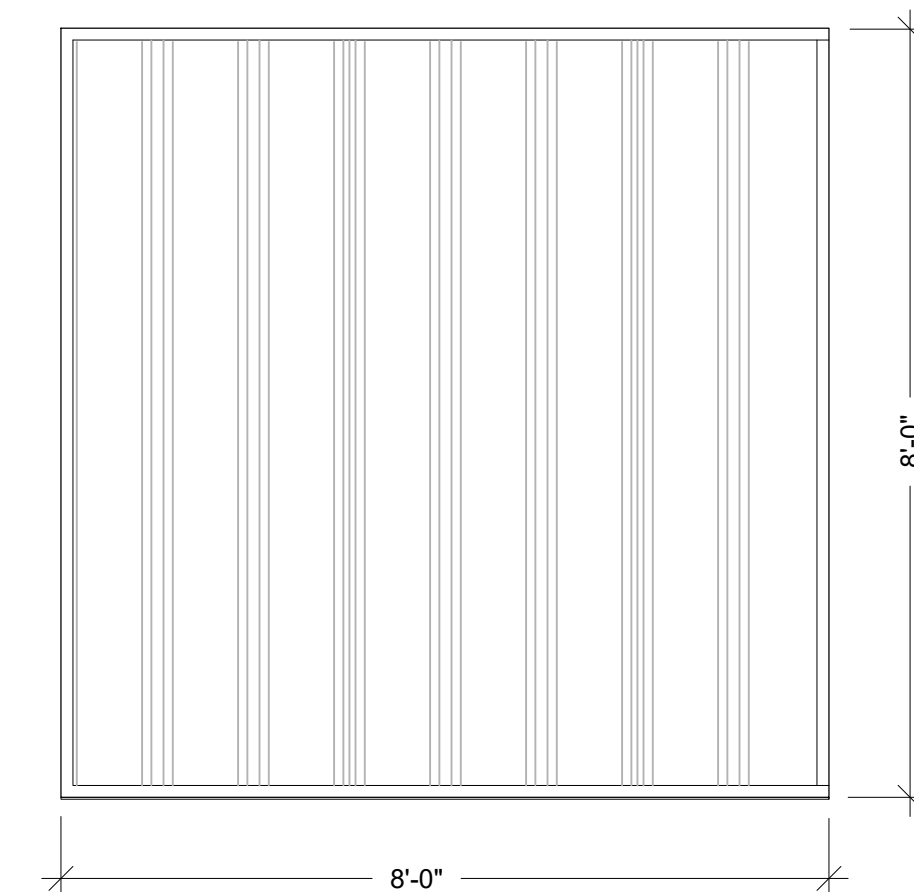


B BOCCE COURT - SECTION
SCALE: 3/4"=1'-0"

- NOTES**
1. BOCCE COURT MIX AVAILABLE THROUGH PIONEER SAND & GRAVEL. PHONE: (866) 600-0652. ANY SUBSTITUTIONS TO BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 2. TOP OF CONCRETE CURB AROUND THE PERIMETER OF THE BOCCE COURT SHALL BE SET AT A SINGLE ELEVATION (LEVEL).
 3. PLAY SURFACE SHALL BE LEVEL IN ALL DIRECTIONS.
 4. DRAIN PIPE TO BE SLOPED FOR PROPER DRAINAGE, DEPTH FROM PLAY SURFACE WILL VARY.

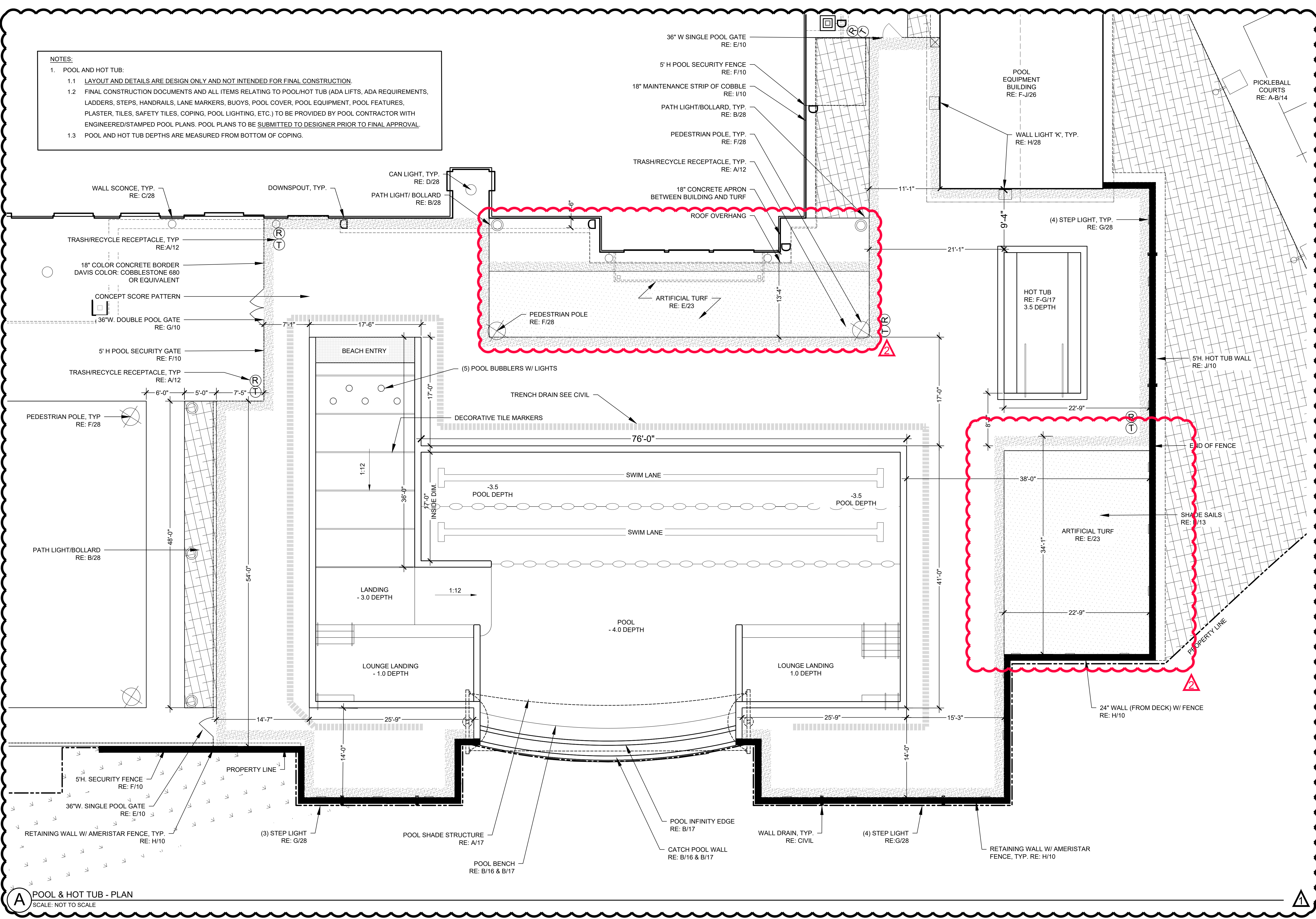


C CANTILEVERED SHADE STRUCTURE @ BOCCE, QTY: 4
SCALE: 1/2"=1'-0"



D SALES CENTER PATIO DETAIL
SCALE: NOT TO SCALE

- NOTES:
1. POOL AND HOT TUB:
 - 1.1 LAYOUT AND DETAILS ARE DESIGN ONLY AND NOT INTENDED FOR FINAL CONSTRUCTION.
 - 1.2 FINAL CONSTRUCTION DOCUMENTS AND ALL ITEMS RELATING TO POOL/HOT TUB (ADA LIFTS, ADA REQUIREMENTS, LADDERS, STEPS, HANDRAILS, LANE MARKERS, BUOYS, POOL COVER, POOL EQUIPMENT, POOL FEATURES, PLASTER, TILES, SAFETY TILES, COPING, POOL LIGHTING, ETC.) TO BE PROVIDED BY POOL CONTRACTOR WITH ENGINEERED/STAMPED POOL PLANS. POOL PLANS TO BE SUBMITTED TO DESIGNER PRIOR TO FINAL APPROVAL.
 - 1.3 POOL AND HOT TUB DEPTHS ARE MEASURED FROM BOTTOM OF COPING.



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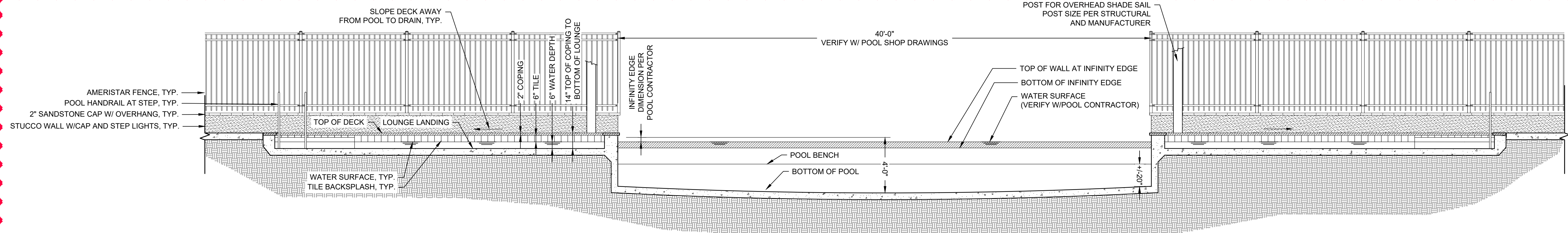
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DETAILS: POOL

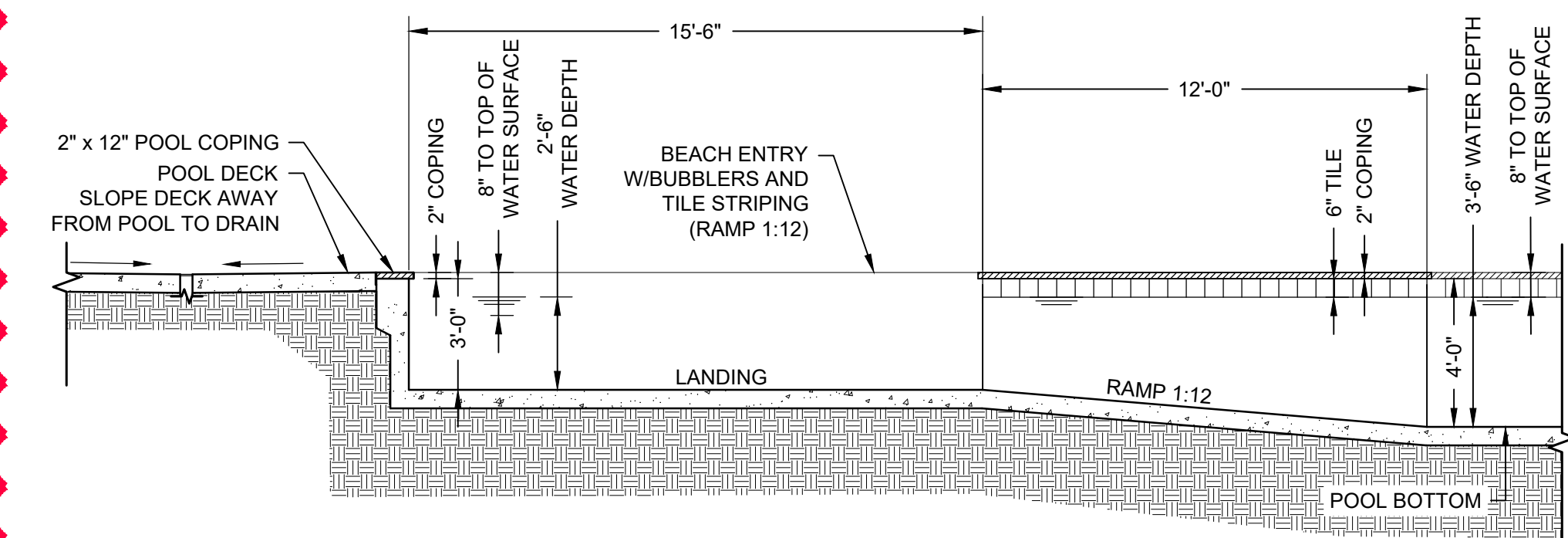
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PROJECT #:	171053
DRAWN BY:	LAI
CHECKED BY:	JC
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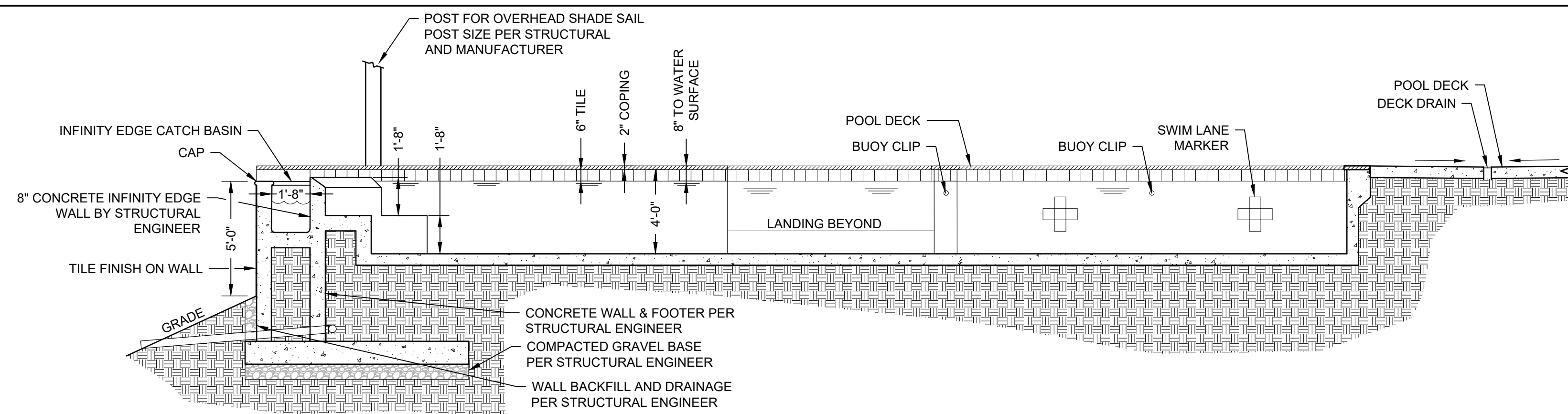
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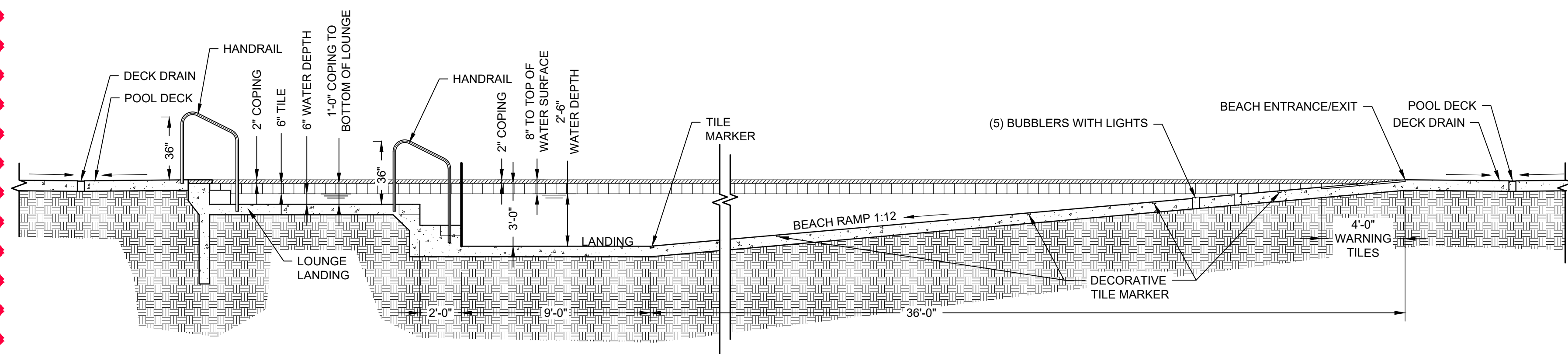
A POOL ELEVATION
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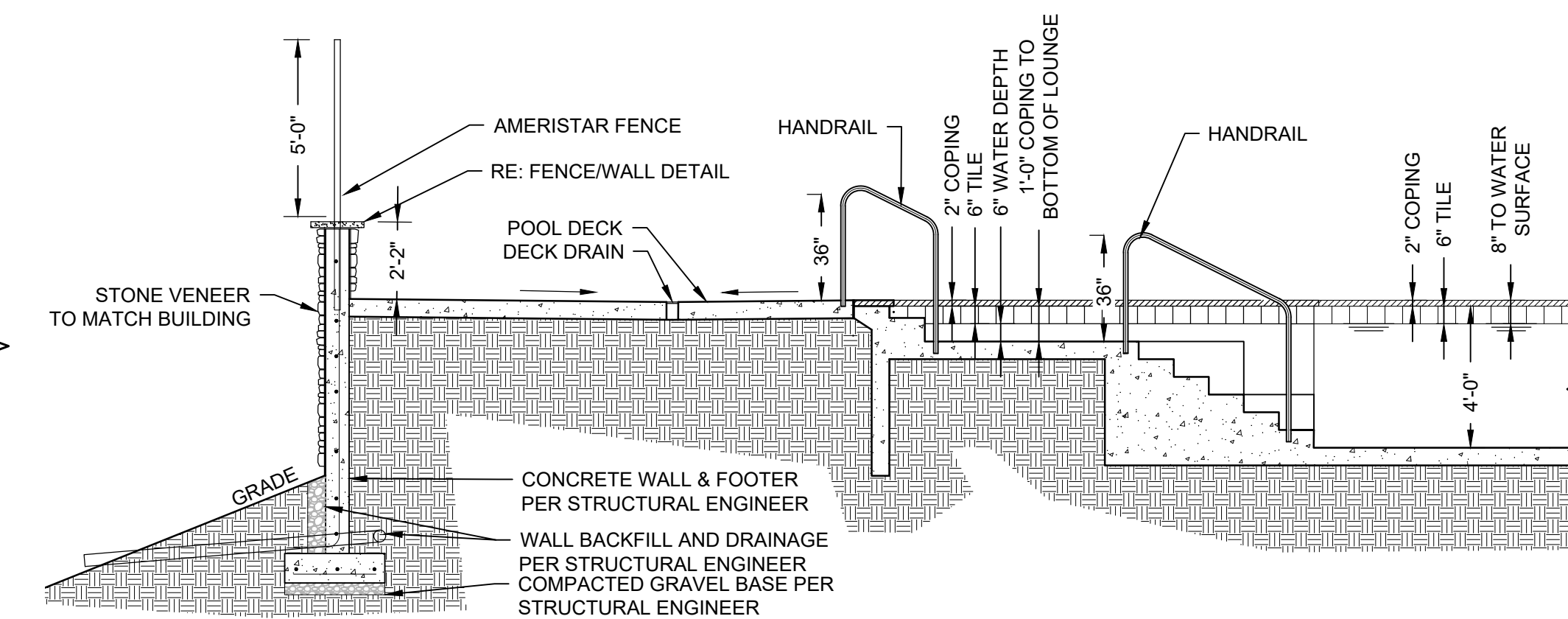
B POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



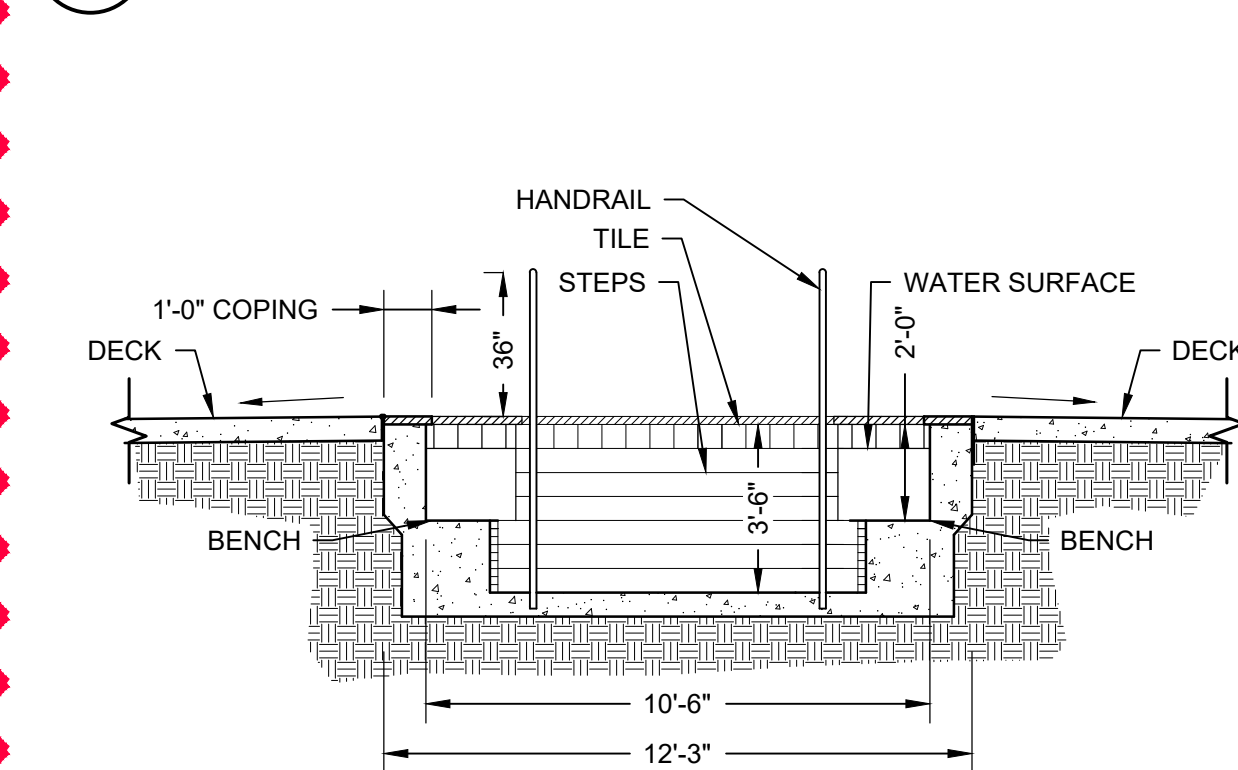
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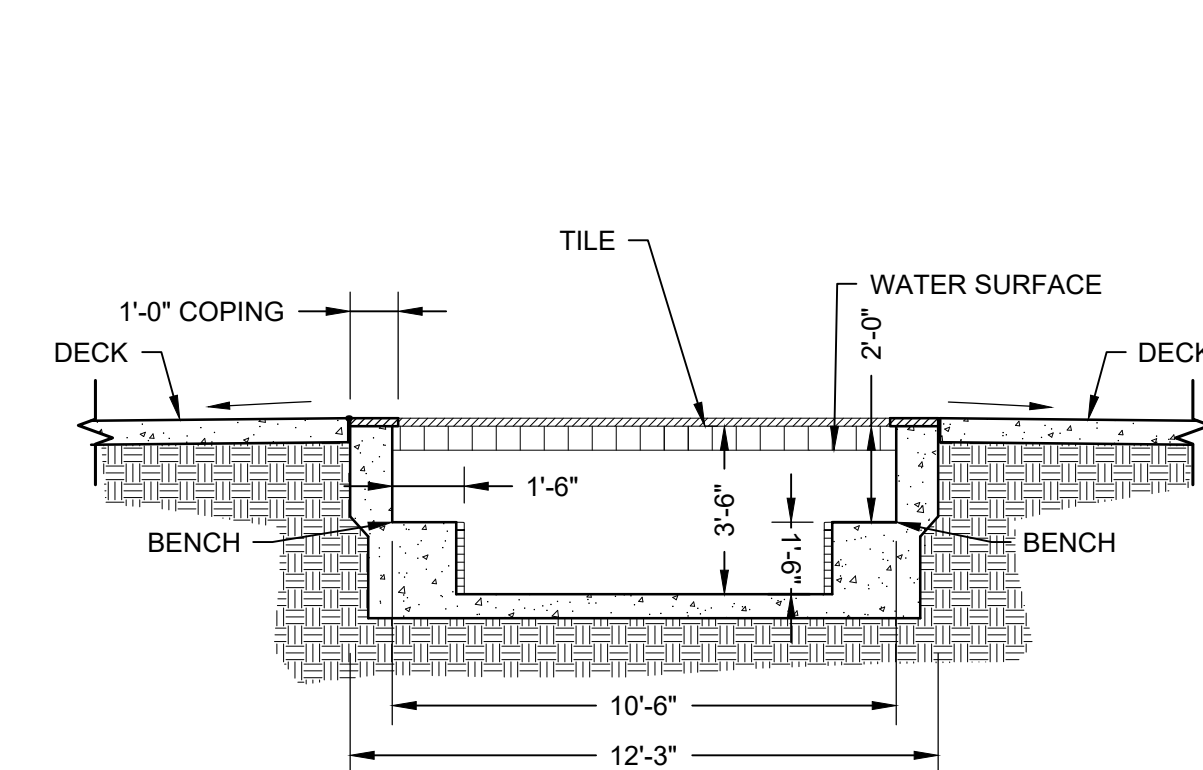
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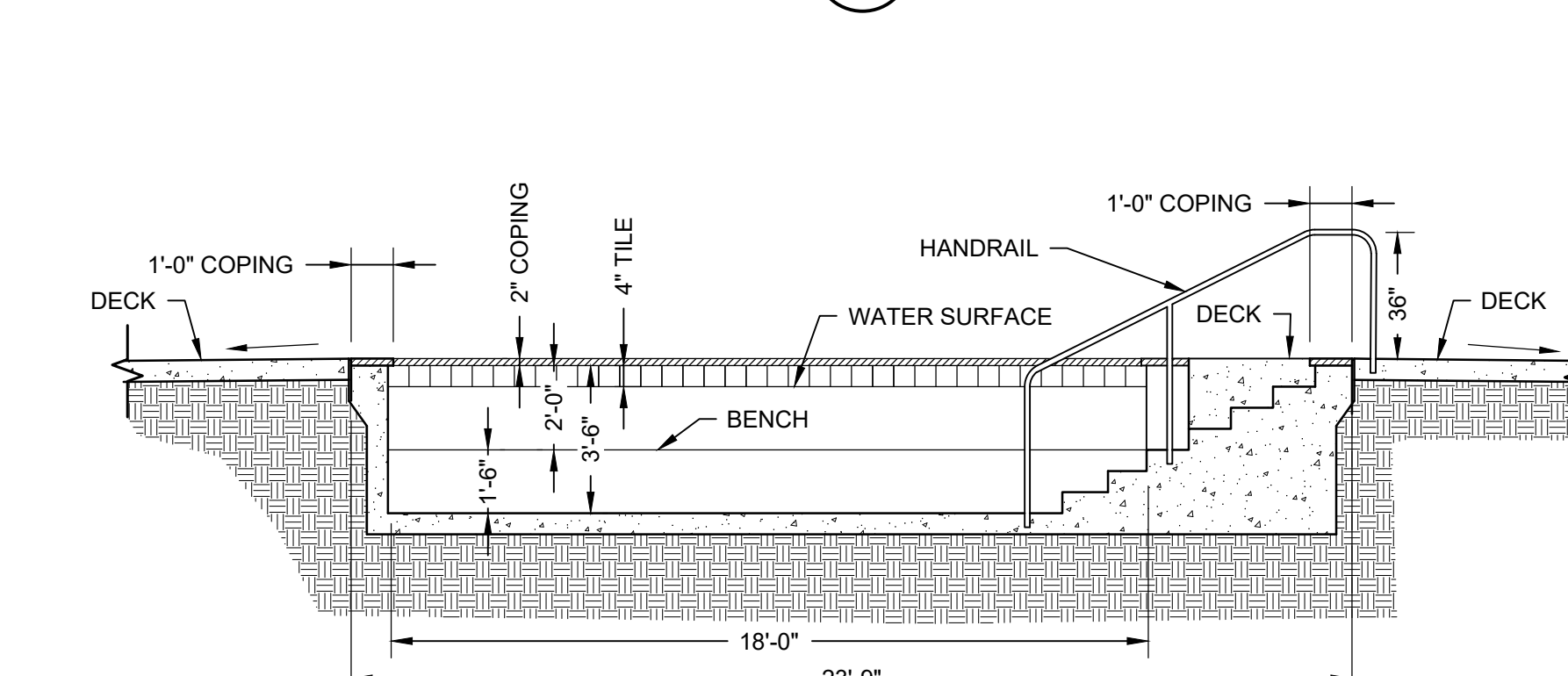
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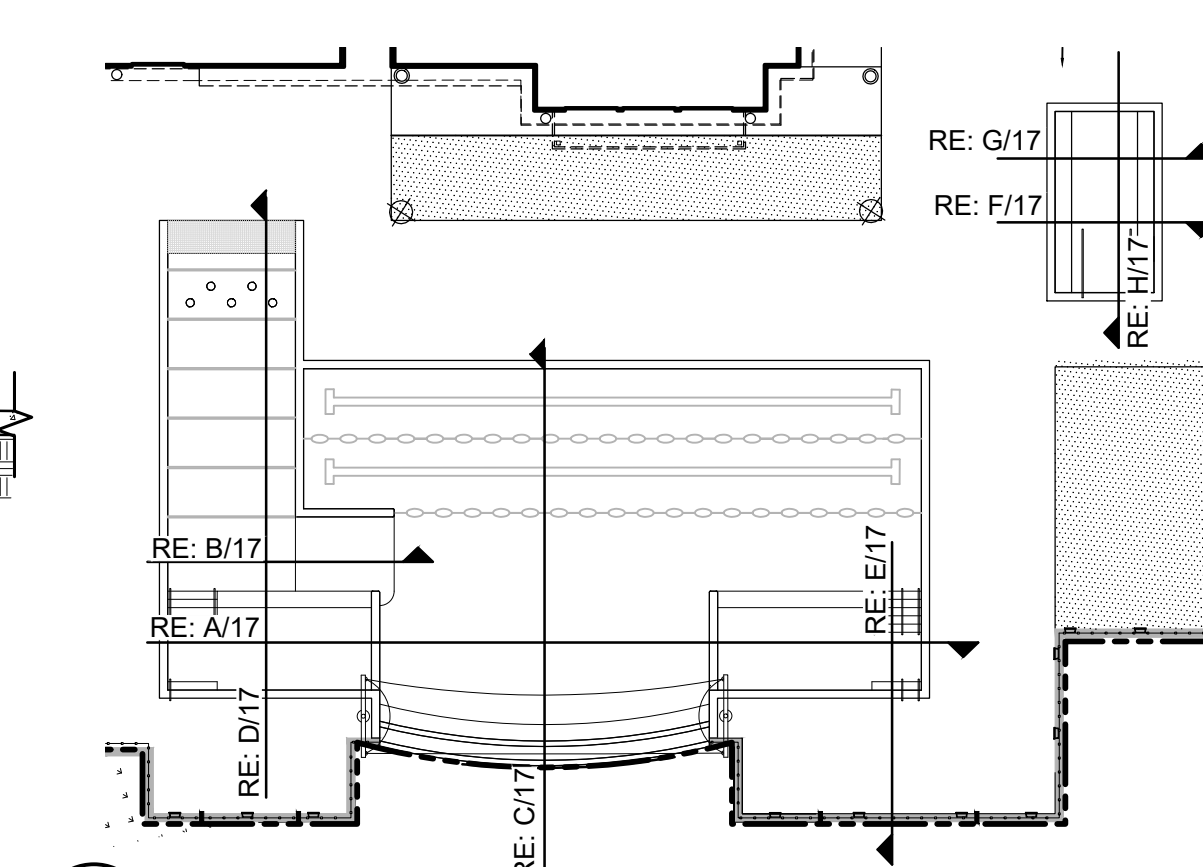
F HOT TUB SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



G HOT TUB SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



H HOT TUB SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



H SECTION KEY MAP
SCALE: NOT TO SCALE

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PROFESSIONAL STAMP

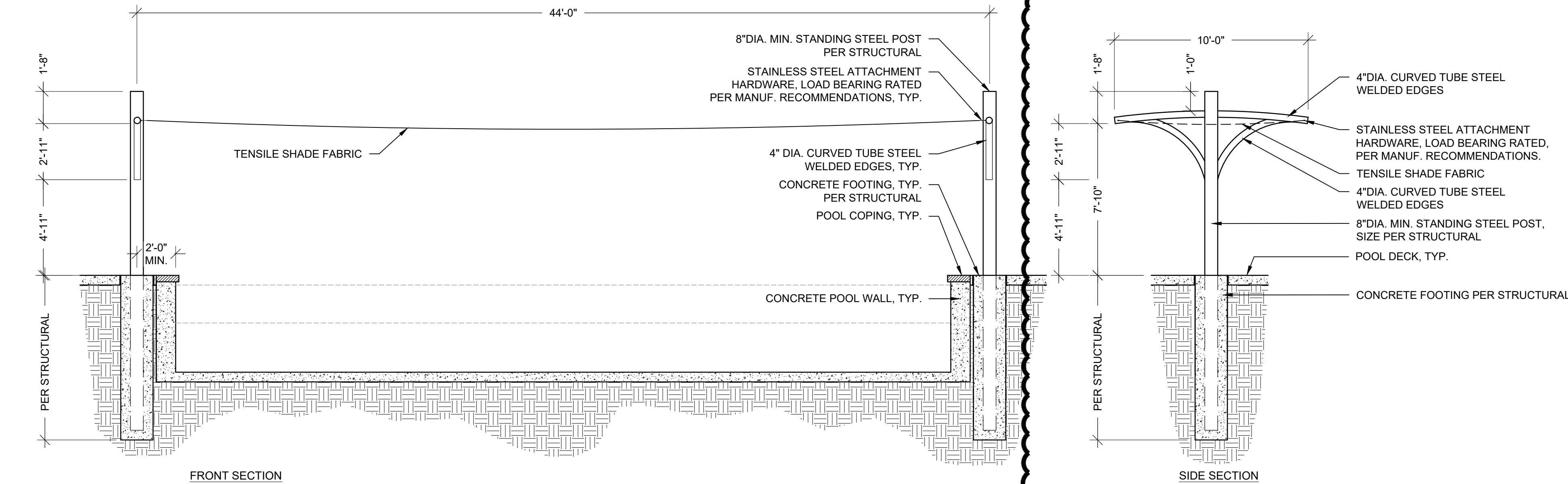
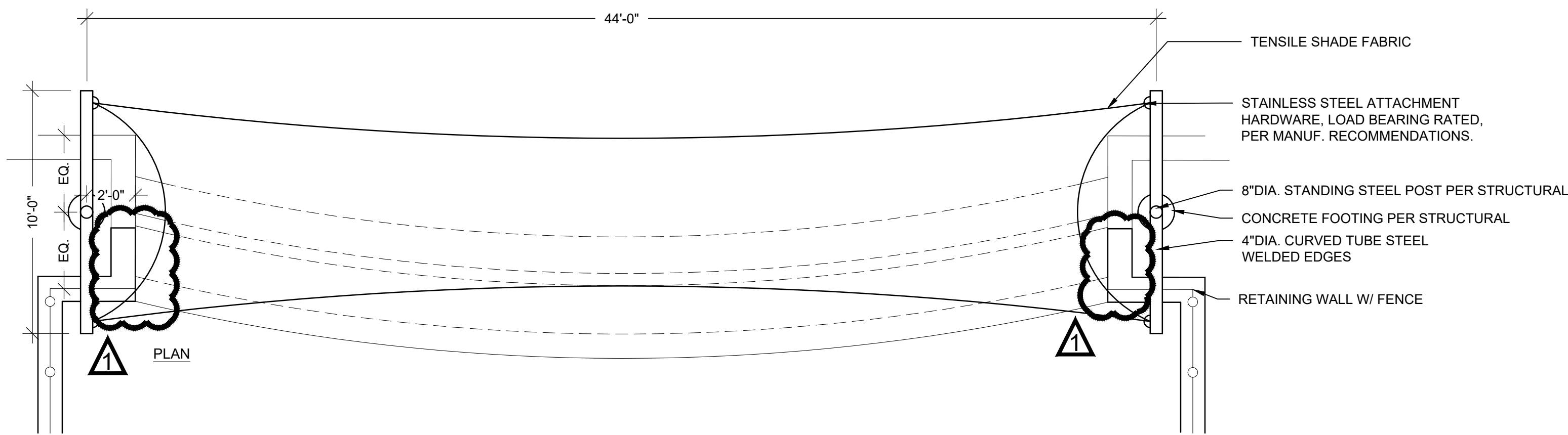
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- NOTES:
1. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
 2. FABRIC SHADES TO BE TAKEN DOWN OCTOBER 1ST THROUGH MAY 1ST EACH YEAR TO MAINTAIN FABRIC STRUCTURE AND QUALITY.
 3. FABRIC HEIGHT CONNECTIONS AT POLES AS SHOWN ON PLAN.
 4. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS PRIOR TO INSTALLATION.
 5. FRAME AND FABRIC COLOR TBD

A SHADE SAIL STRUCTURE @ POOL
SCALE: 1/4"=1'-0"

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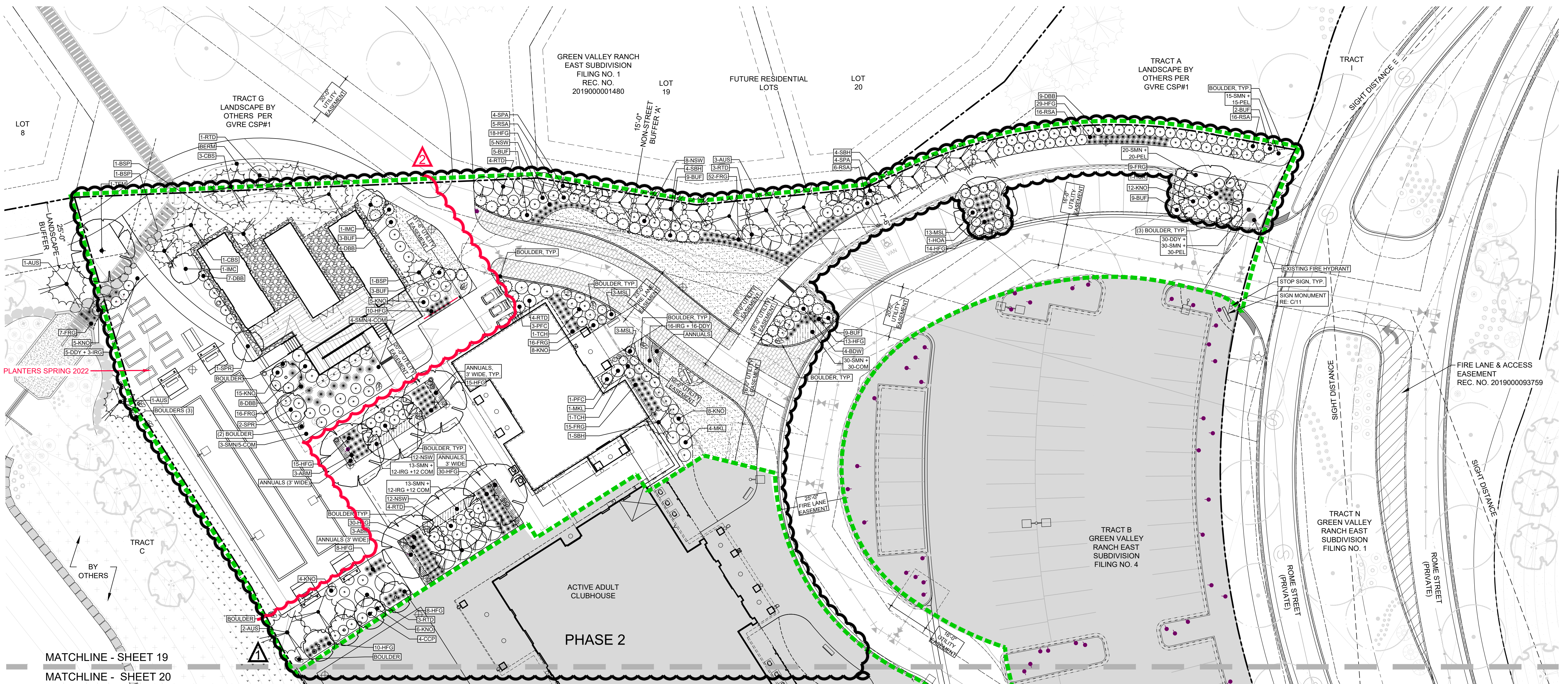
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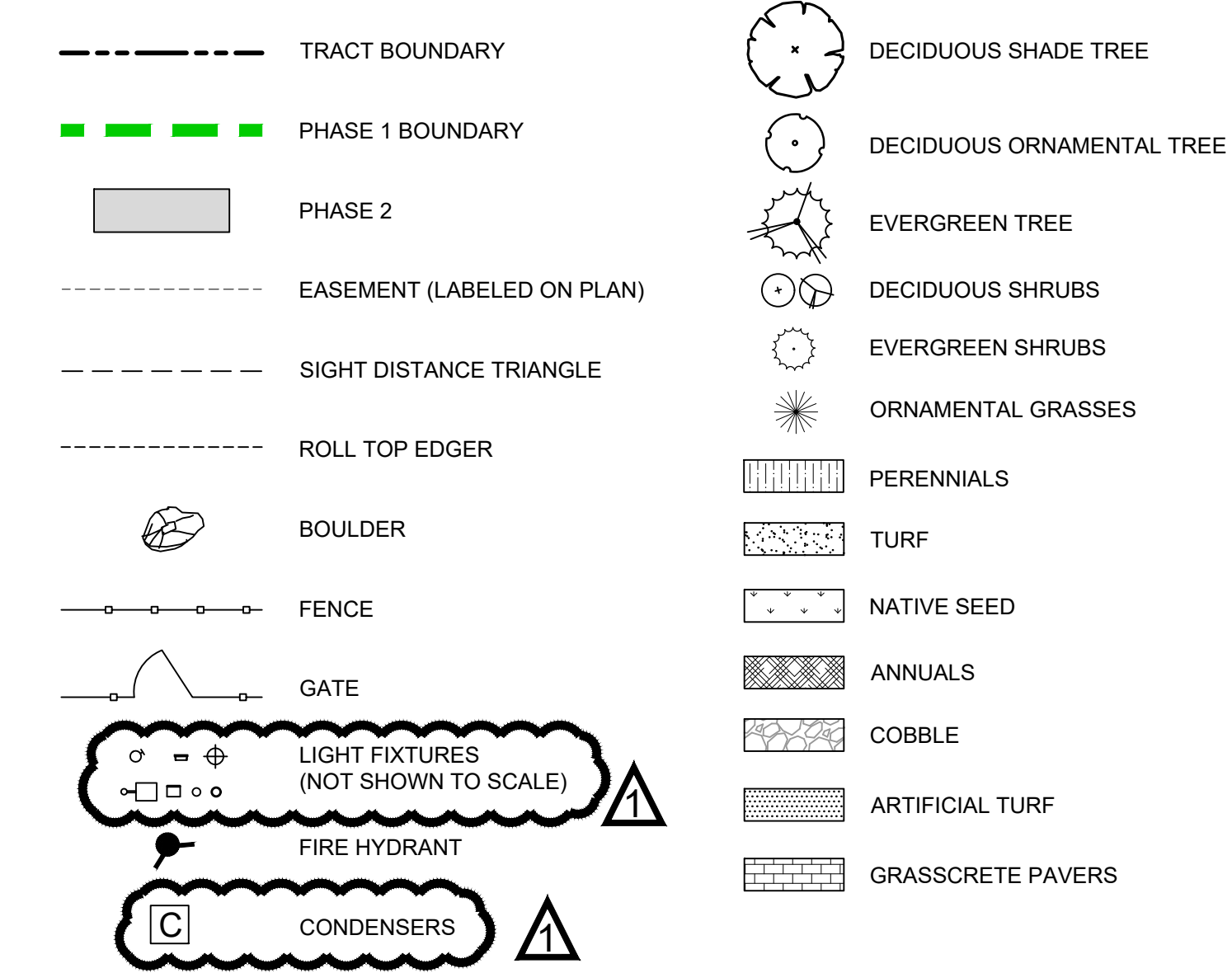
GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE 2018-6053-00

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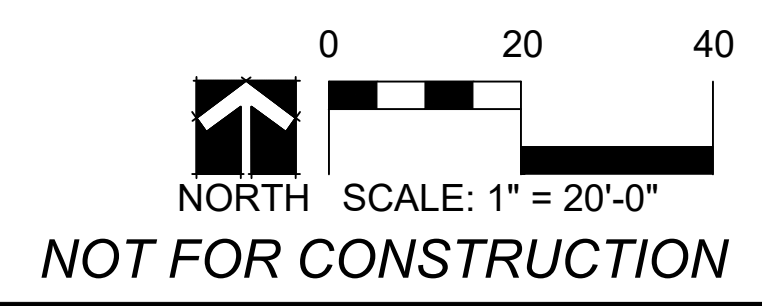




LANDSCAPE LEGEND



NOTE: TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.



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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN LANDSCAPE PLAN: PHASE 1

PROFESSIONAL STAMP

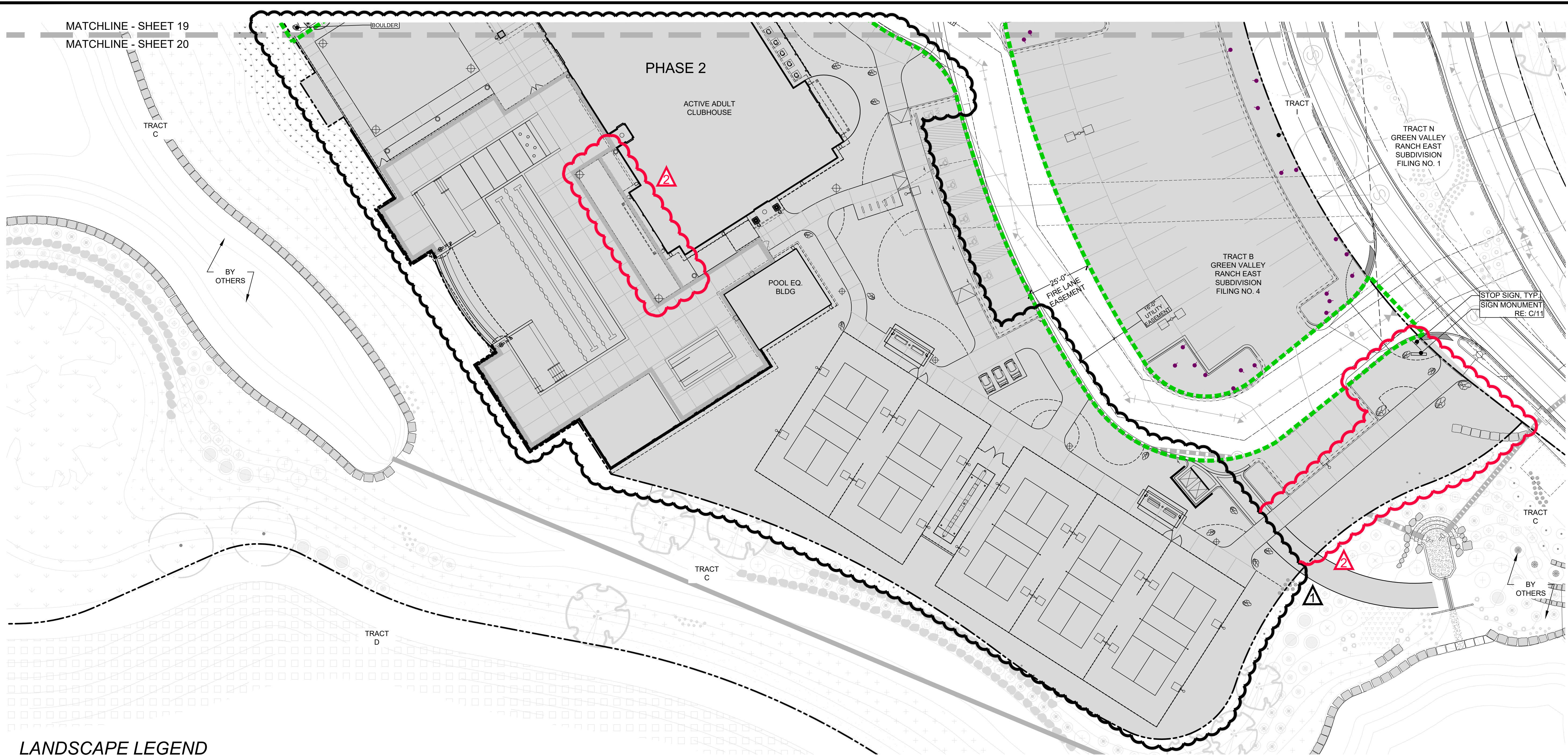
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022
AMENDMENT #2 (3)	02/08/2022

SHEET NUMBER

19
19 OF 28



LANDSCAPE LEGEND

--- TRACT BOUNDARY	DECIDUOUS SHADE TREE
--- PHASE 1 BOUNDARY	DECIDUOUS ORNAMENTAL TREE
--- PHASE 2	EVERGREEN TREE
--- EASEMENT (LABELED ON PLAN)	DECIDUOUS SHRUBS
--- SIGHT DISTANCE TRIANGLE	EVERGREEN SHRUBS
--- ROLL TOP EDGER	ORNAMENTAL GRASSES
BOULDER	PERENNIALS
FENCE	TURF
GATE	NATIVE SEED
LIGHT FIXTURES (NOT SHOWN TO SCALE)	ANNUALS
FIRE HYDRANT	COBBLE
CONDENSERS	ARTIFICIAL TURF
	GRASSCRETE PAVERS

NOTE: TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.

0 20 40
NORTH
SCALE: 1" = 20'-0"
NOT FOR CONSTRUCTION

ARCHITECT / PLANNER

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CLAYTON PROPERTIES
GROUP II, LLC.
4908 TOWER ROAD
DENVER, COLORADO 80249

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LANDSCAPE PLAN: PHASE 1

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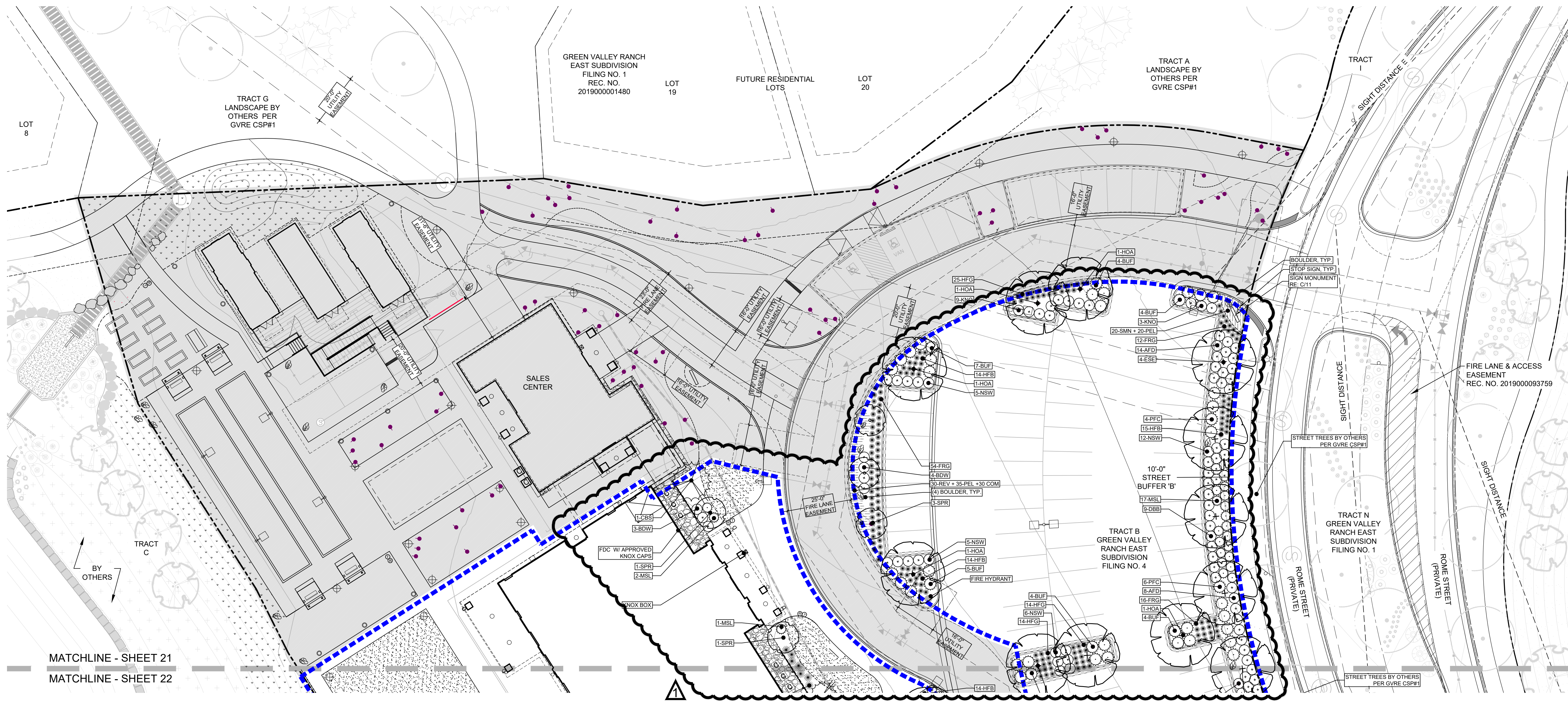
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SHEET NUMBER

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LANDSCAPE LEGEND

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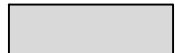



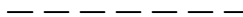

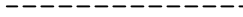



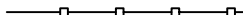


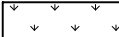






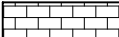
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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
LANDSCAPE PLAN: PHASE 2

LANDSCAPE LEGEND

CYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS SHRUBS					
AFD	36	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	MED
BDW	20	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR.	5 GAL	LOW
DBB	49	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	LOW
DKO	16	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL	LOW
GLS	44	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	5 GAL	LOW
KNO	128	KNOCKOUT ROSE	ROSA 'RADRAZZ'	5 GAL	LOW
MKL	5	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	LOW
NSW	79	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL	MED
RSA	43	RUSSIAN SAGE	PETROVSKIA ARTIPLICIFOLIA	5 GAL	LOW
RTD	33	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL	LOW
ORNAMENTAL GRASSES #1 OR #5					
FRG	279	KARL FOERSTER FEATHER REED GRASS	C. ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW
HFG	301	FOUNTAIN GRASS, HARDY 'HAAMELN'	PENNISETUM ALOPECUROIDES 'HAAMELN'	1 GAL	LOW
HFB	105	HARDY 'LITTLE BUNNY' FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	LOW
RSG	0	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL	LOW
PERENNIALS #1 (no TE credit)					
COM	93	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	LOW
DDY	126	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	LOW
IRG	94	GERMAN BEARDED IRIS - MIX	IRIS GERMANICA VAR.	1 GAL	LOW
PEL	133	ELFIN PINK PENSTEMON	PENSTEMON BARBATUS 'ELFIN PINK'	1 GAL	LOW
REV	40	RED VALERIAN	CENTRANTHUS RUBER	1 GAL	LOW
SMN	157	MAY NIGHT SAGE	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL	LOW

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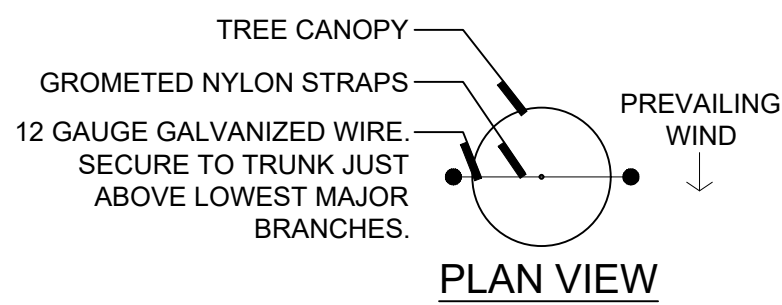
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NOTES:
1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2) REMOVE ALL NURSERY STAKES.
3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

MIN. 3" DEPTH MULCH RING (MULCH PER PLANTS) A MIN. OF 4" DIA. MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

BACKFILL WITH BLEND AT EXISTING SOIL AND A MAX. OF 20% (BY VOLUME) ORGANIC MATERIAL WITH 1:1 SLOPE ON THE SIDES OF THE PLANTING HOLE

PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.

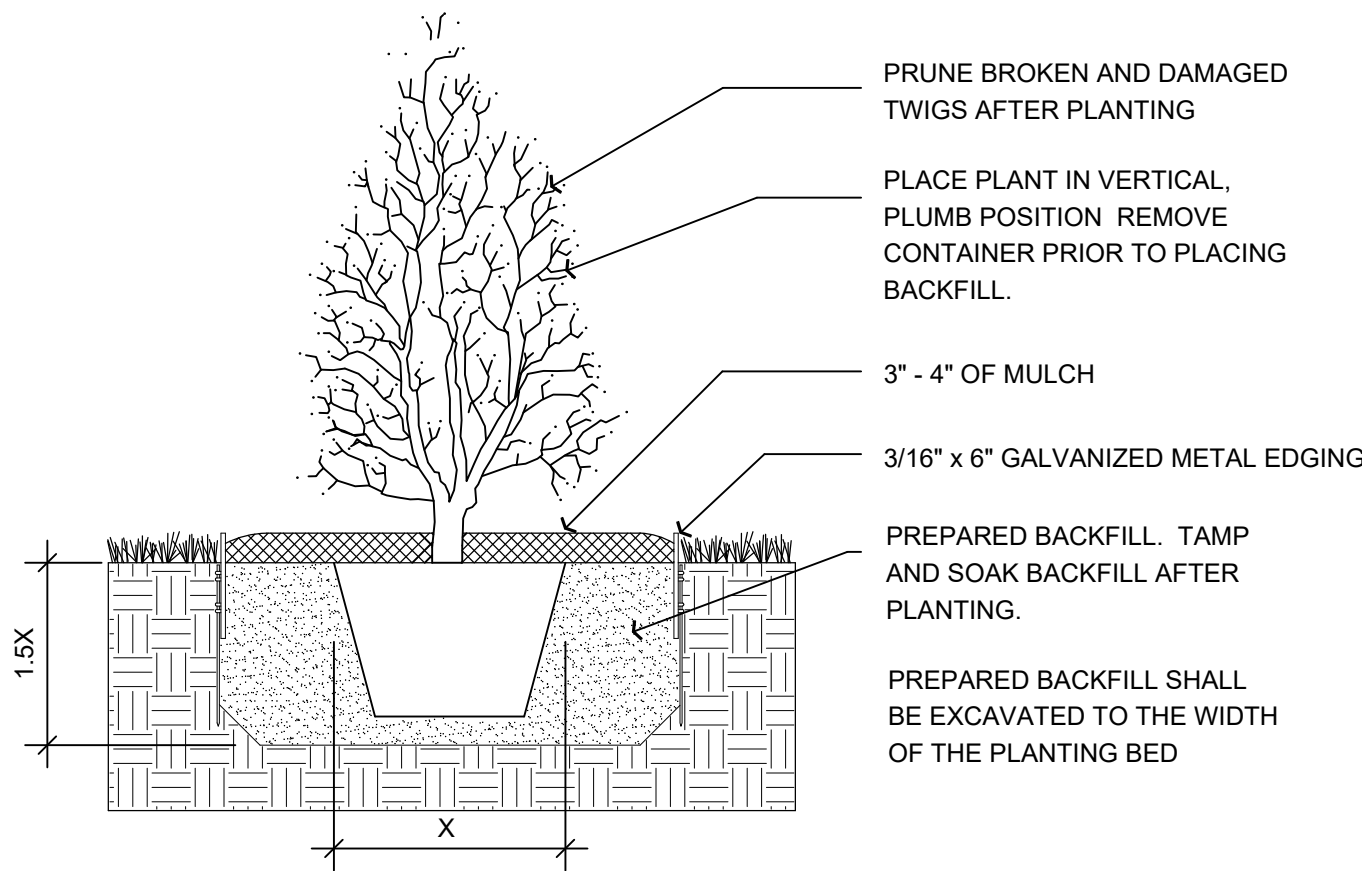
CONTRACTOR TO FIRMLY PLACE SOIL AROUND ROOTBALL WITHOUT PACKING OR TAMPING. SET SOIL WITH WATER TO FILL ALL AIR POCKETS.

PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

EVERGREEN TREE
DECIDUOUS TREE

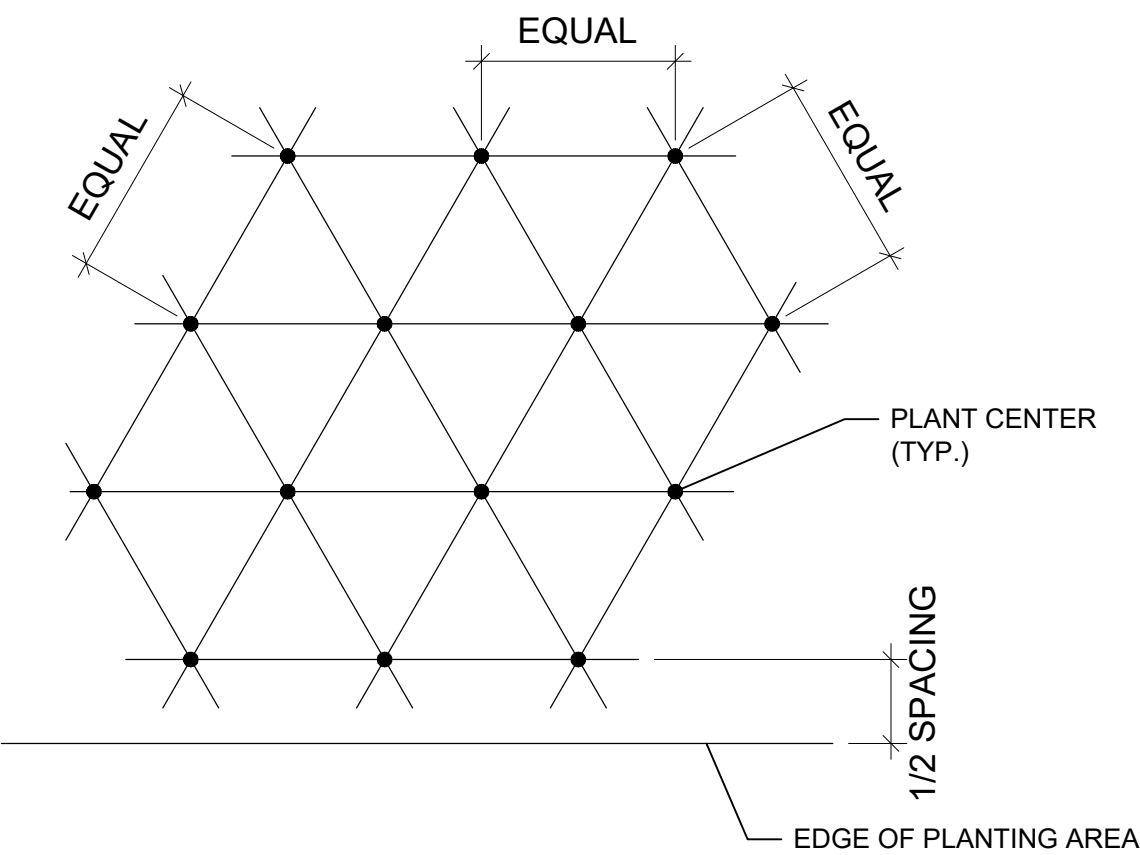
GROMETED NYLON STRAPS
PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE - EXPOSED WIRE SHALL BE A MAX 2' AT EITHER END.
GALVANIZED WIRE - MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING
6" STEEL T-POST, COLOR BLACK. T-POST TO BE DRIVEN IN OUTSIDE THE ROOTBALL
TREE WRAP TO BE INSTALLED FROM OCT. 1 - APRIL 30 ON DECIDUOUS TREES ONLY.
THE TOP OF THE ROOT FLARE SHALL BE AT FINISH GRADE.

4-6" DIA. WATER SAUCER
REMOVE ALL TWINE, BURLAP & WIRE FROM ENTIRE ROOTBALL & TRUNK. TREES WITH BROKEN ROOTBALLS WILL BE REJECTED.
UNDISTURBED SOIL



A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL

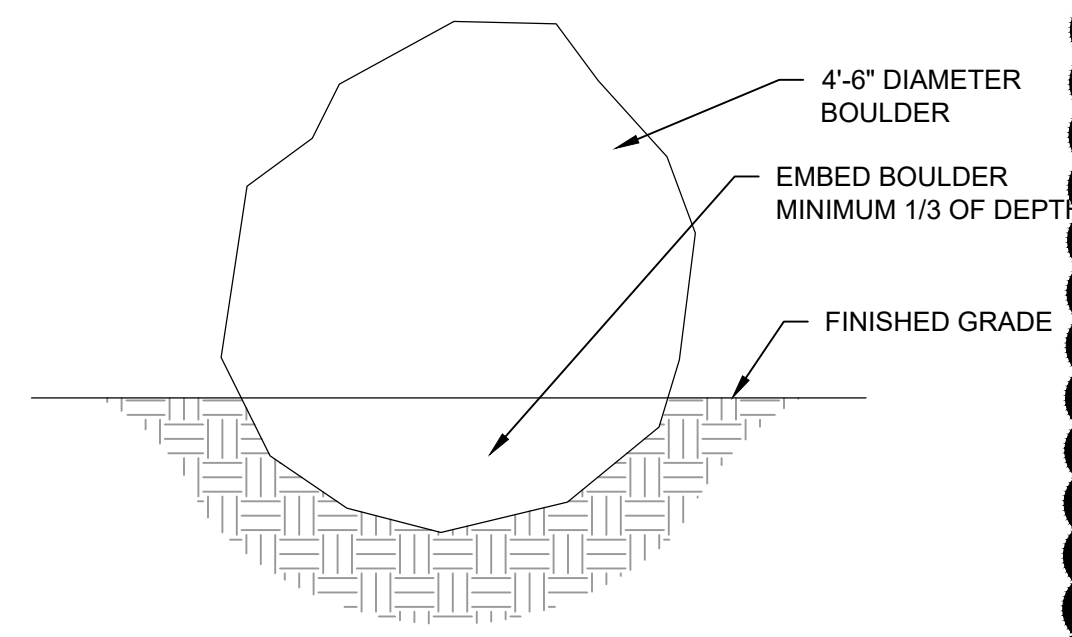
SCALE: NTS



NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

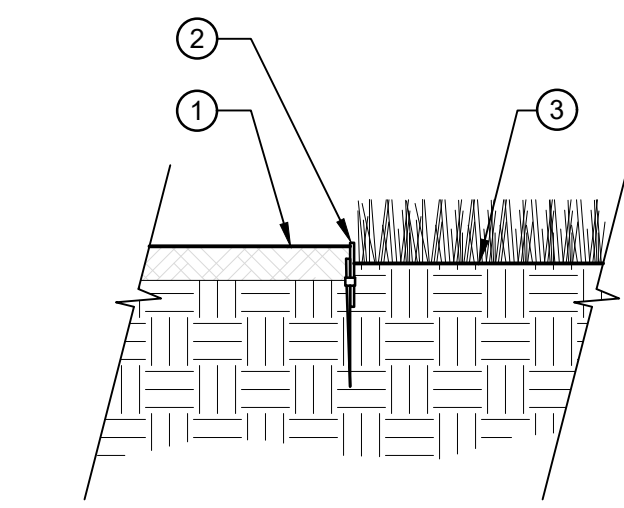
C PLANT SPACING DETAIL

SCALE: NTS



F BOULDER (QTY:18)

SCALE: NTS



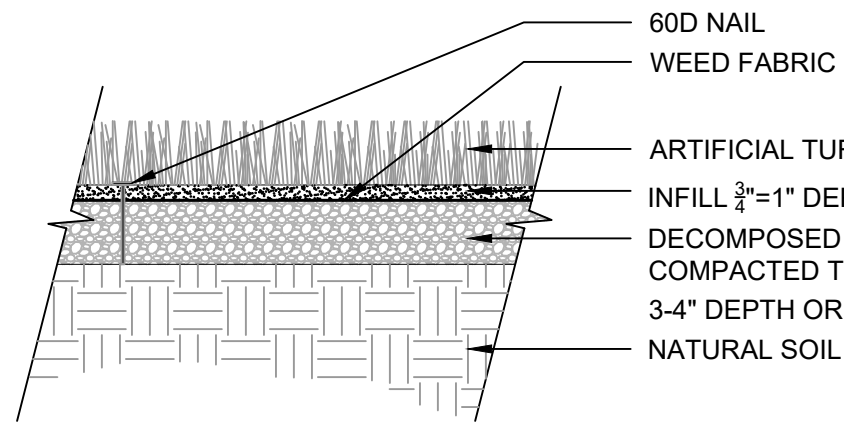
D STEEL EDGE DETAIL

SCALE: NTS

1. TOP OF MULCH IN PLANTER AREAS
2. EDGING TO BE PERMALOC CLEANLINE 3/16"x 6" GALVANIZED METAL EDGING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. FINISH GRADE

NOTE:

CONTRACTOR TO STAKE OUT EDGING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL EDGING TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT.

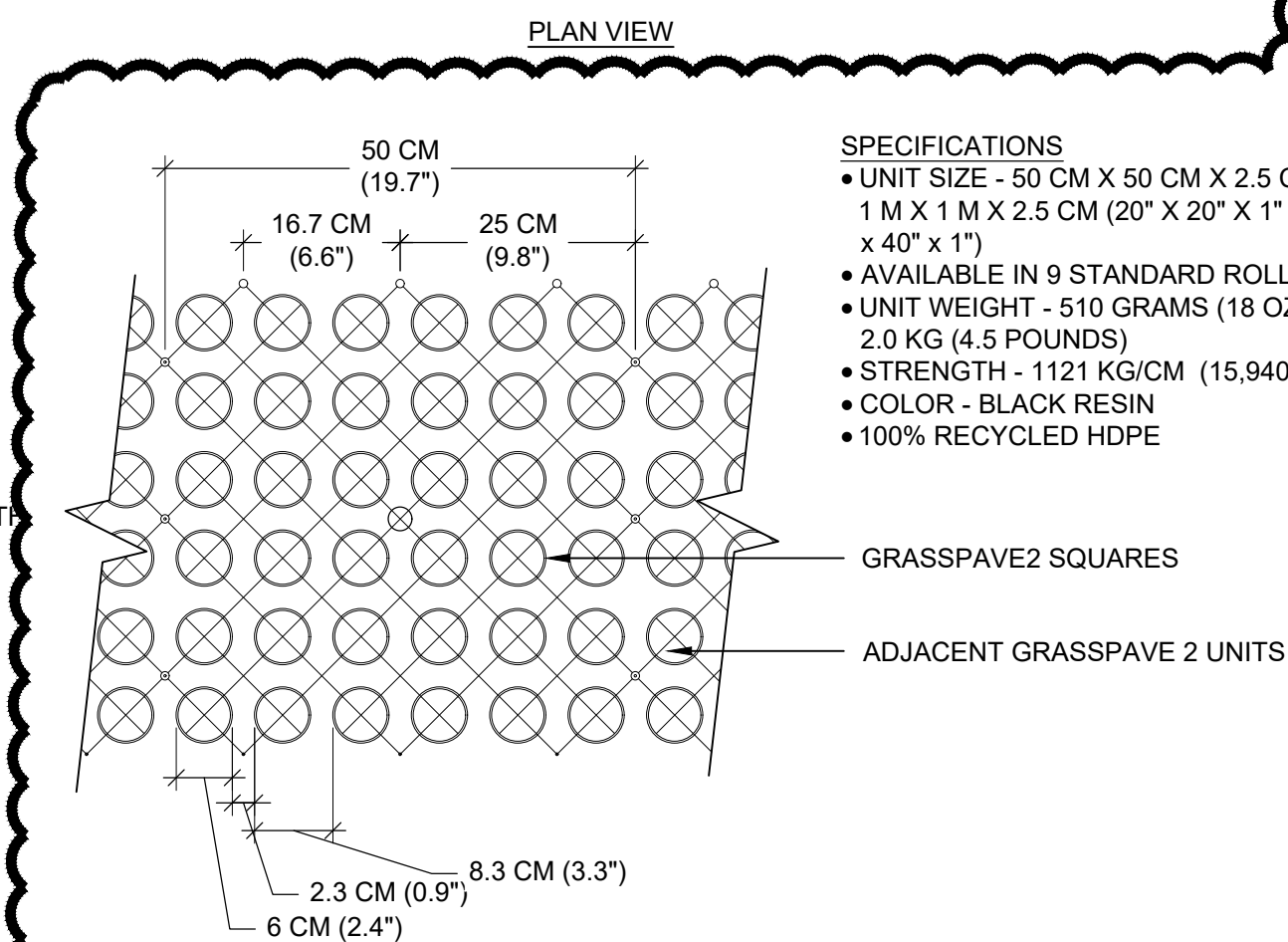


NOTE:

A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

E ARTIFICIAL TURF @ POOL

SCALE: NTS

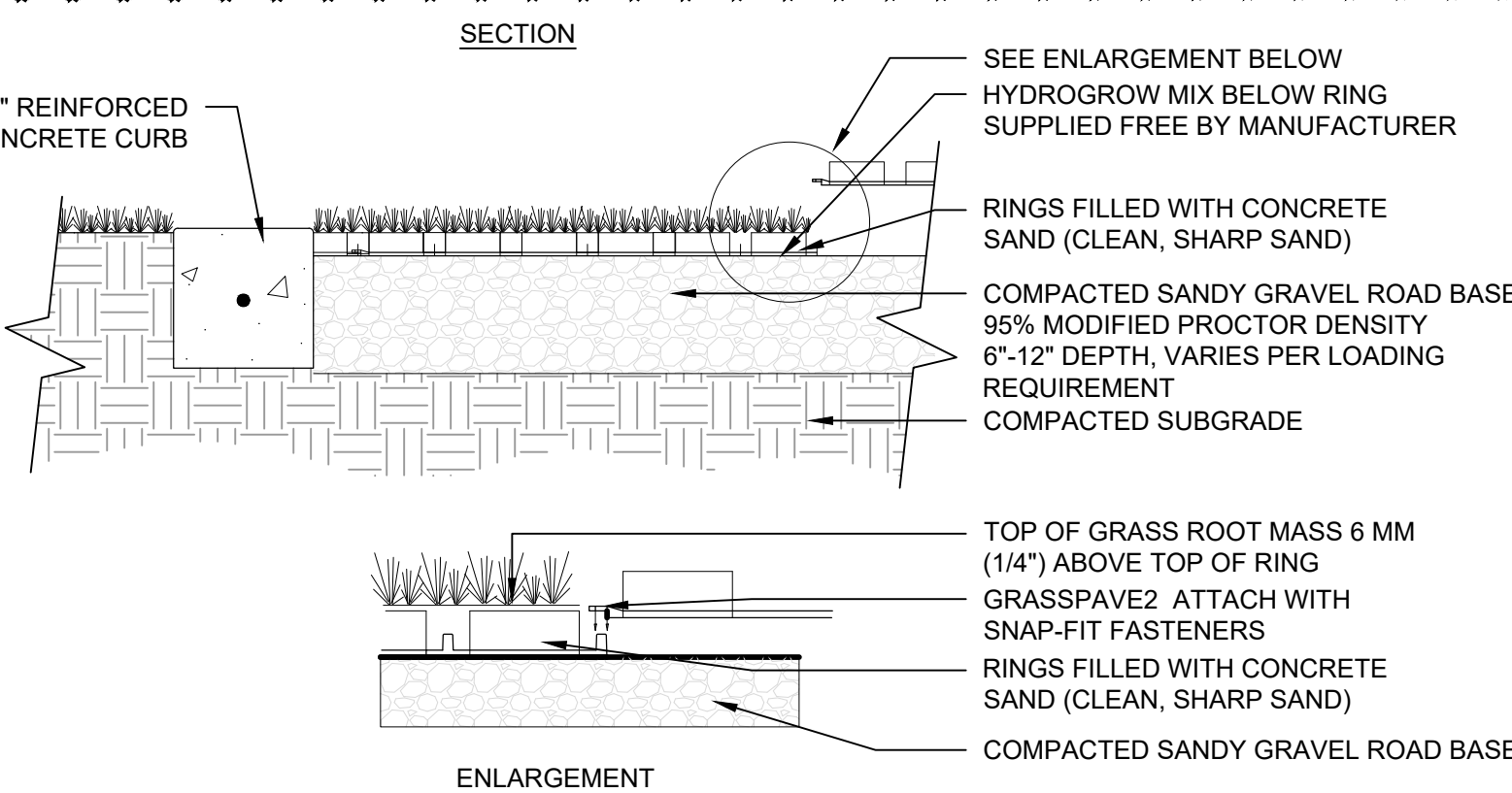


G GRASSCRETE @ FIRE LANE

SCALE: NTS

SPECIFICATIONS

- UNIT SIZE - 50 CM X 50 CM X 2.5 CM OR 1 M X 1 M X 2.5 CM (20" X 20" X 1" OR 40" X 40" X 1")
- AVAILABLE IN 9 STANDARD ROLL SIZES
- UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
- STRENGTH - 1121 KG/CM (15,940 PSI)
- COLOR - BLACK RESIN
- 100% RECYCLED HDPE



MANUFACTURER: INVISIBLE STRUCTURES, INC. MODEL: GRASSPAVE 2

NOTES

1. GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

NATIVE GRASS SEED MIX:

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

LANDSCAPE NOTES:

1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC 146-1435 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.
4. VEHICULAR DRIVES WILL BE CONCRETE OR ASPHALT. PLAZAS WILL BE CONCRETE OR PAVERS. WALKS WILL BE CONCRETE OR CRUSHER FINES, PLEASE REFER TO ENGINEERING SITE PLANS FOR WALK MATERIAL TYPES.
5. MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH OR 1"-2" DIA. TAN RIVER ROCK.
6. UNPLANTED AREAS SHALL BE COVERED WITH ROCK TO A DEPTH OF THREE (3) INCHES MINIMUM WITH LANDSCAPE FABRIC. PERENNIAL BEDS AND TREE RINGS ARE TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF THREE (3) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
7. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED 3/16" X 6" DEEP, AND WITH A ROLLED EDGE.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
9. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
10. THE MAXIMUM HEIGHT FOR FREESTANDING LIGHTS IS 23'. REFER TO DETAIL A/27.

LANDSCAPE DATA:

SITE DATA:	PHASE 1:		FULL BUILD-OUT:	
	AREA IN SF (AC):	%	AREA IN SF (AC):	%
TOTAL SITE AREA	56,235 SF (1.3 AC)	100%	157,477 SF (3.6 AC)	100%
BUILDING COVERAGE	3,819 SF	7%	15,237 SF	10%
HARD SURFACE AREA (PARKING, SIDEWALKS, PATIO, POOLS)	33,546 SF	59%	97,416 SF	62%
LANDSCAPE AREA (TURF, PLANTING, COBBLE, ART. TURF)	18,870 SF	34%	44,823 SF	28%
LANDSCAPE AREA (LS)				
MAX % OF COOL SEASON GRASSES ALLOWED	6,277 SF	33%	15,126 SF	33%
% OF COOL SEASON GRASSES PROVIDED	2,492 SF	13%	7,265 SF	16%
NATIVE SEED AREA	2,757 SF	9%	2,757 SF	6%
PLANTING AREA	10,919 SF	58%	29,031 SF	65%
NON-LIVING MATERIAL (ROCK W/ PLANTS & ARTIFICIAL TURF)	2,702 SF	14%	5,769 SF	13%
TOTAL LANDSCAPE IMPROVEMENT IN ROW	N/A	0%	NA - PART OF THE FDP	0%
PLANT COVERAGE	N/A		39,053 SF	

BUFFER TABLE:

BUFFER TYPE / LABEL	WIDTH	LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
NON-STREET BUFFER 'A' REQUIRED WIDTH: 25'-0" W/ INCENTIVE: 15'-0"	7'-6"	218'	1 TREE PER 25 LF = 9 TREES (MIN. 50% EVERGREEN)	38 (ALL EVERGREEN)	5 SHRUBS PER 25 LF = 44	104
*A TALL LANDSCAPE SCREEN ALLOWS 15'-0" BUFFER THAT CONSISTS OF A ROW OF EVERGREEN TREES AT 15' O.C. W/ SHRUBS AT MIN. OF 36" O.C.						
STREET BUFFER 'B' REQUIRED WIDTH: 12'-0" W/ INCENTIVE: 6'-0"	10'-0"	250'	1 TREE PER 40 LF = 6 TREES	8	10 SHRUBS PER 40 LF = 63	130
*XERISCAPE PLANT MATERIAL ALLOWS A REDUCTION IN THE BUFFER WIDTH TO 6'-0".						

BUILDING ELEVATION LANDSCAPE COVERAGE:

ELEVATION	ELEVATION LENGTH	TREES REQUIRED (1 PER 40 LF OR EQUIVALENT)	TREES PROVIDED
BUILDING #1: SALES CENTER (PHASE 1)			
EAST	60'	2	2
BUILDING #2: CLUBHOUSE (PHASE 2)			
EAST	140'	4	6
BUILDING #3: POOL EQUIPMENT (PHASE 2)			
EAST	26'	1	1
SOUTH	32'	1	1
BUILDING #4: DESIGNER COTTAGES (PHASE 1)			
EAST	37'	1	3

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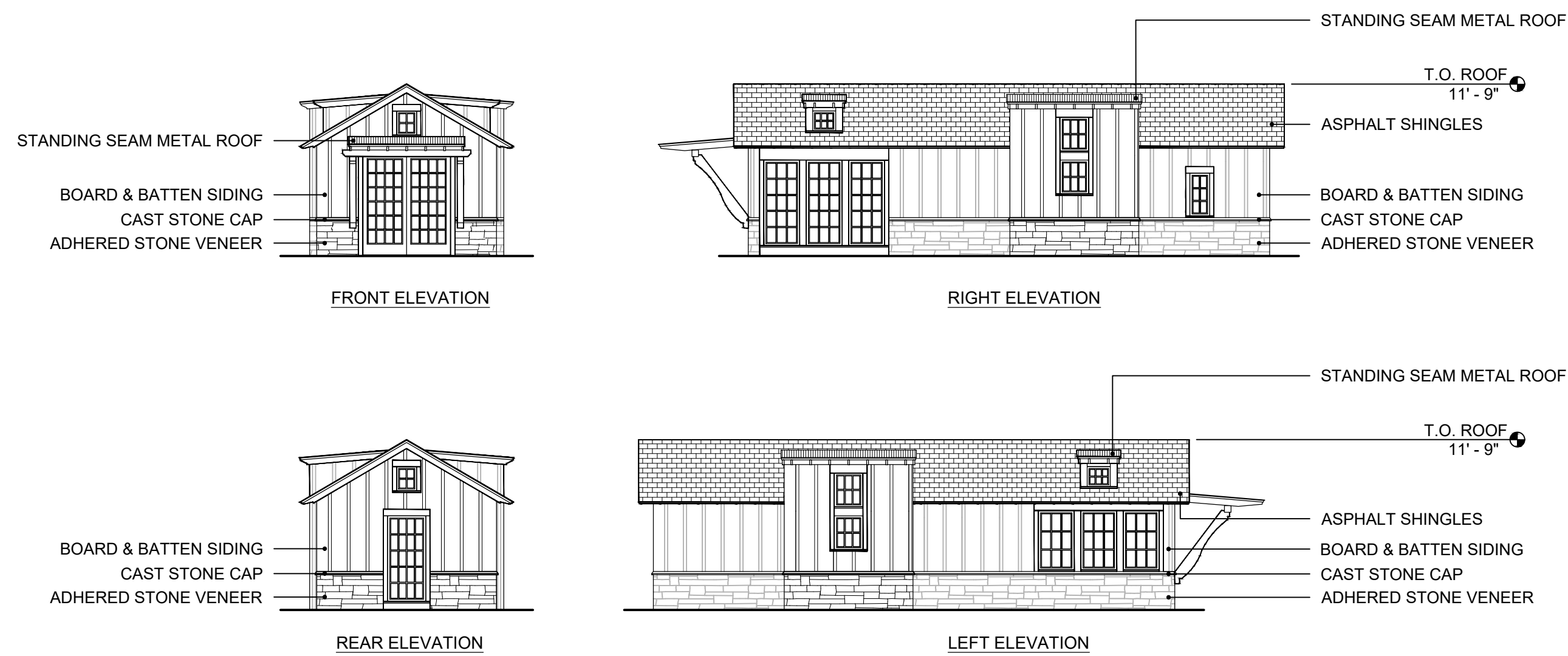
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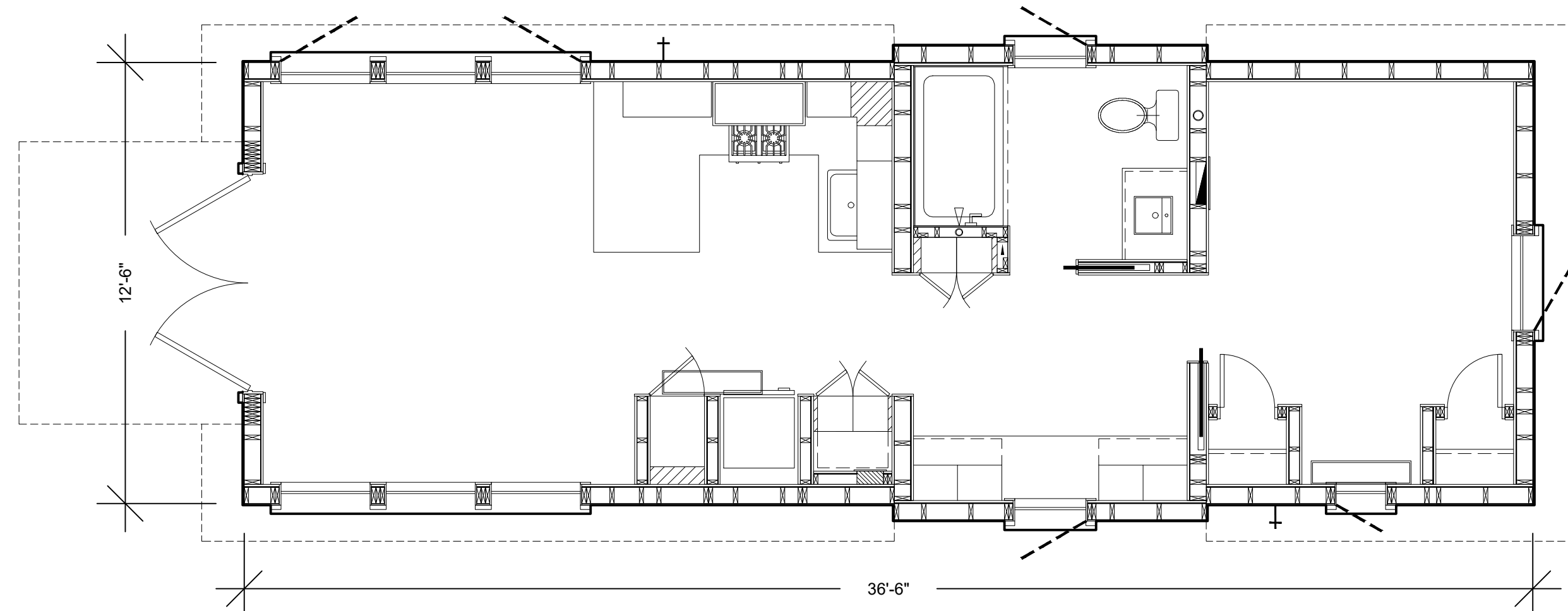
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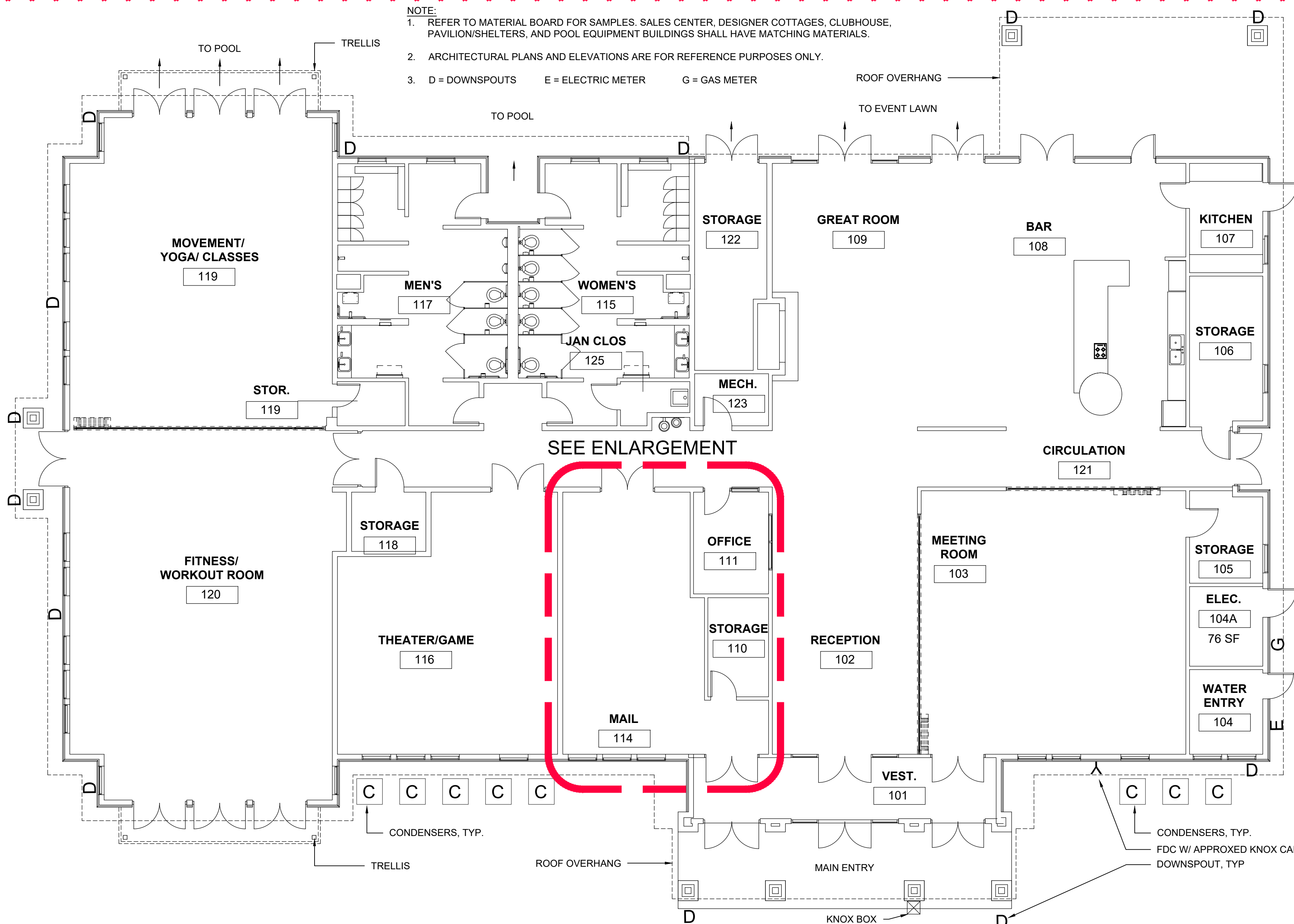
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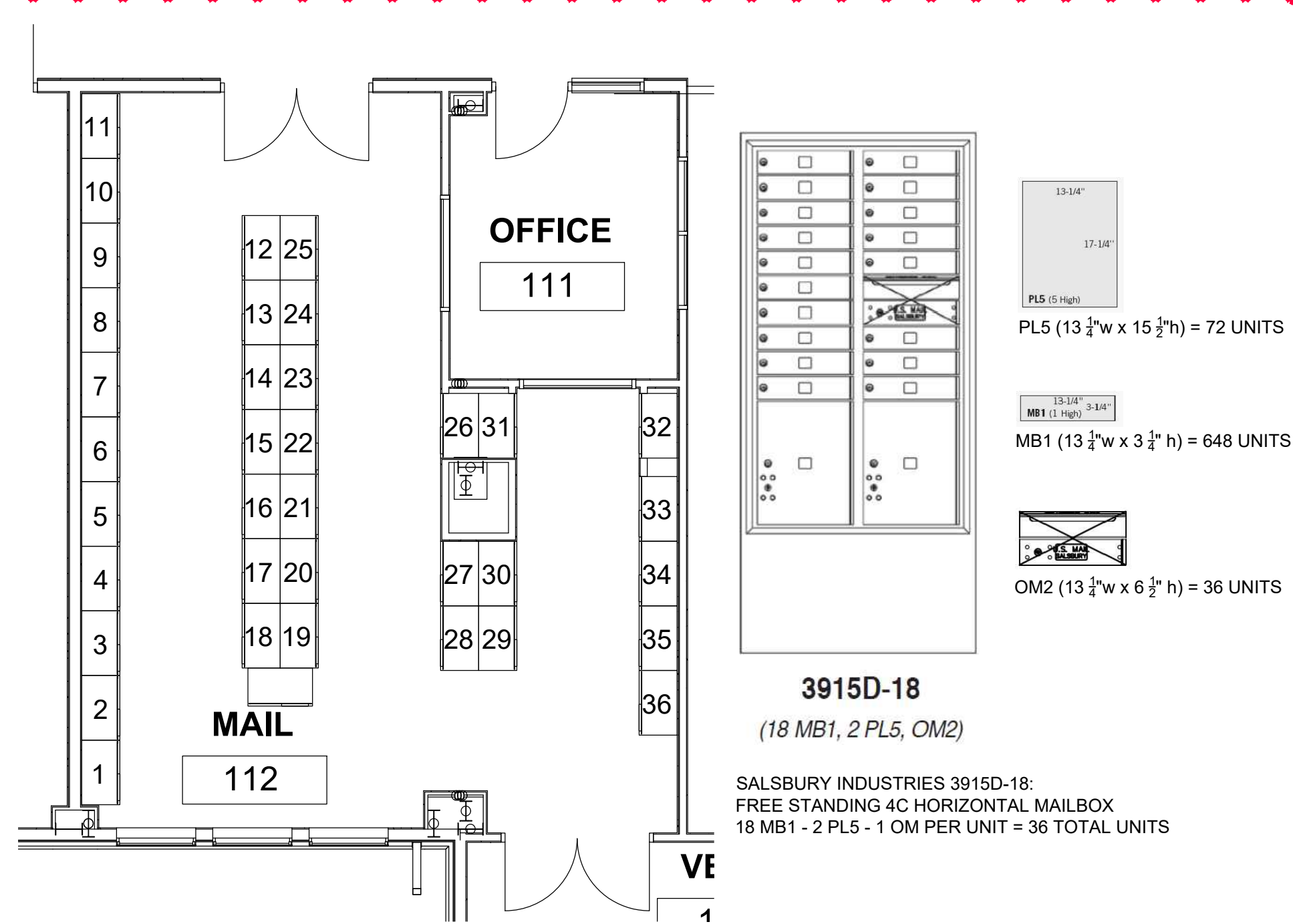
A DESIGNER COTTAGES - ELEVATIONS
SCALE: NTS



B DESIGNER COTTAGES - FLOOR PLAN
SCALE: NTS



C CLUBHOUSE PLAN
SCALE: 1/8"=1'-0"



D MAILBOX ROOM ENLARGEMENT & DETAILS
SCALE: NTS

BUILDING MATERIALS:			
	ADHERED STONE COLOR: SKYLINE COUNTRY LEDGESTONE OR EQUIVALENT		WINDOW/DOOR TRIM COLOR: ESSENCE ULTRAWOODCLAD BARK OR EQUIVALENT
	LAP SIDING / BOARD & BATTEN SIDING (FIBER CEMENT BOARD) COLOR: DRIFTWOOD OR EQUIVALENT		STANDING SEAM METAL ROOF COLOR: WEATHERED GALVANIZED VINTAGE OR EQUIVALENT
	WOOD TRIM COLOR: RANCHWOOD WESTERN OR EQUIVALENT		LAP SIDING / BOARD & BATTEN SIDING COLOR: RED OR SIMILAR

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DESIGNER COTTAGES & CLUBHOUSE

PROFESSIONAL STAMP

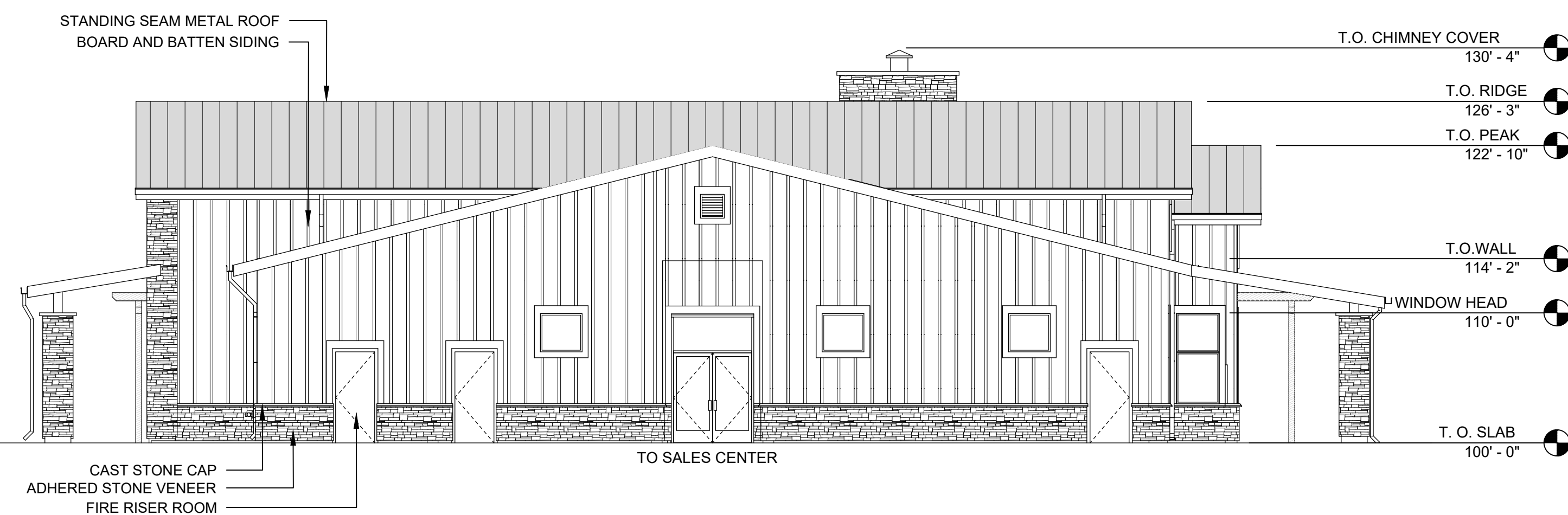
PROJECT #:	171053
DRAWN BY:	LAI
CHECKED BY:	JC
ISSUE RECORD	
CSP #1	09/21/2018
CSP #2	06/11/2019
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CSP #4	09/26/2019
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AMENDMENT #2 (2)	01/11/2022
AMENDMENT #2 (3)	02/08/2022
SHEET NUMBER	

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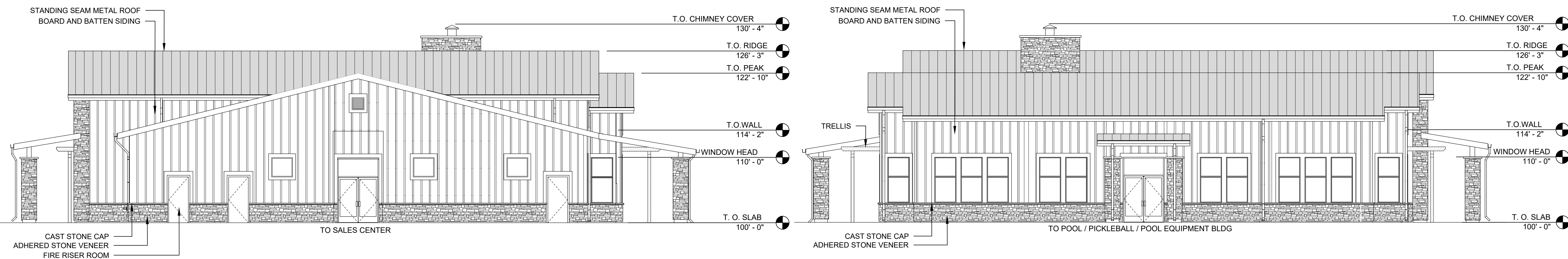
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A EAST ELEVATION (FRONT ENTRY)
SCALE: 1/8"=1'-0"



B NORTH ELEVATION
SCALE: 1/8"=1'-0"



C SOUTH ELEVATION
SCALE: 1/8"=1'-0"



D WEST ELEVATION
SCALE: 1/8"=1'-0"

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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
ELEVATIONS: CLUBHOUSE

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

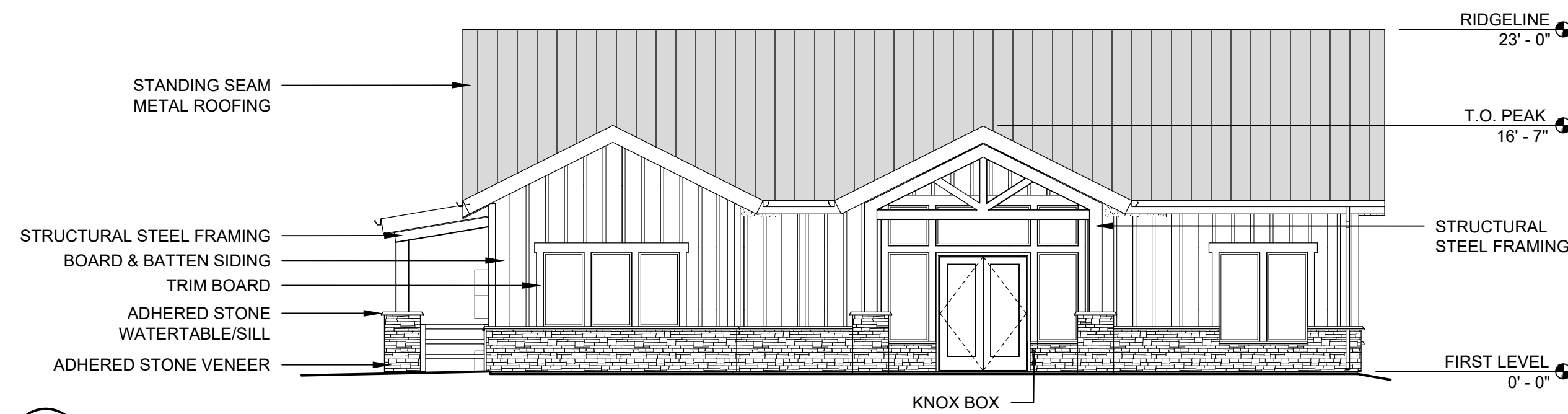
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SHEET NUMBER

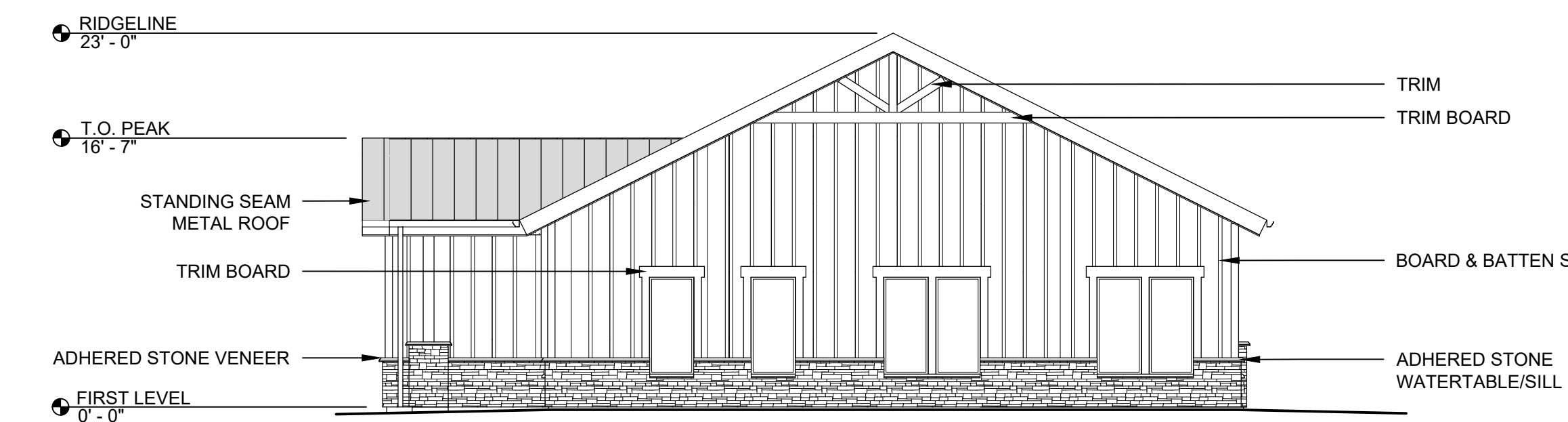
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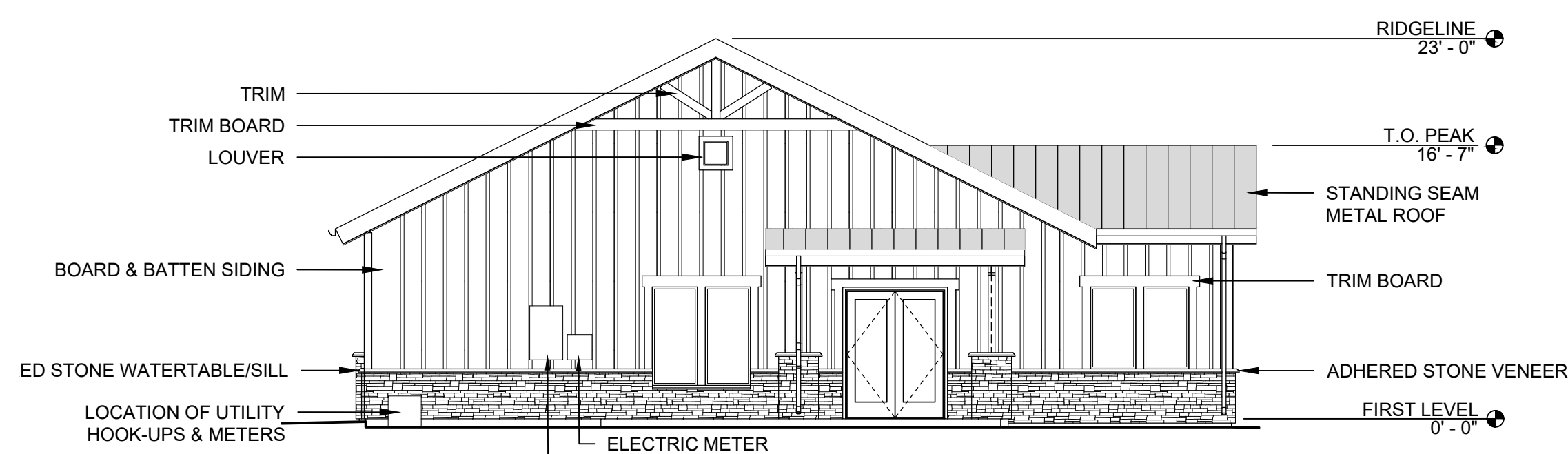
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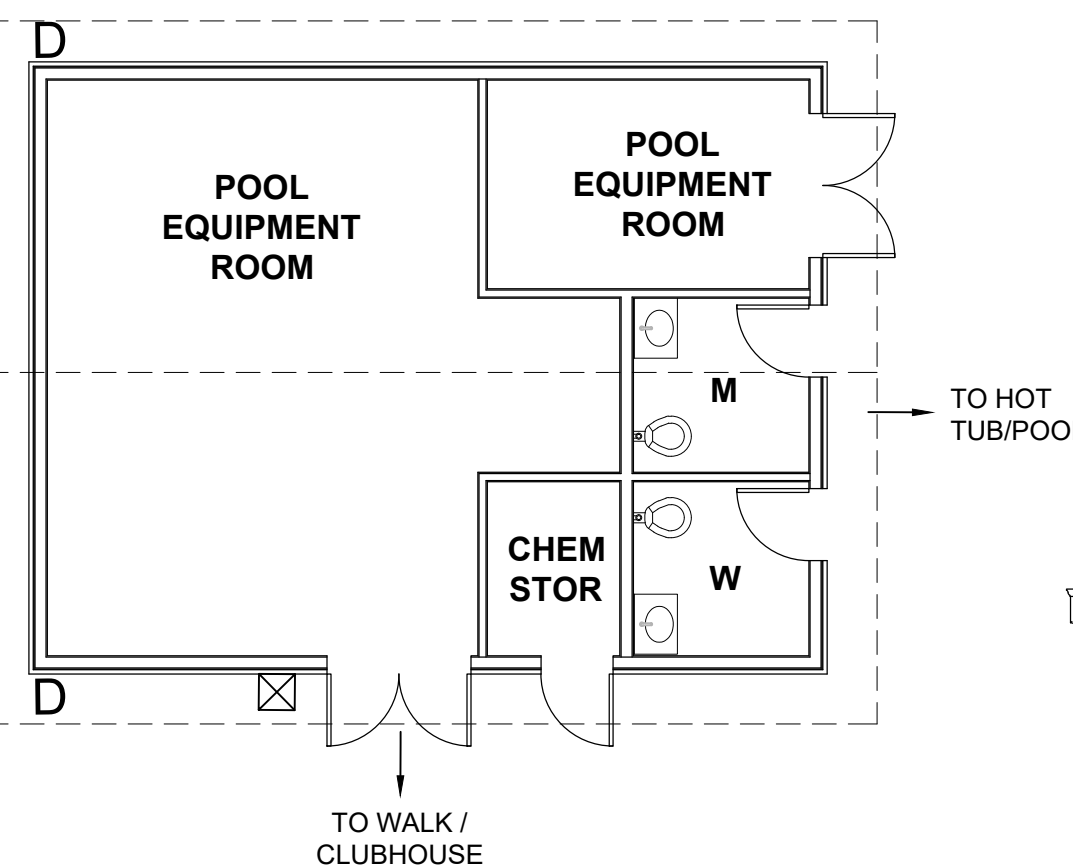
A SALES CENTER - EAST ELEVATION (FRONT ENTRY)
SCALE: 1/8"=1'-0"



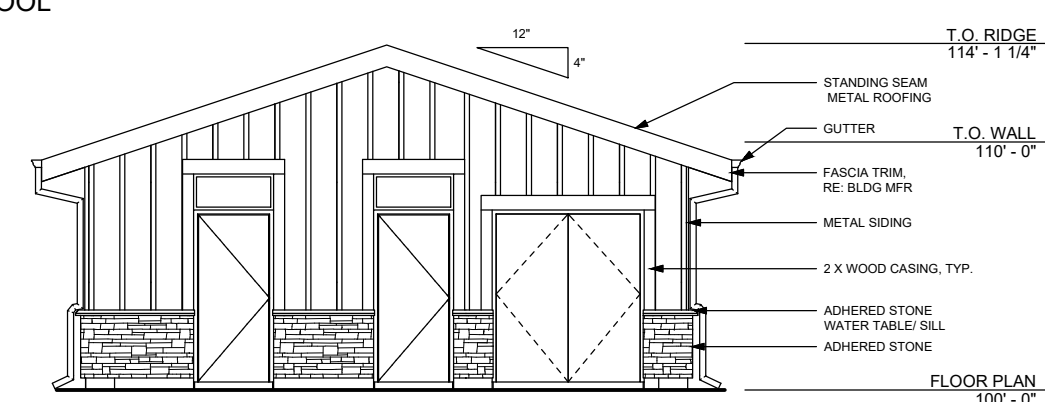
C SALES CENTER - NORTH ELEVATION
SCALE: 1/8"=1'-0"



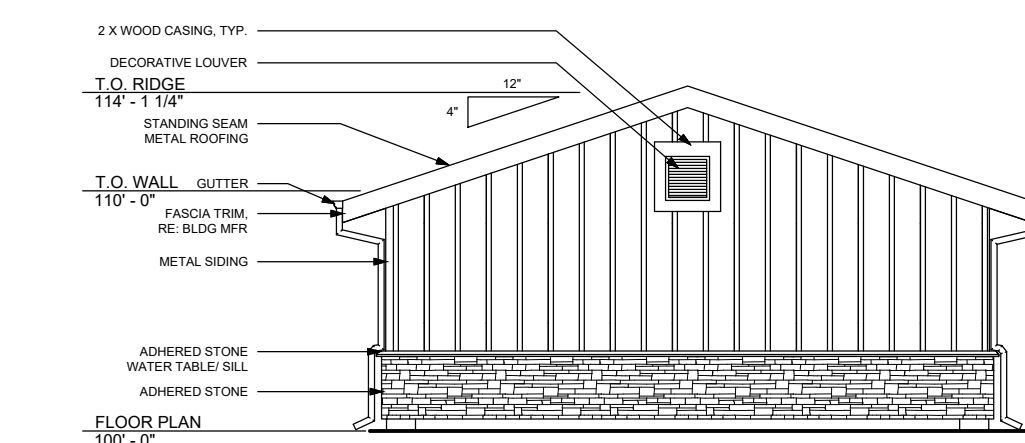
D SALES CENTER - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



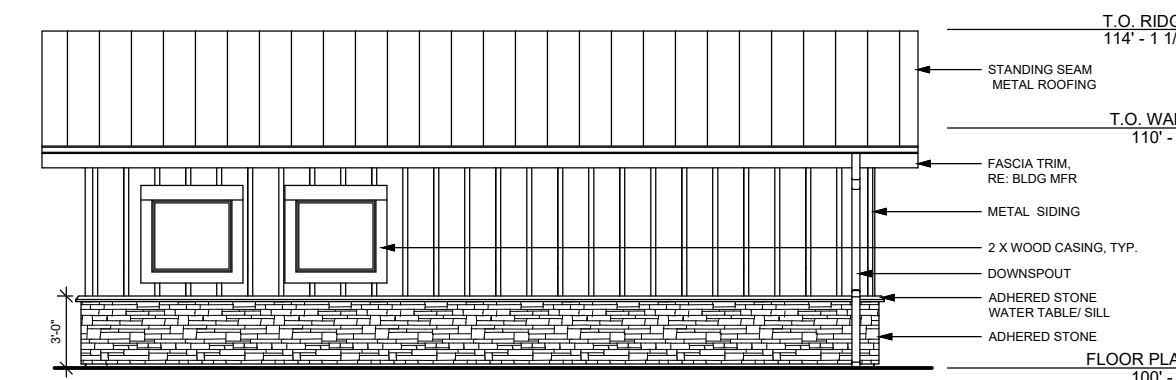
F POOL EQUIPMENT BUILDING PLAN
SCALE: 1/8"=1'-0"



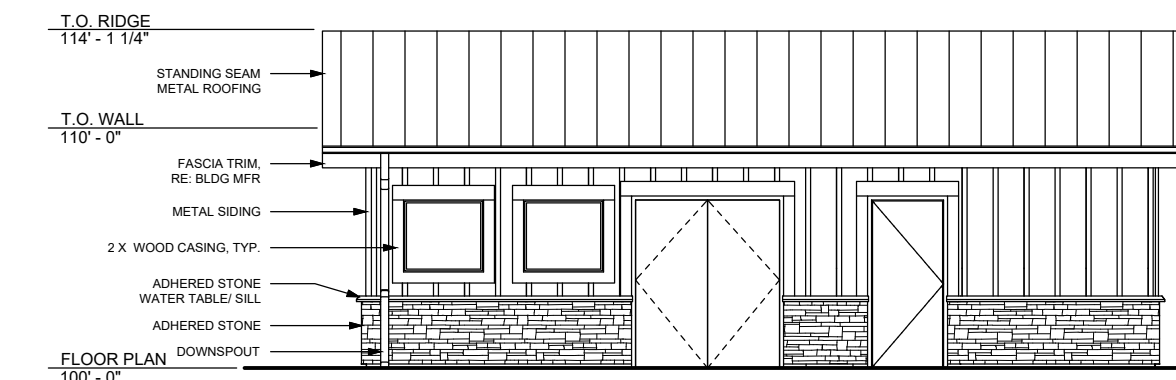
G POOL EQUIPMENT BUILDING - NORTH ELEVATION
SCALE: 1/8"=1'-0"



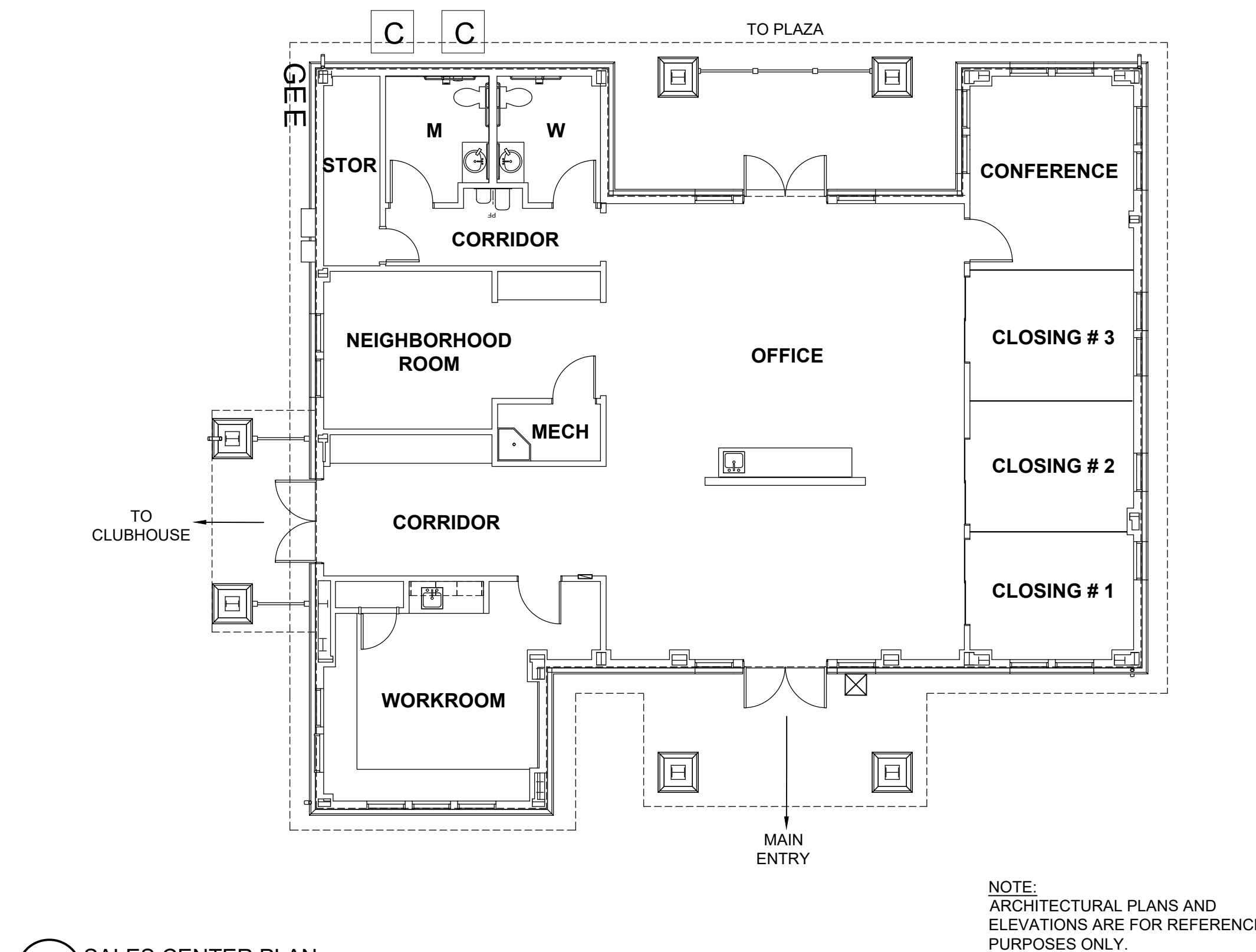
H POOL EQUIPMENT BUILDING - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



I POOL EQUIPMENT BUILDING - EAST ELEVATION
SCALE: 1/8"=1'-0"



J POOL EQUIPMENT BUILDING - WEST ELEVATION
SCALE: 1/8"=1'-0"



E SALES CENTER PLAN
SCALE: 1/8"=1'-0"

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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN SALES CENTER & POOL BLDG

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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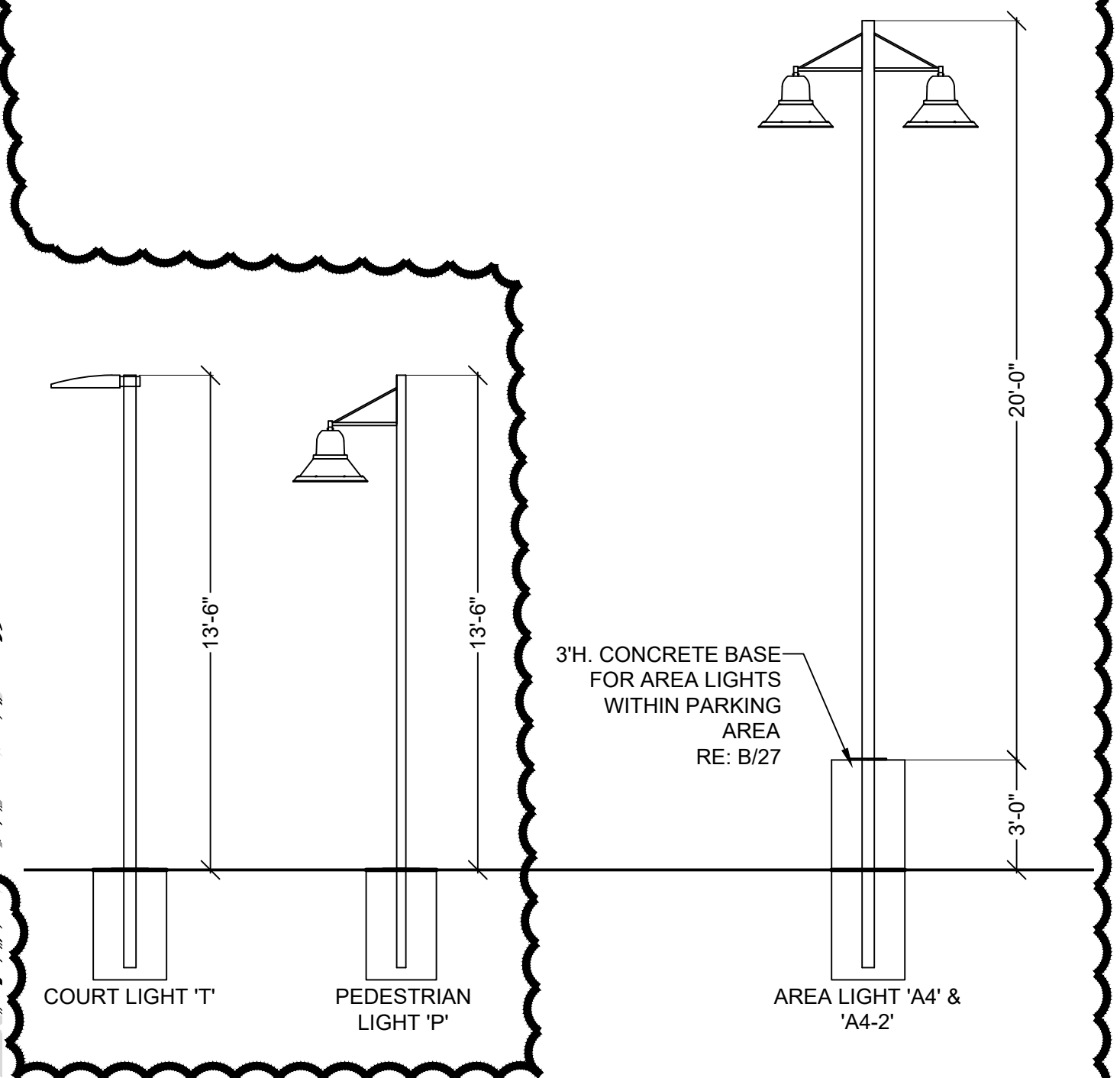
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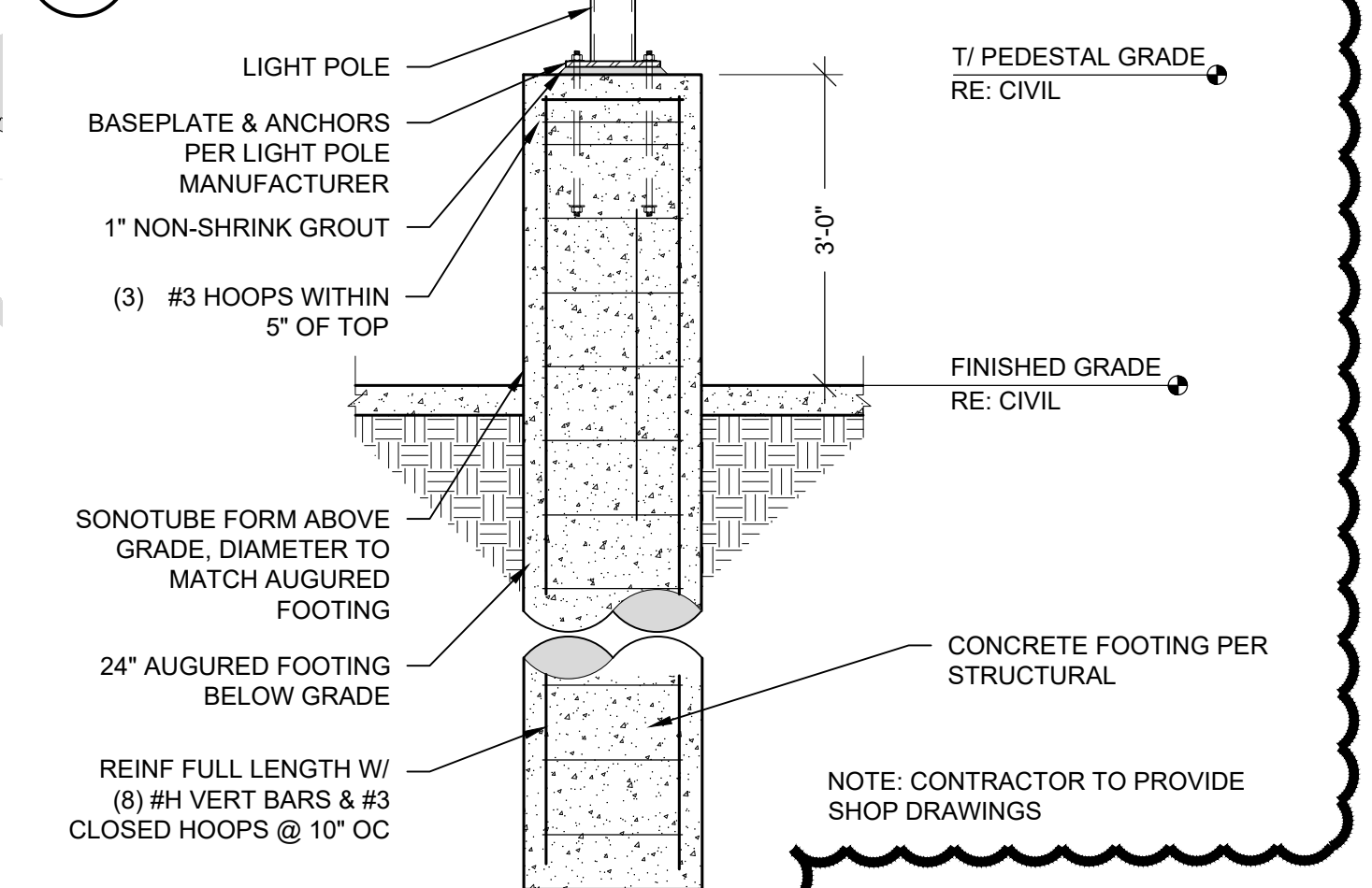
LIGHTING NOTES

- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE R.O.W. SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- LIGHT LOSS FACTOR = 1.0
- TYPES 'G' AND 'H' MODELED TO SHOW LIKELY OUTPUT (NO IES FILES FOR THOSE TYPES ARE AVAILABLE)
- TYPE 'A4' AND 'A4-2' MOUNTED AT 23' ABOVE FINISH GRADE TO BOTTOM OF FIXTURE. (CIVIL/STRUCTURAL ENGINEER TO DETERMINE APPROPRIATE CONCRETE BASE SIZE. POLE HEIGHT SHALL BE DETERMINED ACCORDINGLY TO ACHIEVE 23' AFG MOUNTING HEIGHT).
- TYPE 'T' AND 'P' MOUNTED AT 13.5' ABOVE FINISH GRADE TO BOTTOM OF FIXTURE. (CIVIL/STRUCTURAL ENGINEER TO DETERMINE APPROPRIATE CONCRETE BASE SIZE. POLE HEIGHT SHALL BE DETERMINED ACCORDINGLY TO ACHIEVE 13.5' AFG MOUNTING HEIGHT).
- COURT LIGHTING IS ON A TIMER FROM THE HOURS OF 4PM UNTIL 10PM. NO LIGHTS WILL BE ALLOWED TO TURN ON AFTER 10 PM.
- ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. "ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED." AND SECTION 1006.2 ILLUMINATION LEVEL. "THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE PUBLIC WAY."
- THE MAXIMUM HEIGHT FOR THE FREESTANDING LIGHTPOLES IS 23'. REFER TO DETAIL A THIS SHEET
- NO LIGHTPOLES OR BOLLARDS SHALL BE LOCATED WITHIN UTILITY EASEMENTS AND ARE TO BE AT PLACED AT LEAST 5' FROM UTILITY/SEWER LINES.



A LIGHTPOLE HEIGHTS

SCALE: NTS



B BOLLARD

SCALE: NTS

Symbol	QTY.	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	4	A2	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-26-60L-136-3K7-2-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	15111	1	135.05
	10	A4	Beacon Products	URB-26-60NB-136-3K-T4	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	13111	1	137
	16	B	KIM LIGHTING	PA7R-NU2-12L-010-3K7	PAVILLION BOLLARD ROUND LED TYPE 2 OPTICS GROUND MOUNTED	LED 3000K	1	859	1	14
	20	H	PROGRESS LIGHTING + CONTECH LIGHTING	P560078-020 + LG7003D-326-2700K-120V	DECORATIVE LED WALL SCONCE	LED 2700K	4	145	1	4,808
	13	J	CONTECH LIGHTING	SMTR530K12D1-S	ROUND LED 5" SHALLOW SURFACE MOUNT DOWNLIGHT	LED 3000K	1	864	1	11.2
	5	K	HUBBELL OUTDOOR LIGHTING	SG1-30-3K7-FT	Sling Series SLENDER WALL WALLPACK LED	LED 3000K	1	2911	1	29,228
	13	PA	Beacon Products	URB-21-24NB-27-3K-T2	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	2408	1	55.8
	12	PB	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-21-24L-55-3K7-4-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	5811	1	57
	16	T1/T2	Beacon Products	VPL-80L-235-3K7-4	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 OPTICS (SPORTS AREA) (T2 HAS DOUBLE HEADS)	LED 3000K	1	23121	1	230.6
	2	T1-BC	Beacon Products	VPL-80L-235-4K7-4W-BC	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 WIDE OPTICS (SPORTS AREA) (WITH HOUSE SIDE SHIELD)	LED 4000K	1	15048	1	230.6
	23	W	KIM LIGHTING	LLF10P35-20L3K	LED LOW LEVEL STEP LIGHT	LED 3000K	1	1248	1	21.2

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	3.7 fc	93.9 fc	0.0 fc	N/A	N/A
10' FROM PROPERTY LINE	+	0.14 fc	0.5 fc	0.0 fc	N/A	N/A
PARKING LOT	+	3.20 fc	9.7 fc	0.9 fc	10.78	3.55
PICKLEBALL COURTS	+	35.3 fc	51.0 fc	2.9 fc	12.93	6.96

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