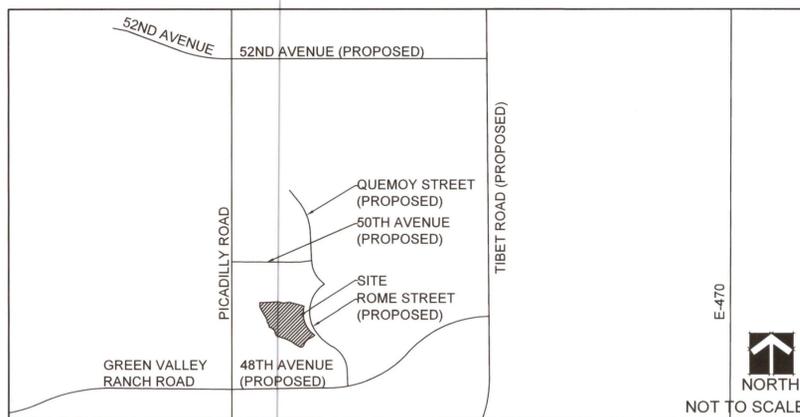


GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

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



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 LANE 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 AND 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 THAT 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 VICE 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 N1BA (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.

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. 201900001480 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 4TH DAY OF 2019 AD

BY: Robert J. Sanderman

NAME: ROBERT J. SANDERMAN

TITLE: ASSISTANT SECRETARY

STATE OF COLORADO } SS
COUNTY OF }
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: _____ 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

| | | | |
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| 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 |
| 10-13 | DETAILS: SITE | 28 | DETAILS: LIGHTING |
| 14 | DETAILS: PICKLEBALL COURT | | |
| 15 | DETAILS: BOCCIE COURT | | |
| 16-18 | DETAILS: POOL | | |

AMENDMENT #2

- PHASE ONE**
- REMOVED WALL NORTH OF COTTAGES
 - MODIFICATION TO COMMUNITY GARDEN
 - MODIFICATION TO RAMP AND DECK AT COTTAGES
 - MODIFICATIONS TO LANDSCAPE COUNTS
- PHASE TWO**
- SHADE SAILS REMOVED
 - REMOVED 5' FREESTANDING WALL AT HOT TUB

AMENDMENT #3

- MODIFICATIONS TO SITE FURNITURE COUNTS
- MODIFICATIONS AT PICKLEBALL COURTS (SHELTER/BENCH)
- MODIFICATIONS TO TOTAL PLANT COUNTS

NOT FOR CONSTRUCTION

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 | | | | | |
| | | 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 | |
| BUILDING COVERAGE | | 13,818 SF | | 9% | | 3,962 SF | |
| OPEN SPACE (INCLUDES HARDSCAPE, LANDSCAPE, POOL, & PARKING AREAS) | | 143,659 SF | | 91% | | 52,273 SF | |
| HARD SURFACE AREA (PARKING LOT, SIDEWALKS, PATIO, & POOL) | | 96,954 SF | | 62% | | 33,831 SF | |
| LANDSCAPE AREA (TURF, NATIVE SEED, PLANTING AREAS, COBBLE, ARTIFICIAL TURF) | | 46,705 SF | | 30% | | 18,442 SF | |
| PARKING SPACES | | FULL BUILD-OUT (TOTAL SITE) | | REQ. | | PROVIDED | |
| | | 121 | | 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 | |

AMENDMENTS

| NO. | DATE | ISSUE | ISSUED BY |
|-----|------------|------------------|-----------|
| 01 | 06/02/2020 | CSP AMENDMENT #1 | LAI |
| 03 | 12/01/2021 | CSP AMENDMENT #3 | LAI |

PHASE ONE

- SALES CENTER ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR
- LANDSCAPE BEDS WEST OF SALES CENTER (LAYOUT TO ALIGN WITH SITE FEATURES AND SALES CENTER)
- REMOVAL OF FIRE PIT AND TRELLIS
- MODIFIED LIGHTING
- ADDED DEMONSTRATION AREA W/ SEAT WALL AT SALES CENTER
- MINOR MODIFICATIONS TO LANDSCAPE PLANS.

PHASE TWO

- CLUBHOUSE ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR
- REMOVED PAVILION AT LAWN
- REMOVED PLANTERS AT LAWN
- MODIFIED LIGHTING
- REVISED POOL
- REMOVED POOL GLASS AT INFINITY EDGE
- REMOVED PLANTERS IN ENTIRE POOL AREA
- REMOVED FIRE PIT
- REMOVED SHADE SHELTER
- ADDED ARTIFICIAL TURF
- MODIFIED FENCE (6'-5") AND WALL DETAILS
- POOL BUILDING NOW HAS RESTROOMS
- MINOR MODIFICATIONS TO LANDSCAPE COUNTS AND SMALL ADDITION OF TURF TO THE FRONT FACADE OF CLUBHOUSE
- ALL SHADE SHELTERS REMAINING TO BE BUILT ON SITE AND NOT ORDERED FROM A VENDOR
- REMOVED ONE PICKLE BALL COURT
- ADDED TWO CONDENSER SCREEN FENCES AT FRONT OF CLUBHOUSE

ARCHITECT / PLANNER



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Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

OWNER/CLIENT

CLAYTON PROPERTIES
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DENVER, COLORADO 80249

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

PROFESSIONAL STAMP

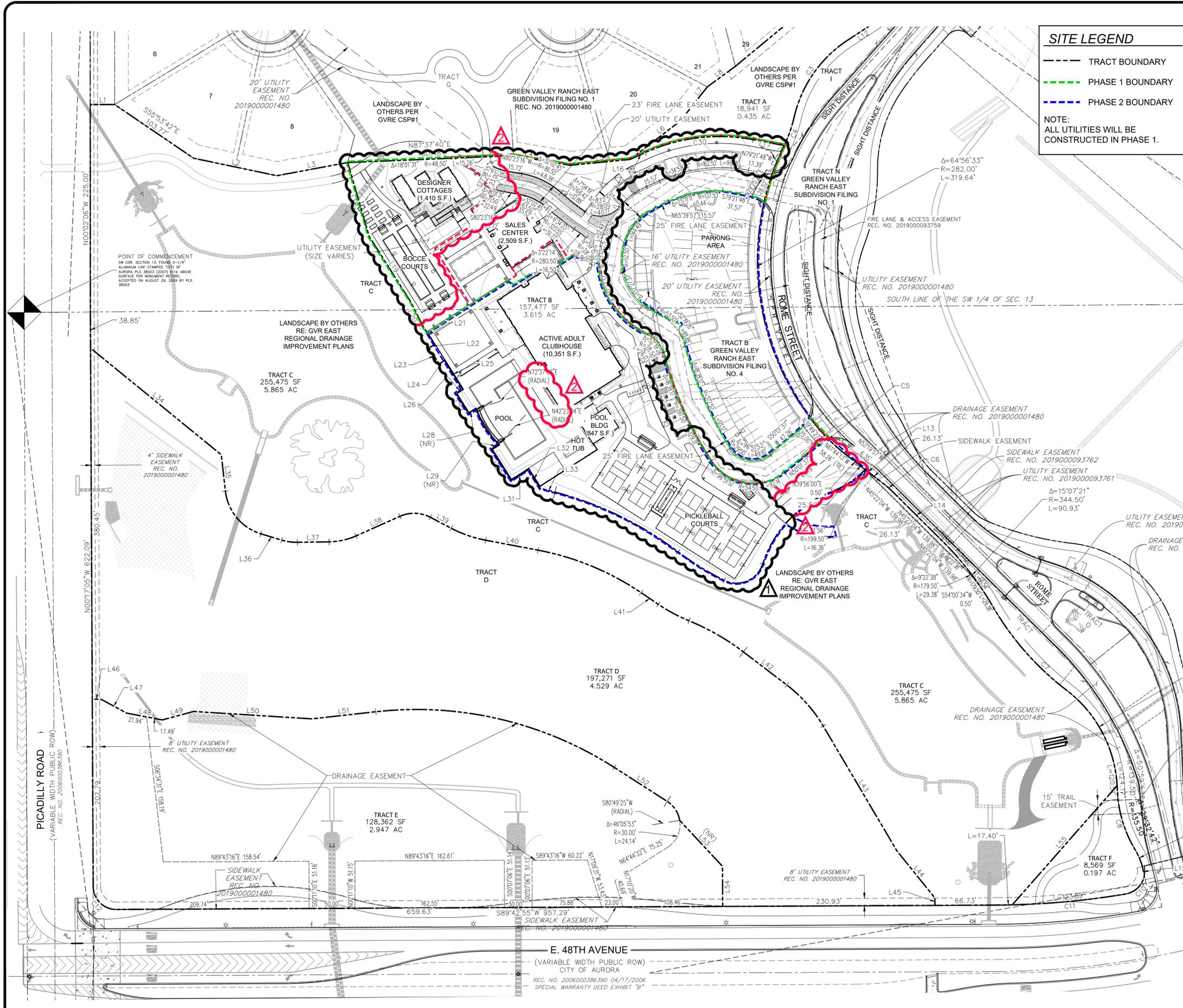
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

| | |
|---------------------|------------|
| CSP #1 | 09/21/2018 |
| CSP #2 | 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

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

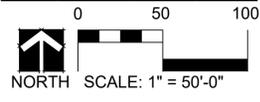
| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N89°57'54"E | 26.56' |
| L2 | S78°11'44"E | 92.52' |
| L3 | N79°30'15"E | 78.37' |
| L4 | S80°23'16"E | 62.66' |
| L5 | N84°23'46"E | 65.35' |
| L6 | N52°44'02"E | 68.66' |
| L7 | N38°29'01"E | 47.32' |
| L8 | N53°53'14"E | 37.65' |
| L9 | N50°29'33"E | 201.01' |
| L10 | S02°58'10"E | 7.59' |
| L11 | S41°30'29"W | 17.11' |
| L12 | S56°56'23"W | 34.72' |
| L13 | S52°19'57"E | 51.65' |
| L14 | S45°22'04"E | 75.27' |
| L15 | S13°33'16"E | 8.50' |
| L16 | N65°39'57"E | 17.78' |
| L17 | S77°44'52"E | 34.33' |
| L18 | S16°12'40"E | 83.16' |
| L19 | S32°29'32"E | 85.15' |
| L20 | S26°39'43"E | 27.85' |
| L21 | S32°29'32"E | 24.28' |
| L22 | S57°30'28"W | 7.10' |
| L23 | S32°29'32"E | 20.50' |
| L24 | N57°30'28"E | 7.10' |
| L25 | S32°29'32"E | 36.61' |
| L26 | S57°30'28"W | 9.04' |
| L27 | S32°29'32"E | 26.08' |
| L28 | N57°30'28"E | 9.88' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L29 | S57°30'28"W | 9.88' |
| L30 | S32°29'32"E | 40.49' |
| L31 | N57°30'28"E | 22.16' |
| L32 | S32°32'04"E | 23.95' |
| L33 | S75°28'01"E | 16.56' |
| L34 | S50°54'10"E | 183.31' |
| L35 | S06°24'54"E | 39.34' |
| L36 | S73°10'46"E | 23.48' |
| L37 | N89°08'19"E | 34.61' |
| L38 | N66°03'10"E | 52.26' |
| L39 | S62°24'01"E | 25.52' |
| L40 | S79°19'24"E | 57.97' |
| L41 | S56°01'19"E | 22.64' |
| L42 | S52°46'42"E | 59.24' |
| L43 | S30°39'32"E | 157.06' |
| L44 | S38°58'36"E | 65.87' |
| L45 | S00°17'05"E | 8.00' |
| L46 | S89°42'55"W | 9.52' |
| L47 | N61°45'04"W | 31.76' |
| L48 | N79°15'21"W | 39.43' |
| L49 | S74°55'09"W | 35.17' |
| L50 | N86°26'13"W | 128.92' |
| L51 | S83°39'39"W | 70.07' |
| L52 | N57°27'12"W | 68.39' |
| L53 | N43°05'42"W | 68.15' |
| L54 | N00°17'05"W | 43.49' |
| L55 | N41°26'18"E | 172.32' |

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

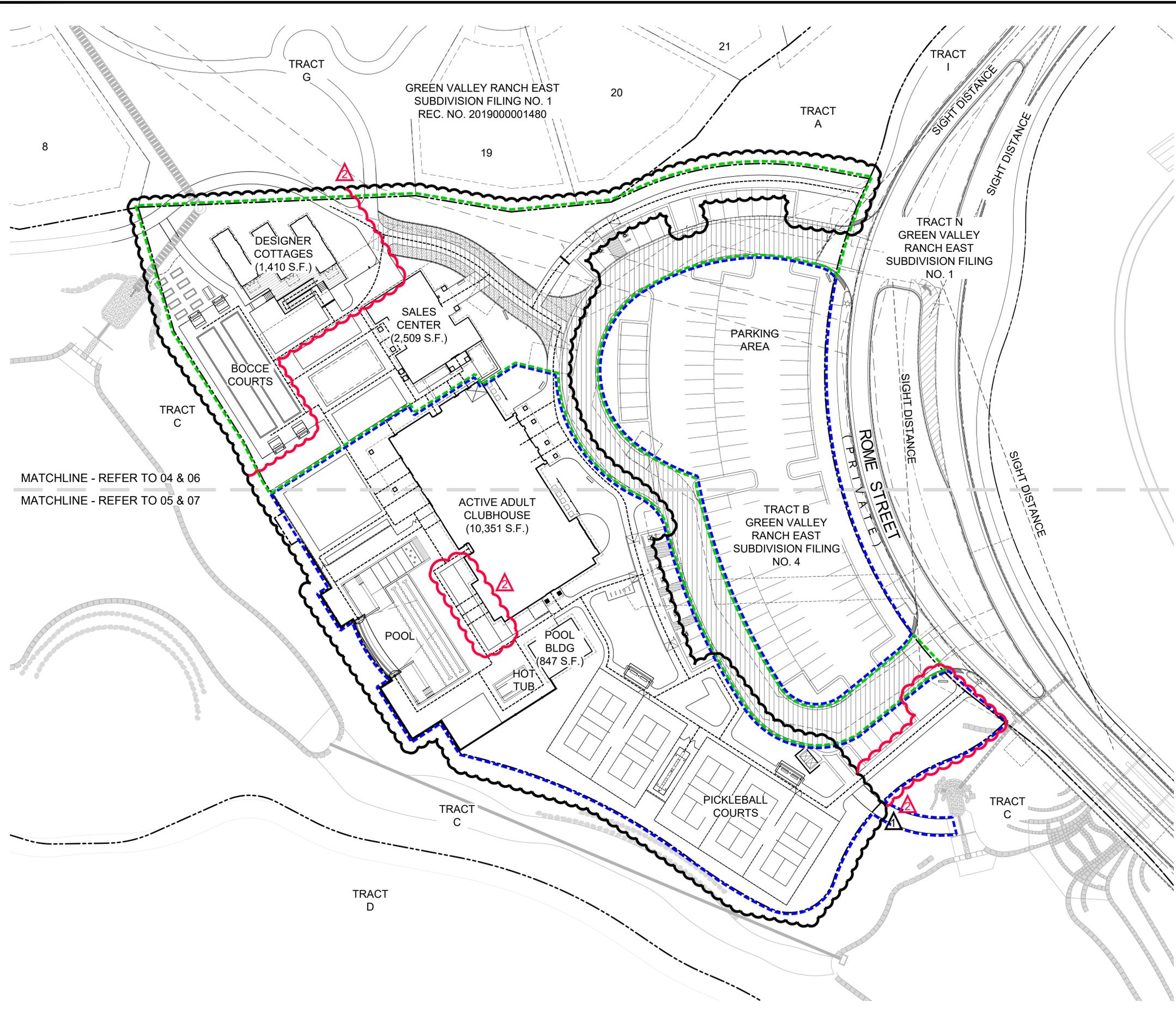
PROJECT #: 171053
DRAWN BY: LAI
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ISSUE RECORD

| NO. | DATE | DESCRIPTION |
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| AMENDMENT #2 (2) | 01/11/2022 | |
| AMENDMENT #2 (3) | 02/08/2022 | |

SHEET NUMBER

02
2 OF 28



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
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

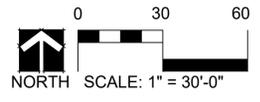
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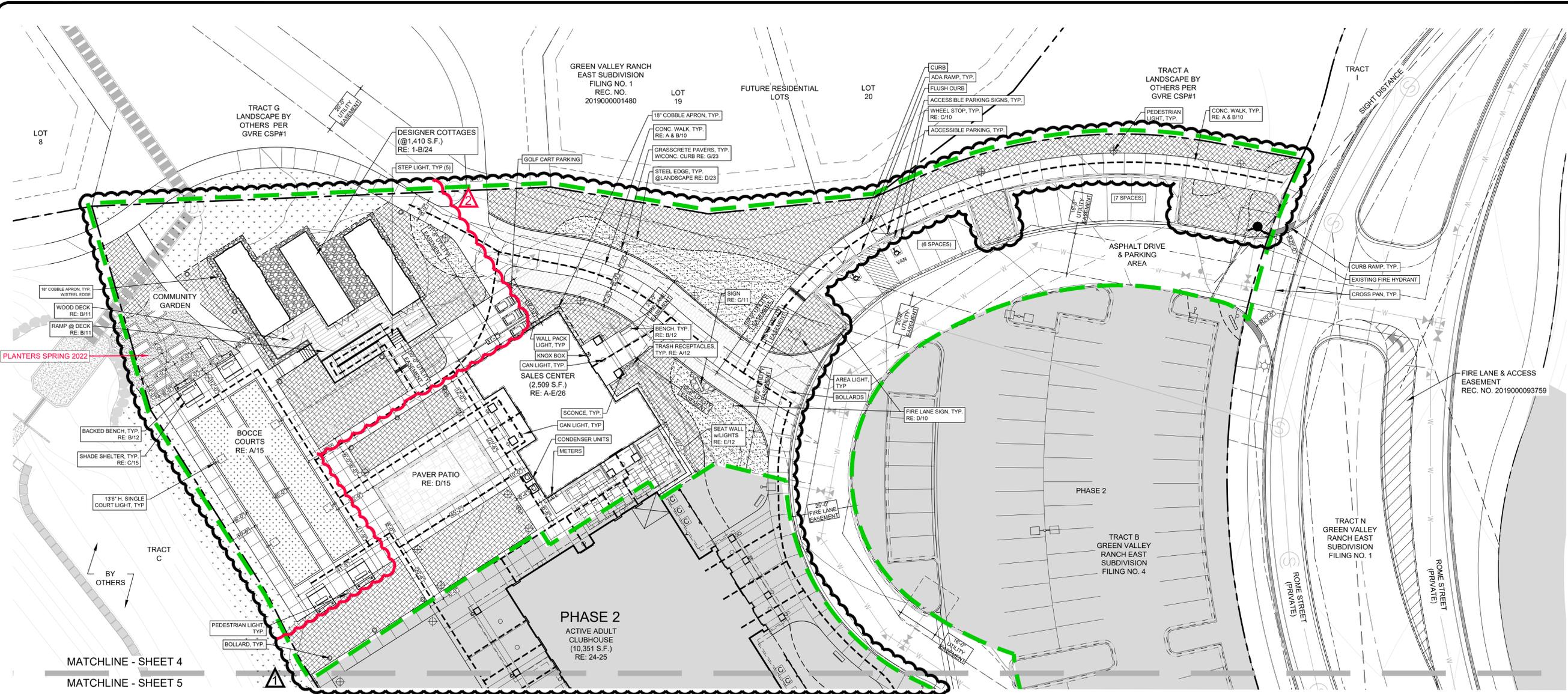
SHEET NUMBER

03

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MATCHLINE - REFER TO 04 & 06
MATCHLINE - REFER TO 05 & 07





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

PROFESSIONAL STAMP

PROJECT #: 171053
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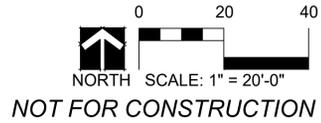
04
4 OF 28

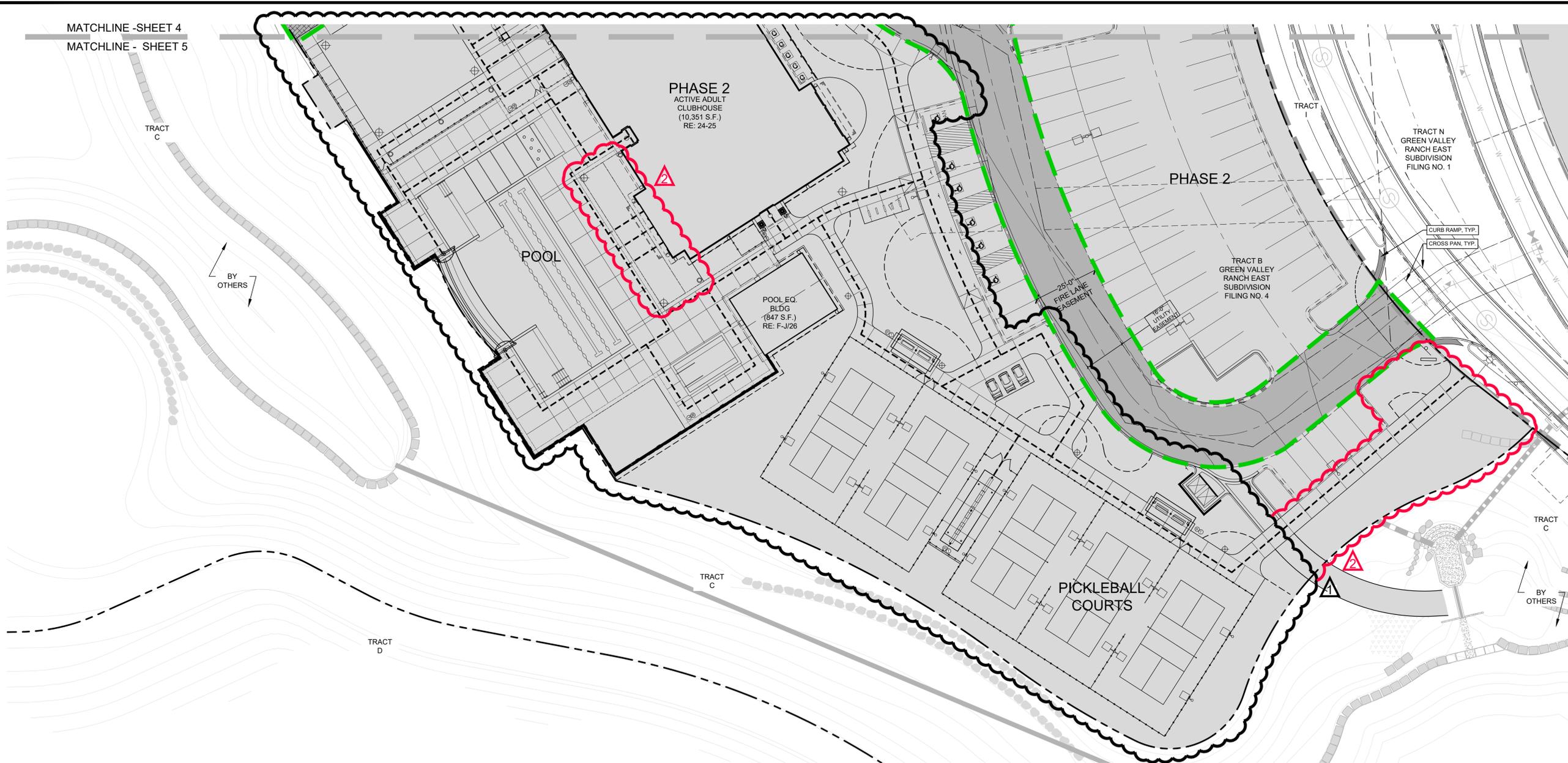
SITE LEGEND

- | | |
|--------------------------------|-----------------------------------|
| --- 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:

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.





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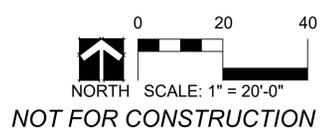
GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1

PROFESSIONAL STAMP

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:
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.



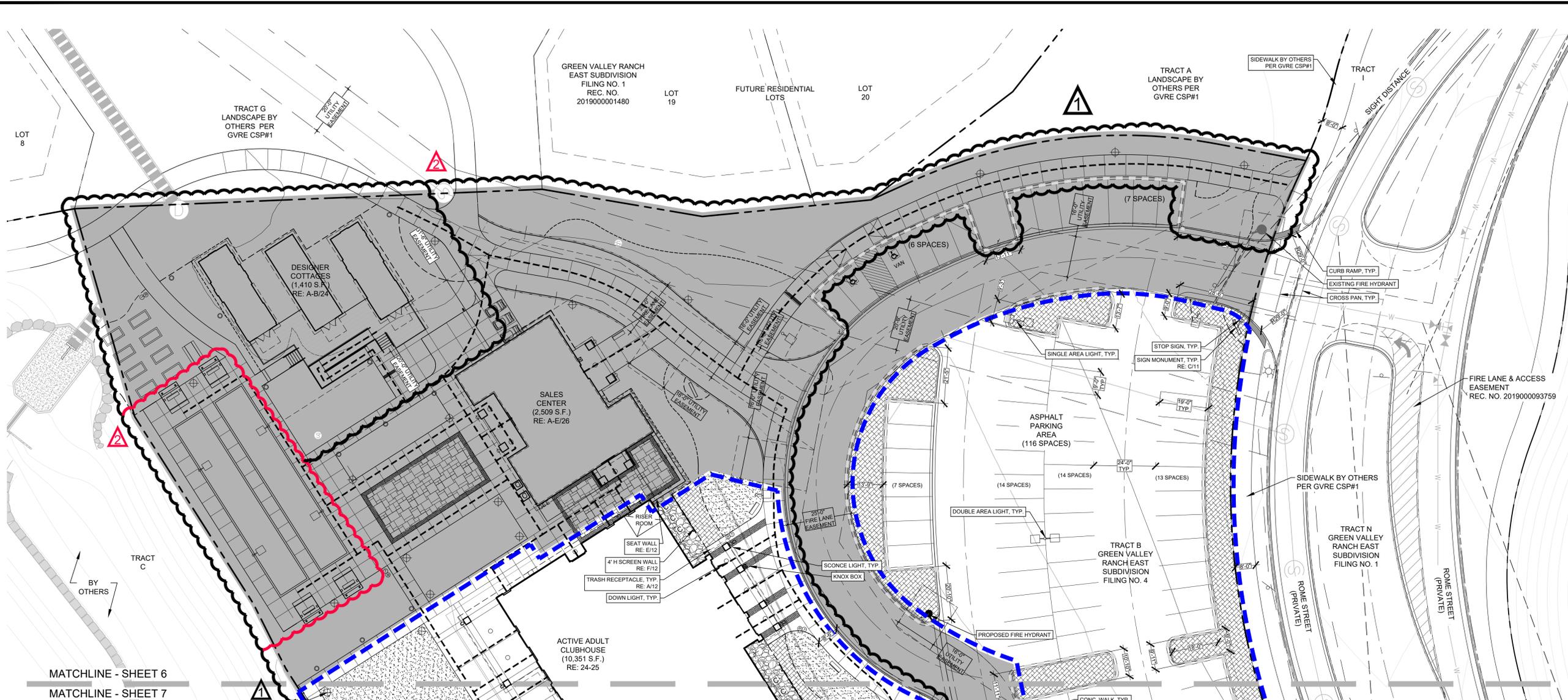
PROJECT #: 171053
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SHEET NUMBER

05
5 OF 28



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

PROFESSIONAL STAMP

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

ISSUE RECORD

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|---------------------|------------|
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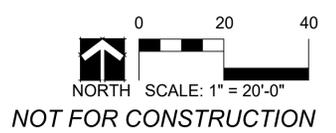
06
6 OF 28

SITE LEGEND

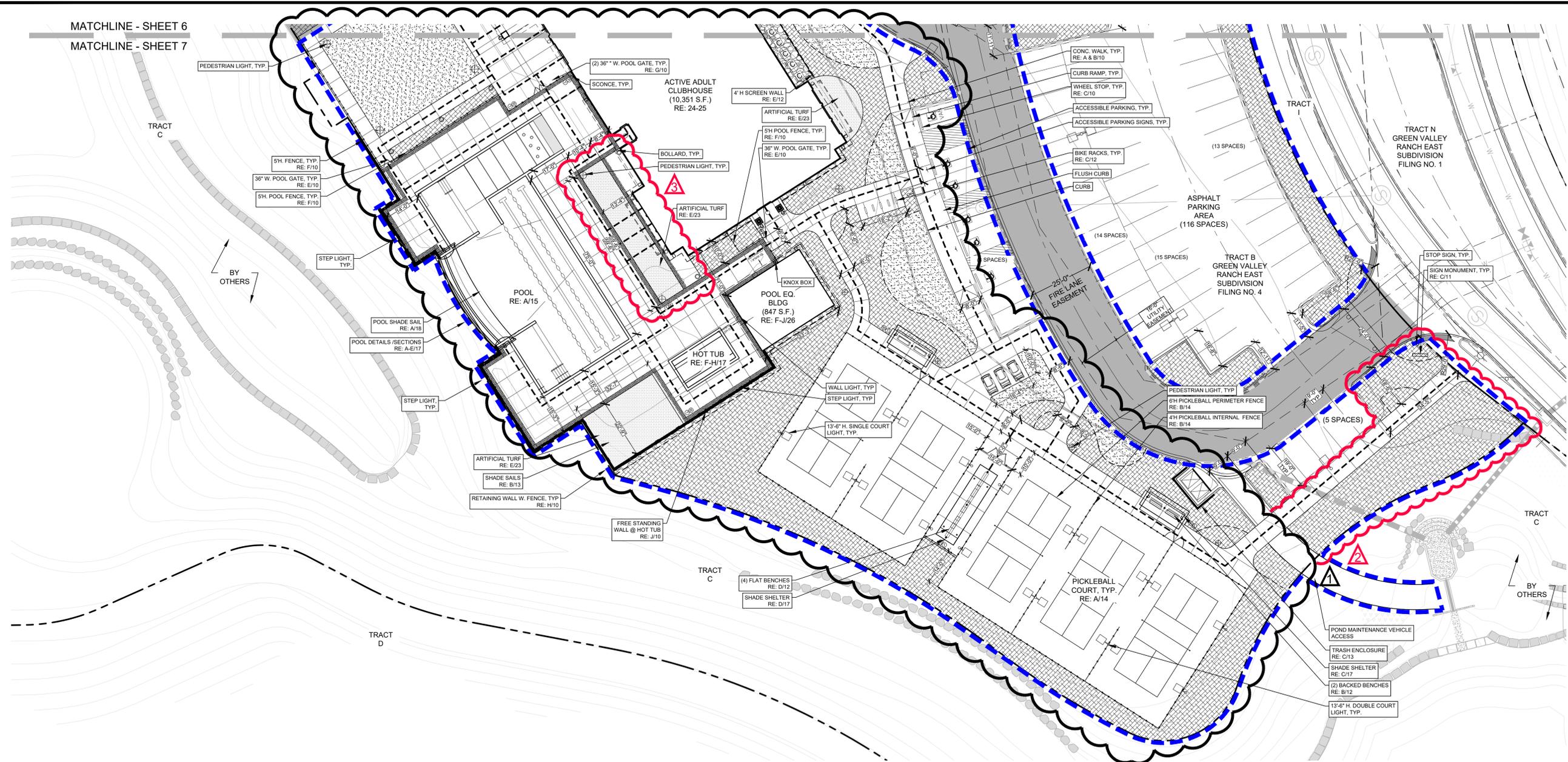
- TRACT BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 1
- ACCESSIBLE ROUTE
- ↓ ACCESSIBLE PARKING SIGN
- BENCH
- BIKE RACK
- ⓉⓈ TRASH/RECYCLE RECEPTACLE
- WHEEL STOP
- □ ⊕ LIGHT FIXTURE (NOT TO SCALE)
- FIRE HYDRANT
- ⓐ CONDENSERS
- FENCE
- GATE
- SITE DISTANCE
- STEEL EDGE
- ▨ PLANTING AREA - MULCH
- ▨ PLANTING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

NOTES:

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



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.

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

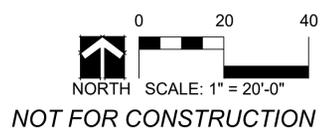
PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
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ISSUE RECORD

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| AMENDMENT #2 (2) | 01/11/2022 |
| AMENDMENT #2 (3) | 02/08/2022 |

SHEET NUMBER





KEYMAP

LEGEND

- PRIVATE ROW
- PROPERTY BOUNDARY
- EASEMENT
- PR. MAJOR CONTOUR 5300
- PR. MINOR CONTOUR
- EX. MAJOR CONTOUR 5300
- 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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 ACTIVE ADULT CLUBHOUSE
 CONTEXTUAL SITE PLAN
 GRADING PLAN**

PROFESSIONAL STAMP

PROJECT #: 171053
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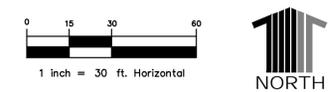
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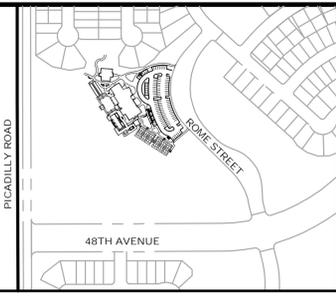
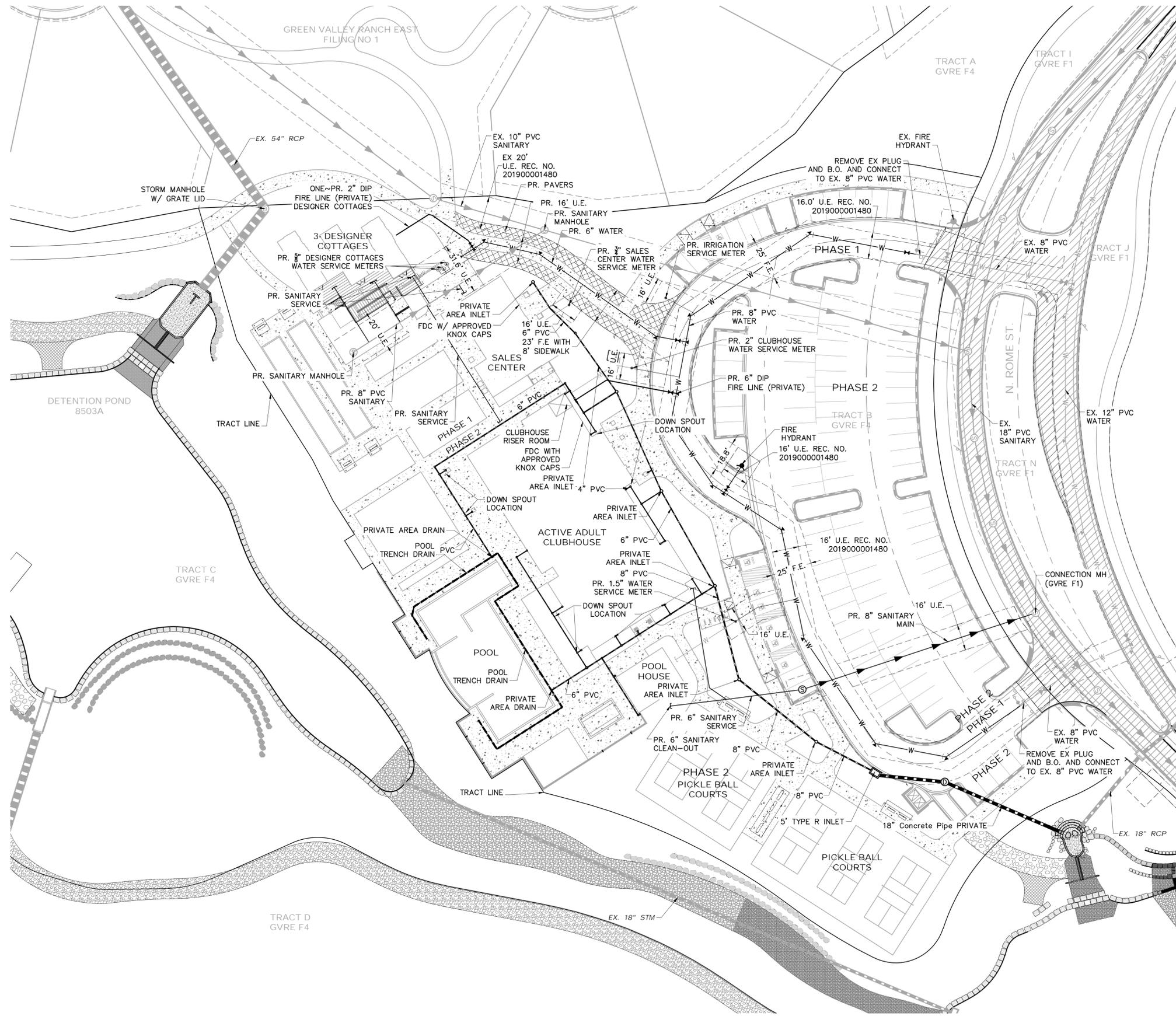
SHEET NUMBER

08

OF 28



NOT FOR CONSTRUCTION



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
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ISSUE RECORD

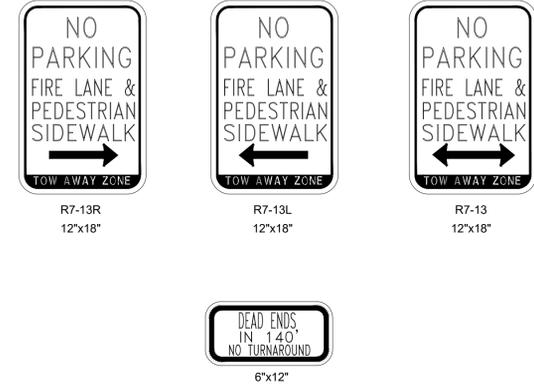
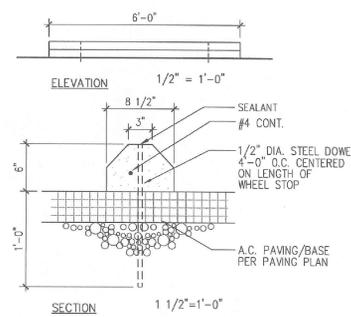
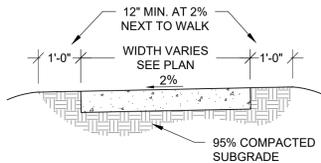
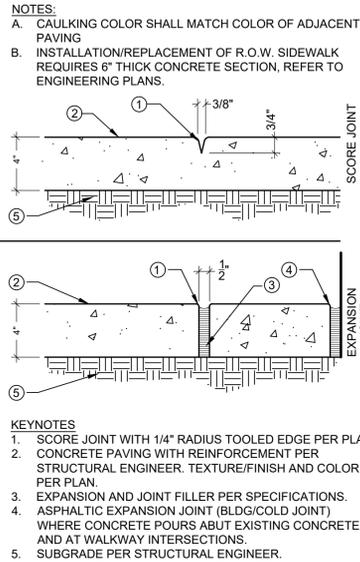
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SHEET NUMBER

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.

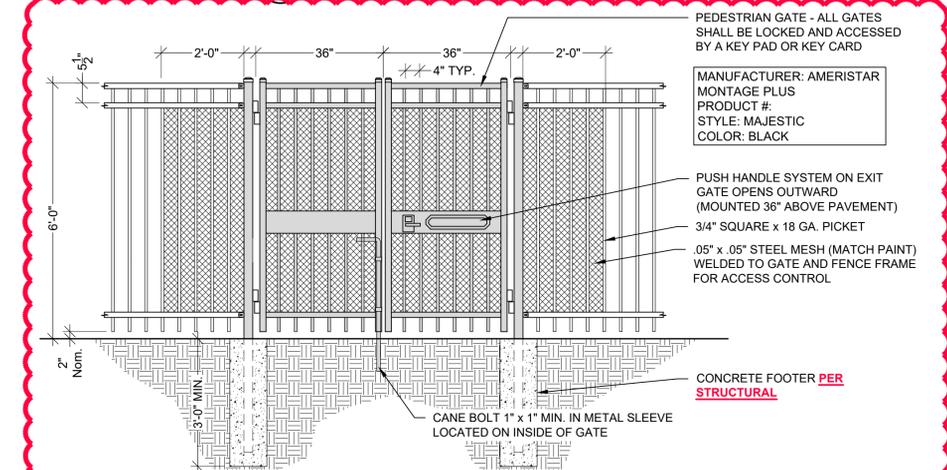
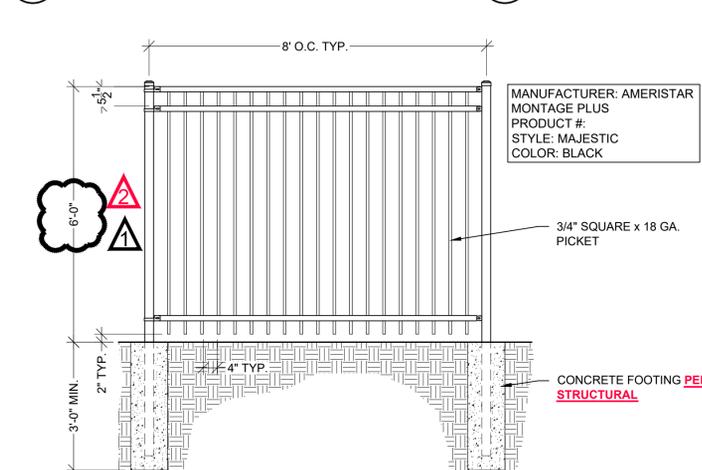
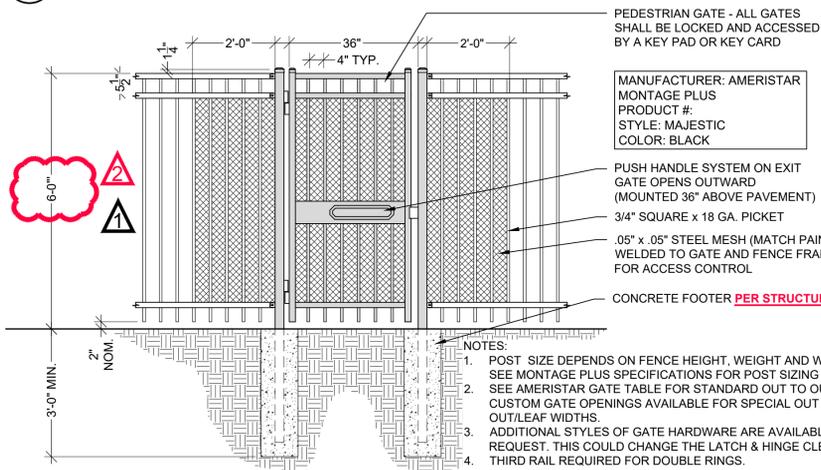


A CONCRETE EXPANSION & SCORE JOINTS
SCALE: 3"=1'-0"

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

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

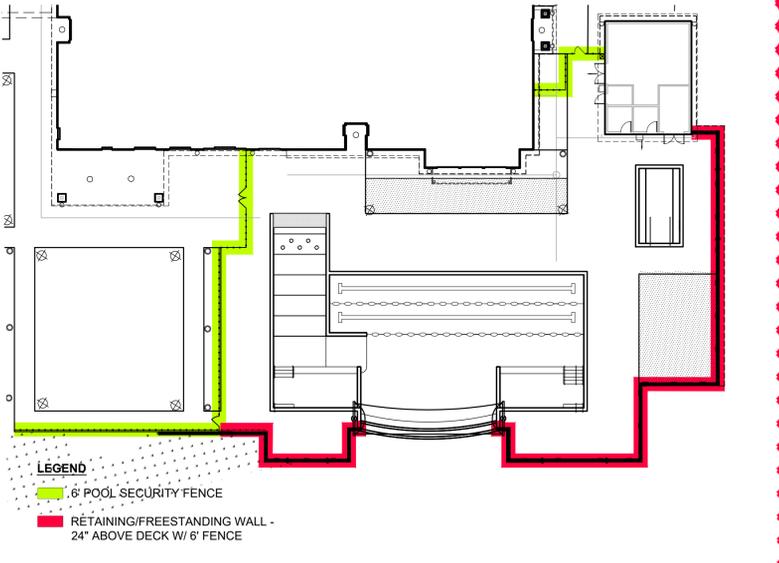
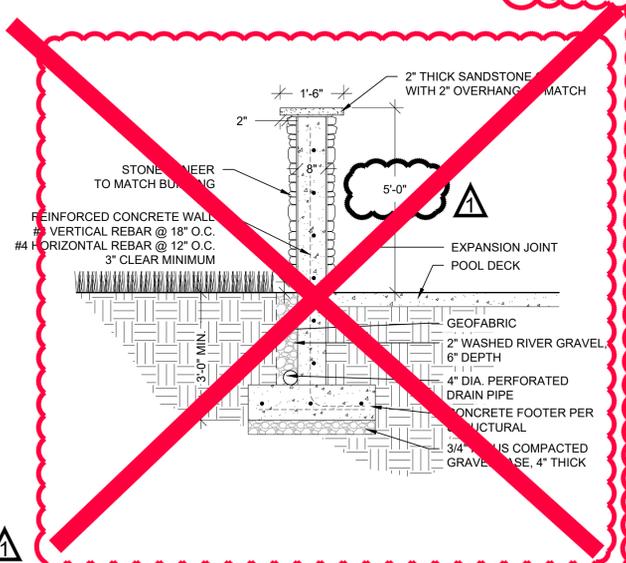
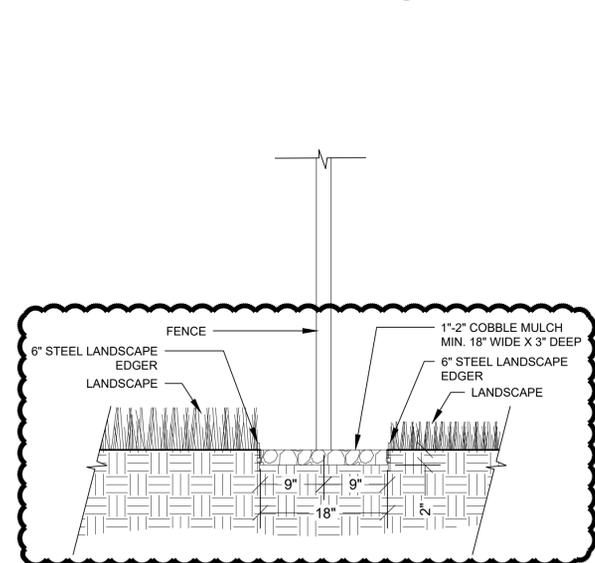
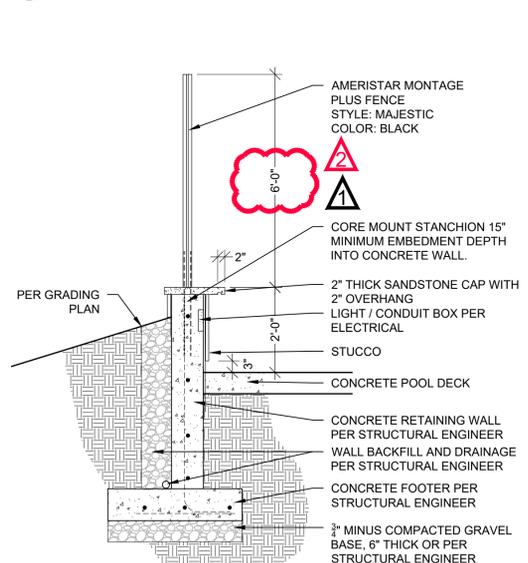
D NO PARKING SIGN @ FIRE LANE
SCALE: N.T.S.



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: N.T.S.



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

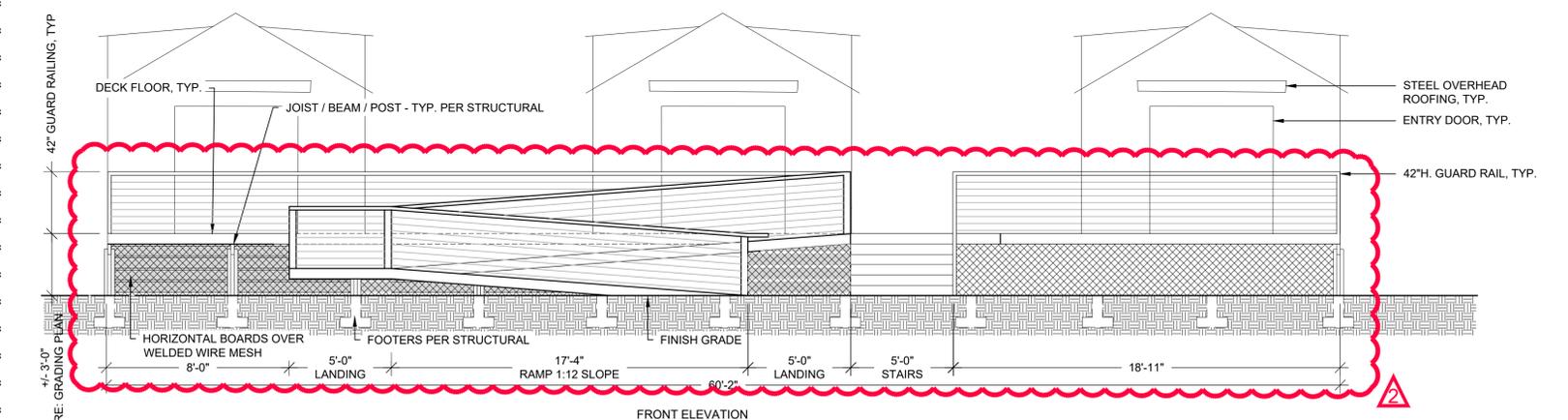
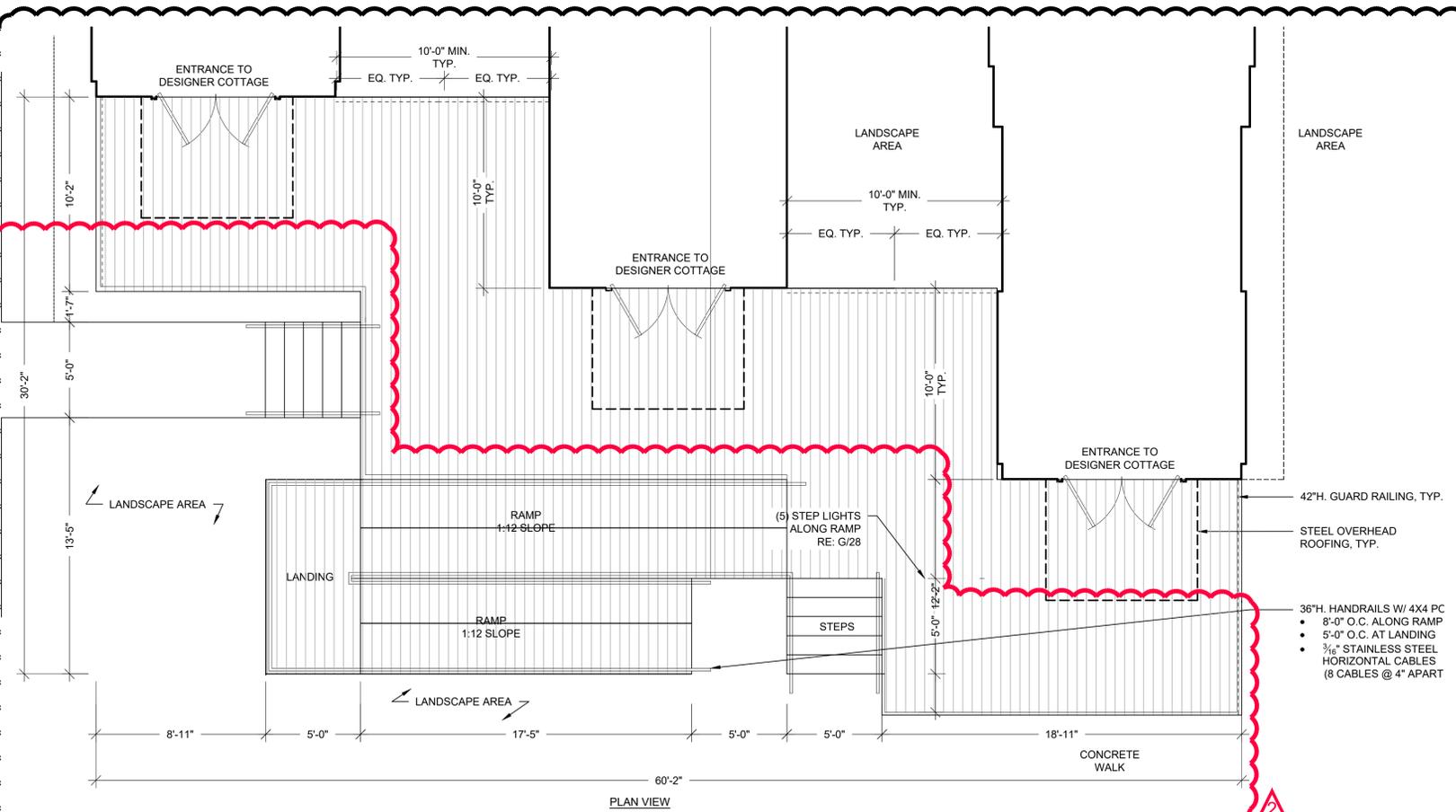
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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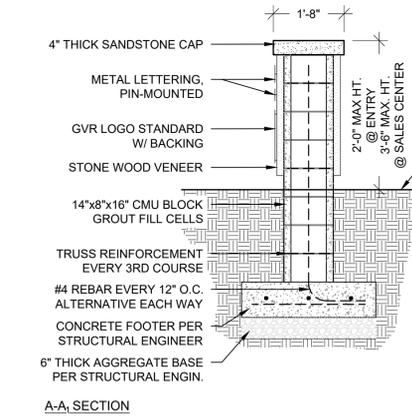
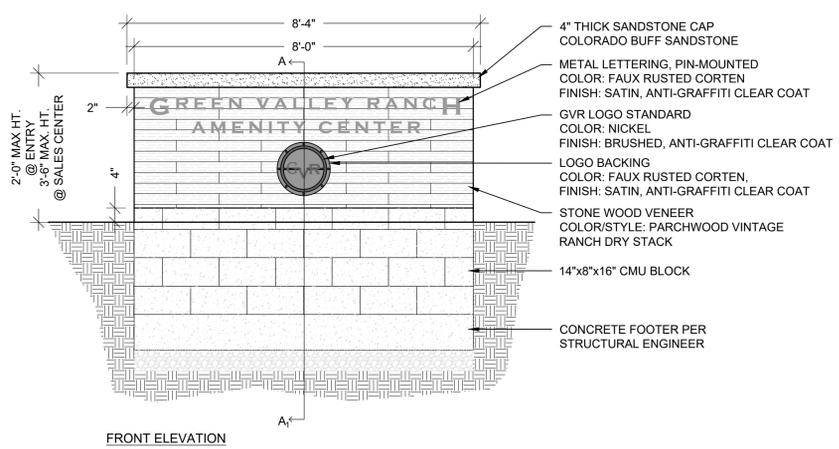
SHEET NUMBER

NOT USED

A DETAIL REMOVED
SCALE:



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



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

ARCHITECT / PLANNER



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

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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NOTE: BY SEPARATE PERMIT

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

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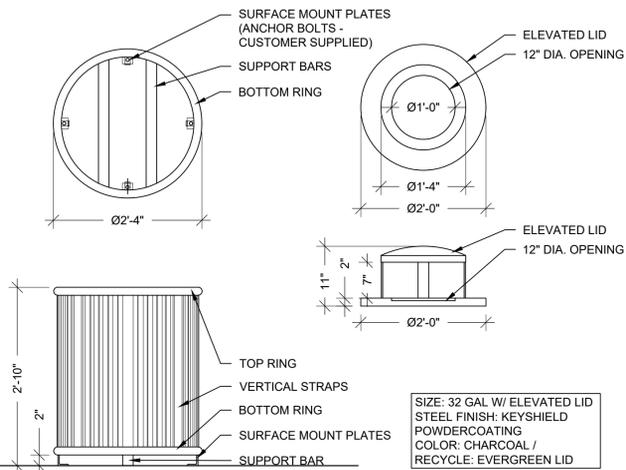
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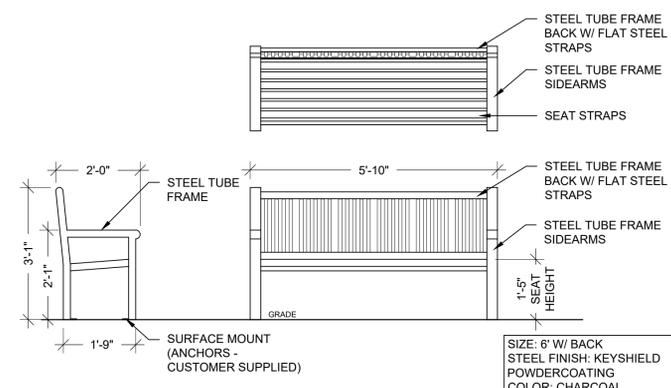
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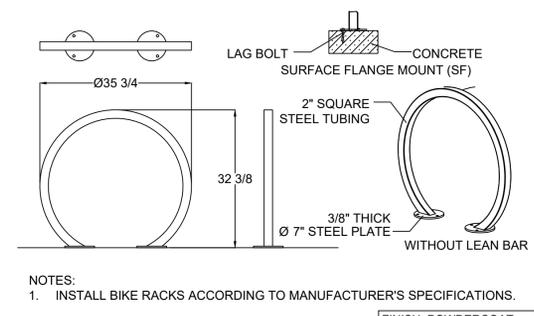
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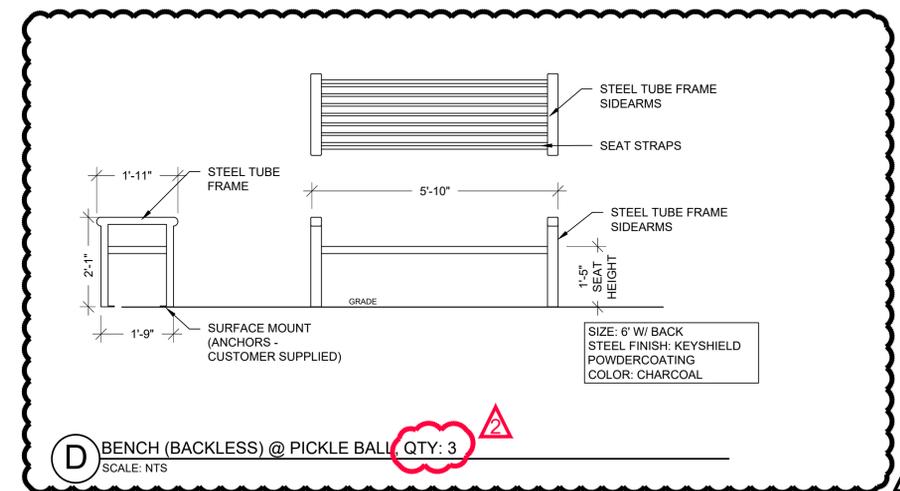
A TRASH/RECYCLE RECEPTACLE, QTY: 15 EACH
 SCALE: NTS



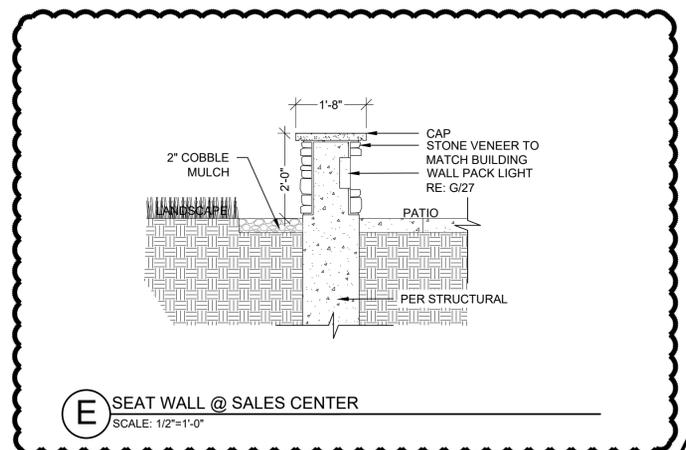
B BENCH (BACKED), QTY: 11
 SCALE: NTS



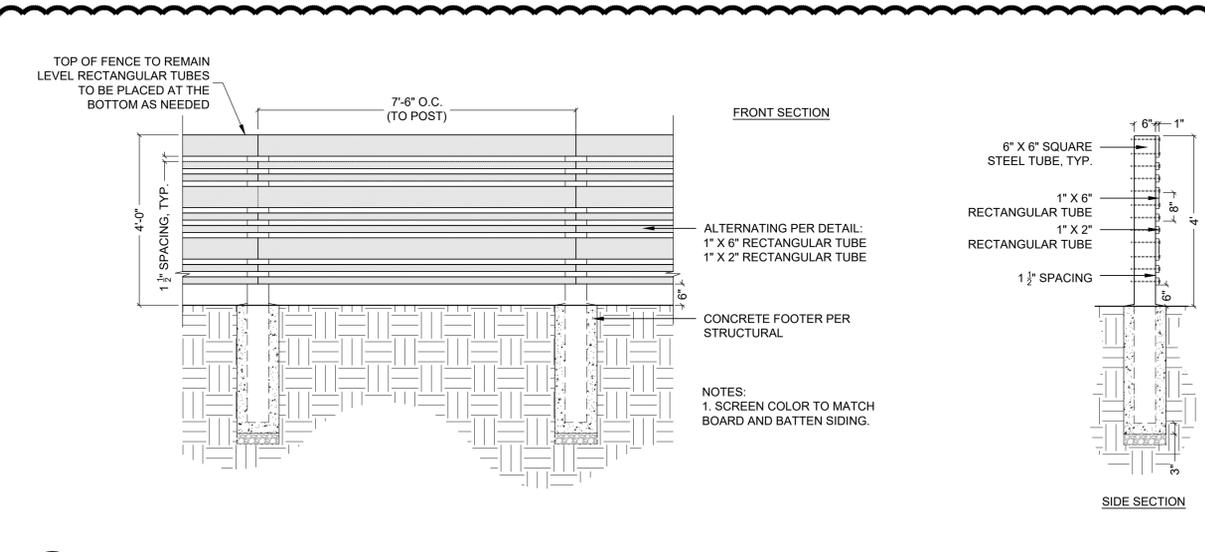
C BIKE RACK, QTY: 5
 SCALE: NTS



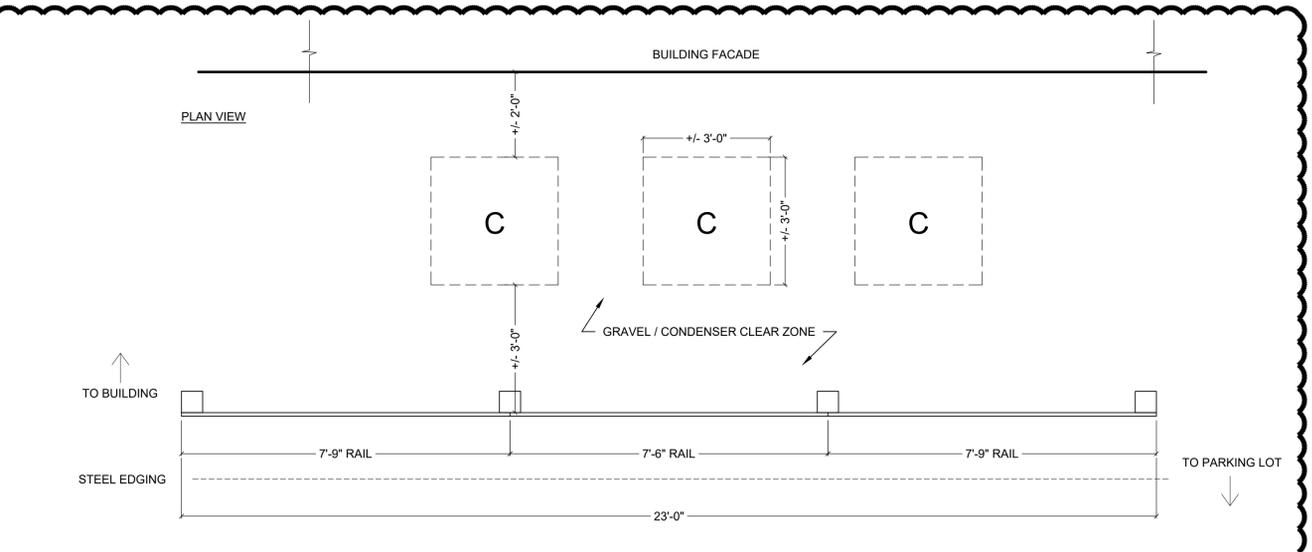
D BENCH (BACKLESS) @ PICKLE BALL, QTY: 3
 SCALE: NTS



E SEAT WALL @ SALES CENTER
 SCALE: 1/2\"/>



F CONDENSER SCREEN WALL
 SCALE: 1/2\"/>



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

PROFESSIONAL STAMP

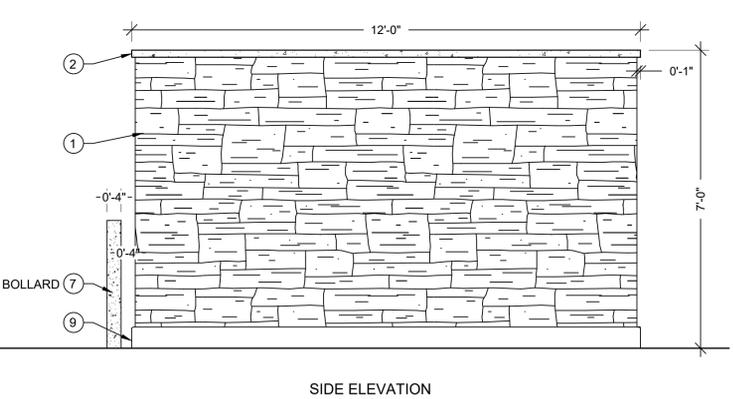
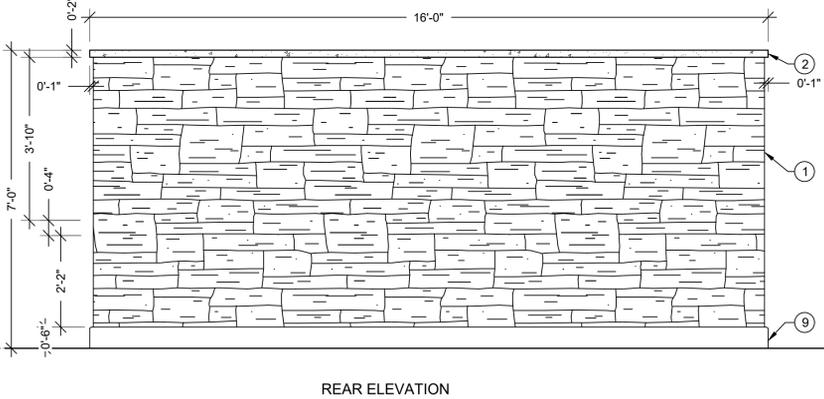
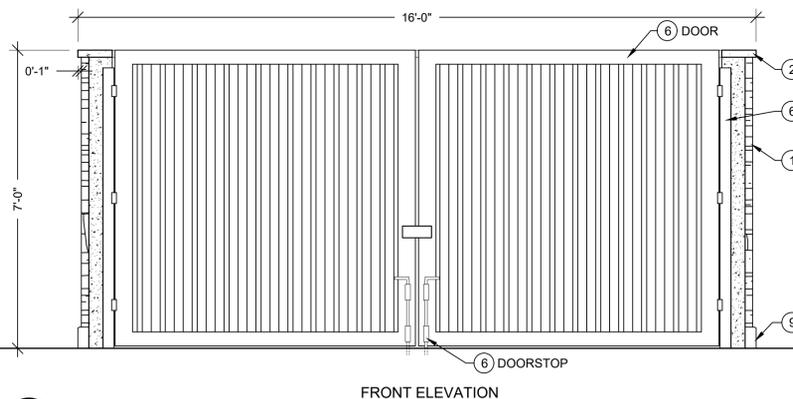
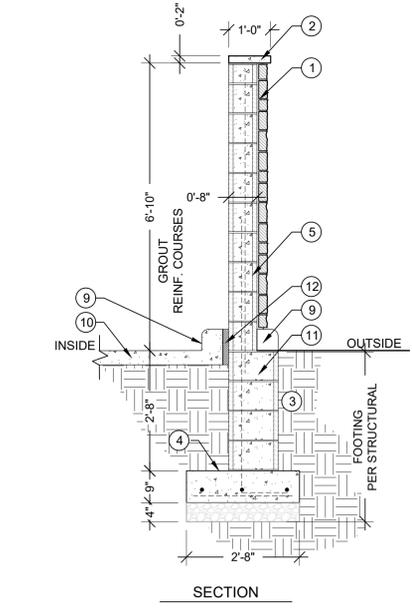
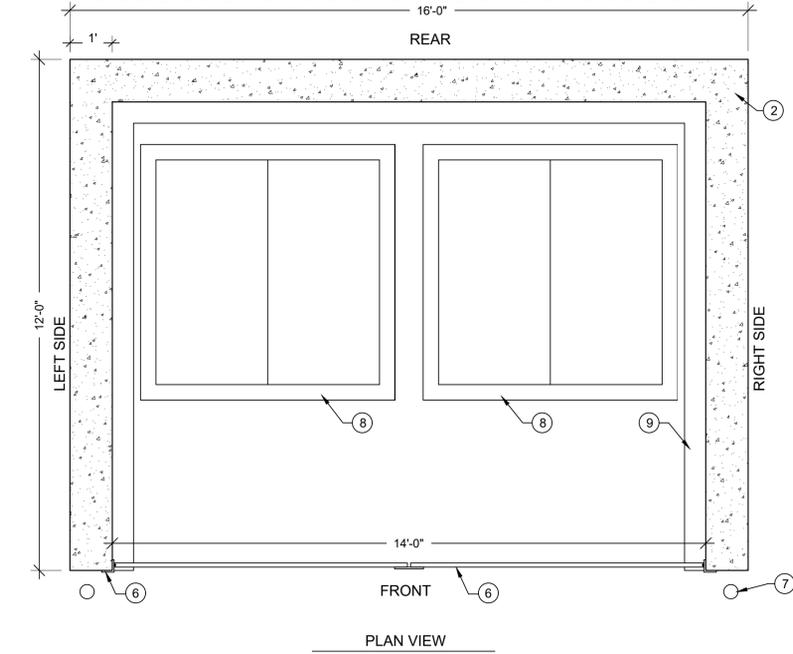
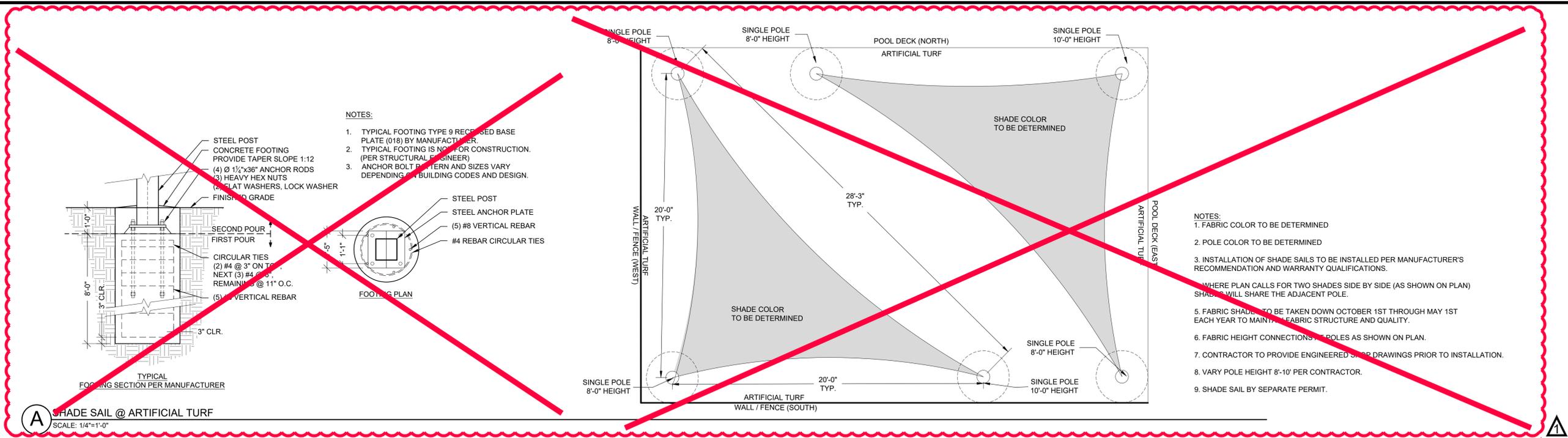
PROJECT #: 171053
 DRAWN BY: LAI
 CHECKED BY: JC

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B DUMPSTER ENCLOSURE
 SCALE: 1/2"=1'-0"

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

PROFESSIONAL STAMP

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

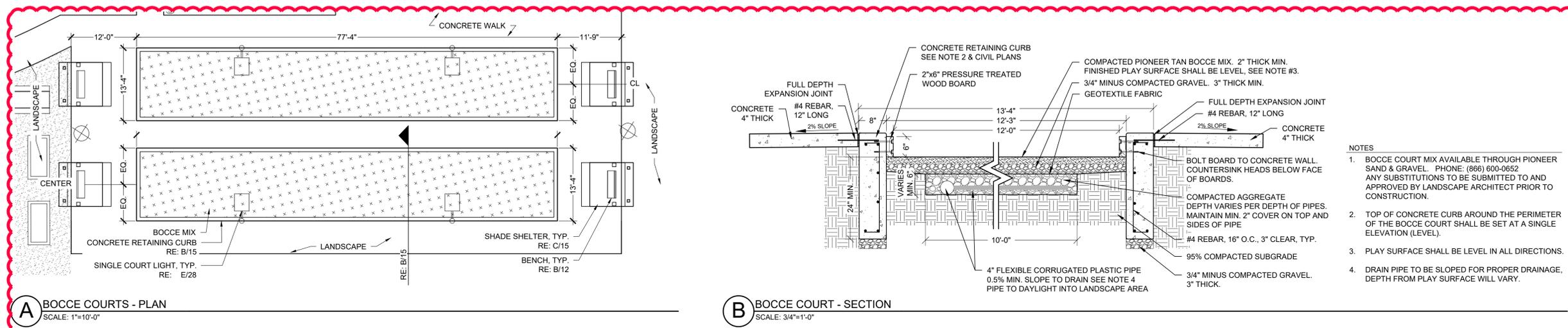
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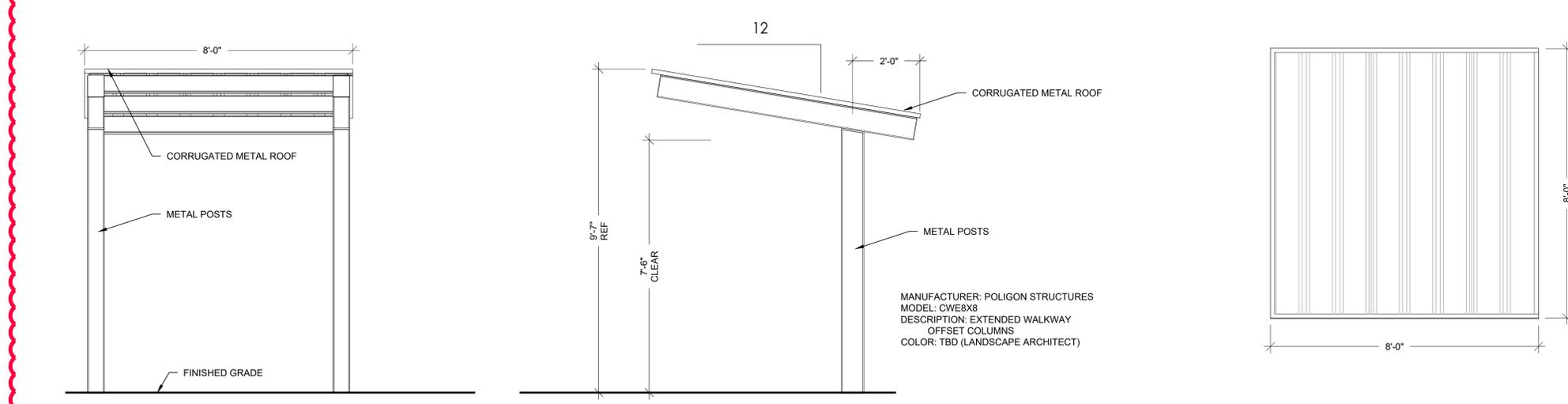
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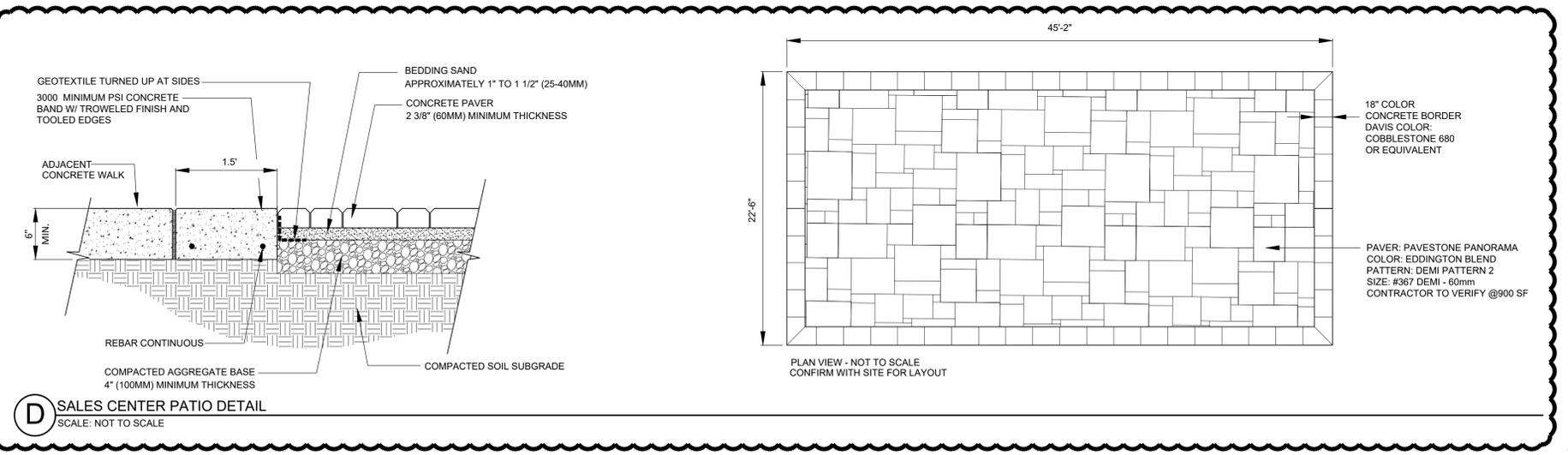
A BOCCO COURTS - PLAN
 SCALE: 1"=10'-0"

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

- NOTES
- BOCCO 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.
 - TOP OF CONCRETE CURB AROUND THE PERIMETER OF THE BOCCO COURT SHALL BE SET AT A SINGLE ELEVATION (LEVEL).
 - PLAY SURFACE SHALL BE LEVEL IN ALL DIRECTIONS.
 - DRAIN PIPE TO BE SLOPED FOR PROPER DRAINAGE, DEPTH FROM PLAY SURFACE WILL VARY.



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



D SALES CENTER PATIO DETAIL
 SCALE: NOT TO SCALE

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

PROFESSIONAL STAMP

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

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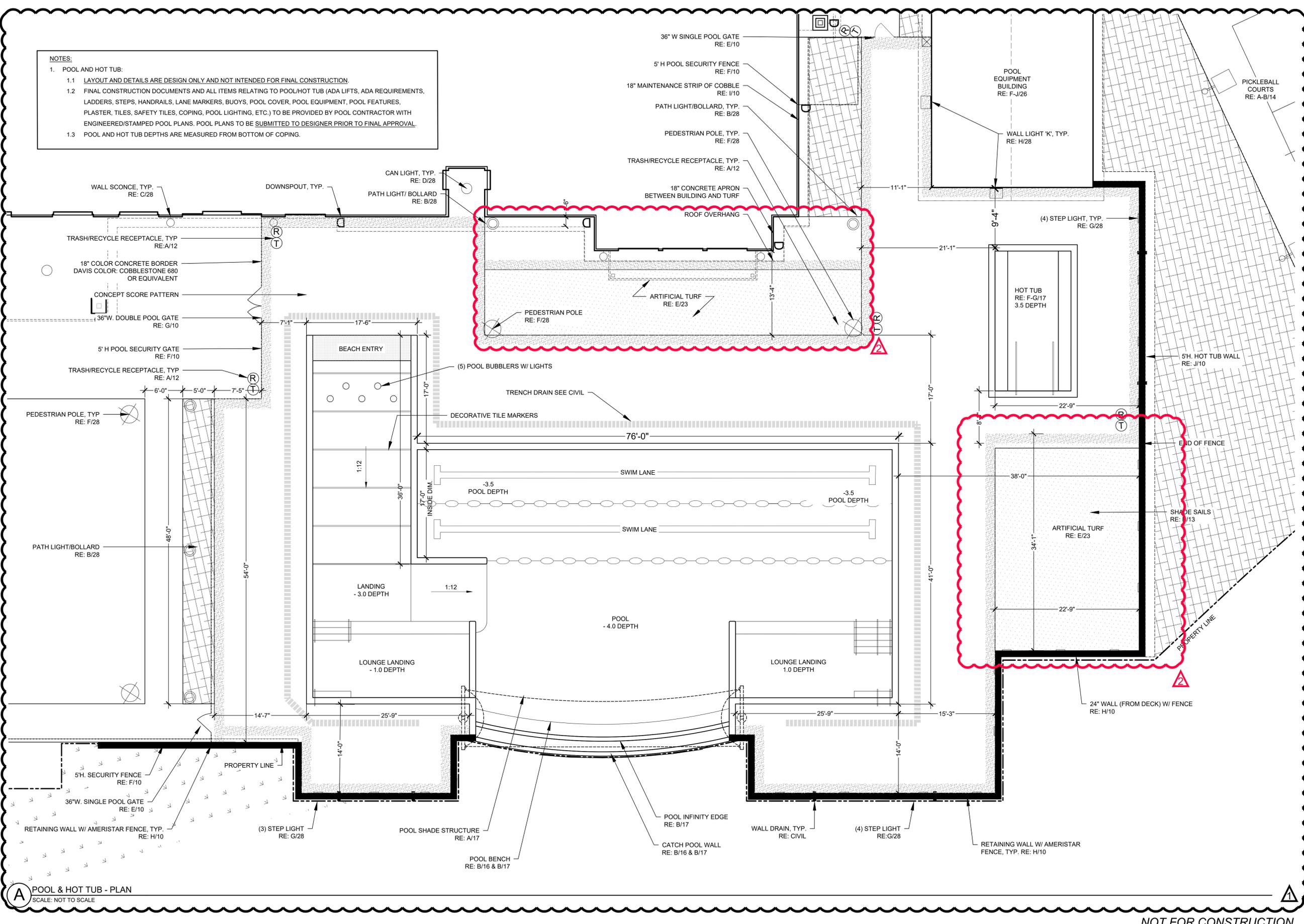
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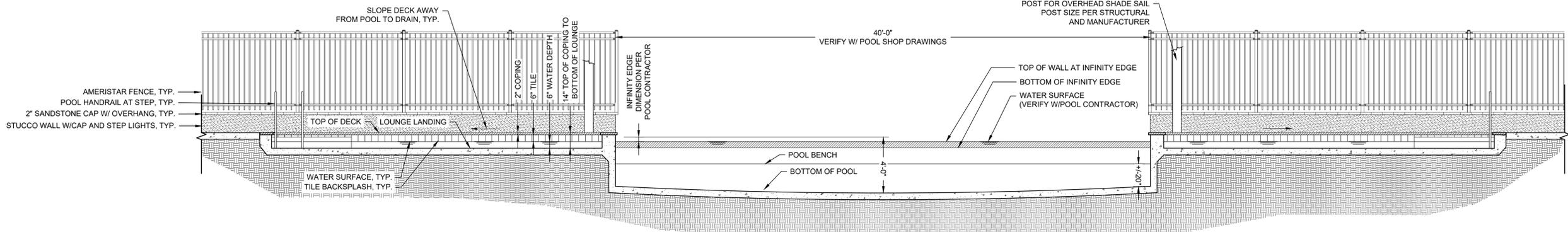
NOTES:

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.



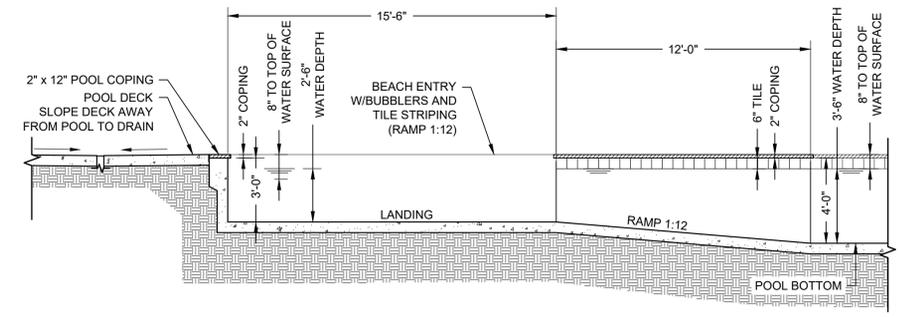
A POOL & HOT TUB - PLAN
SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION



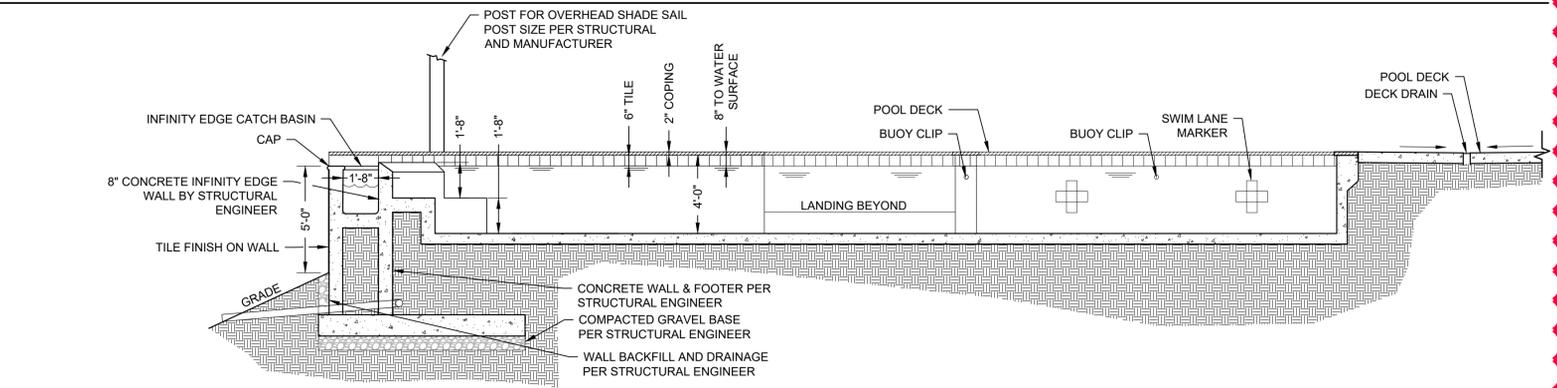
A POOL ELEVATION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



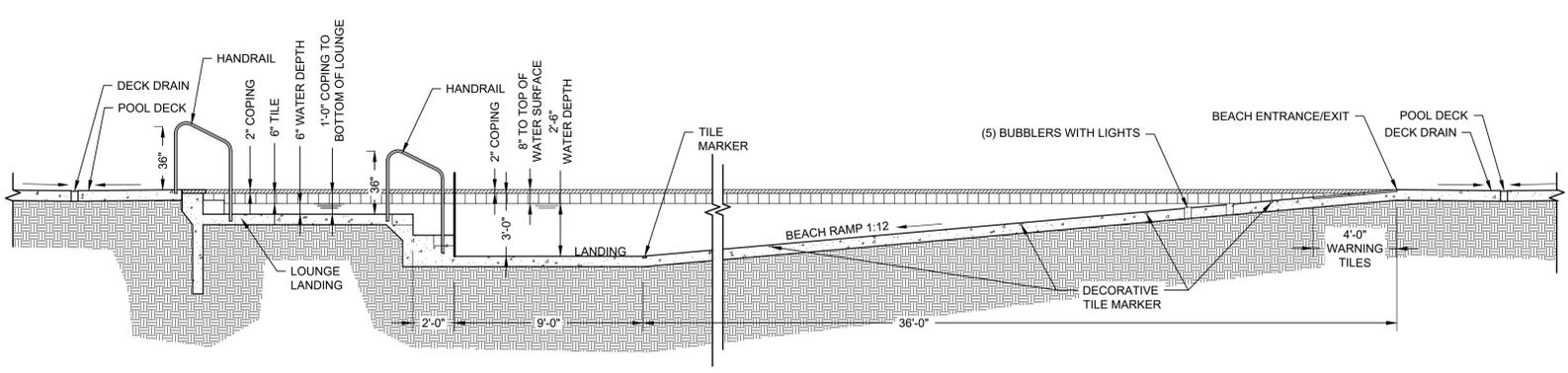
B POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



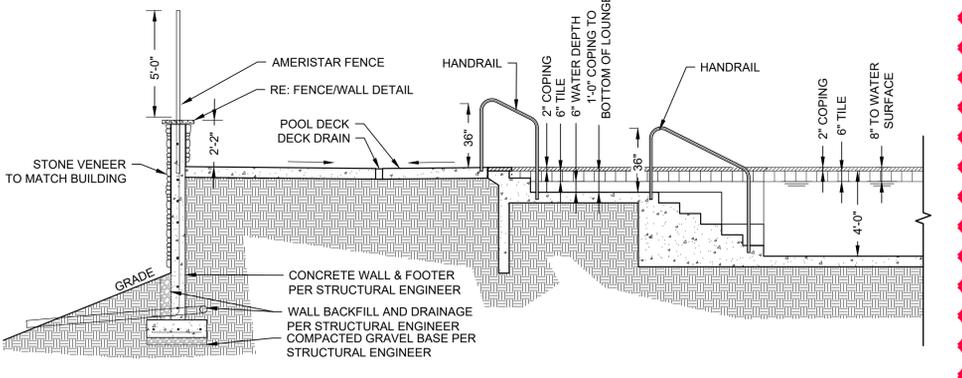
C POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



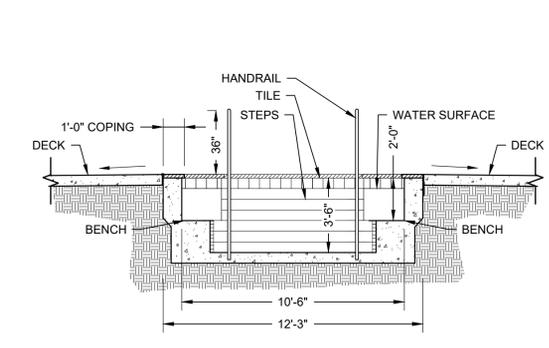
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SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



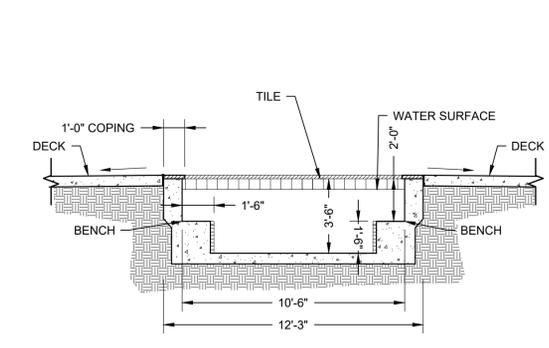
E POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



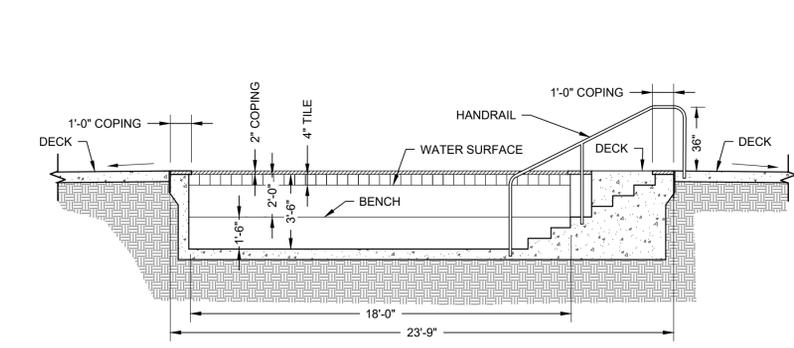
F HOT TUB SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



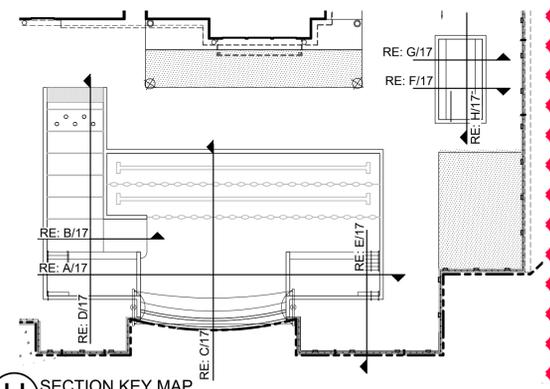
G HOT TUB SECTION

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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ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: POOL**

PROFESSIONAL STAMP

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

ISSUE RECORD

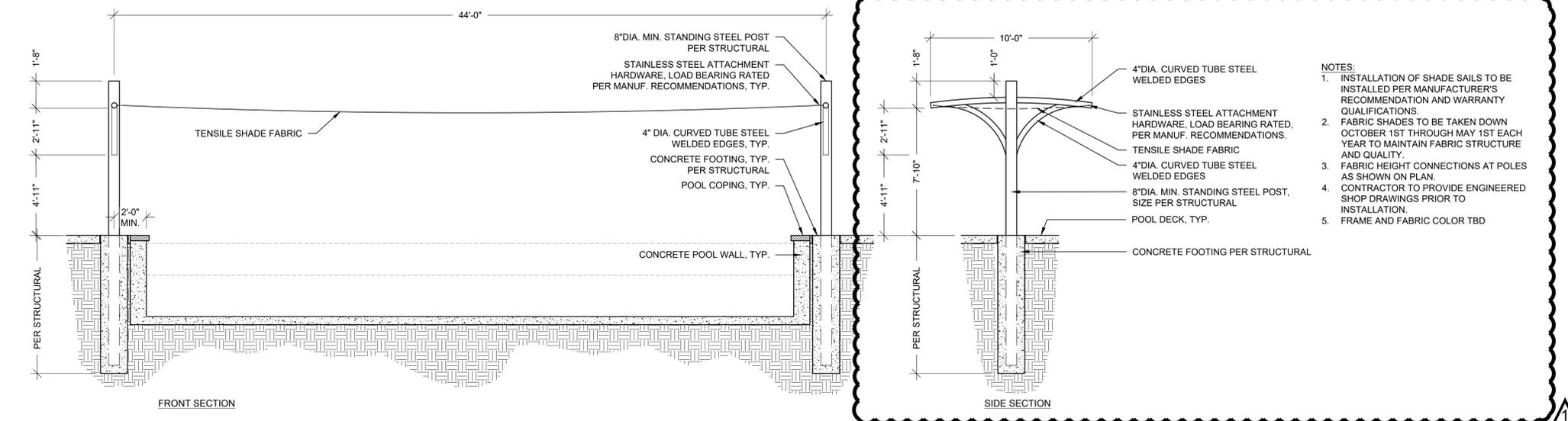
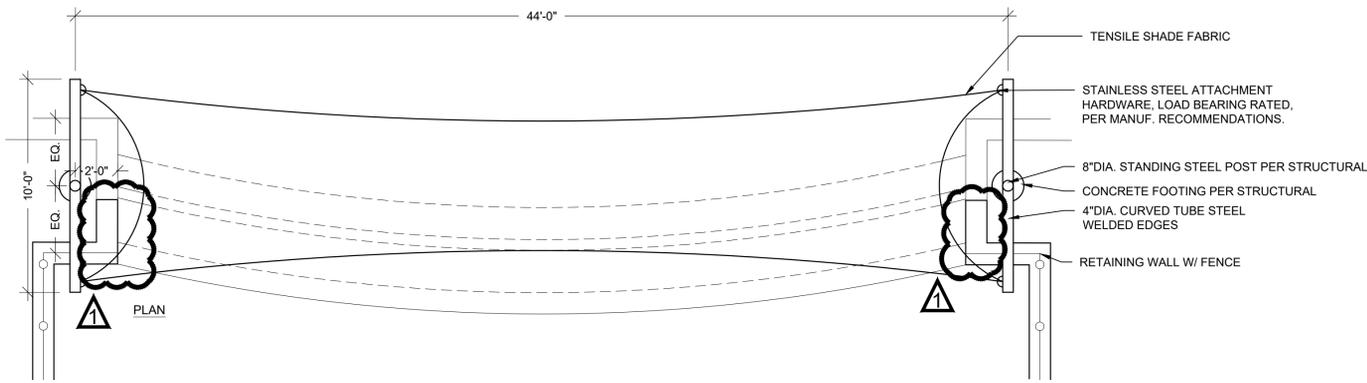
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- NOTES:
1. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
 2. FABRIC SHADES TO BE TAKEN DOWN OCTOBER 1ST THROUGH MAY 1ST EACH YEAR TO MAINTAIN FABRIC STRUCTURE AND QUALITY.
 3. FABRIC HEIGHT 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"

ARCHITECT / PLANNER



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| AMENDMENT #2 (2) | 01/11/2022 |
| AMENDMENT #2 (3) | 02/08/2022 |

SHEET NUMBER

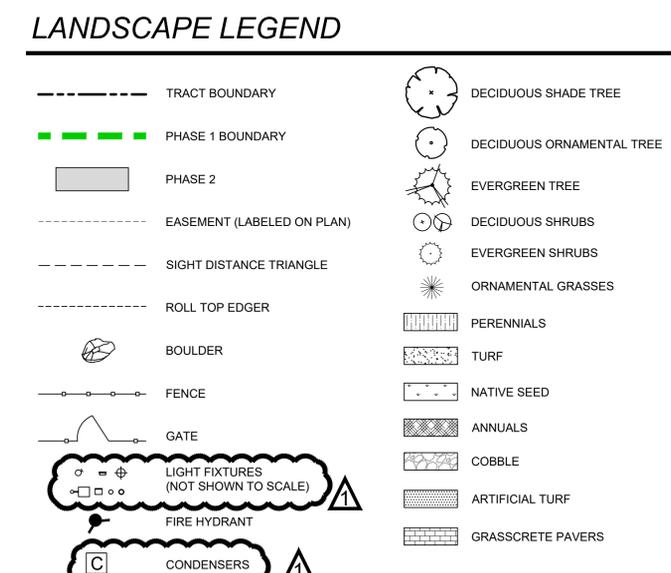
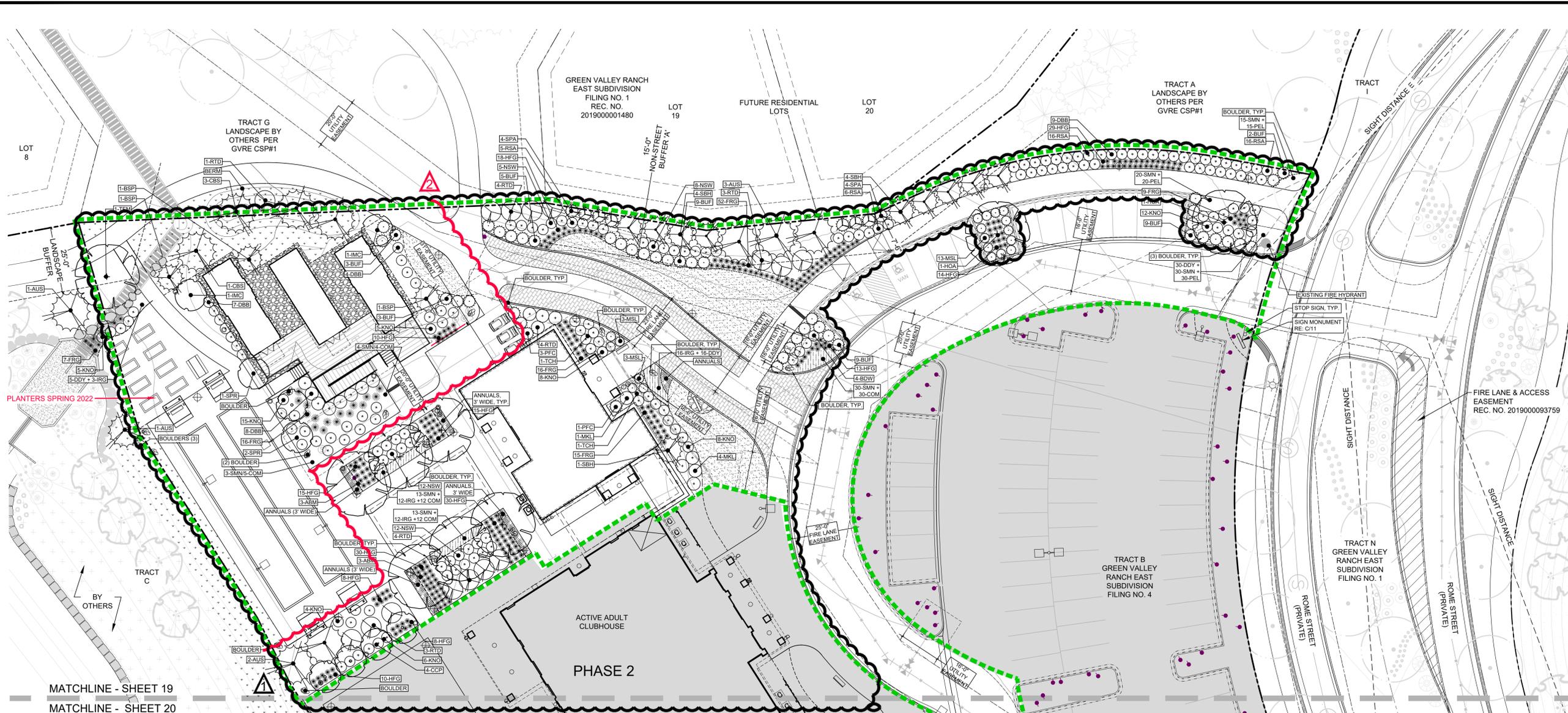
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18 OF 28

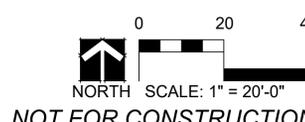
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SCALE: NOT USED

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



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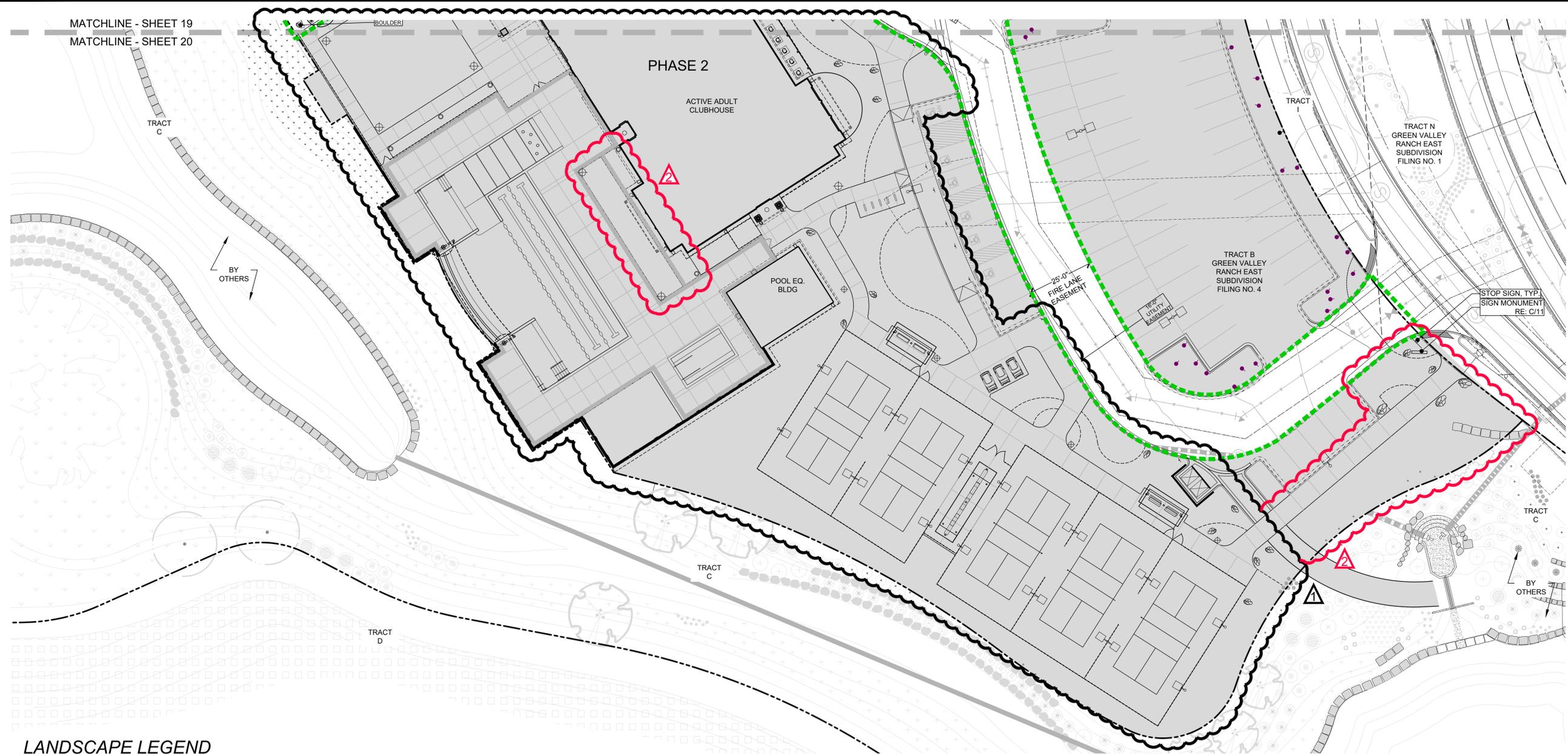
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DENVER, COLORADO 80249

**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 |
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| FOR MYLAR | 12/02/2019 |
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| AMENDMENT #2 (3) | 02/08/2022 |
| SHEET NUMBER | |
| 19 | |
| 19 OF 28 | |

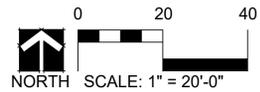
MATCHLINE - SHEET 19
MATCHLINE - SHEET 20



LANDSCAPE LEGEND

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

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



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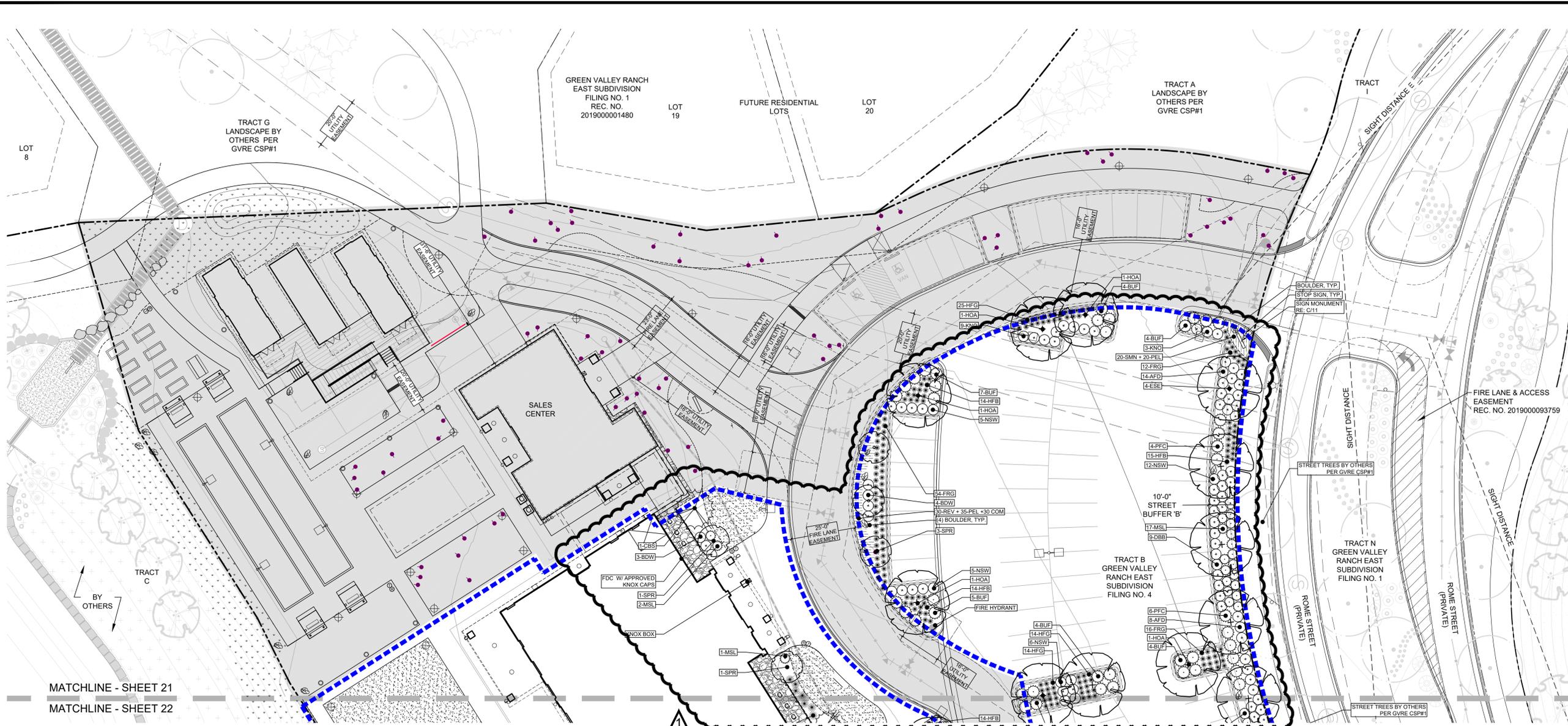
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| AMENDMENT #2 (3) | 02/08/2022 |

SHEET NUMBER

20

20 OF 28



MATCHLINE - SHEET 21
 MATCHLINE - SHEET 22

LANDSCAPE LEGEND

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

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 2**

PROFESSIONAL STAMP

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

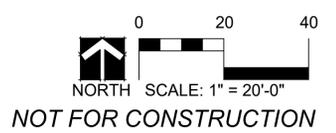
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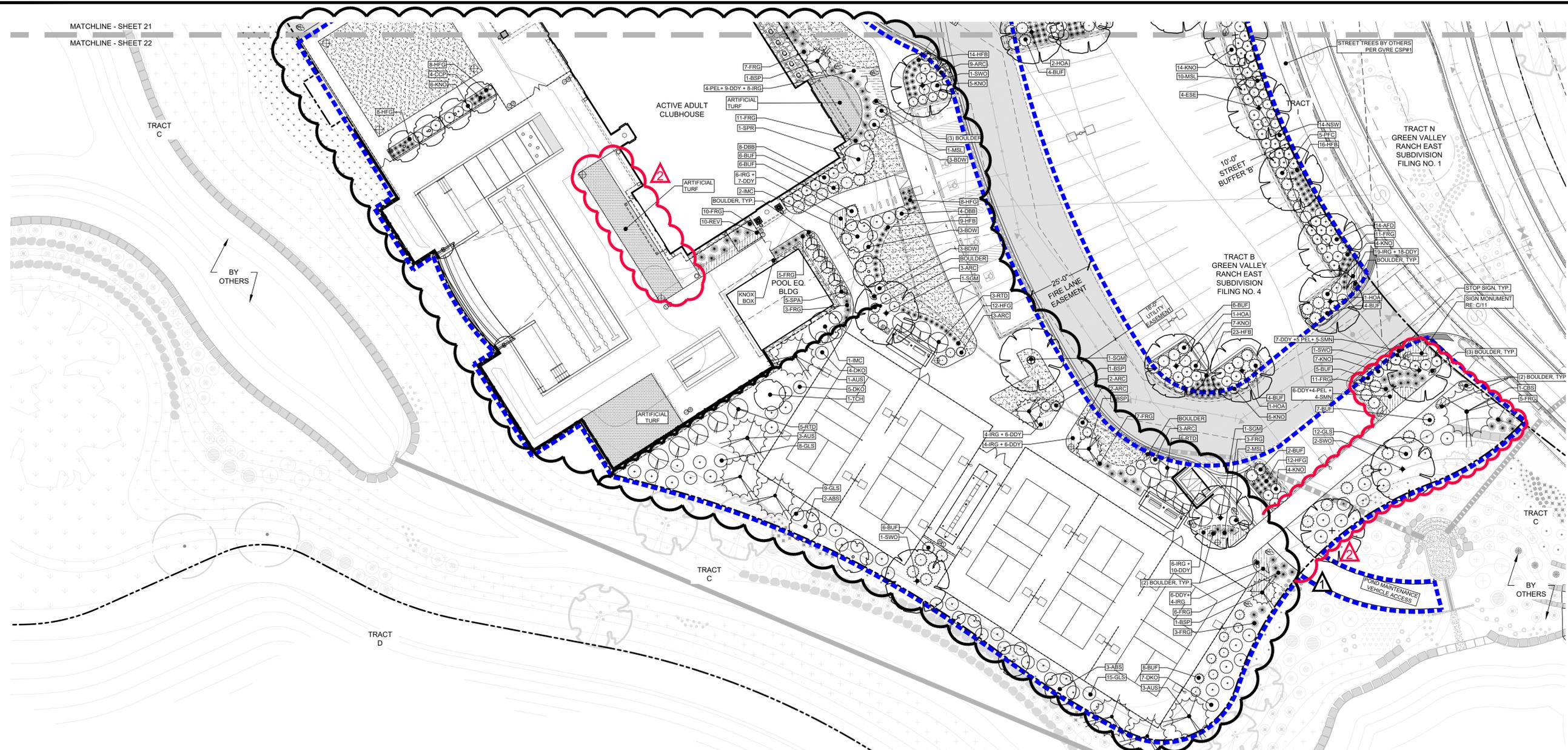
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| AMENDMENT #2 (3) | 02/08/2022 |

SHEET NUMBER

21

21 OF 28





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

PROFESSIONAL STAMP

PLANTING SCHEDULE (FULL BUILD-OUT QUANTITIES FOR SITE)

| SYM | QTY | COMMON NAME | BOTANICAL NAME | SIZE | WATER USAGE |
|-------------------------|-----|--------------------------------|--|-------------|-------------|
| DECIDUOUS TREES | | | | | |
| B&B | | | | | |
| ABM | 6 | AUTUMN BLAZE MAPLE | ACER X FREEMANII 'JEFFERSRED' | 2.5" CAL. | LOW |
| ESE | 8 | EMERALD SUNSHINE ELM | ULMUS PROPINQUA 'JFS-BEIBERICH' | 2.5" CAL. | LOW |
| HOA | 12 | HERITAGE OAK | QUERCUS X MACDANIELLI 'CLEMONS' | 2.5" CAL. | MED |
| SGM | 12 | SIENA GLEN MAPLE | ACER X FREEMANII 'SIENNA' | 2.5" CAL. | MED |
| SWO | 5 | SWAMP WHITE OAK | QUERCUS BICOLOR | 2.5" CAL. | LOW |
| TEM | 1 | TRIUMPH ELM | ULMUS 'MORTON GLOSY' | 2.5" CAL. | LOW |
| ORNAMENTAL TREES | | | | | |
| B&B | | | | | |
| ABS | 5 | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORA | 6" CLUMP | MED |
| CCP | 8 | CHANTICLEER PEAR | PYRUS CALLERYANA | 2" CAL. | MED |
| IMC | 5 | INDIAN MAPLE CRABAPPLE | MALUS 'INDIAN SUMMER' | 2" CAL. | LOW |
| TCH | 3 | THORNLESS COCKSPUR HAWTHORN | CRATAEGUS CRUS-GALLI 'INERMIS' | 2" CAL. | LOW |
| SPR | 9 | SPRING SNOW CRABAPPLE | MALUS X 'SPRING SNOW' | 2" CAL. | LOW |
| EVERGREEN TREES | | | | | |
| B&B | | | | | |
| AUS | 14 | AUSTRIAN PINE | PINUS EDULIS | 6" HT. MIN. | LOW |
| BSP | 7 | BAKERI SPRUCE | PICEA PUNGENS GLAUCA | 5" HT. MIN. | LOW |
| CBS | 6 | COLORADO BLUE SPRUCE | PICEA PUNGENS | 6" HT. MIN. | LOW |
| SBH | 9 | BLACK HILLS SPRUCE | PICEA GLAUCA 'DENSATA' | 5" HT. MIN. | MED |
| SPA | 13 | SPARTAN JUNIPER | JUNIPERUS CHINENSIS 'SPARTAN' | 5" HT. MIN. | LOW |
| EVERGREEN SHRUBS | | | | | |
| ARC | 22 | ARCADIA JUNIPER | JUNIPERUS SABINA 'ARCADIA' | 5 GAL | LOW |
| BUF | 126 | BUFFALO JUNIPER | JUNIPERUS SABINA 'BUFFALO' | 5 GAL | LOW |
| MSL | 52 | SLOWMOUND MUGO PINE | PINUS MUGO 'SLOWMOUND' | 6 GAL | LOW |
| PFC | 19 | COMPACT PFITZER | JUNIPERUS X MEDIA 'PFITZERANA COMPACT' | 5 GAL | LOW |

LANDSCAPE LEGEND

| SYM | 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 'HAELIN' | PENNISETUM ALOPECUROIDES 'HAELIN' | 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 |

--- TRACT BOUNDARY

--- PHASE 2 BOUNDARY

--- PHASE 1

--- EASEMENT (LABELED ON PLAN)

--- SIGHT DISTANCE TRIANGLE

--- ROLL TOP EDGER

BOULDER

FENCE

GATE

LIGHT FIXTURES (NOT SHOWN TO SCALE)

FIRE HYDRANT

CONDENSERS

DECIDUOUS SHADE TREE

DECIDUOUS ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

TURF

NATIVE SEED

ANNUALS

COBBLE

ARTIFICIAL TURF

GRASSCRETE PAVERS (PHASE 1 ONLY)

0 20 40

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

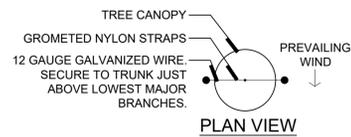
SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

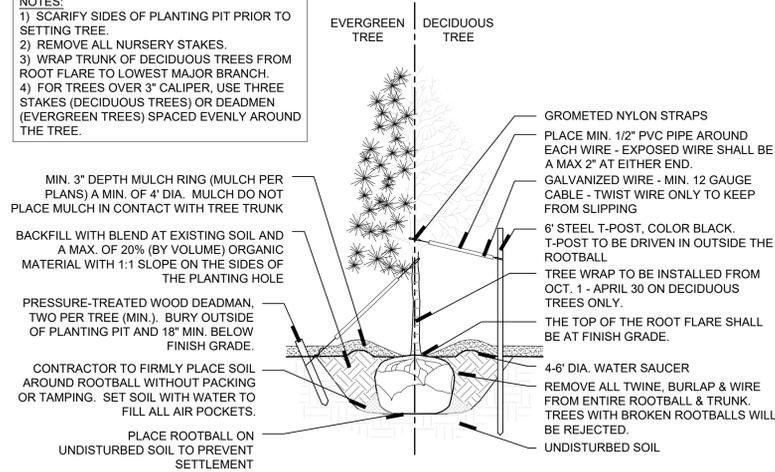
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

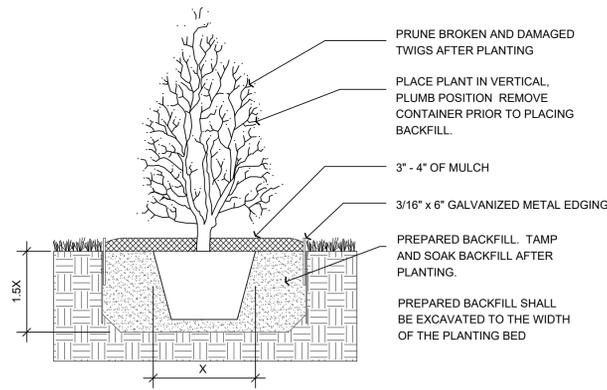
| ISSUE | DATE |
|-------------------------------|------------|
| CSP #1 | 09/21/2018 |
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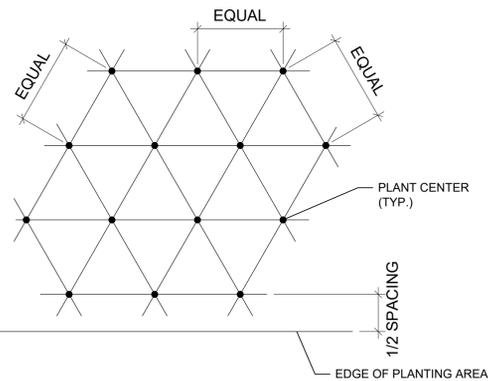
- NOTES:**
- 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - 2) REMOVE ALL NURSERY STAKES.
 - 3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
 - 4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.



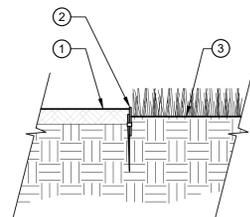
A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



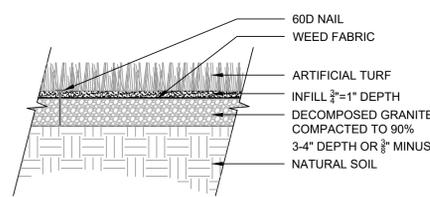
B SHRUB PLANTING DETAIL
SCALE: NTS



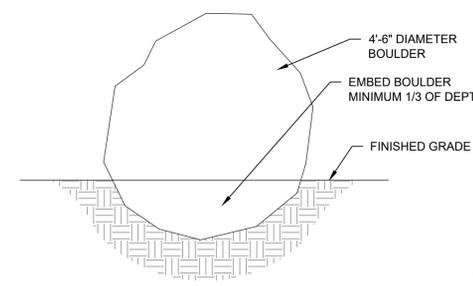
C PLANT SPACING DETAIL
SCALE: NTS



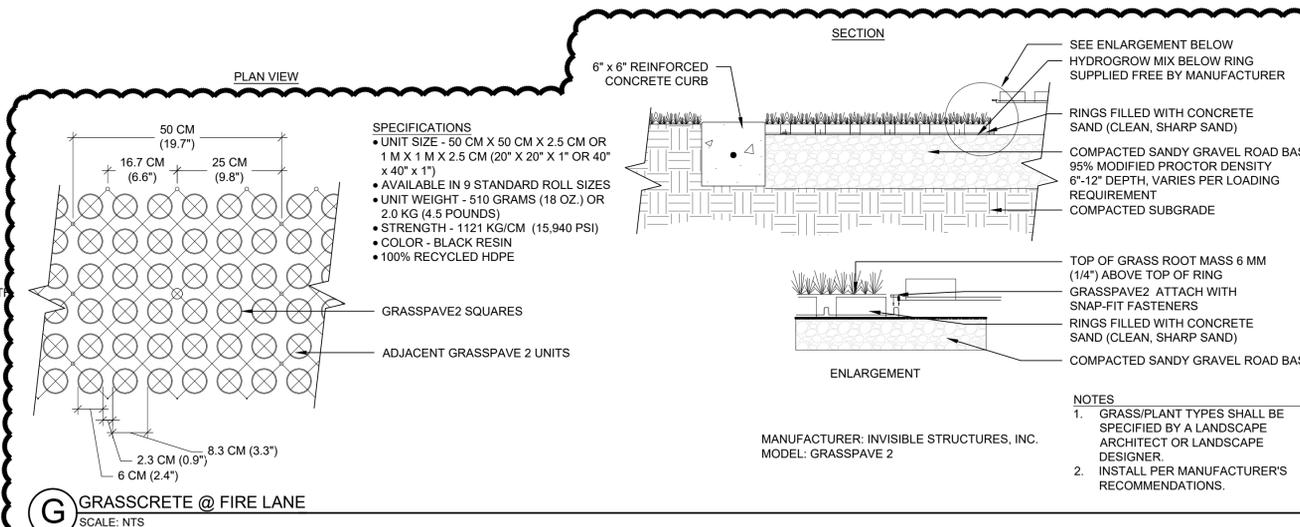
D STEEL EDGE DETAIL
SCALE: NTS



E ARTIFICIAL TURF @ POOL
SCALE: NTS



F BOULDER (QTY: 18)
SCALE: NTS



G GRASSCRETE @ FIRE LANE
SCALE: NTS

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 |

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



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

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

PROFESSIONAL STAMP

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

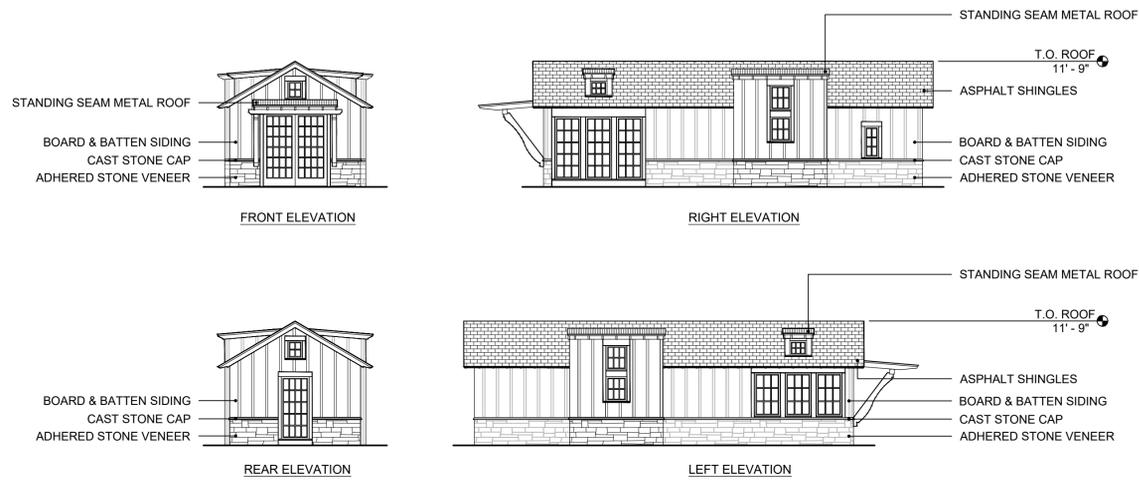
ISSUE RECORD

| | |
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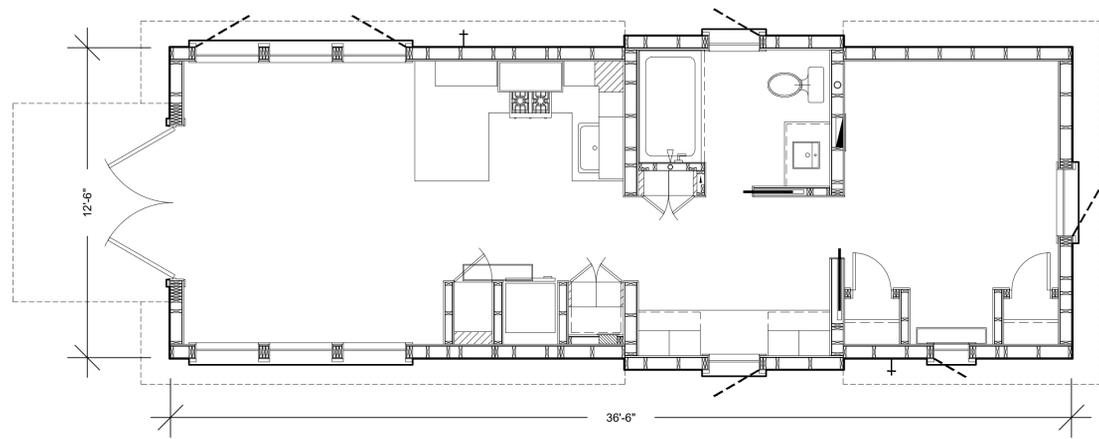
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23

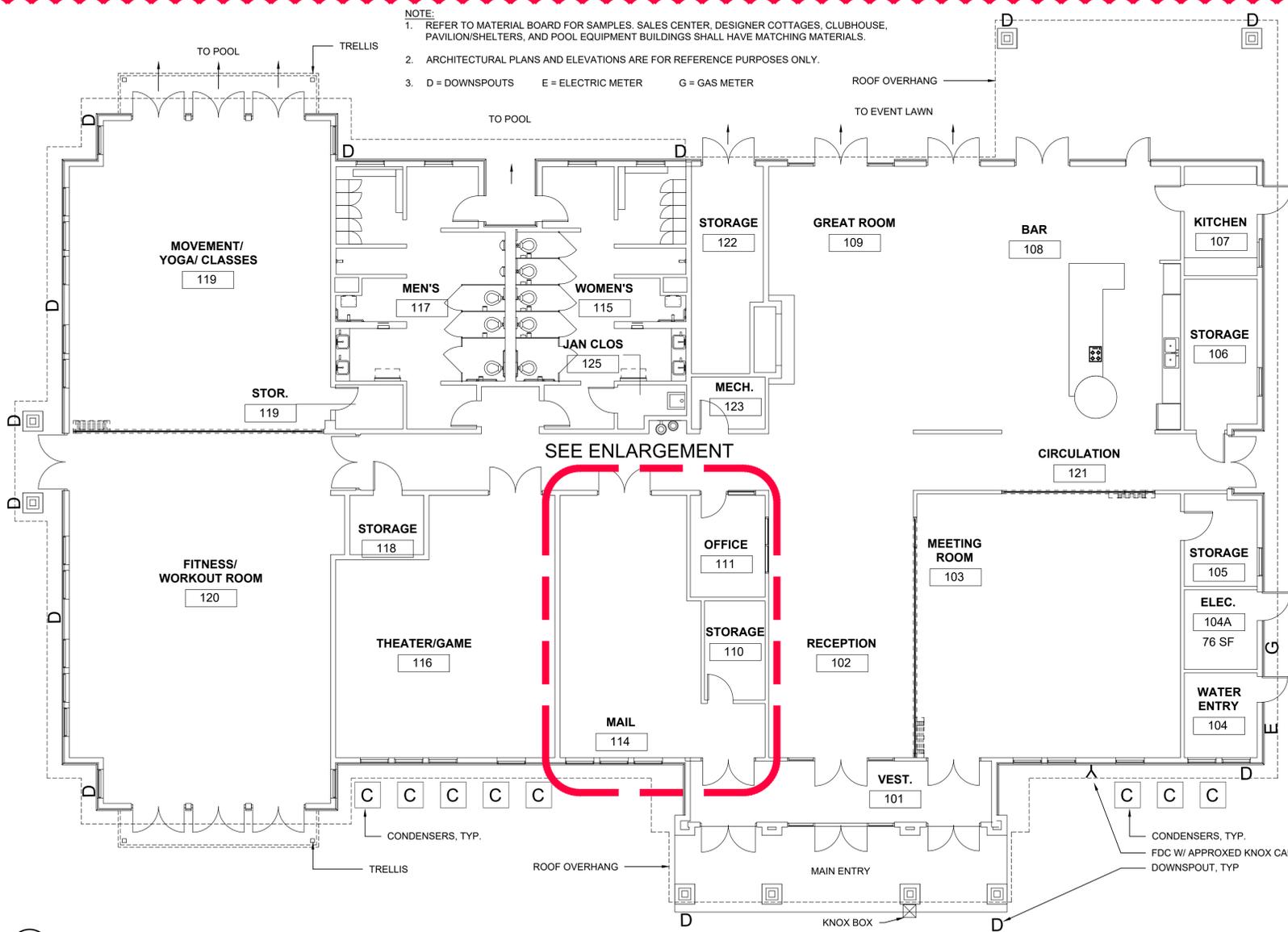
23 OF 28



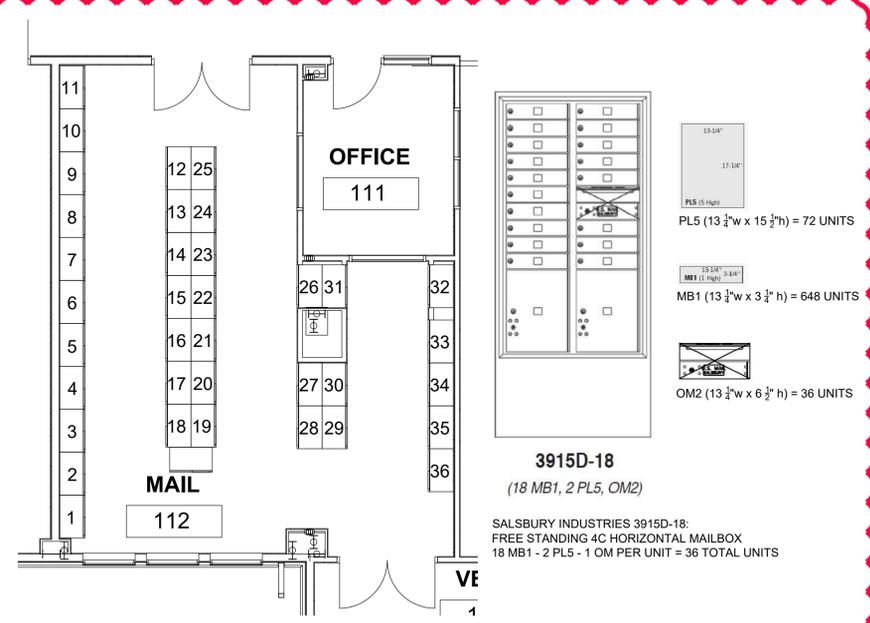
A DESIGNER COTTAGES - ELEVATIONS
SCALE: NTS



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 ULTRA WOODCLAD 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 |

ARCHITECT / PLANNER

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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

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SHEET NUMBER

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 DENVER, COLORADO 80249

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

PROFESSIONAL STAMP

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 CHECKED BY: JC

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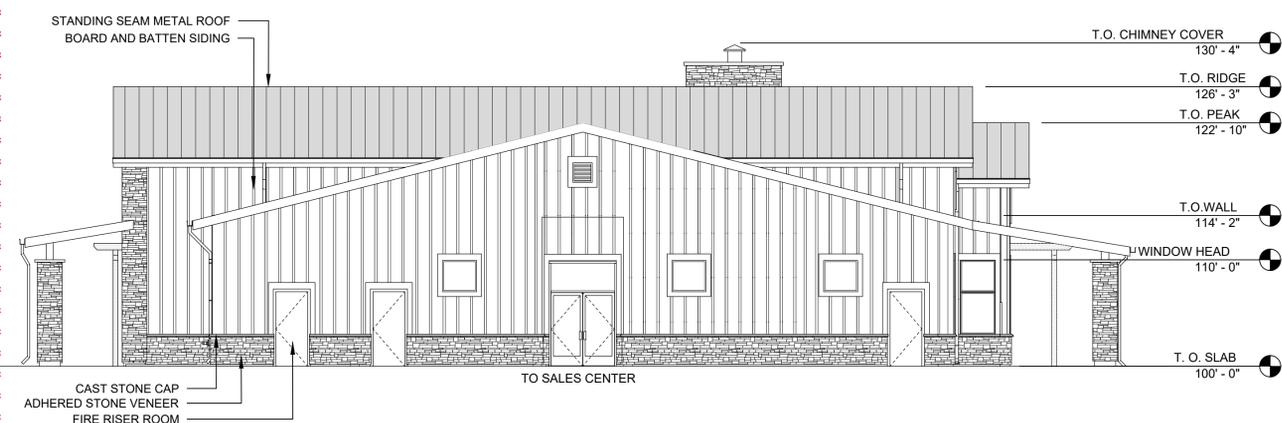
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25

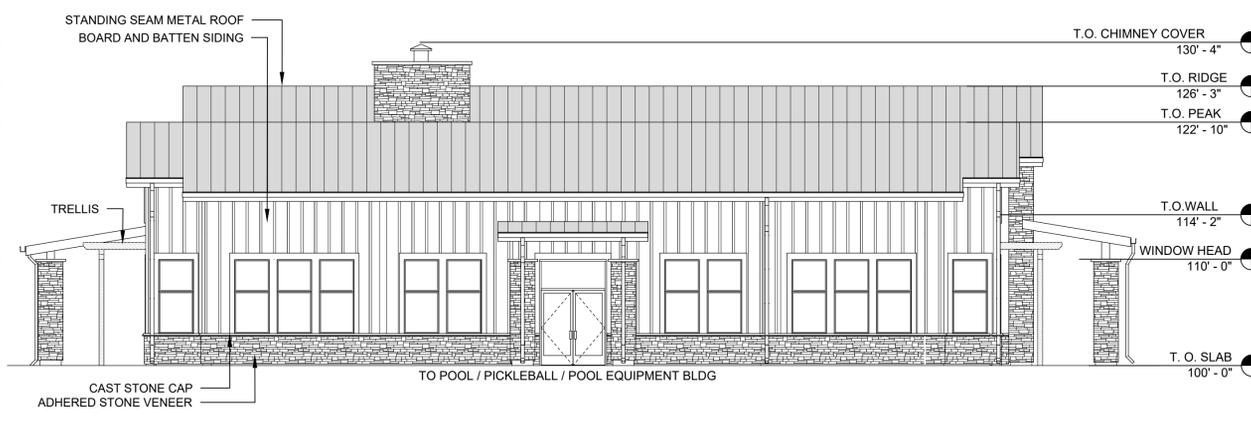
25 OF 28



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
 SALES CENTER & POOL BLDG

PROFESSIONAL STAMP

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

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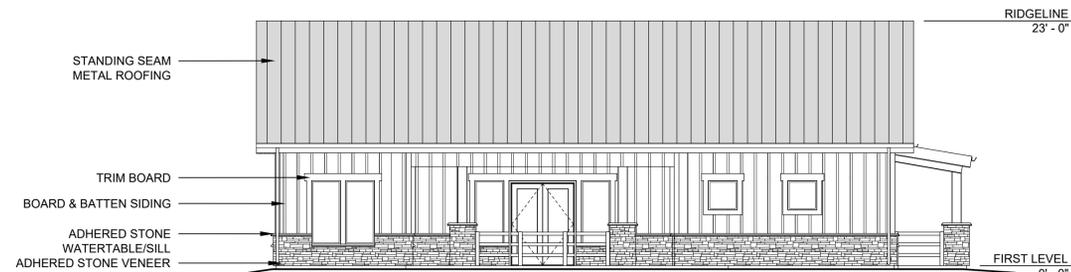
26

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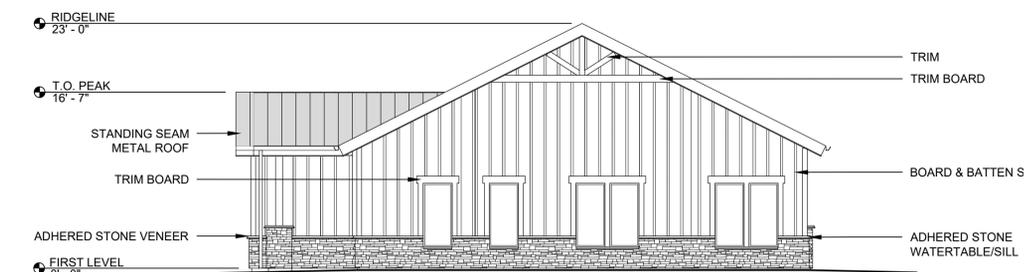
A SALES CENTER - EAST ELEVATION (FRONT ENTRY)

SCALE: 1/8"=1'-0"



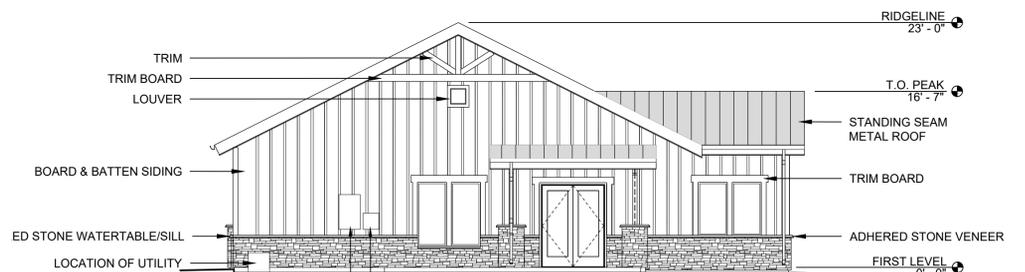
B SALES CENTER - WEST ELEVATION

SCALE: 1/8"=1'-0"



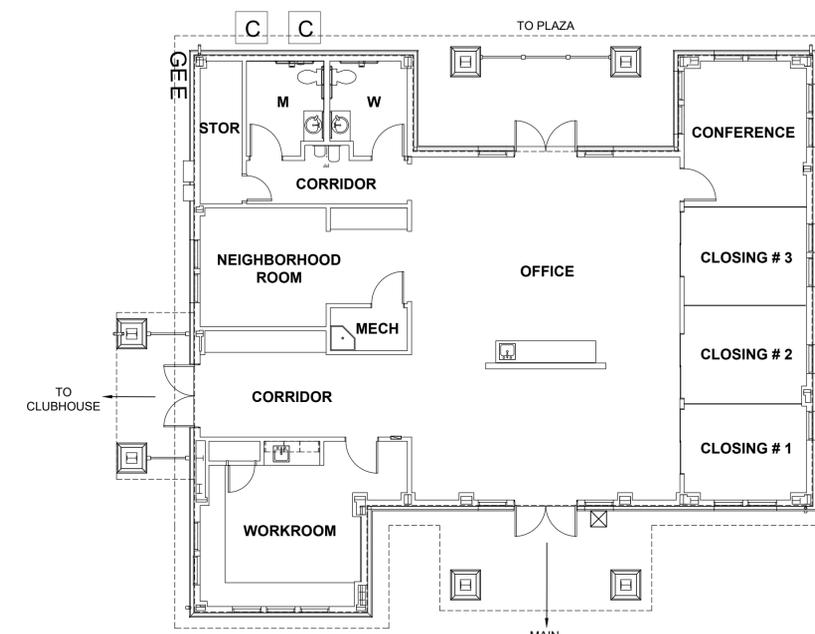
C SALES CENTER - NORTH ELEVATION

SCALE: 1/8"=1'-0"



D SALES CENTER - SOUTH ELEVATION

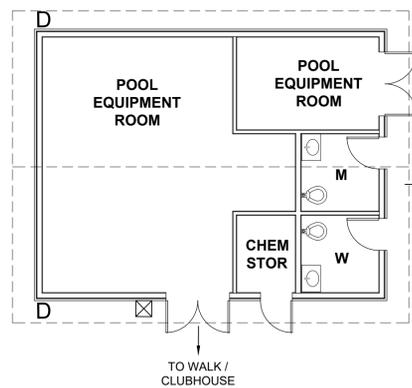
SCALE: 1/8"=1'-0"



E SALES CENTER PLAN

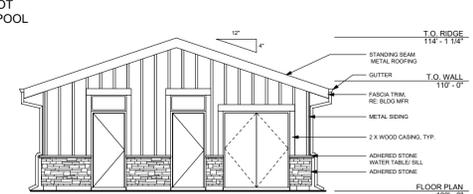
SCALE: 1/8"=1'-0"

NOTE:
 ARCHITECTURAL PLANS AND
 ELEVATIONS ARE FOR REFERENCE
 PURPOSES ONLY.



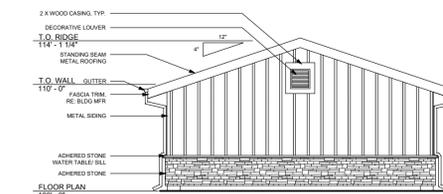
F POOL EQUIPMENT BUILDING PLAN

SCALE: 1/8"=1'-0"



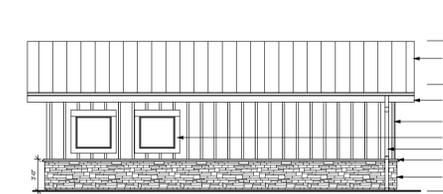
G POOL EQUIPMENT BUILDING - NORTH ELEVATION

SCALE: 1/8"=1'-0"



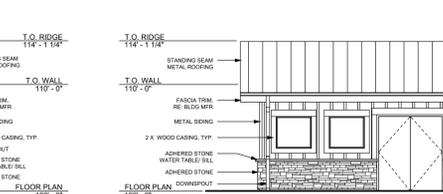
H POOL EQUIPMENT BUILDING - SOUTH ELEVATION

SCALE: 1/8"=1'-0"



I POOL EQUIPMENT BUILDING - EAST ELEVATION

SCALE: 1/8"=1'-0"

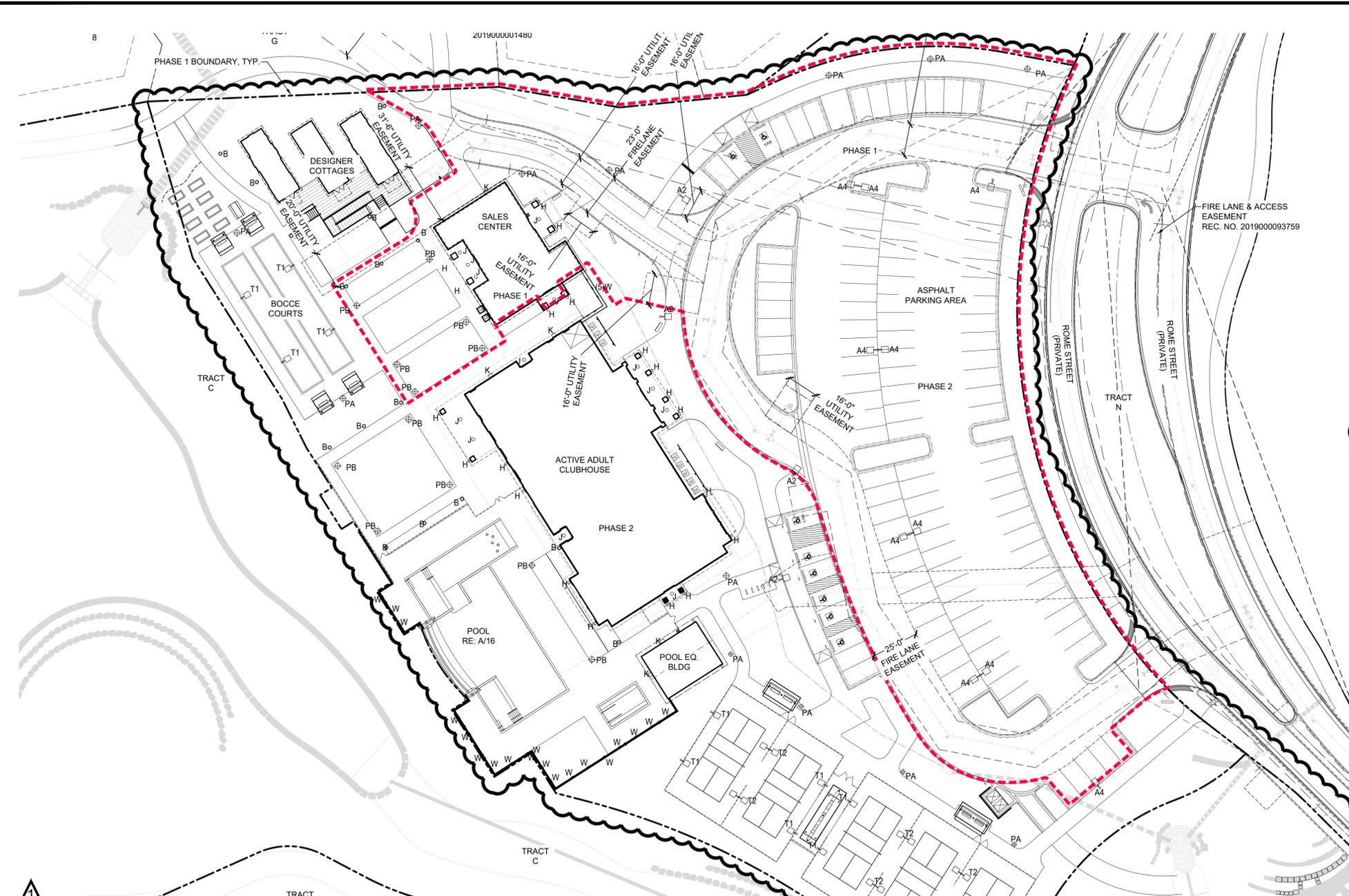


J POOL EQUIPMENT BUILDING - WEST ELEVATION

SCALE: 1/8"=1'-0"

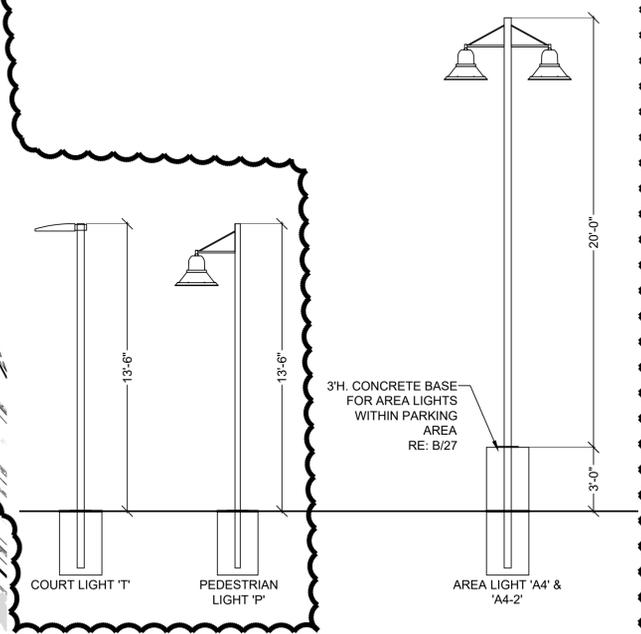
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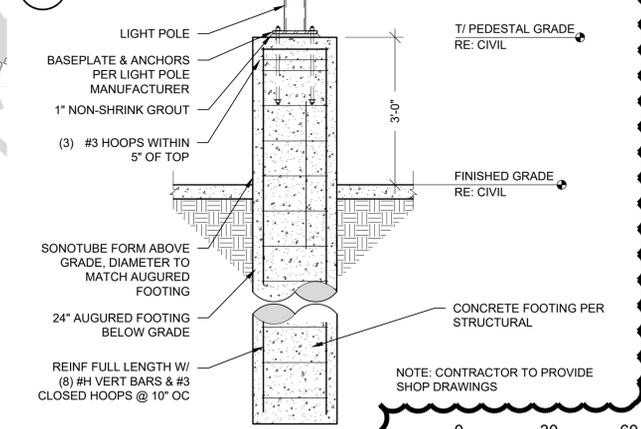


LIGHTING NOTES

1. 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.
2. LIGHT LOSS FACTOR = 1.0
3. TYPES 'G' AND 'H' MODELED TO SHOW LIKELY OUTPUT (NO IES FILES FOR THOSE TYPES ARE AVAILABLE)
4. 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).
5. 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).
6. COURT LIGHTING IS ON A TIMER FROM THE HOURS OF 4PM UNTIL 10PM. NO LIGHTS WILL BE ALLOWED TO TURN ON AFTER 10 PM.
7. 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."
8. THE MAXIMUM HEIGHT FOR THE FREESTANDING LIGHTPOLES IS 23'. REFER TO DETAIL A THIS SHEET.
9. NO LIGHTPOLES OR BOLLARDS SHALL BE LOCATED WITHIN UTILITY EASEMENTS AND ARE TO BE 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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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHOTOMETRIC

PROFESSIONAL STAMP

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

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| AMENDMENT #2 (3) | 02/08/2022 |

SHEET NUMBER

27

27 OF 28

| | | |
|--|-------|-----------|
| URBAN SERIES URBAN LUMINAIRE | Cat.# | |
| | Job | |
| Type | | Approvals |

SPECIFICATIONS

Intended Use:
The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:
The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
The lower shade shall be made from a one-piece aluminum spinning.
The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:
• 100V through 277V, 50 Hz to 60 Hz (LVN), or 347V or 480V input.
• Power factor is >0.90 at full load.
• Dimming drivers are standard with connections for external dimming equipment available upon request.
• Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
• Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
• Future electrical compartment shall contain all LED driver components.
• Button photocell available.
• Ambient operating temperature -40°C to 40°C
• Surge protection - 20KA.
• Lifespan™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-wait with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
• Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.
www.beaconproducts.com/products/emerget
• Urban can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/products/siteync/ for more details.
Finish:
• PS polyester powder-coat electrostatically applied and thermocured.
• PS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TOGO polyester powder coat finish.
• The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D222 and resists surface impacts of up to 160 inch-pounds.
Certifications:
• DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/DLC
• NRTL Certified, UL5750, UL 1598 and CSA22-2250, 15-14 for wet locations
• IBA approved
• This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/urban

Warranty:
Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

NOTE: POLE/BOLLARD RE: A-B/27

CERTIFICATIONS/LISTINGS
UL, DLC, IBA, HUBBELL LIGHTING

| | |
|---|---|
| 20" - CAP EPA: 1.39 ft ² 40 lbs | 21" - CAP EPA: 1.04 ft ² 30 lbs |
| 20" - MRS3 EPA: 1.25 ft ² 40 lbs | 21" - MRS3 EPA: 1.00 ft ² 30 lbs |
| 20" - MAR EPA: 1.25 ft ² 40 lbs | 21" - MAR EPA: 1.00 ft ² 30 lbs |

FINISH: POWDERCOAT COLOR: BLACK

A PARKING LOT LIGHT 'A' (A2/A4)
SCALE: NTS

| | | |
|--|-------|-----------|
| URBAN SERIES URBAN LUMINAIRE | Cat.# | |
| | Job | |
| Type | | Approvals |

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The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

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• 100V through 277V, 50 Hz to 60 Hz (LVN), or 347V or 480V input.
• Power factor is >0.90 at full load.
• Dimming drivers are standard with connections for external dimming equipment available upon request.
• Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
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• Future electrical compartment shall contain all LED driver components.
• Button photocell available.
• Ambient operating temperature -40°C to 40°C
• Surge protection - 20KA.
• Lifespan™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-wait with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
• Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.
www.beaconproducts.com/products/emerget
• Urban can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/products/siteync/ for more details.
Finish:
• PS polyester powder-coat electrostatically applied and thermocured.
• PS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TOGO polyester powder coat finish.
• The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D222 and resists surface impacts of up to 160 inch-pounds.
Certifications:
• DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/DLC
• NRTL Certified, UL5750, UL 1598 and CSA22-2250, 15-14 for wet locations
• IBA approved
• This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/urban

Warranty:
Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

NOTE: POLE/BOLLARD RE: A-B/27

| | |
|---|---|
| 20" - CAP EPA: 1.39 ft ² 40 lbs | 21" - CAP EPA: 1.04 ft ² 30 lbs |
| 20" - MRS3 EPA: 1.25 ft ² 40 lbs | 21" - MRS3 EPA: 1.00 ft ² 30 lbs |
| 20" - MAR EPA: 1.25 ft ² 40 lbs | 21" - MAR EPA: 1.00 ft ² 30 lbs |

FINISH: POWDERCOAT COLOR: BLACK

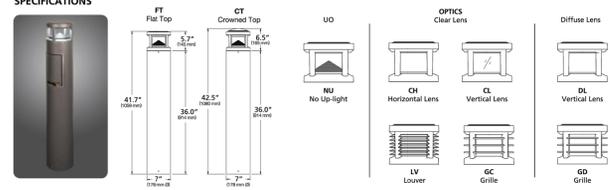
F PEDESTRIAN LIGHT 'PB'
SCALE: NTS

KIMLIGHTING PA7R
Pavilion® Bollard kl_pa7r_spec.pdf

| | |
|------------|------|
| JOB | TYPE |
| | |

NOTES

FEATURES
• Traditional or Performance Optics
• Bluetooth enabled RGBW accents
• Integral NEMA 3R Enclosure
• Dual receptacle power panel
• PA System capability
• IP66 optical system



ORDERING CODE

| Model | Top | Optics | Distribution | Light Engine |
|------------------------|----------------|--|---|--|
| PA7R Pavilion 7" Round | CT Crowned Top | NU No Up-light CH Clear Horizontal Lens CL Clear Vertical Lens DL Diffuse Vertical Lens LV Louvers GC Grille with clear vertical lens GD Grille with diff. vertical lens | 1 Type I 2 Type II 3 Type III 3HS Type III - Hoop side shield 4 Type IV 5 Type V | 12L-010-SK7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-LK7 14W (1000 nominal lm), 4000K, 70 CRI 12L-010-SK7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-LK7 14W (1000 nominal lm), 4000K, 70 CRI 12L-020-SK7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-LK7 22W (2000 nominal lm), 4000K, 70 CRI 12L-020-SK7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-LK7 22W (2000 nominal lm), 4000K, 70 CRI |

| Body | Fixture Finish | Controls | Voltage | Options |
|---|--|---|---|--|
| 24A 24" GA Aluminum 42A 24" GA Aluminum 42B 24" GA, Black Concrete 42G-C 42" GA, Natural Gray Concrete 42A-RDP 42" GA, Aluminum - Dual Receptacle 42A-RDP-L 42" GA, Aluminum - Dual Receptacle 42A-2EG 42" GA, Aluminum - Integral Receptacle 42A-5G 42" GA, Aluminum - Speaker Grille | BL Black DB Dark Bronze LG Light Gray GT Graphite PS Platinum Silver WH White RAL RAL Color CC Custom Color | SWP: SiteSync pre-commission MW: Motion sensing 50% dim, 100% ambient (open dimmer) SWS: SiteSync Software on USB SWS-B SiteSync wireless tablet SWS-BR SiteSync wireless Bridge Node WH White SWMB SiteSync Wireless Bridge Node WV White RAL RAL Color CC Custom Color | 120V 120/277V 120V 120V 277V 208/277V 347V 347V 480V 480V | EM Battery Backup LM Luminescent Accent SF Single Face DF Double Face |

Microsoft, Oracle, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.
Kim Lighting reserves the right to change specifications without notice.

© 2018 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748
626.958.5666 | 626.369.2955 | www.kimlighting.com | Rev. May, 15, 2018

B BOLLARD 'B'
SCALE: NTS

| | | |
|---|-------|-----------|
| VIPER S+L SERIES LUMINAIRE POLE COMBO | Cat.# | |
| | Job | |
| Type | | Approvals |

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:
One-piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced with one piece optical system.
Two-piece silicone and micro-cartridge polycarbonate beam gasket ensures a weather-proof seal around each individual LED.
50°C (131°F). The thermal circuit will allow higher maximum Wattages than would be possible on an unregulated luminaire if some ventilation is present (i.e. permeable), without risk of premature LED failure or lumen depreciation. Operator shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-wait with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solar spot temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

LED Options:
• LED driver accepts 100V through 277V, 50 Hz to 60 Hz (LVN).
• Power factor > 0.92 at full load.
• All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-2177, Revision 2.
• Dimming drivers are standard.
• Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
• Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
• Future electrical compartment shall contain all LED driver components.
• Button photocell available.
• Ambient operating temperature -40°C to 40°C
• Surge protection - 20KA.
• Lifespan™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-wait with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Finish:
• PS polyester powder-coat electrostatically applied and thermocured.
• PS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TOGO polyester powder coat finish.
• The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D222 and resists surface impacts of up to 160 inch-pounds.
Certifications:
• DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/DLC
• NRTL Certified, UL5750, UL 1598 and CSA22-2250, 15-14 for wet locations
• IBA approved
• This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper

Warranty:
Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

NOTE: POLE/BOLLARD RE: A-B/27

| | |
|---|---|
| 20" - CAP EPA: 1.39 ft ² 40 lbs | 21" - CAP EPA: 1.04 ft ² 30 lbs |
| 20" - MRS3 EPA: 1.25 ft ² 40 lbs | 21" - MRS3 EPA: 1.00 ft ² 30 lbs |
| 20" - MAR EPA: 1.25 ft ² 40 lbs | 21" - MAR EPA: 1.00 ft ² 30 lbs |

FINISH: POWDERCOAT COLOR: BLACK

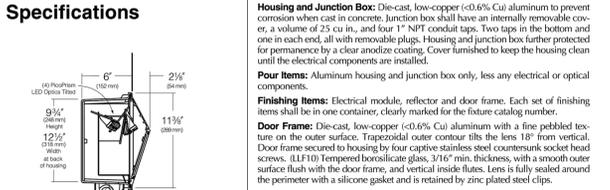
E BOCCO/PICKLEBALL COURT LIGHT 'T1/T2 - T1-BC' & POLE
SCALE: NTS
NOTE: ALL COURT LIGHTS ON TIMER

KIMLIGHTING LLF10 LED
Low Level Floodlight; Direct Lens, Symmetric Downward
revised 3/15/18 • kl_llf10led_spec.pdf

| | |
|------------|------|
| JOB | TYPE |
| | |

NOTES

FEATURES
• Traditional or Performance Optics
• Bluetooth enabled RGBW accents
• Integral NEMA 3R Enclosure
• Dual receptacle power panel
• PA System capability
• IP66 optical system



ORDERING CODE

| Model | Top | Optics | Distribution | Light Engine |
|--------------------------------|----------------|--|---|--|
| LLF10P35 / LLF10P35 / LLF10P35 | CT Crowned Top | NU No Up-light CH Clear Horizontal Lens CL Clear Vertical Lens DL Diffuse Vertical Lens LV Louvers GC Grille with clear vertical lens GD Grille with diff. vertical lens | 1 Type I 2 Type II 3 Type III 3HS Type III - Hoop side shield 4 Type IV 5 Type V | 12L-010-SK7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-LK7 14W (1000 nominal lm), 4000K, 70 CRI 12L-010-SK7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-LK7 14W (1000 nominal lm), 4000K, 70 CRI 12L-020-SK7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-LK7 22W (2000 nominal lm), 4000K, 70 CRI 12L-020-SK7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-LK7 22W (2000 nominal lm), 4000K, 70 CRI |

Warranty:
Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

NOTE: POLE/BOLLARD RE: A-B/27

G STEP/SITE WALL LIGHT 'W'
SCALE: NTS

CONTECH LIGHTING LEVITON company

ArchiThin SMTR SMTS
LED Surface Mount Downlights

Specifications/Features

Luminaire
Slim architectural design with optical diffusion lens providing even illumination.
Edge-It LED configuration for low glare light pattern.
Available in 5" or 7" Round and 6" Square; 4" Square available upon request.
Standard finish options include White and Silver. Black finish available upon request.
Mounts to NEC approved 4" round or octagon junction box with minimum depth of 1-1/2".

Lamp/Electrical
5" Round: 11W, 1770 Delivered Lumens
7" Round: 14W, 1000 Delivered Lumens
6" Square: 14W, 1000 Delivered Lumens
Standard color temperature options include 3000K (80 and 90 CRI) and 4000K (80 CRI). Additional color temperature options are available upon request, please consult factory. Designed and rated for 50,000 hours at 70% lumen maintenance.
Integrated driver with 120VAC input, TRAC, ELV dimming. 120/277VAC with 0-10V dimming option available upon request, please consult factory.

Warranty
This complete fixture is covered by Contech's full five (5) year replacement guarantee after date of purchase.

Listing
cETLus listed. Suitable for wet locations (covered ceiling).
Energy Star Listed.
Suitable for use in closets when installed in accordance with NFPA 70, NEC Section 410.16.



ORDERING INFORMATION

| |
|--|
| Example Order: SMTS530K1ZD1 - S |
| Fixture Color Temperature Driver Finish |
| SMTS5 - 5" Round LED 30K - 3000K, 80CRI SMTS7 - 7" Round LED 30K - 3000K, 90CRI SMTS6 - 6" Square LED 40K - 4000K, 80CRI |
| 12D1 - 120V Trac S - Silver/Aluminum W - White |

1-847-559-5500 www.contechlighting.com Please Recycle All specifications subject to change without notice.

D SURFACE MOUNT DOWNLIGHT 'J'
SCALE: NTS

SLING Series
SLENDER WALLPACK

FEATURES

• Two sizes for a variety of applications
• Ranges from 10W to 80W up to 8000 lumens
• S61 Series replaces from 100W/150W HID; S62 Series replaces from 150W/250W HID
• Comfort lens available as an option or accessory provides glare control and enhanced uniformity
• Knuckle and turnon accessory mounting kits available for food applications
• IP65 and certified UL 1598 for use in wet locations up to 40°C ambient
• DLC DesignLights Consortium Qualified - see www.designlights.org



SPECIFICATIONS

HOUSING
• Rugged die-cast aluminum housing with corrosion resistant powder coat finish
• Heating dissipating fins provide superior thermal performance extending the life of the electronic components
• Impact resistant tempered glass offers zero zaplight
• Comfort lens available as an option or accessory to reduce glare (P-076 lumen reduction) and provide better uniformity
• Occupancy sensor available for on/off and dimming control in larger S62 housing with 70 CRI

ELECTRICAL
• 120-277V, 50/60Hz electronic drivers
• 347V and 480V available in large S62 housing
• IKA surge protection included
OPTIONS/CONTROLS
• Button photocell for dusk to dawn energy savings. Stock versions include 120V/277V PC with a cover which provides a 40°C to 40°C application.
• IBA approved with zero zaplight for 3000K and warmer CCTs
• IP65
WARRANTY
• 5 year limited warranty for additional information

| | |
|---------------------|--|
| OPTICS | • 300K, 400K and 500K CCT nominal with 70 CRI • Smaller S61 housing has 2 LEDs, larger S62 housing has 3 LEDs |
| INSTALLATION | • Side hinge allows for easy installation and wiring • Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs • Mounts to 4" junction box and includes a gasket to help seal electrical connections • Four 1/2" threaded conduits hubs for surface conduit provided |

KEY DATA
Lumen Range 2263-8079
Wattage Range 21-80
Efficacy Range (LPW) 101-113
Fixture Projected Life (Hours) 1700-50K
Weights lbs. (kg) 4.3-11 (2.0-5.0)

FINISH: POWDERCOAT COLOR: BLACK

H WALLPACK LIGHT 'K'
SCALE: NTS

ARCHITECT / PLANNER



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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
DETAILS: LIGHTING**

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
28 OF 28

NOT FOR CONSTRUCTION

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